



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, April 10, 2019
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve March 13, 2019 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Approve the Final Plat for Sagewood 2nd Addition/DR Horton/PC #2019-08
7. Action Items
 - 7.A. PUBLIC HEARING: Approve the Preliminary Plat, Preliminary Site & Building Plan and Rezoning for Structures, Inc./Daniel Andersen/PC #2019-07
 - 7.B. PUBLIC HEARING: Approve the Zoning Ordinance Amendment to Section 9.15.25 for Small Cell Wireless Aesthetics/City of Chaska/PC #2019-06
 - 7.C. Ernst House Redevelopment - Planning Commission/2030 Comprehensive Plan Compliance for TIF #22
8. Other Business
 - 8.A. Receive Other Meeting Minutes

8.A.i. Receive the Minutes of the March 4, 2019 and March 18, 2019 City Council Meetings

8.A.ii. Receive the Draft Minutes of the March 4, 2019 EDA Meeting

8.A.iii. Receive the Minutes of the March 11, 2019 Park Board Meeting

9. Adjourn



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**CHASKA PLANNING COMMISSION
MINUTES
MARCH 13, 2019**

1. Call to Order

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

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Sailer, Lacey, and Brass.

Members absent: Commissioners Urbanski, Pfeiffer, and Olson

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the February 13, 2019 Planning Commission Meeting

Motion by Commissioner Lacey, second by Commissioner Sailer, to approve the minutes of the February 13, 2019 Planning Commission meeting.

Motion carried.

6. Consent Agenda - None

7A. Approve the Concept Plan for Hazel View Senior Cooperative/Lake West Development, LLC/PC#2019-04

City Planner Hanson presented the item to the Commission.

Commissioner Cross stated that she is against putting in too many amenities because the fee increases as you add more things. She stated that she would like the City to take a look at that so there aren't high co-op fees.

Commissioner Sailer stated that he feels the plan was well put together and is concerned about the fact that the intersection of Hundertmark does not line up.

Commissioner Brass stated that his only concern is that the access is not aligned. He would like to see what the traffic report says about this intersection.

Commissioner Bowe asked if the assumption was that the residents would only have one vehicle because there are 37 units and only 50 parking stalls.

City Planner Hanson stated that because this is a senior housing facility, people typically do not have more than one vehicle.

Perry Ryan, Lakewest Development 14525 Highway 7, Minnetonka, stated that they are only utilizing about 74% of the site and leaving the remainder green space. He reviewed the access points for the underground parking and noted that it will be one way with angled spots which should be easier for residents to navigate. He stated that he agreed with Commissioner Cross about the problem with adding too many amenities. He noted that the types of amenities they are planning are, fire pits, benches, natural trails, and possibly raised garden beds.

Melissa Nelson, Bradford Development, stated that they have developed four other senior cooperatives around Minnesota and Wisconsin. She noted that she had managed one of the sites as well, so she could look at the full spectrum of this type of development. She gave a brief overview of the layout of the building and what things will be available in the common areas.

Commissioner Bowe asked her to address the parking situation.

Ms. Nelson stated that they prefer one-way drive through parking with angled parking. She noted that the majority of people that live in the co-ops only have one vehicle.

Community Development Director Ringwald asked for an explanation of their age profile for this type of cooperative.

Ms. Nelson stated that the average age is about 74 and noted that more recently she has been seeing more 65-year-olds that are done with home maintenance and like the freedom to be able to be snowbirds and not worry about home upkeep while they are gone.

Chair Dahlke asked if there were rules about things such as grandkids coming to visit.

Ms. Nelson stated that there are "house rules" which are common sense, neighborly type of rules that they recommend, but once they sell the units, the building is owned and operated by the cooperative. She stated that their recommended rules are very lenient when it comes to grandkids.

Commissioner Lacey asked who manages the building after the developer turns it over to the cooperative.

Ms. Nelson stated that they set them up with a management company with employees on site to handle the day to day matters. She stated that the cooperative then forms a Board of Directors as well as subcommittees to make the decisions.

Commissioner Lacey asked, based on her experience, how much the bylaws change once the building is at full occupancy and handed over to the residents. He stated that he has heard stories of how restrictive and difficult co-op boards can be in allowing or not allowing people to move into vacant units.

Ms. Nelson stated that their buildings all use a HUD insured mortgage under Section 213 which are very strict as far as bylaws, for things like not allowing renters and annual maintenance checks. She stated that the management company offers a lot of guidance and noted that she has not seen a lot of changes after the residents have taken over the building.

Commissioner Sailer asked how long it has taken to fill up these buildings in the past.

Ms. Nelson explained that typically they sell one-third prior to construction, one-third during construction, and the final one-third after construction has been completed.

Chair Dahlke asked what the price point of the units will be.

Ms. Nelson stated that they are looking at about a buy-in of about \$110,000 to \$160,000 and noted that most units are two-bedroom, two-bathroom with square footage ranging from 1,058 to 1,500 square feet.

Commissioner Sailer asked how adamant the development to the South was about not allowing the access points to line up.

Mr. Ryan stated that the meeting was held in June of 2018 when there was a different concept for the site, but access was the main issue they opposed.

Chair Dahlke suggested that it may be worthwhile to approach the neighborhood again since the total concept for the parcel has changed since they met with them last summer.

Mr. Ryan stated that they will reach out to the HOA representative and see if they feel it would be worthwhile. He stated that he thinks the access as they have presented it is less obtrusive to the neighbors.

Community Development Director Ringwald stated that the traffic study may also help clarify some of these issues.

Commissioner Brass stated that he feels the neighborhood may feel differently about this plan versus a school or some other use. He stated that if the access is modified the development may be able to pick up more parking.

Commissioner Bowe noted that it could also preserve more of the trees if the access was changed.

Commissioner Cross stated that the big trees are burr oaks and asked that as many of the young red and white oaks be left when they are cleaning up the site.

Motion by Commissioner Cross, second by Commissioner Bowe, to recommend the City Council approval of a concept plan for Hazel View Senior Cooperative PC #2019-04; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-6), submitted by Lake West Development, LLC, and dated February 27, 2019.
 - b. Exterior Elevations (pgs 4.1 and 4.2), submitted by JSSH Architects, Inc., dated September 6, 2018.
 - c. Existing Conditions Plan, submitted by Premier Land Surveying, LLC, dated May 23, 2018
 - d. Concept Sketch Plan, submitted by Lake West Development, LLC, dated February 27, 2019
 - e. Context Map/Site Influences, submitted by Lake West Development, LLC, dated February 27, 2019
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.
5. Provision that canopy lighting is flush with the canopy.
6. Provision that all facades provide 360-degree architecture.
7. Provision to further explore a flat roof profile for the purpose of shorter height and rooftop amenities.
8. Provision of usable open space that provides a unique area(s) with usable amenities.
9. Provision of a detailed summary of indoor and outdoor amenities of the site to be provided at the preliminary submittal.
10. Provision of Usable Open Space to be provided on site that is compliant with Section 9.11.4.1.1.
11. Provision of a summary on trash storage/pick-up to be submitted at preliminary.
12. Utilization of modular face brick and natural stone as a Class I material.
13. No exterior storage will be permitted.
14. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
15. Provision of a direct pedestrian connections to the public trails running along Hundertmark Road and Pioneer Trail.
16. Removal of the westerly underground parking access for the purpose of preserving more trees on the west side of the site.
17. Provision to submit Utility and Site Plan As-Built at the time a building permit is issued.
18. Provision of sufficient landscape screening to be achieved between the parking lot, easterly driveway access and southern lot line.
19. Provision of a tree preservation plan that optimizes tree preservation for the site, and is consistent with staff's marked up exhibit in the body of this report.
20. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).

23. Provision that all mechanical equipment will be fully screened from view.
24. Compliance with section 9.11 Building Design/Materials and Site Design.
25. Adherence with the Engineers Memo dated March 7, 2019.
26. Provision to provide Carver County's follow up on access restrictions for Pioneer Trail.
27. Provision of a traffic study to be completed for preliminary submittal.

Motion carried.

7B. Approve the Preliminary Site Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda/PC#2019-05

City Planner Liz Hanson presented the item to the Commission.

Commissioner Sailer asked who currently owns the property.

Ms. Hanson stated that the China Pagoda owns the property.

Commissioner Cross asked how large the seating capacity will be compared to the present capacity at Kentucky Fried Chicken.

Ms. Hanson stated that she was not sure, but suspected it may be smaller because this will be more of a take-out type place.

Jeff Hafferman, InSpire Architects, stated that they are removing the atrium piece which will decrease seating space and will be under 49 occupants.

Chair Dahlke asked if there was thought to keeping the drive thru lane open for this business.

Mr. Hafferman stated that they have not seen that as a selling point for the services they provide. He stated that typically Chinese restaurants do not have drive-thru lanes.

Commissioner Lacey asked about the capacity for the outdoor seating.

Mr. Hafferman stated that there will be room for two or three tables that can seat two or three people.

Commissioner Cross stated that she hopes the old drive-thru will be completely ripped up and removed and asked who would maintain the yard area.

Mr. Hafferman stated that they have not addressed that at this point in their planning.

Commissioner Bowe stated that she really appreciated that the applicants took the Planning Commission feedback to heart and have modified the colors. She stated that she felt the landscaping plan is exceptional. She asked what the timeline is for construction.

Mr. Hafferman explained that the landscaping was done by his friend, Ben Erickson of Ben Erickson Design Studio in NE Minneapolis. He stated that the goal is to begin construction sometime this summer.

Motion by Commissioner Bowe, second by Commissioner Lacey, to recommend to City Council approval of a Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road PC #2019-05; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Jeff Hafferman, dated February 21, 2019.
 - b. Site Plan (P100), submitted by InSpire Architects, dated February 25, 2019.
 - c. Building Elevations (P101), submitted by InSpire Architects, dated February 1, 2019.
 - d. Building Details (P102), submitted by InSpire Architects, dated February 1, 2019.
 - e. Trash Enclosure (A002), submitted by InSpire Architects, dated February 25, 2019.
 - f. Landscape Plan (L200 & L400), submitted by InSpire Architects, dated January 9, 2019.
 - g. Lighting Photometric & Specs, submitted by Premium Quality Lighting (pgs 1-7), dated February 5, 2019
 - h. The Klein Brick Yard Second Addition Plat
2. Compliance with section 9.11 Building Design/Materials and Site Design.
3. Provision of curb and gutter to be provided in parking lot design.
4. Provision to remove or re-face the existing monument sign on the southeast corner of the site.
5. Provision that signs will meet Section 10 of the zoning ordinance and a 10-foot setback from all property lines.
6. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
7. Building fire suppression system to be implemented if required by Fire Department.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all mechanical equipment will be fully screened from view.
10. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans at Preliminary submittal.
11. Provision that drive aisles are at least 24 feet in width.
12. Provision of a photometric plan meeting lighting ordinance Section 9.24.

Motion carried.

8. Other Business

- A. Receive Other Meeting Minutes
 - i. Receive the minutes of the January 28, 20189 and draft minutes of the February 25, 2019 City Council Meetings.
 - ii. Receive the minutes of the January 28, 2019 EDA meeting
 - iii. Receive the minutes of the February 11, 2019 Park Board

Commissioner Sailer

- Commented that the snow will be melting soon and asked people to try to keep sidewalks and storm drains clear so flooding can be reduced.

Commissioner Cross

- Asked if the Park Board had decided to sell the pocket park at 6th and Maple.
- Stated that there was discussion at the Arboretum today about the traffic study being done in Carver County. She asked if Chaska would have any input in the study.

Community Development Director Ringwald stated that the school district owns the park and has decided to sell and noted that it is zoned as residential. He stated that the traffic study will be mostly up to the County and noted that the City did not want to be part of it, because there will not be development in that portion of the City for quite some time so it wouldn't make sense to invest a lot of time and energy into something that will not develop soon.

Chairperson Dahlke

- Reminded residents that there is a lot of water out there and to be careful. He asked people to call the City with any new pot holes that are revealed with the weather change.

10. Adjourn

Motion by Commissioner Bowe, second by Commissioner Sailer to adjourn the meeting at 8:13 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

04/10/2019

Subject: Sagewood 2nd Addition – Final Plat

Applicant: DR Horton

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

Case No.: 2019-08

Synopsis: Applicant seeks to obtain approval of a final plat for 41 lots in the Sagewood development

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

At its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved. At its August 20th, 2018 City Council meeting the Sagewood Preliminary Plat was approved. At its October 15, 2018 City Council meet the Sagewood Final Plat was approved for the southern lots off of Clover Field Circle.

CURRENT PROPOSAL

The 41-lot final plat proposal in Sagewood is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Lane (known as the north portion of the development). This new addition will essentially be an extension of the existing Clover Preserve Lane street stub to provide access to two cul de sacs. A street stub will be provided at the western end of Clover Preserve Lane.

Layout

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion (being proposed tonight) will be accessed through an extension of Clover Preserve Lane and contain 41 home sites; this section will provide access to two cul de sacs. Sidewalks will be an extension of the existing conditions to both streets.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, which is 54 feet.

Utilities

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

Stormwater

Stormwater ponding exists today between Clover Preserve Lane and Clover Field Circle. More ponding is proposed as a part of this proposal on the south side of Clover Preserve Lane and on the west side of Clover Field Circle. It will be required that the developer provides adequate

maintenance access into these areas. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

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

Architecture

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

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

Trails & Sidewalks

The site in question does not provide any proposed trails however they will be required to pay for trail fees as a part of their development agreement.

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

Screening, Landscaping & Tree Preservation

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

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Tree Preservation is an important piece of this development, specifically in the north area where significant trees are present. The applicant conducted and submitted a tree survey and preservation plan as a part of the southern portion's final plat. They showed areas on the north edge to remain untouched in most areas. Staff also requested the applicant to further evaluate other trees proposed to be removed as a part of the final plat submittal for the southern portion. The applicant further evaluated trees 236, 248, 381 on the Tree Preservation Plan during the southern portion's final plat and have determined that these will be saved. Staff is

happy to see that the applicant made further efforts to save more trees. They have since recorded a conservation easement over the northern Outlot (Outlot D) for tree preservation. There are a couple trees within the private lots that will be required to save per the approved Tree Preservation Plan. These are as follows:

- Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
- Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
- Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
- Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
- Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
- Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
- Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

These trees/areas will be required to be added into the Conservation Easement document, or its own separate easement, prior to the City releasing the final plat.

Parkland

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

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

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Parks
- Trails

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

Final Plat

The final plat is for 41 single-family lots. The disposition of outlots are as follows:

- Outlot A: common open space to be owned by the developer
- Outlot B: area for a monument sign to be owned by the developer
- Outlot C: area for a monument sign to be owned by the developer

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Sagewood 2nd Addition Final Plat for 41 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Sagewood 2nd Addition Final Plat (pgs 1-2), prepared by James R. Hill, Inc., undated
 - b. Title Sheet (pg C1.0), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - c. Sanitary Sewer & Watermain Construction (pgs C2.0 & C2.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - d. Storm Sewer Construction (pgs C3.0, C3.1, C3.2 & C3.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - e. Street Construction (pgs C4.0 & C4.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - f. Construction Details (pgs C5.0, C5.1, C5.2, & C5.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - g. Tree Preservation Plan (pg C7.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - h. Final Landscape Plan (pgs L6.1), prepared by Calyx Design Group, dated July 2, 2018 and revised September 8, 2018
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision of sidewalks on both sides of all local streets per policy.
4. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
5. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
6. Payment of development fees prior to recording of the final plat.
7. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
8. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be approved by the Engineering Department.
11. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
12. Provision that cluster mailboxes are provided on site for the development.
13. Provision that homes do not exceed 35 feet in height.
14. Provision that park space and amenities are constructed at first phase of development construction.
15. Conservation Easement to be recorded prior to releasing the final plat over the following trees:
 - a. Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
 - b. Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
 - c. Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
 - d. Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
 - e. Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
 - f. Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
 - g. Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

SAGEWOOD 2ND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc.-Minnesota, a Delaware corporation, owner of the following described property:

Outlot E, SAGEWOOD, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as SAGEWOOD 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

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

D.R. Horton, Inc.-Minnesota

By: _____, its _____

STATE OF _____
COUNTY OF _____

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

County, _____ Printed Name
My commission expires _____

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

Dated this _____ day of _____, 20____

Marcus F. Hampton, Licensed Land Surveyor,
Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

David Frischmon, County Auditor/Treasurer

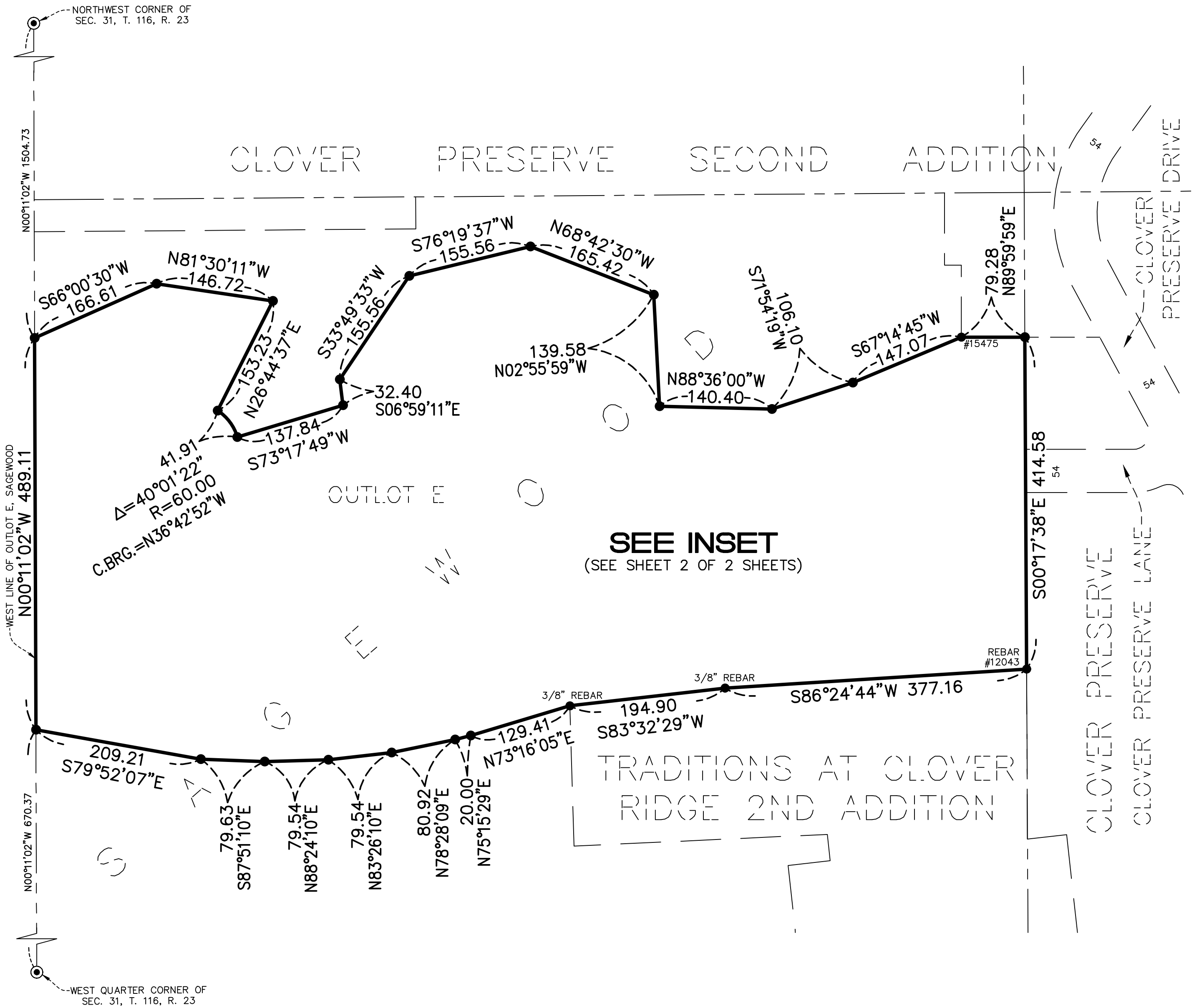
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

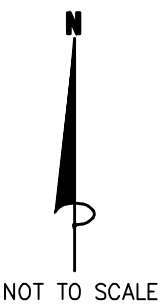
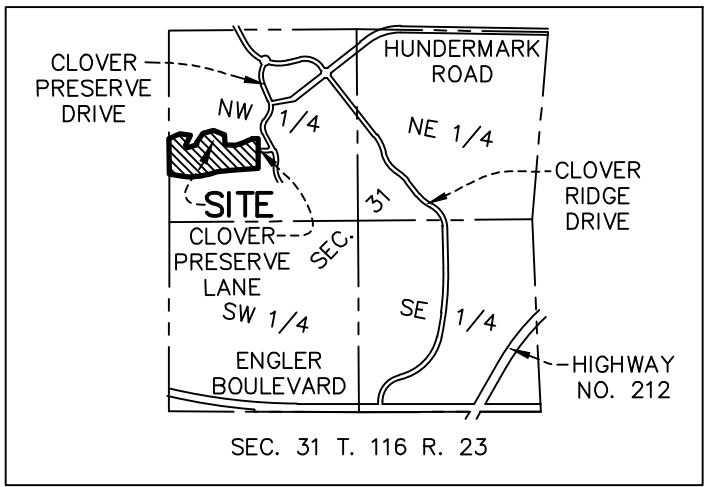
I hereby certify that this plat of SAGEWOOD 2ND ADDITION was filed this _____ day of _____, 20____, at _____ o'clock _____. M. as Document Number _____.

Kaaren Lewis, County Recorder

By: _____



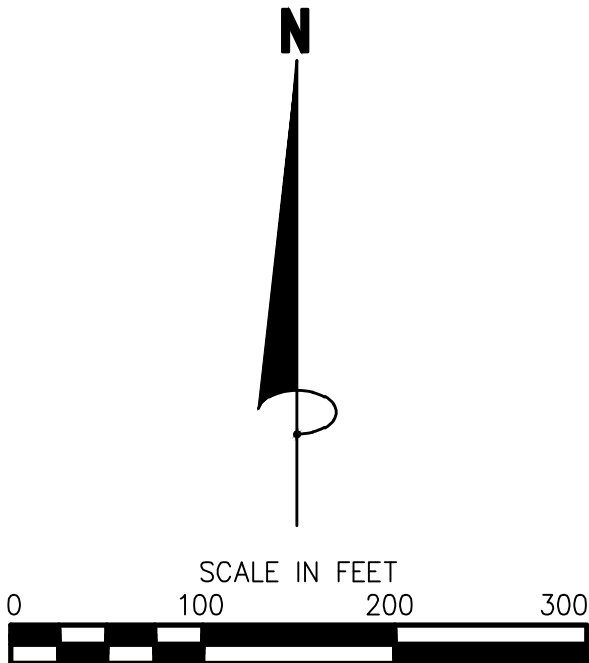
VICINITY MAP



NOT TO SCALE

- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE LABELED
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481
- ⦿ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

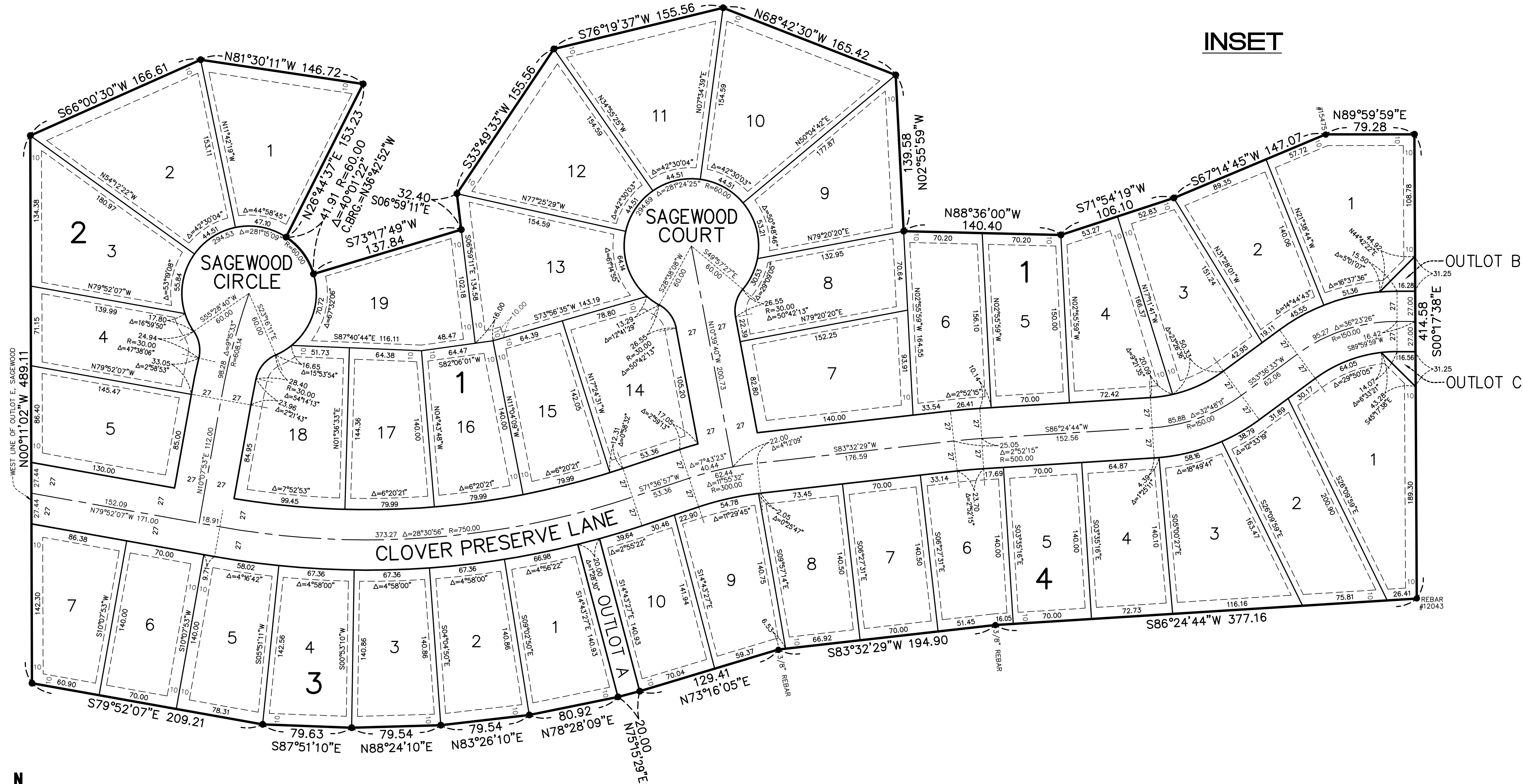


THE WEST LINE OF OUTLOT E, SAGEWOOD HAS A CARVER COUNTY BEARING OF N 00°11'02" W (NAD83,1986 ADJ)

JAMES R. HILL, INC.
SHEET 1 OF 2 SHEETS

SAGEWOOD 2ND ADDITION

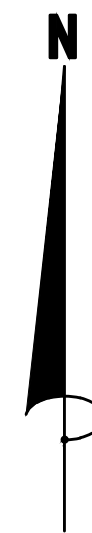
PLAT FILE NO.
C.R. DOC. NO.



INSET

OUTLOT B

OUTLOT C



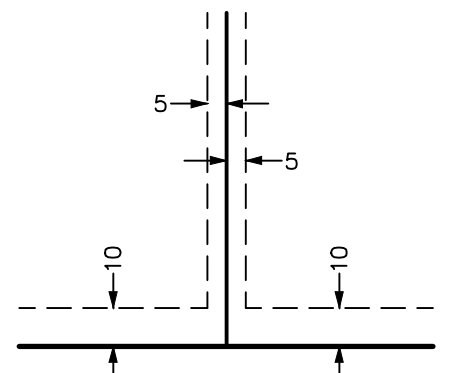
SCALE IN FEET
0 50 100 150

THE WEST LINE OF OUTLOT E, SAGEWOOD HAS
A CARVER COUNTY BEARING OF N 00°11'02" W
(NAD83, 1986 ADJ)

- DENOTES FOUND 1/2 INCH IRON MONUMENT
WITH CAP MARKED R.L.S. NO. 47481, UNLESS
OTHERWISE LABELED
- DENOTES SET 1/2 INCH BY 14 INCH IRON
MONUMENT WITH CAP MARKED R.L.S. NO. 47481

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY
STATUTE REQUIRED LOCATION INDICATES A PLAT
MONUMENT THAT WILL BE SET WITHIN ONE YEAR
FROM THE RECORDING DATE OF THIS PLAT. SAID
MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON
PIPES MARKED BY R.L.S. NO. 47481.

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



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

SAGEWOOD 2ND ADDITION

CHASKA, MINNESOTA

FINAL SANITARY SEWER, WATERMAIN, STORM SEWER & STREET PLANS

FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PHONE: (952) 985-7864

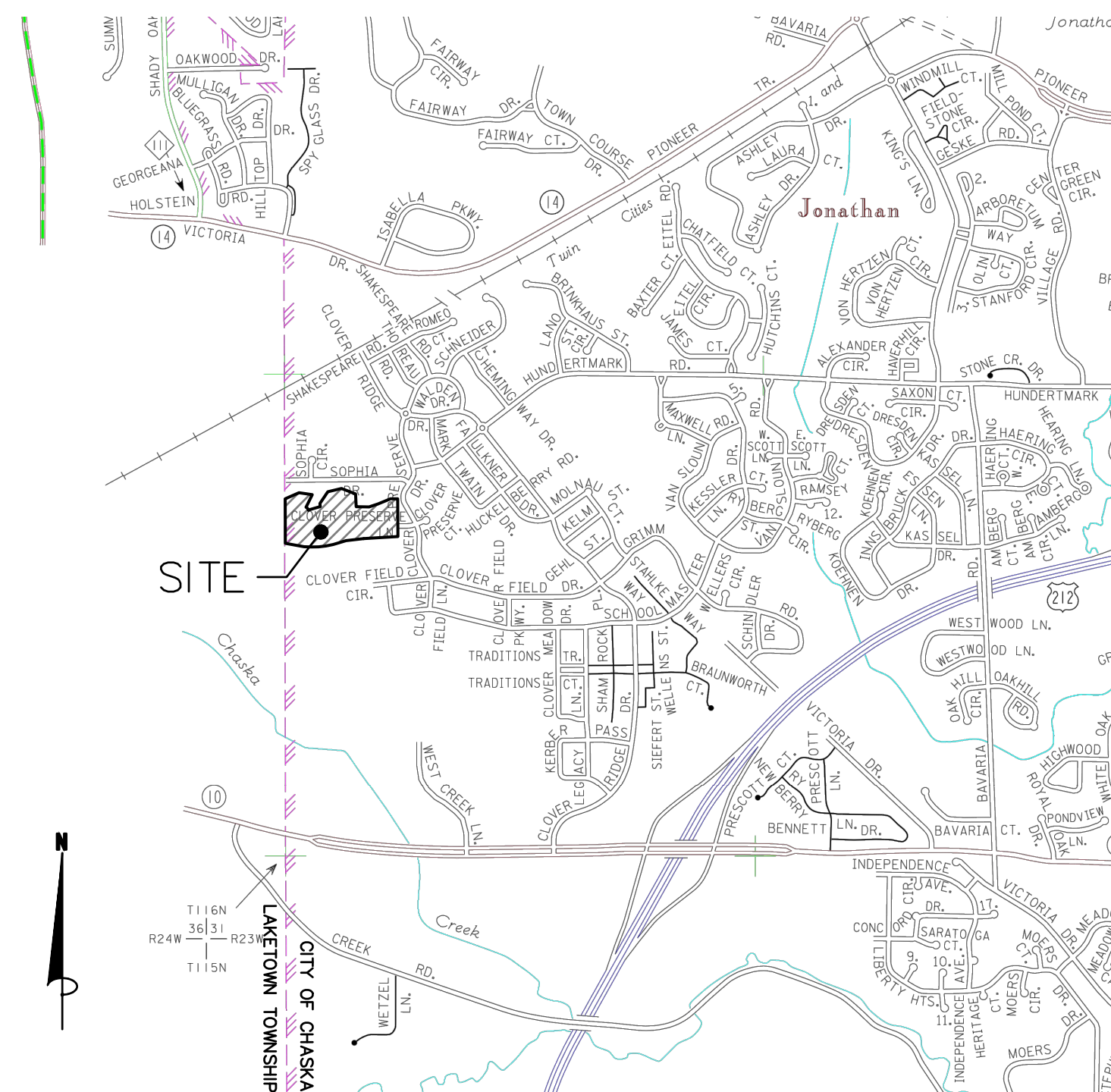
SINGLE FAMILY REQUIREMENT & DATA (RM-1)

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

MINIMUM SETBACKS (RM-1)

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

MAXIMUM BUILDING COVERAGE 40%



LOCATION MAP

1" = 1600'

PROJECT COORDINATES

N 44° 48' 52"
W 93° 38' 24"

STORM SEWER STRUCTURE SCHEDULE				
STRUCTURE NO.	TYPE	BUILD HEIGHT (FEET)	INSIDE DIAMETER	NEENAH CASTING
STMH-101	STORM MANHOLE	4.42	60"ø	R-1642-5040
CBMH-102	CATCH BASIN MANHOLE	9.17	48"ø	R-3067-VB
CBMH-103	CATCH BASIN MANHOLE	5.27	48"ø	R-3067-V
CBMH-103A	CATCH BASIN MANHOLE	3.88	48"ø	R-3067-VB
CBMH-104	CATCH BASIN MANHOLE	6.81	48"ø	R-3067-V
CBMH-104A	CATCH BASIN MANHOLE	4.38	48"ø	R-3067-V
CBMH-105	CATCH BASIN MANHOLE	9.28	48"ø	R-3067-V
CBMH-105A	CATCH BASIN MANHOLE	4.14	48"ø	R-3067-V
CBMH-105B	CATCH BASIN MANHOLE	3.61	48"ø	R-3067-V
CBMH-106	CATCH BASIN MANHOLE	11.21	48"ø	R-3067-V
CB-106A	CATCH BASIN	3.00	2'x3'	R-3067-V
CBMH-106B	CATCH BASIN MANHOLE	4.08	48"ø	R-4342-A
CBMH-107	CATCH BASIN MANHOLE	9.27	48"ø	R-3067-V
CB-107B	CATCH BASIN	3.60	27"ø	R-4342-A
CBMH-107C	CATCH BASIN MANHOLE	3.76	48"ø	R-3067-VB
CBMH-108	CATCH BASIN MANHOLE	4.28	48"ø	R-3067-VB
CBMH-108C	CATCH BASIN MANHOLE	3.79	48"ø	R-3067-V
CBMH-109	CATCH BASIN MANHOLE	3.92	48"ø	R-3067-VB
CB-109C	CATCH BASIN	3.61	2'x3'	R-3067-V
CBMH-110	CATCH BASIN MANHOLE	4.40	48"ø	R-3067-V
CB-111	CATCH BASIN MANHOLE	3.89	27"ø	R-4342-A

BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
- #2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.



PROJECT CONTACTS

PROJECT ENGINEER:

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

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

DEVELOPER:

DEB RIDGEWAY — D.R. HORTON, INC. — MINNESOTA

(952)–227–7522 (O)
(651)–757–2446 (O)

CITY ENGINEER:

MATT CLARK — CITY ENGINEER

NPDES OFFICER:

AMY DELBECQ — MPICA

GENERAL CONTRACTOR REPRESENTATIVE:

TO BE DETERMINED

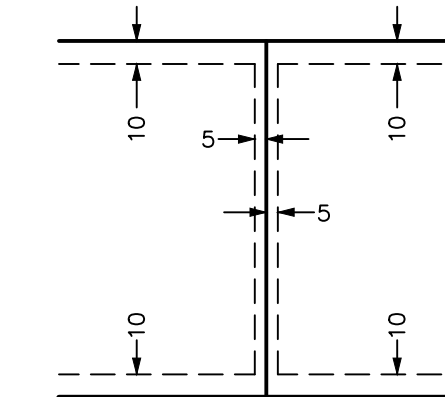
INDEX

TITLE SHEET	C1.0
SANITARY & WATERMAIN PLAN	
CLOVER PRESERVE LANE	C2.0
SAGEWOOD CIRCLE/SAGEWOOD COURT	C2.1
STORM SEWER CONSTRUCTION	C3.0–C3.3
STREET CONSTRUCTION	
CLOVER PRESERVE LANE	C4.0
SAGEWOOD CIRCLE/SAGEWOOD COURT	C4.1
CONSTRUCTION DETAILS	C5.0–C5.3

LEGEND

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

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



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



Know what's below.
Call 811 before you dig.

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

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

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.
JOEL COOPER
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
TITLE SHEET
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY

JSO

DATE

02/20/19

REVISIONS

03/12/2019 BID PACKAGE

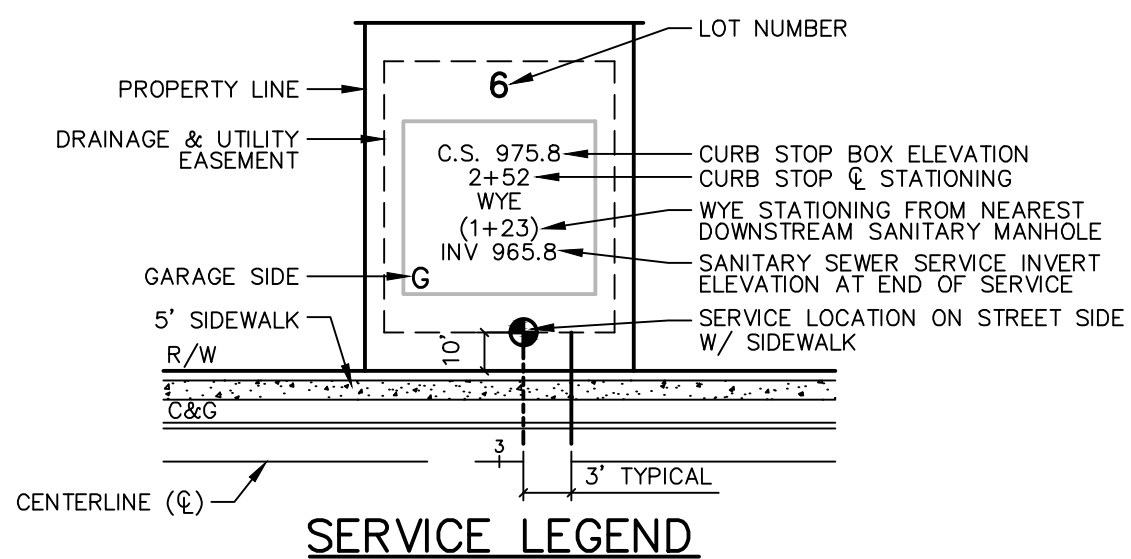
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23473TS

PROJECT NO.

23473

C1.0



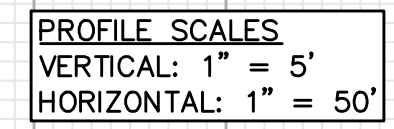
1. SANITARY SEWER & WATERMAIN CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
2. ALL WATERMAIN (PVC C900) SHALL BE INSTALLED WITH #12 AWG COPPER CLAD STAINLESS STEEL, HIGH STRENGTH TRACER WIRE (UNDERGROUND RAIL) LAYED DIRECTLY UNDER THE PIPE AND GRANULAR BEDDING.
3. ALL WATER SERVICES WILL REQUIRE STAINLESS STEEL SERVICE SADDLES SMITH-BLAIR 372 OR APPROVED EQUAL.
4. SANITARY MANHOLES SHALL HAVE AN INTERNAL SEAL - INFILTRATION BARRIER 1/1 BARRIER BY STRIKE PRODUCTS. EXTERNAL SURFACES OF ALL PRE-CAST SECTIONS SHALL BE GIVEN COATS OF BITUMINOUS DAMP PROOFING AT A RATE OF 30 TO 60 SQUARE FEET PER GALLON.

