



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, May 8, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the April 10th, 2024 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. POSTPONED TO JUNE 12TH PLANNING COMMISSION: Preliminary Plat, Rezoning & Variance for Highpoint Vistas/Forestar Group/PC #2024-02
 - 7.B. PUBLIC HEARING: Recommend Approval of the Concept Plan for Jaspers Circle/Todd Olin/PC #2024-06
 - 7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Rezoning for Hazeltine National Golf Course - Northwest/Hazeltine National Golf Course/PC #2024-07
 - 7.D. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Carlson Bluffs (fka Ensconced Woods 2nd)/Johnson-Reiland Homes/PC #2024-08
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the April 1st 2024 City Council Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
APRIL 10, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Gaare, Aasen, Urbanski, Baswa, Purdy, Kerber, and Chairperson Brass.

Members absent: Commissioner Campbell

Also present: Nate Kabat, Community Development Director; and, Ashley Cauley, City Planner.

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Urbanski, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

A. Approve the March 13, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Urbanski, second by Commissioner Olson to approve the minutes of the March 13, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

A. Preliminary Plat, Rezoning & Variance for Highpoint Vistas/Forestar Group/PC #2024-02: POSTPONED TO MAY 8, 2024 PLANNING COMMISSION MEETING

B. Recommend Approval of the Concept Plan for Jasper Circle/Todd Olin/OC #2024-06

Chairperson Brass explained that there has been a request to also postpone this item to next month.

Motion by Commissioner Baswa, second by Commissioner Perdy, to postpone Approval of the Concept Plan for Jasper Circle/Todd Olin/ OC #2024-06 to May 8, 2024. Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

A. Receive the February 26, March 4, and March 18, 2024 City Council Meeting Minutes

Commissioner Urbanski

- Noted that he would not be at the May Planning Commission meeting

Chairperson Brass

- Asked about the roundabout meeting that ended just prior to this meeting

City Planner Cauley explained that there were a number of people who attended the meeting and noted that the City also had a table related to Public Safety and attendees seemed very excited about the building. She stated that the questions mainly revolved around where the Fire Department would be located during construction, which staff was able to answer. She explained that the feedback from the County on the meeting was that the comments were positive and the questions were related to how they would navigate through during construction.

Chairperson Brass asked when construction was expected to begin.

Community Development Director Kabat stated that the open house on the work that will occur on Angler from Bavaria to the Community Center will begin next summer and take place during both 2025 and 2026.

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adjourn the meeting at 7:06 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 5/8/2024

Subject: Jasper Circle – Concept Plan

Applicant: Todd Olin, on behalf of Land & Resource Consulting

Location: 1876 Chestnut Street North and an adjacent, unaddressed parcel

Case No.: P.C. No. 2024-06

Synopsis: The applicant is requesting Concept Plan approval for a 16-lot single-family subdivision

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background and Neighborhood Meeting

The following is intended to summarize development within the surrounding area:

Development	Year	# of lots
Willow Wood 2 nd Addition	2000	22
Willow Wood	1998	27
Northgate 1 st Addition	1973	30
Northgate 3 rd Addition	1978	44
West Oaks	1986	13
Royal Oaks 1 st Addition	1990	22
Royal Oaks 2 nd Addition	1990	4

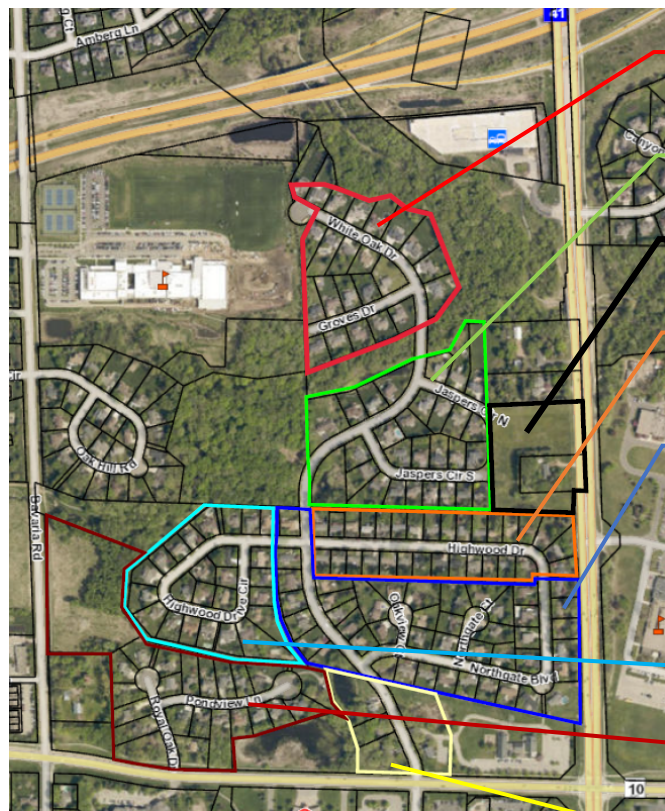


Figure 1: Existing Development

Willow Wood
2nd Addition

Willow Wood

Project site

Northgate 1st
Addition

Northgate 3rd
Addition

West Oaks

Royal Oaks 1st
Addition

Royal Oaks
2nd Addition

The developer held a neighborhood meeting on Dec. 18, 2023. Roughly 50 people attended the meeting and asked questions. A developer-submitted meeting summary and materials shared during the meeting are attached. The following is intended to briefly summarize residents' questions and concerns:

- Housing types and price points;
- Lot count and sizes;
- Noise mitigation;
- Stormwater and drainage;
- Future development of northern properties;
- Traffic increases and access to 41;
- Increase buffer in the southwest corner of the development;
- Construction timing.

Concept Plan

The following is intended to summarize the applicant's plans:

- **Existing Conditions.**

The site is comprised of two properties. The site, excluding land encumbered by right-of-way, is 4.92 acres in size. The highest point [900 ft] of the property is in the northeast corner. Another high point [929 ft] exists just to the south of the site. The site slopes downward from these points the lowest point [895 ft] generally located in the northwest quadrant of the property. A full tree inventory has not yet been completed¹ but existing trees are clustered around the existing structures.



Figure 2: 2023 Aerial

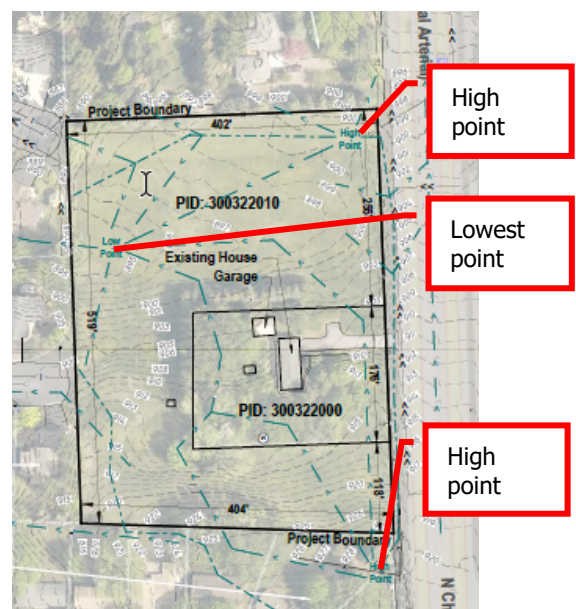


Figure 2: Existing Conditions

¹ A tree inventory would be required for a Rezoning and Preliminary Plat application to be considered complete.

- **Concept Plan.** The concept plan contemplates the extension/ connection of the ROW connection along the western property line and 16-single single-family lots.

Goals: The applicant has identified the following goals for the project: (1) provide Chaska with high-quality housing options; (2) provide housing in a high-quality neighborhood with proximity to community amenities such as parks and trails; and (3) work within the existing neighborhood character to support the community values of current residents.



Figure 3: Plan shown at Neighborhood Meeting



Figure 5: Current Concept Plan

Lot Design: A 17-lot plan was shown at the Dec. 2023 neighborhood meeting. The plan was revised to 16-lots, to allow for an increased buffer in the southwest corner, in response to comments heard during the Dec. 2023 neighborhood meeting.

Generally, lots would range from 50 feet – 87 feet in width and in size from 6,000 – 16,190 sq. ft.

Lot Number	LOT AREA		Lot Width (in ft)	Lot Depth (in ft)
	<i>in Sq. ft*</i>	<i>In Acres</i>		
1	7,120	0.16	71	117
2	7,085	0.16	50	130
3	14,155	0.32	50	147
4	9,595	0.22	50	135
5	6,110	0.14	50	120
6	6,000	0.14	50	120
7	6,820	0.16	52	120
8	10,820	0.16	52	143
9	16,185	0.37	52	155
10	9,520	0.22	52	133

11	6,600	0.15	55	120
12	6,700	0.15	55	123
13	11,050	0.25	87	130
14	7,665	0.18	65	120
15	6,022	0.14	50	120
16	9,305	0.21	66	125
* rounded to the nearest 5 sq. ft.				

Lot 13 (southwest corner) would have the widest width to allow for the buffer. The largest are Lots 3 and 9, at the “bends” of Jasper Circle.

Building Type and Design: The developer anticipates custom-built homes on the new lots, however, has submitted four elevations for contemplation. As shown, the houses would be a mix of: (1) roughly 2,100 – 3,000+ sq. ft. in size; (2) one and two stories; and (3) two and three-car garages. The developer anticipates sale prices starting at \$550,000.

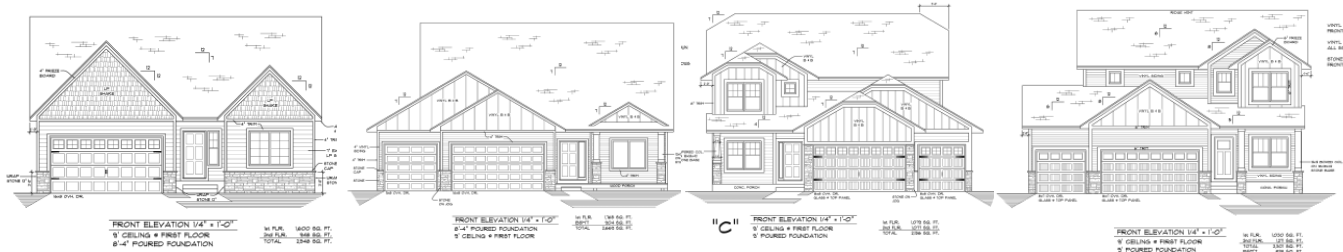


Figure 6: Housing Types - for illustrative purposes only (not to scale)

All new homes within the development would be subject to the city’s architecture and anti-monotony ordinances². New homes on Lots 3-9 [eastern most lots] must also provide 360-architecture.

Outlot: The plans include three outlots. The largest would be for the stormwater pond along the western property line. The remaining two are for a future right-of-way connection to the north and a small 0.06-acre remanent piece in the northwest corner.

Access: Two right-of-way connections and temporary turnarounds (for what became Jasper Circle North and Jasper Circle South) were constructed as part of the Willow Wood subdivision in 1997. It was intended for the temporary turnarounds be removed to connect the two stubs at the time of the subject site’s development.

² By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

Utilities and stormwater: Utility connections are available and extended through the site. Stormwater would be directed to the newly constructed stormwater pond within the outlot (described above).³

- **Land Use.** The property is currently zoned O, Open Development⁴. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding developments.

Issue Identification and Staff Analysis

The following is intended to summarize issues identified during review of the concept plan that will require additional review during the Rezoning/ Preliminary Plat review:

- **Is the plan consistent with the comprehensive guide plan?**

Yes. The comprehensive plan guides the site as low-density residential.

	Comp Plan	Proposal
Density (per acre)	2-5 units	3.3 units

Staff will ensure the density continues to be consistent with the comprehensive guide plan if the project moves forward.

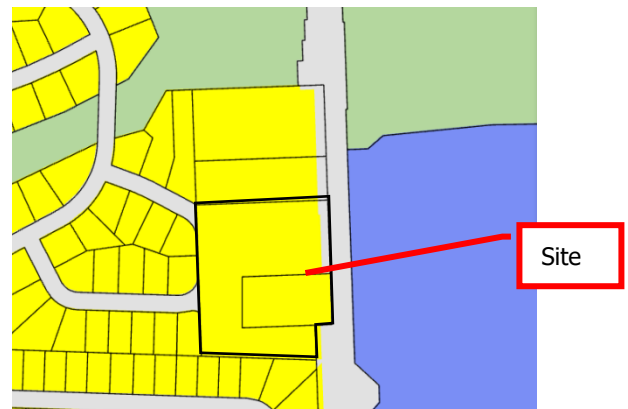


Figure 7: 2040 Comprehensive Guide Plan

- **Are the lot configurations appropriate?**

Generally, yes. The lots are smaller in size and width than the lots in the adjacent development. However, staff acknowledges that “smaller” lots typically result in “smaller” homes at a “more affordable” price point.

Ghost plat and price points: A ghost plat⁵ for the site and northern properties was submitted and reviewed as part of the Willow Wood plat review in 1997. The plat illustrates eight lots, two of which would access directly onto Hwy 41.

³ Detailed stormwater plans and information would be submitted with applications for Rezoning and Preliminary Plat.

⁴ By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land within the City’s urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

⁵ A ghost plat contemplates a configuration - lot lines, streets, easements, and other improvements – of future development. A ghost plat does not authorize or guarantee any approvals.

	Ghost Plat	Proposed
Number of lots	8	16
Lots accessing onto 41	2	None
Min. Lot Width	55 ft	50 ft
Max. Lot Width	203 ft	87 ft
Min. Lot Area *	12,305 sq. ft.	6,000 sq. ft.
Max. Lot area *	35,070 sq. ft.	14,155 sq. ft.
Avg. Lot area *	20,790 sq. ft.	8,790 sq. ft.
* rounded to the nearest 5 ft		

The average lot size in Willow Wood is 16,630 square feet (0.4 acres) and the development density is 2.0. At the time of development, the targeted sale price for a lot/ house within Willow Wood was \$190,000 - \$250,000. The developer anticipates the construction of homes, similar in size to the surrounding neighborhood, and is targeting price points starting at \$500,000.

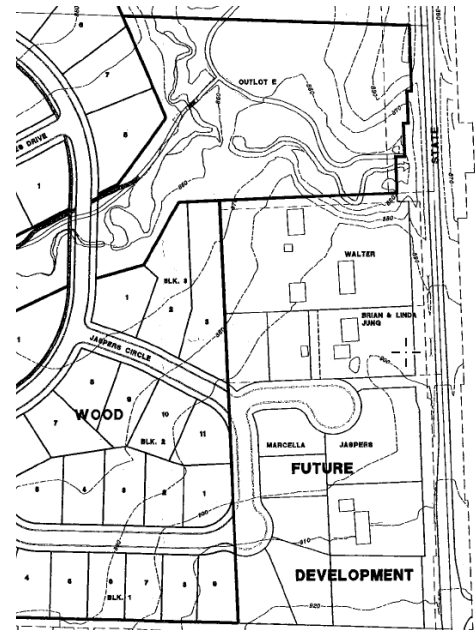


Figure 8: Willow Wood Ghost Plat

Development costs to build out the 1997 ghost plat would be substantially higher and would inevitably increase the price points of the new homes. Additionally, conversations with MnDOT have indicated a request to keep/relocate the existing driveway, with an additional driveway access, would likely not be supported.

Lot sizes: The proposed lot sizes are smaller than the existing surrounding development pattern. The following table is intended to summarize existing development pattern:

	Development	Year	# of lots	Lot width (range) in Ft	Average lot width (in ft)
	Concept Plan	-	16	50 – 87	56
Adjacent to site	Willow Wood	1998	27	67 – 372	106
	Northgate 1 st	1973	30	61 – 180	79
Surrounding Neighborhood	Willow Wood 2 nd	2000	22	79 – 143	106
	Northgate 3 rd	1978	44	58 – 221	97
	West Oaks	1986	13	90 – 211	104
	Royal Oaks 1 st	1990	22	83 – 167	158
	Royal Oaks 2 nd	1990	4	83 – 167	95

But for a housing type within Reserve at Autumn Woods in 2022, the lot sizes are also “smaller” than recently approved single-family residential projects. However, developments with the “larger” lots have also resulted in higher price points. The following table is intended to summarize recent developments, their size, and targeted price points. It’s important to note that the price points included in the table are not adjusted for inflation.

	Approval	Typical/ Avg. lot size (in acres)	Lot Width Range / Typical	House size (in sq. ft.)*	Price point *
Concept Plan	Under review	0.19	50 – 87 Avg. 56	2,100 +	\$500,000+
Carlson Bluffs (formerly Ensconced Woods 2 nd Addition)	2024 (approved concept	0.5 ***	75 ft	3,000 – 4,000	\$800,000+
	Submitted PPL plans (under review)	0.42	61 – 263 Avg. 69		
Rivertown Heights 2 nd	2023	0.21	65 ft	2,500-3,400+	\$500,000+
Club West 11 th	2023	.31	75 ft	3,500+	
Hidden Maples	2022	0.23	70 ft	3,000+	\$500,000+
Ensconced Woods	2022	.20	75 ft	2,500-3,500+	\$650,000+
Reserve at Autumn Woods	2022	.25	Discovery: 50’	Discovery: 2,200+	Discovery: \$450,000+
			Landmark: 75’	Landmark: 3,000 +	Landmark: \$550,000+
* anticipated at the time of approval					
*** The large lot sizes are resulting from the properties extending into the wooded steep slope. Conditions of approval required the rear lot line be adjusted so the lot sizes will be smaller					

The concept plan is contemplating a smaller lot size to reduce the housing price point to a lower price point.

- **Can the anticipated traffic be accommodated?**

Yes. Development traffic would utilize the existing local roadway network to Engler Blvd. Engler Blvd, at the intersection, is classified as an A-minor Expander⁶.

Currently, 127 single-family detached lots utilize the local roadway network [White Oak Dr, Northgate Blvd, Highwood Dr, Highwood Dr Cir, Jasper Cir S, Jasper Cir N, Groves Dr] resulting in an average daily trip load to Engler Blvd of roughly 1,200 vehicles. As proposed, the development could add 151 additional trips based on the following calculations utilizing 2017 ITE data:

⁶ City of Chaska 2040 Comprehensive Guide Plan, Chapter 6: Transportation

	Trip Rates *						
	Average Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
ITE - Single Family Detached Housing Unit	9.44	0.19	0.56	0.74	0.62	0.37	0.99
Development total	151	3.04	8.96	11.84	9.92	5.92	15.84
* Trip rates from 10 th Edition of the Trip Generation Manual (Institute of Transportation Engineers) 2017							

ITE has indicated, and is gathering data to show, that while detached single-family residential units are the highest trip generator of all residential housing types, average daily trips are generally declining due to work from home options and adoption/ utilization of alternative transportation options.

Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While staff acknowledges the development would increase traffic to the localized network, this is a reasonable increase that can be accommodated on the larger regional network (Engler Blvd/ Hwy 41).

	Typical Average Daily Traffic Volumes			
	Comp Plan	Existing	Proposed	Total
Local Roadway Network	Less than 1,000	1,200	151	1351
Minor arterials and other arterials	5,000 – 30,000+	19,500 (at the 41/Engler intersection)		19,651

Additionally, Carver County, MnDOT and Chaska are collaborating to identify and implement vehicular and pedestrian improvements on Engler Blvd/ Hwy 10 to Park Ridge Drive in Chaska. This includes a newly constructed roundabout at White Oak Drive and Engler Blvd. The plan has been included here but more information can be found on the [Carver County project page](#).

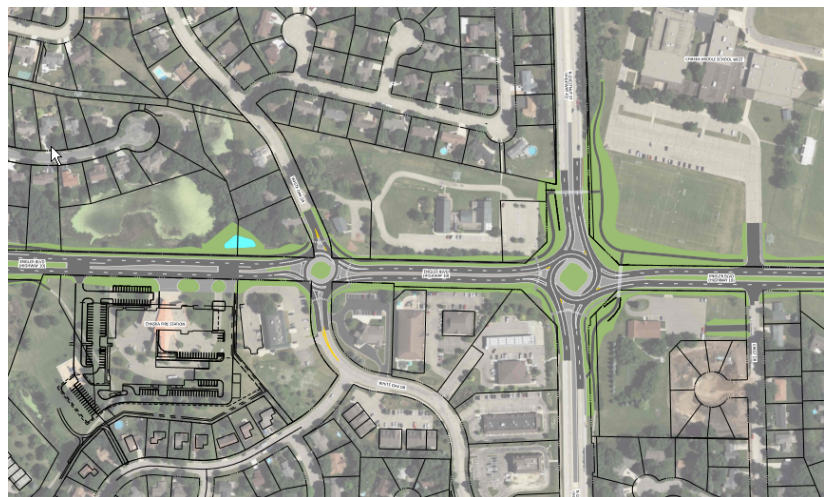


Figure 9: Engler Blvd Plans from Carver County

These improvements will increase the safety and capacity at the intersection.

- **Are the proposed setbacks reasonable?**

Yes. The setbacks are reasonable and will be similar to recently approved developments.

	Proposal
<i>Front</i>	20 ft
<i>Side</i>	
<i>interior</i>	5 ft
<i>street</i>	20 ft
<i>Rear</i>	25 ft
<i>Hwy 41</i>	75 feet as measured from the centerline

- **Is the submitted ghost plat for the northerly properties acceptable?**

Yes. As required, the applicant submitted a ghost plat to consider the future development of two properties - 1890 and 1910 Chestnut Street N – north of the site. The plan contemplates the development of the properties into 12 single-family residential lots.

While staff does not have enough information to comment on the lot sizes, they appear to be generally consistent with the currently proposed concept. Staff also conceptually finds access to these properties reasonable and appropriate. Future review of natural features (trees, topography, drainage, etc.) and infrastructure (cul-de-sac, utility, and stormwater designs) will occur at such a time of their respective development.



Figure 10: Ghost Plat for Northerly Properties

- **Would access to Hwy 41 be allowed and will a noise wall be required?**

MnDOT has indicated that permanent access – full or partial – onto Hwy 41 would not be allowed. They have, however, indicated that the existing driveway could be used for construction access. Additional conversations – between the City, developer, and MnDOT – would be required to determine the appropriate/ sunseting threshold for access.

A noise wall would not be required. However, MnDOT strongly encouraged a landscaped berm to provide for noise mitigation and buffer along Lots 3-9. The developer has identified possible areas on the plans. A detailed landscaping plan that includes the berm for noise mitigation has been included as a condition of approval.

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
March 5, 2024	May 4, 2024 ***	July 3, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** Notice sent on May 2, 2024		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the concept plan for Jasper Circle, a 16-lot subdivision, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative, revision dated March 5, 2024
 - b. Existing Conditions and Site Forces and Features Exhibits submitted on March 5, 2024
 - c. Concept Plan Dated March 22, 2024
 - d. Scale and Mass exhibit submitted March 5, 2024
 - e. Landscape Elements, Grading and Drainage Exhibit submitted March 5, 2024
 - f. Views and Composite Exhibit submitted March 5, 2024
 - g. Elevations and Architectural Concept Exhibits submitted March 5, 2024.
 - h. Ghost plat submitted March 5, 2024
2. The applicant must review existing development patterns and explore design and landscaping opportunities to incorporate the new development into the surrounding context. These design concepts should be submitted for review with an application to rezone or subdivide the properties.
3. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070. This plan must also incorporate a landscaped berm along Lots 3 – 9 for highway noise mitigation.
4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans, permanent and construction access.
 - c. Electrical department on service locations.
5. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot “no-grade/ mow” zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
6. Setbacks are follows:
 - a. Front yard setback: 20 - feet
 - b. Side yard setbacks:

Interior: 5 – feet

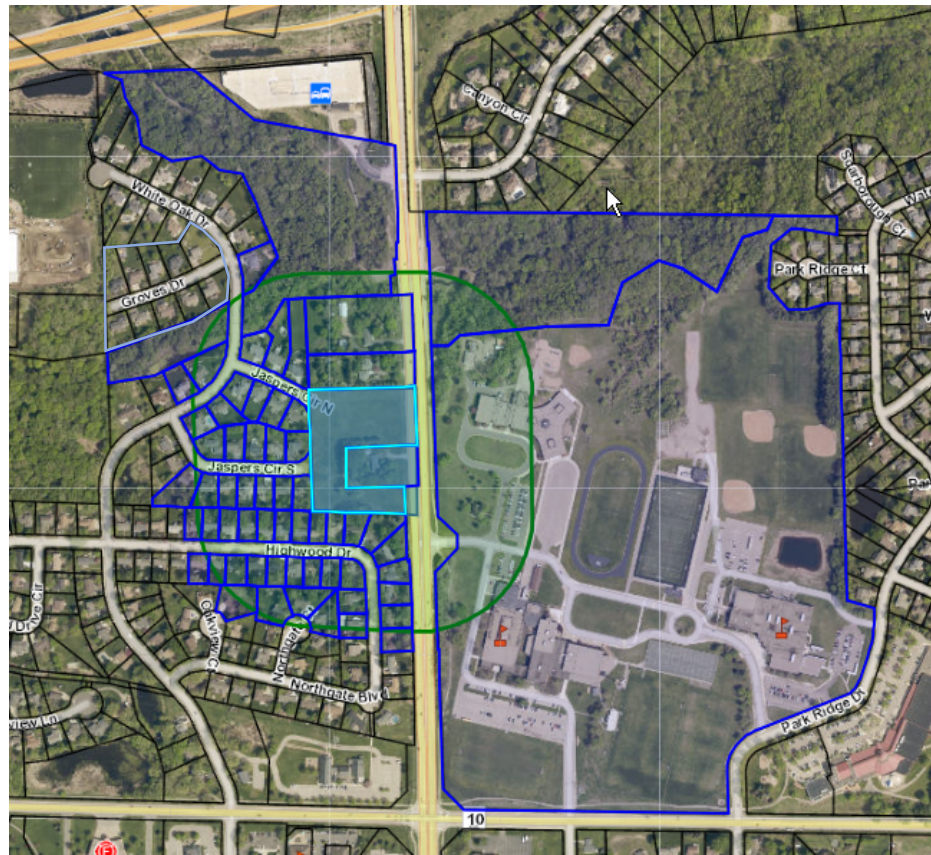
Street: 20 – feet

- c. Rear yard setback: 25 – feet
 - d. Setback measured from centerline of Hwy 41: 75 feet.
7. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.

SUPPORTING INFORMATION

Address: Approval documents for Willow Wood required Jasper Circle (as originally proposed) be renamed to Jasper Circle N and Jasper Circle South to avoid confusion. The staff reports, however, suggest the road name should convert back to Jasper Circle at the time of connection. Staff acknowledges that renaming would be ideal, it is no longer practical almost 30 years later. Staff requested the developer consider addressing in future applications. The developer revised the plan to clarify the addressing break would occur between Lots 14/ 15 and Lots 6/7. Staff concurs aligning the addressing break with the midpoint of the development is the most logical.

Mailing Area: 73 addresses were included in the mailing list for the project: s



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

**RE: Concept Site Plan Application
Jasper Circle Single-Family Residential Development
Chaska, MN**

Dear Ms. Hanson,

Attached please find our Concept Site Plan Application for Jasper Circle Single-Family Residential Development. Gavnat Properties, LLC is requesting Concept Plan approval from the City of Chaska for a new 16 lot Single-Family Residential Development on two parcels totaling 4.9 acres between Jasper Circles N and S, and State Hwy 41. The parcel IDs for the project site are: 300322010 and 30032200.

The application includes the following components of the Concept Site Plan Application:

- Project Narrative
- Neighborhood Meeting Summary
- Existing Conditions Plan
- Site Forces and Features Exhibit
- Programming and Project Opportunity Development Exhibits

Please review the application package materials and contact our office if there are any questions or concerns. We look forward to working with you through the course of review.

Sincerely,

Land & Resource Consulting, Inc.



Todd J. Olin, President

Project Narrative

The proposed development is a 16-lot plat for Single-Family detached housing. The site is located off Jasper Circle S and Jasper Circle N and is adjacent to State Hwy 41. It is comprised of two existing parcels, one with a single-family home, and the other vacant.

The parcel with the existing home is currently accessed from Hwy 41. This project re-orientes the two parcels toward Jasper Circle by completing the Jasper Circle loop road, which will provide access to the proposed lots.

It's intended that lots will be sold and developed with homes individually after the platting process is complete. The estimated sales price of the homes is \$450,000-\$650,000.

This project is aligned with several of Chaska's core values. The proposed plan aims to provide high quality housing that fits into the existing character of the neighborhood. It seeks to enhance the established community and provide additional housing in an area that has access to open space, parks, and trails.

The proposed site layout is sensitive to the existing site characteristics and to adjacent properties. The layout was largely driven by the existing streets, topography and water drainage patterns. Open space is strategically allocated in the proposed layout to provide buffers between the development and existing adjacent properties, and between the development and State Hwy 41.

Goals of the Project

- Provide Chaska with high-quality housing options
- Provide housing in a high-quality neighborhood with proximity and connections to community amenities such as parks and trails.
- Work within the existing neighborhood character to support the community values of current residents.

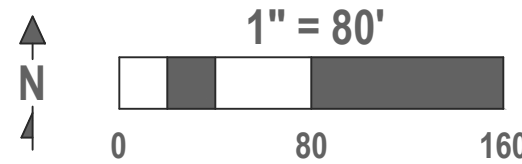


Existing Conditions

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Legend

- Project Boundary
- ROW
- OE Overhead Electric
- OTV Overhead Communications
- X Fence
- Existing Contour - minor
- Existing Contour - major
- Water
- Storm
- Sanitary Sewer
- Existing Water Drainage paths
- Watershed Boundaries



LRC Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN 55431
763-340-0699

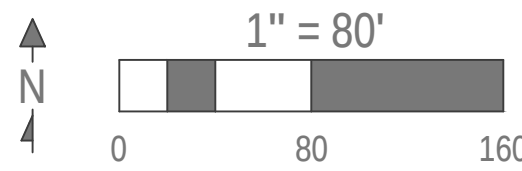


Site Forces and Features

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

- 1** Site Information
Site Area: 4.92 acres
Existing Zoning: Open Development
Guided Land Use: Low Density Residential
Guided Density: 2-5 units / acre (10-25 units)
- 2** Surrounding properties are residential
- 3** Adjacent Utilities
- 4** Natural depression for stormwater pond, buffers neighboring properties
- 5** Connection to Griep Park and Trails
- 6** Two Schools
 - Increased activity and noise
 - Traffic influx twice a day
- 7** Neighborhood vehicle exit - connection to Engler Blvd and Highway 41
- 8** Opportunity to complete Jasper Circle
- 9** Higher traffic on Highway
- 10** Opportunity to eliminate drive onto Highway 41

- Legend**
- | — Utilities - Water
 - << — Utilities - Storm
 - < — Utilities - Sanitary Sewer
 - < — Existing Water Drainage paths
 - - - - - Watershed Boundaries





Programming and Project Opportunity Development

- Revised Concept Plan 03/22/2024 -

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Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Site Information

Site Area: 4.92 acres
Unit Count: 16
Net Density: 3.63 units / acre
(includes road area, doesn't include stormwater area)

Zoning Information

Existing Zoning District: Open Development
Proposed Zoning District: Planned Development District - Residential
Guided Land Use: Low Density Residential
Guided Density: 2-5 units / acre

Building Setbacks Provided

Front: 20'
Rear: 25' typical / 100' from centerline of State Hwy 41 for lots abutting highway
Side, interior: 5'
Side, street: 20'
Side, for buffer: 25'

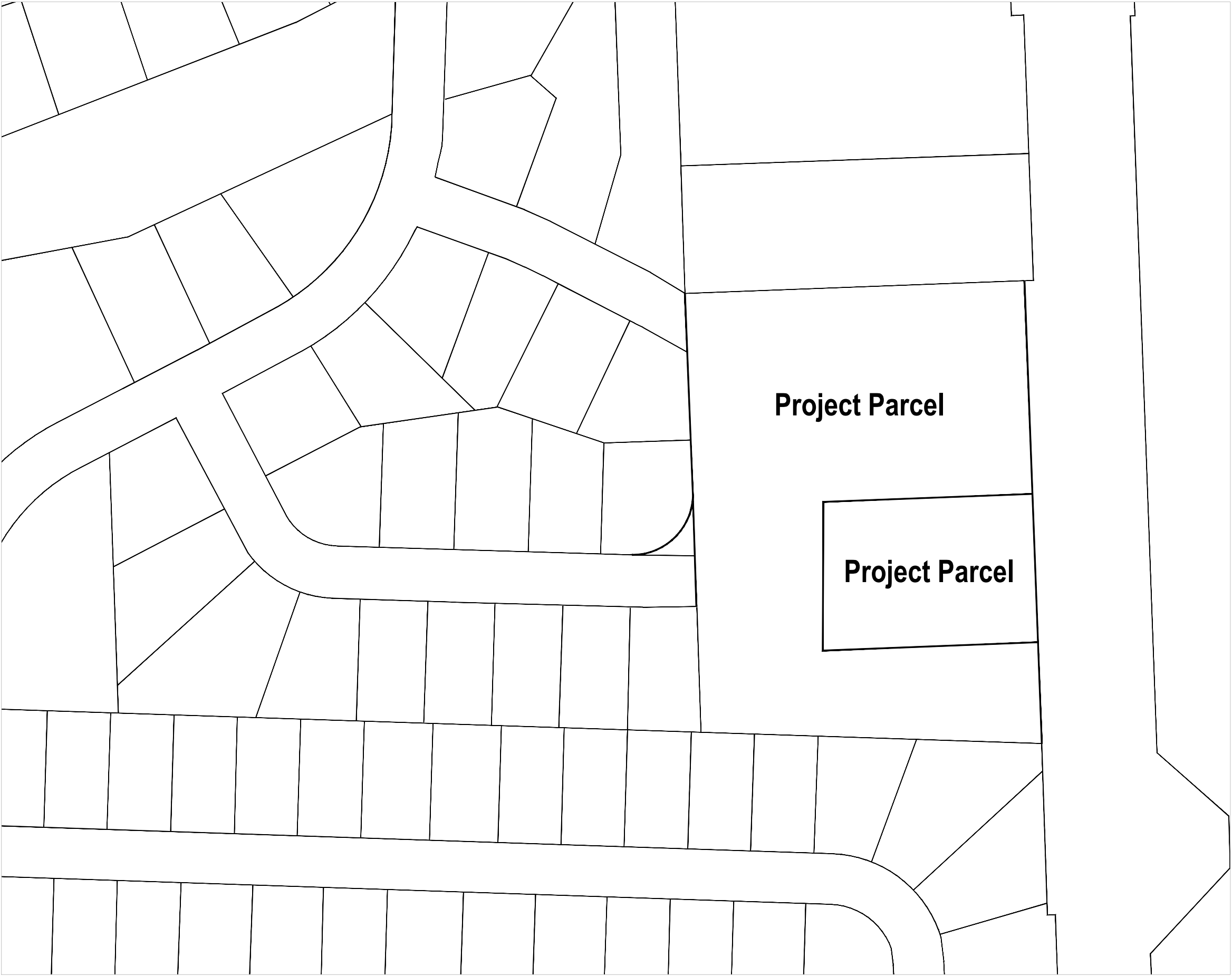
Lot Information

Lot Number	Area sf	Area acres
1	7,121	0.16
2	7,083	0.16
3	14,153	0.32
4	9,596	0.22
5	6,110	0.14
6	6,000	0.14
7	6,820	0.16
8	10,821	0.25
9	16,186	0.37
10	9,522	0.22
11	6,600	0.15
12	6,700	0.15
13	11,052	0.25
14	7,664	0.18
15	6,022	0.14
16	9,306	0.21

Minimum Lot Width: 50'
Maximum Lot Width Provided: 87'
Minimum Lot Depth: 120'
Maximum Lot Depth Provided: 166'

Legend

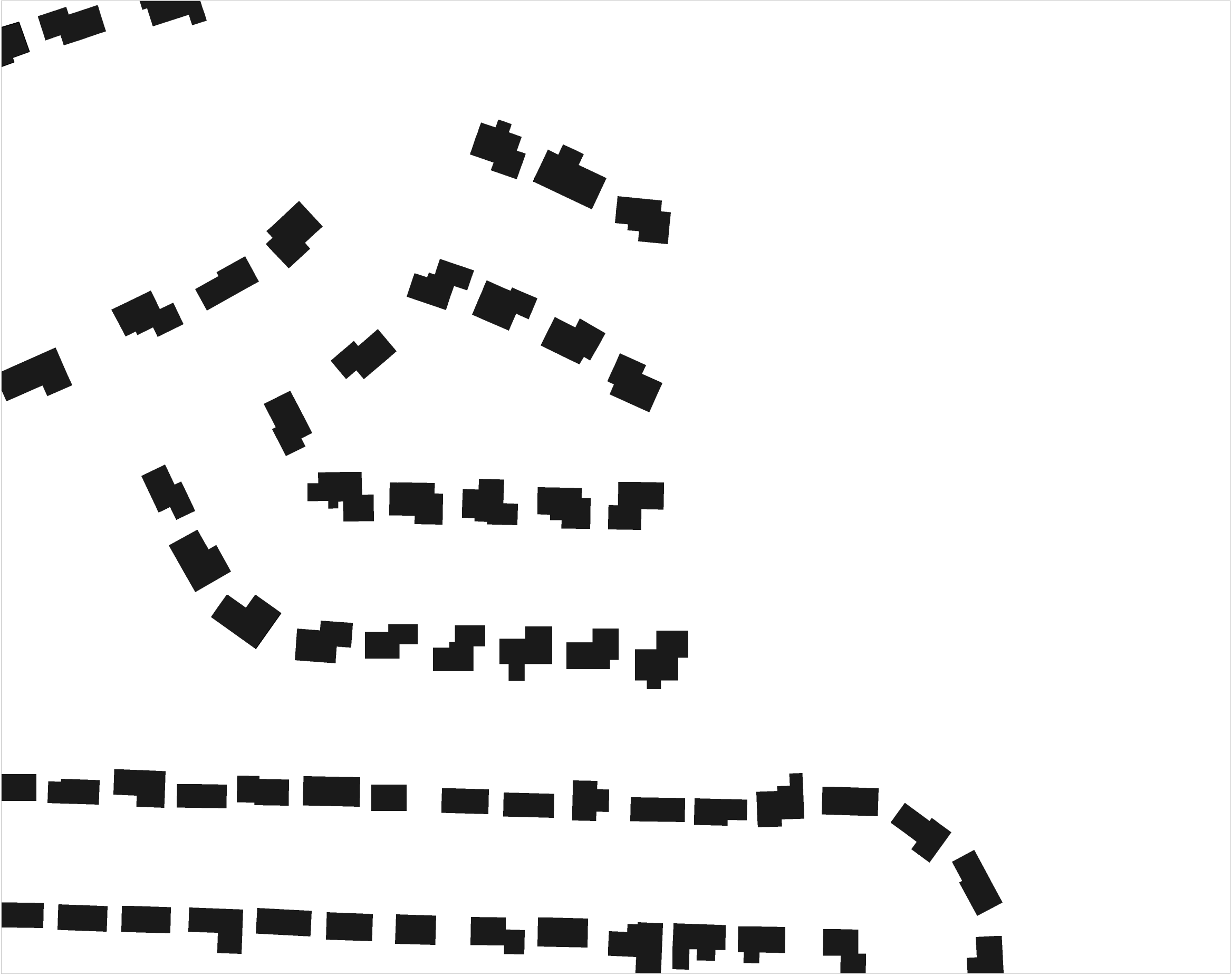
- Building Setbacks
- Hwy Centerline
- Area for Noise Abatement



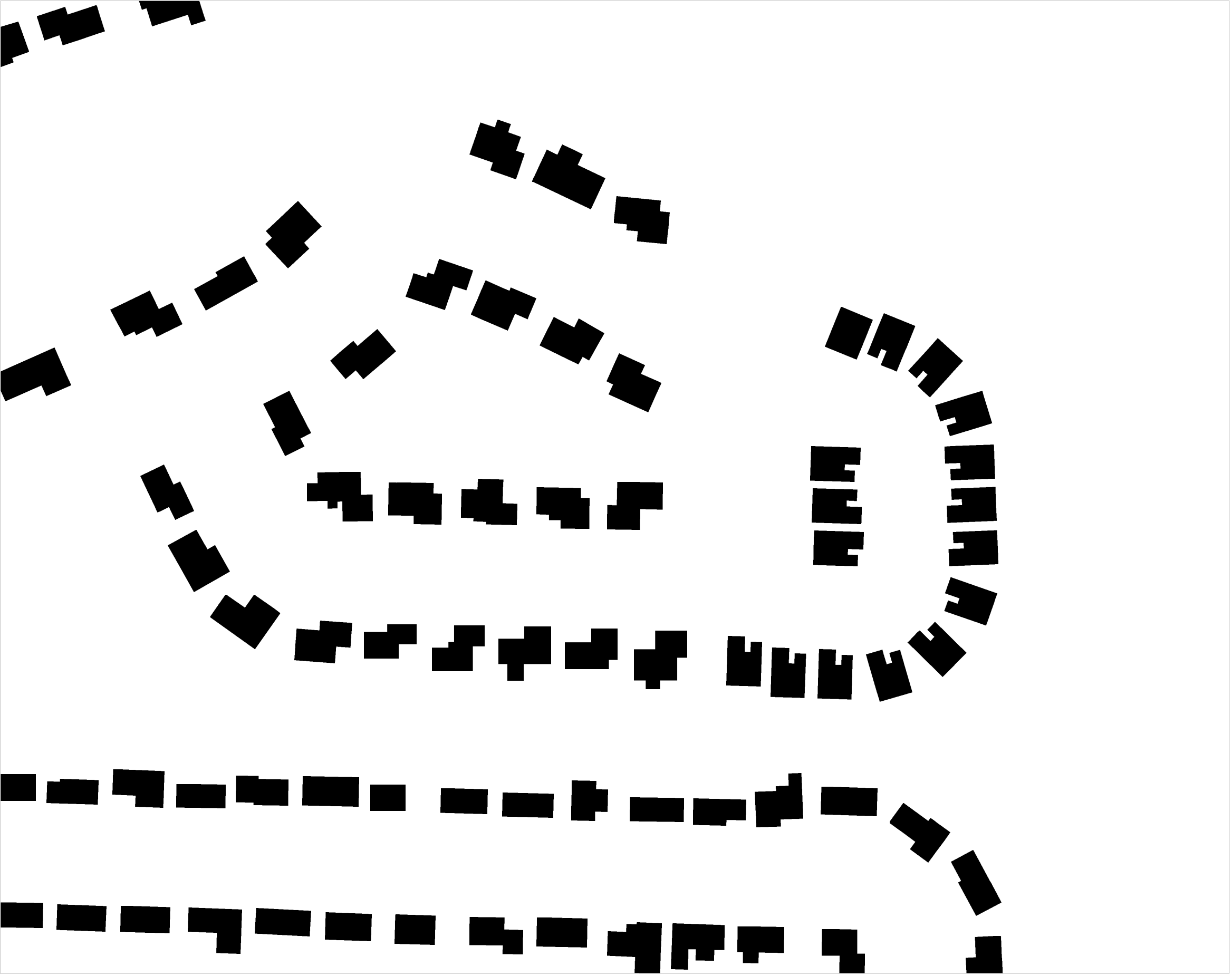
Existing Lots



Proposed Lots



Existing Figure Ground - Houses



Proposed Figure Ground - Houses

Programming and Project Opportunity Development

- Scale & Mass -

Page 2 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

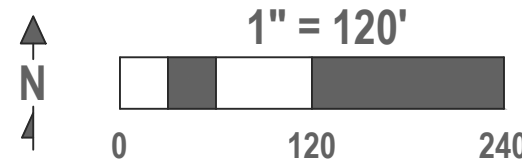
Site Layout

Two big drivers for the site layout and placement of lots and future houses are, topography and the opportunity to complete the Jasper Circle loop road.

The topography of the site generally slopes from the east side of the site, the high side, to the west side of the site, the low side. There's an existing natural depression on the west side of the site which determined the location of the stormwater pond.

Proposed Houses and Unit Count

The house footprints shown in the Proposed figure Ground are example footprints based on the Big Sky Model, an example unit that could be built on this site.





Existing Landscape Features and Sidewalks



Proposed Landscape Features (Concept Tree Locations)



Existing Drainage



Proposed Drainage - add stormwater pond at low point within site

Programming and Project Opportunity Development - Landscape Elements, Grading & Drainage -

Page 3 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

Proposed Trees

The locations of the proposed trees are conceptual but they illustrate the character of the intended landscaping. Trees will continue and enhance the existing character of the street and neighborhood. Street trees are provided around Jasper Circle and yard trees are provided for landscape interest, shade, and screening. Trees are heavily provided along State Hwy 41 to buffer views and sounds.

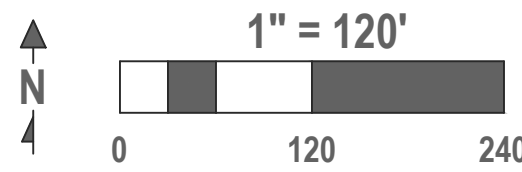
Proposed Grading and Drainage

The proposed grading and drainage for the site follows existing topography with a stormwater pond sited on the low side of the site and homes sited on the high side.

There is an existing storm water drainage structure along the west property line that collects surface drainage and routes it to the north and then west. The proposed storm water will be directed to flow in the same drainage patterns as the existing drainage patterns.

Grading and Drainage Legend

- Water drainage flow line
- Existing Storm Utilities





Existing Viewsheds into Site



Proposed Viewsheds



Composite - Existing Condition



Composite - Proposed Condition

Programming and Project Opportunity Development

- Views and Composite -

Page 4 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

Views
Viewsheds into the site were studied and considered from the private properties adjacent to the site. The viewsheds are approximate, estimated based on existing barriers and topography.

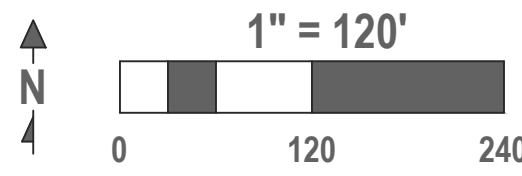
The project property is currently open, which allows views through the site, up to the state Hwy from some locations. The proposed project would shorten these views, terminating at the proposed homes.

The proposed site layout provides open space buffers along the west side of the site, with trees, to mitigate the impacts of the project on adjacent home owners and to soften proposed viewsheds.

Connection to the Community
This project's primary connection to the community is via the extension of Jasper Circle. The nearest sidewalk is on White Oak Drive. There aren't any existing sidewalks on Jasper Circle and therefore no sidewalk connections are planned for the Jasper Circle extension.

Traffic Impacts
The addition of 16 homes will add some additional traffic on Jasper Circle and White Oak Drive, which is the main road out of the neighborhood. However, no significant traffic impacts are anticipated.

Reorienting the site toward Jasper Circle and away from State Hwy 41 eliminates the direct driveway connection from the existing property onto Hwy 41.



Programming and Project Opportunity Development

- Elevations of Example Units -

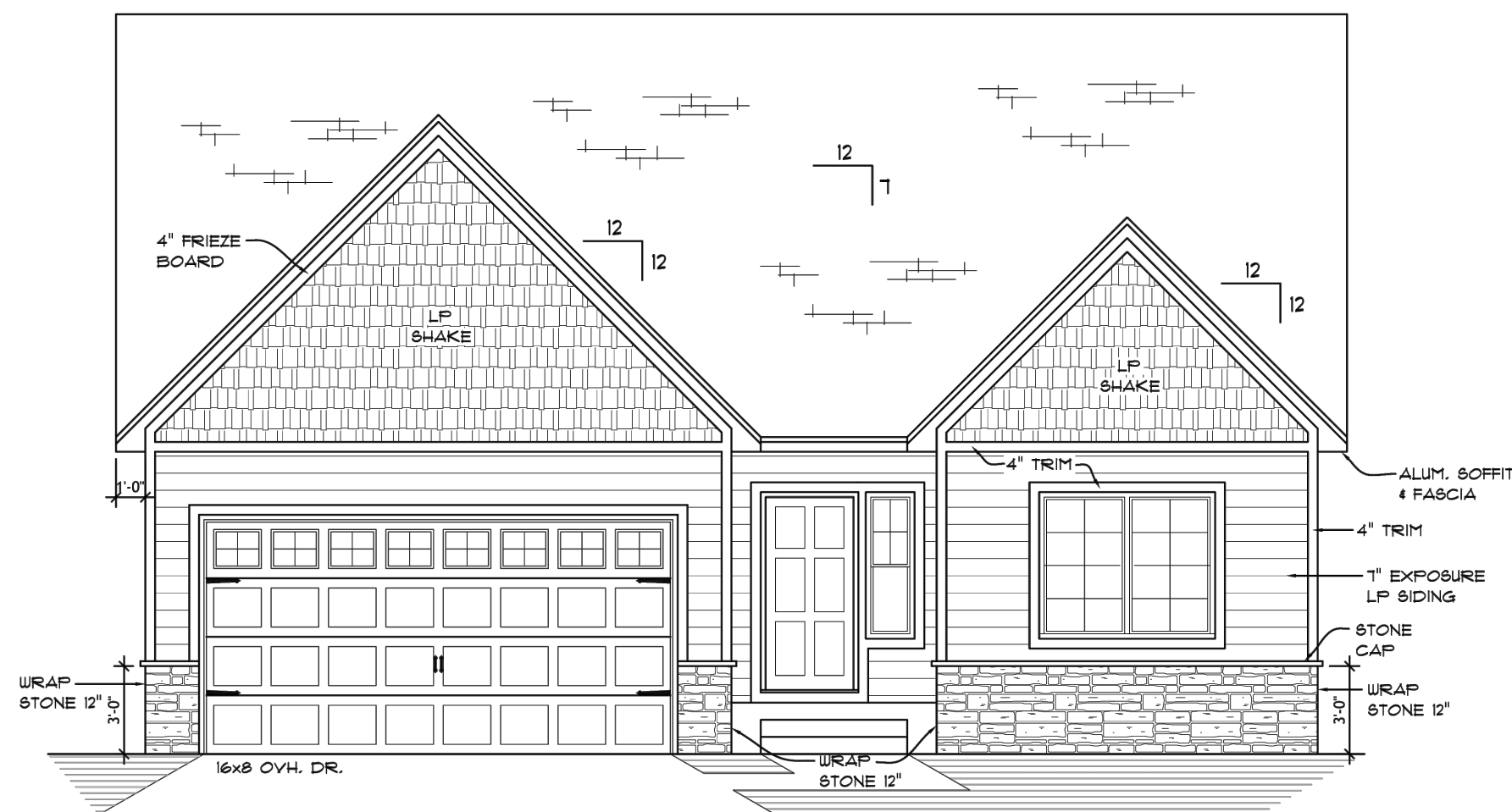
Page 6 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

This project is a Detached Single Family Residential Plat and therefore won't include selecting units to be built on this site.

When homes are built, it's expected they will conform to the City's Architectural Standards and Requirements. They will also conform to the buildable area defined for each lot based on zoning requirements.

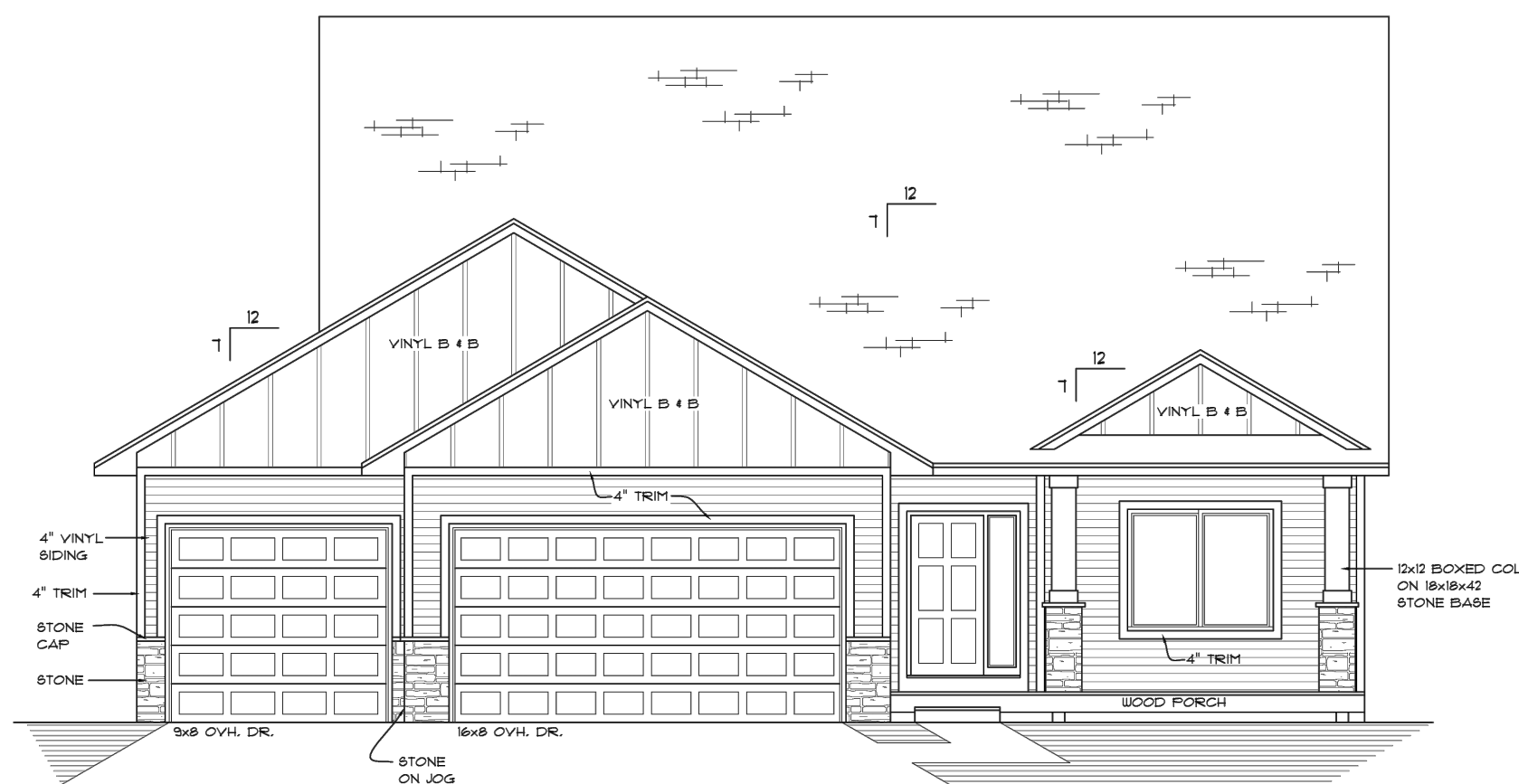
The four units on this exhibit represent examples of types of homes that could be built for this project.



FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
8'-4" POURED FOUNDATION

1st FLR.	1,600 SQ. FT.
2nd FLR.	948 SQ. FT.
TOTAL	2,548 SQ. FT.

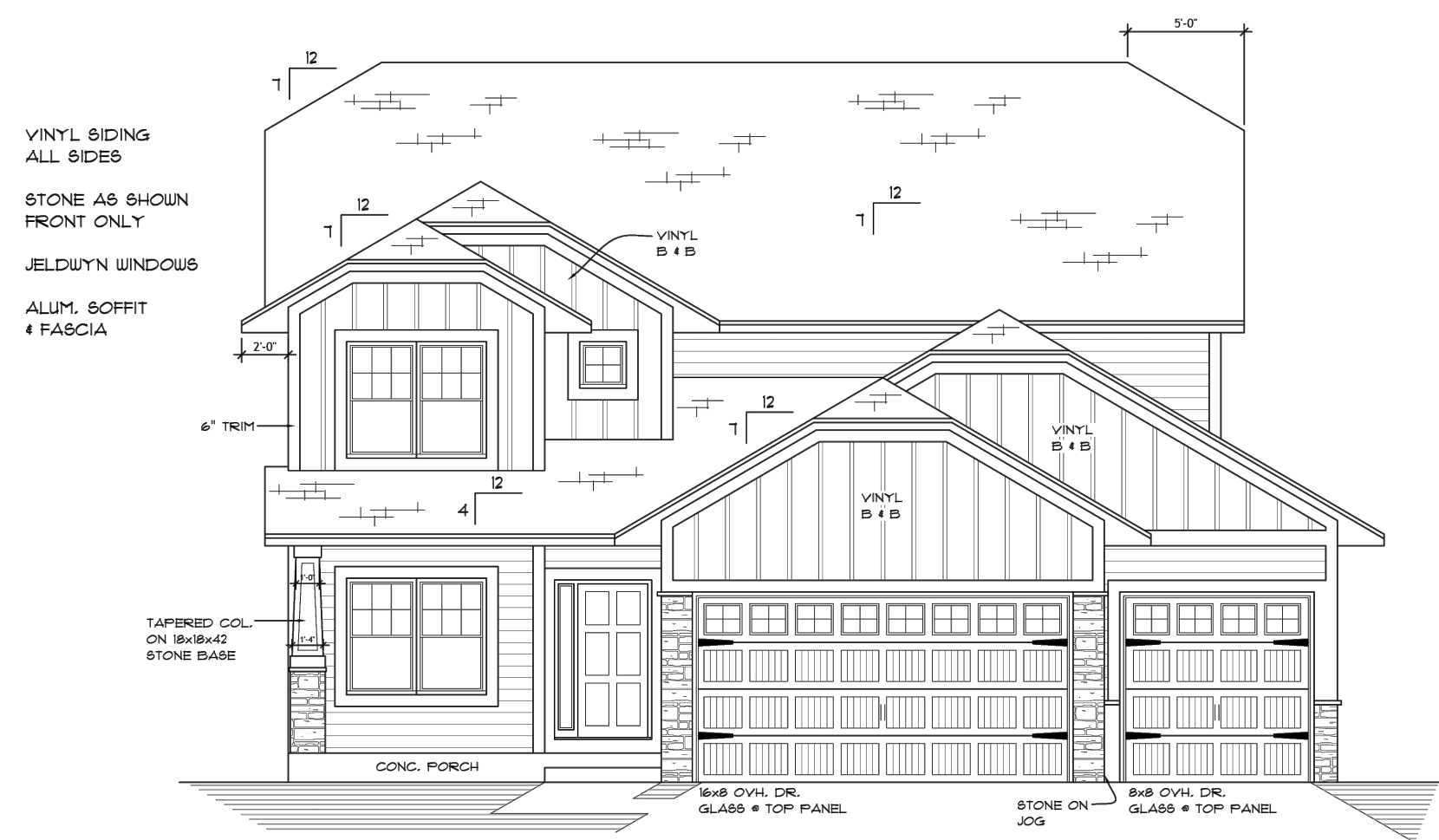
Big Sky Model
Stone Cottage Construction, Inc.



FRONT ELEVATION 1/4" = 1'-0"
8'-4" POURED FOUNDATION
9' CEILING @ FIRST FLOOR

1st FLR.	1,165 SQ. FT.
B&MT	904 SQ. FT.
TOTAL	2,069 SQ. FT.

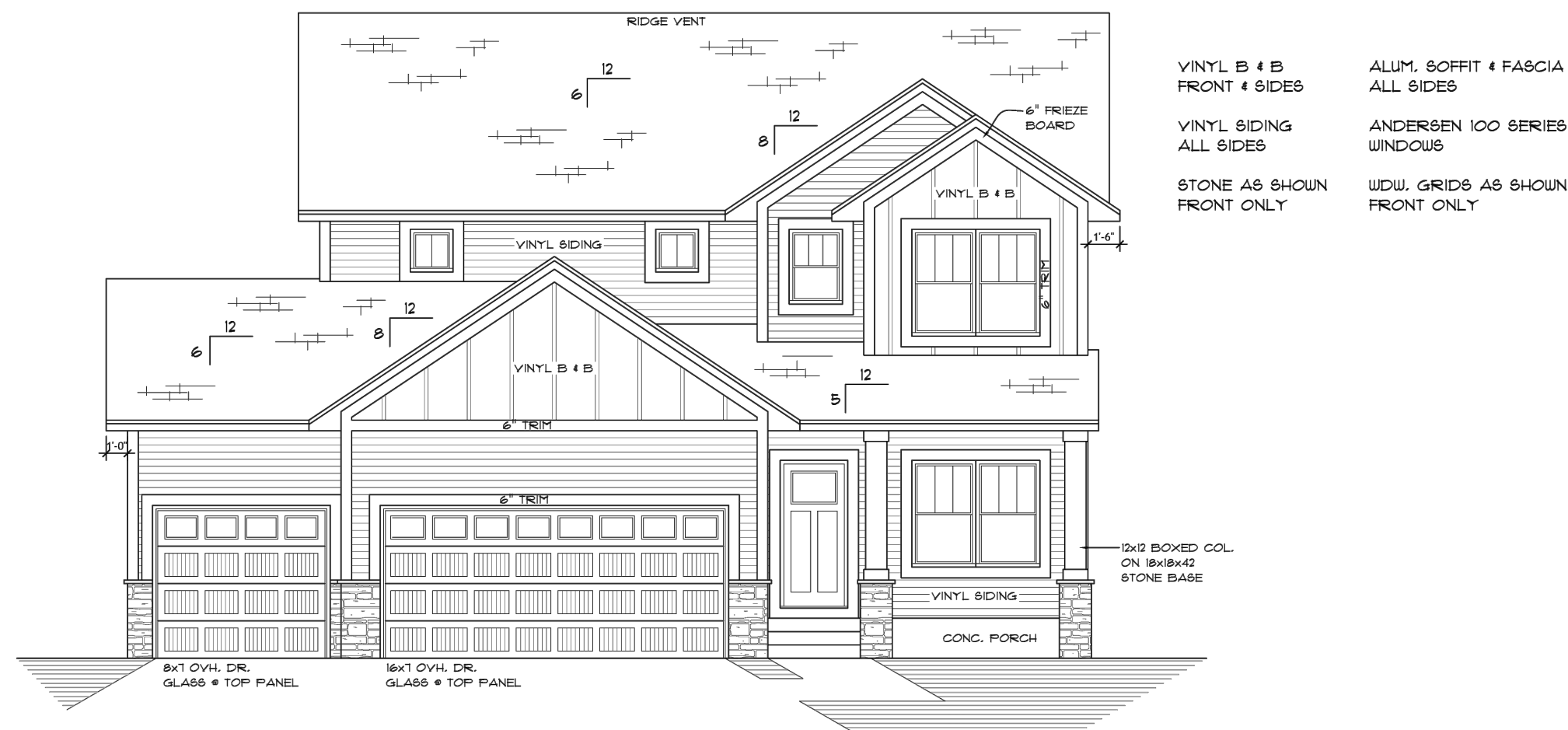
Unit Example
Stone Cottage Construction, Inc.



"C"
FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,078 SQ. FT.
2nd FLR.	1,071 SQ. FT.
TOTAL	2,156 SQ. FT.

Unit Example
Stone Cottage Construction, Inc.



FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,030 SQ. FT.
2nd FLR.	1,271 SQ. FT.
TOTAL	2,301 SQ. FT.
B&MT	828 SQ. FT.
TOTAL	3,129 SQ. FT.

Dunmore Model
Bellepar Homes

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Copyright applies to all units



Programming and Project Opportunity Development - Architectural Context -

Page 7 of 7

Applicaiton: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

These houses are located in the same neighborhood as the proposed project and provide a snapshot of the existing character and architecture.

Images were obtained from Google Maps.





Programming and Project Opportunity Development

- *Ghost Plat of Adjacent Lots* -

Page 5 of 7

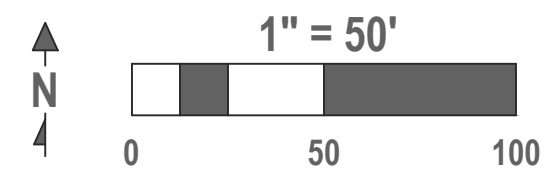
Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Ghost Plat

This represents a ghost plat for two parcels north of the project site. It demonstrates access to a future development and estimates a lot count.

Legend

----- Building Setbacks



**Neighborhood Meeting Information, Plans and Minutes
Dec. 2023**

Concept Site Plan Review Exhibit D

December 18, 2023 Jasper Circle Sigle-Family Residential Development Neighborhood Meeting Minutes

RE: Neighborhood Meeting Minutes
Jasper Circle Residential Development

To Whom it My Concern,

We started the meeting with a brief summary of what the proposed concept was, what was included and an outline of the existing zoning designation, proposed zoning designation and the guidance included in the comprehensive plan. After the project description, we opened for questions and comments.

Following are the comments, questions and responses we noted at the neighborhood meeting held on December 18, 2023 for the Jasper Circle Single-Family Residential project.

- What types of homes are you proposing on this development?

The owner explained that the homes will be built in accordance with the façade and dimensional standards included in the zoning code. They are intended to be part of a residential single-family detached housing development and each lot will be for sale. The owner/developer stated he may build a number of the homes that his children will likely occupy. The rest will be sold to future residents.

- What is the expected selling price of the homes?

The owner/developer stated the price point for the new homes would likely be in the \$475,000 to \$600,000 range.

- How many lots are proposed in the concept presented?

There are 17 single-family residential lots proposed on approximately 4.9 acres of property.

- What are the proposed lot sizes.

We did not have an outline of the range of lot sizes at the meeting, but shared the proposed lot widths, along with the proposed setbacks to the building envelope in the front side and rear yards. The lots sizes will be included in a table for the conceptual plan application.

- What is the designated zoning on the development property?

We explained the existing zoning as “open development” and the guidance in the comprehensive plan, but there was a great deal of confusion around there not being a specific future zoning designation. The heart of the question was clarified by this resident that then stated “then just make it exactly like the rest of the homes on Jasper”.

- How do you intend to address the noise from State Highway 41?

We are not certain how to establish the need for a noise barrier along 41. We did reach out to Diane Langenbach with MnDOT to request the standard for establishing the acceptable noise level and noise barrier standards, but have not received any return contact. We will reach out again to request direction.

- How will transitions from the existing Jasper Circle Roads to the new roads be completed?

There are a few irregular practices that were utilized at the dead-ends of Jasper Circle North & South, which created an odd right-of-way configuration and non-standard cul-de-sac turn around. In regards the road, the curb would be removed and replaced to the west edges of the existing drive approaches and then extended into the development site. The driveways would be repaired with the same material as is there now. Excess asphalt cul-de-sac would be removed. Areas to remain as green space would be restored to lawn area. We would work with the city to straighten out the right-of-way and vacate small triangular portions of the right-of-way that were not necessary.

- Explain how the storm water basin works and tell me how that WILL NOT flood my yard to the west.

The proposed storm water basin is placed to capture the surface drainage from the proposed development and route it safely to the northwest, which is the direction the surface water was going in under pre-developed conditions. The placement of the basin in the approximate center and west area will intercept the surface drainage as well as provide an alternative outlet for the drainage in the existing backyard area to the west. There is an existing storm water drainage structure along the west property line that collects surface drainage and routes it to the north and then west. The proposed storm water will be directed to flow in the same drainage patterns as the existing drainage characteristics as required.

- What is planned for the two homes that are occupied to the north of this property.

The owner/developer approached one of the home-owners to the north of the development in an effort to possibly purchase the property, but the owner was not inclined to want to sell the property at that time. We did not approach the second homeowner as one was not in a position to sell.

- There were several (nearly all in attendance) that expressed a concern regarding the increase in traffic by a development in this area. Several residents points out the limited access to the neighborhood and some provide a brief history of a master planned secondary access that is no longer feasible.

It is our understanding there is a project planned in the near future to make intersection improvements at Engler Blvd. and White Oak Drive. It was their understanding a roundabout was being designed and may be installed as early as the 2025 construction season. We were not aware of this at that time, but have requested information regarding possible intersection improvements.

Traffic concerns were by far the most often heard during the meeting. While best being heard from the residents directly, following is a list of the statements and concerns we noted.

- a. Too much traffic currently, any additional traffic is bad.*
- b. Backups during the am and pm peak hours is “ridiculous and dangerous” at Engler Blvd. and White Oak Drive.*
- c. Existing traffic “hauls down White Oak way faster than the posted speed and is dangerous”.*
- d. Build fewer homes so there is less traffic.*

- Is there any way there can be an entrance onto State Hwy. 41 even if it is restricted to right-in and right-out?

We shared our experience with MnDOT regarding access on a restricted access highway and the answer is typically to not allow additional access onto the highway outside the master planned road configurations and traffic movements. We explained there are many influences and studies performed by MnDOT that were completed to determine the most efficient and safe configuration that is there today. However, we committed to make the request of MnDOT to allow a restricted access.

- Why were we not notified? We had to hear about this meeting from someone in the neighborhood. There were accusations that we manipulated the boundary and should notify everyone.

We explained that the City Code requires that we notify residents that up to 500' from the project property, which is what we did. In addition, a notice of the meeting was published in the local paper.

- Why is this proposal different than the layout that was approved back when this neighborhood was built? This land was only approved for 7 lots originally.

I stated I was not sure what was approved and how many lots were included in the original submittal. I also stated we are required to complete a ghost plat of the balance of the vacant land to the north to provide an alternative to what a future development could look like, but that I was not aware that ghost plats were part of the final approval process and had to be completed as ghost platted.

- How many lots are expected to be shown in the ghost plat on the property to the north?

We did not have the ghost plat plan available at the meeting but it is included in the conceptual review application materials, but estimated there would be about 12-15 additional lots when that is developed.

- We would prefer to see a side yard buffer at the southwest corner of the development.

We agreed to discuss this with the owner/developer and adjust the plan to incorporate the revisions, if necessary.

- What is the expected review and construction schedule?

The review schedule is to make application to the city with a conceptual review in early 2024. The review can take 6-9 months depending on what issues arise during the course of review.

Assuming there is construction season left after entitlements, the road and utility construction would begin first followed by home construction. We expect the grading and infrastructure construction to last no more than 6 weeks. The home construction schedule will be based on sales and will be similar to any other house housing development project.

Application: Concept Site Plan
Project: Jasper Circle Residential Development
Project for: Gavnat Properties, LLC

Neighborhood Meeting

1. The day, date, time, location, and purpose of the neighborhood meeting(s);
Meeting Day and Date: Monday, December 18, 2023
Meeting Time: 6-8 pm
Meeting location: Chaska Community Center – White Oak Room
Purpose of the Meeting: Present concept information and gather feedback about the proposed development.
2. A copy of the mailed notice and a list of the people and addresses to whom the notice was sent
See Exhibit A-1 and A-2
3. The number of attendees and whether anyone attended via telephone or interactive technology
Number of attendees: ~50 attendees. 32 signed the Sign-In sheet.
No one attended via telephone or interactive technology
See Exhibit B
4. A copy of all materials presented or provided during the meeting
See Exhibit C
5. The comments and questions presented by the attendees
See Exhibit D
6. The responses to the questions from attendees
See Exhibit D
7. An explanation of the ways in which the submitted application demonstrates a response to the feedback provided during the neighborhood meeting.

The primary change made to the Concept Plan after the neighborhood meeting was reducing the lot count from 17 to 16. Meeting attendees noted that they would like a side yard buffer at the southwest corner of the development. Removing one lot allowed for that buffer space, and any remaining area was allocated throughout several of the remaining lots on the south and southeast side of the site.

Another concern was raised by meeting attendees about noise from State Highway 41. LRC has reached out to MnDOT to request the standard for establishing the acceptable noise level and noise barrier standards and are waiting for a reply. Notably, the proposed homes will likely provide a sound barrier for the existing homes on Jasper Circle. The existing project site is fairly open, with few structures to stop or absorb sound from the Hwy.

Jasper Circle - Context Map

Project: 1876 Chestnut St
City: Chaska, MN
Date: 12/18/2023

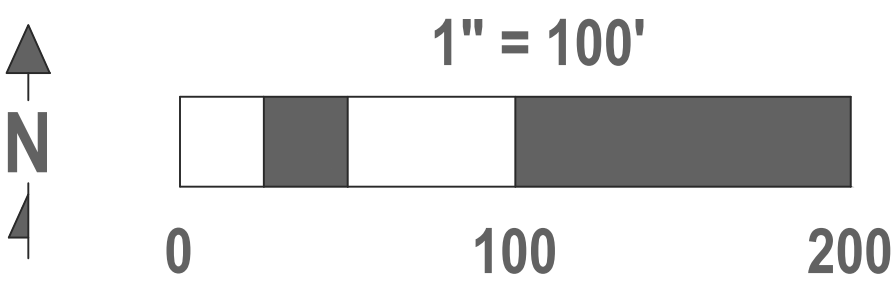
Project By: Gavnat & Associates
9300 Hennepin Town Rd
Suite 100
Edina, MN 55347

Land Use Information for Project Parcel

Existing Zoning: Open Development
A "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. As developments are proposed this will be rezoned to the appropriate zoning district. Rezoning proposals will be evaluated against Chaska's Comprehensive Plan

Guided Land Use: Low Density Residential
(from Chaska's 2040 Comprehensive Plan)
Lots or parcels guided for predominantly single-family detached dwellings but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condos. Density range is from 2-5 dwelling units / net acres, including local access streets.

