Temporary Fire Station Tour
735 Victoria Dr. Chaska
5:45 - 7pm

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, May 20, 2024
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
   - 6.A. City Council Meeting Minutes 05-06-2024
7. Consent Items
   - 7.A. Adopt Resolution 2024-42 Awarding the Bid for 2-115kV Breakers for the Minnesota River Substation
   - 7.B. Adopt Resolution 2024-43 Awarding Bid for Exterior Renovation and Roof Replacement of FoodShelf/Well 4 Building
   - 7.C. Adopt Resolution 2024-45 Awarding bid for the 2024 Downtown Project - Landscaping/Irrigation Project
   - 7.D. Joint Powers and Mutual Aid Agreement for State Delegated Building Inspections
   - 7.E. Approve 2024-2025 Liquor License Renewals
   - 7.F. RFA Approve Meeting Time Change for Parks and Recreation Commission
   - 7.G. Accepting Public Improvements – Shepard of the Hills Development by Twin Cities Habitat for Humanity
8. Action Items

8.A. Motion to adopt Resolution No. 2024-50 approving the Concept Plan for Jaspers Circle/ Todd Olin/ PC #2024-06

8.B. Motion to adopt Resolution No. 2024-48 OR Resolution 2024-52 and Ordinance No. 1045 Approving the Preliminary Site & Building Plan and Rezoning for Hazeltine National Golf Course - Northwest/Hazeltine National Golf Course/PC #2024-07

8.B.i. Ordinance No. 1045

8.B.ii. Resolution No. 2024-52

8.C. Motion to adopt Resolution No. 2024-049 and Ordinance No. 1046, Approval of the Preliminary Plat and Rezoning for Carlson Bluffs (fka Ensconced Woods 2nd)/Johnson-Reiland Homes/PC #2024-08

8.C.i. Ordinance No. 1046

8.D. Recommend City Council Approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation

8.E. Adopt Resolution No. 2024-46 Authorizing Issuance and Sale of $51,370,000 Lease Revenue Bonds, Series 2024 by the Chaska EDA

9. Bills

9.A. Accounts Payable Claims Roster 5/20/2024

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly Report 5-20-2024

10.B. Q1- 2024 - Investment Report Memo

11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
MAY 6, 2024

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7 p.m.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Krista Mark, Communications Coordinator; Elise Durbin, Assistant Administrator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Proclamation
5.A. Professional Municipal Clerks Week
Mayor Windschitl read the proclamation recognizing Professional Municipal Clerks Week.

City Administrator Podhradsky pointed out the City has two clerks, and one is finishing up their certification this week.

Mayor Windschitl noted Armed Forces Day is May 18, National Police Week is May 12 through 18, Military Appreciation Month is for the entire month of May, Firefighters Day is May 4, National Teacher's Appreciation Week is May 6 through 10, Nurses Week is May 6 through 12, and Public Service Recognition Week is May 5 to 11.

Councilmember Grau added May is also Asian Pacific American Heritage Month.

Councilmember Hubbard stated it is also Correction Officer Week.

6. Visitor Presentation
6.A. State of the Library Presentation – Jodi Edstrom and Kevin Spencer
Jodi Edstrom, Carver County Library Director, introduced herself and Kevin Spencer, Chaska Branch Manager. She explained the theme of the Annual Report is community through community learning, gathering, partnership, and grants. She listed a number of programs and opportunities offered by the Carver County Library system throughout the year.

DRAFT

Ms. Edstrom noted the library introduced automatic renewals for books without waiting lists. There are also text messaging notifications. There are also in-person, online, hybrid, and self-directed programs, and there were more than 13,000 adult participants.

Ms. Edstrom pointed out there were over 1.3 million checkouts for library items. Storytime attendance topped 10,000 kids. One of the online youth services programs reached over 22,000 views. Additionally, library meeting rooms were booked over 875 times.

Mr. Spencer showed a pie chart. A large majority of the circulation in 2023 was children's books. Almost 3,000 library card holders were added, which increased the total card holders to over 15,000. More than 2,500 people attended in-library programs and over 565 of volunteer time was donated.

Mr. Spencer noted his philosophy for the library is a community hub. He detailed events and programs such as the 101 Year celebration, the adult winter reading program, the seed library extension, teen programming, the youth summer reading program, and story times. Connecting with the community is the most important part of a library.

Mr. Spencer explained all of the processing of materials is a huge job and takes place at the Library Administration building. He recognized the impact of Friends of the Chaska Library.

Mr. Spencer added he is focused on the future of the library. He hopes to create a library as a destination by incorporating a children's museum or something else to attract even more visitors. He showed images of other libraries around the United States.

Councilmember Hubbard noted her love of the library and all it has to offer. The library goes above and beyond what one would expect of a library.

Councilmember Huang stated libraries are an institution intersecting with some issues retail faces. They have been impacted by COVID-19 and technology. Libraries are so much more than books. Mr. Spencer agreed libraries are a vibrant place.

Councilmember Grau shared an opportunity for the library to obtain more Asian heritage materials through the May Book Project. Mr. Spencer stated it is important for all people to find reflections of themselves in the library.

Councilmember Hatfield pointed out it was Mr. Spencer's presentation to the Council. He has done a great job filling Ms. Edstrom's shoes after her promotion. It is exciting to hear updates from the library. She thanked them for their work in Chaska.

Mayor Windschitl noted he has been to the library more in the past year than the rest of his life. The City will be building a new library soon. He asked if there is a standard footprint the County recommends or any processes underway.

City Administrator Podhradsky stated the typical process is a collaboration between the County and the City. There is also usually a citizen task force that provides input. The square

DRAFT

footage is usually one square foot for each person in the City. The current building is 8,000 square feet, which is rather small for a community of Chaska's size.

Mayor Windschitl stated Staff and the community need to start preparations to streamline the future building process.

7. Approve Previous Meeting Minutes
7.A. Approve the April 15, 2024 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the April 15, 2024 City Council meeting.
Motion carried.

8. Consent Agenda
Mayor Windschitl asked for more information on Consent Agenda Item 8F. Adopt Resolution 2024-35 Approving and Amending the Municipal State Aid (MSA) Streets of the City of Chaska. City Administrator Podhradsky explained some streets need to be added and some removed to the MSA.

Councilmember Hatfield asked if all of the transient accommodations renewals are addressed at the same time, referring to Consent Agenda Item 8L. Approve Transient Accommodation Renewal - Super 8. She pointed out one location is not listed. City Administrator Podhradsky stated the other location is working on selling. Staff plans to bring the item back to the Council once the owner works on some improvements.

Councilmember Hubbard asked when Costco is going to open. City Administrator Podhradsky stated the opening date is planned for July 13, 2024. However, the plumbers are on strike, which might delay some of the work.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Consent Agenda Items A through L:

A. Adopt Resolution 2024-36 Awarding bid for the NE Collector - Savanna Way Phase 2 Project

Motion to adopt Resolution 2024-36, awarding the bid for the NE Collector – Savanna Way Phase 2 Project to Swan Companies, Inc. in the low bid total amount of $1,879,880.03.

B. Adopt Resolution 2024-38 Awarding bid for Bavaria Road Turn Lane Improvements at SW Christian High School

Motion to adopt Resolution 2024-38, awarding the bid for the Bavaria Road Turn Lane Improvements at Southwest Christian High School project to Kusske Construction Co. in the low bid total amount of $914,480.80.

C. Adopt Resolution 2024-40 Awarding Bid for the 2024 Overlay Program

Motion to approve Resolution 2024-40 awarding the bid for the 2024 Overlay Program to Northwest Asphalt in the low bid amount of $503,302.72.

D. Adopt Resolution 2024-41 Approving a Real Estate Donation Agreement - Lucero Izaguirre

Motion to adopt Resolution 2024-41 approving a Settlement and Release and Easement Agreement with Lucero Izaguirre.

DRAFT

E. Adopt Resolution 2024-39 Approving a Real Estate Donation Agreement - United Sugar Producers & Refiners Cooperative

Motion to adopt Resolution 2024-39 approving a Real Estate Purchase and Donation Agreement for property PID 30.6400110.

F. Adopt Resolution 2024-35 Approving and Amending the Municipal State Aid Streets of the City of Chaska

Motion to Adopt a Resolution 2024-35 Approving and Amending the Municipal State Aid Streets of the City of Chaska.

G. Adopt Resolution 2024-37 Accepting Gifts and Donations

Motion to adopt Resolution 2024-37 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2024 through March 31, 2024.

H. Approval of 2023 Interfund Transfers

Motion to approve 2023 interfund transfers to be reported as Other Financing Sources and Uses in the 2023 Annual Financial Report.

I. Approve Teamsters Local #320 Contract

Motion to approve employment contract for the 2024-2025 period between the City of Chaska and Teamsters Local 320, with this agreement becoming effective January 1, 2024.

J. Approval of Off Sale Intoxicating and Sunday Sale Liquor License – Costco

Motion to approve an Off-Sale Intoxicating Liquor License and Sunday Sale license for Costco Wholesale Corporation, DBA Costco Wholesale #1646, located at 2 Oakridge Drive, Chaska.

K. Approve Temporary On-Sale Intoxicating License for Guardian Angels Church

Motion to approve Temporary On-Sale Intoxicating License TW.24.03 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 29, 2024.

L. Approve Transient Accommodation Renewal - Super 8

Motion to approve the 2024-2025 transient accommodation license effective May 1, 2024, through April 30, 2025.
Motion carried.

9. Action Items

10. Bills
10.A. Accounts Payable Claims Roster 6-5-2024
The Council requested further information about bills on pages 1, 34, and 35.

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report 6-5-2024

DRAFT

Councilmember Hatfield:
- Noted Christmas in May was recently held.
- Pointed out The Loop opened.
- Stated the Fire Department and Police Department are having another Battle of the Badges with a food drive.
- Stated there is a bike and helmet sale at the Municipal Services Building.
- Shared Coffee with a Cop is on May 15 at the south Caribou.
- Added Food Distribution is May 16.
- Encouraged people to check out the Parks and Recreation page for information on more events.

Councilmember Hubbard:
- Agreed Christmas in May was an amazing event.
- Thanked St. John's for their participation in Christmas in May.
- Attended the opening of The Loop. Many people participated in the preparations and success of the event and the course itself.
- Attended the Cinco de Mayo celebration hosted by the local Rotary Club.
- Attended the First Responder Luncheon where Officer Jahnke was honored.
- Pointed out Mother's Day is the upcoming weekend and thanked the caregivers for their service.

Councilmember Huang:
- Pointed out the Fire Department moved to its temporary location on April 25, 2024.
- Noted the turnout for Christmas in May was impressive.
- Attended The Loop grand opening. Barrier-free golf is a wonderful, unique concept.
- Noted Taste of Chaska is May 8, 2024.
- Stated River City Days is July 26, 2024.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Shared the Veteran's Day Service is coming up.
- Pointed out Officer Jahnke is retiring at the end of the month.
- Added Southwest Transit is working on a new prototype run of autonomous vehicles in Eden Prairie.
- Wished the mothers a Happy Mother's Day.

Councilmember Grau:
- Agreed Christmas in May is a great community event.
- Noted the Chaska Classic will be that coming weekend with 51 baseball teams participating.

Assistant City Administrator Durbin:
- Pointed out demolition began on the old Fire Station.

City Administrator Podhradsky:
- Thanked the community for their efforts with Christmas in May.
- Noted his appreciation of The Loop and the opportunity for his disabled son to participate in such an event.

DRAFT

Mayor Windschitl:

- Stated he is proud of The Loop and its impact on the community.
- Thanked the Council for their boldness in their support of The Loop.
- Agreed Christmas in May was an amazing event and encouraged more people to participate in future years.
- Pointed out the Under-5 Curling Championship was hosted at the end of April, and a Duluth team won it.
- Added the U.S. Amateur Golf Championship will be held at Hazeltine National Golf Club and Chaska Town Course in April.
- Encouraged the community to attend the Veteran's event on Monday.
- Noted the fishing opener is soon.
- Wished folks a Happy Mother's Day.

12. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 8:06 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
May 20th, 2024

Subject: **Award Bid for 2-115kV Breakers for the Minnesota River Substation**

Prepared By: **Pete Wyffels, Electric Director**

A public bid opening took place on April 30th, 2024 to supply 2-115kV Breakers for the Minnesota River Substation. These breakers will complete the 115kV ring bus and provide dedicated protection for Chaska's Minnesota River Substation transformer. Three bids were received:

Manufacturer	**Price**
Siemens	$208,700.00
Hitachi	$300,335.00
G.E.	$313,600.00

The low bid provided by Siemens is acceptable and meets all the requirements included in the RFP and bid specifications.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2024-42, awarding the bid for the 2-115kV Breakers for the Minnesota River Substation to Siemens for the amount of $208,700.00

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 5/20/2024 RESOLUTION NO. 2024-42

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

A Resolution Awarding the Bid for 2 – 115kV Breakers for the Minnesota River Substation for a low bid amount of $208,700.00

WHEREAS, the City of Chaska held a public bid opening on April 30th, 2024 to supply 2-115kV Breakers for the Minnesota River Substation; and,

WHEREAS, pursuant to an advertisement for bids for 2-115kV Breakers for the Minnesota River Substation, bids were opened and tabulated according to State Statute, and the following bids were received:

Manufacturer	**Price**
Siemens	$208,700.00
Hitachi	$300,335.00
G.E.	$313,600.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for 2-115kV Breakers for the Minnesota River Substation to the responsible bidder, Siemens in the low bid amount of $208,700.00.

FURTHER, BE IT RESOLVED, that the Mayor and City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this ____ day of _____, 2024.

_____
Mark Windschitl, Mayor

Attest _____
Chaska Deputy Clerk

Chaska

Read By: Pete Wyffels

Recorded By: Andrew Romine

Bidder's List

Bid Date and Time: April 30th @ 2:00pm

Project Location: MN River Substation

Project Name: 2024 115kv Breaker Addition

Estimate:

Contractor's Name	Rsp Cntr Crt	Bid Bnd	Total Base Bid
Primus Marketing			Item 1 = $148,100.00
Hitachi			Item 2 = $147,600.00
			Tools = $1,350.00
Electratech			Item 1 = $104,350.00
Siemens			Item 2 = $104,350.00
			Tools = 4,900.00
Grid Solutions			Item 1 = $155,000.00
GE			Item 2 = $158,600.00
			Tools = $900.00

wks 114-118 — $297,050

wks 98-108 — $213,600

wks 112-116 — $314,500

May 3, 2024

City of Chaska, MN
Attn: Andrew Romine
660 Victoria Drive
Chaska, MN 55318

Subject: ***City of Chaska, MN River Substation - 115 kV SF6 Circuit Breaker Recommendation***

Dear Mr. Romine:

On April 30, 2024, bids were received, by the City, from three circuit breaker manufacturers in response to our Request for Proposal (RFP) dated March 11, 2024, for two (2) 2000 Amp, 115 kV, SF6 circuit breakers, for the MN River Substation circuit breaker addition project.

A summary of the prices and notes of the circuit breaker proposals received is listed below:

Manufacturer	**Price (1200:5 Amp CTs)**	**Price (2000:5 Amp CTs)**	**Total**
Siemens	$104,350.00	$104,350.00	$208,700.00
	Delivery: 98 to 108 weeks		
	No optional equipment needed.		
	Warranty: 12/18-months		
Hitachi	$147,600.00	$148,100.00	$300,335.00
	Delivery: 114 to 118 weeks		
	Total price includes $4,635.00 for needed optional SF6 gas and fill kit.		
	Warranty: 12/18-months		
G.E.	$158,600.00	$155,000.00	$313,600.00
	Delivery: 112 to 116 weeks		
	No optional equipment needed.		
	Warranty: 12/18-months, 60/66-months with $6,200.000 adder		

As can be seen from the above listing, the proposal from Siemens has the lowest bid price of $208,700.00 and the best lead time. The prices and procurement lead times quoted by all three manufacturers are significantly higher than those for the breaker purchased, just seven years ago, for the Lake Hazeltine Substation project, but this is the situation we find ourselves in today. All proposals offered the standard 12/18-month warranty with G. E. offering a 60/66-month warranty for a $6,200.00 adder for each breaker.

Siemens took no significant exceptions to the specifications, and they are the lowest bidder with the best lead time. We therefore recommend that the Siemens proposal for the 115 kV SF6 circuit breakers for the MN River circuit breaker addition project be accepted.

If you agree with our recommendation, a purchase order in the amount of $208,700.00 should be issued to Siemens Energy, Inc. The purchase order should reference the Siemens proposal 24092WU-D-4 dated 4/1/2024. The purchase order should note that we wish to accept the bid for both circuit breakers and that the expected delivery is to be on or about January 15, 2027, but not before.

Please let us know if you have questions or comments on this matter.

Sincerely,

Daniel Stark
Power System Engineering, Inc.

NOTICE
REQUEST FOR PROPOSAL
TO MANUFACTURE
AND DELIVER
TWO (2) 115 kV SF6 CIRCUIT BREAKERS for the
CITY OF CHASKA,
MINNESOTA
MINNESOTA RIVER
SUBSTATION

The City of Chaska, Minnesota will receive sealed bids to furnish and deliver two (2) 115 kV SF6 circuit breaker for the Minnesota River Substation.

Bids will be received until 2:00 p.m. local time on the 30st day of April 2024, at which time all bids will be publicly opened and read aloud. Bids shall be submitted in triplicate on the Proposal Form provided with the specifications and must be received before the bid due date and time. Bids may be submitted by mail, other carrier service, or hand delivered.

The sealed bids shall be sent to the following address:

City of Chaska,
660 Victoria Drive,
Chaska, Minnesota
55318-1440
Attention:
Mr. Pete Wyffels

The bids shall be marked "SEALED BID – MNR 115 kV SF6 CIRCUIT BREAKERS".

The Bidder shall include evidence of having satisfactorily furnished and delivered at least twenty-five (25) similar 115 kV SF6 circuit breakers during the past five (5) years.

Specifications and proposal documents may be examined at the offices of the City of Chaska, 660 Victoria Drive, Chaska, Minnesota and may be obtained from the City of Chaska's Engineer: Power System Engineering, Inc., 2424 Rimrock, Madison, WI 53713.

A Bid Bond will not be required.

The City of Chaska reserves the right to reject any and all bids, or to waive any technicality and accept any bid which may in their opinion be in the best interest of the City.

No bid shall be withdrawn after the opening of bids without the written consent of the City of Chaska for a period of sixty (60) days after the scheduled time of receiving the bids.

(Published in the Chaska Herald on Thursday, March 21, 28 and April 4, 2024; No. 6141)

Affidavit of Publication
Southwest News Media

State of Minnesota)
)ss.
County of Carver)

Vera Kehl, being duly sworn on oath says that she is an authorized employee for the newspapers known as the Chaska Herald and the Chanhassen Villager and has full knowledge of the facts herein stated as follows:

(A) These newspapers have complied with the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed public notice that is attached to this Affidavit and identified as No. 6141 was published on the date or dates and in the newspaper stated in the attached Notice and said Notice is hereby incorporated as part of this Affidavit. Said notice was cut from the columns of the newspaper specified. Printed below is a copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the kind and size of type used in the composition and publication of the Notice:

abcdefghijklmnopqrstuvwxyz

By: Vera Kehl
Vera Kehl

Subscribed and sworn before me on

this 4th day of April, 2024

Laurie A. Hartmann
Notary Public

LAURIE A HARTMANN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/25

RATE INFORMATION

Lowest classified rate paid by commercial users for comparable space.... $31.20 per column inch
Maximum rate allowed by law for the above matter..... $31.20 per column inch
Rate actually charged for the above matter..... $16.41 per column inch

REQUEST FOR ACTION
CHASKA CITY COUNCIL
May 20, 2024

Subject: **Award Bid for Exterior Renovation and Roof Replacement of Food Shelf/Well 4 Building**

Prepared By: **Matt Haefner, Water & Sewer Director and Nick Hartwig, Building Division Foreman**

The City recently opened public bids for the Exterior Renovation and Roof Replacement of the Bountiful Baskets Food Shelf/Well 4 Building. Although only one bid was received, it was near our estimate and below our budget.

It is proposed that the existing stucco on the building be replaced with maintenance free Nichiha panel siding. The existing roof will be fully removed and replaced with a fully adhered, EPDM rubber membrane roof. New windows will also be installed. Please see the attached photos that show the existing building along with the proposed renderings of what the building will look like after the project is completed.

The bid represents good value to the City for the proposed work. Also, the City has previously worked with and knows the low bidder to be reputable.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2024-43, awarding the bid for the Exterior Renovation and Roof Replacement of the Bountiful Baskets Food Shelf/Well 4 Building to Allied Construction, in the amount of $321,320.00

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: May 20, 2024 RESOLUTION NO. 2024-43

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

A Resolution Awarding the Bid for Exterior Renovation and Roof Replacement of Food Shelf/Well 4 Building

---

WHEREAS, on April 30, 2024, Public Bids were opened for the Exterior Renovation and Roof Replacement of Food Shelf/Well 4 Building; and,

WHEREAS, bids were received from 1 Contractor;

	Contractor	Total Base Bid
Low	**Allied Construction**	**$321,320.00**

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Exterior Renovation and Roof Replacement of Food Shelf/Well 4 Building.

FURTHER, BE IT RESOLVED, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

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

_____
Mark Windschitl, Mayor

Attest _____
Chaska Deputy Clerk

Northwest corner

East/Front side of building

East/Front side of building

Northwest corner of building

West side of building

Northwest corner of building

UNFOLD

PHASE 01 DESIGN

UPDATED 12.06.2023

Chaska Food Shelf

Conceptual Renderings

VERSION 01

PREPARED FOR

Allied Construction

UNFOLDARCHITECTURE.COM

CHASKA FOOD SHELF

OPTION A

STANDING SEAM METAL & NICHIHA PANELS

SIDING MATERIAL 1
NICHIHA PANELS

SIDING MATERIAL 2
STANDING SEAM METAL

CHASKA FOOD SHELF

OPTION A

STANDING SEAM METAL & NICHIHA PANELS

SIDING MATERIAL 1
NICHIHA PANELS

SIDING MATERIAL 2
STANDING SEAM METAL

CHASKA FOOD SHELF

OPTION A

STANDING SEAM METAL & NICHIHA PANELS

SIDING MATERIAL 1
NICHIHA PANELS

SIDING MATERIAL 2
STANDING SEAM METAL

CHASKA FOOD SHELF

OPTION A

STANDING SEAM METAL & NICHIHA PANELS

SIDING MATERIAL 1
NICHIHA PANELS

SIDING MATERIAL 2
STANDING SEAM METAL

CHASKA FOOD SHELF

OPTION A

STANDING SEAM METAL & NICHIHA PANELS

SIDING MATERIAL 1
NICHIHA PANELS

SIDING MATERIAL 2
STANDING SEAM METAL

CITY OF CHASKA
ADVERTISEMENT FOR BIDS
2024 Food Shelf/ Pump House #4 Exterior Renovation and Roof Replacement
PROPOSAL FORM
Project 24
April 11, 2024

Notice is hereby given that the City of Chaska will receive sealed proposals for its 2024 Food Shelf/Pump House#4 Exterior Renovation and Roof Replacement as detailed in the specifications at the **City of Chaska Municipal Services.** All proposals shall be securely sealed and shall be endorsed on the envelope with the statement "PROPOSAL FOR 2024 Food Shelf/Pump House #4 Exterior Renovation and Roof Replacement Proposal" will be received by the City of Chaska on or before
April 30th, 2024
1:00 o'clock p.m., local time,
Proposal shall be addresses to:
City of Chaska Municipal Services
c/o Nick Hartwig
Matt Haefner
660 Victoria Drive
Chaska, MN 55318-1962
All bids shall be accompanied by a
Performance Bond
Bid Bond
Payment Bond
Certificate of Insurance
State of MN Responsible Contractor Certificate
Construction Contract Agreement
Plan and Specification

Specifications for the above-mentioned work are on file in the office of the Public Works Building Maintenance Department, Chaska, Minnesota, where the copies for bidders may also be obtained. The City reserves the right to reject any or all bids and to waive any irregularities in the bidding, and further reserves the right to award the contract in the best interest of the City. No bids may be withdrawn within thirty (30) days from the date bids are opened.
(Published in the Chaska Herald on Thursday, April 18 and 25, 2024; No. 6181)

Affidavit of Publication
Southwest News Media

State of Minnesota)
)ss.
County of Carver)

Vera Kehl, being duly sworn on oath says that she is an authorized employee for the newspapers known as the Chaska Herald and the Chanhassen Villager and has full knowledge of the facts herein stated as follows:

(A) These newspapers have complied with the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed public notice that is attached to this Affidavit and identified as No. 6181 was published on the date or dates and in the newspaper stated in the attached Notice and said Notice is hereby incorporated as part of this Affidavit. Said notice was cut from the columns of the newspaper specified. Printed below is a copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the kind and size of type used in the composition and publication of the Notice:

abcdefghijklmnopqrstuvwxyz

By: Vera Kehl
Vera Kehl

Subscribed and sworn before me on

this 25th day of April, 2024

Laurie A Hartmann
Notary Public

LAURIE A HARTMANN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/25

RATE INFORMATION

Lowest classified rate paid by commercial users for comparable space.... $31.20 per column inch
Maximum rate allowed by law for the above matter..... $31.20 per column inch
Rate actually charged for the above matter..... $16.41 per column inch

CREATIVE PLAY AREA
NERAL SITE IMPROVEMENTS
JNTY PROJECT NO. 24-528-518

REBY GIVEN that sealed bids will be received stCDN.com until 11:00 a.m. CST, Tuesday, April me the bids will be opened and publicly read at s Department, 11360 us-212 #2, Cologne, MN 55322. for the furnishing of all labor and materials for omplete in-place, of the following approximate

" Thick Bituminous Trail
" Thick Concrete Walk
" Wide x 12" High Concrete Play Area Curb
" Wide x 12" High Play Area Curb Integral with Concrete Walk
arthwork
urf Establishment

Work: All work under the Contract must be r 15, 2024.

l Proposal Forms, Plans, and Specifications for use nitting a bid will be available at www.questcdn. . You may download the digital plan documents fee of $22.00 by inputting Quest project #9046055 ject Search page.

er set of Proposal Forms, Plans, and Specifications om SRF Consulting Group, Inc., at 3701 Wayzata 0, Minneapolis, MN, 55416, for a nonrefundable t.

A bid shall be submitted online no later than the cribed. For this project, the County will only be ectronic bids through QuestCDN. To access the download the project document and click online ie top of the advertisement. Prospective bidders e website and be on the plan holders list through to be accepted.

certified check or proposal bond in the amount ercent of the total amount bid, drawn in favor of l accompany each bid.

Reserved: The Owner reserves the right to reject l to waive any irregularities and informalities d the Contract to other than the lowest bidder if, the interest of the Owner would be best served

024

/s/ Mr. Martin Walsh
Carver County Parks & Recreation Director
haska Herald on Thursday, April 11, 18 and 25,

UBLIC
NTENT TO
NANCE TO
94 OF THE
Y CODE TO
BLIC USE
N CARVER
O ENACT
TO AMEND
CARVER
KS AND
ION
ARVER
NESOTA

REBY GIVEN ring will be May 7, 2024, le after 9:00 ly scheduled rver County oners in the ard Room in Government nnesota, for ng concerns, timony and elated to:

T OF THE TY CODE TMENT OF). 106-2024 HE USE OF CANNABIS DUCTS IN IN CARVER NACTMENT NO. 105-2024 APTER 91, CATION.

of proposed 024 is to enact ulate use of abis derived lic places in lowed by the ure through Minn. Stat. , and Minn.

throughout the Chapter, all with the purpose of regulating use of cannabis products in the Parks and/or updating and clarifying language within the Chapter.

Copies of proposed Ordinance No 106-2024 are available at Carver County Administration, 602 East 4th Street in Chaska.

Copies of proposed Ordinance No. 105-2024 are available at the Carver County Parks and Recreation Department, located at 11360 Highway 212, Ste 2., in Cologne.

All persons interested are invited to attend the hearing and be heard on these matters.

Written comments may be mailed to:

Carver County Administration
Nick Koktavy, Assistant County Administrator
nkoktavy@co.carver.mn.us
952-361-1797
602 East 4th Street
Chaska, MN 55318
Carver County Parks and Recreation Department
Martin Walsh, Parks and Recreation Director
mwalsh@co.carver.mn.us
952-466-5252
11360 Highway 212, Ste. 2
Cologne, MN 55322

(Published in the Chaska Herald on Thursday, April 11, 18, 25, 2024; No. 6170)

Notice
Disposal of found and abandoned property

The Carver County Sheriff's Office has the following found or abandoned property that will be disposed of in accordance with state statute unless claimed by

Trailers
Home Goods

Anyone claiming ownership of any of the above listed items must be able to provide proof of ownership to the Sheriff's Office. Anyone wishing to make a claim of ownership should send a certified letter containing a detailed description of the item and any other documentation proving ownership to:

Carver County Sheriff's Property Room
606 East 4th Street
Chaska, MN 55318

All claims of ownership must be received by the Carver County Sheriff's Office by 06/03/2024. Any questions, call our property room at 952-361-1023 or sheriff-property@co.carver.mn.us.

(Published in the Chaska Herald on Thursday, April 18 and 25, 2024; No. 6171)

CITY OF CHASKA
ADVERTISEMENT FOR BIDS
2024 Food Shelf/ Pump House #4 Exterior Renovation and Roof Replacement
PROPOSAL FORM
Project 24
April 11, 2024

Notice is hereby given that the City of Chaska will receive sealed proposals for its 2024 Food Shelf/Pump House#4 Exterior Renovation and Roof Replacement as detailed in the specifications at the **City of Chaska Municipal Services.** All proposals shall be securely sealed and shall be endorsed on the envelope with the statement "PROPOSAL FOR 2024 Food Shelf/Pump House #4 Exterior Renovation and Roof Replacement Proposal" will be received by the City of Chaska on or before

April 30th, 2024
1:00 o'clock p.m., local time,

Proposal shall be addresses to:
City of Chaska Municipal Services
c/o Nick Hartwig
Matt Haefner
660 Victoria Drive
Chaska, MN 55318-1962

All bids shall be accompanied by a
Performance Bond
Bid Bond
Payment Bond
Certificate of Insurance
State of MN Responsible Contractor Certificate
Construction Contract Agreement
Plan and Specification

Specifications for the above-mentioned work are on file in the office of the Public Works Building Maintenance Department, Chaska, Minnesota, where the copies for bidders may also be obtained. The City reserves the right to reject any or all bids and to waive any irregularities in the bidding, and further reserves the right to award the contract in the best interest of the City. No bids may be withdrawn within thirty (30) days from the date bids are opened.

(Published in the Chaska Herald on Thursday, April 18 and 25, 2024; No. 6181)

Important Information Regarding Property Assessments and Classification of Property
This may affect your 2025 property taxes.

Notice is hereby given that the Board of Appeal and Equalization for the Township

is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after discussing it with your assessor, you may appear before the local board of appeal and equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization.

Mary Olson, Clerk

(Published in the Chaska Herald on Thursday, April 25, 2024; No. 6182)

REGULAR SESSION
April 2, 2024

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on April 2, 2024. Chair Gayle Degler convened the session at 9:00 a.m.

Members present: Gayle Degler, Chair, John P. Fahey, Vice Chair, Tim Lynch, Matt Udermann and Tom Workman.

Chair Degler acknowledged the receipt of the March 1st public comments from Sam Cooke regarding Black History Month and indicated the full text was available in County Administration.

The following amendment was made to the agenda:

Add to consent: 5.16 Application for a 1 Day to 4 Day Temporary On-Sale Liquor License for Immaculate Conception Catholic Church, Watertown

Lynch moved, Udermann seconded, to approve the agenda as amended. Motion carried unanimously.

Udermann moved, Fahey seconded, to approve the minutes of the March 19, 2024, Regular Session. Motion carried unanimously.

Lynch moved, Workman seconded, to approve the following consent agenda items:

Approved joint powers agreement with Benton Township for crack sealing and seal coating Ingram Trail and Bridge 10526 on Rice Avenue pending finalization of the contract review process.

Approved out of state training for selected licensed deputies to complete the DRE certification during the year 2024.

Contract with Liberty Tire Recycling LLC, pending final approval through the contract review process.

Approved eliminating 1.0 Senior Public Health Services professional and creating 0.8 FTE Senior Public Health Services Professional and eliminate 0.8 FTE Public Health Nurse and create 1.0 FTE Public Health Nurse and related budget amendment.

Approved eliminating 1.0 FTE HH&S Accounting Technician and creating 1.0 FTE Health Systems Technician and related HH&S budget amendment.

Resolution #22-24, Awarding of the 2024 Pavement Marking Project, Carver County Contract 24-167 Project #248016.

Approved the one day to four day temporary on sale liquor license application for St. Peter Lutheran church, Watertown, for Sunday May 19, 2024

Professional services agreement with Wickenhauser Excavating, Inc., for building removals for the Highway 212 project-Benton Township for $45,910, pending finalization of the contract review process.

Approved professional services agreement with Castle Rock Contracting & Tree Services LLC for tree removal for the Highway 212 Project-Benton Township for $145,080 pending finalization of the contract review process.

Resolution #23-24, Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests Needed for Highway 212 Project-Benton Township.

Approved Application for a one day to four day Temporary On-Sale Liquor License for Immaculate Conception Catholic Church, Watertown.

Reviewed March 26, 2024, Community Social Services' actions/Commissioners' warrants in the amount of $459,166.59 and reviewed April 2, 2024, Community Social Services' actions/Commissioners' warrants in the amount of $263,496.91.

Motion carried unanimously.

Richard Scott, HH&S Deputy Division Director, requested the Board adopt a Proclamation to recognize National Public Health Week. He pointed out the work done by Public Health staff and the high health rankings the County receives each year. The Proclamation was read into the record by Dr. Scott.

Udermann moved, Workman seconded, to approve the Proclamation to acknowledge the week of April 1-7, 2024, as National Public Health Week. Motion carried unanimously.

Heather Goodwin, HH&S Director, requested the Board approve the rollover of IV-E / SSTS funds to 2024. She pointed out the two additional one-time payments received in 2023 from the Minnesota Department of Human Services. She explained the work activities done by staff to receive these funds. Goodwin stated they would like to earmark these funds for work related to a future community resource center in the County.

Goodwin noted the previous Sauer Foundation grant received to explore options for a potential family community resource center in Carver County. She pointed out the resources centers that are already established in Scott County.

Kate Probert, HH&S, stated community resource centers provide services to any resident who could take advantage of services. She indicated a community resource center is a community or school based welcoming hub of support, services and opportunities for families. She pointed out the active involvement of community members and indicated centers are flexible in how they are run. She explained they wanted to repurpose this funding to position Carver County for the future. Probert noted the State also allocated funds to develop a statewide network of community resource centers. She pointed out the current work being done on the community assessment.

Goodwin stated a future presentation will show

CITY OF CHASKA
ADVERTISEMENT FOR BIDS
2024 Food Shelf/ Pump House #4 Exterior Renovation and Roof Replacement
PROPOSAL FORM
Project 24

April 11, 2024

Notice is hereby given that the City of Chaska will receive sealed proposals for its 2024 Food Shelf/Pump House#4 Exterior Renovation and Roof Replacement as detailed in the specifications at the **City of Chaska Municipal Services.** All proposals shall be securely sealed and shall be endorsed on the envelope with the statement "PROPOSAL FOR 2024 Food Shelf/Pump House #4 Exterior Renovation and Roof Replacement Proposal" will be received by the City of Chaska on or before

April 30th, 2024
1:00 o'clock p.m., local time,

Proposal shall be addresses to:
City of Chaska Municipal Services
c/o Nick Hartwig
Matt Haefner
660 Victoria Drive
Chaska, MN 55318-1962

All bids shall be accompanied by a
Performance Bond
Bid Bond
Payment Bond
Certificate of Insurance
State of MN Responsible Contractor Certificate
Construction Contract Agreement
Plan and Specification

Specifications for the above-mentioned work are on file in the office of the Public Works Building Maintenance Department, Chaska, Minnesota, where the copies for bidders may also be obtained. The City reserves the right to reject any or all bids and to waive any irregularities in the bidding, and further reserves the right to award the contract in the best interest of the City. No bids may be withdrawn within thirty (30) days from the date bids are opened.

(Published in the Chaska Herald on Thursday, April 18 and 25, 2024; No. 6181)

Chaska

Read By: Nick Hartwig
Recorded By: Lynne Wetmore

Bidder's List

Bid Date and Time: April 30th, 2024 @ 1:00pm
Project Location: 1600 Bavaria Road
Project Name: 2024 Food Shelf/Pump house #4 Ext Roof
Estimate: $310,000.00

Contractor's Name	~~Contr Perf Bnd~~ bid	MN Respn Contr Cert	Total Base Bid
Allied	X	X	$321,320.00

City of Chaska
Municipal Services
660 Victoria Drive
Chaska, MN 55318
Phone # 952-448-4335 Fax # 952-448-7356

Proposal Contractor: Allied Construction	Total Proposal: $321,320
Address: 7775 Tacoma Ave	Telephone No. 952-465-5252
City, State, Zip: Mayer, MN 55360	Fax No.

CITY OF CHASKA

2024 Food Shelf/ Pump House #4 Exterior Renovation and Roof Replacement
PROPOSAL FORM
Project 24

April 11, 2024

All proposals shall be securely sealed and shall be endorsed on the envelope with the statement "PROPOSAL FOR 2024 Food Shelf/Pump House #4 Exterior Renovation and Roof Replacement Proposal" will be received by the City of Chaska on or before

April 30th, 2024
1:00 o'clock p.m., local time,

Proposal shall be addresses to:

City of Chaska
c/o Nick Hartwig
Matt Haefner
660 Victoria Drive
Chaska, MN 55318-1962

The undersigned, being familiar with the specifications for the work listed, and being familiar with all factors, and other conditions affecting the work and cost thereof, hereby proposes to furnish all labor, tools, skills, equipment, and all else necessary to completely construct the Project in accordance with the Specifications, as follows:

PART 1 GENERAL

1.01 SUMMARY

A. The intent of this specification is to provide a complete building exterior renovation and roof replacement for the Food Shelf/Pump House #4 building located at 1600 Bavaria Road, Chaska, MN 55318
B. Timing: No work to begin prior to May 15th, 2024
C. Work hours: Monday through Friday 7:00AM to 7:00PM

Saturday 9:00AM to 5:00PM
No work on Sundays or Holidays

D. Substantial completion on or before November 15th, 2024

1.02 SCOPE OF WORK

- Removal and replacement of roofing system.
- Remove existing stucco and install Nichiha wall panels.
- Remove and replace windows.
- Remove existing cap metal, trims and flashing. Replace with new.
- All garbage material will be lowered using lift.

PART 2 PRODUCTS

EPDM Fully Adhered

- Removal of roofing system
    - Remove existing rock
    - Remove existing membrane
    - Remove existing cap metal

- Furnish materials
    - Rubber Roof
        - 60 Mil rubber
    - Metal
        - Cap metal
        - Scuppers
        - downspouts

- Install all materials per manufacturer specifications (roof to be installed in accordance to manufacturers 20 year warranty)
    - Fully adhered EPDM rubber roofing system
    - Install 1/8th inch taper insulation over existing insulation
    - Install new scuppers
    - Install cap metal after completion of roof
    - Install new downspouts
    - Dumpsters for job related materials provided by contractor
    - Any wet insulation will be replaced
    - Locations for dumpsters and materials to be staged on the ground will be designated before starting the job
    - Clean up and dispose of job related materials

Windows

- Remove window trim
- Remove and dispose of windows
    - Dumpsters to be provided by contractor
    - Windows to be installed in original rough openings
    - New window will all be fixed and do not open

- Windows to be prefinished white on the interior
- Window exterior to be prefinished
- Tenants to have desks or other items moved from the area of the windows before installation

Stucco Removal

- Remove existing stucco from the entire building
- Dispose of all stucco
- Inspect all existing furring strips
  - Rotten furring strips will be replaced
- Inspect all insulation to see if it can be reused
- Dumpsters for job related materials by contractor

Standing Seam Metal & Nichiha Panels

- Furnish and install:
  - House wrap
    - Commercial Tyvek drainage wrap
  - Siding
    - Nichiha architectural wall panels below bump out on upper section of building
      - Sandstone series panels
    - Standing seam metal to be installed on upper bump out of building
      - 12" and 16" panels to be installed in a random pattern
      - 24 gauge metal
    - Custom bend sheet metal
      - 24 gauge metal
        - Ground break
        - Soffit between lower section and upper bump out
        - Exterior window jambs

PART 4 TERMS OF PAYMENT

4.01 PAYMENT

A. Payment of one hundred percent (100%) of the contract price, including all change orders, will be made by the city within 35 days after the receipt of payment request, provided that such payment will not be deemed approval of the workmanship or materials. However, no payment shall be due while Seller is in default in respect of any of the provisions of this proposal. The City of Chaska MN is exempt from sales taxes.

PART 5 Contract Documents to be included in proposal.

A. Advertisement for Bids
B. Proposal Form
C. Contract Agreement
D. Contractor's Performance Bond
E. Certificate of Insurance
F. State of Minnesota Responsible Contractor Certificate
G. Payment Bond
H. Bid Bond

Insurance

The Contractor shall not commence work under this contract until all insurance required under the Contract Documents has been obtained and until copies of certificates thereof are submitted to the City; the Contractor shall not allow any subcontractor to commence work until the insurance required of each subcontractor has been obtained and copies of policies and certificates submitted to the City.

During the term of this contract, the Contractor shall maintain such insurance as will protect the firm from claims as set forth below which may arise out of or from the Contractor's operations under the contract, whether such operations be by himself or by a subcontractor or sub-subcontractor or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be held liable.

(a) For claims arising under any Workmen's Compensation, Employer's Liability or any similar employee benefit.

(b) For claims because of bodily injury, sickness, disease, or death of any person or persons other than his employees, and for claims because of damage to or destruction of property of others resulting there from, including loss of use thereof.

Such insurance shall be written for amounts not less than the following as respects subparagraph (a) above:

Workmen's Compensation ..... Statutory
Employer's Liability..... $100,000 each occurrence

and as respects subparagraph (b):

Bodily Injury and Property

Damage with a Combined Single
Limit of Liability of $1,000,000 Each Occurrence

of

Bodily Injury
General & Automobile ..... $500,000 each person
General & Automobile ..... $1,000,000 each occurrence

Property Damage
General & Automobile ..... $500,000 each occurrence
General..... $500,000 aggregate

The insurance referred to in subparagraph (b) above shall be written under the Comprehensive General and Comprehensive Automobile Liability policy forms, including coverage of all owned, hired, and non-owned automobiles. The Contractor may at his option, provide the limits of liability as set out above by a combination of the above-described policy forms and an Umbrella Excess Liability policy. All responsibility for payment of any sums resulting from any deductible provision, corridors, or self-insured retention conditions or the policy or policies shall remain with the Contractor.

It is a condition of the contract that the policy or policies waive any and all governmental immunity as a defense in any action brought against the insured or any other party to the contract.

Approval of the insurance by the owner shall not in any way relieve or decrease the liability of the Contractor hereunder, and it is expressly understood that the owner/engineer do not in any way represent that the above specified insurance or limits of liability are sufficient or adequate to protect the Contractor's interests or liabilities.

Evidence of the above required insurance shall be furnished on a Certificate of Insurance form satisfactory to the owner.

Copies of all certificates evidencing such insurance shall be filed with the owner. The certificates shall be executed by the insurer and shall expressly stipulate that the policies are non-cancelable prior to expiration of the contract period, unless ten (10) days notice in writing to the owner shall be filed with the owner. Certificates for liability policies must show that the City and Engineer are the parties insured by the respective policies.

Certificates of Insurance including a separate Worker's Compensation and Employer's Liability form certifying that the above insurance is in force with companies acceptable to the City, along with a performance bond, shall be required as a part of the Contract Documents.

Permits and Responsibility

The Contractor shall, without additional expense to the City, obtain all licenses and permits required for the prosecution of work and shall be responsible for all damages to persons or property occurring as a result of his fault or negligence in connection with the prosecution of the work. The Contractor shall also be responsible for all materials delivered and work performed until completion and final acceptance except for any completed unit that previously may have been finally accepted.

Indemnification

The Contractor shall indemnify and hold harmless the City and Engineer and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of work, provided that any such claim, damage, loss of expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, a subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable to the fullest extent permitted by law.

In any and all claims against the City or the Engineer or any of their agents or employees by any employees of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor and subcontractor under Workmen's Compensation acts, disability benefit acts or other employee benefit acts.

The obligations of the Contractor under this Article shall not extend to the liability of the Engineer, his agents or employees arising out of (a) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (b) the giving of or the failure to give directions or instructions by the Engineer, his agents or employees provided such giving or failure to give is the primary cause of injury or damage.

Warranty Bond

Prior to final payment and acceptance of work, the Contractor shall provide the City a warranty bond agreeing to maintain the stability of all work and materials done, furnished and installed under this contract for a period of one year after final acceptance.

PART 5 REQUIREMENTS

5.01

In submitting this Proposal, it is understood that the Owner retains the right to reject any and all Proposals and to waive irregularities and informalities therein and to award the Project to the best interest of the Owner.

Prior to a contract being awarded a separate performance and payment bond in the full construction value of the submitted Proposal is to be required.

A one-year warranty will be included for all associated project work.

State of Minnesota Responsible Contractor Certificate

In submitting this Proposal, it is understood that payment will be by cash or check.

The city will not make final payment to the contractor until IC134 form for sub-contractor(s) is submitted.

Respectfully submitted,

Company Name: Allied Construction

Signer: Clint Aretz

Title: Project manager

Printed Name of Signer: Clint Aretz

Phone Number: 952-465-5252

Fax Number: _____

ALLIED CONSTRUCTION
7775 Tacoma Ave.
Mayer, MN 55360
License # BC 630424
(952) 657-1053

Proposal For: **April 29nd, 2024**

City of Chaska
Job: Chaska Food Shelf
1600 Bavaria Rd,
Chaska, MN 55318

EPDM Fully Adhered

- Removal of roofing system
  - Remove existing rock
  - Remove existing membrane
  - Remove existing cap metal

- Furnish materials
  - Rubber Roof
    - 60 Mil rubber
    - 1/8th inch ISO
    - Glue (fully adhered system)
    - All sealants and fasteners
      - Seam tape
      - Cover tape
      - Flashings
      - RMS
  - Metal
    - Cap metal
    - Scuppers
    - downspouts

- Install all materials per manufacturer specifications (roof to be installed in accordance to manufacturers 20 year warranty)

Stucco Removal

- Remove existing stucco from the entire building
- Dispose of all stucco
- Inspect all existing furring strips
    - Replacement of any rotten furring strips will be replaced on a time and material basis
- Inspect all insulation to see if it can be reused
    - Insulation can be replaced for a cost of $10,850.00
- Dumpsters for job related materials by Allied

Total for Stucco Removal: $23,982.00

Standing Seam Metal & Nichiha Panels

- Furnish and install:
    - House wrap
        - Commercial Tyvek drainage wrap
    - Siding
        - Nichiha architectural wall panels below bump out on upper section of building
            - Sandstone series panels
        - Standing seam metal to be installed on upper bump out of building
            - 12" and 16" panels to be installed in a random pattern
            - 24 gauge metal
                - CMG metal (color to be determined by city)
            - Price includes panels, standings, clips and screws
        - Custom bent sheet metal
            - 24 gauge metal
                - Ground break
                - Soffit between lower section and upper bump out
                - Exterior window jambs

Standing Seam Metal & Nichiha Panels: $142,760.00

Any Permits or bonding needed will be obtained by Allied Construction as needed and the costs will be added to the final invoice.

Thank you for the opportunity to work with you on this project.

- 20 Year Mule-Hide Warranty included in price
- Fully adhered EPDM rubber roofing system
- Install 1/8th inch taper insulation over existing insulation
- Install new scuppers (color determined by City)
- Install cap metal after completion of roof (color determined by City)
- Install new downspouts (color determined by City)
- Dumpsters for job related materials provided by Allied Construction
- Any wet insulation will be replaced on a time and material basis
- Any mechanical disconnects and reconnects will be a additional cost
- Locations for dumpsters and materials to be staged on the ground will be designated before starting the job
- Clean up and dispose of job related materials

Total for EPDM Fully Adhered: $108,750.00

Windows

- Remove window trim
- Remove and dispose of windows
  - Dumpsters to be provided by Allied Construction
- Deliver and install new windows (Midway, Belmont series)
  - Windows to be installed in original rough openings
  - New window will all be fixed and do not open
  - Previous installed trim to be reinstalled around all windows. If determined that we will need to install new trim that will be done via change order or the city can install the trim
  - Windows to be prefinished white on the interior
  - Window exterior to be prefinished
  - No wall painting is included in pricing
  - Touch up paint to be done as needed at hourly rate
  - No window coverings are included in price
  - Allied Construction will detach window coverings and set aside but is not responsible for reinstalling
  - Tenants to have desks or other items moved from the area of the windows before installation

- White interior and colored exterior $45,828.00

Respectfully,
Clint Aretz

Conditions Accepted By:

Signature | Date

Print Name | Title/Position

§

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: BD159707

BID BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, ERNST ENTERPRISES LLC DBA ALLIED CONSTRUCTION 7775 TACOMA AVE MAYER, MN 55360-9502 as Principal, hereinafter called the Principal, and Auto-Owners Insurance Company as Surety, hereinafter called the Surety, are held and firmly bound unto CITY OF CHASKA 660 VICTORIA DR, CHASKA MN 55318-1440 as Obligee, hereinafter called the Obligee, in the penal sum of Five percent of bid dollars (5% of attached bid) for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for ROOFING, SIDING & WINDOWS

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED AND SEALED this 29TH day of APRIL, 2024.

ERNST ENTERPRISES LLC
Principal

By

Witness

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

Auto-Owners Insurance Company
Surety

By Niki Conway
Niki Conway
Attorney-in-Fact

Susan E. Theisen
Witness

29392 (01-18)

Auto-Owners Insurance
Life Home Car Business

Bond Number BD159707

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

On this 29TH day of APRIL, 2024, before me personally appeared Niki Conway, known to me to be the Attorney-in-Fact of Auto-Owners Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

JEFFREY P MANY
NOTARY PUBLIC
COUNTY OF INGHAM
My Commission Expires
January 26th, 2029
Acting in the
County of
STATE OF MICHIGAN

Jeffrey P. Many
Notary Public in the State of Michigan
County of Ingham

JEFFREY P MANY
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY INGHAM
My Commission Expires Jan 26, 2029
Acting in the County of_____

Print Date: **04/29/2024** Print Time: **01:50:48 PM**

STATE OF MINNESOTA - RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of $50,000

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statutes §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I, Adam Ernst (typed or printed name), owner (title) certify that I am an owner or officer of the company and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

Ernst Enterprises DBA Allied Construction
(name of the person, partnership or corporation submitting this proposal)

7775 Tacoma Avenue Mayer, MN 55360
(business address)

Signed: _____ 4/25/24
(bidder or authorized representative) *Date*

CONSTRUCTION AGREEMENT

THIS AGREEMENT, made and signed this 29 day of April, 2024 by and between the City of Chaska, hereinafter called the "Owner", and Allied Construction, hereinafter called the "Contractor".

THIS AGREEMENT WITNESSETH, that the Owner and the Contractor, for the consideration hereinafter stated, agree as follows:

ARTICLE 1. The Contractor hereby covenants and agrees to perform and execute all the provisions of the plans and specifications as prepared by City of Chaska of Chaska, Minnesota, and indicated below under ARTICLE 8, as provided by the Owner for:

2024 Food Shelf/ Pump House #4 Exterior Renovation and Roof Replacement

and to do everything required by this Agreement and the Contract Documents.

ARTICLE 2. The Contractor agrees that the Work contemplated by this Contract shall be fully and satisfactorily completed in 120 days from the start of construction.

ARTICLE 3. The Owner agrees to pay and the Contractor agrees to receive and accept payment in accordance with the prices bid for the unit or lump sum items as set forth in the conformed copy of Proposal Form hereto attached, which prices shall conform to those in the accepted Contractor's Proposal on file in the Office of the City Public Works.

ARTICLE 4. Payment Procedures and Retainage

4.01 The Contractor shall submit Applications for Payment to the City.

4.02 The Owner shall make 95% progress payments on account of the Contract Price of the Work completed (with the balance being retainage) on the basis of Contractor's Application for Payment during performance of the Work.

4.03 The Contractor agrees to make prompt payment to any Subcontractor according to Minnesota State Statute and shall hold the Owner harmless from any disputed amount not paid to the Subcontractor. The Owner or will not make the final payment to the contractor until IC134 form(s) for sub-contractor(s) is submitted.

4.04 Upon final completion and acceptance of the Work the Owner agrees to pay the remainder of the Contract Price.

ARTICLE 5. Contractor's Representations

5.01 The Contractor agrees in being familiar with general and local conditions, having made the field inspections and investigations deemed necessary, having studied the Drawings and Specifications for the Work, and being familiar with all factors and other conditions affecting the Work and costs thereof.

ARTICLE 6. Bonds and Insurance

6.01 Certificates of Insurance

1) The Contractor shall obtain and submit a certificate of insurance meeting requirements of the State of Minnesota, with a general liability minimum of $1,000,000, which shall include completed operations and product liability coverages and exclusion with respect to property under the care, custody and control of the Contractor.

6.02 Performance Bond

1) A separate performance and payment bond are required equaling the Contract Price as security for the faithful performance and payment of all of the Contractor's obligations under the Contract. The Bond's shall remain in effect until one year after the date when final payment becomes due or until completion of any correction work necessary, whichever is later.

ARTICLE 7. Warranty

7.01 The Contractor guarantees to warranty all work and material associated within two years of final completion. The Contractor shall be held responsible for any defects which may occur and shall, upon property notice from the Owner, immediately repair or replace, without costs to the Owner, any such portion of the work as mentioned in the Agreement.

ARTICLE 8. Contract Documents

8.01 Contract Documents shall consist of the following component parts:

1) Construction Agreement
2) Plan and Specification prepared by City of Chaska
3) Proposal Form dated 4-29-24
4) Contract Agreement
5) Certificate of Insurance
6) Performance and Payment Bond
7) State of MN Responsible Contractor Certificate
8) Bid Bond

THIS AGREEMENT, together with the documents hereinabove mentioned, form the Contract and all documents are as fully a part of the Contract as if attached hereto or herein repeated.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals as of the day and year first above written.

City of Chaska

Matt Podhradsky

City Administrator

Contractor

Title: Owner

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Citizens Insurance Services 409 N Faxon Road PO Box 98 Norwood YA MN 55368	CONTACT NAME: Carol Reid PHONE (A/C, No, Ext): (952) 467-2535 FAX (A/C, No): (952) 467-2291 E-MAIL ADDRESS: creid@nesbitagencies.com
INSURED Ernst Enterprises LLC DBA: Allied Construction 7775 Tacoma Ave Mayer MN 55360-9502	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Auto Owners — 18988 INSURER B: Owners — 32700 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** CL2310295120 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		08573915	10/14/2023	10/14/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			08573915	10/14/2023	10/14/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		A106556333	10/14/2023	10/14/2024	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

It is understood and agreed the certificate holder is included as additional insured as respects General Liability when required by written contract or agreement.

CERTIFICATE HOLDER

City of Chaska
660 Victoria Drive
Chaska MN 55318

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Steven H. Lysiak

© 1988-2015 ACORD CORPORATION. All rights reserved.

Additional Named Insureds

Other Named Insureds	
C/O Natalie	Limited Liability Company, Insured Multiple Names
Dba Allied Construction	Limited Liability Company, Doing Business As

COPYRIGHT 2007, AMS SERVICES INC

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **2024 Downtown Project – Awarding Landscaping/Irrigation Bid**

Prepared By: **Matt Clark, City Engineer**

Background

This year's 2024 Downtown Street Project consists of completing the streetscape/wayfinding, and landscaping/irrigation elements for completing the TH 41/CSAH 61 Downtown Chaska project and the upcoming Minnesota River Bluffs Regional Trail project planned for this summer. The 2024 Downtown project consists of separate contracts for streetscape/wayfinding and for the landscaping/irrigation.

Public Bids were opened on April 2, 2024, for the landscaping/irrigation elements. The landscaping and irrigation work is shown in the attached plan. The project consists of plantings with irrigation for medians and boulevard areas created with the highway improvements. Further, both replacement and new trees are included with the project for the upcoming regional trail project.

The bid tabulation for this project is attached. The low bid of $534,662.50 received from Valdes Land Care and Snow Removal, LLC represents good value for the city and is below the study estimate. Staff are recommending the Council award the Project so that landscaping can proceed this spring.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2024-45, Awarding the bid for the 2024 Downtown Project – Landscaping/Irrigation Project to Valdes Land Care and Snow Removal, LLC in the low bid total amount of $534,662.50.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 5/20/2024 RESOLUTION NO. 2024-45

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Awarding the bid for the 2024 Downtown Project – Landscaping/Irrigation Project in the Low Bid Amount of $534,662.50.

WHEREAS, on February 26, 2024, the City Council accepted the feasibility study, authorized the City Engineer to prepare plans and specifications, and scheduled a public improvement hearing for the 2024 Downtown Project – Landscaping/Irrigation Project;

WHEREAS, pursuant to the City Council authorization on April 1, 2024, the Council held a public hearing and approved plans and specifications and authorized the advertisement of the project for public bids; and

WHEREAS; the City Engineer has published in the Waconia Patriot an advertisement for bids upon the making of such improvements;

WHEREAS, pursuant to an advertisement for bids for the 2024 Downtown Project – Landscaping/Irrigation Project – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	**Total Base Bid**
LOW	Valdes Lawn Care & Snow Removal, LLC	$534,662.50
#2	Cedar Ridge Landscaping, Inc	$731,718.00
#3	Hoffman & McNamara, Co.	$746,071.00
#4	Urban Companies	$932,345.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

FURTHER, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2024 Downtown Project – Landscaping/Irrigation Project to the low responsible bidder, Valdes Lawn Care & Snow Removal, LLC, for the low Base Bid in the amount of $534,662.50.

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

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

April 26, 2024

City of Chaska
Attn: Matt Clark, City Engineer
One City Hall Plaza
Chaska, MN 55318

Re: Bid Results
2024 Downtown Landscaping & Irrigation
Chaska, Minnesota
BMI Project No. 0T4.134269

Dear Mr. Clark:

Four (4) bids were submitted for the 2024 Downtown Landscaping & Irrigation project on April 2, 2024. The bids ranged from $534,662.50 to $932,345.00. The Engineer's Estimate for this project was $898,130.00. The low bid price is from Valdes Lawn Care & Snow Removal, LLC.

The following is a bid summary:

Contractor	**Total Base Bid**
Valdes Lawn Care & Snow Removal, LLC	$534,662.50
Cedar Ridge Landscaping, Inc	$731,718.00
Hoffman & McNamara, Co.	$746,071.00
Urban Companies	$932,345.00

In reviewing the project parameters with the project manager from Valdes Lawn Care & Snow Removal, LLC, they stated they are comfortable with their pricing and ability to perform the work in the time frame specified.

Based on their qualifications, staffing availability and discussions with references from similar projects, we recommend awarding the project to the lowest bidder, Valdes Lawn Care & Snow Removal, LLC, in the amount of **$534,662.50.**

Sincerely,

Bolton & Menk, Inc.

Tim Lamkin Jr, P.E.
Principal Engineer

Bolton & Menk is an equal opportunity employer.

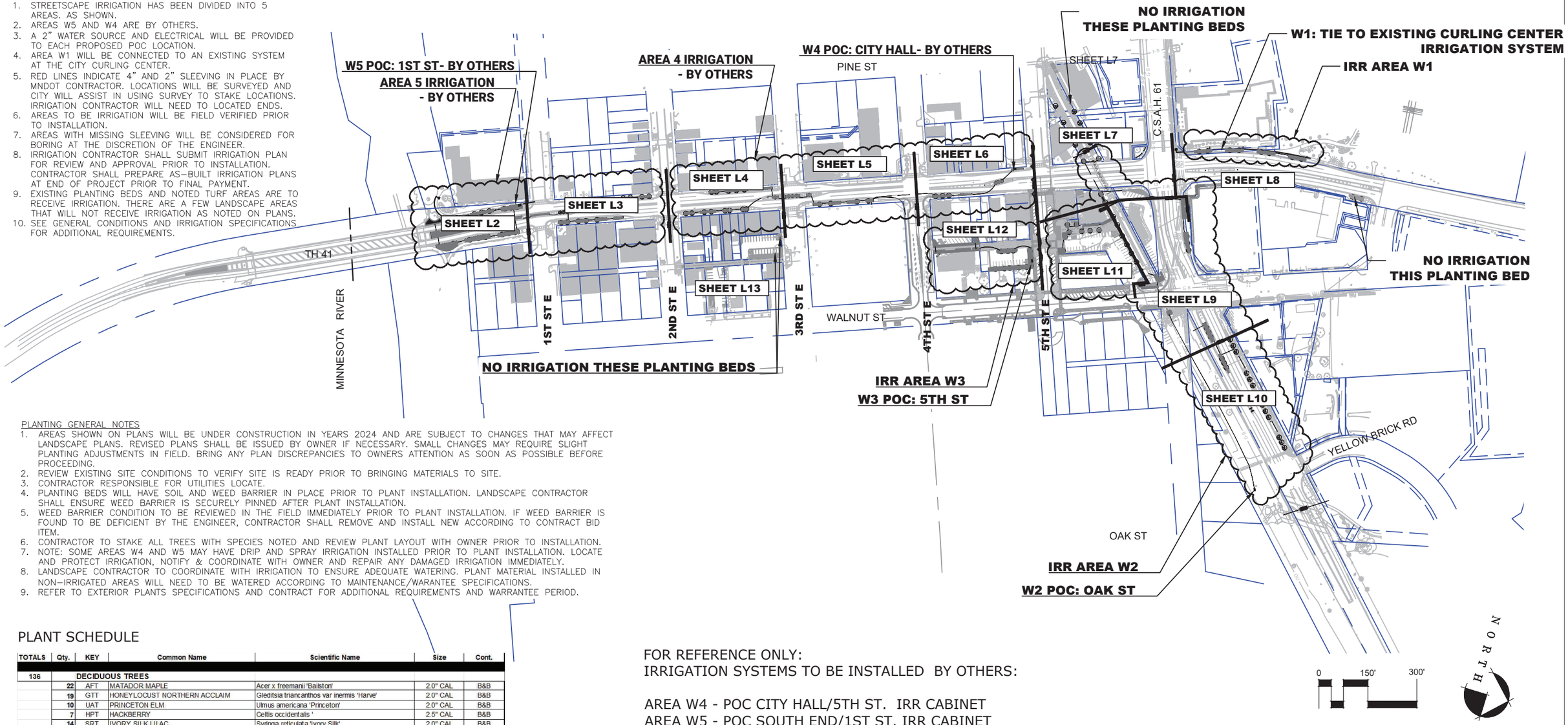
ABSTRACT

2024 Downtown Landscaping & Irrigation
City of Chaska
Chaska, MN
BMI Project No. 0T4.123211
Bid Opening: 04/02/2024 10:00 AM CDT

						Engineer Estimate		1 Valdes Lawn Care and Snow Removal, LLC		2 Cedar Ridge Landscaping, Inc		3 HOFFMAN & McNAMARA CO.		4 Urban Companies	
Section Title	**Line Item**	**Item Code**	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**	**Unit Price**	**Extension**	**Unit Price**	**Extension**	**Unit Price**	**Extension**	**Unit Price**	**Extension**
BASE BID															
	1	2021.501	MOBILIZATION	LS	1	$60,000.00	$60,000.00	$11,050.00	$11,050.00	$34,500.00	$34,500.00	$27,840.00	$27,840.00	$45,000.00	$45,000.00
	2	2504.601	IRRIGATION SYSTEM W1	LS	1	$21,500.00	$21,500.00	$9,500.00	$9,500.00	$28,000.00	$28,000.00	$7,405.00	$7,405.00	$38,000.00	$38,000.00
	3	2504.601	IRRIGATION SYSTEM W2	LS	1	$59,500.00	$59,500.00	$14,500.00	$14,500.00	$38,000.00	$38,000.00	$47,477.00	$47,477.00	$48,000.00	$48,000.00
	4	2504.601	IRRIGATION SYSTEM W3	LS	1	$36,500.00	$36,500.00	$16,500.00	$16,500.00	$68,000.00	$68,000.00	$36,013.00	$36,013.00	$75,000.00	$75,000.00
	5	2563.601	TRAFFIC CONTROL	LS	1	$30,000.00	$30,000.00	$4,800.00	$4,800.00	$10,000.00	$10,000.00	$9,950.00	$9,950.00	$45,000.00	$45,000.00
	6	2565.603	4" NON-METALLIC COND (DIRECTIONAL BORE)	LF	47	$90.00	$4,230.00	$145.00	$6,815.00	$35.00	$1,645.00	$62.00	$2,914.00	$75.00	$3,525.00
	7	2571.502	DECIDUOUS TREE 2" CAL B&B	EACH	211	$600.00	$126,600.00	$600.00	$126,600.00	$605.00	$127,655.00	$390.00	$82,290.00	$775.00	$163,525.00
	8	2571.502	ORNAMENTAL TREE 2" CAL B&B	EACH	46	$500.00	$23,000.00	$600.00	$27,600.00	$605.00	$27,830.00	$350.00	$16,100.00	$750.00	$34,500.00
	9	2571.502	CONIFEROUS TREE 8' HT B&B	TREE	240	$550.00	$132,000.00	$600.00	$144,000.00	$725.00	$174,000.00	$590.00	$141,600.00	$750.00	$180,000.00
	10	2571.502	DECIDUOUS SHRUB NO 2 CONT	EACH	942	$60.00	$56,520.00	$50.00	$47,100.00	$45.00	$42,390.00	$48.00	$45,216.00	$85.00	$80,070.00
	11	2571.502	PERENNIAL NO 1 CONT	EACH	2256	$30.00	$67,680.00	$25.00	$56,400.00	$22.00	$49,632.00	$20.00	$45,120.00	$25.00	$56,400.00
	12	2571.502	DECIDUOUS SHRUB NO 5 CONT	EACH	120	$60.00	$7,200.00	$65.00	$7,800.00	$55.00	$6,600.00	$55.00	$6,600.00	$100.00	$12,000.00
	13	2571.502	CONIFEROUS SHRUB NO 5 CONT	EACH	60	$60.00	$3,600.00	$85.00	$5,100.00	$65.00	$3,900.00	$65.00	$3,900.00	$100.00	$6,000.00
	14	2571.602	TREE RING AND PLANTING SOIL	EACH	353	$100.00	$35,300.00	$45.00	$15,885.00	$45.00	$15,885.00	$79.00	$27,887.00	$50.00	$17,650.00
	15	2571.604	WEED BARRIER	SQ YD	3300	$25.00	$82,500.00	$3.50	$11,550.00	$2.05	$6,765.00	$1.00	$3,300.00	$6.00	$19,800.00
	16	2573.501	STORM DRAIN INLET PROTECTION	LS	1	$2,000.00	$2,000.00	$1,000.00	$1,000.00	$4,500.00	$4,500.00	$550.00	$550.00	$400.00	$400.00
	17	2575.604	MULCH MATERIAL TYPE SPECIAL	SQ YD	3300	$10.00	$33,000.00	$5.25	$17,325.00	$5.00	$16,500.00	$22.80	$75,240.00	$10.00	$33,000.00
	18	2575.604	ROCK MULCH AND WEED BARRIER	SQ YD	150	$40.00	$6,000.00	$9.25	$1,387.50	$19.44	$2,916.00	$17.40	$2,610.00	$16.50	$2,475.00
	19	2575.623	TREE WATERING	EACH	6	$3,500.00	$21,000.00	$125.00	$750.00	$500.00	$3,000.00	$5,859.00	$35,154.00	$2,000.00	$12,000.00
	20	-	1ST YEAR LANDSCAPE MAINTENANCE/WARRANTY	LS	1	$45,000.00	$45,000.00	$4,500.00	$4,500.00	$47,000.00	$47,000.00	$72,903.00	$72,903.00	$30,000.00	$30,000.00
	21	-	2ND YEAR LANDSCAPE MAINTENANCE/WARRANTY	LS	1	$45,000.00	$45,000.00	$4,500.00	$4,500.00	$23,000.00	$23,000.00	$56,002.00	$56,002.00	$30,000.00	$30,000.00
Base Bid Total:							**$898,130.00**		**$534,662.50**		**$731,718.00**		**$746,071.00**		$932,345.00

IRRIGATION GENERAL NOTES:

1. STREETSCAPE IRRIGATION HAS BEEN DIVIDED INTO 5 AREAS. AS SHOWN.
2. AREAS W5 AND W4 ARE BY OTHERS.
3. A 2" WATER SOURCE AND ELECTRICAL WILL BE PROVIDED TO EACH PROPOSED POC LOCATION.
4. AREA W1 WILL BE CONNECTED TO AN EXISTING SYSTEM AT THE CITY CURLING CENTER.
5. RED LINES INDICATE 4" AND 2" SLEEVING IN PLACE BY MNDOT CONTRACTOR. LOCATIONS WILL BE SURVEYED AND CITY WILL ASSIST IN USING SURVEY TO STAKE LOCATIONS. IRRIGATION CONTRACTOR WILL NEED TO LOCATED ENDS.
6. AREAS TO BE IRRIGATION WILL BE FIELD VERIFIED PRIOR TO INSTALLATION.
7. AREAS WITH MISSING SLEEVING WILL BE CONSIDERED FOR BORING AT THE DISCRETION OF THE ENGINEER.
8. IRRIGATION CONTRACTOR SHALL SUBMIT IRRIGATION PLAN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL PREPARE AS-BUILT IRRIGATION PLANS AT END OF PROJECT PRIOR TO FINAL PAYMENT.
9. EXISTING PLANTING BEDS AND NOTED TURF AREAS ARE TO RECEIVE IRRIGATION. THERE ARE A FEW LANDSCAPE AREAS THAT WILL NOT RECEIVE IRRIGATION AS NOTED ON PLANS.
10. SEE GENERAL CONDITIONS AND IRRIGATION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



PLANTING GENERAL NOTES

1. AREAS SHOWN ON PLANS WILL BE UNDER CONSTRUCTION IN YEARS 2024 AND ARE SUBJECT TO CHANGES THAT MAY AFFECT LANDSCAPE PLANS. REVISED PLANS SHALL BE ISSUED BY OWNER IF NECESSARY. SMALL CHANGES MAY REQUIRE SLIGHT PLANTING ADJUSTMENTS IN FIELD. BRING ANY PLAN DISCREPANCIES TO OWNERS ATTENTION AS SOON AS POSSIBLE BEFORE PROCEEDING.
2. REVIEW EXISTING SITE CONDITIONS TO VERIFY SITE IS READY PRIOR TO BRINGING MATERIALS TO SITE.
3. CONTRACTOR RESPONSIBLE FOR UTILITIES LOCATE.
4. PLANTING BEDS WILL HAVE SOIL AND WEED BARRIER IN PLACE PRIOR TO PLANT INSTALLATION. LANDSCAPE CONTRACTOR SHALL ENSURE WEED BARRIER IS SECURELY PINNED AFTER PLANT INSTALLATION.
5. WEED BARRIER CONDITION TO BE REVIEWED IN THE FIELD IMMEDIATELY PRIOR TO PLANT INSTALLATION. IF WEED BARRIER IS FOUND TO BE DEFICIENT BY THE ENGINEER, CONTRACTOR SHALL REMOVE AND INSTALL NEW ACCORDING TO CONTRACT BID ITEM.
6. CONTRACTOR TO STAKE ALL TREES WITH SPECIES NOTED AND REVIEW PLANT LAYOUT WITH OWNER PRIOR TO INSTALLATION.
7. NOTE: SOME AREAS W4 AND W5 MAY HAVE DRIP AND SPRAY IRRIGATION INSTALLED PRIOR TO PLANT INSTALLATION. LOCATE AND PROTECT IRRIGATION, NOTIFY & COORDINATE WITH OWNER AND REPAIR ANY DAMAGED IRRIGATION IMMEDIATELY.
8. LANDSCAPE CONTRACTOR TO COORDINATE WITH IRRIGATION TO ENSURE ADEQUATE WATERING. PLANT MATERIAL INSTALLED IN NON-IRRIGATED AREAS WILL NEED TO BE WATERED ACCORDING TO MAINTENANCE/WARANTEE SPECIFICATIONS.
9. REFER TO EXTERIOR PLANTS SPECIFICATIONS AND CONTRACT FOR ADDITIONAL REQUIREMENTS AND WARRANTEE PERIOD.

PLANT SCHEDULE

TOTALS	Qty.	KEY	Common Name	Scientific Name	Size	Cont.
136			**DECIDUOUS TREES**			
	22	AFT	MATADOR MAPLE	Acer x freemanii 'Bailston'	2.0" CAL	B&B
	19	GTT	HONEYLOCUST NORTHERN ACCLAIM	Gleditsia triancanthos var inermis 'Harve'	2.0" CAL	B&B
	10	UAT	PRINCETON ELM	Ulmus americana 'Princeton'	2.0" CAL	B&B
	7	HPT	HACKBERRY	Celtis occidentalis '	2.5" CAL	B&B
	14	SRT	IVORY SILK LILAC	Syringa reticulata 'Ivory Silk'	2.0" CAL	B&B
	13	AGT	SERVICEBERRY TREE	Amelanchier x grandiflora 'Autumn Brilliance"'	2.0" CAL	B&B
	15	MRT	RED BARRON CRAB	Mulus "Red Barron'	2.0" CAL	B&B
	3	CCT	NATIVE FLAME AMERICAN HORNBEAM	Carpinus caroliniana 'JFS-KW6'	2.0" CAL	B&B
	22	QAT	CRIMSON SPIRE OAK	Quercus alba x Quercus robur (PP9103)	2.0" CAL	B&B
	3	ART	ARMSTRONG GOLD MAPLE	Acer x rubrum 'JFS-KW78' (PP25,301)	2.0" CAL	B&B
	8	BPT	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo" (PP10,963)	2.0" CAL	B&B
942			**DECIDUOUS SHRUB**			
	522	SBS	SPIREA GOLDFLAME	Spirea x bumalda 'Goldflame'	NO 2	CONT.
	147	AMS	IROQUOIS BEAUTY CHOKEBERRY	Aronia melanocarpa "Morton'	NO 2	CONT.
	51	DSS	DIERVILLA FIREFLY NIGHTGLOW	Diervilla splendens 'El Madrigal' 'PP28,060	NO 2	CONT.
	194	RAS	GRO-LOW FRAGRANT SUMAC	Rhus aromatic 'Gro-Low'	NO 2	CONT.
	28	CSS	DOGWOOD FIREDANCE COMPACT	Cornus servicea 'Balladeline'	NO 2	CONT.
4			**EVERGREEN SHRUB**			
	4	TOE	ARBORVITEA DEGROOTS SPIRE	Thuja occientalis 'Degroots Spire'	5 FT	B&B
2256			**PERENNIAL - 1 GALLON CONT**			
	666	HPP	PARDON ME DAYLILY	Hemerocallis 'Pardon Me'	NO. 1	CONT.
	917	SHP	PRAIRIE DROPSEED	Sporobolus heterolepis	NO. 1	CONT.
	250	NFP	WALKERS LOW NEPETA	Nepata faasenii "Walker's Low'	NO. 1	CONT.
	14	SSP	LITTLE BLUESTEM	Schizachyrium scoparium "blue heaven'	NO. 1	CONT.
	409	PVP	SWITCH GRASS RUBY RIBBONS	Pancium virgatum 'Ruby Ribbons'	NO. 1	CONT.