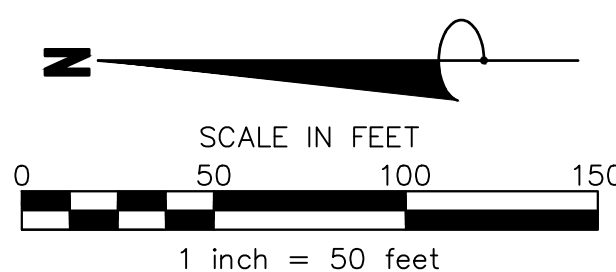
A VERTICALLY OFFSET WATER SERVICE TO MAINTAIN
MIN. 18" CLEARANCE FROM SANITARY SEWER MAIN

B VERTICALLY OFFSET WATER SERVICE TO MAINTAIN
MIN. 18" CLEARANCE FROM STORM SEWER MAIN



SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
SANITARY SEWER & WATERMAIN CONSTRUCTION
CLOVER PRESERVE LANE
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENRIDGE CT. #100, LAKEVILLE, MN 55044





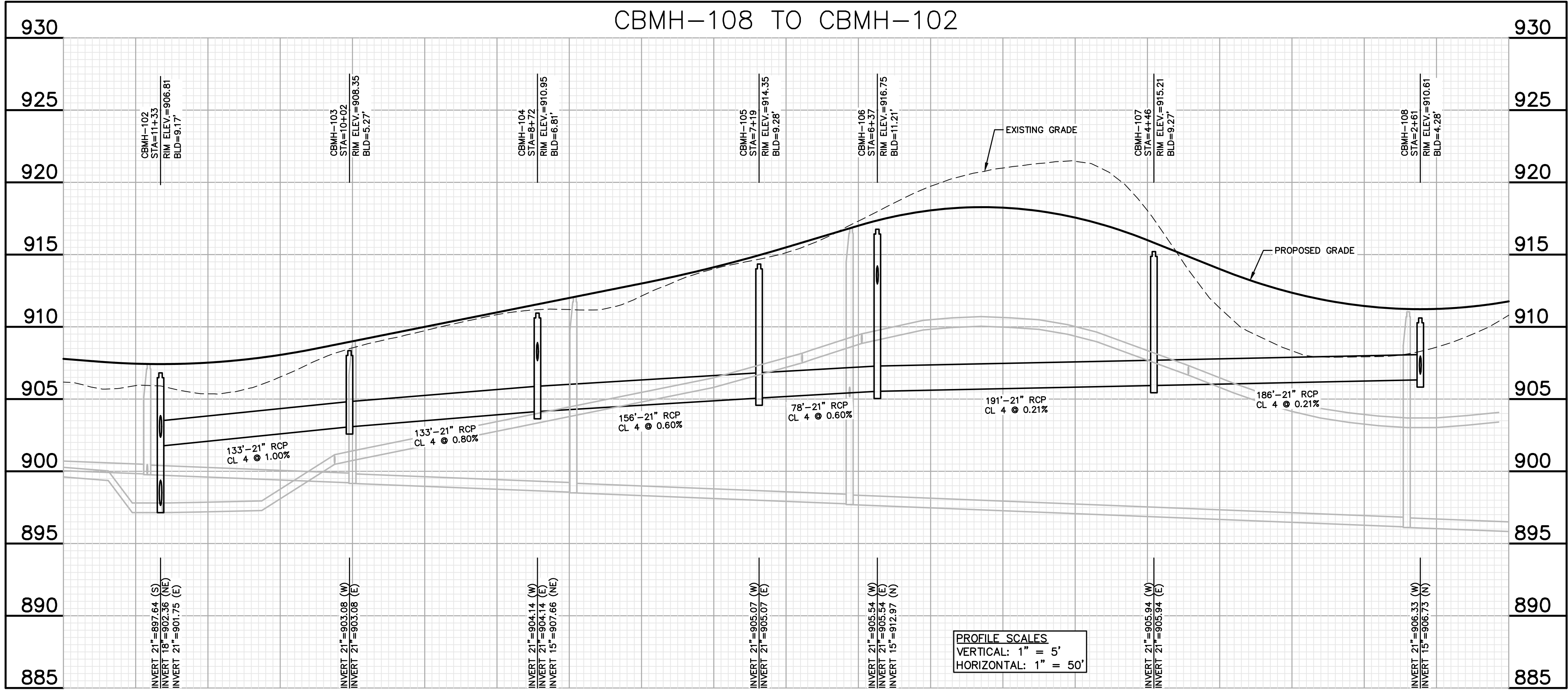
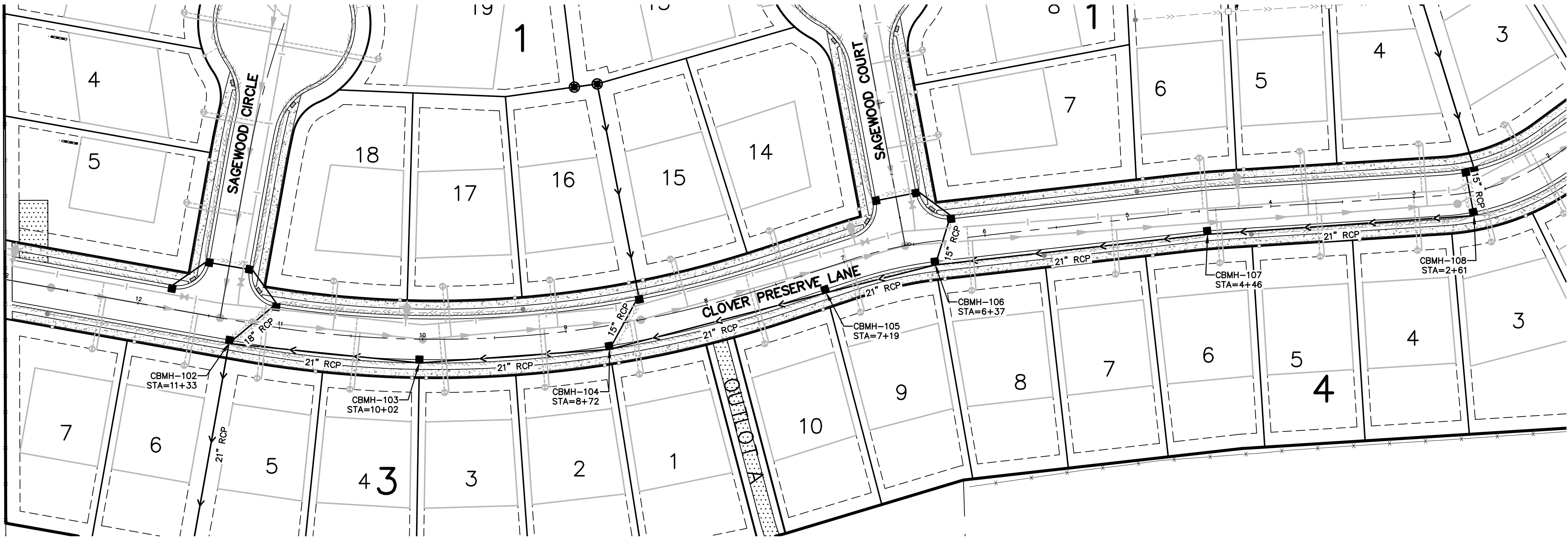
* VERTICALLY OFFSET WATER SERVICE TO MAINTAIN MINIMUM 18" CLEARANCE FROM SANITARY SEWER MAIN

C2.1



BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
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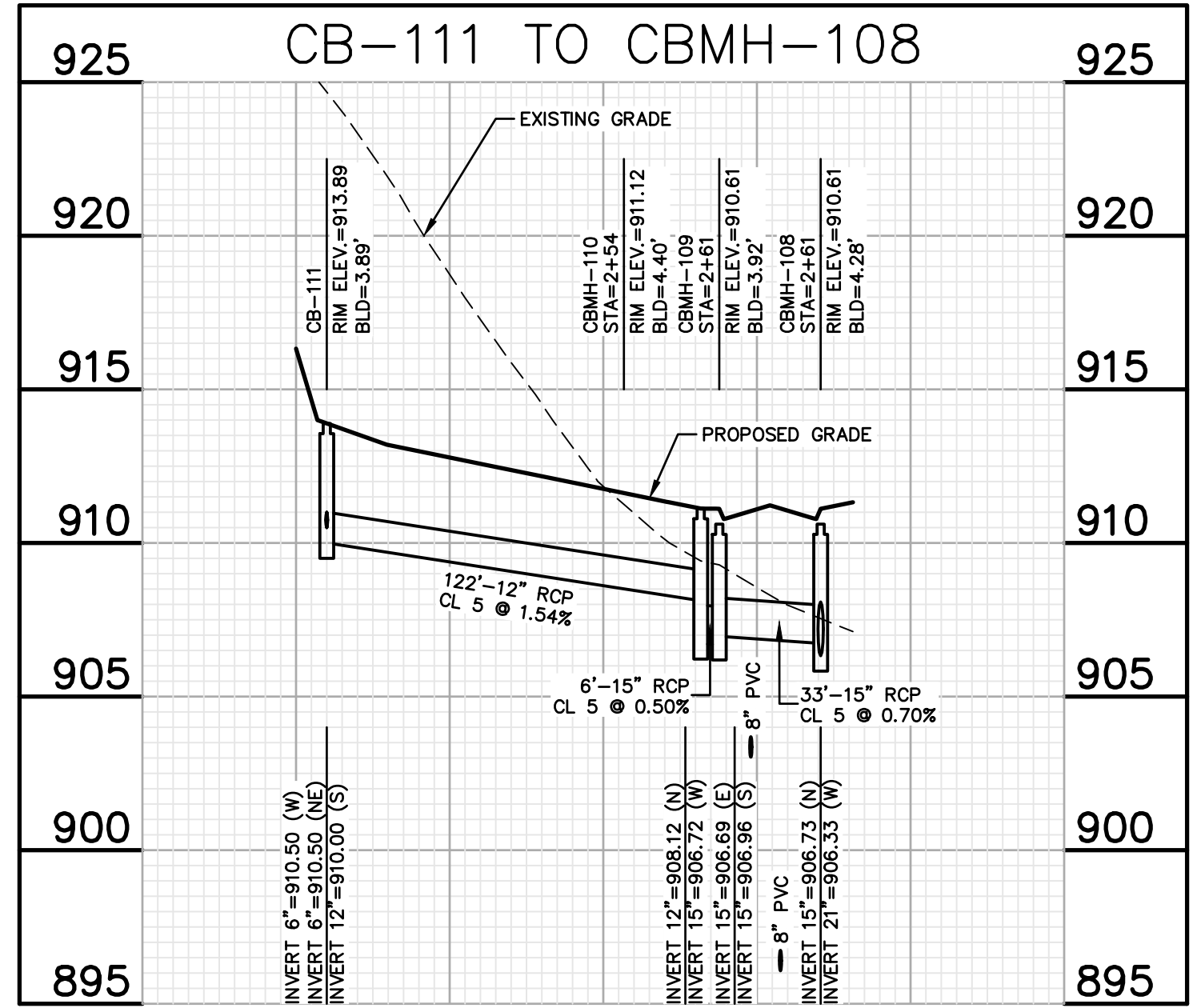
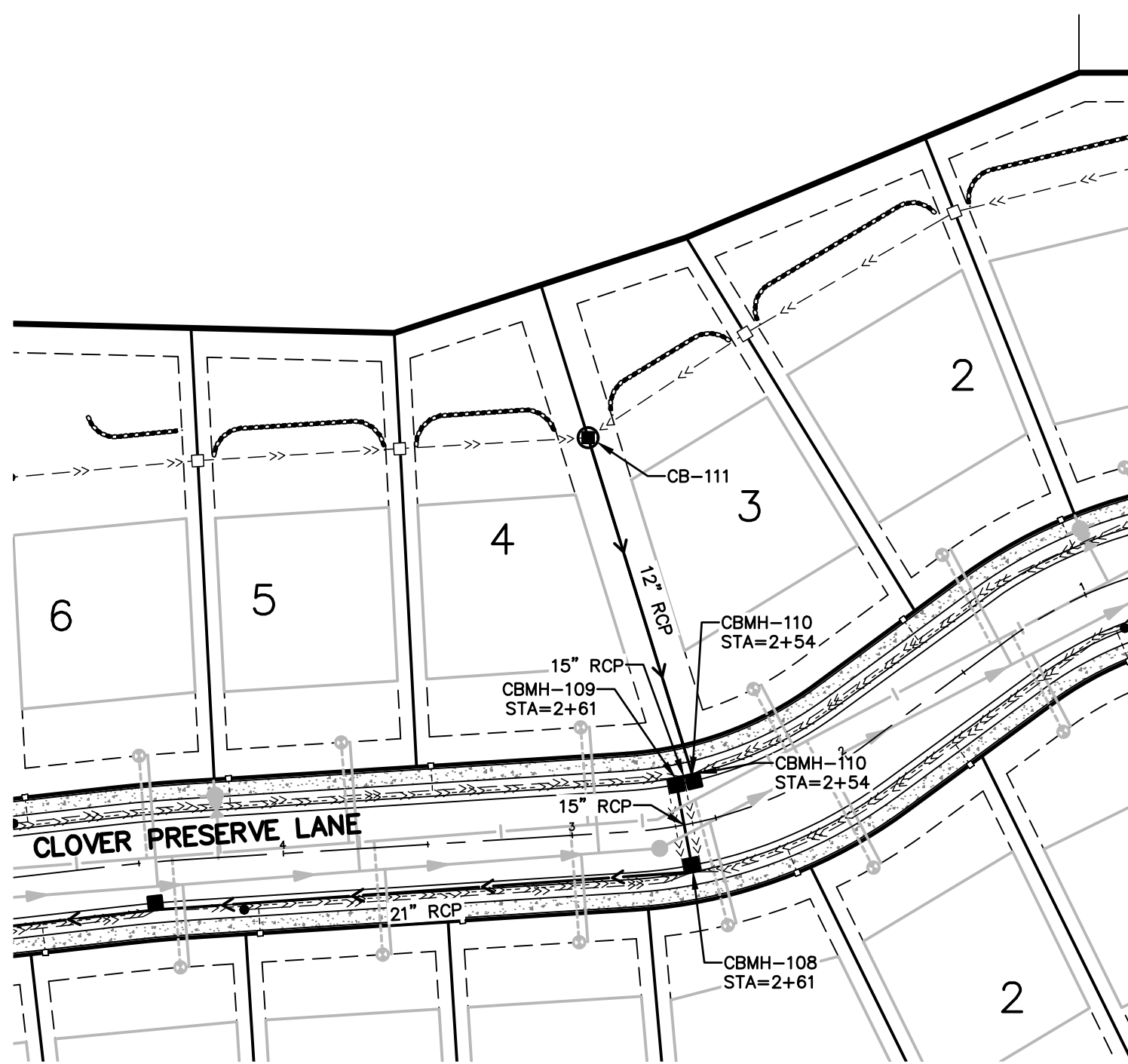
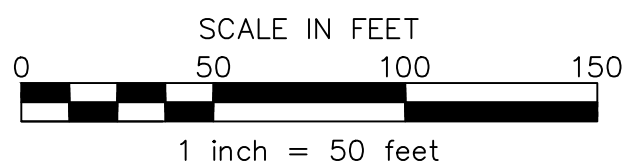


NOTES

- STORM SEWER CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
- DRAINTILE SHALL BE INSTALLED BEHIND THE CURB PER CITY PLATE NO. STO-12 AND CONNECTIONS TO DOWNSTREAM CATCH BASIN MANHOLES PER STO-14. WHEN THE DRAINTILE IS NOT LOCATED DIRECTLY BEHIND THE CURB, THE SUBGRADE SHALL BE GRADED TO DRAIN TO THE DRAINTILE.
- SUMP LINES, SUMP LINE CATCH BASINS AND SUMP SERVICES (SHOWN ON PLAN) SHALL BE INSTALLED PER CITY PLATE NO. STO-15, EXCEPT WHERE THERE IS SIDEWALK THEN THE SUMP LINES SHALL BE INSTALLED DIRECTY BEHIND THE SIDEWALK. CONNECTION TO DOWNSTREAM CATCH BASIN MANHOLES MUST BE SEPARATE FROM 4" DRAINTILE CONNECTION. SUMP LINE CATCH BASINS SHALL BE 12" SQUARE CATCH BASIN BY NDS OR APPROVED EQUAL (SEE DETAIL ON SHEET C5.0).
- ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE PIPE WITH TRASH GUARDS IN ACCORDANCE WITH STANDARD DETAIL STO-10 AND GROUTED RIPRAP PER PLATE NO. STO 11-B.
- INLET PROTECT (WMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- 1" SDR 7 IPS PE
- PROPOSED SANITARY SERVICE
- 4" PVC SCH 40
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE BEHIND CURB
- 4" PVC SDR 26 PERFORATED PIPE
- PROPOSED SUMP LINE
- 6" PVC SCH 40 PIPE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: (952)890-6044 FAX: (952)890-6244

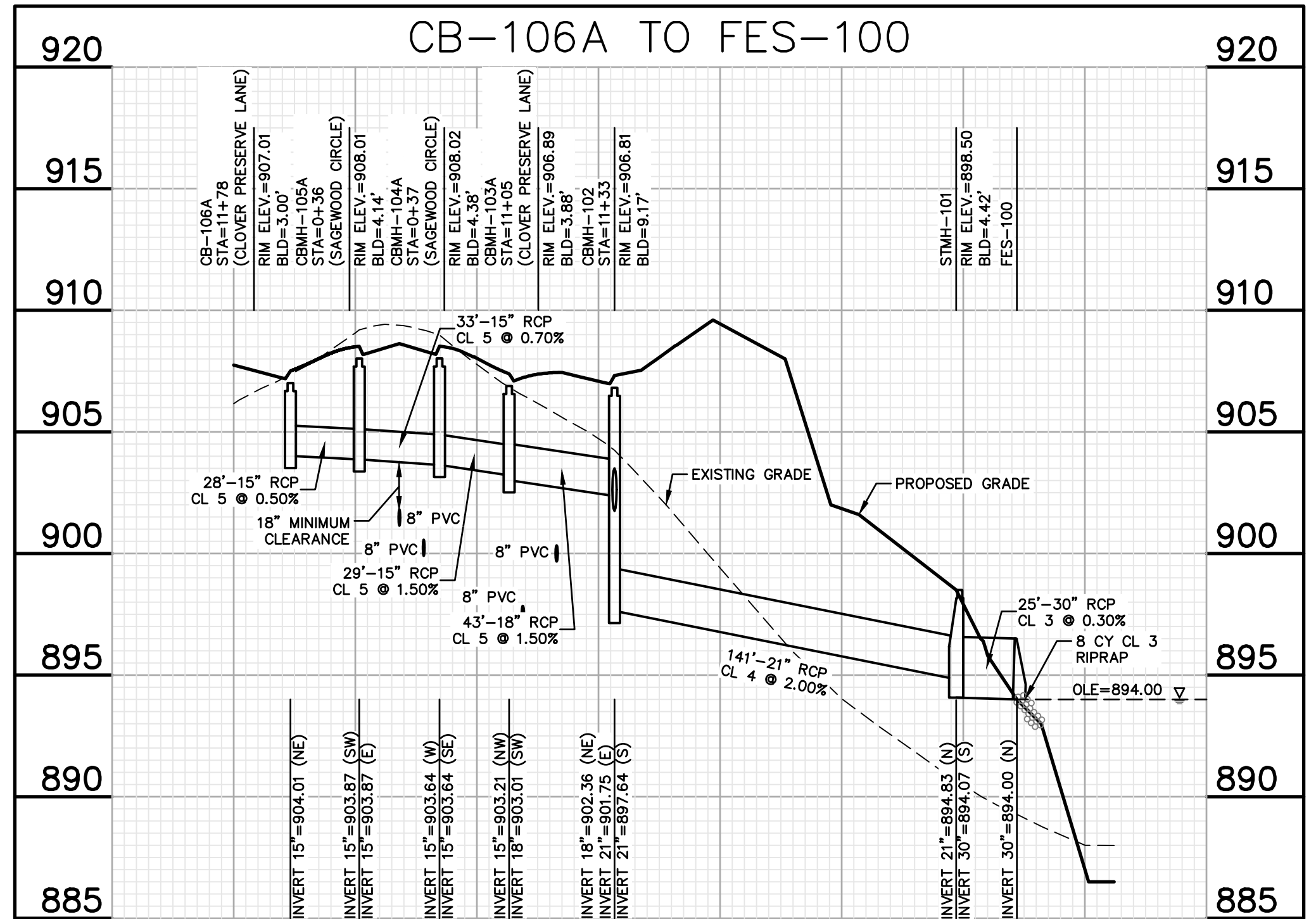
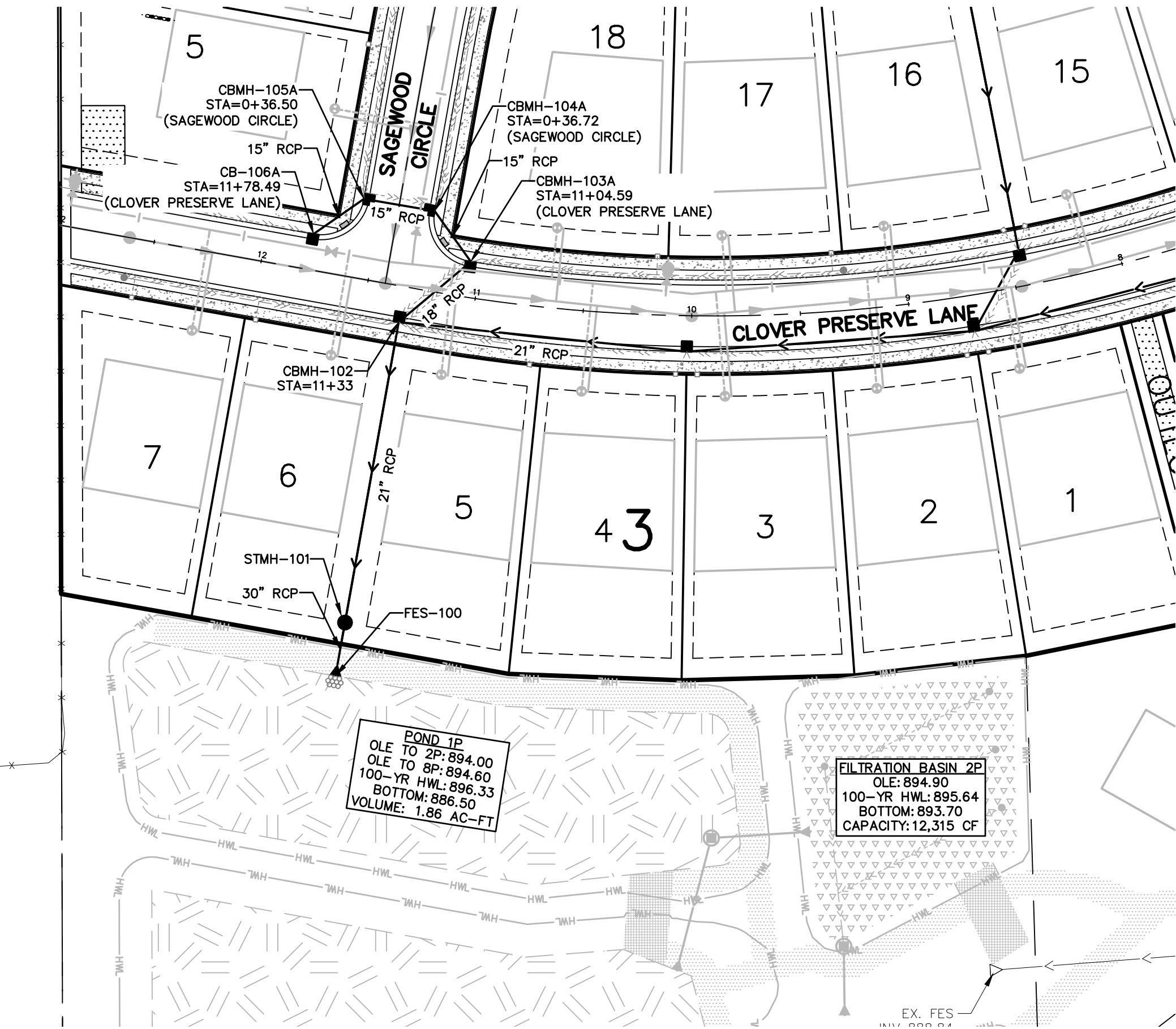
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
J. R. Hill, P.E.
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019 BID PACKAGE	
CAD FILE	23473ST
PROJECT NO.	23473
C3.0	

BENCHMARK

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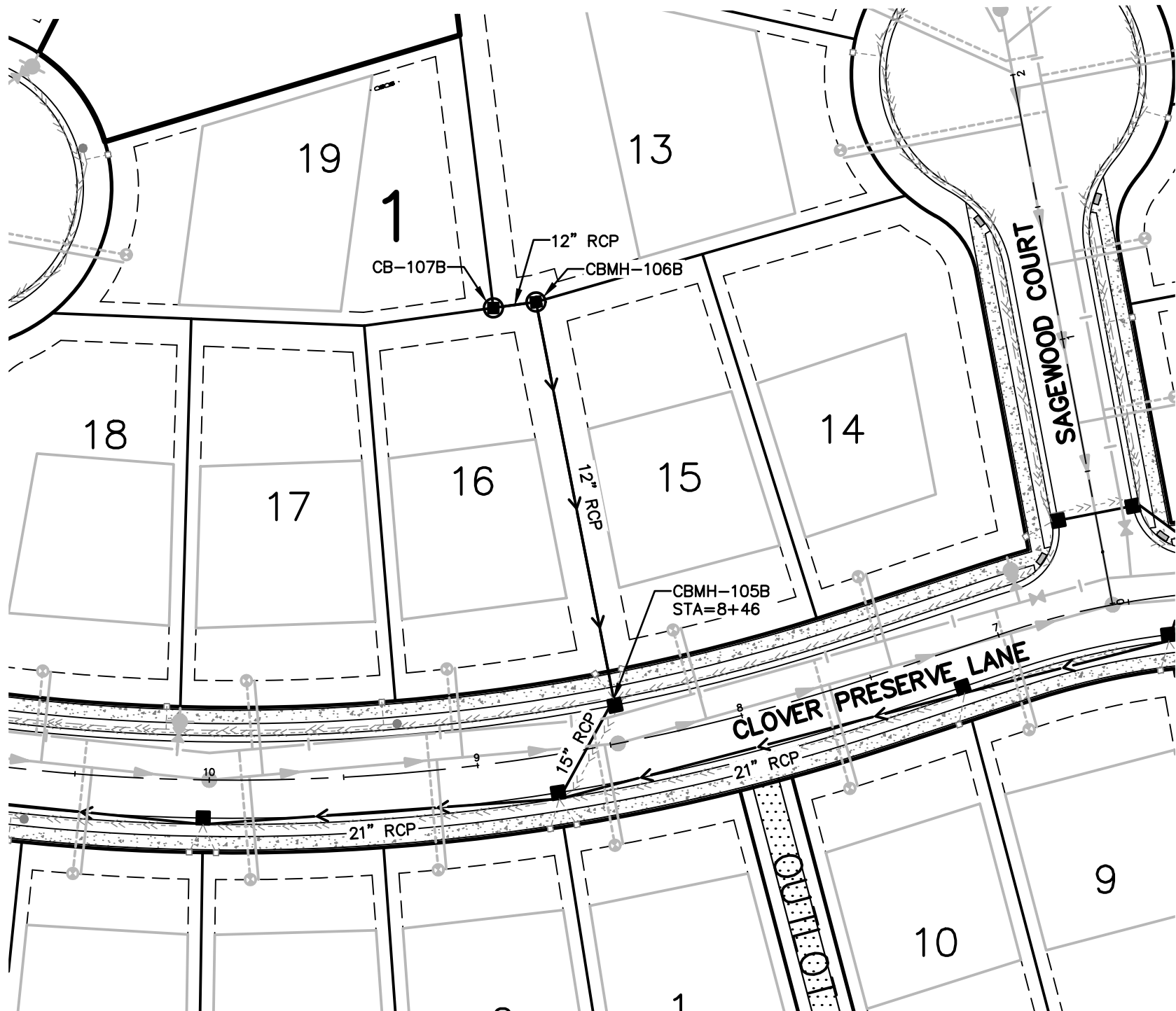
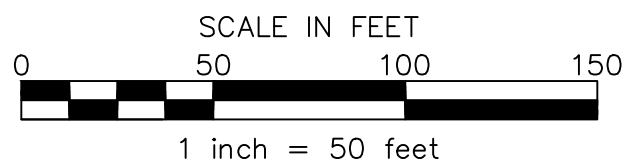
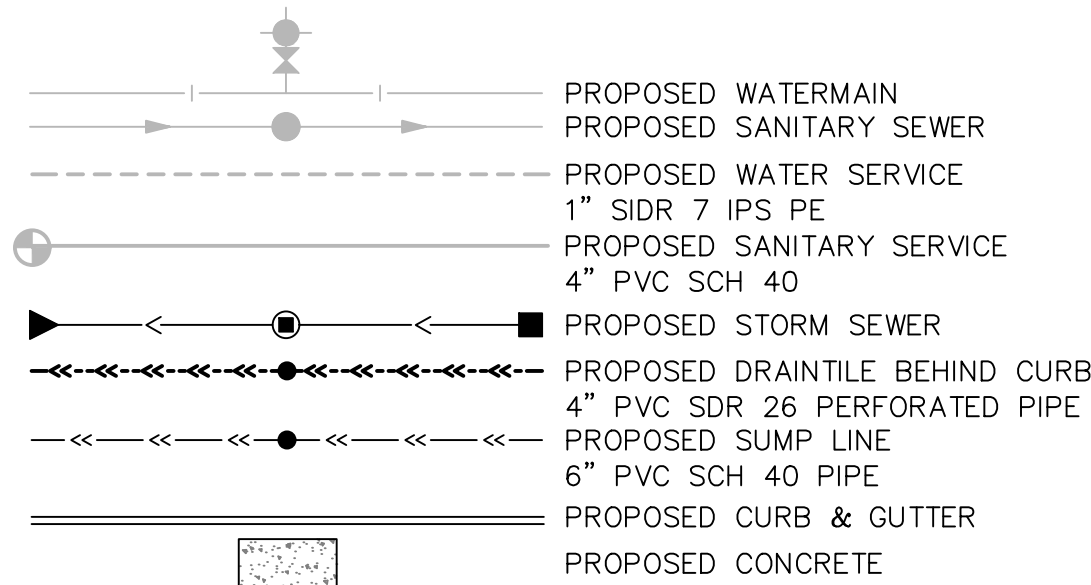


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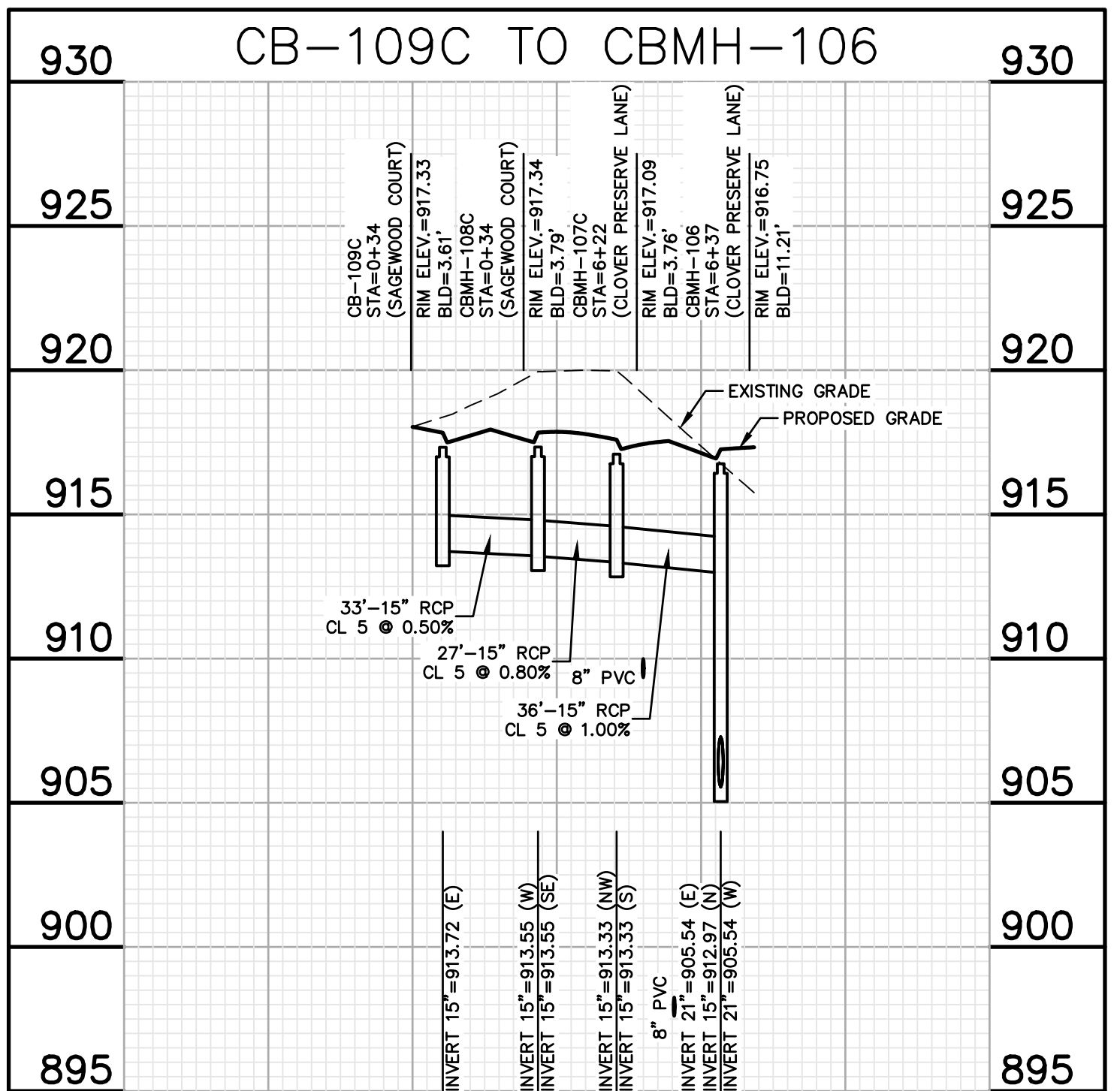
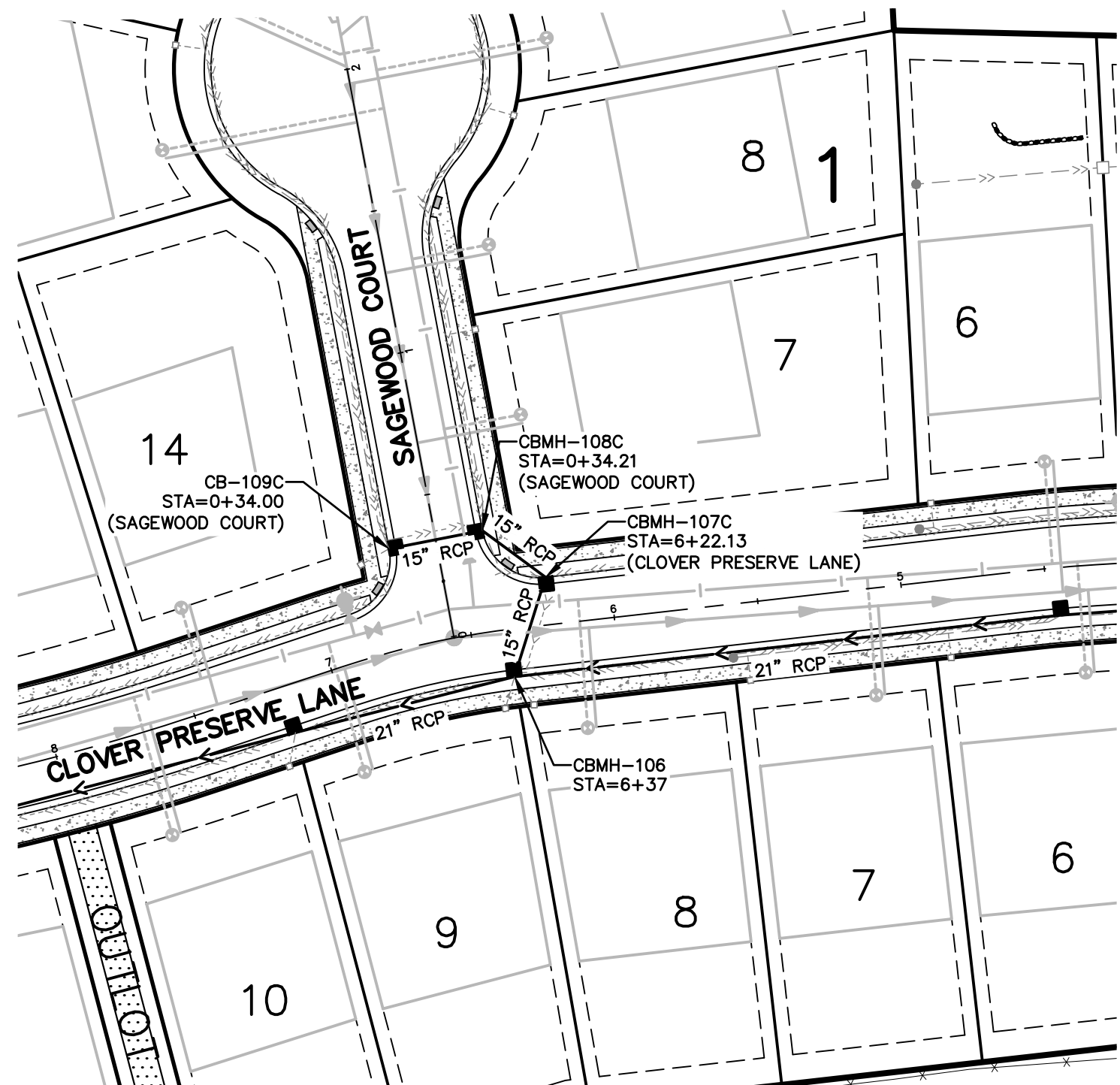
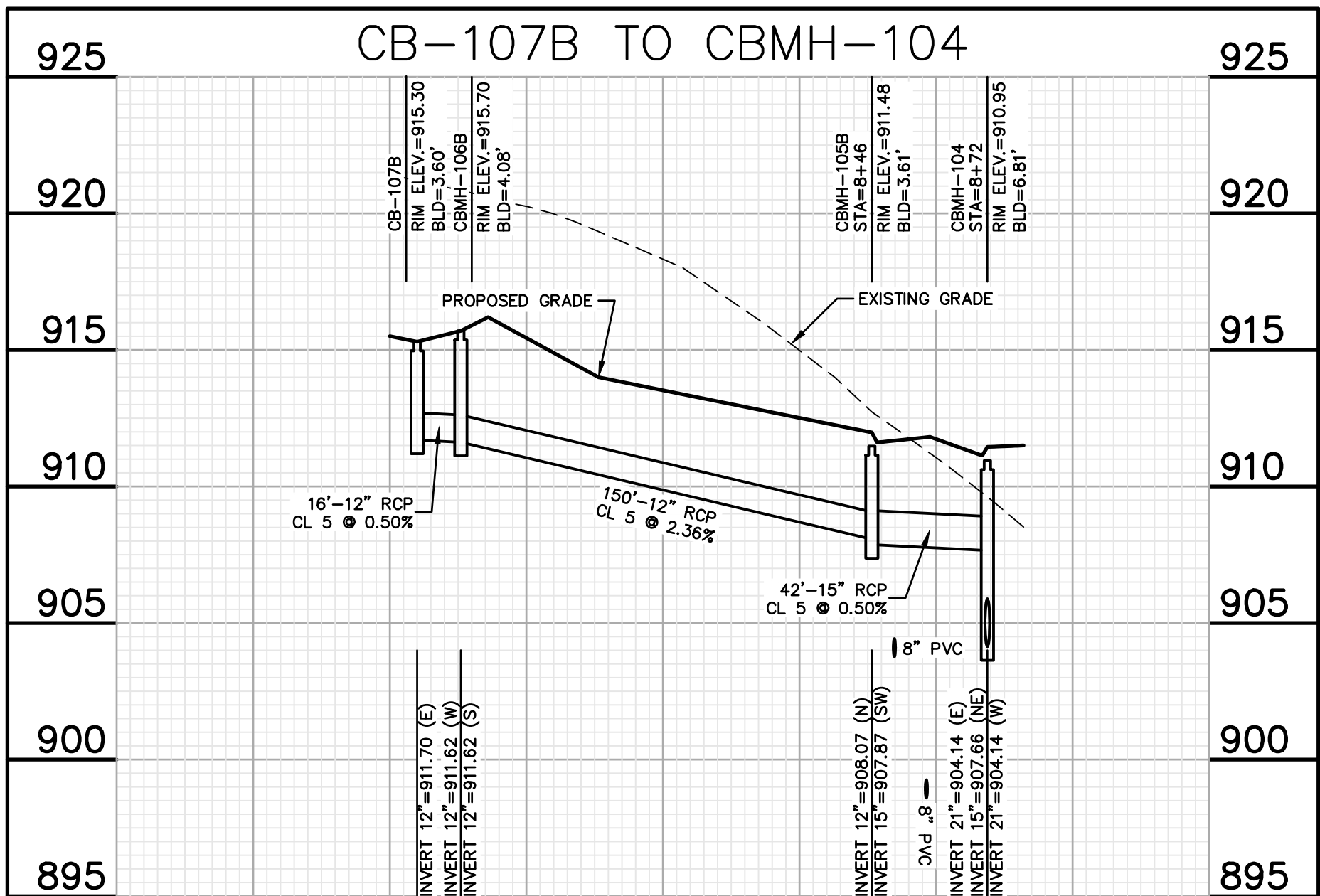
NOTES

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- INLET PROTECT (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

LEGEND



PROFILE SCALES
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'



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

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SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO
DATE
02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE
23473ST
PROJECT NO.
23473
C3.1

BENCHMARK

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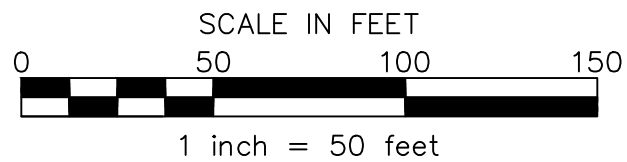
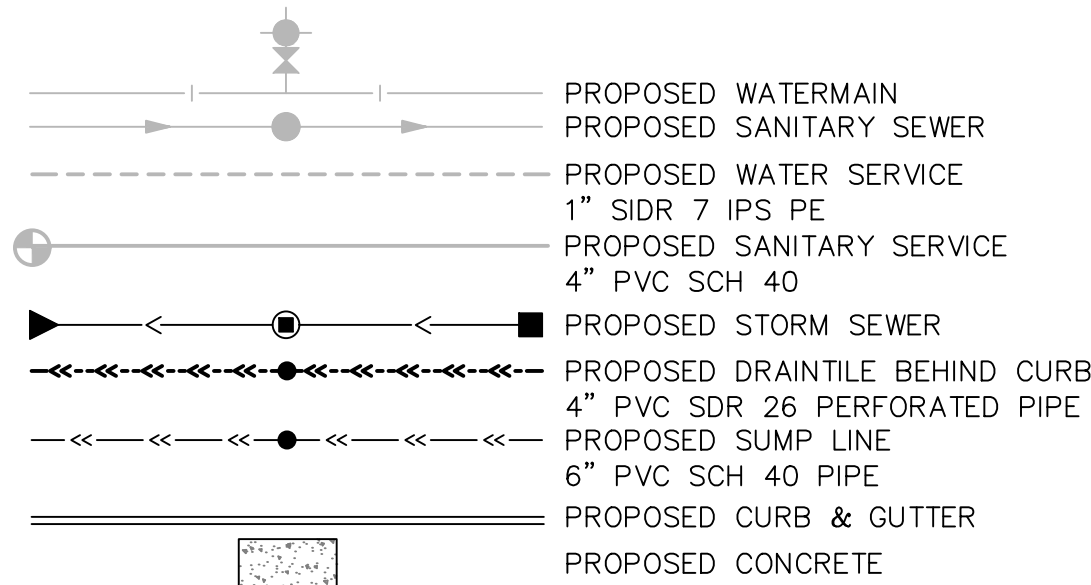


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NOTES

1. STORM SEWER CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
2. DRAIN TILE SHALL BE INSTALLED BEHIND THE CURB PER CITY PLATE NO. STO-12 AND CONNECTIONS TO DOWNSTREAM CATCH BASIN MANHOLES PER STO-14. WHEN THE DRAIN TILE IS NOT LOCATED DIRECTLY BEHIND THE CURB, THE SUBGRADE SHALL BE GRADED TO DRAIN TO THE DRAIN TILE.
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4. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE PIPE WITH TRASH GUARDS IN ACCORDANCE WITH STANDARD DETAIL STO-10 AND GROUTED RIPRAP PER PLATE NO. STO 11-B.
5. INLET PROTECT (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

LEGEND



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: (952)890-6044 FAX: (952)890-6244

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J. R. Hill
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
SUMP LINES
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019	BID PACKAGE
CAD FILE	23473ST
PROJECT NO.	23473
C3.2	

#1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.