Guided Density: 2-5 units / acre. 10-25 units
Provided Density: 3.45 units / acre. 17 Units



Address: 14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699





Jasper Circle - Site Plan

Project: 1876 Chestnut St
City: Chaska, MN
Date: 12/18/2023

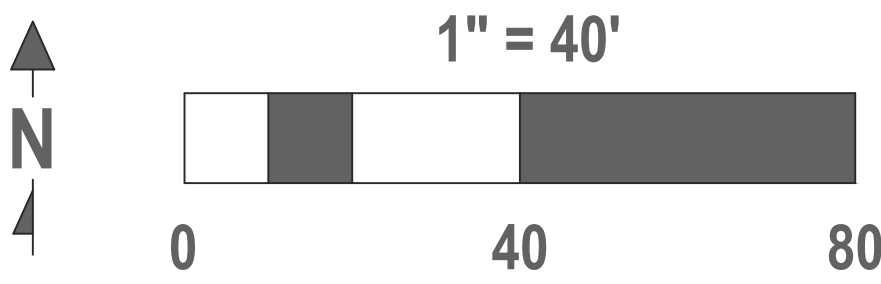
Project By: Gavnat & Associates
9300 Hennepin Town Rd
Suite 100
Edina, MN 55347

Site Information

Site Area: 4.92 acres
Unit Count: 17
Density: 3.45 units / acre

Legend

Building Pad
*Represents buildable area,
doesn't represent house footprint*



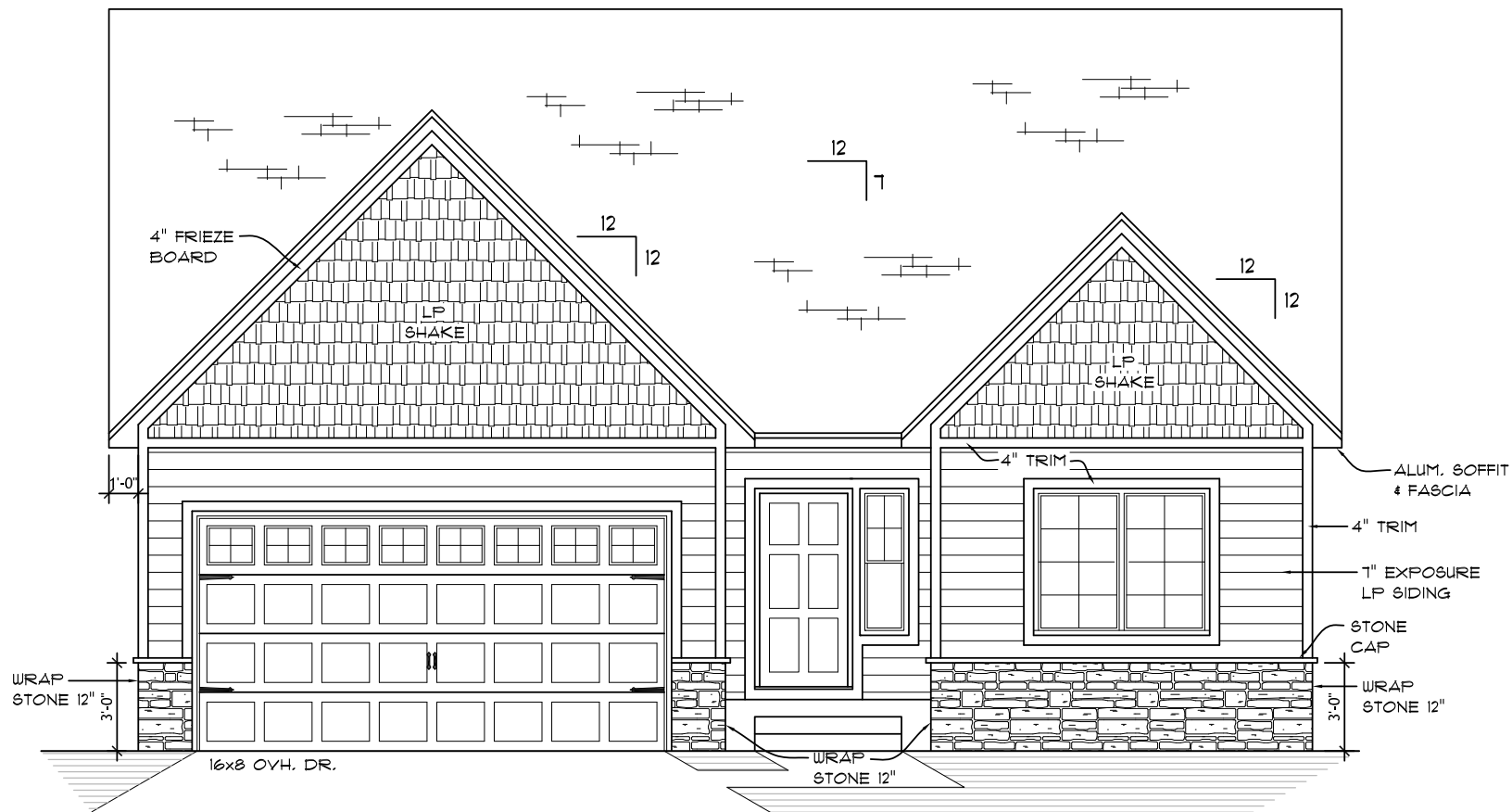
LRC Land & Resource
Consulting

Address: 14260 23rd Ave N
Plymouth, MN Phone: 763-340-0699



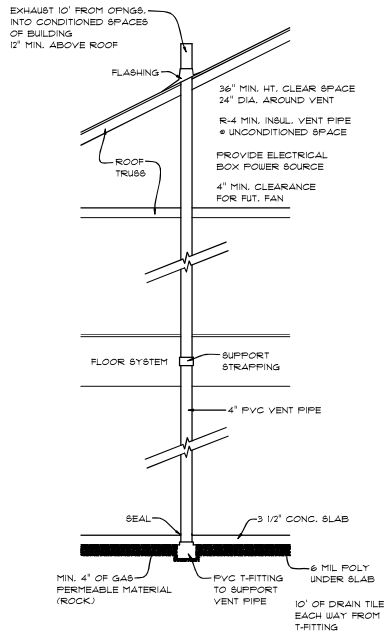
2-27-17

**BIG SKY MODEL
STONE COTTAGE CONSTRUCTION, INC.**



FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
8'-4" POURED FOUNDATION

1st FLR.	1,600 SQ. FT.
2nd FLR.	948 SQ. FT.
TOTAL	2,548 SQ. FT.



RADON GAS VENT SYSTEM 3/8" = 1'-0"

VINYL B & B
FRONT ONLY

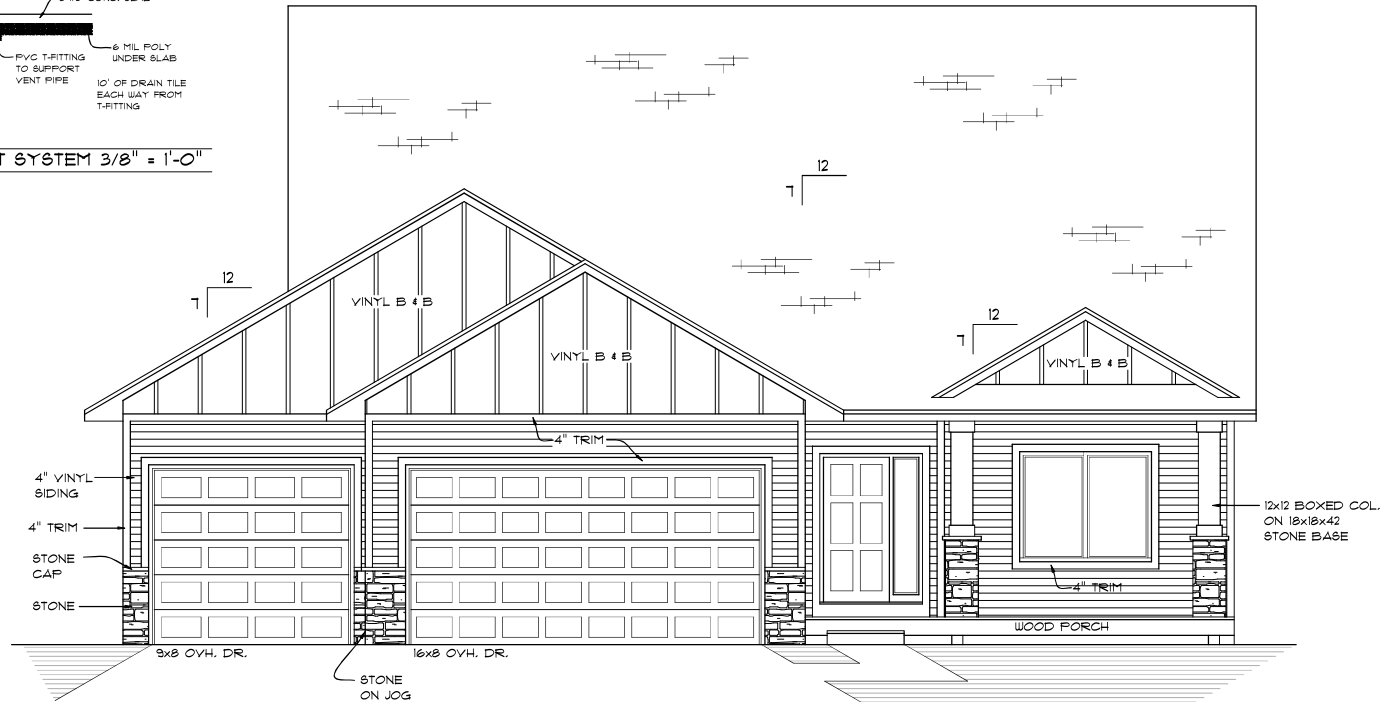
4" VINYL SIDING
ALL SIDES

STONE AS SHOWN

4" VINYL TRIM
FRONT ONLY

SIMONTON
WINDOWS

ALUM. SOFFIT & FASCIA
ALL SIDES



FRONT ELEVATION 1/4" = 1'-0"

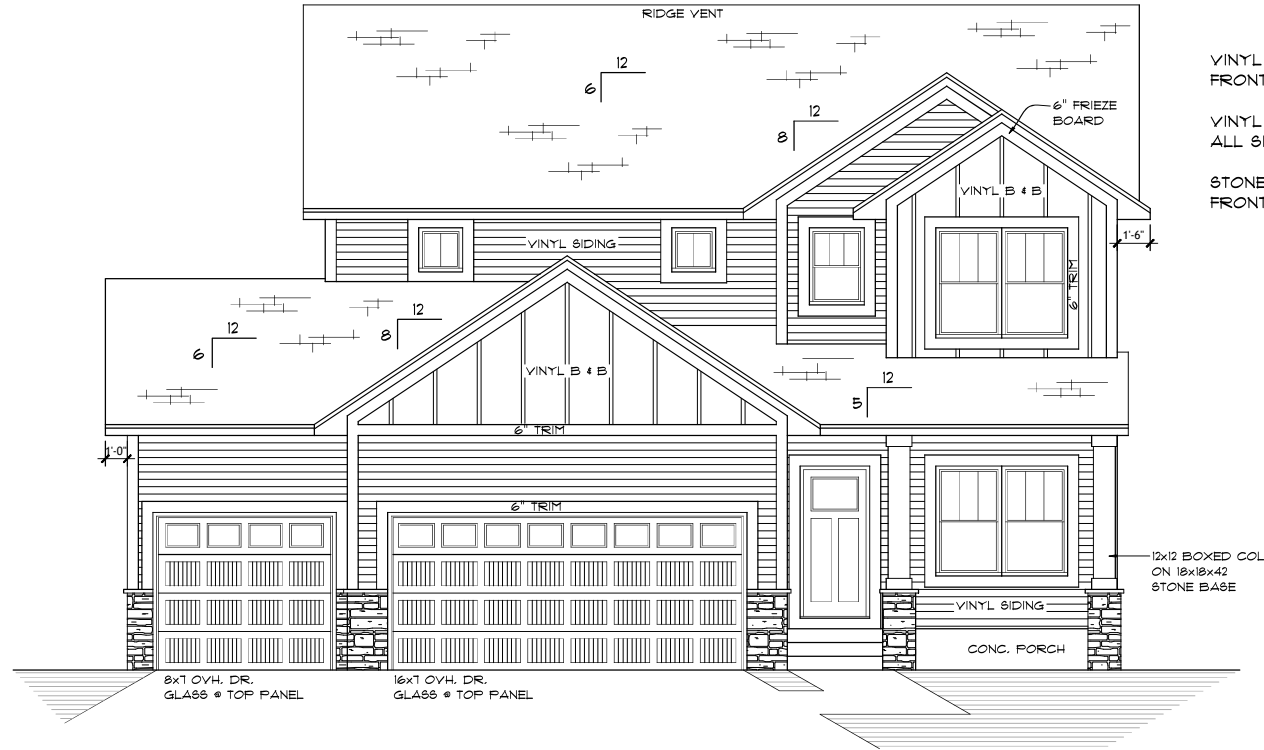
8'-4" POURED FOUNDATION

9' CEILING @ FIRST FLOOR

1st FLR.	1,165 SQ. FT.
BSM'T	904 SQ. FT.
TOTAL	2,669 SQ. FT.

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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER



VINYL B & B
FRONT & SIDES

VINYL SIDING
ALL SIDES

STONE AS SHOWN
FRONT ONLY

ALUM. SOFFIT & FASCIA
ALL SIDES

ANDERSEN 100 SERIES
WINDOWS

WDW. GRIDS AS SHOWN
FRONT ONLY

FRONT ELEVATION 1/4" = 1'-0"

9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,030 SQ. FT.
2nd FLR.	1,271 SQ. FT.
TOTAL	2,301 SQ. FT.
BSMT	828 SQ. FT.
TOTAL	3,129 SQ. FT.

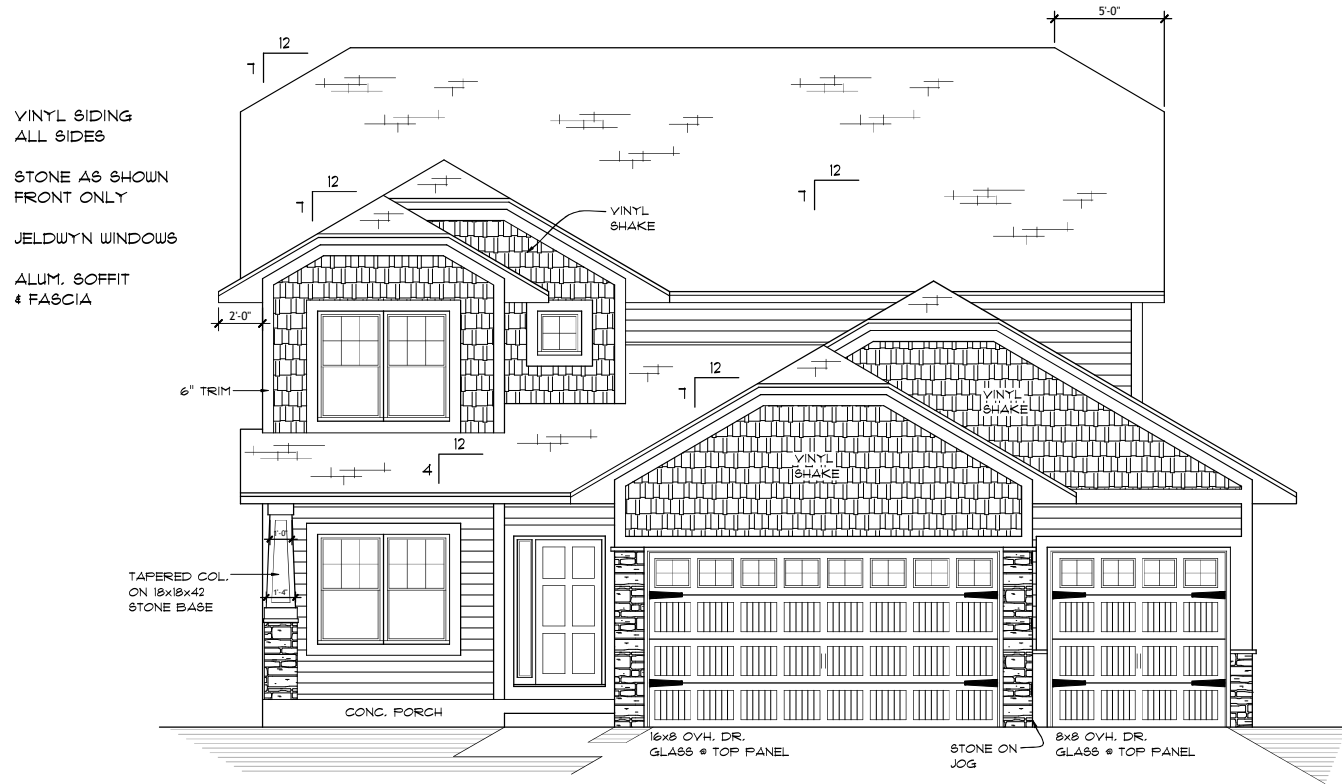
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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

PRELIM. 9-12-13
REVISE 9-23-13
FINAL 10-3-13

RESIDENCE FOR:

1



"B"

FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,073 SQ. FT.
2nd FLR.	1,071 SQ. FT.
TOTAL	2,156 SQ. FT.

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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

Neighborhood Comments - Jasper Circle

From: [Donelle McMahon](#)
To: [Ashley Cauley](#); [Elizabeth Hanson](#)
Cc: [Jon Grau](#); [Nate Kabat](#); [Andrew Heieie](#)
Subject: [EXTERNAL]Concerned resident regarding proposed development plan
Date: Friday, March 15, 2024 8:40:54 AM
Attachments: [PRD-33 ORDINANCE NO.docx](#)
[image0.jpeg](#)
[image1.jpeg](#)

Good morning,

I am writing in regards to a neighborhood development plan recently submitted for your consideration. The land in question is part of the existing Willow Wood development, at the end of Jaspers Circle North and Jaspers Circle South and is being led by Land & Resource Consulting.

On December 18th, to an absolutely packed White Oak Room at the CCC, the developer proposed building 17 lots on this land. The meeting was very well attended by the entire neighborhood and there were absolutely NO residents in favor of what was being proposed by the developer. Almost everyone in attendance agreed that we expect and support development of homes on this land, as there was an existing shadow plat (Willow Wood 2nd grading plan, attached) available for review from when Willow Wood was developed. The proposed 17 homes is an extreme deviation from the original 5 that were suggested on this shadow plat.

Two things that the developer argued to the neighborhood stuck out to me. First they argued that this was an entirely different development and should not have to adhere to the same building and lot guidance (PRD33, Ordinance # 614, Attached) as the Willow Wood development. Respectfully, this proposed development is clearly a part of our established neighborhood. It has no separate access point (ie recent development of Lennar at Reserve at Autumn Woods), will share roads with all adjacent homes, and will share greenspace with homes that already exist. The second point they argued was that "new home buyers do not value yard space." This is a ludicrous assertion, and one that no resident in our neighborhood agrees with. If any of this feedback was omitted from the neighborhood meeting notes provided to city staff from the meeting on the 18th, I urge you to follow up with the developer for a complete record of the numerous concerns expressed by our neighborhood.

Our current neighborhood is a gem within Chaska. We enjoy lots with front road and side yard setbacks that allow for beautiful green space, reasonable sized homes, and a level of privacy from neighbors not seen in any new developments. I strongly believe we must maintain our neighborhood's character in any new homes added to it and will fight for this vision until the first shovel goes into the ground.

I reached out to the developer for an update on Monday, as they had indicated they would notify residents prior to submitting their plan to city staff, and was told that it was submitted already, and they had only reduced the plan by a single lot. I am offended that they did not make significant adjustments based on the strong, clear neighborhood feedback given to them at the December 18th neighborhood meeting.

I respectfully request that you as staff, drive through our 20+ year old neighborhood and drive back to where these homes are proposed. Do these homes match those of the neighborhood? Will these new homes match the character of the existing neighborhood? Do these types of

homes at this density make sense being buried deep within an existing neighborhood? Any staff feedback for this developer should include that the preliminary plat maintain the same lot size requirements (lot width, front yard setbacks, side yard setbacks, home to lot ratio, lot acreage) outlined in the existing development requirements (PRD33) to keep the same charm and character as the established Greip Park neighborhood already does.

--

Best,

Donelle Heieie
303 Groves Drive

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Sent from my iPhone

ORDINANCE NO. 614

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA TO PRD-33 AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PRD-33 (WILLOW WOOD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA DOES HEREBY ORDAIN AS
FOLLOWS:

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

The following described real estate situated in the City of Chaska is
hereby removed from the O - Open Development District and rezoned to PRD-33.

(Legal Description to be completed.)

Section II. R1-A District uses and regulations shall apply to the PRD-33 District except that minimum lot widths and areas shall be 100 feet and 15,000 square feet, respectively for lots adjacent to the Chaska Creek ravine/open space system, and that minimum lot widths adjacent to Northgate Addition shall be 80 feet.

From Zoning code: **Lot Width:** The horizontal distance between the side lot lines of a lot measured at the building setback line.

Section III. Additional development standards applicable to the PRD-33 District shall be as follows:

- A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.
- B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. Effective Date

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 24th day of February, 1997.

Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk

From: [Donelle Heiele](#)
To: [Ashley Caulley](#)
Cc: [Elizabeth Hanson](#); [Jon Grau](#); [Nate Kabat](#); [Andrew Heiele](#); [Matt Podhradsky](#); [Elise Durbin](#)
Subject: Re: [EXTERNAL]Concerned resident regarding proposed development plan
Date: Monday, March 25, 2024 10:20:30 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Thank you for your thorough response, Ashley. I appreciate that you provided the submitted proposal and encouraged me to be specific in what concerns I have and how any proposed development might specifically address those concerns.

I understand that this land is to be developed into single family residential homes. It is the density that the developer is proposing that I am opposed to. We live in a modest neighborhood and I have no doubt that the proposed houses will be as nice, if not nicer than the existing houses in the neighborhood. My opposition is not a question of home value, rather of character and preserving the visual feel and space our neighborhood was designed to offer existing and future Chaska residents. I believe we have a responsibility to our community to offer superior residential lots, with as much green space as possible, rather than allow sardine development for maximum individual profit for this developer. Most of the older, more affordable neighborhoods throughout Chaska enjoy the same sort of lot to building ratio that my current neighborhood does. There are also separate, existing developments that were planned to utilize a more dense footprint. The neighborhood in question is not one of them and should not be subject to an appended crowd of homes not cohesive to the original plan.

The following points are my specific requests for consideration:

Lot size: The developer is suggesting lot sizes ranging from .14 acres to .37, with an average of .23 acres per lot. The adjacent homes on both Jasper's circle South and North have a minimum lot size of .26 acres up to .57, with an average of .34 acres per lot. I request that the average lot acreage remain consistent with the current neighborhood, and provide an **average lot size of at least .34 acres** between all proposed new homes.

Lot width: The developer is proposing a minimum lot width of 50'. I request that the minimum lot width remain consistent with the current neighborhood, and provide a **minimum lot width of 80' for all proposed new lots**. Please note that some of the homes in this neighborhood actually have lot widths of 100', 80' is the minimum enjoyed by current residents.

Building setbacks: The developer is proposing 20' setbacks. A concern that residents noted at the December meeting was sightlines and increased vehicle traffic as people round the curve of the proposed road expansion. If the buildings are held to the same setback standards as the existing homes, this concern will be diminished. I request **at least a 25' building setback from the street**, which I believe is how the current homes were built.

Side lot setbacks: The developer is proposing a 5' side yard setback. If they build the maximum allowed size building, this would mean homes that are only 10' apart! I request the developer be required to **maintain at least a 10' side yard setback between houses**. As a product of residential St. Paul, I understand what it feels like to live on top of another home. While there are planned developments within Chaska that do allow for this minimal space between houses, this is not how our neighborhood was constructed, and would look and feel inconsistent. We have an opportunity to offer residents and future residents a better product with more green space!

The founders of Chaska valued green space. This is evident in the early zoning requirements that require preservation of land for trails and for park dedication funds on each new development. We will never be able to take back more greenspace and increase lot sizes within the city once the space is carved up. Please allow our neighborhood to maintain the same character and house to lot ratios we have so far enjoyed.

--

Best,

Donelle Heiele

From: [Neil Pomeroy](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Proposed Development - Jasper Circle
Date: Friday, March 29, 2024 12:57:23 PM

Ms. Cauley,

I am writing to you to express my concerns about the proposed development called Jasper Circle. We live in the Willow Wood neighborhood at the address below. This additional development was proposed to the city previously, and there was a neighborhood notice sent out about an informational meeting to be held at the Chaska Community Center. This meeting occurred on December 18, 2023. The meeting was very well attended (full room) and the leaders did not have anywhere near the amount of handouts required. What is significant from this meeting is that all those who were there spoke in opposition to the proposed plan, with many expressing reasons like the ones I will outline below. No one spoke in favor of the proposal.

In reviewing the revised current proposal it is clear that none of the concerns expressed at the public meeting have been addressed. The revised proposal has made one very minor change to the previous one (one less home). According the "Project Narrative" in the proposal, it is stated that the goal is to "provide high quality housing that fits into the existing character of the neighborhood". This proposal does not do that. We have an existing neighborhood design, and this proposal would be an extension of that neighborhood, and not a new development.

To summarize my additional reasons for my concern:

1. The new proposal does not match the original design of the Willow Wood development originally drawn up 25 years ago. It showed the addition of the land in the current proposal and added 4-6 additional homes beyond the homes eventually built in the north and south circles. These additional homes were not completed because the Jaspers family did not decide to sell the plots that included their home until recently. Instead of these 5-7 homes the new proposal shows 16 homes.
2. The lot sizes in the proposal are significantly reduced to accommodate these additional homes, and the home designs are distinctly different than the existing ones on the north and south circles. This relates to my comment above that the proposal does not match the existing neighborhood character.
3. There is only one access (from Engler Blvd.) to all the neighborhoods west and north of Valley Free Church, and this includes the Willow Wood section. The proposal would add approximately 35 additional vehicles going in and out of this one access. If 5-7 homes were added like the original development planned the traffic increase would be minor, versus all the additional vehicles for the 16 homes.

To conclude, this proposal is not acceptable and does not consider the existing neighborhood realities. Thank you for your time to consider my comments. Please reply to me if you would like further clarifications. I also plan to be at the Planning Commission meeting in April.

Sincerely,
Neil Pomeroy

From: [Lou Pomeroy](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Jasper Development
Date: Friday, March 29, 2024 4:15:54 PM

Ms. Cauley,

It has come to my attention by the sign on Route 41 that the proposed development of Jaspers Circle is moving forward. I attended the packed informational meeting in December that proposed 14-16 new homes in this very small area. The meeting was standing room only with the developer unprepared, having only 10 sets of information packets. People in attendance were from Jaspers Circle North and South, Groves, White Oak, Northgate and Highwood. It was not just a few people on one street that were concerned. No one expressed approval of the proposed development.

This is a continuation of the Willow Wood development bringing North & South Jaspers together. The plan does not have a similar lot size or set back making it totally different from what the land was zoned for when we bought our houses. Instead of the handful (5-7) of houses in the original plan and zoning, there are proposed to be 16. This is significantly overcrowded and does not match or even blend with the present houses on the Jaspers Circle.

Another issue is the traffic from not 5-7 houses - as the present zoning indicates - but from 16 houses nearly tripling the additional traffic on our street and adding to the backup at the intersection of White Oak and Engler. There will also be a parking issue with these houses as presented. With teen and college age drivers as well as young adults living at home, how many cars will be able to park on the limited street parking? Would our existing street become a permanent parking lot for these new homes?

We all knew that Jaspers Circle would one day be continued and houses would be built on this area. We believed that the style of houses with the same lot and set back would be maintained as per the zoning. We would like Willow Wood to continue to be a cohesively planned and built community.

I am also disappointed that the builder we met with in December did not address these concerns from those of us who live here. He only removed one house.

Lou Ann Pomeroy
225 Jaspers Circle South
Chaska, MN 55318


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From: [Verna Metzger](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Proposed development of 5 acre lot adjacent to Jaspers circles north and south.
Date: Friday, March 29, 2024 11:15:50 AM

Good morning Ashley,

I am writing to let you know that I am opposed to the development of the property which is adjacent to both north and south Jaspers circle.

There will be a huge increase in traffic if the proposed development goes through. It is my understanding that they are now proposing 16 homes on this five acre lot.

We are land locked so adding 16 homes that will mean at least 32 more cars coming down our street numerous times a day.

Also the proposed site is five acres...when connecting to the current neighborhood this is nowhere near the lot size we have. We have at least half acres and if this goes ahead as planned the lot sizes will be tiny and will in no way resemble our current neighborhood.

I'm very aware the person who purchased this lot wants to make money but there were at least 50 people at the last meeting where we all vehemently opposed the current development. At that time he proposed 17 homes and from what I understand he has changed that to 16.

Obviously he didn't understand that we are very much opposed to this being connected to our neighborhood, which is Willow wood.

I realize that the issue of getting out onto Engler may be addressed at a later date but I simply can't imagine adding another possibly 20-32 cars to this nightmare. It is almost impossible to take a left turn off of White Oak onto Engler at certain times of day, now add some more vehicles to that !

I will attend the next two proposed meeting in April and I am hoping that you understand that this is a lot that which in my opinion can house 8-10 homes to give it anywhere near the feel of our current neighborhood.

Thank you.

Lee and Verna Metzger
265 Jaspers Circle South
Chaska, Mn.
Sent from my iPhone

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From: [Lee & Sara Rostad](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]A concerned resident writing about proposed development
Date: Tuesday, April 9, 2024 11:14:51 AM
Attachments: [PRD-33 ORDINANCE NO. 614.docx](#)

Hello and good day,

I am writing to state my concerns about a proposed neighborhood development plan in Chaska. The development in question is at the end of Jaspers Circle South and Jaspers Circle North (<https://www.chaskamn.gov/887/Jasper-Circle>), and is a part of the Willow Wood development, which was first established more than 20 years ago. The proposed project is being led by Land & Resource Consulting.

The developer initially presented this plan to the public in a meeting in the White Oak Room at the Chaska Community Center on December 18, 2023. The plan, as presented, included the building of 17 lots on this relatively small tract of land. The room was full to the brim with residents of the neighborhood, including myself, and I can assure you that no one expressed support for this plan. The plan has since been amended to 16 lots, but this is little improvement. Everyone in the neighborhood knows and accepts that the area will be developed some day; however, the existing shadow plat for the neighborhood (Willow Wood 2nd grading plan—please see attachment) suggests 5 homes. Currently, Jaspers Circle North and Jaspers Circle South *combined* have only 22 homes between the two streets—16 additional homes would be a 72% increase in the density of the neighborhood.

At the December 18 meeting, the developer's stated plan to build homes on smaller lots and with shorter setbacks from the street was met with significant pushback from residents in attendance, several of whom pointed out existing Willow Wood development guidelines (PRD33, Ordinance #614—please see attachment). The developer tried to argue that the proposed project would be an entirely different development than Willow Wood, and therefore should not/would not have to meet the same building and lot guidelines. This assertion is, to put it mildly, ridiculous. The proposed development would clearly be a part of the established neighborhood, as it would be building off of, and connecting, two existing streets; there is no separate access point; and roads and greenspaces will be shared with adjacent, already existing homes.

The developer further argued that buyers of new homes "don't really value yard space". This is more likely conjecture than actual fact, and the obvious rebuttal is that most new home owners *do* prefer more yard space, but *developers* are not building new homes that offer this additional space, therefore giving new buyers little to no option *but* to buy a home on a smaller lot. More to the point, however, is that the proposed, smaller lot sizes would significantly alter the neighborhood's character. There's almost certainly nothing that we, as residents of Willow Wood, can do to prevent this development, but it doesn't seem too much to ask that the new portion try to better match the existing area. Now, no matter what, new houses are going to look newer—no one's asking that new houses be made to look like they were built in the early 2000s—but it doesn't seem unreasonable to suggest that the spacing and geometry of the lots should be more uniform to the existing neighborhood.

The feedback the developers received from residents at the December 18 meeting seem to have fallen on mostly deaf ears, as reducing it from 17 houses crammed into too little space to 16 houses crammed into too little space is, again, not much of an improvement. The meeting notes the developers provided afterward addressed almost none of the substantial feedback and concerns they heard from neighborhood residents. (Granted, no one *wants* to talk about receiving negative feedback, but it seems like it should be better documented in situations like this.)

As a brief aside: I understand that now is not the time to address more personal concerns. However, as a property owner whose home/lot directly abuts the development area (my home is at the very end of Jaspers Circle S), I have a number of more specific issues that I would like to see addressed at some point (traffic safety, child safety, untold months of construction noise directly outside my wife's home

office, etc.). Please let me know when and how to best bring these concerns to the table.

There are woefully few neighborhoods like Willow Wood, in Chaska or anywhere else. The houses and lots are reasonably sized, with enough space for everyone to be good neighbors *and* to enjoy their privacy. It has a kind of classic “suburban neighborhood” charm to it, the kind you might see in a movie. This character played a significant role in many current residents’ decision to buy a home here. A 72% increase in density would greatly reduce Willow Wood’s charm. All of us in the neighborhood know that new development is inevitable, but we would like it if said development didn’t spoil such a significant part of what we moved here for in the first place.

This might seem like a strange request, but if you have time, I politely invite you to visit the neighborhood to see the space where the development is planned. You can easily see the entire area from the ends of Jaspers Circle North and Jaspers Circle South. Could 16 houses truly, comfortably, reasonably sit on that tract of land? Would such high density in such a small space blend in with the neighborhood as it looks now?

TL;DR: It’s not about the houses being built, it’s about the *number* of houses being built. We all love the open spaces, the look, and the character of our Willow Woods neighborhood, and we would, respectfully, like to keep those features as they are.

sincerely,
Lee Rostad
205 Jaspers Circle South

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ORDINANCE NO. 614

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA TO PRD-33 AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PRD-33 (WILLOW WOOD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA DOES HEREBY ORDAIN AS FOLLOWS:

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

The following described real estate situated in the City of Chaska is hereby removed from the O - Open Development District and rezoned to PRD-33.

(Legal Description to be completed.)

Section II. R1-A District uses and regulations shall apply to the PRD-33 District except that minimum lot widths and areas shall be 100 feet and 15,000 square feet, respectively for lots adjacent to the Chaska Creek ravine/open space system, and that minimum lot widths adjacent to Northgate Addition shall be 80 feet.

From Zoning code: **Lot Width:** The horizontal distance between the side lot lines of a lot measured at the building setback line.

Section III. Additional development standards applicable to the PRD-33 District shall be as follows:

- A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.
- B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

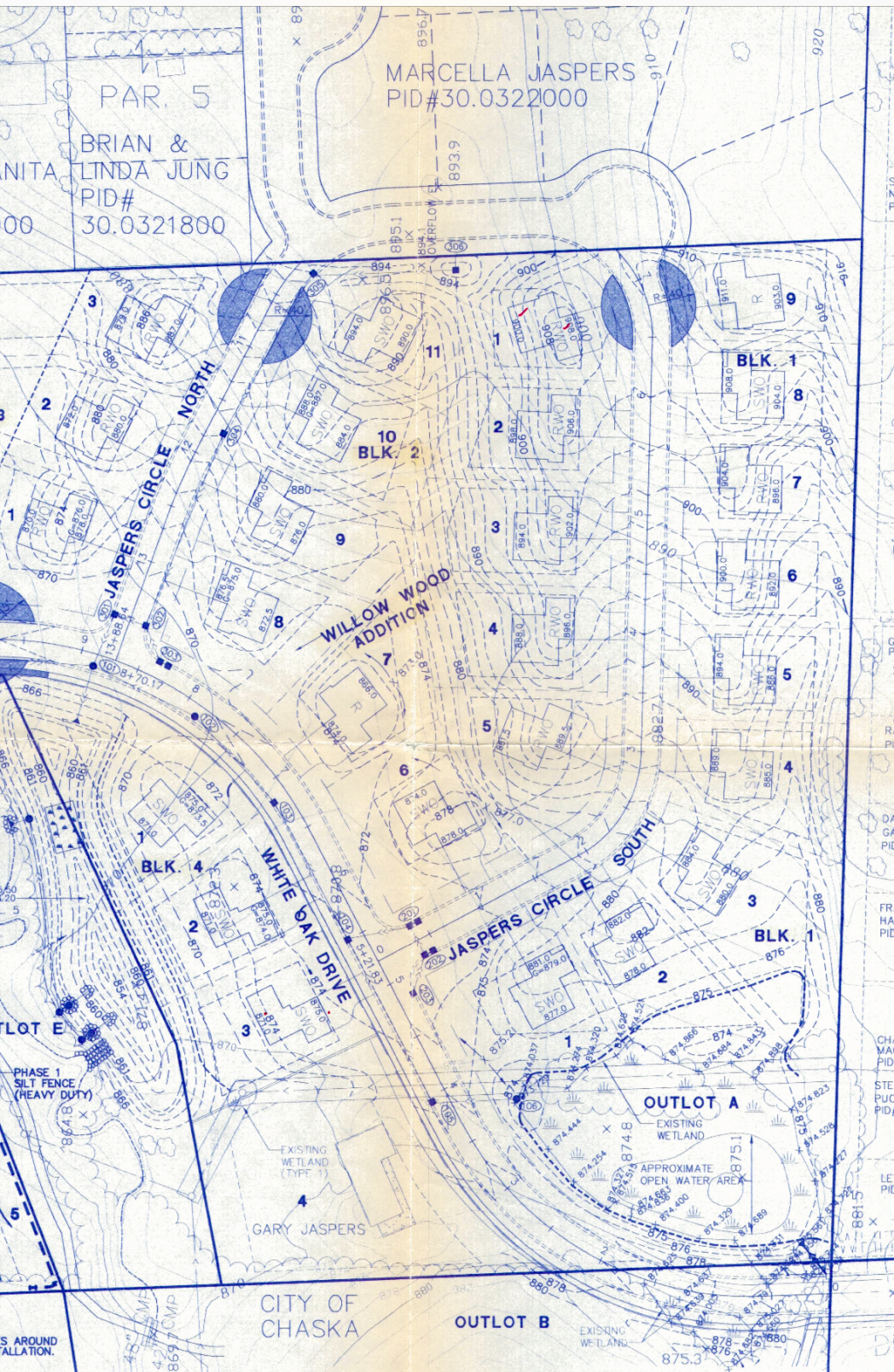
Section IV. Effective Date

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 24th day of February, 1997.

Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk



OWNER	PROJECT	SHEET TITLE	DATE
KLINGELHUTZ	WILLOW WOOD PHASE 2 IMPROVEMENTS CHASKA, MINNESOTA	GRADING, DRAINAGE EROSION CONTROL PLAN	MARCH, 1999
			SCALE
			1" = 60'
			PLAN
			PROFILE

From: [Laresa DeBoer](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Proposed development near Jaspers Circle
Date: Tuesday, April 9, 2024 11:15:13 AM

Dear Ms. Cauley,

I wanted to convey my significant concern regarding the proposed development near the Jaspers Circle area in Chaska. As a resident on Jaspers Circle South for 22 years, I am dismayed to hear how many homes are in the proposal, and very concerned regarding the increased traffic this will cause. I am also worried that the homes are going to be bunched together closely. My husband and I specifically chose this area to live for the large lots and space between homes and the aesthetic this provides. I will be attending the Planning Commission meeting on April 10th to further voice these concerns.

Sincerely,
Laresa DeBoer

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From: [Aimee Alcott](#)
To: [Nate Kabat](#); [Elizabeth Hanson](#); [Ashley Cauley](#); [Jon Grau](#)
Subject: [EXTERNAL]Concept Plan for Jaspers Circle
Date: Tuesday, April 9, 2024 3:50:54 PM

Dear Ashley and members of the City of Chaska Planning Department,
I invite you to review the below as a department and request that you please forward this email to commissioners this afternoon ahead of tomorrow's Planning Commission meeting. I am happy to discuss further.

Respectfully,
Aimee Alcott

Dear members of the Chaska Planning Commission,

I am writing in response to the proposed concept development on Jaspers Circle here in Chaska. As a resident of Jaspers Circle South, I am interested in furthering the conversation between the City, the developer, and my fellow neighbors regarding the proposed development before the commission green lights this concept plan. I hope that you will receive this commentary and that of my friends and neighbors in good faith and with the ultimate goal of moving forward productively as a community.

When my family and I were house hunting, we quickly zeroed in on a top wish list item of ample green space—a large yard, room for our kids to play, a sense of space despite being within city limits. We found that in our current home at 255 Jaspers Circle South. We enjoy close relationships with our neighbors yet also enjoy the general character of the Willow Wood development; that is, a collection of homes that are decently set back from the road, with significant room between each home, with large yards.

While there are numerous neighborhoods and streets in Chaska with more dense development, **a key characteristic of our neighborhood is its lower density**. In fact, the packet prepared for your meeting outlines that the Willow Wood development currently enjoys a development density of 2.0 homes per acre. Furthermore, our existing neighborhood consists of homes on lots averaging over 100 feet wide.

The developers themselves have stated goals including:

- A) "provide housing in a high-quality neighborhood with proximity to community amenities such as parks and trails"
- B) "work within the existing neighborhood character to support the community values of current residents"

Regarding goal A, I encourage the Commission to consider that **the “high-quality” nature of our neighborhood is inextricably linked to the low density of homes and proportionally higher amount of green space in each lot**. Please take a drive up Jaspers South and Jaspers North—the yards are wide and deep, the houses are set back from the road, and there is simply a sense of breathing room and openness that is difficult to convey looking at an aerial-view diagram on a computer screen. We have a 120' garden in our backyard. When we have family stay, we can park cars two-deep in the driveway. We've planted 7 trees from the Chaska Shade Tree program throughout our expansive front, back, and side yards.

Regarding goal B, I would hope this letter in addition to the others you've received, coupled with community feedback, illustrates the existing neighborhood character and the values of its residents (which is to say, **we do not support a densely developed addition connecting Jaspers South and North**).

The proposed concept plan density is 3.3 sites per acre—compared to the existing homes on Jaspers, **that density represents a 65% increase**.

The proposed development average lot width is 56 feet, **less than half of the average lot width of the existing homes on Jaspers.**

If you consider the data pertaining to this proposal from the angle of preserving and carrying on the existing neighborhood character and feel, it does not add up. This concept plan is simply too many houses in too little space. While you may look at the table presented in your packet and see new construction neighborhoods averaging smaller lot sizes and frontages than what we currently enjoy in Willow Wood, please consider that the cited developments are being built out as Chaska expands into neighboring acreage; conversely, this proposed development plan quite literally sits in the middle of our existing nearly-30 year old neighborhood by linking Jaspers North and South into a horseshoe—it will operate functionally as an addition to the neighborhood, not as a new development set apart.

I encourage you to view this development proposal not as just a line item on an agenda but rather a radical shift in the lived experience of our family, our neighbors, and yes, of future residents. There will certainly be families like ours who are looking to settle in Chaska in a beautiful new home with a large yard. We are not opposed to development overall, but rather the extreme shift in neighborhood character that this proposal as written represents.

I ask the Commission to table the concept plan as proposed to allow the developer to revise the concept plan to meet the PRD33 zoning requirements and match the existing Willow Wood neighborhood.

If you move to approve the concept plan, I ask you to include, as a condition of approval, that the preliminary plat meets the existing zoning requirements and truly matches the character, look, space, and feel of our existing neighborhood.

Sincerely,

Aimee Alcott
255 Jaspers Circle South

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From: [Annalisa Murray](#)
To: [Ashley Cauley](#)
Cc: [Elizabeth Hanson](#); [Jon Grau](#); [Nate Kabat](#)
Subject: [EXTERNAL]Jasper Circle Proposed Development in Chaska
Date: Wednesday, April 10, 2024 12:33:29 PM

Hello Ashley,

I live in the Jasper Circle neighborhood in Chaska. We are aware a developer has proposed 16 home units in the land connecting North and South Jasper Circle. I am against this proposal. The density of this is more than double than what our current neighborhood has currently when you look at homes and lot sizes.

Currently, in our very large neighborhood, there is only one way in and out. This causes extra traffic and can be a potential hazard in case of an emergency. While I do support building additional homes on this land, building 16 homes, when the original neighborhood developers had a plan of 7, would be unwise and unsafe.

Please consider this as this concept plan is proposed to the city this evening.

Thank you,

Annalisa Murray
292 Groves Dr, Chaska

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

**RE: Additional Information - Concept Site Plan Application
Jasper Circle Single-Family Residential Development
Chaska, MN**

Dear Ms. Hanson,

Attached please find additional exhibits for the Concept Plan review for the proposed 16 lot Single-Family Residential Development between Jasper Circles N and S, and State Hwy 41.

We received additional comments and concerns of the neighborhood residents and have addressed them as able. The following is a summary of comments and responses.

- Comment: Density & the # of Proposed Houses - *the proposed unit count results in a large density increase in the neighborhood. The number of proposed houses isn't conducive to matching the existing character of the neighborhood.*
 - Response: The increase in density is acknowledged. Based on guided density (2-5 units/acre), the acreage for this parcel allows for 10 - 25 units. Concept plans with 18, 21, and 25 units were considered prior to Concept Review submittal. Sixteen units balances several competing factors, such as integrating into the existing neighborhood character while also meeting current housing demands. The concept submitted is a balance between the existing lot sizes, proposed lot sizes and the target market price. If we mimic the existing lot sizes in other part of the neighborhood, the cost of the lots and homes will increase dramatically, which does not fit the character of the area.

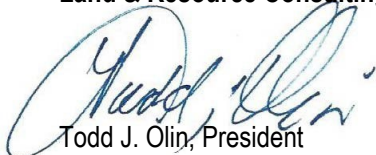
An additional exhibit has been provided, which shows Streetview images from another neighborhood in Chaska that have similar lot size and front setbacks as the proposed project. It's acknowledged that these streetscapes are denser than the existing Jasper Circle, but they're not out of line with a typical suburban development.

- Comment: Lot size & yard space –*the developer presented that buyers do not want yard space, but it is not possible to know that buyers prefer smaller lots with less yard space, in part because the alternative isn't being built in newer developments. The lot size and yard space of the existing neighborhood is preferred by current residents.*
 - Response: It's true that there's a diversity of wants and needs from home buyers. However, there is a lot of market research that points to a lack of diversity of housing types in many neighborhoods across the metro, which can result in negative outcomes for residents. For example, as residents age, they often must leave a neighborhood they've lived in their whole lives to find appropriate housing. They can no longer maintain the large yard, driveway, and house, and need something smaller and more manageable. Similarly, young adults might grow up in a neighborhood that they want to eventually return to and live in, but they're priced out of the primary housing stock, with no other options. To this end, diverse housing options can help residents who want to stay in a neighborhood but require different housing needs.
- Comment: Lot size & Privacy – *current residents prefer the existing balance of physical proximity to neighbors, while retaining a sense of privacy.*
 - Response: The existing homes along Jasper Circle N and S are approximately 20'-30' apart. The concept submitted provides a significant increase of separation and buffer between the existing and proposed homes as shown on the sections provided. None of the proposed improvements will change the physical proximity and privacy the neighbors currently enjoy.
 - Two sections have been provided to illustrate the proposed transition between the existing homes and the proposed project. An updated Concept Plan with additional landscaping has also been provided.
- Comment: Setbacks – *the proposed setback, particularly in the front, is too short, which pushes homes closer to the street and reduces the number of cars that can park in the driveways of the proposed homes.*
 - Response: The location of the home footprints on the Concept Plan was reviewed and homes were moved further away from the 20' front setback on every lot where it's feasible. Please note this is still a concept plan and unit types have not been determined, but an increased front setback can be applied moving forward wherever possible.

Please review the supplemental information in this letter and associated exhibits and contact our office if there are any questions or concerns. We look forward to working with you through the course of review.

Sincerely,

Land & Resource Consulting, Inc.



Todd J. Olin, President



1 Grimm Rd



2 Gehl St



3 Kelm St



4 Molnau Ct



5 Molnau Ct



6 Clover Field Dr

Development Examples

Chaska, MN

Date: 05-03-2024

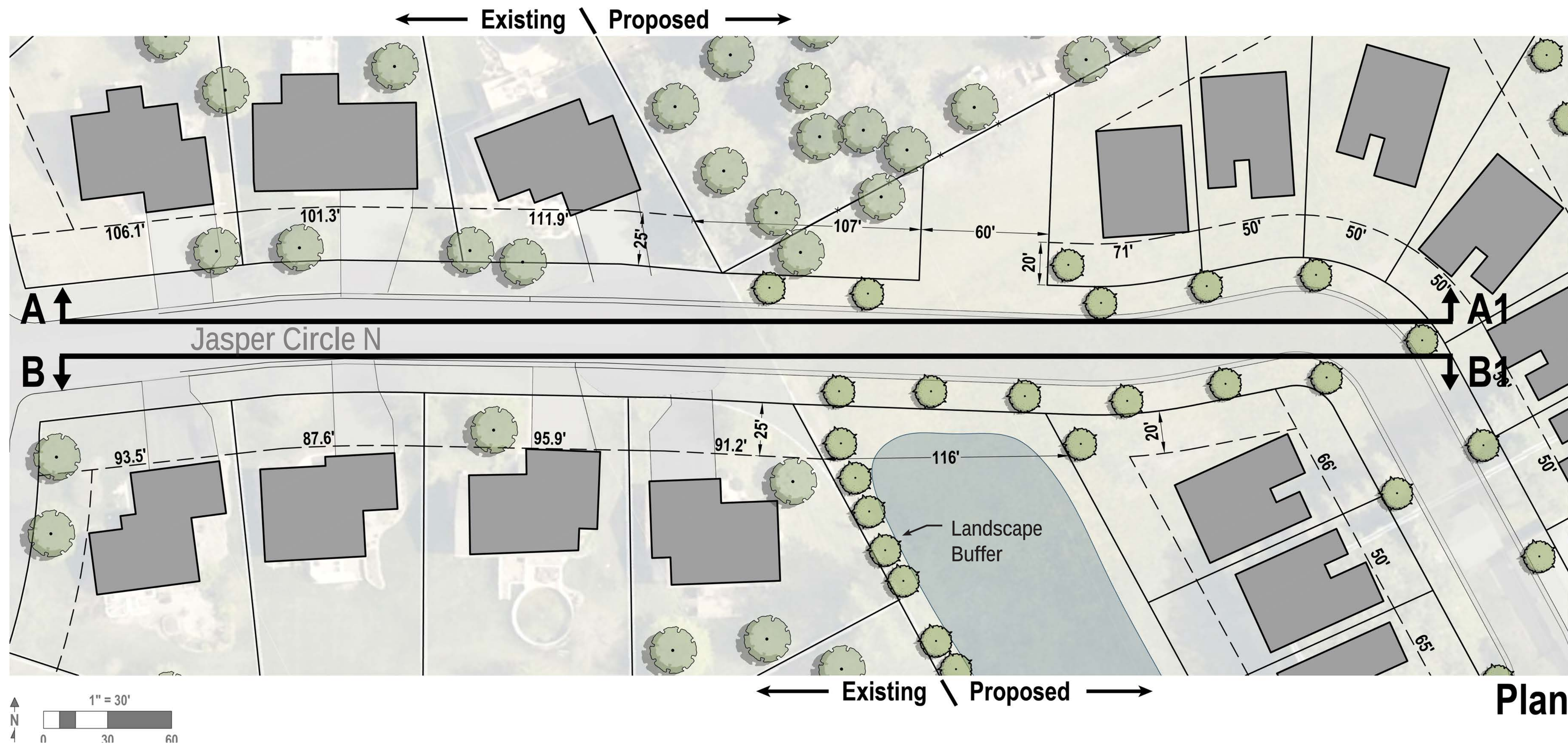
Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

These Google Streetview images show streetscapes in Chaska with similar development conditions as the proposed project.

Lot Width: 50-55'
Front Setback: 20-25'

Images were obtained from Google Maps.

Please note the proposed project on Jasper Circle doesn't include sidewalks.



Development Spacing - Jasper Circle N

Chaska, MN

Date: 05-03-2024

Application: Concept Site Plan Review

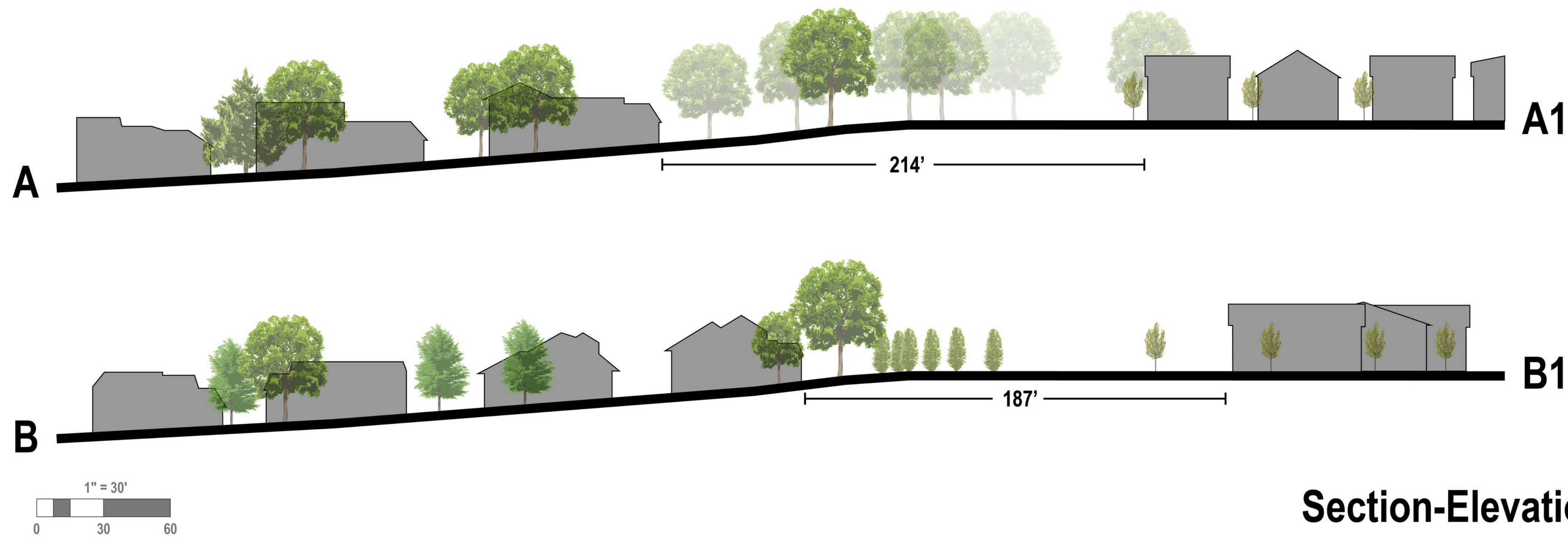
Project: Residential Development

Project By: Gavnat & Associates

Elevations of homes represented in section are approximations.

Existing trees height and width is approximate.

Proposed trees approximately represent 1-5 years growth





Development Spacing - Jasper Circle S

Chaska, MN

Date: 05-03-2024

Application: Concept Site Plan Review

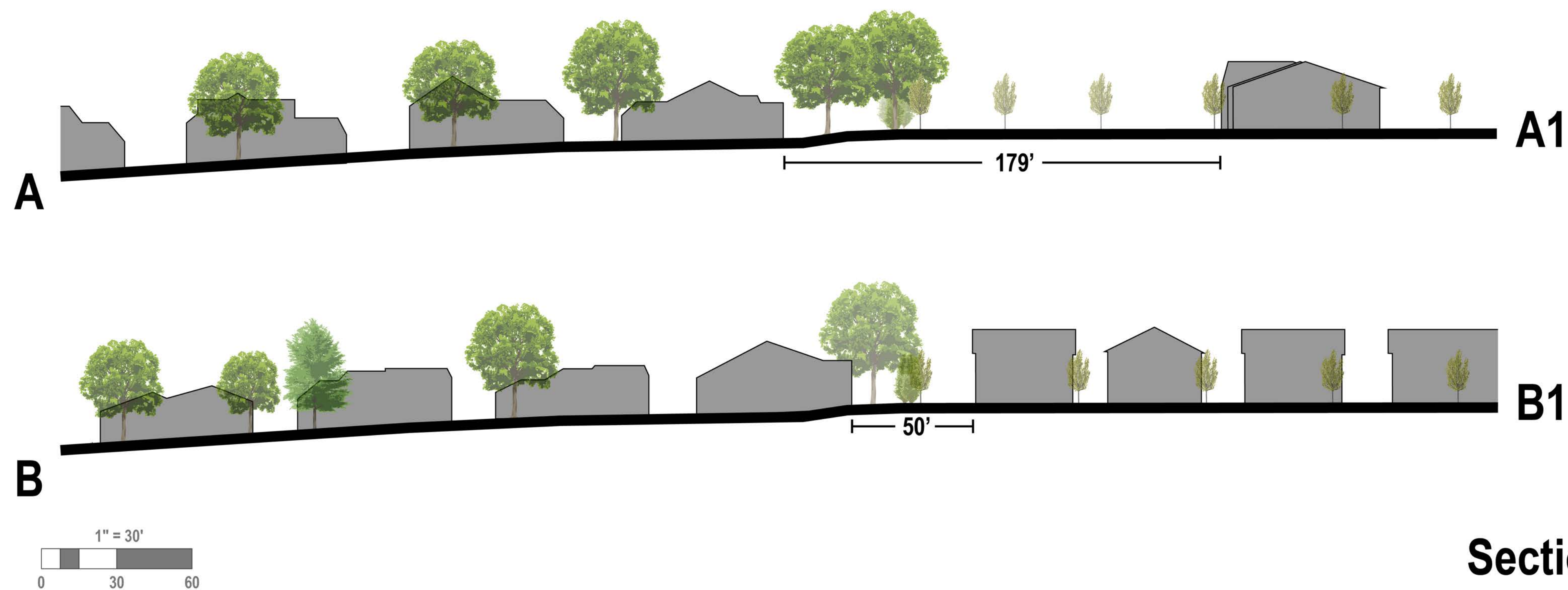
Project: Residential Development

Project By: Gavnat & Associates

Elevations of homes represented in section are approximations.

Existing trees height and width is approximate.

Proposed trees approximately represent 1-5 years growth



Section-Elevations



Concept Plan with Revised Home Placement to increase Front Setbacks

Date: 05-03-2024

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Willow Wood Staff Report - 1997

REQUEST FOR ACTION CHASKA CITY COUNCIL

February 24, 1997

Agenda Item No. 8

**Subject: Concept Plan/Rezoning and Preliminary Plat for Willow Wood Addition,
P.C. No. 97-03/Klingelhutz Construction**

Prepared by: Kermit Crouch

BACKGROUND

John Klingelhutz recently acquired 24.2 acres of the former Marcella (Marcy) Jaspers farm and has applied for rezoning to PRD-33 and Preliminary Plat approval for 48 single family residential lots. The following background information is relevant to the proposal:

1. The proposed plat is bordered by Northgate Addition to the south, Griep Park and cropland to the west, City-owned Chaska Creek wooded ravine to the north and northeast and three large unplatted single family homes/lots to the east which front on Highway 41.
2. Northgate Addition is zoned R1 - Low Density Residence and was platted in 1973 and 1978. The lots along Highwood Drive adjacent to the subject area are 75 feet wide; whereas, the lots platted in 1978 are typically 100 feet wide. White Oak Drive was platted as part of Northgate Addition and provides the only access to the subject property.
3. A tributary of Chaska Creek cuts east-west through the property and divides the area in two - 26 lots south of the creek and 22 lots north. This wooded drainageway is part of the City-owned linear open space system and contains a community trail on the north side of the creek.
4. Griep Park is a 10 acre upland wooded area that was acquired as part of the linear open space system in the early 1970's. The park is undeveloped except for the community trail which crosses to the south side of the creek just west of the proposed plat. In recent years, nearby residents in Northgate, West Oaks and Oak Hill Additions have expressed a desire for a neighborhood park facility, but most do not want the natural character of the park to be sacrificed for active park facilities. City planning and park staff have proposed that two to three acres of open farmland owned by Francis Hammers on the north side of the creek be dedicated as parkland when that area is developed in future. At this time, Mr. Hammers has no plans to develop or sell the property for development, and is reluctant to split off an area for park purposes prior to development.

5. Mr. Hammers owns about 54 acres of mostly cropland between the north half of the subject area and Bavaria Road. In 1989, a developer obtained an option on Hammers' land and proposed a 77 lot single family residential subdivision. The property was rezoned to R1-A - Low Density Single Family Residence but the plat was never developed and the property reverted back to Hammers. Previously, in the mid-1980's Francis had developed the wooded 24 lot Oak Hill Addition between Bavaria Road and Griep Park.
6. The north two unplatted lots along Highway 41 were split off from the former farm about 1960 and are about 2.5 acres (Walter) and 1.5 acres (Jung) in size. Marcy Jaspers' home is situated on a five acre tract. All three homes have direct driveway access to Highway 41 which would not be permitted by today's zoning standards nor by MnDOT.
7. In 1992, the City approved a split off of another 0.75 acre lot for Gary Jaspers, Marcy's son, at the corner of Griep Park and the tributary creek. The lot was configured to provide for the curved extension of White Oak Drive between the lot and an existing wetland to the south. Gary's lot has been included in Phase One as Lot 4, Block 4.
8. As previously stated, White Oak Drive is the only available access to the proposed subdivision. Access to Highway 41 at this location is not permitted by MnDOT or the City relative to access spacing and sight visibility standards. For many years, City staff's position has been that White Oak Drive should be extended northerly across the creek and then westerly to intersect Bavaria Road. This would eventually provide two access points off arterial/collector streets to the subject property. The 1989 plat of Hammers' farmland provided for such an extension as does the subject plat.
9. The subject 24.2 acres is all cropland except for a 0.5 acre wetland at the extreme southwest corner of the site. While much of the land is adjacent to the City-owned wooded creek/open space system, no woodland exists on-site. The northeast edge of the property is adjacent to the steep wooded bluffs of Chaska Creek owned by the City. Fortunately, the property line is 20 to 30 feet from the steep slopes which will preclude environmental disruption because buildings are required to set back another 40 feet from such property line. Within the site, there is a significant change in elevation of 40-50 feet which results in some relatively steep street grades (8%) in the plat. The central creek is not in a deep ravine as is the main channel. Rather, the tributary's wooded drainageway is only four to six feet in depth, which makes the proposed crossing by White Oak Drive fairly easy with relatively little environmental disruption.
10. The City of Chaska will join in this plat because White Oak Drive crosses City-owned land at two locations - the southeast tip of Griep Park and the creek crossing. In effect, the City will be formally dedicating some of its land for public street purposes by joining in the plat.

11. A small portion of the wetland at the southwest corner of the plat (0.09 acres) will be disrupted by the extension of White Oak Drive. The developer is proposing to mitigate such disruption by expanding the wetland easterly at a 2:1 ratio. Such disruption is subject to approval by the U.S. Corps of Engineers and the Hazeltine-Bavaria Watershed Management Organization. City staff supports the proposed mitigation.

PRELIMINARY PLAT DESCRIPTION/ANALYSIS

The proposed size and width of lots is a combination of the R1-A and R1-B Districts. The lots adjacent to the Chaska Creek ravine system are minimum 100 feet wide and 15,000 square feet in area. The remaining lots are a minimum of 90 feet and 11,500 square feet except for those lots adjacent to Northgate Addition which are a minimum of 80 feet wide. Average lot size is 16,630 square feet or 0.4 acres. - nearly one-half acre in size. Overall density is 2.0 lots per acre excluding the wetland. Anticipated house/lot sales prices range from \$190,000 to \$250,000.

The 26 southern lots are proposed as Phase One with the north 22 lots as Phase Two. No grading, street or utility work will be done initially in the Phase Two area; however, the developer would like to move some earth material from Phase Two to Phase One for balancing purposes. The disrupted area would then be restored to a stable condition by regrading and seeding.

This subdivision is somewhat unusual because it has four stub streets abutting adjacent properties which may be subdivided in the future - the 54 acres of cropland owned by Francis Hammers and Marcy Jaspers' five acre parcel. Temporary turn-arounds will be installed at the end of these stub streets until such time that the streets are extended.

The landscaping plan provides a variety of shade trees in the front yards to meet the required one tree per 50 feet of street frontage, both sides. In addition, the plan provides 30 coniferous trees in the rear yards that abut the City trail.

The plat provides for a future loop street (Jaspers Drive) to accommodate potential subdividing of the five acre parcel retained by Marcy Jaspers at such time that she so desires. In the meantime, Phase One development will include two stub streets leading to Marcy's property. Temporary turn-arounds will be installed at the end of the stub streets.

With the exception of White Oak Drive, the other secondary streets have been named after previous settlers - Jaspers and Groves.

The northwesternmost lot in Phase Two has been labeled an Outlot, along with other proximate remnants, which will allow a more desirable lot configuration when the adjacent Hammers property is developed in future.

Staff met with Ed Salden of Salden School Bus Service relative to accommodating buses in this subdivision. As a result, a 90 foot temporary turnaround will be installed at the end of White Oak Drive at the creek to service Phase One development. If Phase Two is developed prior to Francis Hammers' property, a similar turnaround will be provided at the Phase Two end of White Oak Drive. Buses will not drive down the other short stub streets.

Staff and developers have pursued various options to accommodate construction traffic by some other means than White Oak Drive off Engler Boulevard. The options are:

- A. Off Highway 41 through Marcy Jaspers' property. This may be acceptable to Marcy but appears doubtful for MnDOT approval due to safety concerns.
- B. Off Bavaria Road through Hammers' property. Francis is not in favor of this option.
- C. Off Highway 41 through City property using the existing access approved by MnDOT for the current creek underpass construction project. This appears to be the most plausible solution by all concerned since the access is currently used for that purpose and sight lines are relatively good.

This matter should be carried through as a condition of plat approval since it is not yet fully resolved.

STAFF EVALUATION/RECOMMENDATION

The Jaspers farmland is one of two undeveloped parcels of significant size remaining within the MUSA that are not already owned by developers, or that are not actively farmed by resident farmers. In recent years, numerous developers have been interested in acquiring the subject area. Marcy has leased out the cropland for several years.

Staff has worked closely with the developer to achieve a strong neighborhood design concept and also to relate appropriately to adjacent developed and undeveloped properties. Nearly half of the lots take advantage of backing up to the wooded creek/ravine system. Future residents will be able to conveniently access the community greenway trail system and travel extensively in three directions.

Staff recommends approval of the rezoning to PRD-33 and of the Preliminary Plat subject to the conditions and stipulations attached to the Planning Commission action.

PLANNING COMMISSION ACTION TAKEN 2-12-97

The Planning Commission held a public hearing on January 8, 1997 and continued it to February 12 to allow time for the developer to make certain revisions, primarily in relation to the Marcy Jaspers property and its future development potential. The plat was subsequently revised to the satisfaction of all parties. Four adjacent households were in attendance at the January hearing and made inquiries and offered suggestions. None of the households objected to the proposal. The following motions were made.

- A. Motion to recommend to City Council adoption of Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.
- B. Motion to recommend to City Council approval of the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to the following conditions and stipulations:
1. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.
 2. The purpose of the various outlots are as follows:
 - a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.
 - b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.
 - c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.
 3. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only by existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.
 4. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.
 5. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.
 6. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.
 7. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.
 8. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.

9. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.
10. The developer shall provide for unrestricted use of the existing community trail systems during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.
11. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.
12. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.
13. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.
14. No black dirt shall be exported from the site.

CITY COUNCIL ACTION REQUESTED

1. Motion to adopt Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.
2. Motion to adopt Resolution No. 97-18 approving the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to certain conditions and stipulations contained in such resolution.

jms

Memo

To: Kermit Crouch
From: Bill Monk
Date: February 7, 1997
Re: Willow Wood

While layout changes have greatly refined the plan, there has been no change in the engineering items as presented at the previous Commission meeting.

Sanitary Sewer

Existing sanitary sewer trunks already cross the site and will provide adequate service to the entire development. Said trunk is located within the City parkland and not in the easement of record that crosses the south portion of Phase 2. There is an error in the description so the easement needs to be vacated as the plat is approved.

Watermain

Two watermain stubs will be extended from the existing Northgate Addition to the south to service Phase 1. As additional areas develop, it is proposed to loop the watermain to existing lines in T.H. 41 and Bavaria Road.

Storm Sewer

A small water quality basin is proposed along the north edge of Phase 1 adjacent to the creek. The pond is sized to handle development runoff while not impacting the woodland portion of the existing creek. In addition, the City will be requiring some type of water quantity control where the culverts extend under the street connection between Phases 1 and 2. This quantity control will involve temporary retention by restricting flow in heavy rainfall events. Again, the design is intended to limit the impact on existing trees.

Grading

A combination of elevational changes and tight quarters require the site be almost entirely regraded to accommodate streets and lot pads. The lack of trees helps to minimize the grading impacts. The street grades, however, are steep and in one instance reach the ordinance maximum of 8 percent. Vertical and horizontal curve data is being reviewed to insure reasonable design standards with good sight distance.

Since all the streets extend to undeveloped parcels, temporary cul-de-sacs will need to be constructed at the plat boundaries. Separate easements will be needed for these turnarounds. Lots at the end of the line will need to be reviewed carefully in terms of grading and setbacks.

The steep grades will also require submittal of a detailed erosion control and stabilization plan as part of the construction documents.

Wetlands

The wetland on Outlot A has been delineated. The street extension will require filling that must be mitigated at a 2 for 1 ratio. A Corps and State permit will be required to conduct the filling and mitigation.

Traffic

At present over 100 single family residential lots use White Oak Drive as their single access to and from Engler Boulevard. Adding in the church and limited commercial traffic, White Oak currently carries over an average of 1,000 trips per day. Each phase of the proposed development increases that volume by about 25%. Because of the load this places on a single street, the developer has been notified that the street connection to Bavaria Road may well be required as a part of Phase 2.

Construction access will be an issue because of the single entry situation. The developer has been advised to prepare a construction access plan that does not utilize White Oak Drive. Options for temporary access from T.H. 41 or Bavaria Road are still being reviewed.

ORDINANCE NO. 614

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA TO PRD-33 AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PRD-33 (WILLOW WOOD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA DOES HEREBY ORDAIN AS FOLLOWS:

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

The following described real estate situated in the City of Chaska is hereby removed from the O - Open Development District and rezoned to PRD-33.

(Legal Description to be completed.)

Section II. R1-A District uses and regulations shall apply to the PRD-33 District except that minimum lot widths and areas shall be 100 feet and 15,000 square feet, respectively for lots adjacent to the Chaska Creek ravine/open space system, and that minimum lot widths adjacent to Northgate Addition shall be 80 feet.

Section III. Additional development standards applicable to the PRD-33 District shall be as follows:

- A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.
- B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side or directly across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. Effective Date

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 24th day of February, 1997.

Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE FEBRUARY 24, 1997 RESOLUTION NO. 97-18

MOTION BY COUNCILMEMBER _____ SECONDED BY COUNCILMEMBER _____

Resolution approving the Preliminary Plat for Willow Wood Addition, P.C. No.
97-03/Klingelhutz Construction

WHEREAS, the Planning Commission at its meeting of January 8, 1997 reviewed a request from Klingelhutz Construction for Preliminary Plat approval of Willow Wood Addition; and

WHEREAS, the Preliminary Plat consists of 48 single family lots on 24.2 acres of the former Joe and Marcy Jaspers farm; and

WHEREAS, the developer is requesting rezoning to PRD-33 which provides for a blending of lots ranging from 80 to 100 feet wide; and

WHEREAS, the subject property is basically all cropland with the exception of a 1/2 acre wetland; and

WHEREAS, the plat provides for stub streets extending to the undeveloped Francis Hammers cropland to the west and a five acre tract to the east containing Marcy Jaspers residence; and

WHEREAS, White Oak Drive will be the sole access to Willow Wood Addition until such time that it is extended northerly and westerly through the Hammers property to connect with Bavaria Road; and

WHEREAS, the property will be developed in two phases - 26 lots in Phase One south of a Chaska Creek tributary and 22 lots as Phase Two north of the creek; and

WHEREAS, with the exception of White Oak Drive which extends through the property, the other secondary streets have been named after previous settlers - Jaspers and Groves; and

WHEREAS, four nearby households were represented at the public hearing and after responses to suggestions and inquiries, no objections to the proposal were made; and

WHEREAS, the Planning Commission continued the January public hearing to February 12 to allow time for the developer to make certain design revisions; and

WHEREAS, the Planning Commission at its meeting of February 12, 1997 recommended to City Council approval of the Preliminary Plat of Willow Wood Addition subject to various conditions and stipulations as listed in the staff report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota hereby approves the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to the following conditions and stipulations:

1. Preliminary Plat exhibits approved by this Resolution and dated 2-4-97 shall be as follows:
 - a. Existing Conditions
 - b. Overall Preliminary Plat
 - c. Development Area Preliminary Plat
 - d. Phasing Plan
 - e. Overall Area Layout
 - f. Preliminary Overall Utility Plan
 - g. Preliminary Grading & Drainage Plan
 - h. Preliminary Landscaping Plan
2. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.
3. The purpose of the various outlots are as follows:
 - a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.
 - b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.
 - c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.
4. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only by existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.
5. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.

6. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.
7. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.
8. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.
9. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.
10. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.
11. The developer shall provide for unrestricted use of the existing community trail system during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.
12. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.
13. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.
14. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.
15. No black dirt shall be exported from the site.

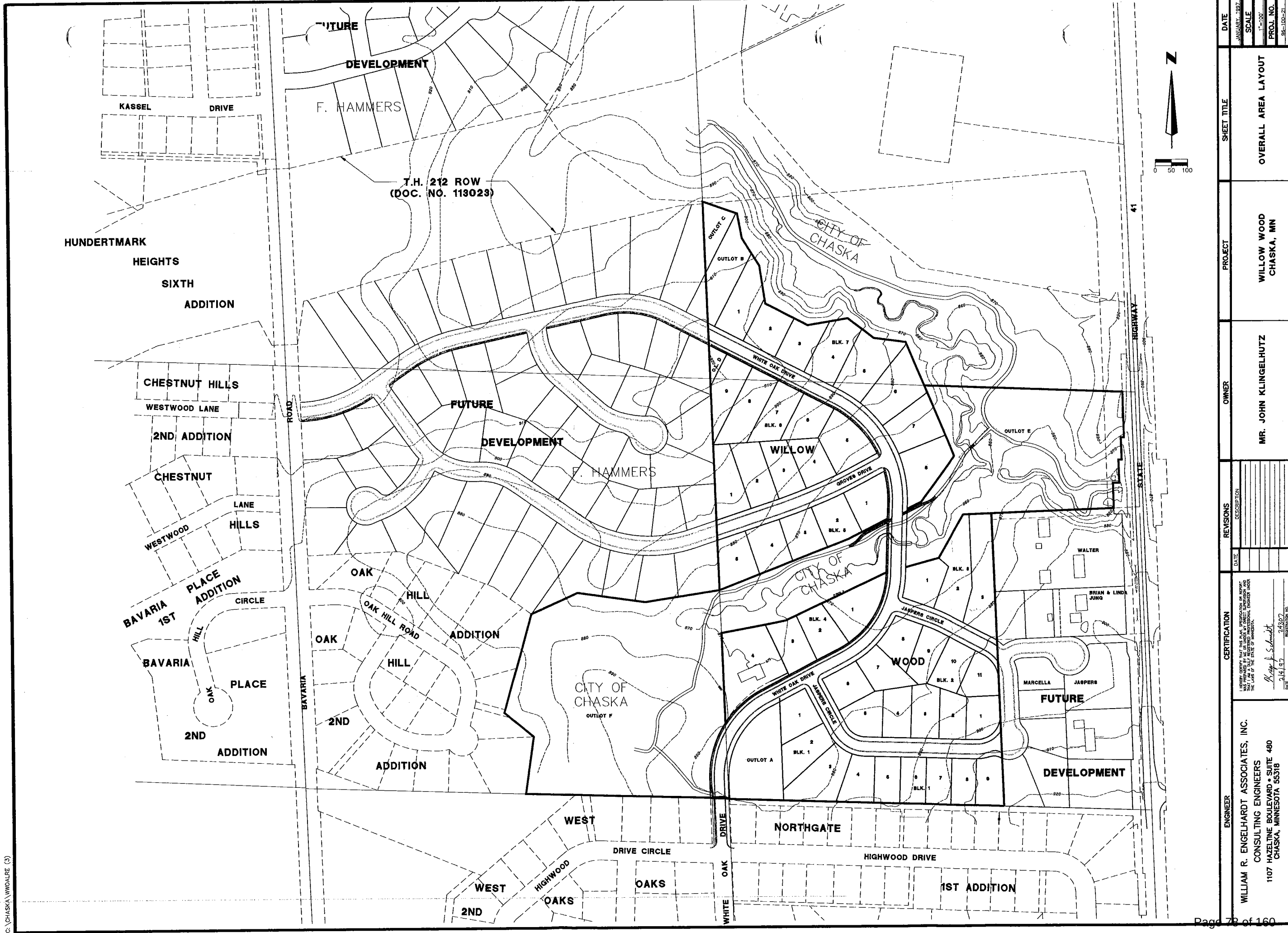
Passed and adopted by the City Council of the City of Chaska, Minnesota this 24th day of February, 1997.