FOR REFERENCE ONLY:
IRRIGATION SYSTEMS TO BE INSTALLED BY OTHERS:

AREA W4 - POC CITY HALL/5TH ST. IRR CABINET
AREA W5 - POC SOUTH END/1ST ST. IRR CABINET

IRRIGATION UNDER THIS CONTRACT:
IRRIGATION SYSTEMS:
2" WATER SOURCE SUPPLIED AT W2-W3

W1 CONNECT TO CURL CENTER PARK IRR MAINLINE
W2 POC OAK ST CABINET
W3 POC 5TH STREET PARKING LOT 2 CABINET

PLAN SET SHEET INDEX

L1 TITLE SHEET /INDEX
L2-L6 PLANTING PLANS
L7-L12 PLANTING AND IRRIGATION PLANS
L13 PLANTING PLAN
L14 PLANTING DETAILS

REV.	BY	DATE

HKGi
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

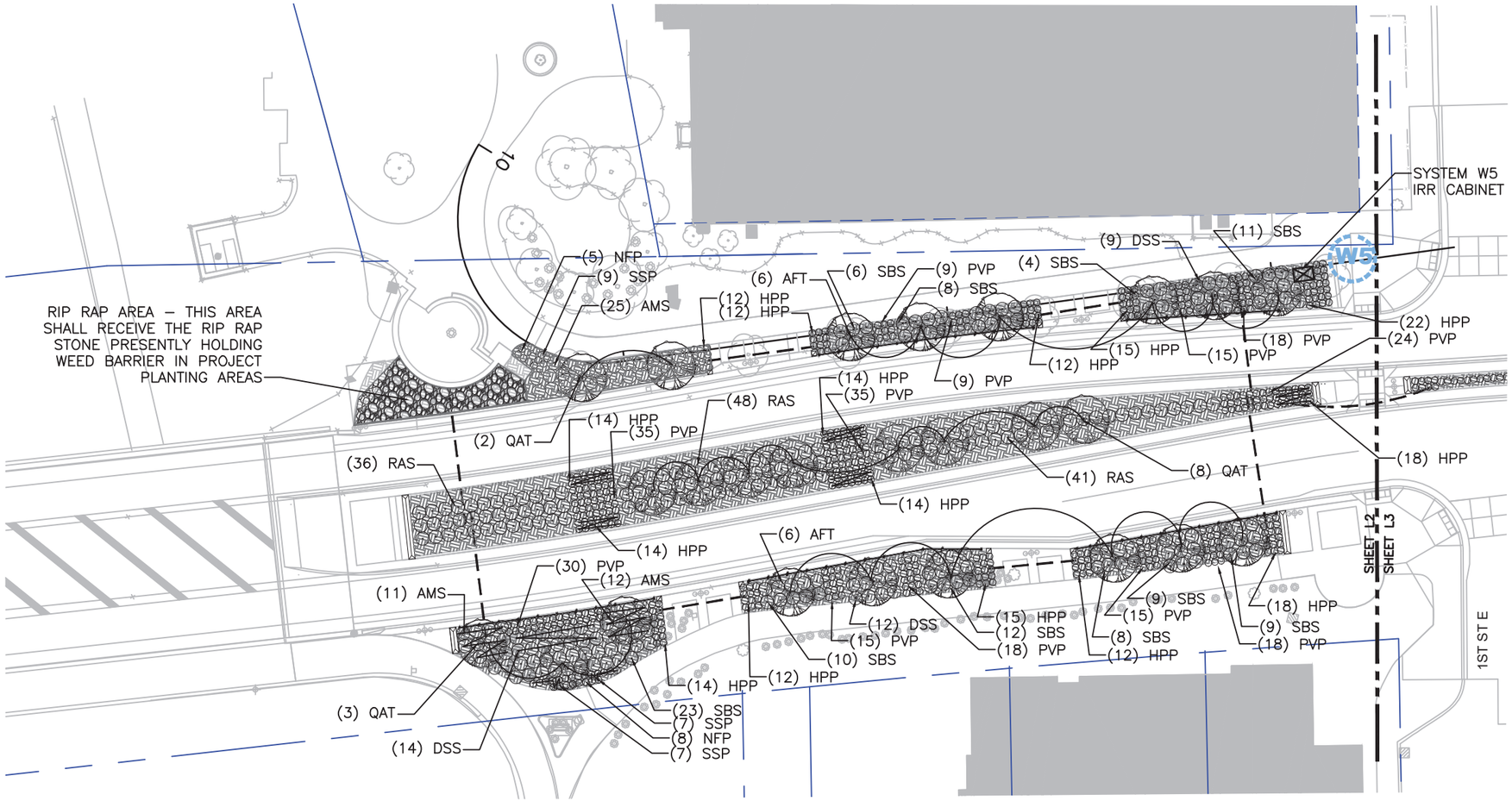
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS TITLE SHEET

SHEET L1

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:45:47 AM, DWG To PDF.pc3



W5 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

0 10' 20' 40'

NORTH

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HKGi **Landscape Architecture / Planning / Urban Design**
Minneapolis, Minnesota
www.hkgi.com

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

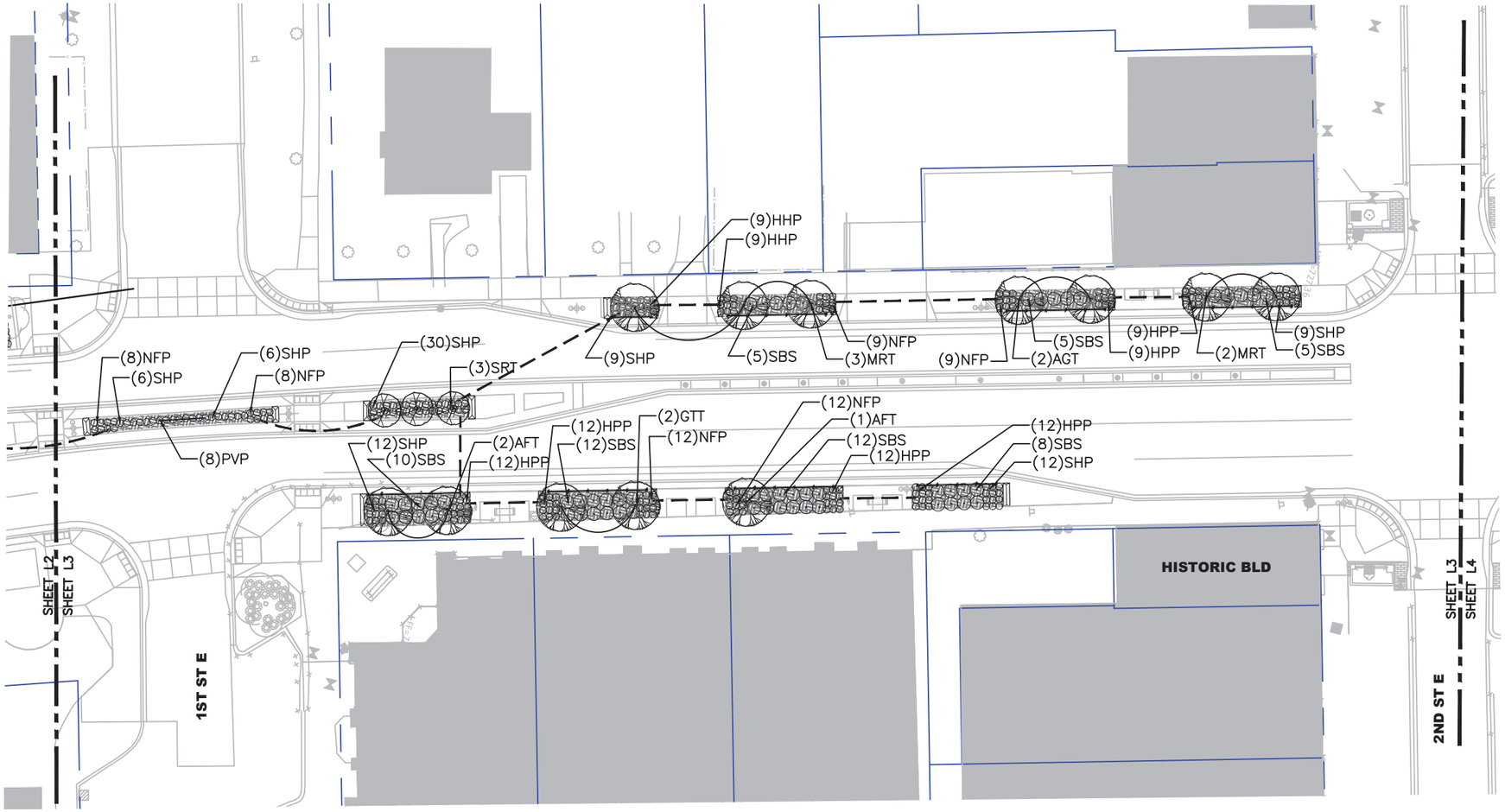
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L2

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:45:59 AM, DWG To PDF.pc3



W5 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

0 10' 20' 40'

NORTH

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK Si **Landscape Architecture / Planning / Urban Design**
Minneapolis, Minnesota
www.hkgi.com

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

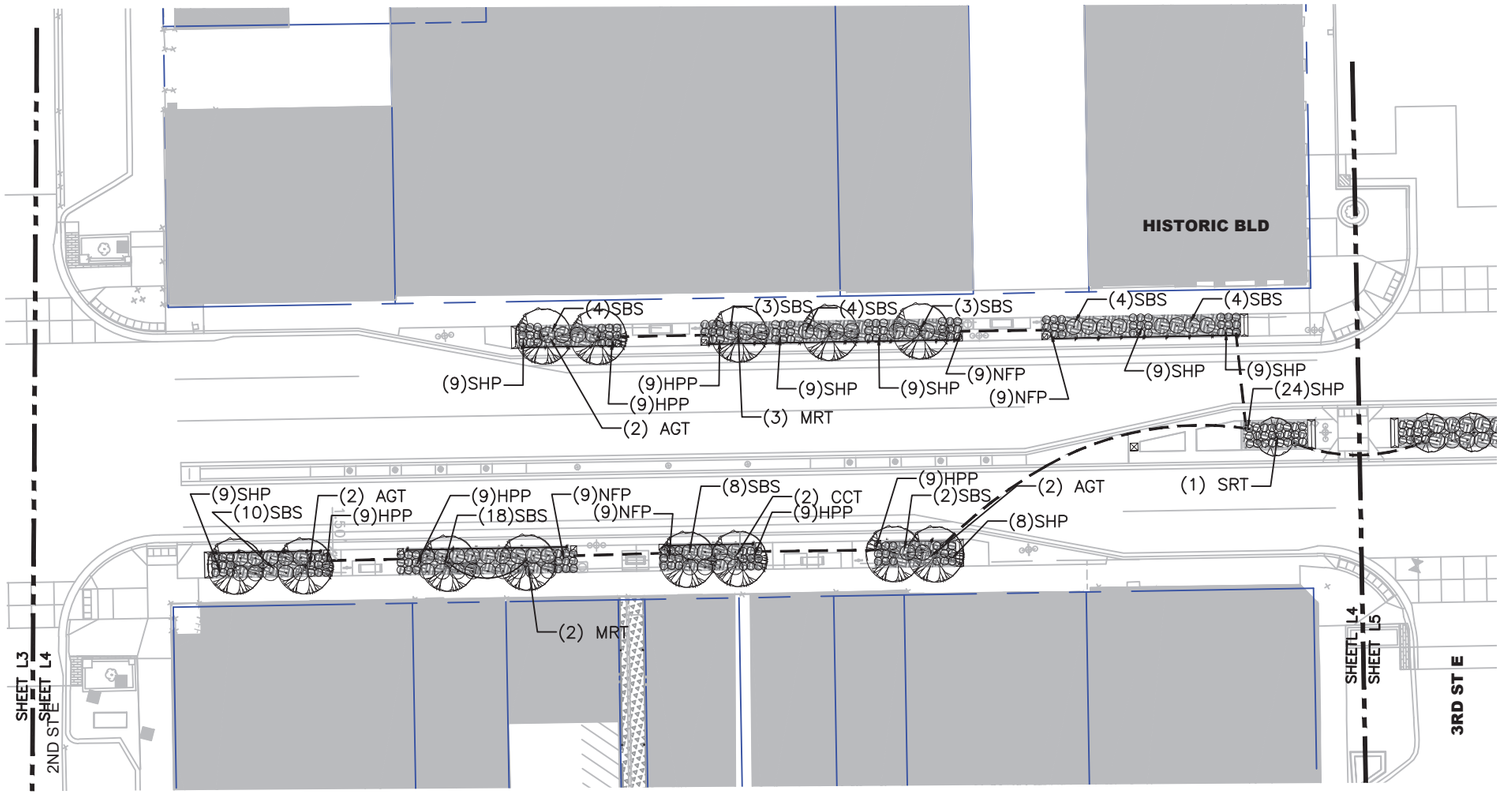
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L3

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:46:09 AM, DWG To PDF.pc3



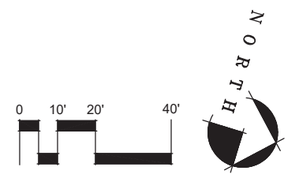
W4 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS



LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK Si
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

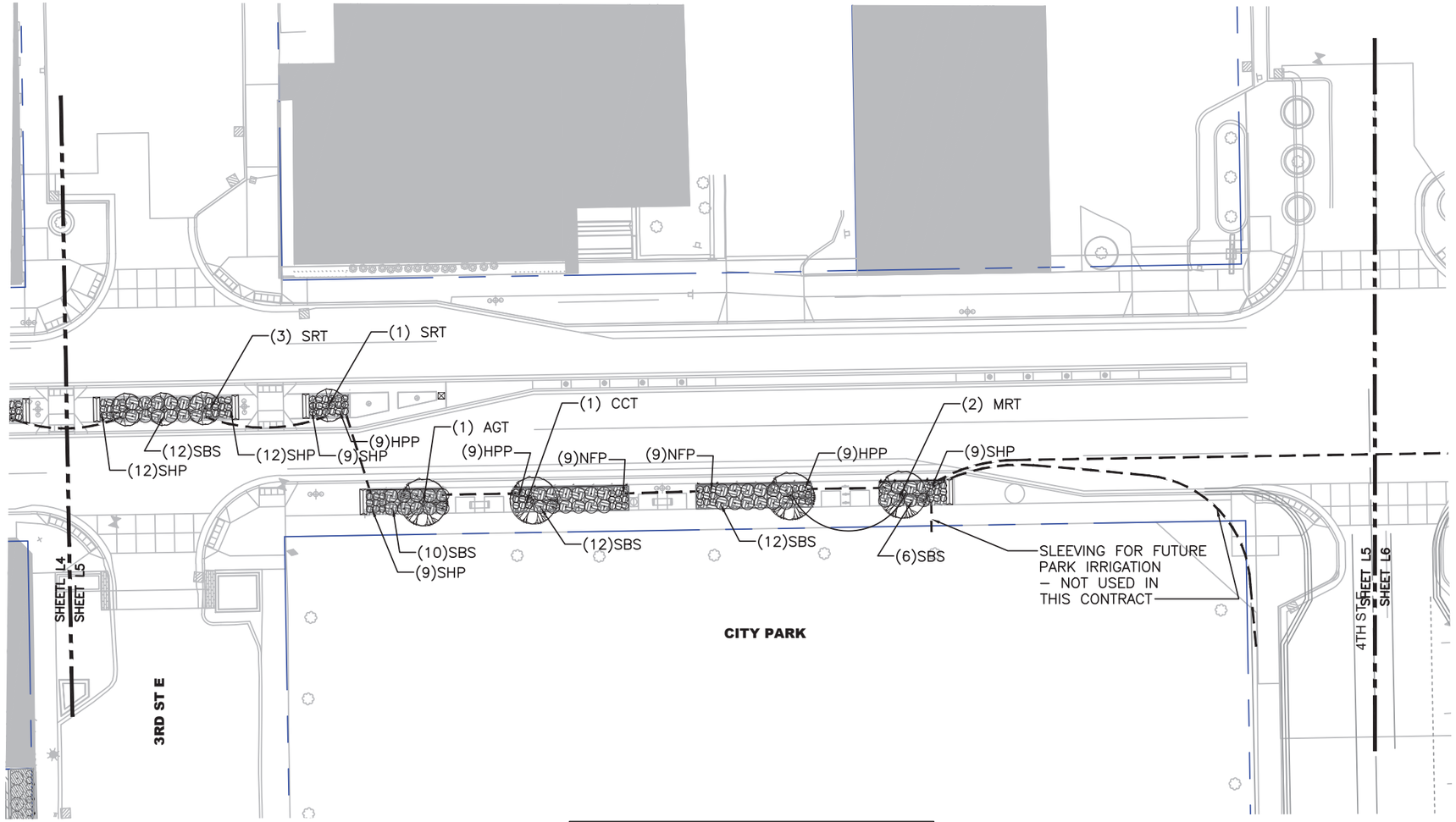
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L4

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:46:19 AM, DWG To PDF.pc3



W4 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH
DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT
EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE
PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

0 10' 20' 40'

NORTH

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK Si
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

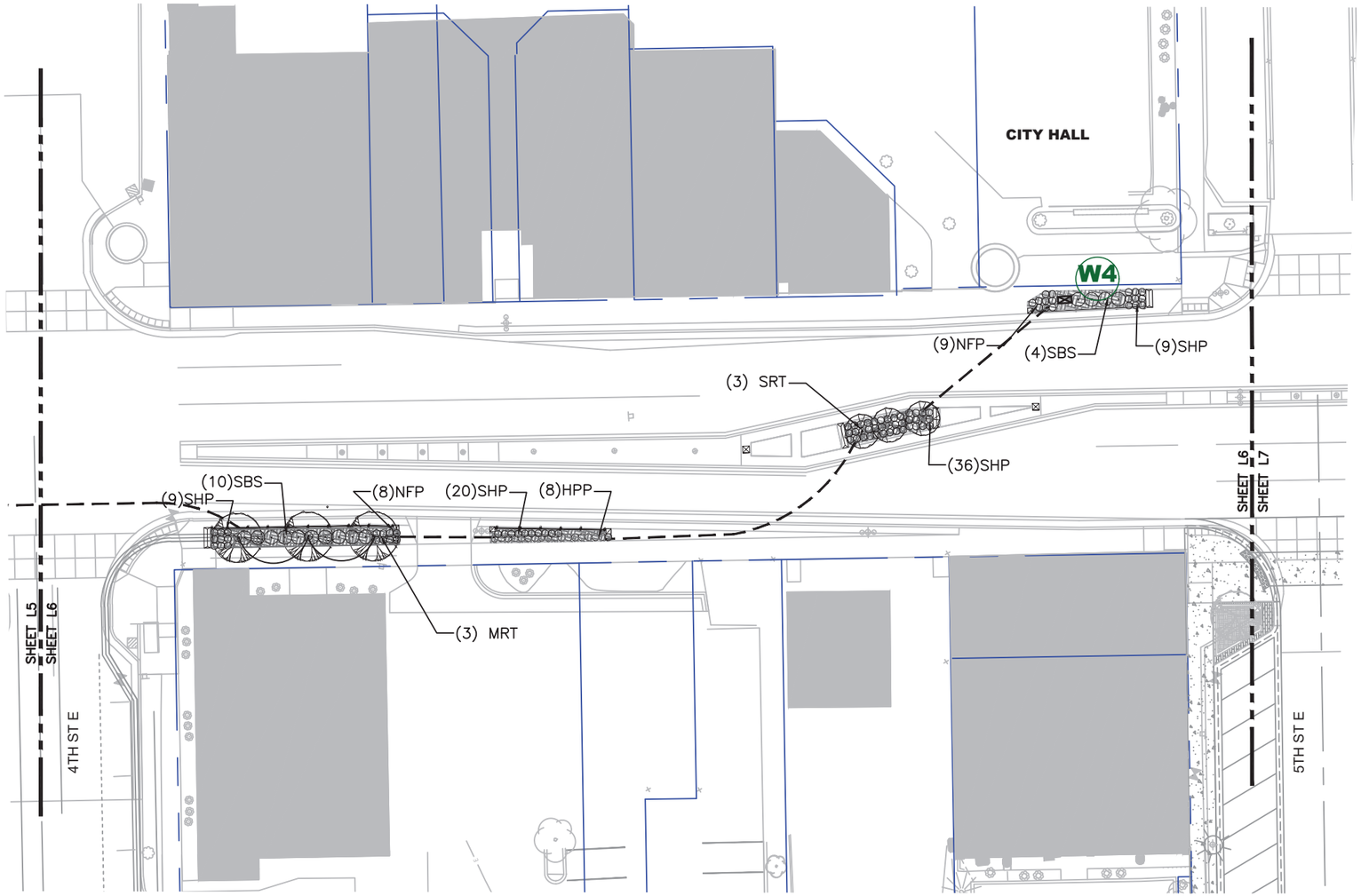
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L5

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:46:29 AM, DWG To PDF.pc3



W4 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH
DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT
EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE
PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

0 10' 20' 40'

NORTH

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HKGi Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L6

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:46:39 AM, DWG To PDF.pc3

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	ROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

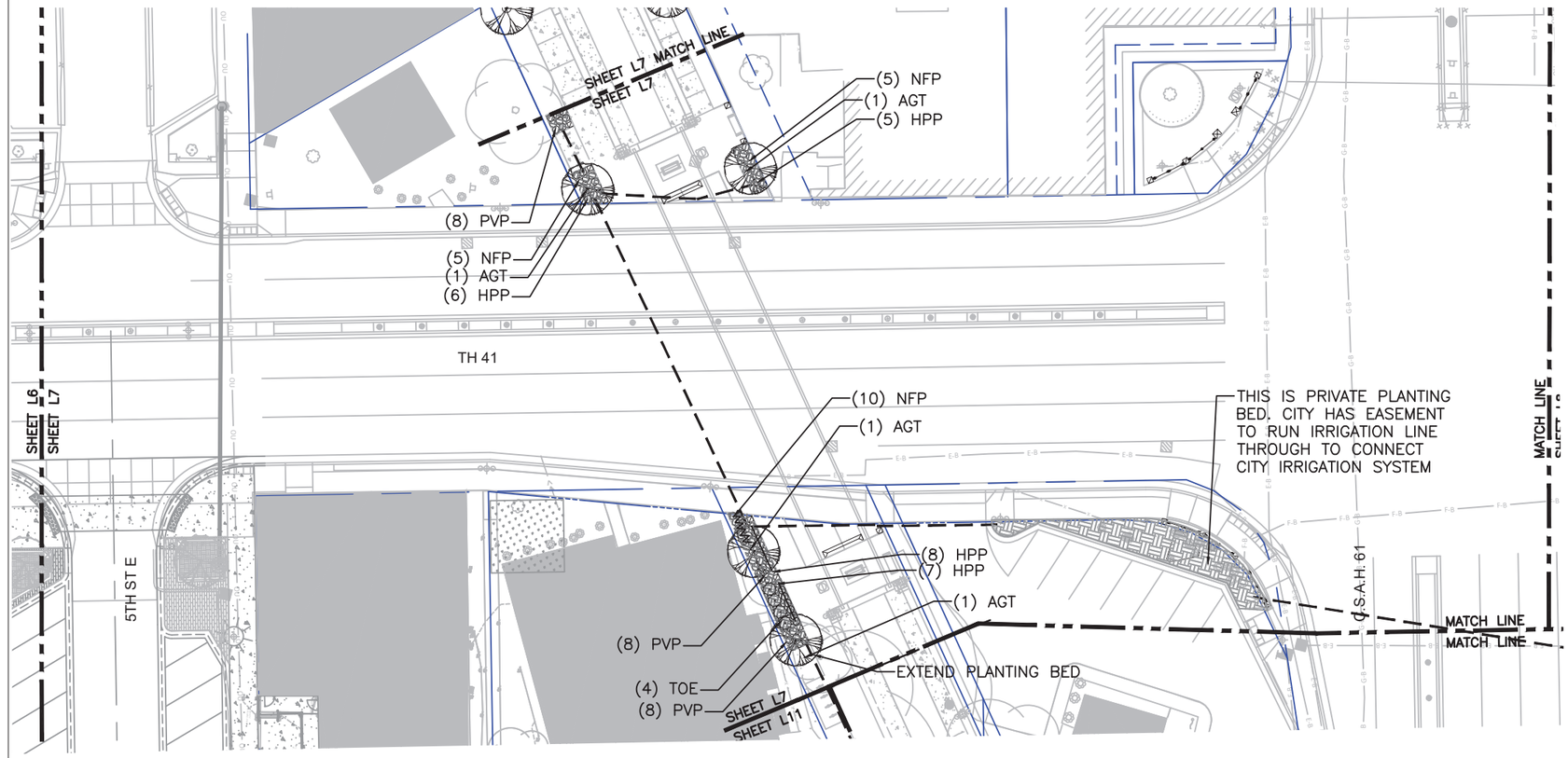
EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

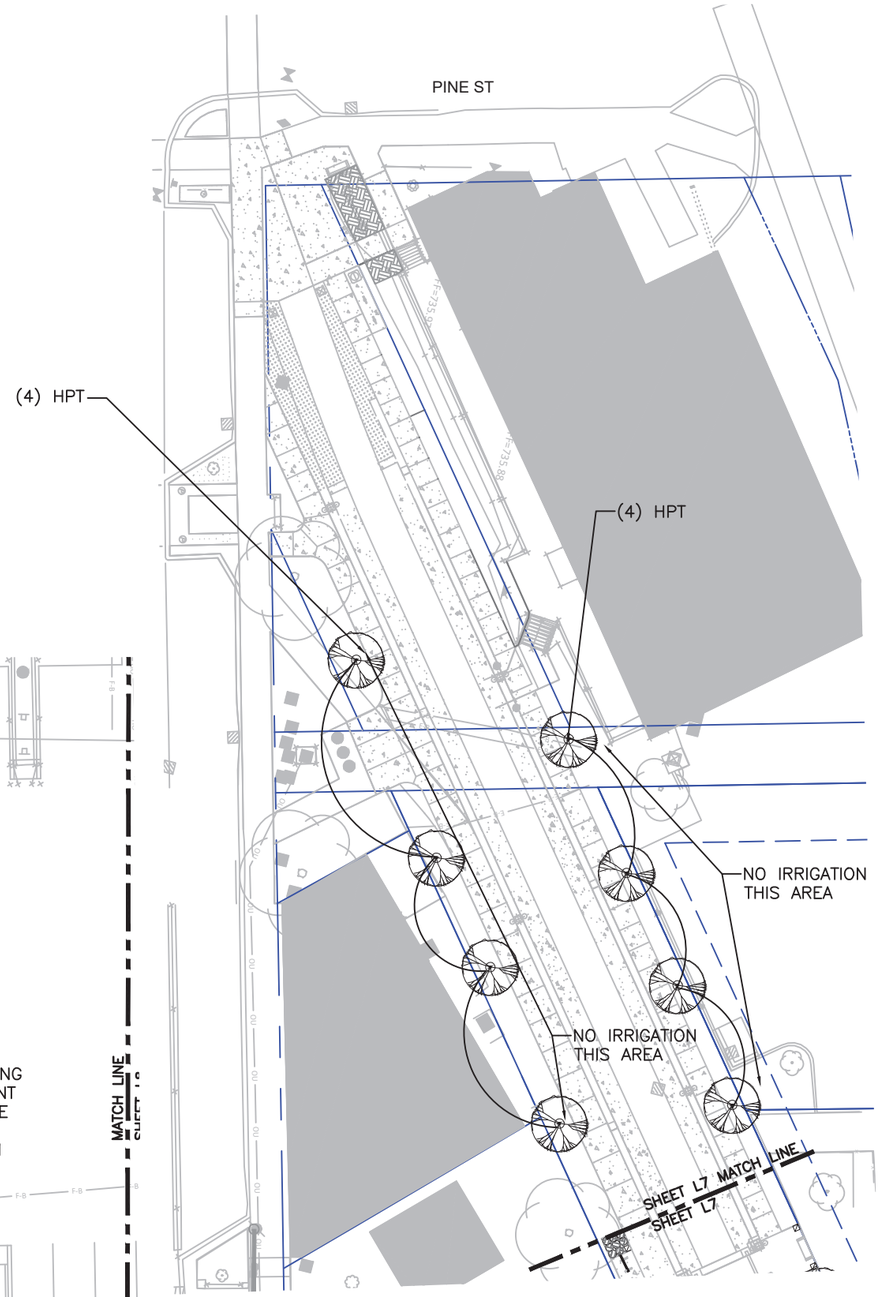
PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

0 10' 20' 40'

NORTH

W2 IRRIGATION SYSTEM





REV.	BY	DATE

HK Si

Landscape Architecture / Planning / Urban Design

Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED	AB, TS
DRAWN	AB, TS
CHECKED	PP

CITY OF CHASKA

T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS

PLANTING PLANS

SHEET L7

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:46:49 AM, DWG To PDF.pc3

W1 IRRIGATION SYSTEM - 4 PLANTING BEDS

W1

20

(16) SBS
(8) SHP
(8) HPP

(8) SHP
(8) HPP

(18) SBS
(8) SHP
(8) HPP

(8) SHP
(8) HPP

(18) SBS
(8) SHP
(8) HPP

(8) SHP
(8) HPP

(18) SBS
(8) SHP
(8) HPP

(8) GTT

MATCH LINE SHEET L8

RESTORE ROCK MULCH AND FABRIC ALONG BACK OF WALK– NO IRRIGATION OR PLANTS TO BE INSTALLED IN THIS SECTION – APPROX 4FT WIDTH

(10) SHP
(6) AMS
(5) PVP

PRESERVE EXISTING HONEYLOCUST TREES

(8) SHP
(6) HPP
(6) HPP

(7) SHP

PRESERVE EXISTING HONEYLOCUST TREES

(2) AMS
(5) PVP
(3) PVP

SHEET L9
SHEET L8

USE ROCK MULCH AND FABRIC IN LIEU OF WOOD MULCH BACK OF WALK TO BLEND WITH BUSINESS PLANTING BEDS AT THIS LOCATION ONLY – VERIFY LIMITS OF WORK ON PRIVATE PROPERTY

W2 IRRIGATION SYSTEM

(10) HPP
(9) SHP

(9) HPP
(13) SHP

(12) SBS
(2) GTT

NO IRRIGATION

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH
DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT
EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE
PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

NORTH

0 10' 20' 40'

REV.	BY	DATE

HK Si
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L8

W2 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	UTTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

TH 41 WORK

MATCH LINE SHEET L8

SHEET L9

MATCH LINE

(30) SBS
(12) SHP
(12) HPP
(12) HPP
(12) SHP
(23) SBS
(18) SHP
(9) HPP
(12) SHP
(12) HPP
(5) QAT

TURF AND TREE IRRIGATION REQUIRED
(15) HPP
(15) SHP
(18) RAS
SHEET L9
SHEET L10
(3) ART
(15) HPP
(15) SHP

(8) AMS
INSTALL LANDSCAPE EDGER
(14) PVP
(6) PVP
(10) HPP
(4) SBS
(11) SHP
(1) NFP
INSTALL LANDSCAPE EDGER
(2) NFP
(8) HPP
(2) NFP
(10) SBS
(1) NFP
SHEET L11
SHEET L9
SHEET L7
SHEET L11

(8) HPP
(9) SBS
EXISTING CRAB APPLE TREES
INSTALL LANDSCAPE EDGER
COLUMNS AND RAILING BY OTHERS

SEE PARKING LOT SHEET L11

COLUMNS AND RAILING BY OTHERS

ASSUMED MAINLINE RUN LOCATION TO BE INSTALLED BY CONTRACTOR, VERIFY ACCEPTABLE RUN IN FIELD

NORTH
0 10' 20' 40'

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK Si
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

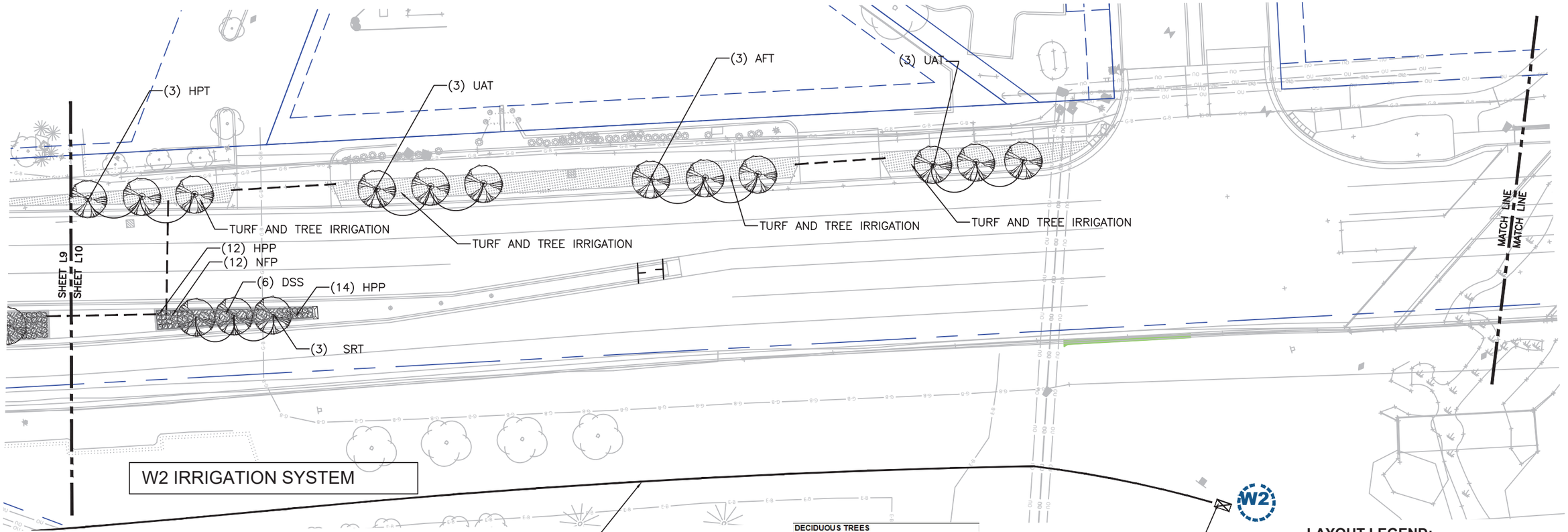
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L9

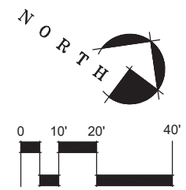


DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
OCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS



LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK 3i

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

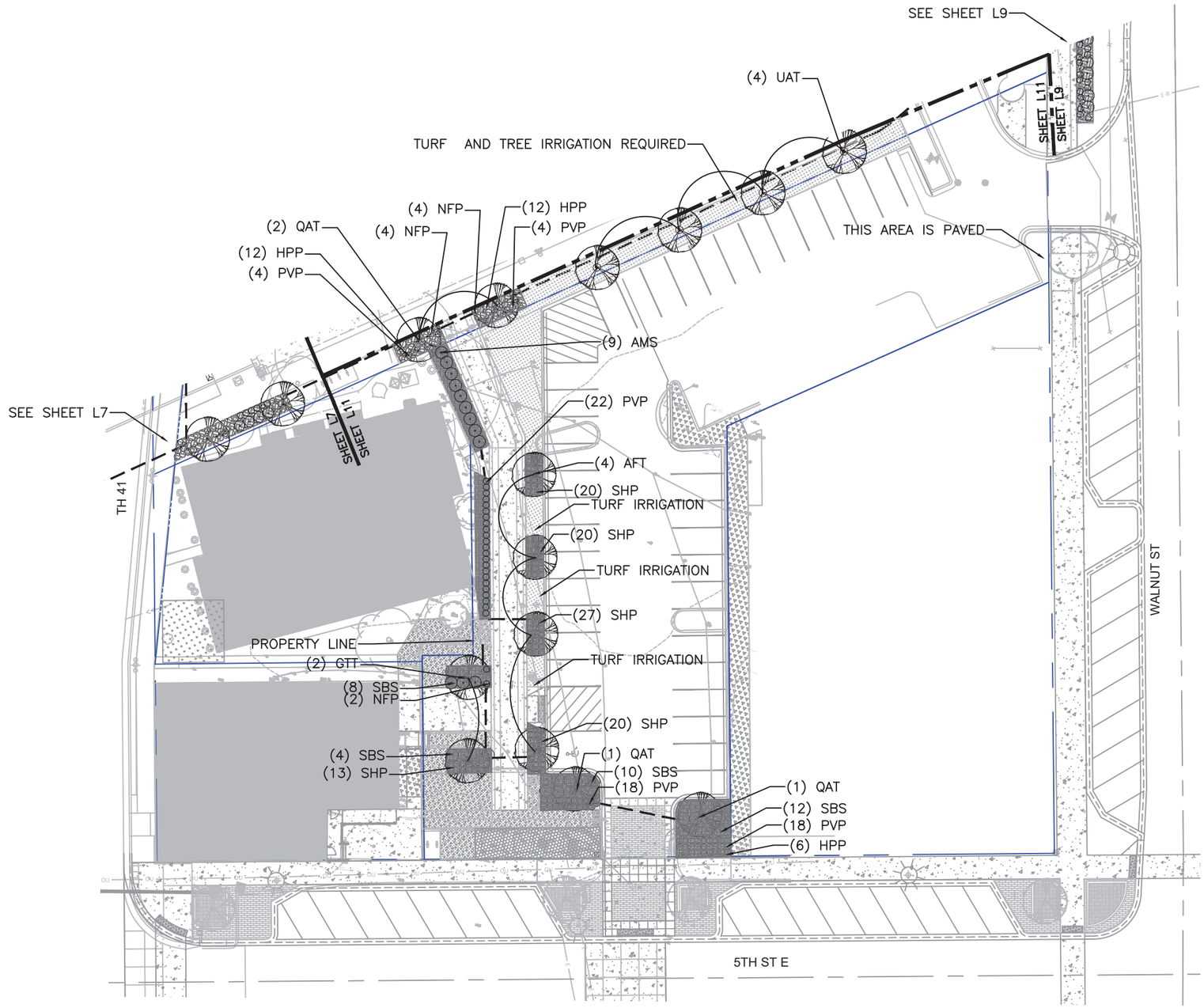
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L10

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:47:19 AM, DWG To PDF.pc3



W2 IRRIGATION SYSTEM

DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH
DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT
EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE
PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

NORTH

0 10' 20' 40'

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HKGi Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

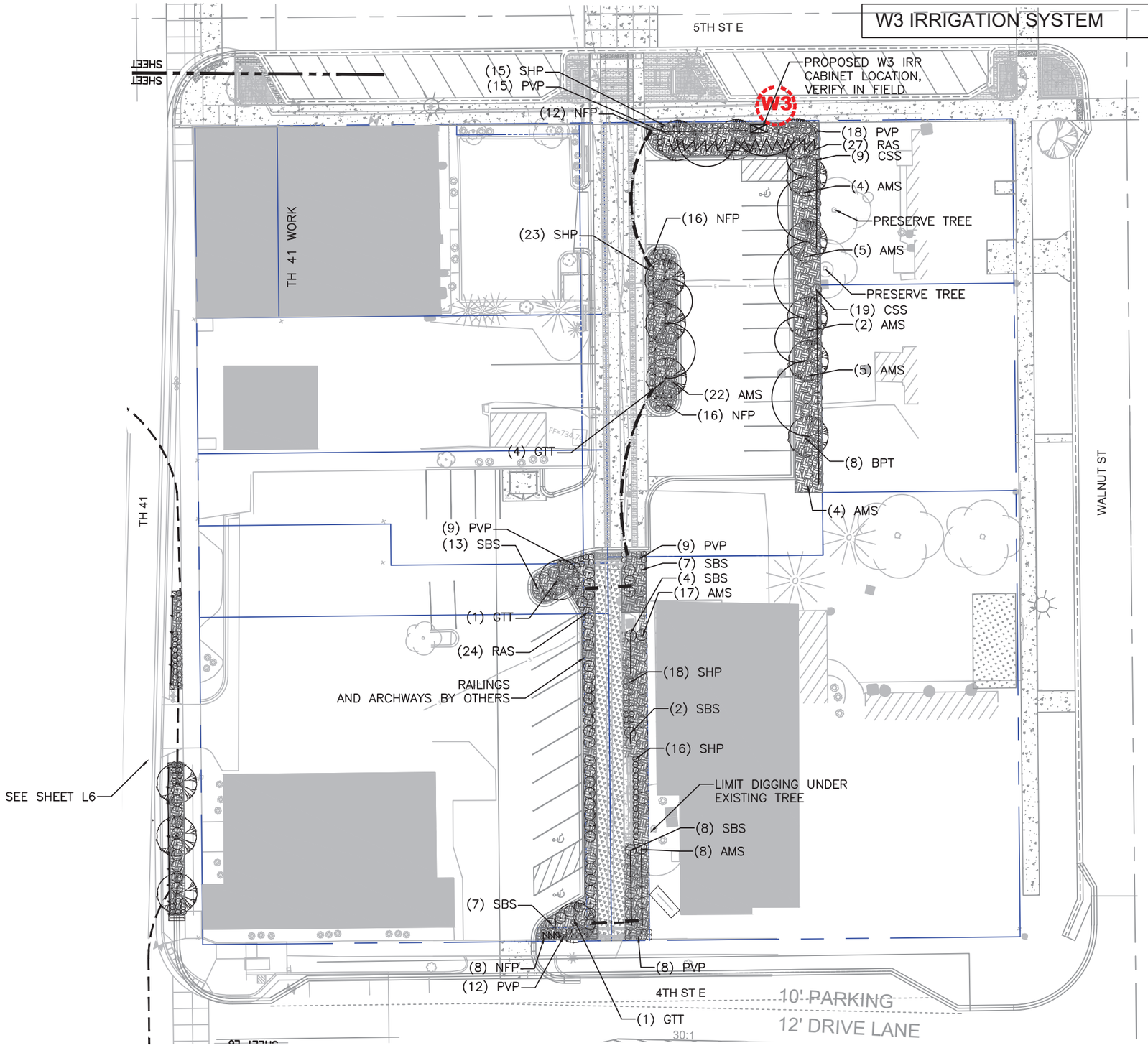
DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L11

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:47:29 AM, DWG To PDF.pc3

W3 IRRIGATION SYSTEM



DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

NORTH

0 10' 20' 40'

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK gi **Landscape Architecture / Planning / Urban Design**
Minneapolis, Minnesota
www.hkgi.com

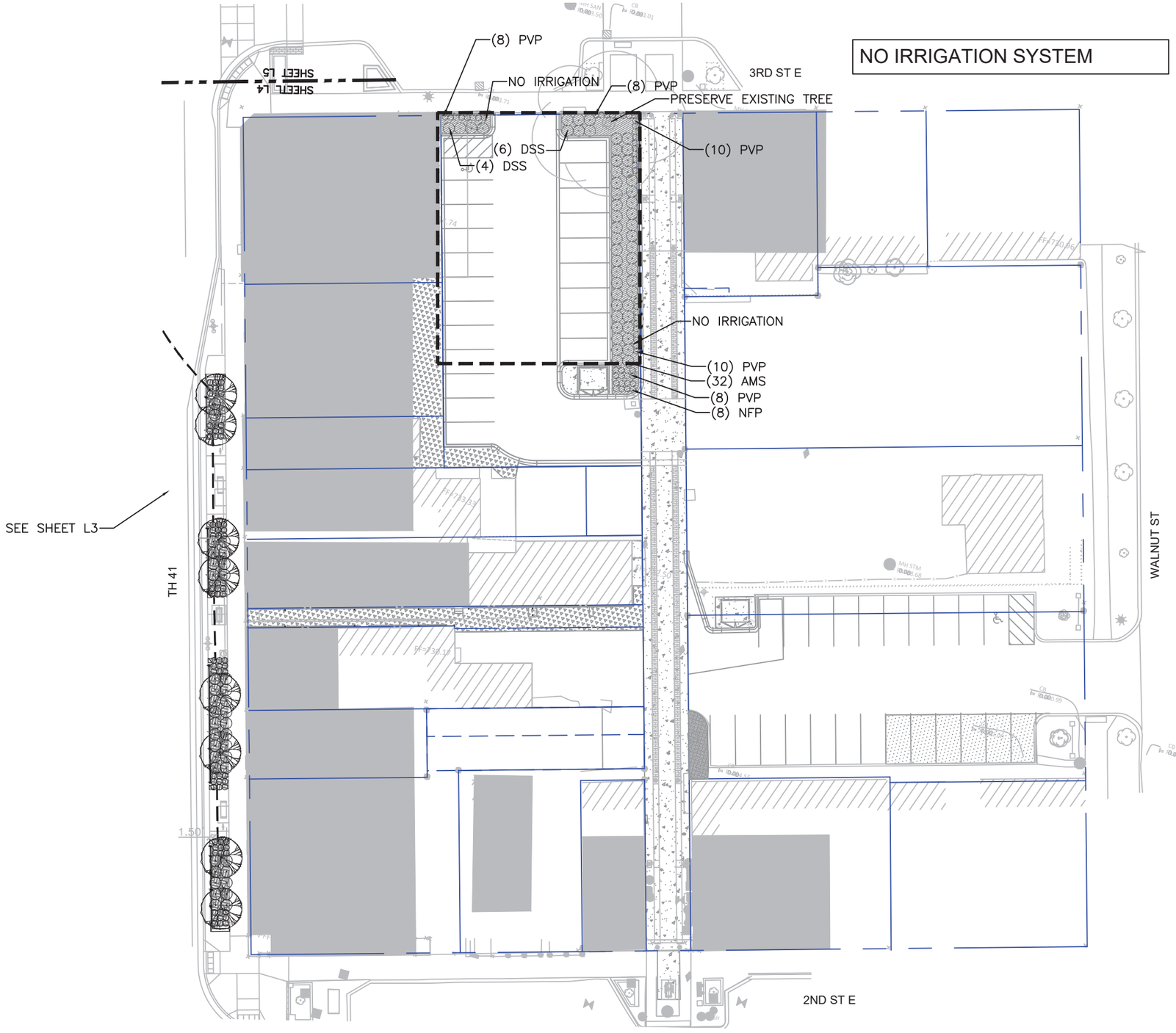
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L12



DECIDUOUS TREES	
AFT	MATADOR MAPLE
GTT	HONEYLOCUST NORTHERN ACCLAIM
UAT	PRINCETON ELM
HPT	HACKBERRY
SRT	IVORY SILK LILAC
AGT	SERVICEBERRY TREE
MRT	RED BARRON CRAB
CCT	NATIVE FLAME AMERICAN HORNBEAM
QAT	CRIMSON SPIRE OAK
ART	ARMSTRONG GOLD MAPLE
BPT	DAKOTA PINNACLE BIRCH

DECIDUOUS SHRUB	
SBS	SPIREA GOLDFLAME
AMS	IROQUOIS BEAUTY CHOKEBERRY
DSS	DIERVILLA FIREFLY NIGHTGLOW
RAS	GRO-LOW FRAGRANT SUMAC
CSS	DOGWOOD FIREDANCE COMPACT

EVERGREEN SHRUB	
TOE	ARBORVITEA DEGROOTS SPIRE

PERENNIAL - 1 GALLON CONT	
HPP	PARDON ME DAYLILY
SHP	PRAIRIE DROPSEED
NFP	WALKERS LOW NEPETA
SSP	LITTLE BLUESTEM
PVP	SWITCH GRASS RUBY RIBBONS

NORTH

0 10' 20' 40'

LAYOUT LEGEND:

- EXISTING PLANTING BED (INSTALL MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING PLANTING BED (INSTALL ROCK MULCH/PLANTS/DRIP IRRIGATION)
- EXISTING TURF (INSTALL SPRAY IRRIGATION)
- PLANTING BED (INSTALL MULCH/PLANTS/NO IRRIGATION)
- RIP RAP
- ROW/EASEMENT/PROPERTY LINE
- IN PLACE IRR SLEEVING
- IRR SLEEVING TO BE INSTALLED
- DECIDUOUS TREE
- SHRUB
- PERENNIAL

REV.	BY	DATE

HK 3i **Landscape Architecture / Planning / Urban Design**
Minneapolis, Minnesota
www.hkgi.com

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

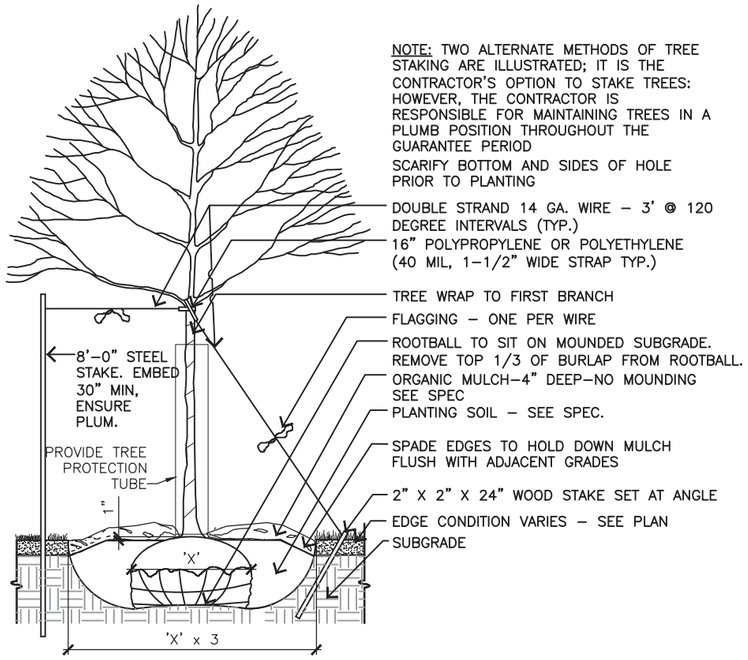
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

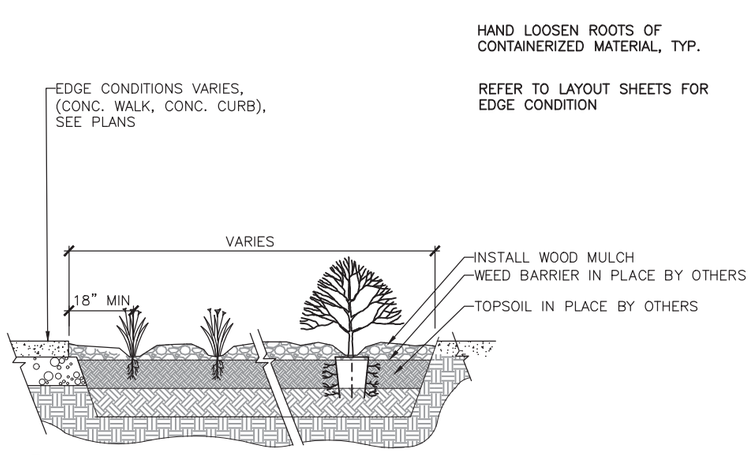
CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING PLANS

SHEET L13

M:\Chaska\020-053 Chaska Hwy61 and 41 Streetscape\5 Autocad\Construction Documents\020-053 XLB CHASKA BID PLANTING IRR PLAN 2024.dwg, 3/14/2024 7:47:49 AM, DWG To PDF.pc3



1 L14 TREE PLANTING DETAIL



3 L14 PLANTING BED

REV.	BY	DATE

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

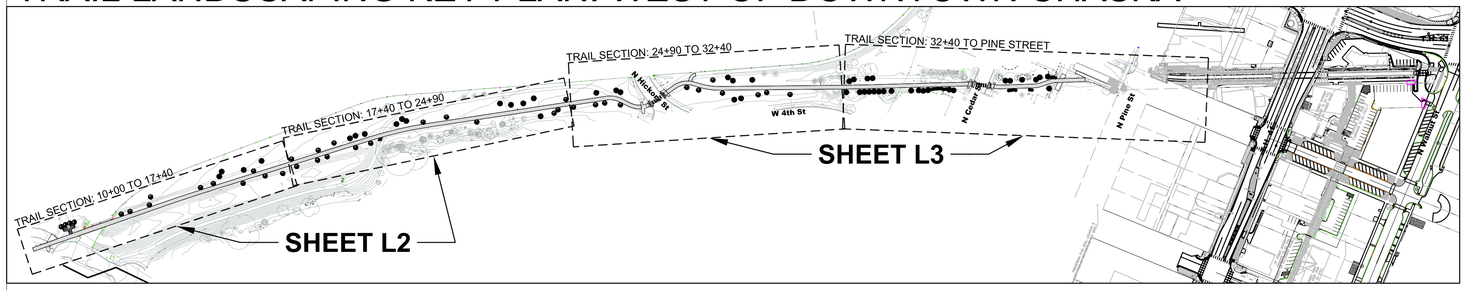
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED	AB, TS
DRAWN	AB, TS
CHECKED	PP

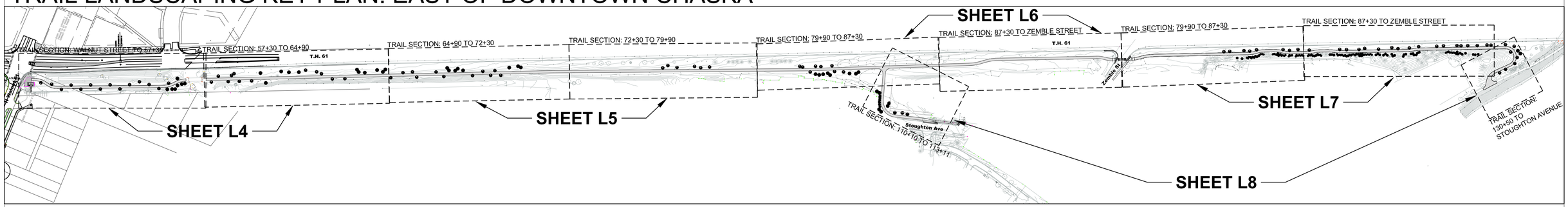
CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 LANDSCAPE IMPROVEMENTS
PLANTING DETAILS

SHEET L14

TRAIL LANDSCAPING KEY PLAN: WEST OF DOWNTOWN CHASKA



TRAIL LANDSCAPING KEY PLAN: EAST OF DOWNTOWN CHASKA



0 100' 200' 400'

N.T.S

N O R T H

PLANTING SCHEDULE

Total		Common Name	Scientific Name	Size	Cont.	Comments	MATURE SIZE
117	**DECIDUOUS SHADE TREES**						**ht / width**
15	SWO	SWAMP WHITE OAK	Quercus bicolor	2" CAL	B&B	SINGLE STEM	50-60'/ 40-50'
11	RDO	RED OAK	Quercys rubra	2" CAL	B&B	SINGLE STEM	60-70'/40-60'
10	RVB	RIVER BIRCH	betula nigra	2" CAL	B&B	MULTI- STEM	40-60' /30-40'
12	KCT	KENTUCKY COFFEE TREE	Gymnocladus dioicus, espresso	2" CAL	B&B	SINGLE STEM	40' / 35'
14	PRE	PRINCETON ELM	Ulmus parvifolia 'Princeton'	2" CAL	B&B	SINGLE STEM	50-75'/50'
20	HSE	HOMESTEAD ELM	Ulmus x Homestead	2" CAL	B&B	SINGLE STEM	40-60/20-40
15	SHL	SKYLINE HONEYLOCUST	Gledlitsia Tricaonthos 'skycole'	2" CAL	B&B	SINGLE STEM	40-60/20-40
6	HCK	HACKBERRY	Celtis occidentalis	2" CAL	B&B	SINGLE STEM	50-75'/50'
14	ASL	AMERICAN SENTRY LINDEN	Tilia Amercan 'American Sentry'	2" CAL	B&B	SINGLE STEM	40-60'/20-30'
236	**EVERGREEN TREES**						**ht / width**
6	WCP	WHITE COLUMNAR PINE	Pinus strobus 'Fastigiata'	8FT	B&B	SINGLE STEM	40'/15'
15	FRF	FRASER FIR	Pinus strobus 'Fastigiata'	8FT	CONT.	SINGLE STEM	40'/15'
23	SOP	SCOTCH PINE	Pinus Sylvestris	8FT	B&B	SINGLE STEM	60-80' /25-30'
26	BHS	BLACKHILLS SPRUCE	Picea Densata	8FT	B&B	SINGLE STEM	20-40'/10-15'
22	SBS	SIBERIAN SPRUCE	Pinus obovata	8FT	B&B	SINGLE STEM	50'/20'
6	CHL	CANADIAN HEMLOCK	Tsuga canadensis	8FT	B&B	SINGLE STEM	35-45'/20-25'
14	ERC	EASTERN RED CEDAR	Juniperus virginiana	8FT	B&B	SINGLE STEM	30'/15'
11	BPJ	BLUE POINT JUNIPER	Juniperus chinensis 'Blue Point'	8FT	CONT.	SINGLE STEM	30'/15'
37	TAV	TECHNY ARBOR VITAE	Thuja occidentalis 'Techny'	8FT	B&B	SINGLE STEM	6-8'/12-15'
23	SSP	SWISS STONE PINE	Pinus cembra	8FT	B&B	PER PLAN	30-40'/15-20'
53	SPJ	SPARTAN JUNIPER	Juniper chinensis 'Spartan'	8FT	B&B	PER PLAN	12-15'/4-6'
4	**DECIDUOUS ORNAMENTAL TREES**						**ht / width**
4	SBY	SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	2" CAL	B&B	MULTI- STEM	20-25'/15

GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL CONTACT GOPHER STATE ONE (811) FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. SEE GENERAL CONDITIONS FOR ADDITIONAL INFORMATION
3. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PRIVATE UTILITY LOCATOR TO COMPLETE THE PRIVATE UTILITY LOCATIONS.
4. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS NEEDED RELATING TO THE NATURE AND SCOPE OF WORK.
6. CONTRACTOR PROVIDE CONSTRUCTION STAKING AND COORDINATE WITH CITY ENGINEER. OWNER WILL BE RESPONSIBLE FOR SPECIAL INSPECTION AND MATERIAL TESTING.
7. CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION AND RESTORATION WITH OTHER CONTRACTORS WORKING ON SITE.
8. CONTRACTOR TO BE RESPONSIBLE FOR SECURING CONSTRUCTION SITE. CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR. RELOCATION OF CONSTRUCTION FENCE WILL BE REQUIRED AS SPECIFIED AT NO ADDITIONAL COST TO OWNER.
9. ALL PLANT AND TREE INSTALLATIONS SHALL FOLLOW MNDOT STANDARD DETAILS AND SPECIFICATION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS AND SPECIAL PROVISIONS.
10. RESTORATION RELATED TO DISTURBANCE WHICH OCCURS DURING PLANTING AND INSTALLATION SHALL BE RESTORED AND IS INCIDENTAL TO THE PROJECT.

LANDSCAPING NOTES:

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. REFER TO CONSTRUCTION & PROFILES FOR TRAIL INFORMATION, REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR COORDINATION.
3. SEE SPECIFICATIONS FOR APPROVED PLANTING SEASONS, PLANT AND SEED MAINTENANCE AND WARRANTY REQUIREMENTS.
4. TREE LOCATIONS AND SPECIES TO BE STAKED BY CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO DIGGING HOLES.
5. PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. REFER TO PLANTING DETAILS AND NOTES FOR MORE INFORMATION.
7. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE
8. NO PLANTS WILL BE PLANTED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
9. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST.
10. NO PLANTING SHALL OCCUR OUTSIDE OF CITY, COUNTY, OR RAIL AUTHORITY OWNED PARCELS OR EASEMENTS UNLESS WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT. AREAS OUTSIDE GRADING LIMITS DISTURBED AS PLANT OF PLANTING SHALL BE RESTORED INCIDENTAL TO THE PROJECT
11. ADJUSTMENTS IN LOCATIONS OF PROPOSED PLANT MATERIALS MAY BE REQUIRED IN THE FIELD. NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO MAKING ADJUSTMENTS AND ONLY PLANT IN ADJUSTED LOCATIONS AFTER APPROVAL BY LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL CONTACT UTILITIES FOR LOCATIONS OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HK gi
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED	DRAWN	CHECKED
TS	TS	PP

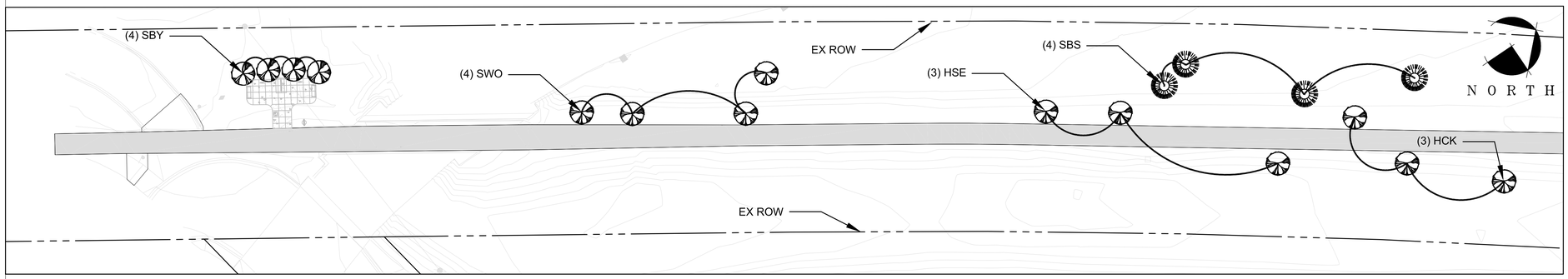
CITY OF CHASKA

MN RIVER BLUFFS REGIONAL TRAIL

TRAIL AMENITIES AND LANDSCAPING

SHEET L1 OF L12

TRAIL SECTION: 10+00 TO 17+40



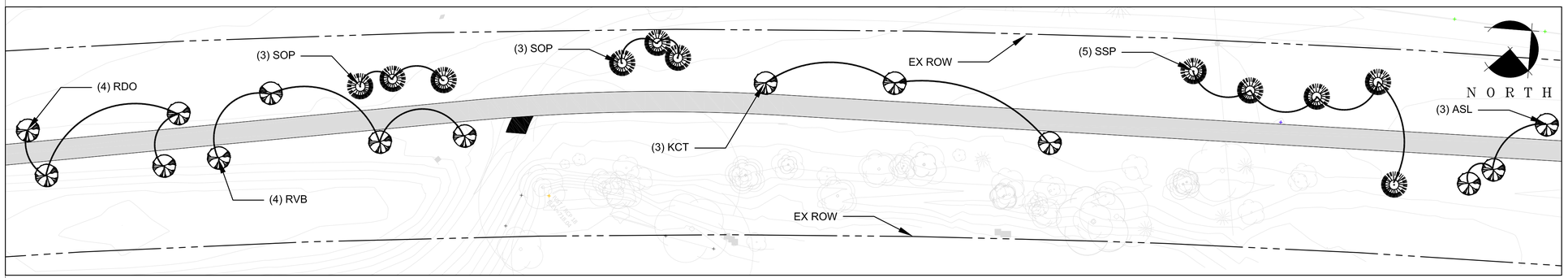
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 17+40 TO 24+90



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

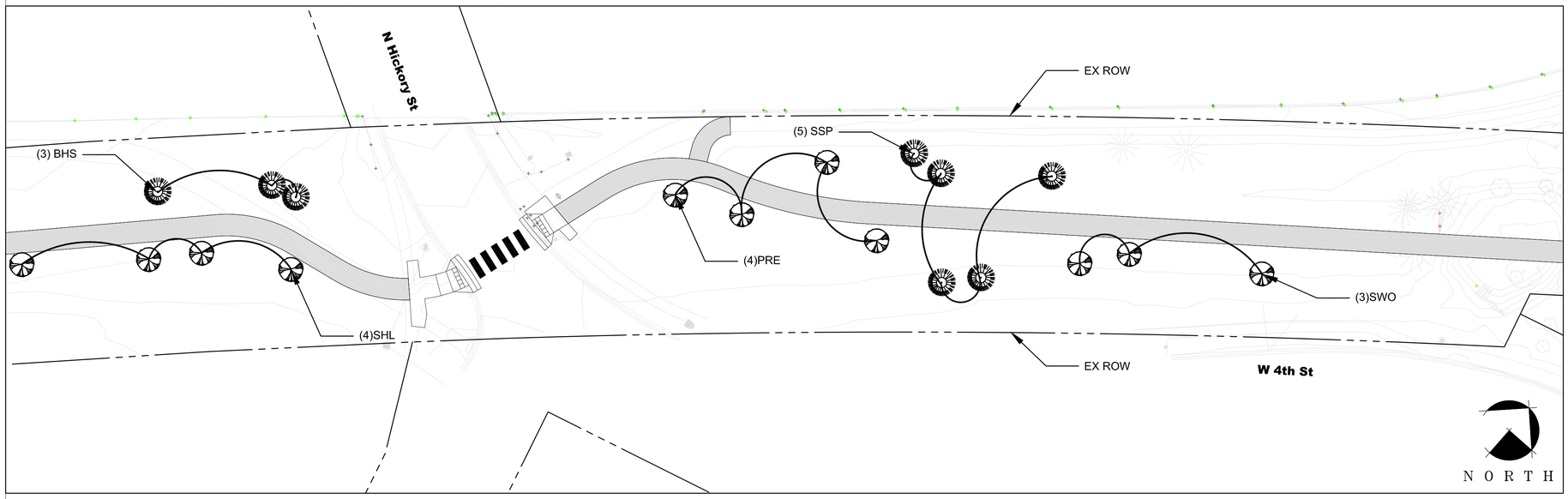
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L2 OF L12

TRAIL SECTION: 24+90 TO 32+40



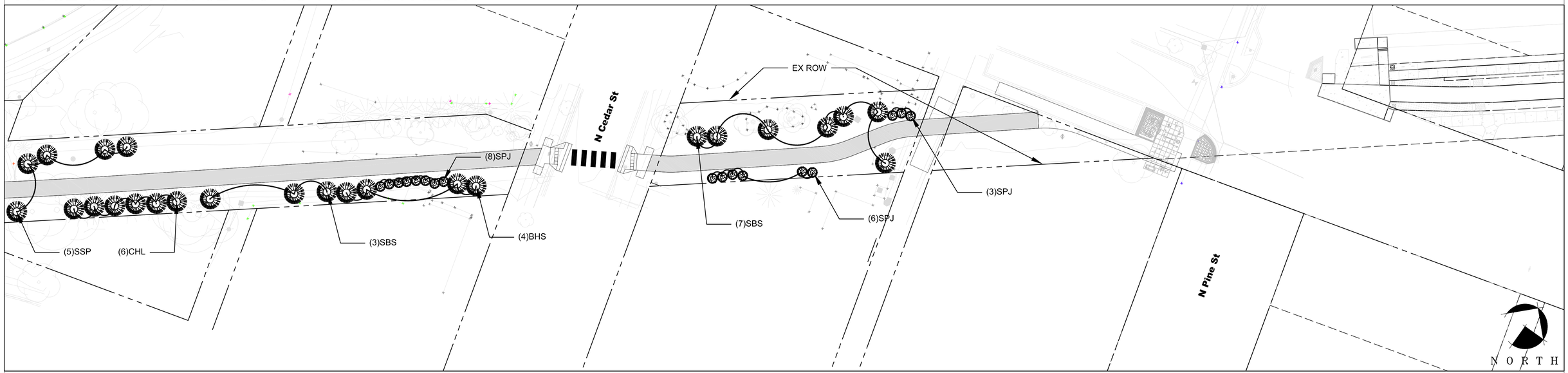
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 32+40 TO PINE STREET



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

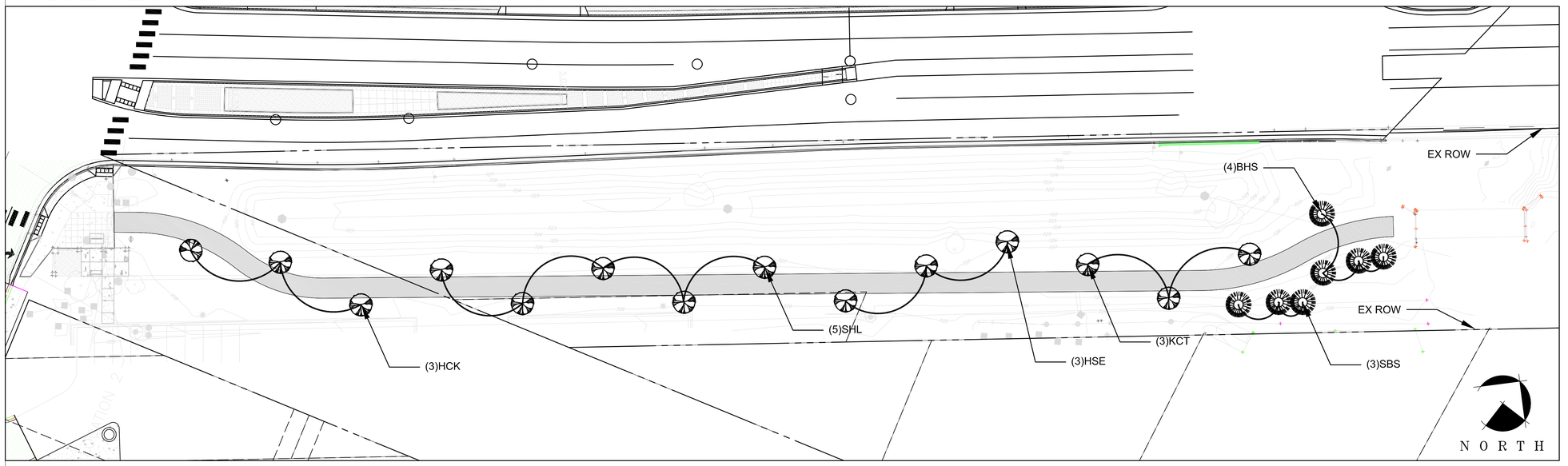
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L3 OF L12

TRAIL SECTION: WALNUT STREET TO 57+30



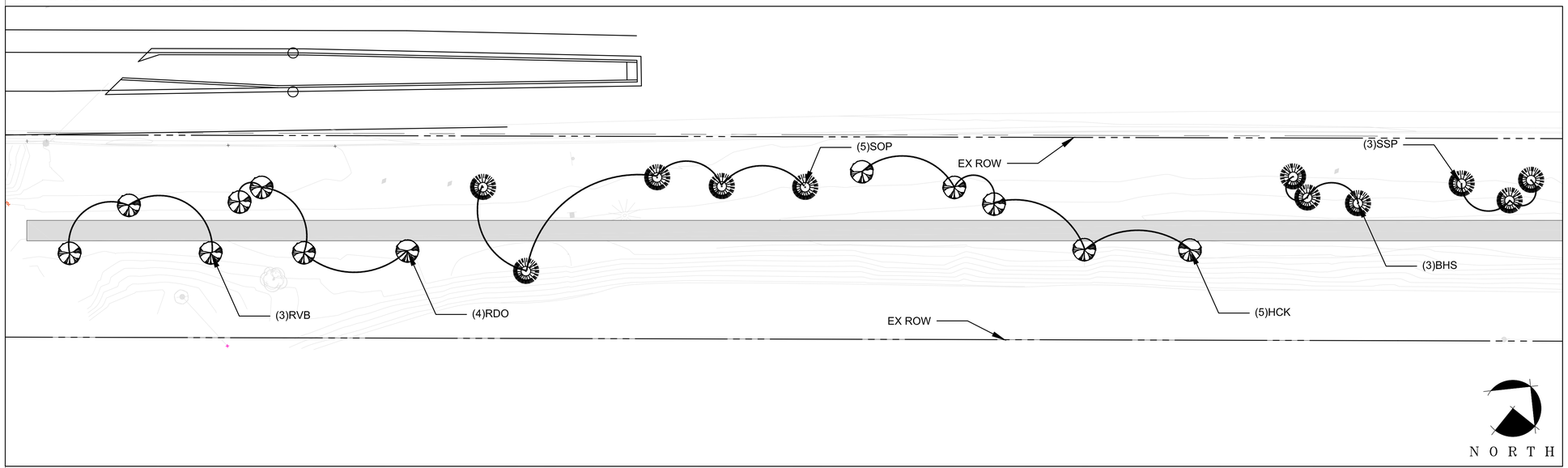
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 57+30 TO 64+90



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

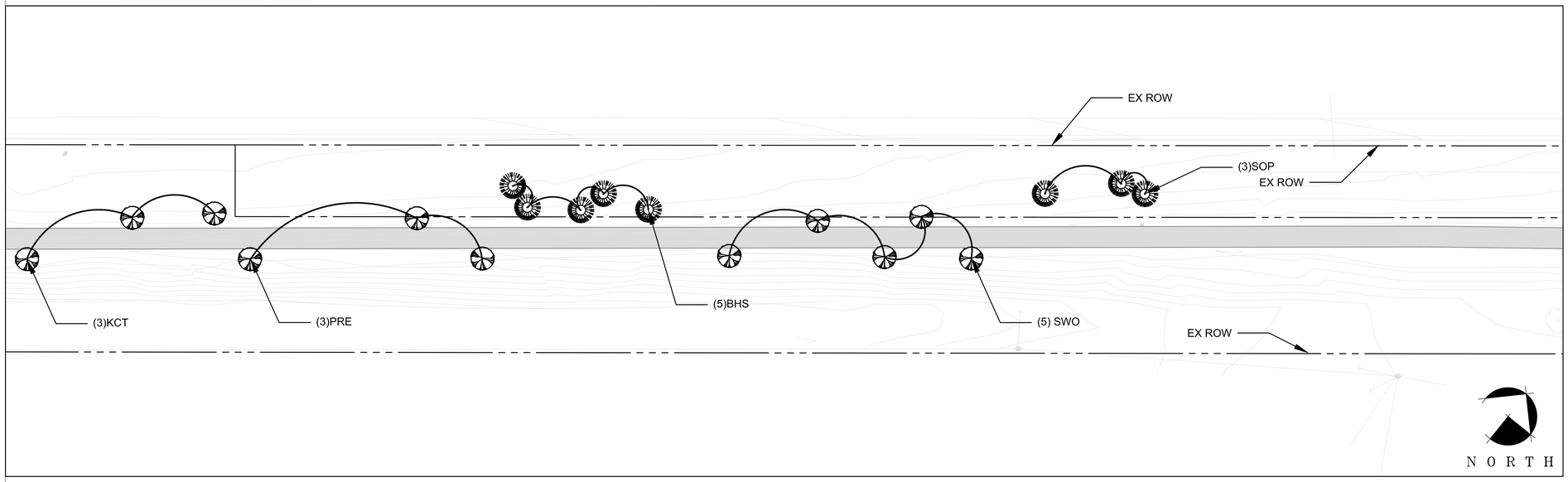
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L4 OF L12

TRAIL SECTION: 64+90 TO 72+30



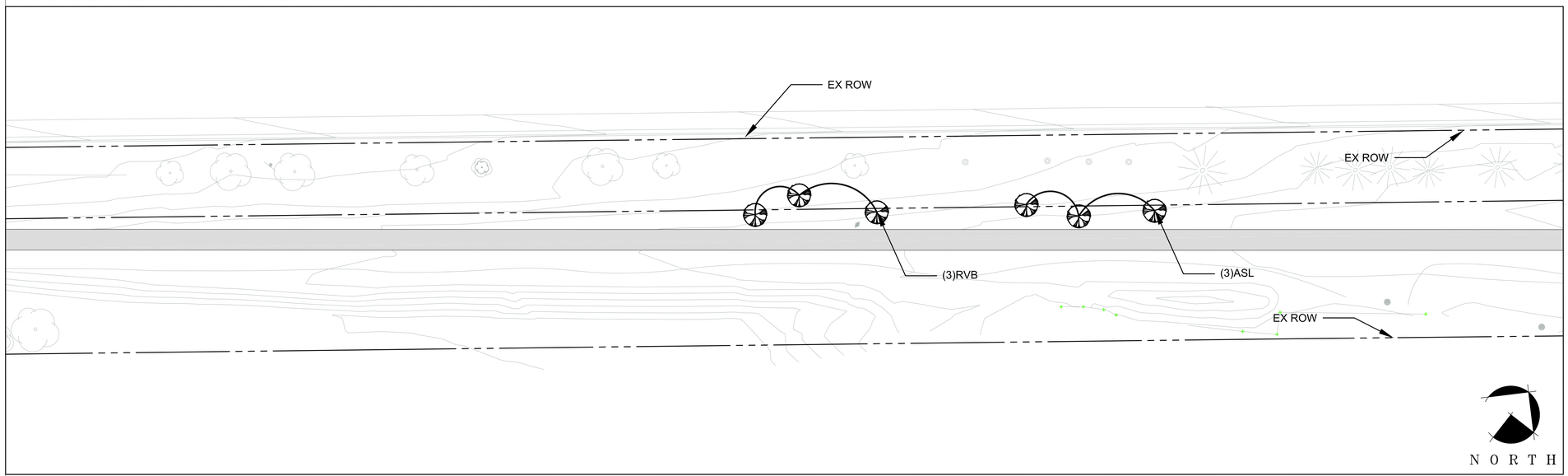
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 72+30 TO 79+90



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

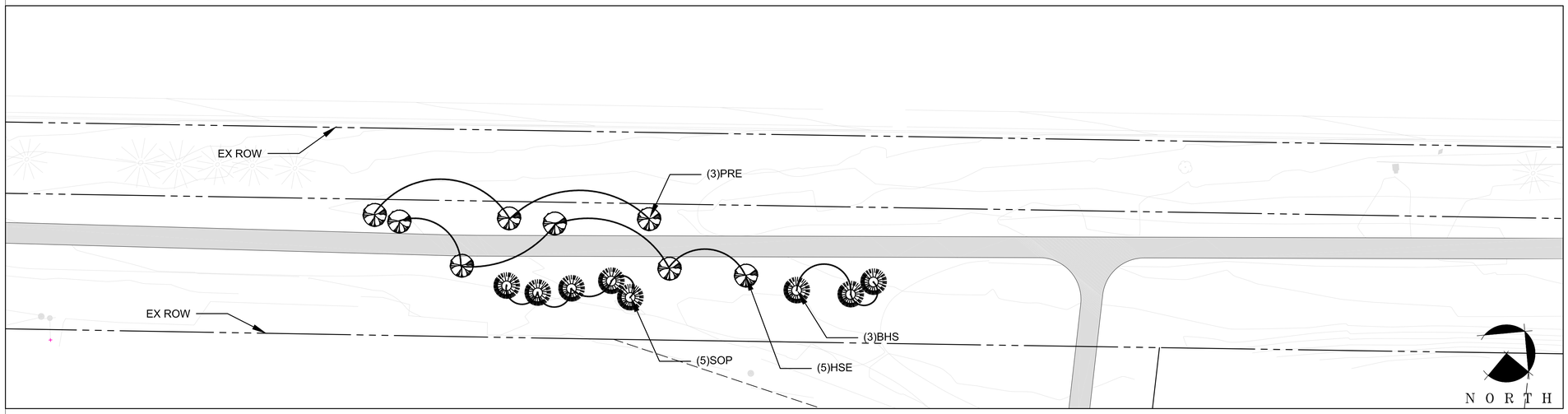
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L5 OF L12

TRAIL SECTION: 79+90 TO 87+30



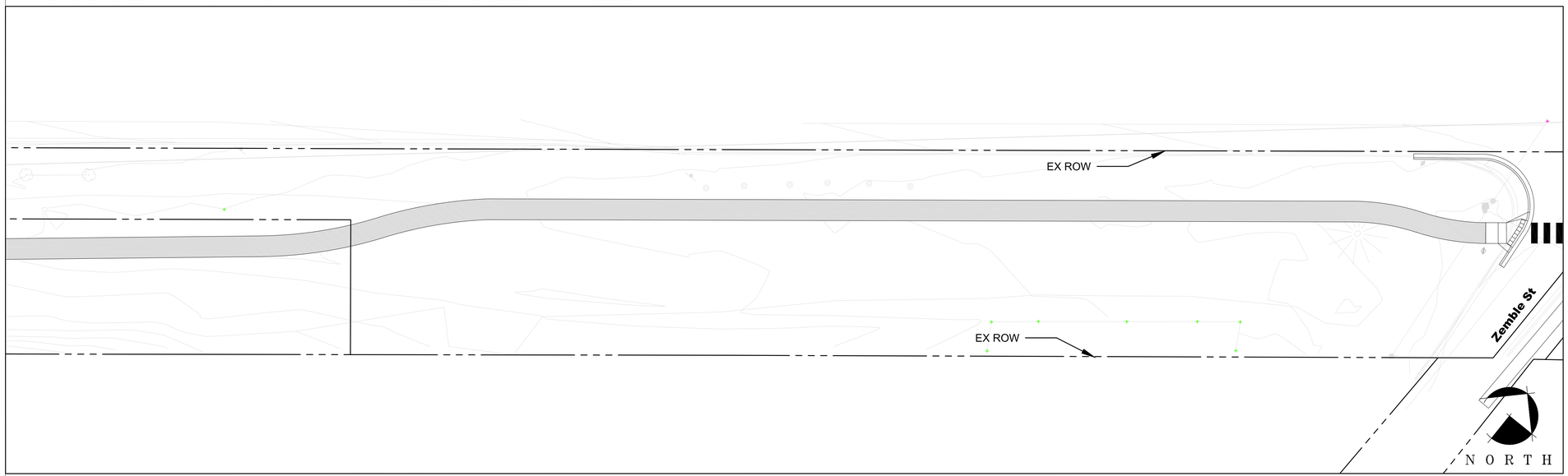
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 87+30 TO ZEMBLE STREET



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

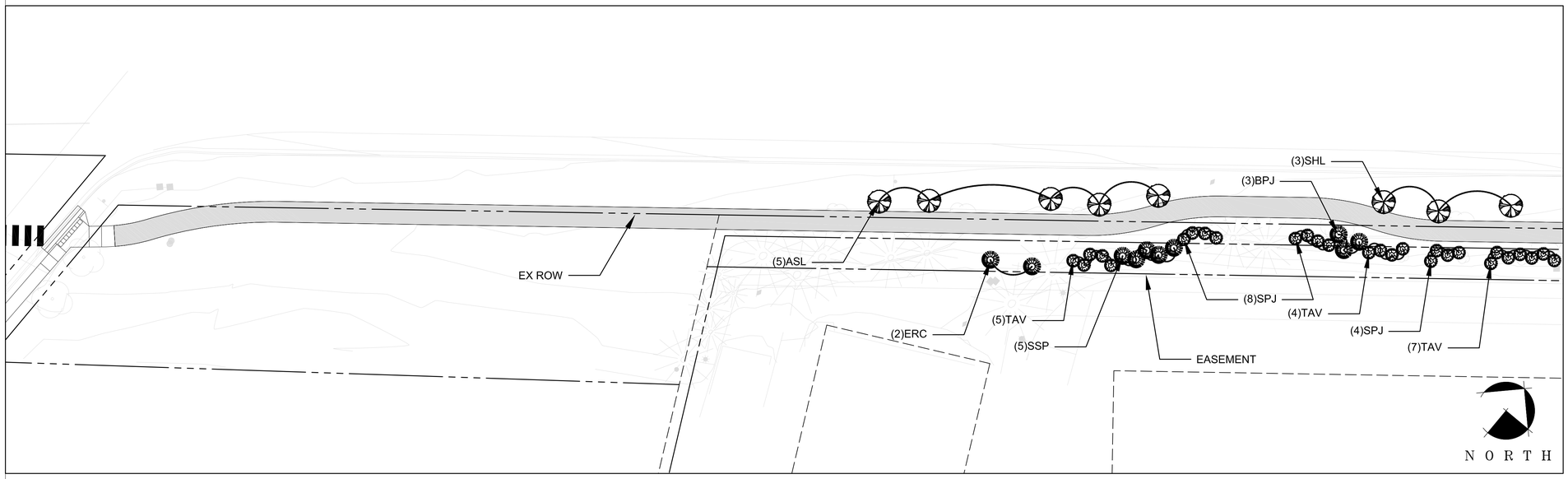
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L6 OF L12

TRAIL SECTION: 79+90 TO 87+30



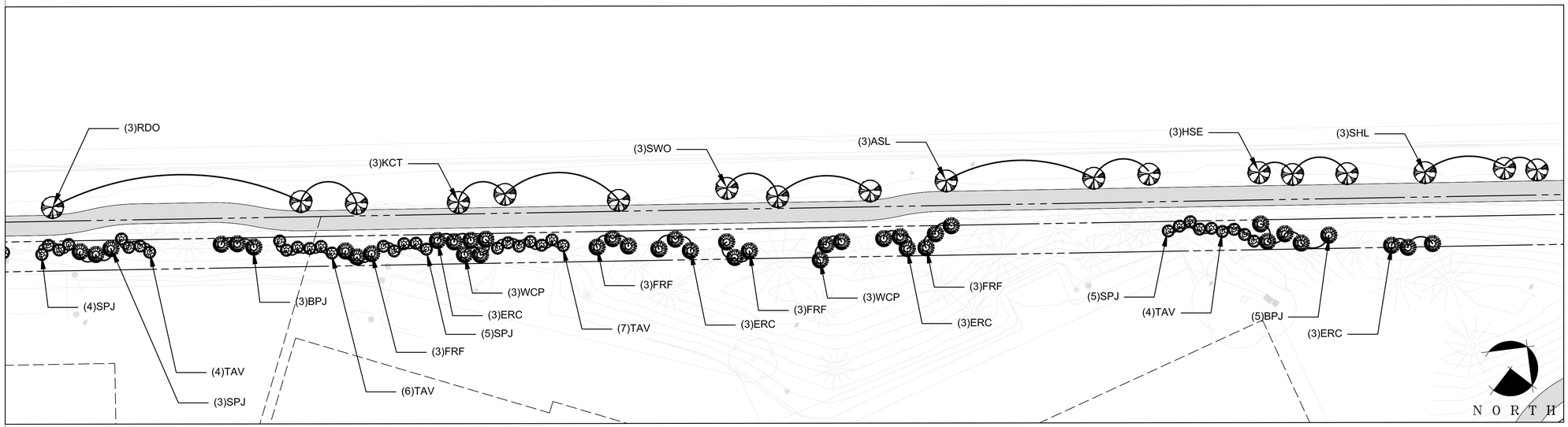
LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

TRAIL SECTION: 87+30 TO ZEMBLE STREET



REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HK gi

Landscape Architecture / Planning / Urban Design

Minneapolis, Minnesota
www.hkgi.com

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

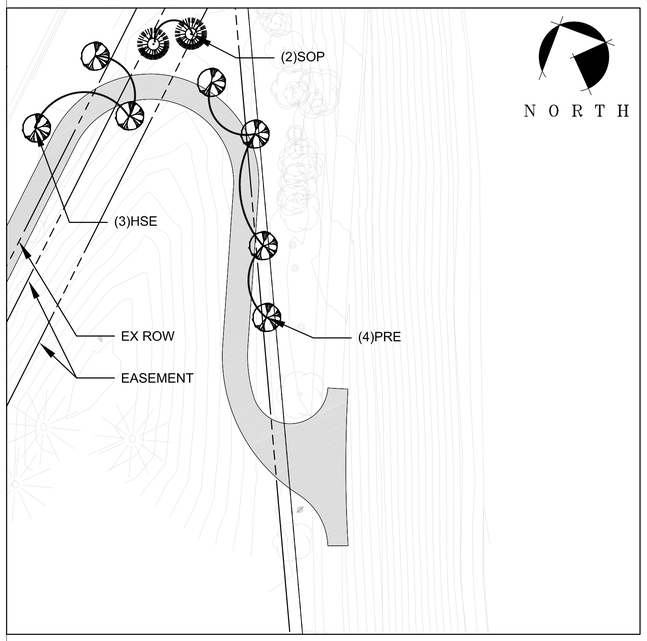
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

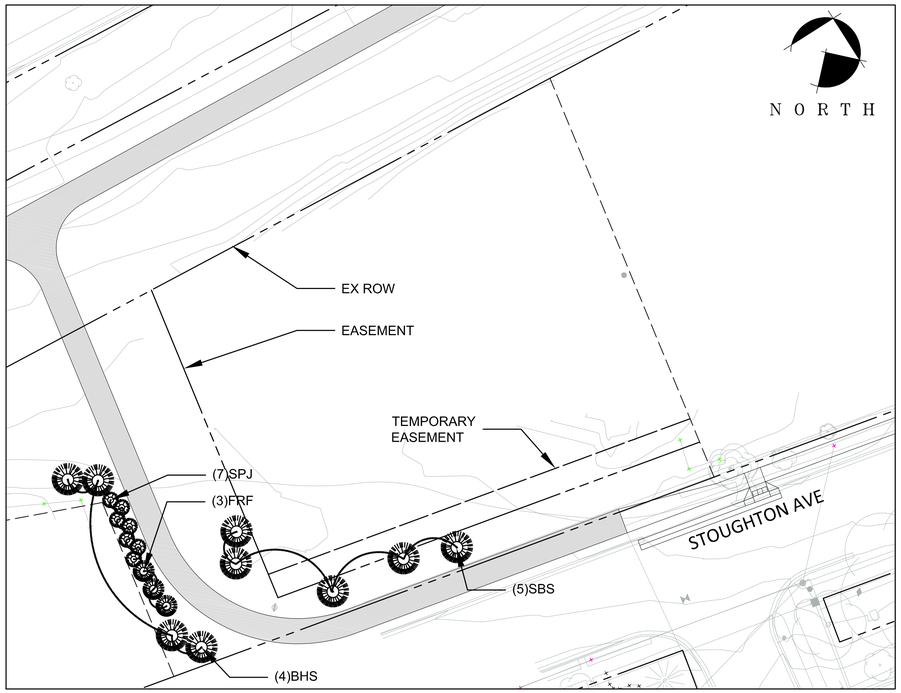
CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L7 OF L12

TRAIL SECTION: 110+10 TO 113+11



TRAIL SECTION: 130+50 TO STOUGHTON AVENUE



LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- COLUMNAR/COMPACT EVERGREEN
- ROW
- PARCEL
- EASEMENT

0 15' 30' 60'

N.T.S.

REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

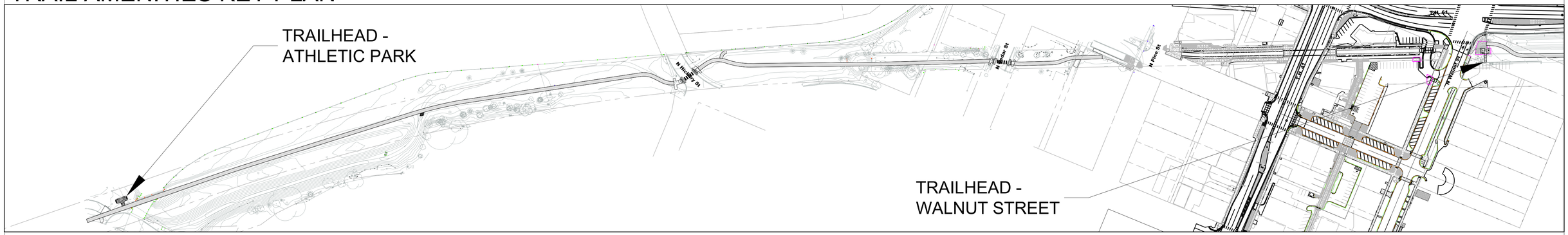
PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L8 OF L12

TRAIL AMENITIES KEY PLAN

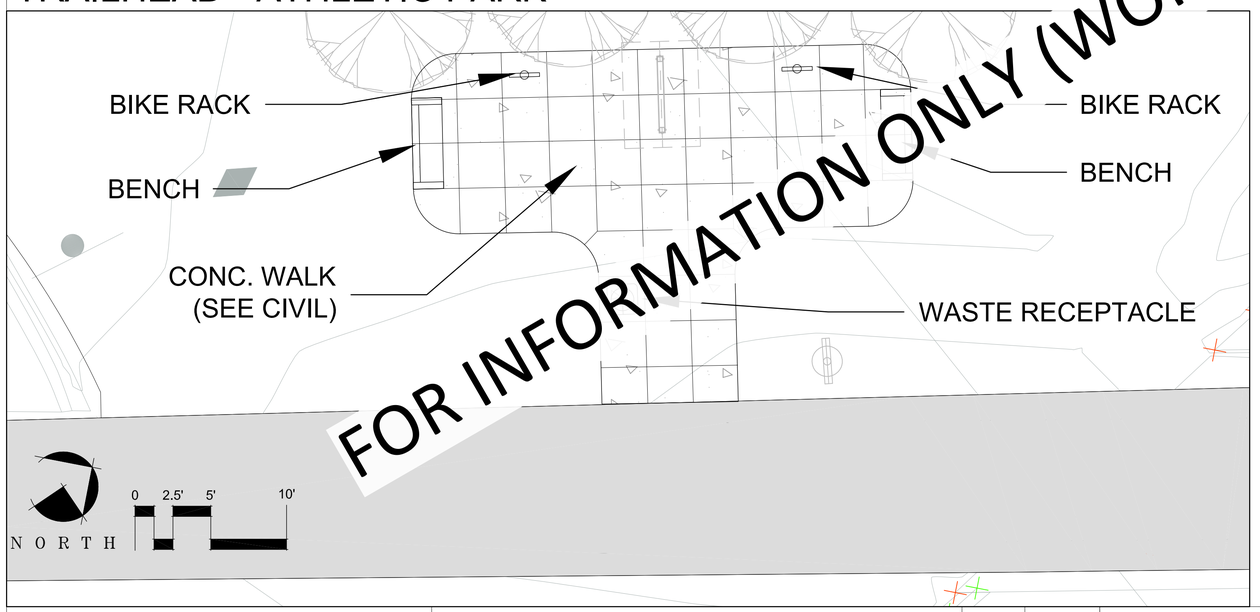


GENERAL NOTES:

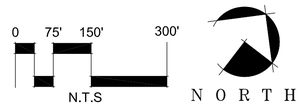
1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL CONTACT GOPHER STATE ONE (811) FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PRIVATE UTILITY LOCATOR TO COMPLETE THE PRIVATE UTILITY LOCATIONS.
4. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS NEEDED RELATING TO THE NATURE AND SCOPE OF WORK.
6. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING CONSTRUCTION STAKING WITH CITY ENGINEER. OWNER WILL BE RESPONSIBLE FOR SPECIAL INSPECTION AND MATERIAL TESTING.
7. CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION AND RESTORATION WITH OTHER CONTRACTORS WORKING ON SITE.
8. CONTRACTOR TO BE RESPONSIBLE FOR SECURING CONSTRUCTION SITE. CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR. RELOCATION OF CONSTRUCTION FENCE WILL BE REQUIRED AS SPECIFIED AT NO ADDITIONAL COST TO OWNER.
9. RESTORATION RELATED TO DISTURBANCE WHICH OCCURS DURING INSTALLATION SHALL BE RESTORED AND IS INCIDENTAL TO THE PROJECT.

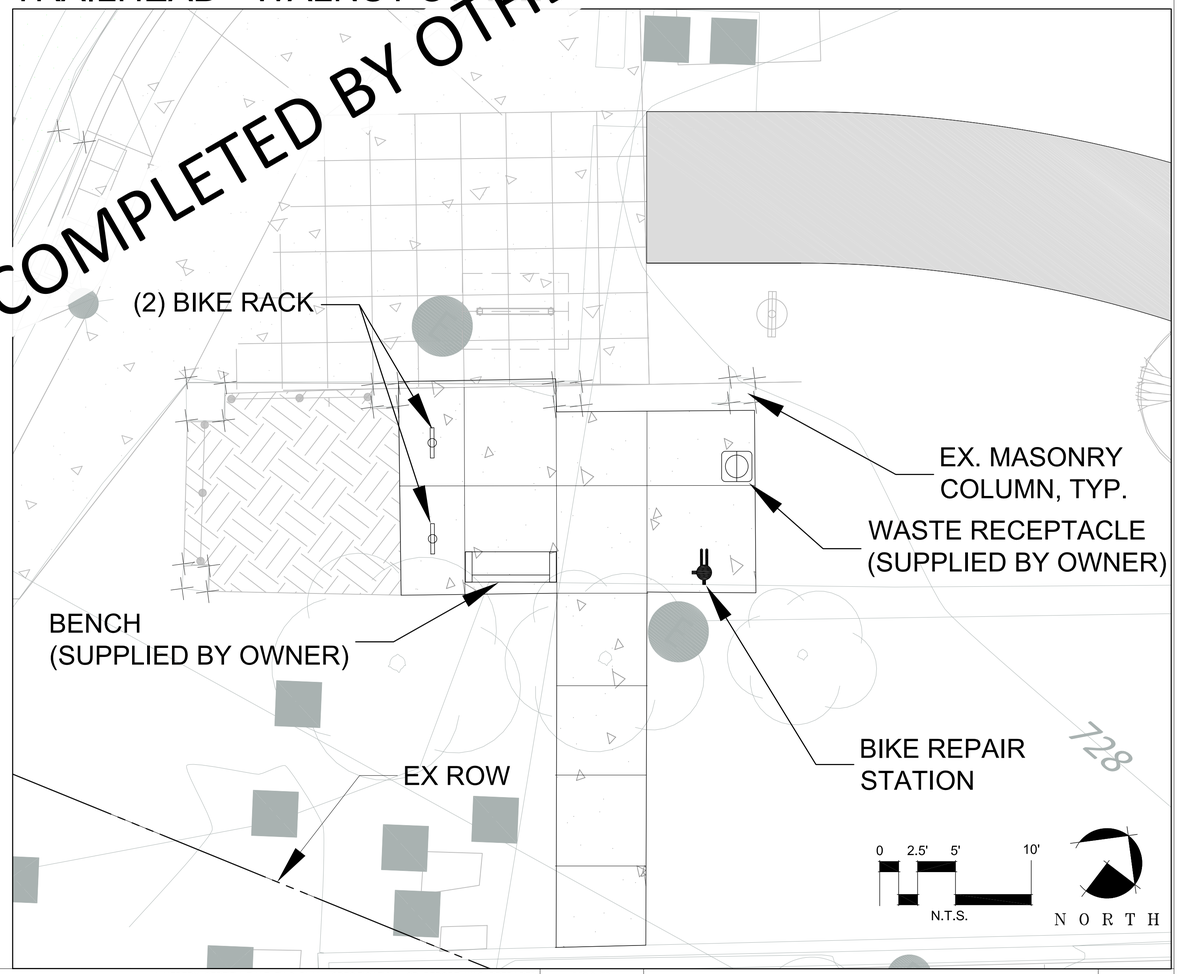
FOR INFORMATION ONLY (WORK COMPLETED BY OTHERS)

TRAILHEAD - ATHLETIC PARK



TRAILHEAD - WALNUT STREET





REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HK gi
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L9 OF L12

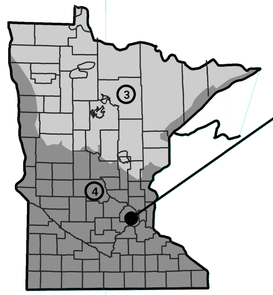
GENERAL NOTES

SEE SPECIAL PROVISIONS FOR SPECIFIC PROJECT REQUIREMENTS.	
REFER TO MnDOT SPECIFICATIONS 2571, 3861, AND THE "2015" INSPECTION AND CONTRACT ADMINISTRATION MANUAL FOR MnDOT LANDSCAPE PROJECTS" FOR GENERAL REQUIREMENTS.	
COMPLETE PREPARATORY WORK BEFORE STARTING INITIAL PLANTING OPERATIONS.	
ACCEPT ALL PLANT STOCK IN ACCORDANCE WITH (MnDOT 3861) PRIOR TO PLANTING.	
THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR SOIL CULTIVATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3D2 STEP 4)	
THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR ALL PLANT INSTALLATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3F1)	
RODENT PROTECTION	SEE SPECIAL PROVISIONS AND STANDARD PLANTING DETAILS (C)
FERTILIZER	SEE SPECIAL PROVISIONS
COMPOST	MnDOT 3890 GRADE 2 UNLESS OTHERWISE SPECIFIED.
MULCH MATERIAL	MnDOT 3882 TYPE 6 UNLESS OTHERWISE SPECIFIED.
MASS PLANTING BEDS	PREPARE MASS PLANTING BEDS FOR PLANTS PLACED AT 15' OR LESS, UNLESS OTHERWISE SPECIFIED ON SHEETS. PLANT BEDS IN STAGGERED ROWS ON THE PERIMETER FIRST, THEN UNIFORMLY FILL IN WITH REMAINING PLANTS. USE TRIANGULAR SPACING, UNLESS SPECIFIED OTHERWISE. PROVIDE 5' RADIUS CLEAR OF SHRUBS AROUND EACH DECIDUOUS TREE AND 8' CLEAR RADIUS AROUND EACH CONIFER TREE. RADIUS WILL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE SHRUB. NOTIFY ENGINEER OF GROSS PLANT QUANTITY SURPLUS OR DEFICIENCY IMMEDIATELY. MULCH ENTIRE MASS PLANTING BED. SEE STANDARD PLANTING DETAILS (C)
TREE PAINTING (FROST CRACK PREVENTION)	PAINT OAK, LINDEN, LOCUST, MAPLE, CRABAPPLE AND MOUNTAIN ASH. ONLY UNDILUTED EXTERIOR WHITE LATEX PAINT IS ACCEPTABLE. PAINT TREE CIRCUMFERENCE FROM GROUND LINE TO FIRST MAJOR BRANCH.
PLANTING PLAN DIMENSIONS	STATED DIMENSIONS SUPERCEDE SCALING FROM PLAN.

WATERING GUIDELINES (MnDOT 2571.3G)

PLANT TYPE	AVERAGE GALLONS OF WATER PER APPLICATION
MACHINE TRANSPLANTED TREES	50–100
BALLED AND BURLAPPED TREES	20
BARE ROOT AND CONTAINER TREES	15
BALLED AND BURLAPPED SHRUBS	10
BARE ROOT AND CONTAINER SHRUBS	7
WOODY SEEDLINGS	4
PERENNIALS AND VINES	3

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR AND MAINTAIN SOIL MOISTURE AT ADEQUATE BUT NOT EXCESSIVE LEVELS. THE AMOUNTS LISTED ABOVE ARE GUIDELINES, NOT REQUIREMENTS.



PROJECT LOCATION

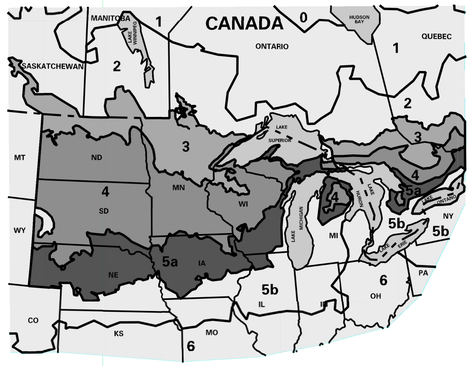
1. BARE ROOT PERENNIALS MUST BE INSTALLED IN THE SPRING NO LATER THAN JUNE 1ST OR FOLLOW THE FALL DECIDUOUS PLANTING DATES.
2. ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
3. FALL PLANTING IS NOT ALLOWED FOR BARE ROOT FORM OF THE FOLLOWING SPECIES: HAWTHORN, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUM/CHERRY, OAKS, AND SUMAC.
4. ALL REPLACEMENT PLANTS MUST BE INSTALLED DURING THE MONTH OF MAY (SPRING PLANTING) AND SEPTEMBER (FALL PLANTING) DURING THE FIRST YEAR OF THE PLANT ESTABLISHMENT PERIOD.
5. MACHINED MOVED PLANTING DATES WILL BE SPECIFIED IN THE SPECIAL PROVISIONS.

PLANTING DATES BY ZONE

			③	④
SPRING	DECIDUOUS	BARE ROOT	APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
		CONTAINER B&B	APRIL 21 TO JUNE 30	APRIL 7 TO JUNE 30
	CONIFEROUS		APRIL 21 TO JUNE 1	APRIL 7 TO MAY 17
	PERENNIALS		MAY 1 TO JUNE 30	MAY 1 TO JUNE 30
	SEEDLINGS		APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
FALL	DECIDUOUS	BARE ROOT	OCT. 1 TO NOV. 1	OCT. 10 TO NOV. 15
		CONTAINER B&B	AUG. 25 TO OCT. 15	AUG. 25 TO NOV. 1
	CONIFEROUS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15
	PERENNIALS		AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15

PLANT INSTALLATION PERIOD

(MnDOT 2571.3F2)



ACCEPTABLE ZONES		
ZONES	LEGEND	MIN. TEMP.
3		–34.4° TO –40° F
4		–28.9° TO –34.4° F
5a		–26.1° TO –28.9° F

UNACCEPTABLE ZONES	
ZONES	LEGEND
0, 1, 2, 5b and 6	

FOR ALL PLANT STOCK, DOCUMENT ACCEPTABILITY FOR HARDINESS IN THE MINNESOTA ZONE WHERE THE PROJECT SITE IS LOCATED, AS FOLLOWS:

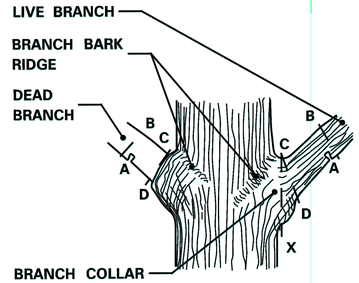
A. PLANT STOCK CONTINUOUSLY GROWN FOR AT LEAST THE LAST TWO YEARS WITHIN THE ACCEPTABLE LIMITS SHOWN.

OR

B. PLANT STOCK, GROWN OUTSIDE THE ACCEPTABLE GROWING RANGE LIMITS, HAVING SEED SOURCE OR ROOT AND GRAFT STOCK ORIGINATING FROM THE ACCEPTABLE LIMITS SHOWN.

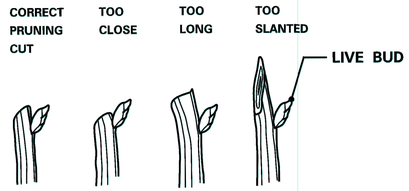
ACCEPTABLE PLANT STOCK GROWING RANGE LIMITS

SOURCE: USDA PLANT HARDINESS ZONE MAP (MnDOT 3861.2C)



BRANCHES PRUNED AT TRUNK

(SHIGO METHOD)



BRANCHES PRUNED TO LIVE BUD

PRUNING

(MnDOT 2571.3K2a9 and 2571.3E1)

STEPS TO PRUNING WITH PRUNING SAW:

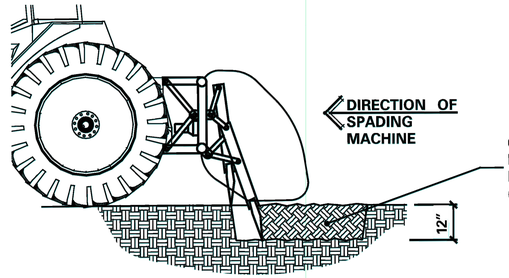
1. CUT PART WAY THROUGH THE BRANCH AT POINT A.
2. CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.
3. AT BRANCH COLLAR CUT FROM POINT C TO D.

INCORRECT CUT FROM POINT C TO X (TOO CLOSE) WILL RESULT IN DISCONTINUOUS CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

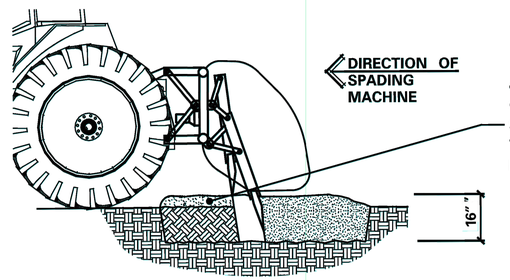
CORRECT CUT FROM POINT C TO D (LEAVING BRANCH COLLAR BUT NOT THE STUB FROM POINT B TO A) WILL RESULT IN CONTINUOUS DOUGHNUT SHAPED CALLUS FORMATION AFTER ONE SEASON OF GROWTH.

PRUNING NOTES:

1. PRUNE USING CLEAN AND SHARP SCISSOR-TYPE PRUNER OR PRUNING SAW.
2. THE BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.
3. AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.
4. IF PRUNING IS NECESSARY OR IF WOUNDS OCCUR TO OAK TREES IN APRIL, MAY, JUNE OR JULY, IMMEDIATELY PAINT CUT SURFACE OR WOUND WITH LATEX PAINT OR SHELLAC.



PRIMARY TILLAGE – PASS 1



INCORPORATION TILLAGE – PASS 2

PLANTING SOIL

(MnDOT 2571.3D2)

DATE PRINTED: REVISED – JANUARY / 01 / 2014

PROJECT MANAGER: DAVID LARSON

DRAWN BY: OFFICE OF ENVIRONMENTAL STEWARDSHIP

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF ENVIRONMENTAL STEWARDSHIP
ENV. PLANNING AND DESIGN UNIT
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155–1899

STANDARD PLANTING DETAILS (A)

STATE PROJECT SP 1901–171 (T.H. 13) SHEET NO. 7 OF 9 SHEETS

REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HK gi
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

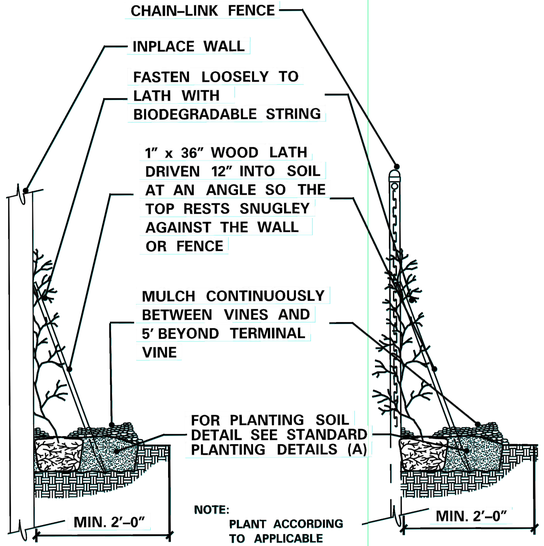
CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L10 OF L12

PLANTING HOLE DIMENSIONS

HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
DECIDUOUS & ORNAMENTAL TREES	3' B.R.	46"	13"
	4' B.R	46"	14"
	5' B.R.	48"	14"
	6' B.R.	54"	15"
	7' B.R	60"	16"
	8' B.R.	66"	19"
	0.75" B.R.	48'	12"
	1" B.R.	54"	14"
	1.25" B.R.	60"	14"
	1.5 B.R.	66"	15"
	1.75" B.R	72"	16"
	2" B.R.	84"	19"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	52"	14"
	8' B.B.	66"	16"
	10' B.B.	66"	16"
	12' B.B.	48"	16"
	1" B.B.	54"	14"
	1.25" B.B.	56"	15"
	1.5" B.B.	61"	15"
	1.75" B.B.	66"	16"
	2" B.B.	72"	16"
	2.5" B.B.	84"	19"
	3" B.B.	96"	20"
	3.5" B.B.	114"	23"
	4" B.B.	126"	25"
DECIDUOUS SHRUBS, ROSES AND PERENNIALS	12" B.R.	24"	7"
	15" B.R.	28"	8"
	18" B.R.	30"	8"
	2' B.R.	33"	9"
	3' B.R.	42"	11"
	4' B.B.	48"	12"
	5' B.R.	54"	14"
	6' B.R.	60"	14"
PERENNIAL HOLE DEPTH AND WIDTH SHALL BE BASED UPON ON-CENTER SPACING IN A CONTINUOUS TRENCH.	18" B.B.	27"	7"
	2' B.B.	30"	8"
	3' B.B.	36"	9"
	4' B.B.	42"	11"
	5' B.B.	48"	12"
	6' B.B.	54"	14"

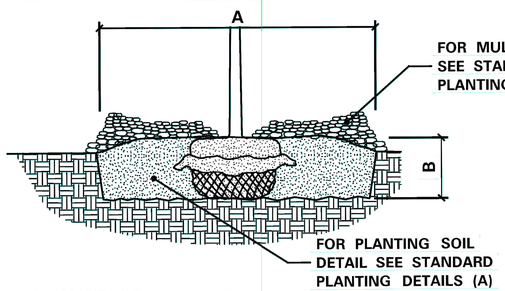


NOTE: PLANT ACCORDING TO APPLICABLE ROOT STOCK DETAILS TO RIGHT

WALL INSTALLATION

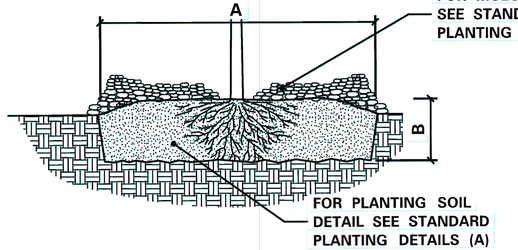
FENCE INSTALLATION

INSTALLATION OF VINES



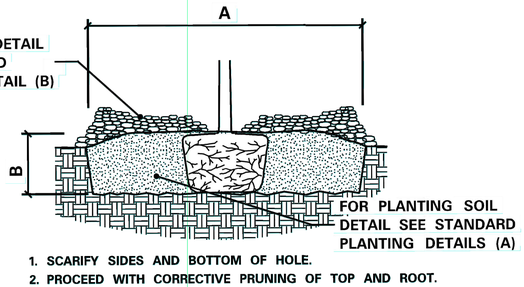
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER A SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BALLED & BURLAPPED STOCK



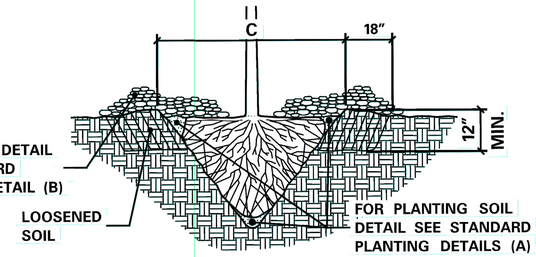
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER A SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BARE ROOT STOCK



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
5. PLUMB AND BACKFILL WITH PLANTING SOIL.
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

CONTAINER STOCK



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON NATIVE SOIL AT SAME DEPTH AS IT WAS PREVIOUSLY GROWN.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. AFTER PLANTING, LOOSEN THE SOIL IMMEDIATELY ADJACENT TO THE ROOT BALL TO A MINIMUM DISTANCE OF 18" AND A MINIMUM DEPTH OF 12".
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

MINIMUM TREE SPADE SIZE REQUIREMENTS

(C) SPADE DIAMETER SIZE	OAK TREE, CALIPER	DECIDUOUS/ ORNAMENTAL TREE,CALIPER	CONIFEROUS TREE, HEIGHT
42"	1" to 1.5"	2" to 3"	5' to 7'
60"	1.5" to 2.5"	3" to 4"	7' to 9'
78"	2.5" to 3.5"	4" to 6"	9' to 14'
85"	3.5" to 5"	6" to 8"	14' to 18'

MACHINE MOVED STOCK

INSTALLATION OF PLANTS

(MnDOT 2571.3F)

PLANTING HOLE DIMENSIONS

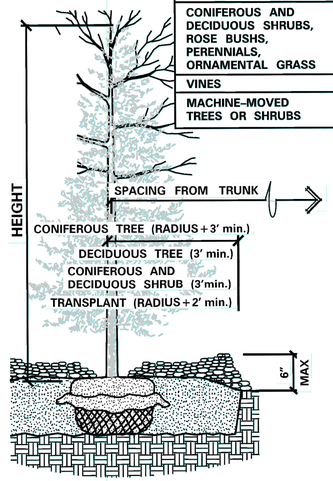
HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
CONIFEROUS TREES AT LEAST 2/3 OF ALL CONIFER BRANCHES WILL CONTAIN TERMINAL BUDS	2' B.B	36"	10"
	3' B.B	42"	11"
	4' B.B	51"	13"
	5' B.B	60"	13"
	6' B.B	66"	15"
	7' B.B	72"	16"
	8' B.B	81"	18"
	9' B.B	90"	20"
	10' B.B	102"	21"
	12' B.B	114"	24"
CONIFEROUS SHRUBS (UPRIGHT)	18" B.B.	24"	7"
	3' B.B.	48"	12"
CONIFEROUS SHRUBS (SPREADING)	18" SPR B.B.	30"	8"
	2' SPR B.B.	36"	9"
CONTAINER GROWN PLANTS	CELLPACKS / PLUGS	6"	2.5"
	2.25" CONT.	7"	3"
	3.5" CONT.	10"	3"
	4" CONT.	11"	4"
	4.5" CONT.	13"	4"
	6"/1 QT CONT.	15"	5.5"
	1# CONT.	18"	6"
	2# CONT.	23"	7.5"
	3# CONT.	29"	8.5"
	5# CONT.	30"	11"
	7# CONT.	37"	11"
	15# CONT.	44"	14"
	10# CONT.	45"	15"
	20# CONT.	60"	16"
	25# CONT.	72"	17"
SEEDLINGS	6" SEEDLING	15"	14"
	9" SEEDLING	18"	14"
	12" SEEDLING	23"	16"
	18" SEEDLING	30"	16"
	2' SEEDLING	36"	18"
VINES	1 YR. MED B.R.	15"	11"
	1 YR. NO. 1 B.R.	17"	14'
	2 YR. MED. B.R.	33"	12"
	2 YR. NO. 1 B.R.	42"	15"

MULCH AREA CALCULATOR

TYPE OF PLANT	SQ. FT. PER PLANT
CONIFEROUS TREES	$\left[\left(\frac{3/5 \times \text{HEIGHT}}{2}\right)+3\right]^2 \times \pi$
DECIDUOUS AND ORNAMENTAL TREES	$3^2 \times \pi$
CONIFEROUS AND DECIDUOUS SHRUBS, ROSE BUSHS, PERENNIALS, ORNAMENTAL GRASS	SPACING x SPACING
VINES	SPACING x 2
MACHINE–MOVED TREES OR SHRUBS	$\left[\left(\frac{\text{SPADE DIAMETER}}{2}\right)+1\right]^2 \times \pi$

π = 3.1416



1. PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM TREES AND SHRUBS AT THE TRUNK OR MAIN STEM.
2. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
3. ADD MULCH WHEN BELOW THE 3" MINIMUM DEPTH, DO NOT EXCEED THE 6" MAXIMUM DEPTH.
4. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.

MULCH PLACEMENT

(MnDOT 2571.3H)

DATE PRINTED: REVISED – JANUARY / 01 / 2014

PROJECT MANAGER: DAVID LARSON

DRAWN BY: OFFICE OF ENVIRONMENTAL STEWARDSHIP

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF ENVIRONMENTAL STEWARDSHIP
ENV. PLANNING AND DESIGN UNIT
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155–1899

STANDARD PLANTING DETAILS (B)

STATE PROJECT SP 1901–171 (T.H. 13) SHEET NO. 8 OF 9 SHEETS

REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HKGi Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

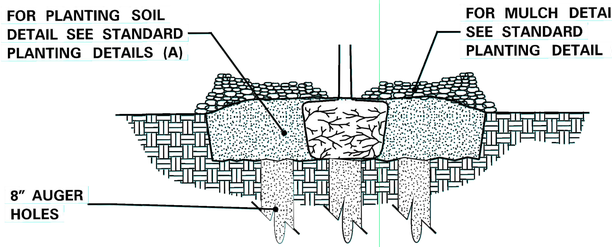
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

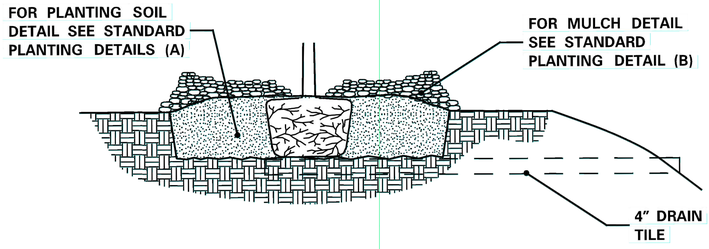
CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L11 OF L12



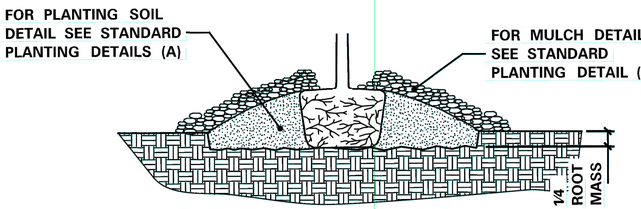
1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. AUGER 8" DIAMETER HOLES ENTIRELY THROUGH IMPERVIOUS OR POORLY DRAINED HARD PAN SOIL LAYER TO ADEQUATELY DRAIN SUBSOIL.
3. TEST FOR POSITIVE DRAINAGE. RE-AUGER AN ADDITIONAL 8" IF NECESSARY FOR POSITIVE DRAINAGE.
4. THOUROUGHLY BACKFILL AUGER HOLES WITH A UNIFORM INCORPORATED MIXTURE OF 50% SAND AND 50% INPLACE SOIL.
5. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL GRANULAR FILTER



1. EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF THE ROOT MASS 1"–3" HIGHER THAN FINISHED GRADE.
2. INSTALL 4" MINIMUM DIAMETER DRAIN TILE DAYLIGHTING AT A LOWER GRADE.
3. COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL TILE DRAINAGE



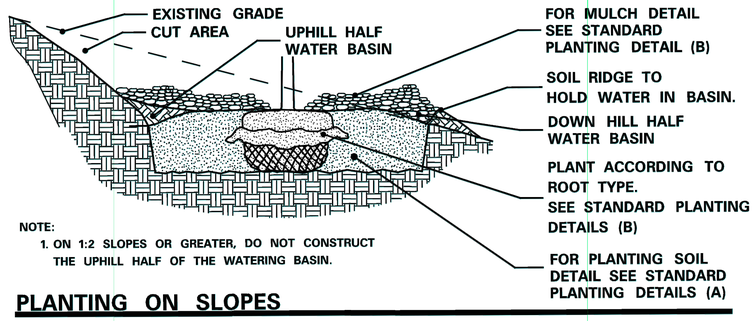
1. EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.
2. SET ROOT MASS IN HOLE.
3. CONSTRUCT BERM WITH PLANTING SOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.
4. COMPLETE PLANTING ACCORDING ROOT TYPE. SEE STANDARD PLANTING DETAILS (B).

INSTALL MINI–BERM

NOTE:
1. THE NEED FOR USING PLANTING DETAILS FOR POORLY DRAINED SOILS AND WHICH TYPE TO USE ARE DETERMINED BY THE CONTRACTOR, SUBJECT TO ENGINEER APPROVAL.

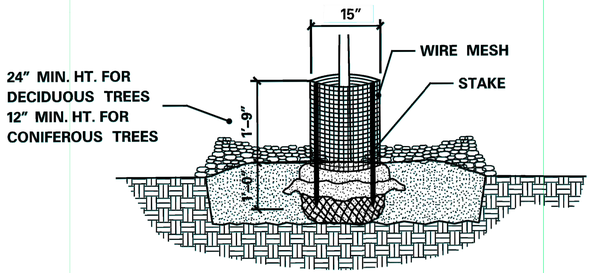
PLANTING DETAIL FOR POORLY DRAINED SOILS

(MnDOT 2571.3D2 (STEP 8)



NOTE:
1. ON 1:2 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.

PLANTING ON SLOPES

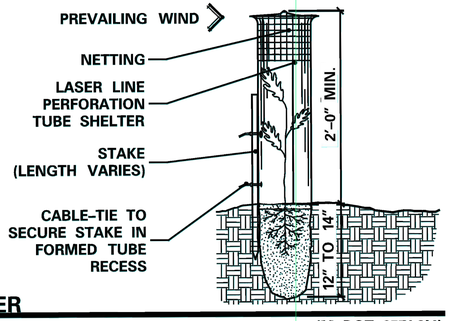


1. FORM A DOUBLE–LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".
2. DRIVE TWO 1" x 1" OPPOSING HEARTWOOD WHITE OAK STAKES INTO THE GROUND, 7" FROM THE CENTER OF THE TREE STEM.
3. SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER, SCREWS AND WASHERS OR CABLE–TIES ALONG THE OVERLAP. SPACE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP.
   a. SCREWS SHALL BE ROUND HEAD GALVANIZED 1/8" DIA. x 3/4" LONG WITH WASHERS.
   OR
   b. CABLE–TIES SHALL BE NYLON, AT LEAST 8" LONG AND BETWEEN 75LB TO 120LB TENSILE STRENGTH.
4. EMBED THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
5. CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. STAKE WILL BE FLUSH WITH THE TOP OF THE CYLINDER.
6. MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.
7. THE BOTTOM WHORL OF PINE AND LARCH BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.
8. INSTALL ON ALL DECIDUOUS, PINE AND LARCH TREES, DO NOT PLACE ON SPRUCE TREES.

RODENT PROTECTION

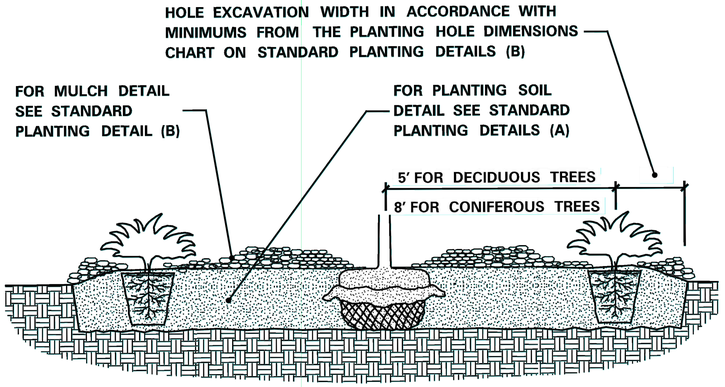
(MnDOT 2571.312)

1. USE SEAMLESS, EXTRUDED, TWIN–WALL, RIGID AND SEMI TRANSLUCENT POLYPROPYLENE TUBES WITH A LASER LINE PERFORATION AND AN OUTWARD–FLARED TOP RIM.
2. SECURE SHELTER WITH NYLON CABLE–TIES ATTACHED TO A 1" x 1" WHITE OAK STAKE TO PREVENT DISLODGING OR TWISTING.
3. EMBED THE BOTTOM OF THE TUBE A MINIMUM OF 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
4. INSTALL A PLASTIC PHOTODEGRADABLE NETTING COVER AND SLEEVE OVER THE TOP OF THE TUBE. PULL NETTING DOWN AS SHOWN.

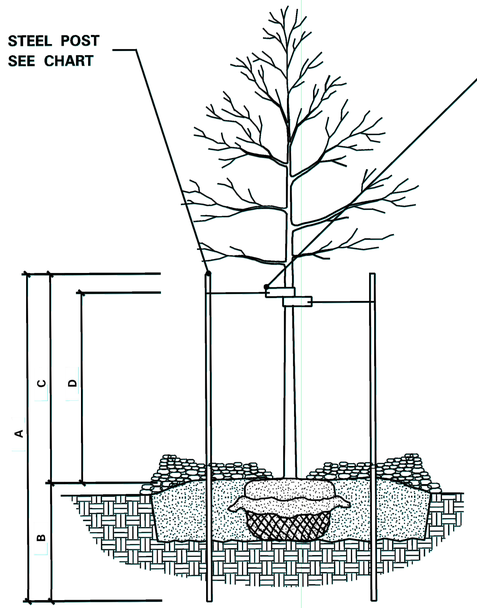


SEEDLING TREE SHELTER

(MnDOT 2571.314)



PLANT SPACING IN MASS BEDS



1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
2. REQUESTS TO SUBSTITUTE RUBBER HOSE AND WIRE GUYING SYSTEMS WILL NOT BE APPROVED.
3. TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION WHERE VANDALISM, SOIL, OR WIND CONDITIONS ARE A PROBLEM, OR AS DIRECTED BY THE ENGINEER.
4. REMOVE WITHIN ONE YEAR.

STEEL POST SIZING

CALIPER	STEEL POST TYPE	A	B	C	D
LESS THEN 4 INCHES	ROLLED STEEL FENCE POST (MnDOT 3403) OR APPROVED EQUAL.	7'–0"	3'–0" MIN.	4'–0"	3'–0"
GREATER THEN 4 INCHES	10', 2.2 LB. FLANGED CHANNEL STEEL SIGN POST (MnDOT 3401) OR APPROVED EQUAL.	10'–0"	4'–0" MIN.	6'–0"	5'–0"

STAKING AND GUYING

(MnDOT 2571.311)

DATE PRINTED:
REVISED – JANUARY / 01 / 2014

PROJECT MANAGER
DAVID LARSON

DRAWN BY
OFFICE OF ENVIRONMENTAL STEWARDSHIP

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF ENVIRONMENTAL STEWARDSHIP
ENV. PLANNING AND DESIGN UNIT
TRANSPORTATION BUILDING
ST. PAUL, MINNESOTA 55155–1899

STANDARD PLANTING DETAILS (C)

STATE PROJECT SP 1901–171 (T.H. 13) SHEET NO. 9 OF 9 SHEETS

REV.	DATE
60%	11.17.23
STATE AID	1.26.24
95% SET	2.13.24
BID SET	3.14.24

HKGi Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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

PAUL PAIGE, LA
LIC. NO. 23594 DATE 03/14/2024

DESIGNED TS
DRAWN TS
CHECKED PP

CITY OF CHASKA
MN RIVER BLUFFS REGIONAL TRAIL
TRAIL AMENITIES AND LANDSCAPING

SHEET L12 OF L12

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **Joint Powers and Mutual Aid Agreement for State Delegated Building Inspections**

Prepared By: Nate Kabat

Background

For building inspections, a municipal delegation agreement is a written agreement or transfer of responsibility between the department and a municipality. It identifies who is authorized to administer all or portions of the Minnesota State Building Code (MSBC) on state building projects. Examples of state building projects include public school buildings, buildings and facilities owned by the state, and state-licensed facilities such as hospitals, nursing homes, hospice facilities, and outpatient surgical centers. Very specific and advanced requirements must be met by building inspectors to achieve state delegated authority. In the City of Chaska, John Schmidt, Building Official, has obtained this authority.

The Building Officials in the Cities of Chanhassen and Victoria also hold state delegated authority. Like Chaska, no other building inspectors hold this qualification. All three have recognized that situations could arise where an extended leave, either planned or not, may arise that would necessitate back-up for this uniquely qualified role. To advance readiness and resilience across cities so that operations can continue should any of the cities' qualified inspectors be unavailable, or in a situation where response required multiple qualified inspectors, the Building Officials from Chaska, Victoria, and Chanhassen have developed a Joint Powers and Mutual Aid Agreement. This agreement serves define and formalize our intent to support and cooperate towards continuity of services.

Recommendation

The attached agreement has been reviewed by city staff and the City Attorney. Agreements like this are common and mutually beneficial among cities to ensure continuity of services, particularly when the services are critical to life-safety and include specialized capabilities. Staff recommend Council enter into this agreement.

City Council Action Requested

Motion authorizing the Mayor and City Administrator to enter into a Joint Powers and Mutual Aid Agreement for state delegated building inspections with the Cities of Chanhassen and Victoria.

JOINT POWERS AND MUTUAL AID AGREEMENT

This Joint Powers and Mutual Aid Agreement (the **"Agreement"**) is made between the City of Chaska, Minnesota (**"Chaska"**), a Minnesota municipal corporation, the City of Chanhassen, Minnesota (**"Chanhassen"**) a Minnesota municipal corporation, and the City of Victoria, Minnesota (**"Victoria"**) a Minnesota municipal corporation (each, individually, a "**Party"** and together, the **"Parties"**). The purpose of this Agreement is to set terms by which the building officials of the Parties may assist one another in completing their respective duties as building inspectors.

RECITALS

WHEREAS the Parties are each statutory cities existing under the laws of the State of Minnesota, whose powers to enforce the Minnesota State Building Code (the **"Building Code"**) are identical except for the territorial limits within which they may be exercised; and

WHEREAS, the Parties each independently elected to adopt by ordinance and enforce the Building Code pursuant to Minnesota Statutes Section 326B.121; and

WHEREAS, each of the Parties employs one code official who inspects structures and construction projects within the City to ensure compliance with the Building Code for delegated state building projects; and

WHEREAS, on occasion one of the Parties' code officials may not be available to conduct a building inspection on a delegated state building project within that Party's municipal boundaries when required by the Building Code; and

WHEREAS, because of the uniformity provided by the Building Code, each of the Parties' building officials are equally qualified and prepared to make inspections under the Building Code; and

WHEREAS, under Minnesota Statutes Section 471.59 and 326B.121 Subd.2(f), the Parties may contract with one another to jointly and cooperatively exercise their common power to enforce the Building Code;

NOW THEREFORE, it is agreed that the Parties may mutually aid one another and provide building inspection services on the other's behalf on the following terms:

1. Each Party, through their respective code officials, shall be primarily responsible for performing building inspections within their own municipal boundaries;
2. When one of the Parties' code officials is, for whatever reason, unavailable to perform their duties, that Party may request that another Party's code official perform building inspections for delegated state building projects during the time when the requesting Party's code official is unavailable.
3. The building official of the Party receiving the request may perform the requested inspection on behalf of the Party requesting assistance and shall apply the building code as adopted in the receiving Party's City Code.
4. Nothing in this Agreement requires a Party to perform building inspections for the other or to make their building official available to cover for another Party's building official.

5. A Party whose building official performs inspections for the other shall be reimbursed by the Party requesting the inspection at a rate of $100 per hour with a 1 hour minimum for each inspection performed under this Agreement.
6. A Party's building official who performs an inspection at the request of another Party shall make a record of the inspection and submit that record to the requesting Party for reimbursement.
7. The Parties' building officials are empowered and authorized to communicate with one another to coordinate the mutual aid contemplated by this Agreement, including sharing information and forms necessary so that another Party's building official can provide coverage under this Agreement as efficiently as possible.
8. Each Party shall be liable for its own acts under this Agreement, including the acts of its building official performing an inspection in another Party's municipal boundaries pursuant to a request for coverage under this Agreement. This Agreement shall not be construed to create an employer-employee relationship between a requesting Party and another Party's code official who performs an inspection within the requesting Party's municipal boundaries. Each Party shall remain responsible for its own code officials regardless of whether the code official is acting within the Party's own municipal boundaries or in another Party's boundaries, and shall remain responsible for all employer's responsibilities including, without limitation, for payment of wages, employment benefits, and workers' compensation insurance coverage. Each Party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The Parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a and that the total liability for the Parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).__
9. This Agreement shall be effective as of the date of the last signature on the Agreement and shall continue until any Party provides 30 days' notice that it will withdraw from the Agreement. The remaining Parties shall remain bound by the Agreement unless they provide the other remaining Party that they will withdraw from the Agreement.
10. Any property acquired to accomplish this Agreement shall be returned to the Parties in proportion to their contribution to the property's acquisition. Upon termination, any and all records or property of the respective Parties will be returned to the appropriate Party.
11. All data collected, created, received, maintained, or disseminated, in any form, for any purposes because of this Agreement is governed by the Minnesota Government Data Practices Act (Minn.Stat.Chap.13 and related statutes), as amended, the Minnesota Rules implementing such Act, as amended, as well as Federal Regulations on data privacy. The person responsible for release of all data under this Agreement shall be identified by each party.

(Signature Pages Follow)

Signature Page for the City of Chaska

_____ Date:_____

Mark Windschitl, its Mayor

_____ Date:_____

Matt Podhradsky, its City Administrator

Signature Page for the City of Victoria

Date: 05/15/2024

Dana Hardie, its City Manager

Signature Page for the City of Chanhassen

_____ Date:_____

Elise Ryan, its Mayor

_____ Date:_____

Laurie Hokkanen, its City Manager

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/20/2024

Subject: **2024/2025 Liquor License Renewals**

Prepared by: Denise Beebe, Senior Clerk

All current liquor licenses are up for renewal for the period of July 1, 2024, through June 30, 2025. Currently up for renewal and new accounts:

License Type	License Fee	Total Revenue
• 12 On-Sale Intoxicating Licenses	$4,745.00*	$54667.50
• 2 Club On-Sale	530.00	1,060.00
• 2 Wine Licenses	800.00	1,600.00
• 16 Special Sunday Sale	200.00*	3,100.00
• 3 On-Sale 3.2% Licenses	320.00*	695.00
• 9 Off-Sale Intoxicating	160.00	1,440.00
• 7 Off-Sale 3.2% Licenses	55.00	385.00
• 1 Off-Sale Malt Liquor/Brewery License	160.00	160.00
• 1 On-Sale Taproom	800.00	800.00
Total Revenue:		**$63,907.50**

* Chaska Cubs are charged a reduced fee of $55
* Oak 19 Fare & Refreshment are charged a reduced fee of $2372.50 and $100

The total combined revenue that will be collected by year-end pending all previous renewals renew is $63,907.50

Change/New: Red Bench Bakery LLC will now be DBA Rough 41 changing their licenses from On-Sale Wine and 3.2 to a full On-Sale Intoxicating, Off Sale Intoxicating, and Sunday Sale. Costco applied for Off-Sale Intoxicating and Sunday Sale.

Violation checks have been completed by the Police Department to determine whether any of the businesses have been cited in the past five years for any state or local liquor law violations. No significant issues were noted.

Each licensed establishment and their respective licenses are presented in Exhibit A. Currently only two of the 12 On-Sale Intoxicating license holders are participating in the installment payment plan. While most applicants have provided their renewal applications, documentation and license fees in a timely manner, there are several that still need to fulfill a part of the renewal requirements. Those establishments have all been contacted and contingencies are noted on Exhibit A. Staff is requesting that those be approved contingent upon those requirements being met prior to submission to the State Alcohol and Gambling Enforcement for final approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2024 through June 30, 2025, with contingencies as noted.

SCHEDULE A
2024/2025 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Chaser's Beverage Center 3050 Chaska Blvd	Off-Sale Intoxicating	OFSI.24-01	NA
Chaska American Legion Club 102 4th St W	Club On Sale Special Sunday Sale	COS.24-01 SSS.24-01	NA
Chaska Cubs 725 1st St W	On-Sale 3.2	OS32.24-01	NA
Chaska Market 133 4th St W	Off-Sale 3.2	OFS32.24-07	NA
Crooked Pint 3210 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.24-01 SSS.24-02	Application & Certificate of Liquor Liability
Costco 2 Oakridge Dr.	Off-Sale Intoxicating Special Sunday Sale	OFSI.24-09 SSS.24-16	New Application at State
Cub Foods 210 Piioneer Tr	Off-Sale 3.2	OFS32.24-01	NA
Cuzzy's Brick House 2880 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.24-02 SSS.24-03	Certificate of Liquor Liability
Cy's Bar & Grill 500 Pine St #101	On-Sale Intoxicating Special Sunday Sale Off-Sale Intoxicating	OSI.24-03 SSS.24-04 OFSI.24-02	Certificate of Liquor Liability
D'Amico Catering Bavaria Downs 3919 Bavaria Road	On-Sale Intoxicating	OSI.24-11	NA
Detello's Pizza and Pasta 2914 Chestnut St N	Wine On Sale On-Sale 3.2 Special Sunday Sales	WOSB.24-01 OS32.24-02 SSS.24-05	Certificate of Liquor Liability
Dolce Vita Wine Shop 3115 Chaska Blvd	Off-Sale Intoxicating	OFSI.24-03	Certificate of Liquor Liability
Hazeltine National Golf Club 2100 Hazeltine Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.24-05 SSS.24-06	NA
Heartbreakers Bar & Grill 222 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.24-06 SSS.24-07	NA
Holiday Stationstores Inc. #340 1465 White Oak Dr	Off-Sale 3.2	OFS32.24-02	NA

SCHEDULE A
2024/2025 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Holiday Stationstores Inc. #67 2820 Chaska Blvd	Off-Sale 3.2	OFS32.24-03	NA
In Town Wine & Spirits 2906 Chestnut St N	Off-Sale Intoxicating	OFSI.24-04	NA
India Bar & Grill 210 Pioneer Trail	Wine On Sale On-Sale 3.2	WOSB.24-02 OS32.24-03	NA
Kwik Trip Store #886 2900 Chestnut St N	Off-Sale 3.2	OFS32.24-04	NA
La Hermosa 222 N. Chestnut St	On-Sale Intoxicating Special Sunday Sale	OSI.24-04 SSS.24-14	Certificate of Liquor Liability
MGM Wine & Spirits 210 Pioneer Tr	Off-Sale Intoxicating	OFSI.24-05	Application & Certificate of Liquor Liability
Oak 19 Fare & Refreshment 3000 Town Course Dr	On-Sale Intoxicating Special Sunday Sale	OSI.24-07 SSS.24-08	NA
Patron Mexican Restaurant 217 Chestnut St #110	On-Sale Intoxicating Special Sunday Sale	OSI.24-08 SSS.24-09	Application
River City Liquors 2890 Chaska Blvd	Off-Sale Intoxicating	OFSI.24-06	Certificate of Liquor Liability
Sake Sushi 104 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.24-09 SSS.24-10	NA
Schram Haus Brewery 3700 Chaska Blvd.	Taproom Special Sunday Sales Off-Sale Intoxicating	TRONSS.24-01 SSS.24-12 BROFSL 24-01	NA
Speedway #4507 110 Hundertmark Rd	Off-Sale 3.2	OFS32.24-05	Application & Certificate of Liquor Liability
Speedway #4519 1400 Crystal Ln	Off-Sale 3.2	OFS32.24-06	Application & Certificate of Liquor Liability
Red Bench – DBA Rouge 41 500 N. Chestnut St	On-Sale Intoxicating Off-Sale Intoxicating Speical Sunday Sale	OSI.24-12 SSS.24-16 OFSI.24-08	New Application at State
Target Store T-1352 111 Pioneer Tr	Off-Sale Intoxicating	OFSI.24-07	NA

SCHEDULE A
2024/2025 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Walter Hecklin VFW Post 621 Creek Rd	Club On Sale Special Sunday Sale	COS.24-02 SSS.24-11	NA
Willy McCoy's 321 Pioneer Tr	On-Sale Intoxicating Special Sunday Sale	OSI.24-10 SSS.24-13	NA

REQUEST FOR ACTION
CHASKA CITY COUNCIL
MAY 20, 2024

Subject: Parks and Recreation Commission Meeting Time Change

Prepared By: Mary Monteith, Assistant to the Director of Parks and Recreation

---

The Parks and Recreation Commission would like to request a time change for their monthly meetings. Currently the meeting start time is 7 pm. The Commission would like to change the start time to 6:30 pm for the remainder of 2024.

In the case of a work session, the start time for a work session would be 5:30 pm.

Staff support the request to Council to change the Commission meeting time to 6:30 pm for the remainder of the year.

CITY COUNCEL ACTION REQUESTED
Motion to Approve the Parks and Recreation Commission Request to Change the Monthly Meeting Start Time To 6:30 pm for the remainder of 2024.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **Accepting Public Improvements – Shepard of the Hills Development by Twin Cities Habitat for Humanity**

Prepared By: **Matt Clark, City Engineer**

Installation of public improvements is completed for the Shepherd of the Hill Development by TC Habitat for Humanity. The development is now complete, and consistent with terms of the Development Agreement Chaska is in a position to accept said improvements as public facilities. Further, the original surety held will be released. A maintenance bond is on file in favor of the city as a two-year warranty guarantee for the improvements from the date of acceptance.

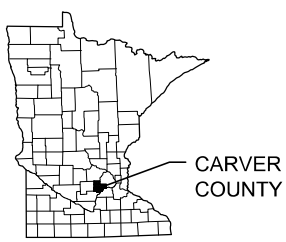
CITY COUNCIL ACTION REQUESTED

Motion to accept the public improvements for the Shepherd of the Hill Development as municipal facilities and adjust bond accordingly.

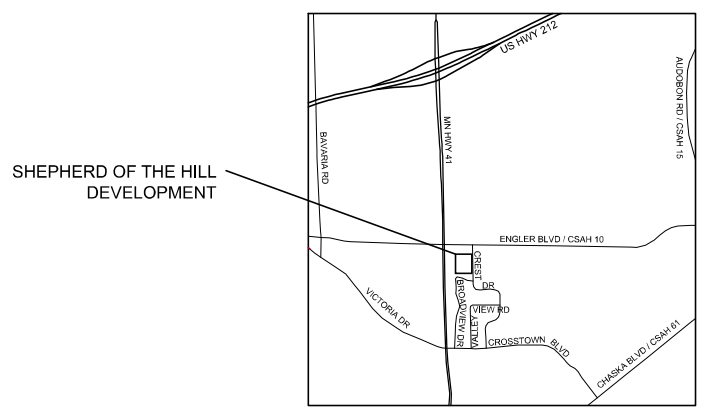
TWIN CITIES HABITAT FOR HUMANITY

SHEPHERD OF THE HILL DEVELOPMENT

CHASKA, MINNESOTA



LOCATION MAP



VICINITY MAP

SHEET INDEX

SHEET NO.	TITLE
C0.0	..... PROJECT LOCATION AND SHEET INDEX
C1.0	..... EXISTING CONDITIONS
C1.1	..... REMOVALS AND EROSION & SEDIMENT CONTROL PLAN
C2.0	..... SITE PLAN
C3.0	..... GRADING PLAN
C4.0	..... UTILITY PLAN
C4.1	..... UTILITY SECTIONS
C5.0	..... STANDARD DETAILS - GENERAL
C5.1	..... STANDARD DETAILS - SANITARY SEWER
C5.2	..... STANDARD DETAILS - WATER MAIN
C5.3	..... STANDARD DETAILS - SERVICES AND STORM SEWER
C5.4	..... STANDARD DETAILS - STORM SEWER
C5.5	..... STANDARD DETAILS - STREETS
C5.6	..... STANDARD DETAILS - EROSION CONTROL
C5.7	..... DETAILS - RETAINING WALL, TRM, AND OUTLET CONTROL STRUCTURE
L1.0	..... RESTORATION AND PLANTING PLAN
SW1.0	..... SWPPP - PAGE 1 OF 2
SW1.1	..... SWPPP - PAGE 2 OF 2

ISSUED FOR BID AND CONSTRUCTION

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
0	JPP	NDC	NDC	03/09/2020	ISSUED FOR BID AND CONSTRUCTION

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

PRINTED NAME NATHAN D. CAMPEAU

SIGNATURE

DATE 03/09/2020 LICENSE # 44917

RELEASED TO/FOR	A	B	C	D	E	0	1
CLIENT	08/05/19	10/01/19	11/01/19	02/10/20			
BID						03/09/20	
CONSTRUCTION						03/09/20	
CITY APPROVAL					02/19/20		
PERMITTING							

DATE RELEASED

BARR

Corporate Headquarters: Minneapolis, Minnesota Ph: 1-800-632-2277

Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE Suite 200 MINNEAPOLIS, MN 55435 Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com

Scale	AS SHOWN
Date	03/09/2020
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	NDC

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

PROJECT LOCATION AND SHEET INDEX

BARR PROJECT No. 23/10-1029.00

CLIENT PROJECT No.

DWG. No. C0.0

REV. No. 0

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **Jasper Circle – Concept Plan**

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

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

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

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

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background and Neighborhood Meeting

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

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

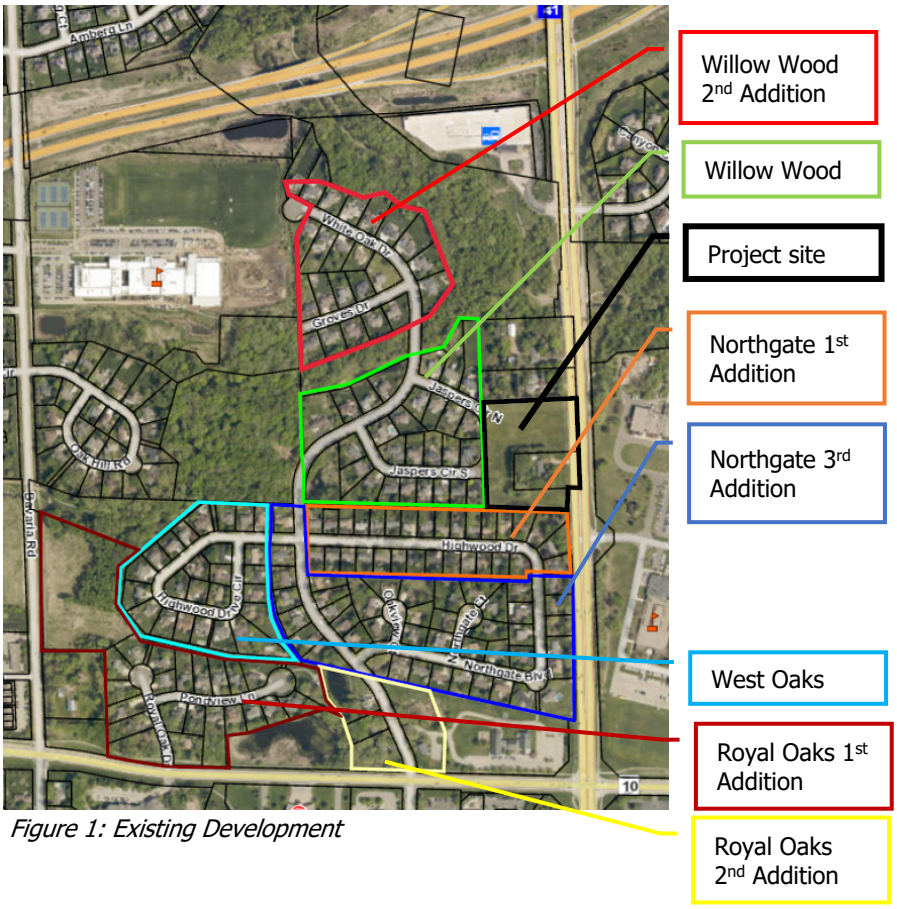


Figure 1: Existing Development

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

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

Concept Plan

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

- **Existing Conditions.**

  The site is comprised of two properties. The site, excluding land encumbered by right-of-way, is 4.92 acres in size. The highest point [900 ft] of the property is in the northeast corner. Another high point [929 ft] exists just to the south of the site. The site slopes downward from these points the lowest point [895 ft] generally located in the northwest quadrant of the property. A full tree inventory has not yet been completed[1] but existing trees are clustered around the existing structures.

Figure 2: 2023 Aerial

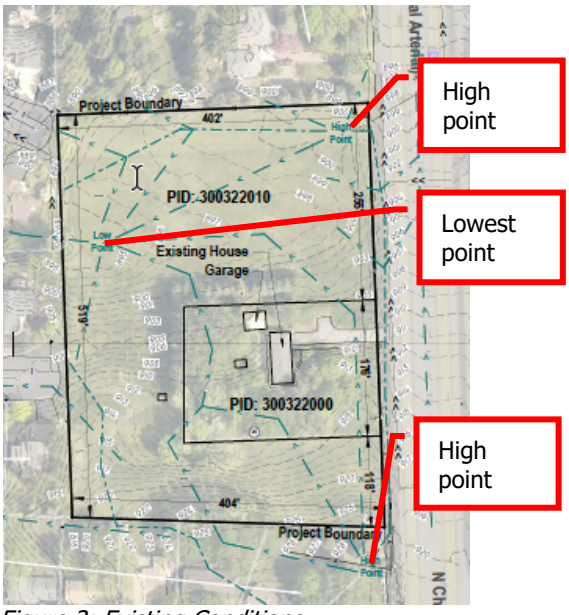


Figure 2: Existing Conditions

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

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

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

Figure 3: Plan shown at Neighborhood Meeting

Figure 5: Current Concept Plan

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

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

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

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

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

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

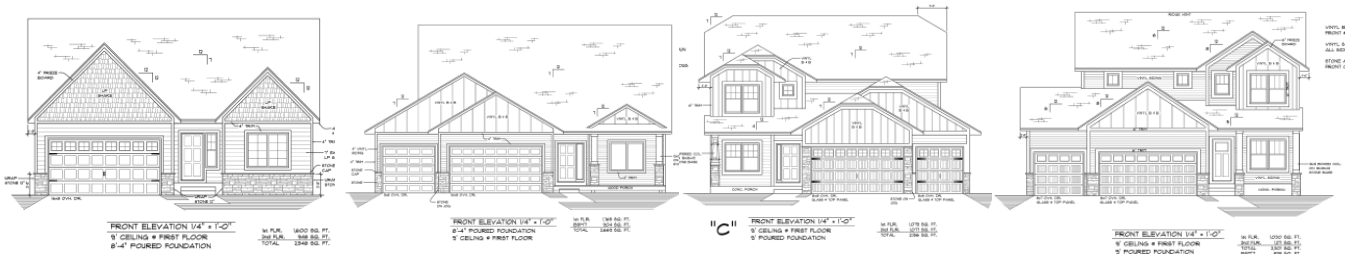


Figure 6: Housing Types - for illustrative purposes (not to scale)

All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[2]. New homes on Lots 3-9 [eastern most lots] must also provide 360-architecture.

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

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

[2] By ordinance, new houses:

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

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

- **Land Use.** The property is currently zoned O, Open Development[4]. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding developments.

Issue Identification and Staff Analysis

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

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

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

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

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

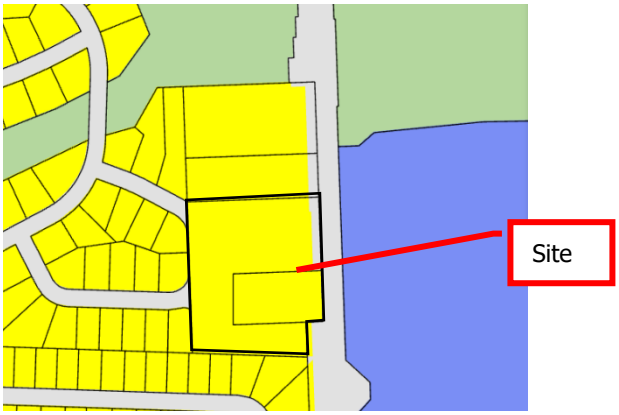


Figure 7: 2040 Comprehensive Guide Plan

- **Are the lot configurations appropriate?**

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

  Ghost plat and price points: A ghost plat[5] for the site and northern properties was submitted and reviewed as part of the Willow Wood plat review in 1997. The plat illustrates eight lots, two of which would access directly onto Hwy 41.

---

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

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

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

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

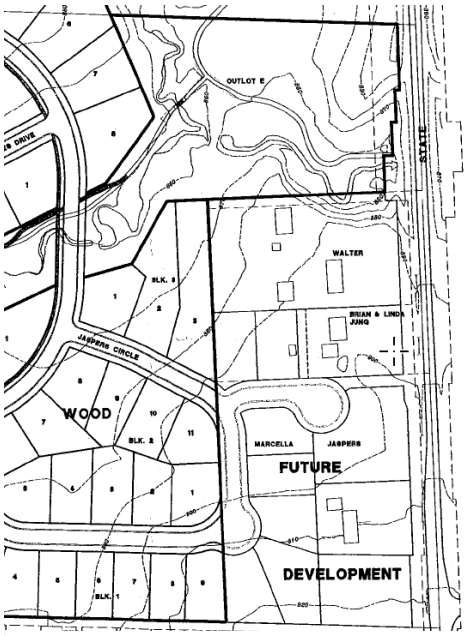


Figure 8: Willow Wood Ghost Plat

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

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

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

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

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

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

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

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

  Yes. Development traffic would utilize the existing local roadway network to Engler Blvd. Engler Blvd, at the intersection, is classified as an A-minor Expander[6].

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

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

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

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

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

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

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

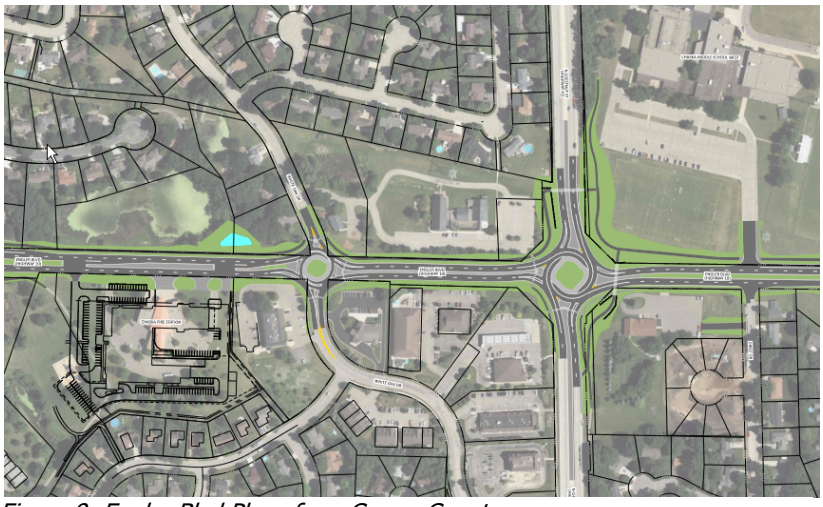


Figure 9: Engler Blvd Plans from Carver County

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

- **Are the proposed setbacks reasonable?**

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

	Proposal
Front	20 ft
Side *interior* *street*	 5 ft 20 ft
Rear	25 ft
Hwy 41	75 feet as measured from the centerline

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

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

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

Figure 10: Ghost Plat for Northerly Properties

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

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

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

Deadline for Agency Decisions

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

Planning Commission Action Taken on May 8, 2024

The planning commission considered the proposal on May 8, 2024. Staff recommended approval. At the meeting, a public hearing was opened and eight residents expressed concerns related to:

- Density; particularly as it relates to the distance between homes and number of lots.
- House and lots sizes as they are dissimilar to the existing neighborhood.
- Traffic; particularly as it relates to: (1) one access into and out of the existing neighborhood; (2) delays at the White Oak/ Engler Blvd intersection; (3) speed of existing traffic; (4) sightlines especially at the White Oak curve near the park; and (5) additional traffic generated from the submitted ghost plat for the two northerly properties.
- Deviating from the 1997 ghost plat;
- Lack of continuity and integration into the existing neighborhood.

At the meeting, the planning commission generally:

- Inquired about the square footage of homes within the existing neighborhood and expressed that the proposed homes appeared similar in size;
- Confirmed that the local street network could accommodate the anticipated increase in traffic and that traffic data was used to inform other land use decision;
- Discussed ghost plats and their implications. Also asked questions about the proposed ghost plat;
- Inquired about density and the comprehensive guide plan;
- Asked the developer questions about the proposed setbacks, density, house size, and lot costs;
- Encouraged the applicant to explore setbacks – particularly front yard – that are similar to the existing neighborhood; sight lines into the new neighborhood; and
- Expressed that the proposed density was too much but felt that eight was not enough density.
- Supported adding a condition to require the developer to work with neighborhood representatives.

On a 8-0 vote, the Planning Commission recommended the following for Jasper Circle, a 16-lot subdivision, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative, revision dated March 5, 2024
    b. Existing Conditions and Site Forces and Features Exhibits submitted on March 5, 2024

c. Concept Plan Dated March 22, 2024
d. Scale and Mass exhibit submitted March 5, 2024
e. Landscape Elements, Grading and Drainage Exhibit submitted March 5, 2024
f. Views and Composite Exhibit submitted March 5, 2024
g. Elevations and Architectural Concept Exhibits submitted March 5, 2024.
h. Ghost plat submitted March 5, 2024

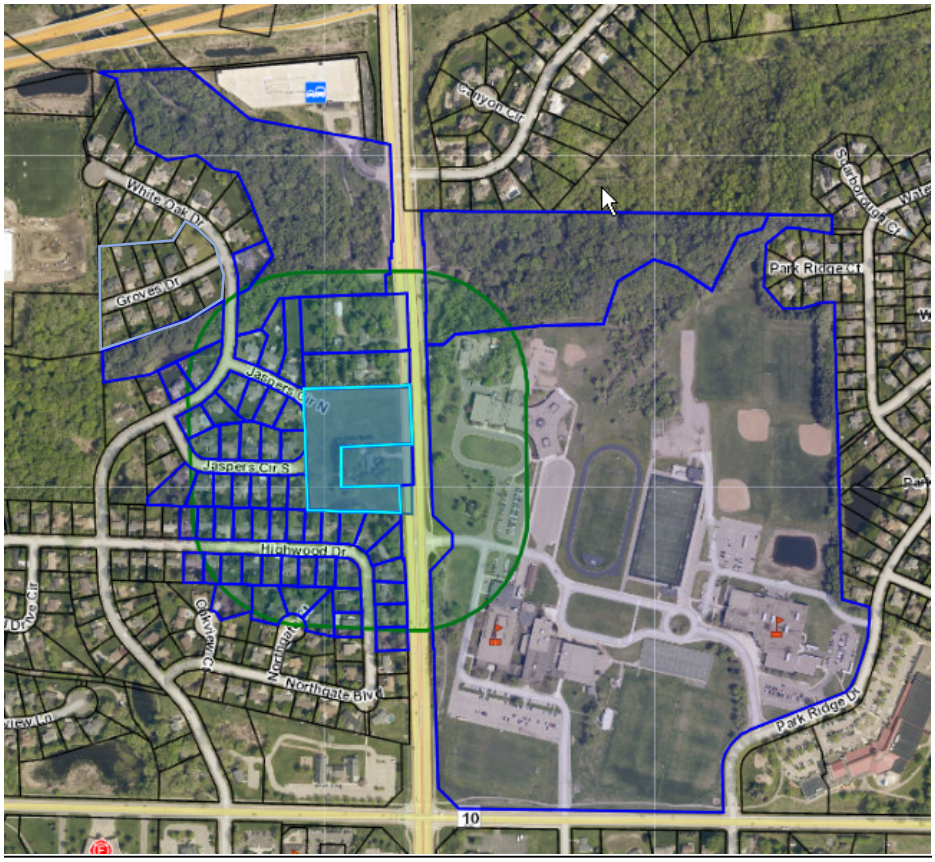
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
    a. Tree inventory and preservation plan;
    b. Grading plans; and
    c. Landscaping plans in conformance with City Code Sec. 15.28.070. This plan must also incorporate a landscaped berm along Lots 3 – 9 for highway noise mitigation and a buffer of the new development along the western property line.
3. Coordination with:
    a. City Engineer regarding utilities, grading, access, and drainage.
    b. MnDOT regarding noise mitigation plans, permanent and construction access.
    c. Electrical department on service locations.
4. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
    c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
5. Setbacks are follows:
    a. Front yard setback: 20 - feet
    b. Side yard setbacks:
        Interior: 5 – feet
        Street: 20 – feet
    c. Rear yard setback: 25 – feet
    d. Setback measured from centerline of Hwy 41: 75 feet.
6. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
7. The developer should work with neighborhood representatives on the plan prior to preliminary submittal.

[Supporting Information on next page]

SUPPORTING INFORMATION

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

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



Land & Resource Consulting
THE CIVIL SIDE OF ENGINEERING

03/05/2024

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

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

Dear Ms. Hanson,

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

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

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

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

Sincerely,

Land & Resource Consulting, Inc.

Todd J. Olin, President

Project Narrative

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

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

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

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

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

Goals of the Project

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

Existing Conditions

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

Legend

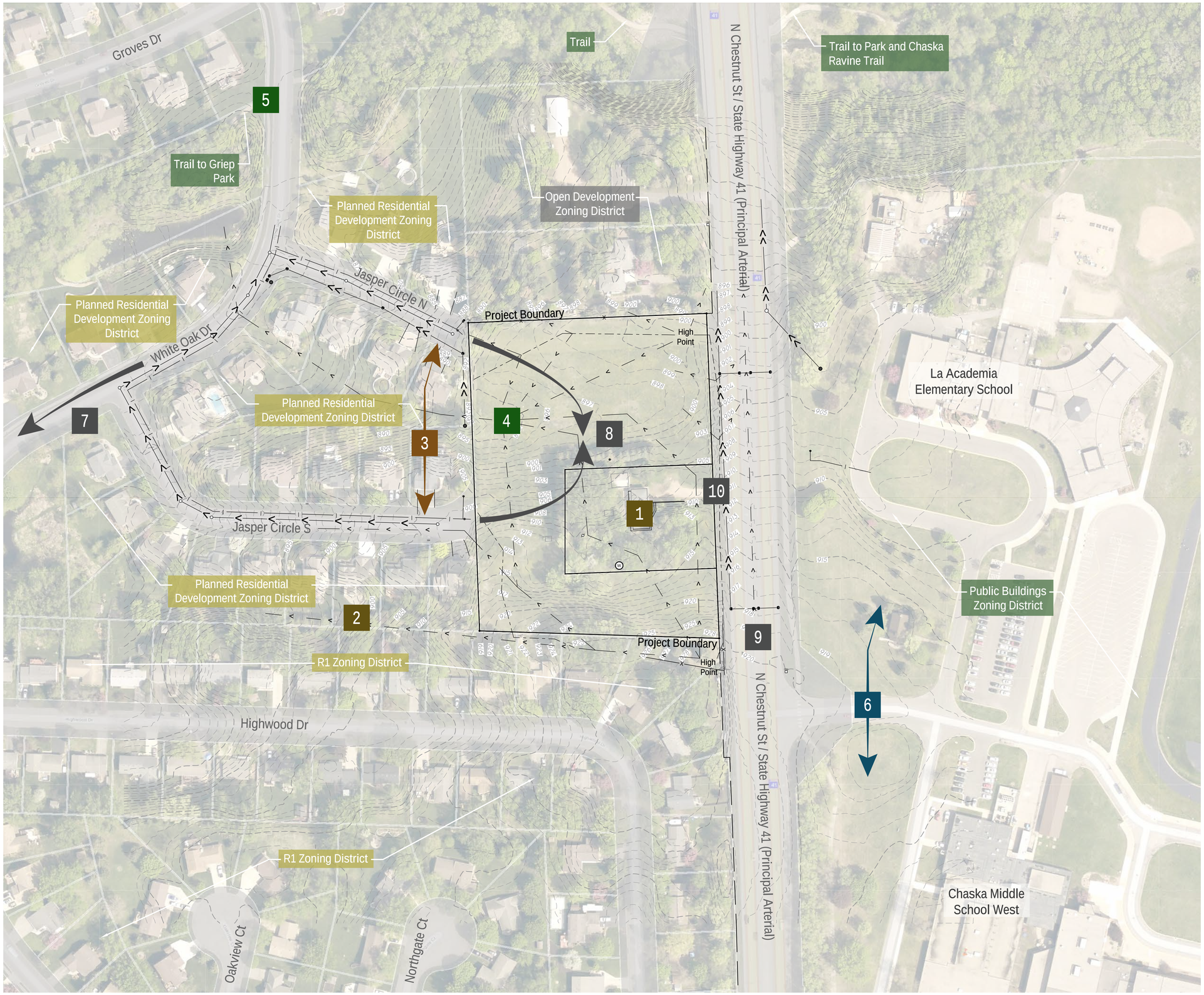
- Project Boundary
- ROW
- OE — Overhead Electric
- OTV — Overhead Communications
- X — Fence
- 900 — Existing Contour - minor
- 900 — Existing Contour - major
- Water
- Storm
- Sanitary Sewer
- Existing Water Drainage paths
- Watershed Boundaries

N

1" = 80'

0 80 160

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



Site Forces and Features

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

1 Site Information
Site Area: 4.92 acres
Existing Zoning: Open Development
Guided Land Use: Low Density Residential
Guided Density: 2-5 units / acre (10-25 units)

2 Surrounding properties are residential

3 Adjacent Utilities

4 Natural depression for stormwater pond, buffers neighboring properties

5 Connection to Griep Park and Trails

6 Two Schools
- Increased activity and noise
- Traffic influx twice a day

7 Neighborhood vehicle exit - connection to Engler Blvd and Highway 41

8 Opportunity to complete Jasper Circle

9 Higher traffic on Highway

10 Opportunity to eliminate drive onto Highway 41

Legend

- Utilities - Water
- Utilities - Storm
- Utilities - Sanitary Sewer
- Existing Water Drainage paths
- Watershed Boundaries

N

1" = 80'

0 80 160

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

Programming and Project Opportunity Development

- Revised Concept Plan 03/22/2024 -

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

Site Information

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

Zoning Information

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

Building Setbacks Provided

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

Lot Information

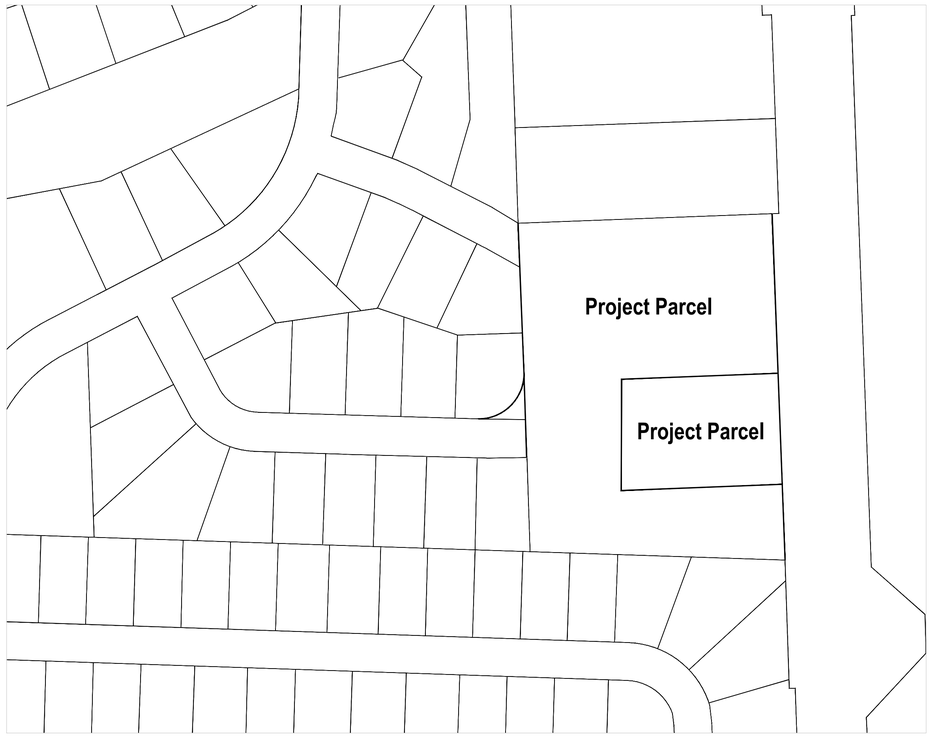
Lot Number	Area sf	Area acres
1	7,121	0.16
2	7,083	0.16
3	14,153	0.32
4	9,596	0.22
5	6,110	0.14
6	6,000	0.14
7	6,820	0.16
8	10,821	0.25
9	16,186	0.37
10	9,522	0.22
11	6,600	0.15
12	6,700	0.15
13	11,052	0.25
14	7,664	0.18
15	6,022	0.14
16	9,306	0.21

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

Legend

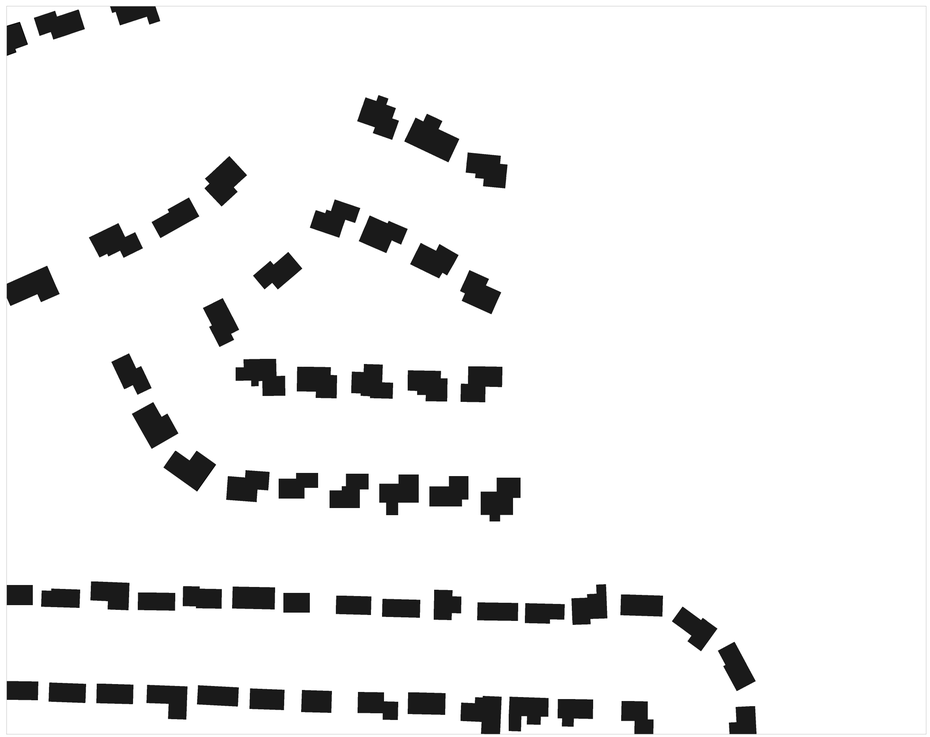
Building Setbacks
Hwy Centerline
Area for Noise Abatement

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

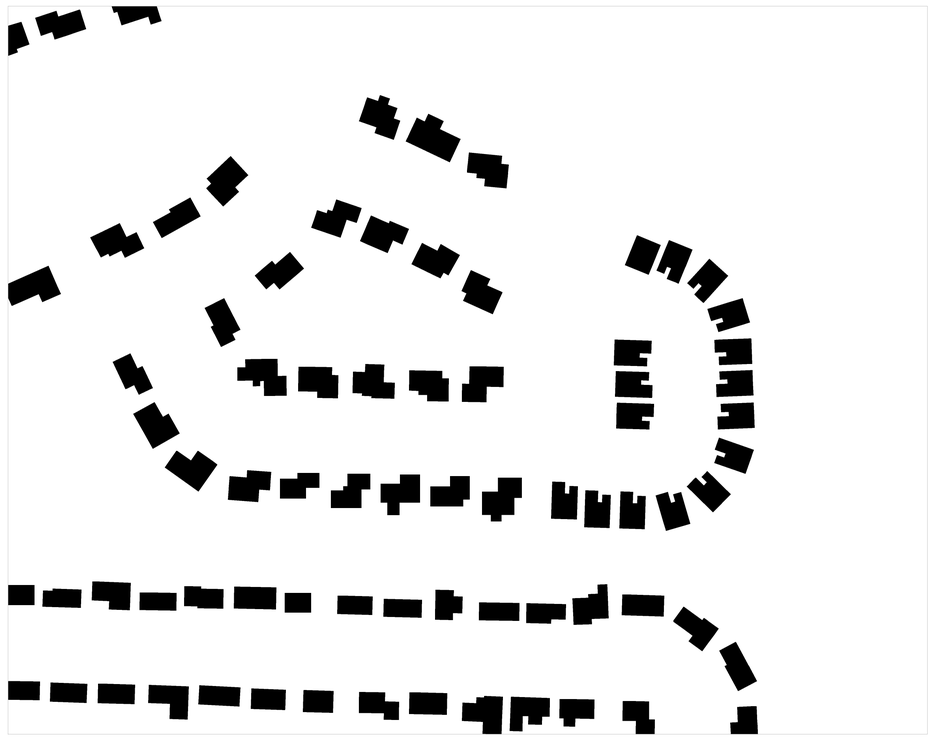


Existing Lots

Proposed Lots



Existing Figure Ground - Houses



Proposed Figure Ground - Houses

Programming and Project Opportunity Development

- Scale & Mass -

Page 2 of 7

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

All mapping is approximate based on GIS data and Aerial maps

Site Layout

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

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

Proposed Houses and Unit Count

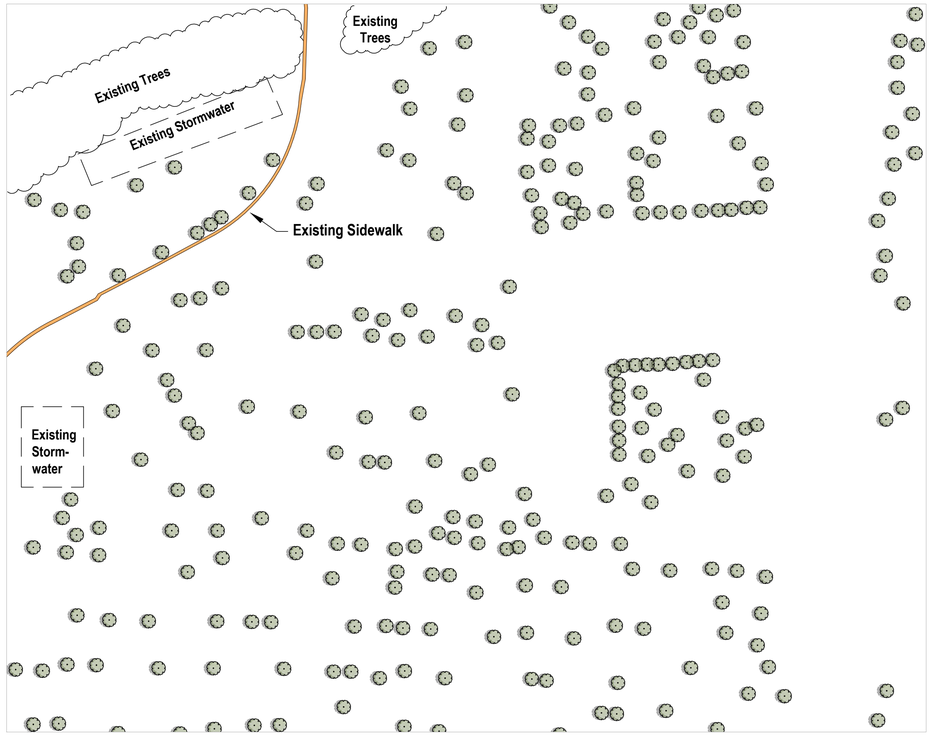
The house footprints shown in the Proposed figure Ground are example footprints based on the Big Sky Model, an example unit that could be built on this site.