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4. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE PIPE WITH TRASH GUARDS IN ACCORDANCE WITH STANDARD DETAIL STO-10 AND GROUTED RIRAP PER PLATE NO. STO 11-B.
5. INLET PROTECT (WMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

Diagram illustrating the proposed sewer lines and manhole layout. The layout includes:

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- 1" SIDR 7 IPS PE
- PROPOSED SANITARY SERVICE
- 4" PVC SCH 40
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE BEHIND CURB
- 4" PVC SDR 26 PERFORATED PIPE
- PROPOSED SUMP LINE
- 6" PVC SCH 40 PIPE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE



SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
DRAINTILE BEHIND CURB
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

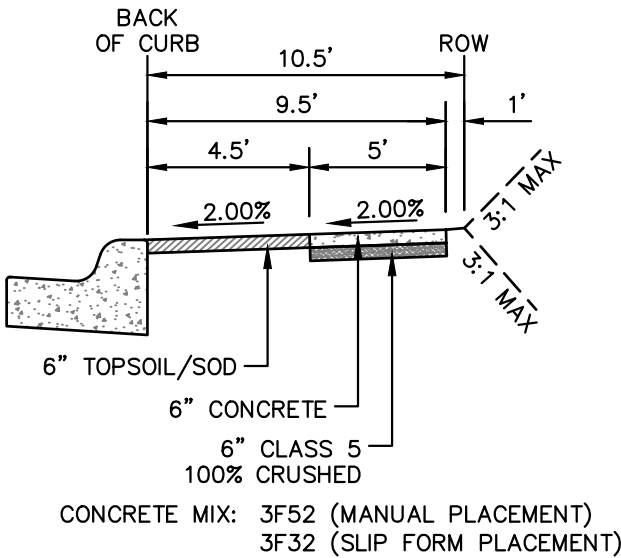
DRAWN BY JSO
DATE 02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE 23473ST
PROJECT NO. 23473
C3.3

BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
- #2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.

KEY NOTE

- A CONSTRUCT PEDESTRIAN CURB RAMP PER CITY PLATE NO. STR-11



CONCRETE MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

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3F32 (SLIP FORM PLACEMENT)

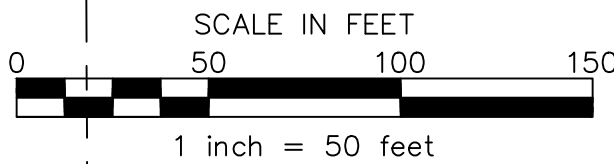
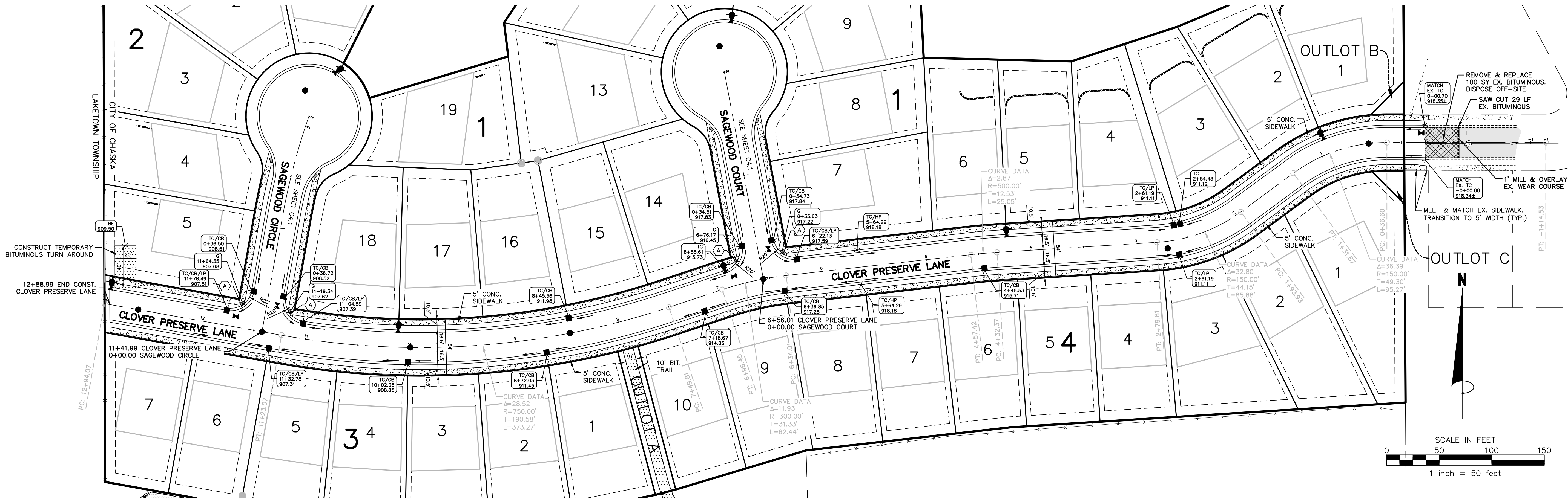
CONCRETE MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

NOTES

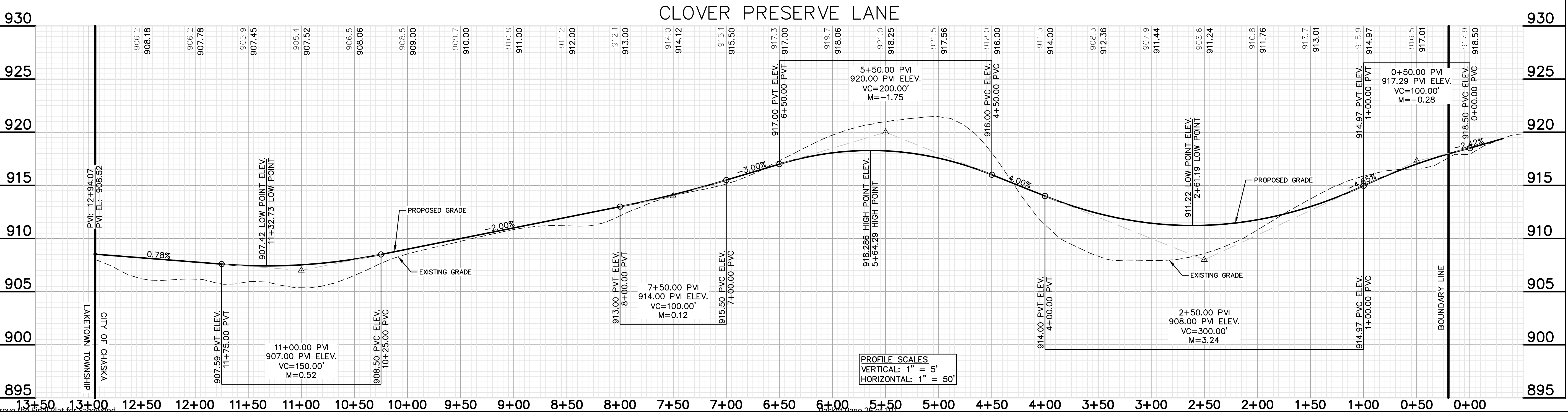
- STREET CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE CURB.
- SOD MUST BE INSTALLED BEHIND ALL CONCRETE CURB & GUTTER AND 2 ROLLS BEHIND SIDEWALK, AND ALL AREA DISTURBED BY UTILITY & STREET CONSTRUCTION MUST BE SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF PRIVATE UTILITY (GTE) CONSTRUCTION.
- INLET PROTECTION MUST BE INSTALLED BEFORE AND AFTER CURB CONSTRUCTION IN ALL STREET CATCH BASINS. (SEE CITY PLATE NO. ERO-4A & ERO-4B).

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE



CLOVER PRESERVE LANE



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

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

[Signature]
Date: 09/04/2018 Reg. No. 18725

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STREET CONSTRUCTION
CLOVER PRESERVE LANE
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019 BID PACKAGE	
CAD FILE	23473STR
PROJECT NO.	23473
C4.0	

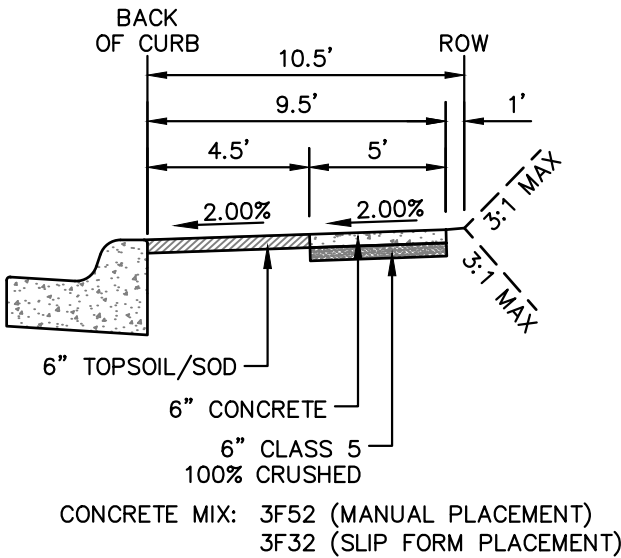
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KEY NOTE

- A CONSTRUCT PEDESTRIAN CURB RAMP PER CITY PLATE NO. STR-11

CONCRETE SIDEWALK DETAIL

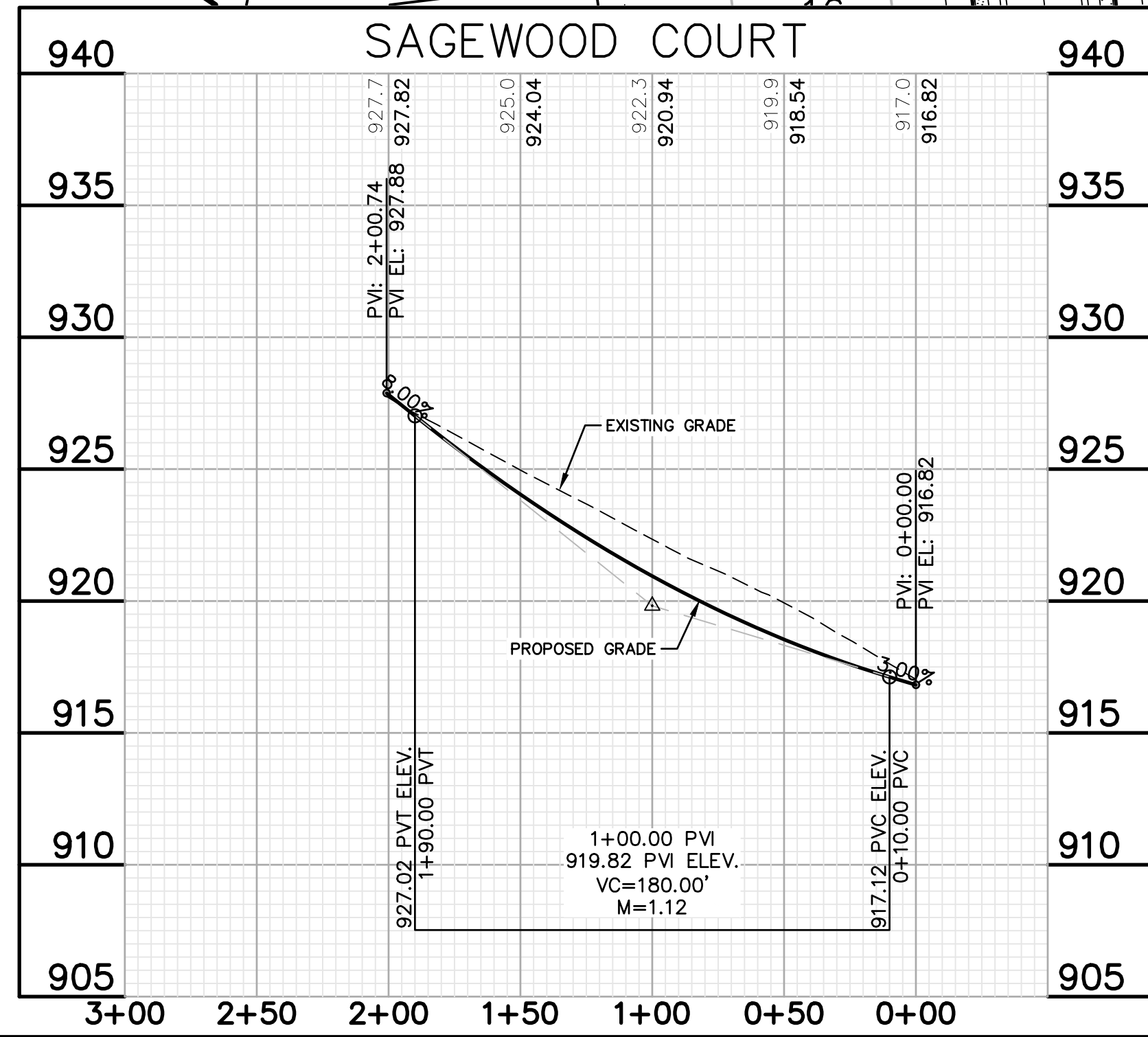
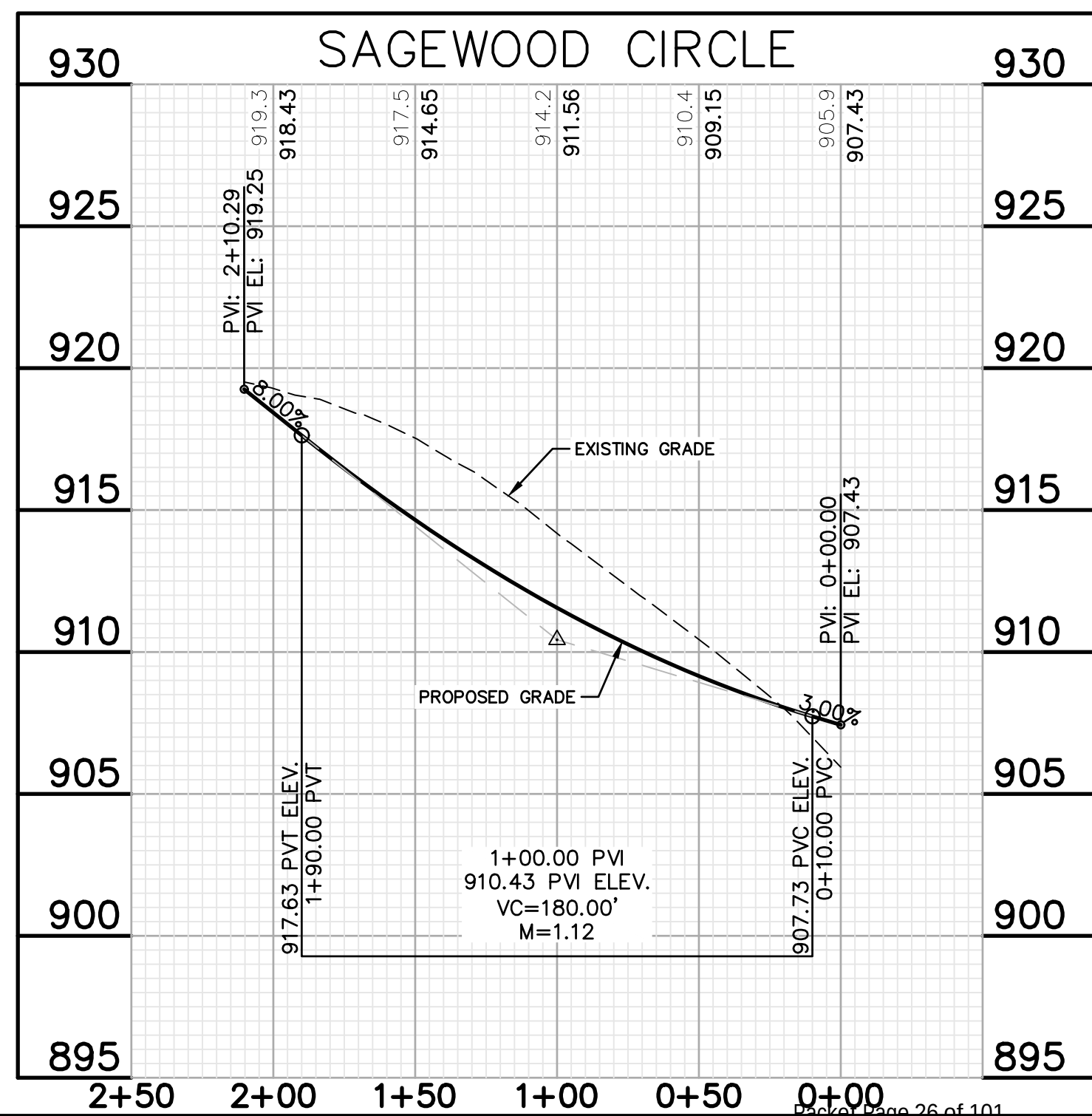
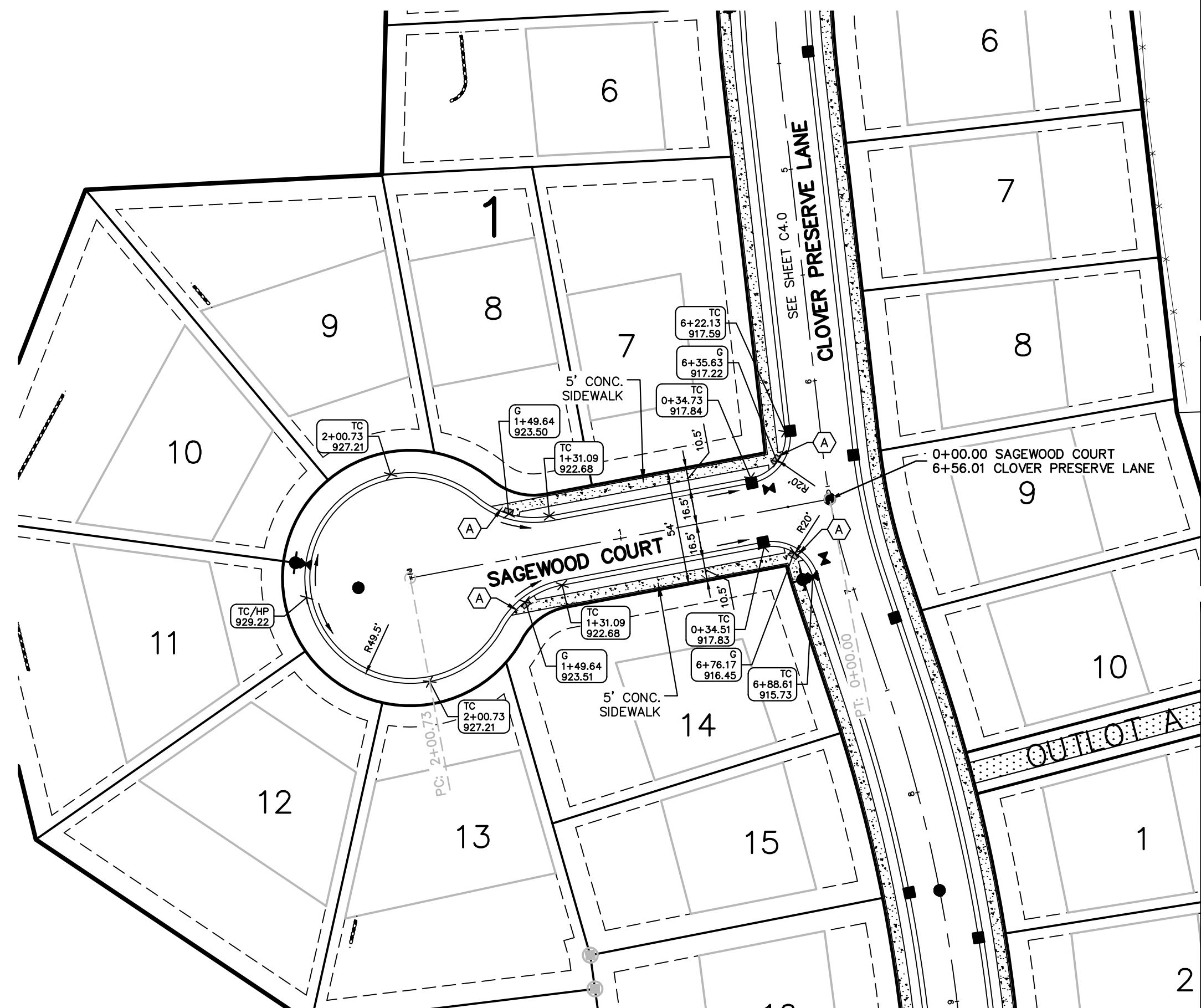
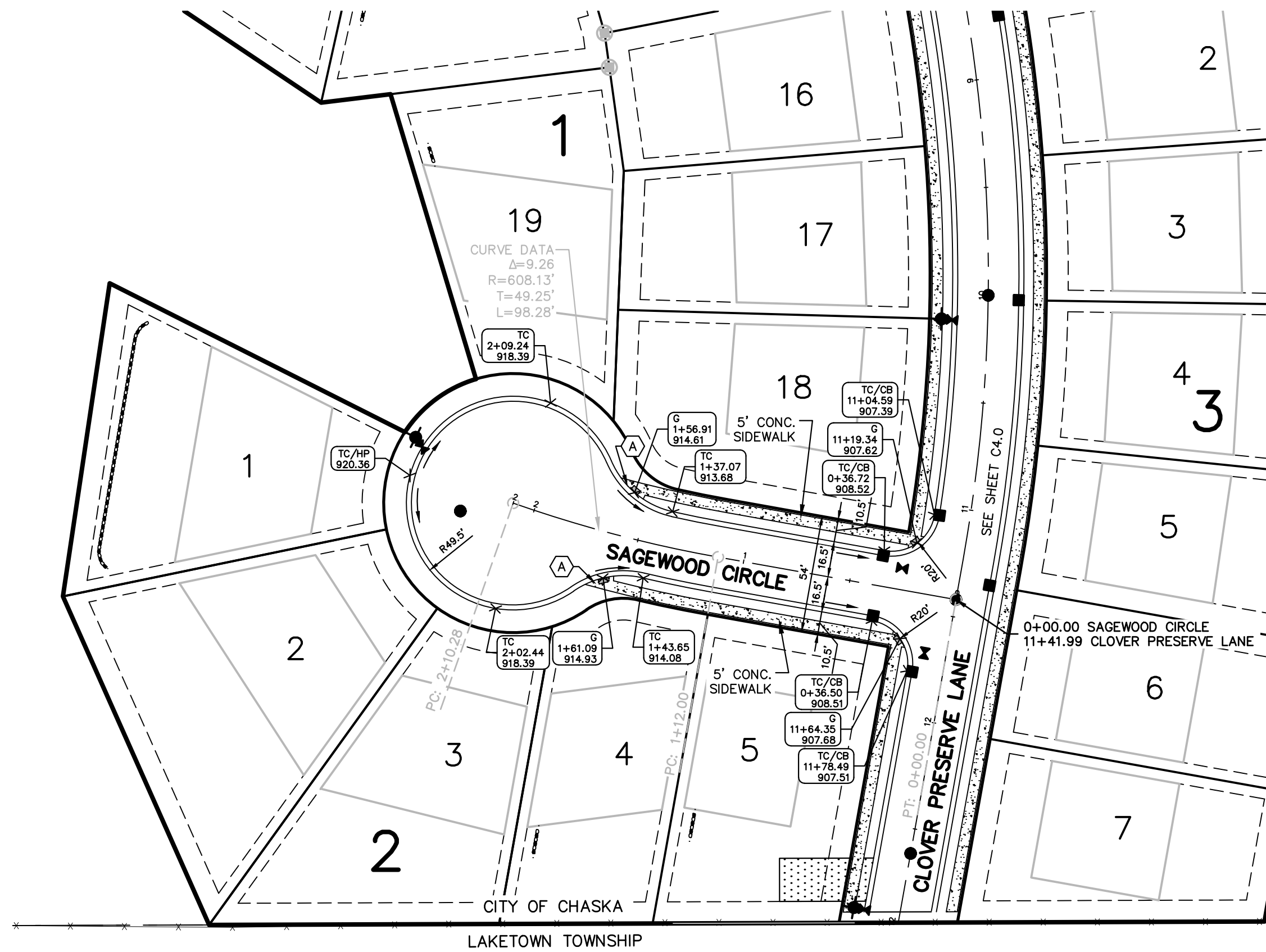
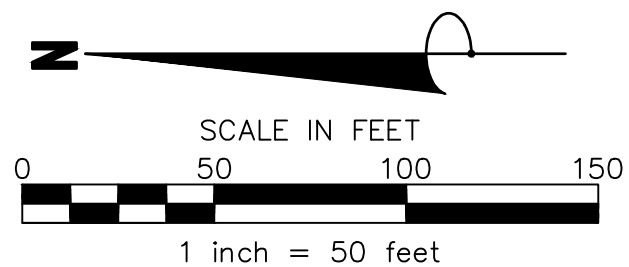


NOTES

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- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE



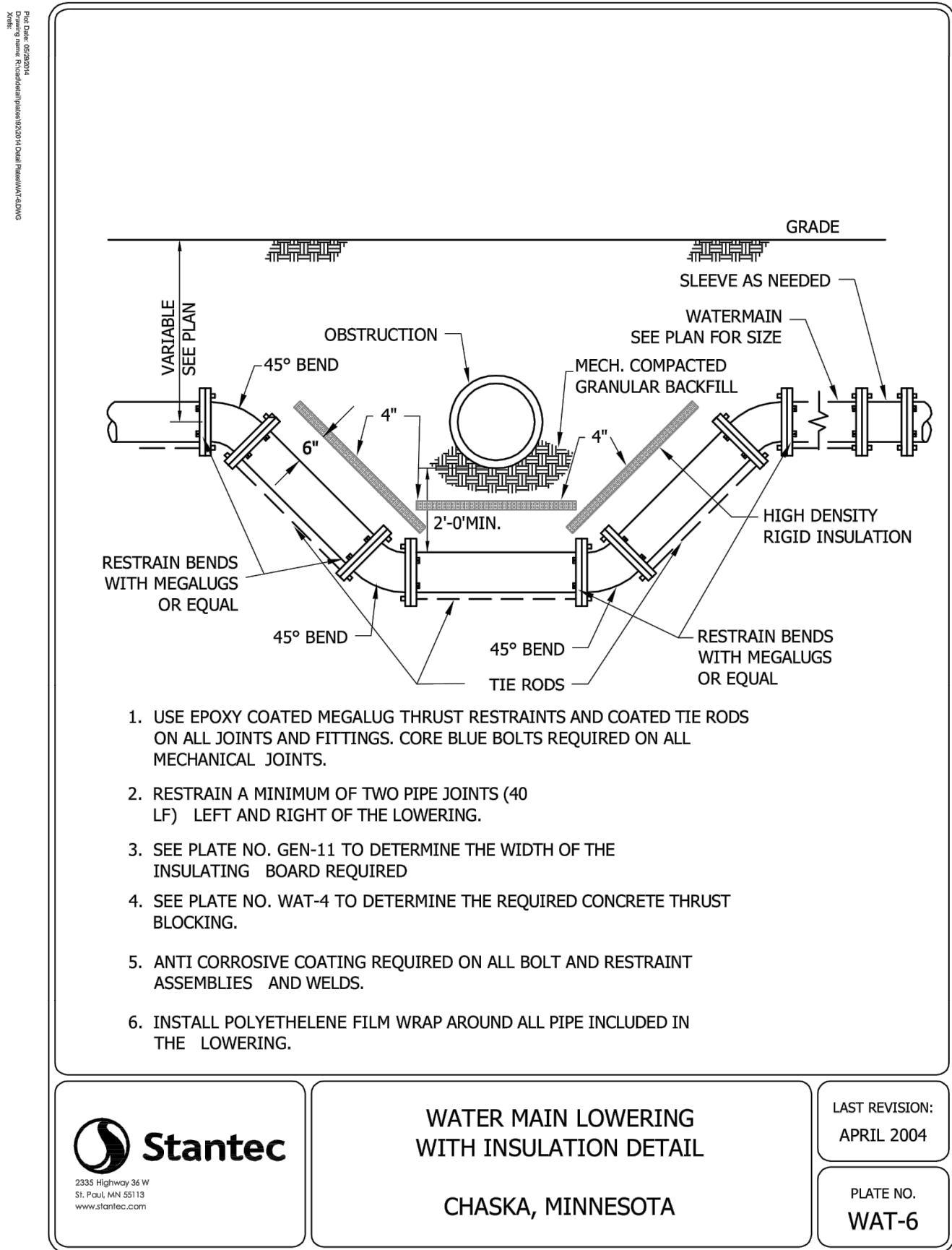
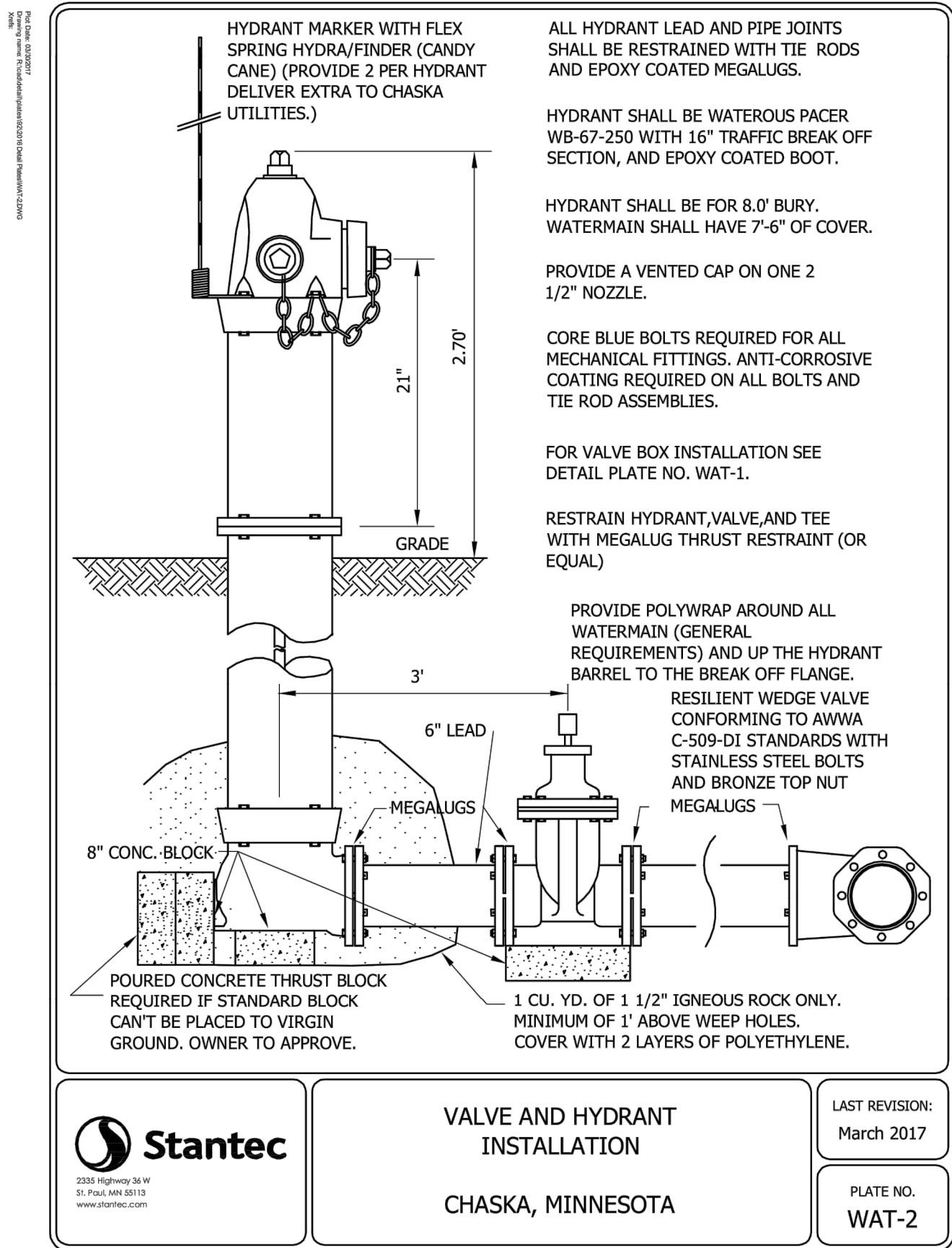
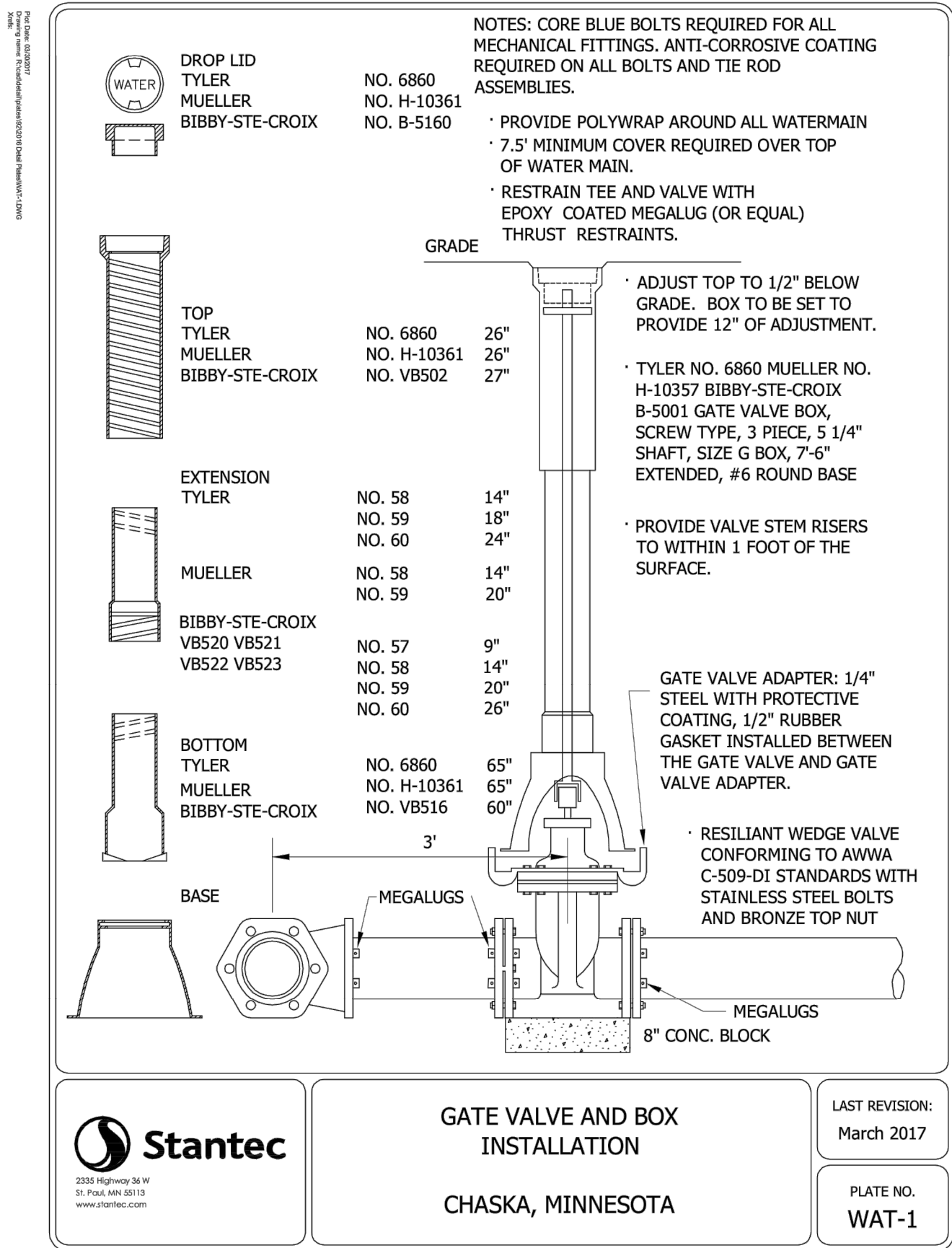
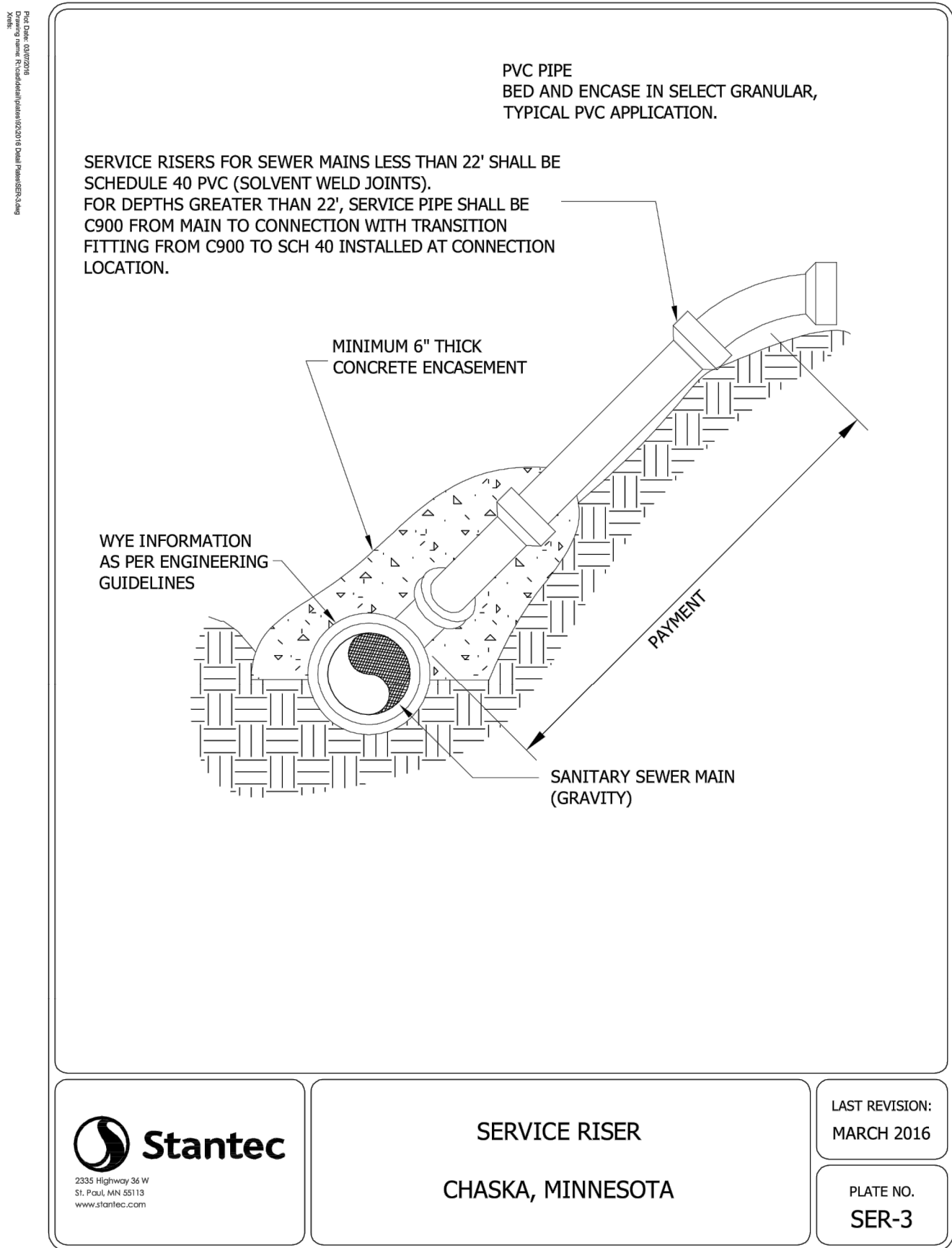
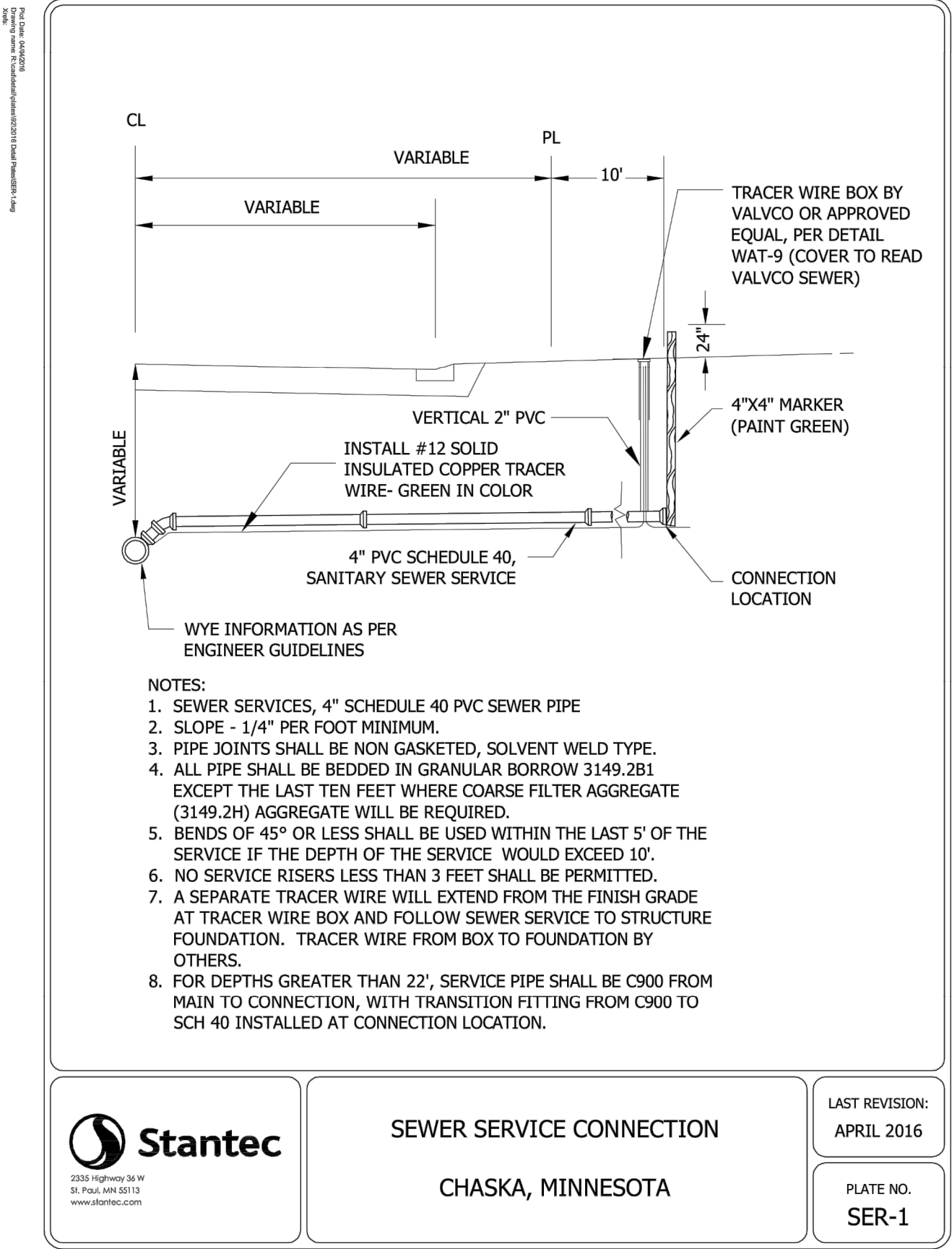
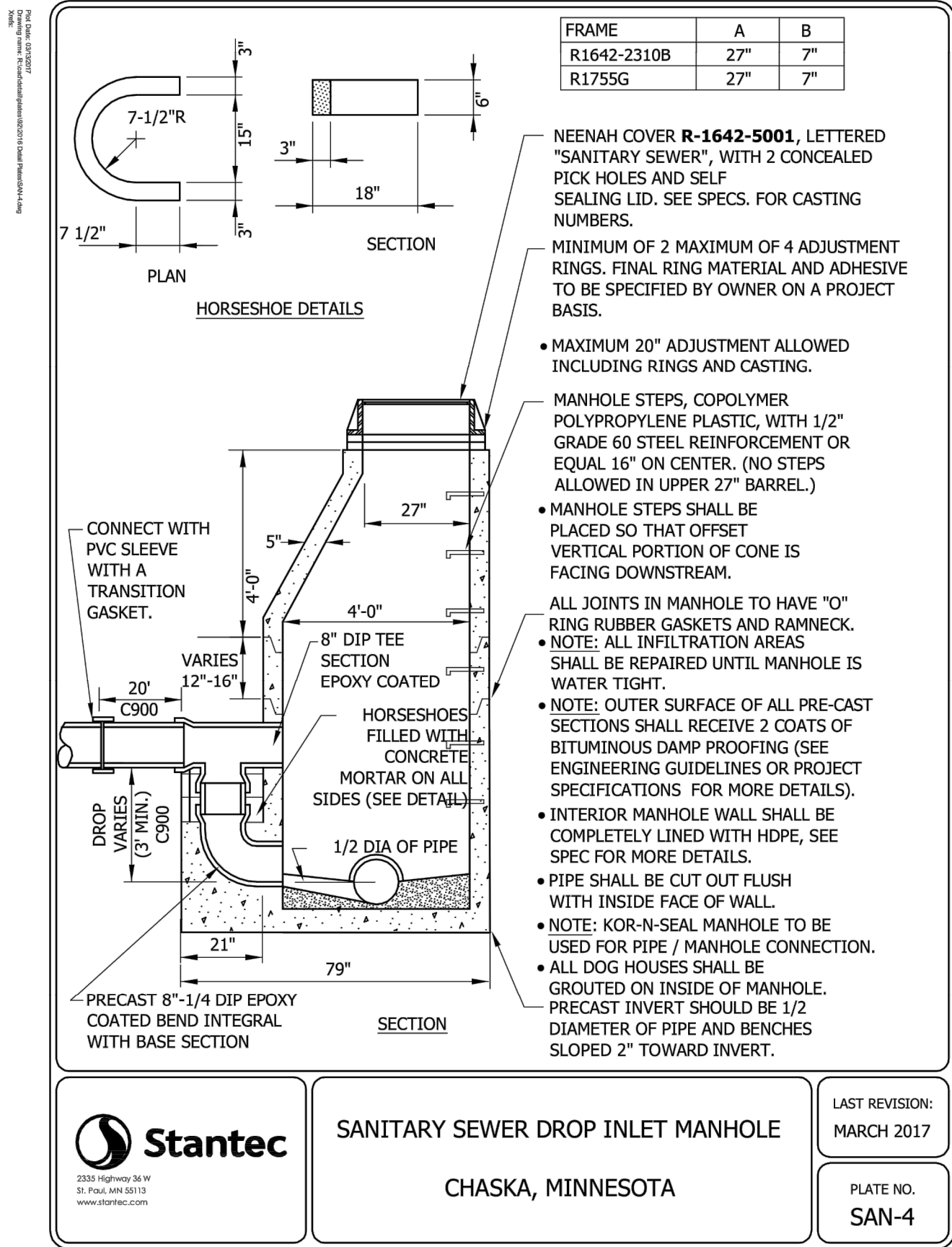
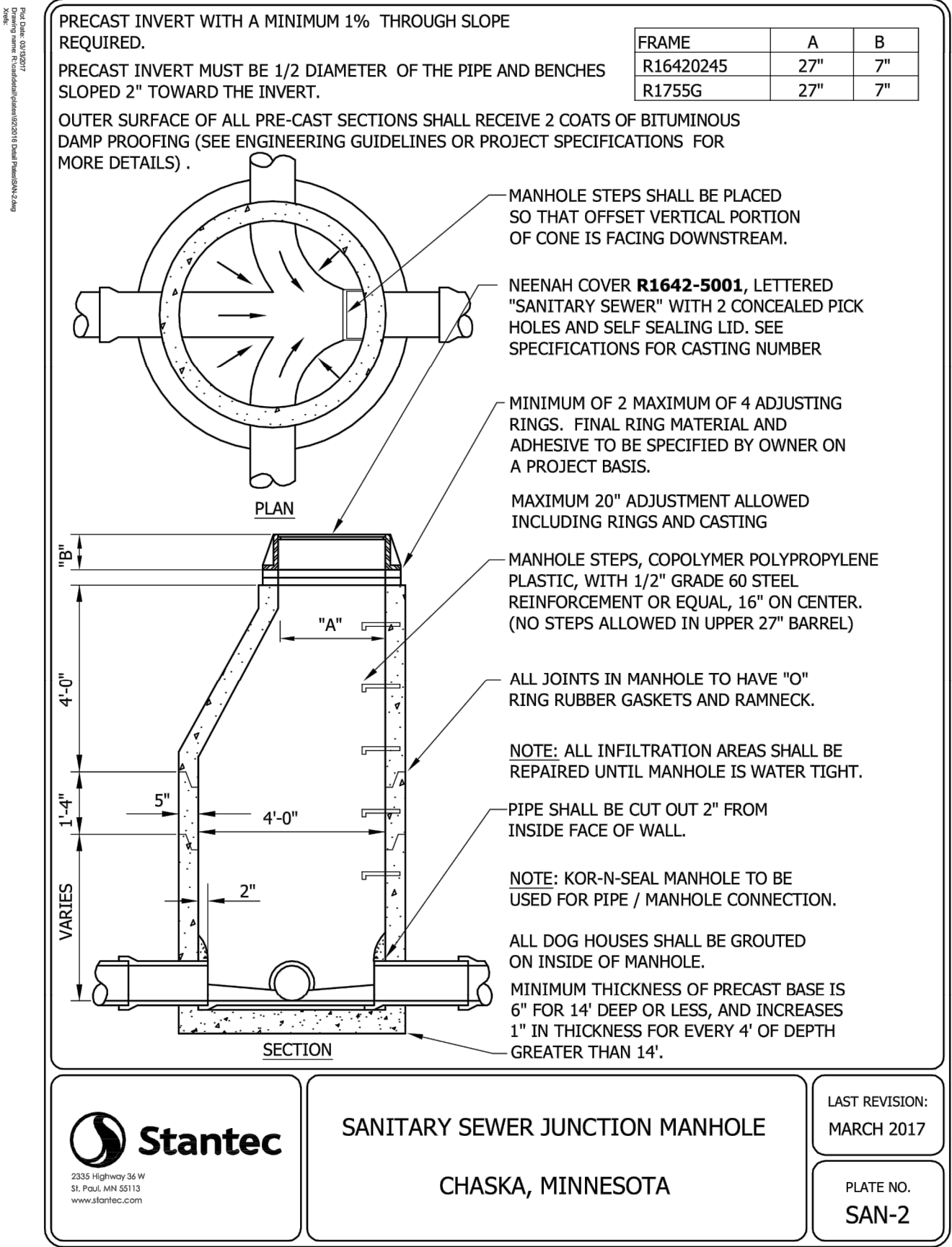
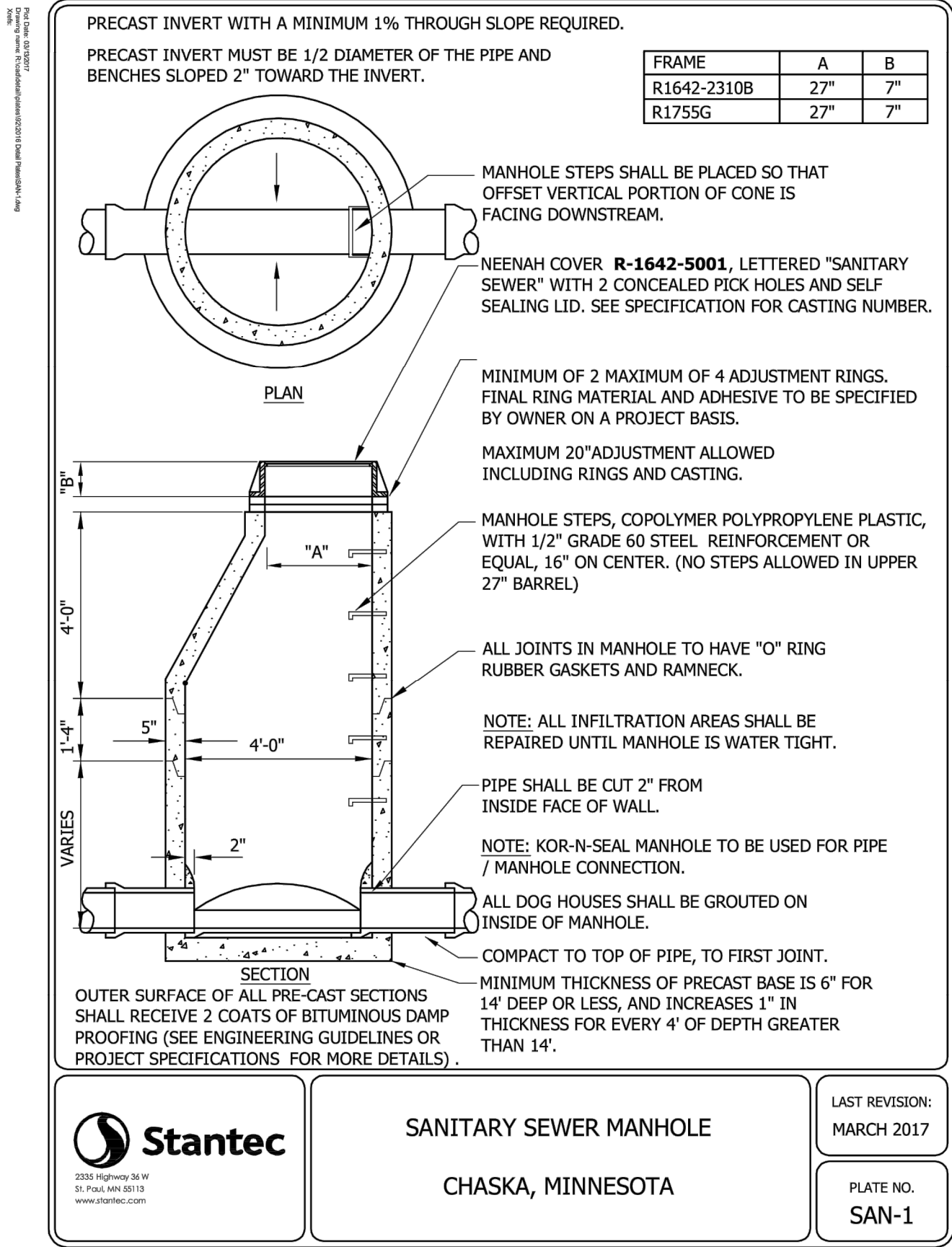
PROFILE SCALES
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