Robert P. Roepke, Mayor

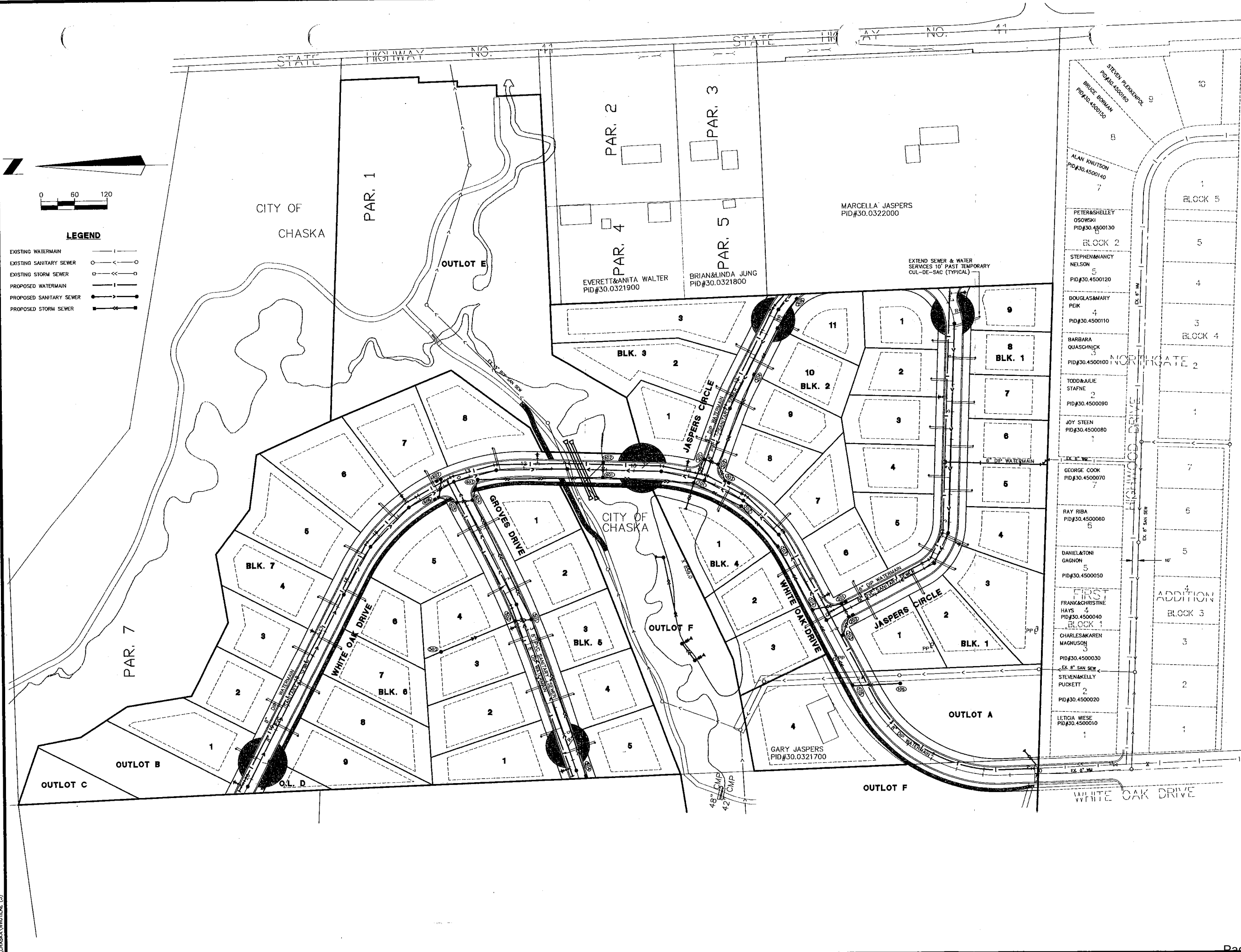
Attest: _____
Jeanette M. Simoneau, Deputy Clerk

jms

G:\CHASKA\WINDALRE (3)



DATE	SCALE	PROJ. NO.	SHEET TITLE	PROJECT	OWNER	REVISIONS		CERTIFICATION	ENGINEER
						DATE	DESCRIPTION		
JANUARY, 1997	1"=50'	96-10-21	OVERALL AREA LAYOUT	WILLOW WOOD CHASKA, MN	MR. JOHN KLINGELHUTZ			WILLIAM R. ENGELHARDT ASSOCIATES, INC. CONSULTING ENGINEERS 1107 HAZELTINE BOULEVARD • SUITE 480 CHASKA, MINNESOTA 55318 <i>Ray J. Schmidt</i> 2/14/97 24307 DATE REGISTRATION NO.	WILLIAM R. ENGELHARDT ASSOCIATES, INC. CONSULTING ENGINEERS 1107 HAZELTINE BOULEVARD • SUITE 480 CHASKA, MINNESOTA 55318



C. CHASKA VINTURE (3)

ENGINEER		CERTIFICATION		REVISIONS		OWNER	PROJECT	SHEET TITLE	DATE
WILLIAM R. ENGELHARDT ASSOCIATES, INC. CONSULTING ENGINEERS 1107 HAZELTINE BOULEVARD • SUITE 480 CHASKA, MINNESOTA 55318		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. <i>Ray J. Schmidt</i> DATE 2/14/97 REGISTRATION NO. 24397		DATE	DESCRIPTION	MR. JOHN KLINGELHUTZ	WILLOW WOOD CHASKA, MN	PRELIMINARY OVERALL UTILITY PLAN	JANUARY, 1997
									SCALE 1"=80'
									PROJ. NO. 96-100-21

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 05/08/2024

Subject: Hazeltine National Golf Course (Northwest) – Preliminary Site & Building Plan and Rezoning

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-07

Synopsis: Applicant seeks to obtain approval of a preliminary site & building plan and rezoning for 8 new overnight villas, a new short course, a new putting course and parking lot modifications in the northwestern area of the Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

Introduction

Hazeltine National Golf Club has been in discussions with the City as it relates to the future of the northwestern portion of the golf course holdings (adjacent to Hundertmark Road and Hazeltine Boulevard). The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – February 5, 2024

A neighborhood meeting was held by the applicant on Monday, February 5, 2024 at 6:00pm at Hazeltine National Golf Course. The questions that arose from this meeting pertained to membership for the new amenities, timing of improvements, owner status of the new villa units, construction traffic, tree preservation, safety of the golf course exit, pedestrian walkways, and traffic.

Previous Approvals

In March 2013, a concept plan was approved for the west side of the golf course. The concept plan was approved for “neighborhood mixed use”. The plan’s land uses consisted of a mix of residential, commercial and permanent open space. The southwest area of the golf course was approved for commercial and the northwest area was approved for residential.

In March 2024, the Concept Plan was approved for the northwest area. The concept plan is shown below in Figure 2.



Figure 2: March 2024 Concept Plan

Some of the key discussion items that came out of that review and approval were the following:

- Align the west service road with the Hazeltine Plaza/Kohl's access on Hundertmark Road or further evaluate the offset traffic
- Provide a sidewalk connection on the south side of Hazeltine Boulevard between Hundertmark Road and the golf course main entrance
- Show a 'future' sidewalk connection on the east side of Hundertmark Road

Changes Since Concept Plan

The following are changes to the plan since Concept Plan approval:

- 8 Villas; the villas have been changed from two-story attached to one-story detached units. The layout of these have also spread out more, pushing some of the units south.

- West Service Road; the west service road off of Hundertmark Road has relocated back to its existing access point on Hundertmark Road. Before it was shown approximately 170 feet south of the existing access point.
- Sidewalks; sidewalk options have been added on the north and south sides of Hazeltine Boulevard with the north option being the preferred option by the applicant. Only one option would be constructed with the project. In addition, a 'future' sidewalk is shown on the east side of Hundertmark Road. This sidewalk will not be constructed with the project rather showing its feasibility should it be needed in the future.

Preliminary Site & Building Plan and Rezoning

The applicant is requesting approval of a Preliminary Site & Building Plan and Rezoning. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The Hazeltine National Golf Course spans across approximately 335 acres. The northwest portion of the site where the preliminary plan is proposed is approximately 13 acres and is only used for large event parking. The existing terrain features rolling hills, native grasses, and trees primarily along Hazeltine Boulevard. Two service roads currently connect to Hazeltine Boulevard and Hundertmark Road to provide access for maintaining the golf course. The site is lowest along Hundertmark Road and generally rises towards the clubhouse on the east.
- **Preliminary Site & Building Plan.** The preliminary plan contemplates adding 8 one-story villas for on-site lodging, a new putting course, and a new short course totaling 10 holes. Parking lot modifications and relocating the primary vehicle entrance are also contemplated with this preliminary plan.



Figure 3: Proposed Preliminary Plan

Goals: The applicant has identified the following goals for the project: (1) enhancement of the property by improving the guest arrival and entrance experience; (2) enhancement of property by adding new onsite guest lodging and golf-related amenities; (3) improve the ability of the property to attract and cater to large-scale golf events such as the Ryder Cup and Women's PGA Championship while attracting significant interest for corporate investments; (4) further promote Hazeltine National and the City of Chaska as a highly desired golf destination; (5) focus on sustainable site initiatives in designing the new putting and short courses; (6) preserving and promoting more green space through the addition of the putting and short courses; and (7) create a complementary design for the new lodging that naturally blends in with the existing architectural vernacular of Hazeltine.

8 Villas: The 8 new villas will be one-story walk-out style buildings which will contain 4 bedrooms in each (total of 32 bedrooms). These villas can be rented individually, and will be exclusively available to members of Hazeltine Golf Course for overnight stays. The location proposed for the villas is centralized between the existing clubhouse and new putting and short courses. This layout will ensure guests are in close proximity to the clubhouse amenities while being a distance far enough away to maintain a level of privacy. The plans show that the villas will be designed to fit in with the clubhouse design and materials, using a mixture of wood and stone.

Putting Course: A new putting course is proposed immediately west of the new villas. The putting course will take up approximately 1 acre of the northwest area and have 10' tall lanterns to illuminate the course.

Short Course: A new short course is proposed immediately west of the new putting course. This course will take up the majority of the northwest area with approximately 11 acres and 10 holes. The applicant has proposed that this area will be illuminated by 35' pole lights.

Parking: The existing parking lots west of the main parking lot will be impacted by the new villas and golf courses going in. These existing parking lots contain a total of 99 parking spaces, and will be replaced with new parking. 37 parking spaces immediately east of the villas are shown as proof of parking (will not be initially constructed). And a new parking lot is proposed east of the proof of parking totaling 190 spaces. 128 parking spaces exist in the main parking lot adjacent to the clubhouse. In total, the new parking and existing parking will provide 355 parking spaces for the site.

Access, Gatehouse & Service Roads: The preliminary plan contemplates relocating the primary road entrance to improve traffic flow from Hazeltine Boulevard. A new gatehouse will be added to this entrance to improve member and visitor wayfinding and control access on and off the site. The existing entrance onto the site is positioned directly south of one of Carvers Green Townhome entrances. The preliminary plan is planning to relocate the main entrance and new gatehouse to the eastern end of Hazeltine Boulevard.

There is an existing service entry immediately west of the existing main entrance into the site. This service road access will remain with the site modifications and be gated. There is another service entry that comes from the existing parking lot next to the club house. This entry will have slight modifications to it but will be generally maintained in place and also be gated.

The existing gravel service road accessed off of Hundertmark Road will remain in its current access location, however the internal road will meander more south to accommodate the new short course layout. This service road is primarily used by Golf staff and

some City staff to access electric utilities on site. This access is also used during Championship events to access parking.

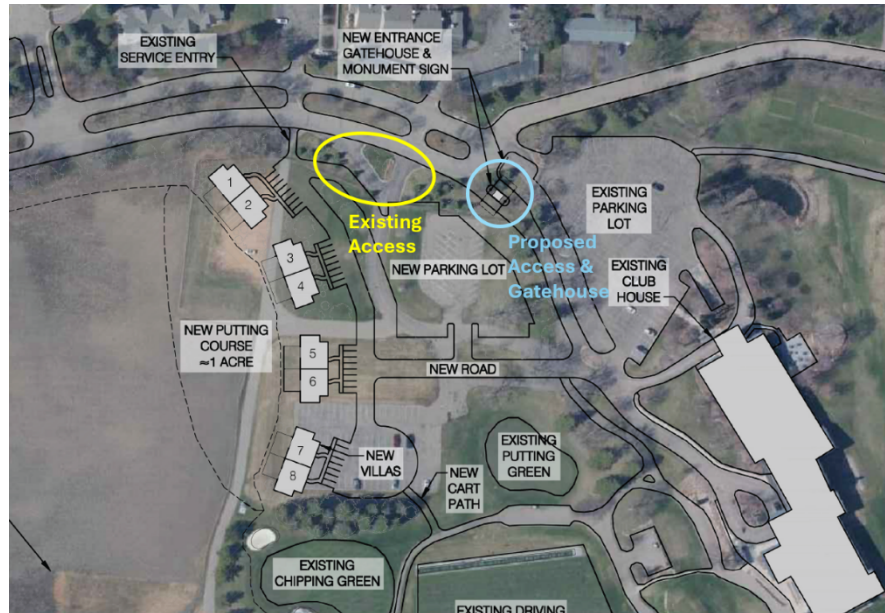


Figure 4: Main Entrance Exhibit from March 2024 Concept Plan

Berming/Landscaping: The applicant is proposing to add berming on the west and north sides of the site. The berm on the west side will be approximately 16 feet higher than Hundertmark Road, and near the south edge be close to 20 feet higher. The berming on the north side will vary and be approximately 4-8 feet higher than Hazeltine Boulevard. In addition, they are proposing landscaping be added to improve privacy for golfers as well as the adjacent neighbors.

Sidewalks: The applicant is proposing to add a sidewalk connection along Hazeltine Boulevard. They have defined the boulevard area north of Hazeltine Boulevard as their preferred option as it provides more privacy and more direct connection to the residents to the north. They have also defined the boulevard area south of Hazeltine Boulevard to demonstrate feasibility. They would only construct one of the options to satisfy sidewalk necessities.

Lighting: As noted above, 10' lanterns will be added to the putting course, and the cart paths in front of the villas. Light poles will be added to the short course area that are 35' tall. Parking lot lighting will also be added to the new parking lots that are 28' tall.

Utilities and Stormwater: Utility connections are available and extended through the site. The villas are proposed to hook up to city utilities. Large sewer and water lines run

north-south through the property between the existing parking lot areas. The new parking lot layout proposes to be located over these lines.

Underground stormwater tanks are contemplated on the north side of the site and under the new parking lot.

Wetlands: There are three known wetlands that exist on site; one that is directly south of Hazeltine Boulevard and two south of the existing service road off Hundertmark Road. The short course will impact one of the wetlands.

- **Land Use & Rezoning.** The property is currently zoned O, Open Development. The property will be rezoned to Planned Multi-Use District (PMD-23).

Staff Analysis

- **Comprehensive Plan & 2013 Concept Plan**

The 2040 Comprehensive Plan guides Hazeltine National Golf Course as Golf Course (denoted as dark green in Figure 5), and the approximately 500 feet wide strip adjacent to Hundertmark Road as Mixed Residential (denoted as pink in Figure 5) and the portion of land between those two as Open Space (denoted as light green in Figure 5).

Mixed Residential, per the Comprehensive Plan, is defined as “*Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.*”

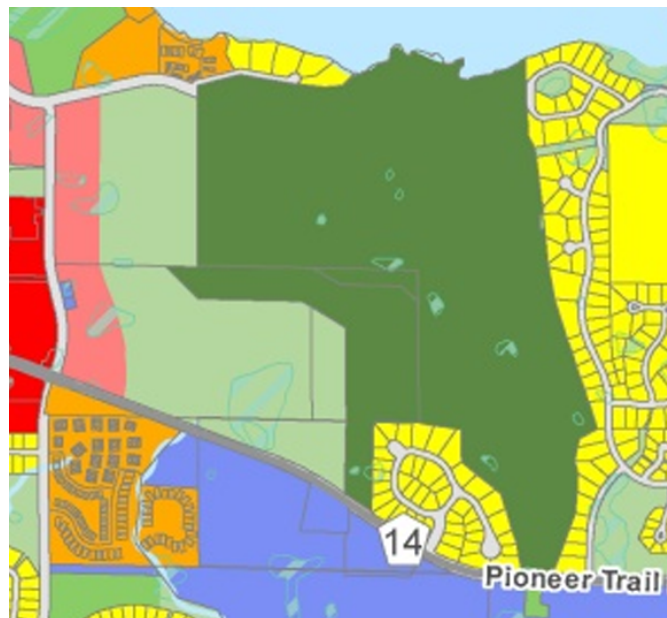


Figure 5: 2040 Comprehensive Guide Plan

The proposal to add lodging and additional golf course area on the northwest portion of Hazeltine National Golf Course is appropriate and consistent with the Comprehensive Plan.

- **Setbacks**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
From Centerline of Hundertmark Rd	100 feet
Hazeltine Blvd	30 feet
Interior Property Lines adjacent to residential	30 feet

PARKING SETBACKS	
Direction	Setback
North & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet

The applicant shows in their preliminary plans that they meet these setbacks.

- **Parking**

The site will incorporate 355 parking spaces from proposed parking and existing parking (37 of which are proof of parking). The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Golf Course/ Clubhouse	50,000 sf	20 spaces + 1ps/300 sf	187
Villas (8)	8 villas	2ps/villa	16
		REQUIRED	203 parking spaces
		PROVIDED	355 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site during regular operating hours.

Hazeltine National Golf Course is known to hold larger events on site such as the Ryder Cup and Women's PGA Championship, which draws in a significant amount of crowds and parking. The golf course has traditionally used their open areas for event parking. With the addition of the short course and putting course over open area, staff would like to understand how this effects parking for future events.

The applicant has stated that the area impacted by new site improvements takes up approximately 11 acres of overflow parking but will be replaced with 7 acres in what is known as the “pumpkin patch” area on the southwest corner of their site (NE corner of Pioneer Trail and Hundertmark Road); see Figure 6. This would result in a net loss of 4 acres of spectator parking (which totals roughly 300-400 parking spaces). The applicant states that the only large event that would be impacted by this loss is the 2029 Ryder Cup, which will require additional shuttles from off-site park and ride locations. With the estimated 50,000 daily fans in attendance, there is already a significant amount of shuttles for this event. The loss of 4 acres of potential unimproved parking area will not be a meaningful increase in the total off-site shuttle traffic volume. In addition, staff feels the shift to more off-site parking helps reduce traffic congestion at the event site, which was experienced during the 2016 Ryder Cup.

- **Access & Service Roads & Circulation**

The new main entrance is proposed to be relocated to line up with eastbound traffic coming into the site. Exiting the site will be more efficient as it eliminates the need for a full left turn movement, which the applicant has stated is

problematic with other traffic on Hazeltine

Boulevard. The applicant has provided a traffic

evaluation that concluded the shift of the entrance will better define entering and exiting the site. It should be noted that there are portions of the main entrance design such as the driveway opening, main entrance center median, and golf course monument sign are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard. These elements are private and will be owned and maintained by Hazeltine Golf Course. The City will not be responsible for maintaining these areas.

There are two service road entries that come off Hazeltine Boulevard; one on the west and east sides of the main entrance. The city’s policy regarding driveway access is to limit the number to those that are needed to safely accommodate the traffic generated by development. Since the full extent of property is not being developed the City’s policy would be to restrict access to a primary entrance and exit unless safety and traffic generation dictate otherwise. Further, the City’s policy would be to provide adequate spacing between driveway openings, which conflicts with the main entrance and eastern-most service road entry. Staff is recommending the main entrance and east service entry be combined to a single location and designed to limit confusion and



Figure 6: Large Event Parking Exhibit

vehicle conflicts with access to the city street. This will need to be addressed in the final submittal.

A fire truck and semi-truck turning exhibit has been provided. The fire department has reviewed the location of the villas and overall circulation of the site and have a few comments that need to be addressed in the final plan:

1. Adequate access and turnaround at Villa #1
2. 20 foot wide turnaround at Villas 7 & 8
3. Key boxes at the west service entry and main entrance gatehouse for fire department to have control of security gates

- **Tree Preservation & Landscaping**

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	79 caliper inches (28 trees)	173 trees
Understory Trees	7	70
Shrubs	84	770

The new parking lots also meet planting island requirements per Section 15.28.070.E.4.

Staff would like to see a cross section exhibit between Hazeltine Boulevard and Hundertmark Road to understand how the existing and proposed berming and landscaping will help screen the lighting on the short course from adjacent residential.

The new main entrance and parking lot layout will impact existing trees on site. A total of 103 trees will be removed. These trees species range from blue spruce, balsam fir, and quaking aspens, which are primarily coniferous trees. The trees proposed with the new site layout will bring in more maples, birch, oak, elm, balsam fir, spruce and pine trees, and over exceed the landscaping requirements for the site. In sum, the removals and replacements are appropriate.

- **Sidewalks and Trails**

Public trails currently exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza's site. Sidewalk connections are a development-driven improvement and the City looks at developments in the site plan process to see where pedestrian connections can occur, gaps can be filled in, and/or help enhance existing pedestrian connections.

One of the guiding principles in the 2013 Concept Plan was "a pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road to be provided at the time of the residential development." In addition, the City recently adopted the "[City of Chaska 2040 Pedestrian and Bicycle Master Plan](#)" on March 4, 2024. *The intent of this plan is to expand upon the trail and sidewalk networks that*

Chaska is known for and offer recommendations for improving and increasing opportunities for walking and bicycling in Chaska, for both recreational and transportation purposes. A few reasons for this Master Plan included "improving safety for everyone and increase livability and equitable access to trails, parks, schools and other community destinations."

Given the intentions of these two documents/approvals, the City believes that the addition of a sidewalk on the south side of Hazeltine Boulevard between the main golf entrance and Hundertmark Road and contemplation of a future sidewalk/pedestrian connection on the east side of Hundertmark Road are aligning with the future intentions of this site and what the community desires. It was advised in the Concept Plan that the applicant further evaluate these provisions with their preliminary plan.

The preliminary plan shows a couple areas for proposed sidewalks and future sidewalks to align with staff advisement during the Concept Plan. A future sidewalk is shown on the east side of Hundertmark Road. This sidewalk connection is not proposed to be constructed with the project as it does not lead to anywhere at this time. Construction of this sidewalk would occur when full connection to Pioneer Trail or an intentional end point can be achieved. The preliminary plan also shows sidewalk connections on the north and south sides of Hazeltine Boulevard, east of Hundertmark Road. The applicant prefers the north sidewalk connection as it provides more privacy for the golf course. They have also requested that the City consider a cost-share for this sidewalk extension with 50% funded by the golf course and the other 50% by other sources.

City staff have evaluated the north and south options and would advise that the south option be constructed. This option is the best option with regards to the following:

- Less coordination with neighboring residents and owners compared to the north side; the golf course is the only owner of the property that abuts the south side of Hazeltine Boulevard
- Less utility corridors exist on the south side boulevard area
- Direct connection can occur to existing pedestrian facilities west of Hundertmark Road; the north connection would require a crosswalk for safe movement
- Sidewalk connection needs to be adjacent to proposed development

In addition, staff would advise that the pedestrian connection on the south side be consistent with the trail section on the south side of Hazeltine Boulevard adjacent to Hazeltine Plaza. This trail section shows a 10' wide trail and 7' boulevard (grass) area between the road and trail. This design shall be shown on the final plans.

- **Building Design & Materials**

The villas will be one-story and constructed with stone, composite siding, and aluminum windows. The look of these will match the clubhouse building. In total each villa will be 2,500 square feet in size.

The gatehouse at the main entrance will be constructed with stone and the look will also match the villas and clubhouse.

- **Lighting**

The site plan is showing a variety of lighting. The new parking lot areas will be illuminated by traditional pole lighting that are 28 feet high. The new cart path adjacent to the villas will be illuminated by 10 foot high lanterns. The putting course will be illuminated by 10 foot high lanterns. And the short course will be illuminated by 35 foot high pole lights. All exterior lighting must meet the City’s zoning ordinance section 15.28.250.

As noted above in the landscape section, Staff would like to see a cross section exhibit between Hazeltine Boulevard and Hundertmark Road to understand how the existing and proposed berming and landscaping will help screen the lighting on the short course from adjacent residential.

- **Utilities**

Utilities are able to serve the new villas. There is an existing trunk sewer and water line that runs north-south on the site. City staff typically have to maintain this utility corridor at least 3 times a year, which the applicant/property owner have acknowledged in their preliminary response.

- **Stormwater**

Stormwater will need to meet City and County requirements.

- **Wetlands**

Because there are known wetlands on site, the applicant will have to conduct a wetland delineation report for their preliminary submittal. Any wetland impacts need to be reviewed and approved by the TEP.

- **Rezoning**

Currently the property is in the Open (O) zoning district. The property is being rezoned to a district that is consistent with the proposed uses, Planned Multi-Use District (PMD-23).

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
April 25, 2024	June 24, 2024	August 23, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** The City may <i>with the petitioner’s consent</i> extend the review period beyond August 23, 2024		

Planning Commission Action Requested:

Motion to recommend to the City Council approval of the Hazeltine National Golf Course (Northwest side) Preliminary Site & Building Plan, subject to the following conditions:

- 1. Approvals shall be based on the following exhibits:**
 - a. Project Narrative (pgs 1-5), submitted by Hazeltine National**
 - b. Response to Incomplete & Additional Items Needed Letter (pgs 1-3), submitted by Sambatek, dated April 25, 2024**
 - c. Title Sheet (pg C1.01), submitted by Sambatek, dated April 25, 2024**
 - d. Existing Conditions (pg C2.01), submitted by Sambatek, dated April 24, 2024**
 - e. Site Plan (pgs C3.01 and C3.02), submitted by Sambatek, dated April 25, 2024**
 - f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated April 25, 2024**
 - g. Turning Exhibit (pg C3.04), submitted by Sambatek, dated April 25, 2024**
 - h. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated April 25, 2024**
 - i. Phase 1 Erosion Control Plan (pg C5.01), submitted by Sambatek, dated April 25, 2024**
 - j. Phase 2 Erosion Control Plan (pg C5.02), submitted by Sambatek, dated April 25, 2024**
 - k. Erosion Control Notes (pg C5.03), submitted by Sambatek, dated April 25, 2024**
 - l. SWPPP (pg C5.04), submitted by Sambatek, dated April 25, 2024**
 - m. Utility Plan (pg C6.01), submitted by Sambatek, dated April 25, 2024**
 - n. Storm Sewer Plan (pg C7.01), submitted by Sambatek, dated April 25, 2024**
 - o. Standard Details (pg C8.01), submitted by Sambatek, dated April 25, 2024**
 - p. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated April 25, 2024**
 - q. Tree Inventory (pg L0.02), submitted by Sambatek, dated April 25, 2024**
 - r. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated April 25, 2024**
 - s. Shrubs Plan (pg L1.02), submitted by Sambatek, dated April 25, 2024**
 - t. Landscape Notes & Details (pg L1.03), submitted by Sambatek, dated April 25, 2024**
 - u. Floor Plan & Elevations (pgs 1-6), submitted by Shea, dated April 25, 2024**
 - v. Photometric Concept Site Plan, submitted by Davis, dated April 23, 2024**
- 2. Adherence to the City Engineer's memo dated May 1, 2024.**
- 3. Coordination with the City Engineer for the provision of public utilities to the site.**
- 4. Provision of a storm water management plan meeting City and Carver County**

WMO standards.

- 5. Provision of a wetland delineation report to be submitted at preliminary submittal.**
- 6. Provision that any wetland impacts are reviewed and approved by the TEP.**
- 7. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.**
- 8. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**
- 9. Provision that the main entrance and eastern-most service road entry be combined into one access and to be addressed at final submittal.**
- 10. Provision that the main entrance design including the driveway opening, main entrance center median, and golf course monument sign that are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard are to be owned and maintained by Hazeltine Golf Course.**
- 11. Provision that a pedestrian connection is added on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to match the trail section north of Hazeltine Plaza, and to be shown on the final plans.**
- 12. Provision of two cross sections between Hazeltine Boulevard and Hundertmark Road detailing the berming, landscaping, and lighting from adjacent residential, and to be submitted at final submittal.**
- 13. Provision of adequate fire access and turnaround for Villa 1 and a 20 foot wide paved turnaround for fire access in front of Villas 7 & 8 and to be approved by the Fire Department and shown on the final plans.**
- 14. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.**
- 15. Provision to obtain a transient accommodation permit with the City, if needed.**

Motion to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-23).



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: May 1, 2024
Subject: Hazeltine National Golf Course (Northwest) Housing & Short Course Preliminary Site & Building Plan and Rezoning – Engineering Review

Trunk sanitary sewer and water main exist through the portion of property being proposed for development. The preliminary plan includes connections to city utilities which have sufficient capacity to service the proposed development. The final development plans will need to account for providing sufficient access and maintenance activities associated with City utilities.

In terms of stormwater, the proposed development requires a stormwater management plan. Prior to release of a grading permit all state, county, and local permit approvals are required prior to grading work occurring. Further, an inventory of wetlands over the property is needed to evaluate potential impacts. If wetlands are proposed to be impacted a mitigation plan needs to be approved and executed prior to final plat approval.

The city's policy regarding driveway access is to limit the number to those that are needed to safely accommodate the traffic generated by development. Typically, this is handled through a master planning process which aids in serving as a guide for future development. Since the full extent of property is not being developed the City's policy would be to restrict access to a primary entrance and exit unless safety and traffic generation dictate otherwise. Further, the City's policy would be to provide adequate space between driveways which conflicts with the current plan. Staff is recommending the entrances be combined and designed to limit confusion and vehicle conflicts with access to the city street.

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Multi-Use District No. 23 (PMD-23) for all of:

Outlot 1, Hazeltine Acres, according to the recorded plat thereof
and

All that part of Lot 6, Hazeltine Acres, according to the recorded plat thereof, which lies easterly of the northerly extension of the east line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 116 North, Range 23 West of the 5th Principal Meridian. Except those parts of said Outlot 1 and Lot 6 embraced within Chaska Commons, Carver County, Minnesota.

Section II. Exhibits. The Preliminary Site/Building Plans for Hazeltine National Golf Course – Northwest area shall serve as the basis for guiding the development area. The Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

- 1. Title Sheet (pg C1.01), submitted by Sambatek, dated April 25, 2024**
- 2. Existing Conditions (pg C2.01), submitted by Sambatek, dated April 24, 2024**
- 3. Site Plan (pgs C3.01 and C3.02), submitted by Sambatek, dated April 25, 2024**
- 4. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated April 25, 2024**
- 5. Turning Exhibit (pg C3.04), submitted by Sambatek, dated April 25, 2024**
- 6. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated April 25, 2024**
- 7. Phase 1 Erosion Control Plan (pg C5.01), submitted by Sambatek, dated April 25, 2024**
- 8. Phase 2 Erosion Control Plan (pg C5.02), submitted by Sambatek, dated April 25, 2024**
- 9. Erosion Control Notes (pg C5.03), submitted by Sambatek, dated April 25, 2024**
- 10. SWPPP (pg C5.04), submitted by Sambatek, dated April 25, 2024**
- 11. Utility Plan (pg C6.01), submitted by Sambatek, dated April 25, 2024**

12. **Storm Sewer Plan (pg C7.01), submitted by Sambatek, dated April 25, 2024**
13. **Standard Details (pg C8.01), submitted by Sambatek, dated April 25, 2024**
14. **Tree Removal Plan (pg L0.01), submitted by Sambatek, dated April 25, 2024**
15. **Tree Inventory (pg L0.02), submitted by Sambatek, dated April 25, 2024**
16. **Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated April 25, 2024**
17. **Shrubs Plan (pg L1.02), submitted by Sambatek, dated April 25, 2024**
18. **Landscape Notes & Details (pg L1.03), submitted by Sambatek, dated April 25, 2024**
19. **Floor Plan & Elevations (pgs 1-6), submitted by Shea, dated April 25, 2024**
20. **Photometric Concept Site Plan, submitted by Davis, dated April 23, 2024**

Section III. PMD-23 District Regulations. Permitted uses and regulations applicable to the PMD-23 District shall be as follows:

- A. Intent. The intent of the PMD-23 District is to provide for the high-quality development of short-term lodging and golf course facilities that are compatible with and sensitive to the natural amenities nearby and of the site. Architecture and design shall be high quality and complementary to 'Chaska'.
- B. Permitted Uses.
 1. Golf course and clubhouse
 2. Golf course maintenance facilities
 3. Short-term lodging (villas)
- C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:
 1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance
 2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except as follows:
 - a. Internal illumination is prohibited
- D. Development Standards
 1. Minimum building setbacks:
 - a. From Hundertmark Road: 100 feet from centerline
 - b. From Hazeltine Blvd Right-of-Way: 30 feet
 - c. Interior Property Lines: 30 feet
 - d. Common lot lines between Hazeltine Golf Course owned property: 0 feet
 2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
 - a. Interior Property Lines: 5 feet

- b. Property Lines Abutting Public Right of Way or Residential:
10 feet
- c. Common lot lines between Hazeltine Golf Course owned
property: 0 feet
- 3. Exterior lighting standards shall be as regulated by the Chaska Zoning
Ordinance Section 15.28.250

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of May,
2024.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



PRELIMINARY SITE PLAN SUBMITTAL HAZELTINE NATIONAL ONSITE LODGING & RELATED SITE IMPROVEMENTS PROJECT NARRATIVE

- The intended use of the property and why the City should approve your request.

We are proposing the development of an under-utilized portion of the golf course to accommodate onsite lodging units as well as a new putting and short course. In addition, we are proposing to relocate the primary road entrance onto the property to improve traffic flow from Hazeltine Blvd. to the existing clubhouse. The entry improvements will add a gatehouse at the end of Hazeltine Blvd to improve member and visitor wayfinding and control access on and off the site. The primary access road between Hazeltine Blvd. and the existing clubhouse will be relocated to provide a more direct line of sight between them. The entry will also provide better and safer traffic flows for the adjacent neighborhood.

Hazeltine National is one of a few golf clubs in the country to have hosted every premier golf championship offered by the USGA and PGA of America. In addition, Hazeltine National is the only club in the country selected to host the Ryder Cup for a second time. The proposed site amenities will allow the club to better accommodate these high-profile events and further elevate Hazeltine National as well as the City of Chaska. A high-quality, corporate community is aggressively promoted by the City, which results in a strong employment and tax base.

- Description of building materials being used.

The new villas and entry gate house will use exterior materials consistent with the existing clubhouse which includes a mixture of natural stone, fiber cement siding and glass to provide a complimentary design to the existing clubhouse that naturally blends in with the existing architectural vernacular of Hazeltine National.

- Description of how the plan minimizes light pollution.

Light levels from golf course amenities will be controlled with the perimeter earth-berming and additional landscaping being provided. The putting course would be outfitted with low-profile lighting that will illuminate the putting surface in the evening hours. The short course will have pole mounted lighting focused on the course with cut offs to restrict light pollution beyond the property line.

- How the building is welcoming (to all) from the street to the front door and how community gathering spaces have been incorporated into the design.

The villas will be one-story buildings using high quality and durable exterior materials like natural stone, fiber cement siding and glass to provide a welcoming and warm experience for all guests staying onsite. The new onsite lodging, just like the rest of the golf club, will be available to all members.

- Description of the pedestrian scale at the edge and onsite of the project in that the entries are expected to enhance the public right of way; address plaza spaces, entry sequences and connections to the public; and how will the development address pedestrian movement and scale.

Additional landscaping improvements along Hazeltine Blvd. and Hundertmark Road will provide a visual buffer between the adjacent residential and golf course while enhancing the pedestrian/community experience along these streets. An improved streetscape will benefit the neighbors by improving the pedestrian experience.

- Description of sustainable initiatives that are being incorporated into the projects, such as: designing the building to an Energy Usage/Square Foot based on the proposed use (using standards that are appropriate for Minnesota); integrating day lighting inside the building; reducing light pollution; including active solar, passive solar, wind, waste heat recovery, building envelope design, double skin design, shading devices, or cool roofs; geothermal systems, natural ventilation, or thermal storage; collection and use of grey water/rain water; and reduction of hard surfaces.

The villas will maximize daylight through the interior by using expansive glass facing the main entrance and putting course. The new villas will exceed today's stringent energy code requirements by utilizing an energy efficient building shell construction as well as incorporating energy efficient lighting, plumbing fixtures and mechanical systems. Shading devices will be integrated on all villa patios to provide sun protection for guests outdoors and help to control excessive heat gain from affecting the interior living spaces.

- Description of how the preliminary plan meets each of the conditions laid out during the Concept Plan approval (refer to the approving resolution for the Concept Plan)

The proposed preliminary site plan addresses and complies with the Planning Commission Actions Requested during the Concept Plan Approval stage. See attached Concept Plan approving resolution with responses (where applicable).

Concept Plan Approving Resolutions with Responses

Motion to recommend to the City Council approval of the Hazeltine National Golf Course (Northwest side) Concept Plan, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Project Narrative (pgs 1-3)
 - b. Neighborhood Meeting Summary (pgs 1-2)
 - c. Hazeltine National Golf Club – Master Plan and Lodging (pgs 1-11), prepared by Shea Design, dated February 6, 2024.
 - d. Alta/NSPS Land Title Survey, prepared by Sambatek, dated January 31, 2024
 - e. Existing Conditions, prepared by Sambatek, dated January 31, 2024
 - f. Concept Site Plan with Existing Conditions
 - g. Concept Grading & Utility Analysis

Response: Acknowledged.

2. Coordination with the City Engineer for the provision of public utilities to the site.
Response: Acknowledged.

3. Provision of a storm water management plan meeting City and Carver County WMO standards.
Response: Acknowledged; an application to CCWMO will be submitted concurrently with this preliminary phase city application.

4. Provision of a wetland delineation report to be submitted at preliminary submittal.
Response: A Level 1 wetland delineation report is included with this submittal.

5. Provision that any wetland impacts are reviewed and approved by the TEP.
Response: Acknowledged.

6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
Response: Acknowledged. Proposed signage is limited to relocation of the existing sign, as shown in the submittal documents.

7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
Response: Acknowledged.

8. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal.
Response: Hazeltine National Golf Club holds various events, ranging from a luncheon for ten people to a national championship with 50,000 spectators. The current development replaces parking in the fields for larger events as shown in the exhibit included with the application materials, ultimately increasing the available stalls with the new larger paved parking lot. For large-scale events HNGC intends to continue to work with the city on bussing plans, much like what was executed for the 2016 Ryder Cup.

9. Provision of a traffic analysis submitted at preliminary that summarizes the following:
- a. Traffic generation and routes of the existing, proposed, and large-event operations;
 - b. How the new main vehicle entrance on Hazeltine Boulevard will operate; and
 - c. How the Hundertmark Road service access will operate being offset to Hazeltine Plaza's access

Response: A traffic analysis memo addressing existing and proposed traffic generation and operation of the new entrance on Hazeltine Boulevard has been included with this submittal.

10. Provision of a fire truck turning exhibit to be submitted at preliminary.

Response: Fire truck turning analysis is included with this submittal.

11. Provision of a landscape plan that meets Section 15.28.070.E.4 Planting Islands, and to be shown on the preliminary plans.

Response: Compliant landscape plans are included with this submittal.

12. Provision of a sidewalk on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to be shown on the preliminary plans.

Response: HNGC recognizes the concerns raised by residents of the neighborhood across the street from the club, who desire a safe pedestrian connection to the commercial areas to the west. However, it is evident that this connection would best serve residents by being located on the north side of Hazeltine Boulevard, immediately adjacent to the neighborhood. Members of HNGC are extremely unlikely to require a pedestrian connection outside of the club, and a sidewalk along the south side of Hazeltine Boulevard would require residents to cross both lanes of traffic, at points all along the neighborhood. Additionally, HNGC values privacy and security of the property, and is taking additional measures as part of this project to further enhance that privacy. If the city elects to pursue the sidewalk connection, it is encouraged to pursue a route on the north side of the street, and to fund this work through available tools such as special assessments. The applicant would welcome further discussions with city staff on this item.

13. Provision of a future sidewalk on the east side of Hundertmark Road and to be shown on the preliminary plans.

Response: Plans have been updated to show that a future sidewalk along Hundertmark is not precluded by the proposed development. It is understood that this is not planned at this time, and similar to the response to item 12 above, HNGC does not desire a sidewalk in this location.

14. Provision of a photometric plan and lighting fixture specs for all new lighting and to be provided at preliminary submittal.

Response: A photometric plan and lighting fixture specs are included with this submittal.

15. Provision that the new site plan does not obstruct existing utilities and utility easements, and to be shown on the preliminary plans.

Response: The site has been designed to maintain existing manhole and gate valve access to the existing sanitary sewer and watermain.

16. Provision of a site plan that shows the new service road location in relation to the existing electric line, and to be submitted at preliminary.

Response: The existing electric line is shown on the submitted plans.

17. Adherence to the following building setbacks:

- a. From centerline of Hundertmark Road: 100 feet
- b. Hazeltine Boulevard: 30 feet
- c. Interior Property Lines: 30 feet

Response: Setbacks are shown on the plans included with this submittal.

18. Adherence to the following parking setbacks:

- a. North & West and Residential Property Lines: 10 feet
- b. Interior Property Lines: 5 feet

Response: Setbacks are shown on the plans included with this submittal.

Preliminary Incomplete and Additional Items Needed – Narrative Comment Responses

The letter noted above included the following request for updates to this narrative:

In addition to the incomplete items above, please address/supply the following information in your resubmittal:

1. **Narrative**, including:

- a. Clarification if villas will be fire sprinkled
- b. Acknowledging the City's need to maintain the existing sewer and water utilities on site at least 3 times a year

Response: The villas will not be sprinkled. The City's need to maintain existing sewer and water on site at least 3 times per year is acknowledged.

April 25, 2024

Elizabeth Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

Dear Ms. Hanson:

Please see below and attached for responses to the Incomplete and Additional Items Needed Letter, dated April 11, 2024.

1. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal (condition #8); *the narrative responds to this condition but we need more information on how the existing and proposed operations can be accommodated based on general parking numbers that are typically needed for these events. Site plan that identifies the new overflow parking area during large events is also needed.*

Response: Please see Attached exhibit showing the new event parking. Hazeltine National Golf Club's plan is to replace a portion of the approximately 11 acres impacted by the current proposed improvements with approximately 7 acres located in the "pumpkin patch" area. This would result in a net loss of 4 acres of spectator parking, (a loss of roughly 300 to 400 spaces). The only event that is anticipated to be impacted by this is the 2029 Ryder Cup, which will require in additional shuttles from off-site park and ride locations as a result. However, with an estimated 50,000 daily fans in attendance, there is already a need for a very significant amount of shuttles for this event. The loss of four acres of potential unimproved parking area will not be a meaningful increase in the total offsite shuttle traffic volume.

2. **Site Plan**, including:

- Provision of a sidewalk on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance (condition #12).
- Provision of a future sidewalk on the east side of Hundertmark Road (condition #13); *there appears to be an outline on the plan but it is not identified*

Response: A sidewalk has been added to the preferred location on the north side of Hazeltine Boulevard on the resubmittal documents. Due to the lack of use by club members, it is proposed that the sidewalk be located adjacent to the neighborhood on the north side of the road, to avoid the need for residents to cross the street. The applicant proposes a cost share for this improvement of 50% from Hazeltine National Golf Club and the remaining 50% from other funding sources, to be determined by the City. To demonstrate feasibility, an alternate sidewalk location along the south side of Hazeltine Boulevard is shown on the plans as well.

3. **Material Samples** of proposed exterior materials or images showing vendor, material & color

Response: Please see attached image showing vendors, materials and colors.

4. **Light Cut Sheets** and their heights of all proposed lighting fixtures

Response: Please see attached light cut sheets and updated photometric plan.

5. **Truck Turning Exhibit**, including:

- Full turning movement around south turnaround

Response: The fire truck turning movements have been updated and included in the plan set. Sambatek has been in contact with the City's Fire Inspector, Jerad Payne, regarding the ongoing fire department review. We will continue to work with the Fire Department to solve any comments to their satisfaction.

In addition to the incomplete items above, please address/supply the following information in your resubmittal:

1. **Narrative**, including:

- a. Clarification if villas will be fire sprinkled
- b. Acknowledging the City's need to maintain the existing sewer and water utilities on site at least 3 times a year

Response: The villas will not be sprinkled. Hazeltine National Golf Club acknowledges the City's need to maintain the existing sewer and water utilities on site at least 3 times per year.

2. **Site Plan**, including:

- a. Adequate fire access and turnaround(s) meeting fire code/needs; fire access needs to be achieved to villas 1-3; fire access needs to be at least 16' wide; if access is more than 150' in length then an adequate turnaround is required (*please coordinate with Al Tarman, Fire Marshal*)

Response: Please see updated plans and turning movements for revised fire access.

3. **Utility Plan**, including:

- a. Transformer locations (if new ones needed)
- b. Additional fire hydrant (*coordinate with Al Tarman, Fire Marshal*)

Response: Transformer locations have been added to the plans. The additional fire hydrant will be added once a location has been identified by the fire department.

4. **Electric Needs**; what are your power needs for the site (please coordinate with Chaska Electric; Andrew Romine)

Response: The project team has been working with Andrew Romine at Chaska Electric on power needs.

5. **Grading Plan**; showing:

- a. Electric line overlay

Response: Electric line has been shown on the grading plan, and an exhibit showing cut/fill over the line has been provided to Chaska Electric.

6. **Photometric Plan**; including:

- a. Meeting City lighting ordinance (section 15.28.250); it appears the foot candles exceed the 1.0 foot candle on the north property line
b. Heights of all proposed fixtures

Response: An updated photometric plan has been included. Light pole heights vary from the 10' high next to the villas to 28' high within the parking lots, to 60' high within the short course. For the short course lights, flexibility from the height requirements under section 15.28.250 is requested with the PDD rezoning.

Sincerely,



Brady Busselman, P.E.

Memorandum

To: Darin Knapp

From: Josh Maus, PE

cc: Brady Busselman, PE, LEED AP

Date: March 29, 2024

Re: Hazeltine National Development Trip Generation Study

Introduction

As requested, a trip generation study has been completed for the proposed development at Hazeltine National. The proposed development consists of a new nine-hole short course and the construction of 32 villas for use by members and their guests. As part of this development, the parking lot and access will be reconfigured to provide more parking, better designed roadways, and a security checkpoint for arriving members and guests.

Trip Generation

Trip generation estimates for the existing condition and proposed development were calculated using information provided by Hazeltine National and the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Existing Condition - Information provided by Hazeltine National indicates that approximately 660 trips per day are generated by the existing site which accounts for members, guests, and staff. According to the ITE Trip Generation Manual, an 18-hole golf course (most similar land use option) will generate approximately 550 trips per day. Considering the data used in the ITE Trip Generation Manual is fairly limited and it accounts for various types of golf course facilities, the data provided by Hazeltine National was used for the trip generation estimates which is 20 percent larger than the daily ITE trip generation estimates. This 20 percent factor was applied to ITE peak hour rates to develop existing peak hour trips.

Future Condition – The proposed development consists of a new nine-hole short course and the construction of 32 villas. Each of these are unique and do not have a similar land use type in the ITE Trip Generation Manual. Therefore, information provided by Hazeltine National and engineering judgment were used to develop trip generation estimates for the proposed development. The following indicates the rational for determining trip generation estimates which are displayed in Table 1.

- Short Course
 The proposed short course will consist of nine, 100 yard or less holes. This type of course plays in under an hour and typically is not a destination for a private golf club. A majority of its usage will come from members and guests that are warming up before their round, practicing after a round, or for members and guests who are staying in a villa. However, this course will likely draw some new trips that are not generated today. Based on information from Hazeltine National and engineer judgement, it is expected that the short course will generate an additional 20 percent of current traffic.
- 32 Villas
 Trip generation estimates were developed using ITE's Recreational Homes land use (260). It is assumed that the members and guests staying at the Vilas will be playing golf on the Championship Course and are already accounted for in the trip generation estimates for the existing site. However, the guests will likely make trips off site during their stay. Therefore, ITE rates were used and a multi-use reduction factor of 50% was applied to the ITE values.

Table 1 displays the expected number of trips that are generated with the existing Hazeltine National development and the number of additional trips that the proposed development will generate. The proposed development is expected to generate less than 30 peak hour trips during the a.m. and p.m. peak hour. This is equivalent to one additional trip every other minute.

Table 1 – Weekday Trip Generation Estimates								
Condition	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Hazeltine National*		660	33	31	64	38	42	80
Proposed Development								
9-Hole Short Course**	NA	132	6	6	12	7	9	16
32 Rental Villas***	Recreational Homes (260)	67	6	6	12	5	5	10
Proposed Trips	NA	199	12	12	24	12	14	26
Future Hazeltine National	NA	859	45	43	88	50	56	106

* Indicates a 20 percent increase over ITE Trip Generation Rates based on data provided by Hazeltine National

** Indicates a 20 percent of current site trips are expected with the short course

*** Indicates a 50 percent mulit-use factor was applied to account for trips already captured in the existing condition trips

Site Plan Review

A review of the proposed site plan was completed. The proposed changes to the roadway network will make it easier for visitors by better defining the direction they should travel. In addition, these changes will not negatively impact the adjacent residents who also use the driveway access.

The site plan also identifies the reconfiguration of parking areas which will provide more defined access points and will add approximately 100 parking spaces. This increase in parking will accommodate the traffic increases expected by the proposed development.

Conclusion

Based on the limited number of new trips generated, and considering the improvements being proposed to the roadways and parking areas, it is concluded that this development will have no adverse impacts on the roadway system and no further analysis is needed.

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CONTACT: PHIL ANDERSON, PGA

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EMAIL: CHRISZ@ZEMANCONSTRUCTION.COM
CONTACT: CHRISTOPHER D. ZEMAN

GOLF COURSE DESIGNER
LOVE GOLF DESIGN
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ST. SIMONS ISLAND, GA 31522
TEL: 864-382-9062
EMAIL: SCOT.SHERMAN@HOTMAIL.COM
CONTACT: SCOT SHERMAN

Preliminary Site Development Plans
for

SHORT COURSE, VILLA
& PARKING IMPROVEMENTS

Chaska, Minnesota

Presented by:

Hazeltine National Golf Club

BENCHMARKS

THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE HAZE MNDT AND 1008 M, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE.

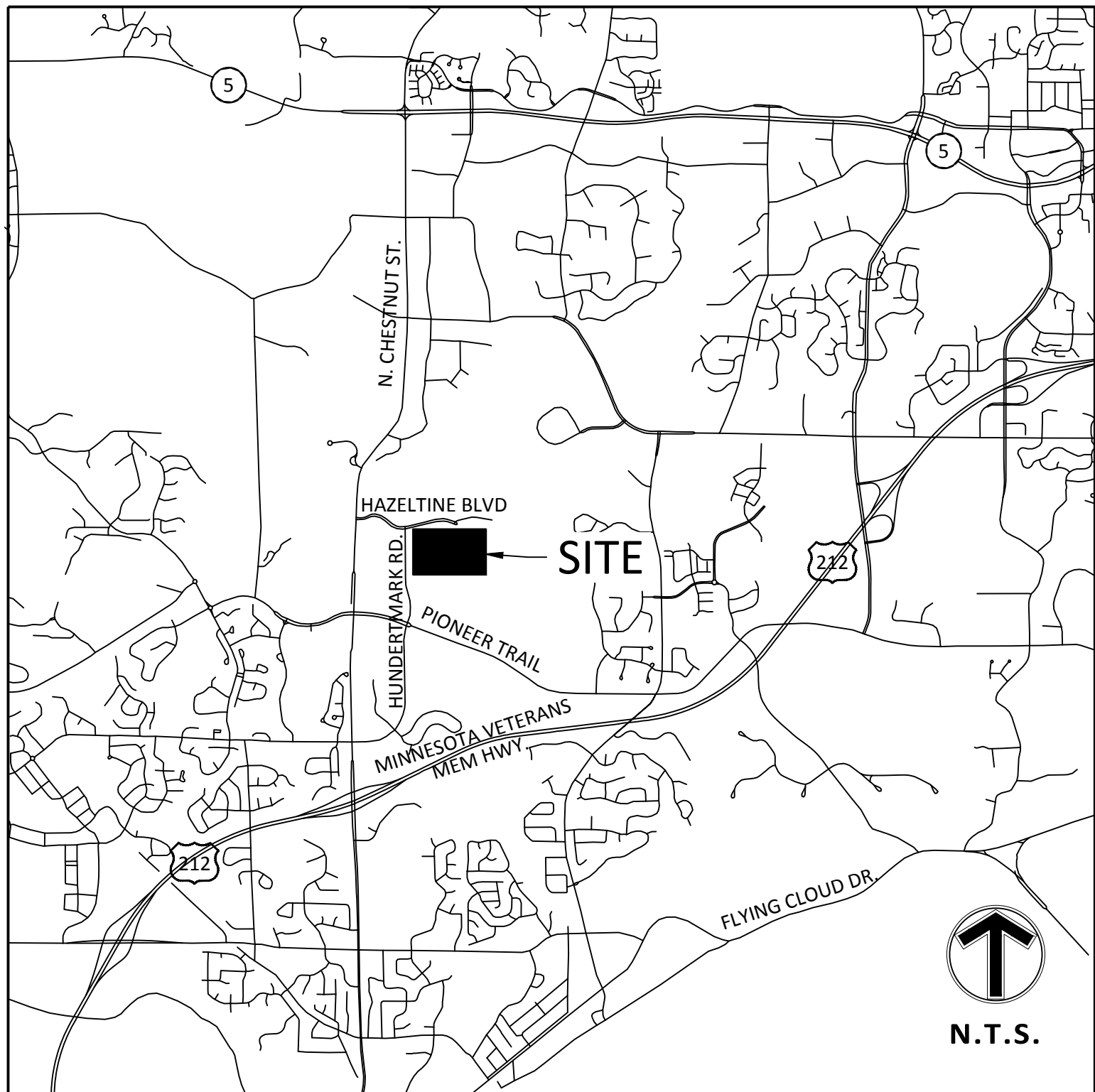
BENCHMARK #1
TNH.ELEV.=976.24

BENCHMARK #2
TNH. ELEV.=949.30

SHEET INDEX		
SHEET	DESCRIPTION	REVISION
C1.01	TITLE SHEET	
C2.01	EXISTING CONDITIONS	
C3.01	SITE PLAN	
C3.02	SITE PLAN	
C3.03	SITE PLAN AERIAL OVERLAY	
C3.04	TURNING EXHIBIT	
C4.01	GRADING PLAN	
C4.02	GRADING PLAN	
C5.01	PHASE 1 EROSION CONTROL PLAN	
C5.02	PHASE 2 EROSION CONTROL PLAN	
C5.03	EROSION CONTROL NOTES	
C5.04	SWPPP	
C6.01	UTILITY PLAN	
C7.01	STORM SEWER PLAN	
C8.01	STANDARD DETAILS	
L0.01	TREE REMOVAL PLAN	
L0.02	TREE INVENTORY	
L1.01	LANDSCAPE OVERLAY PLAN	
L1.02	SHRUBS PLAN	
L1.03	LANDSCAPE NOTES & DETAILS	
1	PHOTOMETRIC PLAN	

GOVERNING SPECIFICATIONS

CITY OF CHASKA ENGINEERING GUIDELINES (2020)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)



VICINITY MAP
NO SCALE

24.15 LMS TECH | EMILY GASTANIAS, PE (MN) | 4/25/2024 11:39:56 AM
PROJECT: 252352350-CHASKA VILLA SHEET C1.01-TITLE SHEET

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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

Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB

DESIGNED BY
EC/JHB

CHECKED BY
BB

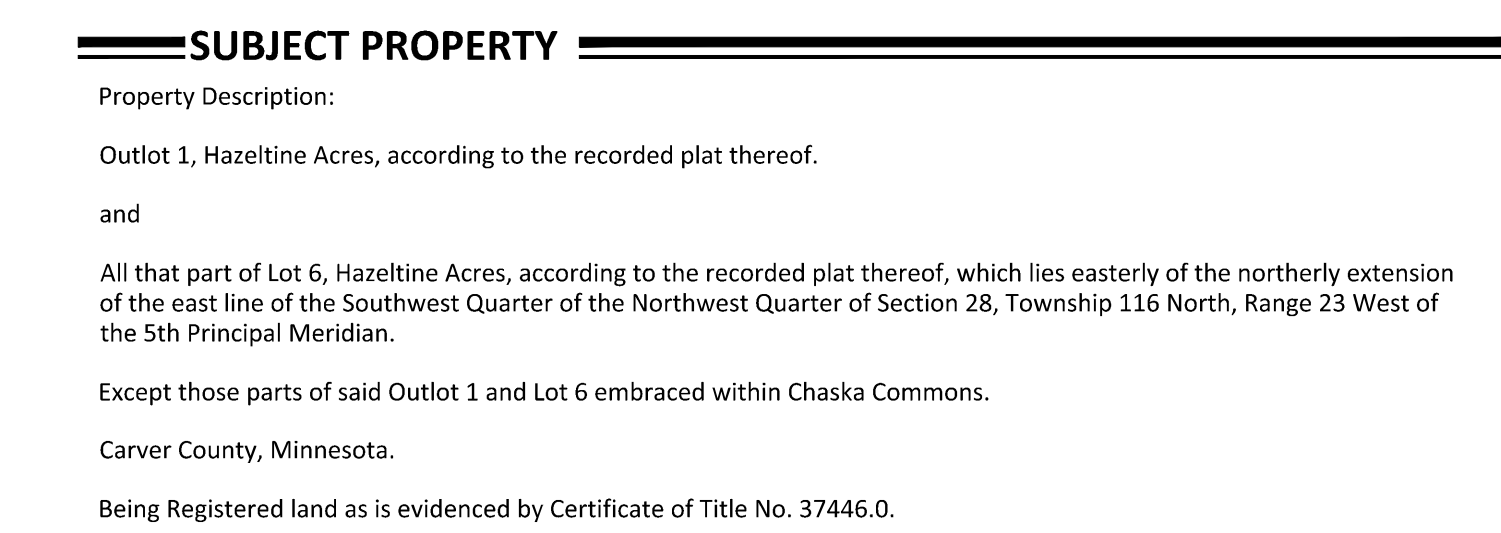
PROJECT NO.
52736



TITLE SHEET

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C1.01
OF
REV.



5. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 89°22'54" W for the North line of the Northwest Quarter, Section 28, Township 116, Range 23.

6. The vertical datum is based on NAVD88. The originating bench marks are HAZE MNDT and 1008 M, both referenced from the MNDOT Geodetic Database.

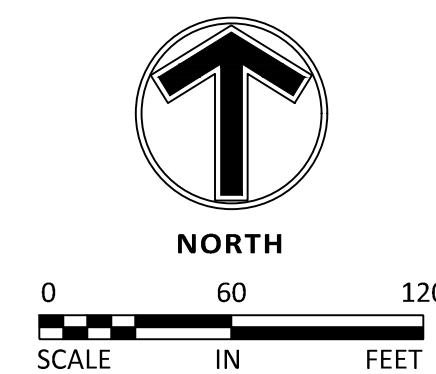
7. **BENCHMARK #1**
TNH. Elev = 976.24

8. **BENCHMARK #2**
TNH. Elev = 976.24

9. Evidence of underground utilities existing on or serving the surveyed property is shown per a Gopher State One Call (GSOC) request was placed on 01/05/2024 and assigned GSOC Ticket No. 240031123

Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 21.6 D contact Gopher State One Call at (651-454-0002) prior to any excavation.

● FOUND MONUMENT	(100.00)	PLAT DIMENSION
● FOUND CAST IRON MONUMENT	=====	BITUMINOUS CURB
○ SET MONUMENT MARKED LS 53642	=====	CONCRETE CURB
✚ GATE VALVE / HYDRANT	—○—○—○—○—	CHAIN LINK FENCE
③ SANITARY MANHOLE	~~~~~ -902-	CONTOUR
④ STORM MANHOLE	=====	RETAINING WALL
☑ STORM CATCH BASIN	—○—○—○—○—	STONE RETAINING WALL
▷ FLARED END SECTION	=====	POND / WATER LINE
△ TRANSFORMER	—▷—▷—▷—▷—	SANITARY SEWER LINE
☼ LIGHT	—▷—▷—▷—▷—	STORM SEWER LINE
✉ MAILBOX	—ST—ST—ST—ST—	DRAIN PIPE
— SIGN	—1—1—1—1—	WATERMAIN
⊙ GAS VALVE	—VE—VE—VE—VE—	UNDERGROUND ELECTRIC
▢ COMMUNICATION PEDESTAL	—GL—GL—GL—GL—	UNDERGROUND GAS LINE
⌘ VAULT/HANDHOLE	—FO—FO—FO—FO—	UNDERGROUND FIBER OPTIC
⊙— FLAG POLE		
100' SPOT ELEVATIONS		BITUMINOUS SURFACE
DECIDUOUS TREE		CONCRETE SURFACE
CONIFEROUS TREE	(##)	REGULAR PARKING STALL COUNT



I hereby certify that this plan, survey, 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.

Print Name: Jared Averbeck

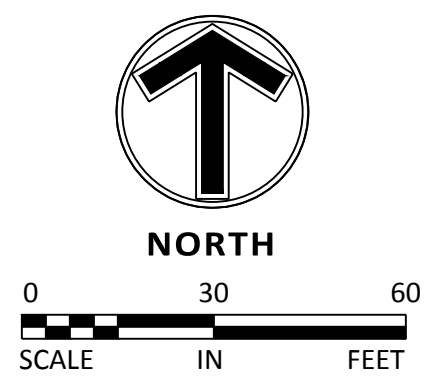


Date 4/24/2024 License # 53642

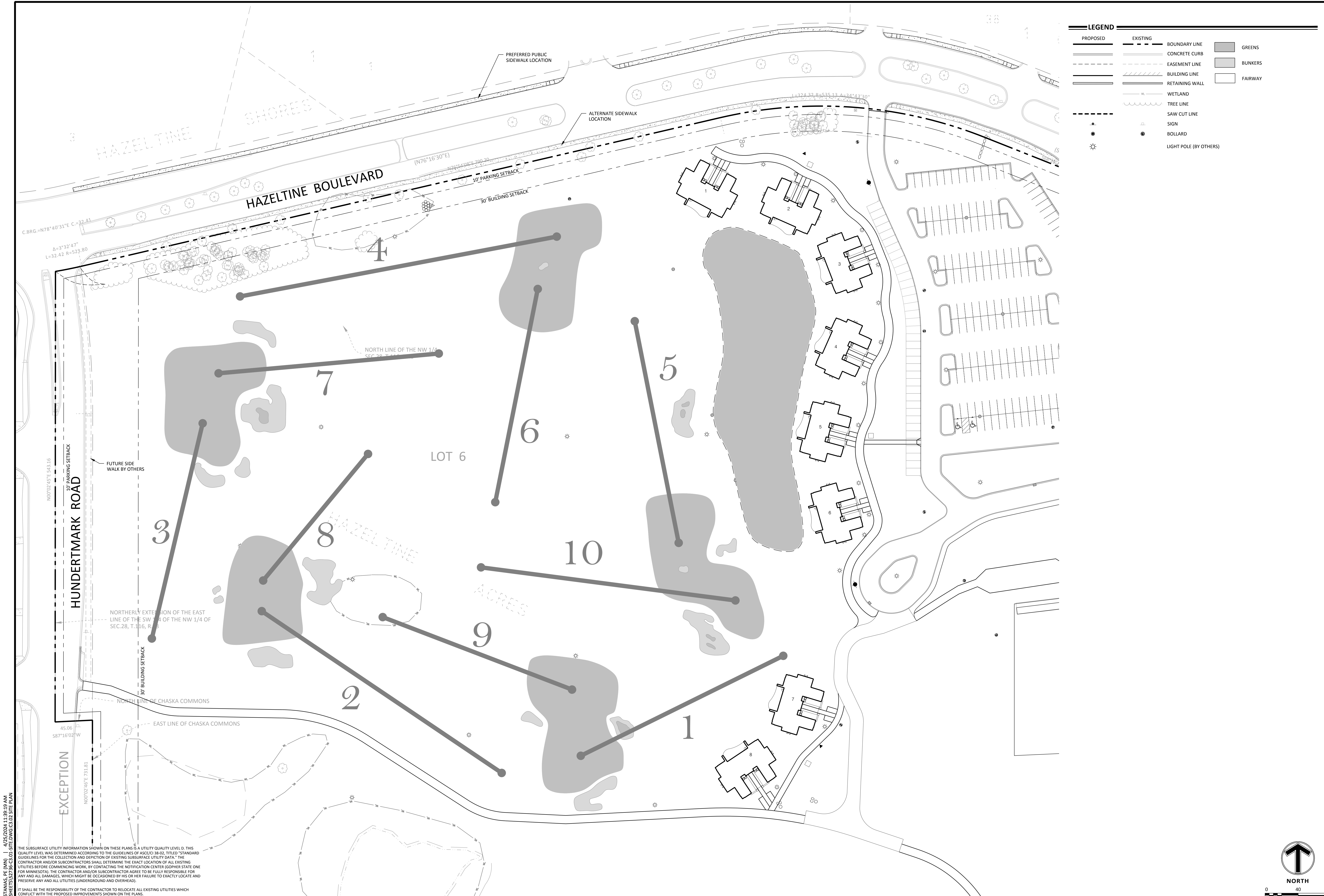
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DESIGNED BY
CHECKED BY JJA
PROJECT NO. 52736



SHEET
C2.01
1 OF 1
REV. A



SHEET
C3.01
OF
REV. #



24.15 (LMS TECH) | EMILY GASTANIAS, PE (MN) | 4/25/2024 11:39:19 AM
PROJECT: 252258 - CHASKA COMMONS VILLA & PARKING IMPROVEMENTS C3.02 SITE PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE(3) 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GNPHER STATE ONE FOR MINNESOTA) THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

DL3

LOVE GOLF DESIGN

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

Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB

DESIGNED BY
EC/JHB

CHECKED BY
BB

PROJECT NO.
52736

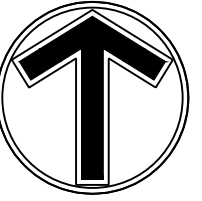


Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SITE PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C3.02
OF
REV.



NORTH

0

40

80

SCALE

IN FEET

24.15 (LMS TECH) | EMILY CASTANAS, PE (MN) | 4/25/2024 11:39:19 AM | PROJECT 52736 CHASKA VILLAGE C3.03 SITE PLAN AERIAL OVERLAY

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE(0) 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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

Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB

DESIGNED BY
EC/JHB

CHECKED BY
BB

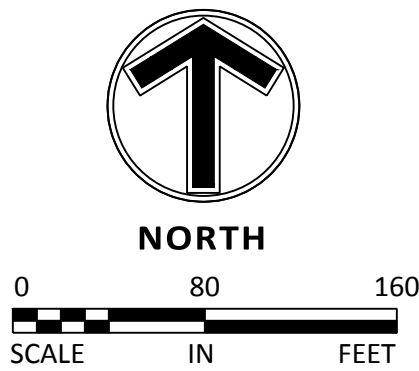
PROJECT NO.
52736



SITE PLAN AERIAL OVERLAY

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C3.03
OF
REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

EASEMENT LINE

BUILDING LINE

RETAINING WALL

WETLAND

TREE LINE

SAW CUT LINE

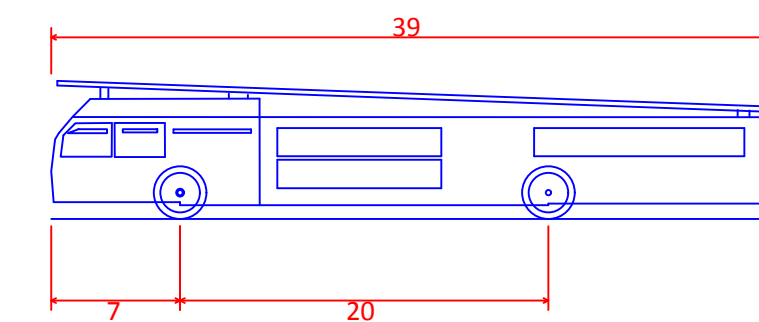
SIGN

BOLLARD

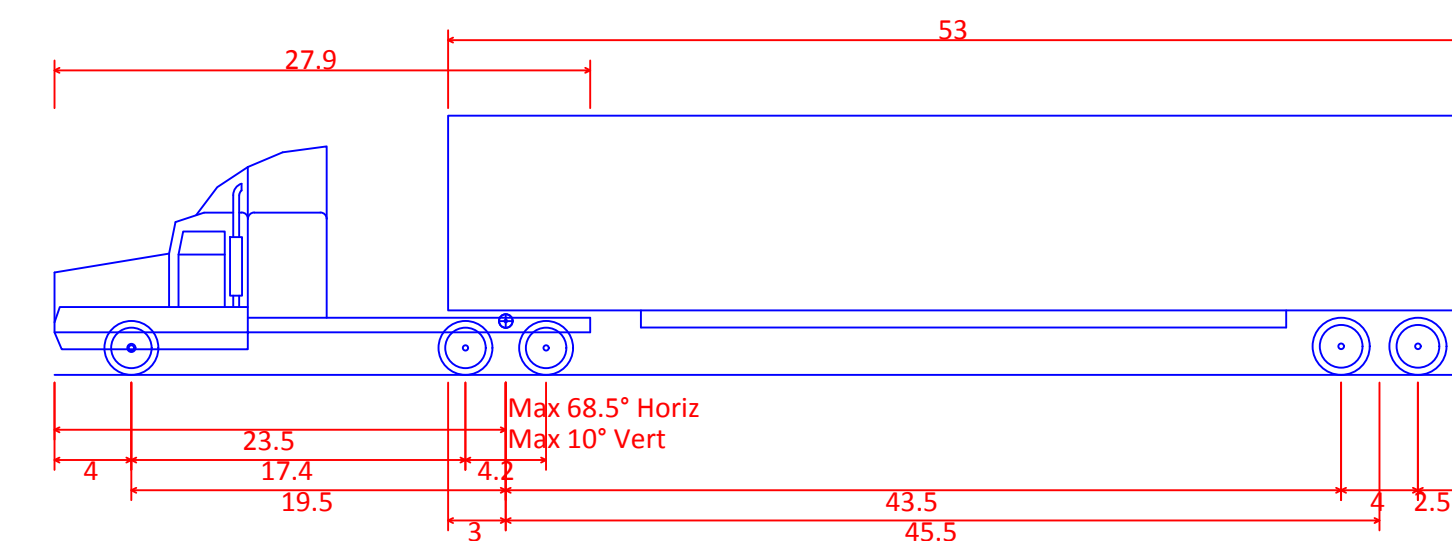
PARKING STALL COUNT

LIGHT POLE (BY OTHERS)





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



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

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 2. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CES 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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[illegible]

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Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

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DESIGN REVIEW	DESIGNED BY EC/JHB
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CONSTRUCTION DOCUMENTS	PROJECT NO. 52336

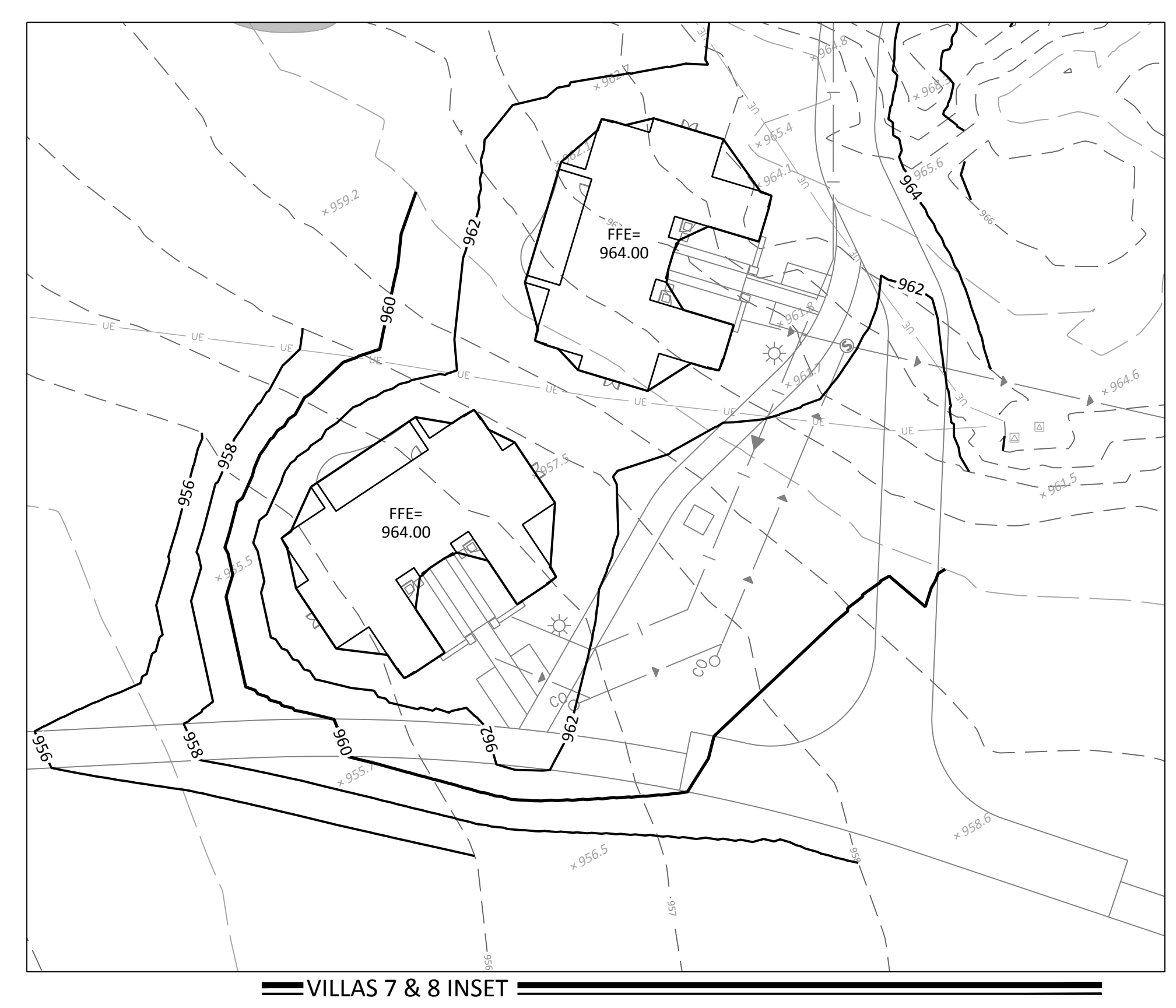


TURNING EXHIBIT
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C3.04
OF
REV.