N

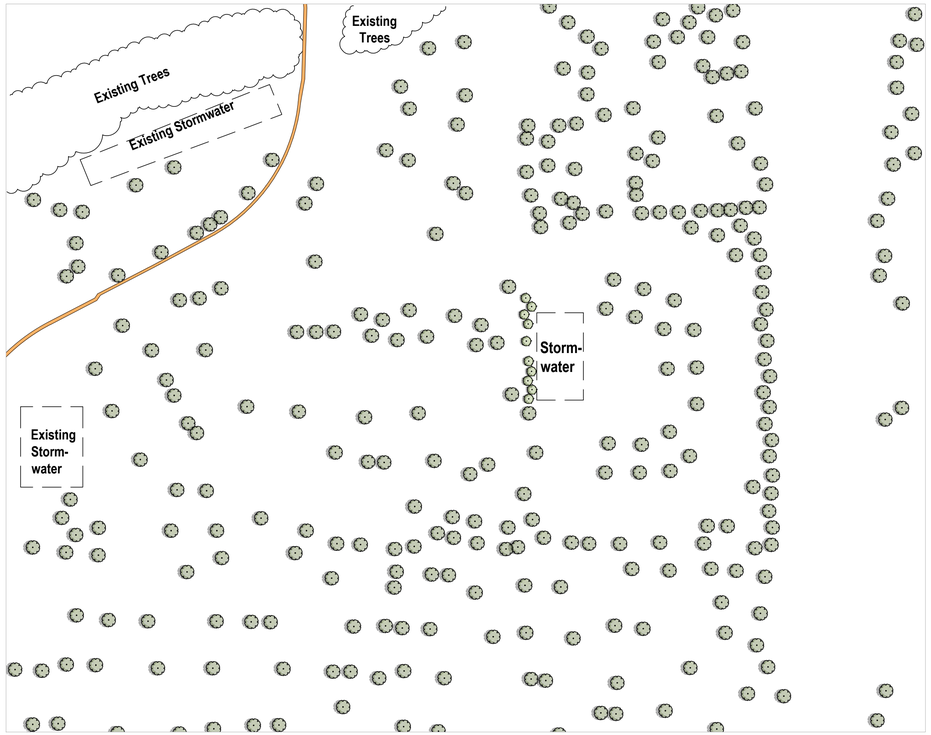
1" = 120'

0 120 240

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



Existing Landscape Features and Sidewalks



Proposed Landscape Features (Concept Tree Locations)

Existing Drainage

Proposed Drainage - add stormwater pond at low point within site

Programming and Project Opportunity Development

- Landscape Elements, Grading & Drainage -

Page 3 of 7

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

All mapping is approximate based on GIS data and Aerial maps

Proposed Trees

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

Proposed Grading and Drainage

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

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

Grading and Drainage Legend

Water drainage flow line

Existing Storm Utilities

N

1" = 120'

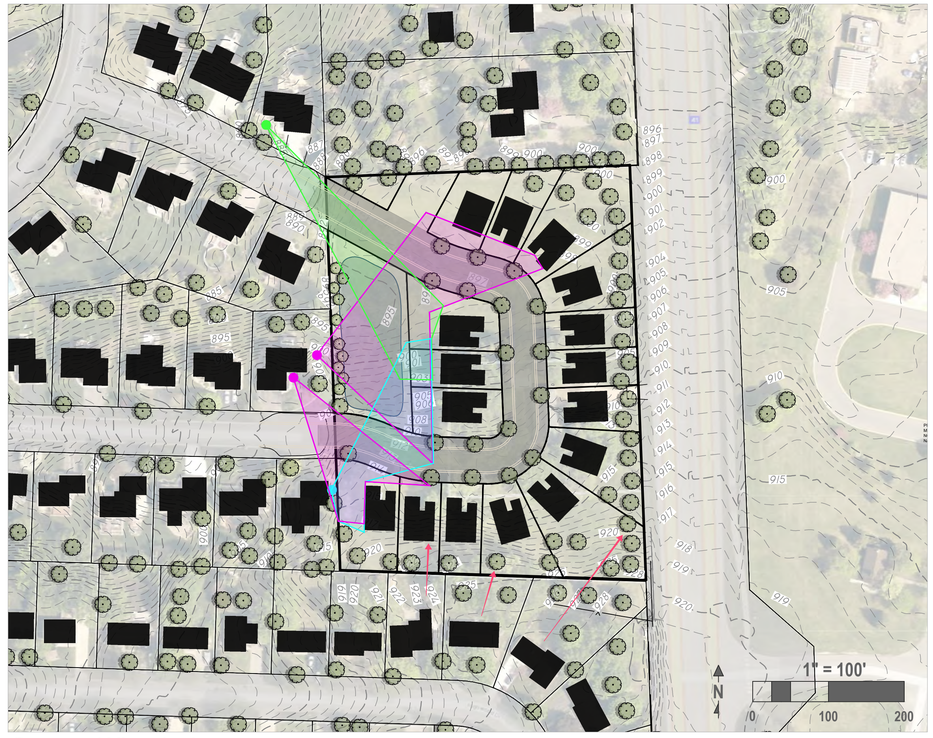
0 120 240

LRC Land & Resource Consulting

14260 23rd Ave N
Plymouth, MN

763-340-0699

Existing Viewsheds into Site



Proposed Viewsheds

Composite - Existing Condition

Composite - Proposed Condition

Programming and Project Opportunity Development

- Views and Composite -

Page 4 of 7

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

All mapping is approximate based on GIS data and Aerial maps

Views

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

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

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

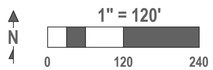
Connection to the Community

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

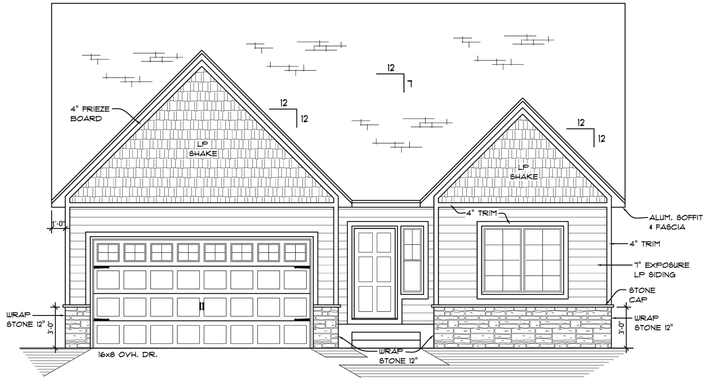
Traffic Impacts

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

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



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



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

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

Big Sky Model
Stone Cottage Construction, Inc.

VINYL B & B FRONT ONLY

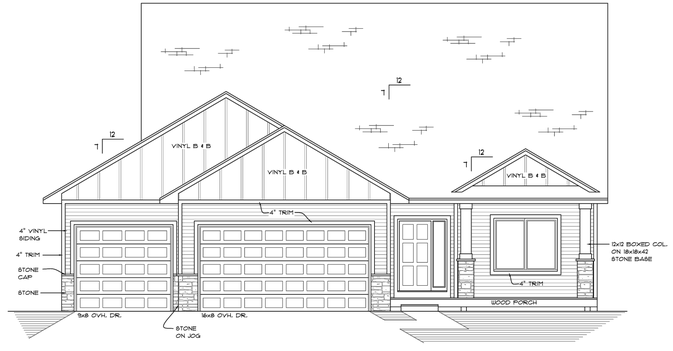
4" VINYL SIDING ALL SIDES

STONE AS SHOWN

4" VINYL TRIM FRONT ONLY

SIMONTON WINDOWS

ALUM. SOFFIT & FASCIA ALL SIDES



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

1st FLR.	1,165 SQ. FT.
BSMT	904 SQ. FT.
TOTAL	2,669 SQ. FT.

Unit Example
Stone Cottage Construction, Inc.

Programming and Project Opportunity Development

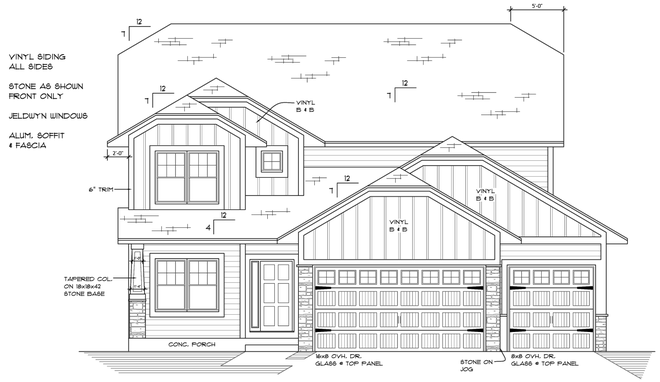
- Elevations of Example Units -

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

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

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

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

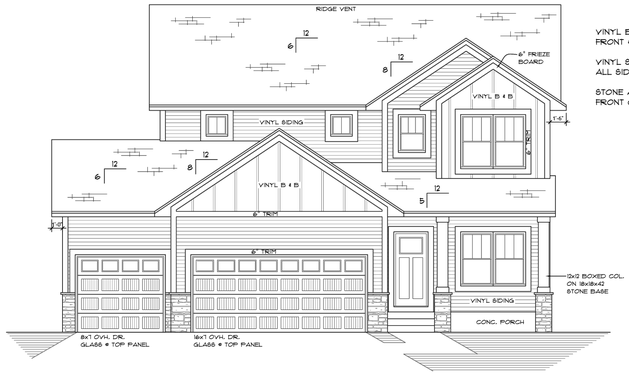


"C"

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

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

Unit Example
Stone Cottage Construction, Inc.



VINYL B & B FRONT & SIDES
VINYL SIDING ALL SIDES
STONE AS SHOWN FRONT ONLY

ALUM. SOFFIT & FASCIA ALL SIDES
ANDERSEN 100 SERIES WINDOWS
WDW. GRIDS AS SHOWN FRONT ONLY

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

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

Dunmore Model
Bellepar Homes

Copyright for these drawings is owned by Planco MN, Inc. Upon payment of all fees due to Planco MN, a limited license is granted to use these plans to build one structure. Planco MN reserves all rights. These plans may not be re-used for any additional structures, may not be assigned or copied, and may not be modified or used in any redesign without the prior written consent of Planco MN, Inc.

© Planco MN, Inc. 2016

Copyright applies to all units

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

Programming and Project Opportunity Development

- Architectural Context -

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

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

Images were obtained from Google Maps.

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

Programming and Project Opportunity Development

- Ghost Plat of Adjacent Lots -

Page 5 of 7

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

Ghost Plat

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

Legend

—— - - —— Building Setbacks

N

1" = 50'

0 50 100

LRC Land & Resource Consulting

14260 23rd Ave N
Plymouth, MN

763-340-0699

Neighborhood Meeting Information, Plans and Minutes
Dec. 2023

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

RE: Neighborhood Meeting Minutes
Jasper Circle Residential Development

To Whom it My Concern,

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

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

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

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

- What is the expected selling price of the homes?

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

- How many lots are proposed in the concept presented?

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

- What are the proposed lot sizes.

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

- What is the designated zoning on the development property?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- What is the expected review and construction schedule?

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

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

Land & Resource Consulting
THE CIVIL SIDE OF ENGINEERING

02-14-2024

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

Neighborhood Meeting

1. The day, date, time, location, and purpose of the neighborhood meeting(s);
   Meeting Day and Date: Monday, December 18, 2023
   Meeting Time: 6-8 pm
   Meeting location: Chaska Community Center – White Oak Room
   Purpose of the Meeting: Present concept information and gather feedback about the proposed development.

2. A copy of the mailed notice and a list of the people and addresses to whom the notice was sent
   See Exhibit A-1 and A-2

3. The number of attendees and whether anyone attended via telephone or interactive technology
   Number of attendees: ~50 attendees. 32 signed the Sign-In sheet.
   No one attended via telephone or interactive technology
   See Exhibit B

4. A copy of all materials presented or provided during the meeting
   See Exhibit C

5. The comments and questions presented by the attendees
   See Exhibit D

6. The responses to the questions from attendees
   See Exhibit D

7. An explanation of the ways in which the submitted application demonstrates a response to the feedback provided during the neighborhood meeting.

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

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

Concept Site Plan Review
Exhibit C

Jasper Circle - Context Map

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

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

Land Use Information for Project Parcel

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

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

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

N
1" = 100'
0 100 200

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

Neighborhood Meeting Plan

Jasper Circle - Site Plan

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

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

Site Information

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

Legend

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

1" = 40'
N
0 40 80

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

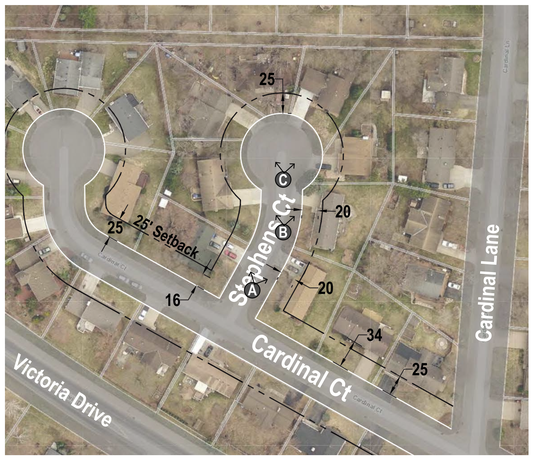
Streetscape Examples

Streetscapes with homes setback from the street at varying distances

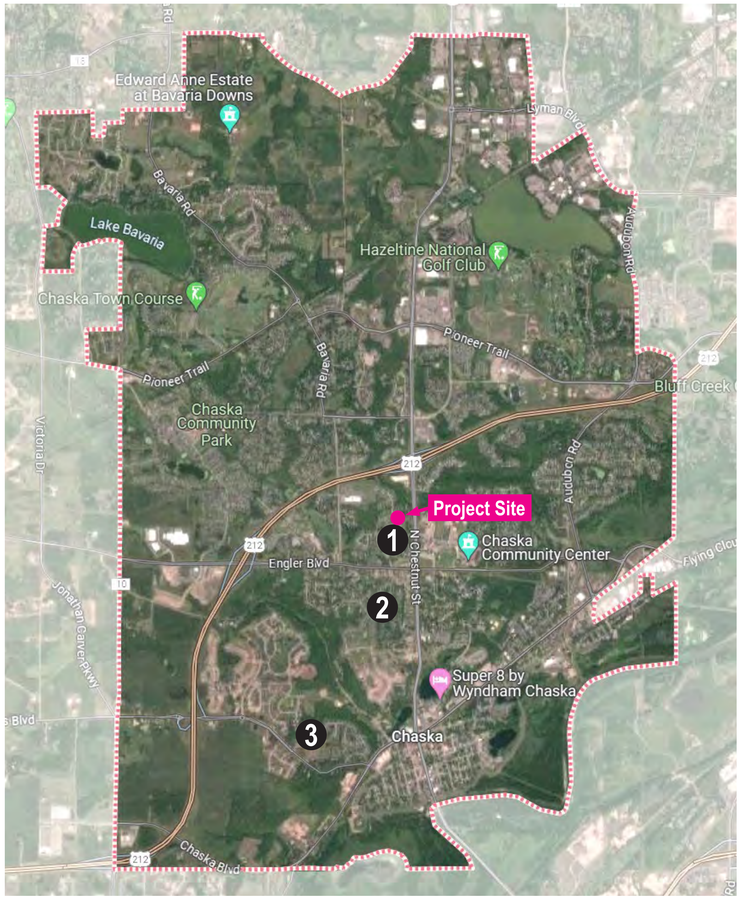
❶ Highwood Drive

❷ Cascade Drive

❸ Stephens Court

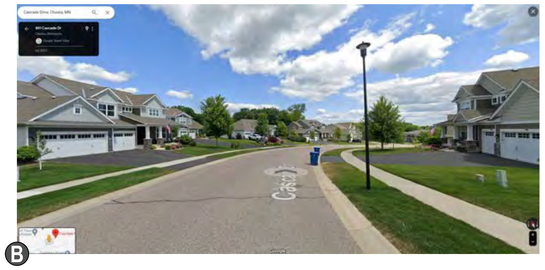


Context Map - City of Chaska

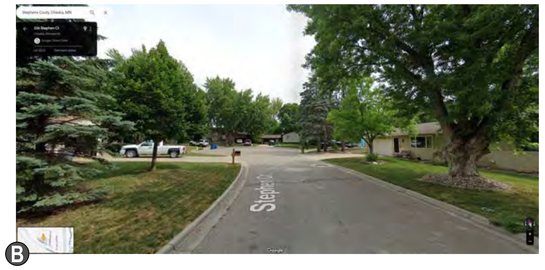


Highwood Streetview

Casade Streetview



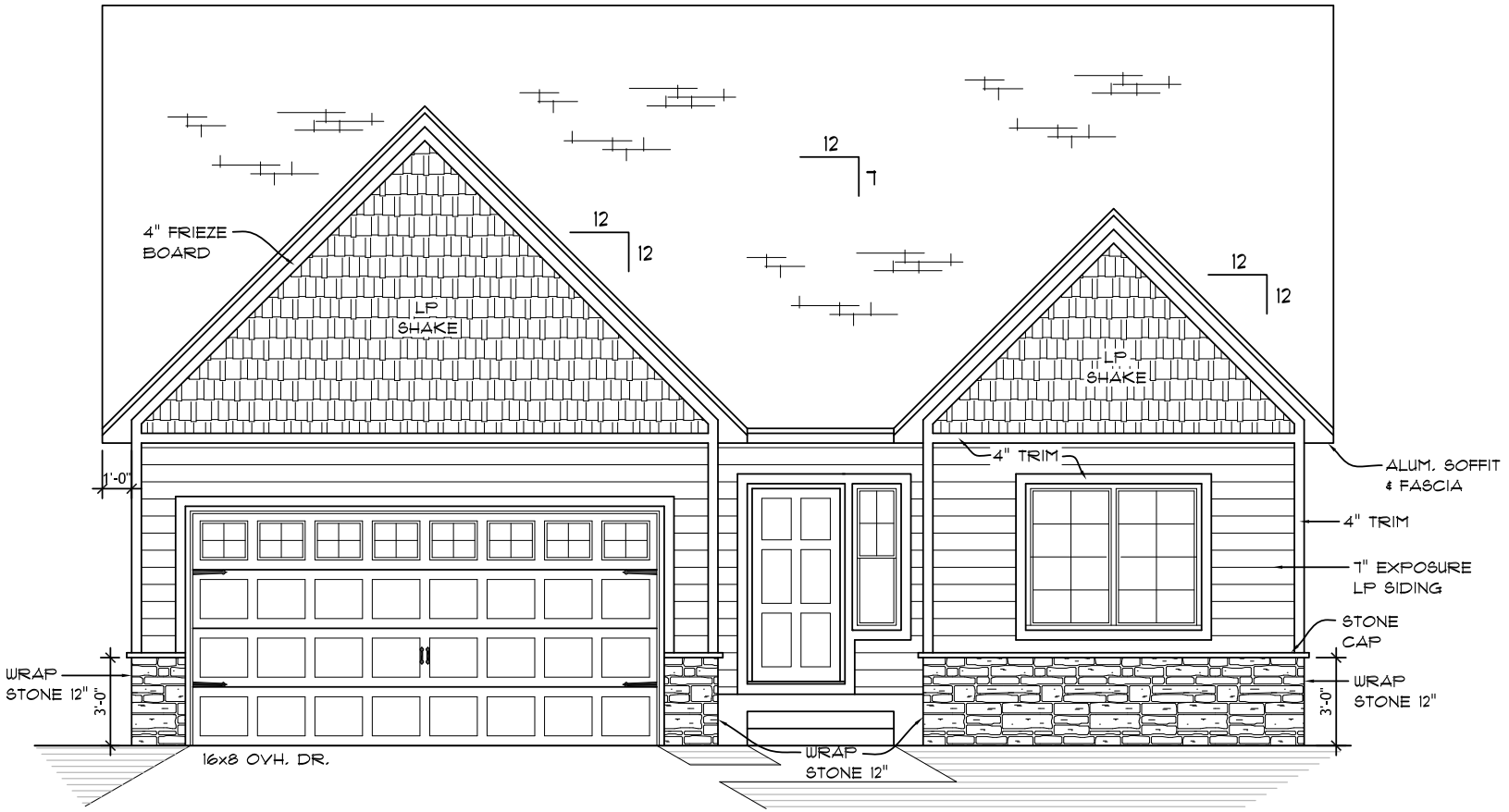
Stephens Streetview



LRC Land & Resource Consulting

14260 23rd Ave N
Plymouth, MN

763-340-0699



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

9' CEILING @ FIRST FLOOR
8'-4" POURED FOUNDATION

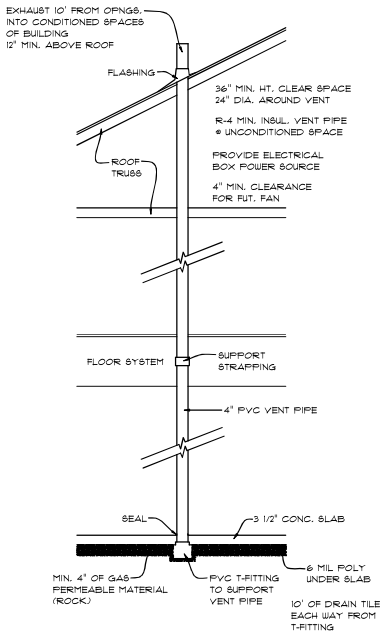
1st FLR.	1,600 SQ. FT.
2nd FLR.	948 SQ. FT.
TOTAL	2,548 SQ. FT.

PLANCO MINNESOTA, INC.
Complete Residential Drafting & Design Services
7807 Bempsey Way Inver Grove Heights, MN 55076 651-452-3734

2-27-17

BIG SKY MODEL
STONE COTTAGE CONSTRUCTION, INC.

1/5



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

VINYL B & B
FRONT ONLY

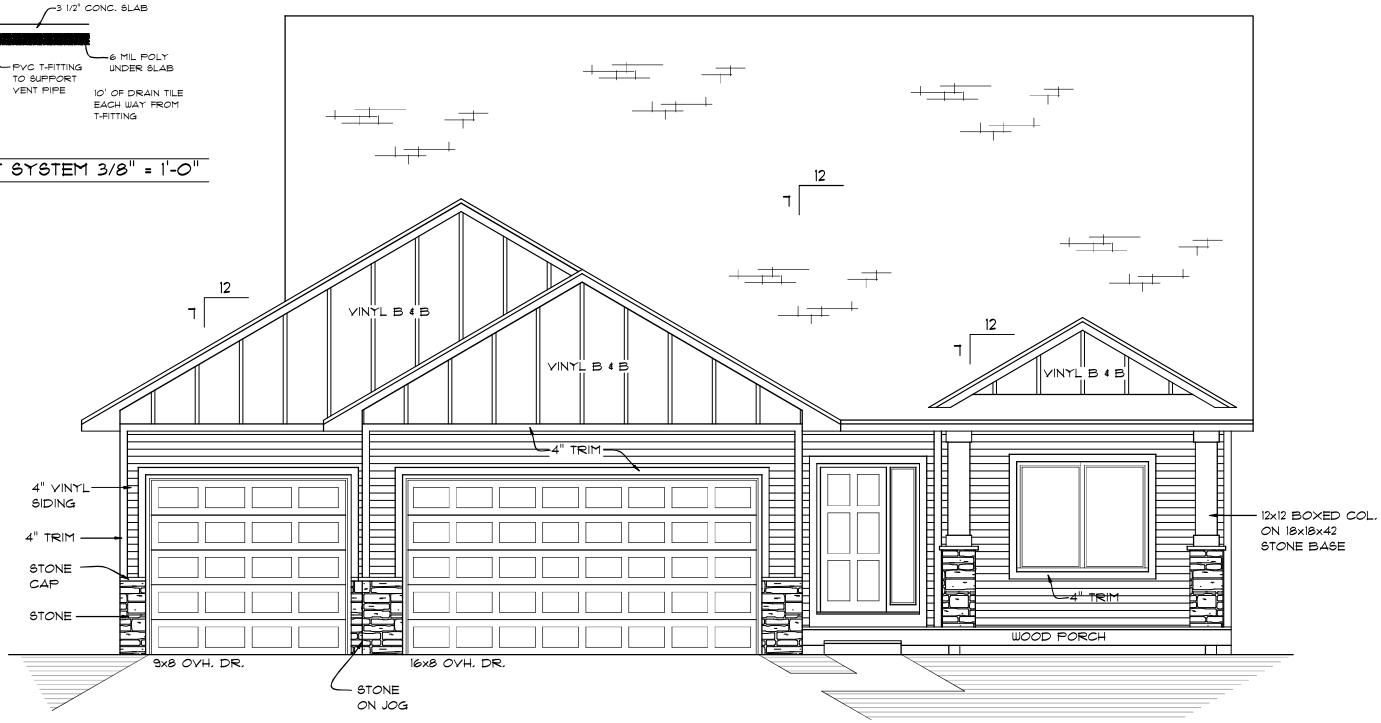
4" VINYL SIDING
ALL SIDES

STONE AS SHOWN

4" VINYL TRIM
FRONT ONLY

SIMONTON
WINDOWS

ALUM. SOFFIT & FASCIA
ALL SIDES



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

1st FLR.	1,765 SQ. FT.
BSM'T	904 SQ. FT.
TOTAL	2,669 SQ. FT.

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

Copyright for these drawings is owned by Planco MN, Inc. Upon payment of all fees due to Planco MN, a limited license is granted to use these plans to build one structure. Planco MN reserves all rights. These plans may not be re-used for any additional structures, may not be assigned or copied, and may not be modified or used in any redesign without the prior written consent of Planco MN, Inc.

© Planco MN, Inc. 2022

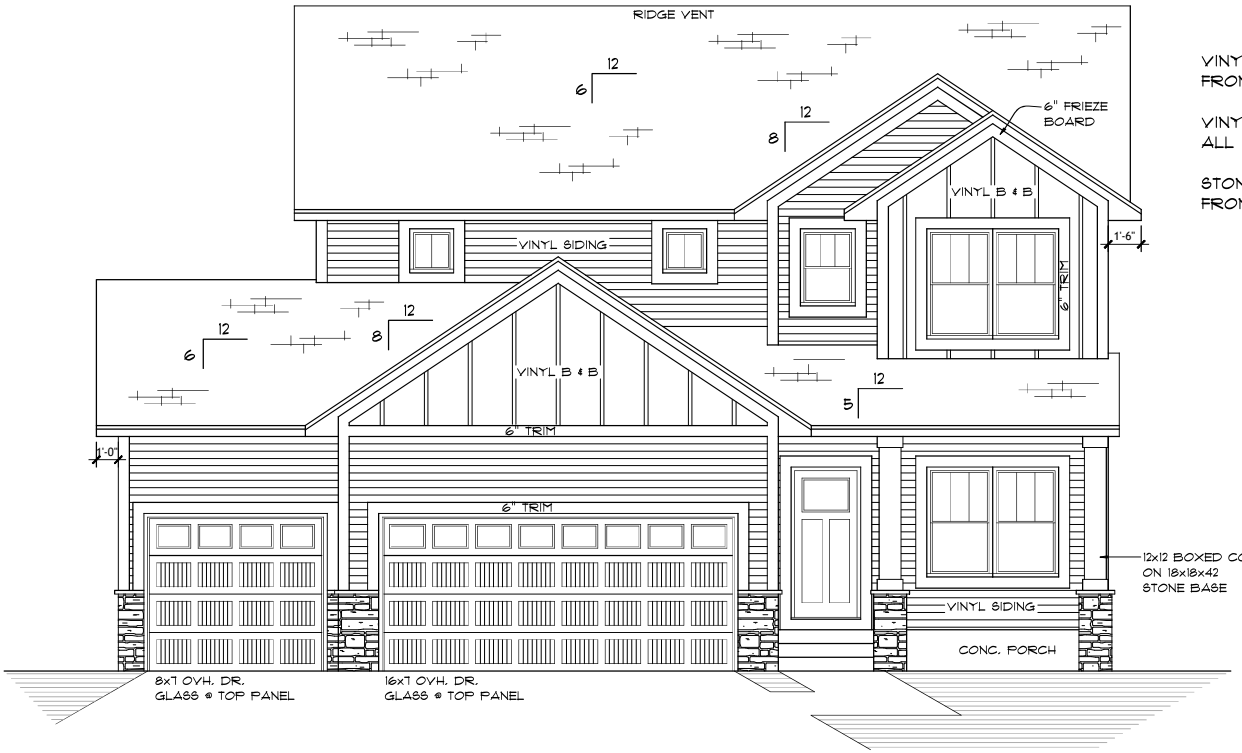
PLANCO MINNESOTA, INC.
Complete Residential Drafting & Design Services
7887 Dempsey Way Inver Grove Heights, MN 55076 651-452-0724

9-23-22

RESIDENCE FOR:
LUKE & SERENA CHIAL
STONE COTTAGE CONSTRUCTION, INC.

#22-049 SMA

1/6



VINYL B & B FRONT & SIDES	ALUM. SOFFIT & FASCIA ALL SIDES
VINYL SIDING ALL SIDES	ANDERSEN 100 SERIES WINDOWS
STONE AS SHOWN FRONT ONLY	WDW. GRIDS AS SHOWN FRONT ONLY

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

9' CEILING @ FIRST FLOOR

9' POURED FOUNDATION

1st FLR.	1,030 SQ. FT.
2nd FLR.	1,271 SQ. FT.
TOTAL	2,301 SQ. FT.
BSM'T	828 SQ. FT.
TOTAL	3,129 SQ. FT.

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

Copyright for these drawings is owned by Planco MN, Inc. Upon payment of all fees due to Planco MN, a limited license is granted to use these plans to build one structure. Planco MN reserves all rights. These plans may not be re-used for any additional structures, may not be assigned or copied, and may not be modified or used in any redesign without the prior written consent of Planco MN, Inc.

© Planco MN, Inc. 2023

13400 CADOGAN WAY, ROSEMOUNT LOT 1, BLOCK 2

#23-020 SMA

PLANCO MINNESOTA, INC.
Complete Residential Drafting & Design Services
7887 Dempsey Way Inver Grove Heights, MN 55076 651-452-9724

7-17-23

RESIDENCE FOR:
DUNMORE MODEL
BELLEPAR HOMES

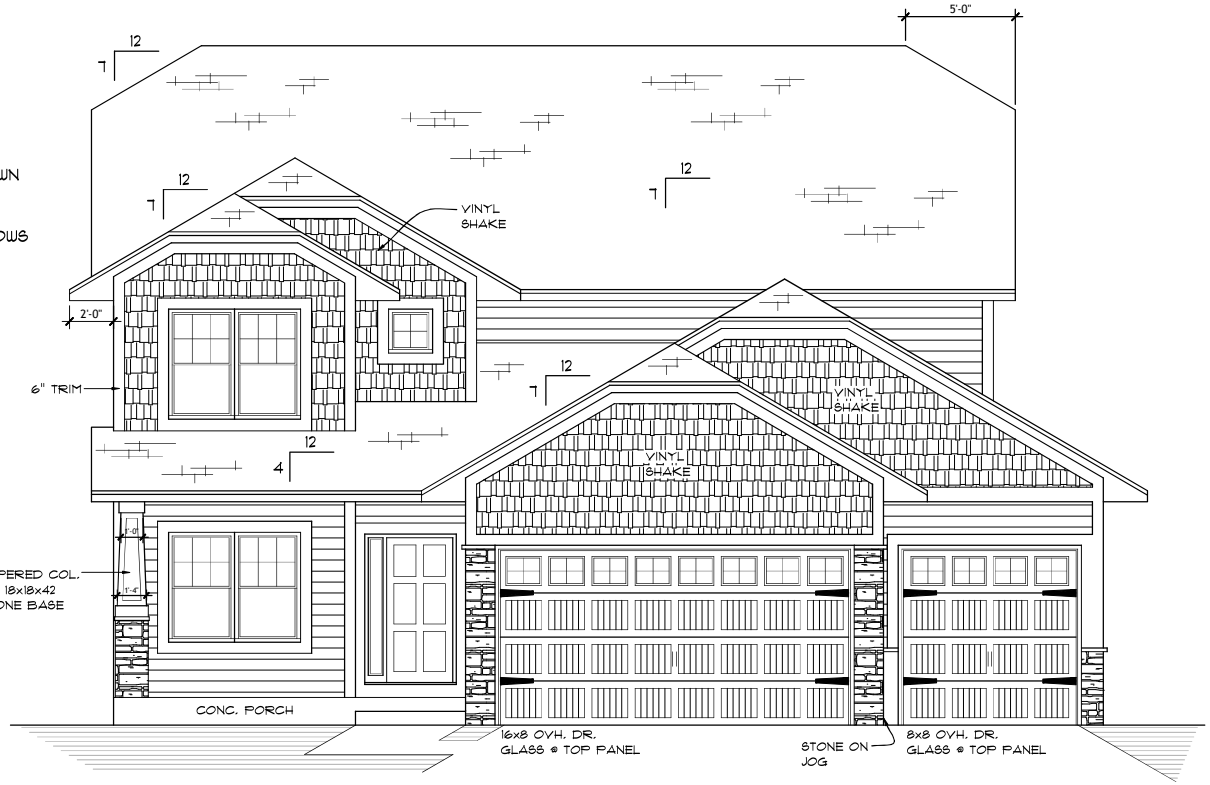
1/8

VINYL SIDING
ALL SIDES

STONE AS SHOWN
FRONT ONLY

JELDWYN WINDOWS

ALUM. SOFFIT
& FASCIA



"B"

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

9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,079 SQ. FT.
2nd FLR.	1,077 SQ. FT.
TOTAL	2,156 SQ. FT.

Copyright for these drawings is owned by Planco MN, Inc. Upon payment of all fees due to Planco MN, a limited license is granted to use these plans to build one structure. Planco MN reserves all rights. These plans may not be re-used for any additional structures, may not be assigned or copied, and may not be modified or used in any redesign without the prior written consent of Planco MN, Inc.

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

© Planco MN, Inc. 2013

#13-251 SMA

PLANCO MINNESOTA, INC.
Complete Residential Drafting & Design Services
7887 Dempsey Way Inver Grove Heights, MN 55076 651-452-0724

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

RESIDENCE FOR:

1

Willow Wood Staff Report - 1997

REQUEST FOR ACTION
CHASKA CITY COUNCIL

February 24, 1997

Agenda Item No. 8

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

Prepared by: Kermit Crouch

BACKGROUND

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

1. The proposed plat is bordered by Northgate Addition to the south, Griep Park and cropland to the west, City-owned Chaska Creek wooded ravine to the north and northeast and three large unplatted single family homes/lots to the east which front on Highway 41.

2. Northgate Addition is zoned R1 - Low Density Residence and was platted in 1973 and 1978. The lots along Highwood Drive adjacent to the subject area are 75 feet wide; whereas, the lots platted in 1978 are typically 100 feet wide. White Oak Drive was platted as part of Northgate Addition and provides the only access to the subject property.

3. A tributary of Chaska Creek cuts east-west through the property and divides the area in two - 26 lots south of the creek and 22 lots north. This wooded drainageway is part of the City-owned linear open space system and contains a community trail on the north side of the creek.

4. Griep Park is a 10 acre upland wooded area that was acquired as part of the linear open space system in the early 1970's. The park is undeveloped except for the community trail which crosses to the south side of the creek just west of the proposed plat. In recent years, nearby residents in Northgate, West Oaks and Oak Hill Additions have expressed a desire for a neighborhood park facility, but most do not want the natural character of the park to be sacrificed for active park facilities. City planning and park staff have proposed that two to three acres of open farmland owned by Francis Hammers on the north side of the creek be dedicated as parkland when that area is developed in future. At this time, Mr. Hammers has no plans to develop or sell the property for development, and is reluctant to split off an area for park purposes prior to development.

5. Mr. Hammers owns about 54 acres of mostly cropland between the north half of the subject area and Bavaria Road. In 1989, a developer obtained an option on Hammers' land and proposed a 77 lot single family residential subdivision. The property was rezoned to R1-A - Low Density Single Family Residence but the plat was never developed and the property reverted back to Hammers. Previously, in the mid-1980's Francis had developed the wooded 24 lot Oak Hill Addition between Bavaria Road and Griep Park.

6. The north two unplatted lots along Highway 41 were split off from the former farm about 1960 and are about 2.5 acres (Walter) and 1.5 acres (Jung) in size. Marcy Jaspers' home is situated on a five acre tract. All three homes have direct driveway access to Highway 41 which would not be permitted by today's zoning standards nor by MnDOT.

7. In 1992, the City approved a split off of another 0.75 acre lot for Gary Jaspers, Marcy's son, at the corner of Griep Park and the tributary creek. The lot was configured to provide for the curved extension of White Oak Drive between the lot and an existing wetland to the south. Gary's lot has been included in Phase One as Lot 4, Block 4.

8. As previously stated, White Oak Drive is the only available access to the proposed subdivision. Access to Highway 41 at this location is not permitted by MnDOT or the City relative to access spacing and sight visibility standards. For many years, City staff's position has been that White Oak Drive should be extended northerly across the creek and then westerly to intersect Bavaria Road. This would eventually provide two access points off arterial/collector streets to the subject property. The 1989 plat of Hammers' farmland provided for such an extension as does the subject plat.

9. The subject 24.2 acres is all cropland except for a 0.5 acre wetland at the extreme southwest corner of the site. While much of the land is adjacent to the City-owned wooded creek/open space system, no woodland exists on-site. The northeast edge of the property is adjacent to the steep wooded bluffs of Chaska Creek owned by the City. Fortunately, the property line is 20 to 30 feet from the steep slopes which will preclude environmental disruption because buildings are required to set back another 40 feet from such property line. Within the site, there is a significant change in elevation of 40-50 feet which results in some relatively steep street grades (8%) in the plat. The central creek is not in a deep ravine as is the main channel. Rather, the tributary's wooded drainageway is only four to six feet in depth, which makes the proposed crossing by White Oak Drive fairly easy with relatively little environmental disruption.

10. The City of Chaska will join in this plat because White Oak Drive crosses City-owned land at two locations - the southeast tip of Griep Park and the creek crossing. In effect, the City will be formally dedicating some of its land for public street purposes by joining in the plat.

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

PRELIMINARY PLAT DESCRIPTION/ANALYSIS

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

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

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

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

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

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

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

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

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

A. Off Highway 41 through Marcy Jaspers' property. This may be acceptable to Marcy but appears doubtful for MnDOT approval due to safety concerns.

B. Off Bavaria Road through Hammers' property. Francis is not in favor of this option.

C. Off Highway 41 through City property using the existing access approved by MnDOT for the current creek underpass construction project. This appears to be the most plausible solution by all concerned since the access is currently used for that purpose and sight lines are relatively good.

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

STAFF EVALUATION/RECOMMENDATION

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

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

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

PLANNING COMMISSION ACTION TAKEN 2-12-97

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

A. Motion to recommend to City Council adoption of Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.

B. Motion to recommend to City Council approval of the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to the following conditions and stipulations:

1. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.

2. The purpose of the various outlots are as follows:

   a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.

   b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.

   c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.

3. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only be existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.

4. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.

5. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.

6. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.

7. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.

8. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.

9. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.

10. The developer shall provide for unrestricted use of the existing community trail systems during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.

11. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.

12. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.

13. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.

14. No black dirt shall be exported from the site.

CITY COUNCIL ACTION REQUESTED

1. Motion to adopt Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.

2. Motion to adopt Resolution No. 97-18 approving the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to certain conditions and stipulations contained in such resolution.

jms

Memo

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

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

Sanitary Sewer

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

Watermain

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

Storm Sewer

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

Grading

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

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

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

Wetlands

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

Traffic

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

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

ORDINANCE NO. 614

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

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

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

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

(Legal Description to be completed.)

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

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

A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.

B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side or directly across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. Effective Date

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

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

Robert P. Roepke, Mayor

Attest:
Jeanette M. Simoneau, Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE FEBRUARY 24, 1997 RESOLUTION NO. 97-18

MOTION BY COUNCILMEMBER SECONDED BY COUNCILMEMBER

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

---

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

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

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

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

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

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

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

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

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

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

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

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

1. Preliminary Plat exhibits approved by this Resolution and dated 2-4-97 shall be as follows:

   a. Existing Conditions
   b. Overall Preliminary Plat
   c. Development Area Preliminary Plat
   d. Phasing Plan
   e. Overall Area Layout
   f. Preliminary Overall Utility Plan
   g. Preliminary Grading & Drainage Plan
   h. Preliminary Landscaping Plan

2. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.

3. The purpose of the various outlots are as follows:

   a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.

   b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.

   c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.

4. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only be existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.

5. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.

6. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.

7. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.

8. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.

9. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.

10. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.

11. The developer shall provide for unrestricted use of the existing community trail system during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.

12. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.

13. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.

14. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.

15. No black dirt shall be exported from the site.

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

_____
Robert P. Roepke, Mayor

Attest:_____
Jeanette M. Simoneau, Deputy Clerk

jms

FUTURE DEVELOPMENT
F. HAMMERS
KASSEL DRIVE
T.H. 212 ROW (DOC. NO. 113023)
HUNDERTMARK HEIGHTS SIXTH ADDITION
CHESTNUT HILLS WESTWOOD LANE 2ND ADDITION
CHESTNUT LANE WESTWOOD HILLS
BAVARIA 1ST PLACE ADDITION
BAVARIA HILL CIRCLE
BAVARIA OAK PLACE
2ND ADDITION
OAK HILL 2ND ADDITION
OAK HILL ROAD
BAVARIA ROAD
CITY OF CHASKA
OUTLOT C
OUTLOT B
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT A
WHITE OAK DRIVE
GROVES DRIVE
JASPERS CIRCLE
BLK. 1
BLK. 2
BLK. 4
BLK. 5
BLK. 6
BLK. 7
BLK. 8
WILLOW WOOD
WALTER
BRIAN & LINDA JUNG
MARCELLA JASPERS
FUTURE DEVELOPMENT
HIGHWAY 41
STATE
WEST OAKS 2ND
WEST OAKS DRIVE CIRCLE
HIGHWOOD DRIVE
NORTHGATE 1ST ADDITION
WHITE OAK DRIVE
0 50 100

DATE	JANUARY 1997
SCALE	1"=100'
PROJ. NO.	96-100-21

SHEET NO. 6 OF 9 SHEETS

SHEET TITLE: OVERALL AREA LAYOUT

PROJECT: WILLOW WOOD CHASKA, MN

OWNER: MR. JOHN KLINGELHUTZ

REVISIONS

DESCRIPTION	DATE

CERTIFICATION

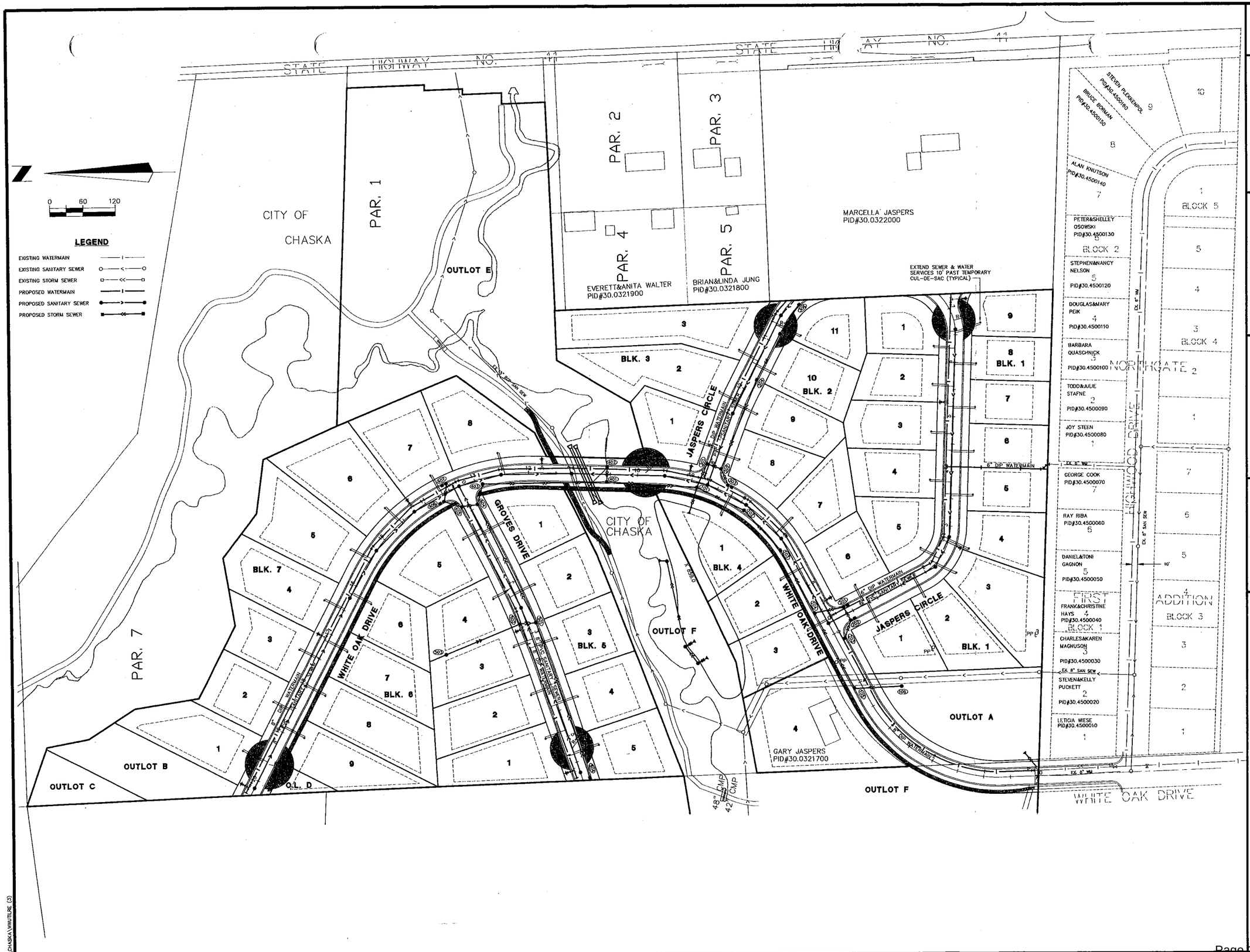
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Roger J. Schmidt 24307
2/4/97
DATE REGISTRATION NO.

ENGINEER

WILLIAM R. ENGELHARDT ASSOCIATES, INC.
CONSULTING ENGINEERS
1107 HAZELTINE BOULEVARD • SUITE 480
CHASKA, MINNESOTA 55318

C:\CHASKA\WWOALRE (3)



DATE: JANUARY, 1997
SCALE: 1"=60'
PROJ. NO.: 96-100-21
SHEET NO. 7 OF 9

SHEET TITLE: PRELIMINARY OVERALL UTILITY PLAN

PROJECT: WILLOW WOOD CHASKA, MN

OWNER: MR. JOHN KLINGELHUTZ

REVISIONS: DATE | DESCRIPTION

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Gary J. Schmidt
DATE: 2/4/97
REGISTRATION NO.: 24307

ENGINEER: WILLIAM R. ENGELHARDT ASSOCIATES, INC.
CONSULTING ENGINEERS
1107 HAZELTINE BOULEVARD • SUITE 480
CHASKA, MINNESOTA 55318

C:\CHASKA\WWUTILRE (3)

Land & Resource Consulting
THE CIVIL SIDE OF ENGINEERING

05/03/2024

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

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

Dear Ms. Hanson,

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

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

- Comment: Density & the # of Proposed Houses - *the proposed unit count results in a large density increase in the neighborhood. The number of proposed houses isn't conducive to matching the existing character of the neighborhood.*

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

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

- Comment: Lot size & yard space –*the developer presented that buyers do not want yard space, but it is not possible to know that buyers prefer smaller lots with less yard space, in part because the alternative isn't being built in newer developments. The lot size and yard space of the existing neighborhood is preferred by current residents.*

    - Response: It's true that there's a diversity of wants and needs from home buyers. However, there is a lot of market research that points to a lack of diversity of housing types in many neighborhoods across the metro, which can result in negative outcomes for residents. For example, as residents age, they often must leave a neighborhood they've lived in their whole lives to find appropriate housing. They can no longer maintain the large yard, driveway, and house, and need something smaller and more manageable. Similarly, young adults might grow up in a neighborhood that they want to eventually return to and live in, but they're priced out of the primary housing stock, with no other options. To this end, diverse housing options can help residents who want to stay in a neighborhood but require different housing needs.

- Comment: Lot size & Privacy – *current residents prefer the existing balance of physical proximity to neighbors, while retaining a sense of privacy.*

    - Response: The existing homes along Jasper Circle N and S are approximately 20'-30' apart. The concept submitted provides a significant increase of separation and buffer between the existing and proposed homes as shown on the sections provided. None of the proposed improvements will change the physical proximity and privacy the neighbors currently enjoy.

    - Two sections have been provided to illustrate the proposed transition between the existing homes and the proposed project. An updated Concept Plan with additional landscaping has also been provided.

- Comment: Setbacks – *the proposed setback, particularly in the front, is too short, which pushes homes closer to the street and reduces the number of cars that can park in the driveways of the proposed homes.*

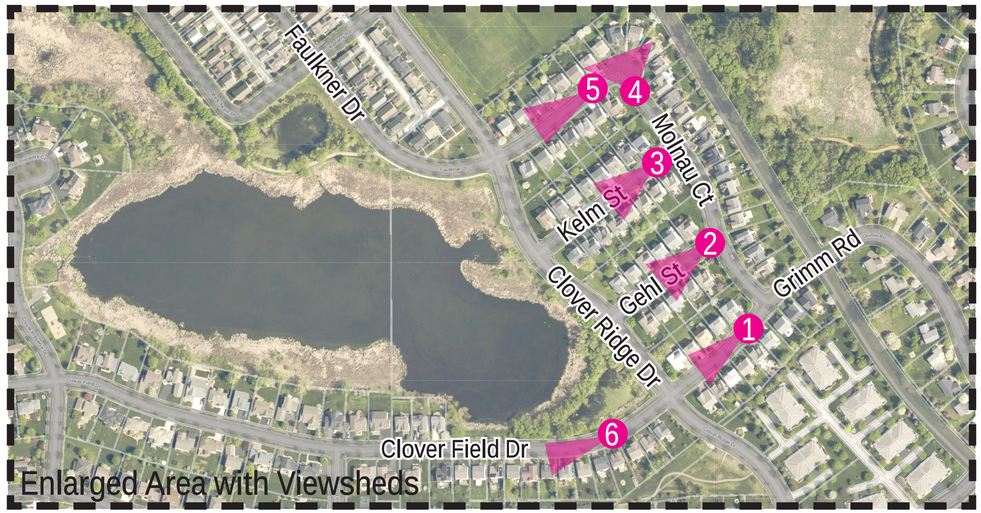
    - Response: The location of the home footprints on the Concept Plan was reviewed and homes were moved further away from the 20' front setback on every lot where it's feasible. Please note this is still a concept plan and unit types have not been determined, but an increased front setback can be applied moving forward wherever possible.

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

Sincerely,

Land & Resource Consulting, Inc.

Todd J. Olin, President



5 Molnau Ct

6 Clover Field Dr

1 Grimm Rd

2 Gehl St

3 Kelm St

4 Molnau Ct

Development Examples

Chaska, MN

Date: 05-03-2024

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

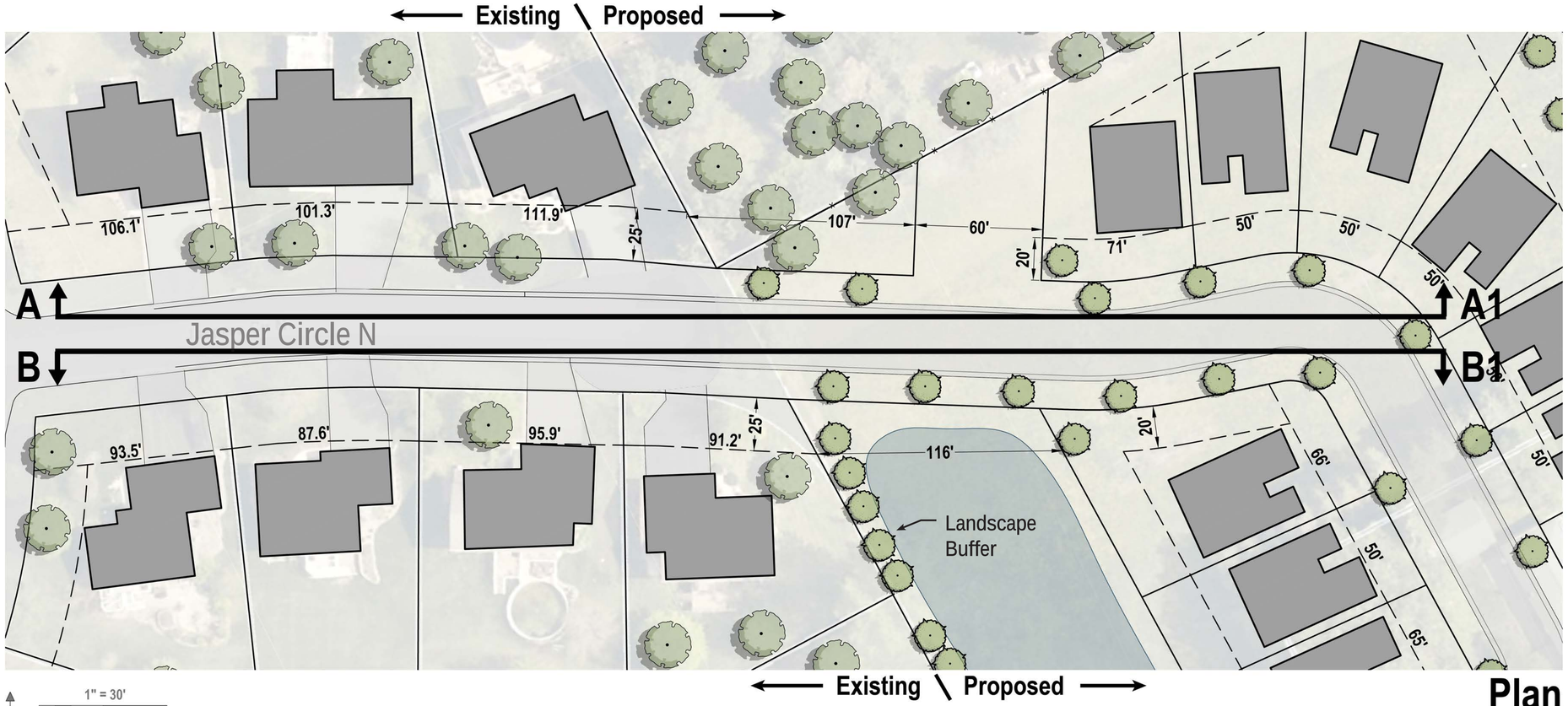
These Google Streetview images show streetscapes in Chaska with similar development conditions as the proposed project.

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

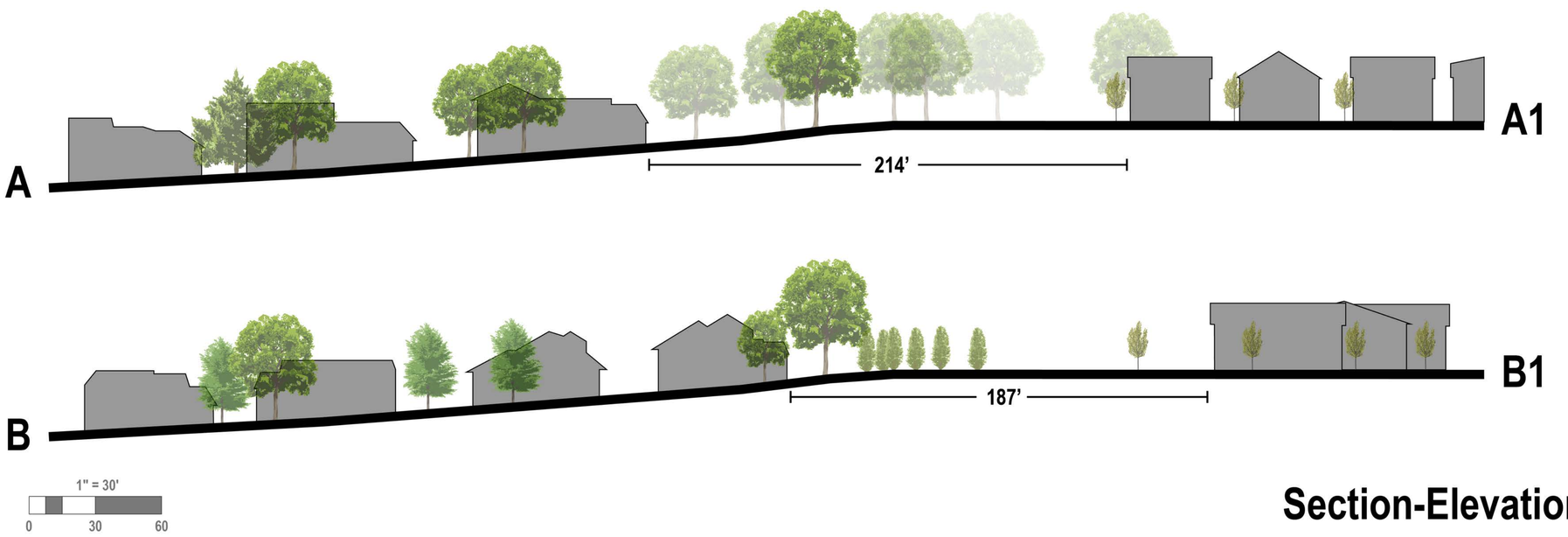
Images were obtained from Google Maps.

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

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



Plan



Section-Elevations

Development Spacing - Jasper Circle N

Chaska, MN

Date: 05-03-2024

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

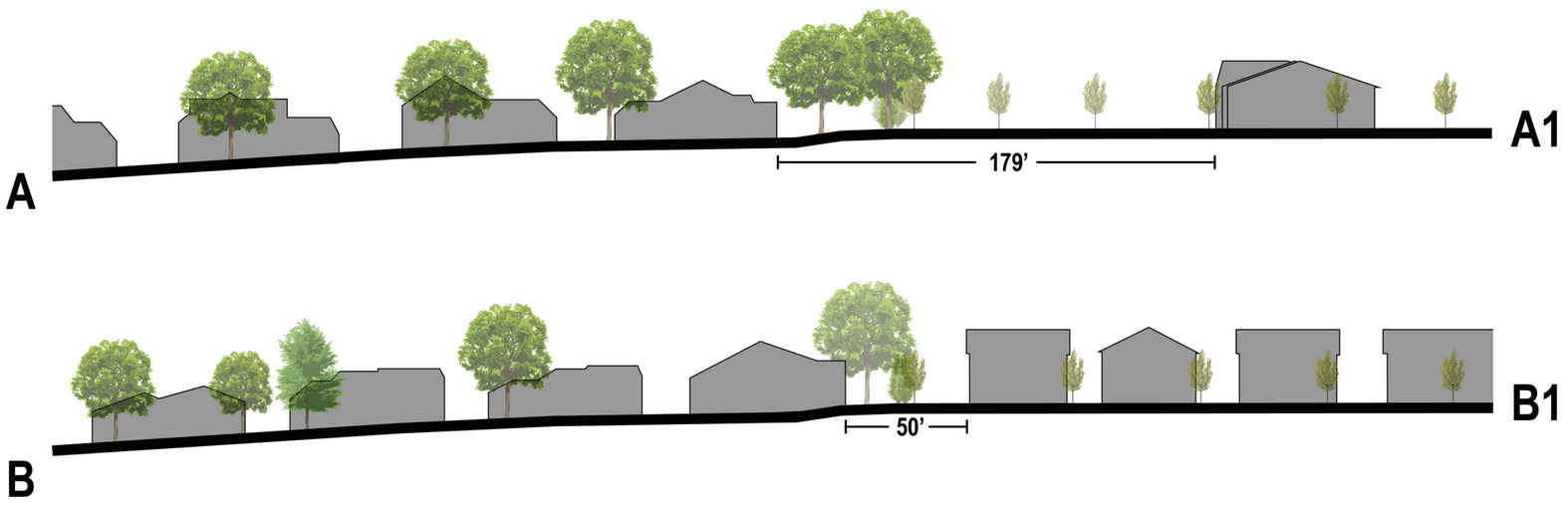
Elevations of homes represented in section are approximations.

Existing trees height and width is approximate.

Proposed trees approximately represent 1-5 years growth

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

Plan



Section-Elevations

Development Spacing - Jasper Circle S

Chaska, MN

Date: 05-03-2024

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

Elevations of homes represented in section are approximations.

Existing trees height and width is approximate.

Proposed trees approximately represent 1-5 years growth

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

Concept Plan with Revised Home Placement to increase Front Setbacks

Date: 05-03-2024

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

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

Neighborhood Comments - Jasper Circle

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

Good morning,

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

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

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

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

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

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

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

--
Best,

Donelle Heieie
303 Groves Drive

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Sent from my iPhone

ORDINANCE NO. 614

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

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

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

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

(Legal Description to be completed.)

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

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

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

A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.

B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. Effective Date

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

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

_____
Robert P. Roepke, Mayor

Attest:_____
Jeanette M. Simoneau, Deputy Clerk

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

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

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

The following points are my specific requests for consideration:

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

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

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

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

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

Donelle Heieie

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

Ms. Cauley,

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

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

To summarize my additional reasons for my concern:

1. The new proposal does not match the original design of the Willow Wood development originally drawn up 25 years ago. It showed the addition of the land in the current proposal and added 4-6 additional homes beyond the homes eventually built in the north and south circles. These additional homes were not completed because the Jaspers family did not decide to sell the plots that included their home until recently. Instead of these 5-7 homes the new proposal shows 16 homes.

2. The lot sizes in the proposal are significantly reduced to accommodate these additional homes, and the home designs are distinctly different than the existing ones on the north and south circles. This relates to my comment above that the proposal does not match the existing neighborhood character.

3. There is only one access (from Engler Blvd.) to all the neighborhoods west and north of Valley Free Church, and this includes the Willow Wood section. The proposal would add approximately 35 additional vehicles going in and out of this one access. If 5-7 homes were added like the original development planned the traffic increase would be minor, versus all the additional vehicles for the 16 homes.

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

Sincerely,
Neil Pomeroy

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

Ms. Cauley,

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

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

Another issue is the traffic from not 5-7 houses - as the present zoning indicates - but from16 houses nearly tripling the additional traffic on our street and adding to the backup at the intersection of White Oak and Engler. There will also be a parking issue with these houses as presented. With teen and college age drivers as well as young adults living at home, how many cars will be able to park on the limited street parking? Would our existing street become a permanent parking lot for these new homes?

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

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

Lou Ann Pomeroy
225 Jaspers Circle South
Chaska, MN 55318
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

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

Good morning Ashley,
I am writing to let you know that I am opposed to the development of the property which is adjacent to both north and south Jaspers circle.
There will be a huge increase in traffic if the proposed development goes through. It is my understanding that they are now proposing 16 homes on this five acre lot.
We are land locked so adding 16 homes that will mean at least 32 more cars coming down our street numerous times a day.
Also the proposed site is five acres…when connecting to the current neighborhood this is nowhere near the lot size we have. We have at least half acres and if this goes ahead as planned the lot sizes will be tiny and will in no way resemble our current neighborhood.
I'm very aware the person who purchased this lot wants to make money but there were at least 50 people at the last meeting where we all vehemently opposed the current development. At that time he proposed 17 homes and from what I understand he has changed that to 16.
Obviously he didn't understand that we are very much opposed to this being connected to our neighborhood, which is Willow wood.
I realize that the issue of getting out onto Engler may be addressed at a later date but I simply can't imagine adding another possibly 20-32 cars to this nightmare. It is almost impossible to take a left turn off of White Oak onto Engler at certain times of day, now add some more vehicles to that !
I will attend the next two proposed meeting in April and I am hoping that you understand that this is a lot that which in my opinion can house 8-10 homes to give it anywhere near the feel of our current neighborhood.
Thank you.
Lee and Verna Metzger
265 Jaspers Circle South
Chaska, Mn.
Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

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

Hello and good day,

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

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

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

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

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

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

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

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

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

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

sincerely,
Lee Rostad
205 Jaspers Circle South

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

ORDINANCE NO. 614

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

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

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

> The following described real estate situated in the City of Chaska is hereby removed from the O - Open Development District and rezoned to PRD-33.
>
> (Legal Description to be completed.)

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

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

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

A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.

B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

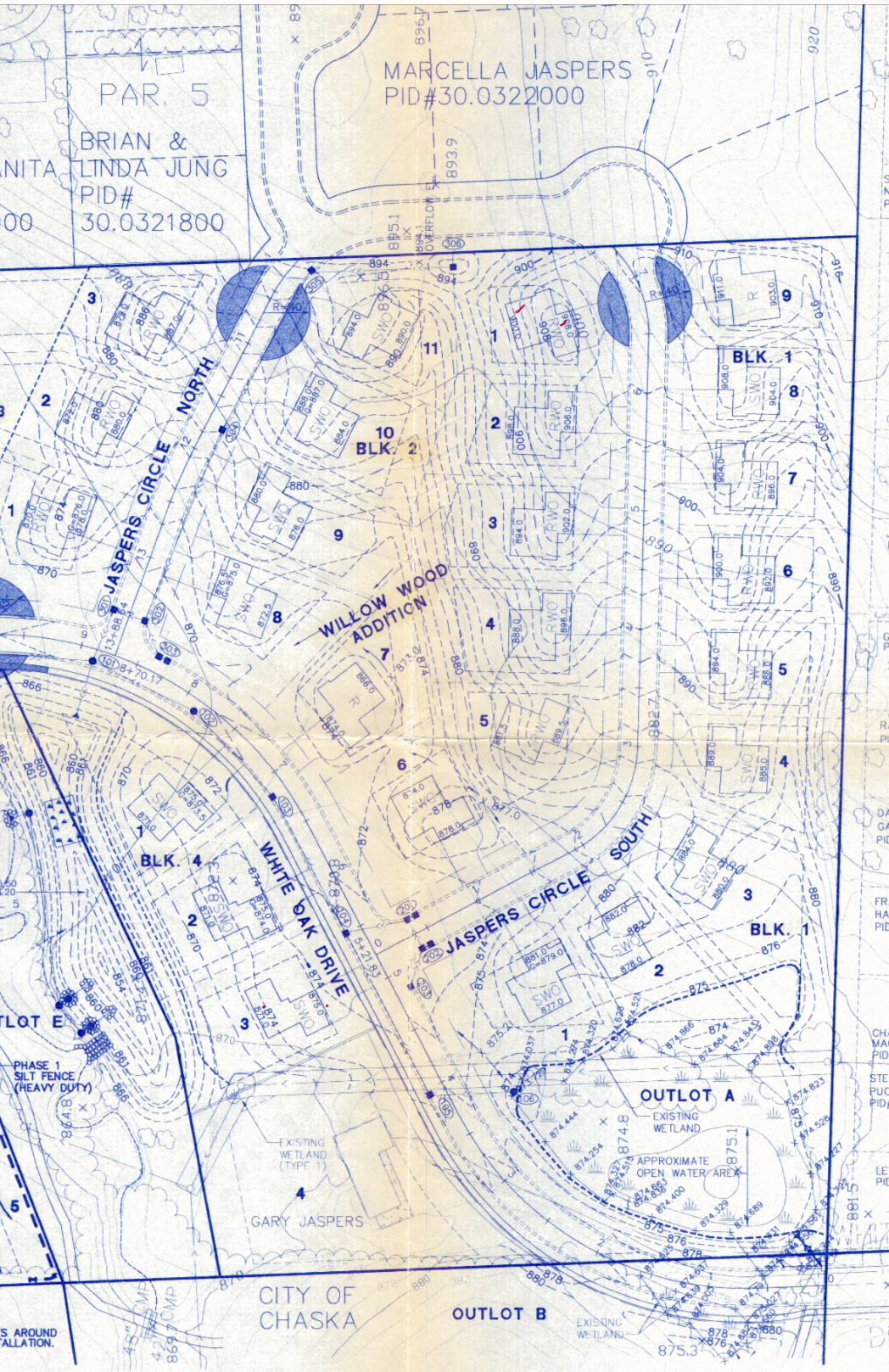
Section IV. Effective Date

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

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

_____
Robert P. Roepke, Mayor

Attest:_____
Jeanette M. Simoneau, Deputy Clerk



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

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

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

Sincerely,
Laresa DeBoer

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

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

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

Respectfully,
Aimee Alcott

Dear members of the Chaska Planning Commission,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Aimee Alcott
255 Jaspers Circle South

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

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

Hello Ashley,

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

Currently, in our very large neighborhood, there is only one way in and out. This causes extra traffic and can be a potential hazard in case of an emergency. While I do support building additional homes on this land, building16 homes, when the original neighborhood developers had a plan of 7, would be unwise and unsafe.

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

Thank you,

Annalisa Murray
292 Groves Dr, Chaska

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

From: Fred Koivumaki
To: Ashley Cauley; Molly Koivumaki
Subject: [EXTERNAL]Jaspers Circle Concept Plan
Date: Friday, May 10, 2024 6:37:22 PM

Ashley,

On behalf of my wife, Molly, and me, I wish to thank you again for meeting with some of the concerned residents of the Jaspers Circle neighborhood about the proposed Concept Plan on Wednesday after the presentation.

I would like to participate in the continued dialogue with the applicant.

The concerns I voiced at the meeting remain as well as a few additional concerns that were raised in my mind after the meeting.

1) It bothered me at the meeting that the commission chair did not seem to know what was listed as the concept goals on the third page of the Jasper Circle - Concept Plan. When I read directly from the Concept Plan provided on your web site, he asked "where did you get that from?" It was as if he had not read the packet.

2) It also bothered me that the commission chair does not like "Ghost Plats". To buyers of homes in not yet fully developed communities Ghost Plats provide information about how the community may be developed in the future. Planning commissions should take the Ghost Plat seriously and try not to deviate from the expectations of the existing homeowners.

3) My main concern about the lot sizes remains. If my understanding is correct, the proposed Concept Plan will not just create the smallest lot in the Willow Wood development area, but will also create the smallest lot size of any lots accessible from the north entrance off of Engler to the neighborhood serviced by White Oak Drive (the only entrance to this neighborhood).

4) I also mentioned at the meeting that I thought the aesthetics of the neighborhood would be ruined by the placement of 16 homes in such a small amount of space, with offsets allowing homes to be as little as 10 feet apart. The response given by the developer and by the chair was that the offsets could be adjusted and landscaping could be made to improve the aesthetics to better fit with the neighborhood. This could be done and still 16 homes will be built in the small parcel of land. My response is, "Really?" The lots remain the smallest in the development, with very limited real estate for better setbacks and landscaping.

I think I speak for most of my neighbors, that we agree this parcel of land was destined for future development. I think I also speak for the majority of

homeowners in the area, that we were shocked at the density of the homes proposed for this small piece of land. As one of the commissioners intonated, "it is cringe worthy."

I know that ghost plats (and even "concept plans") don't always accurately predict future development. I personally appreciate that the developer was willing to drop at least one of the homes from his original plan, even though in my mind this still does not go far in conforming with the existing character of our neighborhood.

I realize that the original ghost plat for the Willow Wood development area was created some 26, 27 or maybe even 30 years ago, and that things change over time. For instance, originally, I believe, there would have been at least 3 access points to our neighborhood, one off of Engler, one off of County 41, and one off of Bavaria. Now there is only one access point off of Engler. This makes it even more imperative that future development in our neighborhood be as limited as possible. In the case of a natural disaster, police or fire emergency, or just getting to school or work in the morning, we are already facing eminent delays getting out of our neighborhood. All the reports I have seen indicate motor traffic is up by a large margin after the pandemic, and continues to rise over major holidays. More companies are requiring employees to spend more time at the office. This trend only increases the desire of homeowners to exit the neighborhood.

I spoke with representatives of the developer after our meeting Wednesday night and made a suggestion that the number of lots be decreased further. The representative said that this would necessarily increase the cost of the homes in the neighborhood to a price point nobody would be willing to pay. My wife and I recently toured homes in Chaska during the "Parade of Homes" at price points that far exceeded the price points suggested in the current Jaspers Circle Concept Plan. These homes were in neighborhoods which I consider far less desirable than our Jaspers Circle Neighborhood. One such neighborhood butted up against highway 212, separated only by a small earthen berm. This neighborhood did not have the close access to the Chaska Community Center, Southwest Transit Services, the extensive network of trails and parks, and the close access to fire and police that we have in our neighborhood. I believe that even at a higher price point, our neighborhood is very marketable, but only if the essential character of the neighborhood is maintained.

I look forward to your response to this email.

Sincerely,

Fred Koivumaki
276 Jaspers Circle North

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE May 20, 2024 RESOLUTION NO. 2024-50

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Approving the Concept Plan for Jasper Circle/ P.C. No. 2024-06

WHEREAS, the 4.92-acre site at 1876 Chestnut Street N combined with the adjacent, unaddressed parcel is generally located northwest of the Chestnut St N/ Highway 41 and Engler Blvd/ CSAH 10 intersection; and

WHEREAS, Todd Olin, on behalf of Land & Resource Consulting, has submitted a concept plan contemplating subdividing the site into 16, single-family, residential lots; and

WHEREAS, right-of-way and a new street would be constructed connecting Jasper Circle N and Jasper Circle South. This connection, and removal of the existing temporary turnarounds, was anticipated as part of the Willow Wood Subdivision in 1997; and

WHEREAS, the new lots range from 6,000 – 16,190 square feet in size; and

WHEREAS, the plan includes three outlots. The largest would be for the stormwater pond along the western property line. The remaining two are for a future right-of-way connection to the properties to the north and a small 0.06-acre remanent piece in the northwest corner; and

WHEREAS, utility connections are available and extended through the site; and

WHEREAS, the Comprehensive Plan guides the site as low-density residential. By plan, the density range is two to five units per net acre. The plan contemplates development at 3.3 units per acre; and

WHEREAS, the developer anticipates custom-built homes on the new lots. The new homes are anticipated to be roughly 2,100 – 3,000 square feet in size and starting at price points around $550,000.

WHEREAS, the applicant is requesting the following setbacks:

	Proposal
Front	20 ft
Side *interior* *street*	 5 ft 20 ft
Rear	25 ft

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

Hwy 41	75 feet as measured from the centerline

WHEREAS, on a 8-0 vote, the Planning Commission recommended approval of the Jasper Circle concept plan for a 16-lot subdivision on May 8, 2024. (PC #2024-06) with the addition of a condition requiring the developer to work with the neighborhood; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan of Jasper Circle for a 16-lot subdivision at 1876 Chestnut Street N, and the adjacent unaddressed parcel (PC #2024-06), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative, revision dated March 5, 2024
    b. Existing Conditions and Site Forces and Features Exhibits submitted on March 5, 2024
    c. Concept Plan Dated March 22, 2024
    d. Scale and Mass exhibit submitted March 5, 2024
    e. Landscape Elements, Grading and Drainage Exhibit submitted March 5, 2024
    f. Views and Composite Exhibit submitted March 5, 2024
    g. Elevations and Architectural Concept Exhibits submitted March 5, 2024.
    h. Ghost plat submitted March 5, 2024
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
    a. Tree inventory and preservation plan;
    b. Grading plans; and
    c. Landscaping plans in conformance with City Code Sec. 15.28.070. This plan must also incorporate a landscaped berm along Lots 3 – 9 for highway noise mitigation and a buffer of the new development along the western property line.
3. Coordination with:
    a. City Engineer regarding utilities, grading, access, and drainage.
    b. MnDOT regarding noise mitigation plans, permanent and construction access.
    c. Electrical department on service locations.
4. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
    c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
5. Setbacks are follows:
    a. Front yard setback: 20-feet
    b. Side yard setbacks:
        Interior: 5-feet
        Street: 20-feet
    c. Rear yard setback: 25-feet
    d. Setback measured from the centerline of Hwy 41: 75 feet

6. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
7. The developer should work with neighborhood representatives on the plan before the submittal of a preliminary plat application.

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

_____
Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/20/2024

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

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-07

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

---

Introduction

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

Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – February 5, 2024

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

Previous Approvals

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

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

Figure 2: March 2024 Concept Plan

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

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

Changes Since Concept Plan

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

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

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

Preliminary Site & Building Plan and Rezoning

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

- **Existing Conditions.** The Hazeltine National Golf Course spans across approximately 335 acres. The northwest portion of the site where the preliminary plan is proposed is approximately 13 acres and is only used for large event parking. The existing terrain features rolling hills, native grasses, and trees primarily along Hazeltine Boulevard. Two service roads currently connect to Hazeltine Boulevard and Hundertmark Road to provide access for maintaining the golf course. The site is lowest along Hundertmark Road and generally rises towards the clubhouse on the east.

- **Preliminary Site & Building Plan.** The preliminary plan contemplates adding 8 one-story villas for on-site lodging, a new putting course, and a new short course totaling 10 holes. Parking lot modifications and relocating the primary vehicle entrance are also contemplated with this preliminary plan.

Figure 3: Proposed Preliminary Plan

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

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

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

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

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

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

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

The existing gravel service road accessed off of Hundertmark Road will remain in its current access location, however the internal road will meander more south to accommodate the new short course layout. This service road is primarily used by Golf staff and some City staff to access electric utilities on site. This access is also used during Championship events to access parking.

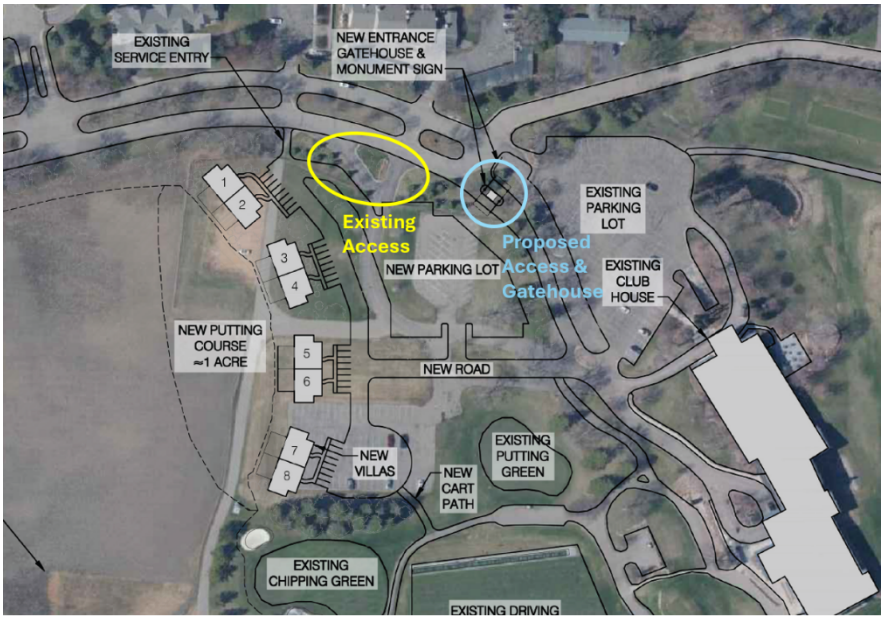


Figure 4: Main Entrance Exhibit from March 2024 Concept Plan

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

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

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

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

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

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

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

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

Staff Analysis

- **Comprehensive Plan & 2013 Concept Plan**

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

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

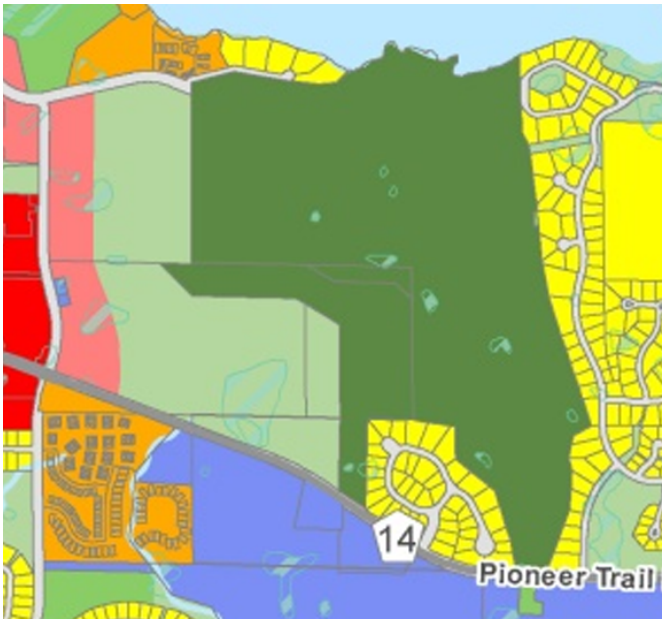


Figure 5: 2040 Comprehensive Guide Plan

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

- **Setbacks**
  The following tables summarize the required setbacks for the site:

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

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

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

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

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

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

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

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

Figure 6: Large Event Parking Exhibit

- **Access & Service Roads & Circulation**
  The new main entrance is proposed to be relocated to line up with eastbound traffic coming into the site. Exiting the site will be more efficient as it eliminates the need for a full left turn movement, which the applicant has stated is problematic with other traffic on Hazeltine Boulevard. The applicant has provided a traffic evaluation that concluded the shift of the entrance will better define entering and exiting the site. It should be noted that there are portions of the main entrance design such as the driveway opening, main entrance center median, and golf course monument sign are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard. These elements are private and will be owned and maintained by Hazeltine Golf Course. The City will not be responsible for maintaining these areas.