James R. Hill, Inc.
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PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
J. R. Hill, P.E.
Date: 03/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STREET CONSTRUCTION
SAGEWOOD CIRCLE/SAGEWOOD COURT
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019	BID PACKAGE
CAD FILE	23473STR
PROJECT NO.	23473
	C4.1



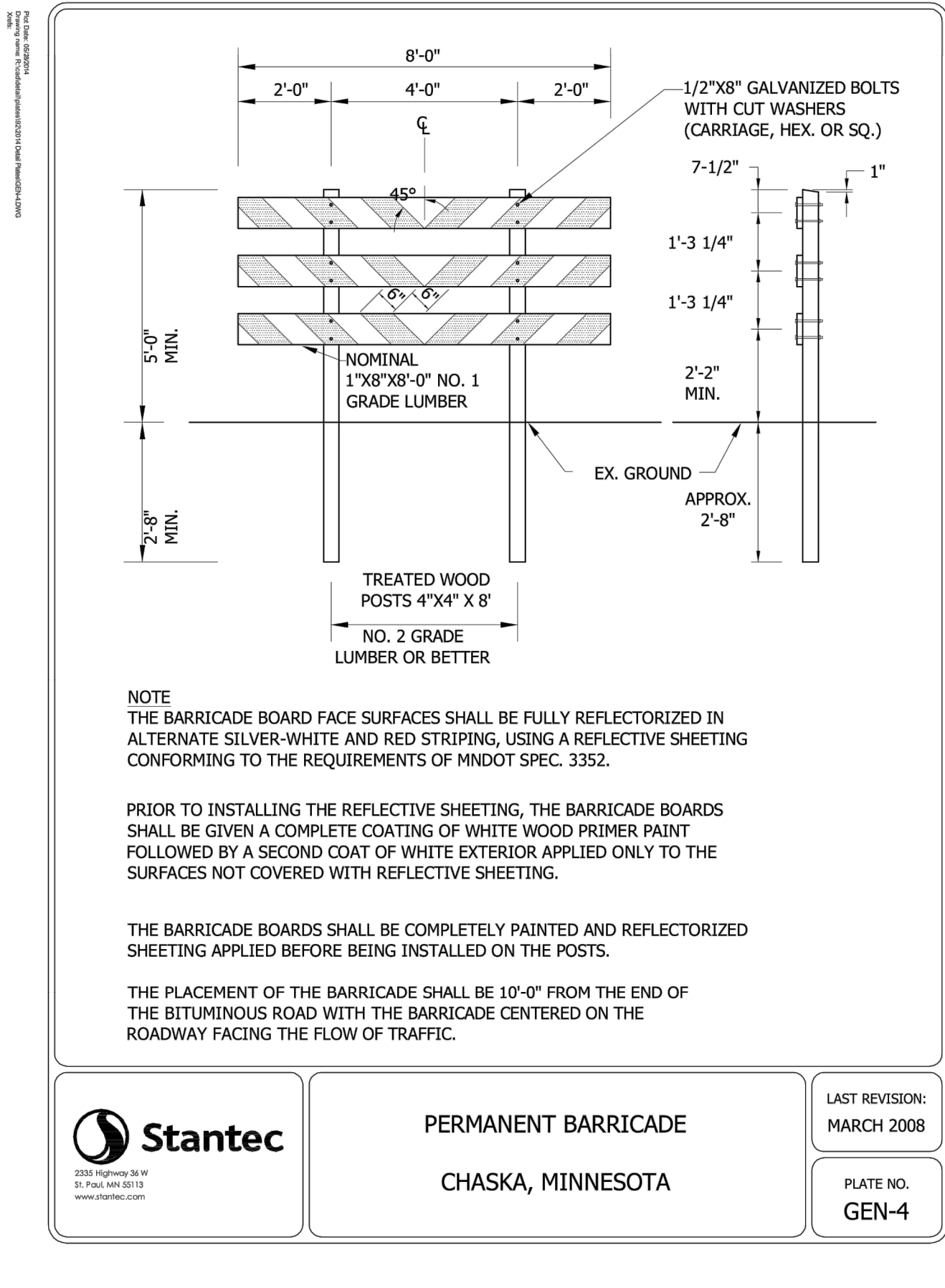
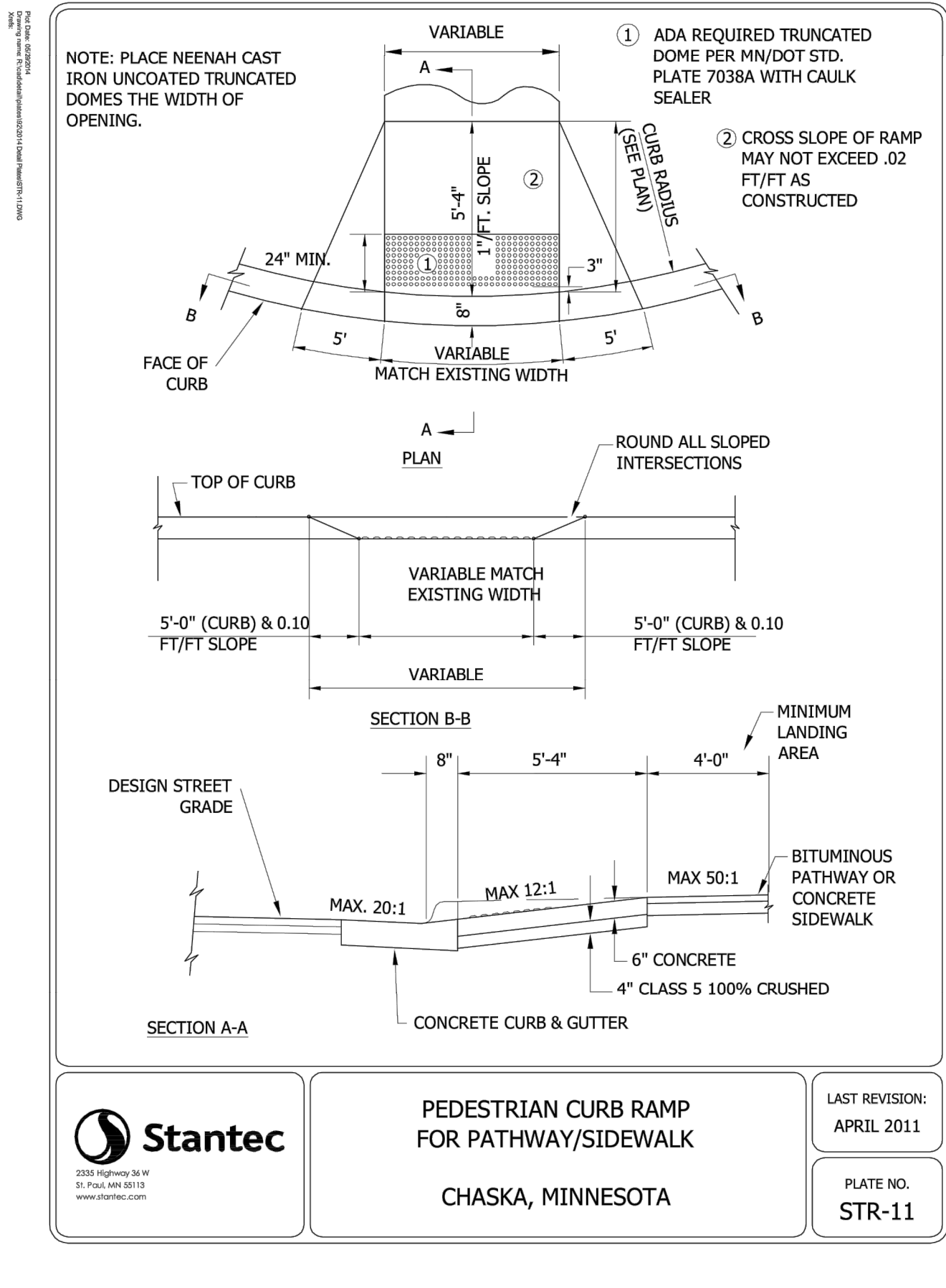
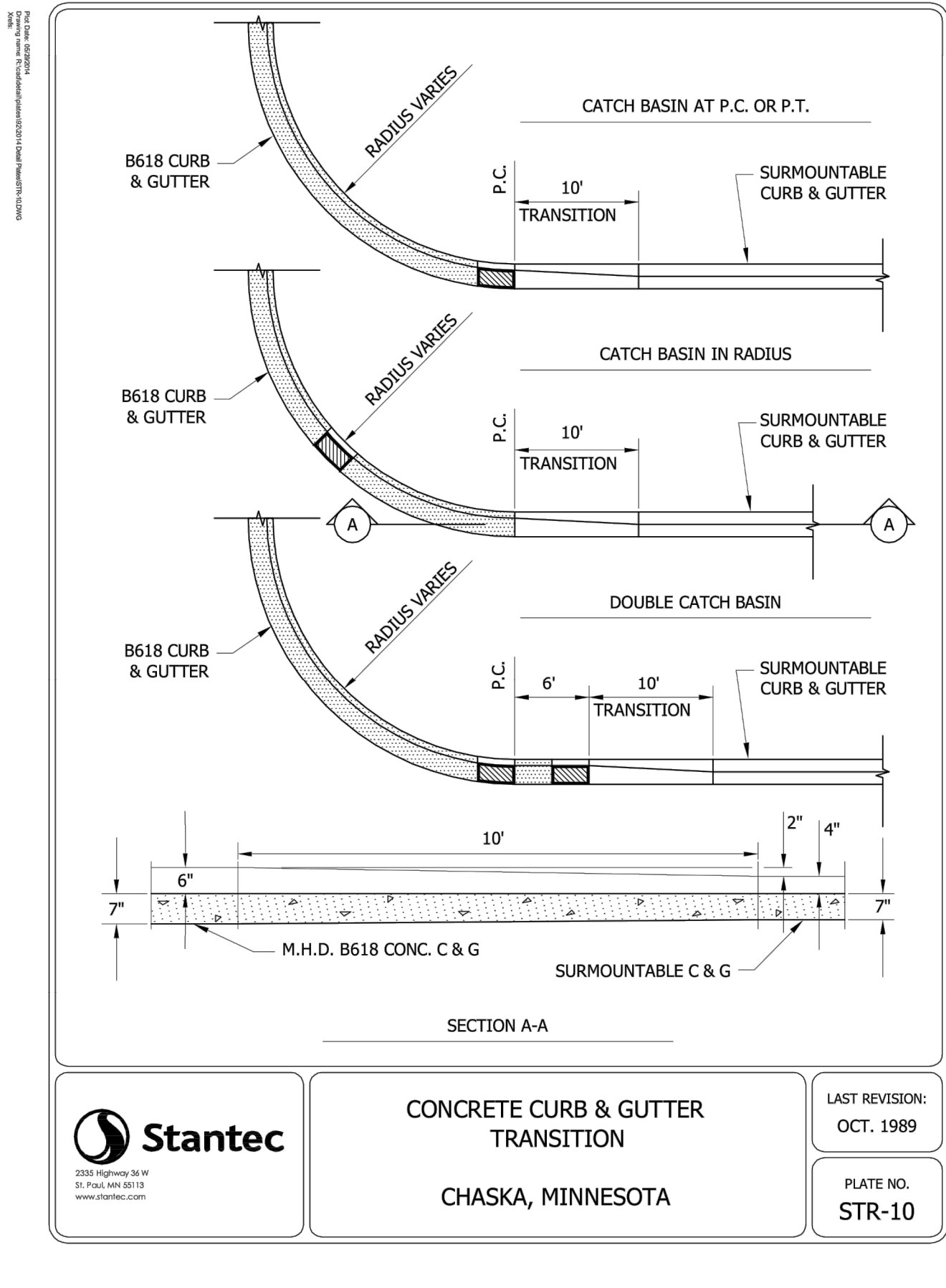
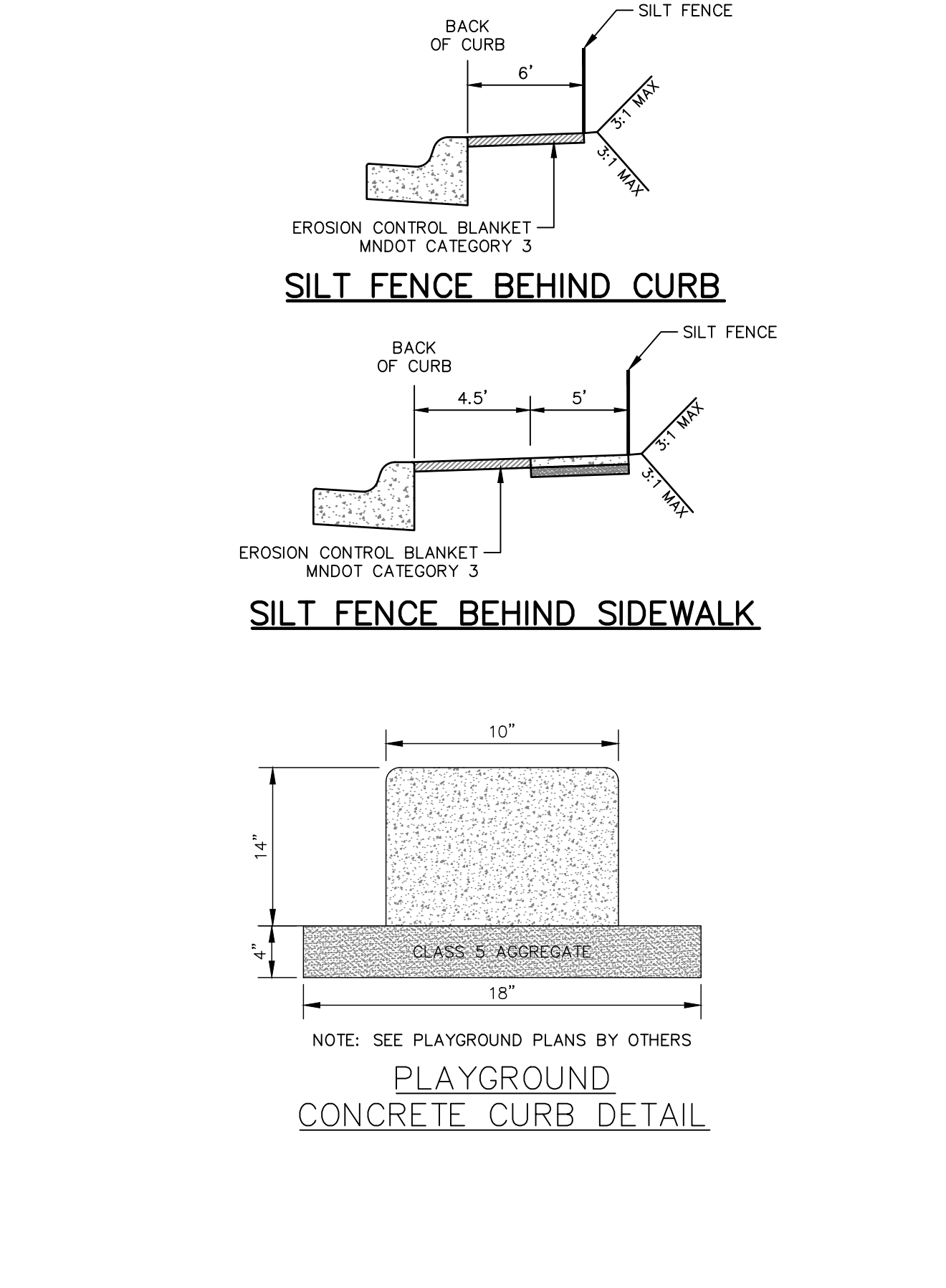
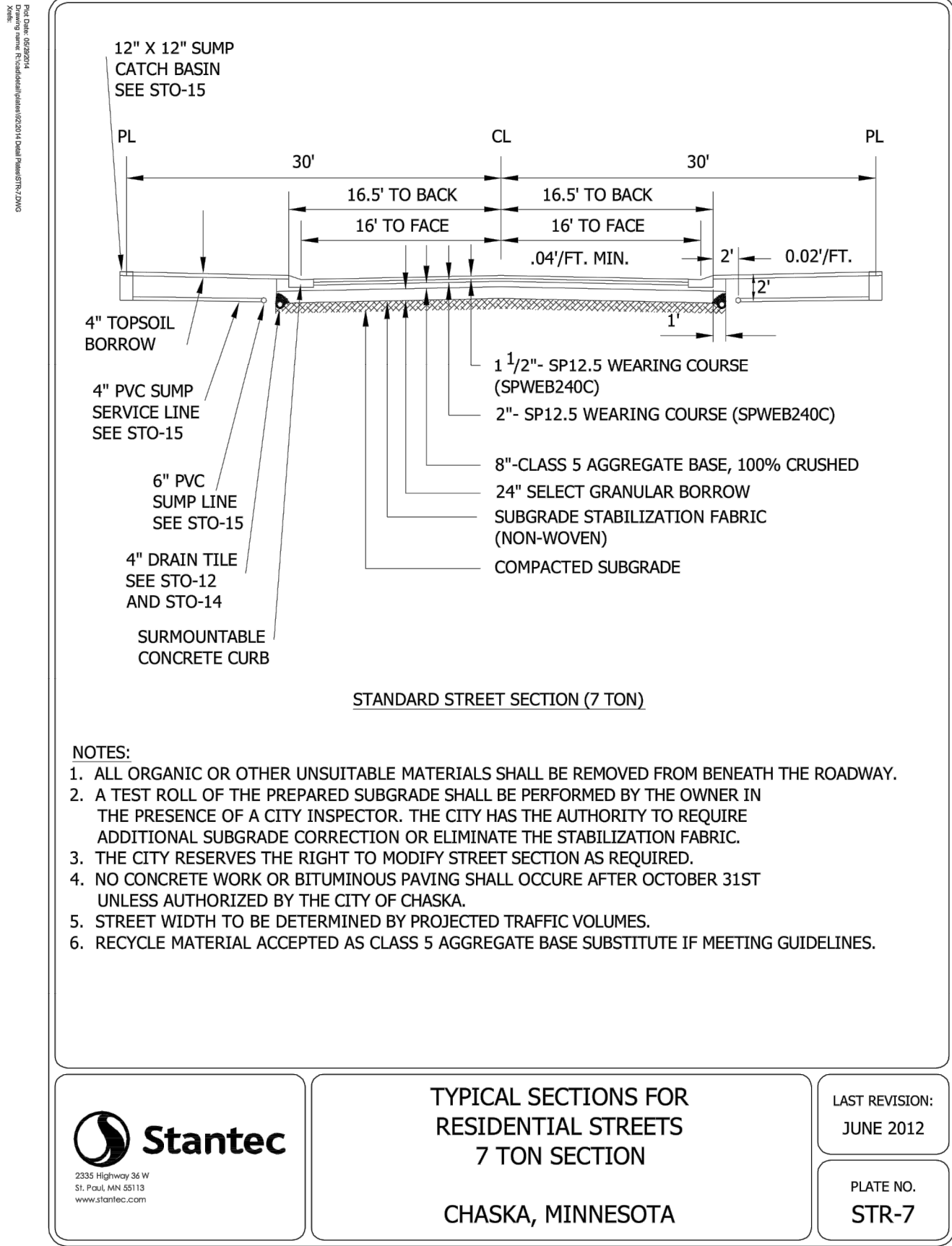
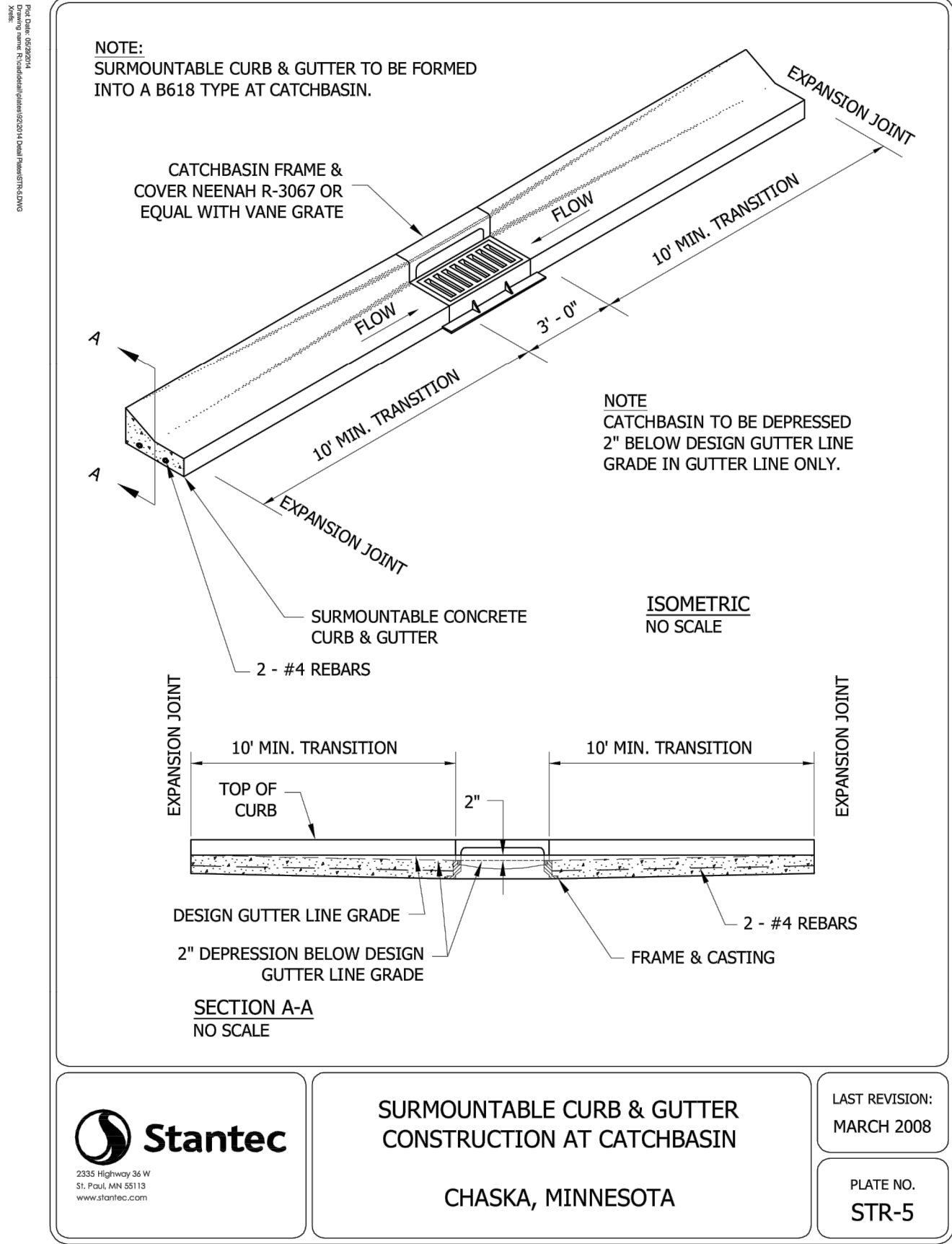
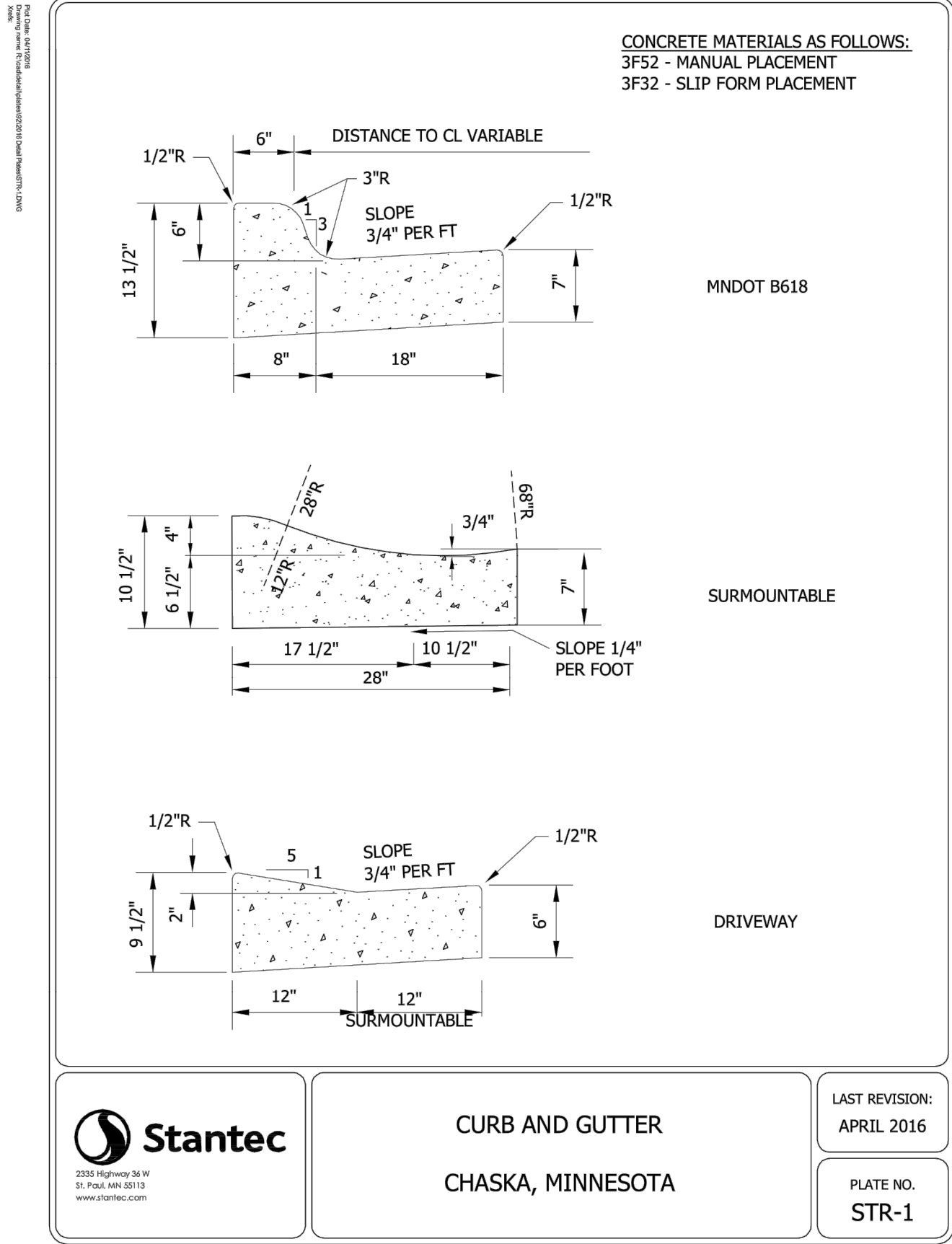
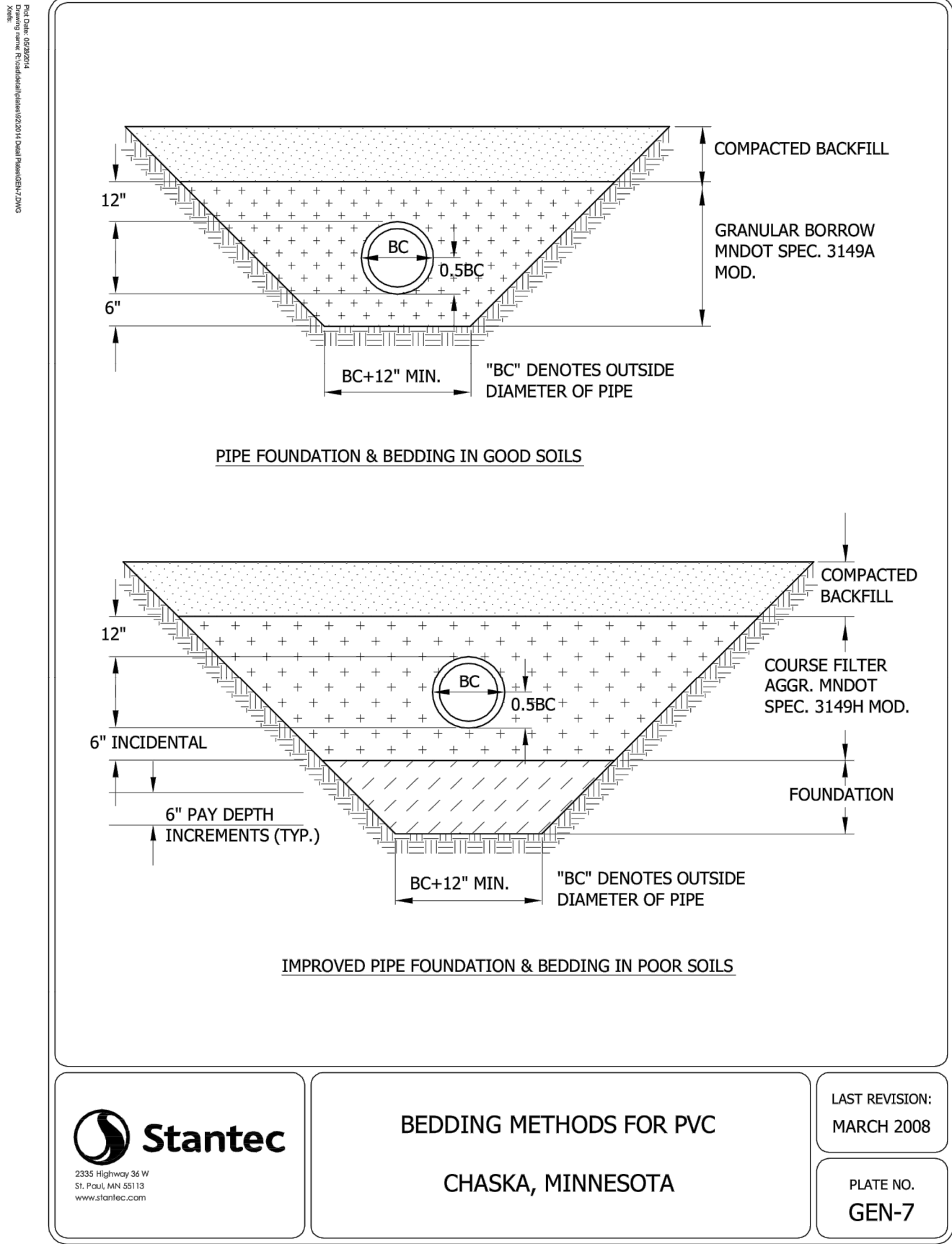
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J. R. Hill, P.E.
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DETAILS
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO
DATE
02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE
23473D
PROJECT NO.
23473
C5.0

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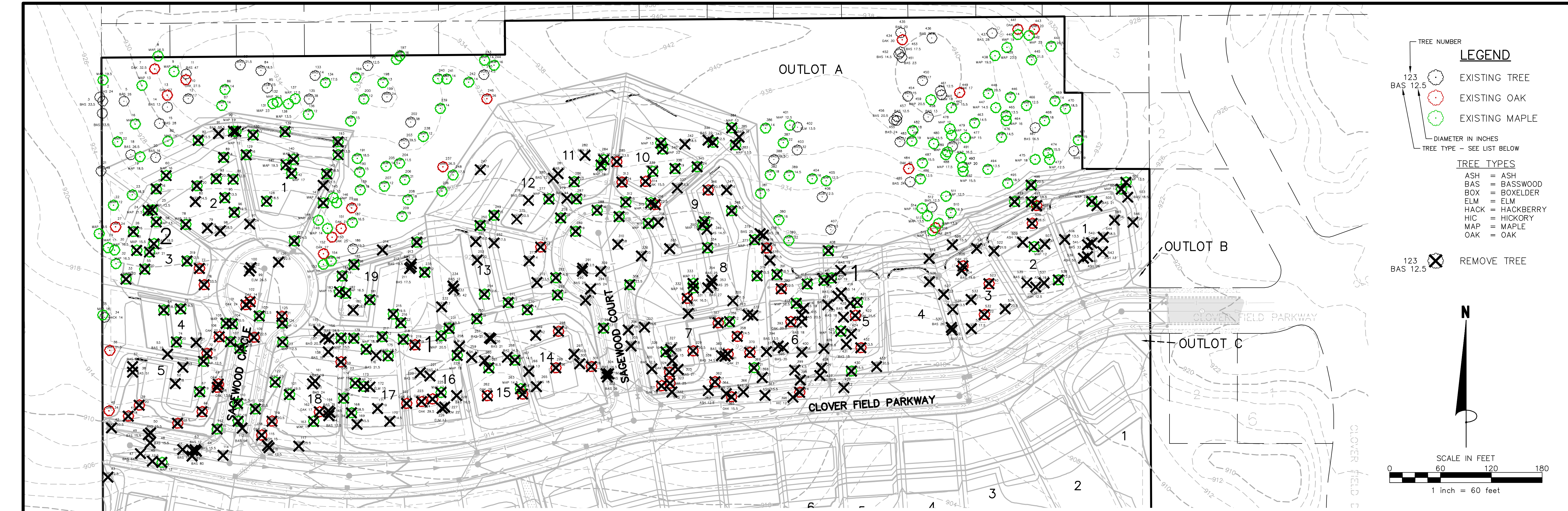