LEGEND			
PROPOSED	EXISTING	BOUNDARY LINE	
		CONCRETE CURB	CONCRETE PAVING
		STORM SEWER	CONCRETE SIDEWALK
		DRAIN TILE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		BUILDING LINE	
		RETAINING WALL	
		CONTOUR	
		WETLAND	
		TREE LINE	
		SPOT ELEVATIONS	
		RIPRAP	
		OVERFLOW ELEV.	
		SOIL BORING	



SEE INSET THIS SHEET

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NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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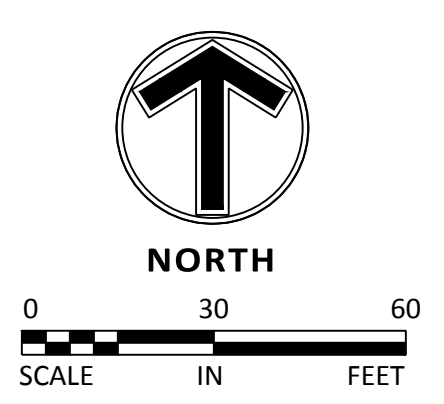
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52736



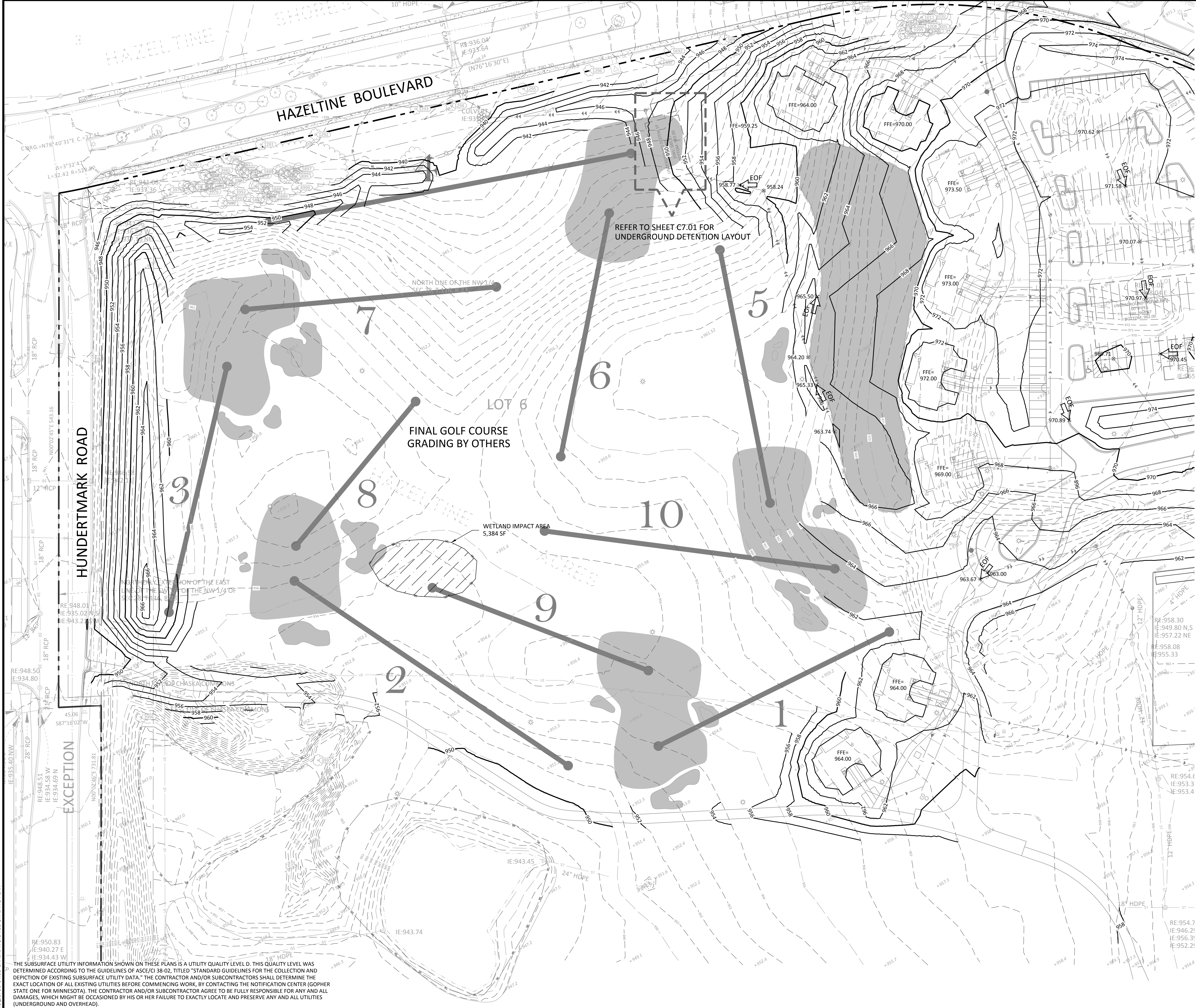
GRADING PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C4.01
OF
REV.



24.15 (LMS TECH) | EMILY GASTANIAS PE (MN) | 4/25/2024 9:13:47 AM
PROJECT: 252550 - HAZELTINE NATIONAL GOLF CLUB - GRADING PLAN



LEGEND			
PROPOSED	EXISTING	BOUNDARY LINE	CONCRETE PAVING
		CONCRETE CURB	
		STORM SEWER	
		DRAIN TILE	
		BUILDING LINE	
		RETAINING WALL	
		CONTOUR	
		WETLAND	
		TREE LINE	
		SPOT ELEVATIONS	
		RIPRAP	
		OVERFLOW ELEV.	
		SOIL BORING	

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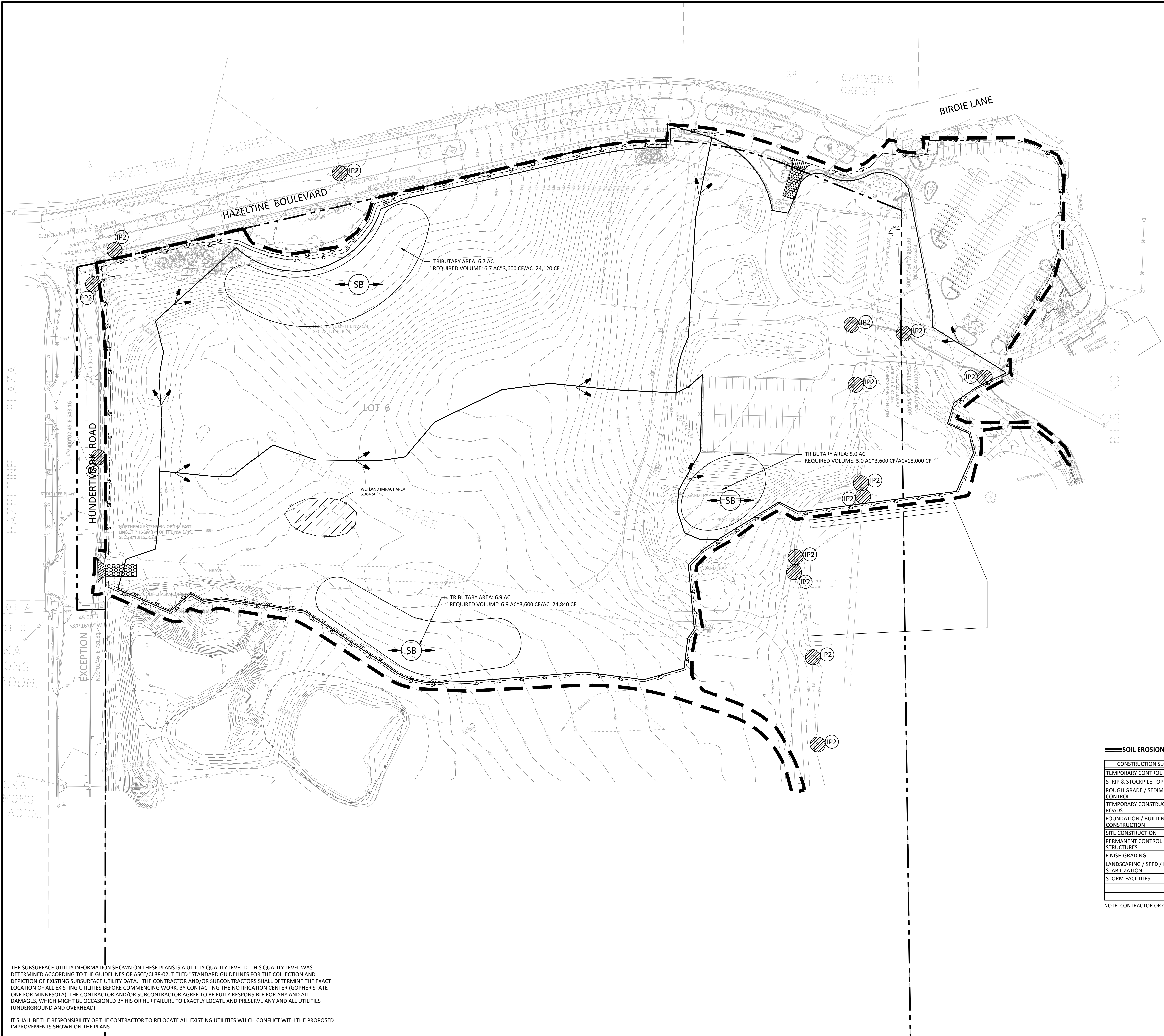
GRADING PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

NORTH

0 40 80
SCALE IN FEET

SHEET C4.02
OF
REV.



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAINTILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

CONCRETE CURB

STORM SEWER

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TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	15,475
CONSTRUCTION ENTRANCE	UNIT	2
INLET PROTECTION DEVICE (IP-2)	UNIT	14

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

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	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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Date: _____ License #: _____

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CONSTRUCTION DOCUMENTS

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EC/JHB

DESIGNED BY
EC/JHB

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BB

PROJECT NO.
52736

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PHASE 1 EROSION CONTROL PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET C5.01
OF
REV.

NORTH

0 60 120
SCALE IN FEET



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	15,475
BIO-ROLL	LINEAR FEET	560
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	13
INLET PROTECTION DEVICE (IP-2)	UNIT	23

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
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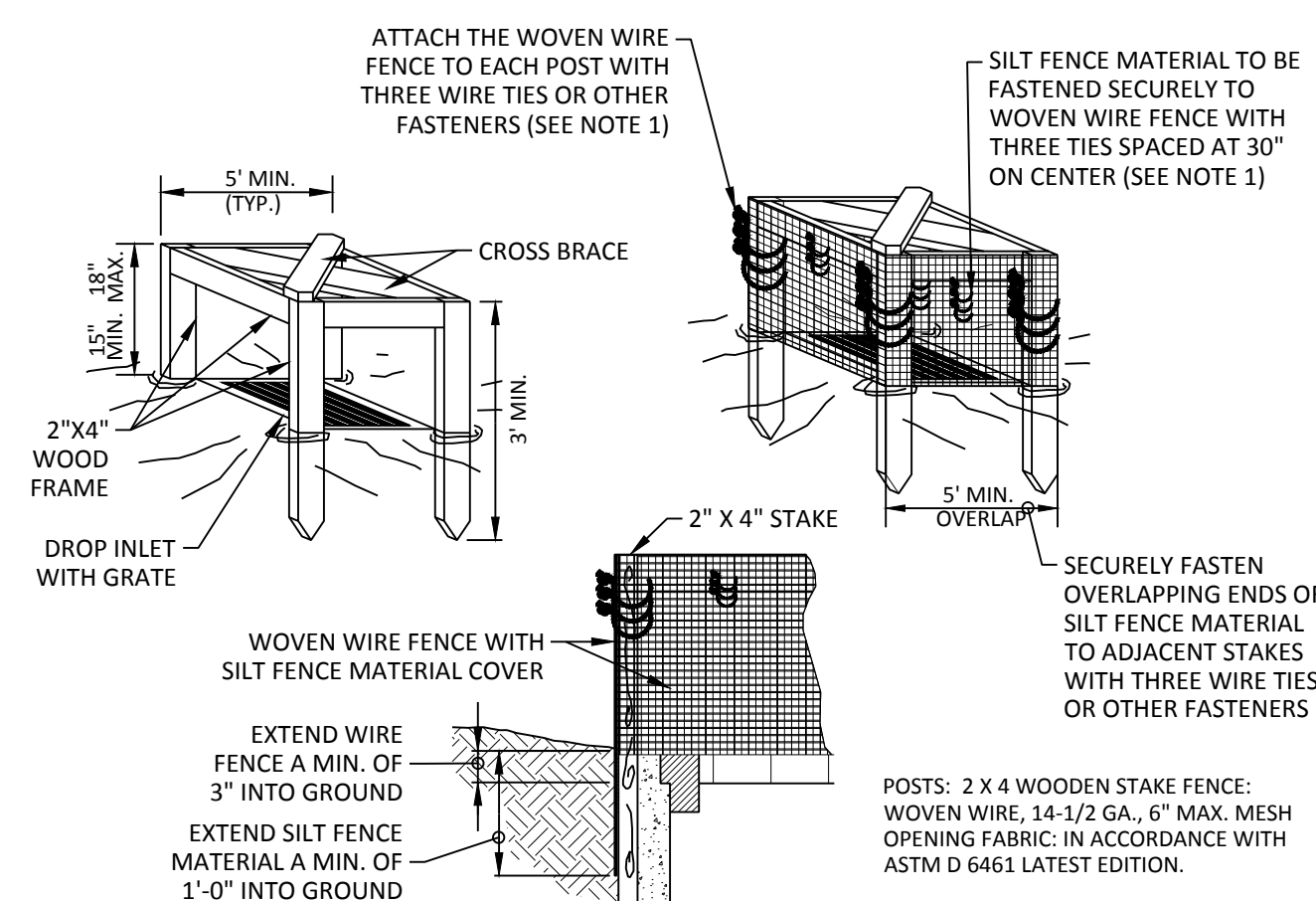
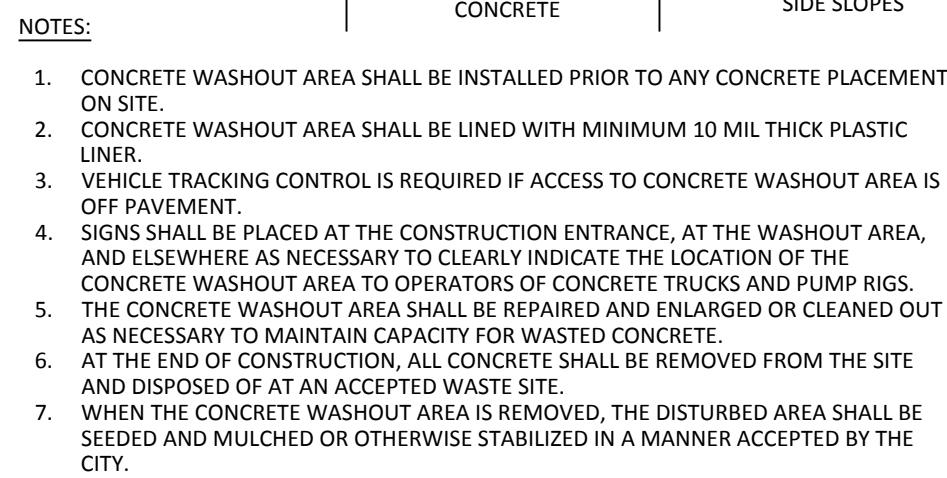
PHASE 2 EROSION CONTROL PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

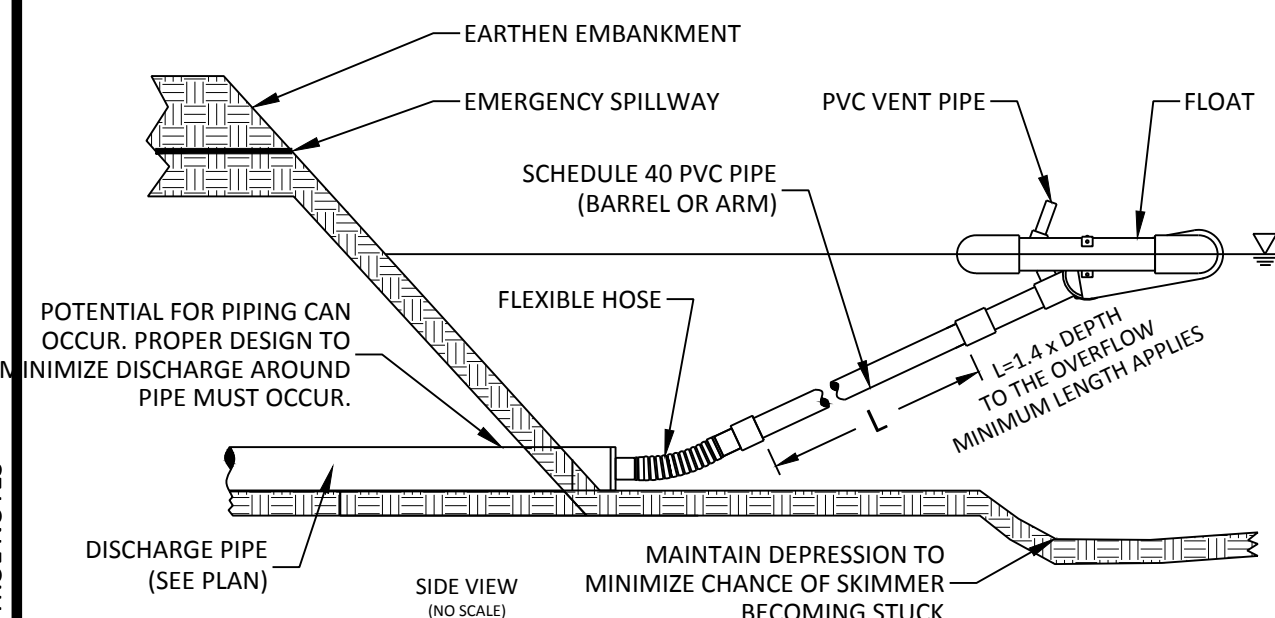
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C5.02
OF
REV.



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACING EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 5" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHERE TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATION OF SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GROUND.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.



DEVELOPER/OWNER:
XXXXXXX
XXXXXXX
XXXXXXXXX
XXX-XXX-XXXX

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

AREA SUMMARY IN ACRES

PAVEMENT AREA	5.13 AC±
BUILDING AREA	0.45 AC±
SEEDED AREA	17.11 AC±
TOTAL DISTURBED	22.69 AC±
PRE - CONSTRUCTION IMPERVIOUS	6.11 AC±
POST - CONSTRUCTION IMPERVIOUS	5.58 AC±

Map of Chaska, MN, showing the project area for the Chaska Bypass. The map includes major roads like Highway 130, Highway 41, and Highway 100. It also shows the Chaska River and Lake Hazeltine. A list of project areas is provided on the right side of the map.

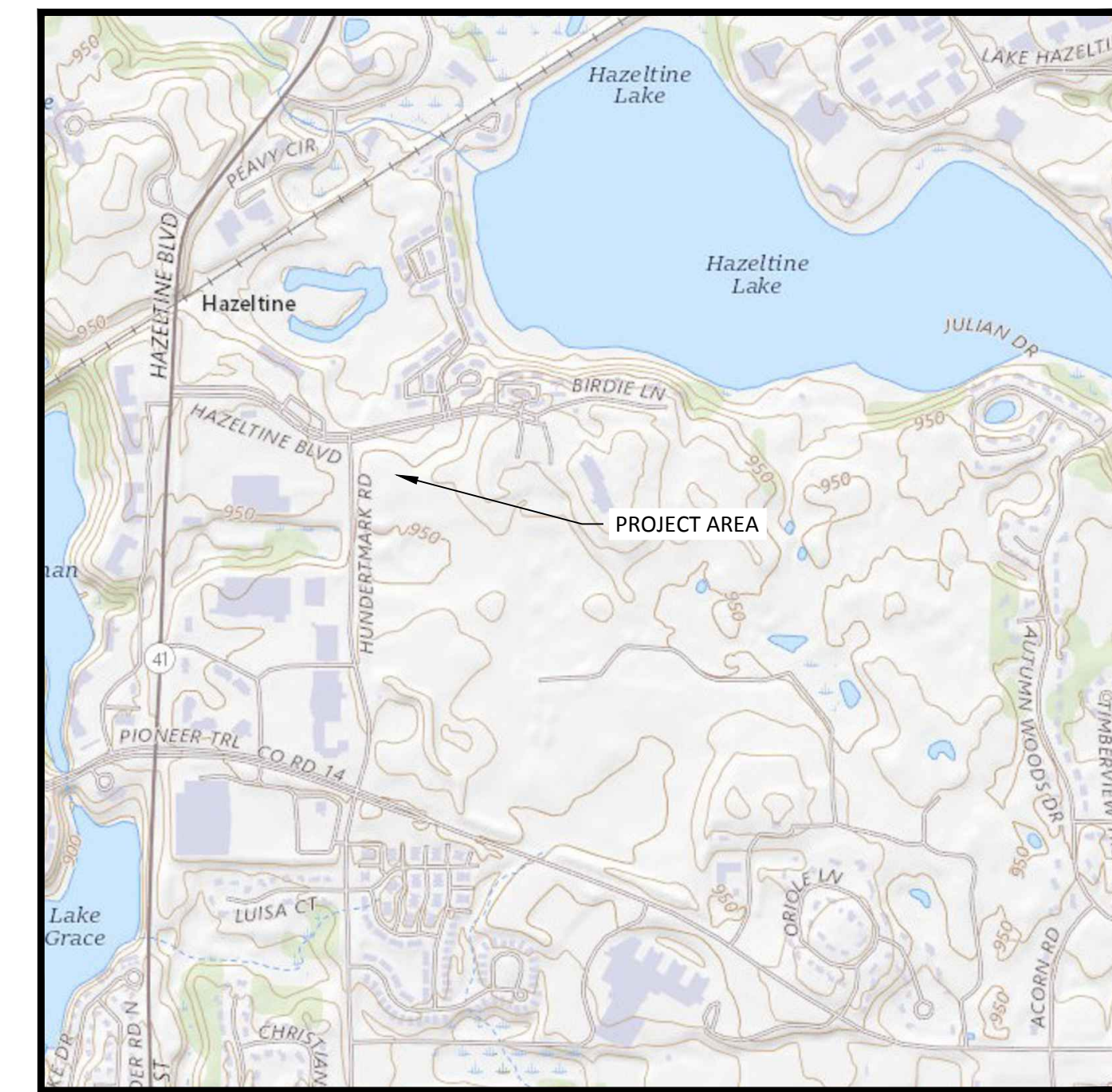
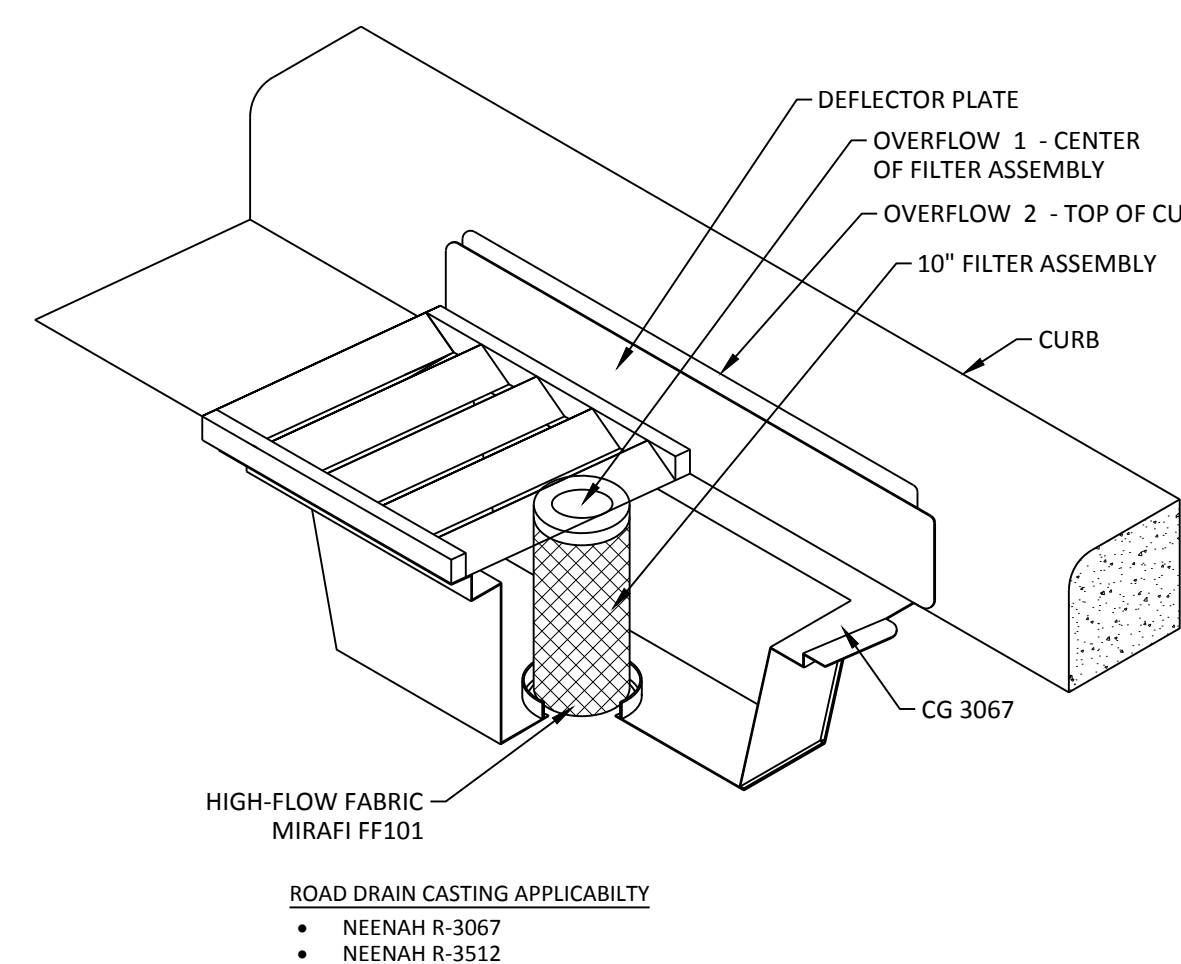
PROJECT AREA

CHASKA

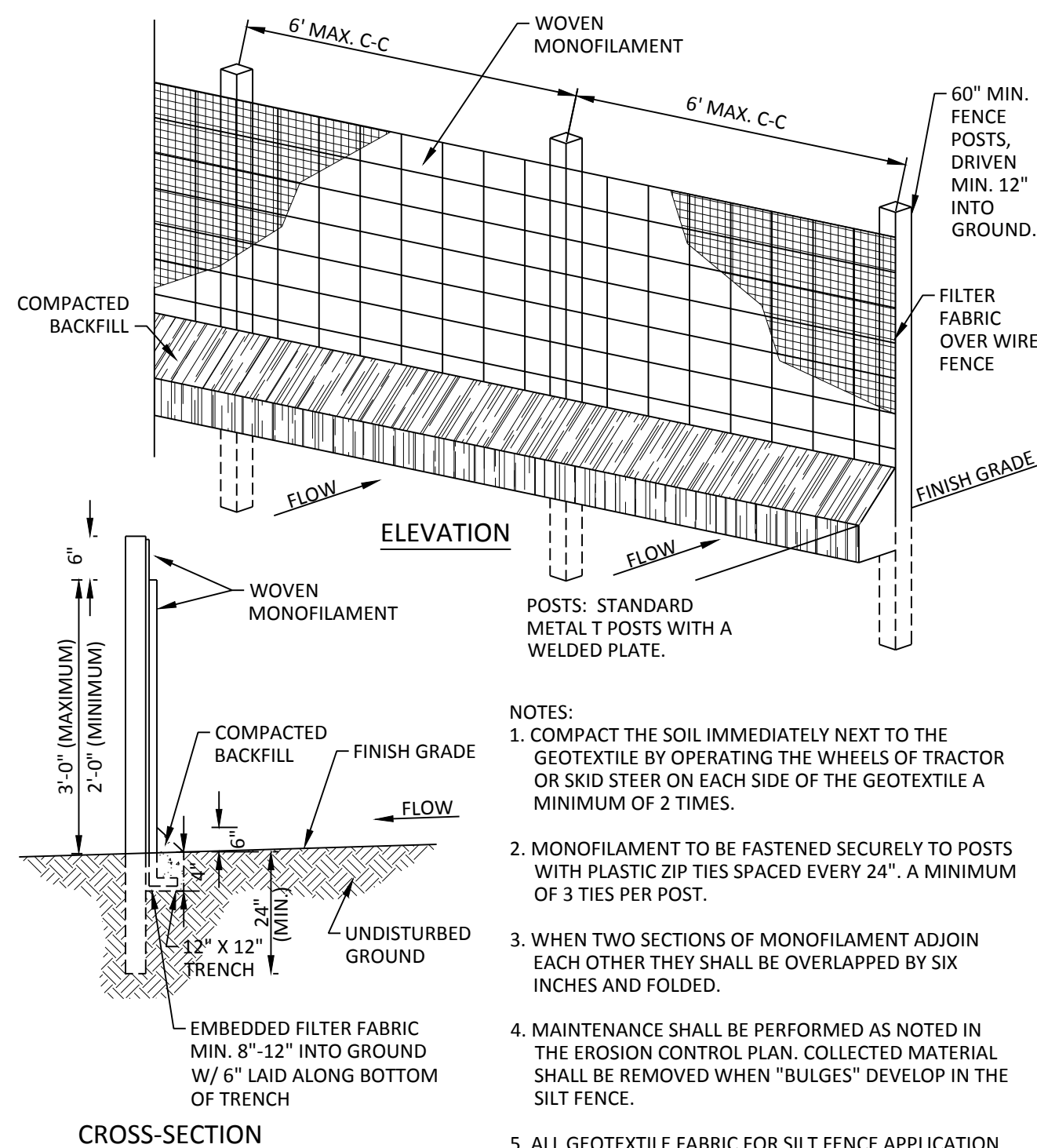
- 45. PVT-280
- 46. Commonwealth BLVD
- 47. Commonwealth BLVD
- 48. Washington BLVD
- 49. Commonwealth BLVD
- 50. Commonwealth BLVD
- 51. Wagon Wheel DR
- 52. Wagon Wheel DR
- 53. Norridge Ct

SITE LOCATION MAP

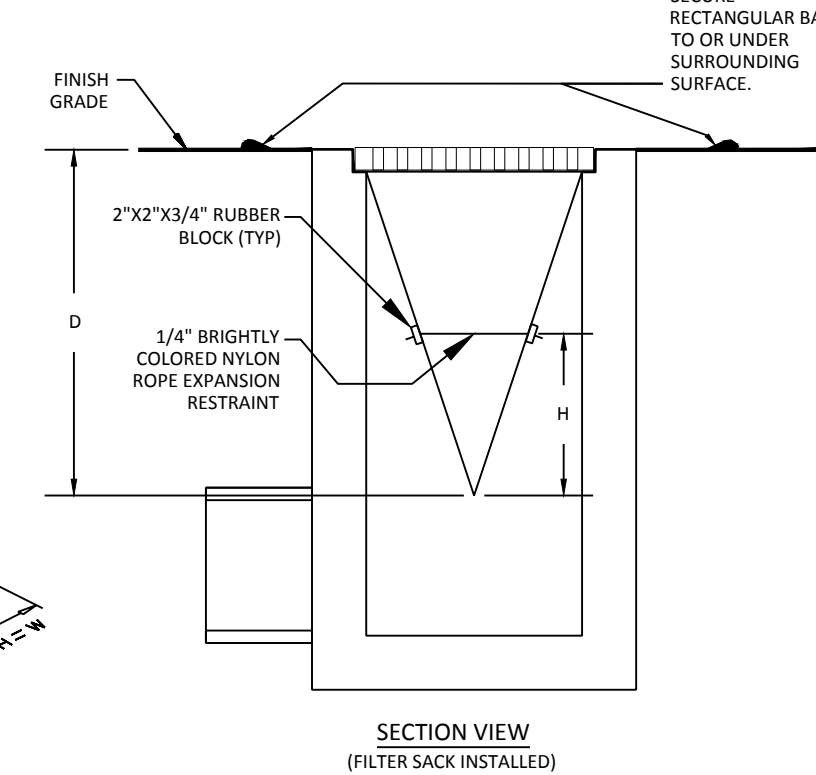
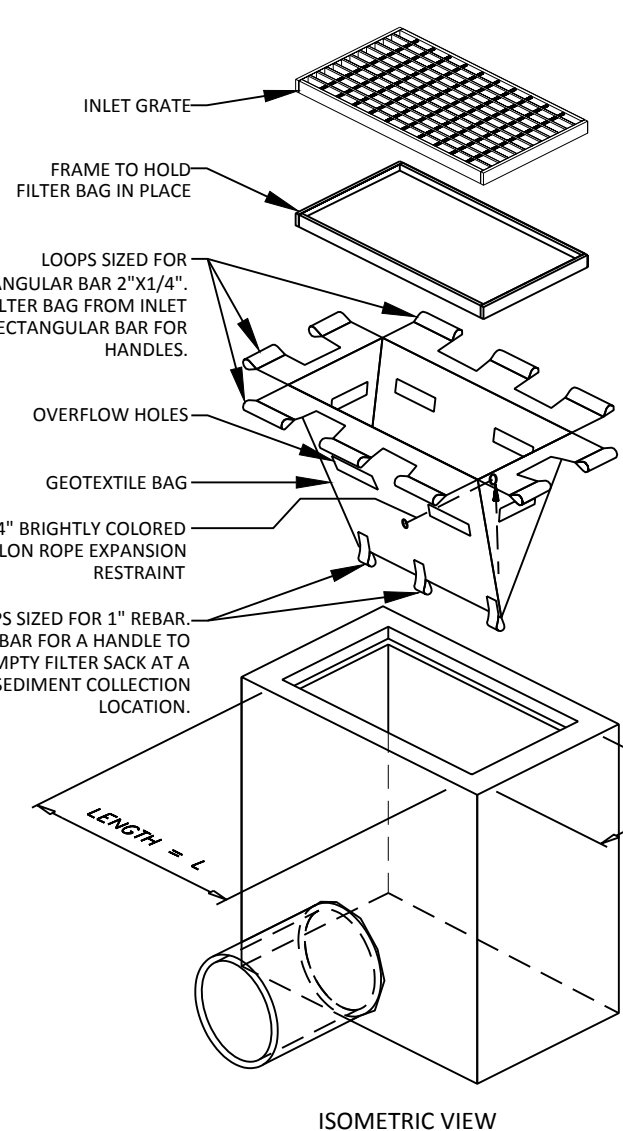
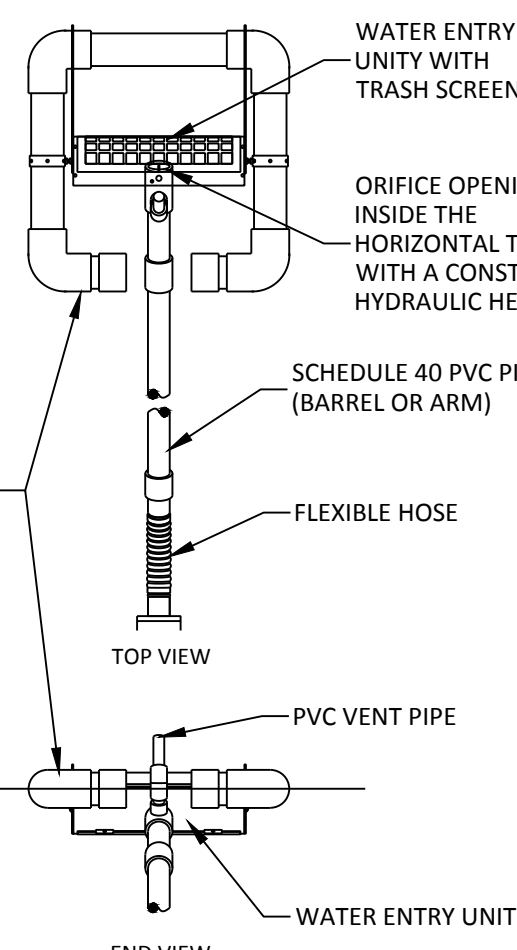
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USGS MAP :
NOT TO SCALE



1. COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY OPERATING THE WHEELS OF TRACTOR OR SOIL COMPACTOR ON EACH SIDE OF THE GEOTEXTILE A MINIMUM OF 2 TIMES.
2. MONOFILAMENT TO BE FASTENED SECURELY TO POSTS WITH PLASTIC ZIP TIES SPACED EVERY 24". A MINIMUM OF 3 TIES PER POST.
3. WHEN TWO SECTIONS OF MONOFILAMENT ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL GEOTEXTILE FABRIC FOR SILT FENCE APPLICATION TO BE PER MINOT APPROVED/QUALIFIED PRODUCTS.



- ## GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME, WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATER STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION. (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. PERMITS FOR CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPOLE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEED, WITHIN 7 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEEDING METHOD NUMBER 21.111 OR 21.112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & 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 DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURBS & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

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

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

EROSION CONTROL NOTES

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C5.03
OF
REV.

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT SITE INFORMATION

AZZINETE NATIONAL GOLF CLUB
400 HAZELTINE BOULEVARD
CITY: CHASKA
STATE: MN
FIPS CODE: 55318
COUNTY: CARVER

THE PROJECT INCLUDES REDEVELOPMENT OF UNDERUTILIZED SITE AREAS, CONSTRUCTION OF ONE NEW PUTTING COURSE, AND MILL-AND-OVERLAY OF EXISTING PARKING LOTS. THE DEVELOPMENT INCLUDES CONSTRUCTION OF EIGHT RENTAL VILLAS, RECONFIGURATION OF THE ENTRANCE DRIVES, AND INSTALLATION OF NEW PARKING AREAS.

*PDES PERMIT NUMBER:

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: HAZELTINE NATIONAL GOLF CLUB
CONTACT NAME: PHIL ANDERSON
ADDRESS: 1800 HAZELTINE BOULEVARD
CITY, STATE, ZIP CODE: CHASKA MN 55318
TELEPHONE NUMBER: 952-556-5425
FA/EMAIL: PANDERSON@HNGC.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR(S))

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FA/EMAIL:

NEAREST AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION ACT (NPDES) AND THE MINNESOTA PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGA) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES. THE APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN 100001) SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION UNDER THE TERMS AND CONDITIONS OF THIS PERMIT SEVEN (7) CALENDAR DAYS AFTER THE ONLINE APPLICATION PROCESS IS COMPLETED (HTTPS://NETWEB.PCA.STATE.MN.US/PRIVATE/).

NOTE: ALL PROJECTS UNDER 50 ACRES MUST SUBMIT THE PERMIT APPLICATION USING THE ONLINE PROCESS. MAILED APPLICATIONS ARE ONLY ACCEPTED FOR PROJECTS THAT DISTURB 50 OR MORE ACRES, AND HAVE A DISCHARGE POINT WITHIN 1 MILE OF A PROTECTED WATERCOURSE.

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHICHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 2.3 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE WILL BE EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICANT AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP) - TO BE COMPLETED BY CONTRACTOR(S)

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FA/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES - TO BE COMPLETED BY CONTRACTOR(S))

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FA/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S)

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FA/EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK
CONTACT NAME: ALESSANDRA STUTZ
ADDRESS: 12800 WHITE WATER DRIVE SUITE 300
CITY, STATE, ZIP CODE: MINNETONKA MN 55343
TELEPHONE NUMBER: 763.520.8460
FA/EMAIL: ASTUTZ@SAMBATEK.COM

SWPPP DESIGNATION CERTIFICATION CARD:

DESIGNER: UNIVERSITY OF MINNESOTA
DESIGNER SIGNATURE: Alessandra Stutz

Construction Installer (May 31 2024)
Design of Construction SWPPP (May 31 2024)

1.3 NATURE OF CONSTRUCTION ACTIVITY

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF EIGHT RENTAL VILLAS, NEW PARKING LOTS, RECONFIGURED ENTRANCE DRIVES, UTILITY IMPROVEMENTS, AND NEW GOLF COURSES.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: 06/03/2024
ESTIMATED PROJECT COMPLETION DATE: 12/31/2025

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):
A GEOTECHNICAL EXPLORATION REPORT WAS CREATED BY STORM TOWN CITY TESTING PROGRAM. ACCORDING TO SOIL BORINGS PRESENTED IN THE REPORT, DISTURBED SOILS ONSITE CONSIST OF ORGANIC LEAN CLAY AND SANDY LEAN CLAY. THESE SOILS ARE CONSIDERED HYDROLOGIC SOIL GROUP C AND ARE UNSUITABLE FOR INFILTRATION.

SLOPES:
EXISTING IMPERVIOUS SLOPES ONSIDE RANGE FROM 1.5-20%. EXISTING PEROVIOUS SLOPES RANGE FROM 1-25%
PROPOSED IMPERVIOUS SLOPES RANGE FROM 1.5-8% AND PROPOSED PEROVIOUS SLOPES RANGE FROM 2-35%.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:
TOTAL PROJECT AREA: 45 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 22.69 ACRES

IMPERVIOUS AREAS WITHIN LOD:
IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 6.11
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 5.58

RECEIVING WATERS:
CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:
DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROL MEASURES SUCH AS SILT FENCE AND INLET PROTECTION WILL CAPTURE AND RETAIN SEDIMENT ONSITE AND PROTECT DOWNSTREAM RECEIVING WATERS.

DESCRIPTION OF RECEIVING WATERS:
THERE ARE FOUR IMPAIRED WATERS WITHIN 1 MILE OF THE SITE: BLUFF CREEK, HAZELTINE LAKE, JONATHAN LAKE, AND ONE UNNAMED LAKE. BLUFF CREEK IS IMPAIRED FOR FISH BIOASSESSMENTS AND TURBIDITY. HAZELTINE LAKE IS IMPAIRED FOR NUTRIENTS AND HAS AN EPA TOTAL MAXIMUM DAILY LOAD ON PHOSPHORUS. JONATHAN LAKE IS IMPAIRED FOR NUTRIENTS. THE UNNAMED LAKE IS IMPAIRED FOR NUTRIENTS.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED
EXISTING WETLANDS LOCATED ON THE NORTH PROPERTY BOUNDARY WITH HAZELTINE BOULEVARD AND SOUTH OF THE LIMITS OF DISTURBANCE ARE TO BE PROTECTED.

1.8 POTENTIAL SOURCES OF POLLUTION
POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:
CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FLUIDS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING, AND THE EROSION AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL, THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTION TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES
ACCORDING TO THE INFORMATION FOR PLANNING AND CONSULTING, THE SITE HAS POTENTIAL TO CONTAIN THE RUSTY PATCH BUMBLE BEE, MONARCH BUTTERFLY, WHOOPIING CRANE, NORTHERN LONG EARED BAT, AND TRICOLOR BAT. IT IS NOT ANTICIPATED THE CONSTRUCTION ACTIVITIES WILL DISRUPT HABITAT OF THESE ENDANGERED SPECIES, HOWEVER IF ANY OF THEM ARE IDENTIFIED, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER OF RECORD.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE WHOOPIING CRANE AS AN EXPERIMENTAL POPULATION. THE WHOOPIING CRANE BREEDS, MIGRATES, WINTERS, AND FORAGES IN A SERIES OF WETLAND AND OTHER HABITATS, INCLUDING COASTAL MARSHES AND ESTUARIES, INLAND MARSHES, LAKES, PONDS, WET WOODLANDS AND RIVERS, AND AGRICULTURAL FIELDS. THERE IS ONE GROUP OF CRANES WHICH ARE KNOWN TO MIGRATE THROUGH MINNESOTA.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE NORTHERN LONG-EARED BAT AS AN ENDANGERED SPECIES. THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT ABOUT 3 TO 3.7 INCHES IN LENGTH BUT WITH A WINGSPAN OF 9 TO 10 INCHES. THIS BAT IS DISTINGUISHED BY ITS LONG EARS. THE NORTHERN LONG-EARED BAT ROOSTS SINGLE OR IN COLONIES UNDERNATURAL HABITATS, OR IN CREVICES OF BUILDINGS, WITHIN HIBERNACULA. THIS BAT SEEMS OPPORTUNISTIC IN SELECTING ROOSTS, USING TREE SPECIES BASED ON SUITABILITY TO RETAIN BARK OR PROVIDE CAVITIES OR CREVICES. IT HAS ALSO BEEN FOUND, RARELY, ROOSTING IN STRUCTURES LIKE BARNS AND SHEDS, WITHIN HIBERNACULA. SURVIVORS FIND THEM IN SMALL CREVICES OR CRACKS, OFTEN WITH ONLY THE NOSE AND EARS VISIBLE. IF A NORTHERN LONG-EARED BAT IS FOUND IN THE AREA THEN INCIDENTALLY TAKE WITHIN THE WING ZONE INVOLVING REMOVAL IS NOT PROHIBITED IF TWO CONSERVATION MEASURES ARE FOLLOWED: THE FIRST MEASURE IS THE APPLICATION OF A 0.4-0.25 MILE (0.4 KILOMETER) RADIUS AROUND THE REMOVAL SITE. THE SECOND CONSERVATION MEASURE IS THAT THE ACTIVITY DOES NOT CUT OR DESTROY KNOWN OCCUPED MATERNITY ROOSTS, OR ANY OTHER TREES WITHIN THE RADIUS (45 KILOMETER) AROUND THE MATERNITY ROOST TREE, DURING THE FLUP SEASON (JUNE 1 THROUGH JULY 31).

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCH BUMBLE BEE AS AN ENDANGERED SPECIES. ALL RUSTY PATCH BUMBLE BEES HAVE ENTIRELY BLACK HEADS, BUT ONLY WORKERS AND MALES HAVE A RUSTY REDDISH PATCH CENTRALLY LOCATED ON THE BACK. RUSTY PATCH BUMBLE BEES ARE KNOWN TO OCCUR THROUGHOUT THE COUNTRY WITH GRASSLANDS WITH FLOWERING PLANTS FROM APRIL THROUGH OCTOBER. UNDERGROUND CAVITIES OR CLUMPS OF GRASSES ABOVE GROUND AS NESTING SITES, AND IN UNDERSTURBED SOIL FOR HIBERNATING QUEENS OVER WINTER.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN ENDANGERED SPECIES CANDIDATE. MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS FOR OVERWINTERING MONARCHS. HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS SUCH AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS. FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 7,400 TO 3,600 METERS.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN ENDANGERED SPECIES CANDIDATE. MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS FOR OVERWINTERING MONARCHS. HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS SUCH AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS. FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 7,400 TO 3,600 METERS.

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VEGETATION:
VEGETATION INSIDE THE LIMITS OF DISTURBANCE WILL REQUIRE CLEARING AND GRUBBING DUE TO ALTERING GRADES.

RAINFALL INFORMATION:
RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF WHICH 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 5.73 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES
PROJECT AREA SUMMARY:
TOTAL PROJECT AREA: 45 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 22.69 ACRES

IMPERVIOUS AREAS WITHIN LOD:
IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 6.11
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 5.58

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:
DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROL MEASURES SUCH AS SILT FENCE AND INLET PROTECTION WILL CAPTURE AND RETAIN SEDIMENT ONSITE AND PROTECT DOWNSTREAM RECEIVING WATERS.

DESCRIPTION OF RECEIVING WATERS:
THERE ARE FOUR IMPAIRED WATERS WITHIN 1 MILE OF THE SITE: BLUFF CREEK, HAZELTINE LAKE, JONATHAN LAKE, AND ONE UNNAMED LAKE. BLUFF CREEK IS IMPAIRED FOR FISH BIOASSESSMENTS AND TURBIDITY. HAZELTINE LAKE IS IMPAIRED FOR NUTRIENTS AND HAS AN EPA TOTAL MAXIMUM DAILY LOAD ON PHOSPHORUS. JONATHAN LAKE IS IMPAIRED FOR NUTRIENTS. THE UNNAMED LAKE IS IMPAIRED FOR NUTRIENTS.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED
EXISTING WETLANDS LOCATED ON THE NORTH PROPERTY BOUNDARY WITH HAZELTINE BOULEVARD AND SOUTH OF THE LIMITS OF DISTURBANCE ARE TO BE PROTECTED.

1.8 POTENTIAL SOURCES OF POLLUTION
POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:
CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FLUIDS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING, AND THE EROSION AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL, THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTION TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES
ACCORDING TO THE INFORMATION FOR PLANNING AND CONSULTING, THE SITE HAS POTENTIAL TO CONTAIN THE RUSTY PATCH BUMBLE BEE, MONARCH BUTTERFLY, WHOOPIING CRANE, NORTHERN LONG EARED BAT, AND TRICOLOR BAT. IT IS NOT ANTICIPATED THE CONSTRUCTION ACTIVITIES WILL DISRUPT HABITAT OF THESE ENDANGERED SPECIES, HOWEVER IF ANY OF THEM ARE IDENTIFIED, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER OF RECORD.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE WHOOPIING CRANE AS AN EXPERIMENTAL POPULATION. THE WHOOPIING CRANE BREEDS, MIGRATES, WINTERS, AND FORAGES IN A SERIES OF WETLAND AND OTHER HABITATS, INCLUDING COASTAL MARSHES AND ESTUARIES, INLAND MARSHES, LAKES, PONDS, WET WOODLANDS AND RIVERS, AND AGRICULTURAL FIELDS. THERE IS ONE GROUP OF CRANES WHICH ARE KNOWN TO MIGRATE THROUGH MINNESOTA.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE NORTHERN LONG-EARED BAT AS AN ENDANGERED SPECIES. THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT ABOUT 3 TO 3.7 INCHES IN LENGTH BUT WITH A WINGSPAN OF 9 TO 10 INCHES. THIS BAT IS DISTINGUISHED BY ITS LONG EARS. THE NORTHERN LONG-EARED BAT ROOSTS SINGLE OR IN COLONIES UNDERNATURAL HABITATS, OR IN CREVICES OF BUILDINGS, WITHIN HIBERNACULA. THIS BAT SEEMS OPPORTUNISTIC IN SELECTING ROOSTS, USING TREE SPECIES BASED ON SUITABILITY TO RETAIN BARK OR PROVIDE CAVITIES OR CREVICES. IT HAS ALSO BEEN FOUND, RARELY, ROOSTING IN STRUCTURES LIKE BARNS AND SHEDS, WITHIN HIBERNACULA. SURVIVORS FIND THEM IN SMALL CREVICES OR CRACKS, OFTEN WITH ONLY THE NOSE AND EARS VISIBLE. IF A NORTHERN LONG-EARED BAT IS FOUND IN THE AREA THEN INCIDENTALLY TAKE WITHIN THE WING ZONE INVOLVING REMOVAL IS NOT PROHIBITED IF TWO CONSERVATION MEASURES ARE FOLLOWED: THE FIRST MEASURE IS THE APPLICATION OF A 0.4-0.25 MILE (0.4 KILOMETER) RADIUS AROUND THE REMOVAL SITE. THE SECOND CONSERVATION MEASURE IS THAT THE ACTIVITY DOES NOT CUT OR DESTROY KNOWN OCCUPED MATERNITY ROOSTS, OR ANY OTHER TREES WITHIN THE RADIUS (45 KILOMETER) AROUND THE MATERNITY ROOST TREE, DURING THE FLUP SEASON (JUNE 1 THROUGH JULY 31).

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCH BUMBLE BEE AS AN ENDANGERED SPECIES. ALL RUSTY PATCH BUMBLE BEES HAVE ENTIRELY BLACK HEADS, BUT ONLY WORKERS AND MALES HAVE A RUSTY REDDISH PATCH CENTRALLY LOCATED ON THE BACK. RUSTY PATCH BUMBLE BEES ARE KNOWN TO OCCUR THROUGHOUT THE COUNTRY WITH GRASSLANDS WITH FLOWERING PLANTS FROM APRIL THROUGH OCTOBER. UNDERGROUND CAVITIES OR CLUMPS OF GRASSES ABOVE GROUND AS NESTING SITES, AND IN UNDERSTURBED SOIL FOR HIBERNATING QUEENS OVER WINTER.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN ENDANGERED SPECIES CANDIDATE. MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS FOR OVERWINTERING MONARCHS. HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS SUCH AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS. FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 7,400 TO 3,600 METERS.

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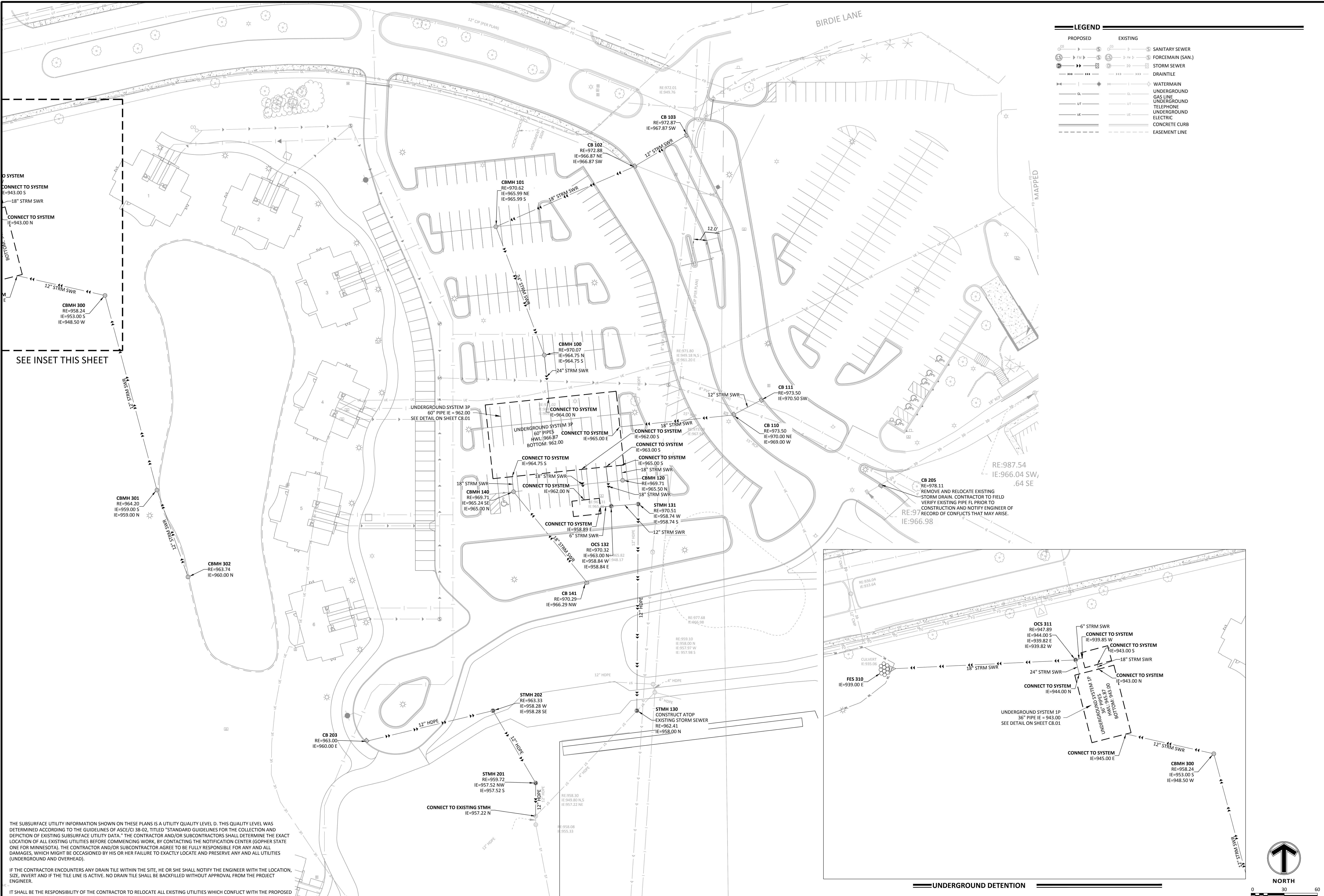
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LEGEND

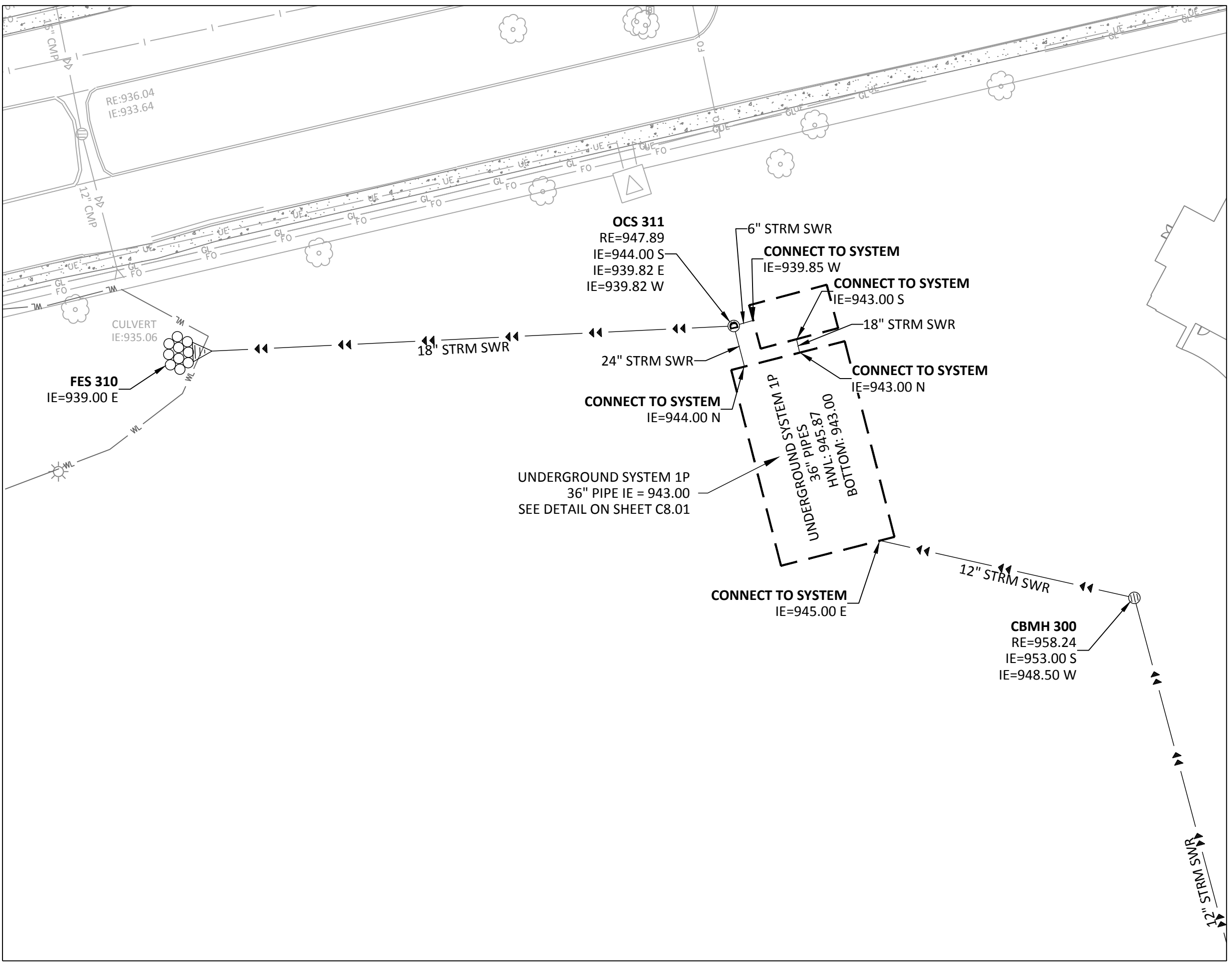
PROPOSED	EXISTING	
		SANITARY SEWER
		FORCE MAIN (SAN.)
		STORM SEWER
		DRAIN TILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

CONNECT TO SYSTEM
IE=943.00 S
18" STRM SWR

CONNECT TO SYSTEM
IE=943.00 N
12" STRM SWR

CBMH 300
RE=958.24
IE=953.00 S
IE=948.50 W

SEE INSET THIS SHEET



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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

Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

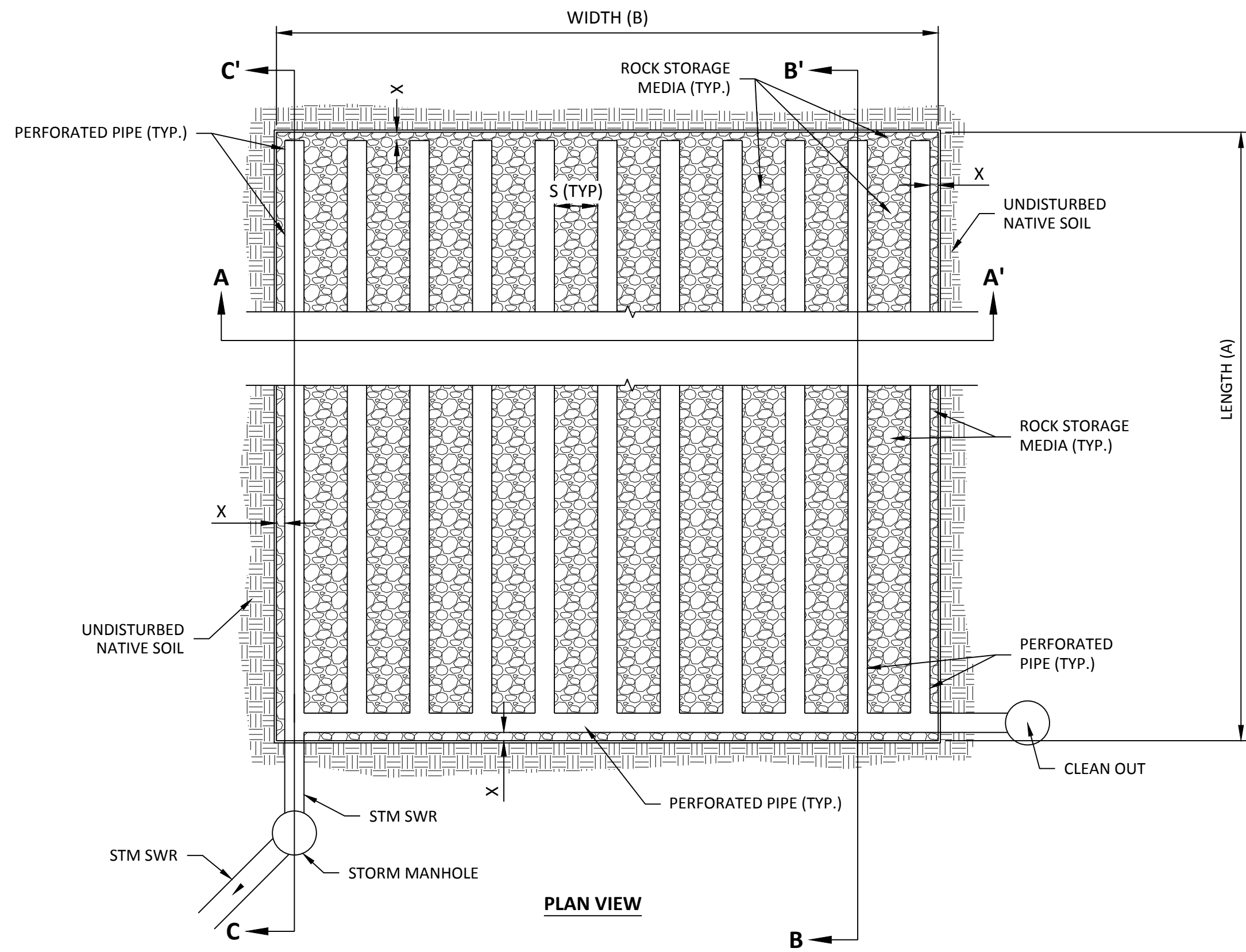
PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

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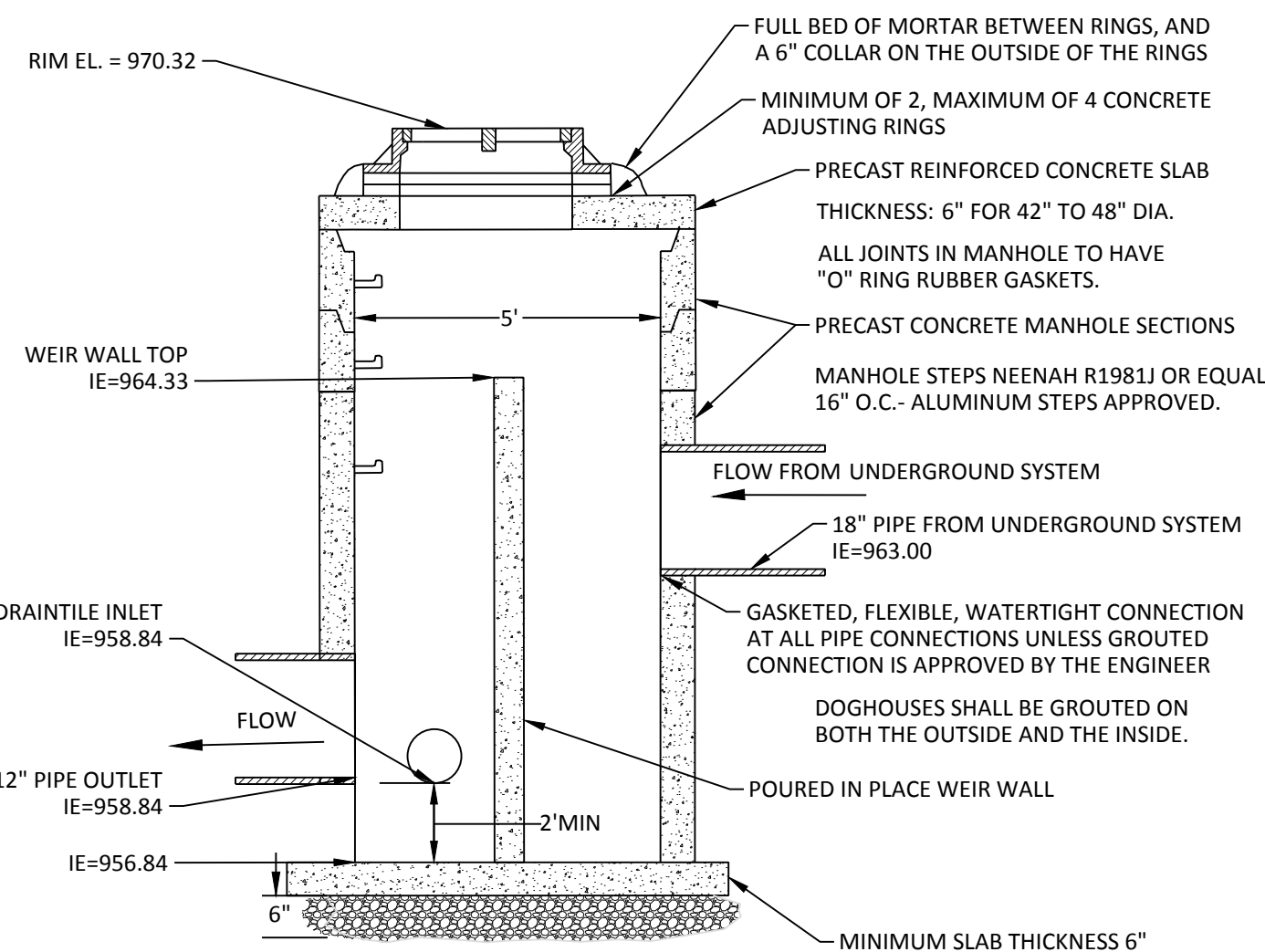
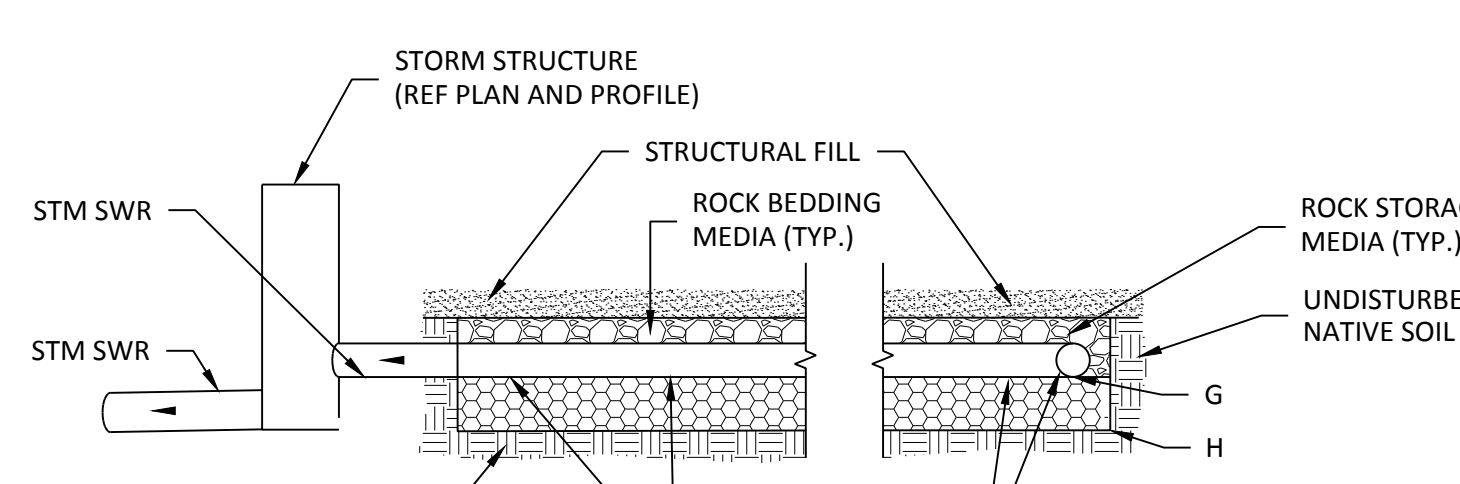
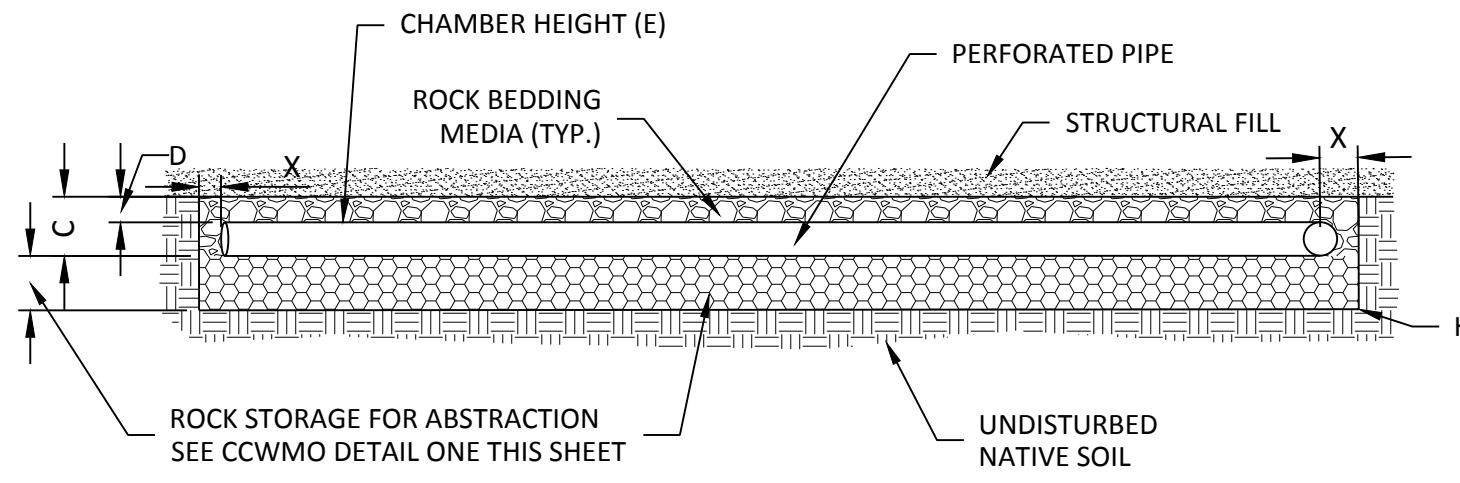
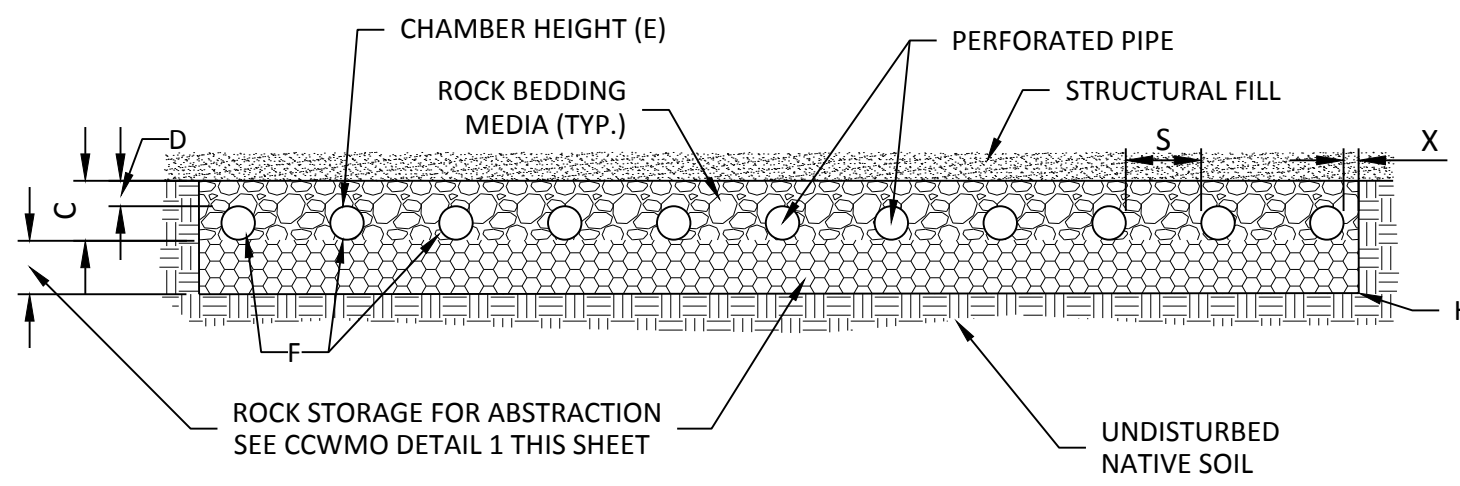
STORM SEWER PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C7.01
OF
REV. #