  There are two service road entries that come off Hazeltine Boulevard; one on the west and east sides of the main entrance. The city's policy regarding driveway access is to limit the number to those that are needed to safely accommodate the traffic generated by development. Since the full extent of property is not being developed the City's policy would be to restrict access to a primary entrance and exit unless safety and traffic generation dictate otherwise. Further, the City's policy would be to provide adequate

spacing between driveway openings, which conflicts with the main entrance and eastern-most service road entry. The proposed spacing between the two access points is approximately 17.5 feet. Additionally, the existing service access is directly next to Birdie Lane. Staff is recommending the main entrance and east service entry be combined to a single location and designed to limit confusion and vehicle conflicts with access to the city street. This will need to be addressed in the final submittal.

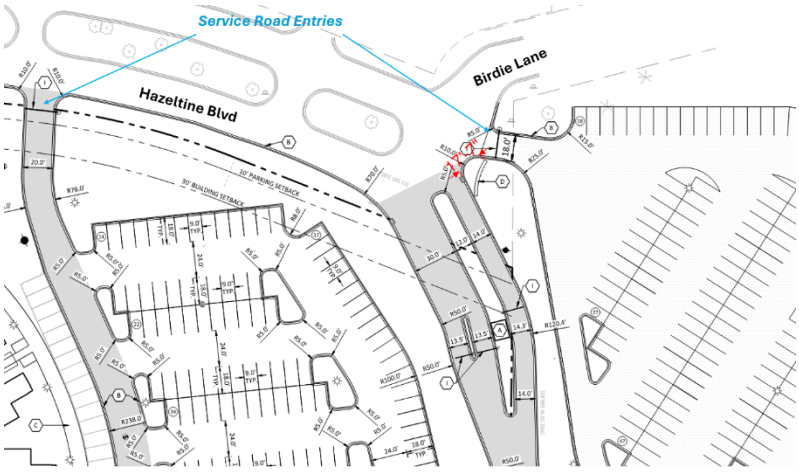


Figure 7: Access Spacing Exhibit

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

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

If the applicant chooses to fire sprinkle the villas then item #1 is no longer required, and item #2 is modified to providing a 16 foot wide turnaround. Item #3 would still remain.

- **Tree Preservation & Landscaping**

The table below indicates the landscaping requirements for this site:

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

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

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

The new main entrance and parking lot layout will impact existing trees on site. A total of 103 trees will be removed. These trees species range from blue spruce, balsam firs,

and quaking aspens, which are primarily coniferous trees. The trees proposed with the new site layout will bring in more maples, birch, oak, elm, balsam fir, spruce and pine trees, and over exceed the landscaping requirements for the site. In sum, the removals and replacements are appropriate.

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

  One of the guiding principles in the 2013 Concept Plan was "a pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road to be provided at the time of the residential development." In addition, the City recently adopted the "City of Chaska 2040 Pedestrian and Bicycle Master Plan" on March 4, 2024. *The intent of this plan is to expand upon the trail and sidewalk networks that Chaska is known for and offer recommendations for improving and increasing opportunities for walking and bicycling in Chaska, for both recreational and transportation purposes.* A few reasons for this Master Plan included "improving safety for everyone and increase livability and equitable access to trails, parks, schools and other community destinations."

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

  The preliminary plan shows a couple areas for proposed sidewalks and future sidewalks to align with staff advisement during the Concept Plan. A future sidewalk is shown on the east side of Hundertmark Road. This sidewalk connection is not proposed to be constructed with the project as it does not lead to anywhere at this time. Construction of this sidewalk would occur when full connection to Pioneer Trail or an intentional end point can be achieved.

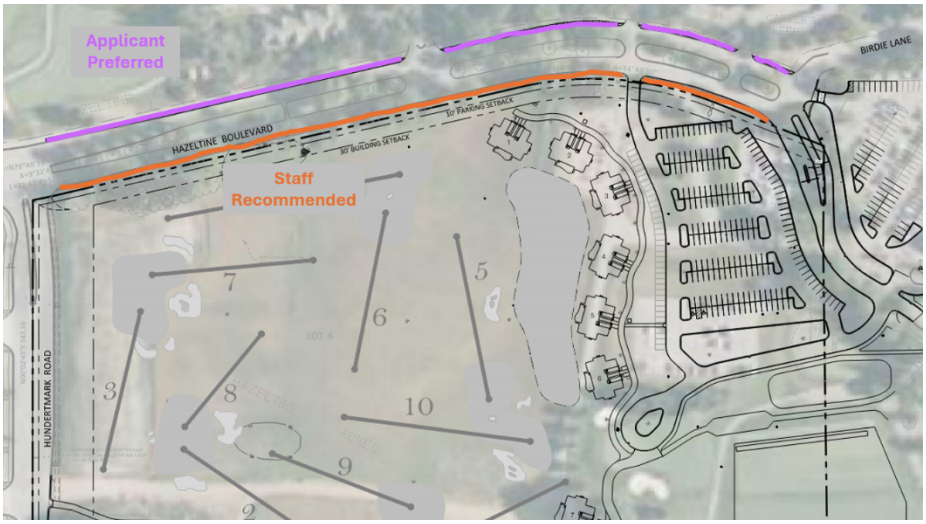


Figure 8: Sidewalk Exhibit

The preliminary plan also shows sidewalk connections on the north and south sides of Hazeltine Boulevard, east of Hundertmark Road (see figure 8). The applicant prefers the north sidewalk connection as it provides more privacy for the golf course. They have also requested that the City consider a cost-share for this sidewalk extension with 50% funded by the golf course and the other 50% by other sources. The City is not in a position to contribute funds to this connection as that would be inconsistent with past practice where funding comes solely from the developer. This would be a development cost.

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

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

In addition, staff would like the applicant to further evaluate the pedestrian connection on the south side to be consistent with the trail section on the south side of Hazeltine Boulevard adjacent to Hazeltine Plaza. This trail section shows a 10' wide trail and 7' boulevard (grass) area between the road and trail. The reason staff would like this further evaluated is to allow for a consistent pedestrian connection on the south side of Hazeltine Boulevard. A consistent trail section would also allow City crews to provide continuous snow maintenance across the south side of Hazeltine Boulevard, which would be a benefit to the property owner. A trail section should be evaluated in the field with City staff for feasibility. If a trail section and boulevard cannot be achieved then a sidewalk connection is acceptable. The property owner would be responsible for snow maintenance if it is a sidewalk. The ultimate design of the pedestrian connection shall be shown on the final plans.

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

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

- **Lighting**
  The site plan is showing a variety of lighting. The new parking lot areas will be illuminated by traditional pole lighting that are 28 feet high. The new cart path adjacent to the villas will be illuminated by 10 foot high lanterns. The putting course will be

illuminated by 10 foot high lanterns. And the short course will be illuminated by 35 foot high pole lights. All exterior lighting must meet the City's zoning ordinance section 15.28.250.

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

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

- **Stormwater**
  Stormwater will need to meet City and County requirements.

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

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

- **Performance Center**
  The City has received a concept plan submission from the applicant to incorporate a performance center building on site near the driving range. City staff would require that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together.

Deadline for Agency Decisions

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

Planning Commission Action Taken 05/08/2024:
Motion to recommend to the City Council approval of the Hazeltine National Golf Course (Northwest side) Preliminary Site & Building Plan, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
    a. Project Narrative (pgs 1-5), submitted by Hazeltine National
    b. Response to Incomplete & Additional Items Needed Letter (pgs 1-3), submitted by Sambatek, dated April 25, 2024
    c. Title Sheet (pg C1.01), submitted by Sambatek, dated April 25, 2024
    d. Existing Conditions (pg C2.01), submitted by Sambatek, dated April 24, 2024
    e. Site Plan (pgs C3.01 and C3.02), submitted by Sambatek, dated April 25, 2024
    f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated April 25, 2024
    g. Turning Exhibit (pg C3.04), submitted by Sambatek, dated April 25, 2024
    h. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated April 25, 2024
    i. Phase 1 Erosion Control Plan (pg C5.01), submitted by Sambatek, dated April 25, 2024
    j. Phase 2 Erosion Control Plan (pg C5.02), submitted by Sambatek, dated April 25, 2024
    k. Erosion Control Notes (pg C5.03), submitted by Sambatek, dated April 25, 2024
    l. SWPPP (pg C5.04), submitted by Sambatek, dated April 25, 2024
    m. Utility Plan (pg C6.01), submitted by Sambatek, dated April 25, 2024
    n. Storm Sewer Plan (pg C7.01), submitted by Sambatek, dated April 25, 2024
    o. Standard Details (pg C8.01), submitted by Sambatek, dated April 25, 2024
    p. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated April 25, 2024
    q. Tree Inventory (pg L0.02), submitted by Sambatek, dated April 25, 2024
    r. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated April 25, 2024
    s. Shrubs Plan (pg L1.02), submitted by Sambatek, dated April 25, 2024
    t. Landscape Notes & Details (pg L1.03), submitted by Sambatek, dated April 25, 2024
    u. Floor Plan & Elevations (pgs 1-6), submitted by Shea, dated April 25, 2024
    v. Photometric Concept Site Plan, submitted by Davis, dated April 23, 2024
2. Adherence to the City Engineer's memo dated May 1, 2024.
3. Coordination with the City Engineer for the provision of public utilities to the site.
4. Provision of a storm water management plan meeting City and Carver County WMO standards.
5. Provision of a wetland delineation report to be submitted at preliminary submittal.
6. Provision that any wetland impacts are reviewed and approved by the TEP.
7. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
8. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
9. ~~Provision that the main entrance and eastern-most service road entry be combined into one access and to be addressed at final submittal.~~
10. Provision that the main entrance design including the driveway opening, main entrance center median, and golf course monument sign that are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard are to be owned and maintained by Hazeltine Golf Course.
11. Provision that the applicant and the City explore sidewalk options on the north and south sides of Hazeltine Boulevard as long as a sidewalk is installed, and to be shown on the final plans.

~~a pedestrian connection is added on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to match the trail section north of Hazeltine Plaza, and to be shown on the final plans.~~

12. Provision of two cross sections between Hazeltine Boulevard and Hundertmark Road detailing the berming, landscaping, and lighting from adjacent residential, and to be submitted at final submittal.
13. Provision of adequate fire access and turnaround for Villa 1 and a 20 foot wide paved turnaround for fire access in front of Villas 7 & 8 and to be approved by the Fire Department and shown on the final plans.
14. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
15. Provision to obtain a transient accommodation permit with the City, if needed.

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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2024-48 approving the Preliminary Site & Building Plan for Hazeltine Golf Course consistent with staff's recommendations to keep condition #9 on access spacing and keep condition #11 to require a pedestrian connection on the south side of Hazeltine Boulevard.

OR

Motion to adopt Resolution No. 2024-52 approving the Preliminary Site & Building Plan for Hazeltine Golf Couse consistent with Planning Commission's recommendations to eliminate condition #9 on access spacing and modify condition #11 to require the applicant and City to explore the north and south sidewalk options on Hazeltine Boulevard.

AND

Motion to adopt Ordinance No. 1045 approving the rezoning from Open (O) to Planned Multi-Use District (PMD-23).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/20/2024 RESOLUTION NO. 2024-48

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest/Hazeltine National Golf Course/PC #2024-07

WHEREAS, in December 2013, a Concept Plan was approved for the west side of Hazeltine National Golf Course; and

WHEREAS, in March 2024, the Concept Plan was approved for the northwest area; and

WHEREAS, the Hazeltine National Golf Course spans across approximately 335 acres; and

WHEREAS, the northwest portion of the site where the concept plan is proposed is approximately 13 acres and is currently not utilized; and

WHEREAS, the preliminary plan contemplates adding 8 one-story villas for on-site lodging, a new putting course, and a new short course totaling 10 holes; and

WHEREAS, parking lot modifications and relocating the primary vehicle entrance are also contemplated with this concept plan; and

WHEREAS, the preliminary plan contemplates relocating the primary road entrance to improve traffic flow from Hazeltine Boulevard, and a new gatehouse will be added to this entrance to improve member and visitor wayfinding and control access on and off the site; and

WHEREAS, the applicant is proposing to add berming on the west and north sides of the site; and

WHEREAS, the site is proposing to add 190 parking spaces to the site which would bring the site's total parking to 355 parking stalls; and

WHEREAS, Hazeltine National Golf Course is known to hold larger events on site such as the Ryder Cup and Women's PGA Championship, which draws in a significant amount of crowds and parking; and

WHEREAS, the applicant has stated that the area impacted by new site improvements takes up approximately 11 acres of overflow parking but will be replaced with 7 acres in what is known as the "pumpkin patch" area on the southwest corner of their site (NE corner of Pioneer Trail and Hundertmark Road); and

WHEREAS, this would result in a net loss of 4 acres of spectator parking (which totals roughly 300-400 parking spaces); and

WHEREAS, the applicant states that the only large event that would be impacted by this loss is the 2029 Ryder Cup, which will require additional shuttles from off-site park and ride locations; and

WHEREAS, with the estimated 50,000 daily fans in attendance, there is already a significant amount of shuttles for this event, and the loss of 4 acres of potential unimproved parking area will not be a meaningful increase in the total off-site shuttle traffic volume; and

WHEREAS, the shift to more off-site parking helps reduce traffic congestion at the event site, which was experienced during the 2016 Ryder Cup; and

WHEREAS, the new main entrance will now line up with eastbound traffic coming into the site; and

WHEREAS, it should be noted that there are portions of the main entrance design such as the driveway opening, main entrance center median, and golf course monument sign are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard, and these elements are private and will be owned and maintained by Hazeltine Golf Course; and

WHEREAS, there are two service road entries that come off Hazeltine Boulevard; one on the west and east sides of the main entrance; and

WHEREAS, the city's policy regarding driveway access is to limit the number to those that are needed to safely accommodate the traffic generated by development; and

WHEREAS, since the full extent of property is not being developed the City's policy would be to restrict access to a primary entrance and exit unless safety and traffic generation dictate otherwise; and

WHEREAS, further, the City's policy would be to provide adequate spacing between driveway openings, which conflicts with the main entrance and eastern-most service road entry; and

WHEREAS, staff is recommending the main entrance and east service entry be combined to a single location and designed to limit confusion and vehicle conflicts with access to the city street; and

WHEREAS, the proposed spacing between the two access points is approximately 17.5 feet. Additionally, the existing service access is directly next to Birdie Lane.

WHEREAS, this will need to be addressed in the final submittal; and

WHEREAS, the fire department has reviewed the location of the villas and overall circulation of the site and have a few comments that need to be addressed in the final plan:

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

WHEREAS, if the applicant chooses to fire sprinkle the villas then item #1 is no longer required, and item #2 is modified to providing a 16 foot wide turnaround, and item #3 would still remain; and

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

WHEREAS, public trails currently exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza's site; and

WHEREAS, sidewalk connections are a development-driven improvement and the City looks at developments in the site plan process to see where pedestrian connections can occur, gaps can be filled in, and/or help enhance existing pedestrian connections; and

WHEREAS, public trails exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza's site; and

WHEREAS, the preliminary plan also shows sidewalk connections on the north and south sides of Hazeltine Boulevard, east of Hundertmark Road; and

WHEREAS, the applicant prefers the north sidewalk connection as it provides more privacy for the golf course, and they have also requested that the City consider a cost-share for this sidewalk extension with 50% funded by the golf course and the other 50% by other sources; and

WHEREAS, the City is not in a position to contribute funds to this connection as that would be inconsistent with past practice where funding comes solely from the developer; and

WHEREAS, City staff have evaluated the north and south options and would advise that the south option be constructed, with regards to the following:

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

WHEREAS, in addition, staff would like the applicant to further evaluate the pedestrian connection on the south side to be consistent with the trail section on the south side of Hazeltine Boulevard adjacent to Hazeltine Plaza; and

WHEREAS, this trail section shows a 10' wide trail and 7' boulevard (grass) area between the road and trail; and

WHEREAS, the reason staff would like this further evaluated is to allow for a consistent pedestrian connection on the south side of Hazeltine Boulevard; and

WHEREAS, a consistent trail section would also allow City crews to provide continuous snow maintenance across the south side of Hazeltine Boulevard, which would be a benefit to the property owner; and

WHEREAS, a trail section should be evaluated in the field with City staff for feasibility; and

WHEREAS, if a trail section and boulevard cannot be achieved then a sidewalk connection is acceptable; and

WHEREAS, the property owner would be responsible for snow maintenance if it is a sidewalk; and

WHEREAS, the ultimate design of the pedestrian connection shall be shown on the final plans; and

WHEREAS, one of the guiding principles in the 2013 Concept Plan was "a pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road to be provided at the time of the residential development."; and

WHEREAS, in addition, the City recently adopted the "City of Chaska 2040 Pedestrian and Bicycle Master Plan" on March 4, 2024, and *The intent of this plan is to expand upon the trail and sidewalk networks that Chaska is known for and offer recommendations for improving and increasing opportunities for walking and bicycling in Chaska, for both recreational and transportation purposes*; and

WHEREAS, given the intentions of these two documents/approvals, the City believes that the addition of a sidewalk on the south side of Hazeltine Boulevard between the main golf entrance and Hundertmark Road and contemplation of a future sidewalk/pedestrian connection on the east side of Hundertmark Road are aligning with the future intentions of this site and what the community desires; and

WHEREAS, the villas will be one-story and constructed with stone, composite siding, and aluminum windows; and

WHEREAS, the applicant has stated that they will be using illumination for the new short course and putting course; and

WHEREAS, the new parking lot areas will be illuminated by traditional pole lighting that are 28 feet high; and

WHEREAS, the new cart path adjacent to the villas will be illuminated by 10 foot high lanterns; and

WHEREAS, the putting course will be illuminated by 10 foot high lanterns, and the short course will be illuminated by 35 foot high pole lights; and

WHEREAS, there is an existing trunk sewer and water line that runs north-south on the site, and City staff typically have to maintain this utility corridor at least 3 times a year, which the applicant/property owner have acknowledged in their preliminary response; and

WHEREAS, there is also an existing electric line that runs east-west directly south of the existing service road from Hundertmark Road; and

WHEREAS, stormwater will need to meet City and County requirements, and the applicant will be required to provide a stormwater management plan in their preliminary submittal; and

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

WHEREAS, currently the property is in the Open (O) zoning district, and the property is being rezoned to a district that is consistent with the proposed uses, Planned Multi-Use District (PMD-23); and

WHEREAS, the City has received a concept plan submission from the applicant to incorporate a performance center building on site near the driving range, and city staff would require that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together; and

WHEREAS, on May 8, 2024 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest (PC #2024-07); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest (PC#2024-07), subject to the aforementioned stipulations and following conditions:

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

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

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

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

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/20/2024 RESOLUTION NO. 2024-52

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest/Hazeltine National Golf Course/PC #2024-07

WHEREAS, in December 2013, a Concept Plan was approved for the west side of Hazeltine National Golf Course; and

WHEREAS, in March 2024, the Concept Plan was approved for the northwest area; and

WHEREAS, the Hazeltine National Golf Course spans across approximately 335 acres; and

WHEREAS, the northwest portion of the site where the concept plan is proposed is approximately 13 acres and is currently not utilized; and

WHEREAS, the preliminary plan contemplates adding 8 one-story villas for on-site lodging, a new putting course, and a new short course totaling 10 holes; and

WHEREAS, parking lot modifications and relocating the primary vehicle entrance are also contemplated with this concept plan; and

WHEREAS, the preliminary plan contemplates relocating the primary road entrance to improve traffic flow from Hazeltine Boulevard, and a new gatehouse will be added to this entrance to improve member and visitor wayfinding and control access on and off the site; and

WHEREAS, the applicant is proposing to add berming on the west and north sides of the site; and

WHEREAS, the site is proposing to add 190 parking spaces to the site which would bring the site's total parking to 355 parking stalls; and

WHEREAS, Hazeltine National Golf Course is known to hold larger events on site such as the Ryder Cup and Women's PGA Championship, which draws in a significant amount of crowds and parking; and

WHEREAS, the applicant has stated that the area impacted by new site improvements takes up approximately 11 acres of overflow parking but will be replaced with 7 acres in what is known as the "pumpkin patch" area on the southwest corner of their site (NE corner of Pioneer Trail and Hundertmark Road); and

WHEREAS, this would result in a net loss of 4 acres of spectator parking (which totals roughly 300-400 parking spaces); and

WHEREAS, the applicant states that the only large event that would be impacted by this loss is the 2029 Ryder Cup, which will require additional shuttles from off-site park and ride locations; and

WHEREAS, with the estimated 50,000 daily fans in attendance, there is already a significant amount of shuttles for this event, and the loss of 4 acres of potential unimproved parking area will not be a meaningful increase in the total off-site shuttle traffic volume; and

WHEREAS, the shift to more off-site parking helps reduce traffic congestion at the event site, which was experienced during the 2016 Ryder Cup; and

WHEREAS, the new main entrance will now line up with eastbound traffic coming into the site; and

WHEREAS, it should be noted that there are portions of the main entrance design such as the driveway opening, main entrance center median, and golf course monument sign are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard, and these elements are private and will be owned and maintained by Hazeltine Golf Course; and

WHEREAS, there are two service road entries that come off Hazeltine Boulevard; one on the west and east sides of the main entrance; and

WHEREAS, the city's policy regarding driveway access is to limit the number to those that are needed to safely accommodate the traffic generated by development; and

WHEREAS, since the full extent of property is not being developed the City's policy would be to restrict access to a primary entrance and exit unless safety and traffic generation dictate otherwise; and

WHEREAS, further, the City's policy would be to provide adequate spacing between driveway openings, which conflicts with the main entrance and eastern-most service road entry; and

WHEREAS, staff is recommending the main entrance and east service entry be combined to a single location and designed to limit confusion and vehicle conflicts with access to the city street; and

WHEREAS, the proposed spacing between the two access points is approximately 17.5 feet. Additionally, the existing service access is directly next to Birdie Lane.

WHEREAS, this will need to be addressed in the final submittal; and

WHEREAS, the fire department has reviewed the location of the villas and overall circulation of the site and have a few comments that need to be addressed in the final plan:

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

WHEREAS, if the applicant chooses to fire sprinkle the villas then item #1 is no longer required, and item #2 is modified to providing a 16 foot wide turnaround, and item #3 would still remain; and

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

WHEREAS, public trails currently exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza's site; and

WHEREAS, sidewalk connections are a development-driven improvement and the City looks at developments in the site plan process to see where pedestrian connections can occur, gaps can be filled in, and/or help enhance existing pedestrian connections; and

WHEREAS, public trails exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza's site; and

WHEREAS, the preliminary plan also shows sidewalk connections on the north and south sides of Hazeltine Boulevard, east of Hundertmark Road; and

WHEREAS, the applicant prefers the north sidewalk connection as it provides more privacy for the golf course, and they have also requested that the City consider a cost-share for this sidewalk extension with 50% funded by the golf course and the other 50% by other sources; and

WHEREAS, the City is not in a position to contribute funds to this connection as that would be inconsistent with past practice where funding comes solely from the developer; and

WHEREAS, City staff have evaluated the north and south options and would advise that the south option be constructed, with regards to the following:

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

WHEREAS, in addition, staff would like the applicant to further evaluate the pedestrian connection on the south side to be consistent with the trail section on the south side of Hazeltine Boulevard adjacent to Hazeltine Plaza; and

WHEREAS, this trail section shows a 10' wide trail and 7' boulevard (grass) area between the road and trail; and

WHEREAS, the reason staff would like this further evaluated is to allow for a consistent pedestrian connection on the south side of Hazeltine Boulevard; and

WHEREAS, a consistent trail section would also allow City crews to provide continuous snow maintenance across the south side of Hazeltine Boulevard, which would be a benefit to the property owner; and

WHEREAS, a trail section should be evaluated in the field with City staff for feasibility; and

WHEREAS, if a trail section and boulevard cannot be achieved then a sidewalk connection is acceptable; and

WHEREAS, the property owner would be responsible for snow maintenance if it is a sidewalk; and

WHEREAS, the ultimate design of the pedestrian connection shall be shown on the final plans; and

WHEREAS, one of the guiding principles in the 2013 Concept Plan was "a pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road to be provided at the time of the residential development."; and

WHEREAS, in addition, the City recently adopted the "City of Chaska 2040 Pedestrian and Bicycle Master Plan" on March 4, 2024, and *The intent of this plan is to expand upon the trail and sidewalk networks that Chaska is known for and offer recommendations for improving and increasing opportunities for walking and bicycling in Chaska, for both recreational and transportation purposes*; and

WHEREAS, given the intentions of these two documents/approvals, the City believes that the addition of a sidewalk on the south side of Hazeltine Boulevard between the main golf entrance and Hundertmark Road and contemplation of a future sidewalk/pedestrian connection on the east side of Hundertmark Road are aligning with the future intentions of this site and what the community desires; and

WHEREAS, the villas will be one-story and constructed with stone, composite siding, and aluminum windows; and

WHEREAS, the applicant has stated that they will be using illumination for the new short course and putting course; and

WHEREAS, the new parking lot areas will be illuminated by traditional pole lighting that are 28 feet high; and

WHEREAS, the new cart path adjacent to the villas will be illuminated by 10 foot high lanterns; and

WHEREAS, the putting course will be illuminated by 10 foot high lanterns, and the short course will be illuminated by 35 foot high pole lights; and

WHEREAS, there is an existing trunk sewer and water line that runs north-south on the site, and City staff typically have to maintain this utility corridor at least 3 times a year, which the applicant/property owner have acknowledged in their preliminary response; and

WHEREAS, there is also an existing electric line that runs east-west directly south of the existing service road from Hundertmark Road; and

WHEREAS, stormwater will need to meet City and County requirements, and the applicant will be required to provide a stormwater management plan in their preliminary submittal; and

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

WHEREAS, currently the property is in the Open (O) zoning district, and the property is being rezoned to a district that is consistent with the proposed uses, Planned Multi-Use District (PMD-23); and

WHEREAS, the City has received a concept plan submission from the applicant to incorporate a performance center building on site near the driving range, and city staff would require that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together; and

WHEREAS, on May 8, 2024 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest (PC #2024-07); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan for Hazeltine National Golf Course - Northwest (PC#2024-07), subject to the aforementioned stipulations and following conditions:

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

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

7. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
8. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
9. Provision that the main entrance design including the driveway opening, main entrance center median, and golf course monument sign that are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard are to be owned and maintained by Hazeltine Golf Course.
10. Provision that the applicant and the City explore sidewalk options on the north and south sides of Hazeltine Boulevard as long as a sidewalk is installed, and to be shown on the final plans.
11. Provision of two cross sections between Hazeltine Boulevard and Hundertmark Road detailing the berming, landscaping, and lighting from adjacent residential, and to be submitted at final submittal.
12. Provision of adequate fire access and turnaround for Villa 1 and a 20 foot wide paved turnaround for fire access in front of Villas 7 & 8 and to be approved by the Fire Department and shown on the final plans.
13. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
14. Provision to obtain a transient accommodation permit with the City, if needed.
15. Provision that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together.
16. Provision that sidewalk and trail connections along Hazeltine Boulevard are designed to meet City engineer standards, and if a north sidewalk is pursued that a safe crosswalk across Hazeltine Boulevard is installed with the sidewalk as determined by City engineering staff.

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

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

ORDINANCE NO. 1045

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

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

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

And

Tract A, REGISTERED LAND SURVEY NO. 23, files of Registrar of Titles, excepting:

That part of REGISTERED LAND SURVEY NO. 23, files of Registrar of Titles, described as follows, viz: Commencing at the South quarter corner of Section 21, Township 116, Range 23, (which point is on the most Westerly line of said REGISTERED LAND SURVEY NO. 23); thence North along the quarter section line of said Section 21 and along the most westerly line of said REGISTERED LAND SURVEY NO. 23 a distance of 275 feet to a point; thence North 74 degrees 43 minutes 55 seconds East along the Northerly line of said REGISTERED LAND SURVEY NO. 23 a distance of 210 feet to a point, which point is the point of beginning of the land herein described; thence deflecting to the right 90 degrees a distance of 60 feet; thence deflecting to the left 90 degrees a distance of 60 feet; thence deflecting to the left 90 degrees a distance of 60 feet; thence deflecting to the left 90 degrees a distance of 60 feet to the point of beginning

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

1. **Title Sheet (pg C1.01), submitted by Sambatek, dated April 25, 2024**
2. **Existing Conditions (pg C2.01), submitted by Sambatek, dated April 24, 2024**
3. **Site Plan (pgs C3.01 and C3.02), submitted by Sambatek, dated April 25, 2024**
4. **Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated April 25, 2024**
5. **Turning Exhibit (pg C3.04), submitted by Sambatek, dated April 25, 2024**
6. **Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated April 25, 2024**
7. **Phase 1 Erosion Control Plan (pg C5.01), submitted by Sambatek, dated April 25, 2024**
8. **Phase 2 Erosion Control Plan (pg C5.02), submitted by Sambatek, dated April 25, 2024**
9. **Erosion Control Notes (pg C5.03), submitted by Sambatek, dated April 25, 2024**
10. **SWPPP (pg C5.04), submitted by Sambatek, dated April 25, 2024**
11. **Utility Plan (pg C6.01), submitted by Sambatek, dated April 25, 2024**
12. **Storm Sewer Plan (pg C7.01), submitted by Sambatek, dated April 25, 2024**
13. **Standard Details (pg C8.01), submitted by Sambatek, dated April 25, 2024**
14. **Tree Removal Plan (pg L0.01), submitted by Sambatek, dated April 25, 2024**
15. **Tree Inventory (pg L0.02), submitted by Sambatek, dated April 25, 2024**
16. **Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated April 25, 2024**
17. **Shrubs Plan (pg L1.02), submitted by Sambatek, dated April 25, 2024**
18. **Landscape Notes & Details (pg L1.03), submitted by Sambatek, dated April 25, 2024**
19. **Floor Plan & Elevations (pgs 1-6), submitted by Shea, dated April 25, 2024**
20. **Photometric Concept Site Plan, submitted by Davis, dated April 23, 2024**

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

A. Intent. The intent of the PMD-23 District is to provide for the high-quality development of short-term lodging and golf course facilities that are compatible with and sensitive to the natural amenities nearby and of the site. Architecture and design shall be high quality and complementary to 'Chaska'.

B. Permitted Uses.

1. Golf course and golf facilities (i.e. clubhouse)
2. Golf maintenance buildings
3. Short-term lodging (villas)

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

1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except as follows:
    a. Internal illumination is prohibited

D. Development Standards

1. Minimum building setbacks:
    a. From Hundertmark Road: 100 feet from centerline
    b. From Hazeltine Blvd Right-of-Way: 30 feet
    c. Interior Property Lines: 30 feet
    d. Common lot lines between Hazeltine Golf Course owned property: 0 feet
2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way or Residential: 10 feet
    c. Common lot lines between Hazeltine Golf Course owned property: 0 feet
3. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance Section 15.28.250.
4. Main entrance design including the driveway openings, main entrance center median, and golf course monument sign that are shown in City right-of-way (ROW) on the east side of Hazeltine Boulevard are to be owned and maintained by Hazeltine Golf Course.

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

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

_____
Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

City of Chaska
Memorandum

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

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

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

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

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

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

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

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

- Description of building materials being used.

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

- Description of how the plan minimizes light pollution.

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

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

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

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

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

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

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

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

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

Concept Plan Approving Resolutions with Reponses

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

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

    Response: Acknowledged.

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

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

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

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

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

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

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

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

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

10. Provision of a fire truck turning exhibit to be submitted at preliminary.
    Response: Fire truck turning analysis is included with this submittal.

11. Provision of a landscape plan that meets Section 15.28.070.E.4 Planting Islands, and to be shown on the preliminary plans.
    Response: Compliant landscape plans are included with this submittal.

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

13. Provision of a future sidewalk on the east side of Hundertmark Road and to be shown on the preliminary plans.
    Response: Plans have been updated to show that a future sidewalk along Hundertmark is not precluded by the proposed development. It is understood that this is not planned at this time, and similar to the response to item 12 above, HNGC does not desire a sidewalk in this location.

14. Provision of a photometric plan and lighting fixture specs for all new lighting and to be provided at preliminary submittal.
    Response: A photometric plan and lighting fixture specs are included with this submittal.

15. Provision that the new site plan does not obstruct existing utilities and utility easements, and to be shown on the preliminary plans.
    Response: The site has been designed to maintain existing manhole and gate valve access to the existing sanitary sewer and watermain.

16. Provision of a site plan that shows the new service road location in relation to the existing electric line, and to be submitted at preliminary.
    Response: The existing electric line is shown on the submitted plans.

17. Adherence to the following building setbacks:
    a. From centerline of Hundertmark Road: 100 feet
    b. Hazeltine Boulevard: 30 feet
    c. Interior Property Lines: 30 feet
    Response: Setbacks are shown on the plans included with this submittal.

18. Adherence to the following parking setbacks:
    a. North & West and Residential Property Lines: 10 feet
    b. Interior Property Lines: 5 feet
    Response: Setbacks are shown on the plans included with this submittal.

Preliminary Incomplete and Additional Items Needed – Narrative Comment Responses

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

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

1. Narrative, including:
    a. Clarification if villas will be fire sprinkled
    b. Acknowledging the City's need to maintain the existing sewer and water utilities on site at least 3 times a year
    Response: The villas will not be sprinkled. The City's need to maintain existing sewer and water on site at least 3 times per year is acknowledged.

April 25, 2024

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

Dear Ms. Hanson:

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

1. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal (condition #8); *the narrative responds to this condition but we need more information on how the existing and proposed operations can be accommodated based on general parking numbers that are typically needed for these events. Site plan that identifies the new overflow parking area during large events is also needed.*
   Response: Please see Attached exhibit showing the new event parking. Hazeltine National Golf Club's plan is to replace a portion of the approximately 11 acres impacted by the current proposed improvements with approximately 7 acres located in the "pumpkin patch" area. This would result in a net loss of 4 acres of spectator parking, (a loss of roughly 300 to 400 spaces). The only event that is anticipated to be impacted by this is the 2029 Ryder Cup, which will require in additional shuttles from off-site park and ride locations as a result. However, with an estimated 50,000 daily fans in attendance, there is already a need for a very significant amount of shuttles for this event. The loss of four acres of potential unimproved parking area will not be a meaningful increase in the total offsite shuttle traffic volume.

,

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

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

3. **Material Samples** of proposed exterior materials *or* images showing vendor, material & color
   Response: Please see attached image showing vendors, materials and colors.

4. **Light Cut Sheets** and their heights of all proposed lighting fixtures
   Response: Please see attached light cut sheets and updated photometric plan.

5. **Truck Turning Exhibit**, including:
   - Full turning movement around south turnaround

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

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

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

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

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

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

3. **Utility Plan**, including:
   a. Transformer locations (if new ones needed)
   b. Additional fire hydrant (*coordinate with Al Tarman, Fire Marshal*)

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

4. **Electric Needs;** what are your power needs for the site (please coordinate with Chaska Electric; Andrew Romine)
   Response: The project team has been working with Andrew Romine at Chaska Electric on power needs.

5. **Grading Plan**; showing:
    a. Electric line overlay

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

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

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

Sincerely,

Brady Busselman, P.E.

Memorandum

To: Darin Knapp

From: Josh Maus, PE

cc: Brady Busselman, PE, LEED AP

Date: March 29, 2024

Re: Hazeltine National Development Trip Generation Study

Introduction

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

Trip Generation

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

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

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

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

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

Table 1 – Weekday Trip Generation Estimates

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

* Indicates a 20 percent increase over ITE Trip Generation Rates based on data provided by Hazeltine National
** Indicates a 20 percent of current site trips are expected with the short course
*** Indicates a 50 percent mulit-use factor was applied to account for trips already captured in the existing condition trips

Site Plan Review

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

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

Conclusion

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

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
HAZELTINE NATIONAL GOLF CLUB
1900 HAZELTINE BOULEVARD
CHASKA, MN 55318
TEL: 952-556-5425
EMAIL: PANDERSON@HNGC.COM
CONTACT: PHIL ANDERSON, PGA

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: BBUSSELMAN@SAMBATEK.COM
CONTACT: BRADY BUSSELMAN, P.E.

ARCHITECT
SHEA DESIGN
10 SOUTH EIGHTH STREET
MINNEAPOLIS, MN 55402
TEL: 612-339-2257
EMAIL: JASON.STIEFEL@SHEADESIGN.COM
CONTACT: JASON STIEFEL

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JAVERBECK@SAMBATEK.COM
CONTACT: JARED AVERBECK, PLS

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
TEL: 995-995-2354
EMAIL: DLEFFLER@BRAUNINTERTEC.COM
CONTACT: DANIEL LEFFLER

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHNNIE WORKMAN, PLA

CONTRACTOR
ZEMAN CONSTRUCTION COMPNAY
8900 10TH AVENUE NORTH
GOLDEN VALLEY, MN 55427
TEL: 763-398-8923
EMAIL: CHRISZ@ZEMANCONSTRUCTION.COM
CONTACT: CHRISTOPHER D. ZEMAN

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

Preliminary Site Development Plans
for

SHORT COURSE, VILLA & PARKING IMPROVEMENTS

Chaska, Minnesota

Presented by:

Hazeltine National Golf Club

BENCHMARKS

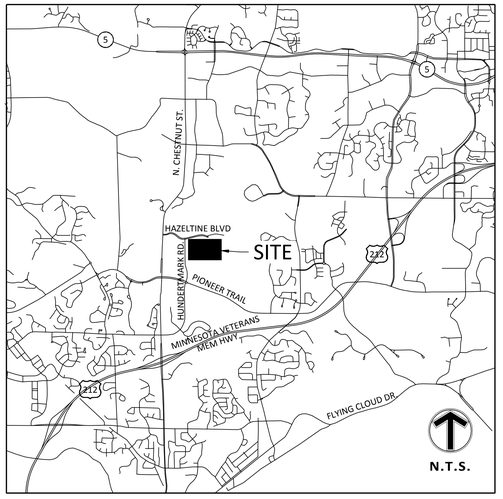
THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE HAZE MNDT AND 1008 M, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE.

BENCHMARK #1
TNH.ELEV.=976.24

BENCHMARK #2
TNH. ELEV.=949.30

SHEET INDEX

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



VICINITY MAP
NO SCALE

GOVERNING SPECIFICATIONS

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

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

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

TITLE SHEET

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

SHEET C1.01 OF REV.

© 2021 Sambatek

24.15 (LMS TECH) | EMILY CASTINIAS, PE (MN) | 4/25/2024 11:39:56 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C1.01-TITLE.DWG C1.01 TITLE SHEET

SUBJECT PROPERTY

Property Description:

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

and

All that part of Lot 6, Hazeltine Acres, according to the recorded plat thereof, which lies easterly of the northerly extension of the east line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 116 North, Range 23 West of the 5th Principal Meridian.

Except those parts of said Outlot 1 and Lot 6 embraced within Chaska Commons.

Carver County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 37446.0.

SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 89°22'54"W for the North line of the Northwest Quarter, Section 28 , Township 116 , Range 23.
2. The vertical datum is based on NAVD88. The originating bench marks are HAZE MNDT and 1008 M, both referenced from the MnDOT Geodetic Database.

   BENCHMARK #1
   TNH. Elev.=976.24

   BENCHMARK #2
   TNH. Elev.=949.30
3. Evidence of underground utilities existing on or serving the surveyed property is shown per a Gopher State One Call (GSOC) request was placed on 01/03/2024 and assigned GSOC Ticket No. 240031123

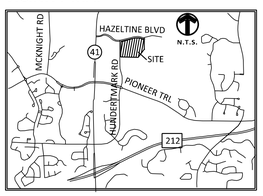
   Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS 53642
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- LIGHT
- MAILBOX
- SIGN
- GAS VALVE
- COMMUNICATION PEDESTAL
- VAULT/HANDHOLE
- FLAG POLE
- SPOT ELEVATIONS
- DECIDUOUS TREE
- CONIFEROUS TREE

- (100.00) PLAT DIMENSION
- BITUMINOUS CURB
- CONCRETE CURB
- CHAIN LINK FENCE
- 902 CONTOUR
- RETAINING WALL
- STONE RETAINING WALL
- POND / WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- DRAIN PIPE
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- ## REGULAR PARKING STALL COUNT

VICINITY MAP



NORTH
0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
A	04/24/2024	EH	JA		ADDL TOPO NEAR CLUB HOUSE

© 2021 Sambatek

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

Print Name: Jared Averbeck

Date 4/24/2024 License # 53642

PRELIMINARY	
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	JJA
DESIGNED BY	
CHECKED BY	JJA
PROJECT NO.	52736

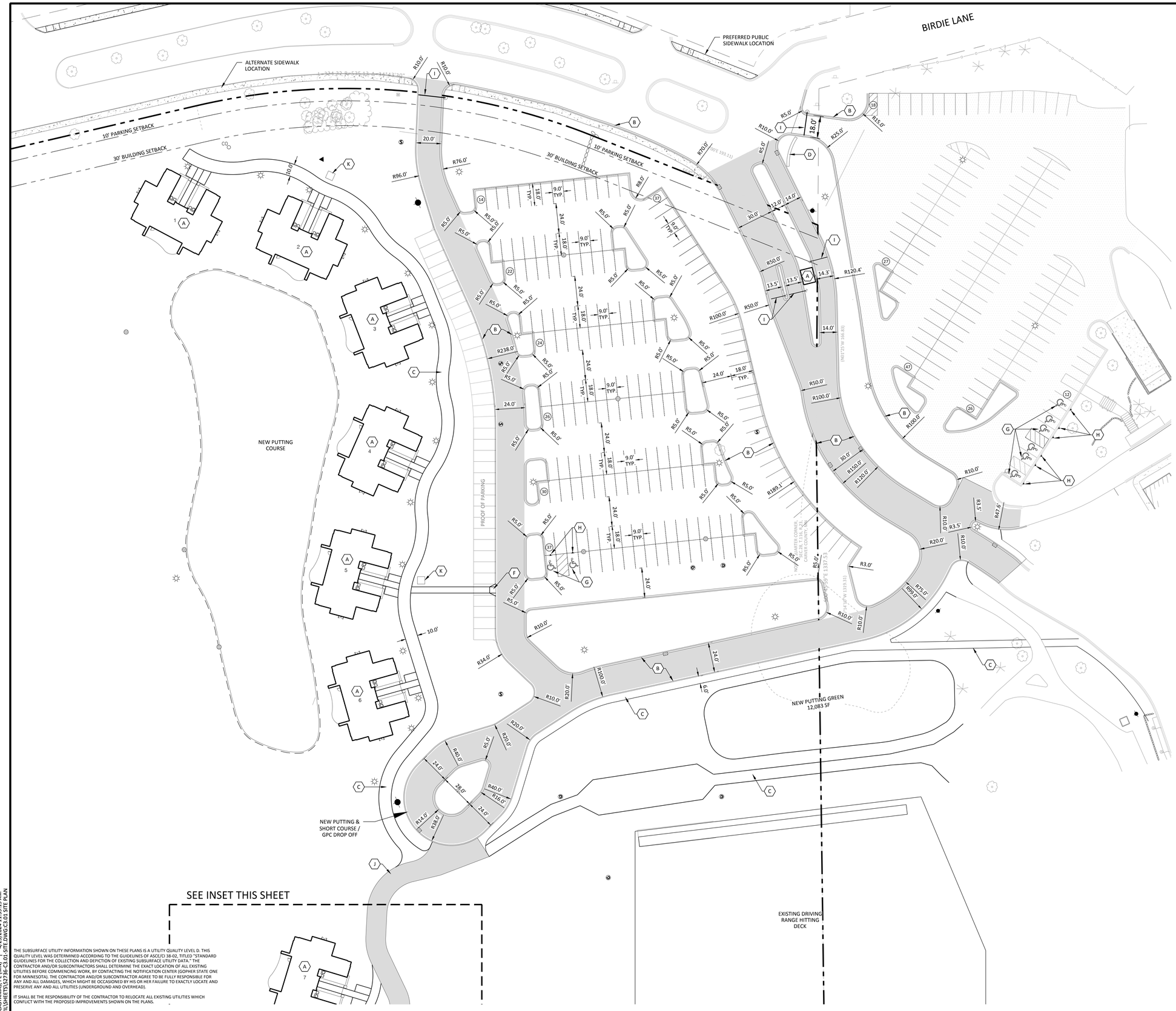
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS

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

SHEET
C2.01
1 OF 1
REV. A

24 | S:\MS TECH\ | EVAN HARRIS, LSIT (MN) | 4/19/2024 2:36:52 PM
S:\PROJECTS\52736\LDD\SURVEY\SHEETS\52736 ALTA.DWG EX COND 32X40



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
1		KEY NOTE
		LIGHT POLE (BY OTHERS)

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- MILL & OVERLAY

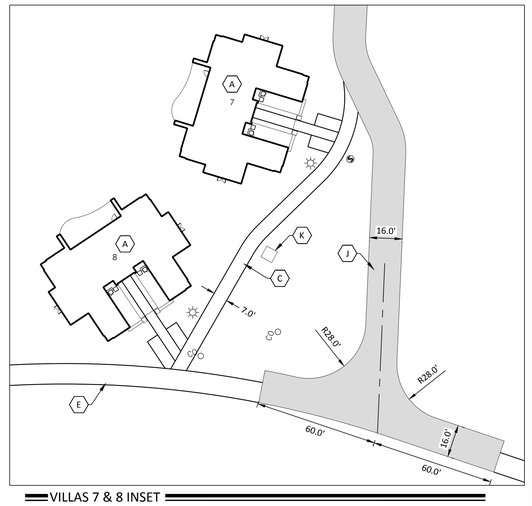
DEVELOPMENT SUMMARY

AREA		
NET SITE AREA	1,436,265 SF	32.97 AC
PARKING SUMMARY		
STANDARD PROVIDED	319 STALLS	
ADA PROVIDED	8 STALLS	
PROOF OF PARKING	37 STALLS	

SETBACKS	
BUILDING SETBACK (NORTH)	30 FT
BUILDING SETBACK (SOUTH)	100 FT
PARKING SETBACK	10 FT
ZONING	
EXISTING ZONING	OPEN (O)
PROPOSED ZONING	PDD
PLANTING ISLAND AREA CALCULATIONS	
REQUIRED PLANTING ISLAND AREA	10%
TOTAL PARKING AREA	95,547 SF
TOTAL PLANTING ISLAND AREA	15,112 SF
PROVIDED PLATING ISLAND AREA	15.82%

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. BITUMINOUS TRAIL
D. MONUMENT SIGN - RELOCATE EXISTING (NO FOOTINGS)
E. SERVICE ROAD
F. ACCESSIBLE RAMP
G. ACCESSIBLE STALL STRIPING
H. ACCESSIBLE PARKING SIGN
I. AUTOMATIC GATE
J. FIRE ACCESS DRIVE
K. TRANSFORMER



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

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

NORTH
SCALE 0 30 60 IN FEET

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

SITE PLAN

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

SHEET C3.01 OF REV. #

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/25/2024 11:39:19 AM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.01_SITE.DWG,C3.01 SITE PLAN

PREFERRED PUBLIC SIDEWALK LOCATION

ALTERNATE SIDEWALK LOCATION

HAZELTINE BOULEVARD

10' PARKING SETBACK

30' BUILDING SETBACK

HAZELTINE SHORES

(N76°16'30"E)

L=324.37 R=535.13 Δ=34°43'30"

C.BRG.=N78°40'31"E C.=32.41

Δ=3°32'47"
L=32.42 R=523.80

HUNDERTMARK ROAD

10' PARKING SETBACK

30' BUILDING SETBACK

N00°02'46"E 643.16

FUTURE SIDE WALK BY OTHERS

NORTHERLY EXTENSION OF THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SEC.28, T.116, R.3

NORTH LINE OF CHASKA COMMONS

EAST LINE OF CHASKA COMMONS

45.06
S87°16'02"W

N00°02'46"E 731.81

EXCEPTION

LOT 6

HAZELTINE ACRES

1 2 3 4 5 6 7 8 9 10

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
		LIGHT POLE (BY OTHERS)

GREENS
BUNKERS
FAIRWAY

NORTH

SCALE 0 40 80 IN FEET

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

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

24-15 LIMS TECH1 | EMILY CASTANIAS, PE (MN) | 4/25/2024 11:38:19 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.02-SITE.DWG-C3.02 SITE PLAN

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

© 2021 Sambatek

DL3 LOVE GOLF DESIGN

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY	
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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

SITE PLAN

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

SHEET C3.02 OF REV.

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
		LIGHT POLE (BY OTHERS)

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

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

NORTH

0 80 160
SCALE IN FEET

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

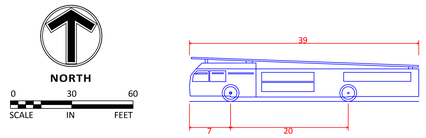
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SITE PLAN AERIAL OVERLAY

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

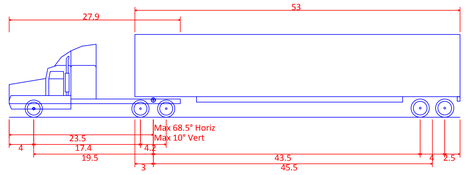
SHEET C3.03 OF REV.

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/25/2024 11:39:19 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.01- SITE DWG C3.03 SITE PLAN AERIAL OVERLAY



Aerial Fire Truck

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



WB-67 - Interstate Semi-Trailer

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

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

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

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

TURNING EXHIBIT

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

SHEET C3.04 OF REV.

24.1S (LMS TECH) | EMILY CASTANAS, PE (MN) | 4/25/2024 11:39:47 AM
J:\PROJECTS\52736\CAD\CIVIL\EXHIBITS\20240325 - VEHICLE TRACKING\52736-EX-1-VEHICLE TRACKING.DWG\C3.04 TURNING EXHIBIT

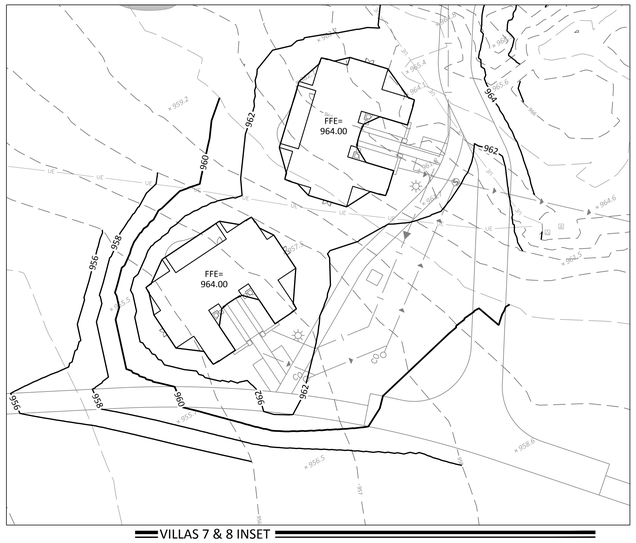
LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50	902.50	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)



VILLAS 7 & 8 INSET

NORTH

0 30 60
SCALE IN FEET

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

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

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

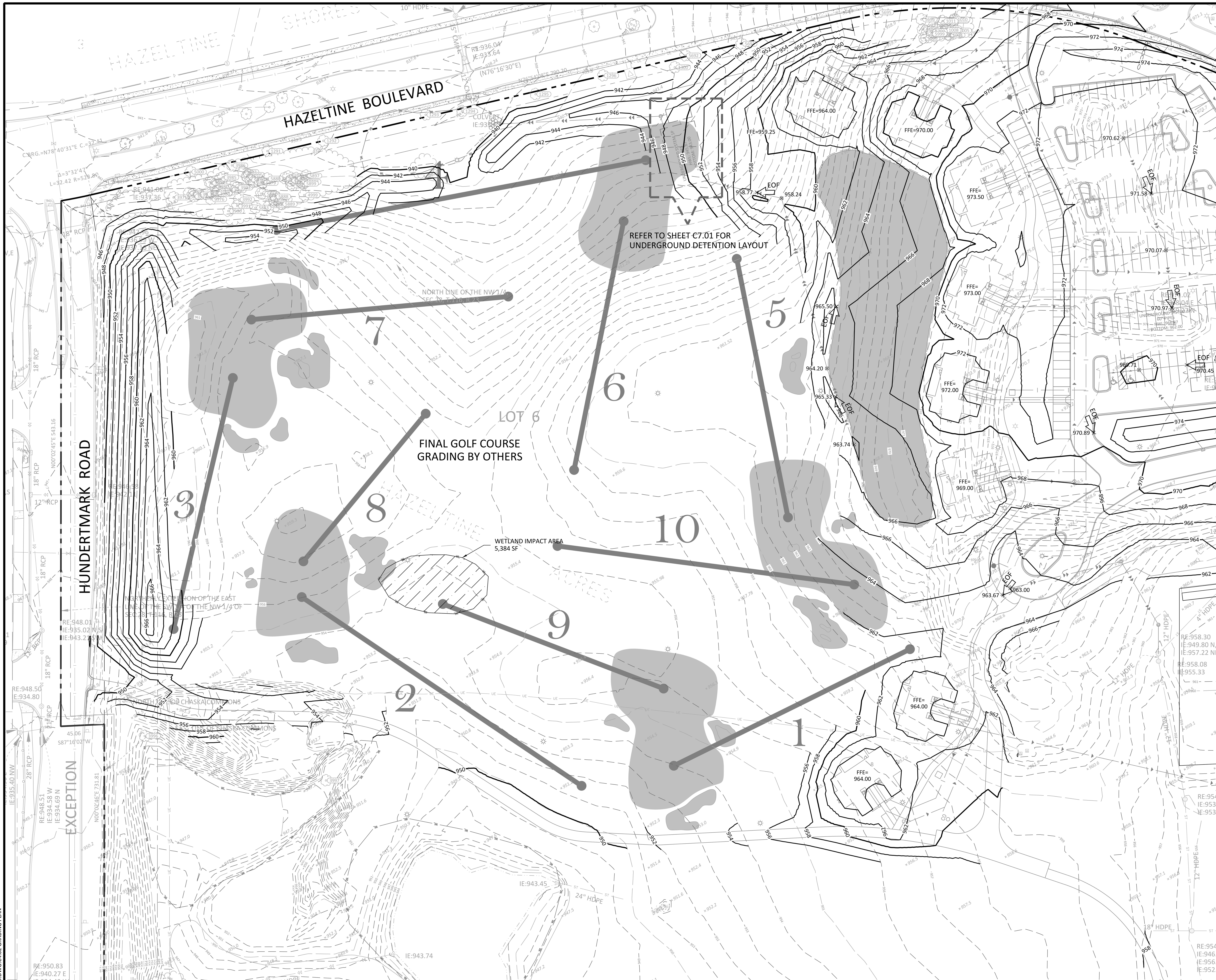
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GRADING PLAN

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

SHEET C4.01 OF REV.

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/25/2024 9:13:47 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C4.01-GRAD.DWG:C4.01 GRADING PLAN



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
		WETLAND
		TREE LINE
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

CONCRETE PAVING

CONCRETE SIDEWALK

SHORT COURSE (BY OTHERS)

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

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

24.1S (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/25/2024 9:13:47 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C4.01-GRAD.DWG:C4.02 GRADING PLAN

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date ______________ License # ______________

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB

DESIGNED BY EC/JHB

CHECKED BY BB

PROJECT NO. 52736

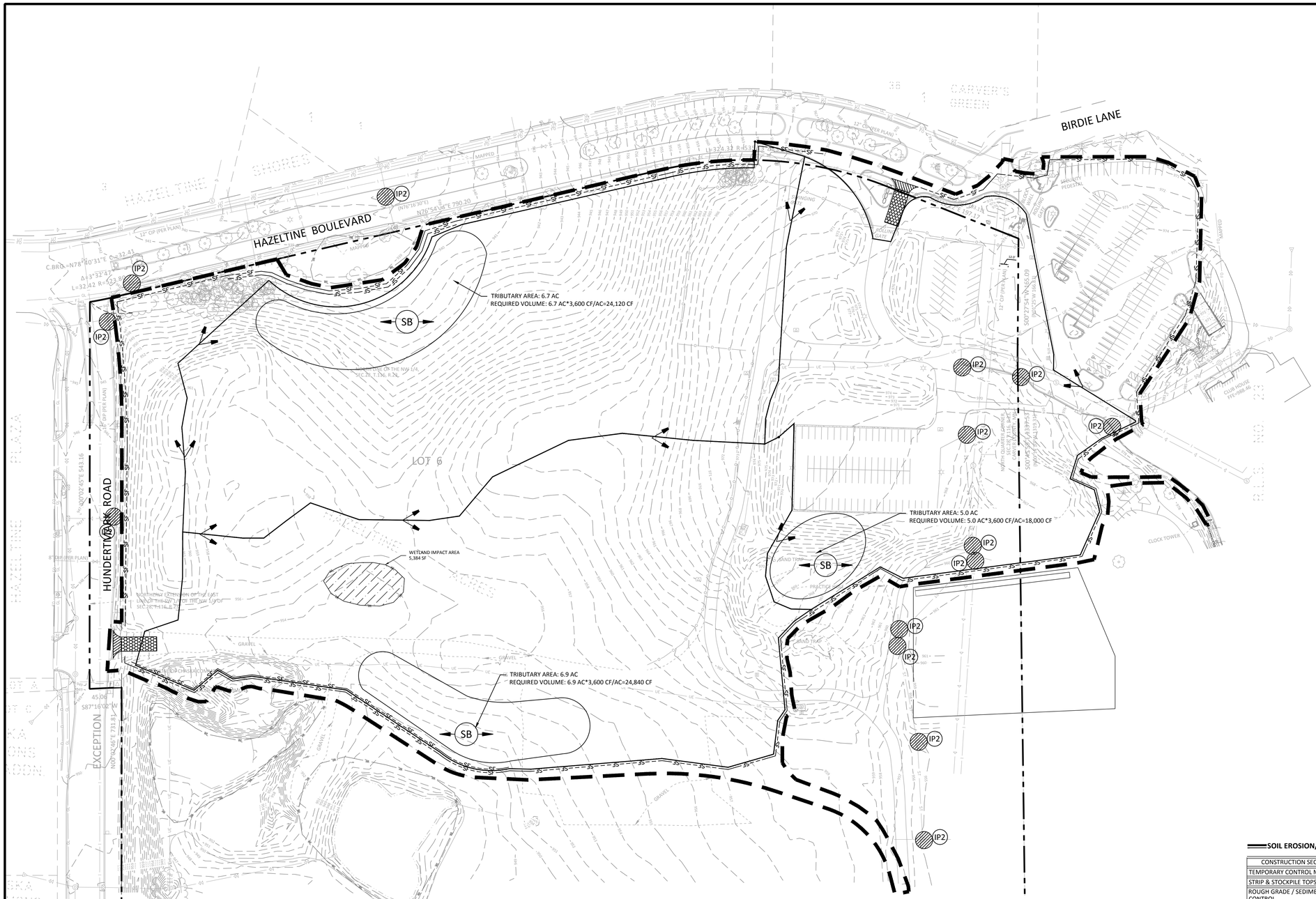
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GRADING PLAN

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

SHEET C4.02 OF

REV.



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST # 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

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

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

NOTE TO CONTRACTOR

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

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

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

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

NORTH

SCALE 0 60 120 IN FEET

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY | DESIGN REVIEW | PERMIT SUBMITTAL | CONSTRUCTION DOCUMENTS

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

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

PHASE 1 EROSION CONTROL PLAN

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

SHEET C5.01 OF REV.

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:28:38 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01-EROS.SWGS.C5.01 PHASE 1 EROSION CONTROL PLAN

LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST # 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

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

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

NOTE TO CONTRACTOR

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

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

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

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

NORTH

0 60 120

SCALE IN FEET

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB

DESIGNED BY EC/JHB

CHECKED BY BB

PROJECT NO. 52736

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

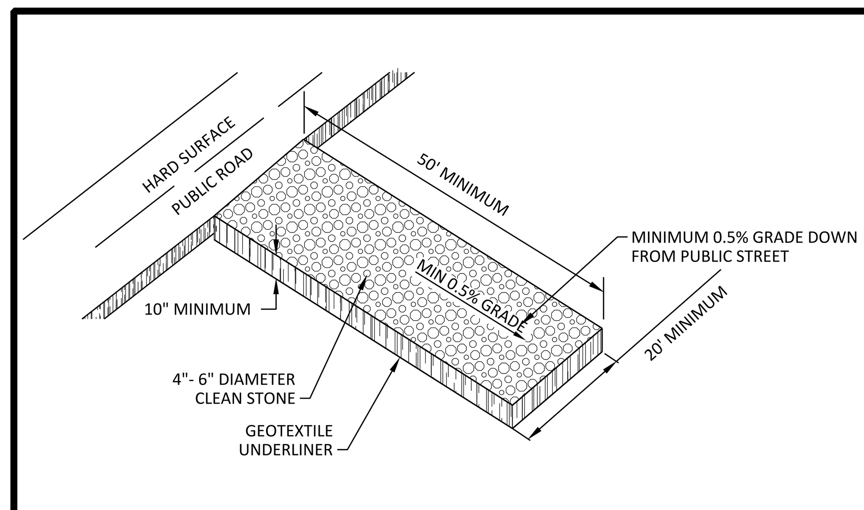
PHASE 2 EROSION CONTROL PLAN

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

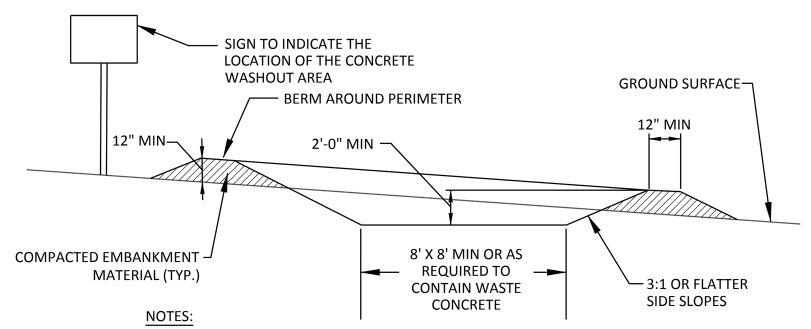
SHEET C5.02 OF REV.

24:15 | LMG TECH | EMILY CASTANAS, PE (MN) | 4/24/2024 2:28:38 PM
U:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01-EROS.SWPPP-C5.02 PHASE 2 EROSION CONTROL PLAN

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



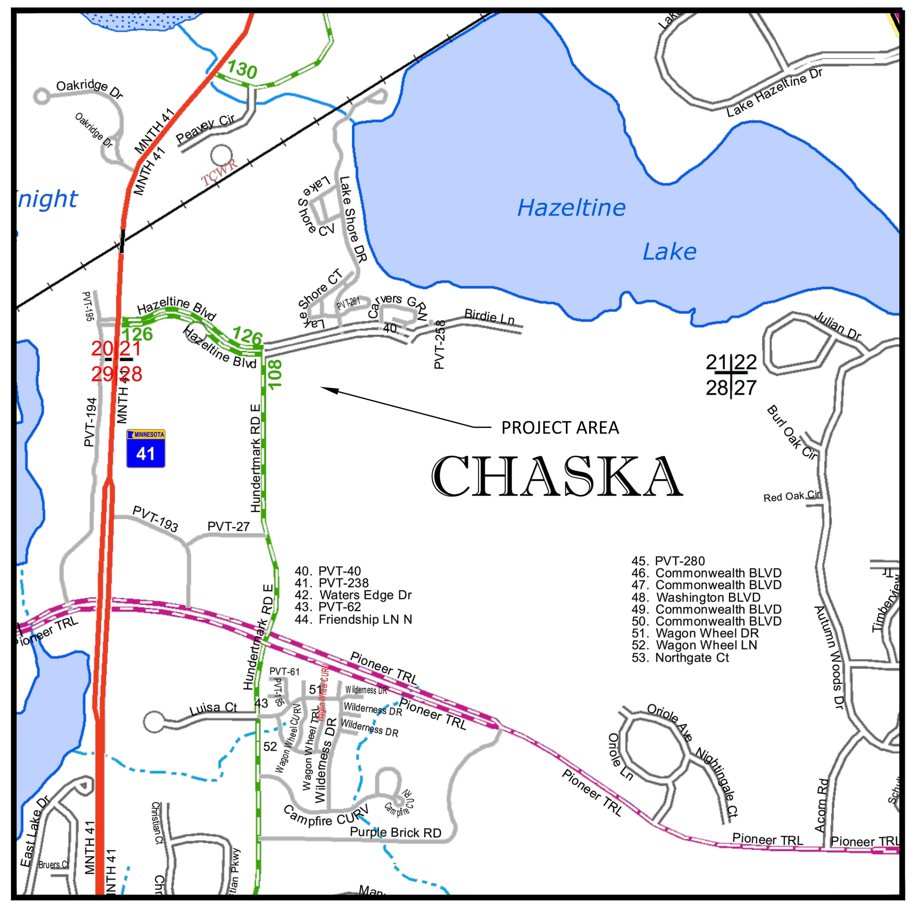
CE N.T.S. **TEMPORARY STONE CONSTRUCTION EXIT**



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CW N.T.S. **CONCRETE WASHOUT AREA**

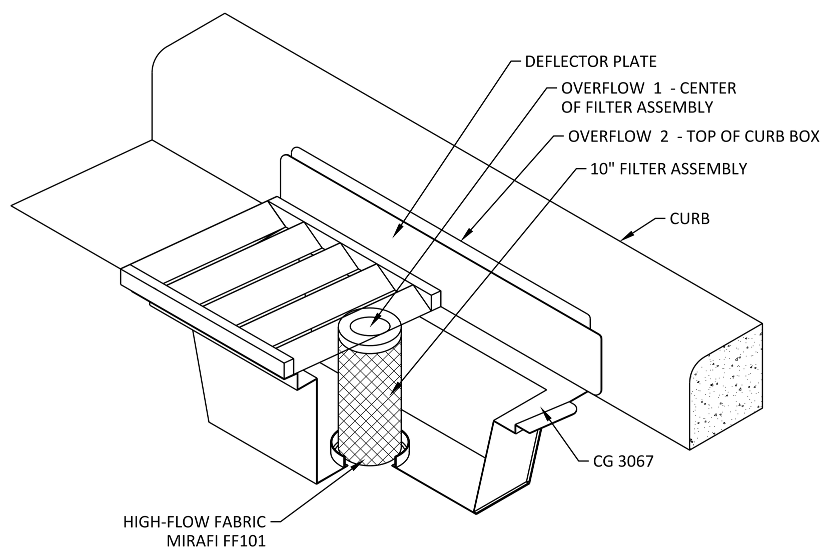


SITE LOCATION MAP

NOT TO SCALE

USGS MAP

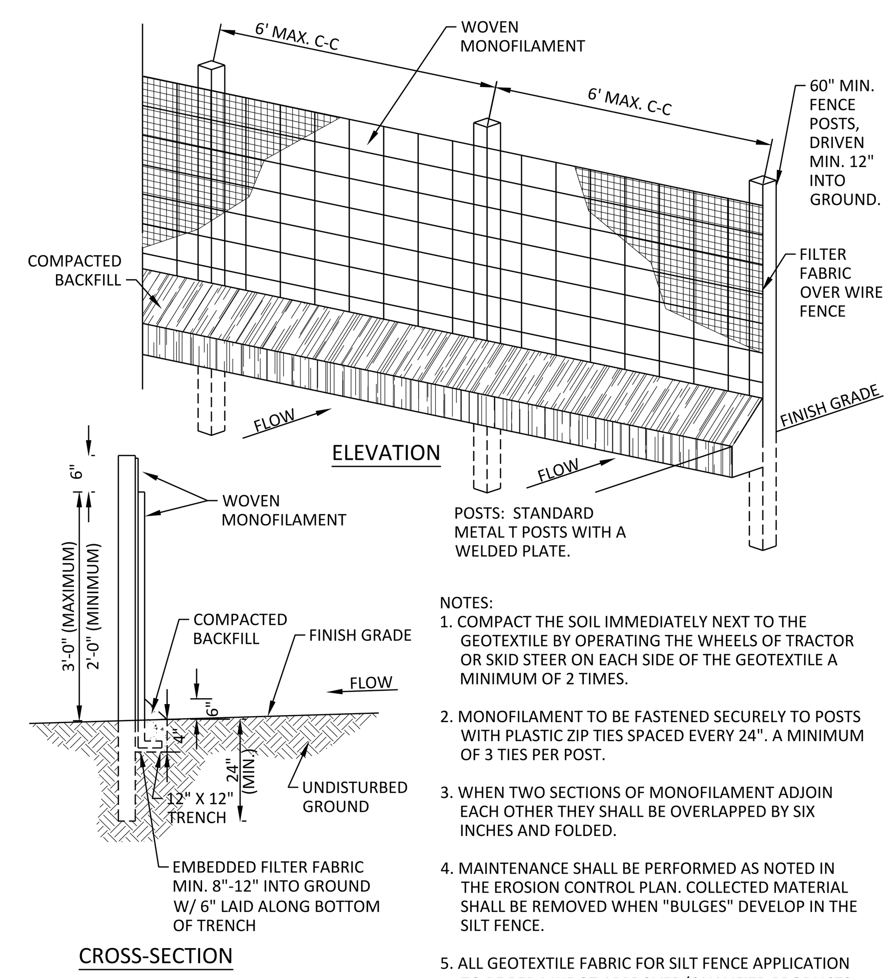
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILTY

- NEENAH R-3067
- NEENAH R-3512

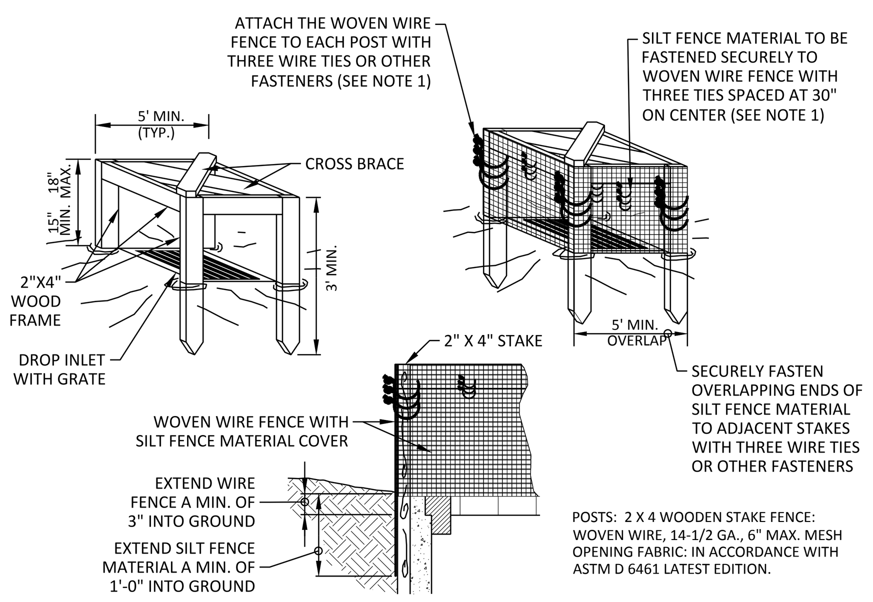
IP2 N.T.S. **CURB DRAIN INLET PROTECTION**



NOTES:

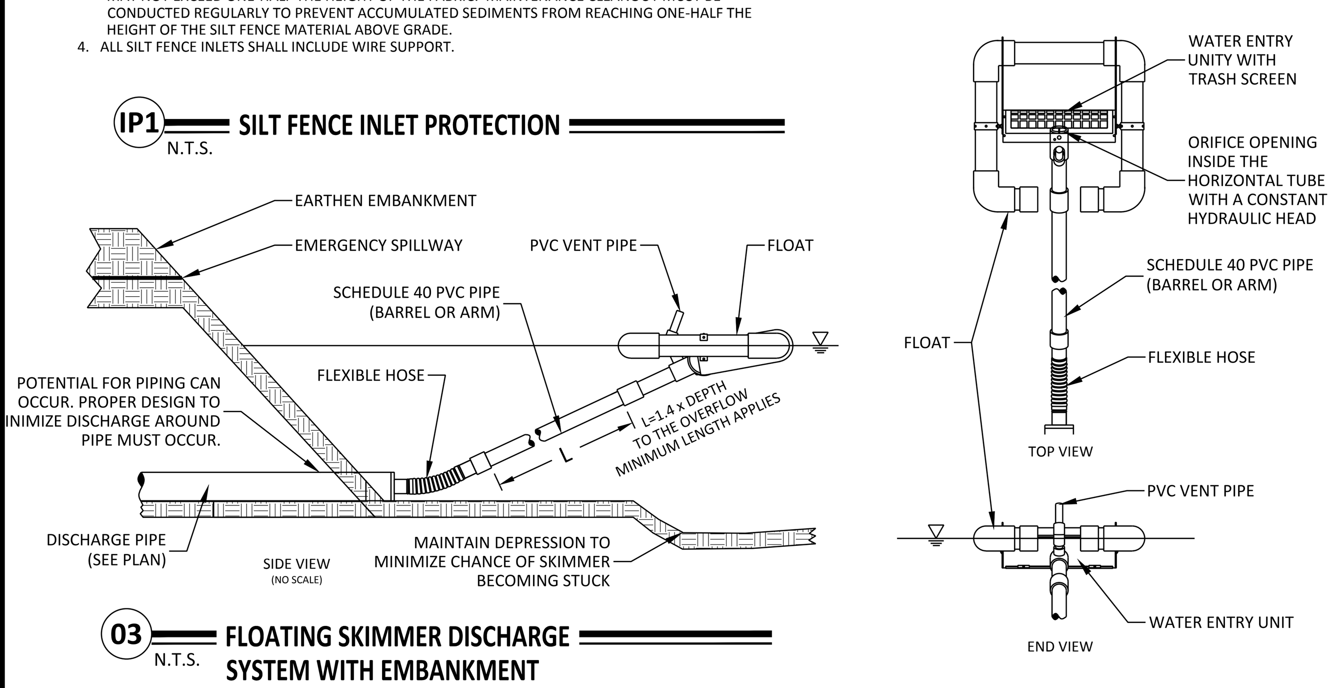
1. COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY OPERATING THE WHEELS OF TRACTOR OR SKID STEER ON EACH SIDE OF THE GEOTEXTILE A MINIMUM OF 2 TIMES.
2. MONOFILAMENT TO BE FASTENED SECURELY TO POSTS WITH PLASTIC ZIP TIES SPACED EVERY 24". A MINIMUM OF 3 TIES PER POST.
3. WHEN TWO SECTIONS OF MONOFILAMENT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

08 N.T.S. **MACHINE SLICED SILT FENCE (MNDOT 3886)**

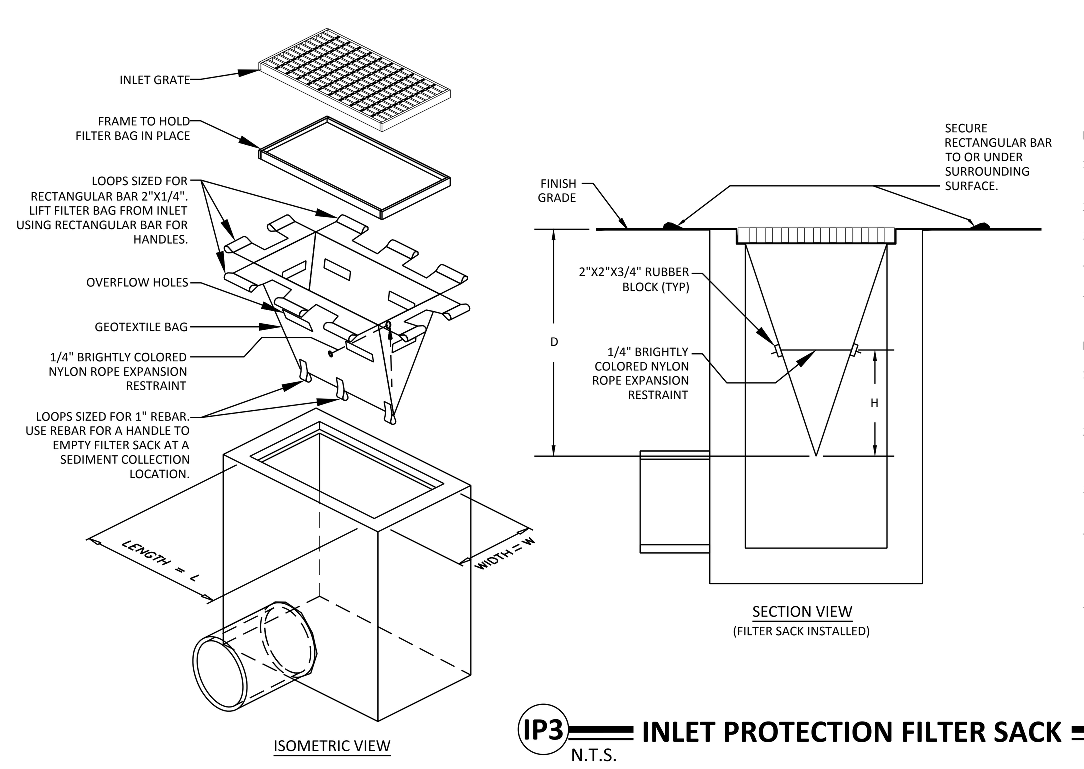


1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2.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

IP1 N.T.S. **SILT FENCE INLET PROTECTION**



03 N.T.S. **FLOATING SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT**



NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP3 N.T.S. **INLET PROTECTION FILTER SACK**

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. PERMITS FOR CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 7 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

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

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

SEQUENCE OF CONSTRUCTION

PHASE I:

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

PHASE II:

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

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

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

AREA SUMMARY IN ACRES

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

24.1S (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:28:38 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01-EROS.DWG:C5.03 EROSION CONTROL NOTES

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date ______ License # ______

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

EROSION CONTROL NOTES

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

SHEET C5.03 OF
REV.

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

HAZELTINE NATIONAL GOLF CLUB
1900 HAZELTINE BOULEVARD
CITY: CHASKA
STATE: MN
ZIP CODE: 55318
COUNTY: CARVER

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

NPDES PERMIT NUMBER:__________________

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: HAZELTINE NATIONAL GOLF CLUB
CONTACT NAME: PHIL ANDERSON
ADDRESS: 1900 HAZELTINE BOULEVARD
CITY, STATE, ZIP CODE: CHASKA MN 55318
TELEPHONE NUMBER: 952-556-5425
FAX/EMAIL: PANDERSON@HNGC.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:
INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGU) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.
THE "APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R100001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

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

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

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 23 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP - TO BE COMPLETED BY CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES- TO BE COMPLETED BY CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

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

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

SWPPP DESIGNER CERTIFICATION CARD:

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

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

ANTICIPATED APPROXIMATE TIMELINES:
ESTIMATED PROJECT START DATE: 06/01/2024
ESTIMATED PROJECT COMPLETION DATE: 12/31/2025

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

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

SLOPES:
EXISTING IMPERVIOUS SLOPES ONSIDE RANGE FROM 1.5-20%. EXISTING PERVIOUS SLOPES RANGE FROM 1-25%
PROPOSED IMPERVIOUS SLOPES RANGE FROM 1.5-8% AND PROPOSED PERVIOUS SLOPES RANGE FROM 2-33%

DRAINAGE PATTERNS:
IN EXISTING CONDITIONS, THE NORTHERN PORTION OF THE SITE OVERLAND DRAINS TO HAZELTINE BOULEVARD BEFORE FLOWING THROUGH EXISTING STORM SEWER TO THE NORTH OFFSITE. THE SOUTHERN PORTION OF THE SITE DRAINS SOUTH TO TWO EXISTING WETLANDS VIA OVERLAND FLOW AND EXISTING STORM SEWER NETWORKS PRIOR TO DISCHARGING WEST TO HUNDERTMARK ROAD. ONE EXISTING PARKING LOT SHEET FLOWS OVERLAND NORTH TO ONE EXISTING POND BEFORE DISCHARGING TO HAZELTINE LAKE.
IN PROPOSED CONDITIONS, THE VILLAS AND NEW GOLF COURSE WILL BE ROUTED TO ONE SUBSURFACE CHAMBER SYSTEM FOR RATE CONTROL AND WATER QUALITY TREATMENT VIA AN IRON ENHANCED SAND FILTER BOX CULVERT. A SECOND SUBSURFACE CHAMBER SYSTEM WILL RECEIVE RUNOFF FROM THE NEW PARKING LOT AND REDESIGNED ENTRANCE DRIVE. BITUMINOUS TRAILS WILL FLOW OVERLAND TO ONE EXISTING SOUTHERN WETLANDS. THE PERVIOUS PERIMETER OF THE PROPERTY WILL CONTINUE TO FLOW TO HAZELTINE BOULEVARD AND HUNDERTMARK ROAD. A SOUTHERN PORTION OF THE SITE WILL CONTINUE TO FLOW TO THE SMALLER EXISTING WETLAND. THE EXISTING PARKING LOT WHICH DISCHARGED OVERLAND TO ONE EXISTING POND IN THE NORTHEAST WILL BE MILL & OVERLAY AND MAINTAIN THE SAME DRAINAGE AS EXISTING CONDITIONS.

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

RAINFALL INFORMATION:

RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

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

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

1.6 RECEIVING WATERS

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

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

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

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

1.8 POTENTIAL SOURCES OF POLLUTION

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

1.9 ENDANGERED/THREATENED SPECIES

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

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

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE NORTHERN LON-EARED BAT AS AN ENDANGERED SPECIES. THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT ABOUT 3 TO 3.7 INCHES IN LENGTH BUT WITH A WINGSPAN OF 9 TO 10 INCHES.THIS BAT IS DISTINGUISHED BY ITS LONG EARS. THE NORTHERN LONG EARED BAT ROOSTS SINGLY OR IN COLONIES UNDERNEATH BARK, IN CAVITIES, OR IN CREVICES OF BOTH LIVE AND DEAD TREES. THIS BAT SEEMS OPPORTUNISTIC IN SELECTING ROOSTS, USING TREE SPECIES BASED ON SUITABILITY TO RETAIN BARK OR PROVIDE CAVITIES OR CREVICES. IT HAS ALSO BEEN FOUND, RARELY, ROOSTING IN STRUCTURES LIKE BARNS AND SHEDS. WITHIN HIBERNACULA, SURVEYORS FIND THEM IN SMALL CREVICES OR CRACKS, OFTEN WITH ONLY THE NOSE AND EARS VISIBLE. IF A NORTHERN LONG EARED BAT IS FOUND WITHIN THE AREA THEN INCIDENTAL TAKE WITHIN THE WNS ZONE INVOLVING TREE REMOVAL IS NOT PROHIBITED IF TWO CONSERVATION MEASURES ARE FOLLOWED. THE FIRST MEASURE IS THE APPLICATION OF A 0.25 MILE (0.4 KM) BUFFER AROUND KNOWN OCCUPIED NORTHERN LONG-EARED BAT HIBERNACULA. THE SECOND CONSERVATION MEASURE IS THAT THE ACTIVITY DOES NOT CUT OR DESTROY KNOWN OCCUPIED MATERNITY ROOST TREES, OR ANY OTHER TREES WITHIN A 150-FOOT (45-M) RADIUS AROUND THE MATERNITY ROOST TREE, DURING THE PUP SEASON (JUNE 1 THROUGH JULY 31).