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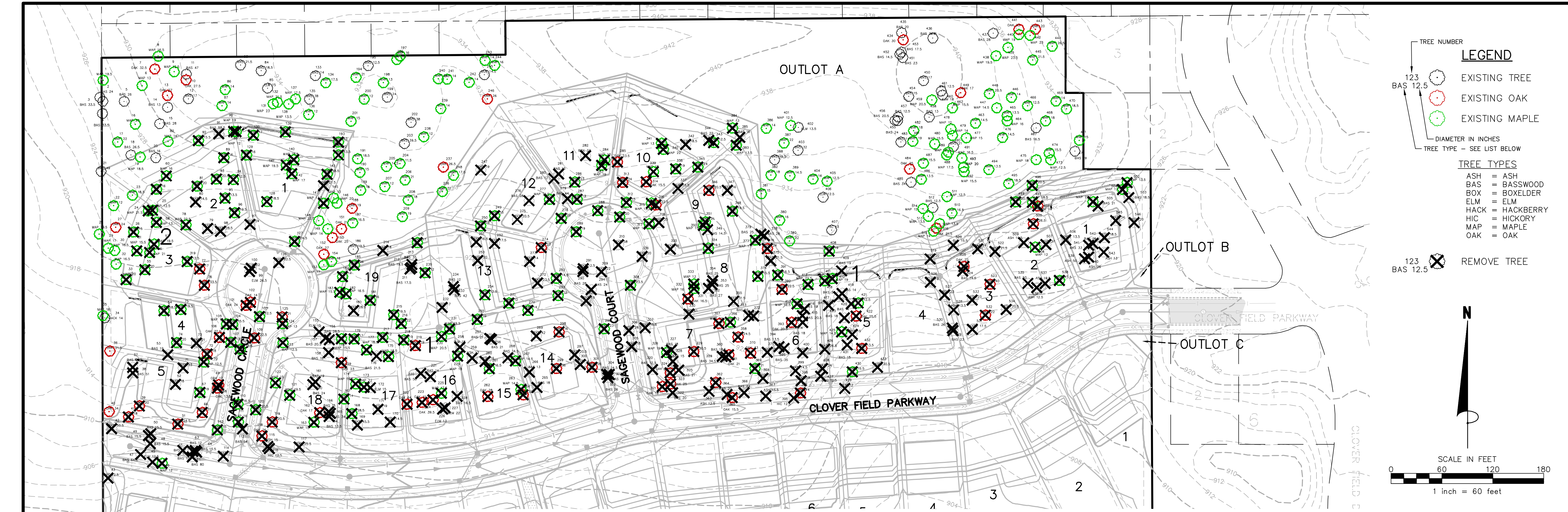
SAGEWOOD 2ND ADDITION
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CONSTRUCTION DETAILS
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03/12/2019 BID PACKAGE
CAD FILE
23473D
PROJECT NO.
23473
C5.3



ALL TREES

TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE
1	Maple, sugar	19.5		51	Oak, bur	24.5	X	101	Oak, bur	24.0	X	151	Oak, red	21.0		201	Maple, sugar	15.0		351	Maple, sugar	21.0	X	401	Maple, sugar	12.5		451	Basswood	23.0		501	Maple, sugar	22.0	X				
2	Basswood	24.0		52	Basswood	18.0	X	102	Oak, bur	14.0	X	152	Oak, red	27.0		202	Basswood	38.0		352	Basswood	27.0	X	402	Elm, American	13.5		452	Basswood	14.5		502	Maple, sugar	13.5	X				
3	Basswood	23.5		53	Basswood	19.0	X	103	Maple, sugar	12.5	X	153	Maple, sugar	17.0		203	Basswood	39.5		353	Basswood	25.0	X	403	Basswood	32.0		453	Basswood	17.5		503	Basswood	18.5	X				
4	Basswood	33.5		54	Maple, sugar	18.5	X	104	Maple, sugar	15.5	X	154	Maple, sugar	16.0		204	Maple, sugar	11.5		354	Basswood	25.0	X	404	Maple, sugar	16.0		454	Basswood	15.0		504	Maple, sugar	12.0	X				
5	Basswood	26.0		55	Maple, sugar	20.0	X	105	Maple, sugar	17.5	X	155	Elm, American	15.0	X	205	Maple, sugar	14.5		355	Basswood	31.5	X	405	Maple, sugar	12.5		455	Basswood	24.0		505	Basswood	21.0	X				
6	Maple, sugar	13.0		56	Maple, sugar	21.0	X	106	Oak, bur	22.5	X	156	Basswood	28.5	X	206	Maple, sugar	21.0		356	Maple, sugar	12.0	X	406	Elm, red	12.5		456	Basswood	20.5		506	Hackberry	13.5	X				
7	Oak, bur	32.5		57	Maple, sugar	19.5	X	107	Maple, sugar	13.5	X	157	Basswood	20.5	X	207	Maple, sugar	12.0		357	Maple, sugar	22.0	X	407	Hickory, bitternut	13.0		457	Basswood	12.5		507	Basswood	37.0	X				
8	Maple, sugar	16.5		58	Maple, sugar	13.0	X	108	Maple, sugar	16.5	X	158	Basswood	18.0	X	208	Maple, sugar	18.0		358	Oak, red	24.5	X	408	Maple, sugar	19.0	X	458	Basswood	13.0		508	Maple, sugar	12.0	X				
9	Maple, sugar	12.5		59	Maple, sugar	16.0	X	109	Oak, bur	22.5	X	159	Oak, bur	23.0	X	209	Maple, sugar	19.0		359	Basswood	34.5	X	409	Basswood	19.0	X	459	Maple, sugar	20.5		509	Ash, green	19.5	X				
10	Oak, red	27.5		60	Maple, sugar	16.0	X	110	Maple, sugar	16.5	X	160	Basswood	24.0	X	210	Maple, sugar	17.0	X	360	Basswood	18.5	X	410	Maple, sugar	19.0	X	460	Elm, red	18.0		510	Maple, sugar	16.5					
11	Basswood	47.0		61	Basswood	80.0	X	111	Maple, sugar	16.0	X	161	Basswood	19.0	X	211	Basswood	17.5	X	361	Oak, red	21.0	X	411	Maple, sugar	22.5	X	461	Basswood	12.5		511	Maple, sugar	12.5					
12	Basswood	17.0		62	Basswood	17.0	X	112	Basswood	14.0	X	162	Oak, bur	17.0	X	212	Basswood	19.5	X	362	Oak, red	17.0	X	412	Maple, sugar	22.5	X	462	Maple, sugar	15.5		512	Basswood	12.5					
13	Oak, white	27.0		63	Basswood	12.0	X	113	Maple, sugar	15.0	X	163	Maple, sugar	15.0	X	213	Basswood	35.0	X	363	Ash, green	12.5	X	413	Maple, sugar	12.5	X	463	Maple, sugar	14.5		513	Maple, sugar	13.5					
14	Basswood	13.0		64	Basswood	15.5	X	114	Basswood	39.0	X	164	Basswood	13.5	X	214	Basswood	18.0	X	364	Basswood	20.0	X	414	Basswood	18.0	X	464	Maple, sugar	16.0		514	Maple, sugar	15.0					
15	Basswood	28.0		65	Basswood	27.0	X	115	Ash, green	15.0	X	165	Basswood	34.0	X	215	Maple, sugar	19.5	X	365	Oak, red	15.5	X	415	Basswood	20.5	X	465	Maple, sugar	13.5		515	Maple, sugar	14.0					
16	Maple, sugar	20.0		66	Oak, bur	31.0	X	116	Hickory, bitternut	12.5	X	166	Basswood	15.0	X	216	Maple, sugar	22.0	X	366	Basswood	24.0	X	416	Basswood	19.0	X	466	Maple, sugar	12.5		516	Oak, bur	21.5					
17	Maple, sugar	22.0		67	Maple, sugar	19.0	X	117	Basswood	25.5	X	167	Maple, sugar	14.0	X	217	Maple, sugar	12.0	X	367	Ash, green	15.5	X	417	Basswood	30.5	X	467	Basswood	16.5		517	Maple, sugar	13.5					
18	Basswood	26.5		68	Oak, bur	13.5	X	118	Oak, red	26.0	X	168	Maple, sugar	28.5	X	218	Maple, sugar	19.0	X	368	Basswood	21.0	X	418	Basswood	30.0	X	468	Maple, sugar	18.0		518	Basswood	20.0					
19	Maple, sugar	18.5		69	Oak, bur	17.0	X	119	Oak, bur	20.5	X	169	Basswood	45.5	X	219	Oak, bur	19.0	X	369	Maple, sugar	21.0	X	419	Basswood	14.0	X	469	Maple, sugar	14.0		519	Elm, American	15.5	X				
20	Basswood	16.0		70	Maple, sugar	12.5	X	120	Maple, sugar	20.5	X	170	Ash, green	14.5	X	220	Basswood	56.0	X	370	Oak, red	33.0	X	420	Basswood	14.0	X	470	Maple, sugar	18.5		520	Basswood	14.0	X				
21	Basswood	49.0		71	Basswood	23.0	X	121	Ash, green	19.0	X	171	Ash, green	19.0	X	221	Basswood	14.0	X	371	Basswood	15.0	X	421	Maple, sugar	12.5	X	471	Maple, sugar	15.0		521	Maple, sugar	21.5	X				
22	Maple, silver	12.0		72	Oak, bur	18.0	X	122	Maple, sugar	15.0	X	172	Elm, red	15.0	X	222	Oak, red	64.0	X	372	Basswood	20.0	X	422	Oak, red	25.5	X	472	Basswood	19.0		522	Oak, red	40.0	X				
23	Maple, sugar	18.5		73	Basswood	21.0	X	123	Maple, sugar	12.5	X	173	Maple, sugar	22.0	X	223	Oak, red	41.0	X	373	Basswood	15.0	X	423	Basswood	18.0	X	473	Maple, sugar	12.5		523	Basswood	19.5	X				
24	Maple, sugar	21.5	X	74	Maple, sugar	20.0	X	124	Maple, sugar	13.0	X	174	Maple, sugar	16.5	X	224	Oak, bur	39.5	X	374	Maple, sugar	15.5	X	424	Basswood	15.0	X	474	Maple, sugar	15.5		524	Oak, red	22.0	X				
25	Maple, sugar	12.5	X	75	Maple, sugar	19.5	X	125	Oak, bur	21.0	X	175	Maple, sugar	18.5	X	225	Maple, sugar	17.5	X	375	Basswood	21.0	X	425	Maple, sugar	14.5	X	475	Maple, sugar	18.0		525	Elm, American	12.0	X				
26	Maple, sugar	15.0	X	76	Oak, bur	33.5	X	126	Basswood	22.5	X	176	Basswood	21.5	X	226	Elm, American	13.0	X	376	Oak, red	24.0	X	426	Basswood	26.5	X	476	Maple, sugar	14.5		526	Ash, green	23.0	X				
27	Oak, bur	24.0		77	Oak, bur	17.0	X	127	Maple, sugar	24.5	X	177	Maple, sugar	18.5	X	227	Elm, American	22.0	X	377	Maple, sugar	17.0	X	427	Basswood	12.5	X	477	Maple, sugar	15.0		527	Ash, green	13.5	X				
28	Maple, sugar	19.5		78	Maple, sugar	22.5	X	128	Maple, sugar	18.5	X	178	Maple, sugar	15.5	X	228	Basswood	16.5	X	378	Basswood	28.0	X	428	Basswood	24.0	X	478	Maple, sugar	12.0		528	Basswood	23.0	X				
29	Maple, sugar	17.0		79	Basswood	18.0	X	129	Maple, sugar	16.0	X	179	Maple, sugar	17.0	X	229	Maple, sugar	18.0	X	379	Basswood	25.0	X	429	Elm, American	12.0	X	479	Maple, sugar	14.0		529	Basswood	26.0	X				
30	Maple, sugar	16.5		80	Basswood	14.5	X	130	Maple, sugar	17.0	X	180	Basswood	28.5	X	230	Maple, sugar	20.5	X	380	Maple, sugar	16.0	X	430	Maple, sugar	15.5	X	480	Maple, sugar	15.5		530	Hackberry	17.5	X				
31	Maple, sugar	15.5	X	81	Maple, sugar	20.0	X	131	Maple, sugar	23.0	X	181	Maple, sugar	16.0	X	231	Maple, sugar	19.5	X	381	Maple, sugar	15.0	X	431	Basswood	15.0	X	481	Maple, sugar	19.0		531	Oak, bur	22.0	X				
32	Maple, sugar	16.5		82	Maple, sugar	14.0		132	Maple, sugar	21.5		182	Maple, sugar	16.5	X	232	Basswood	17.0	X	382	Maple, sugar	16.0	X	432	Oak, red	13.5	X	482	Maple, sugar	18.0		532	Ash, green	23.0	X				
33	Maple, sugar	20.0	X	83	Basswood	21.5		133	Basswood	14.0		183	Maple, sugar	15.5	X	233	Basswood	42.0	X	383	Maple, sugar	12.0	X	433	Ash, green	30.5	X	483	Basswood	14.0		533	Ash, green	20.5	X				
34	Hackberry	14.0		84	Basswood	18.5		134	Maple, sugar	17.5		184	Maple, sugar	14.0	X	234	Basswood	12.0	X	384	Maple, sugar	19.5	X	434	Oak, red	30.0		484	Oak, red	35.0		534	Basswood	50.0	X				
35	Maple, sugar	18.0		85	Elm, red	15.0		135	Basswood	38.0		185	Maple, sugar	26.0	X	235	Maple, sugar	12.0	X	385	Basswood	46.0	X	435	Basswood	20.0		485	Basswood	34.0		535	Ash, green	12.5	X				
36	Oak, bur	21.5		86	Maple, sugar	14.0		136	Maple, sugar	12.0		186	Basswood	19.5		236	Maple, sugar	17.0		386	Maple, sugar	14.0		436	Basswood	36.5		486	Maple, sugar	13.5		536	Ash, green	19.5	X				
37	Basswood	20.5	X	87	Maple, sugar	14.0		137	Maple, sugar	17.5		187	Maple, sugar	16.5		237	Oak, red	26.5		387	Maple, sugar	22.0		4															



ALL TREES

TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE	TREE #	TREE TYPE	DIA. (IN.)	REMOVE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
1	Maple, sugar	19.5		51	Oak, bur	24.5	X	101	Oak, bur	24.0	X	151	Oak, red	21.0		201	Maple, sugar	15.0		351	Maple, sugar	21.0	X	401	Maple, sugar	12.5		451	Basswood	23.0		501	Maple, sugar	22.0	X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

04/10/19

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

Applicant: Daniel Andersen

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

Case No.: 2019-07

Synopsis: The applicant is requesting approval of a preliminary site & building plan, preliminary plat and rezoning to construct a new office/warehouse building with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

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

In December 2018, the Structures, Inc. Concept Plan was approved.

Comments/Concerns Brought Up During Concept Plan

There were a couple comments brought up during the Concept Plan review that the applicant has addressed in this preliminary submittal. They are the following:

- Layout & Access Points: the applicant showed in their Concept Plan access points off of Old Audubon Road and Ravoux Road; staff and the Commissions requested that the access point on Ravoux Road be removed and the access point on Old Audubon Road be relocated to show access on the shared driveway at Arbor Drive. The applicant has revised the site plan to show these requests. The applicant was also requested to relocate the parking lot to the north side of the building, which they have also done as a part of this preliminary plan.
- Exterior Storage Screening: staff and the Commissions requested the applicant show how the exterior storage yard was programmed and screened. The applicant has provided a detail drawing showing the areas and types of storage. They have also provided a

narrative detailing the heights of the items being stored outside. Materials stored on site will be landscaping blocks, gravel, sub-grade material and other similar materials; these items will be stored in low, open bins that will not be stacked more than 6 feet high. Approximately 6 Pick-up trucks that are approximately 8' tall and 18' long, and long trailers will also be stored outside in the storage yard. An 8 foot privacy fence, berming on the west side, and trees will be situated around the perimeter of the storage yard to screen what is in this area. Berming was not achievable on the south side of the site due to the location of the transmission easement. The easement area does not allow for landscaping within it.

- Noise Summary: staff and the commissions requested a noise summary be completed for this preliminary submittal indicating the type of noise that will be generated outside in the storage yard. The applicant has summarized that the pick-up trucks aforementioned will be loading up materials and leaving the site between the hours of 7:00am and 9:00am. They will return around 3:00pm-6:00pm where they will re-park, however some may stay at the job sites until work is completed. A bobcat tractor and fork lift will be used occasionally throughout the day for moving materials around the yard. All maintenance of vehicles will occur inside the building's shop space. Operations will only occur from Monday-Friday.

Goals

The goals indicated by the applicant were to provide the main headquarters for the Structures, Inc. business in the Chaska area, provide a fluent operation for their business that serves a long term relationship with the City, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

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

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning approval for the construction of a new office/warehouse building and an exterior storage yard for the company Structures, Inc. The company is currently located in Shakopee and are a big block wall and paver stone contractor. This new location will be the main corporate headquarters to the entire company. They propose to have business operations Monday-Friday from 7:00am to 6:00pm.

Adjacent properties

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

Use

The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the 1997 approvals for the site which guided the area north of the NSP highline as industrial.

Layout

The layout of the site is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides access to the parking lot and exterior storage yard. The building is situated more on the easterly side of the site towards Old Audubon Road. The parking lot is proposed on the north portion of the building between the building and shared driveway on Arbor Drive. An exterior storage yard abuts the building on its west side and is situated more in the center of the site.

Building Location/Design

The new office/warehouse industrial building is planning to locate on a 5.25 acre lot and is proposed to be approximately 16,000 square feet in size. The majority of the building will be office space at 10,000 square feet, and the remainder will be warehouse/shop space at 6,000 square feet. The shop space will be for maintaining equipment like bobcats, trailers and trucks. The entrance of the building will face north. The building was oriented in a way that it was generally in line with the industrial buildings to the north.

In addition to the building, the business proposes to operate an exterior storage yard on the west side of the building. This area will store materials and several bins that will hold in different types of rock and other base material; pick-up trucks and trailers will also be stored in this area. The height and trucks will stand no more than 8 feet in height in a vehicle or raw storage of materials. This exterior area is proposed to be secured off via a 8-foot privacy fence.

The proposed design of this building is rectangular in footprint and one-story in height; at its tallest point it will be 26 feet where the shop space is. The building proposes to have windows, brick, wood, and metal cladding for materials. The design of the building was designed to have more of a residential look facing Old Audubon Road so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent. The new building plans to have 18-20 total employees in the office and 2 employees in the shop space.

Staff Recommendation/Analysis

The location of the building appears to be appropriate as it is situated closer to Old Audubon Road where the main entrance to site is located. The look of the building being more residential on the front (east and south) is appropriate for the context this site is in. It will provide a more harmonious edge to the residential on the south.

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

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

Structures Building Materials	
Class I	Brick, Glass (31%)
Class II	Metal Panels (50%)
Class III	Wood, Kalwall (19%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	31% Class I material; 2 different materials 50% Class I material; 1 material

According to the table above the applicant is meeting the building design/materials ordinance for industrial buildings. If brick is used on the building, then it should be advised that only full modular face brick is classified as a Class I material. Brick veneer is not a Class I material.

The applicant has also included photos of the materials and colors selected for the building. Black and dark brown make up the majority of the building's colors from the metal panels and brick. Given the residential context to the south, it would be more appropriate to provide colors that fit in well. With that said, staff would suggest lightening up either the metal panels or brick color in an effort to bring some lighter tones to the area.

Overall, the building provides a unique look. There are numerous masses and shapes to the building which provides interest. The lower profile of the building will be oriented more towards Old Audubon Road, which staff believes is an appropriate orientation to provide harmony between the industrial and residential context. The higher profile of the shop will be oriented toward the rear (west) and thus will not be as cumbersome at the street level.

The exterior storage proposed will be placed on pavement. The exterior storage area is going to be screened with an eight-foot privacy fence. The fence is proposed to be a prefinished gray fence. Landscaping in the form of deciduous and coniferous plantings will also be incorporated around its exterior perimeter to provide a natural break. Berming is also proposed on the west edge of the site adjacent to Ravoux Road to provide additional height for the screening in this area. Berming was also explored on the south side of the site, however, the existing transmission line easement prohibits plantings and berming within it.

A couple cross sections were provided to show the exterior storage height relations between Ravoux Road on the west and the residences to the south. Please note that the fence height shown does not show 8 feet, which is what is being proposed. An updated drawing should be provided at the meeting.

Parking/Access/Circulation

The site is proposing to incorporate 60 parking spaces (25 initial construction plus 35 proof of parking). The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	10,000 sf	1ps/250sf	40 parking spaces
Warehouse	6,000 sf	1ps/350sf	17 parking spaces
		REQUIRED	57 parking spaces
		PROVIDED	60 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site.

The project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be widened onto the Structures' property to accommodate two-way traffic movement. The shared driveway will then provide two accesses into the site; one into the employee parking lot; one into the exterior storage yard and access to the shop doors. This shared driveway will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will be amended to include the Structures site.

Staff Recommendation/Analysis

The layout has since been modified from the Concept Plan to incorporate changes requested by staff and the Commissions. Staff advised the applicant to eliminate the Ravoux Road access and re-orient the Old Audubon Road access to the north side of the site to connect into the shared driveway on Arbor Drive. The applicant has made these changes.

Setbacks

The required setbacks for the site are as follows:

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

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

The NSP highline easement on the south side of the site provides for a 125 foot setback from most of the southern property line, which is more than the ordinance requires; this easement cannot be encroached into with buildings and parking.

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

Landscaping & Screening

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	52 caliper inches (20 trees)	28
Understory Trees	5	5
Shrubs	70	121

According to the table above the applicant is meeting the landscape ordinance. A landscaped island on the north side of the parking lot will be incorporated. Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence. Berming is only proposed on the west side as the south side is encumbered by an easement that prohibits such use. As the south side is the most critical area, staff would advise the inclusion of additional coniferous trees or crimson spire on the south edge of the fence specifically between the two deciduous trees on the west end and just south of the trash enclosure area.

An 8-foot pre-finished fence is proposed along the perimeter of the exterior storage area to screen from the adjacent properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant has provided a picture and spec of such fence they would like to use and it appears to be in line with this. Again, please note the spec currently says 6 feet however 8 feet is the intention.

Lighting

The applicant has provided a photometric plan and lighting specs as a part of this submittal. Lighting is proposed within the parking lot and on the north, west and south sides of the building above the doors. The specs indicate that they will be fully enclosed light sources that face down.

The photometric plan indicates that it meets City ordinance in terms of foot candles. However, staff questions the light sources proposed on the south side as well as the west side. The wall mount light on the south side is placed 12 feet above grade. Staff would ask if there is an option to lower it to be 8-10 feet above grade. The same can be said for the dock doors and pedestrian door on the west side. The dock lighting is 16 feet above grade, and the dock doors are only 12 feet high; lowering the wall mounts to 13-14 feet above grade can help with the potential light being seen from neighboring residential properties.

Noise

A noise summary was provided to indicate the type of operations occurring outdoors. Pick-up trucks will begin to load their vehicles from 7:00am to 9:00am and take off for their job site. Trucks will start to come back from their job sites around 3:00pm to 6:00pm where they will park

on site in the exterior storage area. A bobcat and fork lift will occasionally run throughout the day to move material around the yard. All maintenance of vehicles will be done inside the building in the shop space.

It appears that the only time of day that may produce the most amount of noise is from 7-9am. However, the applicant has also advised that the 18 foot long pick-up trucks are occasionally used only in the event that they require a larger load to transport. Most of the workers use their own personal pick-ups with the long trailers to transport material, which would produce less noise. Given the low level amount of activity happening in the exterior storage yard, staff does not believe the noise will be of atypical concern. The main use of this site is for offices.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. It appears that there are two monument signs proposed; one on the north side of the building; one on the east side towards Old Audubon Road. Industrial sites are only allowed up to one monument sign per sign code.

Utilities

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

Stormwater

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. A future site visit is to be performed by Anderson Engineering's wetland scientists when conditions allow to confirm additional wetlands are not present on the site.

Rezoning

The site is being rezoned from (PRD-29) to Planned Industrial District (PID-9).

Preliminary Plat

A preliminary plat is proposed as a part of this request. The plat shows one lot with no outlots.

CONCLUSION

Staff will continue to work with the applicant to ensure all items are addressed as referenced in the body and conditions of this report.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2019-07), subject to the following conditions:

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

- a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
- b. Narrative – Rezoning Request, submitted by Structures
- c. Yard Equipment and Noise Summary, submitted by Structures
- d. Daniel Andersen Email, dated March 29, 2019

- e. Storage Detail Images, submitted by HTG Architects
 - f. Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
 - g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - h. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
 - i. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
 - j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
 - k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
 - l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
 - m. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
 - n. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
 - o. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
 - p. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
 - q. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019
 - r. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
 - s. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
 - t. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
 - u. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019
2. Adherence with the Engineers Memo dated April 5, 2019.
 3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
 4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
 5. Provision that either the metal panels or the brick be changed to a lighter color and to be approved by the Planning Department prior to application.
 6. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.
 7. Provision that additional coniferous trees are added on the fence's exterior perimeter on the south side adjacent to the trash enclosure, and to be revised on the landscape plan for final submittal.
 8. Provision that wall lighting on the south and west façades be lowered at least two feet.
 9. Provision that all mechanical equipment will be fully screened from view.
 - 10.Coordination with the City Engineer for the provision of public utilities to the site.
 - 11.Provision of a storm water management plan meeting City and Carver County WMO standards.
 - 12.Provision of a wetland delineation report be submitted.
 - 13.Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 - 14.Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.

Motion to recommend approval of the rezoning from PRD-29 to PID-9 for Lot 1, Block 1 Structures, Inc.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: April 5, 2019
Subject: Structures Inc on Old Audubon Road

The site utility plans propose connections to the sanitary sewer and water mains that will need to be coordinated with the city utility department. Grading of the site requires lowering of the trunk water main that exists through the property and will also require further coordination with the utility department. As seasonal weather allows, before a site grading plan can be approved a wetland delineation report is still needed to determine whether wetlands exist needing avoidance or mitigation.

The existing pond on the south portion of this outlet is planned to address both the proposed and existing residential development storm water needs. An easement for this pond and any alterations/expansion needed to address storm water needs for this development shall be included on the plat. The proposed site grading plan will be required to meet all the City and watershed agency requirements.

The single access to Old Audubon Road for this site, works well for the proposed land use and is well spaced between existing access points. At this time, all light industrial land uses in the area access Old Audubon Road and leaves Ravoux Road for residential traffic. The single access to Old Audubon Road provides adequate service to this proposal.

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Residential District (PRD-29) zoning district and rezoned to Planned Industrial District No. 9 (PID-9) for all of Lot 1, Block 1 of the Structures, Inc., Carver County, Minnesota.

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

- 1.** Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
- 2.** Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
- 3.** Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
- 4.** Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
- 5.** Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
- 6.** Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
- 7.** Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
- 8.** Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
- 9.** Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
- 10.** Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
- 11.** Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
- 12.** Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019

- 13.** Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
- 14.** Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
- 15.** Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
- 16.** Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019

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

A. Intent

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

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

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Structures, Inc.:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-9 District

C. Accessory Uses

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

- 1.** Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.
- 2.** Signs as regulated by Section 10 of the Zoning Ordinance

3. Open storage as regulated by Section 3.1.10.5 of the Zoning Ordinance

D. Building Setbacks

Minimum building and open storage setbacks shall be as follows:

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

Minimum parking setbacks shall be as follows:

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

E. Development Standards:

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

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



591 Citation Drive
Shakopee, MN 55379
888.532.3487
952.937.6257 P
952.294.4595 F
www.Structures.Build

Narrative – Preliminary Plat / Preliminary Site Plan Review

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. The successful company would be a great addition to Chaska's other prosperous businesses.

On the property under consideration, Structures Inc. is proposing to build a facility that will be comprised of almost 10,000 sf. of office space and 6,000 sf. of shop space. The site will be accessed off Old Audubon Street via a drive that will be shared with the property to the north. In front of the building, there will be a 25-space parking lot for employees and customers. To the west of the building, there will be a shop yard for housing the company's vehicles, trailers, materials and equipment.

The building will be an attractive, yet simple one-story structure characterized by two primary masses; one lower one for the office space, and one taller one for the shop. The roofs will be covered with an EPDM membrane and slope gradually to the south at $\frac{1}{4}$ " per foot. On the north side of the building, over the front entry, the roof will rise a bit to create a more welcoming atmosphere. Skylights will sit over the open office spaces inside, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well.

The exterior materials will be metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces. An image has been attached to this narrative to give a sense of what the building will look like.

Attractive landscaping will accent the outdoor spaces. Trash and recycling dumpsters, and a transformer will be located within an enclosure at the southwest corner of the building. The enclosure will be made of materials that match the building.

A monument sign complying with the City's size restrictions will be placed near the main access to the site. The building will have wall signage that complies with the City's restrictions as well.

By locating the new facility in Chaska, Structures Inc. will contribute to the economic vibrancy of the City, and the handsome new building will add to the architectural fabric.





591 Citation Drive
Shakopee, MN 55379
888.532.3487
952.937.6257 P
952.294.4595 F
www.Structures.Build

Narrative - Rezoning Request

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

MINNEAPOLIS | CINCINNATI | DALLAS | NEWARK

Affirmative Action, Equal Opportunity Employer



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952.294.4595 F
www.Structures.Build

Yard Equipment and Noise Summary

Structures Inc. performs its work at construction sites. Very little work will occur at the Chaska facility.

The yard will be used for the storage of trucks and materials that will be used at construction sites. Vehicles stored onsite will be pick-up trucks that are approximately 8' tall by 18' long, and long trailers. Materials stored onsite will be landscaping blocks and other similar materials. None of the materials will stack more than 6' high. There will also be low, open bins for storing gravel and other sub-grade materials used in constructing hardscaped areas.

From approximately 7:00 to 9:00 a.m., trucks will be loading up with materials and leaving the site. From approximately 3:00 to 6:00 p.m., trucks will be returning to the site. A bobcat tractor will be used occasionally throughout the day for moving materials around in the yard. Maintenance of vehicles will occur inside the enclosed shop.

Elizabeth Hanson

From: Daniel Andersen <daniel@andersendev.com>
Sent: Friday, March 29, 2019 2:25 PM
To: Elizabeth Hanson
Subject: Re: RE:

Monday through Friday

Noise isn't really much. Most or all the equipment and supplies stay on there job sites.

All of the materials are drop shipped to the actual site location of the projects .

Mainly all work is done with in the shops, like maintaining everything and a little storage.

No crane work, jack hammering or very loud work.

It's an office environment more than anything ...

Thanks

D J. A N D E R S E N
3540 Montgomerie Ave
Deephaven MN
55391

Phone - 612-812-3324
Conference Call in line: 1-302-202-1114
Code : 252853
Daniel@andersendev.com

Web pages
serenityresortliving.com
andersendev.com
Bluescalestudio.com

> On Mar 29, 2019, at 1:46 PM, Elizabeth Hanson <EHanson@chaskamn.com> wrote:

>

> Dan,

>

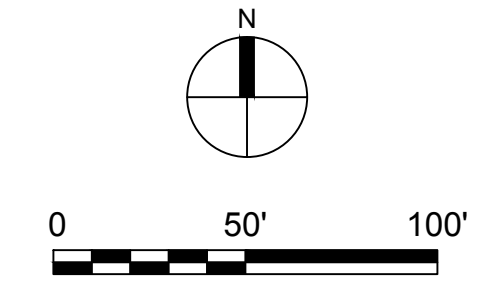
> It appears we are on schedule for Planning Commission on Wednesday, April 10th and City Council on Monday, April 15th.

>

> Can you clarify with the noise summary what the hours of operation are for the business? Including what days of the week.

>





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Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.

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 ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA

NOT FOR CONSTRUCTION
GARY R. JOHNSON, P.E.

42010	03.05.2019
REG. NO.	DATE



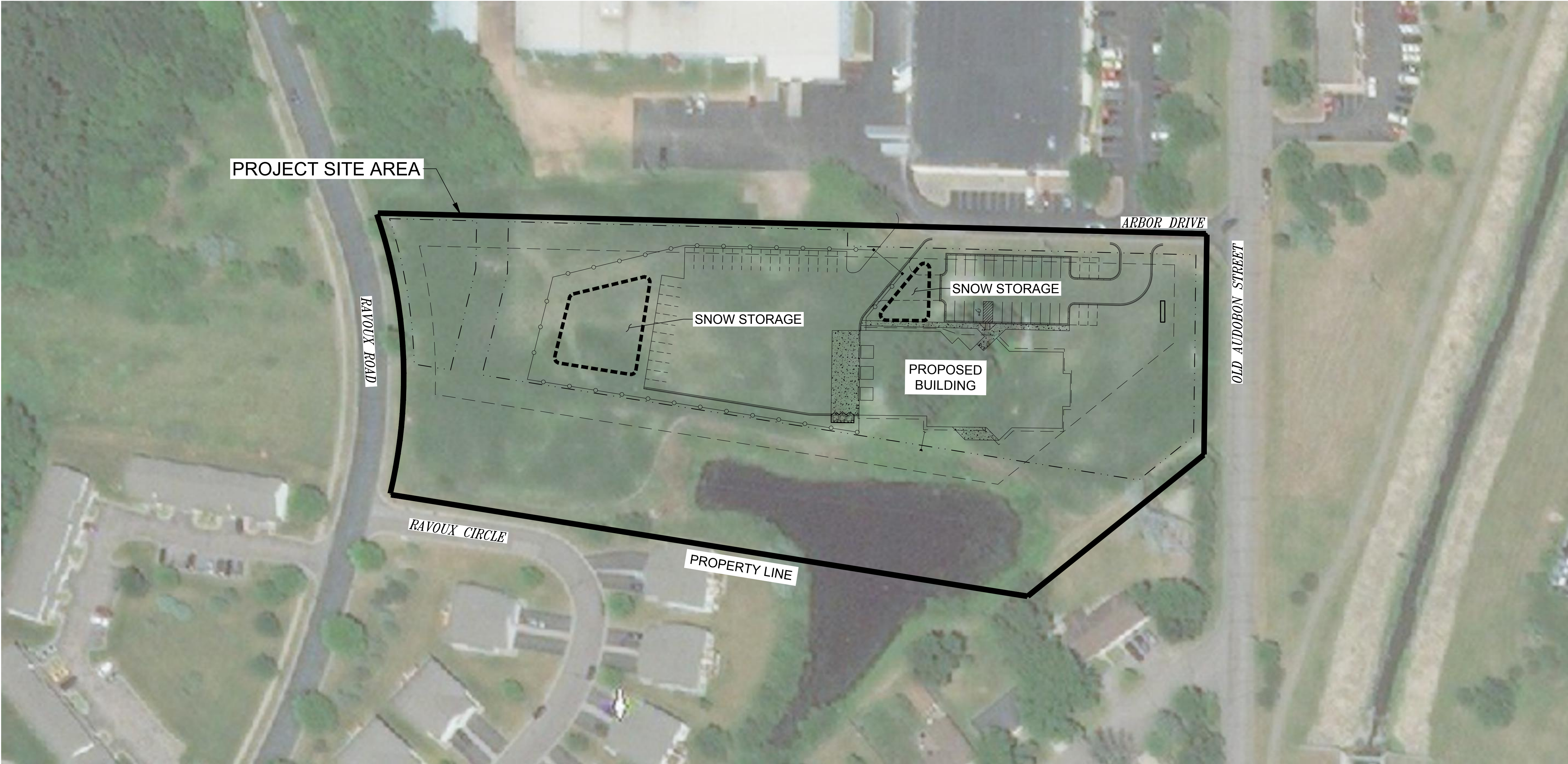
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

AERIAL AND SNOW
STORAGE EXHIBIT

DRAWN BY: BJF CHECKED BY: GRJ

EX-A

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PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.
2/12/19	

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

Julie Burk
REG. NO. 20281 DATE 2.12.2019



ANDERSON

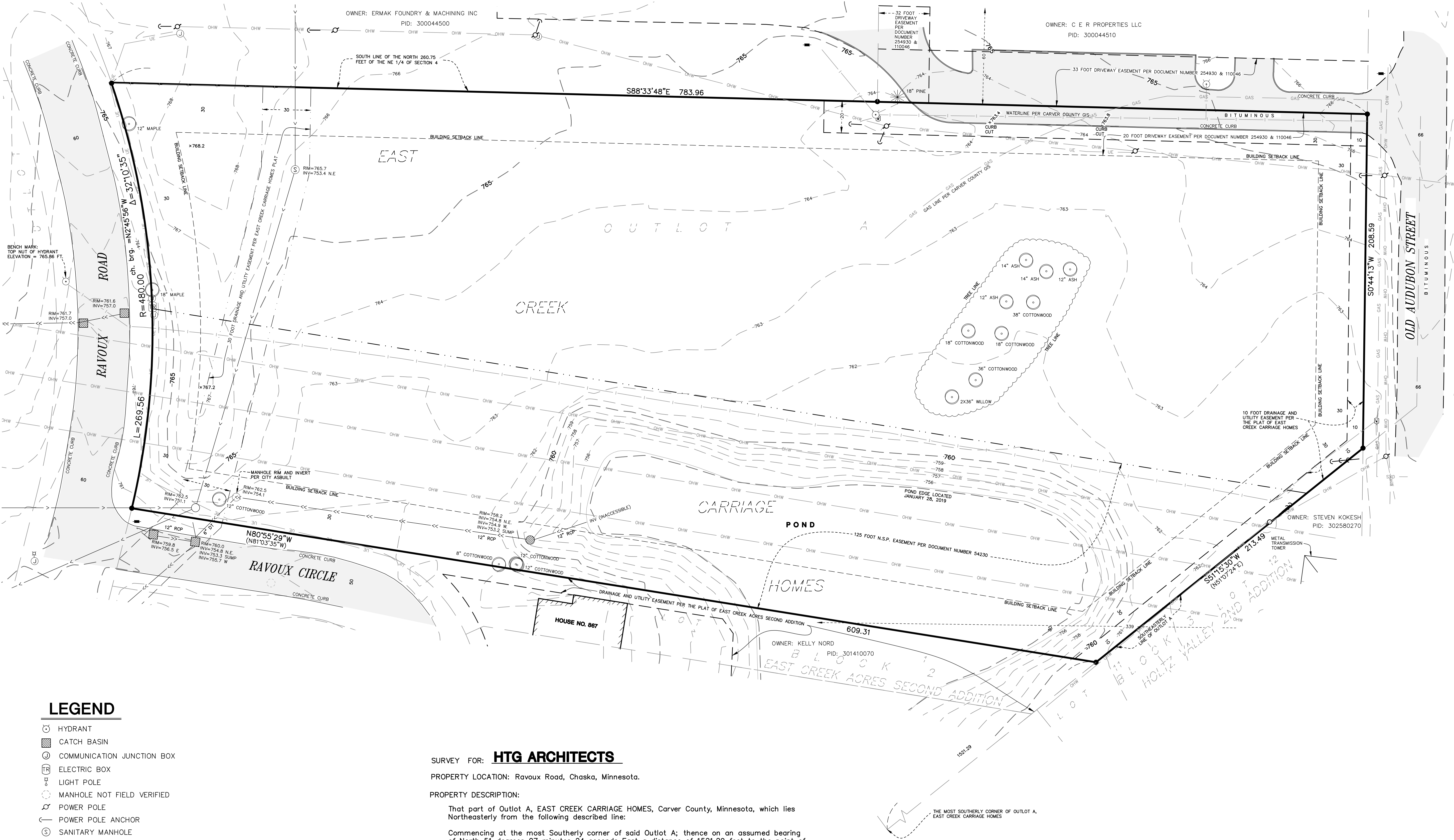
13605 1st Ave N. #100
Plymouth, MN 55441
P 763.412.4000 | ae-mn.com

EXISTING
CONDITIONS
SURVEY

DRAWN BY: JML CHECKED BY: JSB

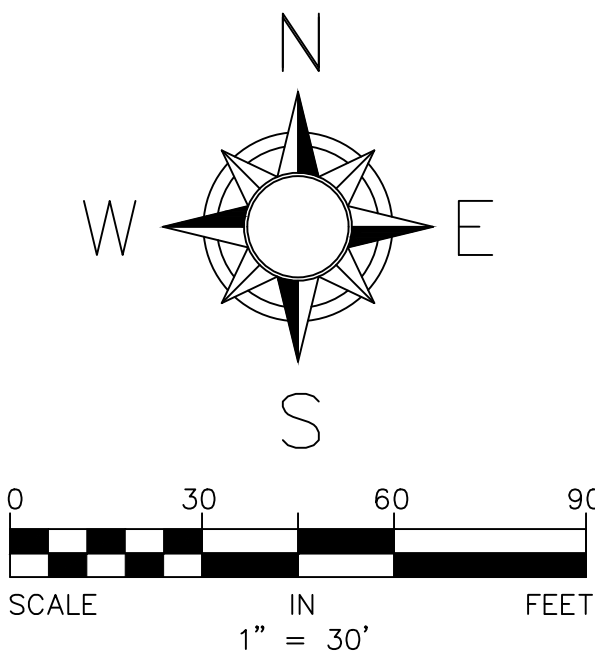
C1

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LEGEND

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



SURVEY FOR: **HTG ARCHITECTS**

PROPERTY LOCATION: Ravoux Road, Chaska, Minnesota.