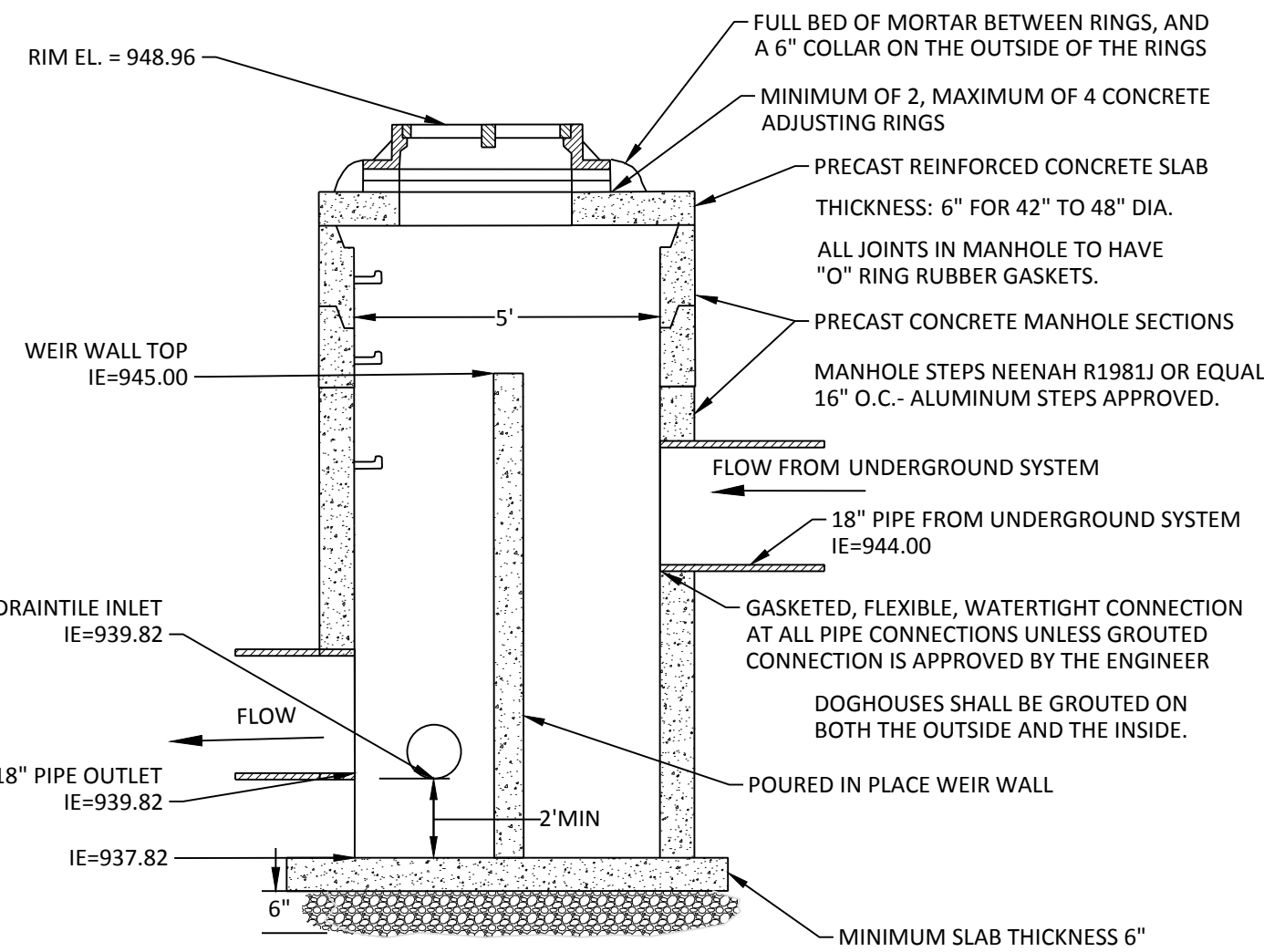


SUBSURFACE FILTRATION SYSTEM												
BMP	LENGTH, FT (A)	WIDTH, FT (B)	DEPTH, FT (C)	PIPE COVER, IN (D)	PIPE DIA, IN (E)	ROWS (F)	PIPE INVERT (G)	BOTTOM OF ROCK (H)	EDGE SPACING, IN (X)	PIPE SPACING, IN (S)	TOTAL PIPE STORAGE VOLUME (CF)	WATER QUALITY ELEVATION (WOE)
1P	63.00	36.50	3.50	6.0	36	8	943.00	941.33	12.0	18.0	3598.0	945.0
3P	119.00	67.00	5.50	6.0	60	9	962.00	960.49	12.0	30.0	21461.0	964.3

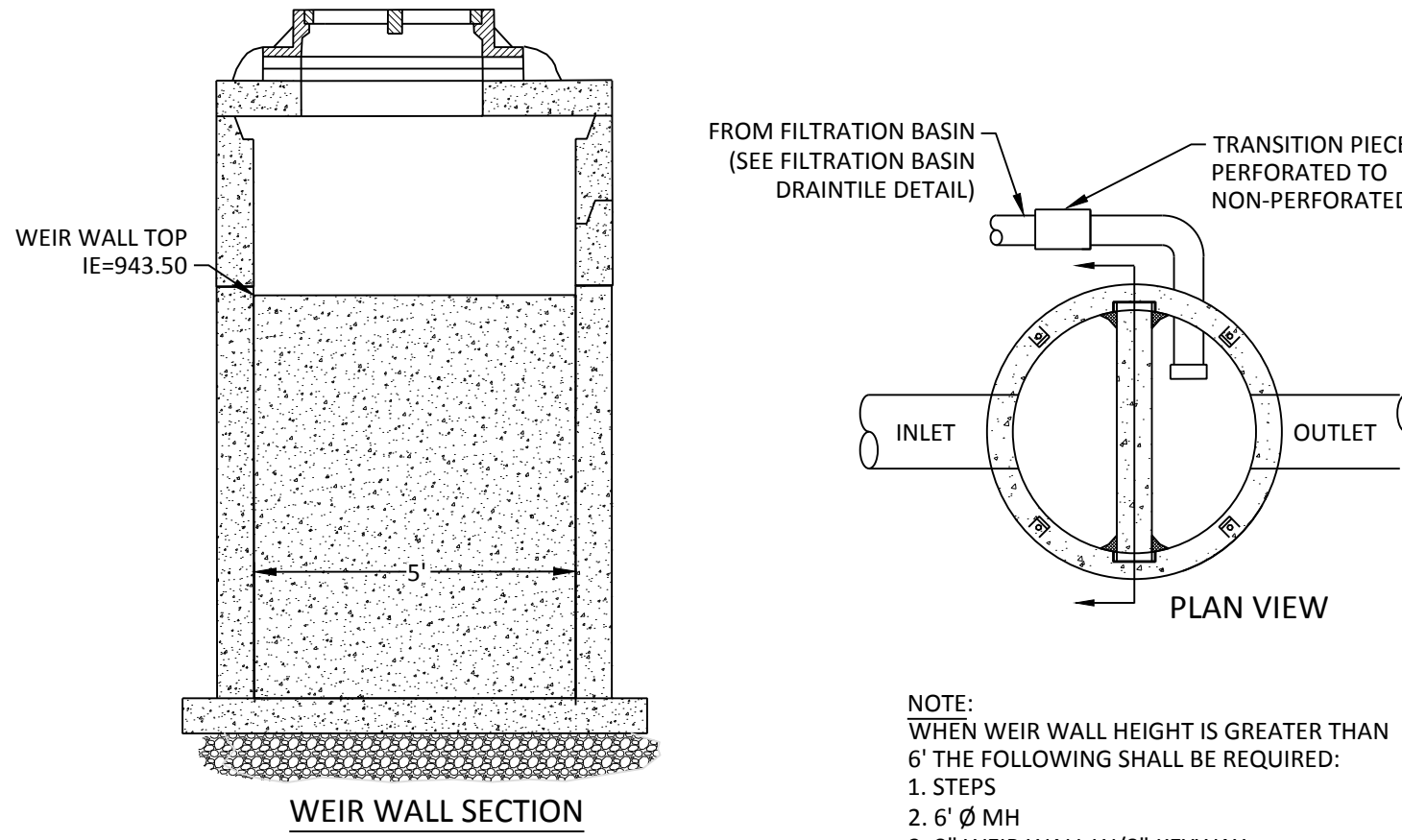
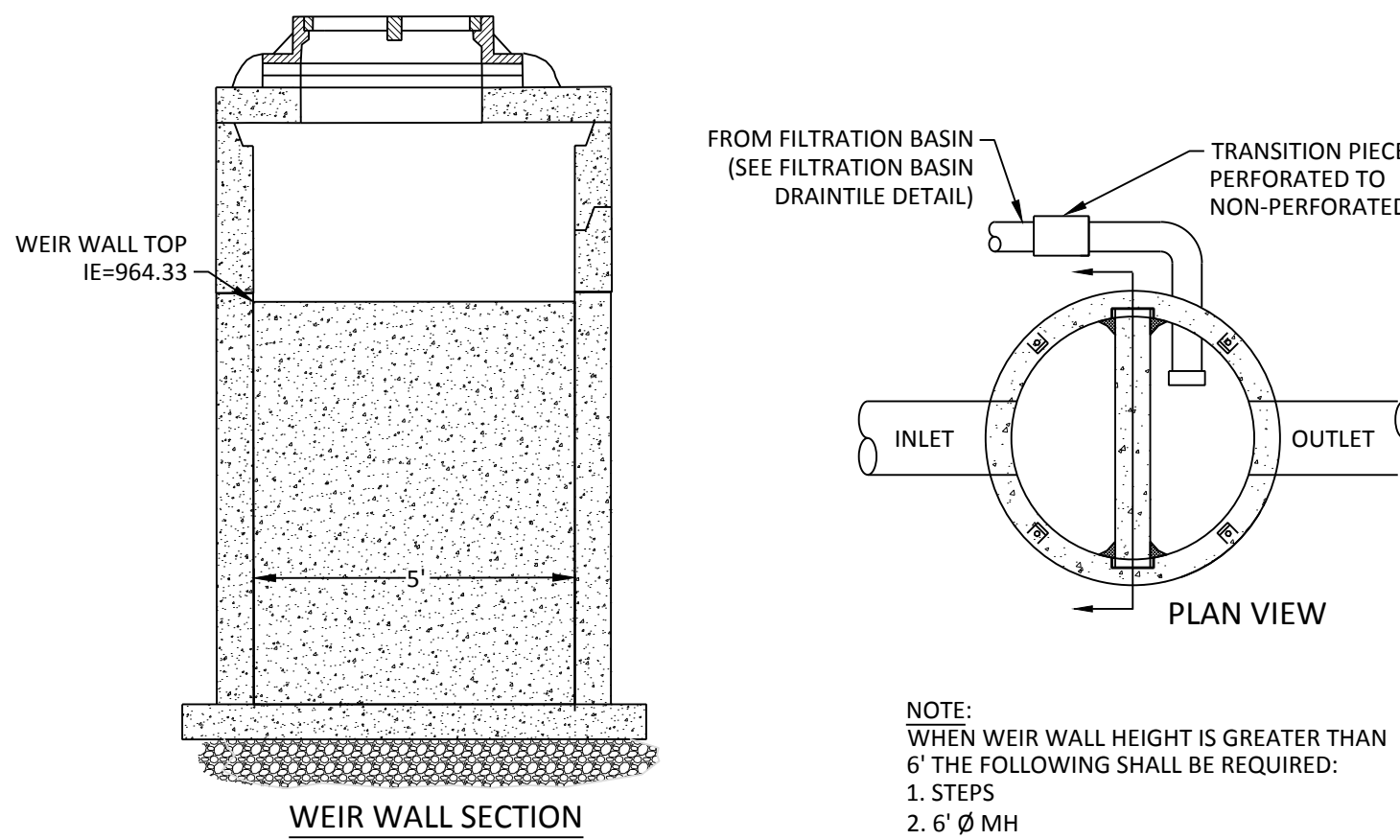
- NOTES:
1. ROCK STORAGE MEDIA SHALL CONSIST OF A WASHED OPEN GRADED ASTM NO. 2 CRUSHED STONE.
 2. SHOP DRAWING SUBMITTALS FOR SUBSURFACE SYSTEMS SHALL INCLUDE INSTALLATION METHODS PER PIPE MANUFACTURER TO MAINTAIN STRUCTURAL CAPACITY OF PIPES. THE MATERIAL ON WHICH THE PIPE IS BEDDED SHALL BE SHAPED AND COMPACTED TO CONFORM TO THE BOTTOM OF THE PIPE, UP TO THE SPRINGLINE.



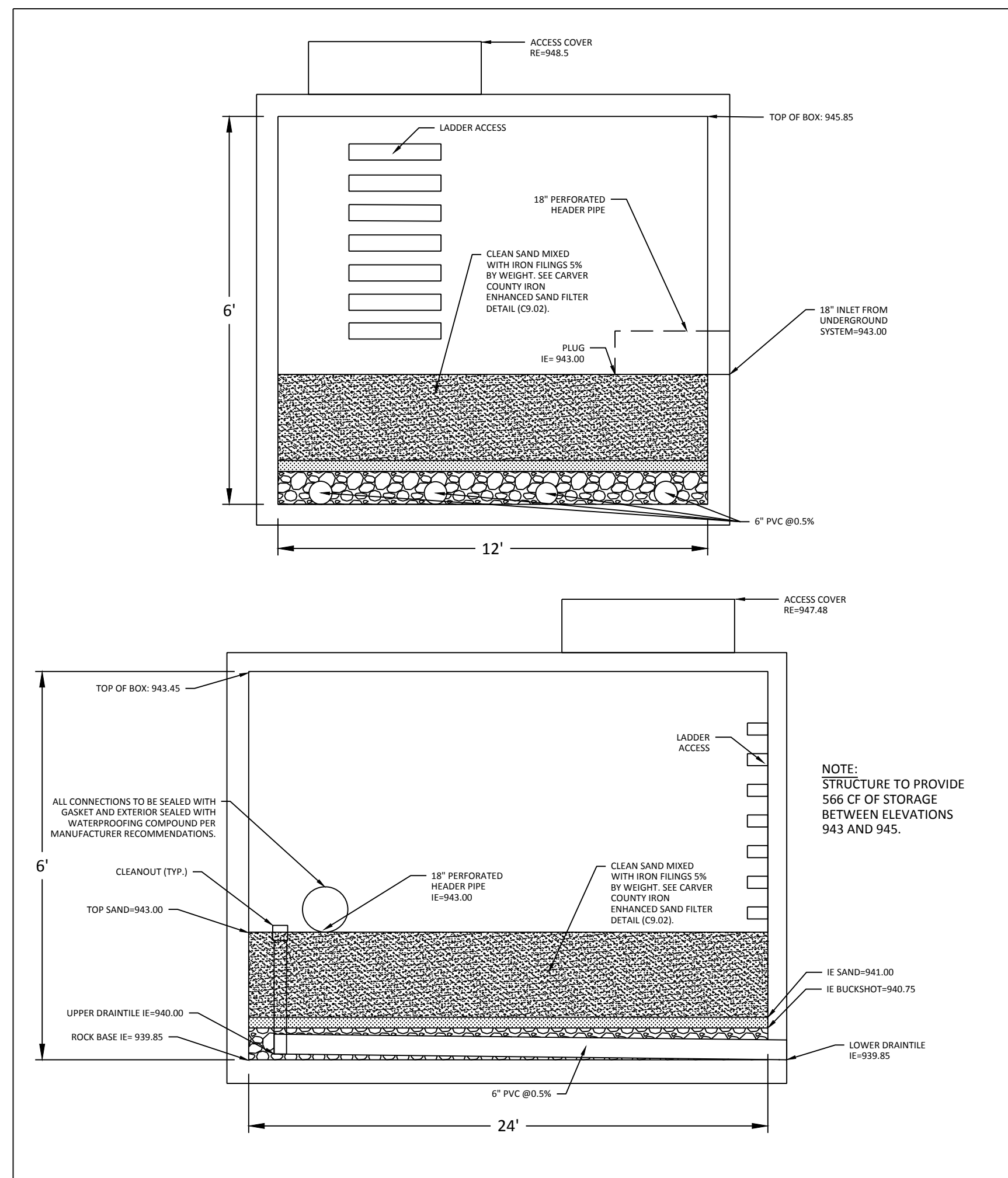
02 OUTLET CONTROL STRUCTURE (OCS 132)



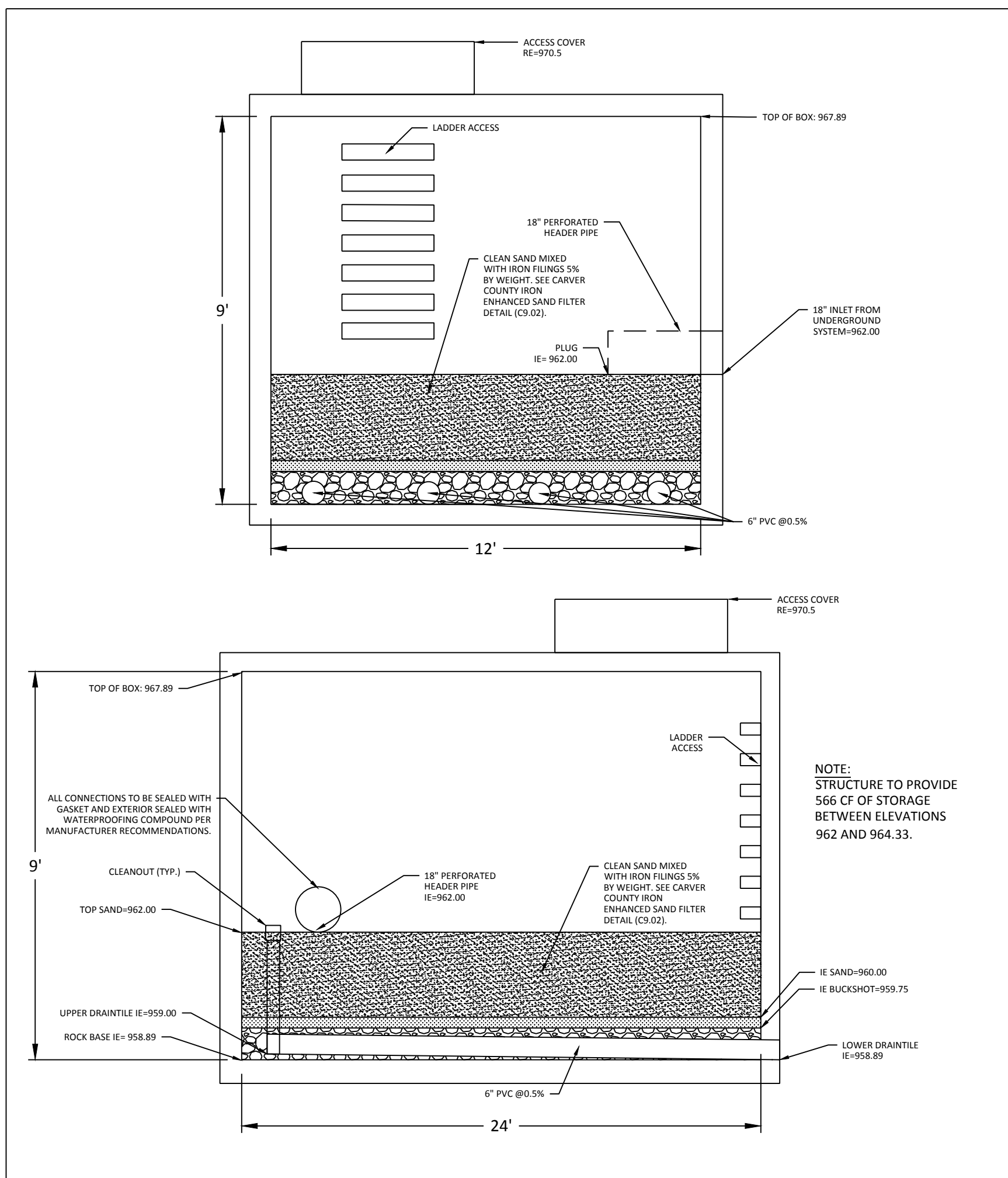
03 OUTLET CONTROL STRUCTURE (OCS 311)



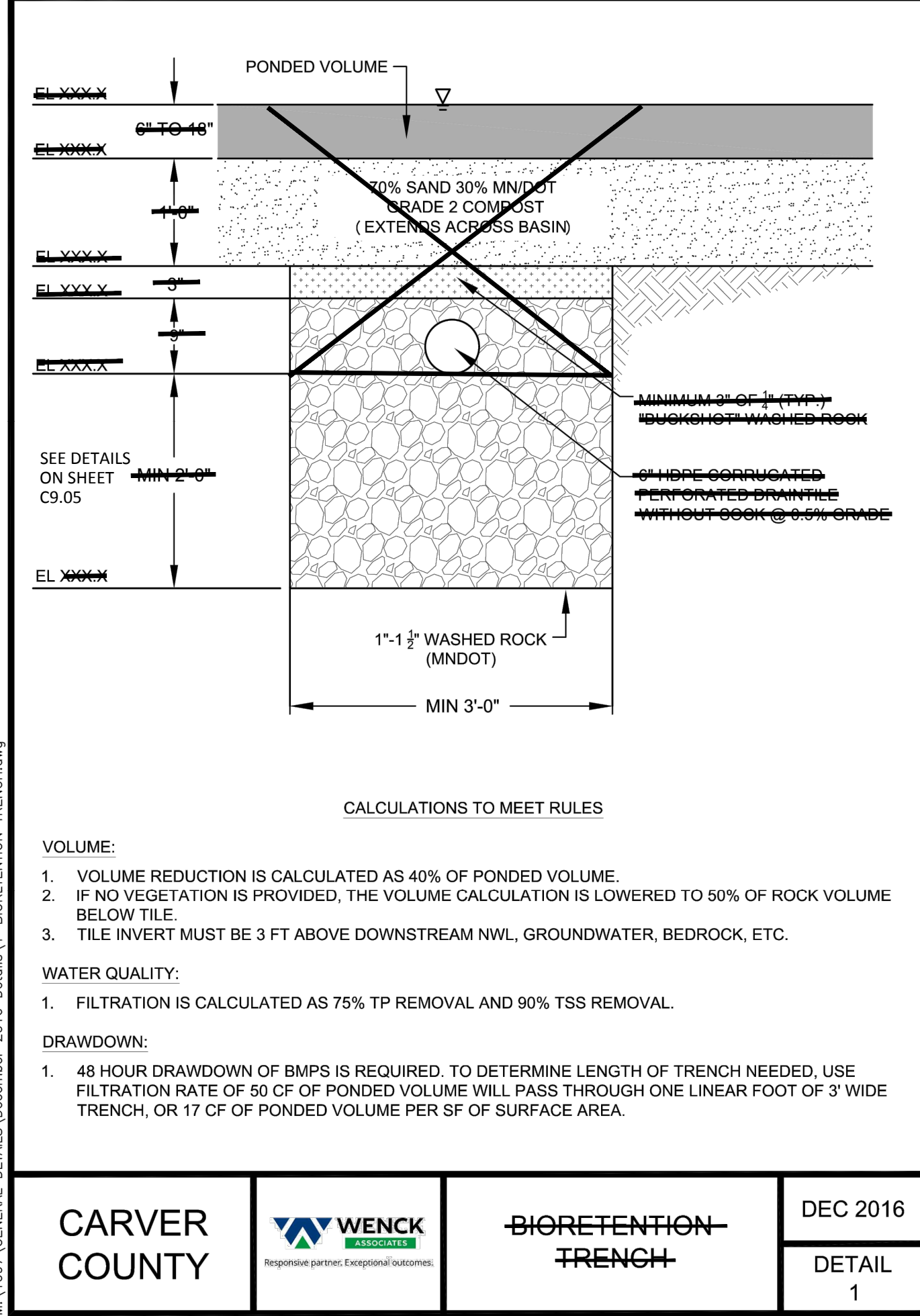
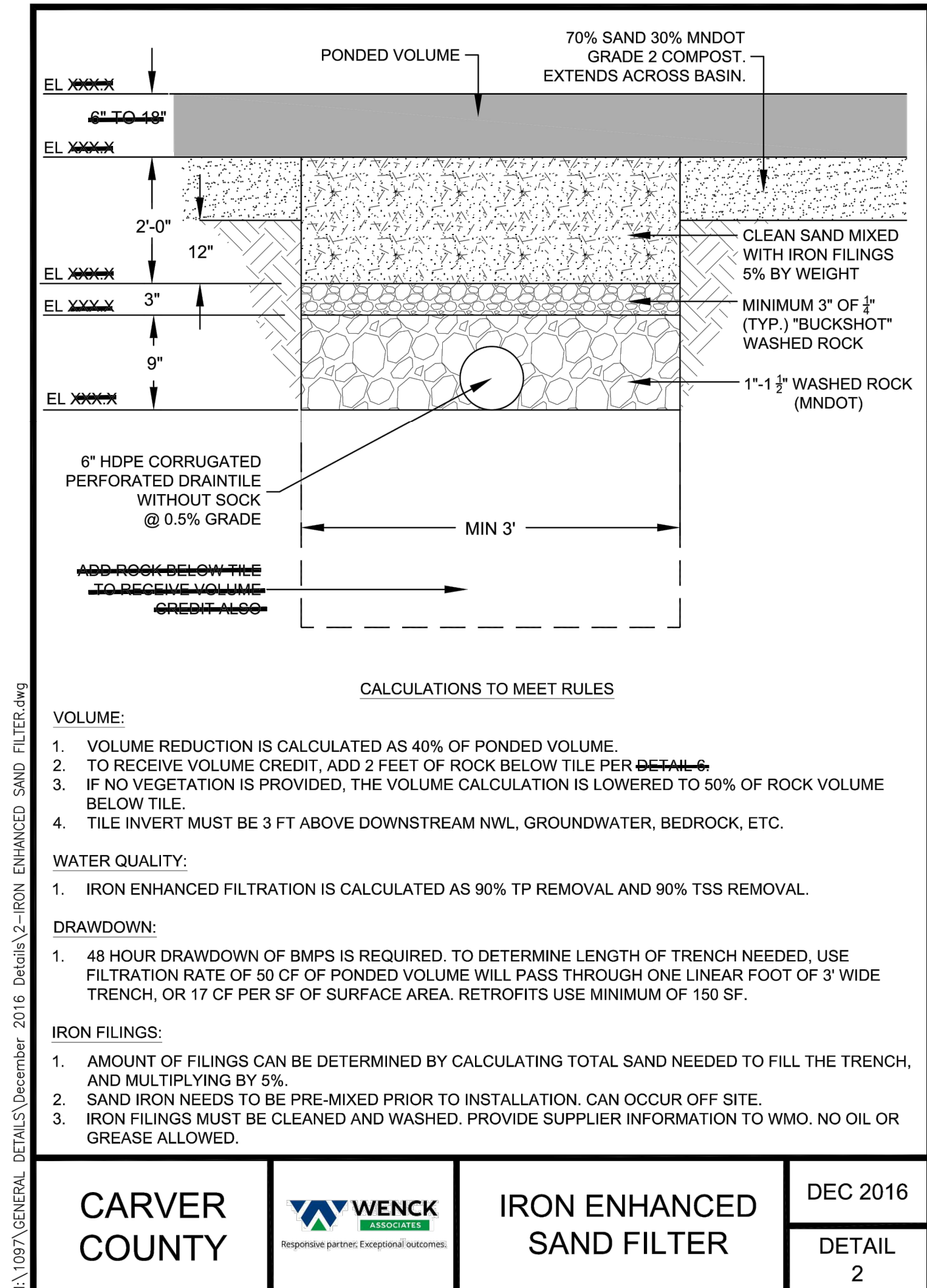
01 SUBSURFACE DETENTION SYSTEM WITH ROCK ABSTRACTION STORAGE



04 IRON ENHANCED SAND FILTER DETAIL - SYSTEM 1P



05 IRON ENHANCED SAND FILTER DETAIL - SYSTEM 3P



ROCK TRENCH BELOW UNDERGROUND CHAMBERS

24.15 (LMS TECH) | EMILY GASTANIAS, PE (MN) | 4/23/2024 3:13:28 PM
PROJECT: 252758 CARVER COUNTY WILSHIRE SUBS. DETENTION CHASKA, MINN. STANDARD DETAILS

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDG	CITY REVIEW COMMENTS

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

Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB
DESIGNED BY
EC/JHB
CHECKED BY
BB
PROJECT NO.
52736

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STANDARD DETAILS
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C8.01
OF
REV. #



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 Landscape Architect under the laws of the State of Minnesota.

Print Name: _____

Date _____ License # _____

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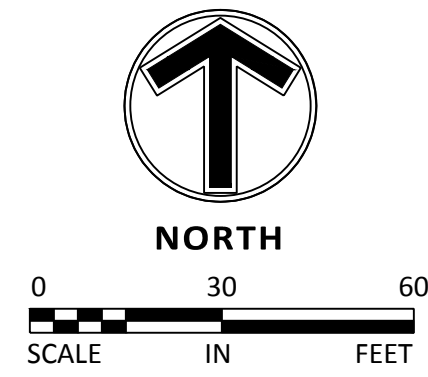
SHRUBS PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
L1.02
OF
REV. #

LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT	=====	=====	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER EASEMENT	-----	-----	CONCRETE PAVING	
BUILDING	-----	//////	CONCRETE SIDEWALK	
RETAINING WALL	oooooooo	=====		
WETLAND LIMITS		=====		
TREELINE		~~~~~		
LANDSCAPE EDGING		~~~~~		
STORM SEWER	① --->>>	①		
SANITARY SEWER	② --->>>	②		
FORCEMAIN (SAN.)	③ --->>> FM	③		
WATERMAIN	④ --->>> I	④		
YARDDRAIN	⑤	⑤		
LIMITS OF DISTURBANCE	--- · ---	---		
TREE PROTECTION FENCE	---	TP		
TREE TO BE REMOVED	⊗			
SIGN	●			
PIPE BOLLARD	⊙			
RIPRAP	⊙			

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar™ Japanese Barberry	3 gal.	40
	BTO	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal.	40
	BD	Cornus baileyi / Bailey's Red-twig Dogwood	5 gal	5
	RH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	252
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	36
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	64
	JCT	Juniperus chinensis 'Trautman' / Trautman Juniper	8&B-6'	56
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal	145
	PPH	Picea pungens 'Hermann Naue' / Hermann Naue Colorado Spruce	7 gal.	27
	PFH	Potentilla fruticosa 'Hachisi' / Bella Bellissima™ Bush Cinquefoil	5 gal	114
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal	15
	SIL	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	5 gal	50
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal	68
	LB	Syringa x 'Bloomerang' / Ulac	5 gal	9
	TMT	Taxus x media 'Tauntonii' / Tauntoni's Anglo-Japanese Yew	5 gal	80
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	40
	VOR	Viburnum opulus 'Roseum' / Pink European Cranberrybush	5 gal	25
GRASSES				
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	12
PERENNIALS				
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	331
	AVW	Aquilegia vulgaris 'Winkly Blue & White' / Winkly Blue & White European Columbine	1 gal	52
	RHA	Astilbe japonica 'Rhineland' / Rhineland Astilbe	1 gal	292
	HEM	Hemerocallis x spp / Daylily - Match Existing	1 gal	279
	CAT	Nepteta x faassensis 'Junior Walker' / Junior Walker Catmint	1 gal	347
	PTE	Pachysandra terminalis / Japanese Pachysandra	1 gal	288



24.15 (LMS TECH) | EMILY GASTINIUS, PE (MN) | 4/24/2024 2:39:25 PM
PROJECT: 25236-00-00 LANDSCAPE NOTES & DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: _____

Date _____ License # _____

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DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

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LANDSCAPE NOTES & DETAILS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET

L1.03

OF

REV.

1
L1.03

TREE PLANTING DETAIL

1/4" = 1'-0"

P-01

2
L1.03

SHRUB PLANTING DETAIL

3/8" = 1'-0"

P-02

3
L1.03

PERENNIAL PLANTING DETAIL

1/2" = 1'-0"

P-03

4
L1.03

STEEL EDGER

1 1/2" = 1'-0"

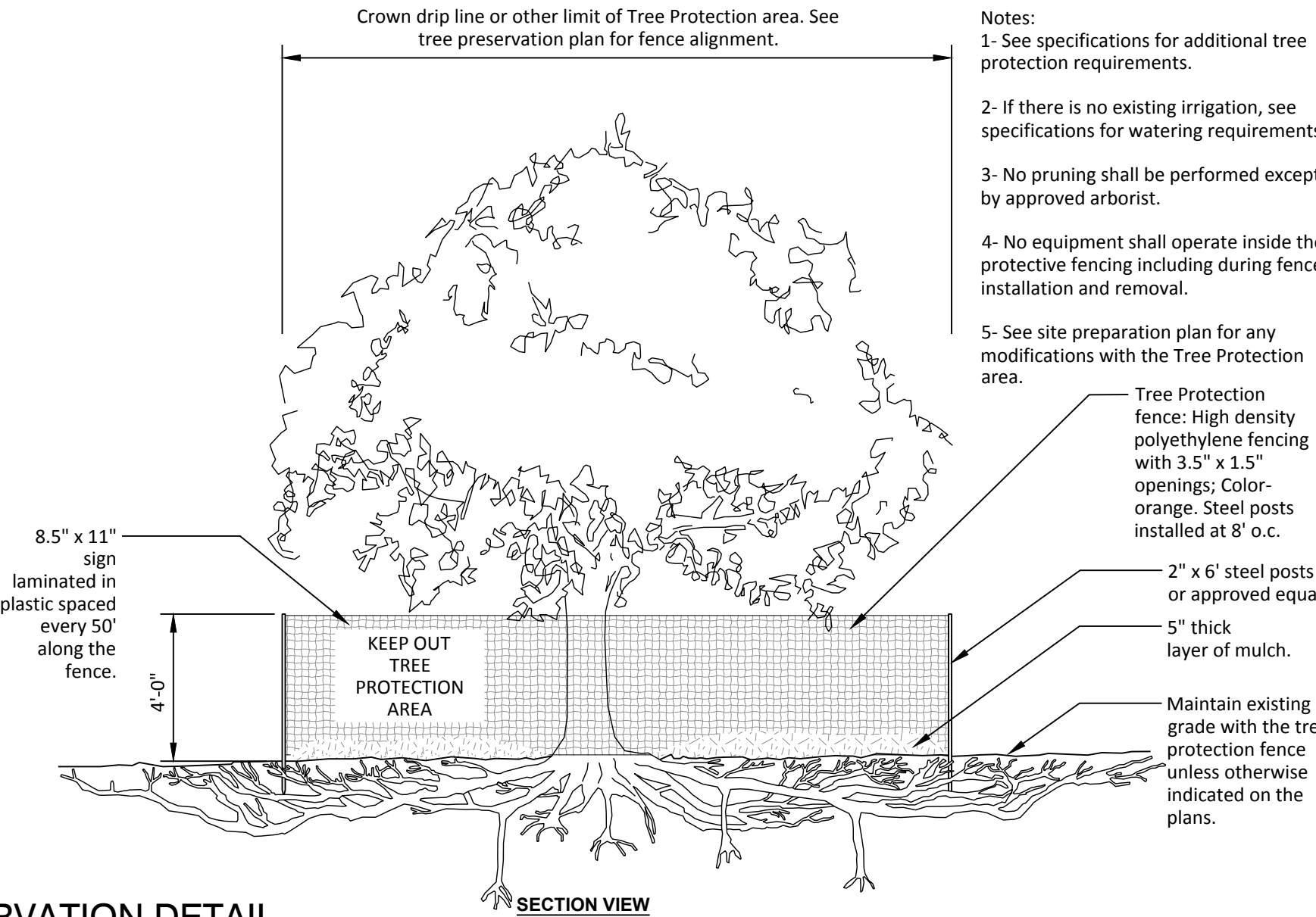
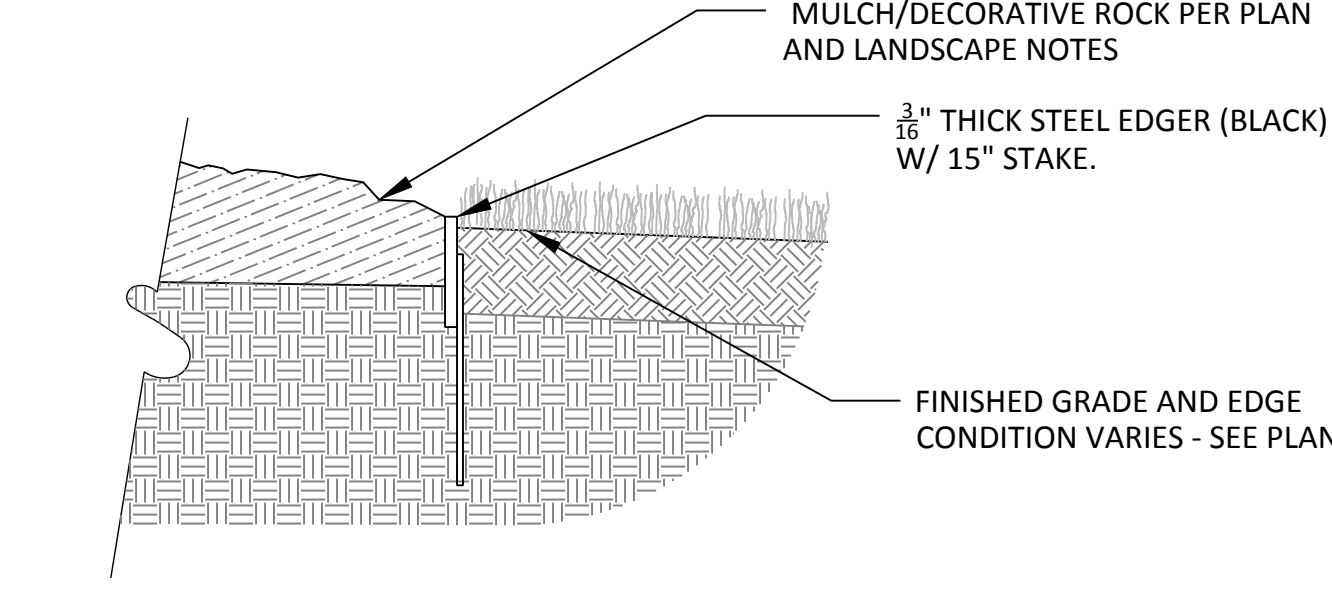
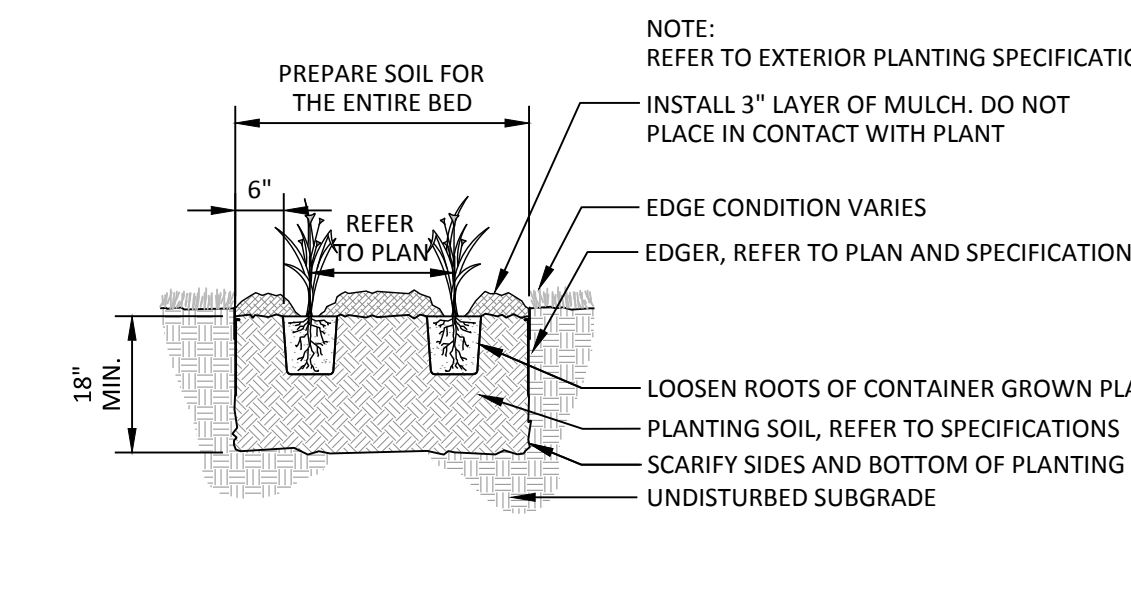
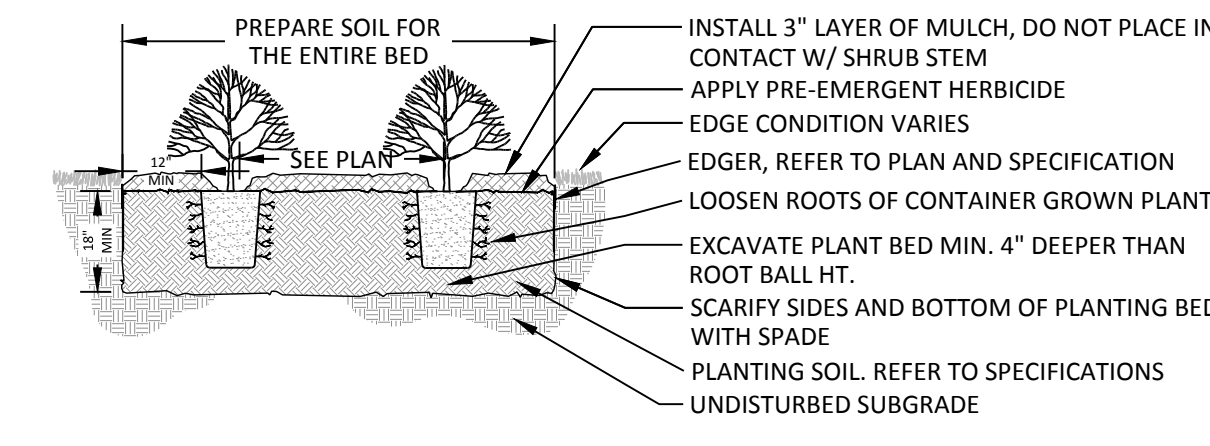
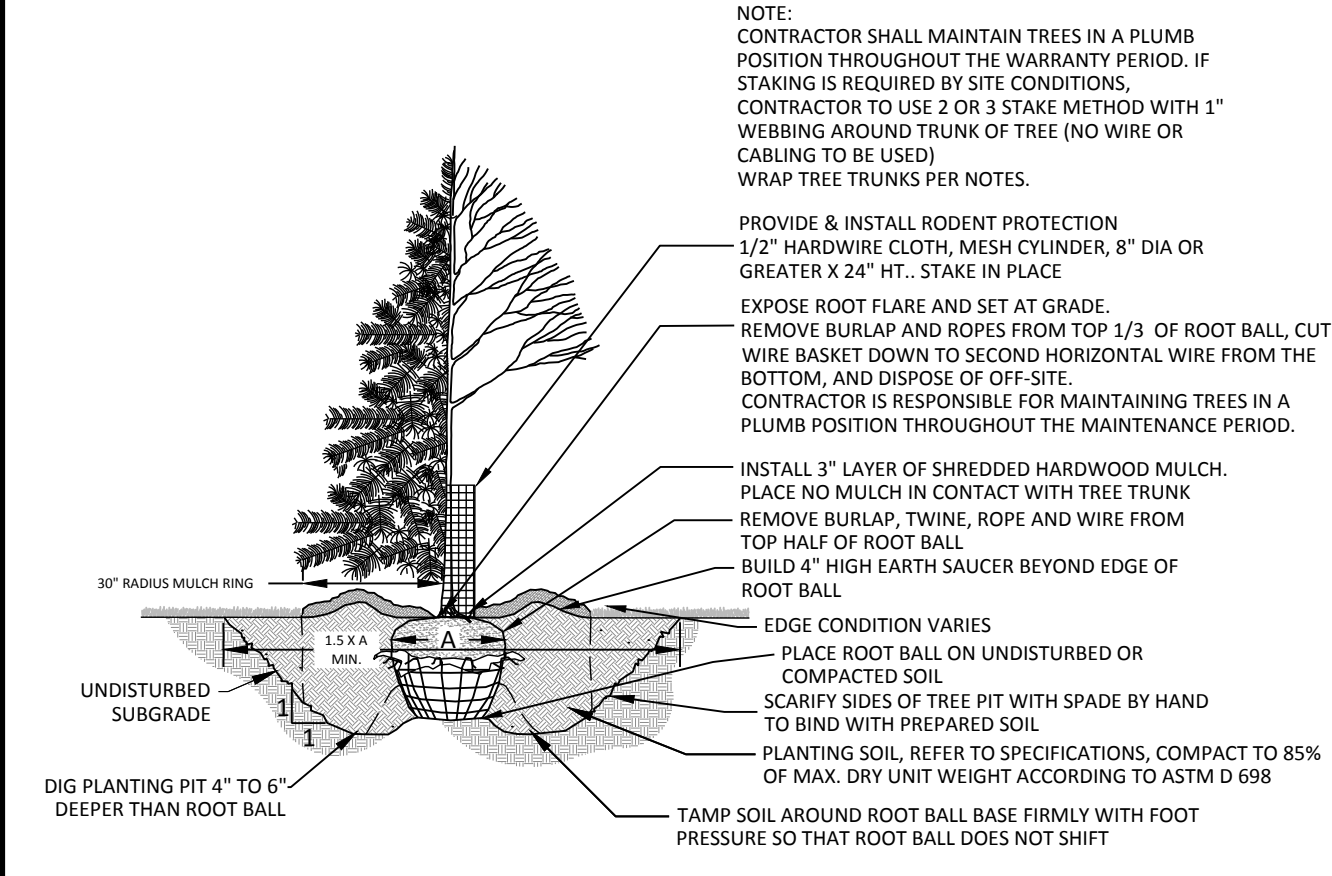
P-06

5
L1.03

TREE PRESERVATION DETAIL

1/4" = 1'-0"

P-04



NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC. STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," AND-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL MATCH EXISTING. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO FINAL SELECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO

COMPLETE THE WORK SHOWN ON THE PLAN.

- USE ANTI-DESICCANT (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 31), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS /8/8: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20, 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL,

- AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO 25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
- ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL TREES: LOWEST BRANCH 6' HT.
 - 3" CAL TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 30%.
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

LOW MAINTENANCE FESCUE NOTES:

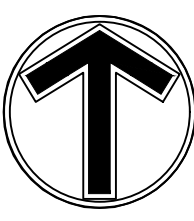
- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN, BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30 DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
- YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
- YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.



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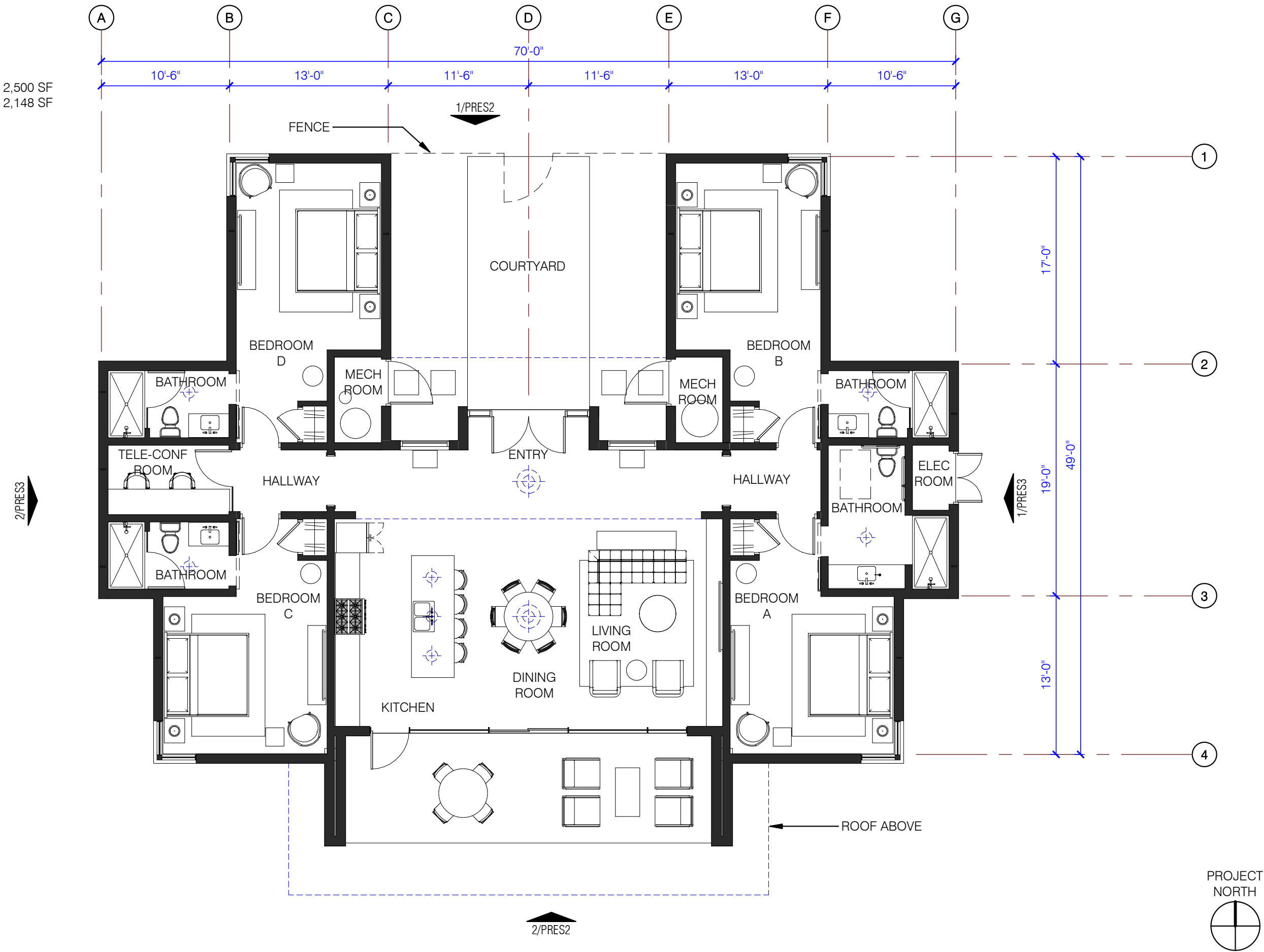
NORTH
NOT TO SCALE

PARKING DESIGNATION EXHIBIT

AREA

GROSS SF
USABLE SF

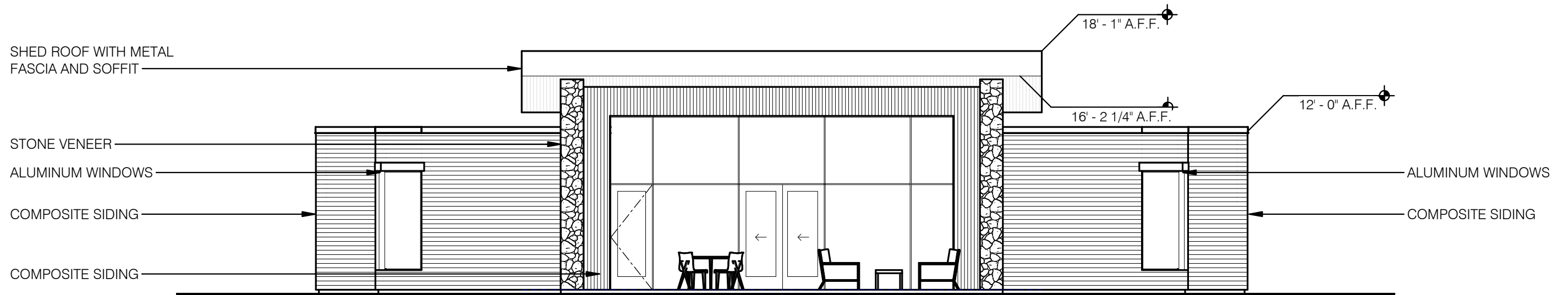
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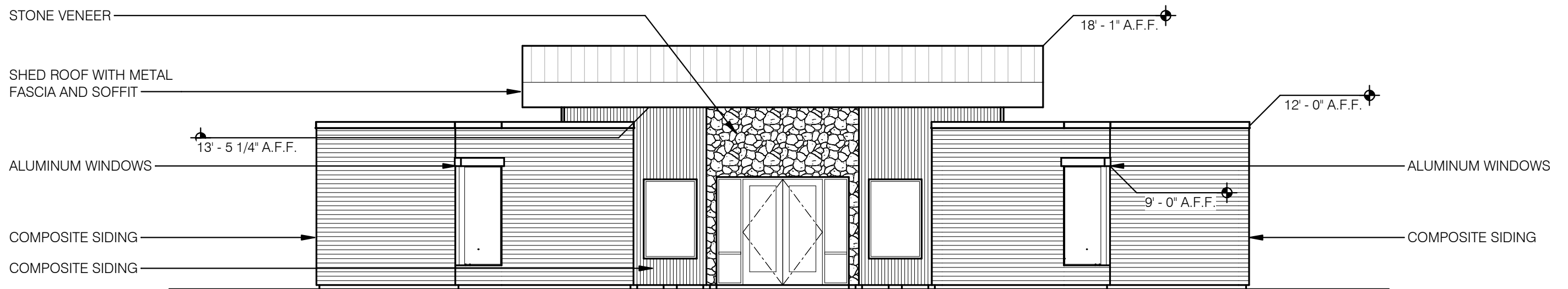
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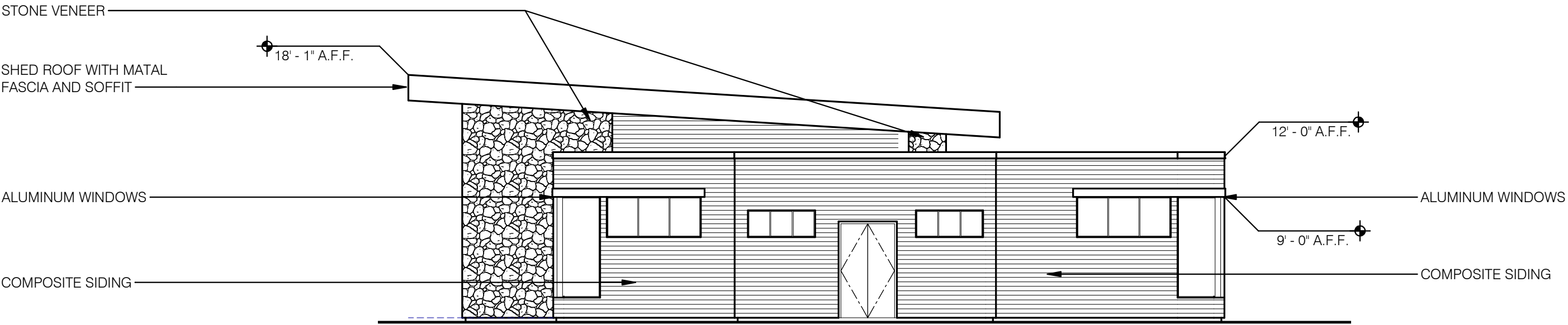
FLOOR PLAN
3/29/2024



2 EXTERIOR ELEVATION - BACK
SCALE: 1/8" = 1'-0"



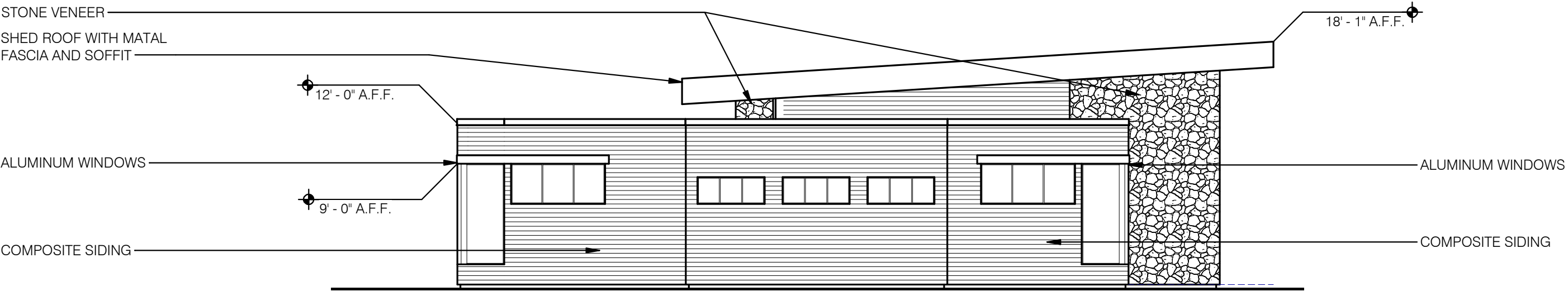
1 EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



1
PRES3

EXTERIOR ELEVATION - LEFT SIDE

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



2
PRES3

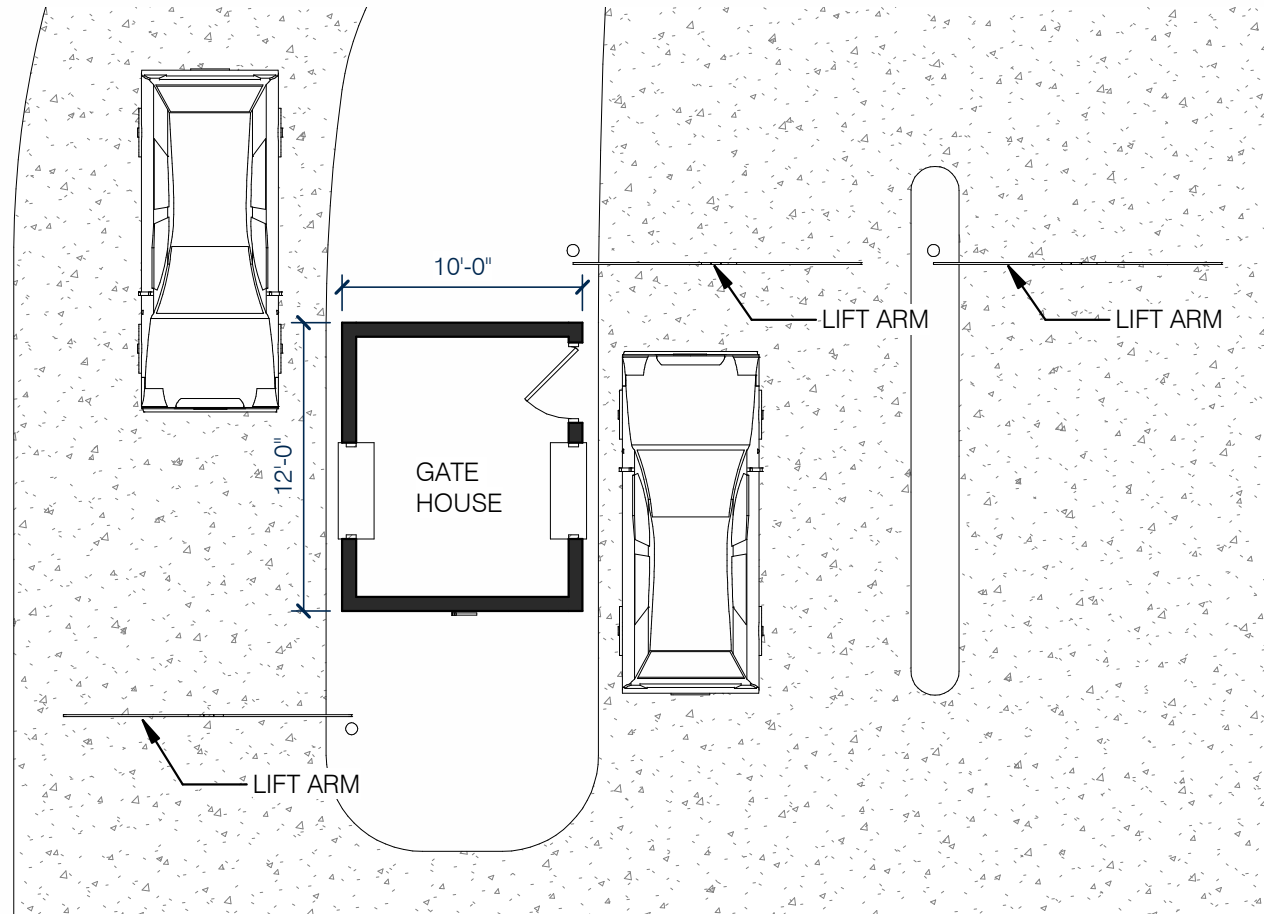
EXTERIOR ELEVATION - RIGHT SIDE

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



10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

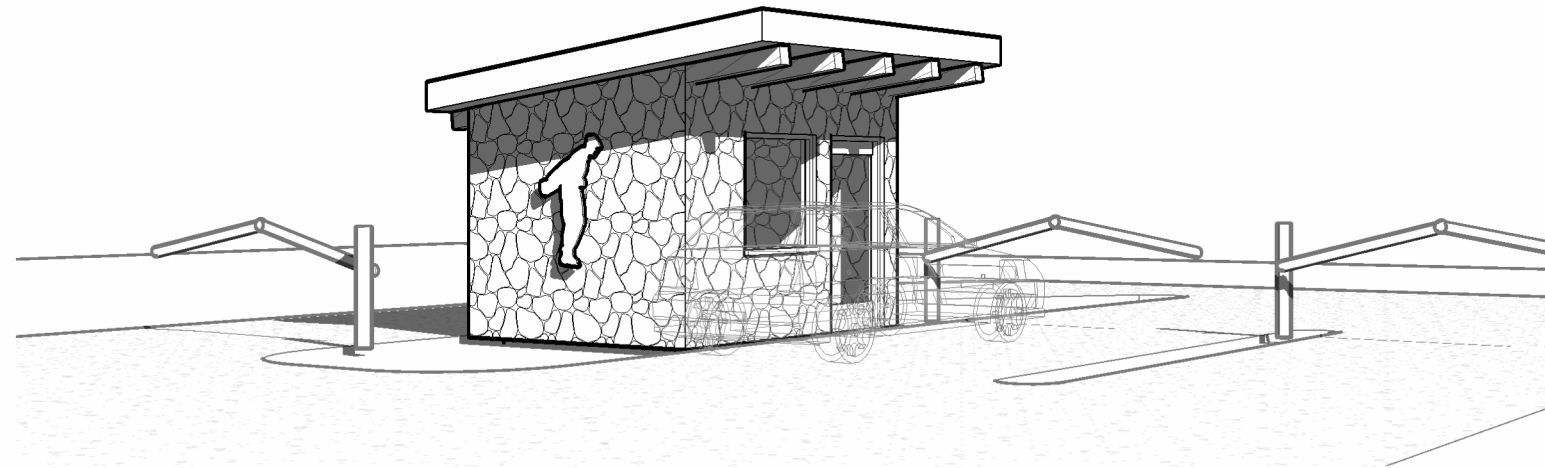
HAZELTINE VILLA
8961.00



1
PRES1

FLOOR PLAN - GATEHOUSE

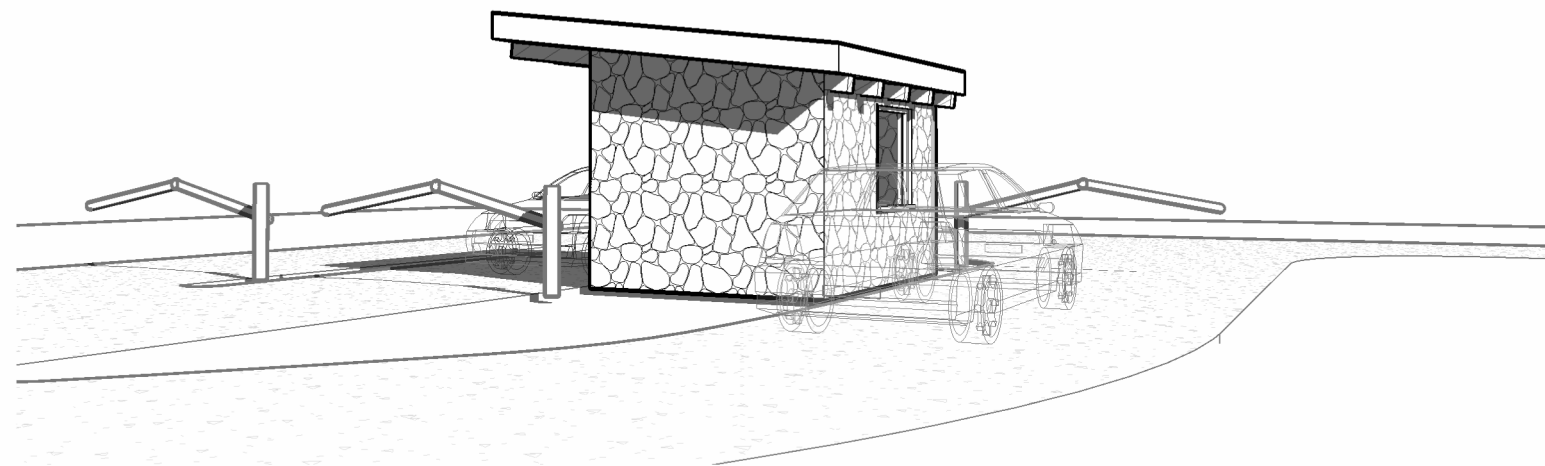
SCALE: 1/8" = 1'-0"



2
PRES1

PERSPECTIVE - ENTRY

SCALE:



3
PRES1

PERSPECTIVE - EXIT

SCALE:

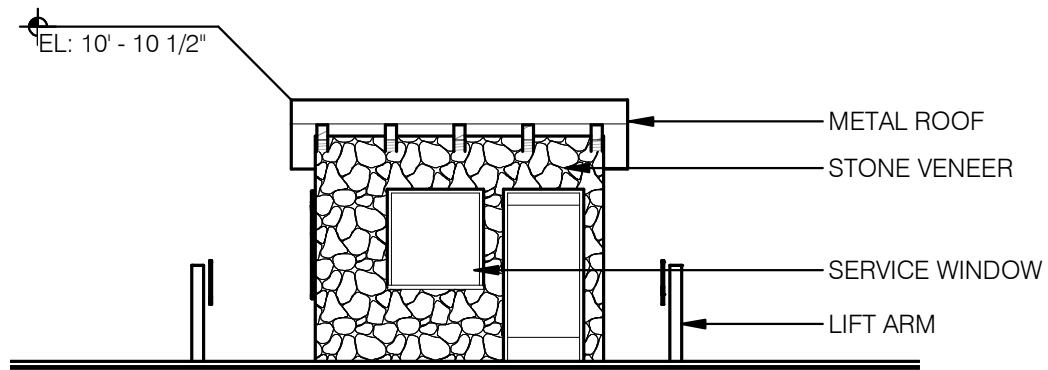


10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

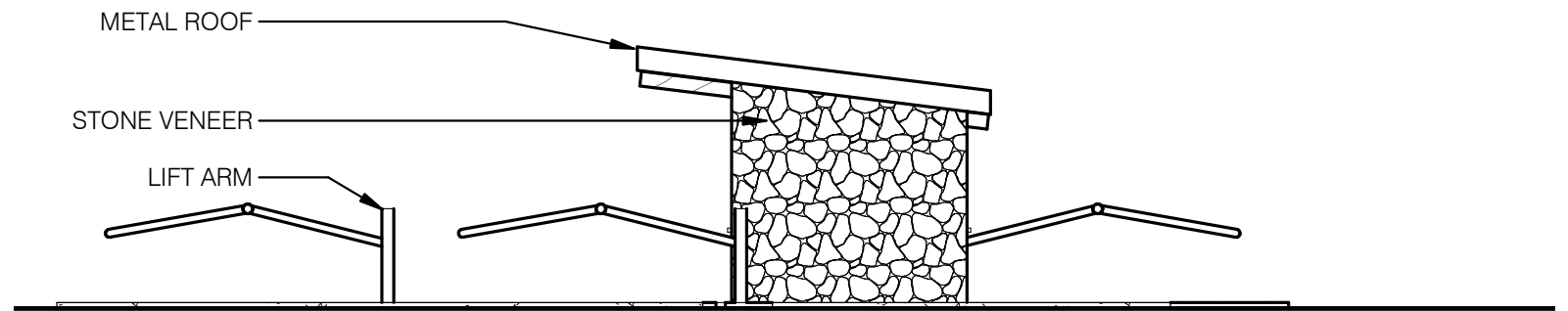
HAZELTINE GATEHOUSE

8961.00

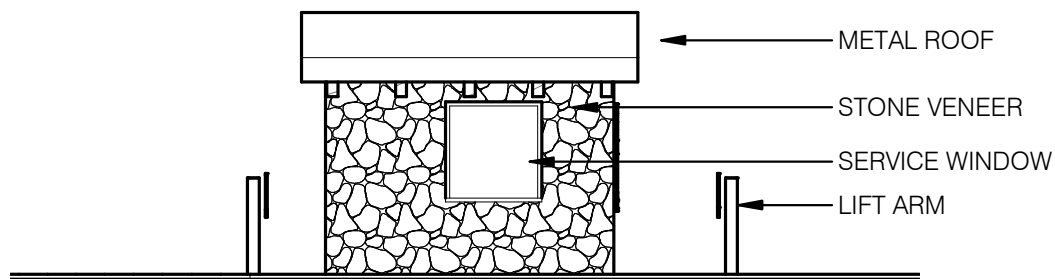
3/29/2024
Page 132 of 160



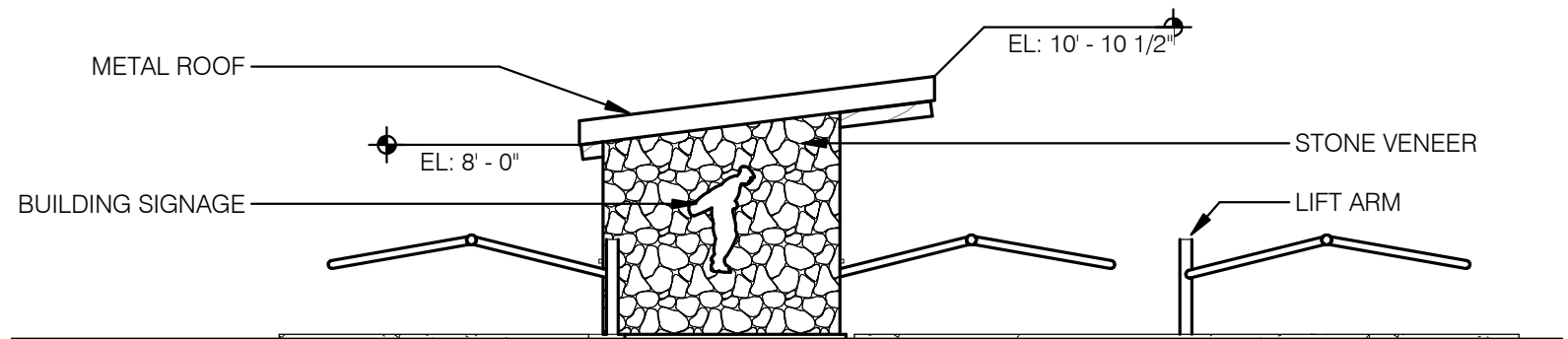
4
PRES2
GATEHOUSE ELVATION - RIGHT
SCALE: 1/8" = 1'-0"



2
PRES2
GATEHOUSE ELVATION - BACK
SCALE: 1/8" = 1'-0"



3
PRES2
GATEHOUSE ELVATION - LEFT
SCALE: 1/8" = 1'-0"



1
PRES2
GATEHOUSE ELVATION - FRONT
SCALE: 1/8" = 1'-0"



SIDING - 1
FOND DU LAC NATURAL STONE
TUSCAN COLLECTION - CONCORD
Splitface limestone



SIDING - 2
WOOD TONE LAP SIDING
RUSTICSERIES - ASPEN RIDGE
Woodtone product on James Hardie
substrate.



SIDING - 3
HARDIE PLANK LAP SIDING
SELECT CEDARMILL - COLOR TBD
James Hardie plank in natural cedar
look with ColorPlus finish.



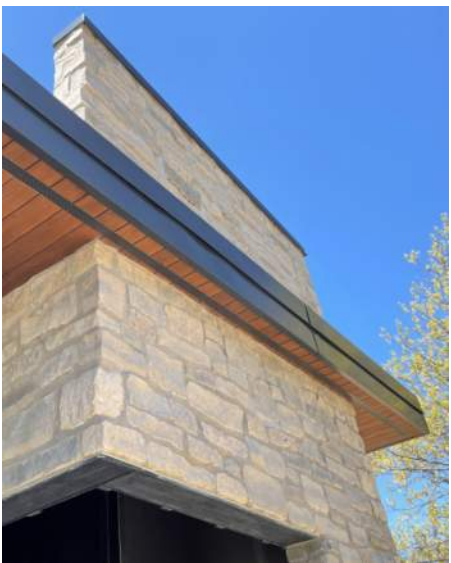
ROOFING
FIBERTITE ROOFING SYSTEM
SIMULATED METAL ROOFING - SLATE GREY
Ribbed roofing membrane to simulate standing seam
metal roof.



WINDOWS
TUBELITE
ALUMINUM STORE FRONT AND
WINDOW SYSTEMS: FINISH BLACK



SOFFIT
WOOD TONE TRADITIONAL PANELING -
AMERICAN NUT BROWN
1X6 V-Groove wood paneling with high
quality stain.



BREAK METAL
FIRESTONE - BLACK



10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

HAZELTINE VILLA
8961.00

Date 4/2/24

To: City of Chaska

From: Paul Reiland, Ensconced Woods LLC and Johnson-Reiland Builders & Remodelers

Re: Carlson Bluffs Preliminary Plat review

Thank you for taking the time to review our Preliminary Plat plans for Carlson Bluffs. The property and site features are located east of the Rivertown Heights Plat and south of the existing Ensconced Woods (first addition). The property associated with this request is currently owned by the Carlson family and part of PID 300085610 which is 15.5 acres. This concept plan consists of about 10 acres of wooded, rolling terrain. There are no structures on this property.

The slopes going down to the creek and over the bluff will be left undisturbed creating nice views to the east and southeast over the MN River Valley. This concept plan determined that the drainage ponding will all go into the Rivertown Heights plat. Much of the property is enveloped in defined steep slope as shown on the site plan. This area will remain undisturbed and be kept in its natural wooded state keeping views toward the creek.