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE TRICOLORED BAT AS A PROPOSED ENDANGERED SPECIES. THE TRICOLORED BAT IS A SMALL INSECTIVOROUS BAT THAT IS DISTINGUISHED BY ITS UNIQUE TRICOLORED FUR AND OFTEN APPEARS YELLOWISH TO NEARLY ORANGE. DURING THE WINTER, TRICOLORED BATS ARE OFTEN FOUND IN CAVES AND ABANDONED MINES, ALTHOUGH IN THE SOUTHERN UNITED STATES, WHERE CAVES ARE SPARSE, TRICOLORED BATS ARE OFTEN FOUND ROOSTING IN ROAD-ASSOCIATED CULVERTS WHERE THEY EXHIBIT SHORTER TORPOR BOUTS AND FORAGE DURING WARM NIGHTS. DURING THE SPRING, SUMMER, AND FALL, TRICOLORED BATS ARE FOUND IN FORESTED HABITATS WHERE THEY ROOST IN TREES, PRIMARILY AMONG LEAVES OF LIVE OR RECENTLY DEAD DECIDUOUS HARDWOOD TREES, BUT MAY ALSO BE FOUND IN SPANISH MOSS, PINE TREES, AND OCCASIONALLY HUMAN STRUCTURES.

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

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN AN ENDANGERED SPECIES CANDIDATE. MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS.FOR OVERWINTERING MONARCHS, HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS, AS WELL AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS. FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 2,400 TO 3,600 METERS.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:
THE PROPOSED PROJECT IS LOCATED WITHIN THE CITY OF CHASKA AND UNDR THE JURISDICTION OF THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION (CCWMO). STORMWATER REQUIREMENTS FOR THE PROJECT ARE:

- RATE CONTROL - RUNOFF RATES MUST BE HELD TO EXISTING CONDITIONS OR LESS FOR THE 2, 10, AND 100-YEAR STORM EVENTS FOR ALL PROJECT DISCHARGE LOCATIONS (CITY). PEAK RATES SHALL NOT INCREASE FOR THE 100-YEAR 10-DAY SNOWMELT EVENT (CCWMO).
- VOLUME CONTROL - STORMWATER MANAGEMENT PLAN MUST PROVIDE VOLUME CONTROL FOR 1 INCH OF IMPERVIOUS SURFACE FOR UNCONSTRAINED SITES, OR 0.5 INCHES FOR CONSTRAINED SITES (CCWMO).
  -- CONSTRAINED SITES INCLUDE LOW PERMEABILITY SOILS WHERE CARVER COUNTY SOIL DATA SHOWS GREATER THAN 50% OF THE SITE CONTAINS HYDROLOGIC SOIL GROUP C OR D.
  -- SIDEWALKS AND TRAILS UNDER 12' IN LENGTH AND WHICH DISCHARGE TO PERVIOUS SURFACES ARE EXEMPT FROM VOLUME CONTROL REQUIREMENTS (CCWMO).
- WATER QUALITY - STORMWATER MANAGEMENT PLAN MUST REMOVE 90% OF TOTAL SUSPENDED SOLIDS AND TOTAL PHOSPHORUS FROM SITE RUNOFF IN DEVELOPED CONDITIONS (CCWMO).
  -- SIDEWALKS AND TRAILS UNDER 12' IN LENGTH AND WHICH DISCHARGE TO PERVIOUS SURFACES ARE EXEMPT FROM WATER QUALITY REQUIREMENTS (CCWMO).
  -- WATER QUALITY TREATMENT MAY BE PROVIDED AT 2:1 RATIO FOR IMPERVIOUS ROUTED TO DIFFERENT SUB CATCHMENT (CCWMO).

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

THE FOLLOWING SITE DEVELOPMENT PLAN SHEETS ARE AN INTEGRAL PART OF THIS SWPPP:
C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.04 - EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.03 - EROSION AND SEDIMENTATION CONTROL NOTES/"SITE MAP"

SHOW THE FOLLOWING ON THE EROSION AND SEDIMENT CONTROL PLANS:

- ***EXISTING AND FINAL GRADES***
- ***DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORM WATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS***
- ***IMPERVIOUS SURFACE AREAS (PRE- AND POST-CONSTRUCTION AREA TABULATIONS)***
- ***SOIL TYPES***
- ***DELINEATED WETLAND LOCATIONS WITHIN ONE MILE OF THE PROJECT BOUNDARIES, WHICH WILL RECEIVE STORM WATER RUNOFF FROM THE SITE, (IF NOT POSSIBLE TO SHOW ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER, OR ON A USGS 7.5 MINUTE QUADRANGLE MAP OR EQUIVALENT)***
- ***LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES, INCLUDING METHODS FOR FINAL STABILIZATION***
- ***BOUNDARIES OF DISTURBED CONSTRUCTION AREAS***
- ***PHASING OF CONSTRUCTION IN ORDER TO MINIMIZE DURATION OF EXPOSED SOILS***
- ***STANDARD PLATES/SPECS FOR PROPOSED BMPS***
- ***SEDIMENT CONTROL PRACTICES FOR PROPOSED TEMPORARY OR PERMANENT DRAINAGE DITCHES WHERE APPROPRIATE***
- ***ESTIMATED PRELIMINARY QUANTITIES TABULATION FOR TEMPORARY BMPS***
- ***ANY AREAS THAT ARE ADJACENT TO AND DRAIN TO PUBLIC WATERS FOR WHICH THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS"***
- ***BUFFERS***
- ***STEEP SLOPES***
- ***MAINTENANCE PLANS FOR PERMANENT STORMWATER SYSTEMS***
- ***KARST AREAS***

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:
THE PURPOSE OF EROSION CONTROL IS TO PREVENT SOIL PARTICLES FROM BECOMING SUSPENDED IN WATER AND BEING TRANSPORTED TO EITHER DOWNSTREAM SURFACE WATERS OR DOWNSTREAM PROPERTIES.

APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION MUST BE PLANNED FOR AND IMPLEMENTED.

IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUE TO BE USED AT THIS PROJECT FOR FINAL STABILIZATION OF SITE SOIL WILL BE TO PROVIDE A PROTECTIVE COVER OF VEGETATION, PAVEMENT, OR BUILDING.

ALL EXPOSED AREAS MUST BE STABILIZED AS SOON AS POSSIBLE (BUT NO LATER THAN THE NEXT WORK DAY) TO LIMIT SOIL EROSION, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATED STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST COMPLY WITH SECTION 2.7 OF THIS SWPPP (SECTION 8.4, 9.9, 9.10, AND 23.9 OF THE GENERAL PERMIT).

SEDIMENT CONTROL BMPS:
THE PURPOSE OF SEDIMENT CONTROL IS TO PREVENT SOIL PARTICLES THAT HAVE BEEN SUSPENDED IN WATER FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. SEDIMENT CONTROL BMPS HAVE BEEN DESIGNED AS PART OF THIS SWPPP.

IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND MUST AMEND THE SWPPP TO IDENTIFY THE ADDITIONAL PRACTICES.

SEDIMENT CONTROL PRACTICES MUST ALWAYS BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICES MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED (SEE SECTION 8 OF THIS SWPPP).

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT RAIN EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

SEQUENCE OF CONSTRUCTION SHALL BE PHASED ACCORDING TO THE FOLLOWING:

PHASE I:

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

PHASE II:

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

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER (OR IF A BUFFER IS INFEASIBLE ON THE SITE PROVIDE REDUNDANT SEDIMENT CONTROLS) WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS. (SHOW 50 FOOT BUFFERS ON PHASE I EROSION & SEDIMENT CONTROL PLAN)

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

MEASURES SHOULD BE TAKEN TO ENSURE THAT "CLEAN" RUNOFF FROM OFF SITE IS DIVERTED AROUND DISTURBED AREAS ON SITE. CARE SHOULD BE TAKEN THAT RE-ROUTING OFF SITE RUNOFF DOES NOT RESULT IN FLOODING OR OTHER ISSUES ON ADJACENT PROPERTIES.

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

INSTALLATION SCHEDULE: INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO UP GRADIENT GROUND DISTURBING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: THE WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. THIS STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 DAYS OF CONNECTING TO A SURFACE WATER AND AFTER CONSTRUCTION HAS CEASED.

TEMPORARY OR PERMANENT DITCHES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED, BUT MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

DITCHES MUST BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. ANY SEDIMENT DEPOSITED IN DIVERSION DITCHES MUST BE REMOVED AND ANY EXPOSED SOILS STABILIZED WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, NOTE REASON FOR DELAY ON MAINTENANCE LOG.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 7 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.
2. **PERMANENT STABILIZATION -** ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.5 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER). FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.
INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.6 PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE MEANS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT/ETC.) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THIS SWPPP.

BMP DESCRIPTION: SILT FENCE INLET PROTECTION

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INLET PROTECTION (INLET INSERT DEVICE)
INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT INLET PROTECTION EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE CAPACITY OF THE DEVICE, OR, IF MORE STRINGENT, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

ALL STRUCTURAL SEDIMENT CONTROLS INTENDED TO RECEIVE AND TREAT CONSTRUCTION RUNOFF MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND ALTERATION CAN BEGIN AND MUST STAY IN OPERATION UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: INSTALL SILT FENCE AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: BIOLOGS

INSTALLATION SCHEDULE: INSTALL BIOLOGS AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT BIOLOGS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE BIOLOG. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.8 RETAIN SEDIMENT ON-SITE

ANY OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED DURING CONSTRUCTION TO CAPTURE AND TREAT SEDIMENT LADEN RUN OFF. THE TEMPORARY SEDIMENTATION BASINS HAVE BEEN DESIGNED TO PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN. THE OUTLET STRUCTURE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE IN ACCORDANCE WITH SECTION 14.5 AND 14.6 OF THE GENERAL PERMIT. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER A CONNECTION TO A SURFACE WATER (SECTION 14.7 OF THE GENERAL PERMIT)

BMP DESCRIPTION: TEMPORARY SEDIMENTATION BASIN

INSTALLATION SCHEDULE: INSTALL TEMPORARY SEDIMENTATION BASIN PRIOR TO BEGINNING UPSLOPE LAND DISTURBING ACTIVITIES. IF THIS IS NOT POSSIBLE DUE TO EXISTING TOPOGRAPHY, LIMIT DISTURBANCE TO ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENTATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT TEMPORARY SEDIMENTATION BASINS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE VOLUME OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. THIS MAINTENANCE MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF CONDITIONS DO NOT ALLOW MAINTENANCE TO BE PERFORMED WITHIN 72 HOURS, DOCUMENT THE CAUSE OF DELAY ON THE MAINTENANCE FORM. REFER TO SECTION 3.1 OF THIS SWPPP FOR BASIN DRAINING GUIDELINES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.9 ESTABLISH VEHICLE TRACKING PADS

VEHICLE TRACKING PADS HAVE BEEN DESIGNED TO PREVENT SEDIMENT TRACK OFF. IF THERE IS EVIDENCE OF SEDIMENT TRACKING FROM VEHICLES IN PAVED AREAS, THE SEDIMENT MUST BE REMOVED BY STREET SWEEPING OR OTHER METHOD AS SOON AS FEASIBLY POSSIBLE, BUT NO LONGER THAN 24 HOURS AFTER DISCOVERY. (SECTION 9.11 AND 9.12 OF THE GENERAL PERMIT)

BMP DESCRIPTION: VEHICLE TRACKING PAD

INSTALLATION SCHEDULE: INSTALL VEHICLE TRACKING PAD AS SHOWN ON THE SWPPP PLAN SHEETS AS SOON AS POSSIBLE AT THE BEGINNING OF CONSTRUCTION ACTIVITIES. INSTALL ADDITIONAL VEHICLE TRACKING PADS AS NEEDED THROUGHOUT CONSTRUCTION.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT VEHICLE TRACKING PADS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. VEHICLE TRACKING PADS MUST BE PERIODICALLY 'REFRESHED' TO ENSURE PROPER FUNCTIONALITY. MAINTENANCE SHOULD BE PERFORMED WHEN THE EXIT APPEARS SMOOTH AND COMPACTED OR WHEN THE VEHICLE TRACKING PAD CEASES TO FUNCTION PROPERLY. VEHICLE TRACKING PAD LOCATIONS SHOULD BE INSPECTED FOR SIGNS OF OFF-SITE SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MUST BE USED IF VEHICLE TRACKING PADS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.10 CONTROL STORMWATER DISCHARGE POINTS

1. PIPE OR OTHER TEMPORARY OR PERMANENT OUTLETS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
2. STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN 200 FEET OF THE PROPERTY EDGE WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF CONNECTION.

BMP DESCRIPTION: RIPRAP

INSTALLATION SCHEDULE: INSTALL RIPRAP AS SHOWN ON SWPPP PLANS AND/OR GRADING PLANS. INSTALLATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT OUTLETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING RIPRAP ENERGY DISSIPATION WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST. ANY OFF SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN MANNER AND AT A FREQUENCY TO MINIMIZE OFF-SITE IMPACTS.
RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.11 CHEMICAL EROSION AND SEDIMENT CONTROL BMPS

POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE APPLIED AFTER CONVENTIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. CONSIDERATION MUST BE GIVEN WHEN SELECTING CHEMICALS TO THE EXPECTED SOIL TYPES TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, THEY MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

SECTION 3: DEWATERING & BASIN DRAINING

3.1 DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MINNESOTA DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.

SECTION 4: GOOD HOUSEKEEPING BMPS

4.1 MATERIAL HANDLING AND WASTE MANAGEMENT

1. **SOLID WASTE DISPOSAL** - NO SOLID MATERIALS, INCLUDING CONSTRUCTION AND DEMOLITION MATERIALS, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, SHALL BE ALLOWED TO BE CARRIED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. DISPOSAL OF SOLID WASTES MUST COMPLY WITH MPCA REQUIREMENTS.
2. **GROUNDWATER PROTECTION -** SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
3. **SANITARY FACILITIES -** ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE WHERE REQUIRED BY STATE OR LOCAL REGULATIONS. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND BE SERVICED BY A COMMERCIAL OPERATOR.

4.2 ESTABLISH PROPER STORAGE, HANDLING & DISPOSAL PRACTICES

HAZARDOUS MATERIALS & TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN WATERPROOF CONTAINERS WITH SECONDARY CONTAINMENT, AND THEIR LOCATION(S) MUST BE NOTED ON THE SWPPP MAP. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES IN ACCORDANCE WITH SECTION 12.4 OF THE GENERAL PERMIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE UNDER COVER BY PLASTIC SHEETING OR TEMPORARY ROOFS TO PREVENT DISCHARGE, OR PROTECTED BY SIMILAR EFFECTIVE MEANS TO PREVENT CONTACT WITH STORMWATER.

4.3 DESIGNATE WASHOUT AREAS

THE CONTRACTOR SHALL DESIGNATE AREAS FOR CONCRETE AND OTHER (STUCCO, PAINT, FOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY) WASHOUTS, AND NOTE THE LOCATIONS ON THE SITE MAP. ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LAYER. A COMPACTED CLAY LINER IS NOT AN ACCEPTABLE IMPERMEABLE LAYER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM SITE WORKERS TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

BMP DESCRIPTION: CONCRETE WASHOUT

INSTALLATION SCHEDULE: PRIOR TO CONCRETE WORK.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT CONCRETE WASHOUTS FOR EVIDENCE OF DISCHARGE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING CONCRETE WASHOUTS WITHIN 3 DAYS OR BY THE NEXT USE, WHICHEVER COMES FIRST.
RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

4.4 ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL DESIGNATE AREAS FOR EQUIPMENT FUELING, CLEANING, MAINTENANCE AND REPAIR, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAPS. RUNOFF MUST BE CONTAINED WITHIN THE DESIGNATED AREAS (I.E. THROUGH USE OF A TEMPORARY BERM). THE AREAS MUST NOT BE LOCATED IN ANY SURFACE WATER. SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4.5 CONTROL EQUIPMENT/VEHICLE WASHING

THE CONTRACTOR SHALL DESIGNATE LOCATION(S) FOR VEHICLE WASHING, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAP. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS AND SOLVENTS. ENGINE DEGREASING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS ALSO PROHIBITED.

4.6 SPILL PREVENTION AND CONTROL PLAN

1. **ACCIDENTAL SPILL** - DISCHARGE OF OIL OR OTHER HAZARDOUS SUBSTANCES IS SUBJECT TO REPORTING AND CLEAN UP REQUIREMENTS. IN CASE OF AN ACCIDENTAL SPILL, THE MINNESOTA POLLUTION CONTROL AGENCY IS TO BE NOTIFIED AT THEIR **24-HOUR TELEPHONE NUMBER: 651-649-5451**. REFER TO SECTION 12 OF THE GENERAL PERMIT.
2. **GROUNDWATER PROTECTION -** SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

SECTION 5: POST-CONSTRUCTION BMPS

BMP DESCRIPTION: UNDERGROUND IRON ENHANCED FILTRATION BASIN

INSTALLATION SCHEDULE: DURING GRADING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED SEMI-ANNUALLY TO ENSURE THE DRAWDOWN TIME OF 48-HOURS IS MAINTAINED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSPECTION AND MAINTENANCE.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: SUMP MANHOLE

INSTALLATION SCHEDULE: ALONG WITH STORM SEWER NETWORK

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED (AND CLEANED OUT IF DEEMED NECESSARY) SEMI-ANNUALLY TO ENSURE THAT SEDIMENT IS NOT BEGINNING TO WASH OUT DURING STORM EVENTS. DEVICES SHOULD BE CLEANED OUT AT LEAST ONCE PER YEAR OR AS NEEDED.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 6: INSPECTIONS

6.1 INSPECTIONS

1. **INSPECTION FREQUENCY AND RESPONSIBILITY**
   [OPTION 1 - CONTRACTOR RESPONSIBLE FOR INSPECTIONS]

   BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

2. **INSPECTION PROCEDURES** - EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

A. PRE-INSPECTION PREPARATION:

1. INSPECTORS SHOULD BE FAMILIAR WITH THE SWPPP, INCLUDING THE EROSION AND SEDIMENT CONTROL PLANS, PAST INSPECTION REPORTS, AND MAINTENANCE LOGS.
2. PAY SPECIAL ATTENTION TO STORM WATER DISCHARGE TO SPECIAL/IMPAIRED WATERS AND WETLANDS; DISCHARGES TO SPECIAL/IMPAIRED WATERS AND WETLANDS HAVE ADDITIONAL REQUIREMENTS THAT ARE DESCRIBED IN SECTION 23 OF THE GENERAL PERMIT, AND ADDRESSED IN THIS SWPPP.

B. SITE ENTRY:

1. BEFORE ENTERING THE SITE, OBSERVE THE SURROUNDINGS AND VARIOUS STAGES OF CONSTRUCTION. NOTE AREAS FOR IN-DEPTH REVIEW AND ANY POTENTIAL ISSUES.
2. THIS IS A GOOD TIME TO VIEW CONSTRUCTION SITE VEHICLE TRACKING PAD LOCATIONS AND PERIMETER CONTROLS.

C. RECORDS REVIEW:

1. VERIFY THAT A COPY OF THE SWPPP AND APPLICATION FOR THE NPDES STORM WATER PERMIT, AND COPIES OF ALL CONSTRUCTION SITE INSPECTIONS ARE ON SITE.
2. VERIFY THAT THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AS WELL AS CONSTRUCTION PHASING, IS GENERALLY BEING FOLLOWED.
3. SWPPPS ARE INTENDED TO BE DYNAMIC DOCUMENTS, VERIFY THAT AMENDMENTS OR CHANGES TO THE SWPPP ARE BEING MADE WHEN:
   A. A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVE A SIGNIFICANT EFFECT ON STORM WATER DISCHARGES
   B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE
   C. THE SWPPP IS NOT CONSISTENT WITH THE TERMS OF THE GENERAL PERMIT

D. SITE INSPECTION (NOTE TIMELINES FOR MAINTENANCE INCLUDED IN INSPECTION/MAINTENANCE REPORT)

1. INSPECT DISCHARGE POINTS DOWNSTREAM AND OFF-SITE AREAS FOR SIGNS OF IMPACT.
2. INSPECT PERIMETER CONTROLS:
   A. HAVE PERIMETER CONTROLS BEEN PROPERLY INSTALLED AND MAINTAINED?
   B. ARE VEHICLE TRACKING PADS FUNCTIONING PROPERLY? ARE ADDITIONAL ENTRANCES/EXITS BEING USED THAT ARE NOT STABILIZED?
   C. ALL STORM DRAINS MUST BE PROTECTED AND TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROLS INSTALLED.
   D. ALL EXPOSED SOILS MUST HAVE TEMPORARY OR PERMANENT EROSION PROTECTION WITHIN 7 DAYS OF INACTIVITY.
3. COMPARE BMPS IN THE SWPPP WITH CONSTRUCTION SITE CONDITIONS: ARE REQUIRED BMPS IN PLACE; ARE ADDITIONAL BMPS NEEDED; ARE BMPS IN PLACE PROPERLY INSTALLED AND MAINTAINED?
4. INSPECT AREAS THAT HAVE BEEN DISTURBED AND ARE NOT CURRENTLY BEING WORKED. ANY UNSEEDED OR UNMULCHED BARE AREAS THAT HAVE BEEN IDLE FOR 7 DAYS SHOULD BE NOTED.
5. INSPECT AREAS WITH FINAL STABILIZATION. IN ORDER FOR FINAL STABILIZATION TO BE ACHIEVED, AREAS MUST HAVE A UNIFORM COVER WITH A DENSITY OF 70% OVER ENTIRE AREA. TEMPORARY BMPS SHOULD BE REMOVED AND AREAS DISTURBED BY REMOVAL SEEDED AS NECESSARY.

E.EXIT INTERVIEW:

1. DEBRIEF THE PERSON IN CHARGE. EXPLAIN THE IDENTIFIED DEFICIENCIES AND ANY AREAS OF CONCERN.

F. A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE SWPPP ON SITE.

THE INSPECTION REPORT USED SHOULD INCLUDE, AT A MINIMUM, THE FOLLOWING:

- DATE & TIME OF INSPECTION
- NAME OF INSPECTOR(S)
- FINDINGS OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES AND NAMES OF PARTY COMPLETING MAINTENANCE
- DATE & AMOUNT OF RAINFALL
- RECORD OF ALL POINTS OF DISCHARGE FROM THE PROPERTY AND DESCRIPTION OF DISCHARGE
- NOTE TO UPDATE THE SWPPP

6.2 DELEGATION OF AUTHORITY

DULY AUTHORIZED REPRESENTATIVE(S) OR POSITION(S):

COMPANY OR ORGANIZATION NAME:
NAME:
POSITION:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

6.3 CORRECTIVE ACTION LOG

THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, INCORPORATES BOTH INSPECTION AND MAINTENANCE REPORTING INTO A SINGLE FORM. THIS FORM ALSO SPECIFIES THE TIME ALLOWED FOR CORRECTIONS TO BE PERFORMED. IF THE PARTY PERFORMING INSPECTIONS CHOOSES TO USE ANOTHER INSPECTION FORM, A SEPARATE CORRECTIVE ACTION LOG MUST BE PROVIDED.

SECTION 7: RECORD KEEPING AND TRAINING

7.1 RECORDKEEPING

RECORD RETENTION - THE OWNER MUST KEEP THE SWPPP INCLUDING ALL CHANGES MADE TO IT DURING CONSTRUCTION (SEE SECTION 7.2 OF THIS SWPPP), ALONG WITH THE FOLLOWING ADDITIONAL RECORDS ON FILE FOR THREE YEARS AFTER COMPLETION OF THE CONSTRUCTION PROJECT (FINAL STABILIZATION AND NOTICE OF TERMINATION):

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

7.2 AMENDMENTS

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN EXAMPLE OF A SWPPP UPDATE LOG FORM CAN BE PROVIDED UPON REQUEST.

MODIFICATIONS TO THE SWPPP - THIS SWPPP INTENDS TO CONTROL WATER-BORNE AND LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE SWPPP IN ORDER TO ACCOMPLISH THE INTENDED GOALS. THIS SWPPP MUST BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AT THE SITE. AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, AND/OR REVISED DRAWINGS. THIS SWPPP MUST BE UPDATED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS.
2. INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE GENERAL PERMIT.
4. THE MPCA HAS DETERMINED THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN. IN THIS CASE, THE SWPPP MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IDENTIFIED CONCERNS.

7.3 TRAINING

THE PERMITTEE(S) MUST FULFILL TRAINING REQUIREMENTS AND INCLUDE RECORDS OF TRAINING IN THE SWPPP. REFRESHER TRAINING MUST BE ATTENDED EVERY THREE YEARS STARTING THREE YEARS, FROM THE ISSUANCE OF THE 2018 GENERAL PERMIT (ISSUED 8/1/18). INDIVIDUALS REQUIRED TO BE TRAINED INCLUDE:
1. INDIVIDUALS PREPARING THE SWPPP
2. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
3. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THE GENERAL PERMIT. AT LEAST ONE INDIVIDUAL TRAINED IN THE JOB DUTIES LISTED ABOVE MUST BE PRESENT ON THE SITE OR AVAILABLE TO THE SITE IN 72 HOURS.

TRAINING DOCUMENTATION MUST INCLUDE:

1. NAMES OF PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED
2. DATES OF TRAINING AND NAMES OF INSTRUCTOR AND ENTITY PROVIDING TRAINING
3. CONTENT OF TRAINING COURSE, INCLUDING NUMBER OF HOURS OF TRAINING
4. DOCUMENTATION MUST BE KEPT WITH THE SWPPP. TRAINING RECORD/CERTIFICATION TEMPLATE IS AVAILABLE UPON REQUEST.

INDIVIDUALS MUST BE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT SUCH AS THE UNIVERSITY OF MINNESOTA, MINNESOTA EROSION CONTROL ASSOCIATION, SOIL AND WATER CONSERVATION DISTRICTS, OR THE MPCA.

SECTION 8: FINAL STABILIZATION / PERMIT TERMINATION

FINAL STABILIZATION - TO ACHIEVE FINAL STABILIZATION OF THE SITE, THE CONTRACTOR WILL IMPLEMENT THE FOLLOWING MEASURES AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED.

1. ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR BY OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO LANDSCAPING PLANS/SPECIFICATIONS FOR TYPE OF VEGETATIVE COVER.
2. THE PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS IN SECTIONS 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT AND IS OPERATING AS DESIGNED. TEMPORARY SEDIMENTATION BASINS HAVE BEEN CLEAN OF ANY ACCUMULATED SEDIMENT. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES ARE STABILIZED WITH PERMANENT COVER.
3. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
4. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.
5. FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED AND TEMPORARY EROSION PROTECTION AND DOWNGRADIENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE HAS DISTRIBUTED THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

PERMIT TERMINATION - TO ACHIEVE PERMIT TERMINATION FOR THE SITE, PERMITTEES MUST COMPLY WITH SECTIONS 4 & 13 OF THE GENERAL PERMIT.

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

© 2021 Sambatek

24.1S (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:28:38 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01-EROS.DWG:C5.04 SWPPP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: BRADY BUSSELMAN, P.E.
Date ______________ License # ______________

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

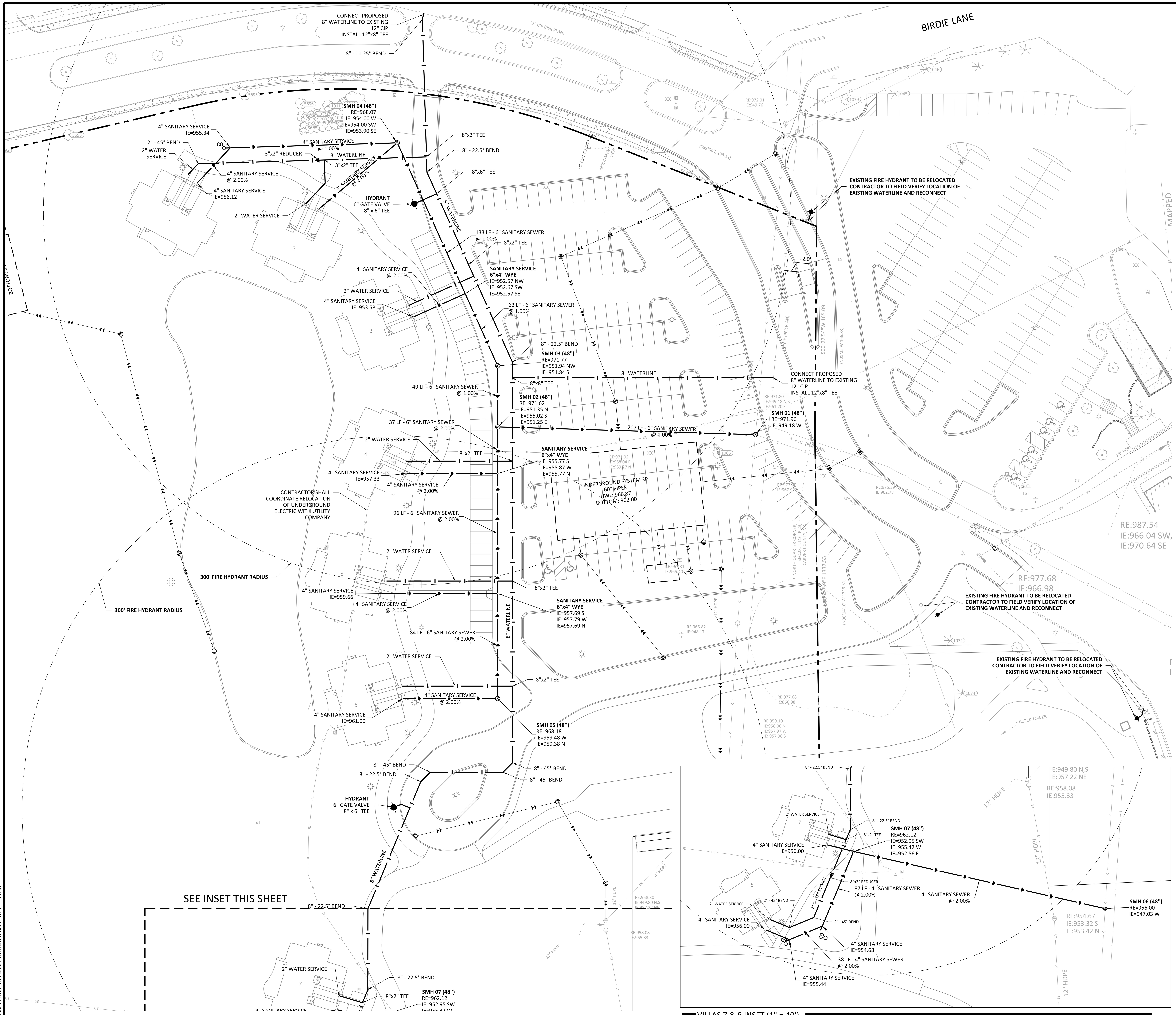
DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

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

SWPPP

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

SHEET C5.04 OF
REV. #



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   ii. ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   iii. WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   ii. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   e. RIP RAP SHALL BE MN/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING STORM SEWER CONNECTIONS (WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. ALL BUILDING SANITARY AND WATER SERVICE CONNECTIONS WITH 7.5 FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 7.5 FEET OF COVER IS ACHIEVED.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
7. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
8. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
10. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY:

   ADDRESS:
   PHONE:
   DATED:

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
11. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
12. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
13. THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE DESIGN DRAWINGS SHALL DEPICT THE FINAL LAYOUT AND DETAILS FOR CONSTRUCTION. THE DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER FOR THE STATE IN WHICH THE PROJECT IS CONSTRUCTED. THE SUBMITTAL SHALL INCLUDE ALL NECESSARY PRODUCT INFORMATION, DESIGN CALCULATIONS AND BEDDING REQUIREMENTS FOR THE PROPOSED STORMWATER SYSTEM. FOLLOWING CONSTRUCTION, THE CERTIFYING ENGINEER SHALL SUBMIT A LETTER TO THE OWNER AND ENGINEER INDICATING THEY OBSERVED THE INSTALLATION AND THE INSTALLATION OF THE STORMWATER SYSTEM WAS IN CONFORMANCE WITH THE CERTIFIED DRAWINGS.
14. THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
15. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

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

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

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

NORTH

0 30 60
SCALE IN FEET

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

© 2021 Sambatek

24.1S (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 6:22:05 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C6.01-UTIL.DWG:C6.01 UTILITY PLAN

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

Print Name: BRADY BUSSELMAN, P.E.

Date ________ License # ________

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

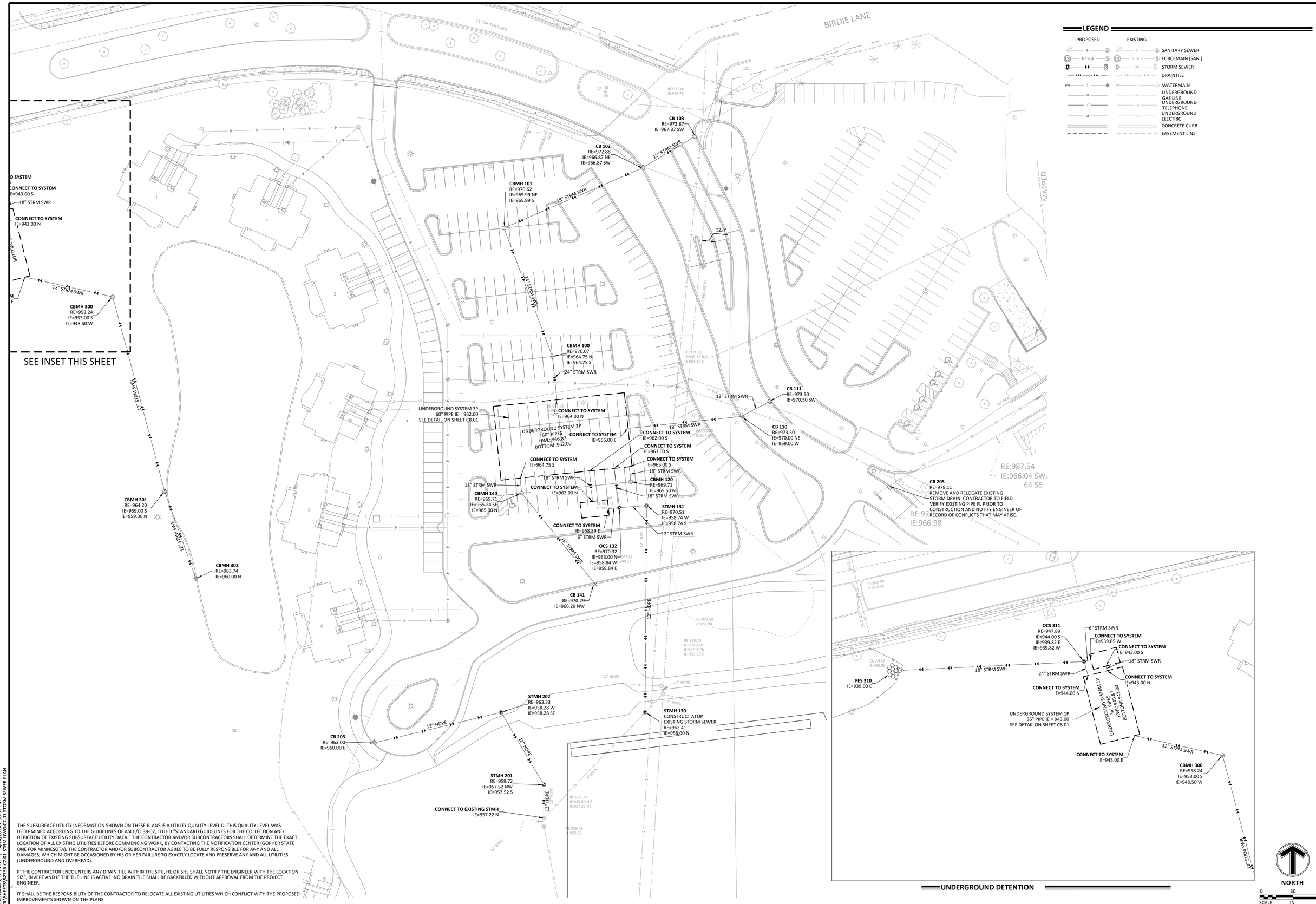
DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

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

UTILITY PLAN

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

SHEET C6.01 OF
REV. #



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

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

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

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

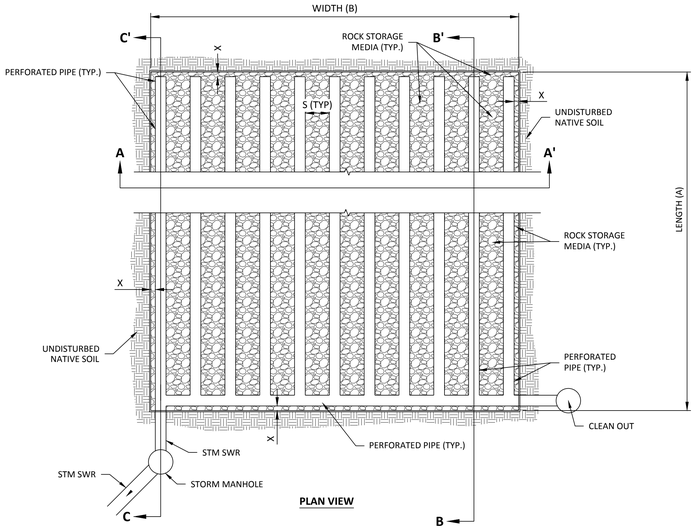
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

STORM SEWER PLAN

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

SHEET C7.01 OF REV. #

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:30:57 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C7.01-STRM.DWG C7.01 STORM SEWER PLAN

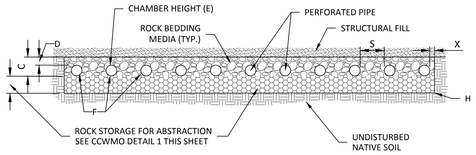


PLAN VIEW

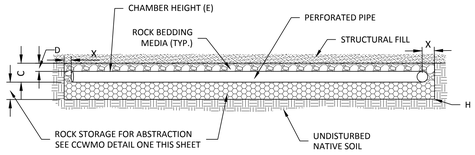
NOTES:

1. ROCK STORAGE MEDIA SHALL CONSIST OF A WASHED OPEN GRADED ASTM NO. 2 CRUSHED STONE.

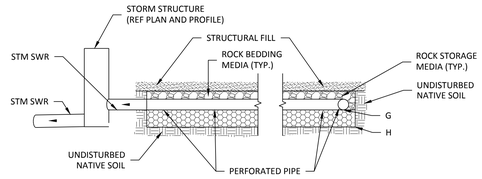
2. SHOP DRAWING SUBMITTALS FOR SUBSURFACE SYSTEMS SHALL INCLUDE INSTALLATION METHODS PER PIPE MANUFACTURER TO MAINTAIN STRUCTURAL CAPACITY OF PIPES. THE MATERIAL ON WHICH THE PIPE IS BEDDED SHALL BE SHAPED AND COMPACTED TO CONFORM TO THE BOTTOM OF THE PIPE, UP TO THE SPRINGLINE.



SECTION A - A'



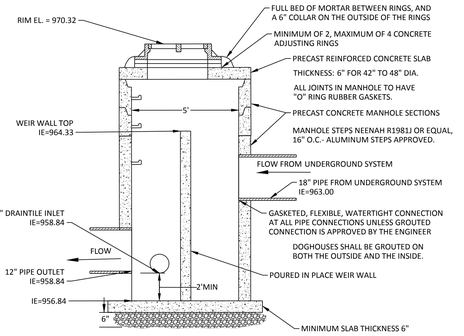
SECTION B - B'

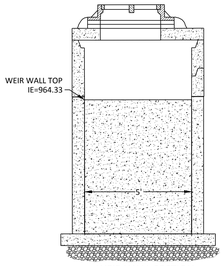


SECTION C - C'

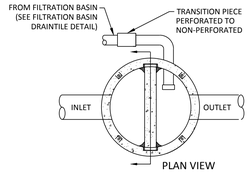
SUBSURFACE FILTRATION SYSTEM													
BMP	LENGTH, FT (A)	WIDTH, FT (B)	DEPTH, FT (C)	PIPE COVER, IN (D)	PIPE DIA, IN (E)	ROWS (F)	PIPE INVERT (G)	BOTTOM OF ROCK (H)	EDGE SPACING, IN (X)	PIPE SPACING, IN (S)	TOTAL PIPE STORAGE VOLUME (CF)	WATER QUALITY ELEVATION (WQE)	PIPE STORAGE VOLUME AT WQE (CF)
1P	63.00	36.50	3.50	6.0	36	8	943.00	941.33	12.0	18.0	3598.0	945.0	3114.0
3P	119.00	67.00	5.50	6.0	60	9	962.00	960.49	12.0	30.0	21461.0	964.3	10462.0

01 N.T.S. **SUBSURFACE DETENTION SYSTEM WITH ROCK ABSTRACTION STORAGE**



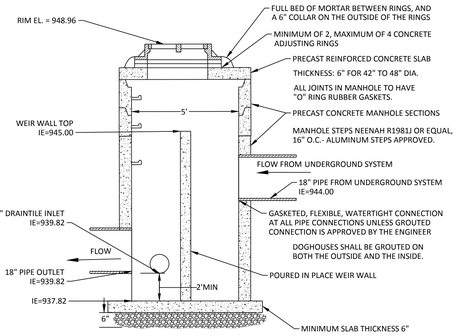


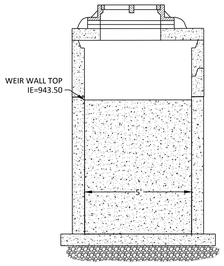
WEIR WALL SECTION



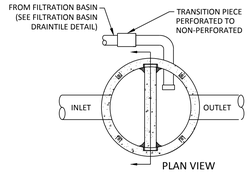
NOTE:
WHEN WEIR WALL HEIGHT IS GREATER THAN 6' THE FOLLOWING SHALL BE REQUIRED:
1. STEPS
2. 6' Ø MH
3. 8" WEIR WALL W/8" KEYWAY

02 N.T.S. **OUTLET CONTROL STRUCTURE (OCS 132)**



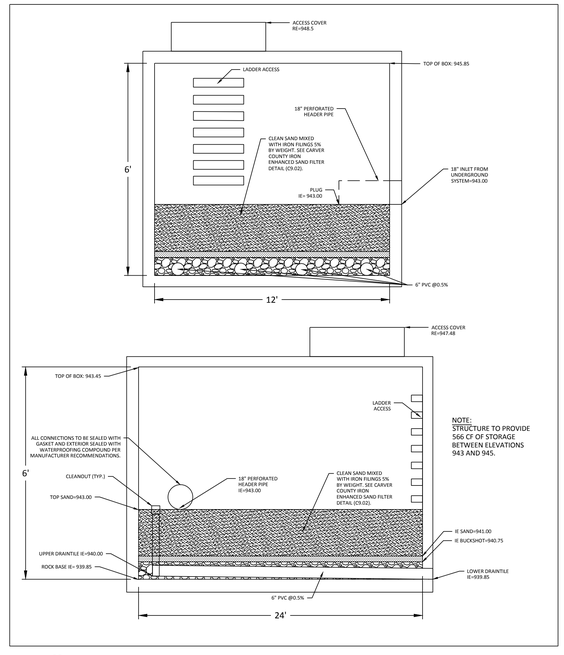


WEIR WALL SECTION

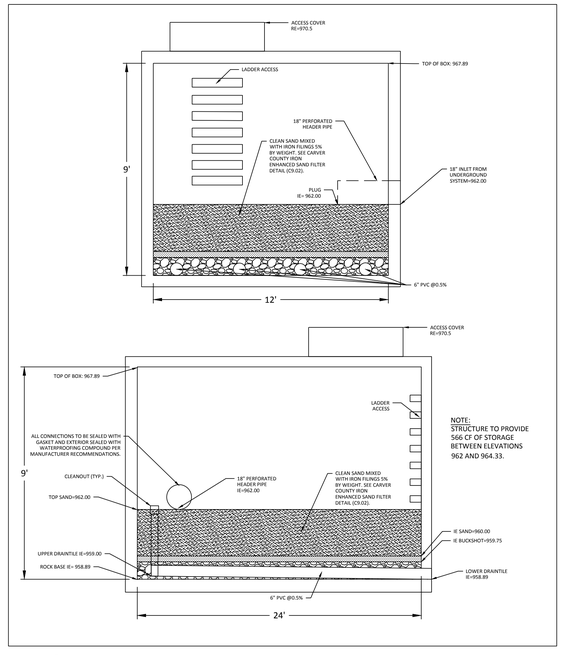


NOTE:
WHEN WEIR WALL HEIGHT IS GREATER THAN 6' THE FOLLOWING SHALL BE REQUIRED:
1. STEPS
2. 6' Ø MH
3. 8" WEIR WALL W/8" KEYWAY

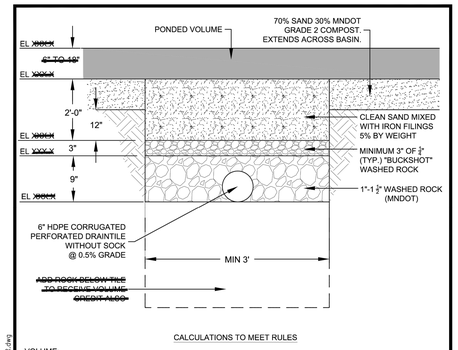
03 N.T.S. **OUTLET CONTROL STRUCTURE (OCS 311)**



04 N.T.S. **IRON ENHANCED SAND FILTER DETAIL - SYSTEM 1P**



05 N.T.S. **IRON ENHANCED SAND FILTER DETAIL - SYSTEM 3P**



CALCULATIONS TO MEET RULES

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. TO RECEIVE VOLUME CREDIT, ADD 2 FEET OF ROCK BELOW TILE PER ~~DETAIL 8~~.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
4. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

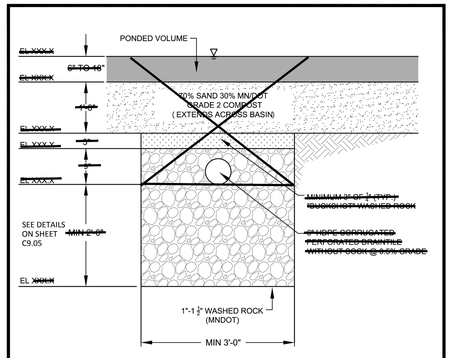
WATER QUALITY:
1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF PER SF OF SURFACE AREA. RETROFITS USE MINIMUM OF 150 SF.

IRON FILINGS:
1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	WENCK	IRON ENHANCED SAND FILTER	DEC 2016
			DETAIL 2

M:\1097\GENERAL DETAILS\December 2016 Details\2-IRON ENHANCED SAND FILTER.dwg



CALCULATIONS TO MEET RULES

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

CARVER COUNTY	WENCK	~~BIORETENTION TRENCH~~	DEC 2016
			DETAIL 1

M:\1097\GENERAL DETAILS\December 2016 Details\1-BIORETENTION TRENCH.dwg

ROCK TRENCH BELOW UNDERGROUND CHAMBERS

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

© 2021 Sambatek

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

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY / DESIGN REVIEW / PERMIT SUBMITTAL / CONSTRUCTION DOCUMENTS

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

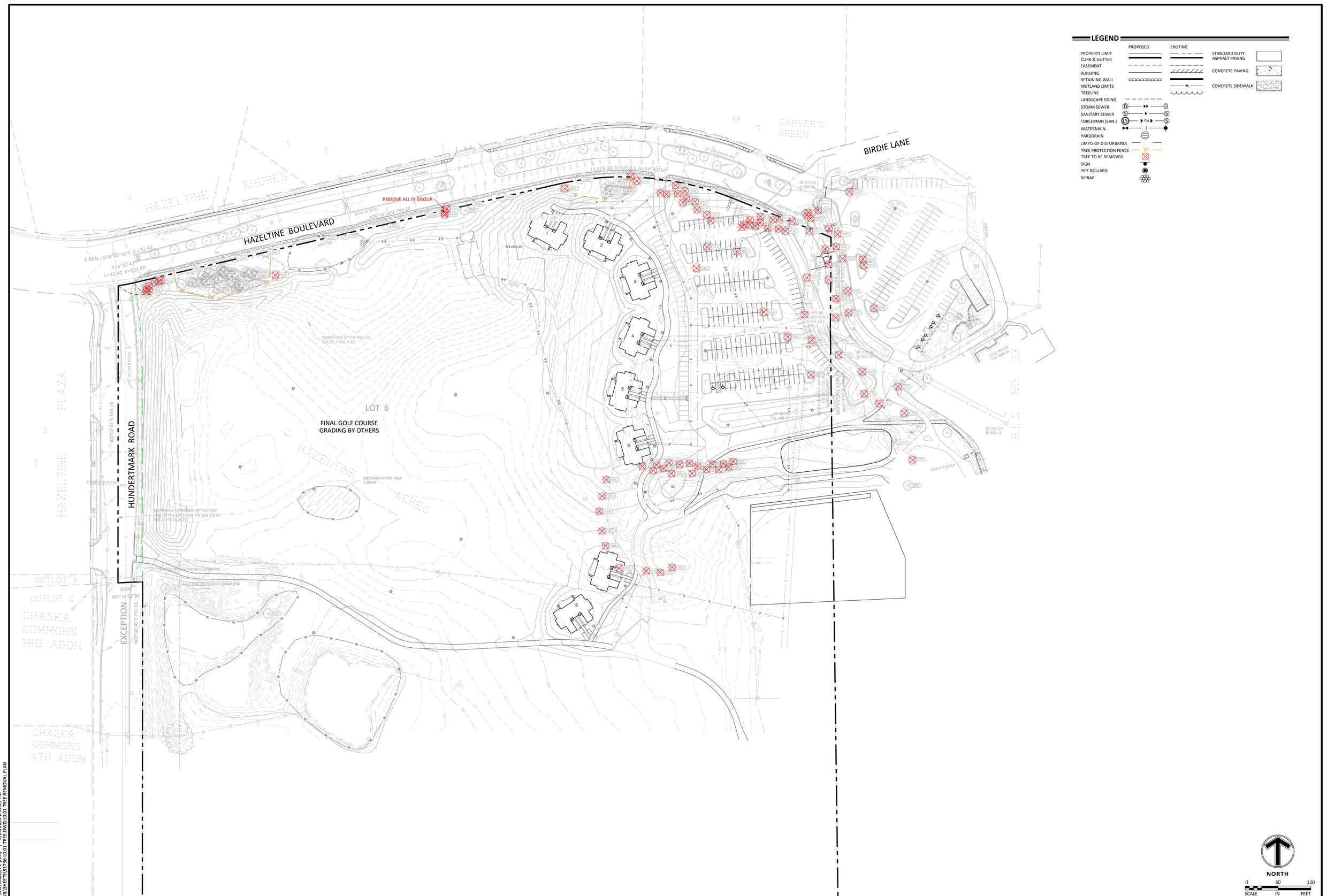
Sambatek www.sambatek.com
Engineering | Surveying | Planning | Environmental

STANDARD DETAILS

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

SHEET C8.01 OF REV. #

24-15 (LMS TECH) | EMILY CASTANNAS, PE (MN) | 4/23/2024 2:13:28 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C8.01-DTLS.DWG C8.01 STANDARD DETAILS



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

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

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

TREE REMOVAL PLAN

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

SHEET
L0.01
OF
REV. #

24.15 (LMS TECH) | EMILY CASTANAS, PE (MN) | 4/24/2024 2:32:29 PM
J:\PROJECTS\52736\CAD\DWG\SHEETS\52736-02-01-TREE.DWG L0.01 TREE REMOVAL PLAN

Tag	DBH	Common Name	Latin Name	Status	Notes
1001	8	Quaking Aspen	(Populus tremuloides)	Preserve	
1002	7	Quaking Aspen	(Populus tremuloides)	Preserve	
1003	8	Quaking Aspen	(Populus tremuloides)	Preserve	
1004	7	Quaking Aspen	(Populus tremuloides)	Preserve	
1005	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1006	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1007	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1008	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1009	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1010	6	Quaking Aspen	(Populus tremuloides)	Preserve	
1011	8	Quaking Aspen	(Populus tremuloides)	Preserve	
1012	12	Box Elder	(Acer negundo)	Remove	
1013	12	Box Elder	(Acer negundo)	Remove	
1014	20'	Blue Spruce	(Picea abies)	Remove	
1015	20'	Blue Spruce	(Picea abies)	Remove	
1016	20'	Blue Spruce	(Picea abies)	Remove	
1017	20'	Blue Spruce	(Picea abies)	Remove	
1018	20'	Blue Spruce	(Picea abies)	Remove	
1019	20'	Blue Spruce	(Picea abies)	Remove	
1020	20'	Blue Spruce	(Picea abies)	Remove	
1021	8	Basswood	(Tilia americana)	Remove	
1022	7	Basswood	(Tilia americana)	Remove	
1023	8	Sugar Maple	(Acer saccharum)	Remove	
1024	20'	Blue Spruce	(Picea abies)	Remove	
1025	7	Sugar Maple	(Acer saccharum)	Remove	
1026	20'	Blue Spruce	(Picea abies)	Remove	
1027	20'	Blue Spruce	(Picea abies)	Remove	
1028	15'	Blue Spruce	(Picea abies)	Remove	
1029	25'	Blue Spruce	(Picea abies)	Remove	
1030	25'	Blue Spruce	(Picea abies)	Remove	
1031	15'	Blue Spruce	(Picea abies)	Remove	
1032	20'	Blue Spruce	(Picea abies)	Remove	
1033	25'	Blue Spruce	(Picea abies)	Remove	
1034	25'	Blue Spruce	(Picea abies)	Remove	
1035	20'	Blue Spruce	(Picea abies)	Remove	
1036	25'	Blue Spruce	(Picea abies)	Remove	
1037	18	Basswood	(Tilia americana)	Remove	
1038	18	Box Elder	(Acer negundo)	Remove	
1039	21	Basswood	(Tilia americana)	Remove	
1040	25'	Blue Spruce	(Picea abies)	Remove	
1041	25'	Blue Spruce	(Picea abies)	Remove	
1042	25'	Blue Spruce	(Picea abies)	Remove	
1043	25'	Blue Spruce	(Picea abies)	Remove	
1044	24	Basswood	(Tilia americana)	Remove	
1045	40'	Balsom Fir	(Abies balsamea)	Preserve	
1046	40'	Balsom Fir	(Abies balsamea)	Preserve	
1047	40'	Balsom Fir	(Abies balsamea)	Remove	
1048	40'	Balsom Fir	(Abies balsamea)	Remove	
1049	40'	Balsom Fir	(Abies balsamea)	Remove	
1050	40'	Balsom Fir	(Abies balsamea)	Remove	
1051	11	Basswood	(Tilia americana)	Remove	
1052	8	Basswood	(Tilia americana)	Remove	
1053	43	Eastern Cottonwood	(Populus deltoides)	Remove	
1054	7	Sugar Maple	(Acer saccharum)	Remove	
1055	6	Sugar Maple	(Acer saccharum)	Remove	
1056	40'	Balsom Fir	(Abies balsamea)	Remove	
1057	40'	Balsom Fir	(Abies balsamea)	Remove	
1058	9	Basswood	(Tilia americana)	Remove	
1059	24	Green Ash	(Fraxinus pennsylvanica)	Remove	
1060	21	Green Ash	(Fraxinus pennsylvanica)	Remove	
1061	9	Sugar Maple	(Acer saccharum)	Remove	
1062	6	Sugar Maple	(Acer saccharum)	Remove	
1063	9	Sugar Maple	(Acer saccharum)	Remove	
1064	7	Sugar Maple	(Acer saccharum)	Remove	
1065	8	Red Oak	(Quercus rubra)	Remove	
1066	6	Silver Maple	(Acer saccharinum)	Remove	
1067	44	Silver Maple	(Acer saccharinum)	Remove	
1068	41	Silver Maple	(Acer saccharinum)	Remove	
1069	29	Green Ash	(Fraxinus pennsylvanica)	Remove	
1070	40'	Balsom Fir	(Abies balsamea)	Remove	
1071	19	Green Ash	(Fraxinus pennsylvanica)	Remove	
1072	40'	Balsom Fir	(Abies balsamea)	Preserve	
1073	28	Green Ash	(Fraxinus pennsylvanica)	Remove	
1074	40'	Balsom Fir	(Abies balsamea)	Preserve	
1075	25	Green Ash	(Fraxinus pennsylvanica)	Remove	
1076	10	Bur Oak	(Quercus macrocarpa)	Preserve	
1076	10	Silver Maple	(Acer saccharinum)	Preserve	
1077	11	Silver Maple	(Acer saccharinum)	Remove	
1078	14	Silver Maple	(Acer saccharinum)	Remove	
1079	18	Green Ash	(Fraxinus pennsylvanica)	Preserve	Potentially Remove For Disease
1291	14	Box Elder	(Acer negundo)	Preserve	
1292	34	Silver Maple	(Acer saccharinum)	Preserve	
1293	21	Red Oak	(Quercus rubra)	Preserve	
1294	31	Silver Maple	(Acer saccharinum)	Preserve	
1295	25	Red Oak	(Quercus rubra)	Preserve	
1296	41	Silver Maple	(Acer saccharinum)	Preserve	
1297	14	Silver Maple	(Acer saccharinum)	Remove	
1298	15	Silver Maple	(Acer saccharinum)	Remove	
1299	13	Silver Maple	(Acer saccharinum)	Remove	
1300	14	Red Oak	(Quercus rubra)	Preserve	
1385	30'	Balsom Fir	(Abies balsamea)	Remove	
1386	30'	Balsom Fir	(Abies balsamea)	Remove	
1387	30'	Balsom Fir	(Abies balsamea)	Remove	
1388	30'	White Pine	(Pinus strobus)	Remove	
1389	30'	White Pine	(Pinus strobus)	Remove	
1390	30'	White Pine	(Pinus strobus)	Remove	
1391	40'	Balsom Fir	(Abies balsamea)	Remove	
1392	40'	Balsom Fir	(Abies balsamea)	Remove	
1393	40'	Balsom Fir	(Abies balsamea)	Remove	
1394	40'	Balsom Fir	(Abies balsamea)	Remove	
1395	40'	Balsom Fir	(Abies balsamea)	Remove	
1396	40'	Balsom Fir	(Abies balsamea)	Remove	
1397	40'	Balsom Fir	(Abies balsamea)	Remove	
1398	40'	Balsom Fir	(Abies balsamea)	Remove	
1399	40'	Balsom Fir	(Abies balsamea)	Remove	
1400	40'	Balsom Fir	(Abies balsamea)	Remove	
3958	6	Quaking Aspen	(Populus tremuloides)	Remove	
3959	6	Quaking Aspen	(Populus tremuloides)	Remove	
3960	6	Quaking Aspen	(Populus tremuloides)	Remove	
3961	6	Quaking Aspen	(Populus tremuloides)	Remove	
3962	6	Quaking Aspen	(Populus tremuloides)	Remove	
3963	6	Quaking Aspen	(Populus tremuloides)	Remove	
3964	6	Quaking Aspen	(Populus tremuloides)	Remove	
3965	6	Quaking Aspen	(Populus tremuloides)	Remove	
3971	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3972	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3973	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3974	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3975	12	Quaking Aspen	(Populus tremuloides)	Preserve	
3976	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3977	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3978	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3979	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3980	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3981	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3982	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3983	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3984	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3985	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3986	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3987	7	Quaking Aspen	(Populus tremuloides)	Preserve	
3988	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3989	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3990	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3991	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3992	11	Quaking Aspen	(Populus tremuloides)	Preserve	
3993	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3994	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3995	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3996	33	Box Elder	(Acer negundo)	Preserve	
3997	32	Black Willow	(Salix nigra)	Preserve	
3998	85	Eastern Cottonwood	(Populus deltoides)	Remove	
3999	30'	Balsom Fir	(Abies balsamea)	Remove	
4000	30'	White Pine	(Pinus strobus)	Remove	
4992	40'	Balsom Fir	(Abies balsamea)	Remove	
4993	40'	Balsom Fir	(Abies balsamea)	Remove	
4994	40'	Balsom Fir	(Abies balsamea)	Remove	
4995	40'	Balsom Fir	(Abies balsamea)	Remove	
4996	40'	Balsom Fir	(Abies balsamea)	Remove	
4997	40'	Balsom Fir	(Abies balsamea)	Remove	
4998	8	Box Elder	(Acer negundo)	Remove	
4999	6	Silver Maple	(Acer saccharinum)	Preserve	
5000	33	Silver Maple	(Acer saccharinum)	Preserve	
5692	9	Crab Apple	(Malus spp.)	Preserve	
5693	30	Silver Maple	(Acer saccharinum)	Preserve	
5694	17	Basswood	(Tilia americana)	Remove	
5695	31	Silver Maple	(Acer saccharinum)	Preserve	
5696	17	Red Oak	(Quercus rubra)	Preserve	
5697	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5698	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5700	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5875	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5876	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5877	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5878	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5879	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5880	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5881	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5882	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5883	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5884	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5885	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5886	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5887	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5888	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5889	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5890	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5891	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5892	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5893	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5894	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5895	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5896	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5897	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5898	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5899	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5999	9	Quaking Aspen	(Populus tremuloides)	Preserve	

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

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

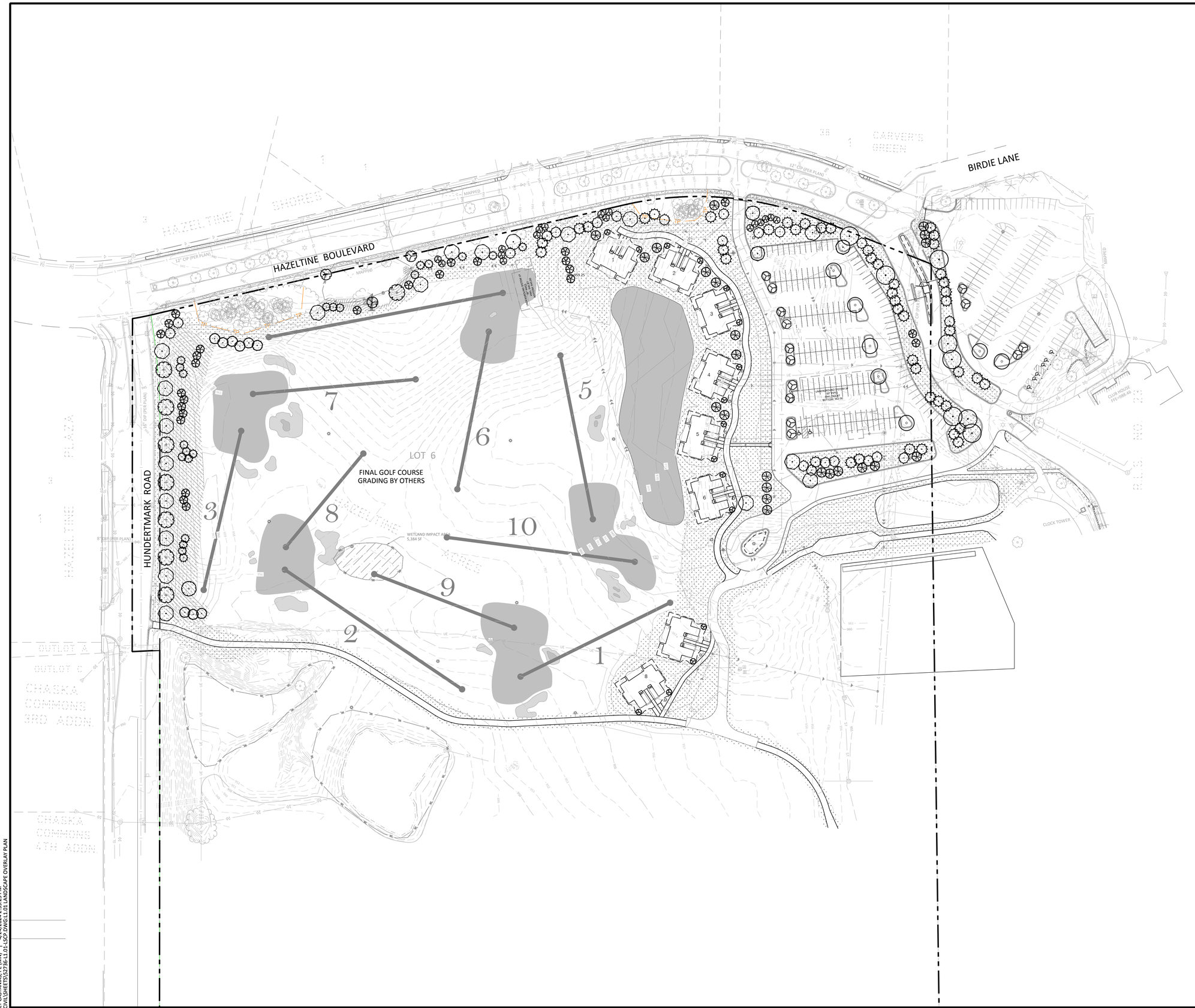
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

TREE INVENTORY

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

SHEET
L0.02
OF
REV. #

24 15 | LMS TECH | EMILY CASTANIAS, PE (MN) | 4/24/2024 3:32:29 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L0.01 TREE ENVG L0.02 TREE INVENTORY



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE		
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

LANDSCAPE SUMMARY

CALCULATIONS	REQUIRED	PROPOSED
OVERSTORY TREE	-	49
CONIFEROUS TREE	-	124
ORNAMENTAL TREE	-	70
SHRUB	-	770
PERENNIAL		1,632

TREE SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	2.5"Cal		8
	ARN	Acer rubrum `Northwood` / Northwood Red Maple	B & B	2.5"Cal		7
	AFJ	Acer x freemanii `Jeffersred` / Autumn Blaze® Freeman Maple	B & B	2.5"Cal		19
	RB	Betula nigra `Cully` TM / Heritage Birch	B & B	2.5"Cal		3
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		8
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		1
	PE	Ulmus americana `Princeton` / American Elm	B & B	2.5"Cal		3
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	21
	NS	Picea abies / Norway Spruce	B & B		6'	21
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	47
	PPU	Picea pungens / Colorado Spruce	B & B		6'	26
	WP	Pinus strobus / White Pine	B & B		6'	9
ORN. TREES						
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	Clump	8'	17
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		16
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		23
	SRB	Syringa reticulata `Bailnce` / Snowdance™ Tree Lilac	B & B	2"Cal		14

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	LBUP	BWSR Pilot Seed Mix / Little Bluestem Urban Prairie	Seed
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Sod
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed

NORTH

0 60 120
SCALE IN FEET

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

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

LANDSCAPE OVERLAY PLAN

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

SHEET
L1.01
OF
REV. #

24.15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:33:25 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L101-LSCP OVRLY-L101 LANDSCAPE OVERLAY PLAN

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS	FM
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE	TP	
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK

SHRUB SCHEDULE

PLANT SCHEDULE

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

NORTH

0 30 60
SCALE IN FEET

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

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

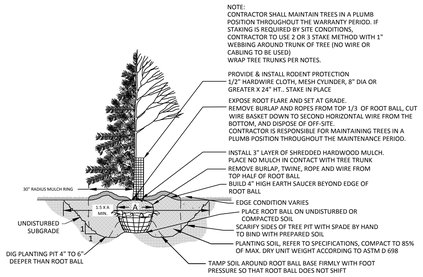
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SHRUBS PLAN

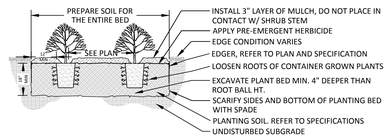
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
L1.02
OF
REV. #

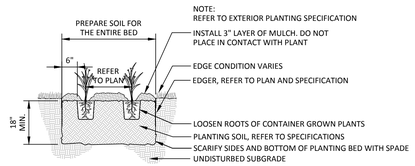
24-15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 2:33:25 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L1.01-LSCPDWG L1.02 SHRUBS PLAN



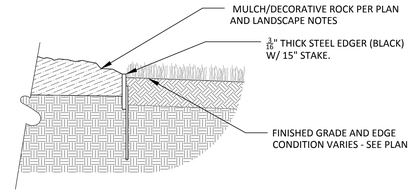
1 L1.03 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



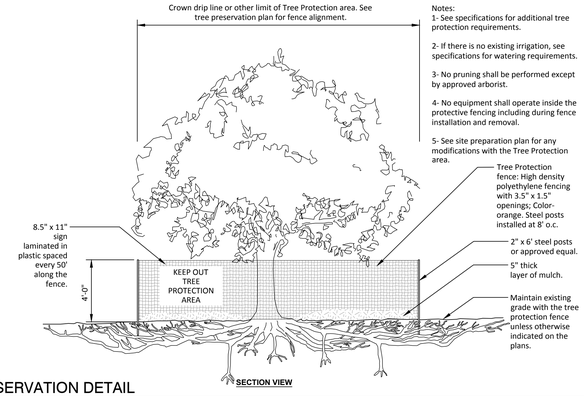
2 L1.03 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.03 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.03 STEEL EDGER
1 1/2" = 1'-0" P-06



5 L1.03 TREE PRESERVATION DETAIL
1/4" = 1'-0" P-04

NOTES

GENERAL NOTES:

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

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL MATCH EXISTING. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO FINAL SELECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

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

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

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

LOW MAINTENANCE FESCUE NOTES:

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

NATIVE SEED MIX NOTES:

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

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

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

Print Name: _____

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

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

LANDSCAPE NOTES & DETAILS

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

SHEET L1.03 OF REV.

© 2021 Sambatek

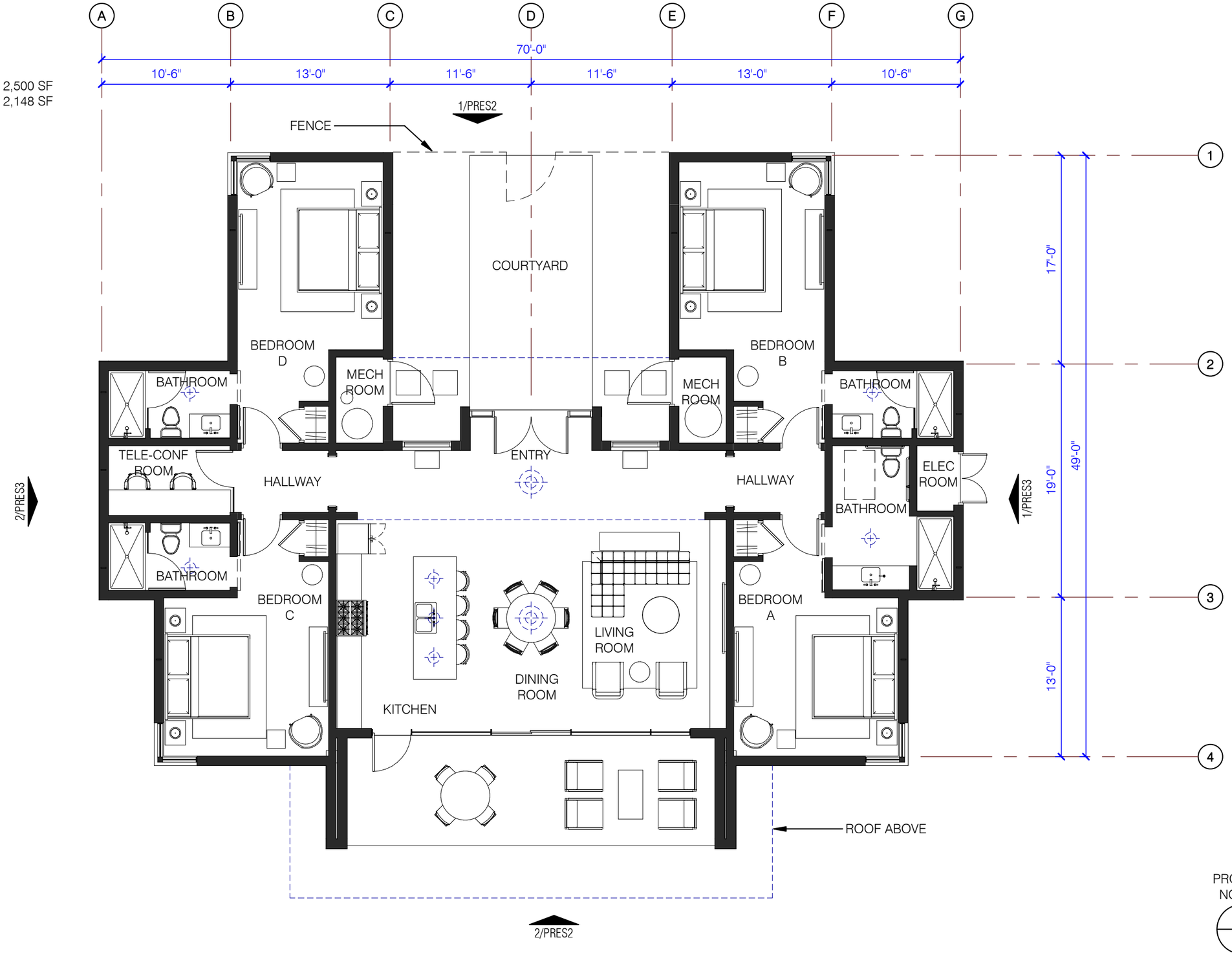
24-15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 4/24/2024 3:33:25 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L1.01-LSCP.DWG,L1.03 LANDSCAPE NOTES & DETAILS

NORTH
NOT TO SCALE

PARKING DESIGNATION EXHIBIT

AREA

GROSS SF 2,500 SF
USABLE SF 2,148 SF

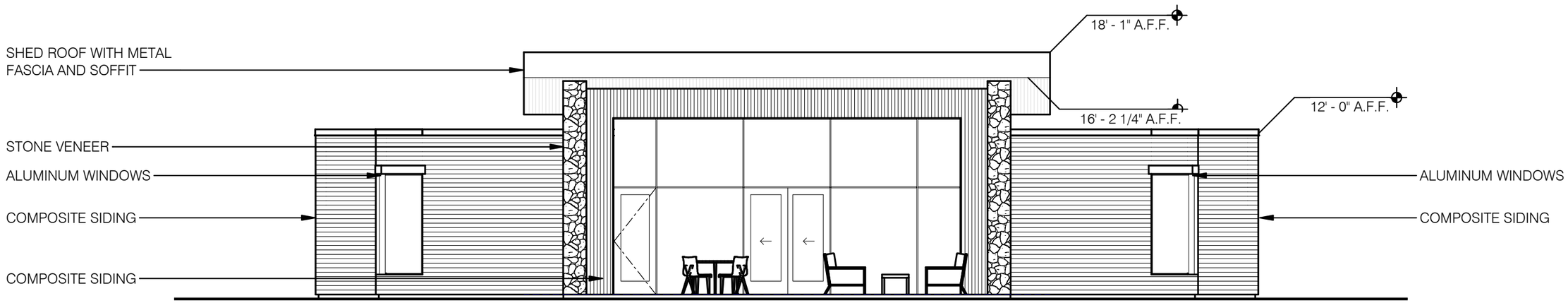


shea
10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

HAZELTINE VILLA
8961.00

FLOOR PLAN
3/29/2024

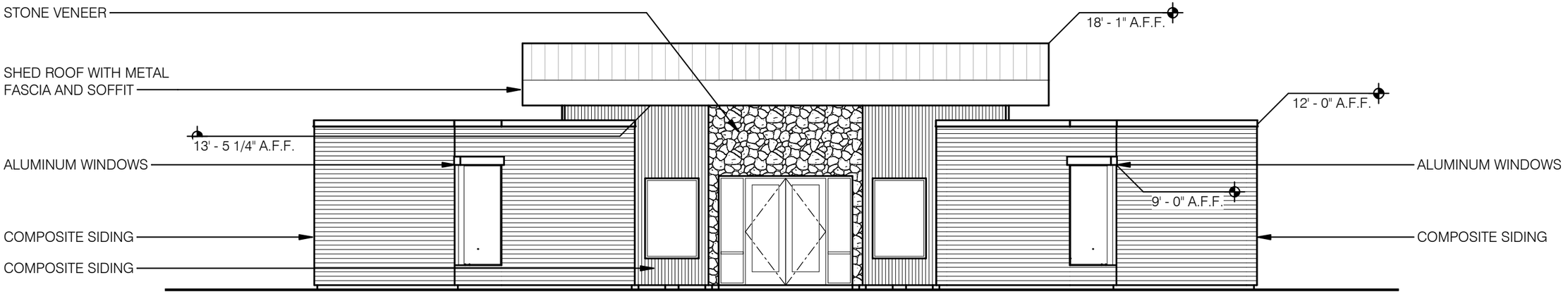
© 2024 shea inc



2
PRES2

EXTERIOR ELEVATION - BACK

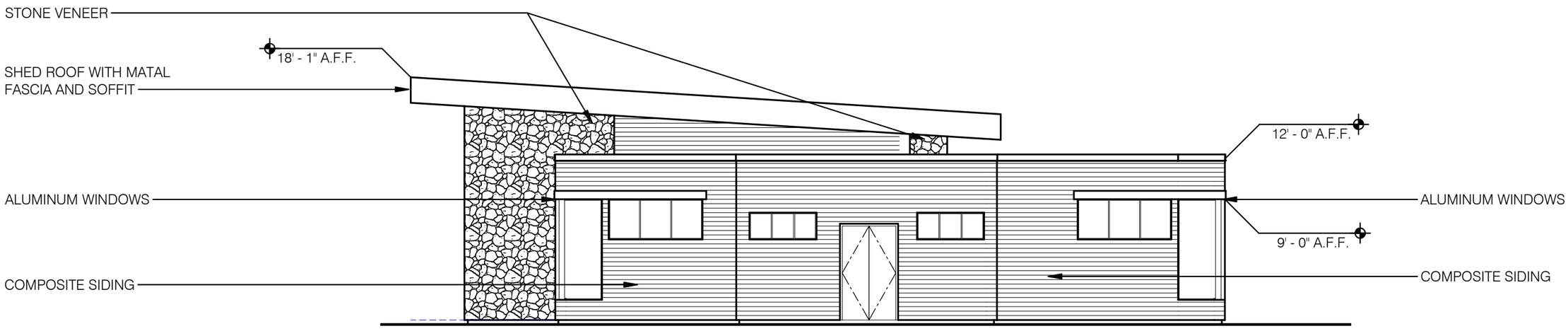
SCALE: 1/8" = 1'-0"



1
PRES2

EXTERIOR ELEVATION - FRONT

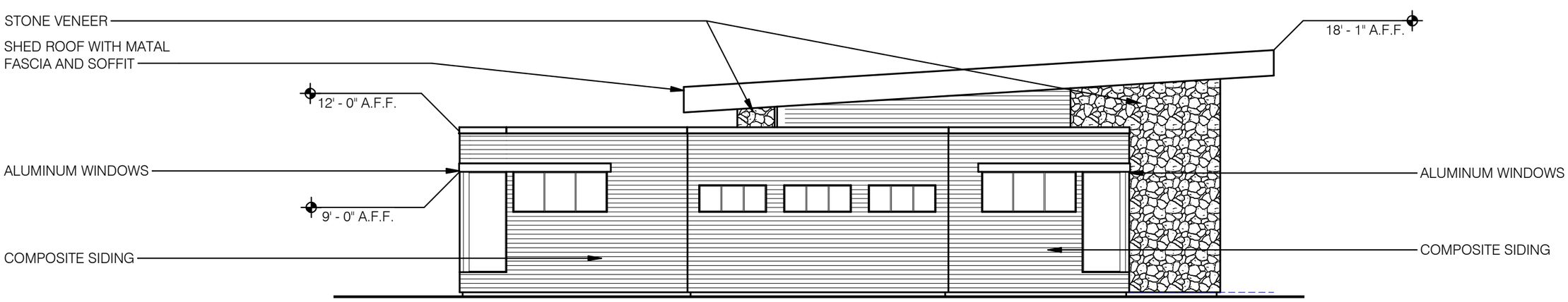
SCALE: 1/8" = 1'-0"



1
PRES3

EXTERIOR ELEVATION - LEFT SIDE

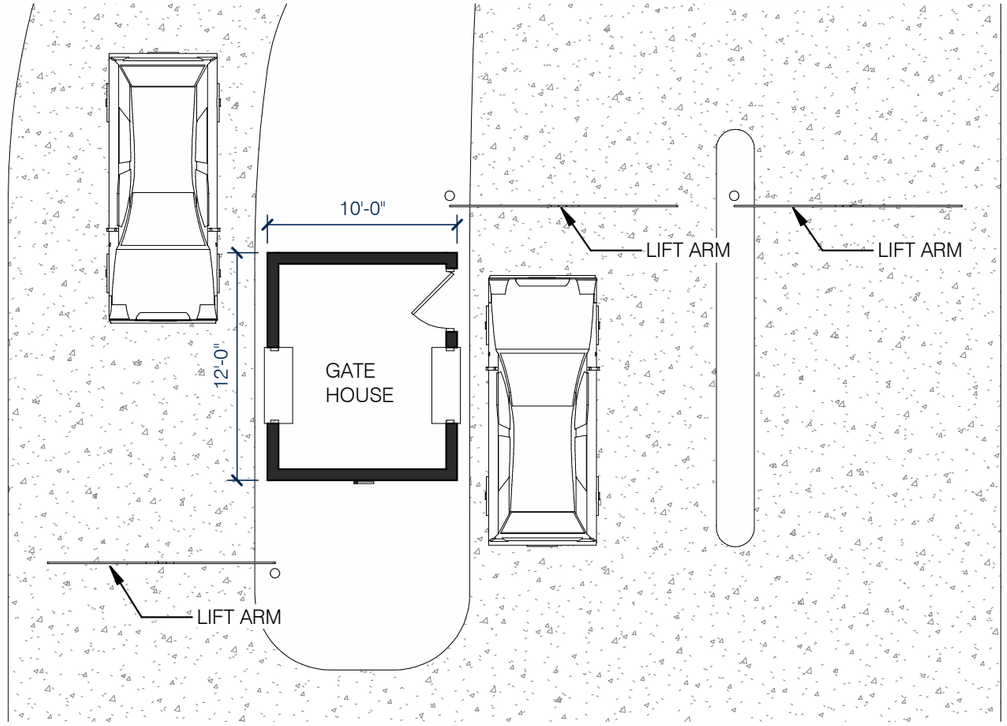
SCALE: 1/8" = 1'-0"



2
PRES3

EXTERIOR ELEVATION - RIGHT SIDE

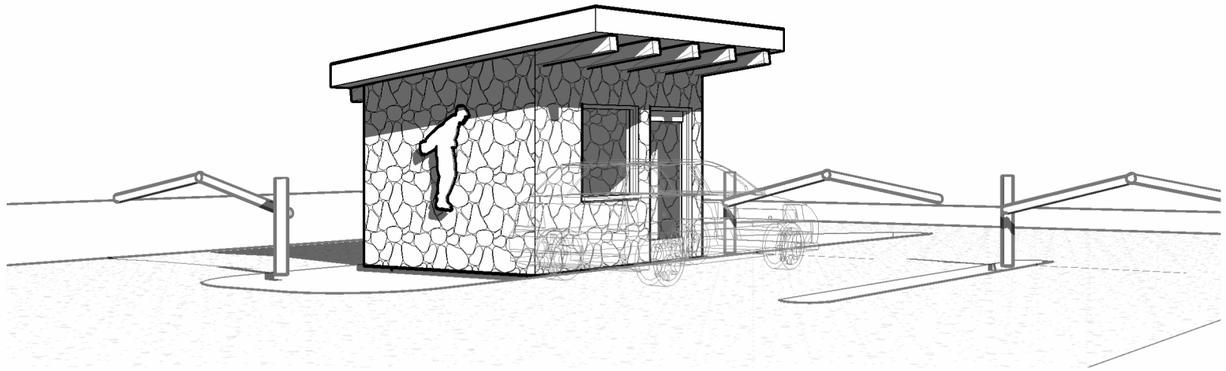
SCALE: 1/8" = 1'-0"



1 PRES1

FLOOR PLAN - GATEHOUSE

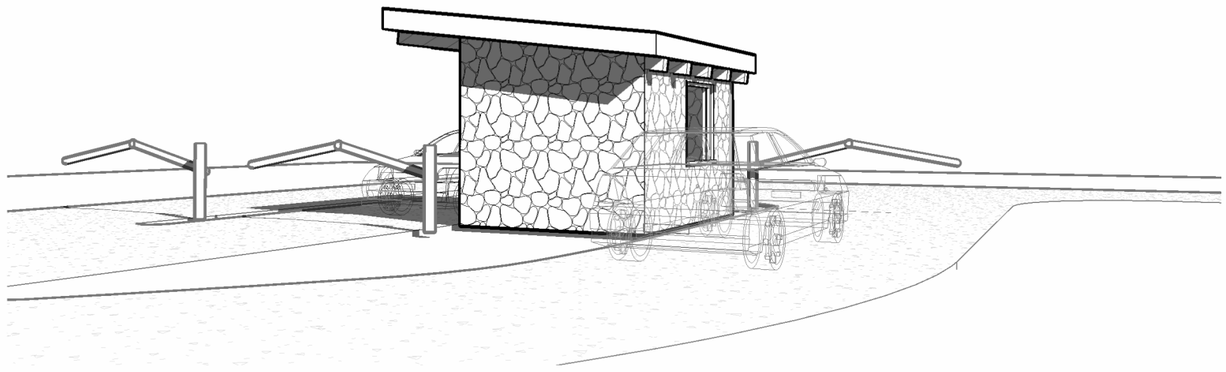
SCALE: 1/8" = 1'-0"



2 PRES1

PERSPECTIVE - ENTRY

SCALE:



3 PRES1

PERSPECTIVE - EXIT

SCALE:

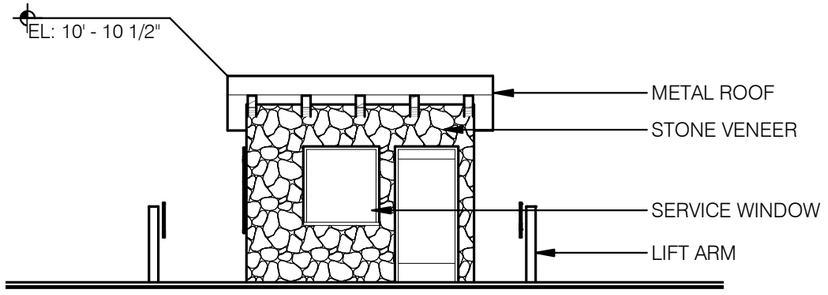
shea
10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

HAZELTINE GATEHOUSE

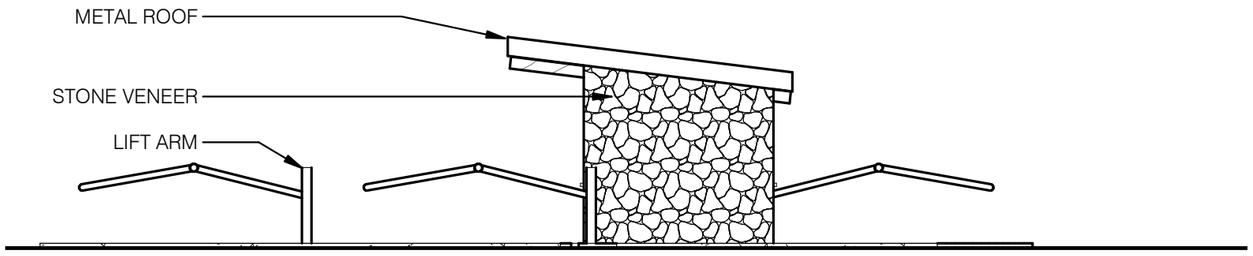
8961.00

3/29/2024

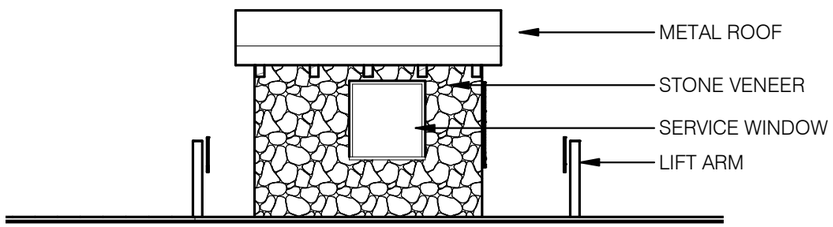
© 2024 SHEA LLC



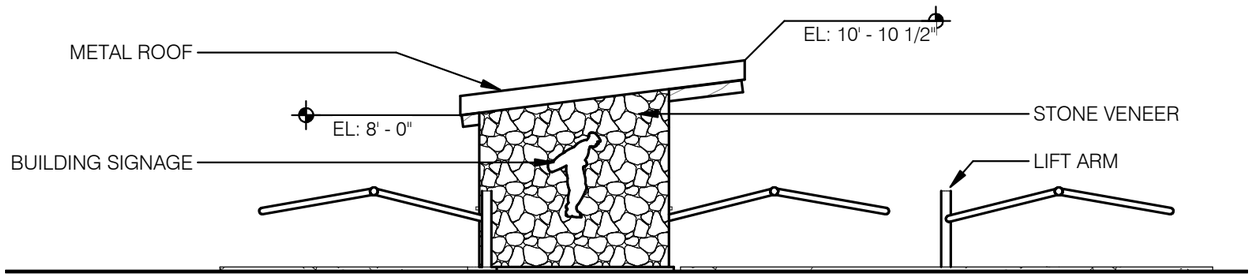
4 PRES2 GATEHOUSE ELVATION - RIGHT
SCALE: 1/8" = 1'-0"



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



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



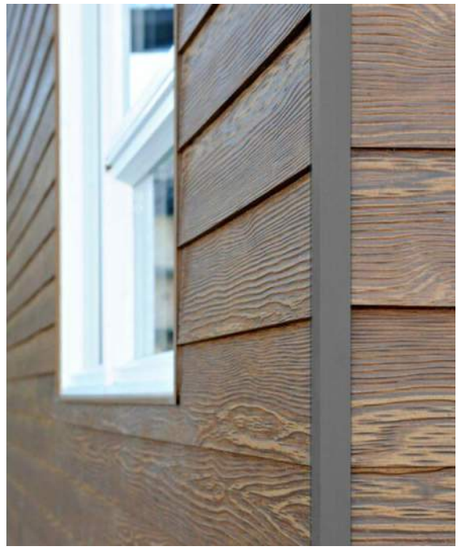
1 PRES2 GATEHOUSE ELVATION - FRONT
SCALE: 1/8" = 1'-0"

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

HAZELTINE GATEHOUSE
8961.00

3/29/2024

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

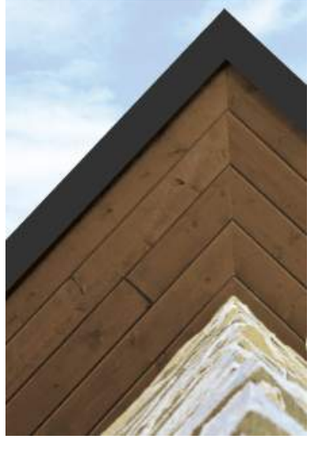


SIDING - 2
WOOD TONE LAP SIDING
RUSTICSERIES - ASPEN RIDGE
Woodtone product on James Hardie substrate.