PROPERTY DESCRIPTION:

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

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

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

BUILDING SETBACKS

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

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

NOTES:

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

***PRELIMINARY PLAT OF:
STRUCTURES INC.***

SITE DATA

EXISTING

PROPERTY ADDRESS:	UNASSIGNED, CHASKA, MINNESOTA.
PID:	301460020
EX. PARCEL AREA:	5.25 ACRE
ZONING:	PRD - PLANNED RESIDENCE DEVELOPMENT
2040 COMP. PLAN:	I - INDUSTRIAL

PROPOSED

ZONING: I - INDUSTRIAL

BUILDING SETBACKS

FRONT YARD: 30 FEET
REAR YARD: 30 FEET
SIDE YARD NORTH: 30 FEET
SIDE YARD SOUTH: 100 FEET

PARKING SETBACKS

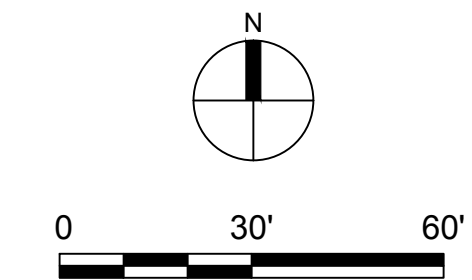
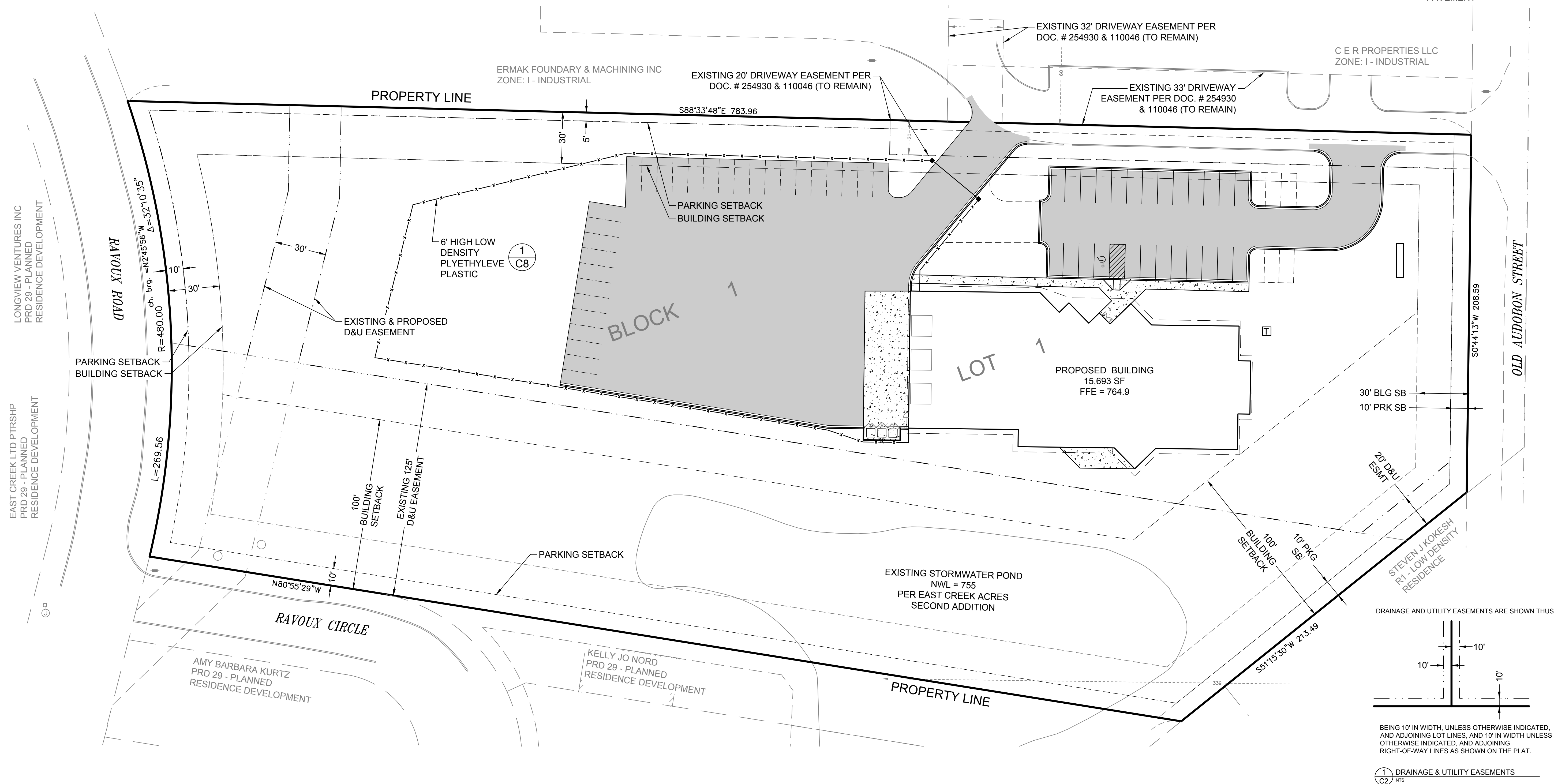
FRONT: 10 FEET
REAR: 5 FEET
SIDE NORTH: 5 FEET
SIDE SOUTH: 10 FEET

PARKING REQUIREMENTS

OFFICES: 1 SPACE / 250 SF FLOOR
WAREHOUSING: 1 SPACE / 2,000 SF FLOOR
(1 / 350 SF FLOOR PROOF OF PARKING)

PROPOSED PARKING

REGULAR:	24 STALLS (9'x20')
HANDICAP:	1 (VAN ACCESSIBLE)
PROOF OF PARKING:	35 STALLS (9'x20')



PROPERTY DESCRIPTION

EXISTING LEGAL DESCRIPTION

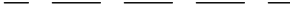
That part of Outlot A, East Creek Carriage Homes, Carver County, Minnesota, which lies Northeasterly from the following described line:

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

PROPOSED LEGAL DESCRIPTION

Lot 1, Block 1, Structures Inc.

LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	PARKING SETBACKS
	EXISTING DRAINAGE AND UTILITY EASEMENT
	PROPOSED DRAINAGE AND UTILITY EASEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT



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Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

[illegible]

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
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NOT FOR CONSTRUCTION

GARY R. JOHNSON, P.E.

42010	03.27.2019
REG. NO.	DATE



ANDERSON

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

PRELIMINARY PLAT

DRAWN BY: B J F CHECKED BY: G R J

C2

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- ① REMOVE EXISTING CONCRETE CURB & GUTTER
- ② SAWCUT 2' PARALLEL TO CONCRETE CURB & GUTTER TO BE REMOVES. REMOVE EXISTING ASPHALT PAVEMENT.
- ③ DRAINAGE AND UTILITY EASEMENT
- ④ CLEAR & GRUB ALL TREES STUMPS AND UNDERSTORY BRUSH WITHIN LIMITS OF WORK
- ⑤ RAISE EXISTING FIRE HYDRANT APPROXIMATELY 1'. SEE SHEET C4 - GRADING & DRAINAGE PLAN FOR MORE INFORMATION.
- ⑥ EXISTING OVERHEAD ELECTRICAL TO RELOCATED INCLUDING POWER POLES.
- ⑦ RELOCATE EXISTING NATURAL GAS LINE.
- ⑧ RELOCATE EXISTING UNDERGROUND ELECTRICAL AS NECESSARY
- ⑨ SHARED ACCESS TO REMAIN IN USE FOR THE FULL DURATION ON CONSTRUCTION.
- ⑩ INSTALL PERIMETER SILTFENCE PRIOR TO ANY DEMOLITION ACTIVITIES.

1. UTILITIES SHOWN HERE ON IS FOR INFORMATIONAL USE ONLY AND IS NOT GUARANTEED IN ITS ACCURACY. VERIFY ALL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY/ALL DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.

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



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Fax: 952.278.8822

STRUCTURES INC.

CHASKA, MINNESOTA

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C3

7.A. PUBLIC HEARING: Approve the...

- ⑦ RAISE EXISTING FIRE HYDRANT TO 1' TO PROPOSED GRADE
- ② CONCRETE SIDE WALK CROSS SLOPE @ 2.0% AWAY FROM BUILDING (TYP.) UNLESS OTHERWISE NOTED.
- ③ 3" CONCRETE CURB & GUTTER TAPER TO MATCH PAVEMENT ELEVATION.
- ④ SLOPE WITHIN HANDICAP STALL TO NOT EXCEED 2.0% IN ANY DIRECTION.
- ⑤ TIP OUT CURB (TYP.)
- ⑥ EXISTING OVERHEAD WIRES TO BE PROTECTED WITHIN POWER LINE EASEMENT. PREVENTIVE MEASURES MAY INCLUDE SIGNAGE POSTED AT VARIOUS LOCATION, OR MARKING LINES WITH HIGHLY VISIBLE FLAGS.
- ⑦ EXISTING CURB CUT TO REMAIN IN PLACE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.

SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION THE TOTAL DISTURBED AREA IS EQUAL TO 4.02 ACRES.

AN MPCA PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.

THE TOTAL PROPOSED IMPERVIOUS AREA UPON COMPLETION IS AEQUAL TO 59,087 SF OR 25.8% OF THE ENTIRE SITE.

PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.

TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.

SEE SHEET C6 FOR SEDIMENT & EROSION CONTROL PLAN.

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	SOIL BORING LOCATION
	DRAINAGE ARROW
	PROPOSED CONCRETE C&G
	TIP OUT CURB
	SPOT ELEVATION
	FLOW LINE OF CURB
	HIGH POINT / FLOW LINE OF CURB
	EMERGENCY OVERFLOW ELEVATION



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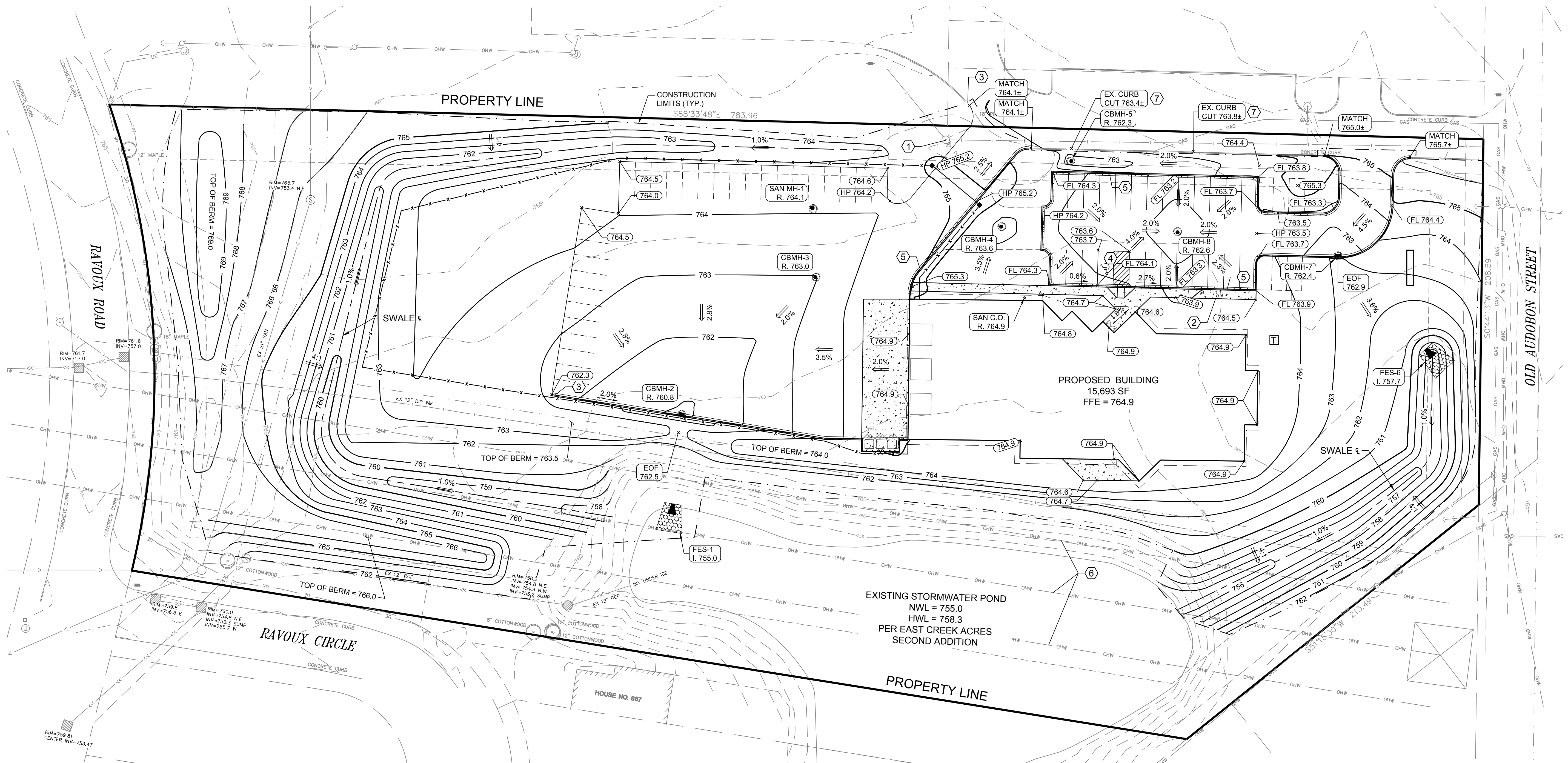
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ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.

ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF CHASKA CODE AND STANDARDS, AND THE 2016 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.

THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

PROVIDE MINIMUM 10' HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.

ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5" MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT.

HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.

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

LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.

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

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.

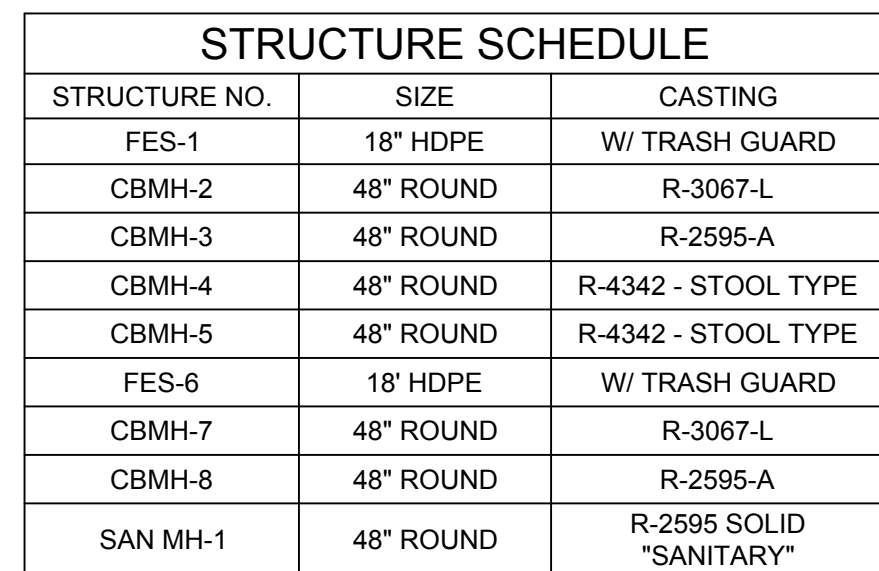
PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714, TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F686 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.

HDPE STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1.

ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED. PROVIDE 8 MIL POLYWRAP ON DIP WATERMAIN PER CITY STANDARDS.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.

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



STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET

B. SILT FENCE

C. TEMPORARY CULVERTS

D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES

E. STORMWATER POND CONSTRUCTION

F. COMMON EXCAVATION AND EMBANKMENT (GRADING)

G. SEED AND MULCH OR SO2

H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS

I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 4" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:

MULCH:

FERTILIZER:

TYPE 1

TYPE 3 22-8-10

2 TONS / ACRE (DISK ANCHORED)

350# / ACRE

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

TYPE OF SLOPE

TIME

STEEPER THAN 3:1

7 DAYS

10:1 TO 3:1

4 DAYS

FLATTER THAN 10:1

21 DAYS

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.

8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.

10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA."

13. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.

14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.

15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

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

METHOD

RAPID STABILIZATION

1

TYPE 1 MULCH WITH DISC ANCHORING

2

TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH

3

TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11

4

CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE

5

RIP-RAP CLASS II WITH GEOTEXTILE TYPE II

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED EROSION CONTROL SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:

A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURBS EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.

B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.

C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.

D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS / VEGETATION ARE ESTABLISHED.

18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.

21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION. BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONSTRUCTION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

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

KEY NOTES

1. INSTALL & MAINTAIL SILTFENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA FOR PHASING PURPOSES.

2. INTALL AND MAINTAIN INLET SEDIMENT PROTECTION.

3. INSTALL TEMP ROCK ENTRANCE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S).

4. INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.)

5. INSTALL EROSION CONTROL BLANKET & SEED WITHIN SWALE. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885.

LEGEND

PROPERTY LIMITS

CONSTRUCTION LIMITS

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

EXISTING SPOT ELEVATION

SOIL BORING LOCATION

DRAINAGE ARROW

SILT FENCE / BIO-ROLL AS APPROPRIATE

INLET SEDIMENT PROTECTION

ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

STRUCTURES INC.
NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET

REVISIONS

DATE NO.

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NOT FOR CONSTRUCTION
GARY R. JOHNSON, P.E.

42010 REG. NO. 03.27.2019 DATE

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Anderson Engineering of Minnesota, LLC

SEDIMENT & EROSION CONTROL PLAN

DRAWN BY: BJF CHECKED BY: GRJ

C6

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7.A. PUBLIC HEARING: Approve the...

Page 25 of 43

Packet Page 58 of 101



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REG. NO.	DATE

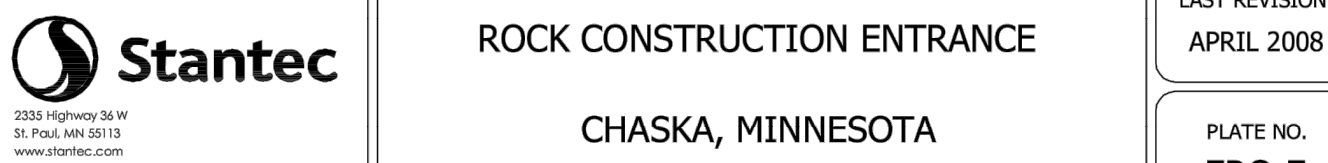
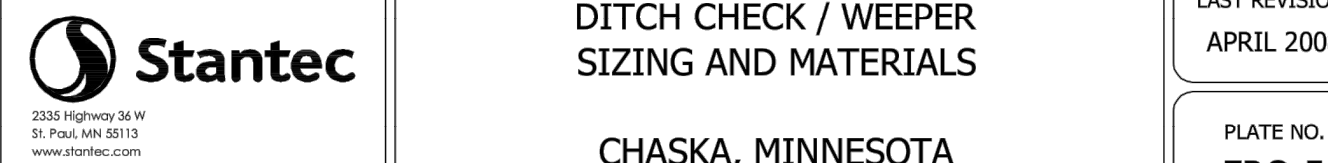
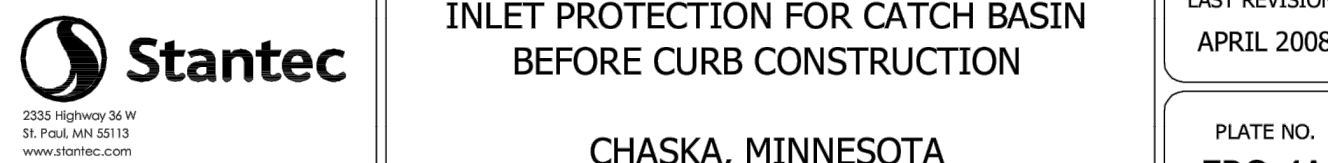
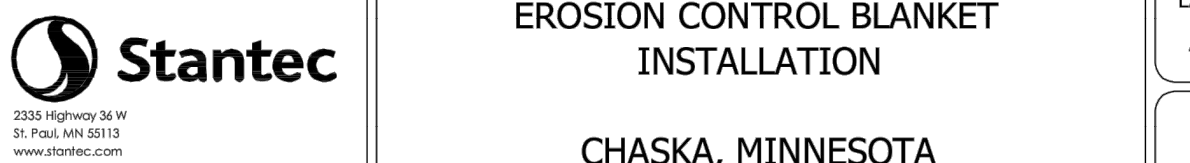
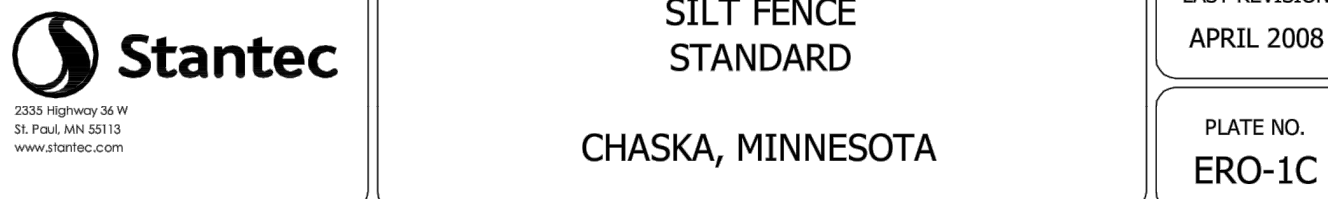
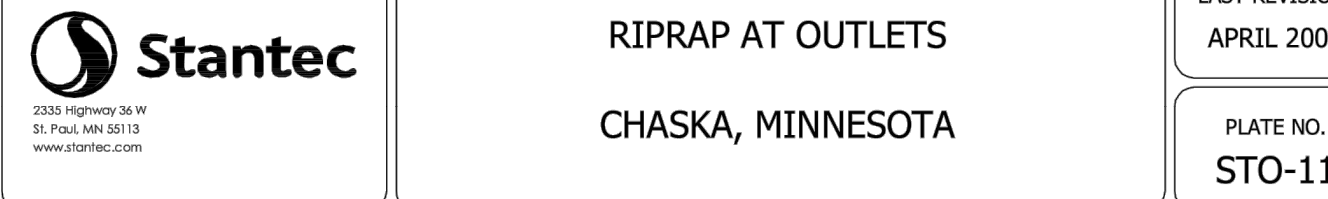
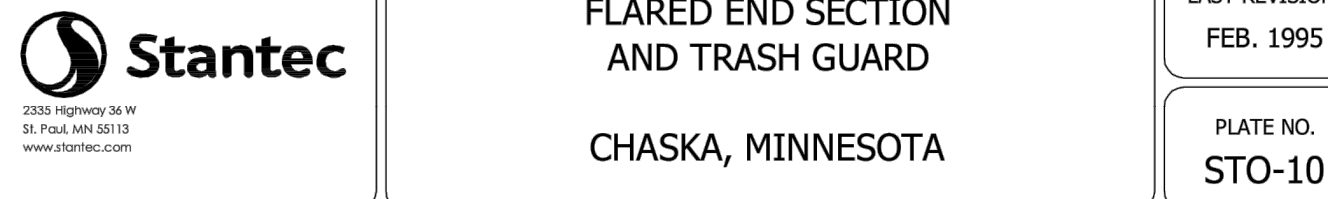
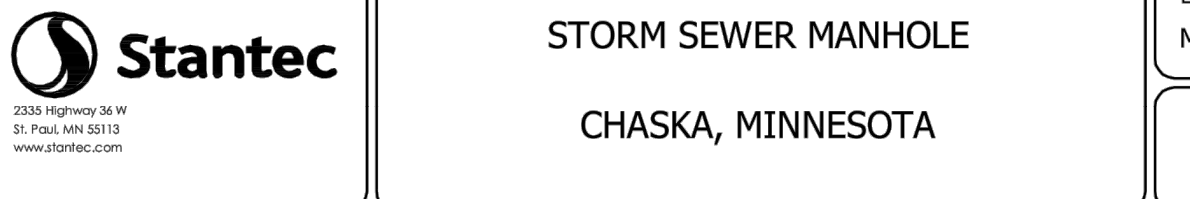


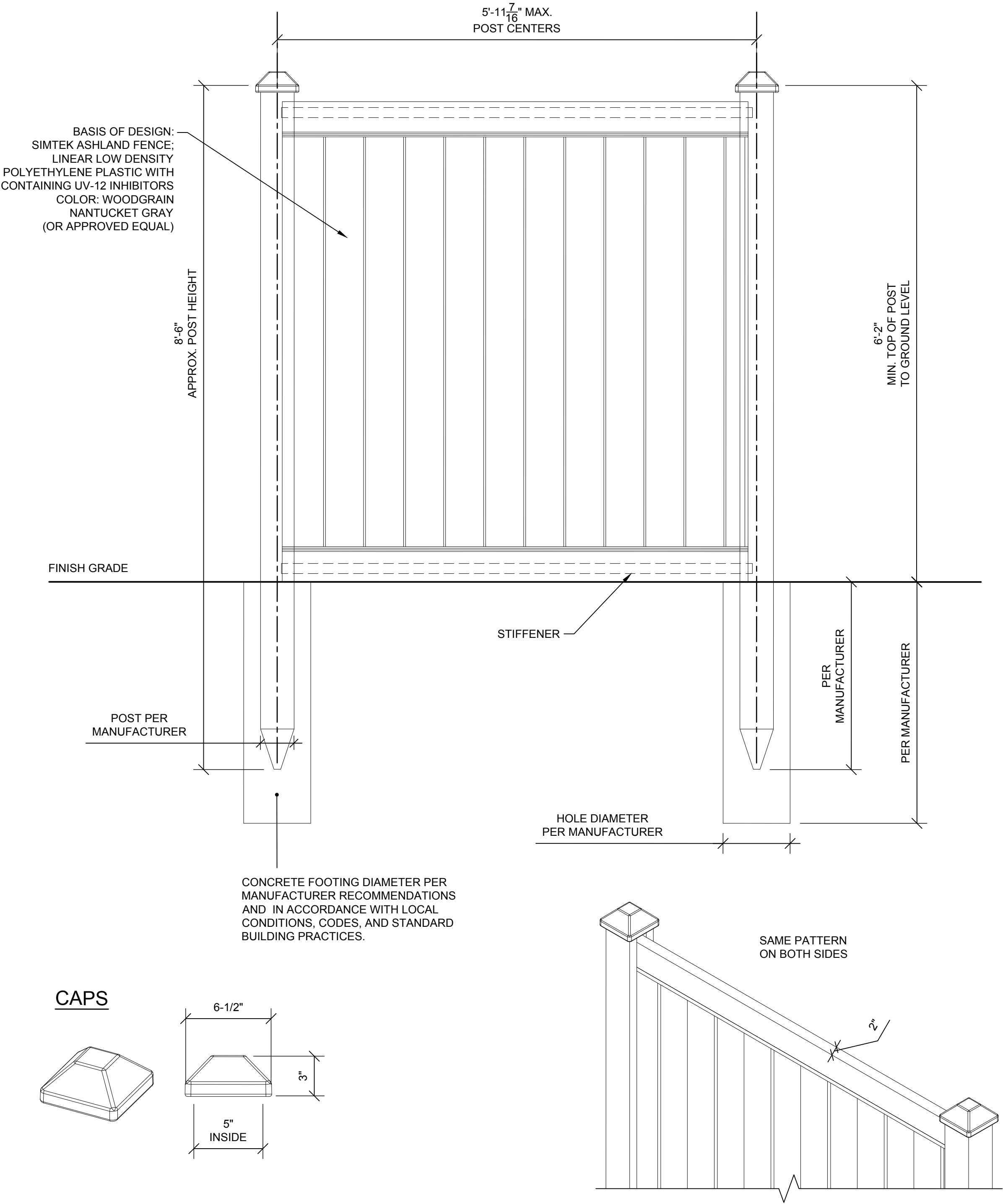
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PROJECT
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Anderson Engineering of Minnesota, LLC

SITE DETAILS - 2

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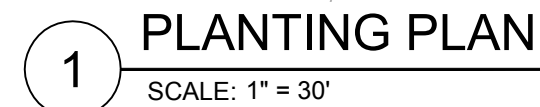
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<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
AFJ	4	AUTUMN BLAZE MAPLE ACER X FREEMANII 'JEFFSRED'	B&B	2 - 1/2" CAL.		
COC	6	COMMON HACKBERRY CELTIS OCCIDENTALIS	B&B	2 - 1/2" CAL.		
QRA	2	CRIMSON SPIRE OAK QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	B&B	2 - 1/2" CAL.		
QRU	4	RED OAK QUERCUS RUBRA	B&B	2 - 1/2" CAL.		
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
PAL	5	THE LIMEY NORWAY SPRUCE PICEA ABIES 'THE LIMEY'	B&B		6' HT.	
PGD	4	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B		6' HT.	
PNA	3	AUSTRIAN BLACK PINE PINUS NIGRA	B&B		6' HT.	
<u>ORNAMENTAL TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
AGA	2	'AUTUMN BRILLIANCE' SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2" CAL.		
CAW	3	GOLDEN SHADOWS DOGWOOD CORNUS ALTERNIFOLIA 'W. STACKMAN'	B&B	2" CAL.		
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>			<u>REMARKS</u>
JCS	24	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.			
POD	18	LITTLE DEVIL NINEBARK PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.			
RAG	65	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.			
SJA	14	JAPANESE SPIREA SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL.			
<u>PERENNIALS</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>			<u>REMARKS</u>
CKF	27	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL			
NFW	51	WALKERS LOW CATMINT NEPETA X FAASSENII 'WALKERS LOW'	1 GAL			
PAL	18	FOUNTAIN GRASS PENNISETUM ALOPECUROIDES	3 GAL.			

	NEW SOD WITH IRRIGATION		NEW SEED #1 (25-131)		3" DEEP, 1-1/2" WASHED RIVER ROCK MULCH OVER FABRIC
			NEW SEED #2 (33-262)		LANDSCAPE EDGER

1. ALL SOD & PLANTINGS WITHIN PROPERTY LIMITS SHALL RECEIVE IRRIGATION
(SEE L2 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L2 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES
3. FENCING SHALL BE OPAQUE PRIVACY FENCING

CITY CODE	REQUIRED	PROVIDED
TOTAL OVERSTORY TREES REQUIRED: 20 16,400 SF / 320 = 51.25 / 2.5 CALIPER INCHES = 20.4 = 20	20	28
TOTAL UNDERSTORY TREES REQUIRED: 5 20.4 / 25= 5.1 = 5	5	5
TOTAL NUMBER OF SHRUBS REQUIRED: 70 SITE PERIMETER = 2084.908 / 30 = 69.496 = 70	70	121
ADJOINING A RESIDENTIAL, PUBLIC USE OR PUBLIC STREET REQUIRES SCREENING		

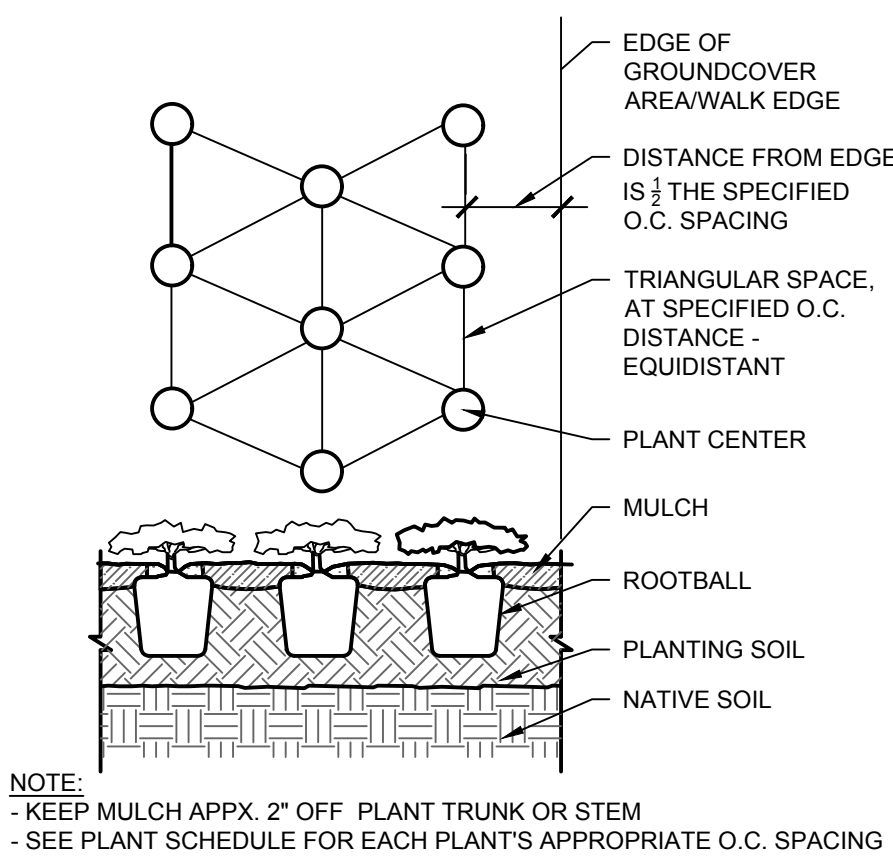


GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
3. NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
10. THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO

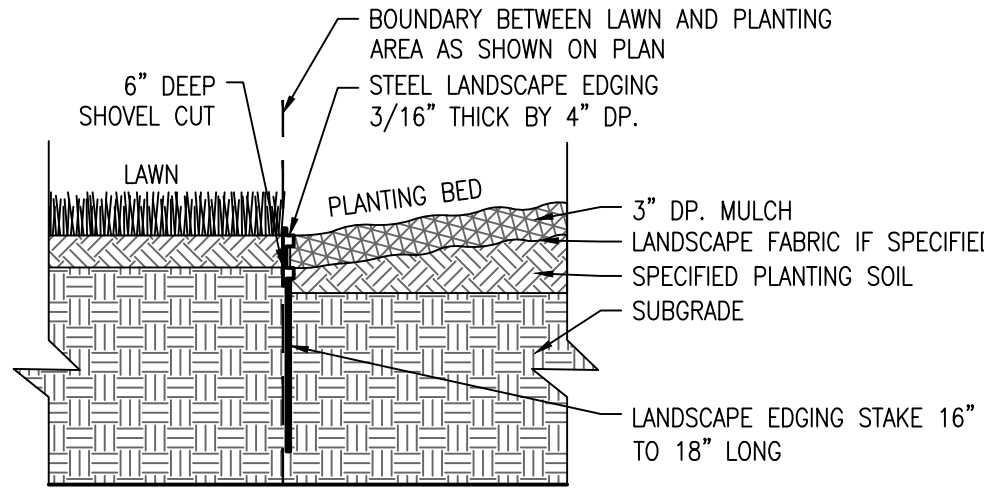
- THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
11. WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
12. CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
13. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
15. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
16. INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
17. CONTRACTOR TO FURNISH & INSTALL METAL EDGING AS SHOWN ON THE PLANS & DETAILS. METAL EDGING SHALL BE ALUMINUM OR STEEL, BLACK IN COLOR, WITH A MINIMUM THICKNESS OF 1/8" AND 4" DEEP. INSTALL 1 METAL STAKE EVERY 3-1/2 FEET OF EDGING.
18. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V.

- STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
19. 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
20. 3" DEPTH OF 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
21. FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
22. ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
23. SHRUBS SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
24. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
25. LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.



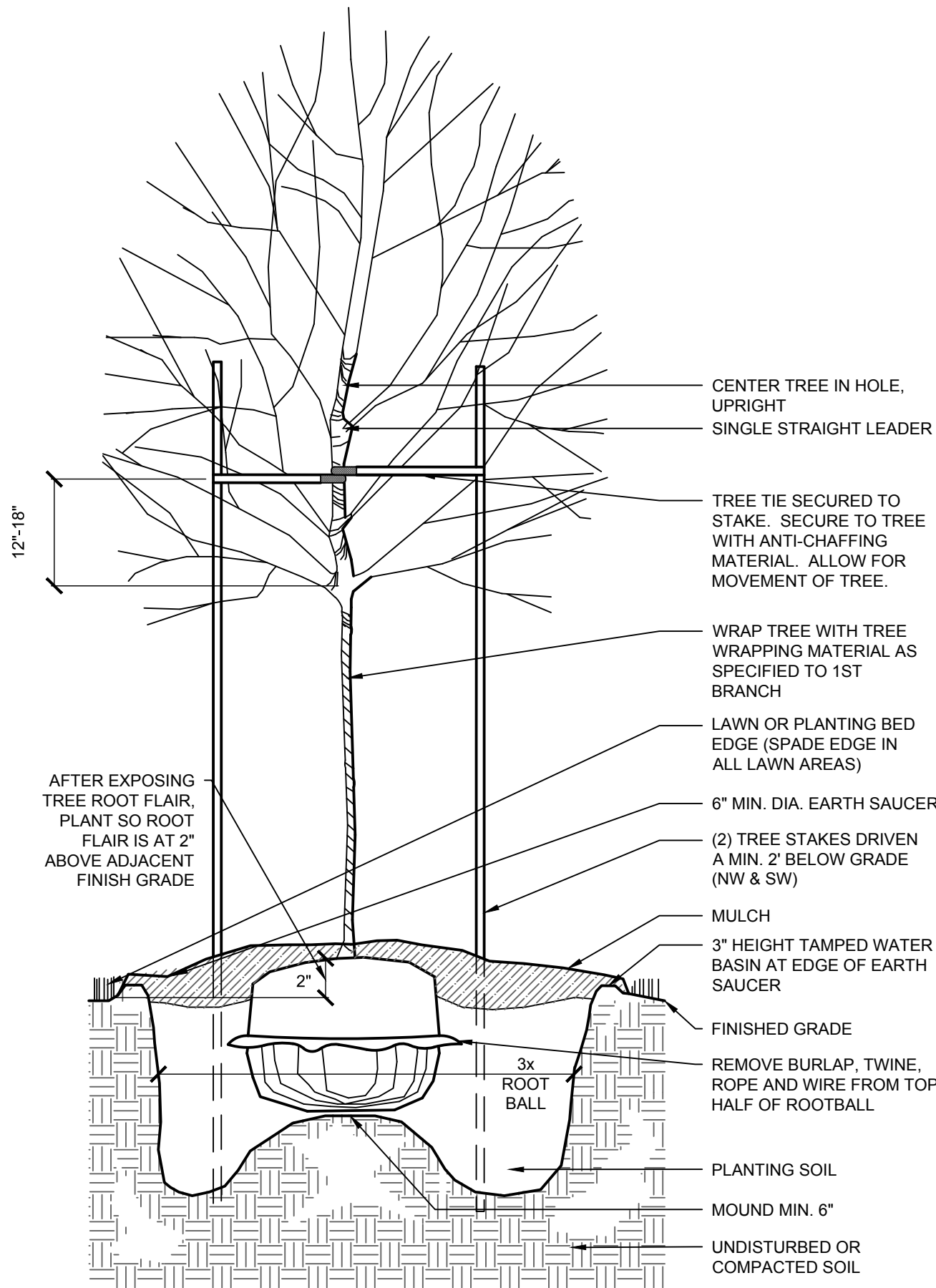
SHRUB BED SPACING (TYP.)

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LANDSCAPE EDGER DETAIL

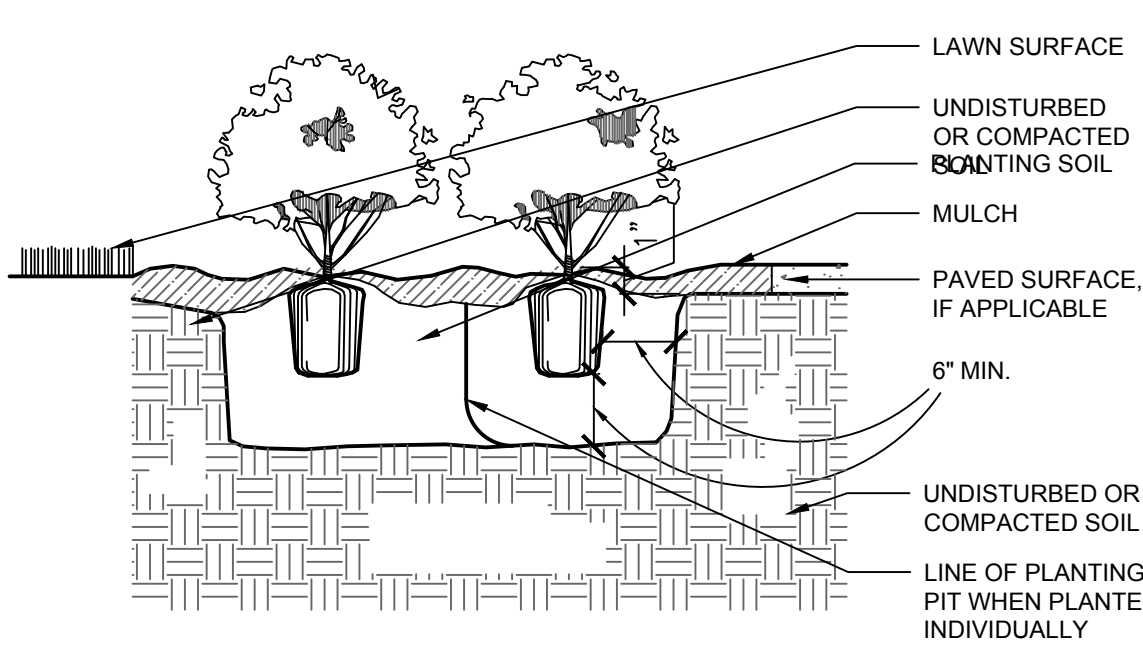
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NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

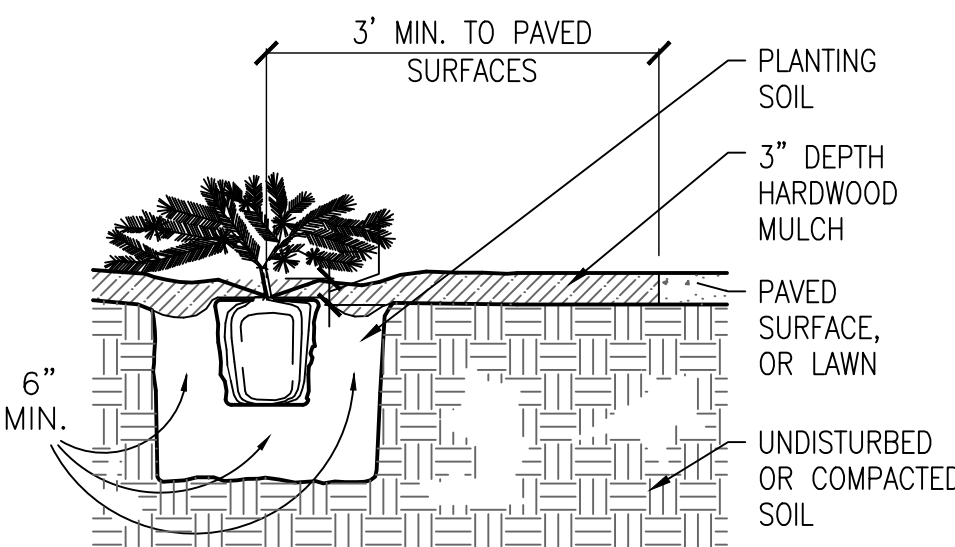
DECIDUOUS TREE PLANTING (TYP.)

SCALE: N.T.S.