Location: This larger lot neighborhood with custom homes is conducive to the existing features on site while meeting the minimum density requirement; saving a large portion of the existing trees on site, creating no impact to the steep slopes, and providing a large open space area along the creek which will be conveyed to the city as an out lot and publicly held but maintained in a conservation easement in perpetuity. These lot sizes, density and setbacks are a “mirror” of the existing Ensconced woods. That includes 5-foot side setbacks. We have proven we can do this without any issues or loss of aesthetic value. The homes in this phase compare well with Rivertown Heights, however will likely have much larger pads designed to fit the potential of one story and two story homes that are very custom.

Zoning: The property is currently zoned Open. We are requesting a rezoning to R1 PUD. Land use the 2040 comprehensive plan designates the property for low density residential which allows for 2-5 units/acre net. The concept plan as shown is below the minimum 2 units/acre net. This is due to the significant slopes and bluff areas that cannot be developed.

Infrastructure: We are proposing a public road connection from the Rivertown Heights development as shown in the attached paperwork. The site will connect the community to Big Woods Boulevard using the road network currently in construction. This will give people pedestrian, bicycle, or vehicle access directly into downtown Chaska, easy access to County Road 41, and to the new community park. The site will be mass graded leaving as many of the perimeter trees intact as possible, as well as leaving the sloped woodland down to the creek, the wetland, and wetland buffer undisturbed.

Brand: Johnson-Reiland (and/or similar custom home building partners) has worked for 50 years now to build our award-winning brand and look forward to constructing our custom homes. Our image and reputation in this new neighborhood should help to enhance the quality and character for this wonderful historic river town. Please see the concept on the attached flyers for this phase which will have a very similar concept from Ensconced woods Phase 1. It is our expectation that our custom homes will speak volumes, in terms of our brand, our quality, and the pride we have in our designs and

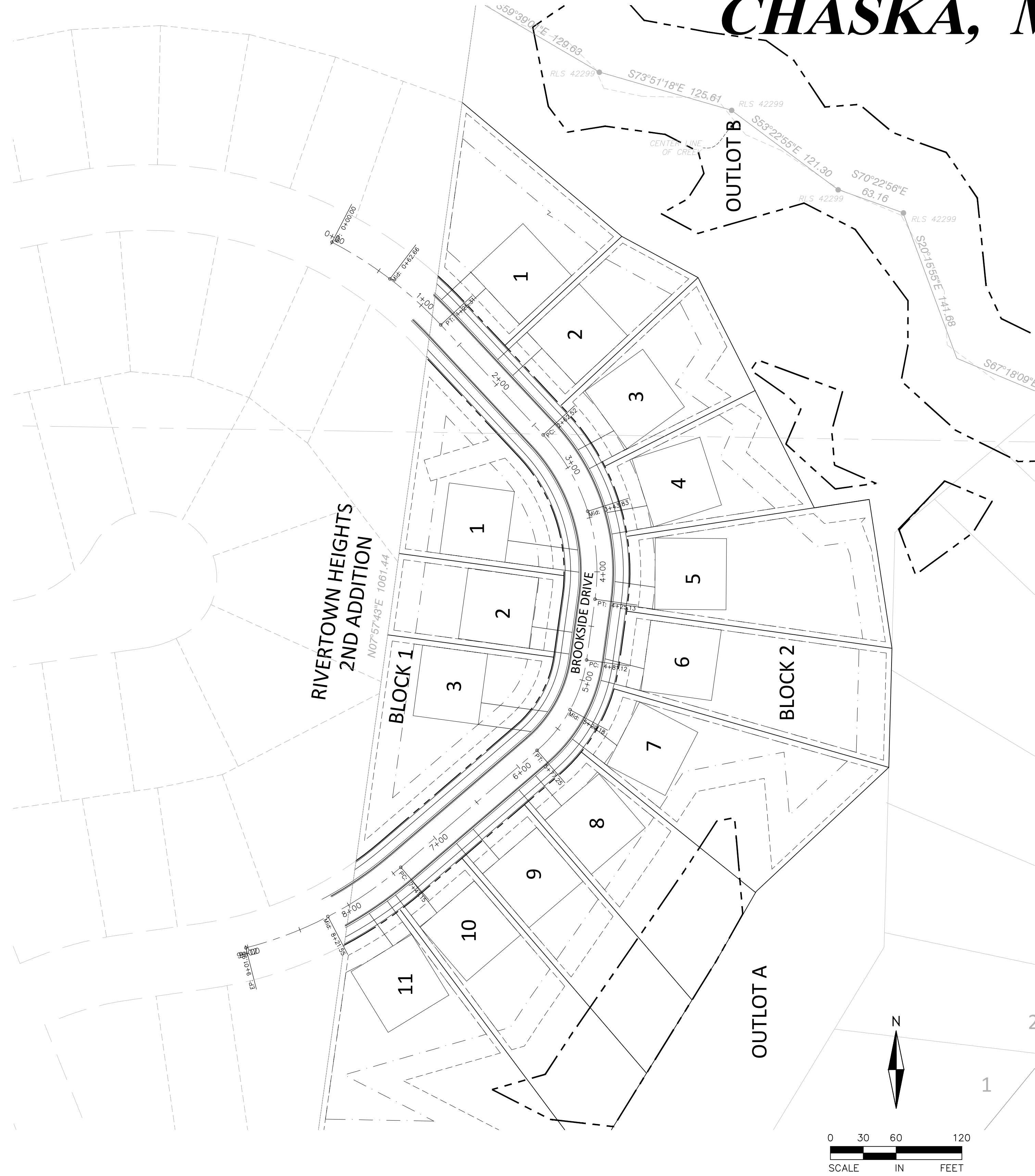
workmanship. The homes will be offered starting in the upper \$800's (including lot value). Please see attached informational sheets which show examples of homes you may see here.

Lot designs: While we are exceeding the minimum width and area requirements, we are asking for flexibility for setbacks. We are requesting 23' front yard setbacks as opposed to 30' required in R-1 districts. Reducing the front yard setback to 23' is becoming standard across the metro, as it reduces the amount of impervious surface coverage with shorter driveways, as well as allowing shorter, more efficient services to individual homes. R-1 requires 30' rear yard setback. We are requesting 25' rear yard setbacks where the yards abut interior features such as wooded open space, steep slopes, or wetland and 30' where a rear yard abuts the project boundary. This 5' reduction on the interior allows us to dedicate more land to open space containing wetlands, woodlands, and steep slopes. We are proposing larger lots than are required and just meeting the low end of the required density as per the 2040 land use plan.

Grading and Tree Preservation: It is anticipated that the site will be mass graded for the 14 new lots. To reasonably grade the proposed road and building pads, the trees that currently exist within the proposed road, front yards, and building pads will be removed. We will make every effort to save trees wherever possible within the grading area. We understand that the woodlands are of importance to the City and we will make every effort to save what can be saved. The steep slopes will remain in their natural state saving a large portion of the existing woodland. By making larger lots than are required in an R-1 district and reducing the front yard setbacks and interior rear yard setbacks (reduced rear yard interior setbacks places more land within the Outlots). The Southern Mesic Maple-Basswood Forest cover type is made up of young to mature deciduous trees that are typical of this native plant community. This plant community is commonly found associated with ravines having moderate to steep slopes in this part of Carver County along the Minnesota River Valley

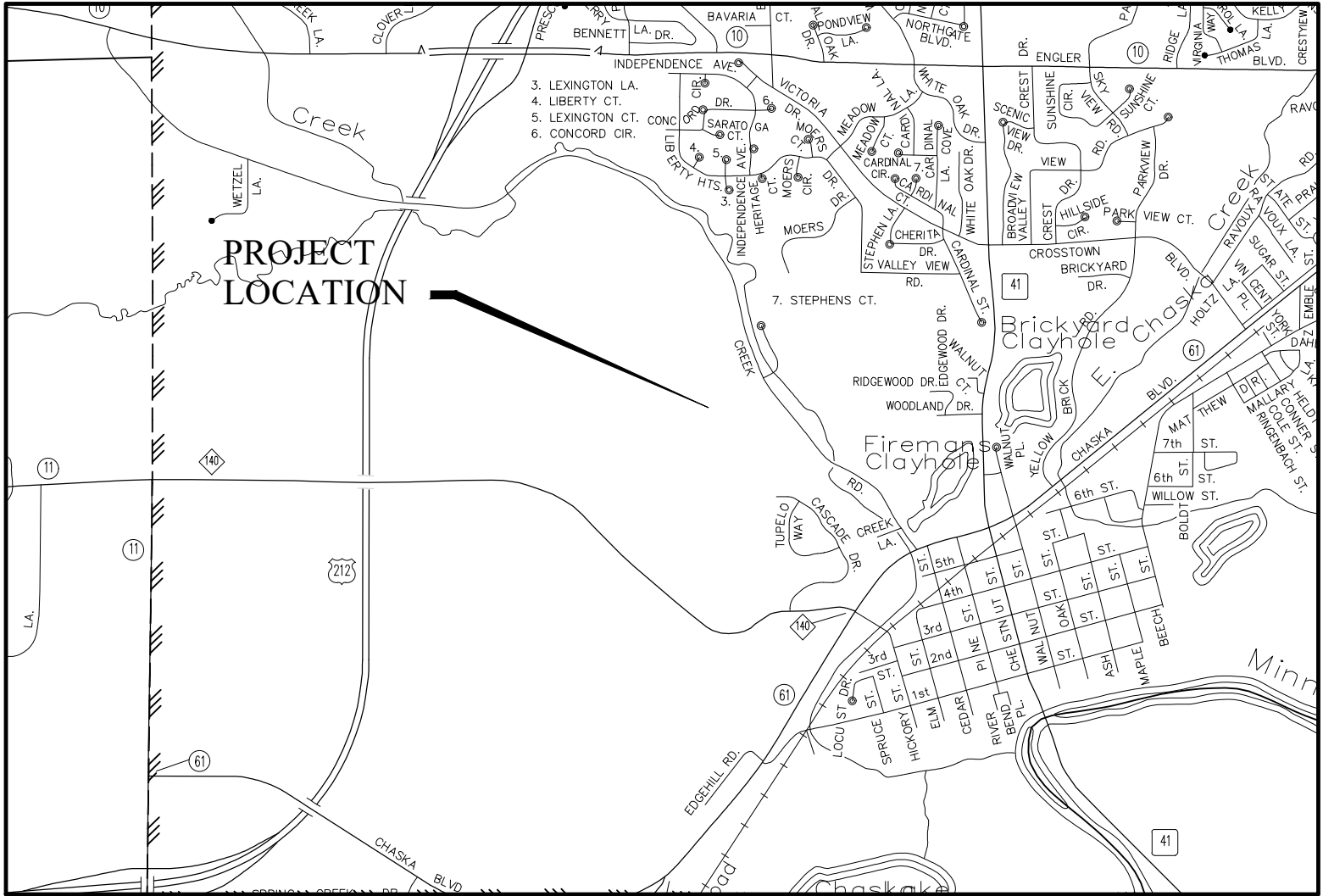
Thank you for taking the time to review our plan for Carlson Bluffs.

Drawing name: X:\2019\190037.2\plan_sheets\190037.2\cove.dwg Apr 29, 2024 3:20pm



CARLSON BLUFFS

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY AND TREE INVENTORY	2
PRELIMINARY PLAT	3
SITE PLAN	4
EROSION AND SEDIMENT CONTROL PLAN	5
EROSION AND SEDIMENT CONTROL NOTES	6
GRADING PLAN	7
GRADING PROFILES	8
UTILITY PLAN	9
CONSTRUCTION DETAILS	10-11
LANDSCAPE PLAN	12
TREE REMOVAL PLAN	13

APPLICANT/OWNER

JOHNSON REILAND BUILDERS AND
REMODELERS
616 MN-3
DUNDAS, MN 55057
CONTACT: PAUL REILAND
PH: 507-366-1288
EM: paul@johnsonreilandhomes.com

CONSULTANT

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

ENGINEER

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

SURVEYOR

CONTACT: DAN EKREM
LICENSE NO. 57366
EM: dekrem@alliant-inc.com

LANDSCAPE ARCHITECT

JOHN GRONHOVD
LICENSE NO. 59233
EM: jgronhovd@alliant-inc.com

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

4/2/2024 CITY SUBMITTAL
4/29/2024 CITY RESUBMITTAL

PROJECT TEAM DATA

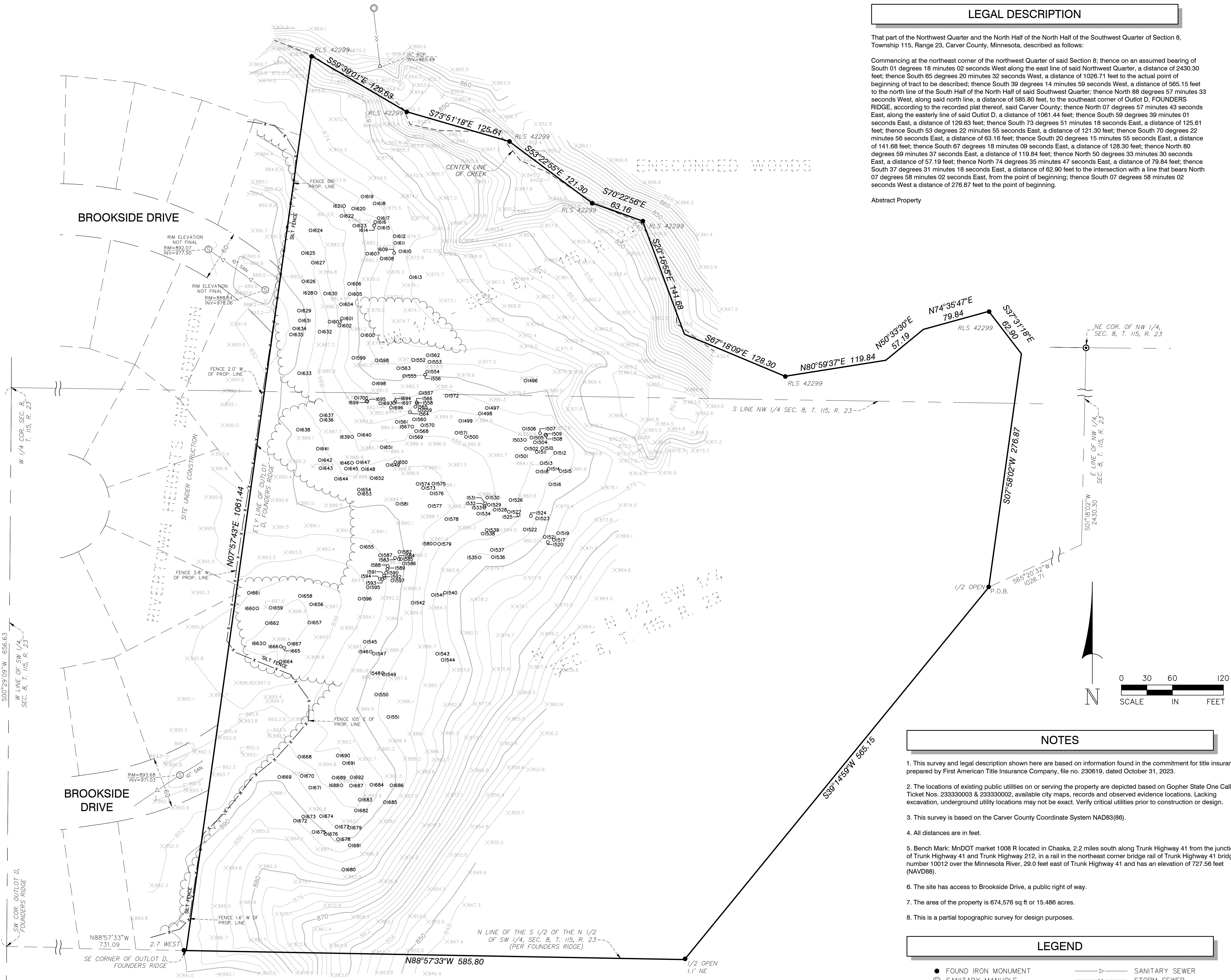
DESIGNED: KAM
DRAWN: KAM
PROJECT NO: 219-0037.2

LEGAL DESCRIPTION

That part of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter; thence North 88 degrees 57' minutes 33 seconds West, along said north line, a distance of 585.80 feet, to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57' minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.63 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West a distance of 276.87 feet to the point of beginning.

Abstract Property



NOTES

- This survey and legal description shown here are based on information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. 230619, dated October 31, 2023.
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 233330003 & 233330002, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- This survey is based on the Carver County Coordinate System NAD83(86).
- All distances are in feet.
- Bench Mark: MnDOT market 1008 R located in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in a rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.0 feet east of Trunk Highway 41 and has an elevation of 727.56 feet (NAVD88).
- The site has access to Brookside Drive, a public right of way.
- The area of the property is 674,576 sq ft or 15.486 acres.
- This is a partial topographic survey for design purposes.

LEGEND

- FOUND IRON MONUMENT
- SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ▽ CULVERT
- × 985.5 SPOT ELEVATION
- >— SANITARY SEWER
- >>— STORM SEWER
- x— SILT FENCE
- |— TREE LINE
- CENTER OF CREEK

TAG #	DBH	Species	TAG #	DBH	Species	TAG #	DBH	Species
1496	5	Green Ash	1565	3	Juniper	1634	6	Juniper
1497	4	Juniper	1566	3	Juniper	1635	6	Juniper
1498	5	Juniper	1567	3	Juniper	1636	4	Juniper
1499	4	Juniper	1568	3	Juniper	1637	4	Juniper
1500	4	Juniper	1569	4	Juniper	1638	29	Siberian Elm
1501	10	Juniper	1570	7	Juniper	1639	10	Juniper
1502	7	Juniper	1571	4	Juniper	1640	4	Juniper
1503	7	Juniper	1572	3	Juniper	1641	6	Juniper
1504	6	Juniper	1573	3	Juniper	1642	6	Juniper
1505	9	Juniper	1574	4	Juniper	1643	5	Juniper
1506	6	Juniper	1575	3	Juniper	1644	4	Juniper
1507	4	Juniper	1576	5	Juniper	1645	3	Juniper
1508	3	Juniper	1577	5	Juniper	1646	3	Juniper
1509	3	Juniper	1578	5	Juniper	1647	6	Juniper
1510	5	Juniper	1579	3	Juniper	1648	14	Siberian Elm
1511	5	Juniper	1580	5	Juniper	1649	12	Juniper
1512	7	Juniper	1581	3	Juniper	1650	13	Juniper
1513	7	Juniper	1582	3	Juniper	1651	4	Juniper
1514	6	Juniper	1583	4	Juniper	1652	3	Juniper
1515	5	Juniper	1584	4	Juniper	1653	6	Juniper
1516	6	Juniper	1585	2	Juniper	1654	4	Juniper
1517	9	Juniper	1586	3	Juniper	1655	4	Juniper
1518	8	Juniper	1587	4	Juniper	1656	2	Juniper
1519	10	Juniper	1588	3	Juniper	1657	2	Juniper
1520	7	Juniper	1589	3	Juniper	1658	19	Siberian Elm
1521	9	Juniper	1590	2	Juniper	1659	21	Siberian Elm
1522	10	Juniper	1591	2	Juniper	1660	15	Siberian Elm
1523	10	Juniper	1592	3	Juniper	1661	6	Juniper
1524	7	Juniper	1593	2	Juniper	1662	8	Juniper
1525	8	Juniper	1594	3	Juniper	1663	30	Siberian Elm
1526	9	Juniper	1595	3	Juniper	1664	12	Siberian Elm
1527	7	Juniper	1596	7	Juniper	1665	2	Juniper
1528	9	Juniper	1597	4	Juniper	1666	2	Juniper
1529	7	Juniper	1598	12	Boxelder	1667	2	Juniper
1530	6	Juniper	1599	3	Juniper	1668	3	Juniper
1531	7	Juniper	1600	5	Juniper	1669	3	Juniper
1532	7	Juniper	1601	9	Juniper	1670	3	Juniper
1533	6	Juniper	1602	4	Juniper	1671	7	Juniper
1534	7	Juniper	1603	4	Juniper	1672	8	Juniper
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1536	10	Juniper	1605	4	Juniper	1674	4	Juniper
1537	5	Juniper	1606	7	Juniper	1675	2	Juniper
1538	11	Juniper	1607	8	Juniper	1676	8	Juniper
1539	4	Juniper	1608	14	Siberian Elm	1677	8	Juniper
1540	3	Juniper	1609	3	Juniper	1678	10	Juniper
1541	6	Juniper	1610	4	Juniper	1679	10	Juniper
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1550	3	Juniper	1619	6	Juniper	1688	6	Juniper
1551	2	Juniper	1620	8	Juniper	1689	7	Juniper
1552	19	Siberian Elm	1621	5	Juniper	1690	3	Juniper
1553	5	Juniper	1622	4	Juniper	1691	7	Juniper
1554	5	Juniper	1623	12	Juniper	1692	2	Juniper
1555	4	Juniper	1624	21	Boxelder	1693	5	Juniper
1556	4	Juniper	1625	12	Boxelder	1694	4	Juniper
1557	4	Juniper	1626	5	Juniper	1695	4	Juniper
1558	6	Juniper	1627	15	Boxelder	1696	12	Siberian Elm
1559	6	Juniper	1628	12	Siberian Elm	1697	4	Juniper
1560	5	Juniper	1629	25	Siberian Elm	1698	6	Juniper
1561	5	Juniper	1630	6	Juniper	1699	4	Juniper
1562	3	Juniper	1631	15	Siberian Elm	1700	3	Juniper
1563	4	Juniper	1632	9	Juniper			
1564	3	Juniper	1633	15	Siberian Elm			



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

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

DANIEL EKREM

Print Name

FOR REVIEW

Signature

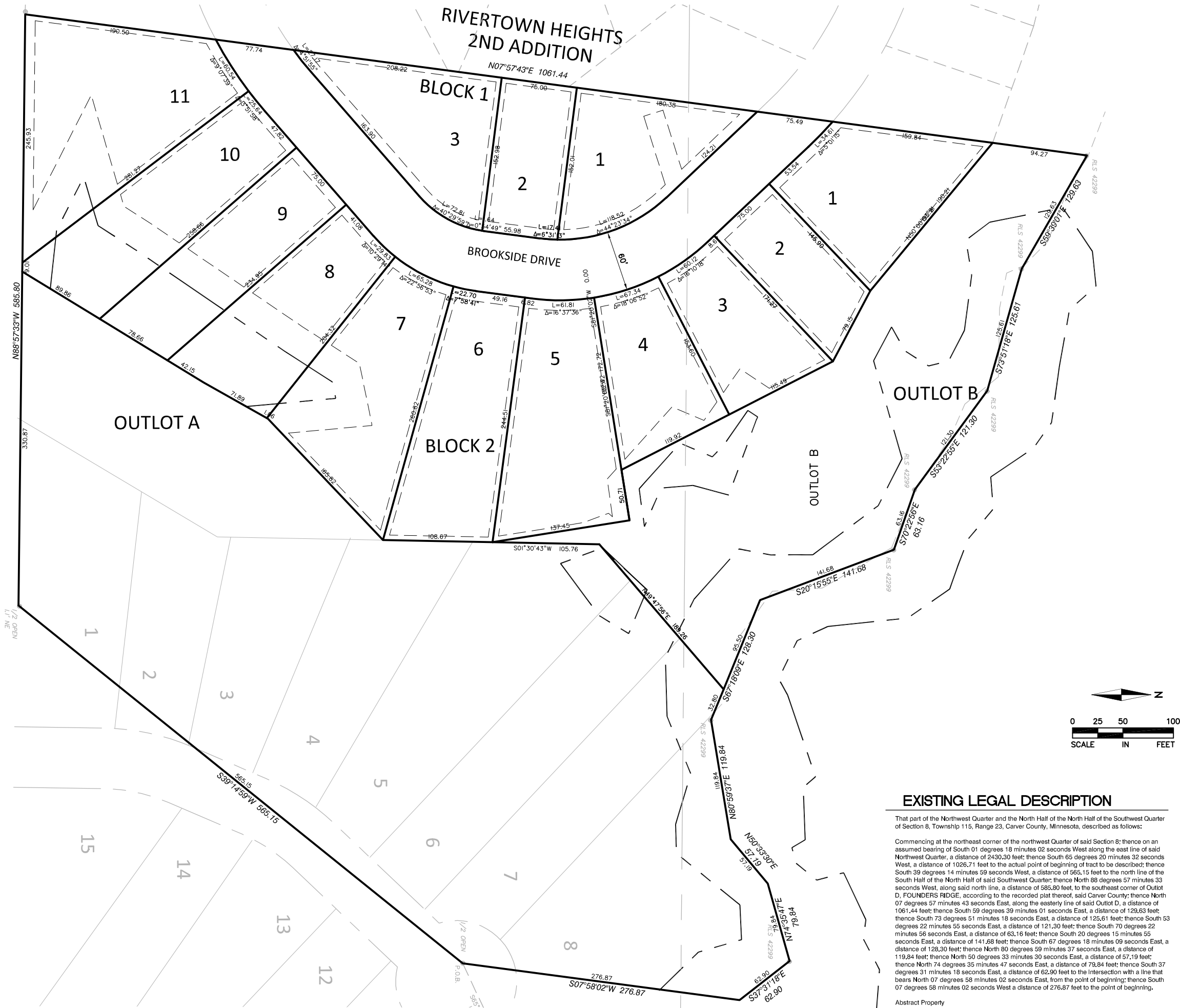
Date 5/7/2024 License Number

CARLSON PROPERTY WEST
BOUNDARY AND TOPOGRAPHIC SURVEY

ADDRESS UNASSIGNED
CHASKA, MN

DRAWN BY JDT
CHECKED BY DE
DATE ISSUED 02/15/2024
SCALE 1"=60'
JOB NO. 19-0037
FIELD CREW RS

Drawing name: X:\2019\190037.2\plan sheets\190037.2preplat.dwg May 01, 2024 -- 3:17pm



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW

Parcel Area Table		
PARCEL	Area (SF)	AREA (AC)
B1L1	17307.1	0.40
B1L2	11468.8	0.26
B1L3	18726.9	0.43
B2L1	19264.8	0.44
B2L2	11893.7	0.27
B2L3	14570.7	0.33
B2L4	14810.2	0.34
B2L5	23517.8	0.54
B2L6	22456.9	0.52
B2L7	25003.2	0.57
B2L8	19821.1	0.46
B2L9	18510.4	0.42
B2L10	22588.1	0.52
B2L11	31682.6	0.73
OUTLOT A	269958.8	6.20
OUTLOT B	91941.1	2.11
ROW	41053.7	0.94

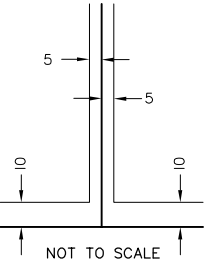
EXISTING LEGAL DESCRIPTION

That part of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter; thence North 88 degrees 57 minutes 33 seconds West, along said north line, a distance of 585.80 feet, to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57 minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.53 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West a distance of 276.87 feet to the point of beginning.

Abstract Property

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways and rear lot lines, unless otherwise indicated, as shown on this plat.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT

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

CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

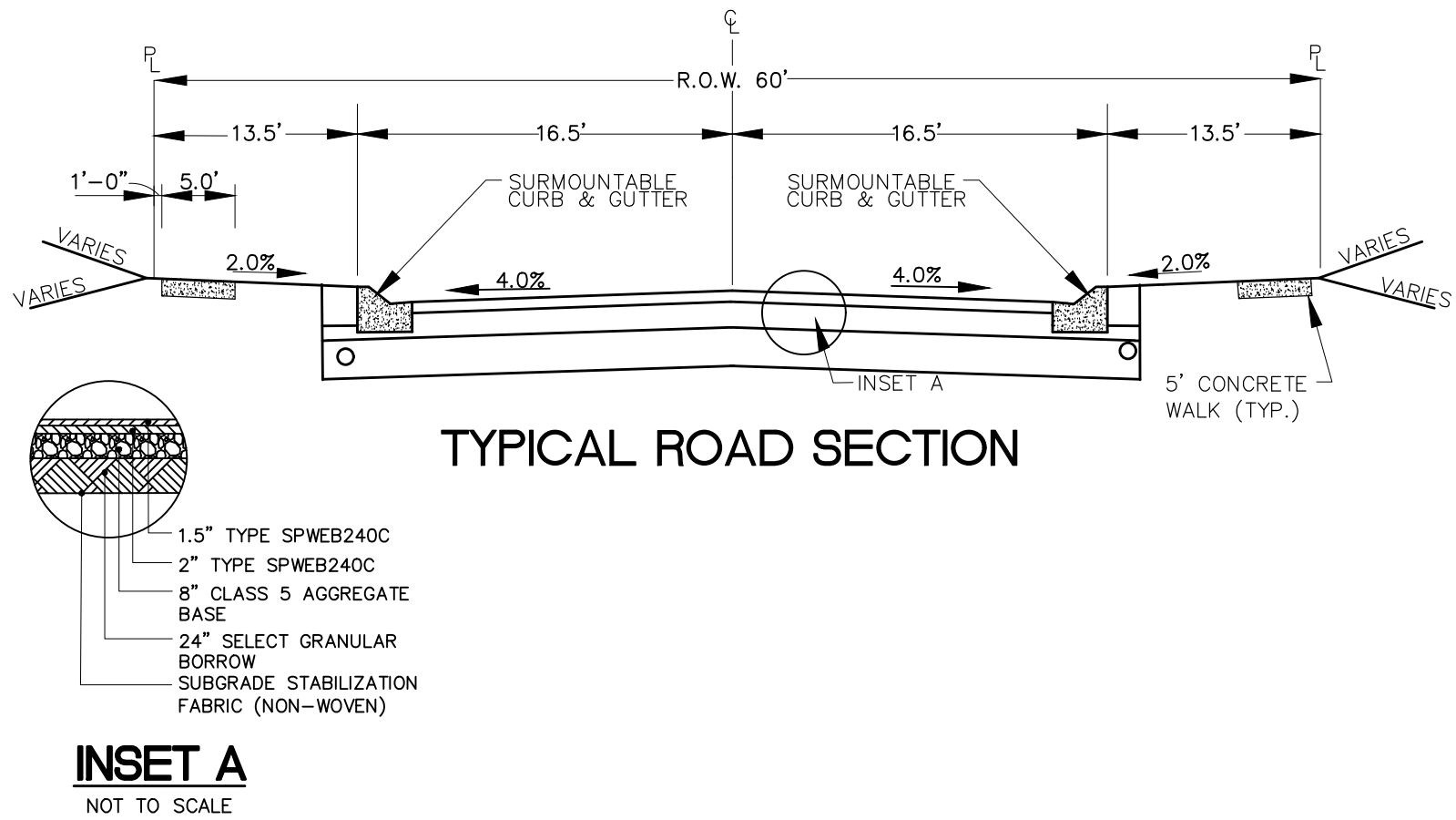
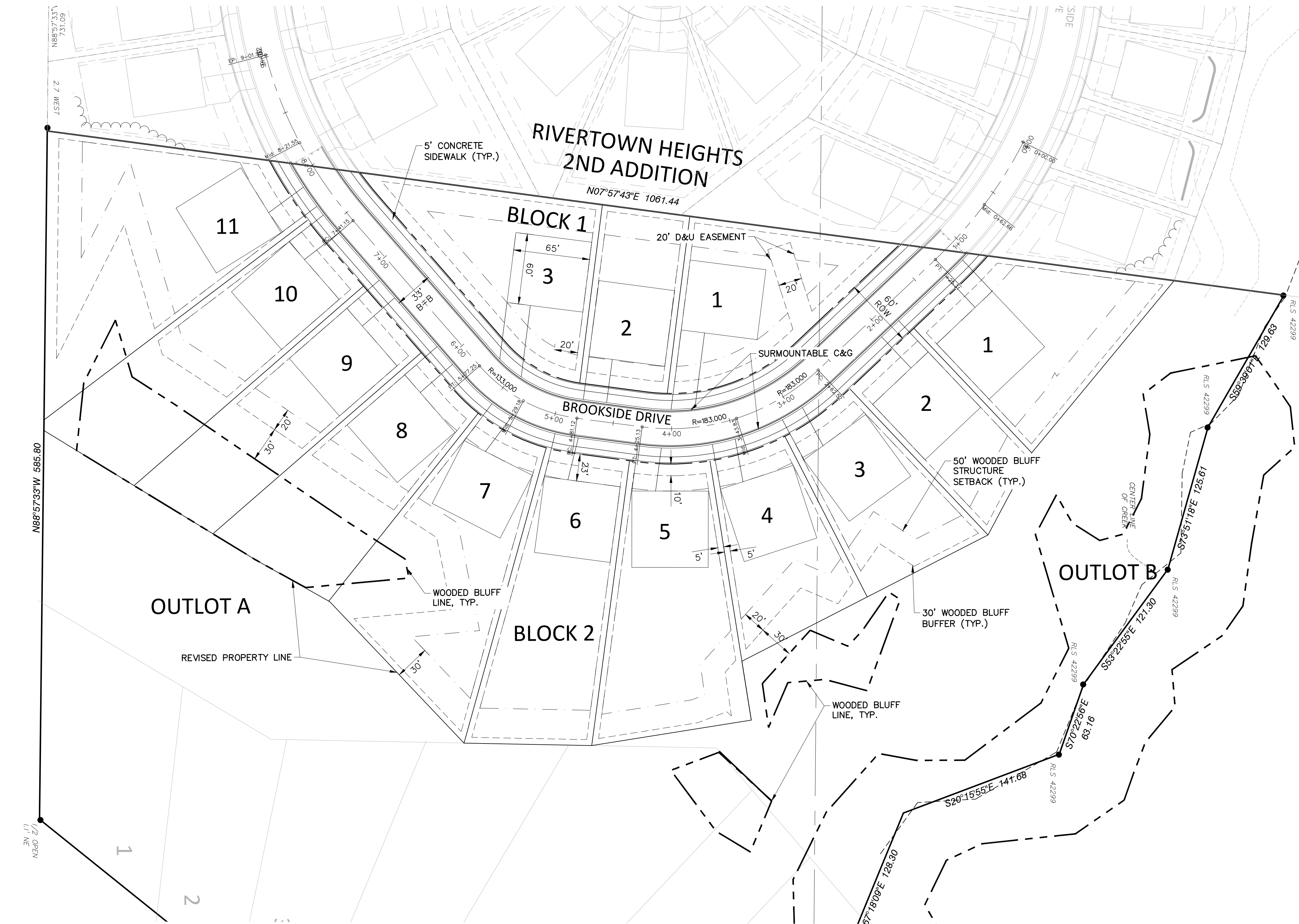
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4/2/2024 CITY SUBMITTAL
4/29/2024 CITY RESUBMITTAL

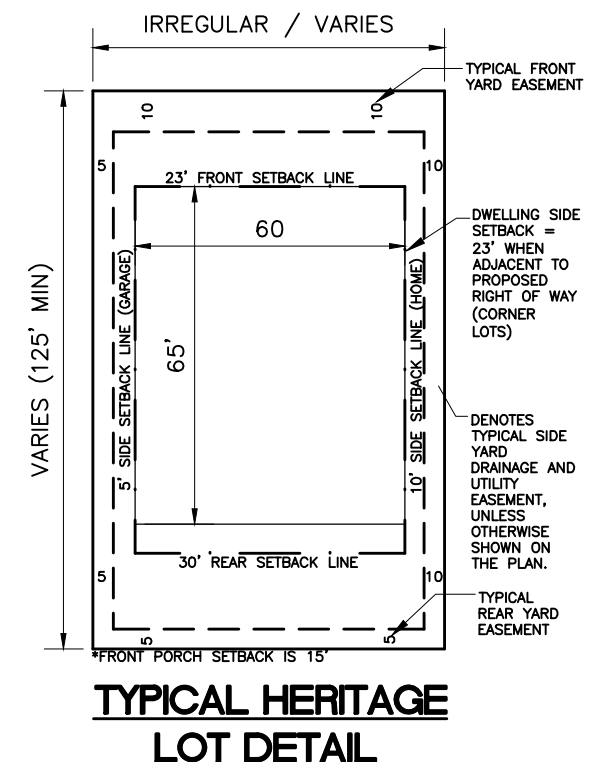
PROJECT TEAM DATA

DESIGNED: AA
DRAWN: KAM
PROJECT NO: 219-0037.2

Drawing name: X:\2019\190037.2\plan_sheets\190037.2site.dwg Apr. 29, 2024 3:21pm



LOT DETAIL



NOTES:

- EXISTING STEEP SLOPE BOUNDARIES PREVIOUSLY APPROVED IN FIELD BY CITY STAFF
- OUTLOT A TO BE RETAINED BY LINDA CARLSON FOR FUTURE DEVELOPMENT.

SITE DATA:

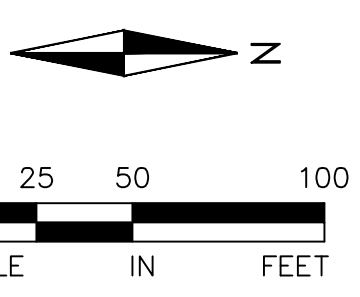
SITE DATA:	
SITE AREA	= 15.49 AC
LESS OUTLOT A	= 6.20 AC
LESS OUTLOT B	= 0.96 AC
NET AREA	= 8.33 AC
TOTAL SINGLE FAMILY LOTS	= 14 (75' WIDE LOT MIN)
DENSITY	= 1.69 UNITS/ AC
LOT DATA:	
LOT AREA	=VARIES
LOT WIDTH	=VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 5'
REAR SETBACK	= 25'
DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 30' F-F
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

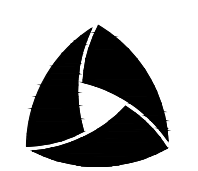
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO BACK OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE.
- RETAINING WALLS, WHERE HEIGHT IS MORE THAN 30" FROM FINISHED GRADE, SHALL HAVE A 42" GUARDRAIL OR FENCE ATOP THE WALL UNLESS OTHERWISE NOTED ON PLANS.

LEGEND:

---	EASEMENT LINE
---	BUILDING SETBACK
---	PROPERTY LINE
---	LOT LINE
---	ROW
---	WOOD STEEP SLOPE
☆	STREET LIGHT
⊙	STOP AND STREET SIGN



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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612.758.3080
www.alliant-inc.com

CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE 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.

DAVID NASH, PE

Date License No.

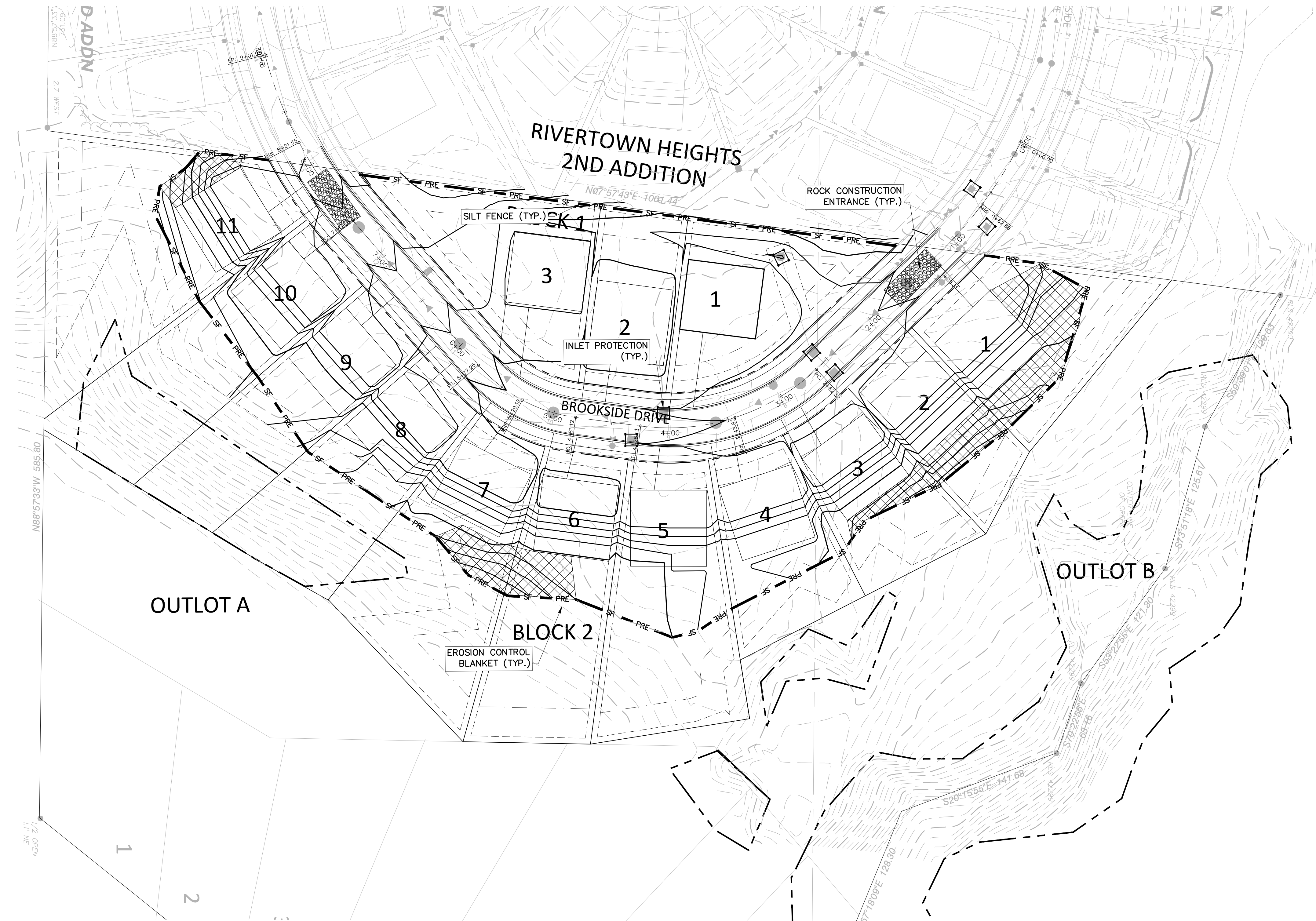
QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
4/2/2024	CITY SUBMITTAL
4/29/2024	CITY RESUBMITTAL

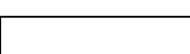
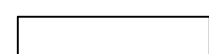
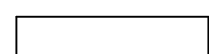
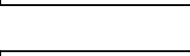
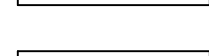
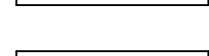
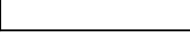
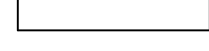
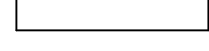
PROJECT TEAM DATA

DESIGNED:	AA
DRAWN:	KAM
PROJECT NO:	219-0037.2



ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

	CURB LOGS / MULCH SOCKS		PAVEMENT (DRIVEWAY/ROADS)		TEMPORARY HYDROMULCH
	SILT FENCE		SOD		EROSION CONTROL BLANKET
	TEMPORARY MULCH COVER		STOCKPILES		ROCK DRIVEWAY / ROCK PADS
	INLET PROTECTION DEVICES		BIFF/PORT-O-POTTY		SWP SIGN/MAILBOX

PERMANENT SEED MIX/STABILIZATION

1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

SEDIMENT BARRIERS

1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

ANTI-TRACKING CONTROL

1. 2" CRUSHED CLEAR ROCK
(LAND DEVELOPMENT)
- TEMPORARY SEED MIX
1. MnDOT-21-111
(OATS 21-120 DAY STABILIZATION)
 2. MnDOT-22-111 (1-2 YR.
STABILIZATION)

TEMPORARY SEED MIX

1. MnDOT-21-111
(OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-111 (1-2 YR.
STABILIZATION)

GRADING ACTIVITY

1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

INLET PROTECTION DEVICES

1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

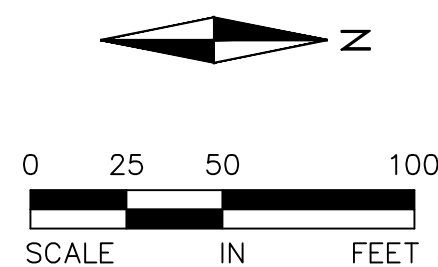
STABILIZATION BMP'S

1. STRAW/HAY
MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET
MnDOT CAT. 3
3. HYDROMULCH
MnDOT TYPE 5
4. TURF REINFORCEMENT MAT
SC250 NORTH AMERICAN GREEN
OR EQUAL-MNDOT CAT 6

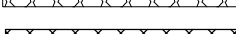
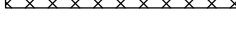
NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN (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 REQUIRED. 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.

PER THE GRADING PERMIT TERMS, THE DEVELOPER SHALL ALLOW THE CITY AND ITS CONTRACTOR AND NPDES SUBDIVISION COVERAGE UNDER THE NPDES PERMIT TO COMPLETE THE STREET AND UTILITY WORK, UPON PROPER COMPLETION THE DEVELOPER CAN TERMINATE THE NPDES PERMIT.



LEGEND

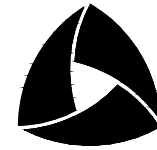
	886	EXISTING CONTOUR
	886	PROPOSED CONTOUR
		SILT FENCE (PRELIMINARY)
		SILT FENCE (POST MASS GRADING)
		INLET PROTECTION
		PROPOSED STORM SEWER
		PROPOSED SANITARY SEWER
		PROPOSED WATER
		BIOROLL
		EMERGENCY OVERFLOW FLOOD ROUTE (EOF)
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		DO NOT DISTURB AREA
		TREE PRESERVATION LIMIT

SWPPP BMP QUANTITIES:
(PER PLAN)

SILT FENCE	1,768 LF
INLET PROTECTION	7 EA
SEED/SOD POST GRADING AREA	
EROSION CONTROL BLANKET	14,979 SF

EROSION CONTROL
RESPONSIBLE PARTY:

TBD



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CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL 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 PROFESSION under the laws of the State of MINNESOTA.

DAVID NASH, PE

Date	License No.
------	-------------

QUALITY ASSURANCE/CONTROL

[illegible]

PROJECT TEAM DATA

DESIGNED: AA
DRAWN: KAM
PROJECT NO: 219-0037.2

5

SHEET 5 OF 13

Drawing name: X:\2019\190037.2\plan sheets\190037.2escn.dwg Apr 29, 2024 - 3:23pm

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).
5. ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).
6. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. 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.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. 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.
10. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIFLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
11. 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.
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 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 1/2 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION, THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.
21. TRADITION DEVELOPMENT TO BE THE PARTY RESPONSIBLE FOR RECORD DRAWINGS AND THE MAINTENANCE OF PROPOSED BMP'S. THE RESPONSIBILITY WILL BE TRANSFERRED TO THE CITY OF CHASKA FOLLOWING ACCEPTANCE OF THE BMP'S.

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 (MNDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTERS BEFORE ANY UPGRADE/LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER 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.

PERMANENT COVER:

- THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
 - B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; 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 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/REPAIR - BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.
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 ACTIVITIES.
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, ELASTIC, FABRIC, AND 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. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
 3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 4. NO ENGINE DECREASING IS ALLOWED ON SITE.

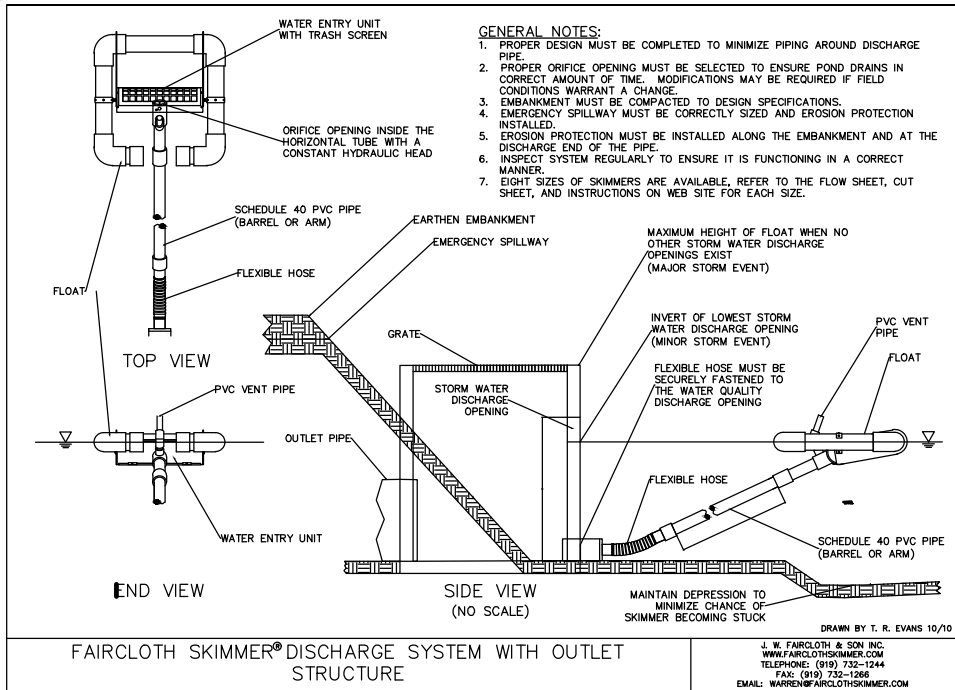
CONSTRUCTION SEQUENCING:

- 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 BMP'S ON THE SITE.
 4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMP'S.
 5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.
- STREET AND UTILITY PHASE:
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 2. INSTALL RIP RAP AROUND UTILITY 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.

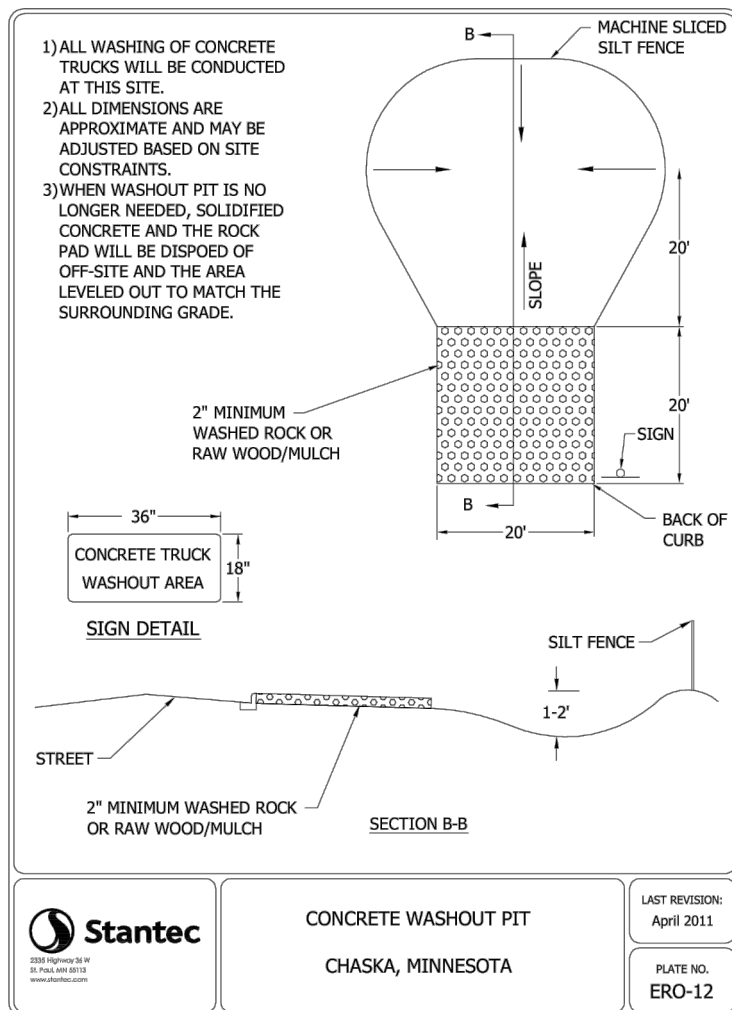
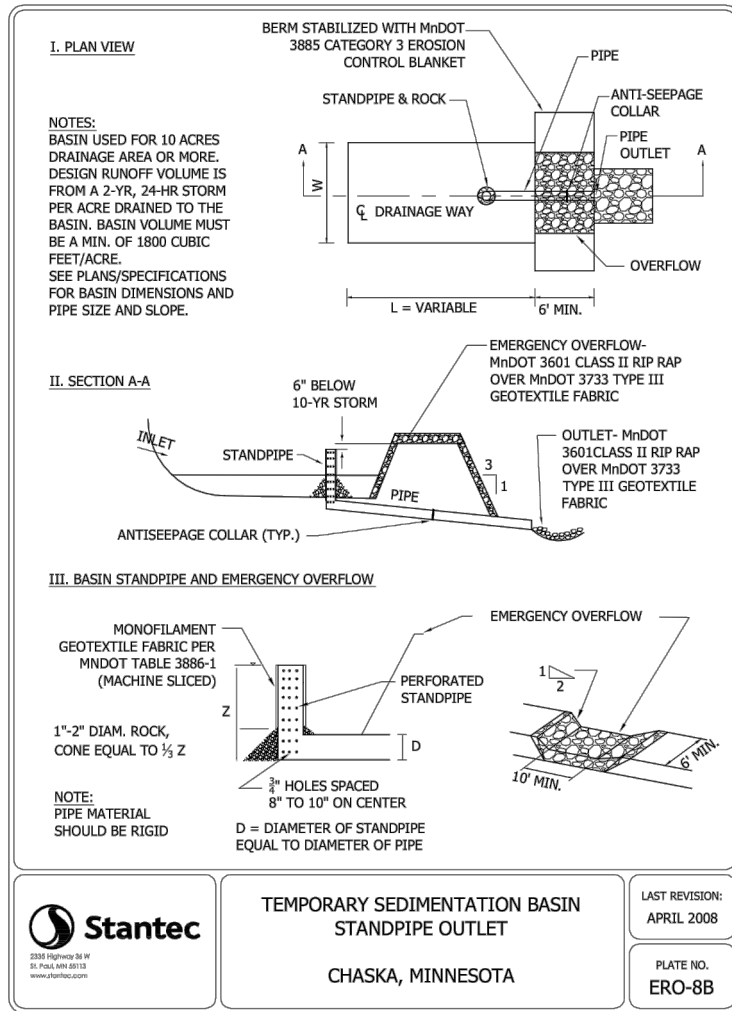
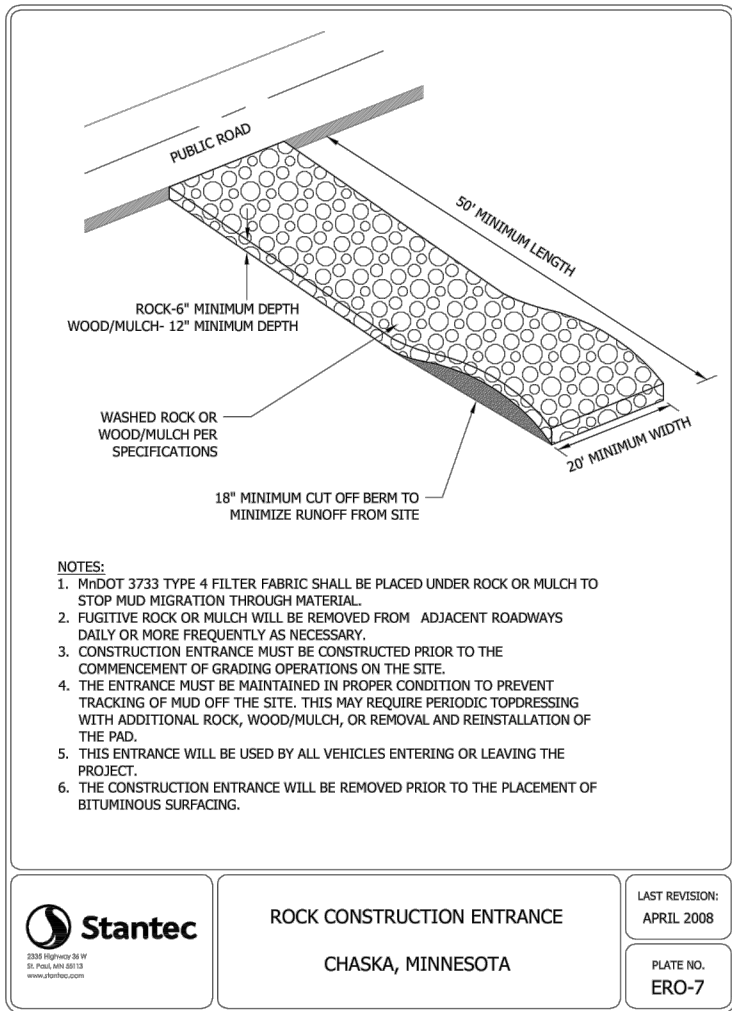
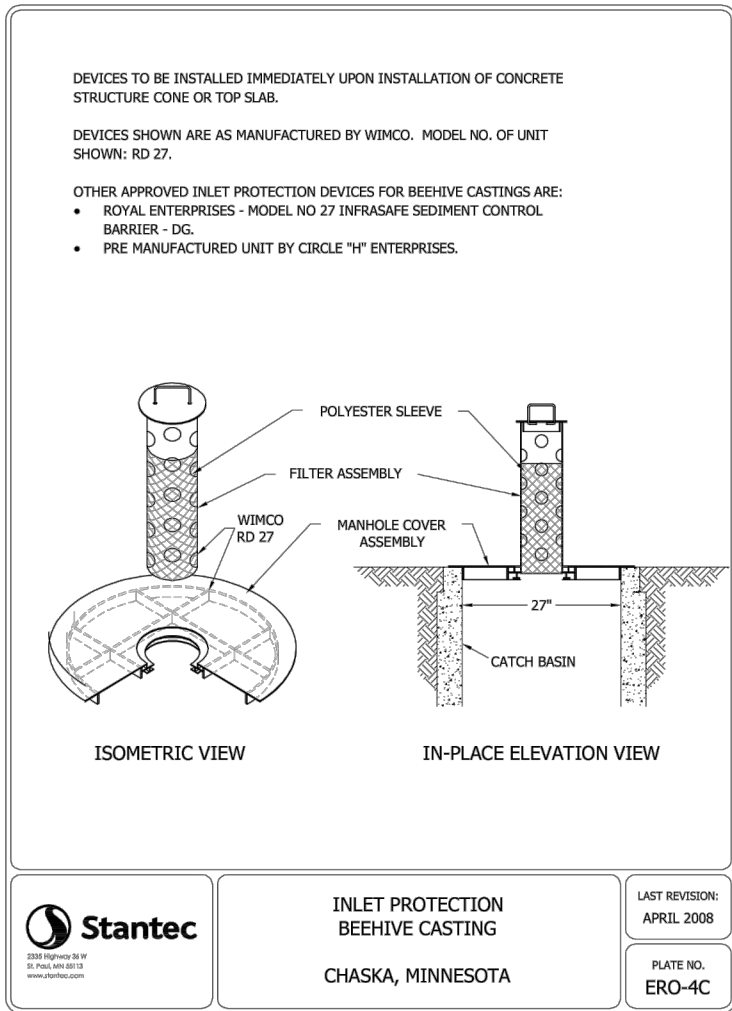
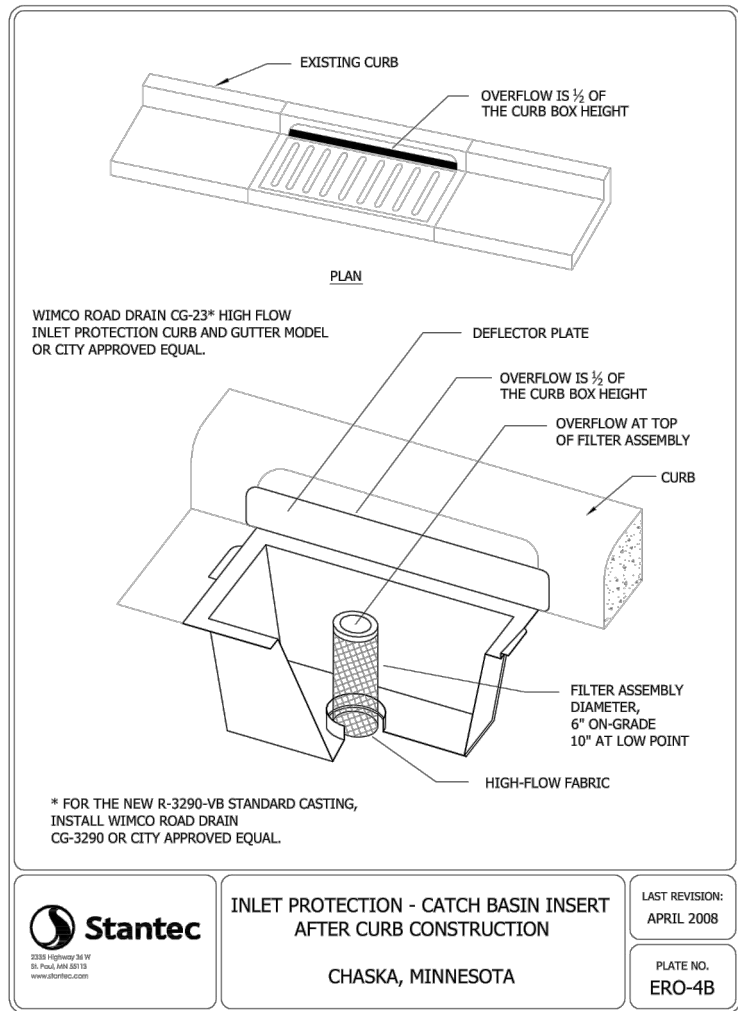
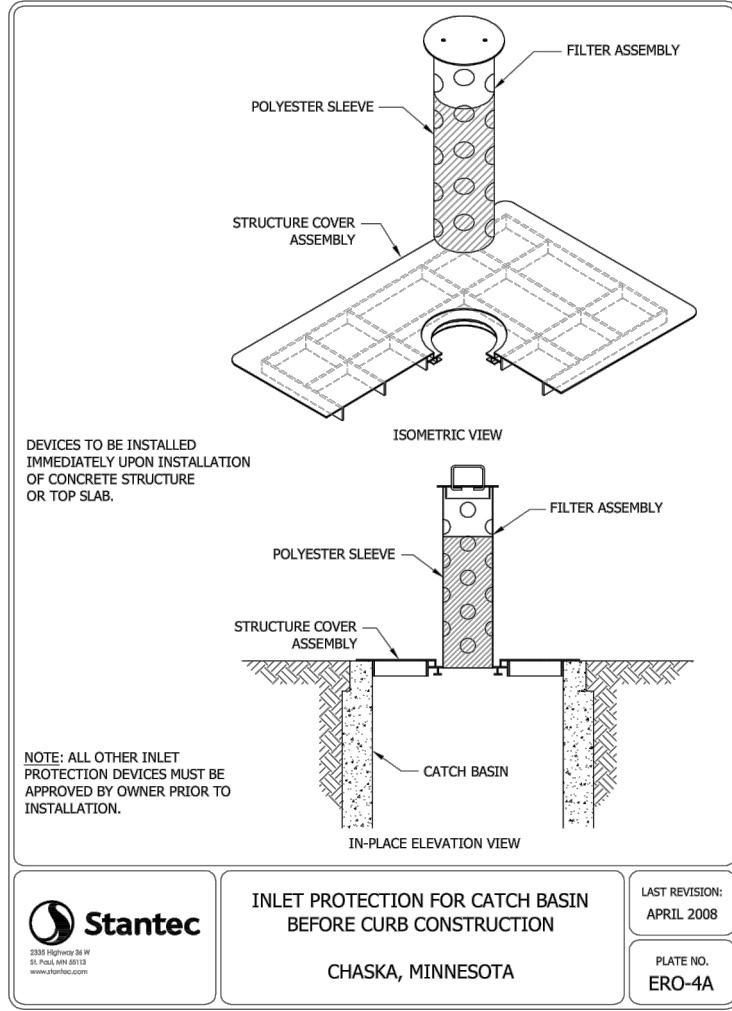
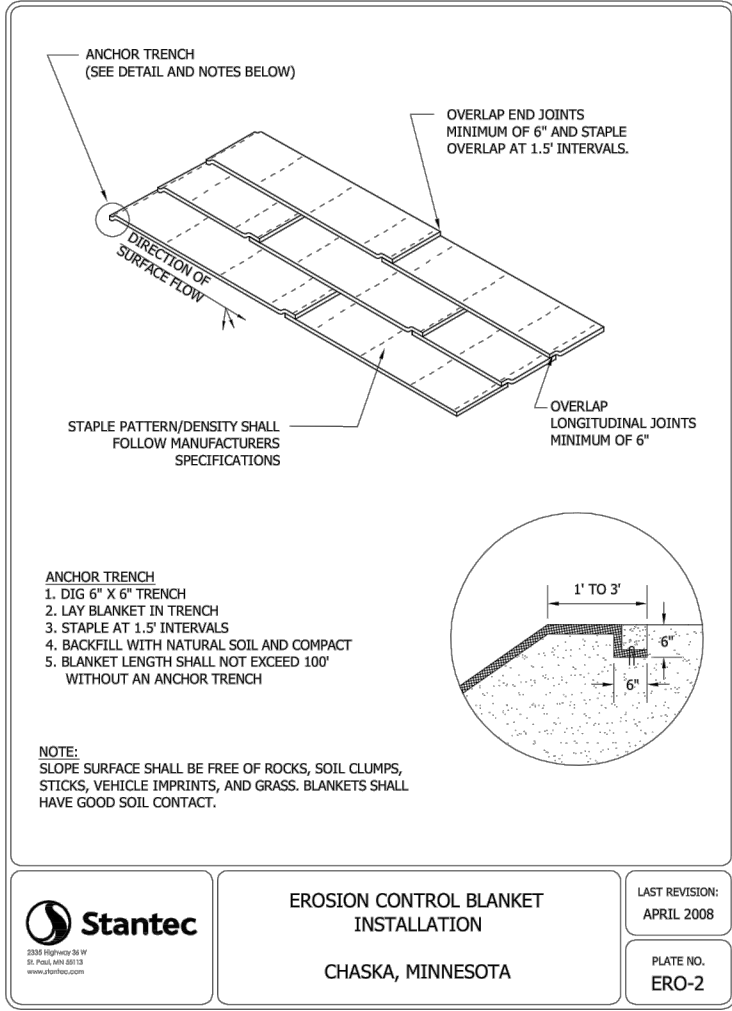
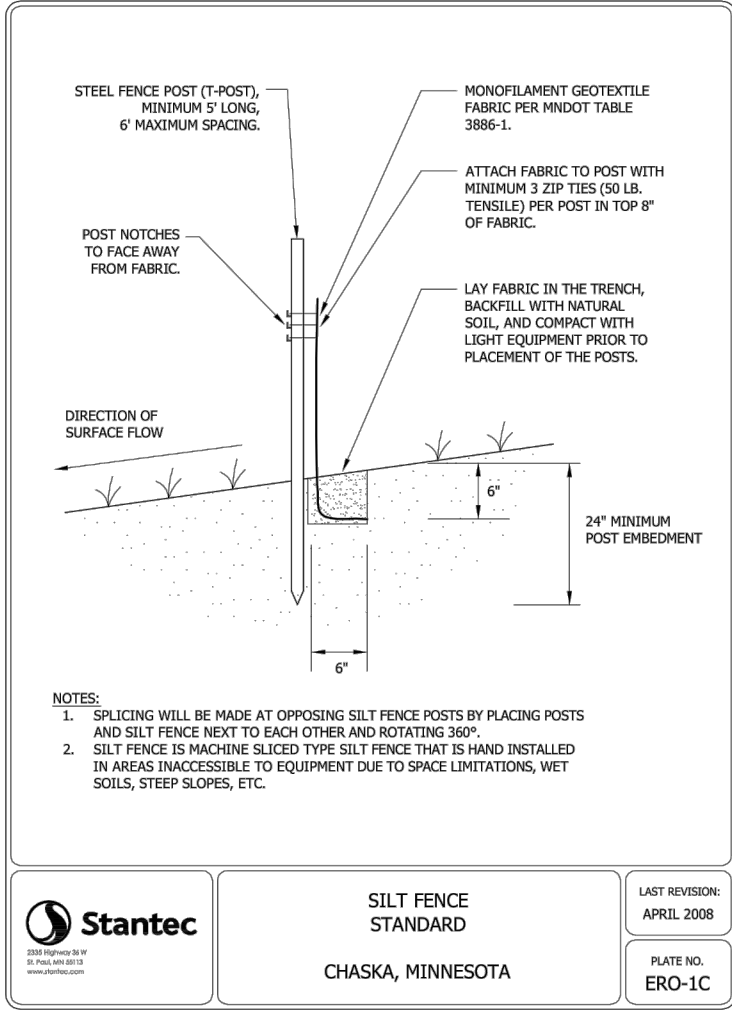
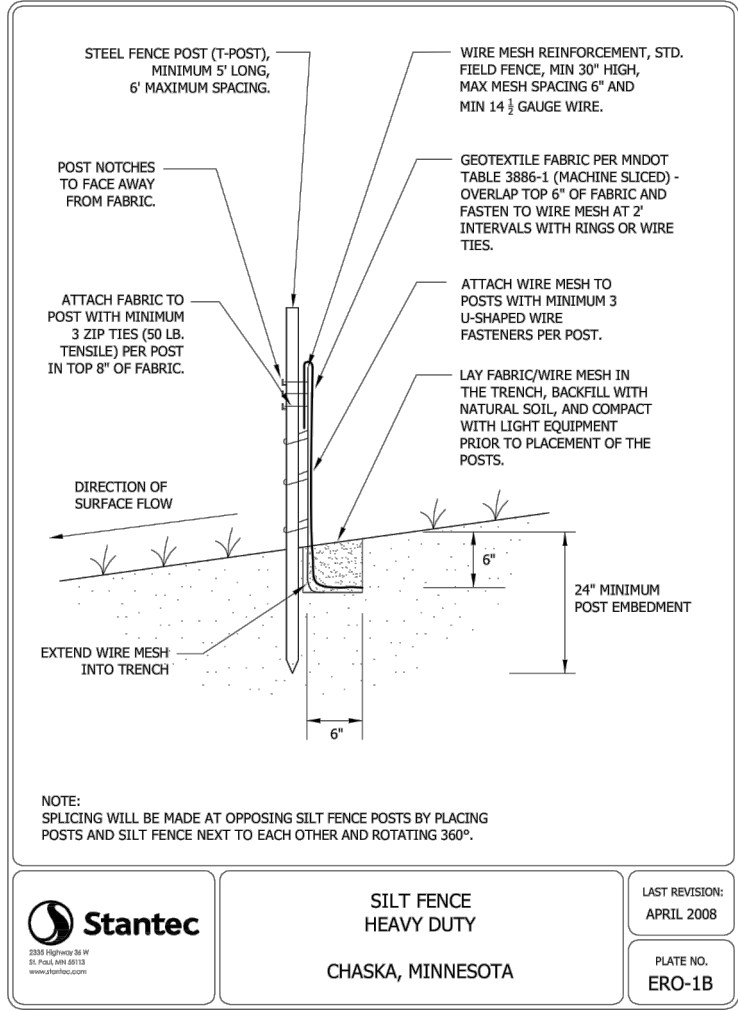
FINAL STABILIZATION:

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 (PERMITEE) 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 SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENCES NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:
- 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 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.



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



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EROSION AND SEDIMENT CONTROL NOTES

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

Date License No.