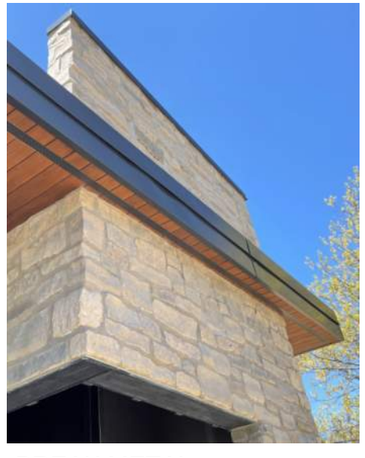
SIDING - 3
HARDIE PLANK LAP SIDING
SELECT CEDARMILL - COLOR TBD
James Hardie plank in natural cedar look with ColorPlus finish.

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

WINDOWS
TUBELITE
ALUMINUM STORE FRONT AND WINDOW SYSTEMS: FINISH BLACK



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



BREAK METAL
FIRESTONE - BLACK

© 2024 shea inc

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **Carlson Bluffs – Rezoning and Preliminary Plat**

Applicant: Johnson – Reiland Homes

Location: 3675 Big Woods Blvd

Case No.: P.C. No. 2024-08

Synopsis: The applicant is requesting approval of rezoning and preliminary plat for a 14-lot subdivision east of Rivertown Heights.

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background and Concept Plan

The planning commission considered a concept plan for Ensconced Wood 2nd Addition (P.C. No. 2024-01) on Feb. 13, 2024. The concept plan contemplated 14 single-family residential lots and a roughly 5-acre outlot. As shown, the lots would be 75 feet wide and range in size from roughly 11,000 to 40,000 sq. ft. Right-of-way, utilities, and sidewalks would be extended from Rivertown Heights 2nd Addition (to the west).

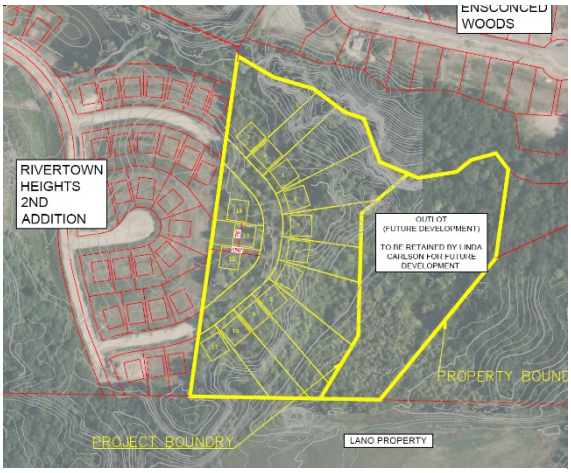


Figure 1: Concept plan - Feb 2024

Staff recommended the rear lot lines be adjusted to the 30-foot no grade/ no mow setback line but otherwise generally supported the concept plan as:

- Lot configurations were generally consistent with a 16-lot plan shown for the property during the review of Rivertown Heights 2nd Addition.
- The setbacks were reasonable and similar to adjacent subdivisions.
- The submitted ghost plat contemplating the development of the site's remaining 5 acres and the 16-acre property to the east into 27 additional lots as generally reasonable.

At the meeting, a public hearing was opened but no one appeared to speak. Generally, the planning commission:

- Discussed whether the new neighborhood should be required to have continuity – development naming and setbacks – as Rivertown Heights (to the west).

- Discussed the proposed setbacks with the applicant. A commissioner expressed concern to the reduced setbacks and suggested the development be consistent with Rivertown Heights 2nd Addition.
- Confirmed that a ghost plat is an exhibit and not a document guaranteeing approval.
- Commented that the development is unique with the connection to the existing Rivertown Heights development.

On a 6-1 vote, the Planning Commission recommended the City Council approve the concept plan. The agenda and minutes can be found here.

The City Council reviewed the concept plan at their Feb. 26th meeting. Generally, the council:

- Inquired about the notification area.
- Discussed conservation easements and the steep slope ordinance.
- Discussed whether the proposed setbacks were appropriate for the site and the city.
- Expressed concern regarding the development of Ensconced Woods 2nd Addition. Specifically, the council was concerned the name may cause confusion for public safety departments without a direct connection to Ensconced Woods [First Addition].
- Inquired about construction timing and traffic routes.
- Directed applicant to work with staff regarding the rear lot line configurations.

On a 4-0 vote the City Council voted to approve the concept. The agenda and minutes can be found here.

Proposal

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

- **Existing Conditions**

  The Carlson Property does not contain any structures and is roughly 15.5 acres. The property has significant topography. The highest point [898.8 ft] of the property is near the western property line/ the southern ROW access connection and slopes downwards in all directions. The lowest point of the property [836.5 ft] is along the northerly property line. Three areas of slopes exceeding 18 percent exist on the property (shown in red in Figure 2) Inventoried trees are a mix of juniper, ash, elm and boxelder species.

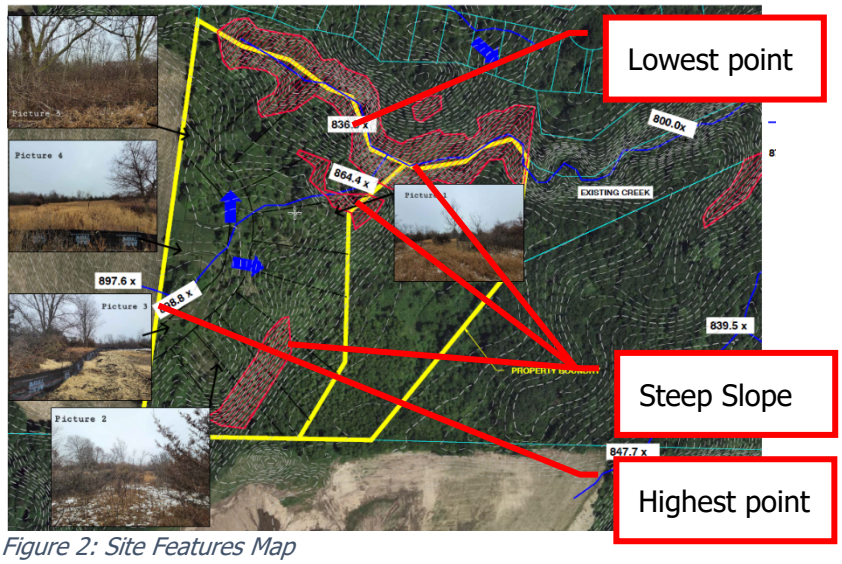


Figure 2: Site Features Map

- **Proposal**

The plan includes the extension/ connection to the right-of-way from the west for 14 single-family residential lots.

Goals: The applicant identified the following goals for the project: (1) connecting to the greater community; (2) preserving existing vegetation; (3) utilizing site topography; (4) creating public and community space; and (5) providing quality architecture.

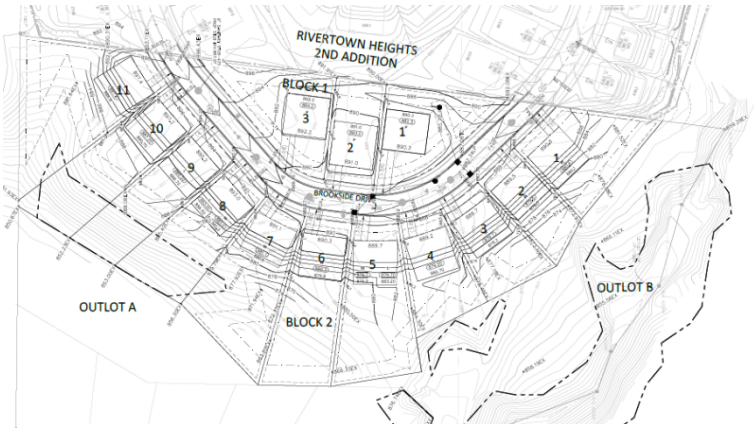


Figure 3: Carlson Bluffs Grading Plan

The following is intended to summarize the approved concept plan and the currently proposed plan:

	Concept Plan	**Current Plan**
Lot width	75 ft	60 – 263 ft
Lot area	11,000 – 40,000 sq. ft.	11,000 – 31,600 sq. ft.
Outlot	Roughly the eastern third of the property [5-acres] would be placed in an outlot to be retained by the current property owner (Carlsons) for future development.	Outlot A: Roughly 6-acres would be placed in an outlot to be retained by the current property owner for future development. Outlot B: Roughly 2-acres to be deeded to the city to protect the wooded steep slopes.
Tree preservation	A full tree inventory was not completed but a preliminary review suggested the presence of Southern Mesic Maple- Basswood Forest.	209 trees, primarily of juniper, ash, elm, and boxelder species, were inventoried within proposed grading limits (shown in red in Fig. 4 on the following page). As proposed, 87 percent of the inventoried trees would be removed to prepare the site for grading and construction.

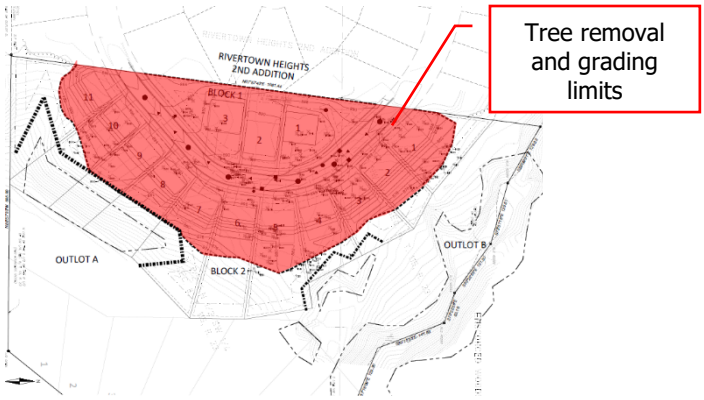


Figure 4: Tree Inventory

Landscaping	Landscaping was shown around the monument sign. No other landscaping information was provided.	The landscape plan[1] includes a mix of Common Hackberry, Autumn Blaze Maples, and Red Oaks [deciduous trees] along the new street. Additionally, three Balsam Firs [coniferous trees] are shown on Lots 1 and 3, Block 1 respectively for screening.
Building type and design	The new custom homes are anticipated to start in the upper $800,000 and be a mix of: (1) 3-4000+ sq. ft. in size; (2) one and two stories; and (3) two and three-car garages. Houses on Lots 1-11 would be a mix of lookouts and walkouts. Lots 12-14 are shown to be full basements.	
Access	Two ROW extensions were provided to the site through the Rivertown Heights 2nd Addition plat. The extensions would be connected to provide access to the newly created lots. Sidewalks would be extended through the development from Rivertown Heights 2nd Addition.	
Utilities and stormwater	Utility connections are available and extended through the site. Stormwater would be collected and directed to Rivertown Heights 2nd Addition.	

- **Land Use**

[1] By City Code 15.28.070 Landscaping ordinance – In addition to general landscaping in all districts, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous tree per every fifty (50) feet along public streets, on each side, minimum 2-1/2 inch caliper. The trees may be distributed throughout the development and need not necessarily be placed fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy.

The property is currently zoned O, Open Development[2]. The applicant includes a request to rezone the property to PRD, Planned Residential Development.

Staff Analysis

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

  Yes. The comprehensive plan guides the site as low-density residential and open space. By plan, the density range for low-density residential is two to five units per acre. The proposal is at a density of 2.2 units per acre.

- **Is the rezoning to PRD and proposed setbacks appropriate?**

  Yes. The property is currently zoned O, Open District. This zoning district is intended to be a "holding zone" for properties to be rezoned at the time of development. Rezoning to PRD is appropriate and would be consistent with surrounding residential development. Additionally, the proposed setbacks are reasonable and would be similar to adjacent developments. The reduced front yard setback would allow for greater separation from the wooded steep slopes in the rear yards.

	Proposed Setback	**Adjacent Development Setbacks**	
		Rivertown Heights 2nd Addition	*Ensconced Woods*
Front	23 ft	25 ft	25 ft
Side	5 ft	7.5 ft / 15 ft corner	5 ft / 15 ft corner **
Rear	20 ft	20 ft	25 ft
Steep Slope	50 ft building setback and 30 ft no grade/ no mow setback *		
* Unenclosed decks must be setback a minimum of 30 feet from the edge of the slope. ** See notes in supporting information			

- **Are the lot configurations appropriate?**

  Yes. A condition of approval of the concept plan required the rear lot lines be adjusted to the 30-foot no-grade/no-mow setback lines where applicable to protect the wooded steep slopes.

  But for two areas of easement encroachments, the rear lot lines have been adjusted to align with the no-grade/ no-mow setback.

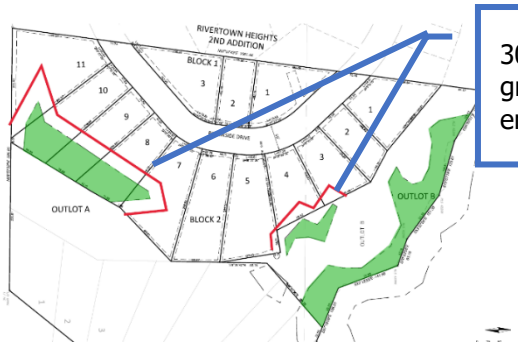


Figure 5: Preliminary Plat

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

Signage would be required to delineate the conservation areas. A signage plan has been included as a condition of approval.

Staff is comfortable with the two encroachment areas reasonable as the lot areas, building pads, and configurations are appropriate.

		Lot Area in sq. ft. *	Lot Width	Lot Depth
Block 1	Lot 1	17,305	242 ft	166 ft
	Lot 2	11,470	73 ft	153 ft
	Lot 3	18,725	263 ft	180 ft
Block 2	Lot 1	19,265	88 ft	153 ft
	Lot 2	11,895	75 ft	158 ft
	Lot 3	14,570	69 ft	162 ft
	Lot 4	14,810	67 ft	167 ft
	Lot 5	23,520	69 ft	209 ft
	Lot 6	22,455	72 ft	253 ft
	Lot 7	25,005	65 ft	232 ft
	Lot 8	19,820	71 ft	219 ft
	Lot 9	18,510	75 ft	245 ft
	Lot 10	22,590	73 ft	268 ft
	Lot 11	31,680	61 ft	235 ft
Outlot A		269,960	Ownership by current property owner	
Outlot B		91,940	Ownership by City	
ROW		41,055	Public	
* rounded to the nearest 5 sq. ft. The 30-foot no grade/ no mow setback will encroach into properties shaded in grey				

- **Are the proposed site impacts reasonable?**

Yes. The site would be mass-graded to prepare the site for the installation of utilities and the construction of new roads and homes. Areas of cut and fill are needed to "flatten" out the buildable areas for the road and new homes.

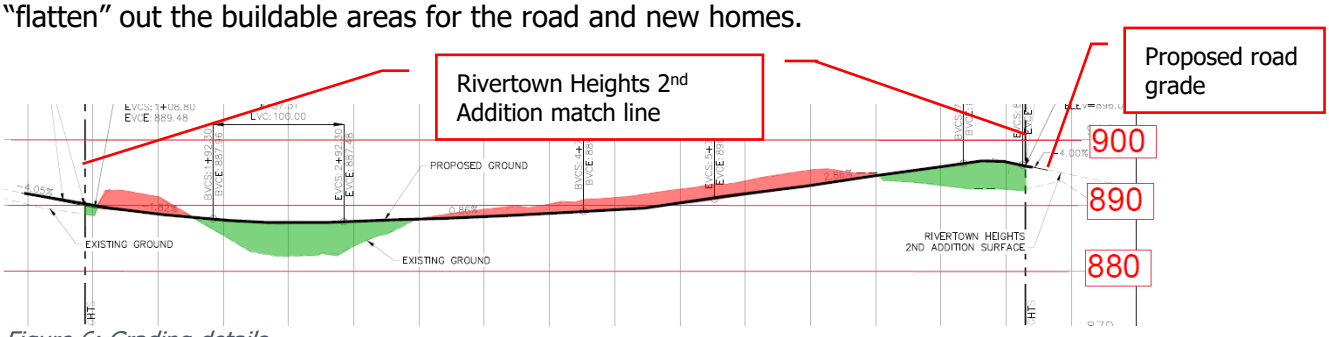


Figure 6: Grading details

Utility connections are available to be extended through the site.

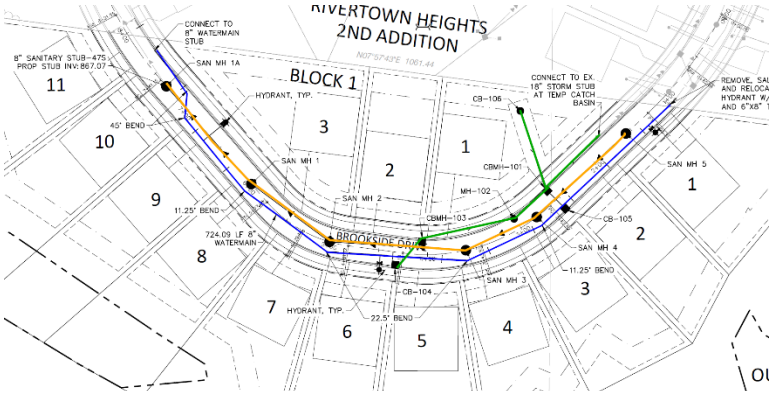


Figure 7: Utility Plan

The stormwater design for Rivertown Heights 2nd Addition anticipated the proposed continuation of development and ROW extension. As such, stormwater would be collected and directed to stubbed infrastructure connections (shown in green) to storm retention basins and sediment ponds in the Rivertown Heights development). There are minor areas within the new development that may not be fully captured by the proposed stormwater plans. Additional information must be provided to ensure that those areas will not increase rates to the steep slopes for the 2-, 10-, and 100-year storm events. It is not anticipated that this information would impact the plans. As such, submission of this information has been added as a condition of approval.

The proposed tree removals are necessary to accommodate the new development. Grading limits do not extend into the steep slope areas. However, mass-grading limits particularly for the of the north and eastern building pads could "tighten up" to reduce unnecessary tree removals. This has been added as a condition of approval.

The proposed landscaping plan generally appears to meet the city's landscaping ordinance. Nonetheless, a condition of approval for additional review at the time of final plat and permit approvals have been added.

Deadline for Agency Decisions

Application Received	60-day review *	**120 – day ****
April 2, 2024	June 1, 2024	July 31, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Taken May 8, 2024

The planning commission considered the proposal on May 8, 2024. Staff recommended approval. At that meeting, a public hearing was opened but no one appeared to speak. Generally, the planning commission:

- Concurred that tree preservation is important. Also, confirmed the primary species of surveyed trees were Junipers but also verified that there were five ash trees included in the survey.
- Appreciated the adjustment of the rear lot lines to generally align with the 30-foot no mow/ no grade setback. Also, inquired and discussed signage and encroachment into the setback.
- Confirmed the submitted ghost plat would not guarantee future approvals for the outlot and adjacent property.

On a 8-0 vote, the Planning Commission recommended the following for the property at 3675 Big Woods Blvd:

- Rezoning from O, Open Development District to PRD, Planned Residential Development.

- Preliminary Plat for Carlson Bluffs, a 14-lot subdivision, at 3675 Big Woods Blvd, subject to the following conditions:

    1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
        a. Narrative, dated April 2, 2024
        b. Boundary and topographic survey, dated Feb. 15, 2024
        c. Preliminary plat, dated April 29, 2024
        d. Site plan, erosion and sediment control plan, grading plans, utility plan, and landscape plans, dated April 29, 2024
    2. Continued coordination with:
        a. City engineer regarding utilities, grading, access, and drainage.
        b. Electrical department on service locations.
    3. In addition to the items required by City Code Sec. 15.36.070, the following must be submitted for a final plat to be considered complete:
        a. Buffer sign plan. This plan must identify the locations of buffer signs at either the lot line – or – the 30-foot no grade/ no mow setback line, whichever is greater.
        b. A stormwater management plan meeting City and Carver County's WMO standards.
        c. A revised grading plan that reduces tree removals to the greatest extent possible. Considerations to tighten the grading limits on the north and eastern lots should be made.
    4. Compliance with City Ordinances, including:
        a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
        b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
        c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk.
        d. Sec. 15.28.070, Landscaping ordinance: including one overstory tree per 50 feet along public streets to be planted within six months of home occupancy.

5. Setbacks are follows:
    a. Front yard setback: 23 - feet
    b. Side yard setback: 5 – feet
    c. Rear yard setback: 20 – feet
    d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
6. Prior to approval and release of the final plat for recording:
    a. Developer shall enter into an agreement with the City for the provision of necessary fees and costs, including parkland dedication fees and any infrastructure and associated development costs.
7. Prior to the release of a permit, the following must be submitted:
    a. Construction management plan which outlines hours of construction, parking, and traffic routes.

Since the planning commission meeting:

The city received the wetland delineation report for Calrson Bluffs. Per the report, no wetland impacts are required or proposed.

City Council Action Requested
Motion to adopt the following for the property at 3675 Big Woods Blvd:

- **Resolution No. 2024-XX approving the Preliminary Plat of Carlson Bluffs (PC 2024-08**)

- **Ordinance No. 2024-xx approving the rezoning from O, Open Development District to PRD, Planned Residential District.**

[Supporting Information on following page]

Supporting Information

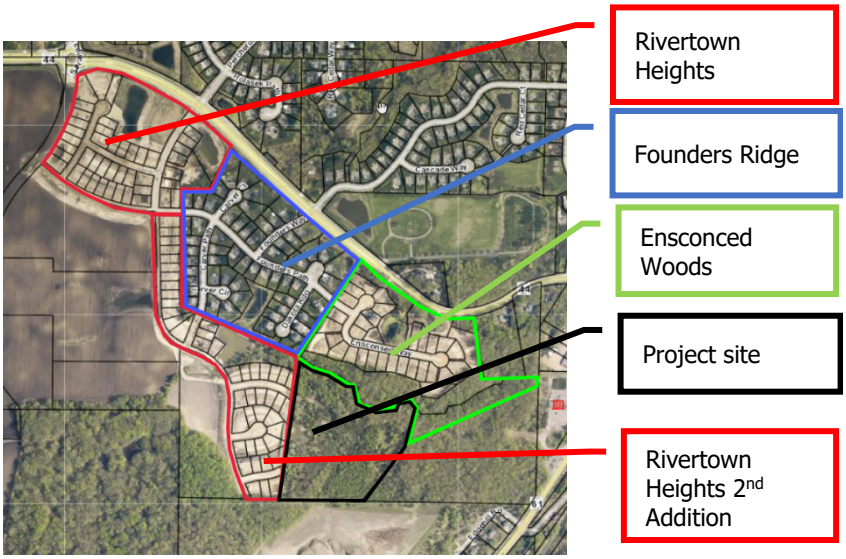
Surrounding Development Pattern

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

1. Founders Ridge/ Founders Ridge 2nd Addition: The subdivisions were approved in 2013 and 2015 and have since been built out. Right-of-way (ROW) connections were provided to the east, west, and south for future developments.

2. Ensconced Woods (29-lots): Approved in 2022.

3. Rivertown Heights and Rivertown Heights 2nd Addition (90 total lots): Subdivisions were approved in 2022 and 2023 respectively.



Fees

The proposal does not include parkland. As such, the developer will be required to pay park dedication fees.

The developer will need to work with city staff prior to final platting to determine if any additional area-wide development fees are applicable. These fees include but are not limited to: (1) arterial road network; (2) collector road; (3) storm sewer; (4) trails; and (5) parks.

Neighborhood Meeting

A neighborhood meeting was held on Dec. 14, 2023, by the applicant for Ensconced Woods Second Addition. Three residents attended the meeting and asked questions about proposed side yard setbacks and the location of the new homes. An Ensconced Woods [First Addition] resident contacted the

applicant after the meeting to determine if access/ right-of-way was being extended from their development.

Ensconced Woods Setback Clarification

The Feb. 14th planning commission staff report indicated that the side yard setback for Ensconced Woods was seven feet instead of five feet.

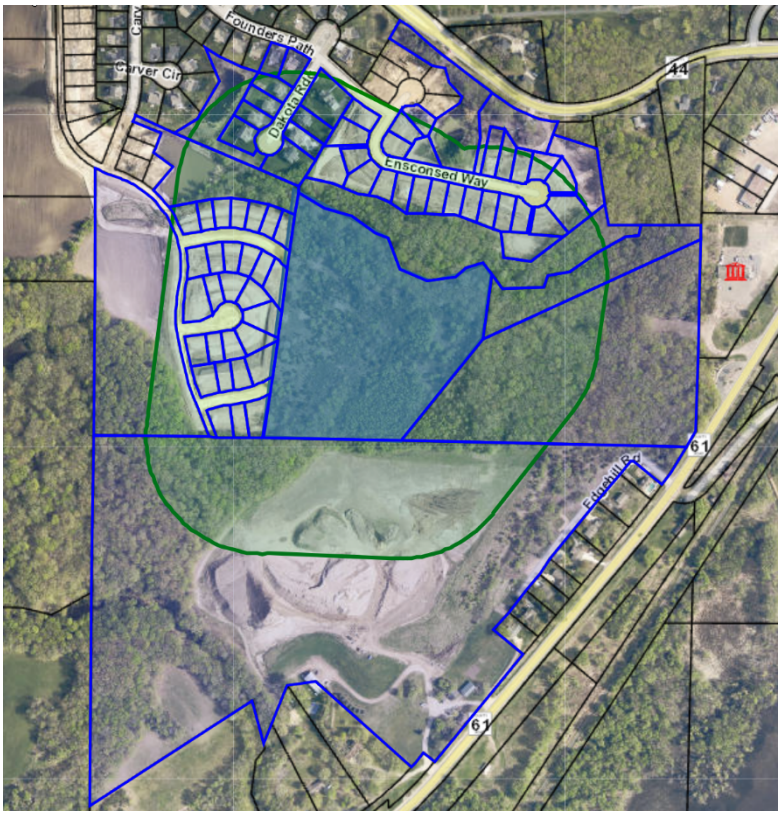
To clarify:

- Ensconced Woods was originally approved with 7.5-foot side yard setbacks as part of the rezoning in March 2022. The plans approved as part of the rezoning described and depicted a 5-foot setback.
- In Jan. 2023, the council adopted Ord. No. 1030, a zoning ordinance amendment to accurately reflect the 5-foot setback shown on the plans.

The staff report for the Feb. 26th city council meeting was updated to reflect the approved 5-foot setbacks.

Mailing Area

The city mailed notices to 74 residents and has not received any comments to date.



Date 4/2/24

To: City of Chaska

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

Re: Carlson Bluffs Preliminary Plat review

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

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

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

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

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

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

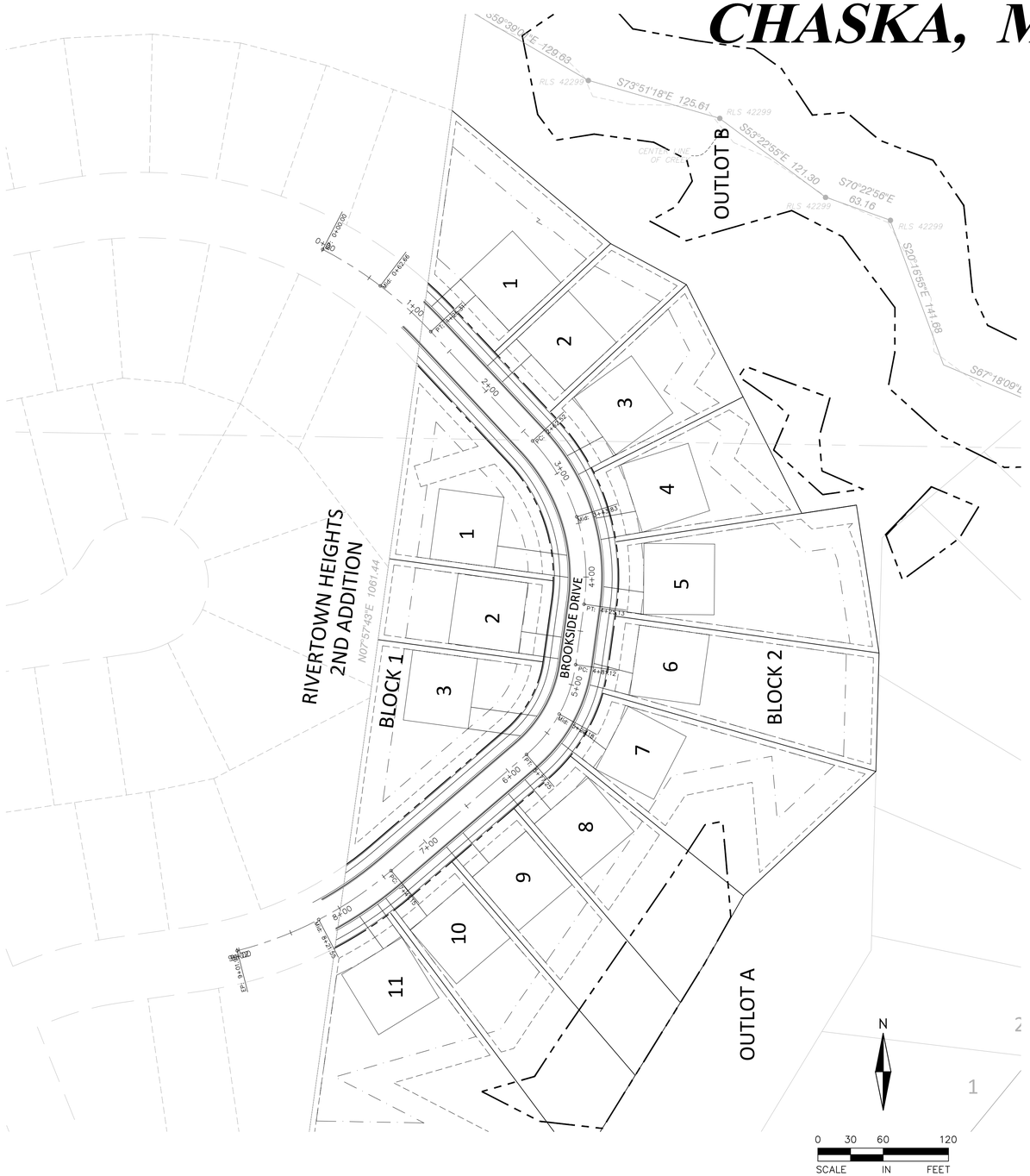
workmanship. The homes will be offered starting in the upper $800's (including lot value). Please see attached informational sheets which show examples of homes you may see here.

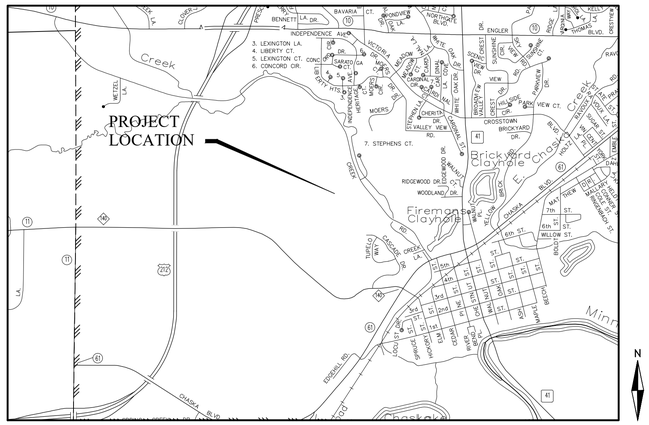
Lot designs: While we are exceeding the minimum width and area requirements, we are asking for flexibility for setbacks. We are requesting 23' front yard setbacks as opposed to 30' required in R-1 districts. Reducing the front yard setback to 23' is becoming standard across the metro, as it reduces the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

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

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

CARLSON BLUFFS
CHASKA, MINNESOTA





VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

APPLICANT/OWNER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

CARLSON BLUFFS
CHASKA, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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

DAVID NASH, PE
Date License No.

PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

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

1

SHEET 1 OF 13

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

LEGAL DESCRIPTION

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

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

Abstract Property

TAG #	DBH	Species	TAG #	DBH	Species	TAG #	DBH	Species
1496	5	Green Ash	1565	3	Juniper	1634	6	Juniper
1497	4	Juniper	1566	3	Juniper	1635	6	Juniper
1498	5	Juniper	1567	3	Juniper	1636	4	Juniper
1499	4	Juniper	1568	3	Juniper	1637	4	Juniper
1500	4	Juniper	1569	4	Juniper	1638	29	Siberian Elm
1501	10	Juniper	1570	7	Juniper	1639	10	Juniper
1502	7	Juniper	1571	4	Juniper	1640	4	Juniper
1503	7	Juniper	1572	3	Juniper	1641	6	Juniper
1504	6	Juniper	1573	3	Juniper	1642	6	Juniper
1505	9	Juniper	1574	4	Juniper	1643	5	Juniper
1506	6	Juniper	1575	3	Juniper	1644	4	Juniper
1507	4	Juniper	1576	5	Juniper	1645	3	Juniper
1508	3	Juniper	1577	5	Juniper	1646	3	Juniper
1509	3	Juniper	1578	5	Juniper	1647	6	Juniper
1510	5	Juniper	1579	3	Juniper	1648	14	Siberian Elm
1511	5	Juniper	1580	5	Juniper	1649	12	Juniper
1512	7	Juniper	1581	3	Juniper	1650	13	Juniper
1513	7	Juniper	1582	3	Juniper	1651	4	Juniper
1514	6	Juniper	1583	4	Juniper	1652	3	Juniper
1515	5	Juniper	1584	4	Juniper	1653	6	Juniper
1516	6	Juniper	1585	2	Juniper	1654	4	Juniper
1517	9	Juniper	1586	3	Juniper	1655	4	Juniper
1518	8	Juniper	1587	4	Juniper	1656	2	Juniper
1519	10	Juniper	1588	3	Juniper	1657	2	Juniper
1520	7	Juniper	1589	3	Juniper	1658	19	Siberian Elm
1521	9	Juniper	1590	2	Juniper	1659	21	Siberian Elm
1522	10	Juniper	1591	2	Juniper	1660	15	Siberian Elm
1523	10	Juniper	1592	3	Juniper	1661	6	Juniper
1524	7	Juniper	1593	2	Juniper	1662	8	Juniper
1525	8	Juniper	1594	3	Juniper	1663	30	Siberian Elm
1526	9	Juniper	1595	3	Juniper	1664	12	Siberian Elm
1527	7	Juniper	1596	7	Juniper	1665	2	Juniper
1528	9	Juniper	1597	4	Juniper	1666	2	Juniper
1529	7	Juniper	1598	12	Boxelder	1667	2	Juniper
1530	6	Juniper	1599	3	Juniper	1668	3	Juniper
1531	7	Juniper	1600	5	Juniper	1669	3	Juniper
1532	7	Juniper	1601	9	Juniper	1670	3	Juniper
1533	6	Juniper	1602	4	Juniper	1671	7	Juniper
1534	7	Juniper	1603	4	Juniper	1672	8	Juniper
1535	15	Juniper	1604	2	Juniper	1673	3	Juniper
1536	10	Juniper	1605	4	Juniper	1674	4	Juniper
1537	5	Juniper	1606	7	Juniper	1675	2	Juniper
1538	11	Juniper	1607	8	Juniper	1676	8	Juniper
1539	4	Juniper	1608	14	Siberian Elm	1677	8	Juniper
1540	3	Juniper	1609	3	Juniper	1678	10	Juniper
1541	6	Juniper	1610	4	Juniper	1679	10	Juniper
1542	8	Juniper	1611	2	Juniper	1680	13	Juniper
1543	8	Juniper	1612	7	Juniper	1681	6	Juniper
1544	7	Juniper	1613	12	Siberian Elm	1682	4	Juniper
1545	6	Juniper	1614	7	Juniper	1683	10	Juniper
1546	3	Juniper	1615	7	Juniper	1684	7	Juniper
1547	3	Juniper	1616	5	Juniper	1685	2	Juniper
1548	2	Juniper	1617	8	Juniper	1686	5	Juniper
1549	3	Juniper	1618	8	Juniper	1687	6	Juniper
1550	3	Juniper	1619	6	Juniper	1688	6	Juniper
1551	2	Juniper	1620	8	Juniper	1689	7	Juniper
1552	19	Siberian Elm	1621	5	Juniper	1690	3	Juniper
1553	5	Juniper	1622	4	Juniper	1691	7	Juniper
1554	5	Juniper	1623	12	Juniper	1692	2	Juniper
1555	4	Juniper	1624	21	Boxelder	1693	5	Juniper
1556	4	Juniper	1625	12	Boxelder	1694	4	Juniper
1557	4	Juniper	1626	5	Juniper	1695	4	Juniper
1558	6	Juniper	1627	15	Boxelder	1696	12	Siberian Elm
1559	6	Juniper	1628	12	Siberian Elm	1697	4	Juniper
1560	5	Juniper	1629	25	Siberian Elm	1698	6	Juniper
1561	5	Juniper	1630	6	Juniper	1699	4	Juniper
1562	3	Juniper	1631	15	Siberian Elm	1700	3	Juniper
1563	4	Juniper	1632	9	Juniper			
1564	3	Juniper	1633	15	Siberian Elm			

NOTES

1. This survey and legal description shown here are based on information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. 230619, dated October 31, 2023.

2. The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 233330003 & 233330002, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.

3. This survey is based on the Carver County Coordinate System NAD83(86).

4. All distances are in feet.

5. Bench Mark: MnDOT market 1008 R located in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in a rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.0 feet east of Trunk Highway 41 and has an elevation of 727.56 feet (NAVD88).

6. The site has access to Brookside Drive, a public right of way.

7. The area of the property is 674,576 sq ft or 15.486 acres.

8. This is a partial topographic survey for design purposes.

LEGEND

- FOUND IRON MONUMENT
- SANITARY MANHOLE
- STORM MANHOLE
- CULVERT
- ×985.5 SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- SILT FENCE
- TREE LINE
- CENTER OF CREEK

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

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

DANIEL EKREM
Print Name

FOR REVIEW
Signature

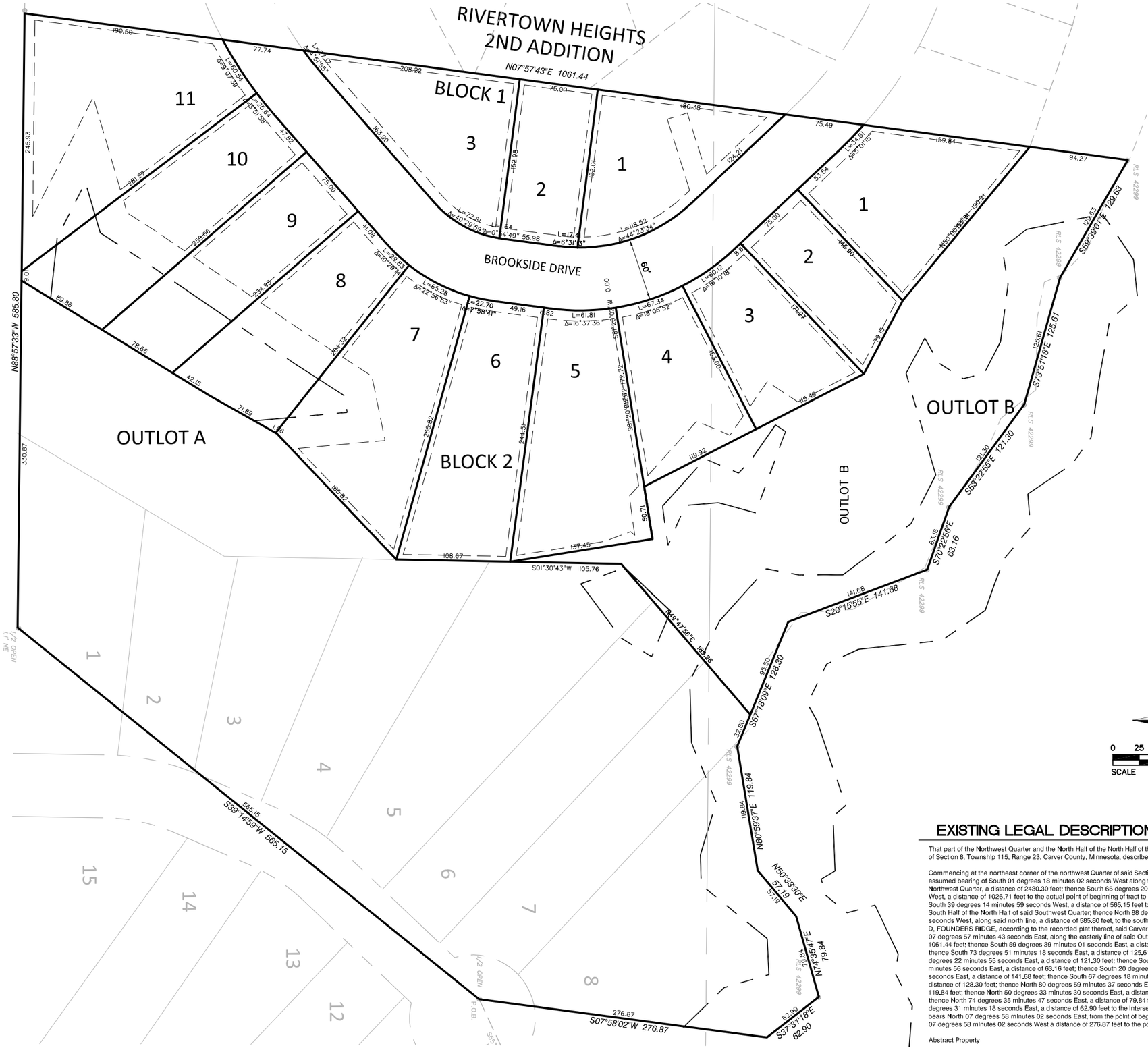
57366
Date License Number

CARLSON PROPERTY WEST
BOUNDARY AND TOPOGRAPHIC SURVEY

ADDRESS UNASSIGNED
CHASKA, MN

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

Drawing name: X:\2019\190037.2\survey\dta\190037surv_west.dwg Apr 29, 2024 - 3:20pm



LEGEND:

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

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

0 25 50 100
SCALE IN FEET

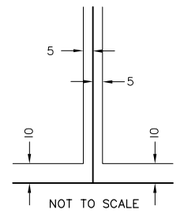
EXISTING LEGAL DESCRIPTION

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

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

Abstract Property

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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

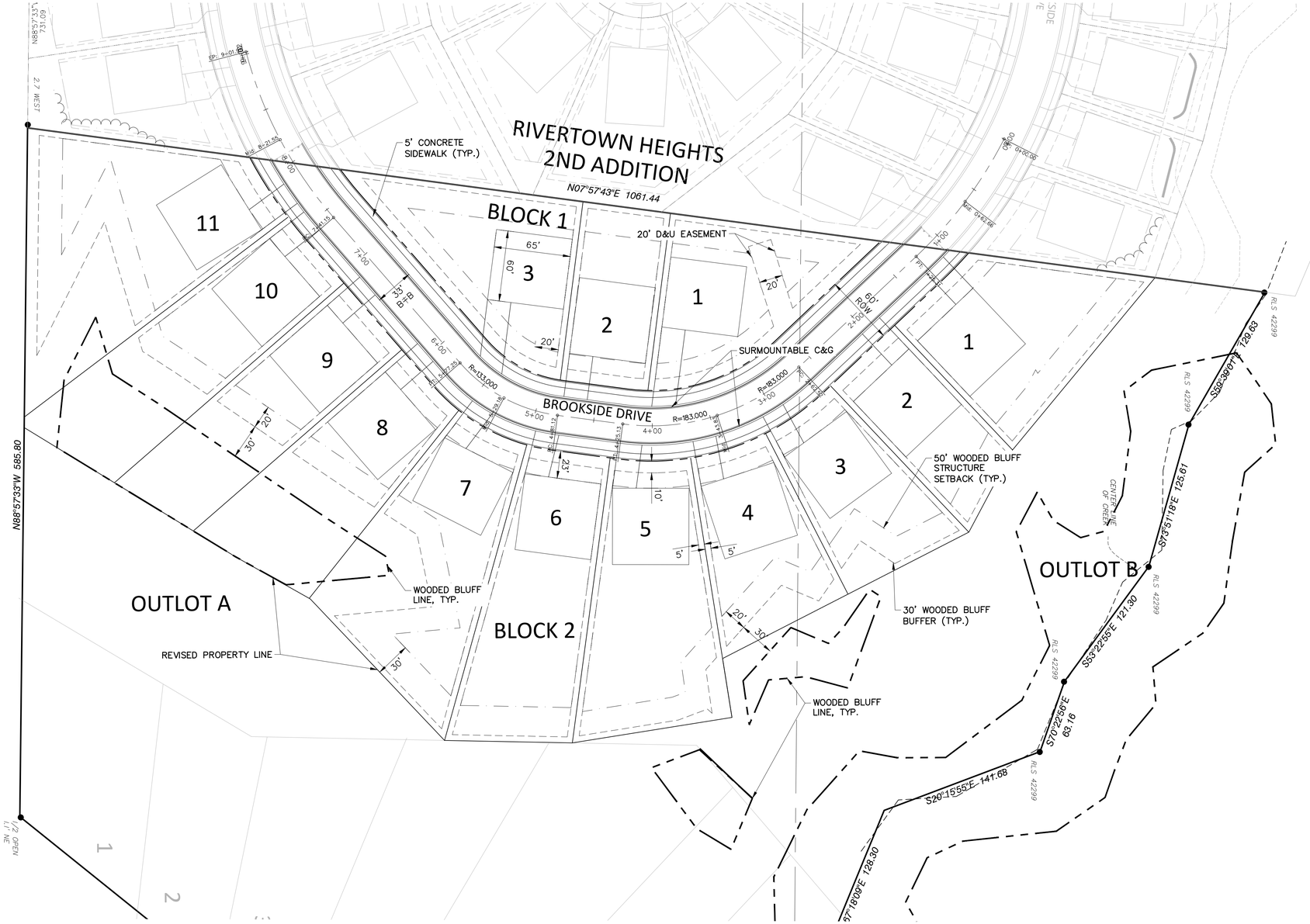
PROJECT TEAM DATA
DESIGNED: AA
DRAWN: KAM
PROJECT NO: 219-0037.2

3

SHEET 3 of 7

PRELIMINARY
NOT FOR CONSTRUCTION

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



SITE DATA:

SITE DATA:	
SITE AREA	= 15.49 AC
LESS OUTLOT A	= 6.20 AC
LESS OUTLOT B	= 0.96 AC
NET AREA	= 8.33 AC
TOTAL SINGLE FAMILY LOTS	= 14 (75' WIDE LOT MIN)
DENSITY	= 1.69 UNITS/ AC

LOT DATA:	PROPOSED
LOT AREA	=VARIES
LOT WIDTH	=VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 5'
REAR SETBACK	= 25'

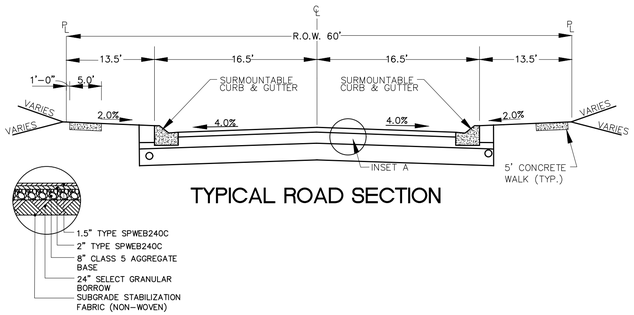
DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 30' F-F
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

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

LEGEND:

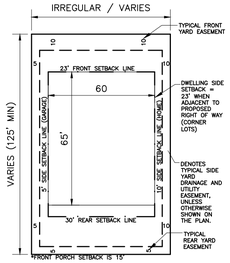
- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WOOD STEEP SLOPE
- STREET LIGHT
- STOP AND STREET SIGN



TYPICAL ROAD SECTION

INSET A
NOT TO SCALE

LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

NOTES:

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

N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN

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

DAVID NASH, PE

Date License No.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

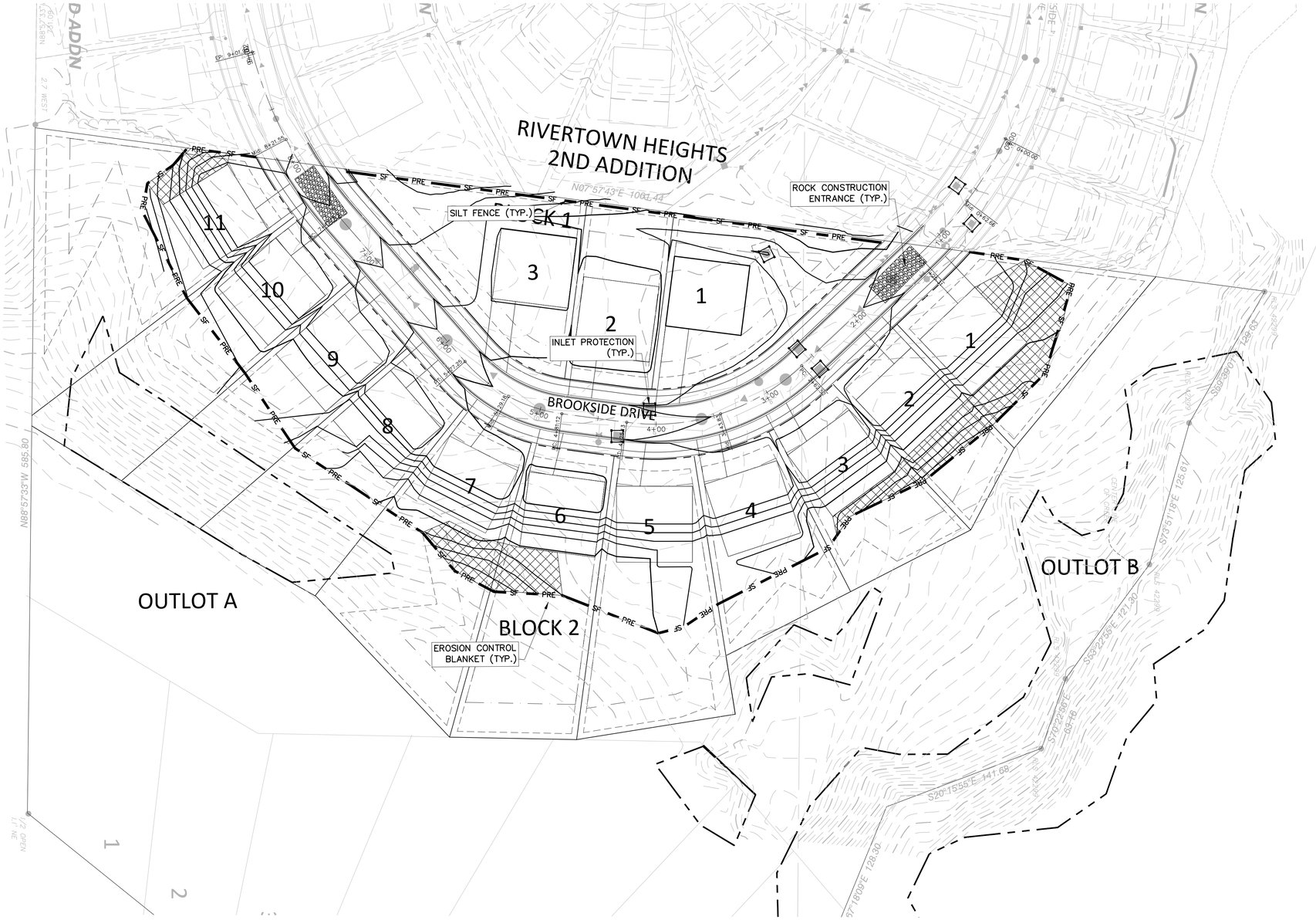
PROJECT TEAM DATA

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

4

SHEET 4 OF 13

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



LEGEND

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

SWPPP BMP QUANTITIES: (PER PLAN)

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

EROSION CONTROL RESPONSIBLE PARTY:

TBD

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

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

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

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

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

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

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

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

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

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN. IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION.

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

N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN

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

DAVID NASH, PE

Date License No.

PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

PROJECT TEAM DATA

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

5

SHEET 5 OF 13

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

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

21. TRADITION DEVELOPMENT TO BE THE PARTY RESPONSIBLE FOR RECORD DRAWINGS AND THE MAINTENANCE OF PROPOSED BMPS. THE RESPONSIBILITY WILL BE TRANSFERRED TO THE CITY OF CHASKA FOLLOWING ACCEPTANCE OF THE BMPS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.

E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:

F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONSTRUCTION SEQUENCING:

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

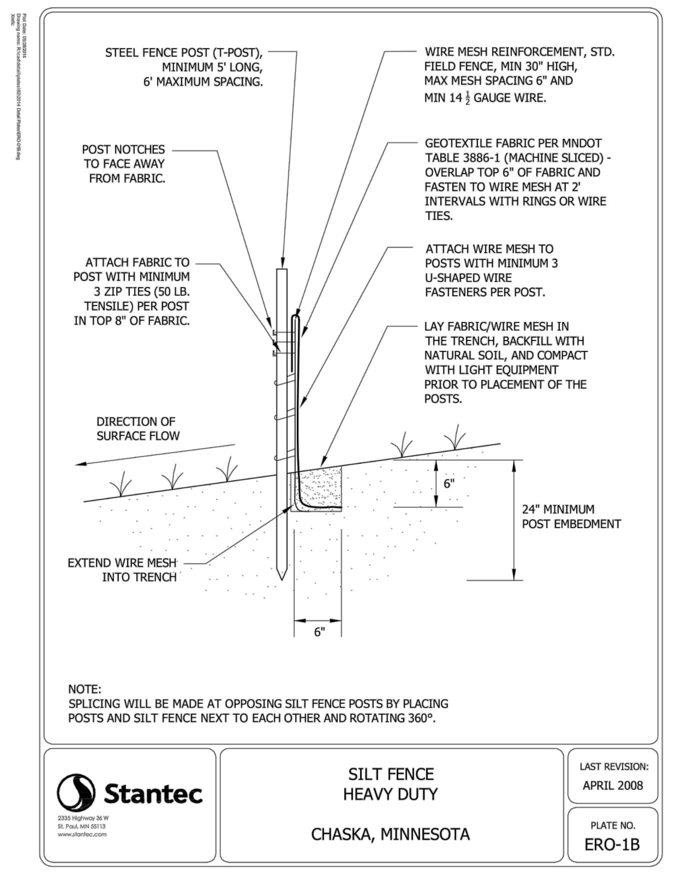
STREET AND UTILITY PHASE:
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION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

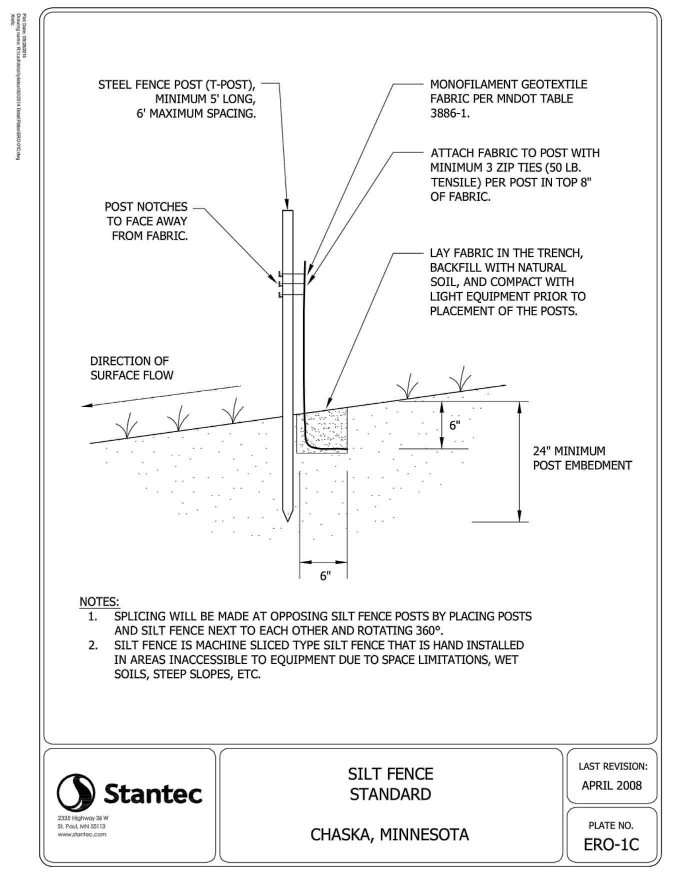
FINAL STABILIZATION:

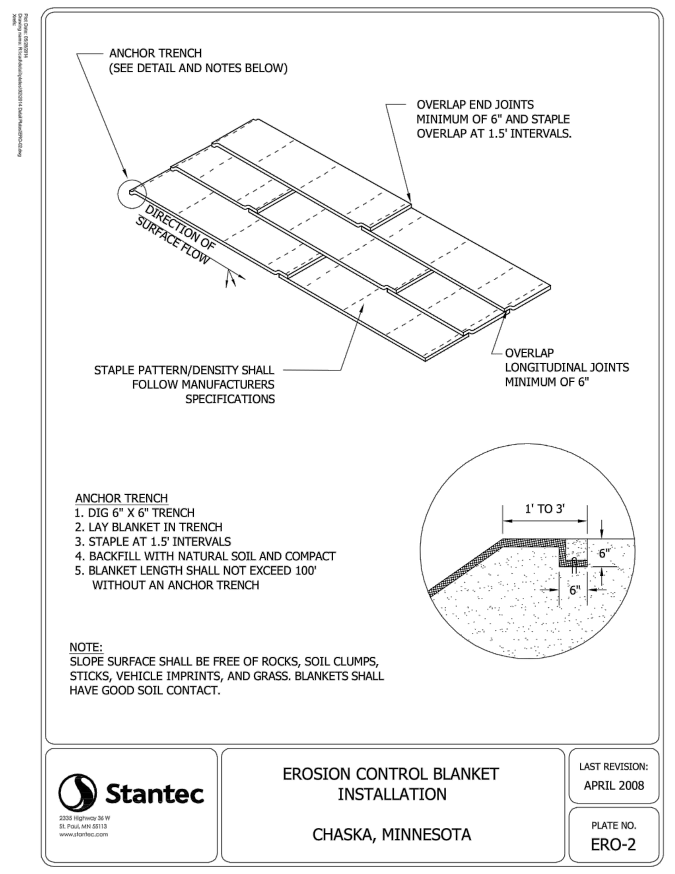
THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

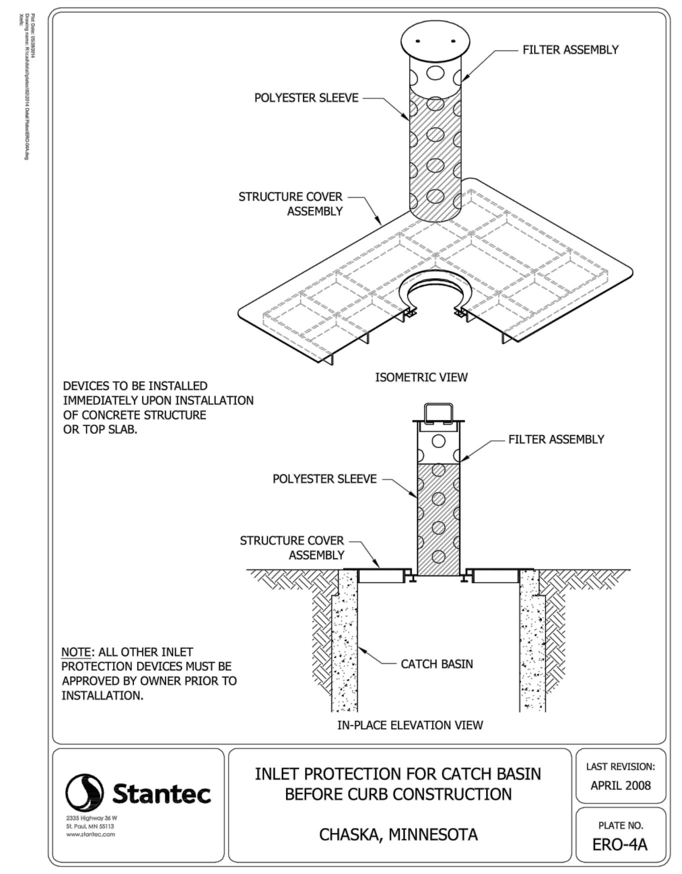
ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENCIES NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND:

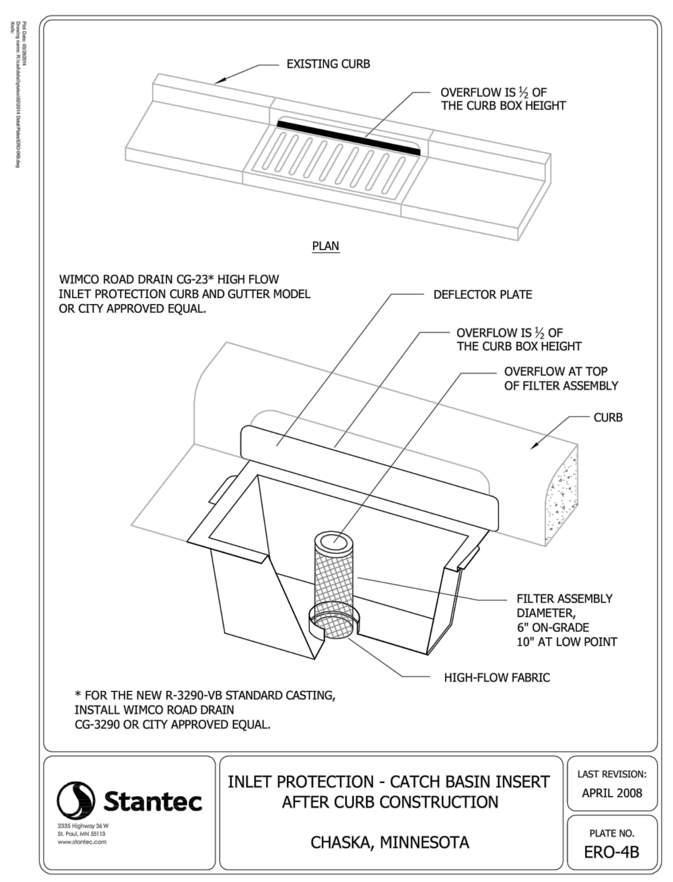
A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

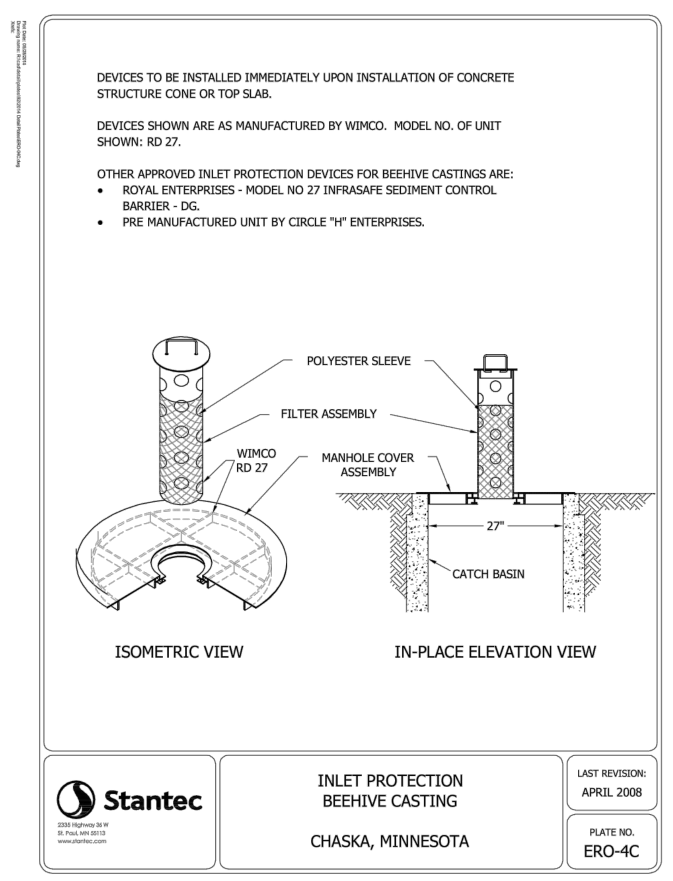


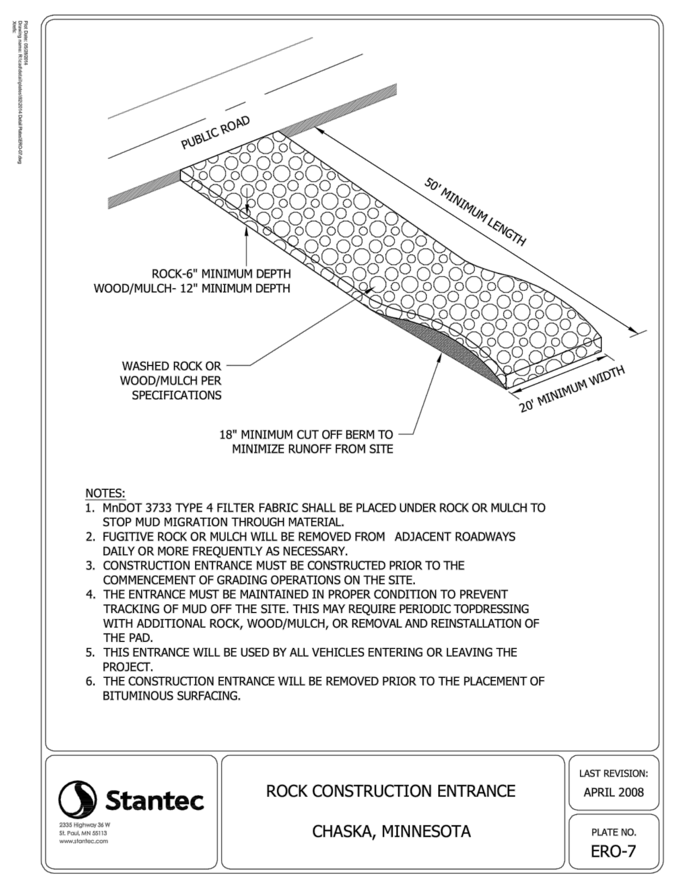


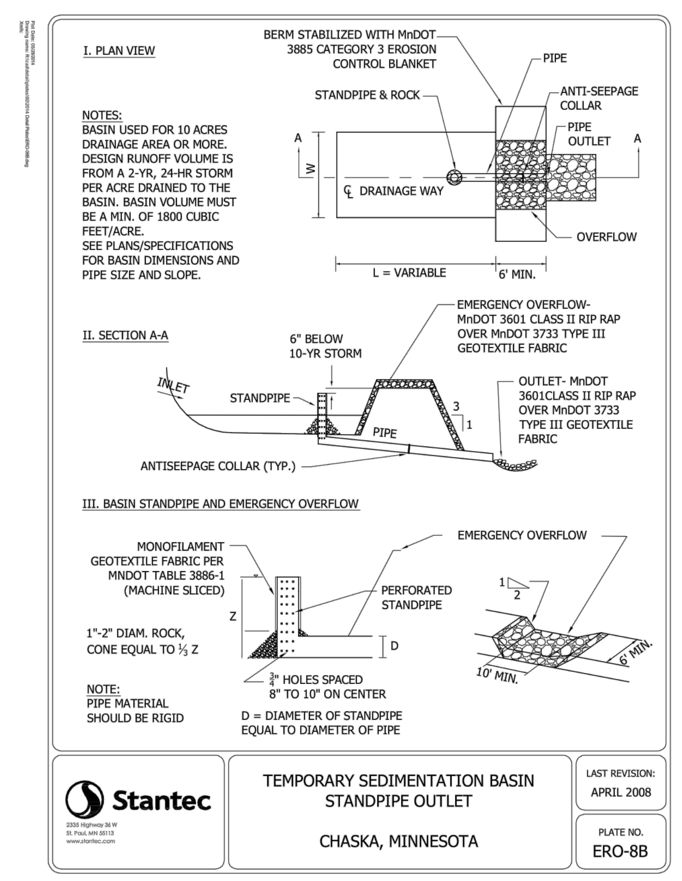


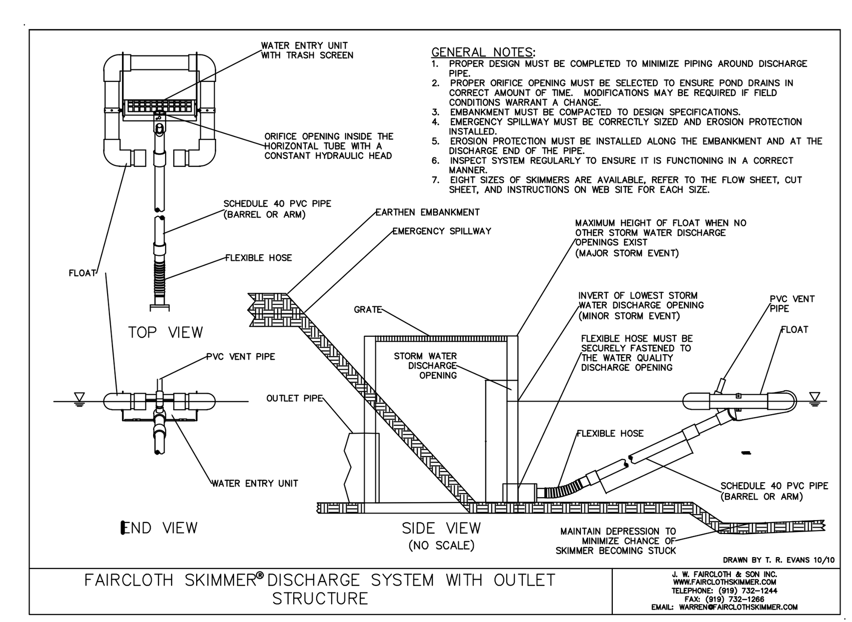




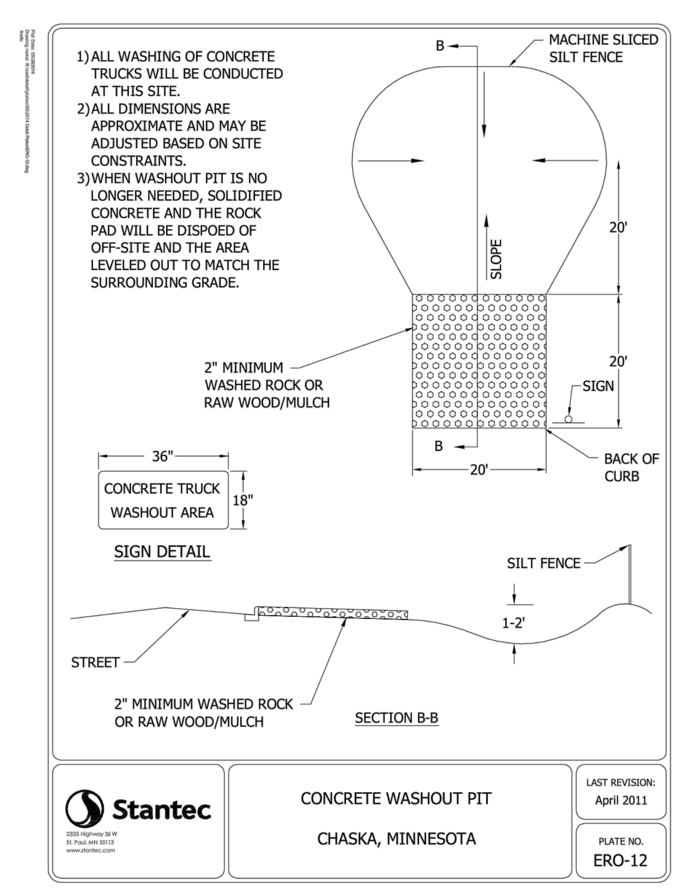








* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.



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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL NOTES

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

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DAVE NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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

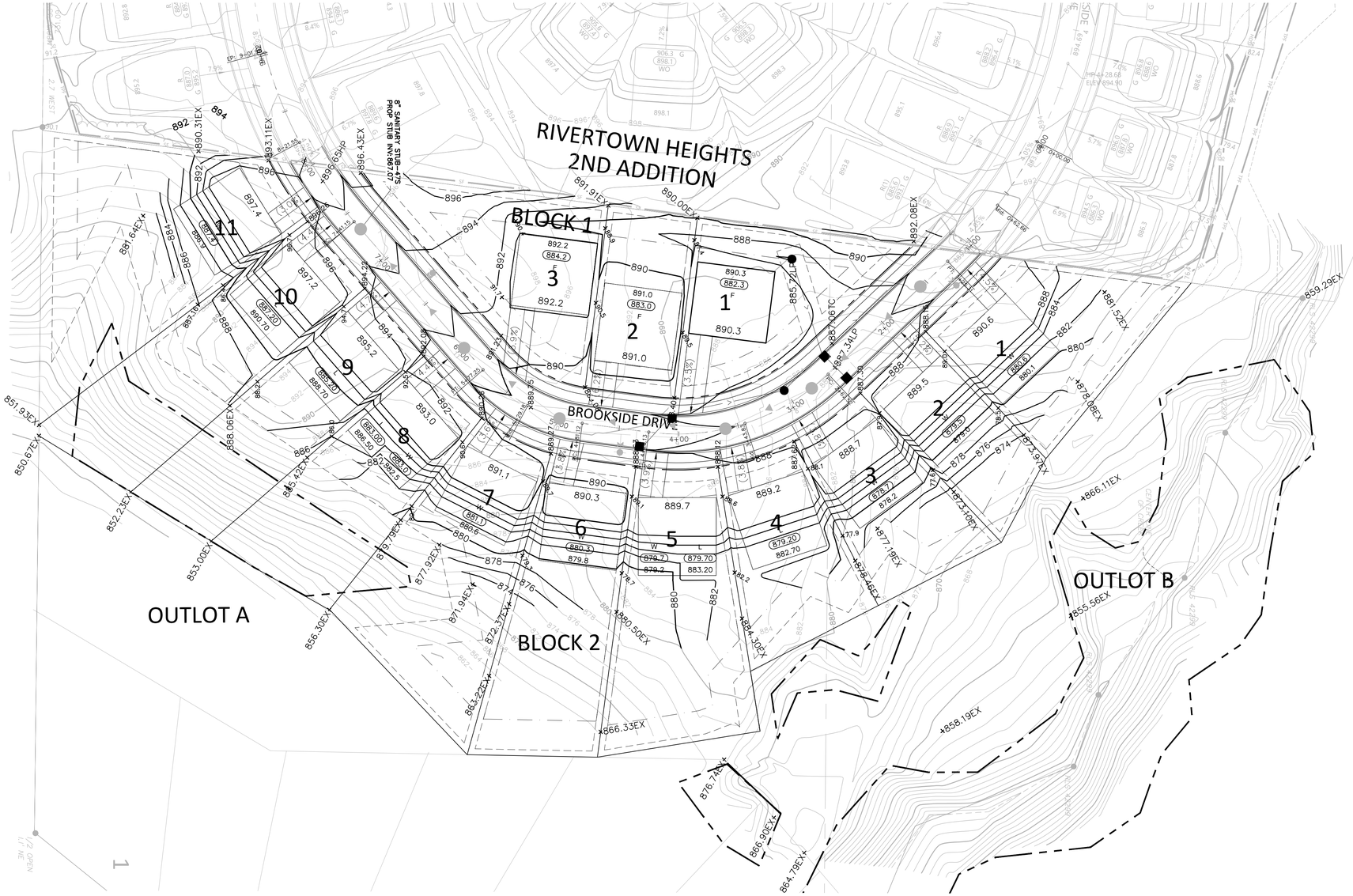
PROJECT TEAM DATA

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

6

SHEET 6 of 13

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



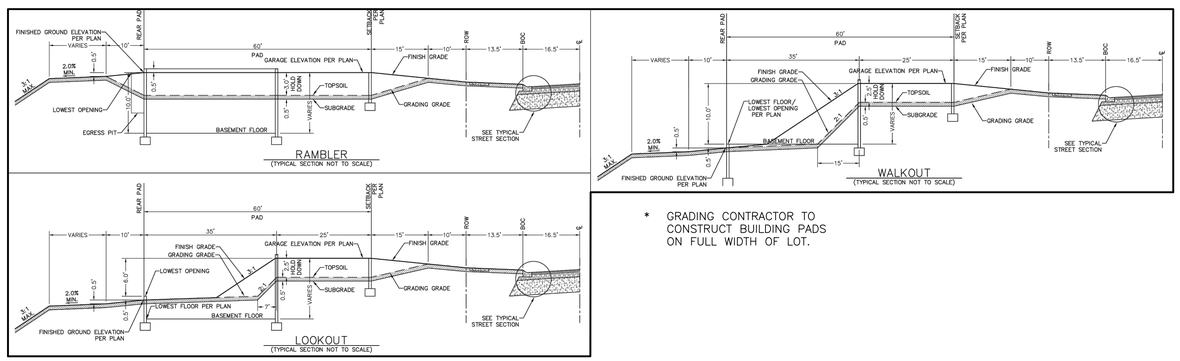
GRADING NOTES:

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

LEGEND:

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

LOT HOLD DOWNS



* GRADING CONTRACTOR TO CONSTRUCT BUILDING PADS ON FULL WIDTH OF LOT.