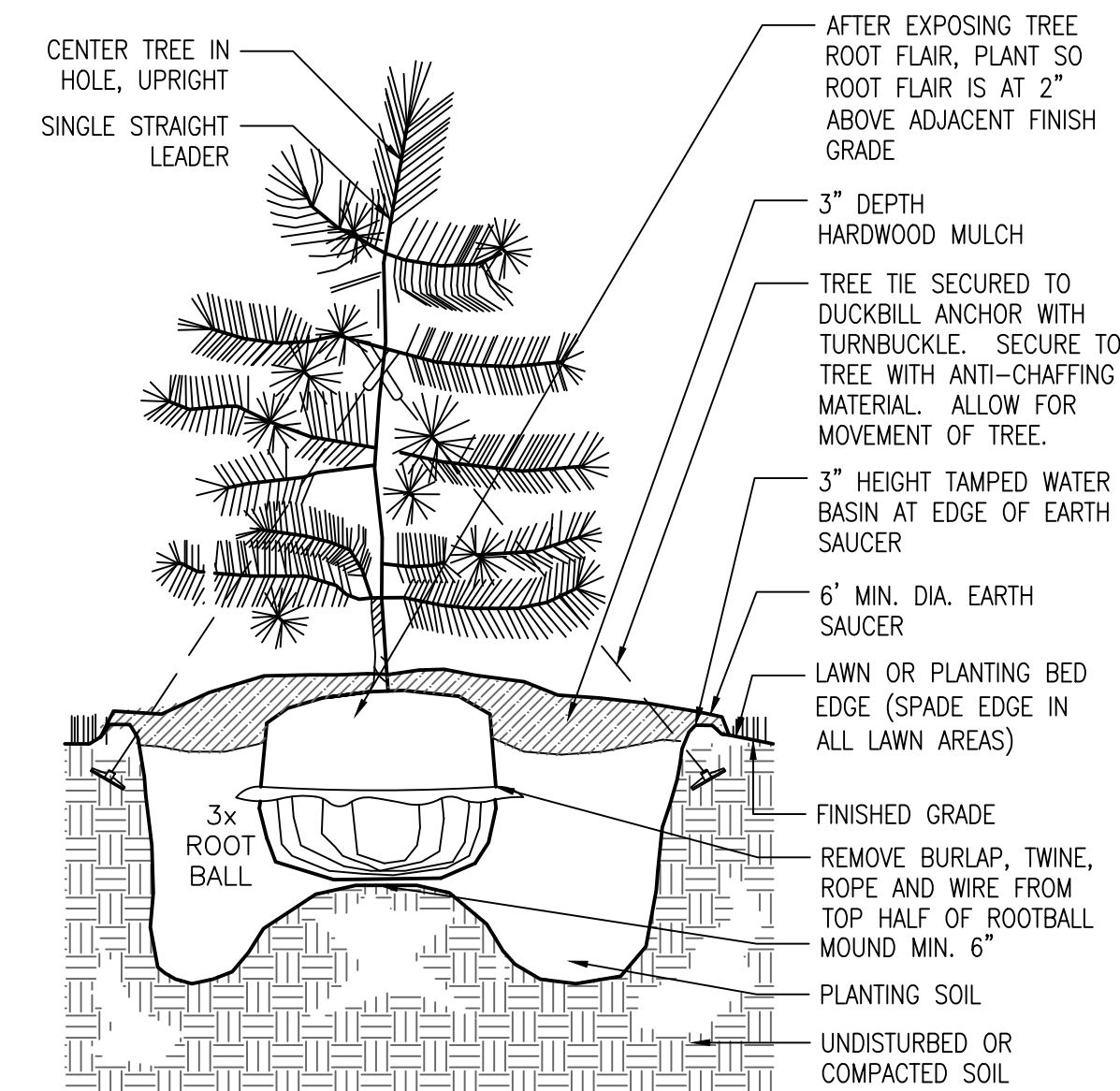
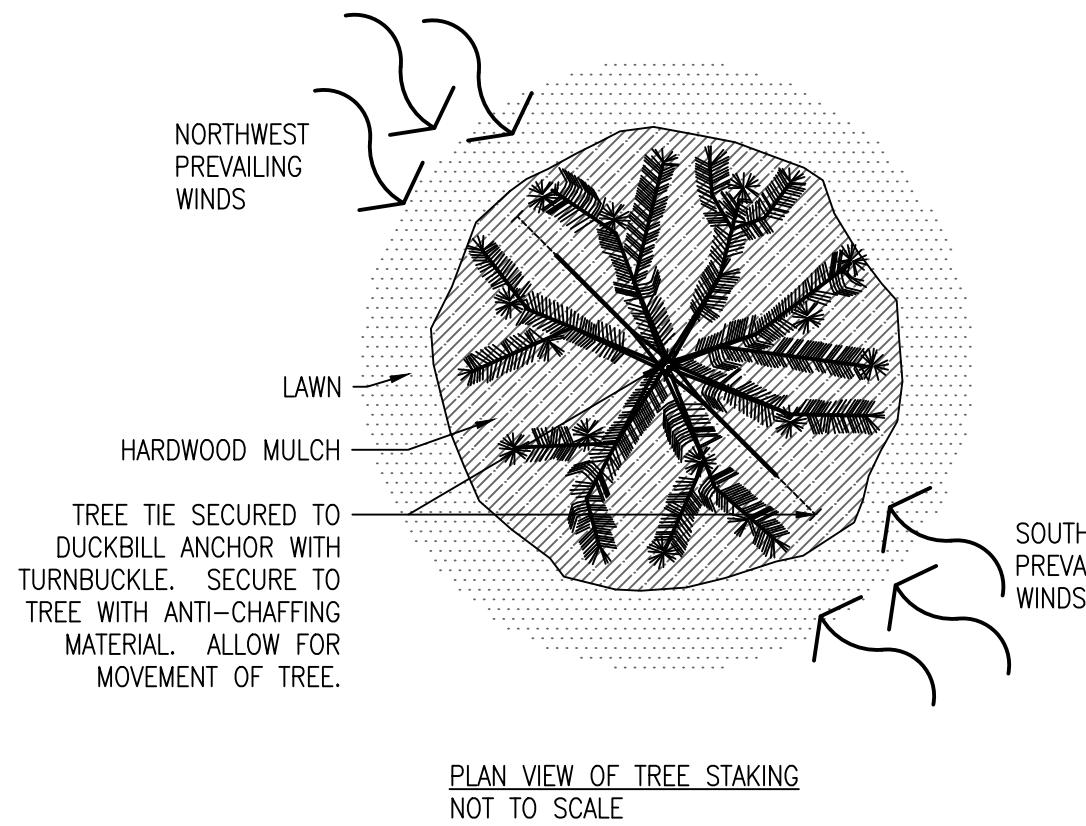
DECIDUOUS SHRUB PLANTING (TYP.)

SCALE: N.T.S.



EVERGREEN SHRUB PLANTING (TYP.)

SCALE: N.T.S.



NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

EVERGREEN TREE PLANTING (TYP.)

SCALE: N.T.S.



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PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
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CURT H. CLAEYS, PLA

45613 REG. NO. 03.22.2019 DATE

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ANDERSON

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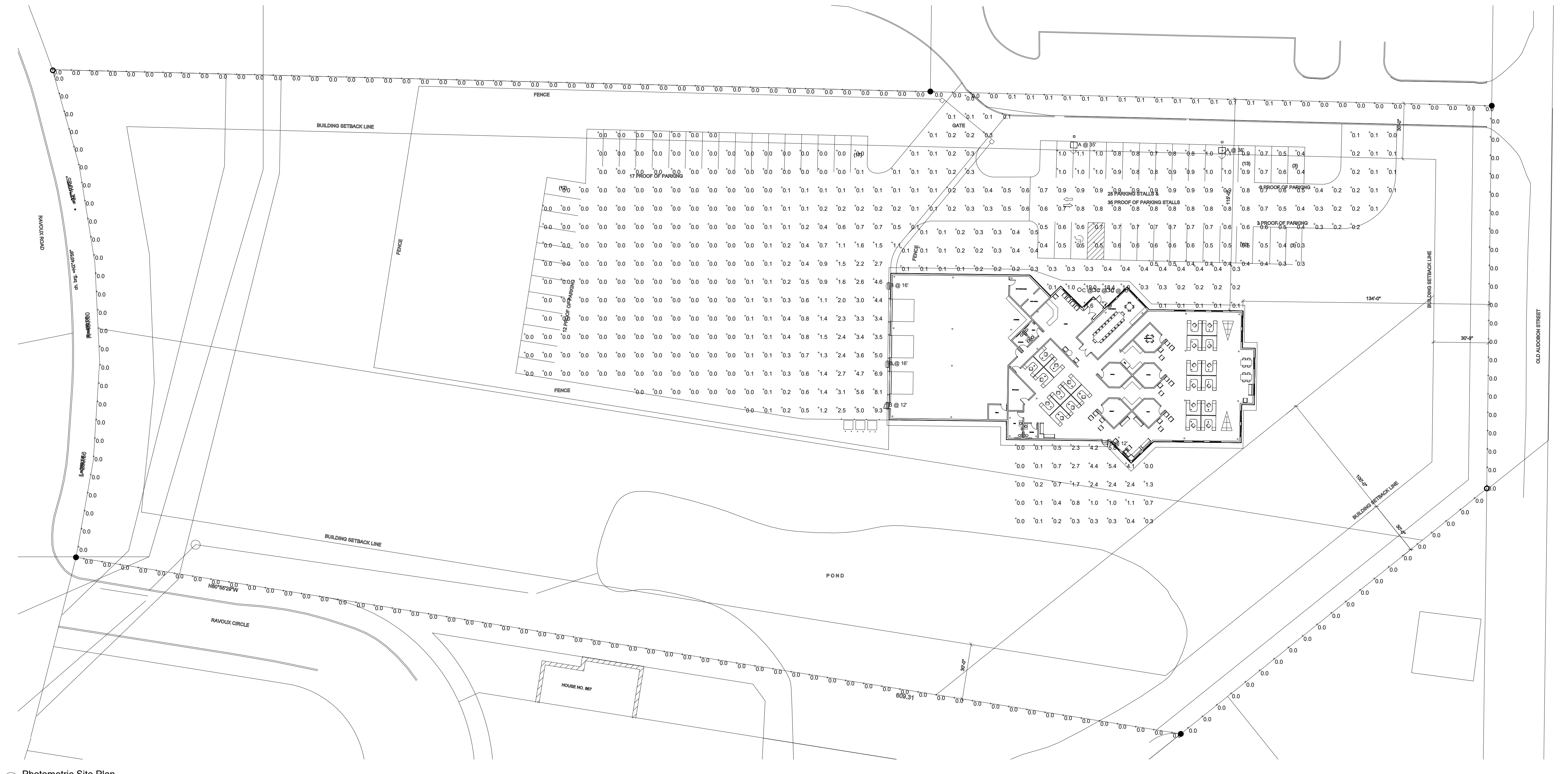
PLANTING DETAILS

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1 Photometric Site Plan
1" = 30'-0"

D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.94 m²)

Length: 33" (838 mm)

Width: 13" (330 mm)

Height H1: 7.12" (181 mm)

Height H2: 3.12" (79 mm)

Weight (max): 27 lbs (12 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

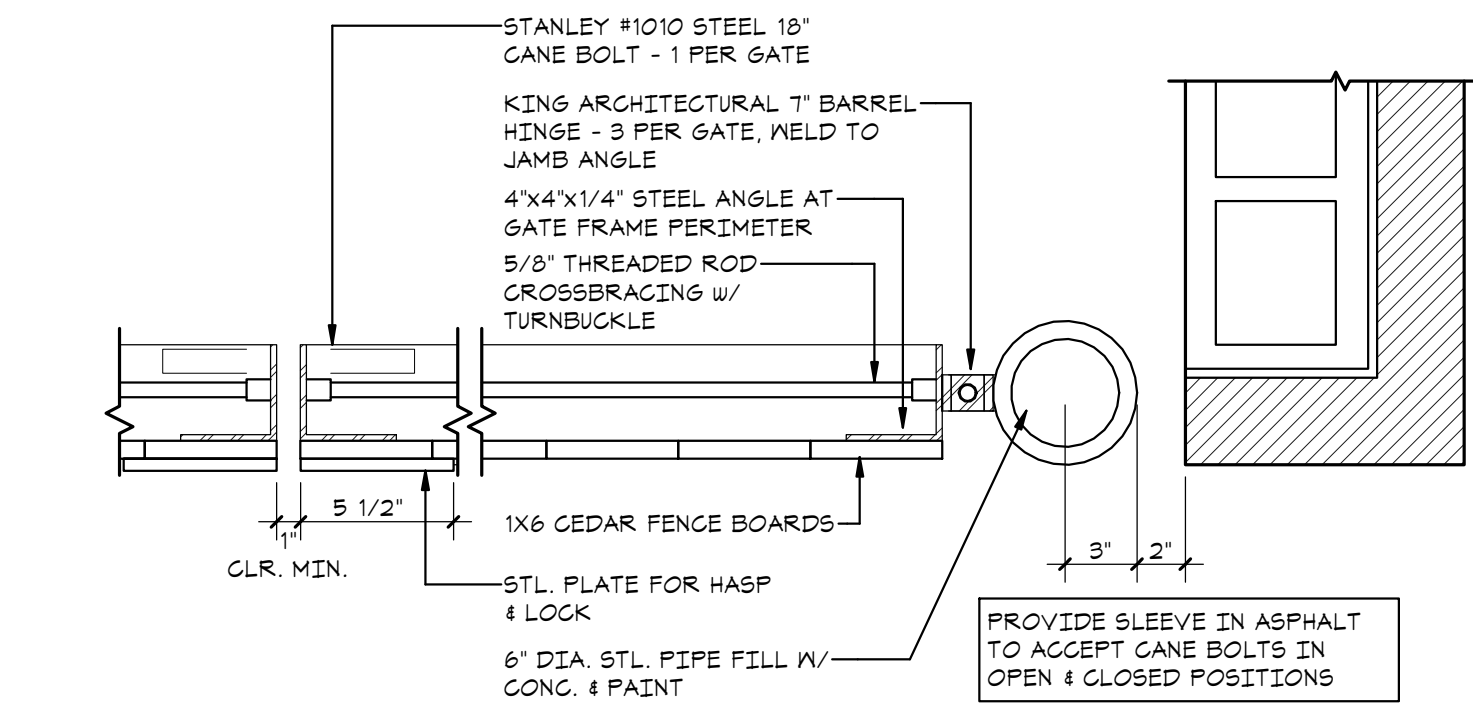
Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DBBX2

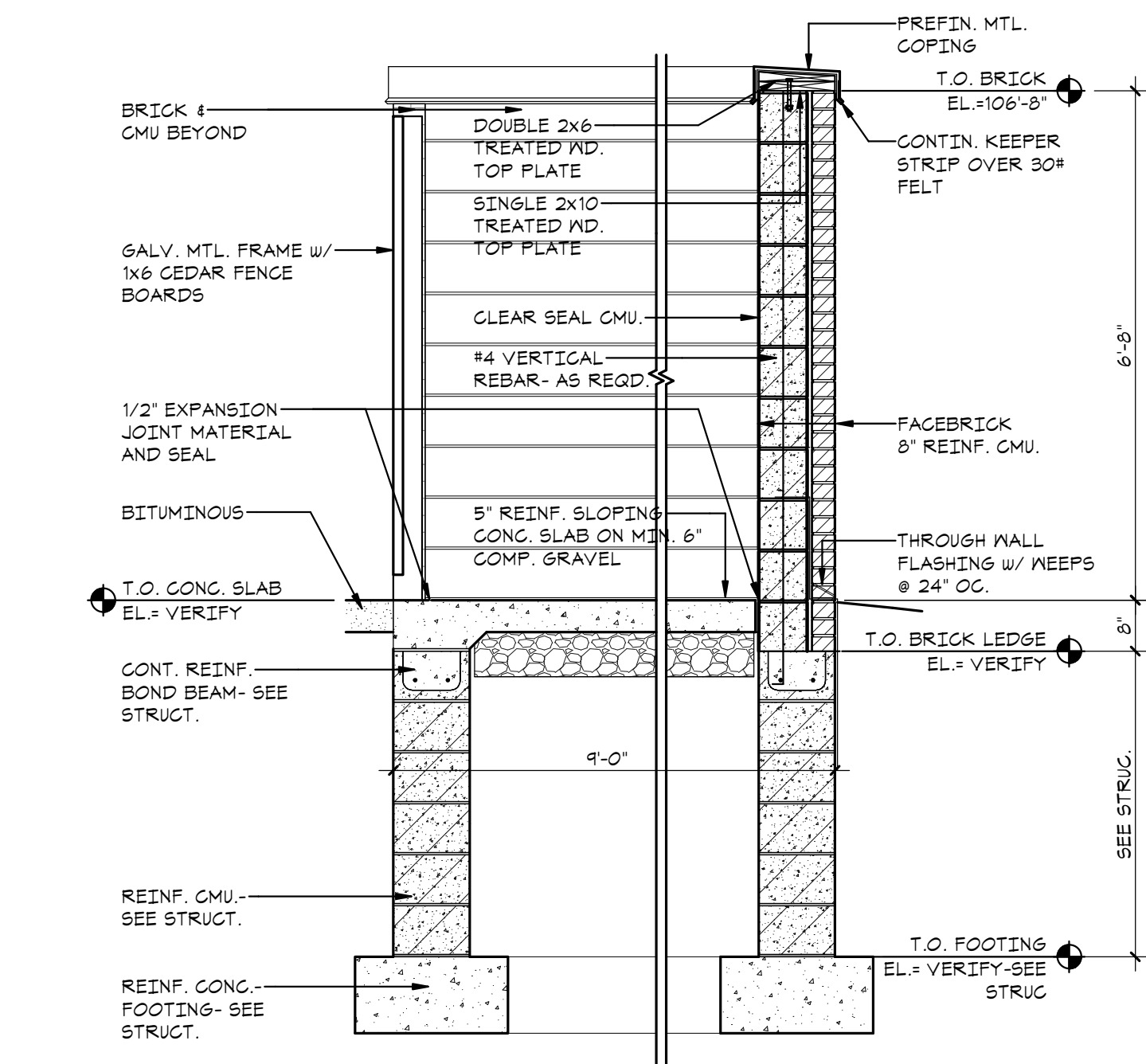
Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K, 4000K	T5	120V	Spot
	P1, P4, P7, P12, P15, P18, P21, P24, P27, P30, P33, P36, P39, P42, P45, P48, P51, P54, P57, P60, P63, P66, P69, P72, P75, P78, P81, P84, P87, P90, P93, P96, P99, P102, P105, P108, P111, P114, P117, P120, P123, P126, P129, P132, P135, P138, P141, P144, P147, P150, P153, P156, P159, P162, P165, P168, P171, P174, P177, P180, P183, P186, P189, P192, P195, P198, P201, P204, P207, P210, P213, P216, P219, P222, P225, P228, P231, P234, P237, P240, P243, P246, P249, P252, P255, P258, P261, P264, P267, P270, P273, P276, P279, P282, P285, P288, P291, P294, P297, P300, P303, P306, P309, P312, P315, P318, P321, P324, P327, P330, P333, P336, P339, P342, P345, P348, P351, P354, P357, P360, P363, P366, P369, P372, P375, P378, P381, P384, P387, P390, P393, P396, P399, P402, P405, P408, P411, P414, P417, P420, P423, P426, P429, P432, P435, P438, P441, P444, P447, P450, P453, P456, P459, P462, P465, P468, P471, P474, P477, P480, P483, P486, P489, P492, P495, P498, P501, P504, P507, P510, P513, P516, 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SITE PLAN GENERAL NOTES

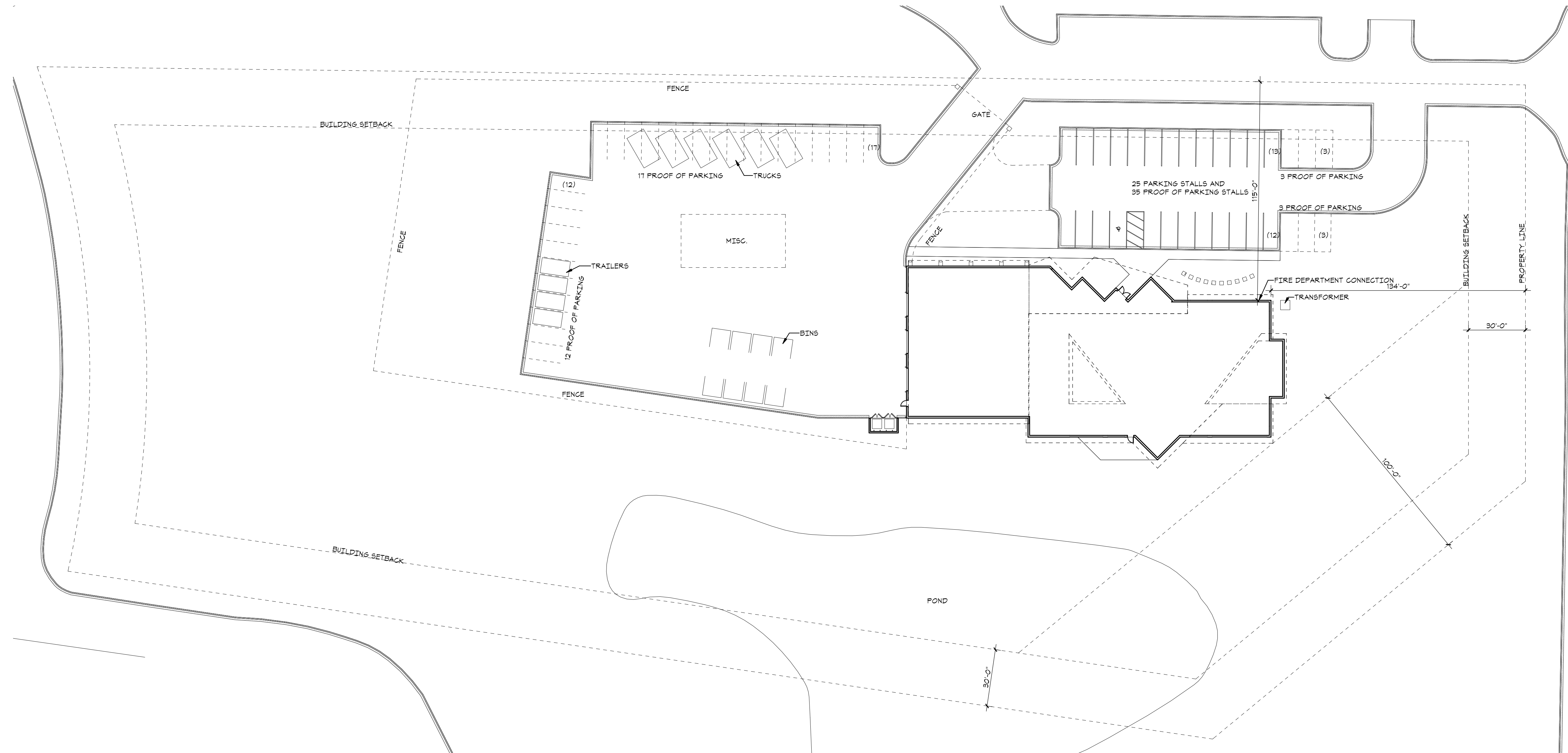
1. ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
2. VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
3. SEE CIVIL & MECH/ELEC. DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
4. BARRICADE OFF CONSTRUCTION AREA AS REQUIRED KEEP CONSTRUCTION AREA TO MINIMUM.
5. SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE.
6. MATCH NEW CONSTRUCTION WITH EXISTING (WHEREVER NECESSARY (IG., CONC., CURBS, CONC. WALKS, PAVING, ETC.).
7. MATCH/TIE NEW GRADING INTO EXISTING GRADING.
8. CUT & PATCH EXISTING BITUMINOUS PAVING, CONC. CURBS & SIDEWALKS TO MATCH EXISTING.
9. ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, ETC. TO BE PAINTED.
10. PARKING STRIPES TO BE PAINTED 4" WIDE AT 9'-0" O.C. & 20'-0'.
11. FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
12. CONC. SIDEWALK WIDTHS TO BE 5'-0" WIDE W/CONTROL JOINTS @ 5'-0" SIM.



3 TRASH ENCLOSURE DETAIL
A1.1 1 1/2" = 1'-0"



4 TRASH ENCLOSURE SECTION
A1.1 1/2" = 1'-0"



1 SITE PLAN
A1.1 1" = 30'-0"



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Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

CITY SUBMITTAL 3/27/19

REVISIONS

DATE NO

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

Tom Moorse
#22894 3/27/19
Reg No. Date

SITE PLAN

Drawn By: RMQ Checked By: JTK

A1.1

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CHASKA, MINNESOTA

ISSUED SET	CITY SUBMITTAL	3/27/19
REVISIONS		
DATE	NO.	

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

THOMAS R. MOORSE

#22894 3/27/19
REG. NO. DATE

SITE SECTIONS

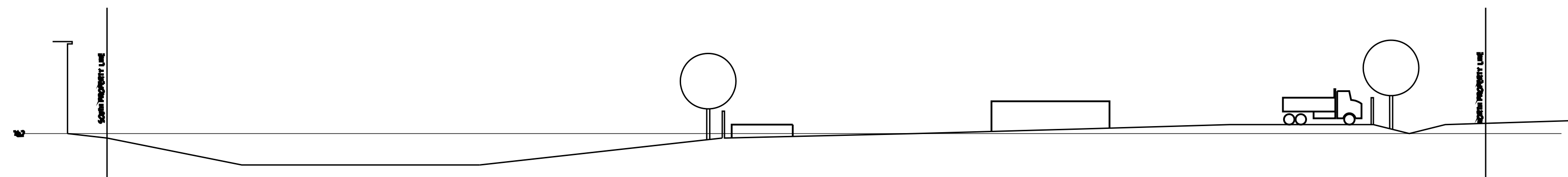
DRAWN BY: RMQ CHECKED BY: JTK

A0.0



SECTION CUT E-W WEST THROUGH SITE LOOKING NORTH

2 SITE E-W SECTION CUT
A0.0 1"=20'-0"



SECTION CUT N-S WEST THROUGH SITE LOOKING WEST

1 SITE N-S SECTION CUT
A0.0 1"=20'-0"

site sections.dwg Mar 27, 2019 - 9:38am







EXTERIOR VIEW 3





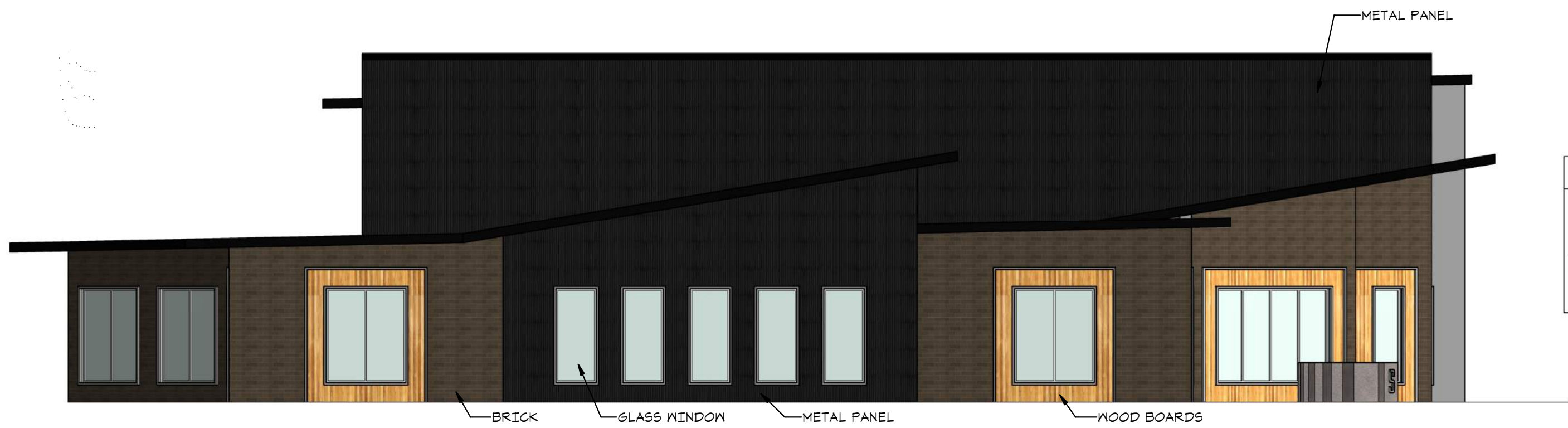






NORTH ELEVATION MATERIALS	
BRICK S.F.	1,155 S.F.
METAL S.F.	1,100 S.F.
GLASS S.F.	483 S.F.
WOOD S.F.	646 S.F.
OPAQUE (KALMALL) S.F.	555 S.F.
CLASS 1	1,639 S.F.
NORTH S.F.	5,434 S.F.
PERCENTAGE	42%

1 NORTH MATERIAL ELEVATION
EX9 1/8" = 1'-0"



EAST ELEVATION MATERIALS	
BRICK S.F.	325 S.F.
METAL S.F.	1,325 S.F.
GLASS S.F.	189 S.F.
WOOD S.F.	96 S.F.
CLASS 1	514 S.F.
EAST S.F.	1,935 S.F.
PERCENTAGE	27%

2 EAST MATERIAL ELEVATION
EX9 1/8" = 1'-0"



BRICK- KANSAS BRICK- CHARCOAL MODULAR



FENCE- SIMTEK NANTUCKET GRAY



CEDAR BOARDS- CLEAR COAT



CORRUGATED METAL PANEL- BLACK

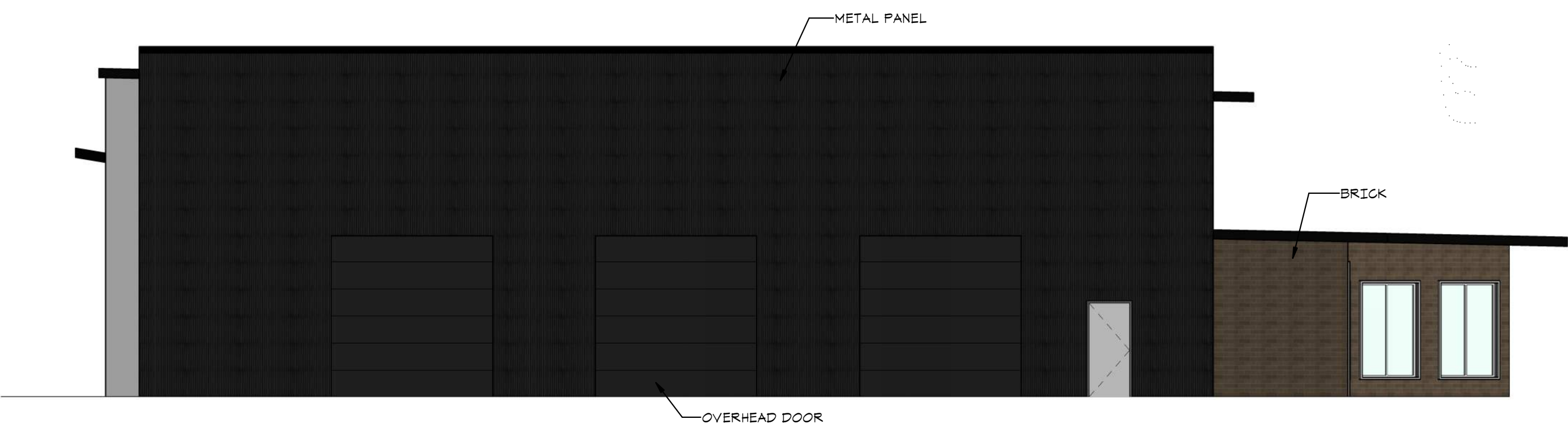


METAL CLAD, WOOD WINDOW- BLACK



SOUTH ELEVATION MATERIALS	
BRICK S.F.	744 S.F.
METAL S.F.	1,056 S.F.
GLASS S.F.	441 S.F.
WOOD S.F.	343 S.F.
OPAQUE (KALMALL) S.F.	450 S.F.
CLASS 1	1,140 S.F.
SOUTH S.F.	3,064 S.F.
PERCENTAGE	34%

3 SOUTH MATERIAL ELEVATION
EX9 1/8" = 1'-0"



WEST ELEVATION MATERIALS	
BRICK S.F.	117 S.F.
METAL S.F.	2,071 S.F.
GLASS S.F.	117 S.F.
WEST S.F.	2,194 S.F.
PERCENTAGE	5%

4 WEST MATERIAL ELEVATION
EX9 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS	
BRICK S.F.	2,346 S.F.
METAL S.F.	5,536 S.F.
GLASS S.F.	1,113 S.F.
WOOD S.F.	1,136 S.F.
OPAQUE (KALMALL) S.F.	1,005 S.F.
CLASS 1	9,454 S.F.
BUILDING S.F.	11,139 S.F.
PERCENTAGE	31%

EX9

MATERIAL ELEVATIONS

1/8" = 1'-0"

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03/26/19

PROJECT

STRUCTURES INC.

NEW BUILDING
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THASKA, MINNESOTA

[illegible]

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prepared by me or under my direct supervision and that
I am a duly Licensed Architect
under the laws of the State of Minnesota

Tom Moorse	
#22894	3/5/19
Reg No.	Date

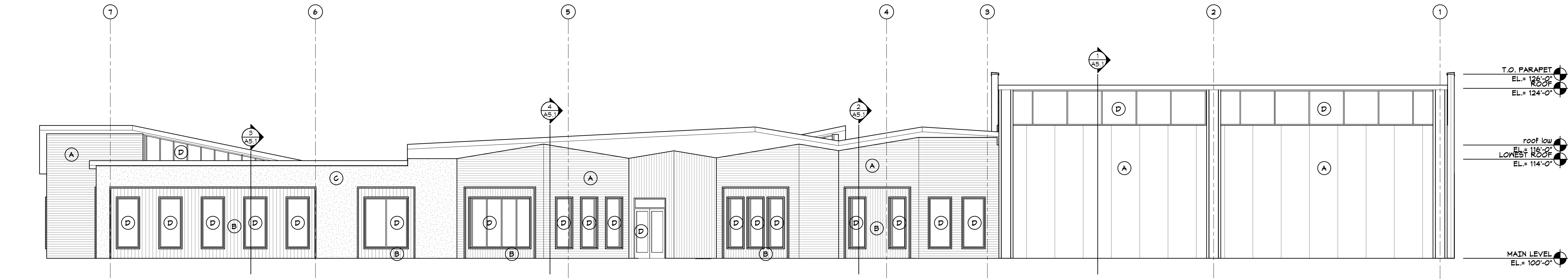
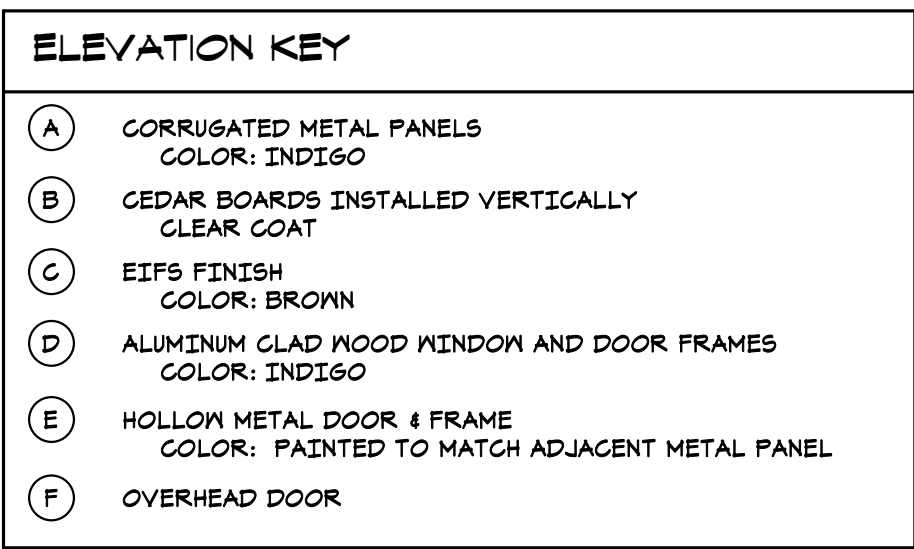
EXTERIOR ELEVATIONS

Drawn By: RMQ Checked By: JTK

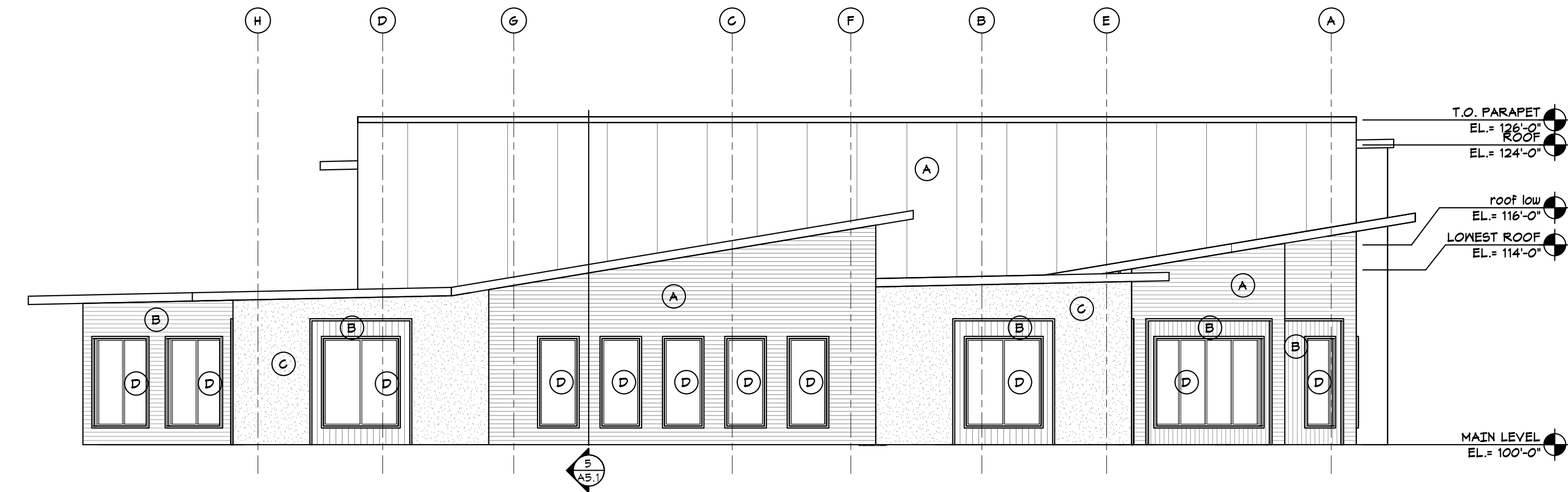
A3.1

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1 NORTH ELEVATION
A3.1 1/8" = 1'-0"



EAST ELEVATION



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PROJECT

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NEW BUILDING
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CHASKA, MINNESOTA

CITY SUBMITTAL 3/5/19

REVISIONS

DATE NO

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Tom Moorse

#22894 3/5/19

Reg No.	Date
---------	------

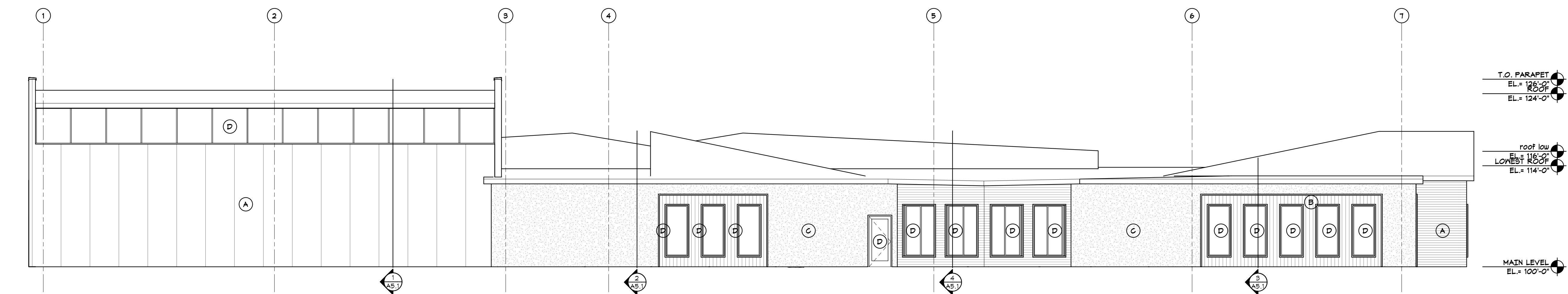
EXTERIOR ELEVATIONS

Drawn By: RMQ Checked By: JTK

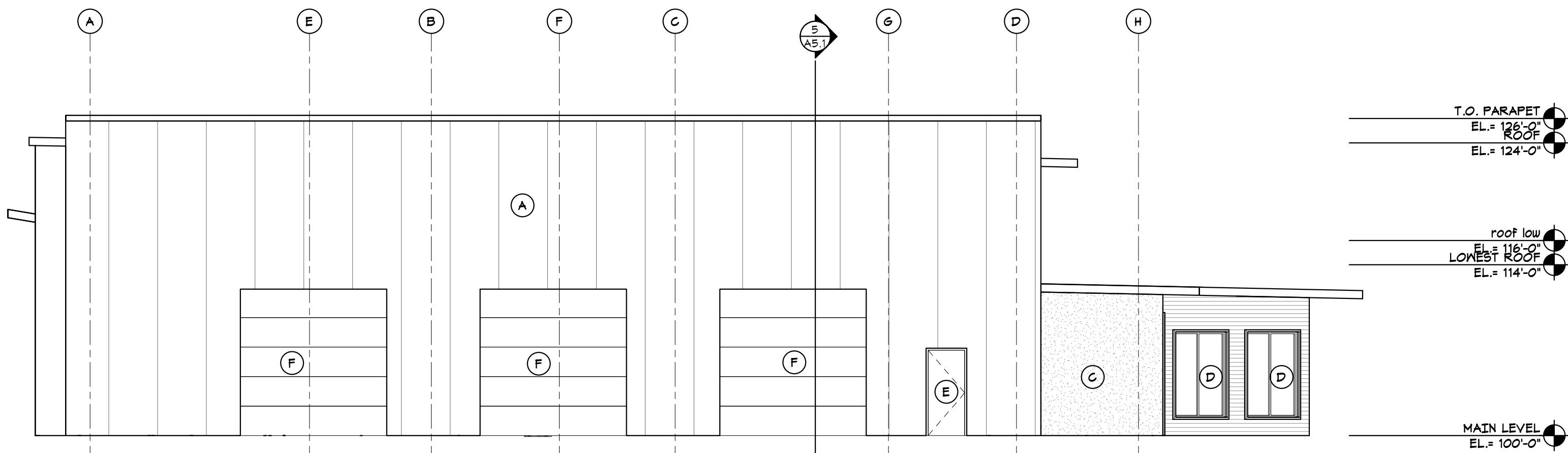
A3.2

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SOUTH ELEVATION



1 WEST ELEVATION
A3.2 1/8" = 1'-0"

MAIN LEVEL DOOR SCHEDULE										
NO	QTY	DOOR SIZE		FRAME		DOOR			HDWR	NOTES
		WIDTH	HEIGHT	TYPE	MATL	TYPE	MATL	RATING	GROUP	
101A	2	3'-0"	7'-0"	AX	AL	AL	AL			
101B	2	3'-0"	7'-0"	AX	AL	AL	AL			
103	2	3'-0"	7'-0"	HMX	HM	F1	MD			
104	1	3'-0"	7'-0"	HX	HM	F1	HM			
105	1	3'-0"	7'-0"	HX	HM	F1	HM			
105	1	3'-0"	7'-0"	HX	HM	F1	HM			
106	1	3'-0"	7'-0"	HX	HM	F1	HM			
107	1	3'-0"	7'-0"	HX	HM	F1	HM			
108	1	3'-0"	7'-0"	HX	HM	F1	HM			
109	1	3'-0"	7'-0"	HX	HM	F2	HM			
110A	1	3'-0"	7'-0"	HX	HM	F1	HM			
110B	1	3'-0"	7'-0"	HX	HM	F2	HM			
110C		12'-0"	12'-0"	OH		OH				
110D		12'-0"	12'-0"	OH		OH				
110E		12'-0"	12'-0"	OH		OH				
111A	1	3'-0"	7'-0"	HX	HM	F1	HM			
111B	1	3'-0"	7'-0"	AX	AL	AL	AL			
112	1	3'-0"	7'-0"	HMX	HM	F1	MD			
114	1	3'-0"	7'-0"	HMX	HM	F1	MD			
115	1	3'-0"	7'-0"	HMX	HM	F1	MD			
116	1	3'-0"	7'-0"	HMX	HM	F1	MD			
117	1	3'-0"	7'-0"	HMX	HM	F1	MD			

DOOR SCHEDULE NOTES

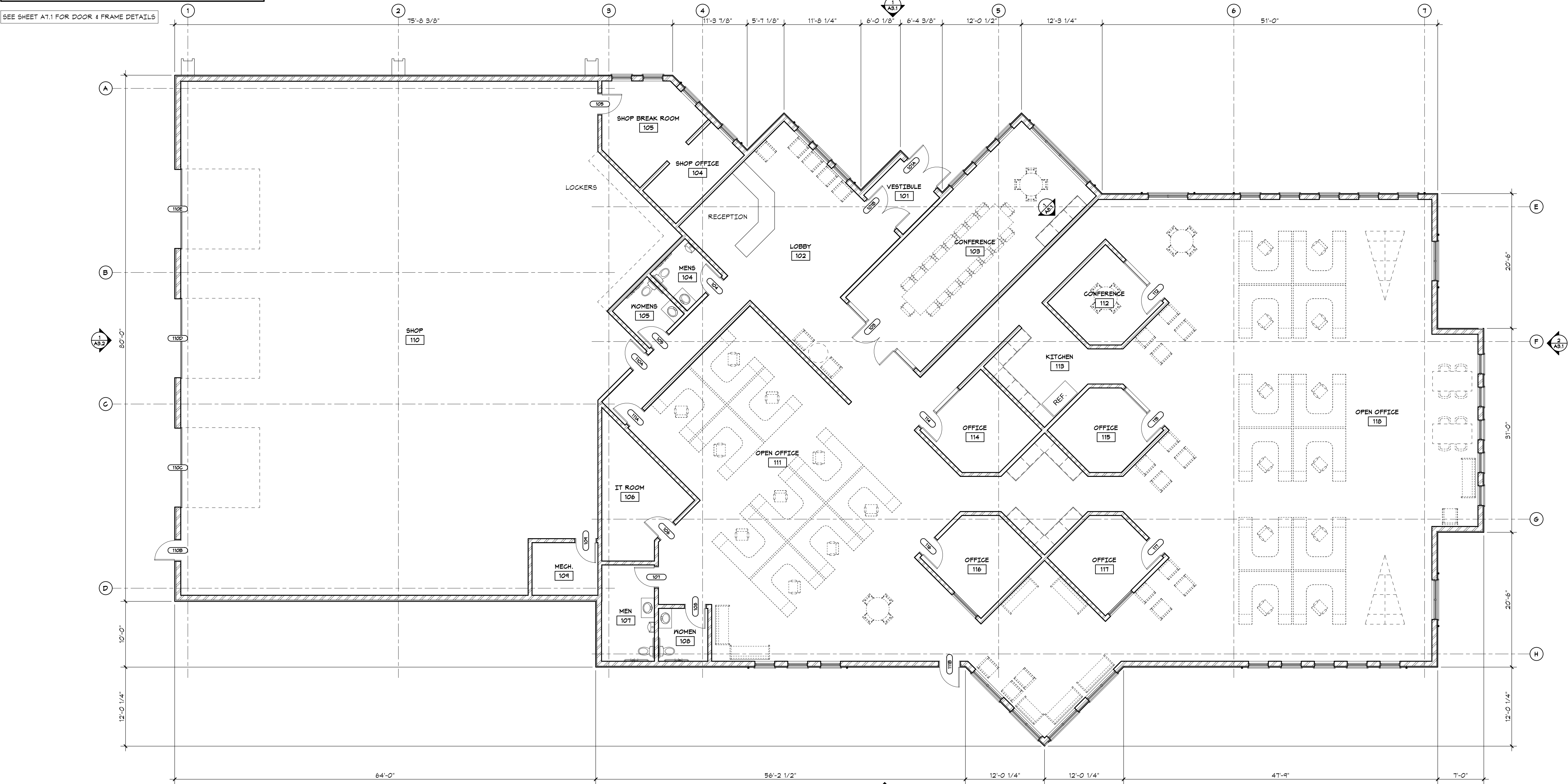
1. THRESHOLD.
2. WEATHER STRIPPING.
3. CLOSER.
4. AUTOMATIC HCP. DOOR OPENER.
5. ELECTRIC LOCK (BY G.C.) & CARD READER/FOB. (DEVICE BY OTHERS).
6. COAT HOOK.