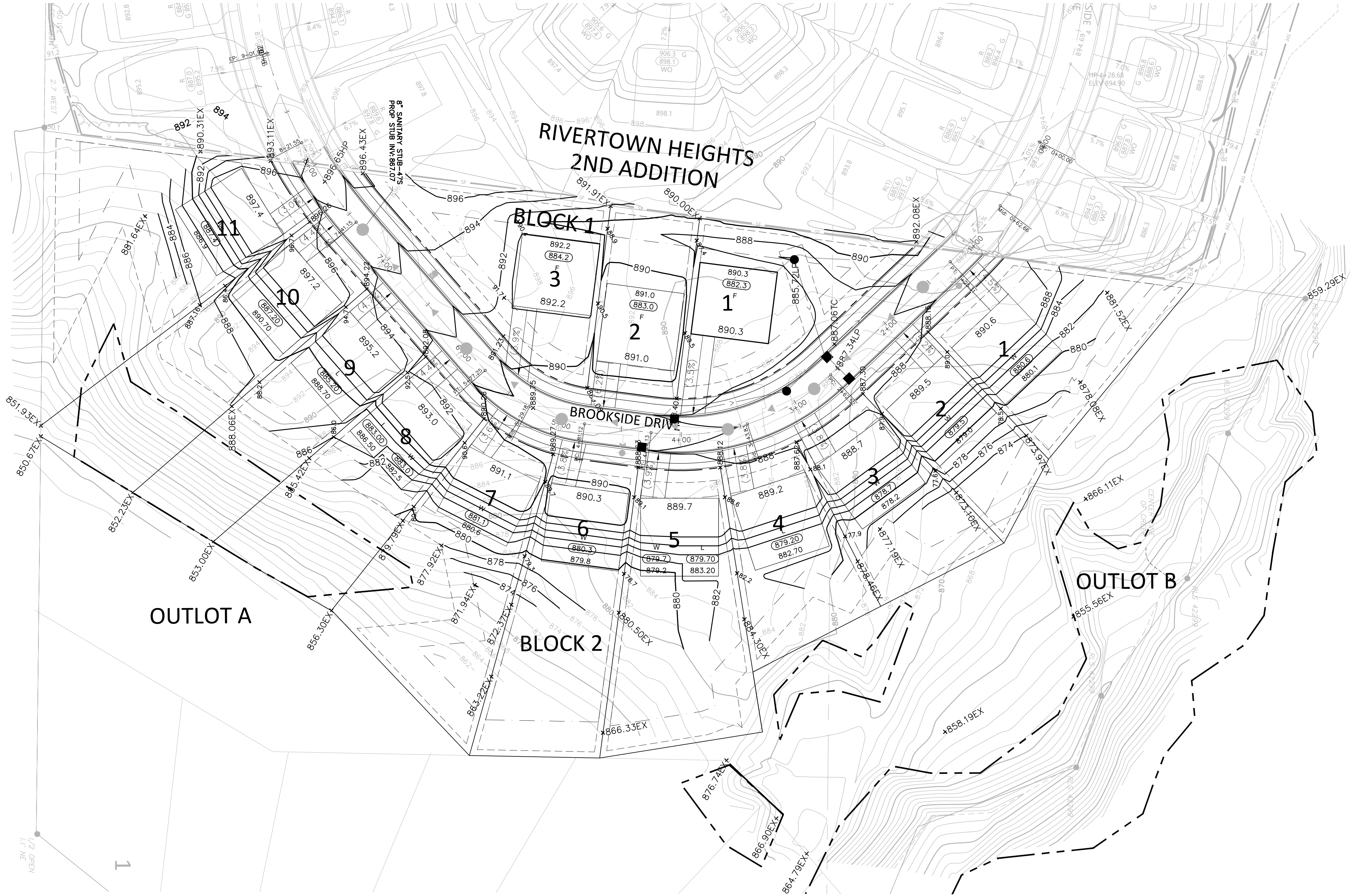
QUALITY ASSURANCE/CONTROL

DATE	ISSUE
4/2/2024	CITY SUBMITTAL
4/29/2024	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	AA
DRAWN:	KAM
PROJECT NO:	219--0037.2

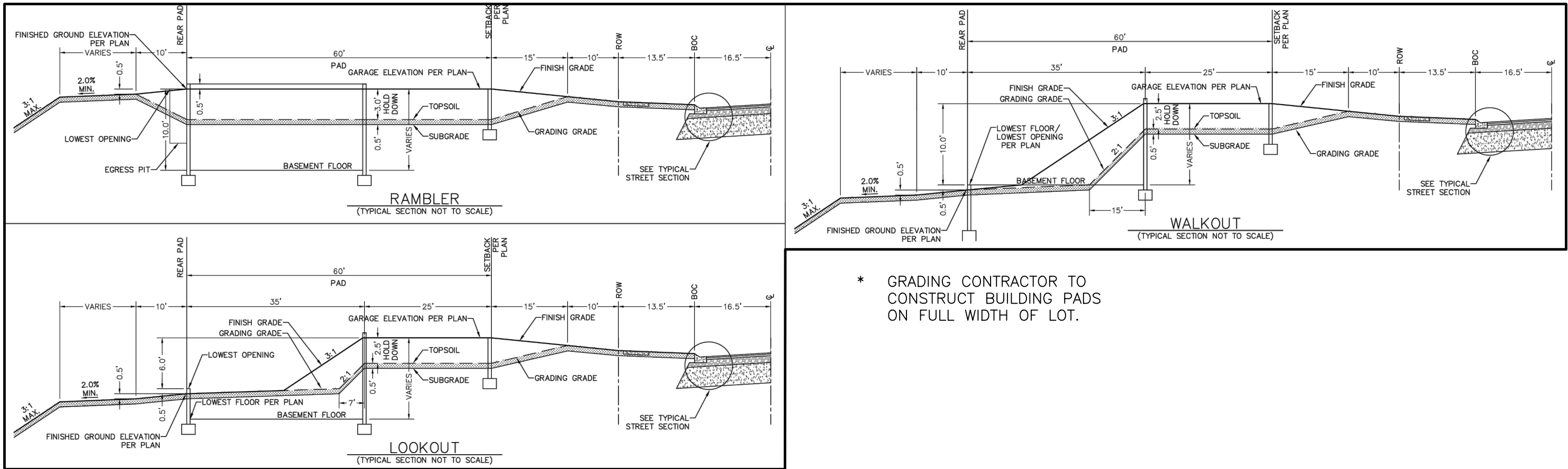
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LEGEND:

- 886 --- EXISTING CONTOUR
- 886 --- PROPOSED CONTOUR
- DD --- DRAINAGE DIVIDE
- 2.00% --- DRAINAGE DIRECTION ARROW
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)

LOT HOLD DOWNS



GRADING NOTES:

- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
- 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.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
- 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.
- 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 4" TOPSOIL.
- 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.
- REFER TO EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
- CONTRACTOR TO CORRECT BUILDING PADS FROM SIDE LOT TO SIDE LOT LINE.



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GRADING PLAN

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DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
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4/29/2024	CITY RESUBMITTAL

PROJECT TEAM DATA

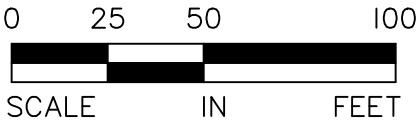
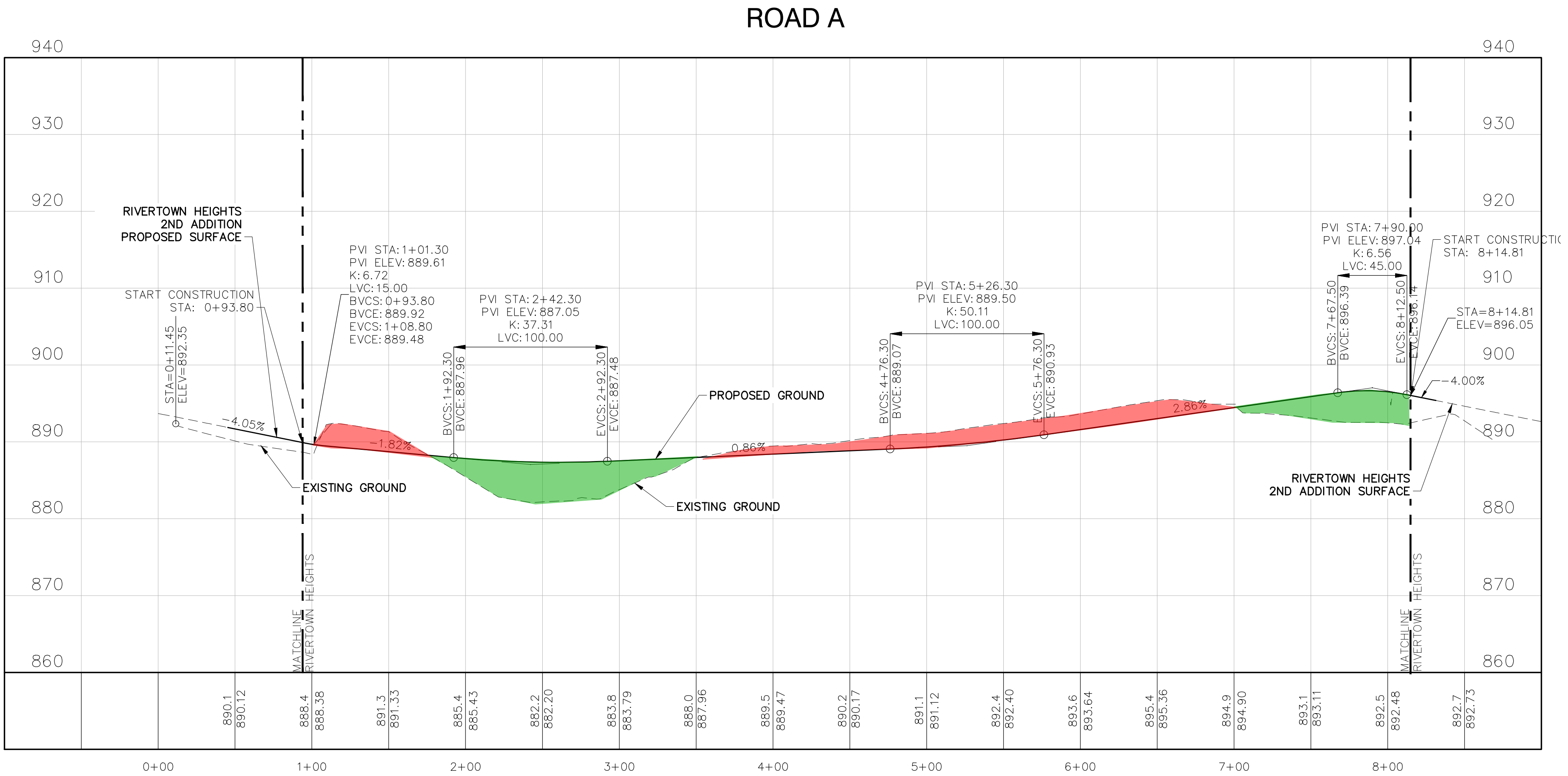
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DRAWN: KAM
PROJECT NO: 219-0037.2

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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SHEET 7 of 13

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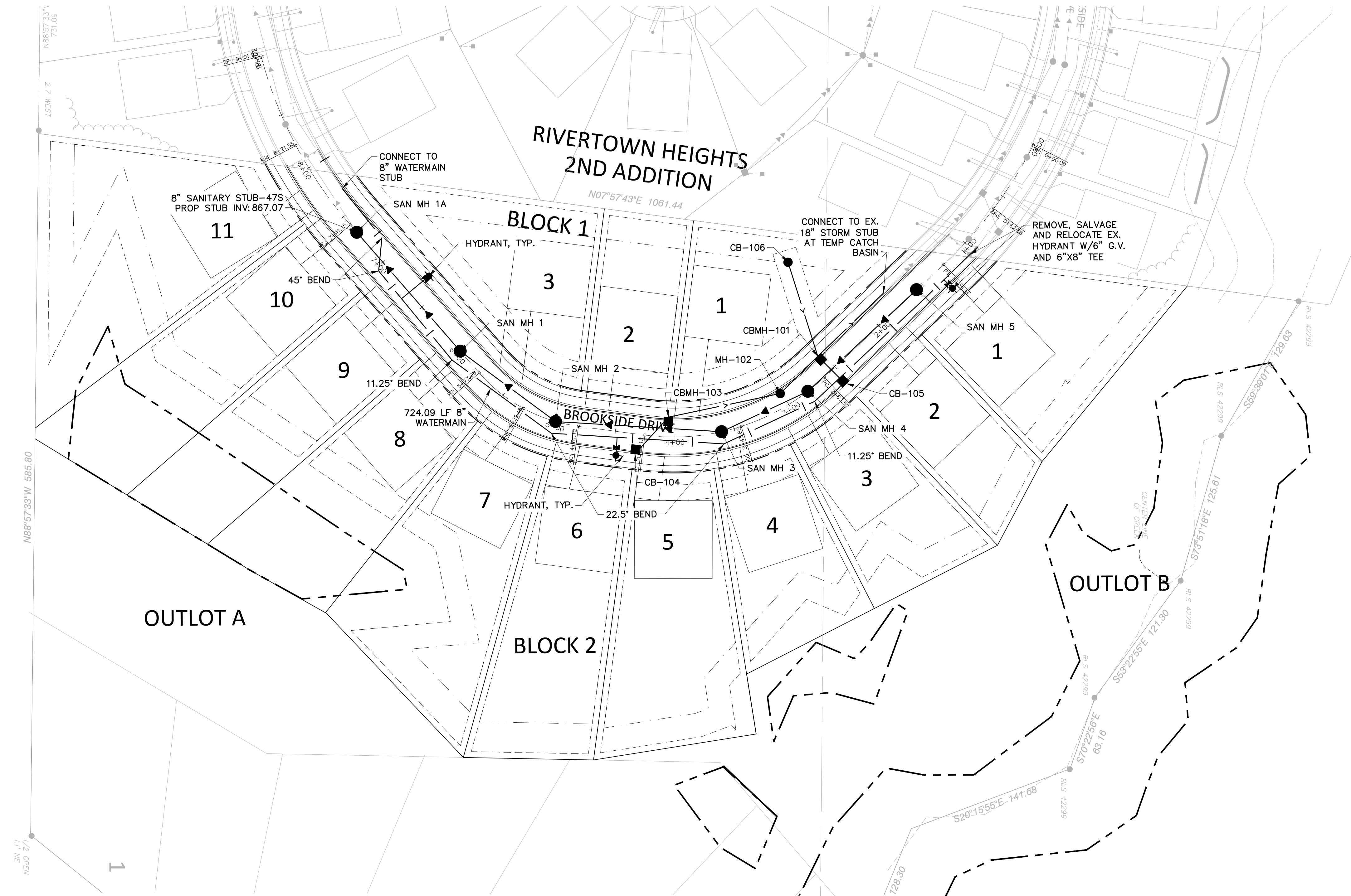
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DAVID NASH, PE
Date: _____ License No. _____

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PROJECT TEAM DATA	
DESIGNED:	AA
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PROJECT NO:	219-0037.2



SANITARY SEWER SCHEDULE:

MH		PIPE	PIPE SLOPE	PIPE LENGTH	INVERT	INVERT	RIM	STRUCTURE	MANHOLE
FROM	TO	O.D. [IN]	[F/T]	[FT]	FROM	TO	ELV	SIZE [IN]	BUILD [FT]
SAN MH 5	SAN MH 4	8	0.011	124.20	876.00	874.62	898.60	48	22.60
SAN MH 4	SAN MH 3	8	0.005	79.50	874.52	874.12	887.40	48	12.88
SAN MH 3	SAN MH 2	8	0.005	138.80	874.02	873.33	888.07	48	14.05
SAN MH 2	SAN MH 1	8	0.005	98.90	873.23	872.74	889.34	48	16.11
SAN MH 1	SAN MH 1A	8	0.027	196.20	872.64	867.27	891.64	48	19.00
SAN MH 1A					867.17		895.40	48	28.23

STORM SEWER SCHEDULE:

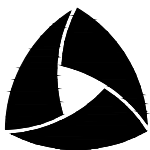
MH/CB FROM		P. DIA [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD [FT]
CB 104	CBMH 103	15	0.40%	RCP	41.3	884.03	883.86	888.03	2x3'	R-3501-TR	4.00
CBMH 103	MH 102	15	0.95%	RCP	95.4	883.86	882.96	887.81	48"	R-3501-TL	3.95
MH 102	CBMH 101	18	0.35%	RCP	44.1	882.96	882.80	887.10	48"	R-1642	4.14
CB 105	CBMH 101	12	0.80%	RCP	33.0	882.57	882.31	886.52	2x3'	R-3067-VB	3.95
CB 106	CBMH 101	12	0.44%	RCP	82.3	883.10	882.74	886.80	27"	R-4342	4.20
CBMH 101	EX STUB	18	1.07%	RCP	75.9	882.31	881.49	886.52	48"	R-3067-VB	3.70

LEGEND:

- | | |
|--|---------------------------------|
| | EASEMENT LINE |
| | PROPERTY LINE |
| | LOT LINE |
| | ROW |
| | EXISTING GATE VALVE |
| | EXISTING HYDRANT |
| | EXISTING WATERMAIN |
| | EXISTING CATCH BASIN |
| | EXISTING STORM MANHOLE |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY MANHOLE |
| | EXISTING SANITARY SEWER |
| | PROPOSED GATE VALVE |
| | PROPOSED HYDRANT |
| | PROPOSED WATERMAIN |
| | PROPOSED CATCH BASIN |
| | PROPOSED STORM MANHOLE |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED SANITARY SEWER |
| | DIRECTIONAL BORE SANITARY SEWER |
| | PROPOSED LIMITS OF CONSTRUCTION |

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. 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.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATER MAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
11. ALL WATER MAIN SHALL BE C900 PVC. WATER SERVICES INTO UNITS ARE 1.5" SERVICES.
12. ALL SANITARY SEWER TO BE PVC SDR-35 FROM 0-15 FEET, PVC SDR-26 FROM 15-21 FEET, AND C900 >21 FEET.



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PRELIMINARY PLAT SUBMITTAL

UTILITY PLAN

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DAVID NASH, PE

Date	License No.
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QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE	ISSUE
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4/2/2024	CITY SUBMITTAL
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4/29/2024	CITY RESUBMITTAL
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A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

PROJECT TEAM DATA

DESIGNED: AA
DRAWN: KAM

PROJECT NO: 318-0037.2

PROJECT NO. 210 000712

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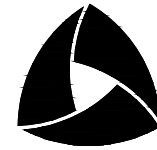
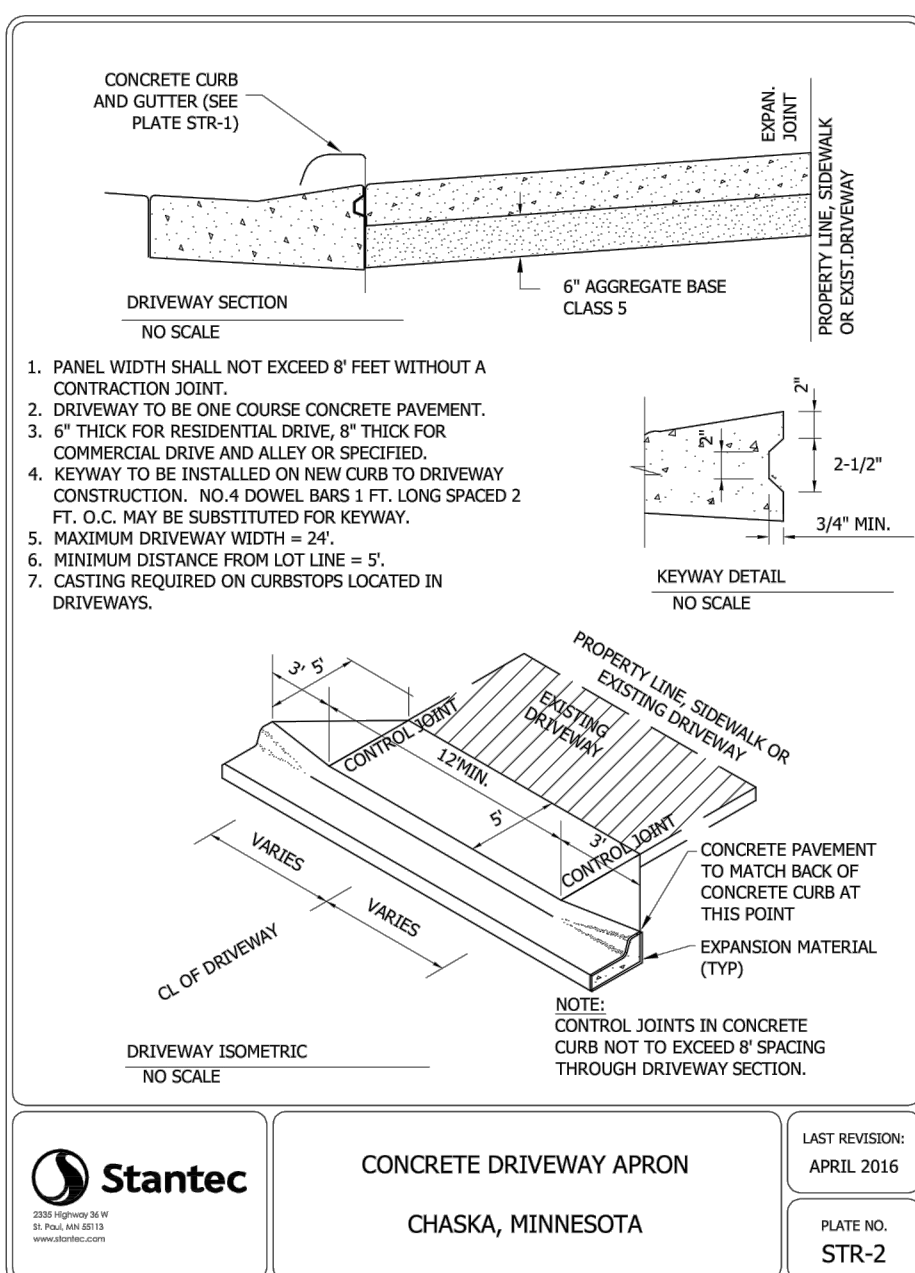
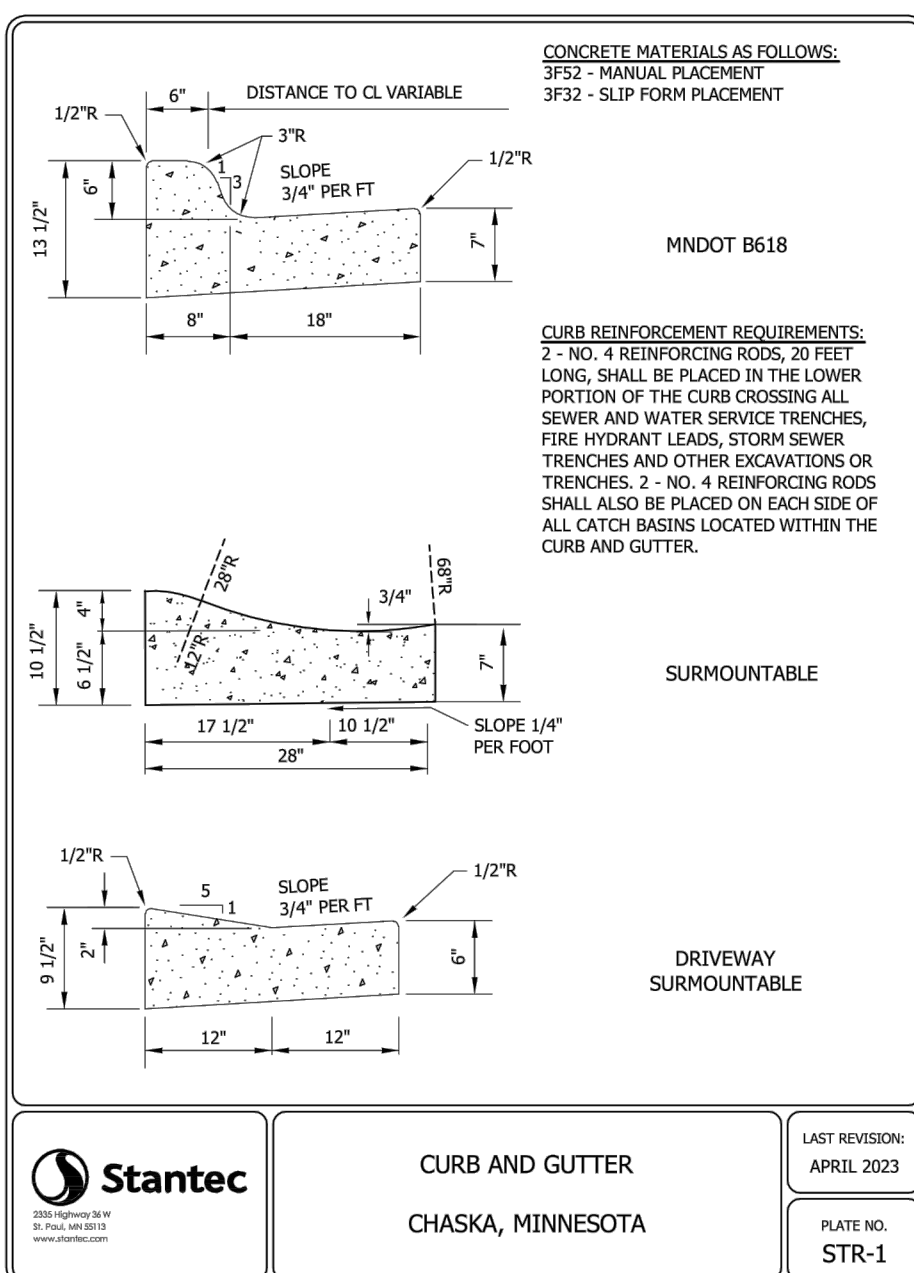
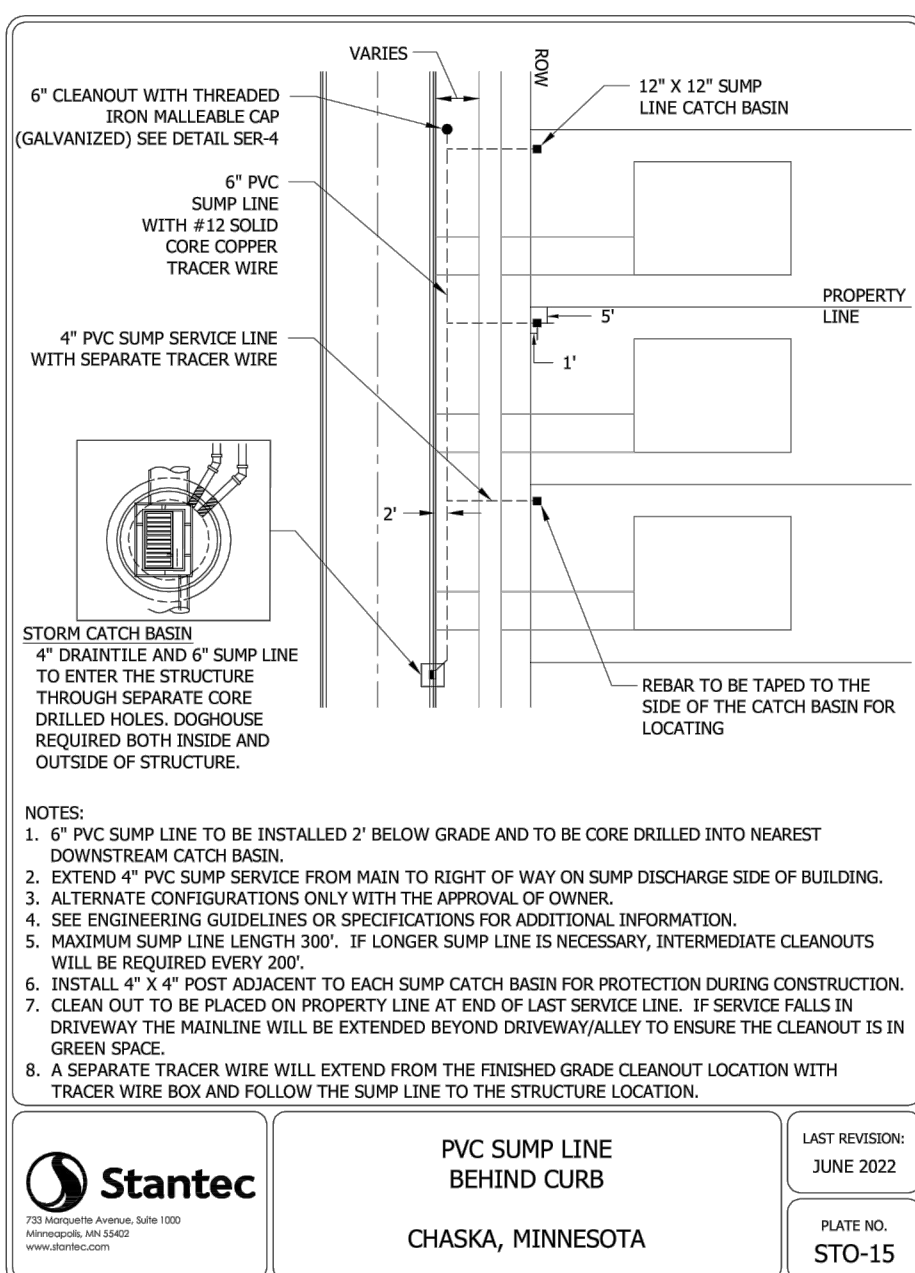
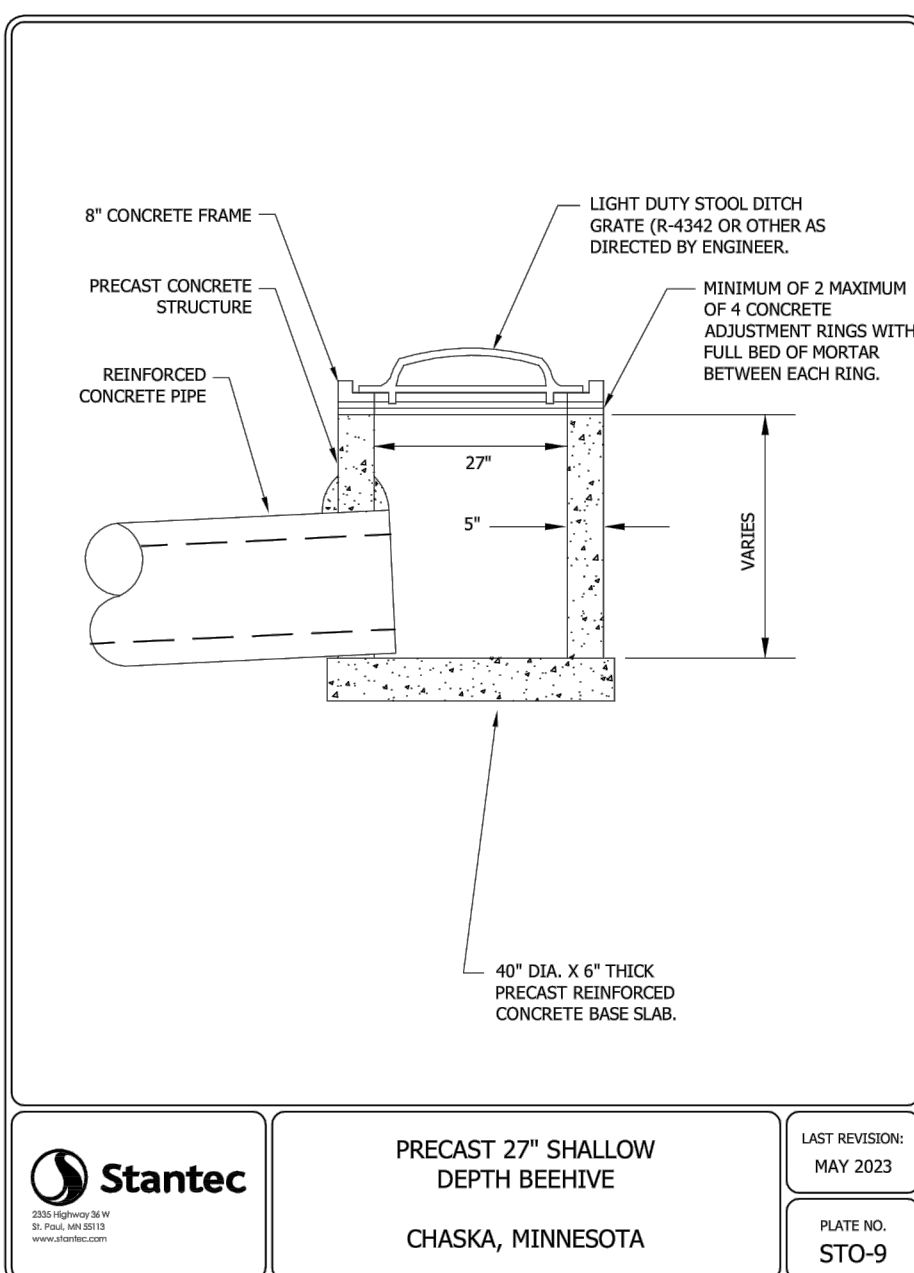
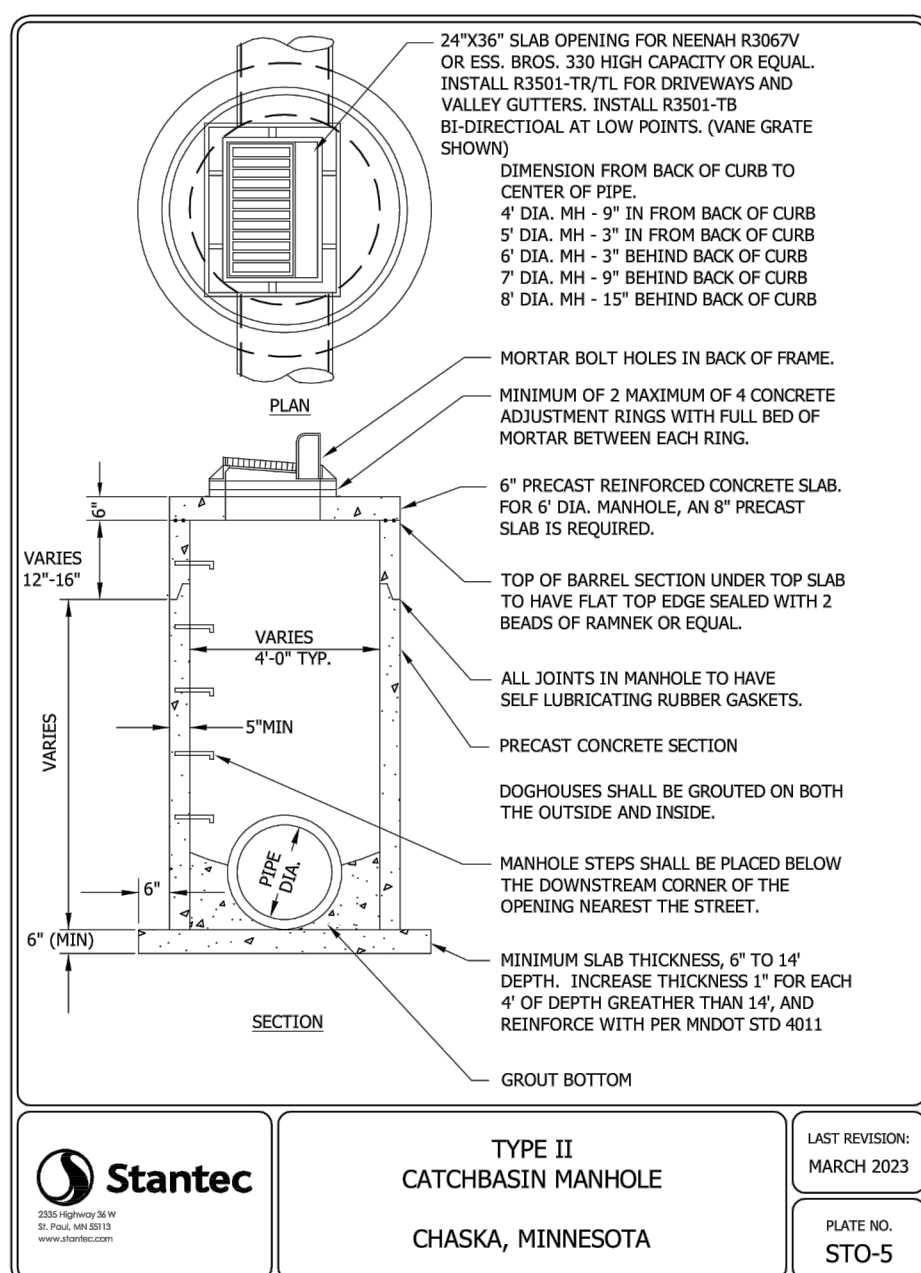
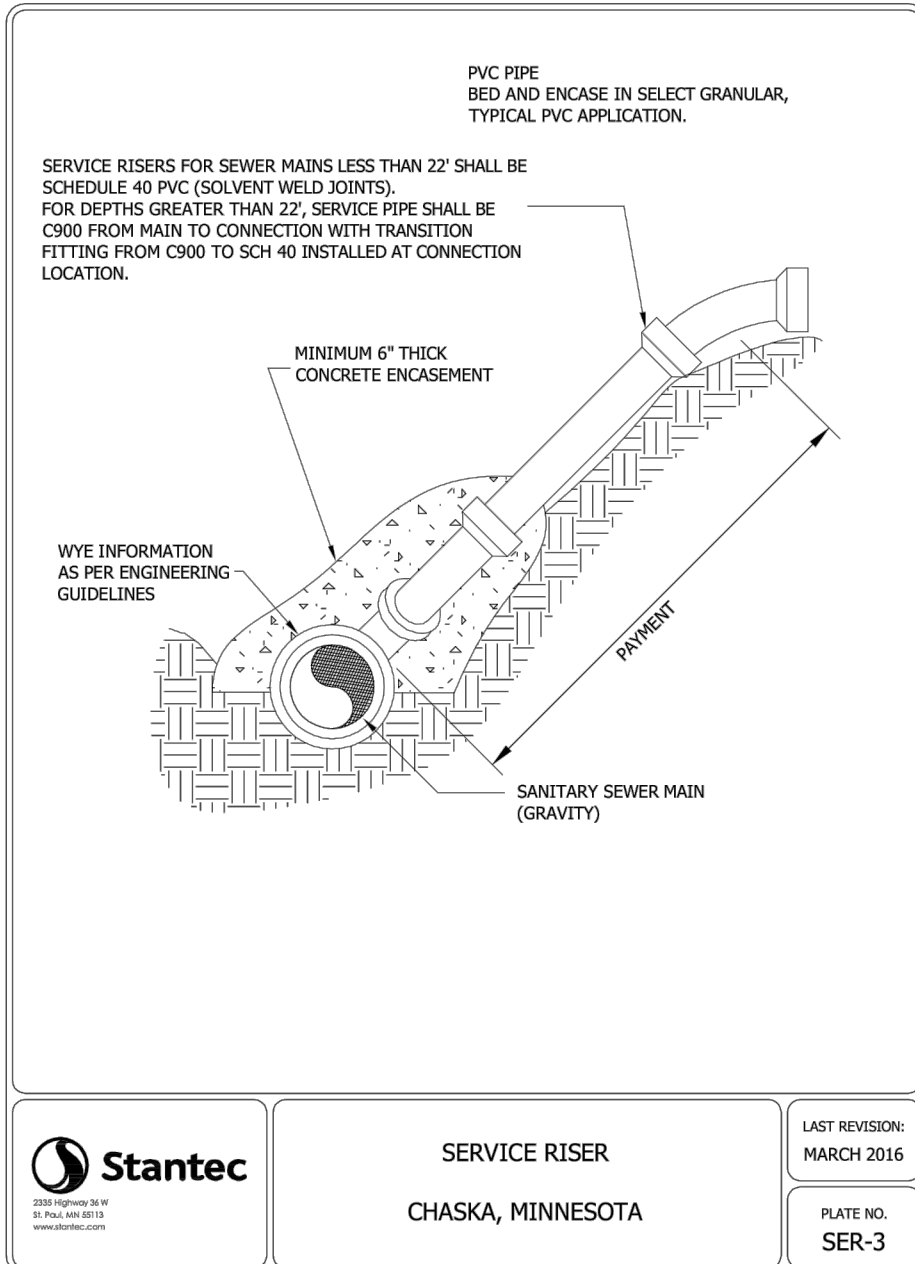
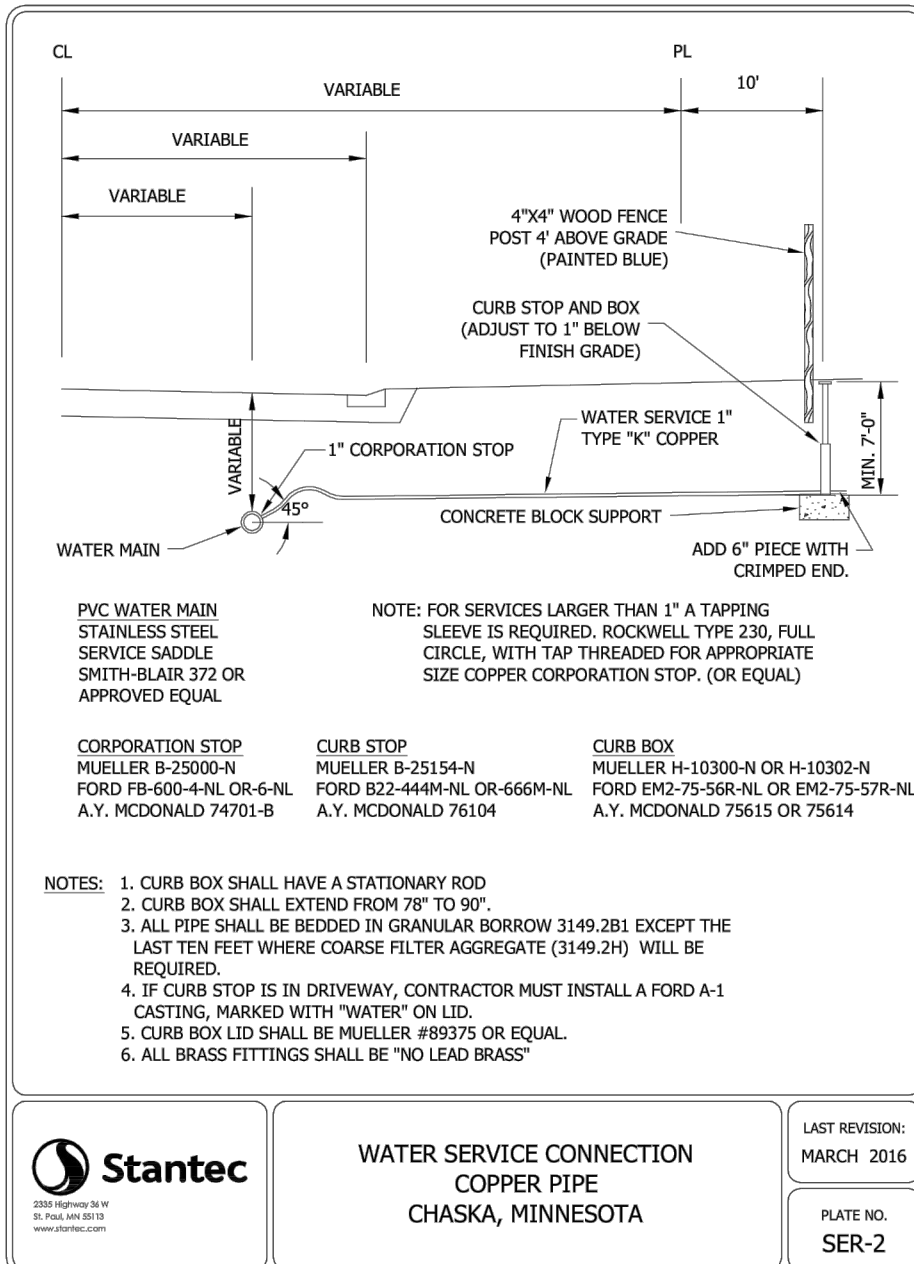
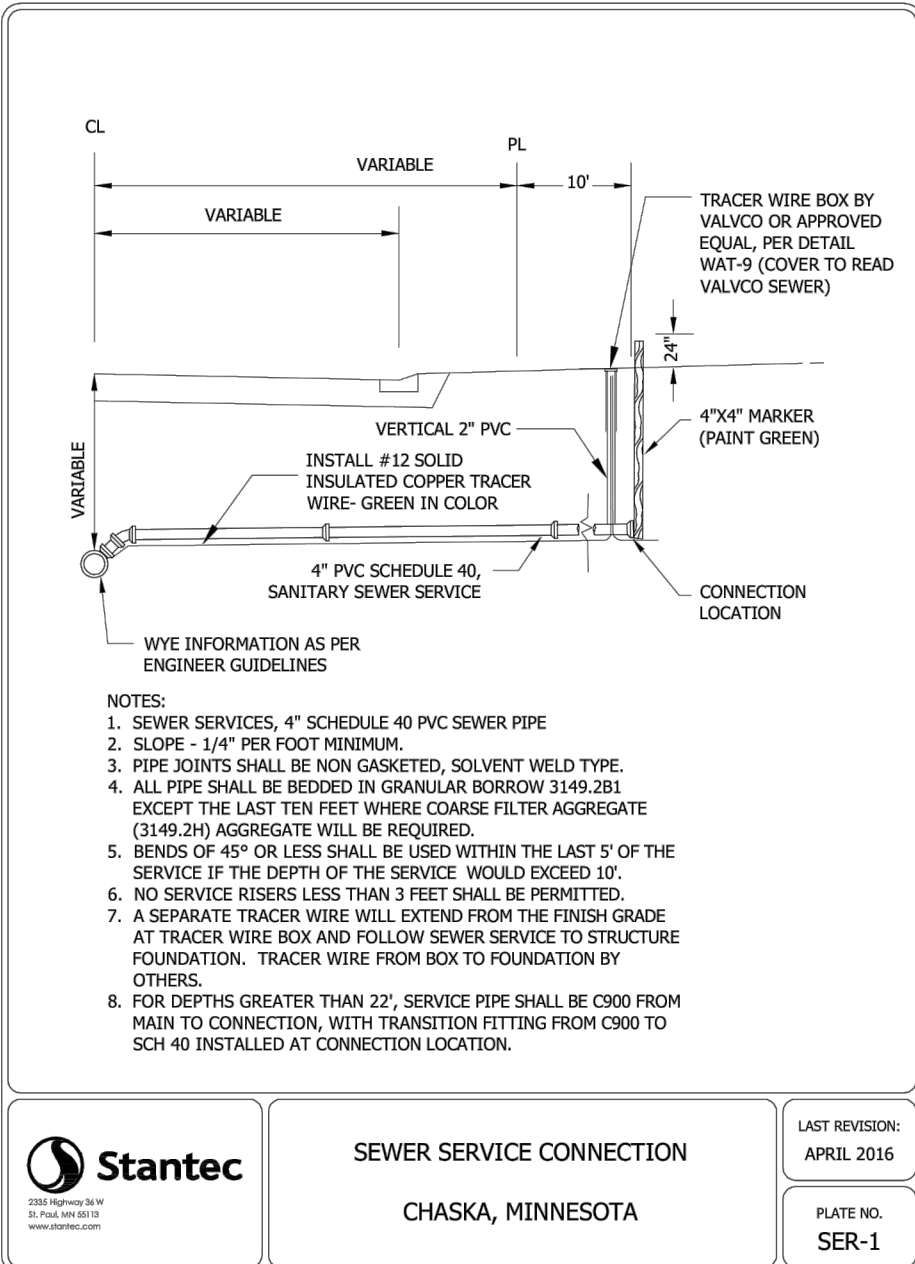
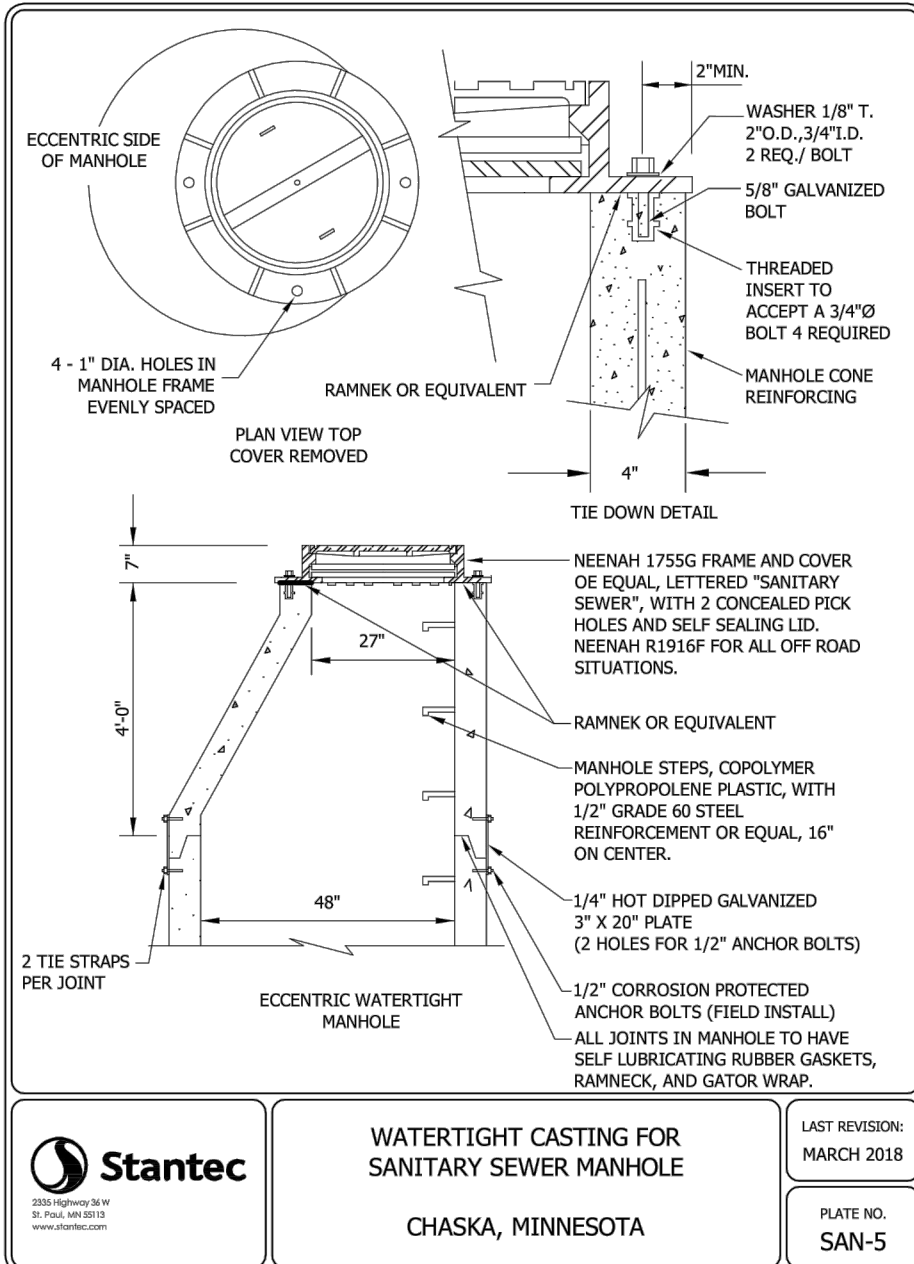
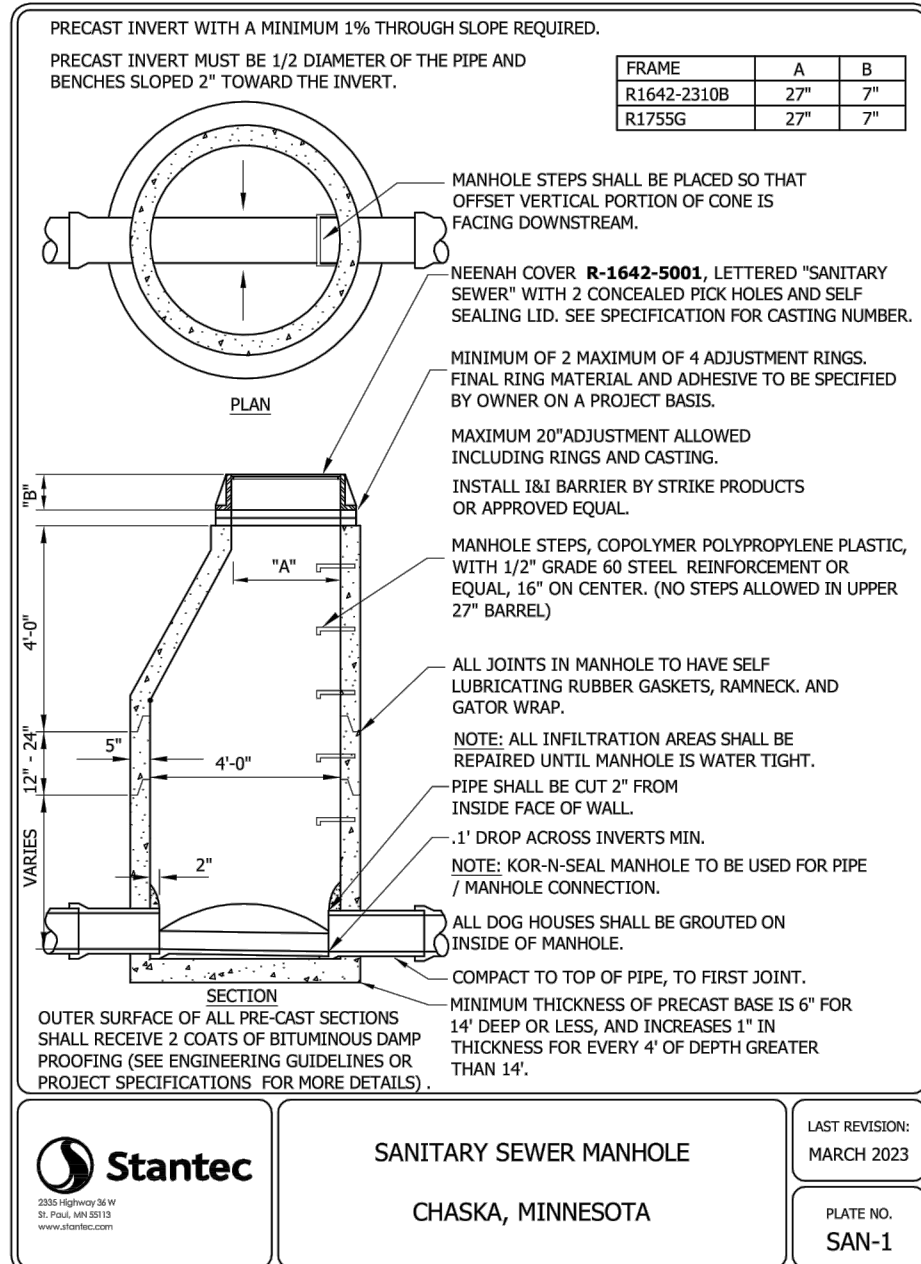
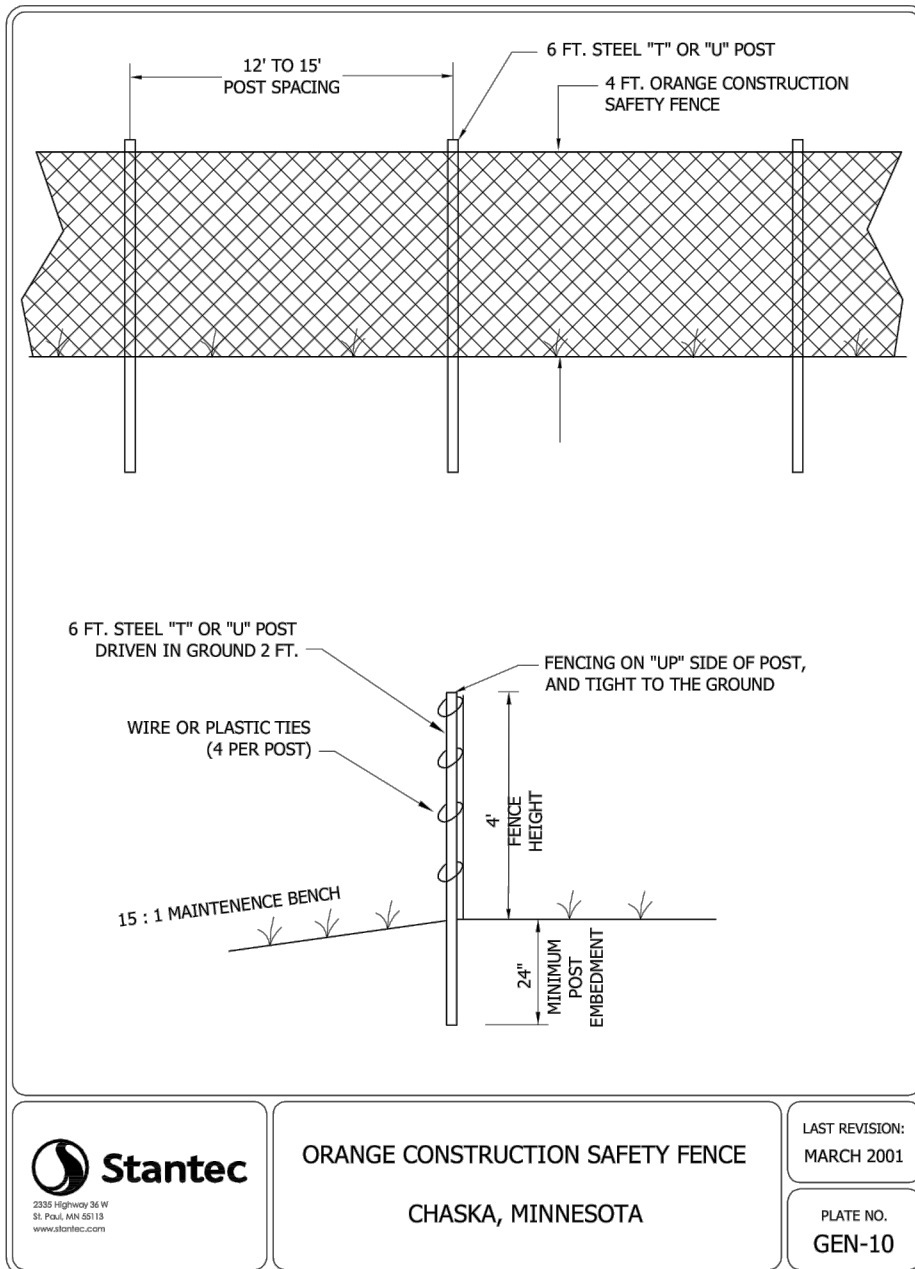
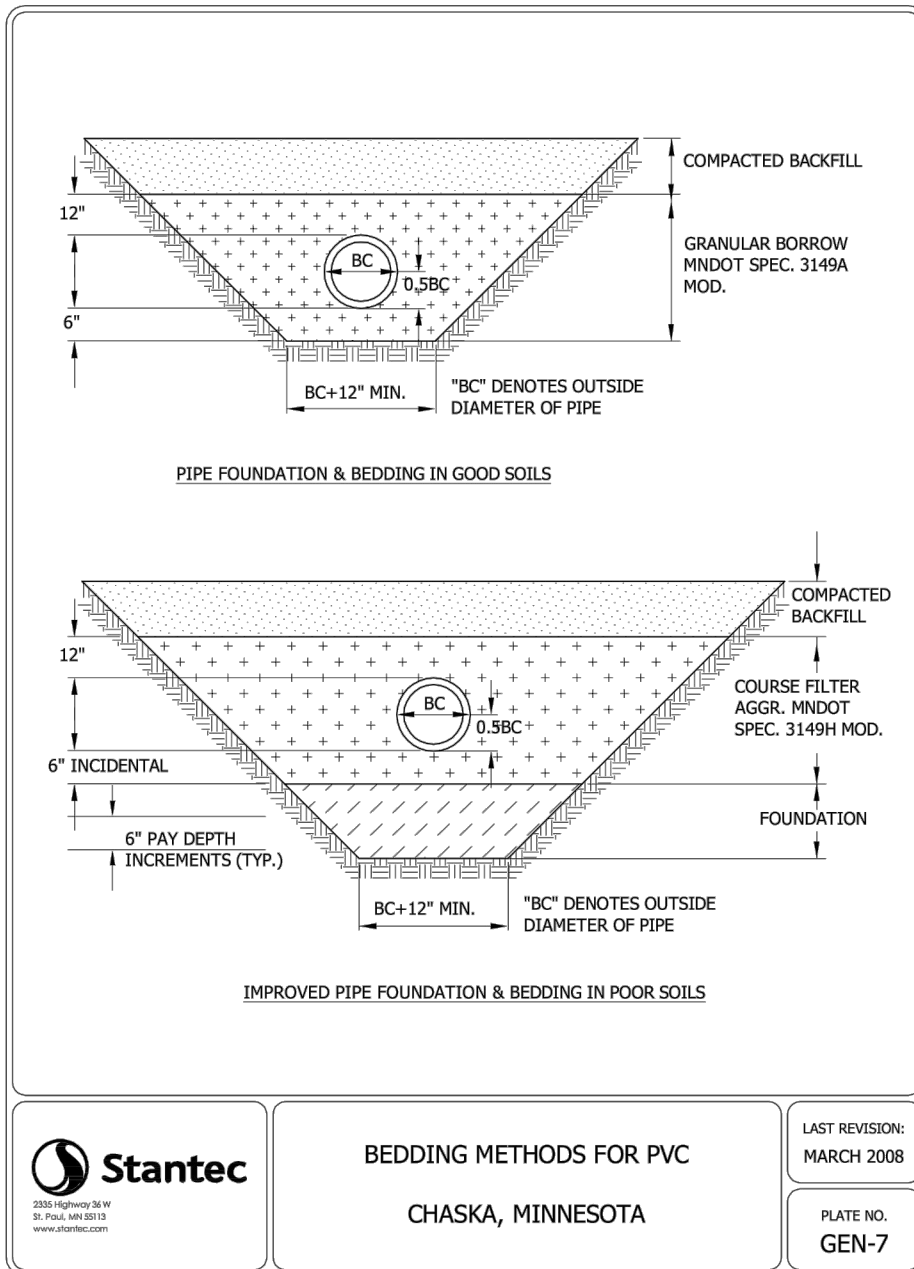
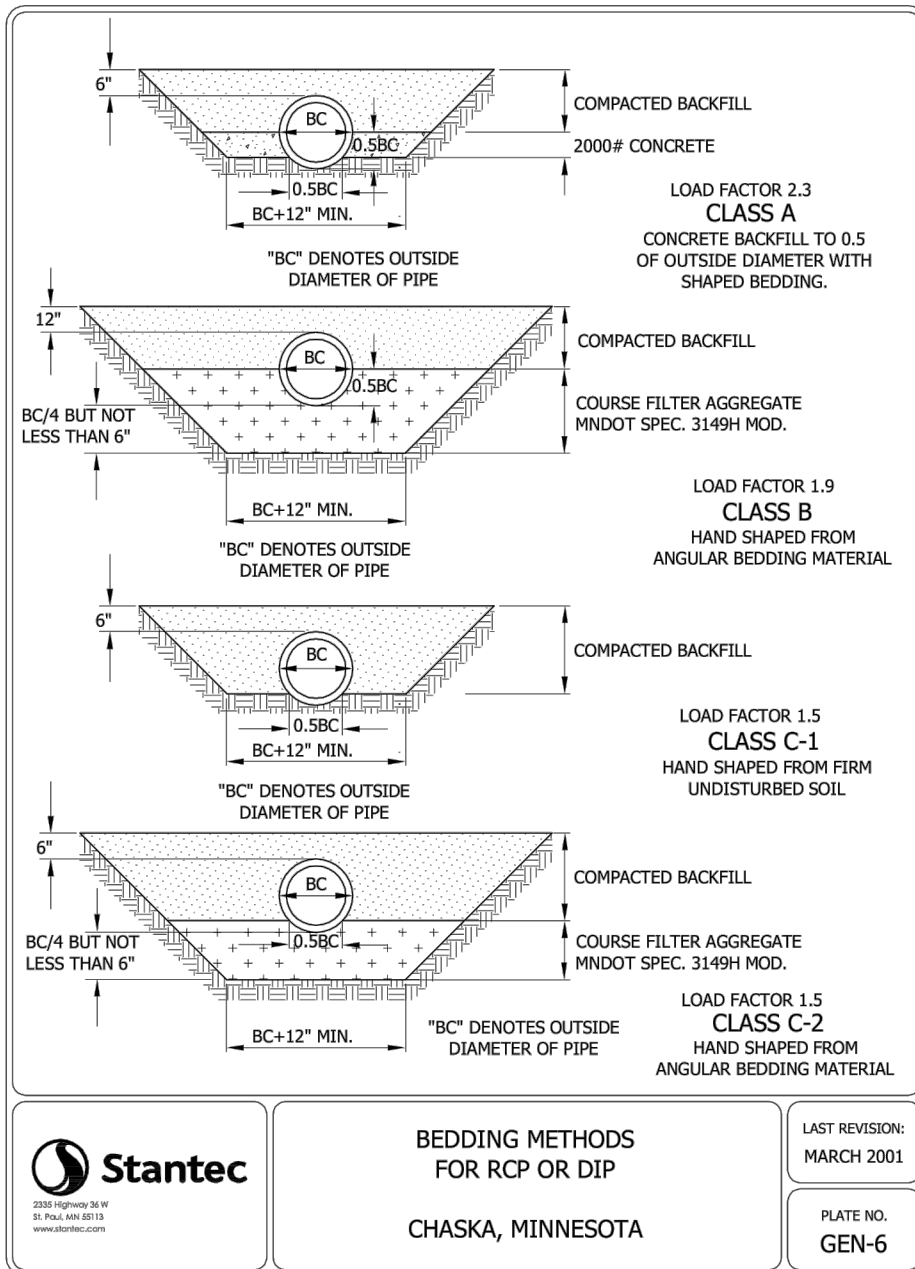
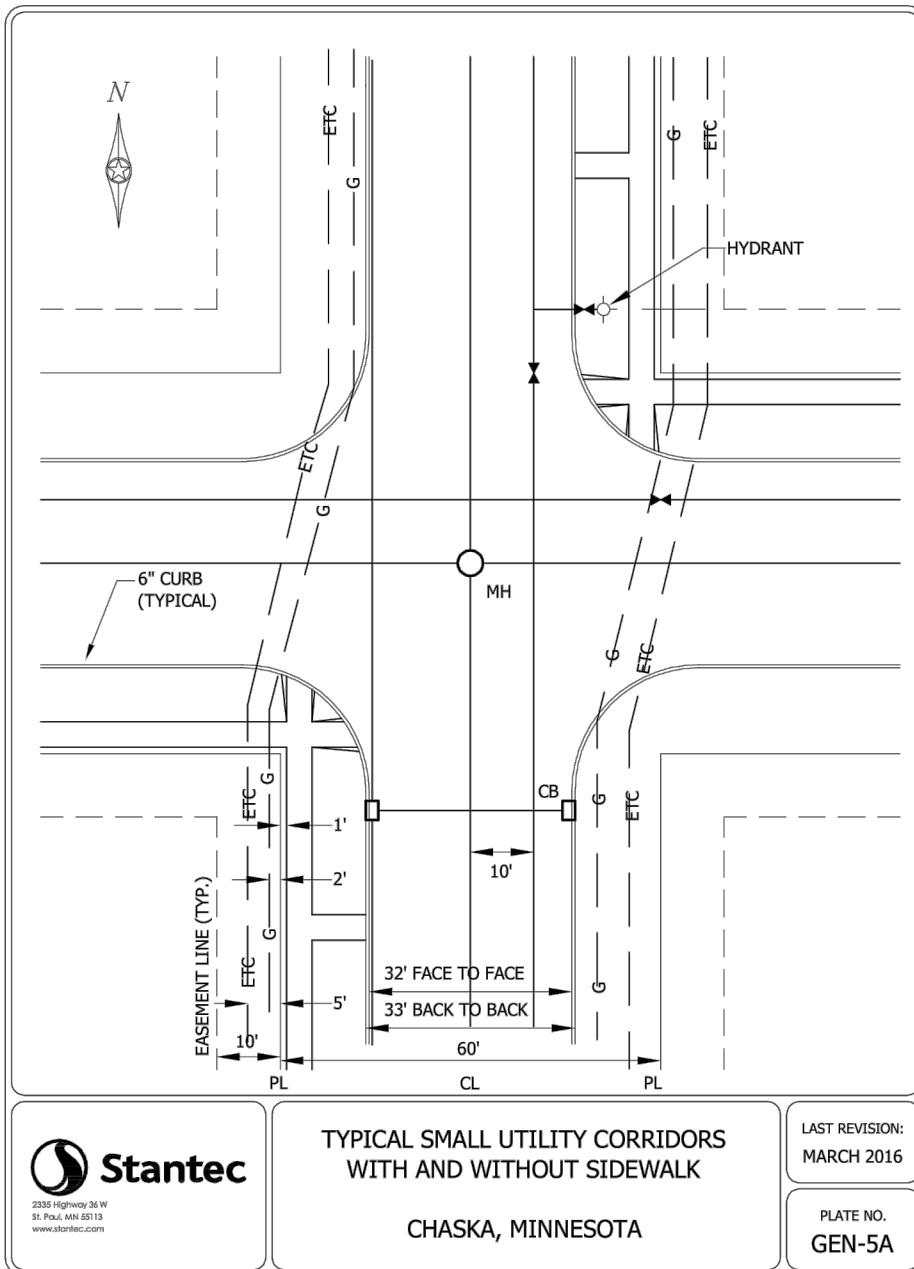
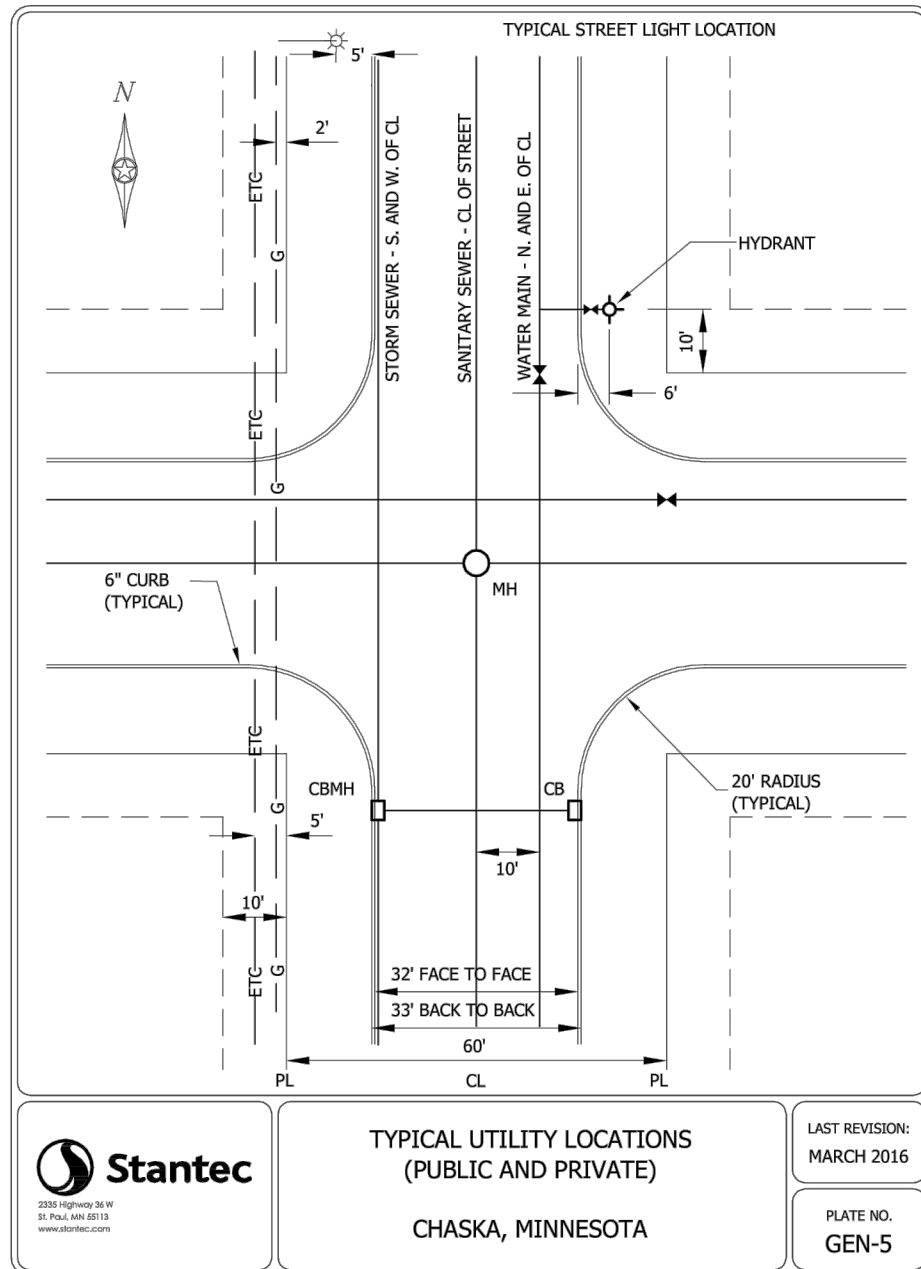
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SHEET 9 OF 13

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SHEET

9 OF 13



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Date License No.