GENERAL NOTES

1. CONTACT ARCHITECT IMMEDIATELY IF CONFLICTS ARISE W/ INSTALLATION OF ACCESSORIES & EQUIPMENT. NO CHANGES ACCEPTABLE UNLESS SHOWN ON PLAN OR APPROVED BY ARCHITECT.
2. MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE CHIEF.
3. FRAMING CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVING, COUNTERTOPS, ETC.).
4. ALL EXPOSED INTERIOR COLUMNS TO BE PAINTED, TYP.
5. ALL STOOP SLABS AND APRONS TO BE POURED WITH SIDEWALK TO MATCH FINISH, TOOLING, & JOINTS.
6. AGT CEILING TO BE CENTERED IN EACH TOILET ROOM.
7. ALL MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.
8. ALL GYPSUM BOARD SHALL BE TAPED, SANDED AND READY FOR PAINT. LEVEL 4 FINISH.
9. INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING- UNLESS NOTED OTHERWISE.
10. INTERIOR COLUMNS TO BE FINISHED W/ 5/8" GYP. BD. ON 7/8" STL. FURRING CHANNELS W/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCTURAL DRAWINGS FOR STEEL COLUMN SIZES.
11. FUR OUT WALLS AROUND ROOF DRAIN RAIN WATER LEADER (RD. RNL.) & OVERFLOW ROOF DRAIN RAIN WATER LEADER (OD. RNL.) W/ 5/8" GYP. BD. ON 2 1/2" STL. STUDS- V.FY. LOCATIONS W/ MECH.
12. CARPET, CARPET BASE, CERAMIC TILE, RESILIENT FLOORING, VINYL BASE, GRANITE, AND VINYL WALL COVERING ARE TO BE COORDINATED WITH GENERAL CONTRACTOR INTERIOR DESIGNER & RESPECTIVE SUBCONTRACTORS FOR SCHEDULING.

WALL TYPES

5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL. (V.FY.)	5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL. (V.FY.)- EXTEND WALLS UP TO DECK	5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL. (V.FY.)	5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL. (V.FY.)- EXTEND WALLS UP TO DECK	1-LAYER 5/8" TYPE 'X' GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL.- EXTEND WALLS UP TO DECK- 1-HOUR RATED UL# U469	2-LAYERS 5/8" TYPE 'X' GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL.- EXTEND WALLS UP TO DECK- 2-HOUR RATED UL# U474
5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" OC. W/ SOUND BATT INSUL. (V.FY.)	SHAFT WALL CONSTRUCTION: 2 1/2" CH STUDS @ 24" O.C. W/ SOUND BATT INSUL. W/ 1" GYP. LINER (SHAFT SIDE) & 5/8" GYP. BD. (ROOM SIDE) 1-HOUR RATED UL# U469				



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PROJECT

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NEW BUILDING
XXX RAVOUX CIRCLE
CHASKA, MINNESOTA

CITY SUBMITTAL 3/5/19

REVISIONS

DATE NO

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Tom Moorse

#22894

Reg No.

3/5/19

Date

MAIN LEVEL FLOOR PLAN

Drawn By: RMQ Checked By: JTK

A2.1

Project Number

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1
A2.1

MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

04/10/2019

Subject: Zoning Ordinance Amendment - Small Cell Wireless Aesthetics

Applicant: City of Chaska

Case No.: 2019-06

Synopsis: The City is requesting a Zoning Ordinance Amendment to Section 9.15.25 Small Cell Wireless Facilities to include aesthetic standards

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

BACKGROUND

In May 2017, Minnesota State Statute was amended to permit Small Cellular Wireless Facilities (Small Cell) in public Right's of Way (ROW) as essential services with very limited restrictions. The law has far-reaching implications for cities who elect to manage their public ROW and a modest impact on zoning regulations. This includes adding antenna to existing public infrastructure and/or placement of new structures within public ROW.



Small Cell/DAS continuum

In December 2017, the City adopted a Small Cell Wireless zoning ordinance (Ord No. 941). This ordinance addressed the general intent and regulations for such use within public ROW, however, no aesthetic regulations were established.

On January 14, 2019, the Federal Communications Commission (FCC) approved a declaratory ruling saying that aesthetic requirements are not preempted (prohibited) "if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance." Publication of aesthetic standards

applicable to small cell facilities must occur within "180 days after publication of the FCC order in the Federal Register. That deadline date is April 15, 2019. If a City fails to adopt and publish small cell aesthetic requirements by this date, it may lose the ability to impose aesthetic standards on telecommunication users who deploy small wireless facilities in the city.

CURRENT REQUEST

The request to amend the current small cell wireless ordinance is to put in place aesthetic standards, and further clarify permit process, location, and safety standards. The draft ordinance provided in your packet shows the proposed changes in red.

Staff is proposing to amend Section 9.15.25 of the Zoning Ordinance, to:

- Further clarify the permits required for locating small cells in the City
- Further clarify the location/setback requirements for a small cell facilities within public ROW
- Provide regulations that ensure traffic/pedestrian safety is prioritized when locating small cell facilities in public ROW
- Provide regulations on how close small cell facilities can be located next to each other
- Provide regulations to ensure existing public utilities are not compromised as a result of small cell facilities locating in public ROW; any utilities that are maintained and impact small cell facilities, then the wireless carrier will be responsible for costs accrued
- Provide regulations to ensure small cell locations do not compromise the Americans with Disabilities Act (ADA)
- Provide regulations to ensure historic structures and districts are not negatively impacted by these facilities
- Provide design regulations on the overall look of small cell facilities as it relates to enclosures, camouflaging, size, wire concealing, color, style, screening
- Provide regulations that promote landscaping for screening methods, and prohibit the removal/trimming of existing trees to make way for small cell facilities unless approved by the City
- Provide regulations that regulate signage/logos/decals that only allow for information that is required to be seen, and prohibits advertisements or unnecessary use of colors from stickers
- Provide regulations on the use of lighting and cooling fans; prohibit illumination and fans unless required
- Provide regulation on visual exhibits required to be submitted with a small cell application

It should be noted that our City Attorney has had a chance to review this proposed ordinance and can confirm that it should meet the FCC's recent regulations.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the Zoning Ordinance Amendment that would modify Section 9.15.25 of the Zoning Ordinance to read as the attached draft Ordinance.

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 9.15
OF THE ZONING ORDINANCE**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 9.15.25 of the Zoning Ordinance, City of Chaska, Minnesota is hereby amended to read as follows:

9.15.25 Small Cellular Wireless Facilities (Small Cell)

Small Cellular Wireless Facilities (Small Cell) as defined by Minnesota State Statutes 237.162 and 237.163 are permitted uses in the public right's-of-way from a zoning perspective, **and require a right of way (ROW) permit.** Except in **In** residential and historic zoning districts where they are **considered** conditional uses **and require a conditional use permit (CUP) and subsequently a ROW permit.** New or replacement facilities, or parts thereof, shall comply with the following standards:

- a) Standard conditions for locating small cell wireless facilities in ~~residential and historic~~ **ALL** districts:
 - i) Height:
 - a. Maximum pole height as allowed by Minnesota State Statutes 237.163, Subd. 3b.
 - ii) Location:
 - a. All facilities shall be located in the **public** right of way **(ROW)**, ~~in the area defined by the sideyard drainage and utility easement area. If an area does not have drainage and utility easement, then the facility shall be within five feet (5') of a side property line. but in no event shall be located within trails, sidewalks, streets or medians. All facilities must be located within ten (10) feet of the curb line.~~
 - b. ~~All facilities within any front or rear setback areas shall be located~~

~~closest to the property line, furthest from the road centerline as possible, but not further back from the curb or any sidewalk or trail than ten feet (10').~~

- b. All facilities shall be located as near as practicable to street intersections, but in a manner that does not impede, obstruct or hinder usual pedestrian or vehicular travel or public safety on a ROW. Site triangles at street intersections shall be unobstructed.
- c. All facilities and wireless support structures shall be located no closer than 150 feet away, radially, from another small wireless facility and wireless support structure.
- d. All facilities and wireless support structures shall be located in a manner that does not obstruct the legal use of a ROW by an existing utility provider. In the event of maintenance done in the ROW, the Small Cell operator is responsible for any costs accrued.
- e. All facilities and wireless support structures shall be located in a manner that does not violate the federal Americans with Disabilities Act.
- f. All facilities and wireless support structures shall be located so as not to be located along the frontage of a historic building or district, designated historic on a federal, state, or local level. New small wireless facilities may be collocated on existing support structures located along the frontage of a building on a federal, state, or local historical registry if such existing structure can support it.
- g. All facilities shall be located to the extent practicable on existing poles or other structures currently in the right of way.

- h. Decorative lights, banner poles, clocks, flag poles, and other public realm furniture were not visually designed to accommodate Small Cell facilities and shall not be used to accommodate those facilities.

iii) Design:

- a. Each small wireless facility antenna shall be located entirely within a shroud or canister type enclosure.
- b. The diameter of the antenna or antenna enclosure should not exceed the diameter of the top of the wireless support structure pole, and to the maximum extent practical, should appear as a seamless vertical extension of the pole. In no case shall the maximum diameter of the shroud be wider than one and one half times the diameter of the top of the pole.
- c. All antennas shall be mounted to the top of the wireless support structure pole, aligned with the centerline of the wireless support structure.
- d. All cables, wires and connectors related to the small wireless facility must be fully concealed on the wireless support structure and shall match the color of the wireless support structure. There shall be no external cables and wires related to the small wireless facility hanging off or otherwise exposed on the wireless support structure.
- e. All colors on a small wireless facility shall match the background of any wireless support structure that the facilities are located upon. The color and style of small wireless facilities and support poles shall match the color and style of the existing utility poles in the area for which they are locating.
- f. Equipment enclosures, including electric meters, shall be as small as possible. Ground-mounted

equipment shall incorporate concealment elements into the proposed design matching color, style and materials of the wireless support structure unless other materials or colors are approved by the City. Concealment may include, but shall not be limited to, landscaping, and strategic placement in less obtrusive locations.

- g. Radio equipment shall be fully enclosed within an equipment cabinet or concealed within the antenna shroud enclosure matching color and materials of the wireless support structure unless other materials or colors are approved by the City.

iv) Landscaping & Tree Trimming:

- a. Where possible, landscape screening should be provided and maintained around exterior ground equipment enclosures unless otherwise approved by the City.
- b. Tree "topping", pruning, or the removal of trees is prohibited, without prior written authorization from the underlying property owner of a tree, in the event the tree is located on private property, or written authorization from the City, in the event the tree is located within the public right of way.

v) Signs & Decals:

- a. The small wireless facility operator/permittee shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the small cell facility that is visible to the public. Signage required under this section shall not exceed 4 inches x 6 inches, unless otherwise required by law or the City.

- b. The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. The color shall match or shall be as approved by the City. Small wireless facilities and wireless support structures shall not include advertisements and may only display information required by a federal, state or local agency. The small wireless facility operator/permittee shall utilize the smallest and lowest visibility radio-frequency (RF) warning sticker required by government or electric utility regulations. Placement of the RF sticker shall be as close to the antenna as possible.

vi) Lighting & Fans:

- a. New small wireless facilities and wireless support structures shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a street light pole.
 - b. In residential and historical areas, the small wireless facility operator/permittee shall use a passive cooling system. In the event that a cooling fan is needed, the small wireless facility operator/permittee shall use a fan that creates noise contained only within the ROW. Noise from the fan shall not be heard from adjacent buildings.
- b) For all applications to locate small cell wireless facilities in the ROW, photo simulations from at the least two reasonable line-of-site locations near the proposed project site must be provided. The photo simulations must be taken from the viewpoints of the greatest pedestrian or vehicular traffic. Angle of photo simulation

separation must be at least 90 degrees or greater and provide a full profile depiction.

- c) Other conditions for locating small cell wireless facilities in residential and historic districts:
 - i) Other conditions unique to the proposed placement of facilities may be attached to protect the health, safety, welfare and aesthetics of neighboring properties, other users of the right of way, and the public.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL Date Here

**Subject: Ernst House Redevelopment - Planning Commission/2030
Comprehensive Plan Compliance for TIF #22**

Prepared By: Nate Kabat, Assistant City Administrator

Background

At its March 19, 2018 meeting, the Chaska City Council and EDA entered into a listing agreement for the Ernst/Ess House sites at 211 and 217 Walnut Street to market for a sale to a private redeveloper. At that time, staff explained that the redevelopment would be an opportunity to recover costs the City has incurred on the site to move the Ernst House there and to demolish the Ess House following the fire that occurred by establishing a TIF district.

On December 17, 2018, the City Council and the Chaska EDA authorized a Letter of Intent with Talle & Associates, Inc. to purchase and redevelop the Ernst House Property at 211 and 217 Walnut St. The Letter of Intent includes the City's objective to create a TIF district.

Talle & Associated, Inc., in partnership with U+B Architects have proceeded to design the redevelopment. The concept plan was approved by the Planning Commission on December 12, 2018 and by the City Council on December 17, 2018.

As the process continues in line with the developer's original timeline for implementation, the TIF district for the project needs to be established. The site of the redevelopment is located within the City of Chaska's Flood Control Redevelopment Project #4 TIF Area, however a modification to the Plan/Area and establishment of TIF District #22 therein are necessary.

Analysis

As the Planning Commission has experienced in the past, one of the requirements for establishing a TIF District is for the Planning Commission to determine whether development plans for the site are consistent with the current Comprehensive Plan. In the 2030 Comprehensive Plan, the area of the planned redevelopment is designated for medium density residential, which is consistent with the use of the proposed redevelopment.

Recommendation

Given that the planned redevelopment is permitted under existing zoning and advances goals for both the site and broader downtown redevelopment, Staff recommends approval of the resolution finding that the proposed redevelopment complies with the Comprehensive Plan.

PLANNING COMMISSION ACTION REQUESTED

Motion to approve P.C. Resolution that the Plans are consistent with the comprehensive plan for the City and conform to general plans for development or redevelopment of the City as a whole.

**CITY OF CHASKA PLANNING COMMISSION
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/10/2019 **RESOLUTION NO.** _____

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

**A RESOLUTION OF THE PLANNING COMMISSION CONCERNING MODIFICATION OF
THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4 AND A
PROPOSED TAX INCREMENT FINANCING DISTRICT OF THE EDA AND THE CITY OF
CHASKA**

WHEREAS, a proposal has been submitted to the City of Chaska Planning Commission (the "Commission") by the City of Chaska, Minnesota (the "City") and the Chaska Economic Development Authority (the "EDA") to modify the Redevelopment Plan for Redevelopment Project No. 4 (the "Project Area"), to establish Tax Increment Financing (Redevelopment) District No. 22 (the "TIF District") therein and incorporate the public development and redevelopment costs and activities thereof, and adopt the Tax Increment Financing Plan relating thereto (the "TIF Plan" and, together with the Redevelopment Plan, the "Plans"), all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 through 469.047, 469.090 through 469.1082, and 469.174 through 469.1794, as amended;

WHEREAS, the Project Area is not being expanded and the only modification of the Redevelopment Plan relates to the inclusion of the proposed TIF District; and

WHEREAS, the Commission has reviewed the Plans to determine the consistency of the Plans with the comprehensive plan for the City:

NOW THEREFORE, BE IT RESOLVED AND DETERMINED by the City of Chaska Planning Commission that the Plans are consistent with the comprehensive plan for the City and conform to general plans for development or redevelopment of the City as a whole.

Passed and adopted by the Planning Commission of the City of Chaska, Minnesota, this 10th day of April 2019.

Brian Dahlke, Chair

Attest: _____
Chaska Deputy Clerk

**- MINUTES -
CHASKA CITY COUNCIL
MARCH 4, 2019**

1. Call to Order

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

2. Pledge of Allegiance

3. Swearing in of Nate Bostrom – Ward 2

City Attorney Melchert administered the oath of office to Councilmember Bostrom.

4. Roll Call

Roll call was taken. Present: Councilmembers Bostrom, Grau, Huang, Hatfield, and Mayor Windschitl. Absent: None

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

5. Adopt the Agenda

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

Motion carried.

6. Visitor

Cindy Nevins, 110 E First Street, encouraged the Council to look closely at the limited market-rate senior living options currently available in the City and to consider that in future housing plans.

The Council discussed housing needs with Ms. Nevins and thanked her for addressing this issue.

Jeff Hastings, 110 E First Street, stated that more County-owned senior-living apartments in Chaska may be helpful.

The Council and Staff discussed County-owned housing within Carver County.

7. Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the February 25, 2019 City Council meeting.

Motion carried.

8. Consent Agenda

Assistant City Administrator Kabat and City Administrator Podhradsky provided further details regarding Items D and E.

The Council and Staff discussed the details of Item C.

Councilmember Huang asked what kind of documentation peddlers receive.

City Administrator Podhradsky explained that they get a badge along with the permit.

Motion by Councilmember Bostrom, second by Councilmember Huang to approve the Consent Agenda Items A through E:

- A. Approve Massage Therapy Registration for Katherine McCabe
Motion to approve Massage Therapy Registration No. MTL 19-07 to allow Katherine McCabe to practice Therapeutic Massage out of Good and Twisted Yoga at 1018 Gateway Drive and KM Aligned at 968 Bluff Point Dr. in Chaska.
- B. Adopt Resolution 2019-16, Approving Peddler's Permit for A Whale of a Treat
Motion to adopt resolution approving Peddler Permit No. PP. 19-01 in the name of Penny Pollock, DBA A Whale of a Treat! 17979 Evener Way, Eden Prairie, Minnesota, 55346, valid March 4, 2019 through October 31, 2019.
- C. Adopt Resolution No. 2019-17, Establishing an Absentee Ballot Board for the Special Election
Motion to adopt Resolution appointing those persons listed on Exhibit A as Absentee Ballot Board Judges for the Special Election, Tuesday, May 14, 2019.
- D. Adopt Resolution No. 2019-19, Administrative Amendment for TIF District #12
Motion to adopt Resolution Approving Administrative Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 12.
- E. Adopt Resolution No. 2019-20, Administrative Amendment for TIF District #13
Motion to adopt Resolution Approving Administrative Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 13.

Motion carried.

9. Action Items

9.A. Adopt Resolution 2019-18 and Ordinance 961, Water Ordinance Revision - Prohibiting Non-Essential Watering

City Administrator Podhradsky introduced the item to the Council.

Water and Sewer Director Haefner presented the item to the Council.

Councilmember Bostrom inquired about the watering grace period for new construction.

Water and Sewer Director Haefner provided further clarity regarding the grace period and how this information will be communicated to residents.

Councilmember Huang asked how this prohibition will be enforced.

City Administrator Podhradsky explained it will primarily be enforced through the Community Service Officer and explained the practicality of how the information will be rolled out and the period of education given prior to giving out violations.

Councilmember Huang looked to clarify this ordinance only applies to water delivered by City infrastructure, and that sand point wells are not included. He also suggested adding language in the ordinance to clarify the limitation is for irrigation uses and not prohibition of sprinkler use by children, for example.

Councilmember Bostrom inquired if smart meters can be used to verify violation.

Water and Sewer Director Haefner responded that they could.

Mayor Windschitl commented that the City needs to set a good example with following this revision.

Water and Sewer Director Haefner presented on the water main break at Pioneer Trail.

Councilmember Bostrom asked what caused the water main break.

Water and Sewer Director Haefner explained that it was Mother Nature and the type of pipe (cast iron).

Councilmember Bostrom then asked if Staff knows how much of this type of pipe exists around Chaska.

Water and Sewer Director Haefner stated that he just knows of the two breaks on Pioneer Trail and that pipe bursting and similar applications can be used to try to ensure this does not happen again.

Mayor Windschitl inquired if the City uses plastic piping now.

Water and Sewer Director Haefner confirmed this was the case.

Councilmember Huang commented that it might be nice to put the photos depicting the damage to the road on the City website so residents can see why the whole road was closed.

Motion by Councilmember Huang, second by Councilmember Bostrom to adopt Resolution 2019-18 Resolution, authorizing the revision of Chaska Ordinance, Chapter 25, Section 10 Restricted Hours of Use of Water with added language to clarify allowance of recreational use. Motion carried.

9.B. Approve the 2019-2020 Employment Union Contracts

City Administrator Podhradsky presented the item to the Council.

The Council discussed the importance of consistency in these contracts as well as the benefit in having a blend of experience in these positions.

Mayor Windschitl referred to the PD uniform allowance and asked if they have to buy their vests.

City Administrator Podhradsky provided further clarity regarding the PD vests.

Motion by Councilmember Huang, second by Councilmember Grau to approve employment contracts for 2019-2020 between the City of Chaska and Teamsters Local 320, LELS Local 210, and LELS Local 385, with these agreements becoming effective January 1, 2019. Motion carried.

10. Bills

Mayor Windschitl inquired about a bill to the Carver County EDA.

City Administrator Podhradsky provided further information regarding that expense and program.

Mayor Windschitl also inquired about a bill on page 6 regarding \$3500 for principle.

City Administrator stated that the entire transaction is part of the acquisition for County Road 44 and gave more information regarding the County's cost-share policy.

Mayor Windschitl asked for details regarding the bill on page 11 for Travelers Indemnity Company.

City Administrator Podhradsky explained that is the City's insurance premium for the year.

10.A. Accounts Payable Council Roster 3-4-19

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

11. Other Business

11.A. Other Meeting Minutes

11.A.i. Receive the minutes of the February 13, 2019 Planning Commission Meeting.

Councilmember Bostrom:

- Noted that the Chaska Rotary continues to do wonderful things and provided details regarding some of those.

- Referred to the Give Where You Live campaign and commented that Chaska continues to be a generous community.

Councilmember Huang:

- Reported the Southwest Transit Commission has a new on-demand program called Southwest Prime MD for medical needs.
- Commented that it is nice to see La Hermosa doing well.

Councilmember Grau:

- Reported that he attended his first Eastern Carver County Community Education & Advisory Council meeting and gave some information regarding homelessness in Eastern Carver County and temporary housing intake form results for the 2018-2019 school year.
- Commented that the Chaska Community Center Carnival had a good turnout and thanked Staff for that event.
- Noted several residents contacted him about the parking issues at the Chaska Community Center. Mayor Windschitl commented that residents need to allow themselves time and plan for the lack of parking space. City Administrator Podhradsky stated that one of the challenges with parking at the Community Center is the design of the road that goes by there and that Staff has had discussion of options for the parking issue.

City Administrator Podhradsky:

- Reminded the Council of the tour at the Brewery at 5:45 pm on March 18, 2019 and that it will be a work session, so is open to the public.

Assistant City Administrator Kabat:

- Reported that the location of the farmers market this summer will be the parking lot of City Hall. Commented that this will be an exciting and fresh opportunity for the farmers market. Mayor Windschitl asked where employees will park. City Administrator Podhradsky explained they can park in the back parking lot and that there is on-street parking and that there will be reserved parking on 5th street for customers of the surrounding businesses. The Council and Staff talked about the difficulties of other locations and benefits of having it in the City Hall parking lot.

Mayor Windschitl:

- Noted that Lent starts on Wednesday and thus the two Friday fish fries at Guardian Angels Church begin.
- Noted that a long time Chaska resident Mary Lahl passed away and the funeral is March 5, 2019.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang, to adjourn the meeting at 9:25 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 18, 2019

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Bostrom, Huang, Grau and Mayor Windschitl. Absent: None

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

4. Adopt the Agenda

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

Motion carried.

5. Visitor

None.

6. Minutes

Motion by Councilmember Bostrom, second by Councilmember Huang to approve the minutes of the March 4, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Huang requested detail regarding Consent Item D and reporting to work.

City Administrator Podhradsky explained that this would be for non-essential employees and stated Staff can clarify the language.

Motion by Councilmember Huang, second by Councilmember Bostrom to approve the Consent Agenda Items A through D subject to added language defining essential and non-essential employees in Item D:

- A. Adopt Resolution No. 2019-21 Approving Transient Permit – Minnesota Gardens
Motion to Adopt Resolution No. 2019-21 approving Transient Permit TRA.19-03 in the name of Jennifer Buse of Minnesota Gardens of 4733 Cumberland Rd, Mound, Minnesota, 55364, valid April 1, 2018 through August 31, 2019.
- B. Adopt Resolution 2019-22 Approving Solicitor Permits for Renewal by Andersen
Motion to Adopt Resolution No. 2019-22 approving Solicitor Permit No. SOL.19-04 –

SOL.19-08, for the above representatives of Renewal by Andersen, located at 760 Parklawn Ave, Edina, Minnesota, 55435, for the period of March 18, 2019, through December 31, 2019.

C. Wetland Replacement Plan for Harvest West Development

Motion to approve the wetland replacement plan for Harvest West Development.

D. Adopt Consider Employee Handbook and Fire Manual Update

Motion to approve the City of Chaska Employee Handbook and Fire Manual.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-23, Approving the Concept Plan for Hazel View Senior Cooperative/Lake West Development, LLC/PC #2019-04

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl stated that he had thought this land was unbuildable.

City Administrator Podhradsky explained that it is buildable, and City Planner Hanson continued her presentation of the item.

Councilmember Huang asked what the City's definition of high-density versus medium-density.

City Planner Hanson explained the definition and threshold for density determination and stated that this concept plan is at 14 or 15 dwelling units per net acre.

Councilmember Huang expressed concern for potential crosswalk location and misalignment of the driveways.

Councilmember Bostrom inquired about emergency vehicle access issues at the point of entry.

City Planner Hanson explained that is something Staff and the applicant will look at more heavily once they go through the traffic report.

Councilmember Bostrom asked about the unmarked trees in the concept plan draft.

City Planner Hanson explained how Staff marks trees in the concept plan for the applicant to focus upon.

Councilmember Grau stressed that the applicant needs to engage with the neighborhood regarding and concerns or issues since it has changed in purpose from a daycare to residential use. He also expressed concern with the unit being four-stories and asked how many units are lost if it were to be three-stories.

City Planner Hanson stated there are ten units per floor and that they can get more exhibits showing the scale during the preliminary.

The Council and Staff discussed the scale of the proposed building in regards to the site layout. Councilmember Bostrom asked if Pioneer Point could be asked again about access.

Community Development Director Ringwald stated there is an easement there but that they do not want to push too much.

Mayor Windschitl commented that he is concerned about the offset driveway, the crosswalk, and the peaked roof.

Perry Ryan with Lake West Development, 14525 Hwy 7, Minnetonka, provided further detail into concept plan and addressed some of the comments made by the Council.

Melissa Nelson with Bradford Development, 501 N Riverfront Drive, Mankato, detailed the amenities of the proposed building.

Mayor Windschitl commented that he is concerned with the amount of parking proposed at this stage. He also asked about the purchasing process.

Ms. Nelson explained the process prospective buyers would undergo to purchase a unit and the details of ownership within the co-operative. She also detailed the range of payment for mortgage, fees, and maintenance responsibilities and explained how this building would be run as a limited equity co-operative.

City Administrator Podhradsky pointed out that many of the Council's concerns are listed in the conditions outlined by Staff.

Community Development Director Ringwald stated that Staff will pursue discussions regarding access.

Councilmember Bostrom asked if Chaska will be moving to support more co-operatives within the City.

Community Development Director Ringwald responded that they are open to it as it provides a different style of ownership.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2019-23 approving the Concept Plan for Hazel View Senior Cooperative (PC #2019-04). Motion carried.

8.B. Adopt Resolution 2019-24, Approving the Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda/PC #2019-05

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

City Administrator Podhradsky outlined the next steps in the approval process for the item.

Community Development Director Ringwald noted that because of the favorable approach the applicant has made regarding recommendations, the Council could anticipate the final plan coming back as a consent item.

Councilmember Huang inquired of the project timeline.

City Administrator Podhradsky gave the details of the project schedule.

Councilmember Grau asked about the history of the business.

The applicant stated they have been in business over twenty years.

Motion by Councilmember Bostrom, second by Councilmember Huang to adopt Resolution No. 2019-24 approving the Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road (PC #2019-05). Motion carried.

8.C. Adopt Resolution 2019-25, Approve Issuance and Sale of Temporary Financing for MN HWY 212 and CSAH 44 Interchange Project

City Administrator Podhradsky introduced the item to the Council.

Paul Steinman, with Springsted, detailed the results of the request for proposal.

Mayor Windschitl inquired how much the City is paying in interest.

City Administrator Podhradsky provided further clarity into interest payment.

Councilmember Huang asked what the risk of not getting money back from the State or the County would be.

City Administrator Podhradsky explained it is covered in the joint powers agreement.

Mayor Windschitl inquired when the dollars from the State would come.

City Administrator Podhradsky stated it comes throughout the project as it is based on portions of the contract getting done.

City Engineer Clark provided a breakdown of the payment process.

City Administrator Podhradsky explained the benefits of using this financing vehicle.

Administrative Services Director Graczyk provided further insight into the financing and joint powers agreement.

City Administrator Podhradsky provided a timeline of the process to get to this point in the interchange project.

The Council and Staff discussed the location and design of stormwater along CSAH 44.

Mayor Windschitl inquired if there was property acquisition near the cemetery for this project.

City Engineer Clark stated there are construction easements there for the grading work that needs to be done.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2019-25 Authorizing Issuance, Awarding Sale, Prescribing The Form And Details And Providing For The Payment of \$20,000,000 General Obligation Temporary State Aid Street Bonds, Series 2019A. Motion carried.

City Administrator Podhradsky thanked Springsted for their involvement.

8.D. Adopt Resolution 2019-26, Approving Joint Powers Agreement with Carver County for Construction on CSAH 44/TH 212 Interchange

City Administrator Podhradsky presented the item to the Council.

City Engineer Clark provided a timeline for the project.

City Administrator Podhradsky explained the project would be bid all at once and divided into two years.

The Council and Staff discussed the project design.

Motion by Councilmember Bostrom, second by Councilmember Huang to adopt Resolution No. 2019-26 approving the Joint Powers Agreement with Carver County for the construction CSAH 44/212 Interchange and CSAH 44 Improvements. Motion carried.

9. Bills

Mayor Windschitl asked if the bill for slope restoration was final payment.

City Engineer Clark stated that is was final payment.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly 3-18-2019

10.C. Receive the February 11, 2019 Park & Rec Board minutes.

City Administrator Podhradsky:

- Summarized the tour of Schram Brewery.

Councilmember Huang:

- Commented that the U18 Tournament was well attended and a great event.
- Reported the League of Women Voters is sponsoring MN Secretary of State Steve Simon on March 19, 2019 at the Crown of Glory Church.
- Noted District 112 will have public input equity meetings coming up and to check the District 112 website for more information.

Councilmember Bostrom:

- Recognized Parks & Recreation Director Grange and his staff, as well as the Park Board, for the bicycle-friendly community update.
- Noted that the March 14, 2019 edition of the Chaska Herald honored Jenna Paschke and was well written.

Councilmember Hatfield:

- Reported that Taste of Chaska is on May 8, 2019 at 5pm.
- Thanked the City for offering sandbags. City Administrator Podhradsky and Mayor Windschitl provided further information about flood control within the City.
- Thanked the Police Department for another successful Citizens Academy.
- Noted the American Legion celebrated 100 years last weekend.

Mayor Windschitl:

- Commented that St. Johns offers free dinner for everyone every Monday nights and that they have been doing this for ten years.
- Stated that Brady Juell just got the job as Police Chief in Elko New Market.
- Noted the next Council meeting is Monday, April 1, 2019.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:32 pm.

Motion carried.

DRAFT

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MARCH 4, 2019

1. Call to Order

President Windschitl called the meeting to order at 9:25 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Bostrom, Huang, Grau and President Windschitl.

Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Huang, second by Commissioner Hatfield to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Grau, second by Commissioner Bostrom to approve the minutes of the January 28, 2019 EDA meeting.

Motion carried.

5. Discussion Items

5.A. Adopt Resolution EDA 2019-01, Administrative Amendment for TIF District #12

Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Huang, second by Commissioner Bostrom to adopt Resolution No. 2019-01 Approving Administrative Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 12. Motion carried.

5.B. Adopt Resolution EDA 2019-02, Administrative Amendment to TIF District #13

Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Hatfield, second by Commissioner Grau to adopt Resolution No. 2019-02 Approving Administrative Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 13. Motion carried.

6. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Bostrom to adjourn the meeting at 9:28 pm.

Motion carried.

Chaska Park Board
Meeting Minutes
March 11th, 2019

1. Call to Order

The March meeting of the Chaska Park Board was called to order by Chairman Roan at 7:00 pm in the Council Chambers at City Hall.

2. Roll Call

Present: Roan, Downs, Ruiz Gutierrez, Wittrock, Olsen, Branch, Flaherty-Wilcox, Mihajlov, Kim, Udermann, Wynveen-Barth

Absent: Ives

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Motion by Wittrock, second by Flaherty-Wilcox, to approve the March 11th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

Chris Devore 523 Maple St.
Sylvia Matson 513 Maple St.
Catherine and Mike Hull 406 6th St.
Collin Leck 1228 Crystal Place

The above individuals shared their concerns regarding the 112 School District's intent to sell a parcel of land of which the City of Chaska has been maintaining as Firemen's II Park. They would like the City to purchase the land from the School District and keep the park.

The Park Board thanked the individuals for attending and sharing their thoughts. The Park Board asked Director Grange to gather more information and include this item on their next meeting agenda to have further discussion.

5. Approve Meeting Minutes

Motion by Udermann, second by Olsen, to approve the Chaska Park Board meeting minutes of February 11th, 2019. Motion carried.

6. New Business

6A Welcome to New Park Board Commissioners
Matt Udermann
Elizabeth Wynveen-Barth
Vincent Kim-Youth Rep

7. Other Business

7A Mountain Bike Trail

Grange spoke on the history of this project for the new commissioners, as well as the progress made recently. Chaska is in a holding pattern currently, as both the Carver Trails group and Carver County are reviewing the MOU with their attorneys. Next steps after review and approval of the MOU would be to go to Council with a resolution to move forward, then build out of the trails could start.

7B Wayfinding Update

Grange shared information on a potential pilot project with the cities of Chaska, Carver and Victoria. The goal would start with identifying one project, 1 loop downtown along the levy as well as 1 linear connection. Also, in discussions with Carver County on uniform signage across the county. Next steps are to locate existing signage, identify entry points into the community, distance points, etc. and start experimenting with signage, paints and graphics. Carver County is also working with a consultant to create a resident survey asking for feedback on current usage of trails, programming ideas, entrances into downtown areas, etc.

Udermann asked about tying this in with the business communities as well, Grange shared that yes, they are actively involved, as will be a key part to the bike friendly community designation application.

May 17th is also Bike to Work Day, so Grange is looking to promote that day and challenge others to participate.

7C Receive Council Meeting Minutes from January 28, 2019.

8. Staff Reports

8A Department Happenings-Grange shared various happenings in Parks and Recreation.

Friday, March 1st, the CCC hosted the annual carnival. Great turn out on a wintery evening, around 500-600 in attendance.

Grange updated board on recent marketing pieces out via FB on "Let's bring ParkRun to Chaska". We are currently looking to build awareness in the community and possibly coordinate a test run once weather is better.

The Community Center broke 9,000 members in February.

Chaska Valley Family theater performed "Godspell" musical in the theater. Great turnouts! As usage has increased recently in our theater, we installed a new, much needed lighting system. The new system is now up-to-date and more user friendly for staff as well as our user groups.

A new piece of fitness equipment (upper body ergometer) will be delivered this week.

Staff are now offering new opportunities for individuals with special needs and their families. We are offering new times where there is less traffic for open gym as well as open swim. This will allow for participating in a less busy/loud environment than our general hours.

The Curling Center just finished up a 5 and Under Bonspiel with 32 teams competing. They will be hosting the U18 National Championship, the weekend of March 13-17.

Round Table:

- Ruiz Gutierrez-Excited for momentum on the mountain bike trails.
- Flaherty-Wilcox-Thanked the Firemen's II community members for coming out to the meeting tonight.
- Downs-Asked about an update on City Square West. Grange mentioned things have been quiet since fall. Staff are looking into programming ideas for the paseo area. Grange also mentioned the idea of touring other community paseo's in the metro, to see what's out there for ideas.
- Roan-Congratulations to past park board chair, Nate Bostrum, on appointment to the city council. Also gave blanket recognition to Chaska High School sports on successful seasons, as well as recognizing Mike Koster on a tremendous hockey career representing Chaska Hawks and Breakaway Academy.
- Mihajlov-Appreciate the work put into the park naming policy, thank you.
- Olsen-Asked about a new community park in Chaska, where and the timeline. Grange-No timeline yet as development decisions still in process, one of which is placement of a new elementary school. Will bring more information as things progress.
- Kim-Excited about the wayfinding discussions and thanked the Firemen's II neighborhood who came to tonight's meeting.
- Wynveen-Barth- Also enjoyed seeing and hearing the concerns from the Firemen's II neighborhood.
- Udermann-His family had a great time at the CCC carnival, as well as the ice show this past weekend, both had great crowds.

9. Next Meeting-April 8th

- 10. Adjourn** Motion to adjourn the March Park Board meeting by Kim, second by Downs. Motion Carried.