QUALITY ASSURANCE/CONTROL

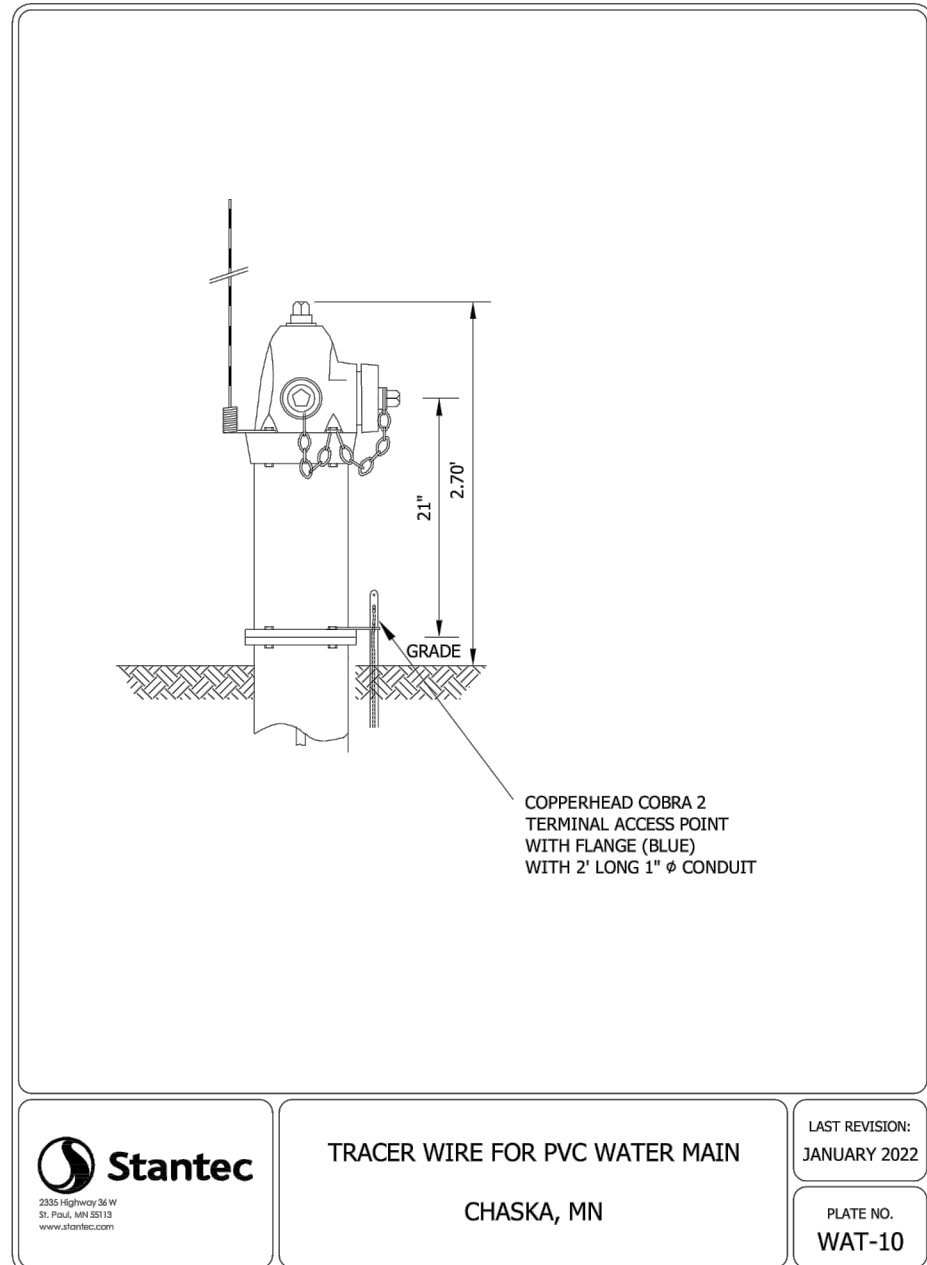
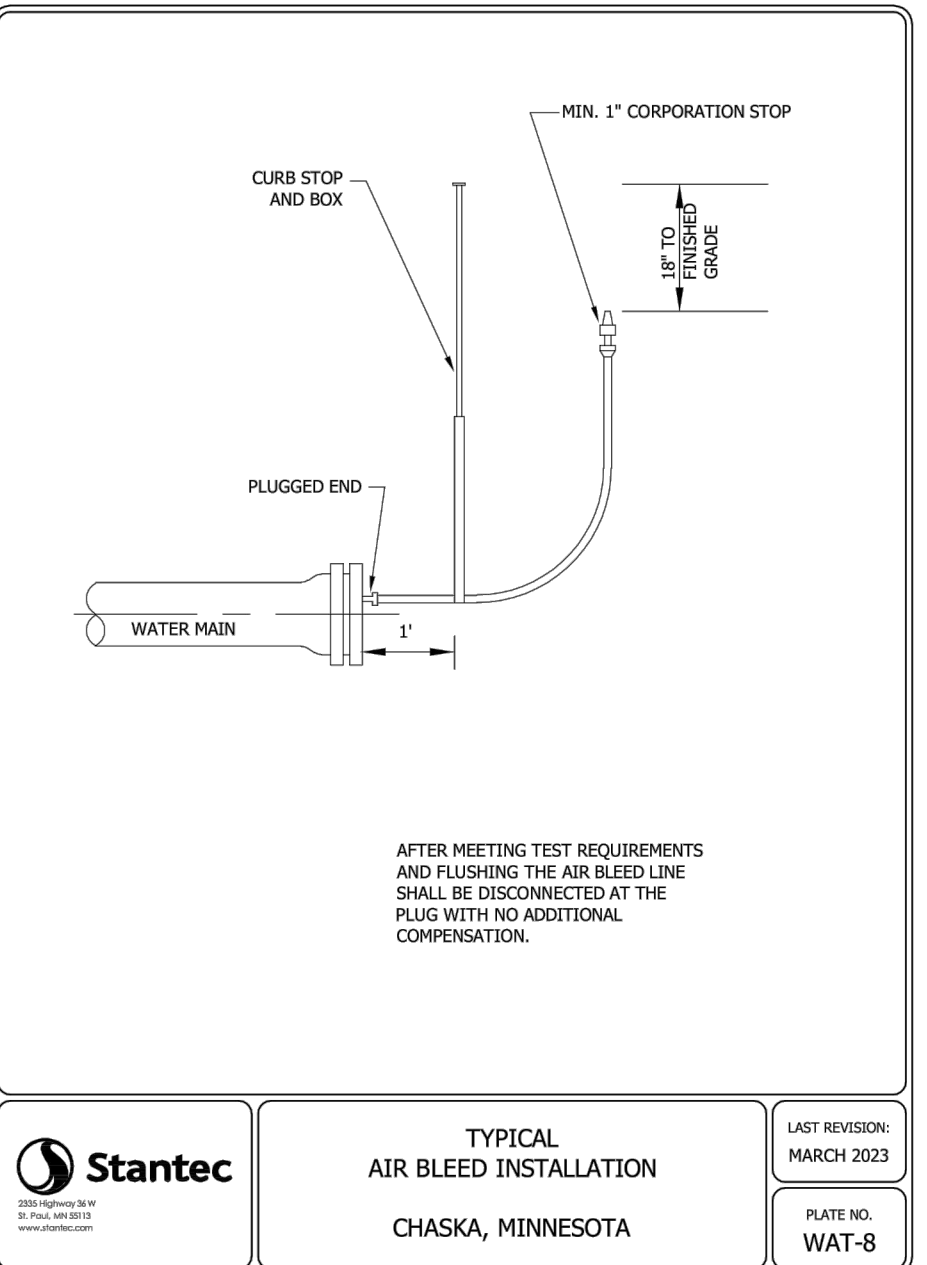
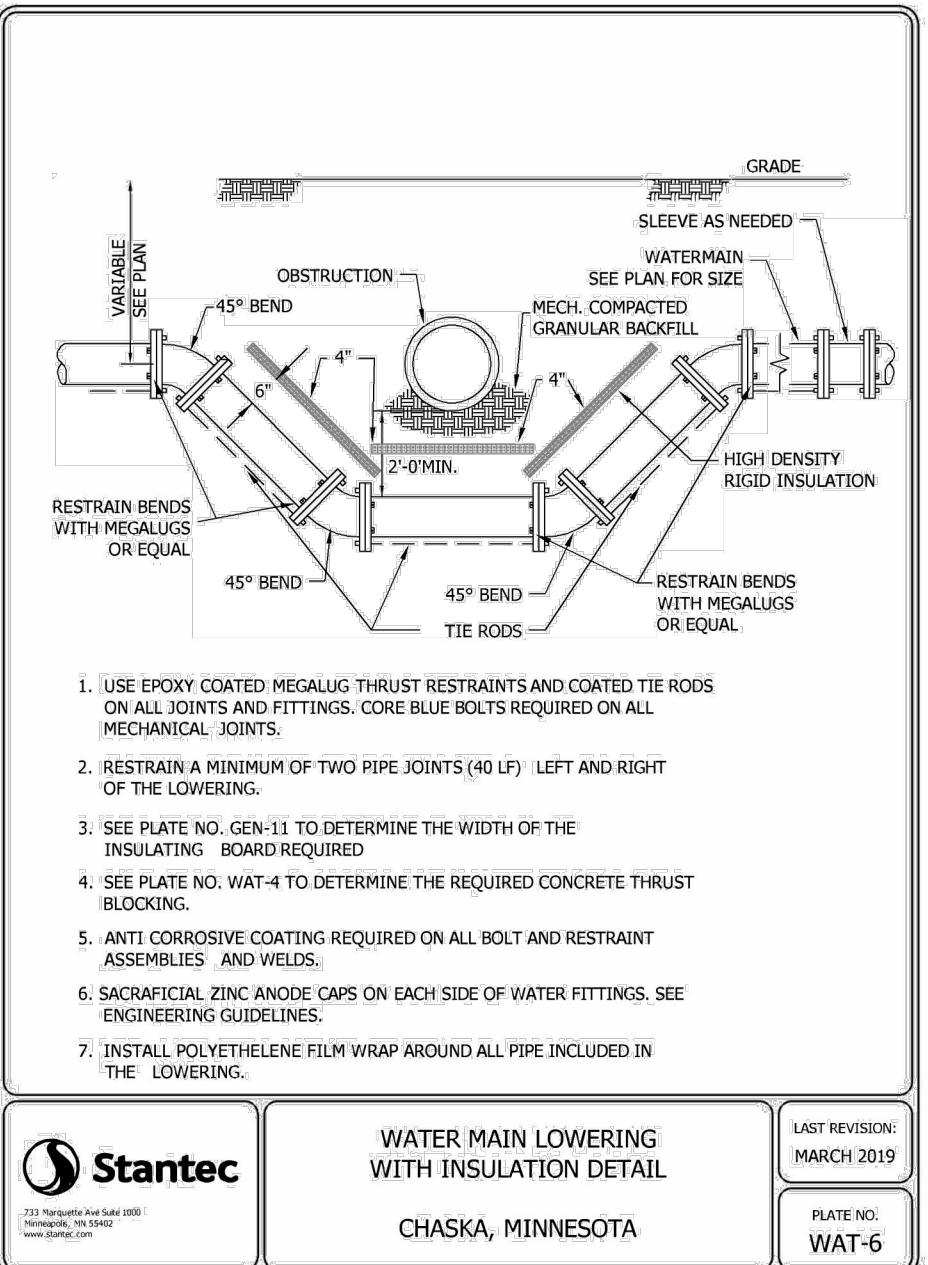
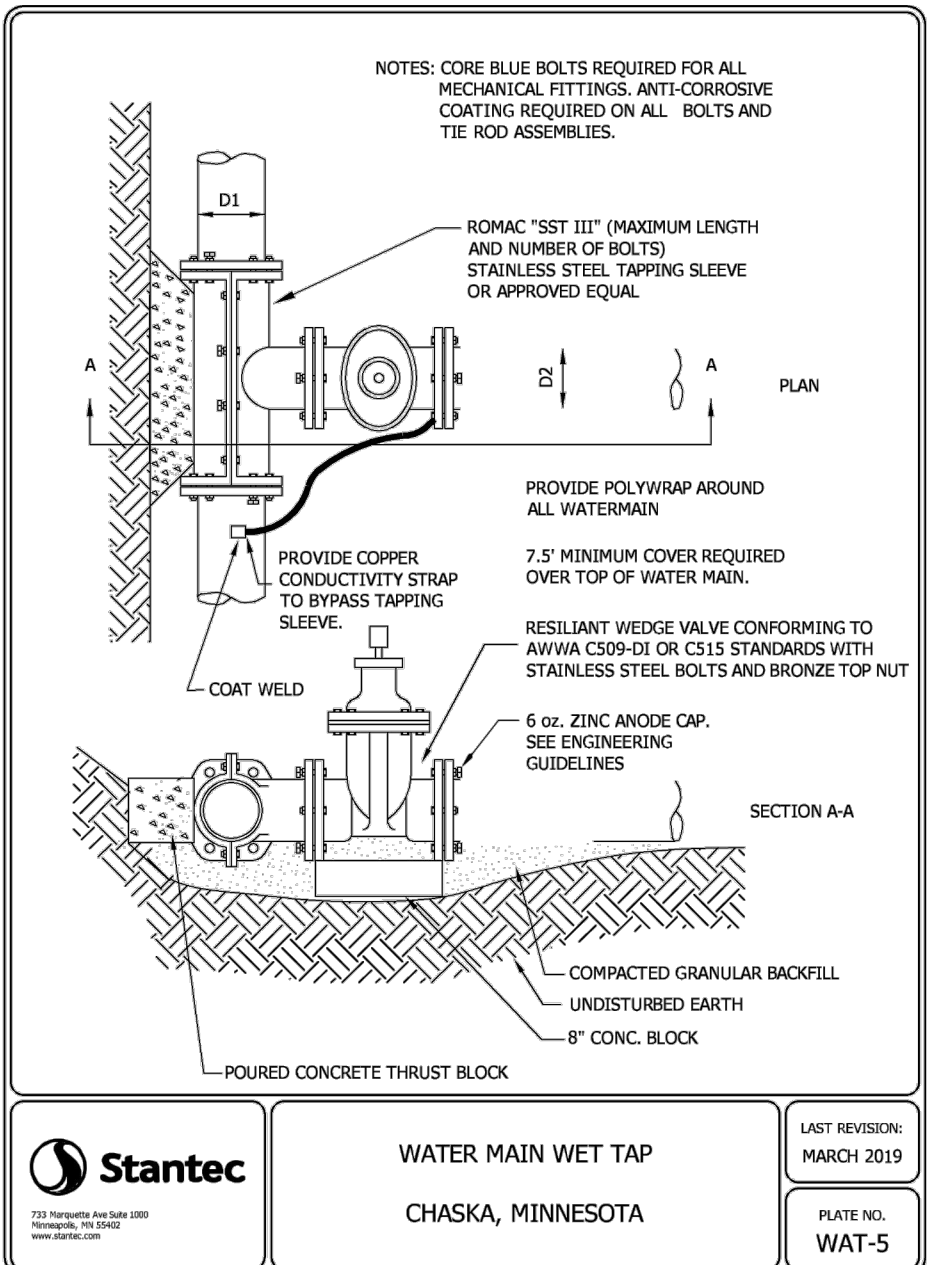
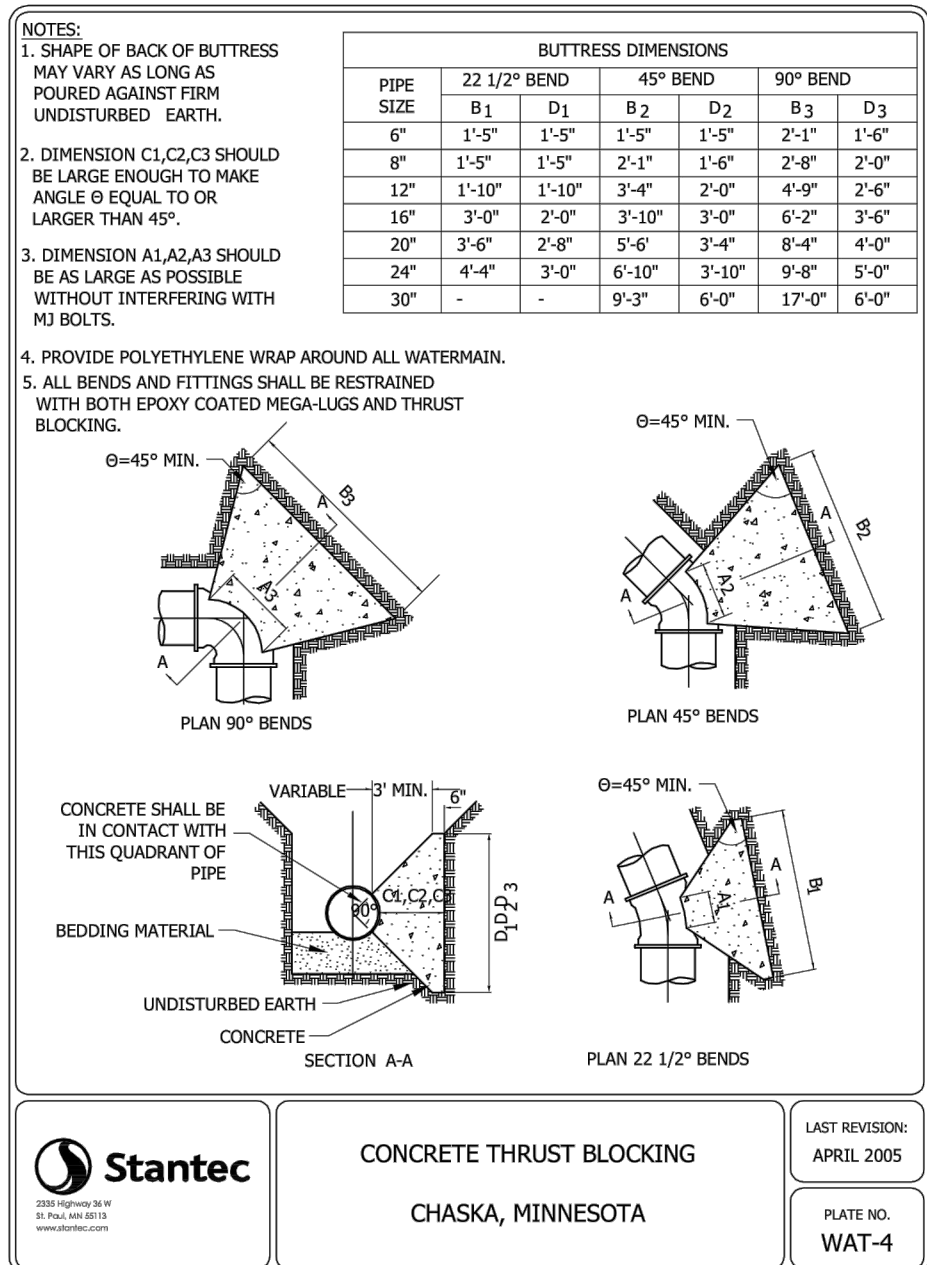
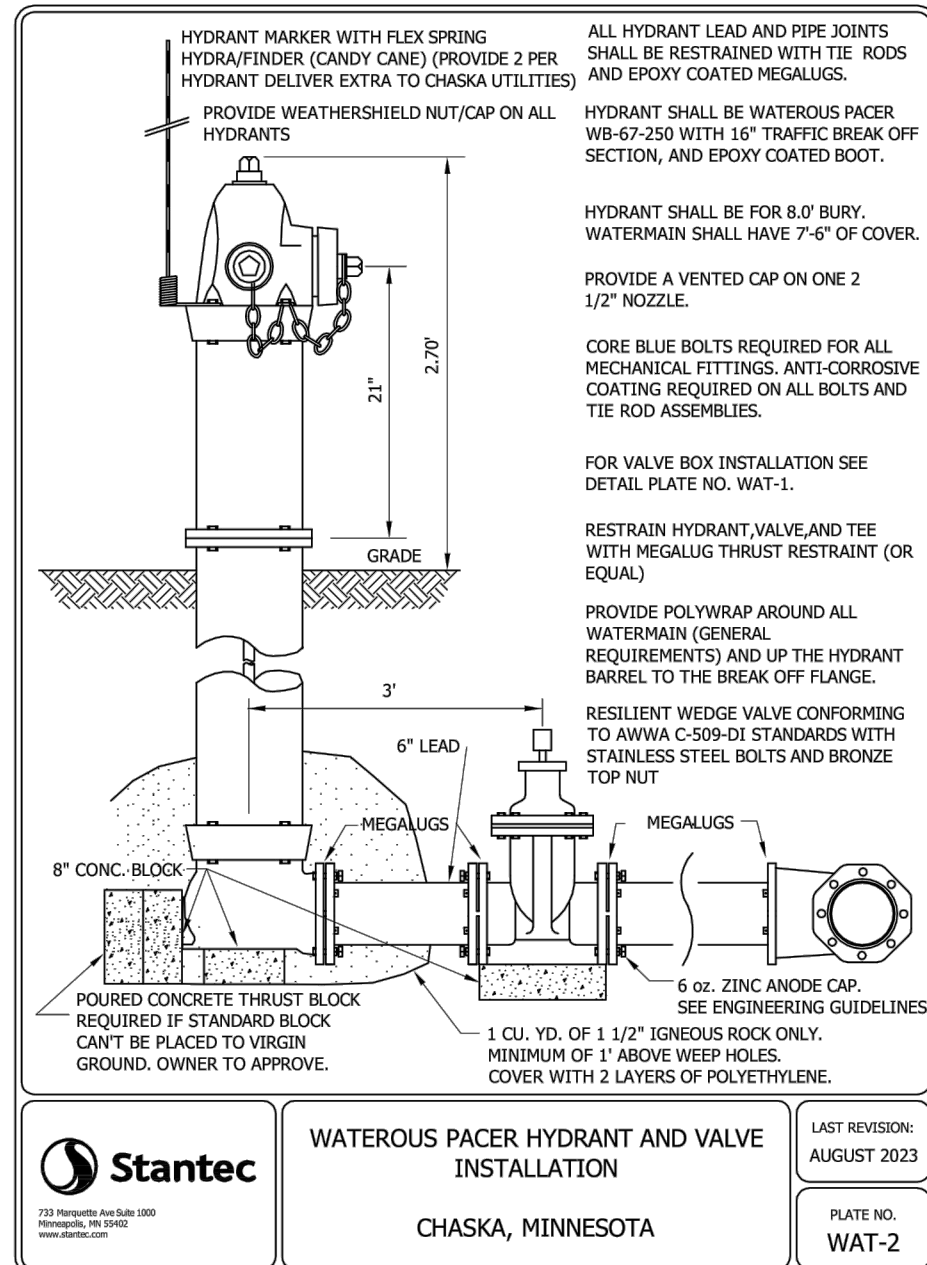
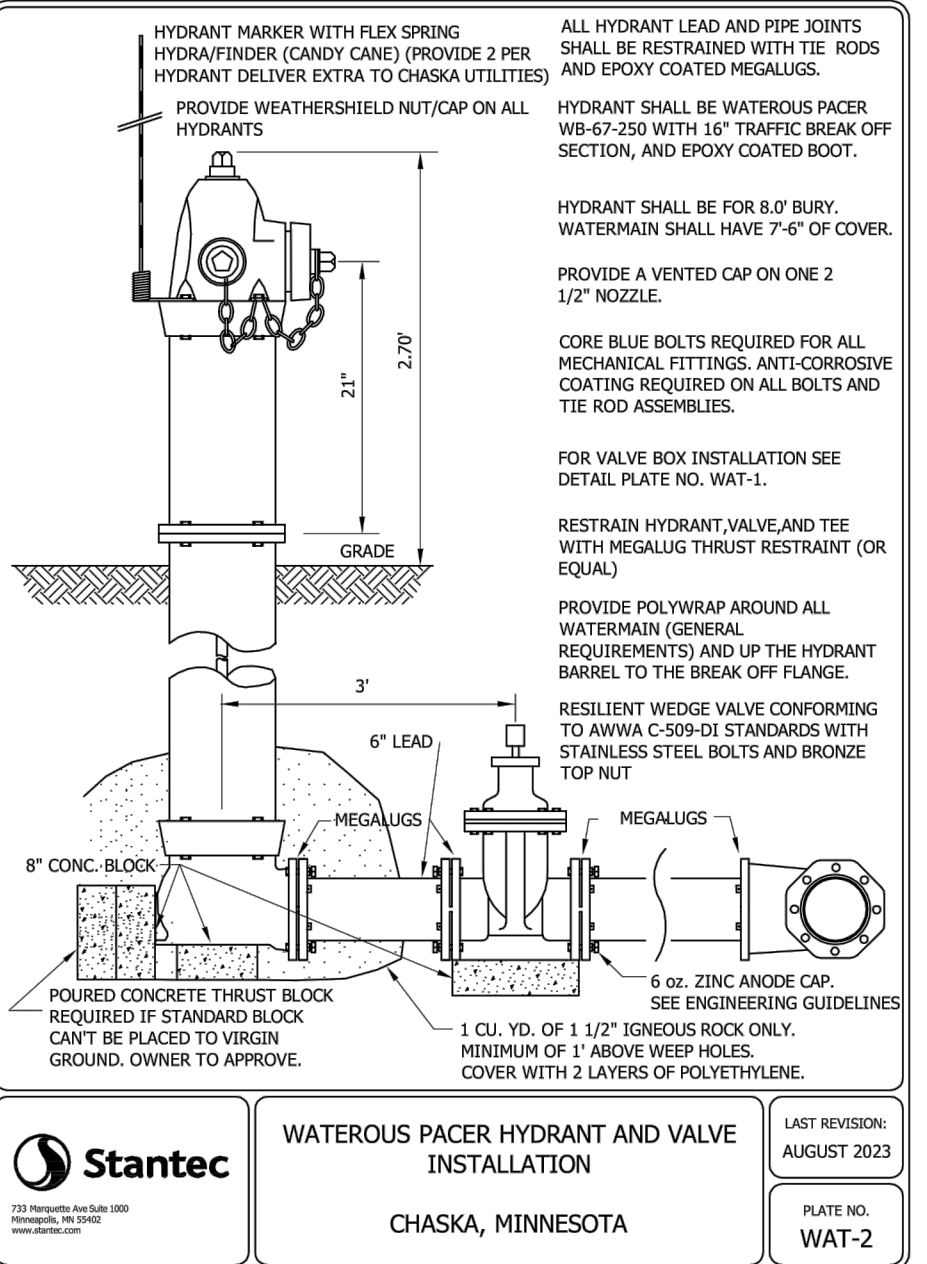
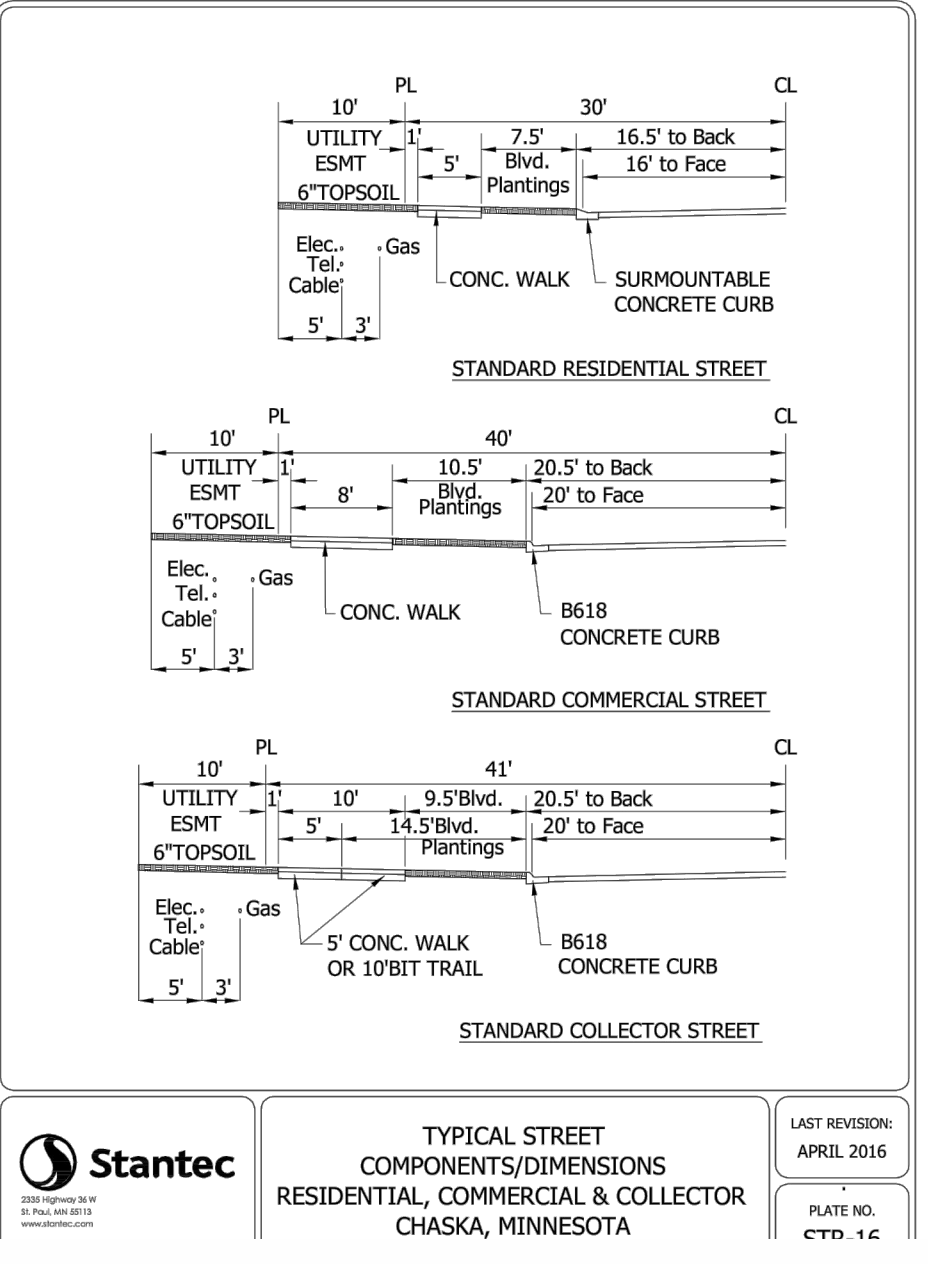
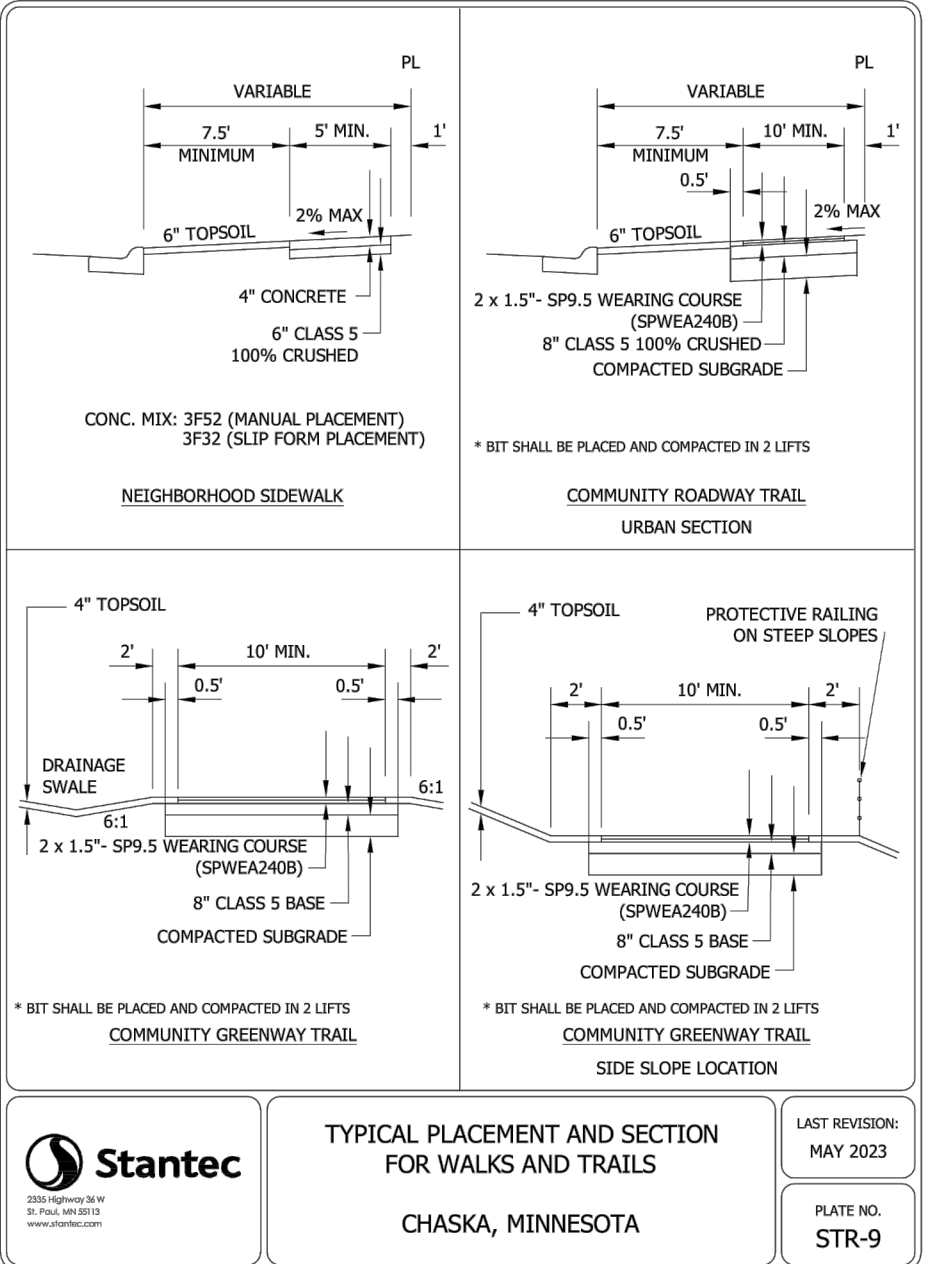
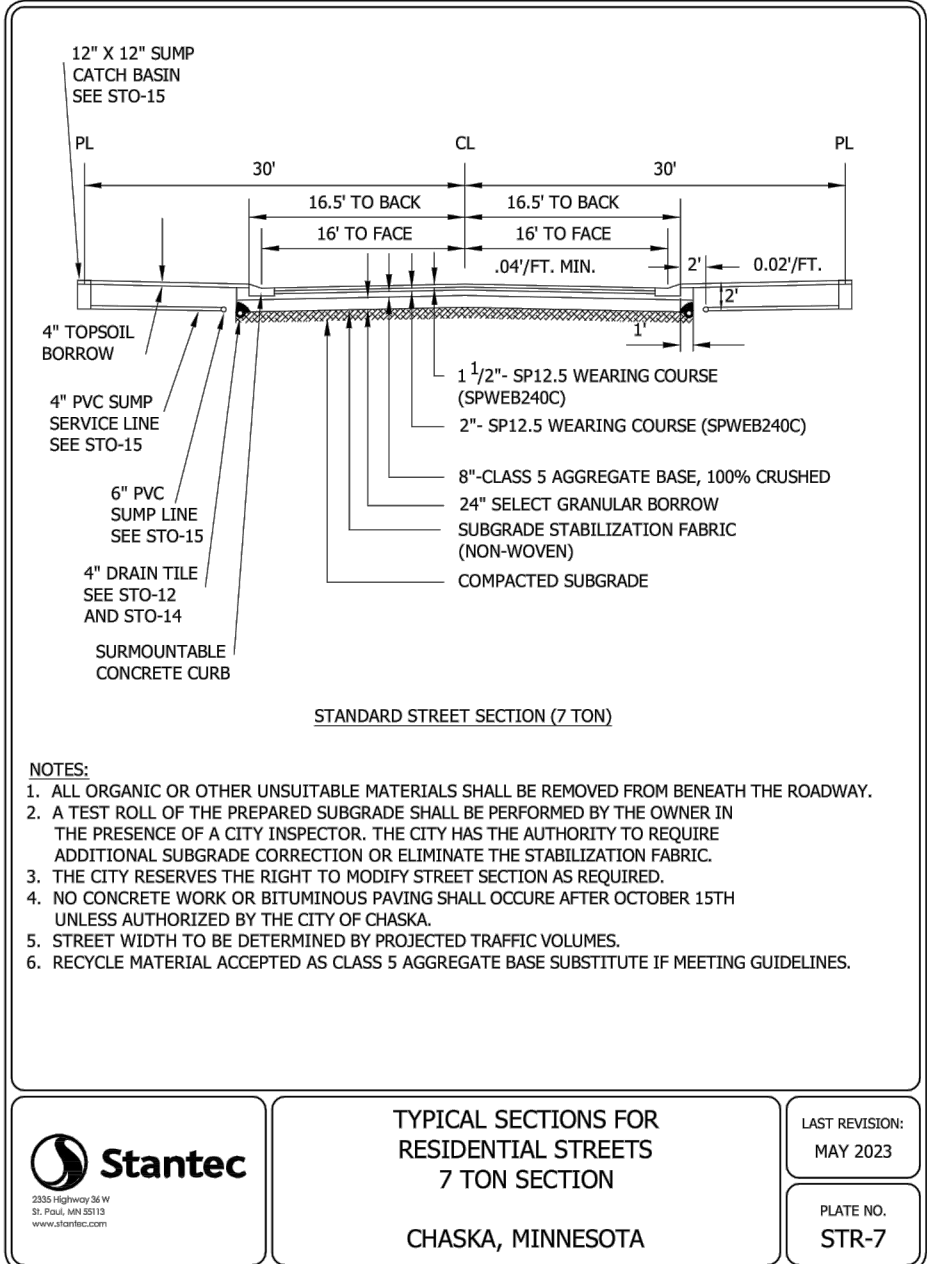
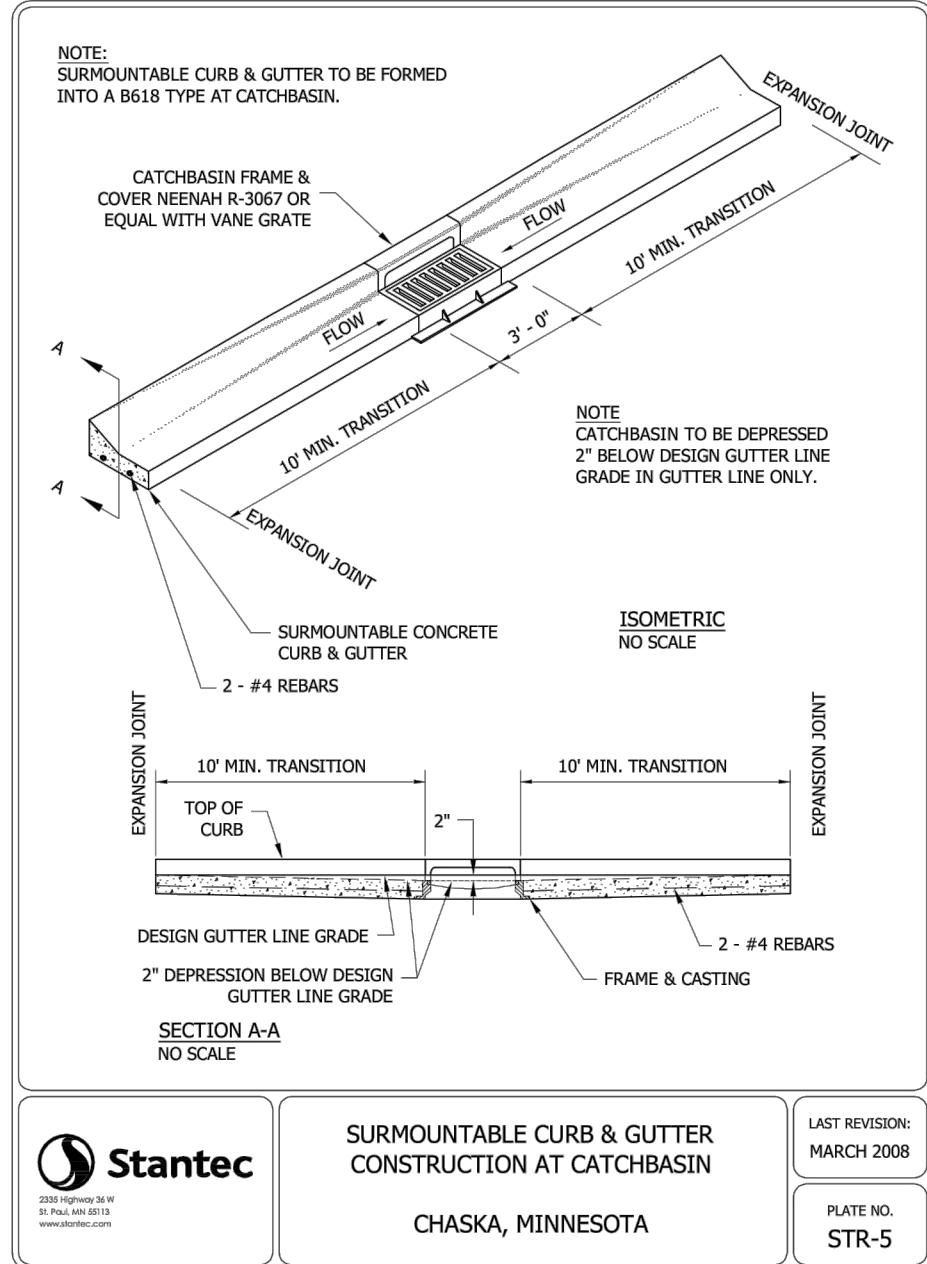
BY DATE

DATE ISSUE
4/2/2024 CITY SUBMITTAL
4/29/2024 CITY RESUBMITTAL

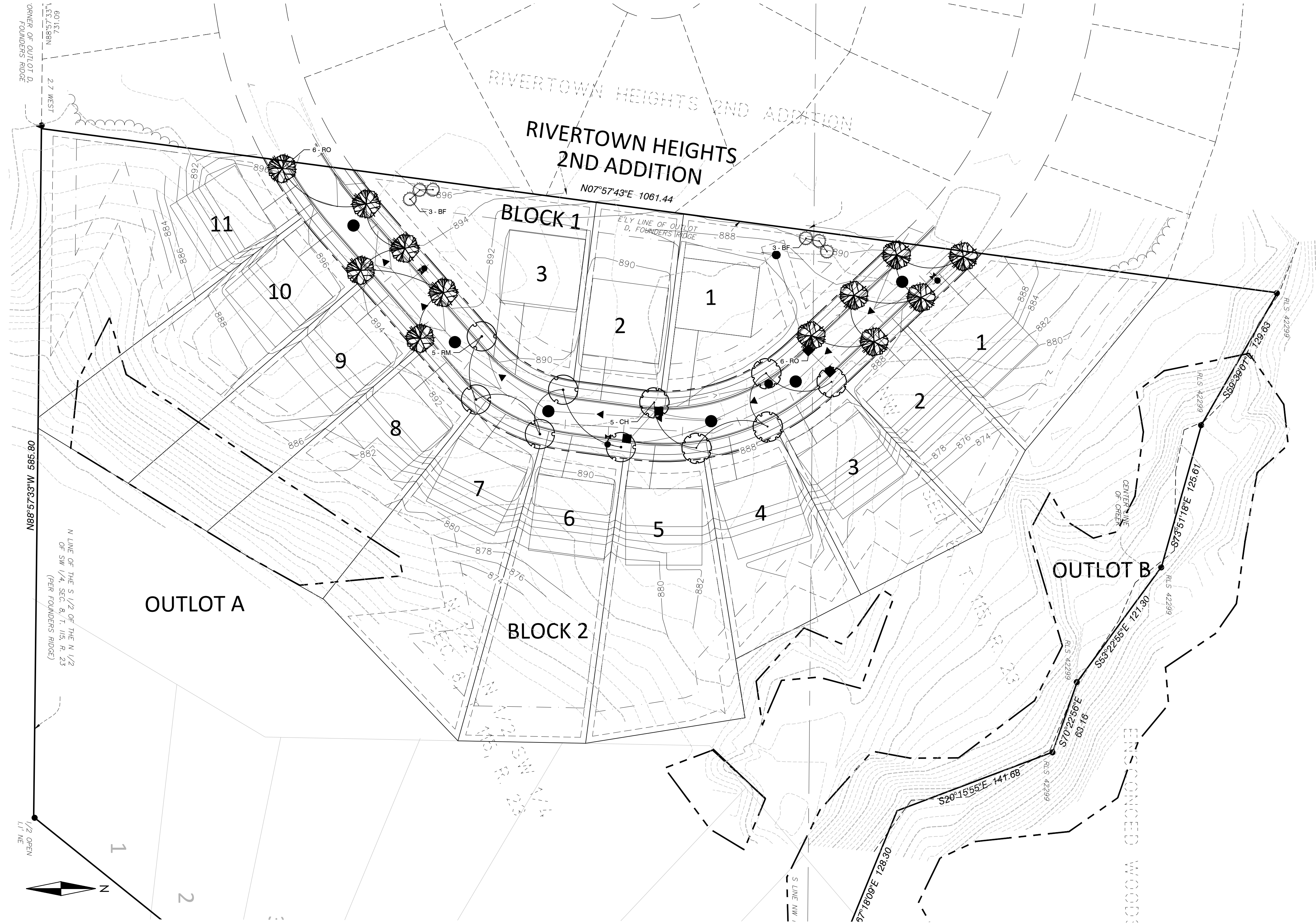
PROJECT TEAM DATA
DESIGNED: AA
DRAWN: KAM
PROJECT NO: 219-0037.2

10

SHEET 11 of 13



Drawing name: X:\2019\190037.2\plan_sheets\190037.2\land.dwg Apr. 29, 2024 3:26pm



LANDSCAPE SCHEDULE

QTY	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
5	CH	Common Hackberry <i>Celtis occidentalis</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
5	RM	Autumn Blaze Maple <i>Acer x freemanii</i> 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	RO	Red Oak <i>Quercus rubra</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFER TREES				
6	BF	Balsam Fir <i>Abies balsamea</i>	6' B&B	Full Form
28	TREE TOTALS			

NOTES:
- QUANTITIES ON PLAN SUPERCEDE SCHEDULE IN EVENT OF DISCREPANCY.

LANDSCAPE REQUIREMENTS

PER CHASKA CITY CODE:

- ONE OVERSTORY TREE PER 50' ALONG PUBLIC STREETS.
- EACH INTERSECTION MUST HAVE AN UNOBSTRUCTED SIGHT LINE OF 30' WITH NO PLANTING.
- REQUIRED TREES TO BE PLANTED WITHIN 6 MONTHS OF HOME OCCUPANCY.
- DECIDUOUS OVERSTORY TREES = 2 1/2" NO MORE THAN 25% OF A SPECIES. NATIVE PLANTS PREFERRED.
- CONIFEROUS = 6' HEIGHT (EQUIVALENT TO 2")

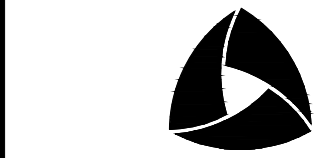
REQUIRED TREES: 28 TREES
(1,360 LNFT/50)

PROPOSED TREES: 28 TREES

PLANTING NOTES

- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS, EXCEPT THAT INFILTRATION BASIN AREAS SHALL RECEIVE ONLY 3" TOP SOIL. FINE GRADE ALL SOD AND SEED AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE PLANTING LOCATION.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH, NATURAL COLOR, AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- PLANTING SOIL SHALL CONSIST OF 1:1:1 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER). EXCEPT THAT ALL BOULEVARD AND OUTLOT TREES (INCLUDING ORNAMENTAL TREES) SHALL HAVE A 2-YEAR ESTABLISHMENT PERIOD UPON APPROVAL OF WORK.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE ALL LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- SUPPLY DESIGN AND INSTALLATION FOR IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. PROVIDE RAIN SENSOR. COORDINATE WITH GENERAL CONTRACTOR ON LOCATION OF IRRIGATION.
- ALL BOULEVARDS AND OUTLOTS PLANTINGS SHALL BE LOCATED AND INSPECTED BY CITY STAFF PRIOR TO INSTALLATION.

LEGEND:



ALLIANT

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

CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

JOHN GRONHOVD, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

4/2/2024 CITY SUBMITTAL

4/29/2024 CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: XXX

DRAWN: XXX

PROJECT NO: 219-0037.2

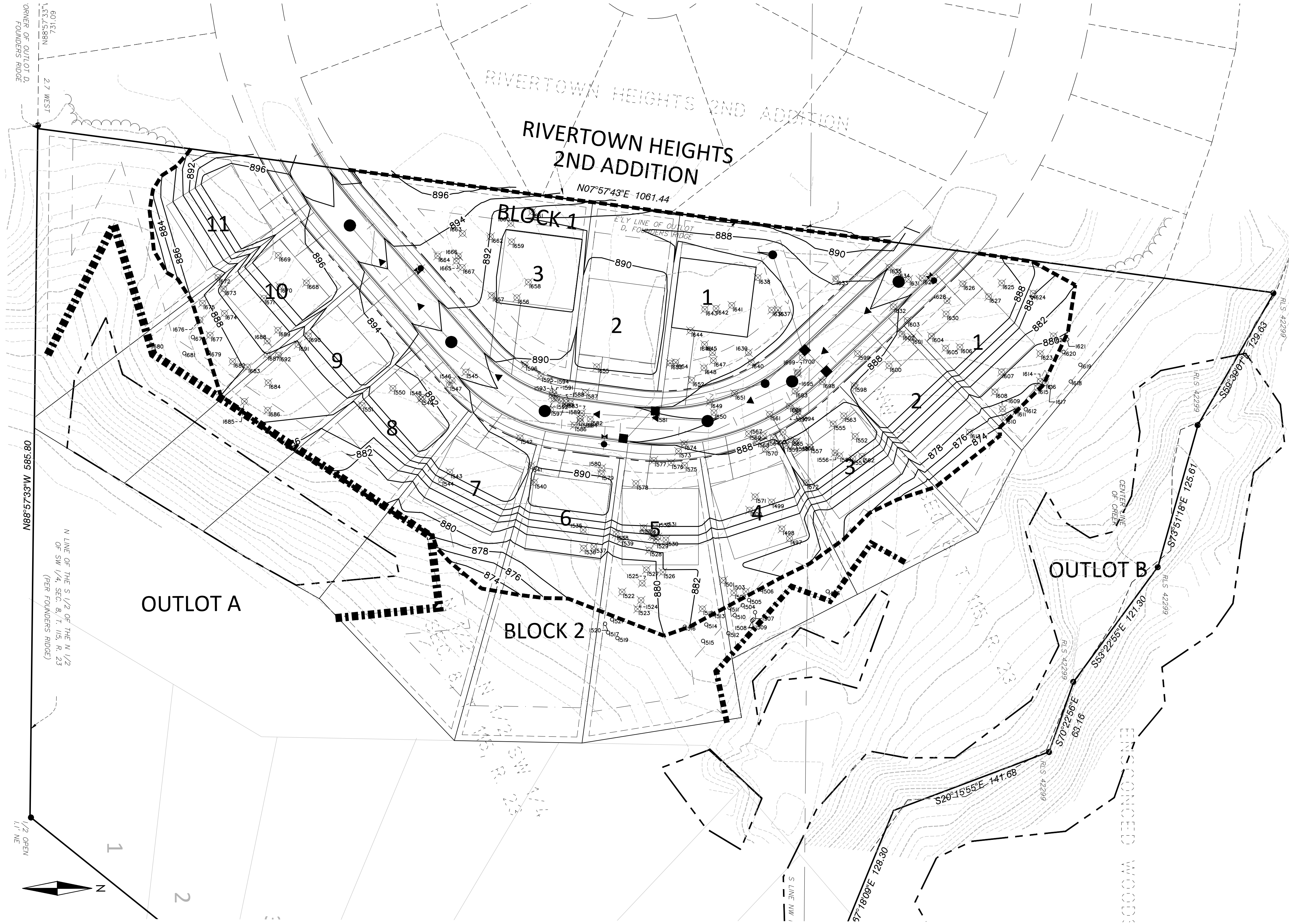
12

SHEET 12 of 13

 1524
 EXISTING TREE TO REMAIN

 1524
 EXISTING TREE TO BE REMOVED

 LIMITS OF TREE FENCE



TAG	DBH	SPECIES	DEMO
1496	5	Green Ash	
1497	4	Juniper	X
1498	5	Juniper	X
1499	4	Juniper	X
1500	4	Juniper	X
1501	10	Juniper	X
1502	7	Juniper	X
1503	7	Juniper	X
1504	6	Juniper	
1505	9	Juniper	
1506	6	Juniper	
1507	4	Juniper	
1508	3	Juniper	
1509	3	Juniper	
1510	5	Juniper	
1511	5	Juniper	
1512	7	Juniper	
1513	7	Juniper	
1514	6	Juniper	
1515	5	Juniper	
1516	6	Juniper	
1517	9	Juniper	
1518	8	Juniper	X
1519	10	Juniper	
1520	7	Juniper	
1521	9	Juniper	
1522	10	Juniper	X
1523	10	Juniper	X
1524	7	Juniper	X
1525	8	Juniper	X
1526	9	Juniper	X
1527	7	Juniper	X
1528	9	Juniper	X
1529	7	Juniper	X
1530	6	Juniper	X
1531	7	Juniper	X
1532	7	Juniper	X
1533	6	Juniper	X
1534	7	Juniper	X
1535	15	Juniper	X
1536	10	Juniper	X
1537	5	Juniper	X
1538	11	Juniper	X
1539	4	Juniper	X
1540	3	Juniper	X
1541	6	Juniper	X
1542	8	Juniper	X
1543	8	Juniper	X
1544	7	Juniper	X
1545	6	Juniper	X
1546	3	Juniper	X
1547	3	Juniper	X
1548	2	Juniper	X
1549	3	Juniper	X
1550	3	Juniper	X
1551	2	Juniper	X
1552	19	Siberian Elm	X
1553	5	Juniper	X
1554	5	Juniper	X
1555	4	Juniper	X
1556	4	Juniper	X
1557	4	Juniper	X
1558	6	Juniper	X
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1575	4	Juniper	X
1576	5	Juniper	X
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1580	5	Juniper	X
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1589	3	Juniper	X
1590	2	Juniper	X
1591	2	Juniper	X
1592	3	Juniper	X
1593	2	Juniper	X
1594	3	Juniper	X
1595	3	Juniper	X
1596	7	Juniper	X
1597	4	Juniper	X
1598	12	Boxelder	

TAG	DBH	SPECIES	DEMO
1599	3	Juniper	X
1600	5	Juniper	X
1601	9	Juniper	X
1602	4	Juniper	X
1603	4	Juniper	X
1604	2	Juniper	X
1605	4	Juniper	X
1606	7	Juniper	X
1607	8	Juniper	X
1608	14	Siberian Elm	X
1609	3	Juniper	X
1610	4	Juniper	X
1611	2	Juniper	X
1612	7	Juniper	
1613	12	Siberian Elm	X
1614	7	Juniper	X
1615	7	Juniper	X
1616	5	Juniper	X
1617	8	Juniper	
1618	8	Juniper	
1619	6	Juniper	
1620	8	Juniper	
1621	5	Juniper	
1622	4	Juniper	X
1623	12	Juniper	X
1624	21	Boxelder	X
1625	12	Boxelder	X
1626	5	Juniper	X
1627	15	Boxelder	X
1628	12	Siberian Elm	X
1629	25	Siberian Elm	X
1630	6	Juniper	X
1631	15	Siberian Elm	X
1632	9	Juniper	X
1633	15	Siberian Elm	X
1634	6	Juniper	X
1635	6	Juniper	X
1636	4	Juniper	X
1637	4	Juniper	X
1638	29	Siberian Elm	X
1639	10	Juniper	X
1640	4	Juniper	X
1641	6	Juniper	X
1642	6	Juniper	X
1643	5	Juniper	X
1644	4	Juniper	X
1645	3	Juniper	X
1646	3	Juniper	X
1647	6	Juniper	X
1648	14	Siberian Elm	X
1649	12	Juniper	X
1650	13	Juniper	X
1651	4	Juniper	X
1652	3	Juniper	X
1653	6	Juniper	X
1654	4	Juniper	X
1655	4	Juniper	X
1656	2	Juniper	X
1657	2	Juniper	X
1658	19	Siberian Elm	X
1659	21	Siberian Elm	X
1660	16	Siberian Elm	X
1661	6	Juniper	X
1662	8	Juniper	X
1663	30	Siberian Elm	X
1664	12	Siberian Elm	X
1665	2	Juniper	X
1666	2	Juniper	X
1667	2	Juniper	X
1668	3	Juniper	X
1669	3	Juniper	X
1670	3	Juniper	X
1671	7	Juniper	X
1672	8	Juniper	X
1673	3	Juniper	X
1674	4	Juniper	X
1675	2	Juniper	X
1676	8	Juniper	X
1677	8	Juniper	X
1678	10	Juniper	
1679	10	Juniper	
1680	13	Juniper	
1681	6	Juniper	
1682	4	Juniper	X
1683	10	Juniper	X
1684	7	Juniper	X
1685	2	Juniper	X
1686	5	Juniper	X
1687	6	Juniper	X
1688	6	Juniper	X
1689	7	Juniper	X
1690	3	Juniper	X
1691	7	Juniper	X
1692	2	Juniper	X
1693	5	Juniper	X
1694	4	Juniper	X
1695	4	Juniper	X
1696	12	Siberian Elm	X
1697	4	Juniper	X
1698	6	Juniper	X
1699	4	Juniper	X
1700	3	Juniper	X



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CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

TREE REMOVAL 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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

JOHN GRONHOVD, PLA, ASLA

Date	License No.
------	-------------

QUALITY ASSURANCE/CONTROL

BY	DATE
----	------

DATE	ISSUE
4/2/2024	CITY SUBMITTAL
4/29/2024	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: AA
DRAWN: KAM
PROJECT NO: 219-0037.2

13

SHEET 13 OF 13

Sweetgum

Plan Summary



Ideal FAMILY LIVING

Welcome to this elegant, modern family home! Featuring a luxurious vaulted owners suite, three bathrooms, and comfortable family and entertainment spaces throughout. This age in place barrier-free design can work for any family. The main living area boast a large kitchen with a built in pantry, accompanied by vaulted ceilings in the dining area. The front study is complete with built in shelving. The lower level provides ample space for hobbies and personal activities. Along with plenty of entertainment value including the wet bar, wine cellar, sauna and access to a screened porch and 4 season patio with a large outdoor fire pit. Schedule a tour of our custom-built homes today!



Home DETAILS

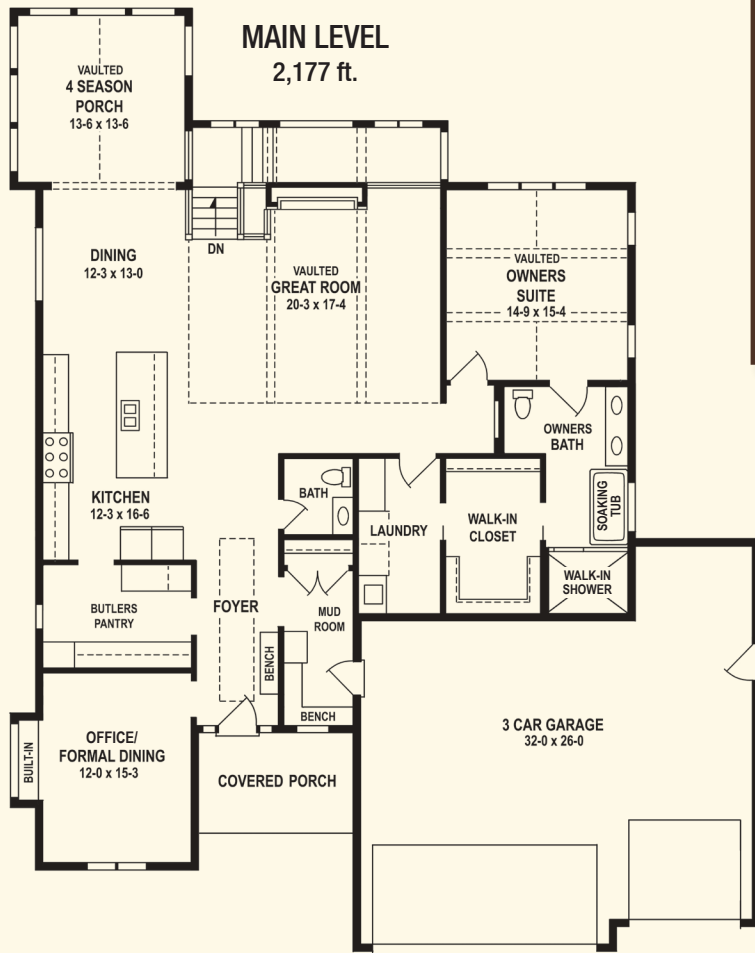
- 4,165 sq. ft., 3 stall garage with mud room access
- Luxurious owner's suite with vaulted ceilings and a roomy walk in closet
- Spacious family room with a wet bar, wine cellar, sauna, and extra space for a game or workout room
- Screened patio, outdoor kitchen, gas firepit, additional 4 season porch on the top level
- 3 to 5 bedrooms, 3 bathrooms, sizable laundry room
- Open concept living room and kitchen with large walk in pantry



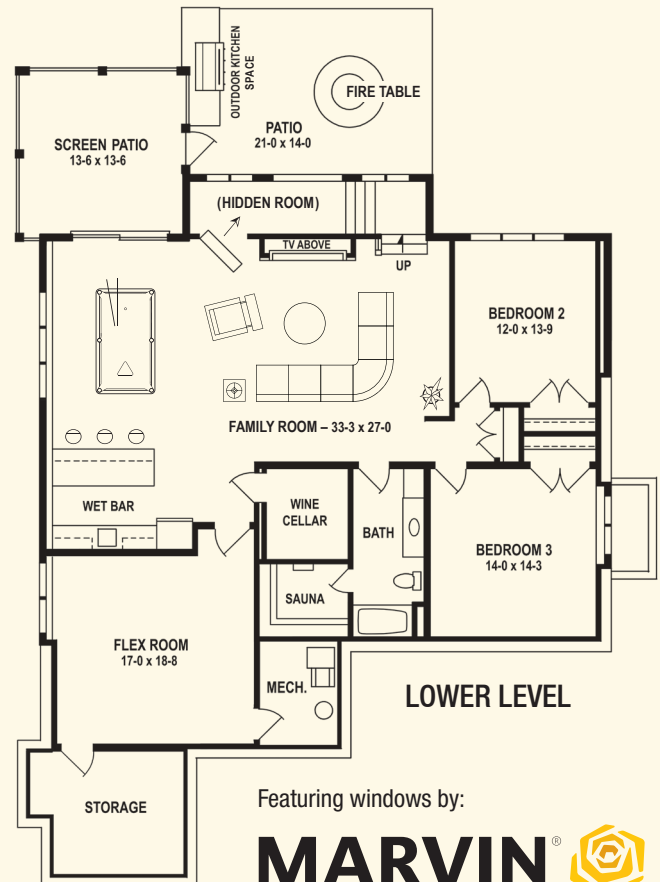
For almost 50 years Johnson-Reiland has been a family-owned custom build and design firm that is the winner of multiple Reggie awards from Housing 1st Twin Cities builders association.



Sweetgum Plan Layout



Elegant
Design Details
Exceptional
Craftsmanship



Featuring windows by:

MARVIN



JOHNSON-REILAND
BUILDERS & REMODELERS

Builders ID BC636389

507.366.1288 | jrbr.builders





HOME DETAILS

- 4 bedrooms and 3 bathrooms on 2 levels
- 3,219 sq. ft. with 3 garage stalls
- Accessibility features, including 3' wide doorways, main floor laundry and no barrier walk-in shower, and no steps from garage into house
- Award Winning Northfield School District (ISD #659) – Sibley Elementary
- Miles of paved walking trails in the neighborhood
- Easy access to nearby Spring Creek Park Soccer Complex and planned regional park

Johnson-Reiland welcomes you to this four bedroom, three bath, single family home. Located in a growing neighborhood on the southeastern corner of Northfield, the property offers convenient access to miles of walking trails, nearby schools and soccer fields, and local and regional parks. The home also features Universal Design – accessibility options that provide a beautiful, creative and uplifting home for anyone looking to age in place.



Builders ID BC636389

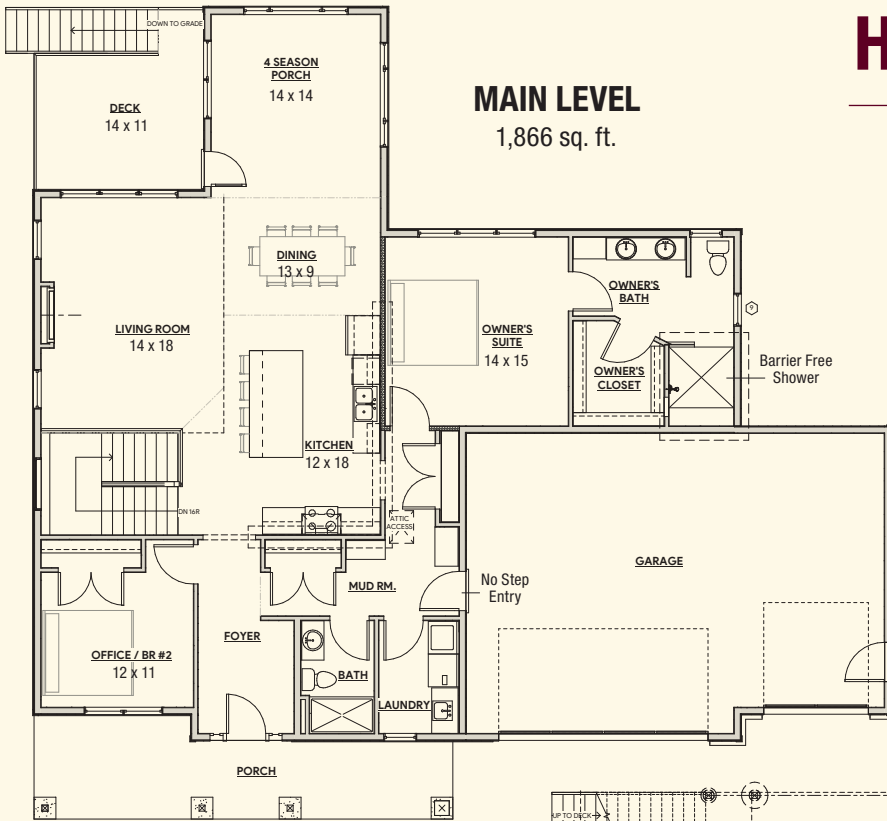
507.366.1288 | www.jrbandr.com



Hills of Spring Creek

Featuring windows by:

MARVIN®

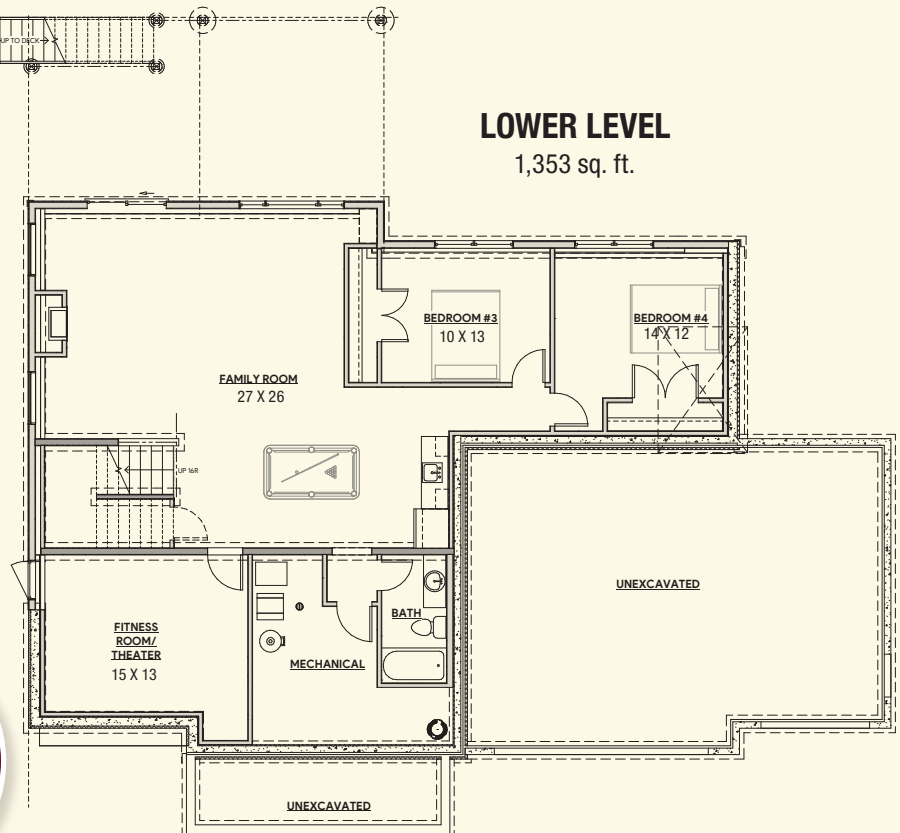


LOWER LEVEL

1,353 sq. ft.



*Elegant
Design Details &
Exceptional
Craftsmanship*



Builders ID BC636389



Johnson-Reiland is a family-owned custom build and design firm that is the winner of four Reggie awards – come design your custom home with us today!

507.366.1288 | www.jrbandr.com



Coneflower

Plan Summary

FARQUAR LAKE

APPLE VALLEY, MN



Ideal FAMILY LIVING

Welcome to this elegant, 6-bedroom family lake home! Conveniently located in Apple Valley, home of the Minnesota Zoo and just 5 minutes from Mall of America & Twin Cities premium outlets. Featuring 4 luxurious bedrooms, 2 guest rooms and a front study, plus spacious family and entertainment rooms throughout. The main living area has a large kitchen with a walk in pantry and dining area including comfortable access to the outdoors with a gorgeous deck overlooking the lake. The lower level provides ample space for hobbies, personal activities and plenty of entertainment value with additional space for storage. Schedule a tour of one of our custom-built homes today!

Home DETAILS

- 6 Bedrooms and 5 bathrooms, plus upstairs laundry
- 3 Stall garage with mud room access
- Spectacular lakeshore development with million dollar views and 1-acre lots
- Equal-distant from Minneapolis & St. Paul downtowns and is centrally located to most attractions

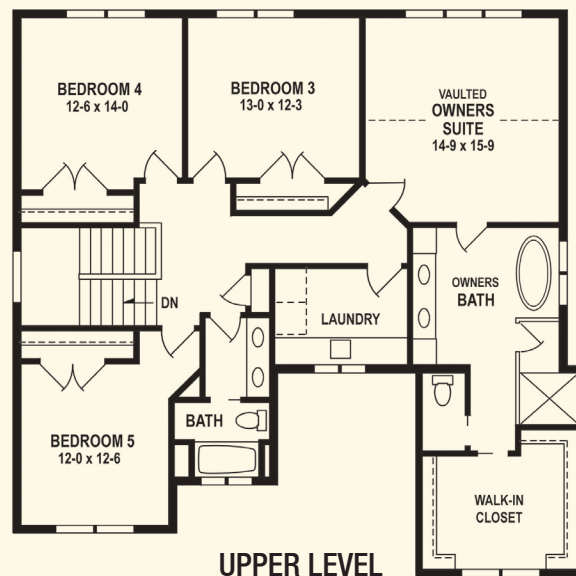


Johnson-Reiland is a family-owned custom build and design firm that is the winner of four Reggie awards – come design your custom home with us today!

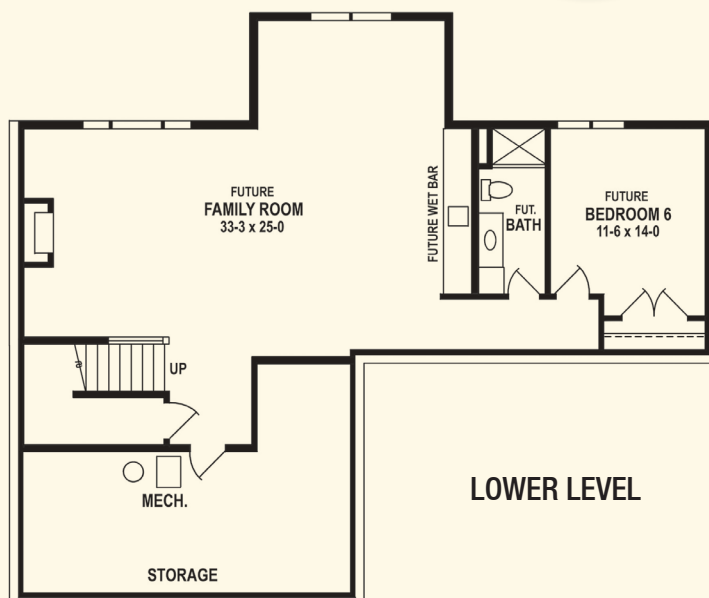


Coneflower Plan Layout

Featuring windows by:



*Elegant
Design Details &
Exceptional
Craftsmanship*



Builders ID BC636389

507.366.1288 | jrbr.builders



- MINUTES -
CHASKA CITY COUNCIL
APRIL 1, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Matt Clark, City Engineer; Ryan Seibert, Police Chief; Jamie Personius, Police Sergeant; Hunter Panning, Police Officer; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

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

5. Visitor Presentation

No one wished to present to the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the March 18, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the March 18, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

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

A. Adopt Resolution 2024-32 Prohibiting Parking on Bavaria Road

Motion to Adopt Resolution No. 2024-32 Prohibiting Parking on Bavaria Road from Hundertmark Road to Engler Boulevard.

B. Approve On & Off Sale Intoxicating and Sunday Sale Liquor Licenses for Red Bench Bakery LLC, DBA Rouge 41

Motion to approve an On and Off-Sale Intoxicating Liquor License and Sunday Sale license for Red Bench Bakery LLC, DBA Rough 41, located at 500 N. Chestnut St., Chaska.

Motion carried.

8. Action Items

8.A. Public Hearing - Approve Chaska Police Department Drone Policy

City Administrator Podhradsky introduced the item to the Council and invited Police Chief Ryan Seibert to continue the presentation. Chief Seibert provided some background on the item and Police Officer Hunter Panning presented on the item.

Councilmember Grau asked if requests need to be made public and have a period of time for community members to provide comment. Chief Seibert stated usage would be part of annual reporting, but there is no required public posting period before use.

Officer Panning read the related Statute and confirmed there is no public posting or waiting period before use. The Department will develop an internal request form.

Councilmember Huang asked if the recorded footage could be requested. Officer Panning stated the footage could be recorded.

Mayor Windschitl asked if there are as many required steps for emergency circumstances. Officer Panning explained any time law enforcement responds to an incident, they can deploy the drone.

Mayor Windschitl asked how long it would take for a drone operator to respond if no one was on duty. Chief Seibert stated some operators live in the community and would be able to respond, but there are five operators to schedule.

Mayor Windschitl stated the drone will be a benefit for the community. Councilmember Huang noted his agreement.

City Administrator Podhradsky added there is a large cost-savings factor.

Mayor Windschitl asked if the Police Department has discussed mutual aid. Chief Seibert stated if the scope of the request falls within the program, he would be inclined to provide assistance. However, a specific policy needs to be created.

Councilmember Hubbard asked if the Carver County Sheriff's Department has a drone. Chief Seibert explained he has heard rumors they have started the process of obtaining a drone.

Councilmember Huang asked what the battery life is for a drone. Officer Panning stated in prime conditions, the battery life of the drone is around 40 minutes. However, multiple batteries will be purchased.

Councilmember Hubbard asked if the drone's recording has a redundancy. Officer Panning stated the recording goes to an SD card. The file could then be saved to the police server if it needs to be kept for evidence.

Mayor Windschitl opened the public hearing at 7:18 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:19 p.m.

Motion by Councilmember Huang, second by Councilmember Grau to approve the Chaska Police Department Unmanned Aerial System Operations Policy.
Motion carried.

8.B. Public Improvement Hearing - Adopt Resolution 2024-33 Ordering Improvements for 2024 Downtown Project

(23:25) City Administrator Podhradsky introduced the item to the Council and provided a presentation on it. City Engineer Matt Clark also provided information to the Council.

Councilmember Grau asked if the rest of the streets will be completed in 2025. City Administrator Podhradsky stated the plan is to do the area around the yellow portion of the map in conjunction with the proposed project.

Mayor Windschitl asked if the projects were part of the original bid. explained the projects were not part of the Highway 41 bid because it was not eligible for the funds used for Highway 41.

Mayor Windschitl asked if money was set aside during the platting process. City Administrator Podhradsky stated there was not money set aside during the platting process, but the plats were prepared for future improvements.

Mayor Windschitl noted the estimated project costs are around \$2.6 million. City Engineer Clark confirmed that was correct. Mayor Windschitl pointed out some money was obtained for the trail. City Engineer Clark stated \$1.6 million was obtained for the trail.

City Administrator Podhradsky explained the \$2.6 million is the City's cost rather than the cost of the entire project.

Mayor Windschitl opened the public hearing at 7:30 p.m.

No one wished to present to the Council.

Mayor Windschitl closed the public hearing at 7:31 p.m.

Motion by Councilmember Hatfield, second by Councilmember Huang, to adopt Resolution No. 2024-33, Ordering the Improvements for the 2024 Downtown Project.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 1-4-2024

The Council requested further information about bills on pages 8 and 34.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 1-4-2024

Councilmember Hatfield:

- Pointed out the Council and Department Head retreat was held. She noted her appreciation for everyone's effort.
- Stated Earth Day in May is on May 4, 2024.

Councilmember Hubbard:

- Agreed with Councilmember Hatfield's comments on the retreat.
- Congratulated the Chaska Police Department Officer Reinhardt who retired after 26 years.

Councilmember Huang:

- Agreed with Councilmember Hatfield's and Councilmember Hubbard's comments on the retreat.
- Congratulated the Chaska Police Department Officer Reinhardt on his retirement.
- Shared Chaska Bash is Friday, May 12, 2024.
- Stated there will be a tree planting on Saturday, April 20, 2024 at Lion's Park.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Stated the Highway 41 and Highway 10 Open House is April 10, 2024 at the Chaska Community Center.
- Asked for an update on Town Place Suites. City Administrator Podhradsky stated the topic will be addressed at a future meeting.

Councilmember Grau:

- Congratulated Chaska students who placed at the robotics tournament. They will compete in the world championships in Houston.

City Administrator Podhradsky:

- Pointed out Chaska received \$1.5 million for the Emergency Operations Center.

Mayor Windschitl:

- Agreed the retreat was successful and well-done.
- Asked for an update on the pending Bill regarding missing middle housing. City Administrator Podhradsky explained a number of cities are writing letters of concern and

working with their representatives to address the Bill. City Administrator Podhradsky and Community Development Director Nate Kabat provided more details on the Bill.

- Asked for an update on Cooper's. City Administrator Podhradsky explained there is some interest by another grocer to use the space.
- Asked for an update on the old KFC building. Assistant City Administrator Elise Durbin stated the building was sold last September, but there is no update beyond that.
- Pointed out Costco is installing its roof and will likely open in the fall.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 7:57 p.m.

Motion carried.