N

0 25 50 100

SCALE IN FEET

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING PLAN

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

DAVID NASH, PE

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

PROJECT TEAM DATA

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

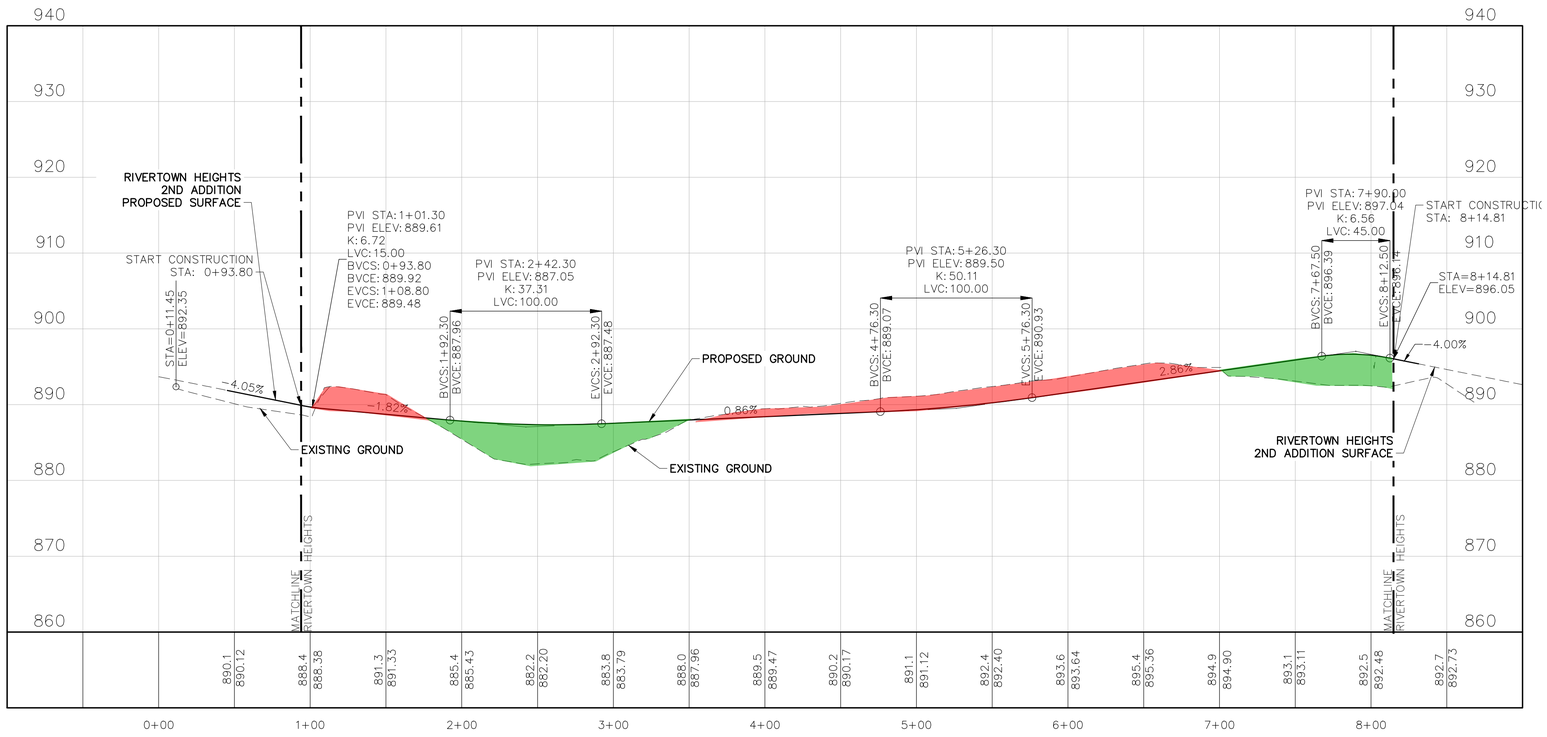
FOR REVIEW ONLY PRELIMINARY NOT FOR CONSTRUCTION

7

SHEET 7 OF 13

Drawing name: X:\2019\190037.2\plan sheets\190037.2grad.dwg Apr 29, 2024 - 3:24pm

ROAD A



0 25 50 100
SCALE IN FEET

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING PROFILE

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

DAVID NASH, PE

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

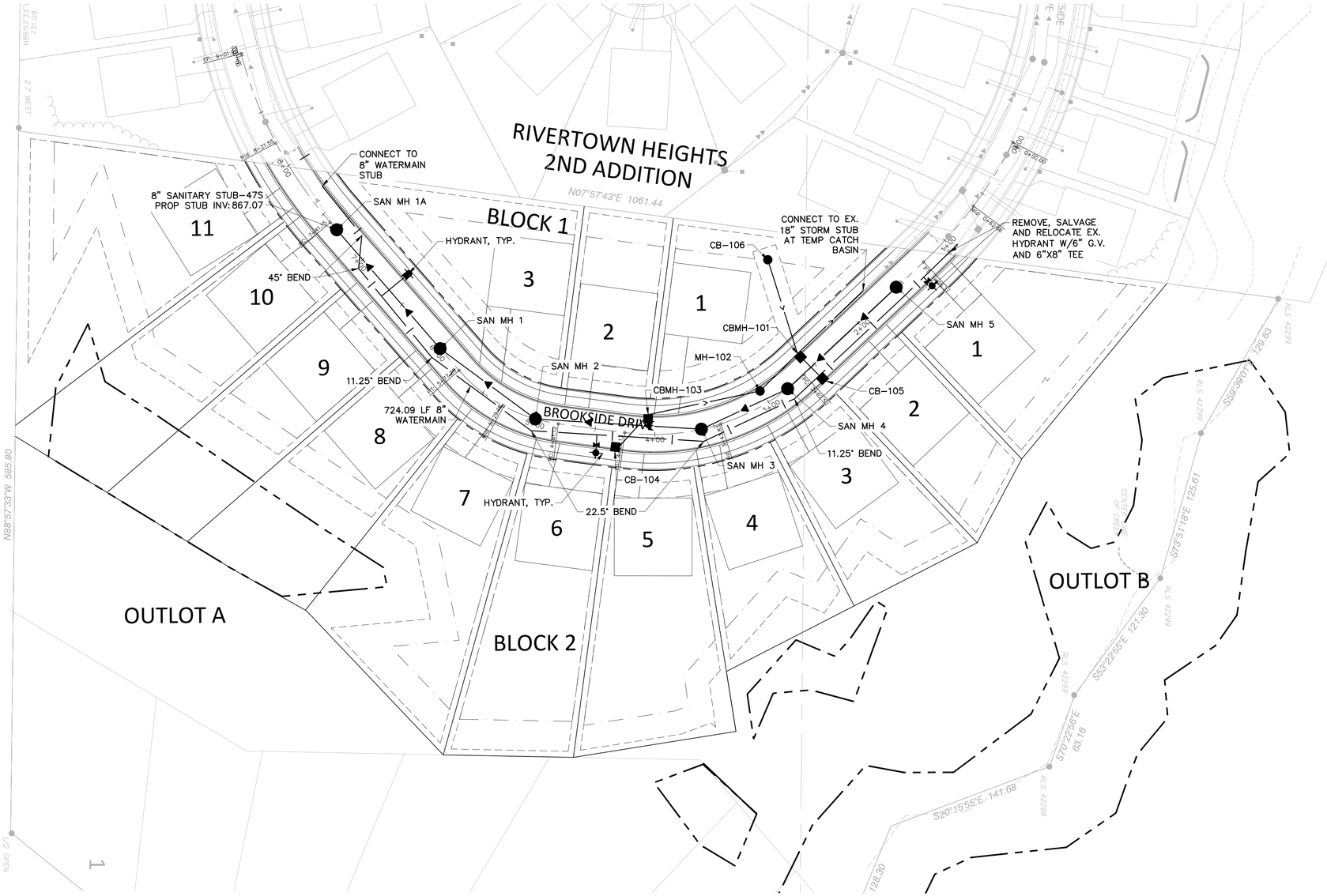
PROJECT TEAM DATA

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

8

SHEET 8 of 13

Drawing name: X:\2019\190037.2\plan sheets\190037.2prof.dwg Apr 29, 2024 - 3:25pm



LEGEND:

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

UTILITY NOTES:

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

SANITARY SEWER SCHEDULE:

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

STORM SEWER SCHEDULE:

MH/CB FROM	TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 104	CBMH 103	15	0.40%	RCP	41.3	884.03	883.86	888.03	2'x3'	R-3501-TR	4.00
CBMH 103	MH 102	15	0.95%	RCP	95.4	883.86	882.96	887.81	48"	R-3501-TL	3.95
MH 102	CBMH 101	18	0.35%	RCP	44.1	882.96	882.80	887.10	48"	R-1642	4.14
CB 105	CBMH 101	12	0.80%	RCP	33.0	882.57	882.31	886.52	2'x3'	R-3067-VB	3.95
CB 106	CBMH 101	12	0.44%	RCP	82.3	883.10	882.74	886.80	27"	R-4342	3.70
CBMH 101	EX STUB	18	1.07%	RCP	75.9	882.31	881.49	886.52	48"	R-3067-VB	4.21

N

0 25 50 100

SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL
UTILITY PLAN

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

DAVID NASH, PE

Date License No.

PRELIMINARY
NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

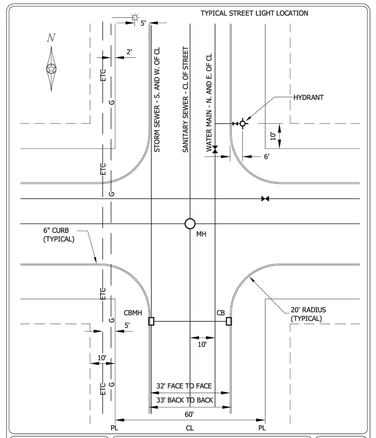
PROJECT TEAM DATA

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

9

SHEET 9 OF 13

Drawing name: X:\2019\190037.2\plan sheets\190037.2util.dwg Apr 29, 2024 - 3:26pm



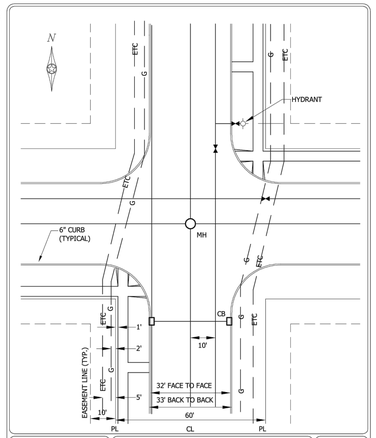
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5



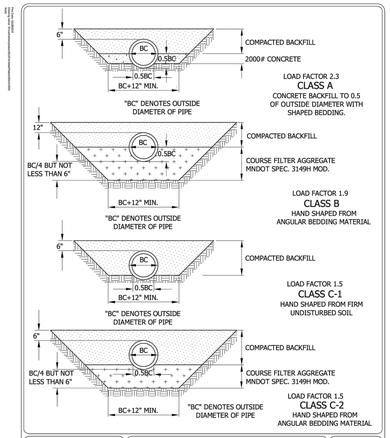
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

TYPICAL SMALL UTILITY CORRIDORS WITH AND WITHOUT SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5A



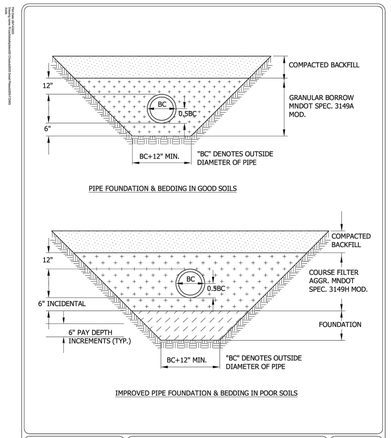
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



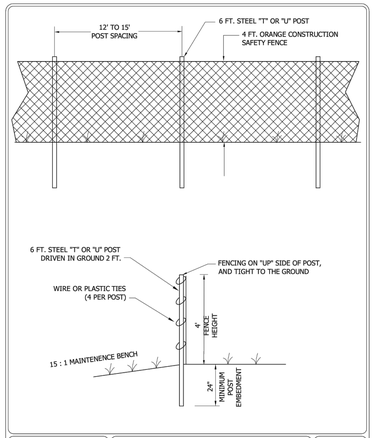
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7



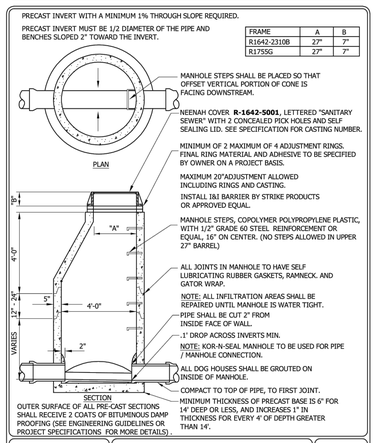
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

ORANGE CONSTRUCTION SAFETY FENCE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



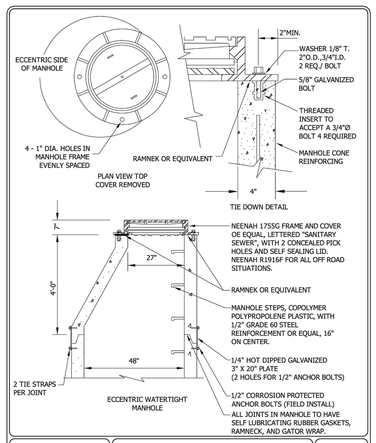
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1



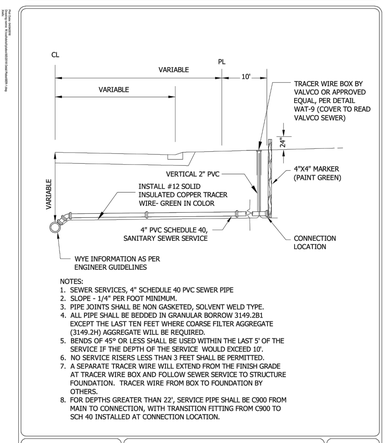
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-5



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

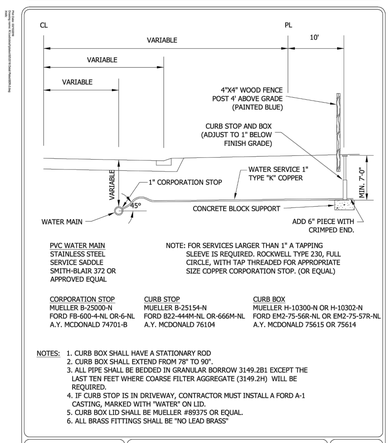
Stantec — 733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402, www.stantec.com

SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

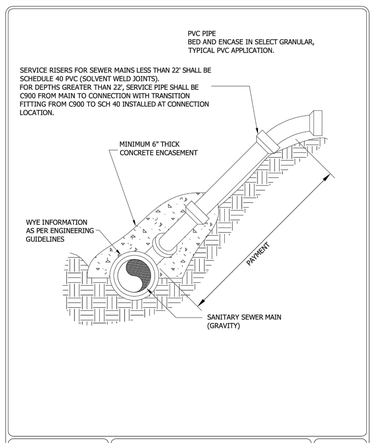
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

WATER SERVICE CONNECTION COPPER PIPE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2



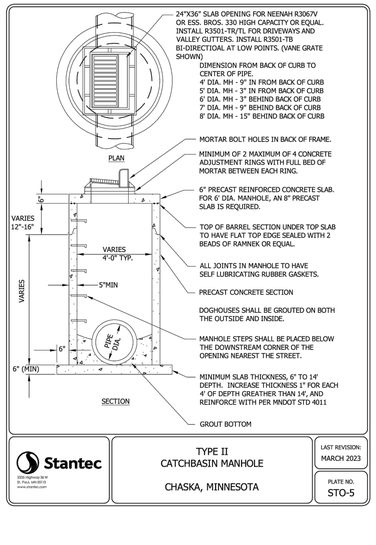
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

SERVICE RISER

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-3



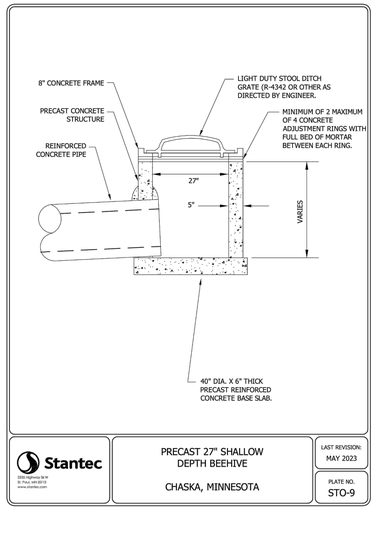
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



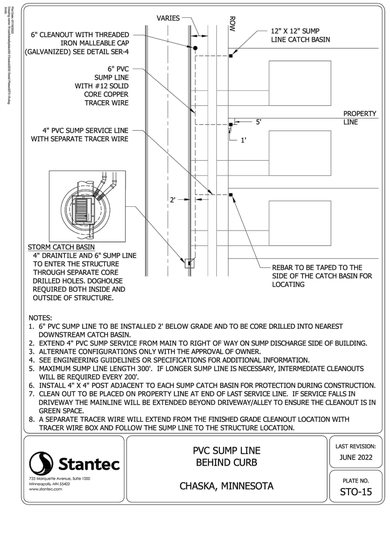
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

PRECAST 27" SHALLOW DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-9



NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY ON SUMP DISCHARGE SIDE OF BUILDING.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

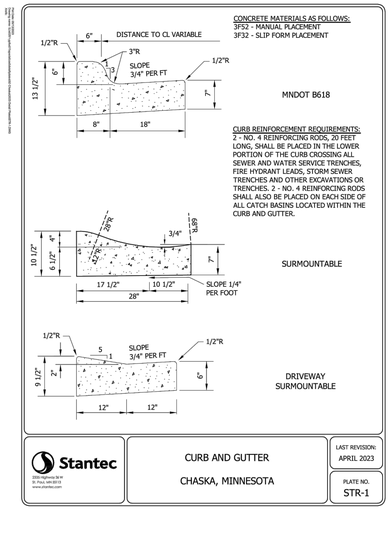
Stantec — 733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402, www.stantec.com

PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION: JUNE 2022

PLATE NO. STO-15



CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT

CURB REINFORCEMENT REQUIREMENTS:
2 - NO. 4 REINFORCING RODS, 20 FEET LONG, SHALL BE PLACED IN THE LOWER PORTION OF THE CURB CROSSING ALL SEWER AND WATER SERVICE TRENCHES, FIRE HYDRANT LEADS, STORM SEWER TRENCHES AND OTHER EXCAVATIONS OR TRENCHES. 2 - NO. 4 REINFORCING RODS SHALL ALSO BE PLACED ON EACH SIDE OF ALL CATCH BASINS LOCATED WITHIN THE CURB AND GUTTER.

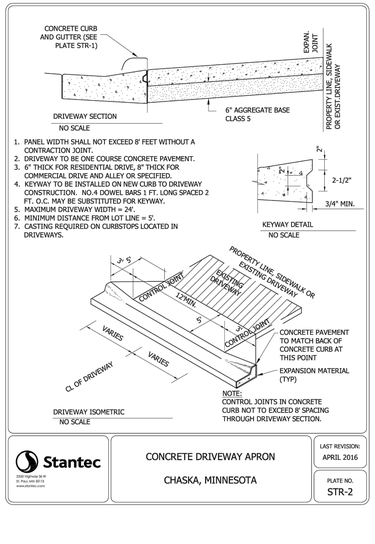
Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1



Stantec — 2335 Highway 36 W, St. Paul, MN 55113, www.stantec.com

CONCRETE DRIVEWAY APRON

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-2

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL
CONSTRUCTION DETAILS

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

DAVE NASH, PE

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

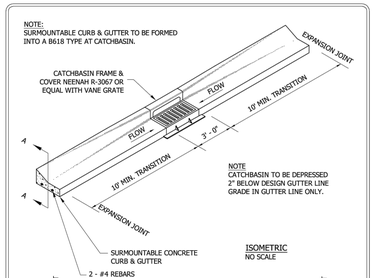
DATE	ISSUE
4/2/2024	CITY SUBMITTAL
4/29/2024	CITY RESUBMITTAL

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

SHEET 10 11 OF 13

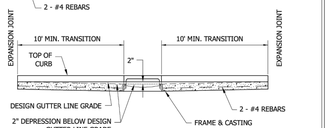
Drawing name: X:\2019\190037.2\plan sheets\190037.2det.dwg Apr 29, 2024 - 3:26pm

NOTE:
SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A B618 TYPE AT CATCHBASIN.



NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

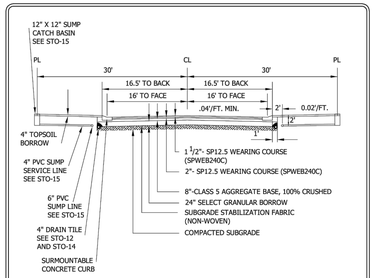
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 15TH UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

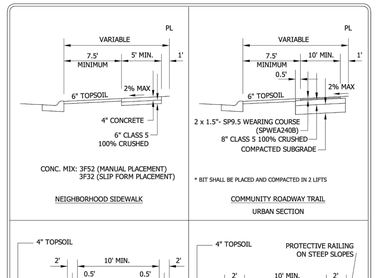
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7



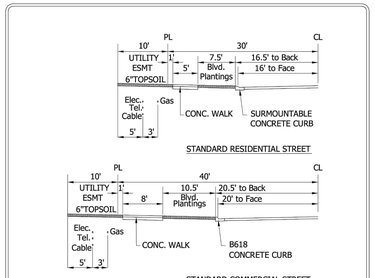
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



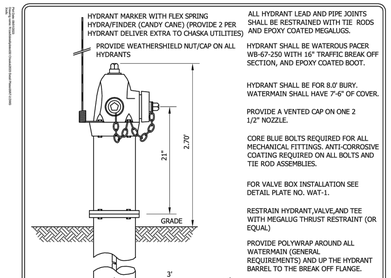
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STD-1.6



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

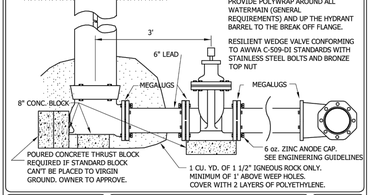
Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION

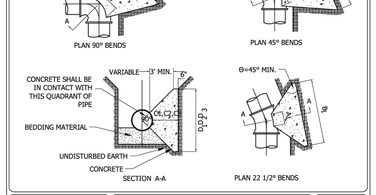
CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS					
	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-0"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



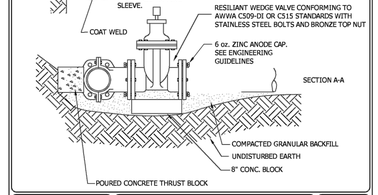
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



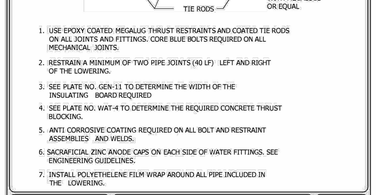
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-5



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

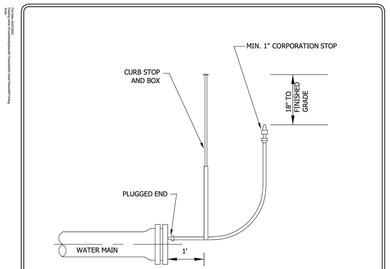
Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



AFTER MEETING TEST REQUIREMENTS AND FLUSHING THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

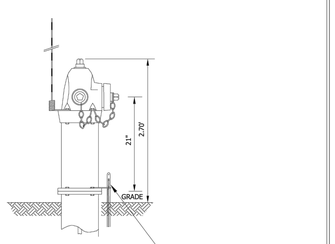
Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. WAT-8



Stantec
2335 Highway 36 W
St Paul, MN 55113
www.stantec.com

TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: JANUARY 2022

PLATE NO. WAT-10

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL
CONSTRUCTION DETAILS

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

DAVE NASH, PE

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

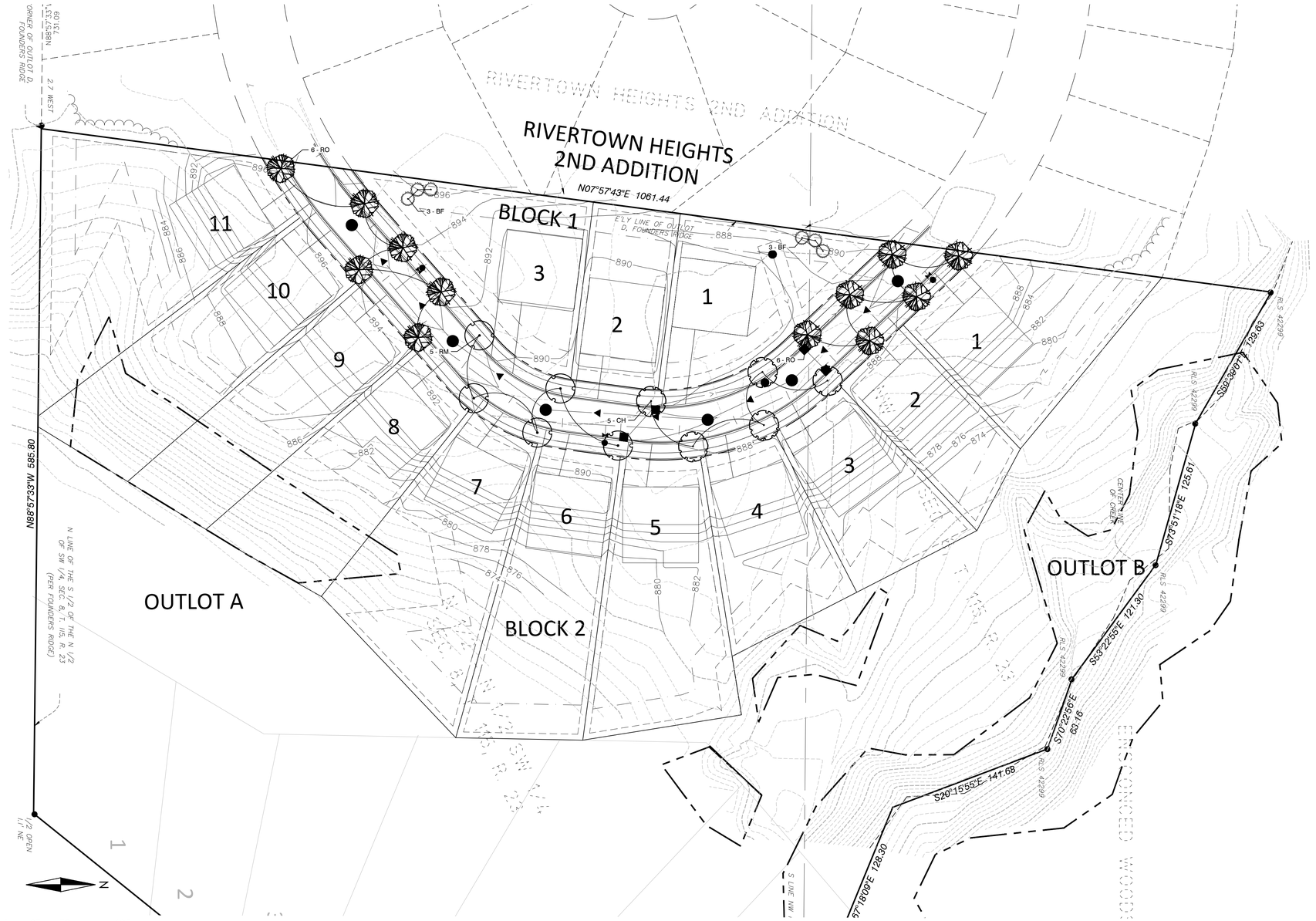
DATE	ISSUE
4/2/2024	CITY SUBMITTAL
4/29/2024	CITY RESUBMITTAL

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

11

SHEET 11 OF 13

Drawing name: x:\2019\190037.2\plan sheets\190037.2detail.dwg Apr 29, 2024 - 3:26pm



LANDSCAPE REQUIREMENTS

PER CHASKA CITY CODE:

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

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

PROPOSED TREES: 28 TREES

PLANTING NOTES

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

LEGEND:

PROPOSED DECIDUOUS OVERSTORY TREE

LANDSCAPE SCHEDULE

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

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

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN

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

JOHN GRONHOVD, PLA, ASLA

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

BY DATE

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

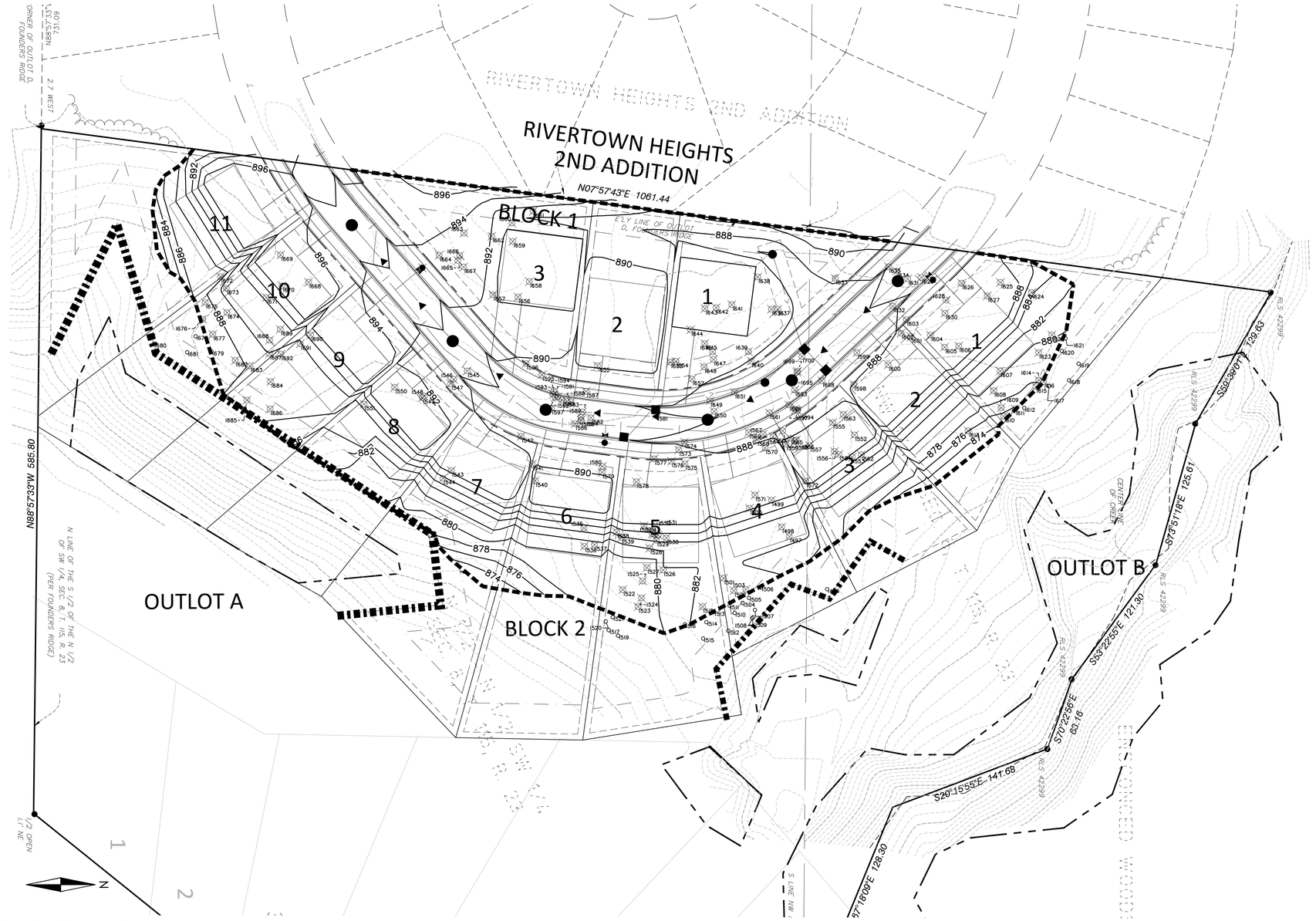
PROJECT TEAM DATA

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

12

SHEET 12 OF 13

Drawing name: X:\2019\190037.2\plan sheets\190037.2land.dwg Apr 29, 2024 - 3:28pm



LEGEND

- EXISTING TREE TO REMAIN (1524)
- EXISTING TREE TO BE REMOVED (1524)
- LIMITS OF TREE FENCE

TREE INVENTORY

TAG	DBH	SPECIES	DEMO
1496	5	Green Ash	
1497	4	Juniper	X
1498	5	Juniper	X
1499	4	Juniper	X
1500	4	Juniper	X
1501	10	Juniper	X
1502	7	Juniper	X
1503	7	Juniper	X
1504	6	Juniper	
1505	9	Juniper	
1506	6	Juniper	
1507	4	Juniper	
1508	3	Juniper	
1509	3	Juniper	
1510	5	Juniper	
1511	5	Juniper	
1512	7	Juniper	
1513	7	Juniper	
1514	6	Juniper	
1515	5	Juniper	
1516	6	Juniper	
1517	9	Juniper	
1518	8	Juniper	X
1519	10	Juniper	
1520	7	Juniper	
1521	9	Juniper	
1522	10	Juniper	X
1523	10	Juniper	X
1524	7	Juniper	X
1525	8	Juniper	X
1526	9	Juniper	X
1527	7	Juniper	X
1528	9	Juniper	X
1529	7	Juniper	X
1530	6	Juniper	X
1531	7	Juniper	X
1532	7	Juniper	X
1533	6	Juniper	X
1534	7	Juniper	X
1535	15	Juniper	X
1536	10	Juniper	X
1537	5	Juniper	X
1538	11	Juniper	X
1539	4	Juniper	X
1540	3	Juniper	X
1541	6	Juniper	X
1542	8	Juniper	X
1543	8	Juniper	X
1544	7	Juniper	X
1545	6	Juniper	X
1546	3	Juniper	X
1547	3	Juniper	X
1548	2	Juniper	X
1549	3	Juniper	X
1550	3	Juniper	X
1551	2	Juniper	X
1552	19	Siberian Elm	X
1553	5	Juniper	X
1554	5	Juniper	X
1555	4	Juniper	X
1556	4	Juniper	X
1557	4	Juniper	X
1558	6	Juniper	X
1559	6	Juniper	X
1560	5	Juniper	X
1561	5	Juniper	X
1562	3	Juniper	X
1563	4	Juniper	X
1564	3	Juniper	X
1565	3	Juniper	X
1566	3	Juniper	X
1567	3	Juniper	X
1568	3	Juniper	X
1569	4	Juniper	X
1570	7	Juniper	X
1571	4	Juniper	X
1572	3	Juniper	X
1573	3	Juniper	X
1574	4	Juniper	X
1575	3	Juniper	X
1576	5	Juniper	X
1577	5	Juniper	X
1578	5	Juniper	X
1579	3	Juniper	X
1580	5	Juniper	X
1581	3	Juniper	X
1582	3	Juniper	X
1583	4	Juniper	X
1584	4	Juniper	X
1585	2	Juniper	X
1586	3	Juniper	X
1587	4	Juniper	X
1588	3	Juniper	X
1589	3	Juniper	X
1590	2	Juniper	X
1591	2	Juniper	X
1592	3	Juniper	X
1593	2	Juniper	X
1594	3	Juniper	X
1595	3	Juniper	X
1596	7	Juniper	X
1597	4	Juniper	X
1598	12	Boxelder	X

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

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

CARLSON BLUFFS
CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

TREE REMOVAL PLAN

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

JOHN GRONHOVD, PLA, ASLA

Date License No.

PRELIMINARY NOT FOR CONSTRUCTION REVIEW

QUALITY ASSURANCE/CONTROL

BY DATE

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

PROJECT TEAM DATA

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

13

SHEET 13 OF 13

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

JOHNSON-REILAND
BUILDERS & REMODELERS

Parade of Homes 13

733 ENSCONCED WAY
CHASKA MN 55318

Sweetgum

Plan Summary

Ideal FAMILY LIVING

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

Home DETAILS

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

2022 REGGIE AWARD WINNER
HOUSING FIRST • MN

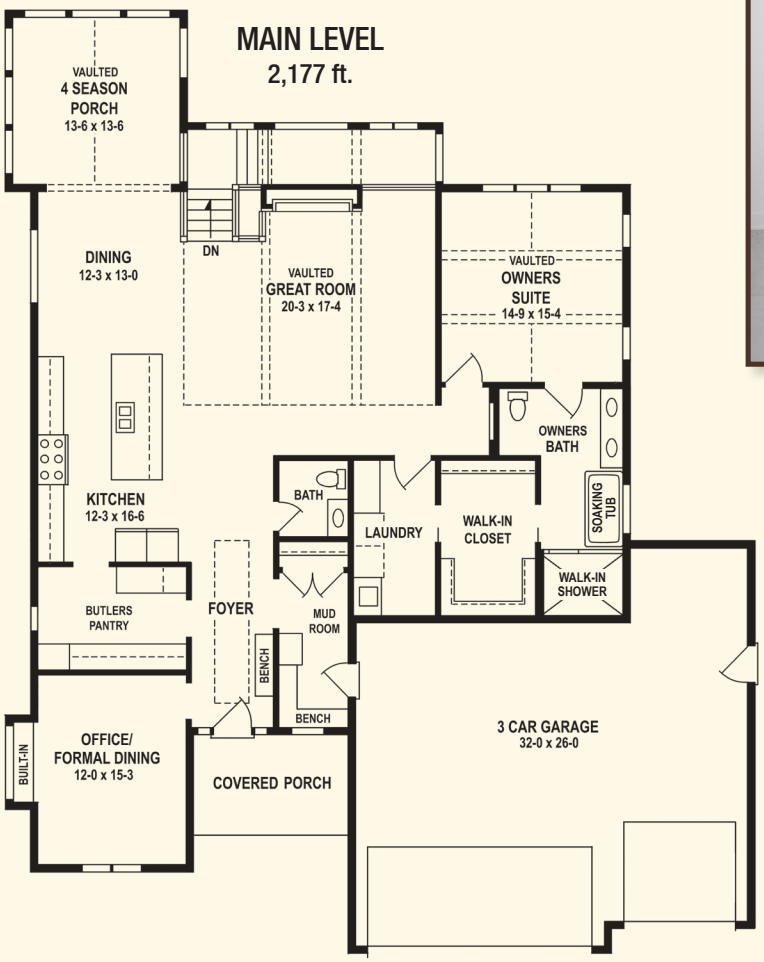
For almost 50 years Johnson-Reiland has been a family-owned custom build and design firm that is the winner of multiple Reggie awards from Housing 1st Twin Cities builders association.

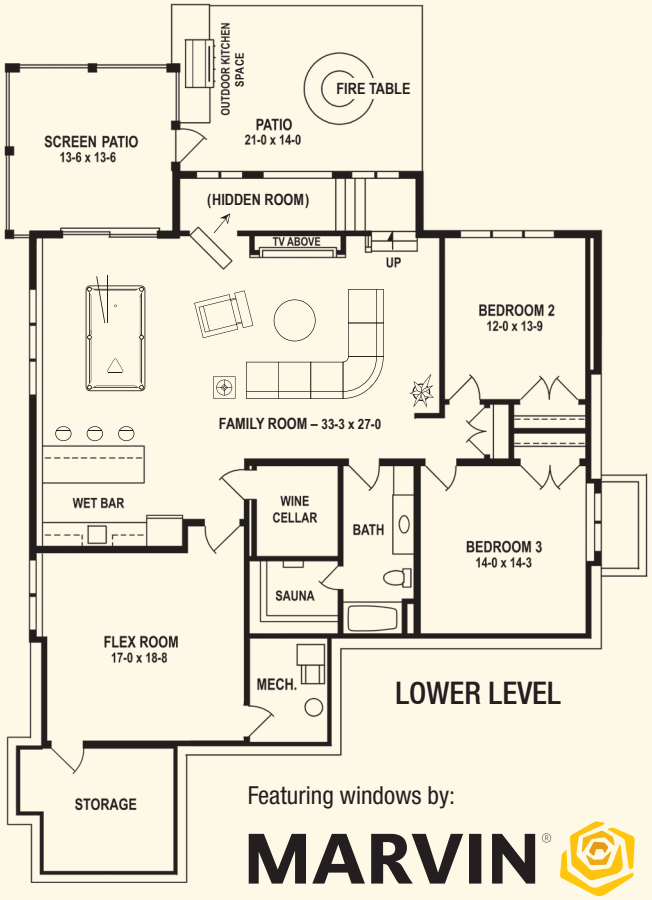
jrbr.builders | 507.366.1288

Builders ID BC636389

Sweetgum Plan Layout

Elegant
Design Details
Exceptional
Craftsmanship





Featuring windows by:

MARVIN®

JR JOHNSON-REILAND
BUILDERS & REMODELERS

Builders ID BC636389

507.366.1288 | jrbr.builders

REALTOR® EQUAL HOUSING OPPORTUNITY

Property Profile

Hills of Spring Creek

HOME DETAILS

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

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

JR JOHNSON-REILAND BUILDERS & REMODELERS

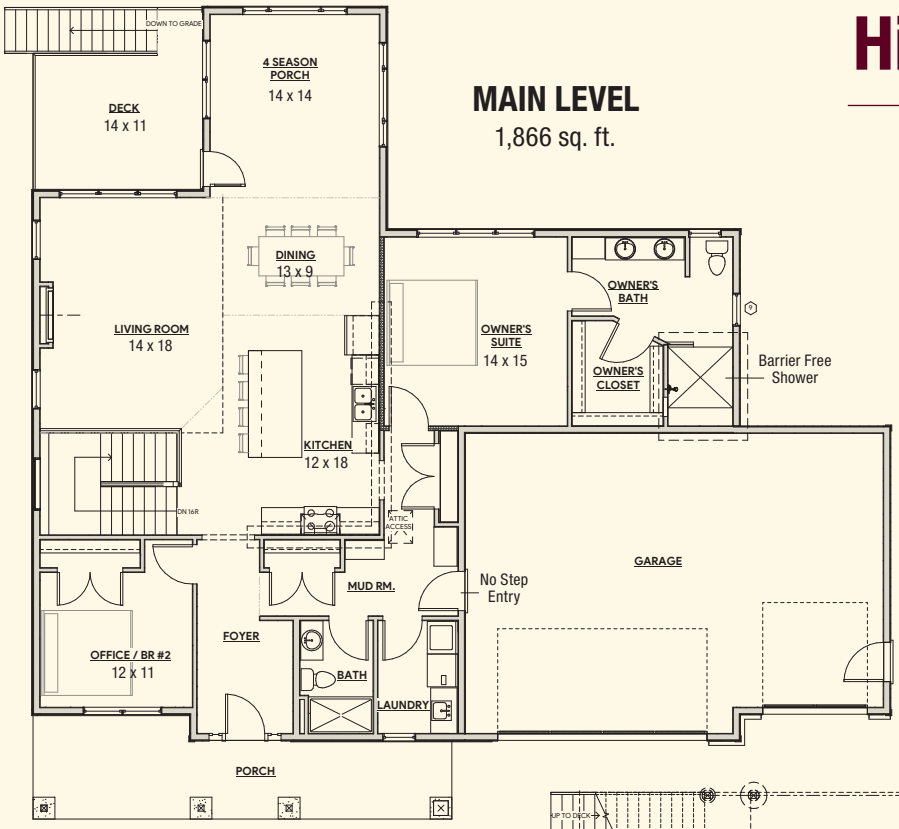
Builders ID BC636389

507.366.1288 | www.jrbandr.com

REALTOR® EQUAL HOUSING OPPORTUNITY

Hills of Spring Creek

MAIN LEVEL
1,866 sq. ft.

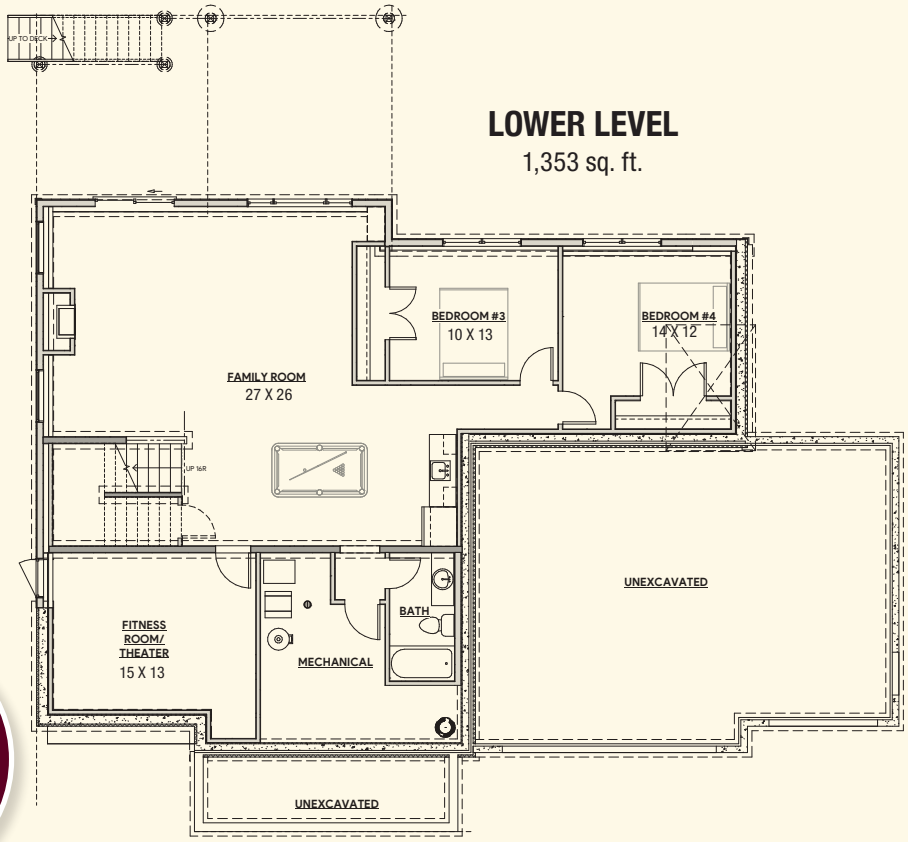


Featuring windows by:

MARVIN®

Elegant Design Details & *Exceptional* Craftsmanship

LOWER LEVEL
1,353 sq. ft.



2022 REGGIE AWARD WINNER
HOUSING FIRST • MN

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

JR JOHNSON-REILAND BUILDERS & REMODELERS

Builders ID BC636389

507.366.1288 | www.jrbandr.com

REALTOR® EQUAL HOUSING OPPORTUNITY

JOHNSON-REILAND
BUILDERS & REMODELERS

Coneflower

FARQUAR LAKE — APPLE VALLEY, MN

Plan Summary

Ideal FAMILY LIVING

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

Home DETAILS

- 6 Bedrooms and 5 bathrooms, plus upstairs laundry
- 3 Stall garage with mud room access
- Spectacular lakeshore development with million dollar views and 1-acre lots
- Equal-distant from Minneapolis & St. Paul downtowns and is centrally located to most attractions

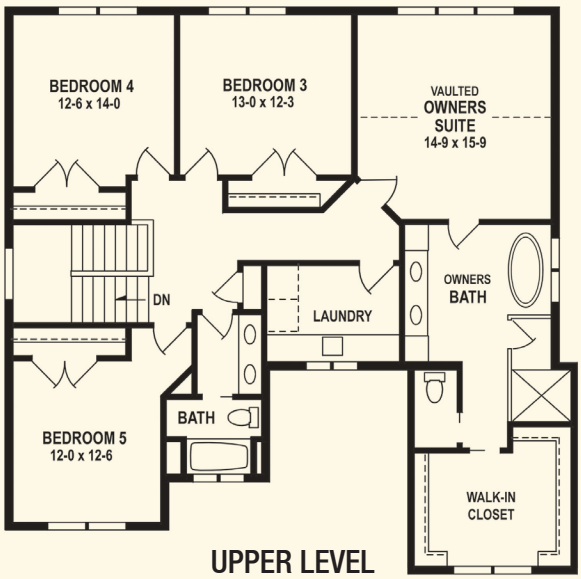
2022 REGGIE AWARD® WINNER
HOUSING FIRST • MN

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

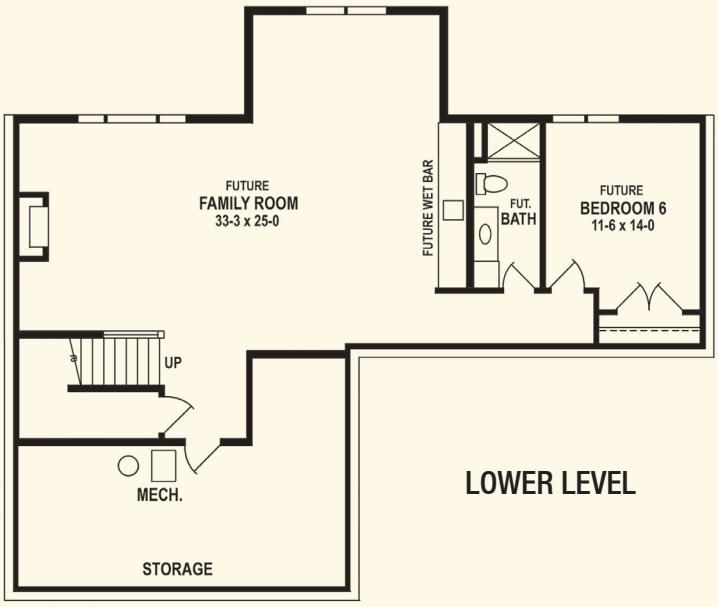
Coneflower Plan Layout

Featuring windows by:

MARVIN®



Elegant Design Details & *Exceptional* Craftsmanship



JOHNSON-REILAND
BUILDERS & REMODELERS

Builders ID BC636389

507.366.1288 | jrbr.builders

REALTOR® EQUAL HOUSING OPPORTUNITY

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE May 20, 2024 RESOLUTION NO. 2024-049

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Carlson Bluffs, a 14-lot subdivision, at 3675 Big Woods Blvd/P.C. No. 2024-08

WHEREAS, the city council adopted Resolution No. 2024-18 approving the concept plan of Ensconced Woods 2nd Addition/ PC No. 2024-01 on Feb. 26, 2024; and

WHEREAS, the applicant has since changed the name to Carlson Bluffs; and

WHEREAS, the 15.5-acre property at 3675 Big Woods Blvd is generally located south of Big Woods Blvd, north and east of Chaska Blvd, and east of Rivertown Heights 2nd Addition; and

WHEREAS, Matthew Reiland, on behalf of Johnson – Reiland Builders and Remodelers has submitted a preliminary plat contemplating subdividing the property into 14, single-family, residential lots with two outlots; and

WHEREAS, Outlot A would be roughly 6-acres in size. Ownership of the outlot would be retained by the current owner for future development; and

WHEREAS, Outlot B would be roughly 2-acres in size. Ownership would be deeded to the city in order to protect the wooded steep slopes; and

WHEREAS, right-of-way and sidewalks would be extended and looped through the site to provide access to the new lots. This right-of-way extension was anticipated as part of the Rivertown Heights 2nd Addition subdivision to the west; and

WHEREAS, the new lots would range in size from 11,000 to 31,600 square feet, with the largest lots on the eastern side of the new street; and

WHEREAS, the submitted ghost plat anticipates an additional 27 lots accessed via two additional cul-de-sacs. This ghost plat is not an approval or guarantee for future developments. As shown, the ghost plat is dependent on the development of the Lano Property [3730 Chaska Blvd] to the south; and

WHEREAS, three areas of steep slope – exceeding 18-percent – exist on the property. The highest point of the property [898.8 ft] is located along the western property line and slopes downwards in all directions. The lowest point of the property [836.5 ft] exists along the northern property line; and

WHEREAS, 209 trees were inventoried onsite within the proposed grading limits. The inventory did not extend into the wooded steep slopes or future outlots. The inventory indicates that a

majority of the inventoried trees are Junipers. The remaining trees are a mix of ash, elm, and boxelders. As proposed, 87 percent of the inventoried trees would be removed; and

WHEREAS, utility connections are available and would be extended through the site from the west; and

WHEREAS, stormwater design for the development and right-of-way expansion was anticipated and incorporated into the design of Rivertown Heights. Stormwater would be collected and directed to stubbed infrastructure connections and then directed to storm retention basins and sedimentation ponds; and

WHEREAS, the Comprehensive Guide Plan guides the site as low-density residential and open space. By plan, the density range is two to five units per net acre. The plan contemplates development at 2.2 units per acre; and

WHEREAS, the rear lot lines have been adjusted to generally align with the 30-foot no grade/ no mow setback as required by Resolution No. 2024-18; and

WHEREAS, the applicant is requesting reduced front and side yard setbacks to allow for flexibility in the house designs and greater separation from the wooded steep slopes; and

WHEREAS, on a 8-0 vote, the Planning Commission recommended approval of the preliminary plat of Carlson Bluffs on May 8, 2024. (PC No. 2024-08); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Carlson Bluffs Preliminary Plat for a 14-lot subdivision at 3675 Big Woods Blvd (PC #2024-08), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
    a. Narrative, dated April 2, 2024
    b. Boundary and topographic survey, dated Feb. 15, 2024
    c. Preliminary plat, dated April 29, 2024
    d. Site plan, erosion and sediment control plan, grading plans, utility plan, and landscape plans, dated April 29, 2024
2. Continued coordination with:
    a. City engineer regarding utilities, grading, access, and drainage.
    b. Electrical department on service locations.
3. In addition to the items required by City Code Sec. 15.36.070, the following must be submitted for a final plat to be considered complete:
    a. Buffer sign plan. This plan must identify the locations of buffer signs at either the lot line – or – the 30-foot no grade/ no mow setback line, whichever is greater.
    b. A stormwater management plan meeting City and Carver County's WMO standards.
    c. A revised grading plan that reduces tree removals to the greatest extent possible. Considerations to tighten the grading limits on the north and eastern lots should be made.
4. Compliance with City Ordinances, including:

a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk.
d. Sec. 15.28.070, Landscaping ordinance: including one overstory tree per 50 feet along public streets to be planted within six months of home occupancy.

5. Setbacks are follows:
    a. Front yard setback: 23 - feet
    b. Side yard setback: 5 – feet
    c. Rear yard setback: 20 – feet
    d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
6. Prior to approval and release of the final plat for recording:
    a. Developer shall enter into an agreement with the City for the provision of necessary fees and costs, including parkland dedication fees and any infrastructure and associated development costs.
7. Prior to the release of a permit, the following must be submitted:
    a. Construction management plan which outlines hours of construction, parking, and traffic routes.

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

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1046

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 0, Open Development zoning district and rezoned to PRD-87, Planned Residential District No. 87 for all of Blocks 1 and 2 of Carlson Bluffs, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for the development of the Carlson Bluff area:

i. Boundary and topographic survey, dated April 2, 2024
ii. Preliminary plat, dated February 15, 2024
iii. Site plan, erosion, and sediment control plan, grading plans, utility plan, and landscape plans, dated April 29, 2024

Section II. **PRD-87 District regulations.** Permitted uses and regulations applicable to the PRD-87 District to read as follows:

A. Intent

The intent of PRD - 87 is to create an area for Low Density Residential, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices, and ownership styles provided.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges, and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on the neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.

- Streets designed to balance walking, biking, and driving needs.

B. <u>Guiding Principles</u>

The Guiding Principles for Neighborhoods within the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. <u>SW Chaska Growth Plan</u>

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. <u>Detached Single Family</u>

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1 and 2, all in the plat of Carlson Bluffs, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R-1, Low Density Residence, zoning ordinance Section 15.12.050, Special Uses shall be those found in the zoning ordinance Section 15.12.050c, and Accessory Uses shall be as found in the zoning ordinance Section 15.12.050D.
2. Minimum principal structure setbacks shall be:
    a. Front: 23 feet
    b. Rear: 10 feet
    c. Side: 5 feet
    d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
3. Minimum accessory structure setbacks shall be:
    a. Front: 25 feet
    b. Rear: 10 feet
    c. Side, corner: 15 feet
    d. Side, interior: 5 feet

e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.

4. Preservation of wooded steep slopes, including 30-foot no grade/ no mow from the wooded steep slope edge, and a 50-foot building setback from the wooded steep slope edge.
5. 360-degree architecture shall be provided for corner lots and lots where the rear or side of the building would be visible from public rights-of-way or open spaces.

E. Outlots

The following described real estate shall be limited in its use to the following:

- **Outlot** A**:** stormwater ponding to be owned by the current property owner for future development.
- **Outlot** B**:** open space to be dedicated to the City of Chaska.

all in the plat of Carlson Bluffs, Carver County, Minnesota.

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

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

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
MAY 20, 2024

Subject: CHASKA COMMUNITY CENTER MASTER PLAN

Prepared By: Mary Monteith, Assistant to the Director of Parks and Recreation

---

In December of 2021, the City Council authorized staff to seek consultants for architectural services to develop a master plan for the Chaska Community Center.

In February of 2022, the City Council approved the Architectural Services Agreement with Perkins & Will.

Why:

- The need for a master plan for the Community Center was determined by the fact that the facility is over 30 years old, it was built in 1990.
- The building is experiencing significant deferred maintenance issues as large capital equipment items have reached or exceeded their useful life.
- A building condition assessment was conducted to better understand the extent of the deferred maintenance items that need to be addressed and the estimated cost to repair or replace.
- Recreational trends have changed over the years.
- Our community has changed over the years.

A Project Management team (PMT) was established to work with citizens and the consultants as representatives throughout the planning process. The PMT consisted of staff members from multiple city departments.

A Citizen Task Force (CTF) was appointed by the City Council to work with staff and the consultants as representatives of the community throughout the planning process and to make a recommendation back to the City Council. The CFT included 2 City Council members, 2 Parks and Recreation Commissioners, 1 Planning Commissioner, 1 Human Rights Commissioner, 2 School District representative, 5 Community Center members, 4 non-member residents and 1 youth resident.

June of 2022 was the beginning of many community engagement endeavors. The Community Engagement Plan served as a guide for the engagement of stakeholders, residents, businesses, and populations not traditionally involved in neighborhood decision making.

Information gathered from the various surveys, open houses, community meetings and community gatherings were posted on the City's website so those who could not attend events could review the information and offer comments and/or ask questions. Over the course of the various community engagements timeframes, a wide range of ages, cultural backgrounds and interested parties participated. All the information gathered during this process was summarized and presented to the Citizen Task Force to help inform their decision-making process.

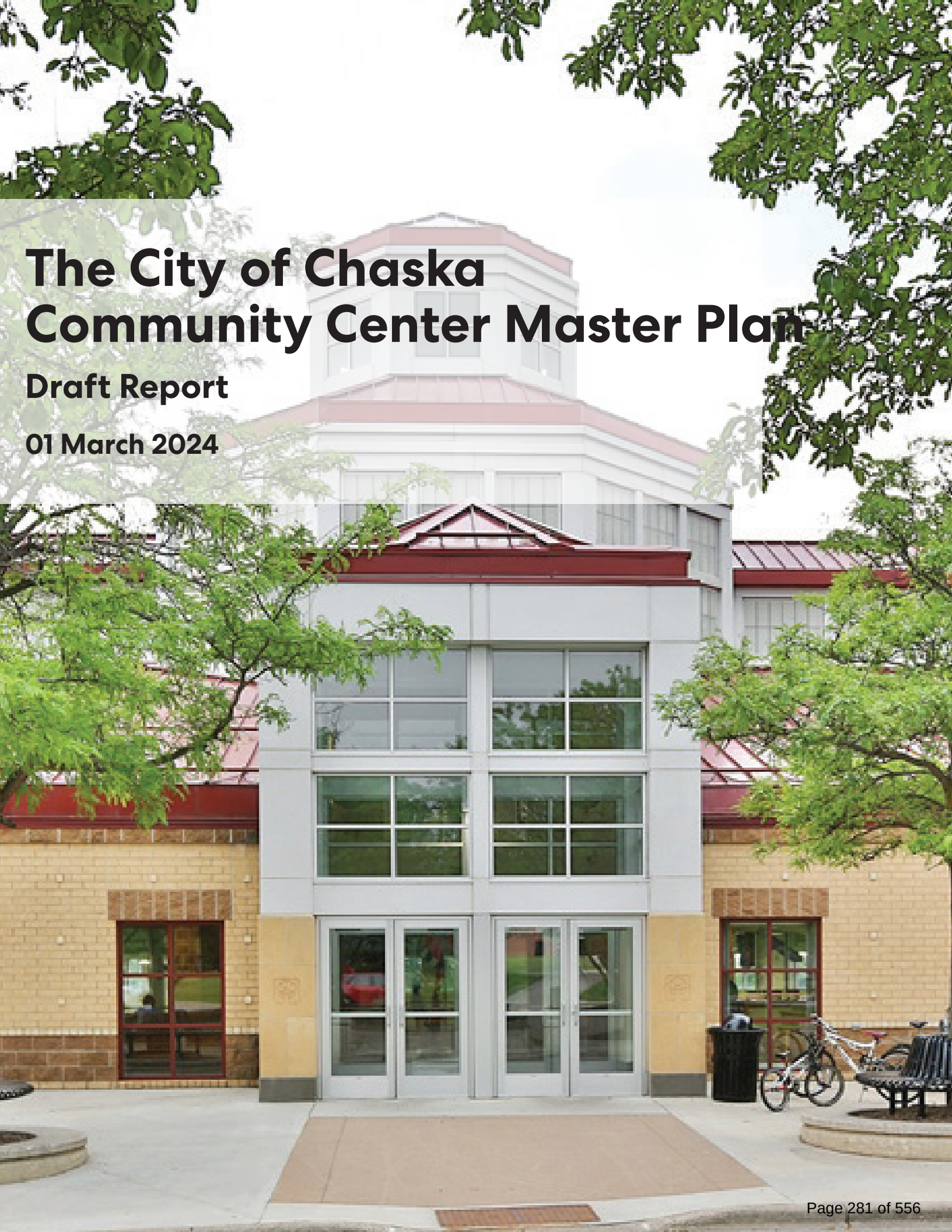
On March 18th, 2024, a joint work session was held with Council, the Parks and Recreation Commission and the Citizen Task Force to preview the plan.

On May 14th, 2024, the Chaska Community Center Master Plan was presented to the Chaska Parks and Recreation Commission. The Commissioners Recommend City Council Approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation.

Staff request Council approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation.

CITY COUNCIL ACTION REQUESTED

RECOMMEND CITY COUNCIL APPROVAL OF THE CHASKA COMMUNITY CENTER MASTER PLAN REPORT AND THE ACCEPTANCE OF THE CITIZEN TASK FORCE'S RECOMMENDATION



The City of Chaska Community Center Master Plan

Draft Report

01 March 2024

Acknowledgments

The Citizen's Task Force
Jon Grau, Chaska City Council
Taylor Hubbard, Chaska City Council
Donelle Heieie, Chaska Parks and Recreation Commission
Zach Saueressig, Chaska Parks and Recreation Commission
Todd Urbanski, Chaska Planning Commission
Martin Hubbard, Chaska Human Rights Commission
Sue Harberts, ISD 112 Community Education Director
Jeff Ross, ISD School Board
Rounak Jaggi, Chaska Community Center Member
Ellie Kramer, Chaska Community Center Member
Dave Roan, Chaska Community Center Member
Jacquelyn Vranicar, Chaska Community Center Member
Rachel Hernandez, Chaska Community Center Member
Madina Abshir, Chaska Resident
Angie Bolstad, Chaska Resident
Grecia Lozano, Chaska Resident
Mac Willemssen, Chaska Resident
Roda Hassan, Youth Resident

City of Chaska Staff (Project Management Team)
Matthew Burt, Accounting Supervisor
Elise Durbin, Assistant City Administrator
Marshall Grange, Parks and Recreation Director
Nick Hartwig, Facility Maintenance Foreman
Julie Janke, Police Officer
Nate Kabat, Community Development Director
Chris Lindahl, Parks and Recreation Marketing Manager
Erin Link, Parks and Recreation Program Manager
Kelsi McNutt, Parks and Recreation Community Center Manager
Mary Montieth, Parks and Recreation Administrative Assistant
Matt Podhradsky, City Administrator
John Schmidt, Chief Building Official
Kevin Wright, Community Engagement Manager

Consultants
John Slack, Perkins & Will
Kathryn Watson, Perkins & Will
Chris Kastelic, formerly at Perkins & Will
Jeff King, formerly at Ballard*King
Scott Caron, Ballard*King
Brad Barickman, RJM Construction
Justin Johnson, RJM Construction

Table of Contents

Executive Summary Page **04**

Section 1: The Study Process Page **13**
- Work Plan and Schedule
- The Study Process

Section 2: Public Outreach Page **19**
- Public Engagement Plan
- Open Houses
- Focus Groups
- Community Survey

Section 3: Market Analysis Summary Page **29**
- Summary of Findings

Section 4: Existing Building Analysis Page **33**
- Existing Building Plans
- Program Challenges
- Conditional Assessment

Section 5: Master Plan Concept Page **47**
- Overall Master Plan Concept
- Program Area Summary
- Improvement Area Detail
- Cost Summary

Section 6: Site Plan Concept Page **81**
- Site Analysis
- Existing Site Plan
- Access and Parking lot Improvements

Section 7: Implementation Page **89**
- Other Minnesota City examples
- Funding sources
- Next Steps

Appendix Page **103**
- Demographic and Market Analysis

Executive Summary

History and Background

The City of Chaska, the best small town in Minnesota, is a third-ring suburb located southwest of the twin cities that has a current estimated population of 28,170 with expectations to grow to 37,000 over the next 10-15 years. Chaska is the seat of Carver County which is the fastest growing county in Minnesota. According to U.S. News and World Report in 2022, Carver County is ranked #5 as the healthiest county and in the same year the Minneapolis/St. Paul Business Journal reported Carver County as the most affluent in Minnesota.

The Chaska Community Center (Community Center) was built in 1990 for $22.5 million and financed through tax increment bonds, which was a permitted use up until the year 2000. It is estimated that the cost to construct the same community center that exists today would be approximately $145 million. The original objectives of the Community Center that were established by past leadership along with residents on the planning committee include the following:

- Promote community gathering and interaction.
- Provide family and individual recreation with emphasis on fun and providing a variety of program opportunities.
- Enhance Chaska's community pride and identity.
- Be financially self-supporting with no property tax support.
- Reinvest back into the facility to keep it good for future generations.
- Build a cash-balance in Community Center fund to be able to accommodate future maintenance and improvements that will be needed as the facility ages.

The Community Center was set up as an enterprise fund when it opened in 1991. As an enterprise fund, the expectation is that the fees collected at the Community Center are to pay for the debt service owed for the construction of the facility, the year-to-year staffing and operating expenses, and to generate a cash balance in the Community Center fund to account for capital equipment replacement over time. It is important to note the following pertaining to Community Center operations:

- Parks and Recreation programs (pre-school, teen, and senior programs, arts and theater classes, community events, etc.), were all funded through the annual operations of the enterprise fund up until 2022
    - These services are typically all supported through a city's General Fund and partially subsidized by tax revenues.
    - As a result, the enterprise fund has had to subsidize these programs which only further strained the fund's ability to generate an adequate cash balance.
- The Community Center Fund has never been able to generate adequate reserves to fund deferred maintenance and facility improvements.
- Since 2016, the City has chosen to transfer funds from other sources, provide interfund loans, and other short term temporary arrangements as large capital replacement needs have surfaced that the Community Center Fund has not had sufficient reserves set aside.
- The COVID-19 pandemic had a significant negative impact on the Community Center budget during 2020 and 2021. The Community Center continues to see the impacts in the number of members which is still down roughly 25% compared to pre-COVID.

The Community Center is a more than 210,000 square foot multi-purpose facility that sees approximately 1 million visitors each year. While the Community Center has met and exceeded the top three objectives over the past 30 years, it has needed financial support from other City Funds to:

- Account for deferred maintenance items impacting service delivery.
- Reinvest back into the facility to improve safety, function, and programming.
- Provide a sustainable operating budget into the future.
- Be an affordable and accessible facility for the community to gather and recreate.

Purpose

The need for a master plan for the Community Center was determined by the fact that the facility is over 30 years old and is experiencing significant deferred maintenance issues as large capital equipment items have reached or exceeded their useful life. A building condition assessment was conducted to better understand the extent of the deferred maintenance items that need to be addressed and the estimated cost to repair or replace those items. In addition to evaluating the physical building, this process creates an opportunity to thoroughly reevaluate the program offerings, amenities, and function of the building based on community feedback. As the Chaska community has changed over the past 30 years, so have recreation trends. Therefore, this master plan is intended to establish a new vision for how to reinvest back into the facility and to determine the estimated costs of the improvements.

Project Management Team

A project management team (PMT) was established to work with the citizen task force and the consultants throughout the planning process. This team was comprised of 13 City staff members from multiple departments to provide subject matter expertise and a variety of input into the plans. The PMT operated on a detailed level to review all the feedback, provide input on the existing building and programs, analyze costs and financial operations data, and guide the course of the planning process

Citizen Task Force

A Citizen Task Force (CTF) was appointed by the City Council to work with staff and the consultants as representatives of the community throughout the planning process and to make a recommendation back to the council. The CTF included: 2 City Council members, 2 Parks and Recreation Commissioners, 1 Planning Commissioner, 1 Human Rights

Commissioner, 2 School District representatives, 5 Community Center members, 4 non-member residents, and 1 youth resident. The goal was to establish a CTF to include a variety of backgrounds, experiences, and ages to represent the community as best as possible. The City Council and Commissioners respectively decided their CTF representatives and the other opportunities to serve on the CTF were shared with the community. Thirty-five applications were received, and interviews were then conducted to bring forth recommended individuals for the City Council to appoint to the CTF.

The CTF was presented with a summarized version of all the decision points throughout the process to weigh-in on and provide feedback. They helped to determine the highest priority elements of the master plan based on community engagement feedback, staff feedback, demographic and market analysis, national recreation trends, and the enterprise model. The CTF was ultimately charged with making decisions on the overall improvements in the master plan and to make their recommendation to City Council.

Perkins&Will, Ballard King and Associates Subconsultants

Perkins&Will believes that design has the power to make the world a better, more beautiful place. They are passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named them one of the World's Most Innovative Companies in Architecture.

The Sports and Recreation Practice, a core group of approximately 100 architects, interior designers, and planners, has built upon Perkins&Will's strengths to develop an interdisciplinary approach that encompasses the big picture of community sports and recreation planning and design.

Chris Kastelic (formerly with Perkins&Will) was involved in community recreation projects of all size and shape for the past 25 years. He is an expert in immersing himself into the DNA of a community to understand the wants, needs and opportunities that each building will serve. He has spent his career designing community assets that become the heart of community activity. Chris' outstanding programming, planning and design skills were a valuable asset to the project team. Chris has been the recipient of numerous design awards for sport, recreation and community center projects.

Public engagement is critical to successful outcomes of all projects. At Perkins&Will, John Slack leads the large-scaled public engagement processes to ensure all community voices are heard and documented, and to ensure our projects are transparent and informed by the needs of community stakeholders. He believes that engagement should not only build consensus for projects, but also build advocates for future implementation. Throughout his 28 years of professional practice, John has developed over 400+ public engagement strategies that have led to project outcomes that are more equitable, socially and culturally responsive, and are receptive to the needs of community stakeholders.

Ballard*King & Associates (B*K) has completed over 600 feasibility studies across the United States for a variety of recreation facilities. Of these over 125 recreation facilities are up and operating around the country. In addition, B*K has completed studies for over 25 different projects in the Twin Cities with 8 recreations facilities opened.

Guiding Principles and Objectives

Guiding principles and objectives were established with the citizen task force early in the planning process to create alignment, provide direction, and help inform decisions.

Guiding Principles:

- Reinvest in the multi-purpose facility to continue serving as a community recreation and gathering place into the future.
- Welcome people of all cultural/economic backgrounds, ages, abilities, and interests to access a facility that improves the health and wellness of both individuals and the community.
- Create experiences that build community, foster a sense of pride, and develop lifelong memories.

Objectives:

- Plan for deferred maintenance items, including the replacement of the roof.
- Address current parking lot challenges by looking at the entire campus and opportunities that may exist with the adjacent school district properties to increase the amount of parking, improve circulation, and provide safe pedestrian and bicycle access.
- Repurpose and/or redesign under utilized areas of the building to maximize the space that exists.
- Design multi-use spaces that can meet the changing needs of the community into the future.
- Respond to extensive community input/feedback by improving and/or expanding the amenities/programs valued the most.
- Continue to have an arts presence at the Community Center.
- Improve circulation throughout the building while also reducing the number of entry points into the building.
- Connect to nature by capturing the views of the Minnesota River Valley and designing outdoor spaces around the Community Center.
- Add storage in strategic locations to improve efficiency and flexibility.
- Determine the operating expenses and cost allocations for each of the major components of the building.
- Evaluate current programming performance metrics and trends to help guide future operations and building design.
- Determine the proper mix of revenue sources so the facility can be financially sustainable into the future.
- Define financing strategies to fund the building improvements recommended in the plan.

Community Engagement

There were a variety of methods used to seek community feedback to help inform this plan which included:

- 2 open house events (June 2022 & August 2023).
- 2 rounds of on-line surveys.
- 12 user group meetings (building lease tenants, school district, library, active older adults, hockey association, church, staff, etc.).
- Meetings with City Managers from Chanhassen, Victoria, and Carver.
- Information booths at City events such as, Fire & Ice Festival, Touch-a-Truck event, Chaska River City Days.
- Project website and social media

Top Themes Derived from Community Feedback

- Improve the safety of the parking lot and increase parking capacity.
- Expand the fitness center and add more workout variety.
- Improve the pool area with new features, more lap swimming, and fix the hot tub.
- Improve the locker rooms.
- Larger and more exciting indoor playground.
- Improve the ice arena with more lobby area, seating, locker rooms, and better support services.
- Add more gym space.
- Improve the main entrance lobby.
- Make more use of the theater.
- More programming and areas for teens and young adults.
- Take care of deferred maintenance, replace the roof.

Findings from Demographic and Market Analysis

The demographic and market analysis show Chaska is a community willing and able to pay for programs, activities and services. The population is growing, but there is still a need to utilize the secondary service area for additional participation and revenue generation. The community center is a large building footprint and has larger spaces such as the Lodge and Theater that are limited in their ability to produce revenue.

Chaska has a younger median age and therefore, the building renovation and expansion should focus on programming for families. This is also true of the neighboring communities that use the community center.

The pool, gymnasium and fitness spaces are areas that will positively impact the financial performance and generate revenue.

Master Plan Concept

The master plan concept was developed with multiple phases in order to prioritize the immediate needs of the community center as well as provide options for renovation and expansion plans based on availability of budget funds moving forward. The following phases are outlined below and reflected in greater detail throughout the document.

Phase 1: Deferred Maintenance and Functional Improvements

- Replace Roof.
- Replace deteriorating exterior egress stair.
- Replace end-of-life mechanical equipment .
- Address plumbing in restrooms.
- Address hot tub infrastructure and equipment.
- Address corrosion of steel decking in main ice arena.
- Address splash pad/outdoor plaza deterioration (w/o splash pad replacement).
- Update interior finishes including paint, carpet & base, tile and ceilings.
- Address congestion and circulation in parking lot.

Functional Improvements

- Locker Room Remodel.
- Lobby Remodel.
- Relocate Reception desk and the stairs to the lower level.

Phase 2: Facility Renovation Improvements

- Raise lower level gym to entry level
  - Create flexibility.
  - Expand programming.
  - Increase revenue.
- Fitness area remodel
  - Capture more space from raising lower gym
  - Expand equipment offerings.
  - Provide access to daylight.
  - Increase revenue.
- Aquatic area expansion and remodel
  - Relocate water slide
  - Increase deck space and sight lines.
  - Improve water features.
  - Increase revenue.
- Convert racquetball courts to group exercise rooms
  - Expand classes.
  - Increase space utilization.

- Ice Arena Lobby expansion
  - Capture space currently occupied by St. Francis
  - Improve user experience.
  - Increased functionality.
  - Alleviate traffic near main entry.
- Update Meeting Rooms
  - Improve user experience.
- Expand Indoor Playground
  - Increase use.
  - Generate revenue.
- Multi-purpose recreation
  - Provide specialized fitness.
- Convert current Parks & Recreation offices to art, technology and innovation center
  - Offices would be relocated
  - Provide new programming.
  - Target youth/teen audience.
- Remodel Theater
  - Increase flexibility and utilization.
  - Large community space for all ages.
  - Rental opportunities.
- Create Fitness Locker Rooms
  - Separate wet and dry program.

Phase 3: Building Addition (Fitness And Gymnasium)

The fitness and gym building addition expand the program offerings at the community center as well as increase revenue opportunities.

With three contiguous gyms, there is opportunity for a broader program of this space. It will increase league play, rentals for practice, tournaments, and drop-in play. It will also allow for multiple activities to take place simultaneously rather than at limited times throughout the day or week.

Increasing the fitness area provides an opportunity to expand the area and offer a full-service fitness center. It also allows fitness to have access to natural daylight and eastern views. Creating a welcoming, open and daylit space will be a great asset to the community center and will generate admissions and membership.

Future Phase: Building Addition (Pool)

The updates to the pool area in Phase 2 will greatly enhance the recreational experience. The potential future phase of a larger pool area addition would include a larger lap pool that could allow for increased program opportunities. The cost to build this addition as well the increased operational costs for additional pool space were the key factors in pushing the pool addition to be considered for a future phase. Plans and estimated costs for this future phase are included later in the document.

Implementation

Upon approval of the Community Center Master Plan, it is recommended that staff perform the following:

- Have further discussions with the City Council regarding the financing strategies recommended to fund the deferred maintenance and building improvements in the Community Center Master Plan.

- Have further discussions with the City Council regarding the Community Center operating fundamentals to redefine what the current enterprise fund operations are intended to cover going forward and determine what other potential funding sources could be allocated to establish a sustainable operating budget into the future while ensuring the facility remains affordable to residents.

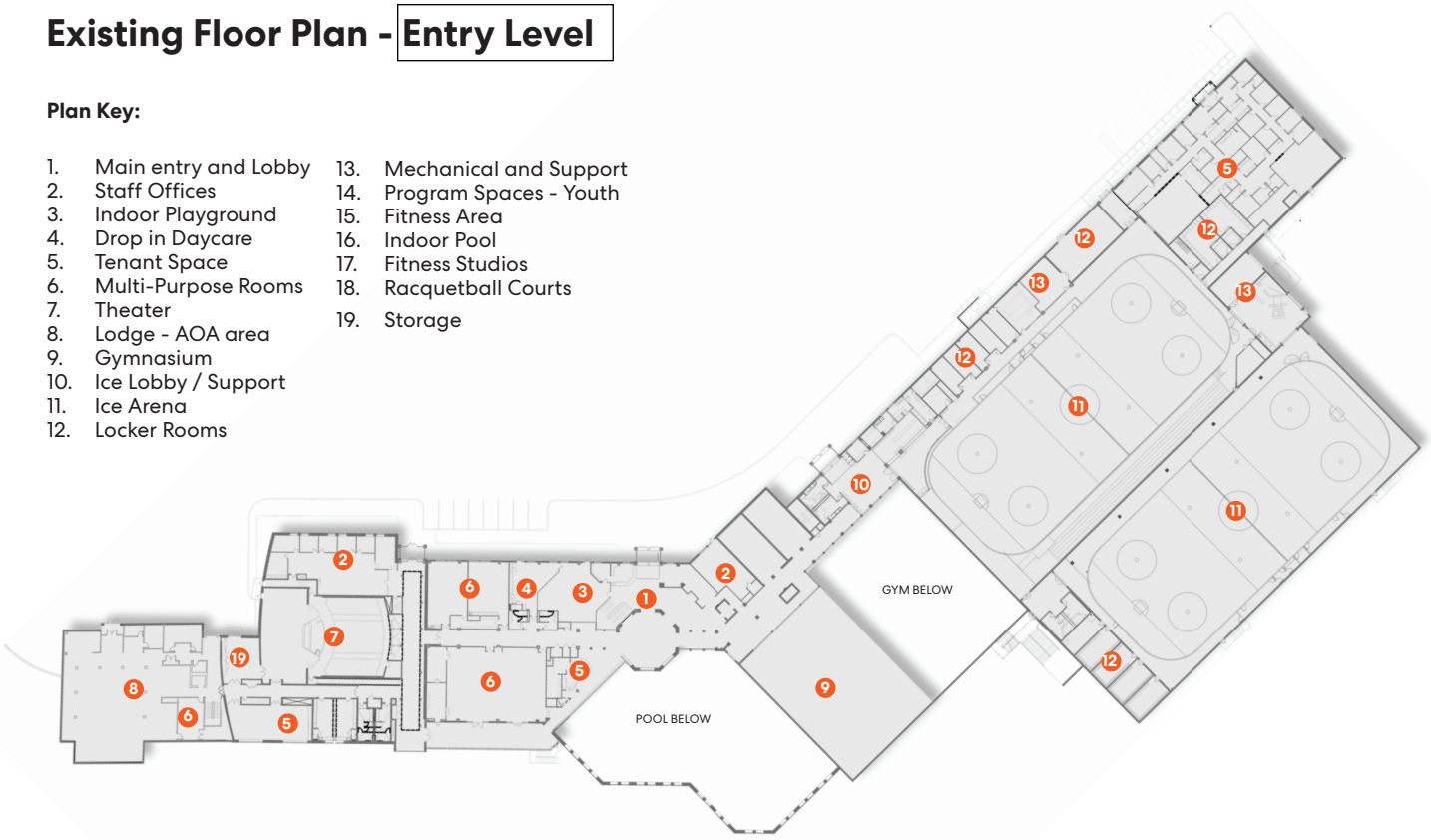
- Perform an in-depth operational analysis to evaluate the proposed changes to the building and the positive impact the changes would have on usage of the building and expanded opportunities for additional revenue.

- Conduct a statistically valid survey of the Chaska community to understand the level of interest and support residents have for future improvements of the Community Center and the associated costs.

Existing Floor Plan - Entry Level

Plan Key:

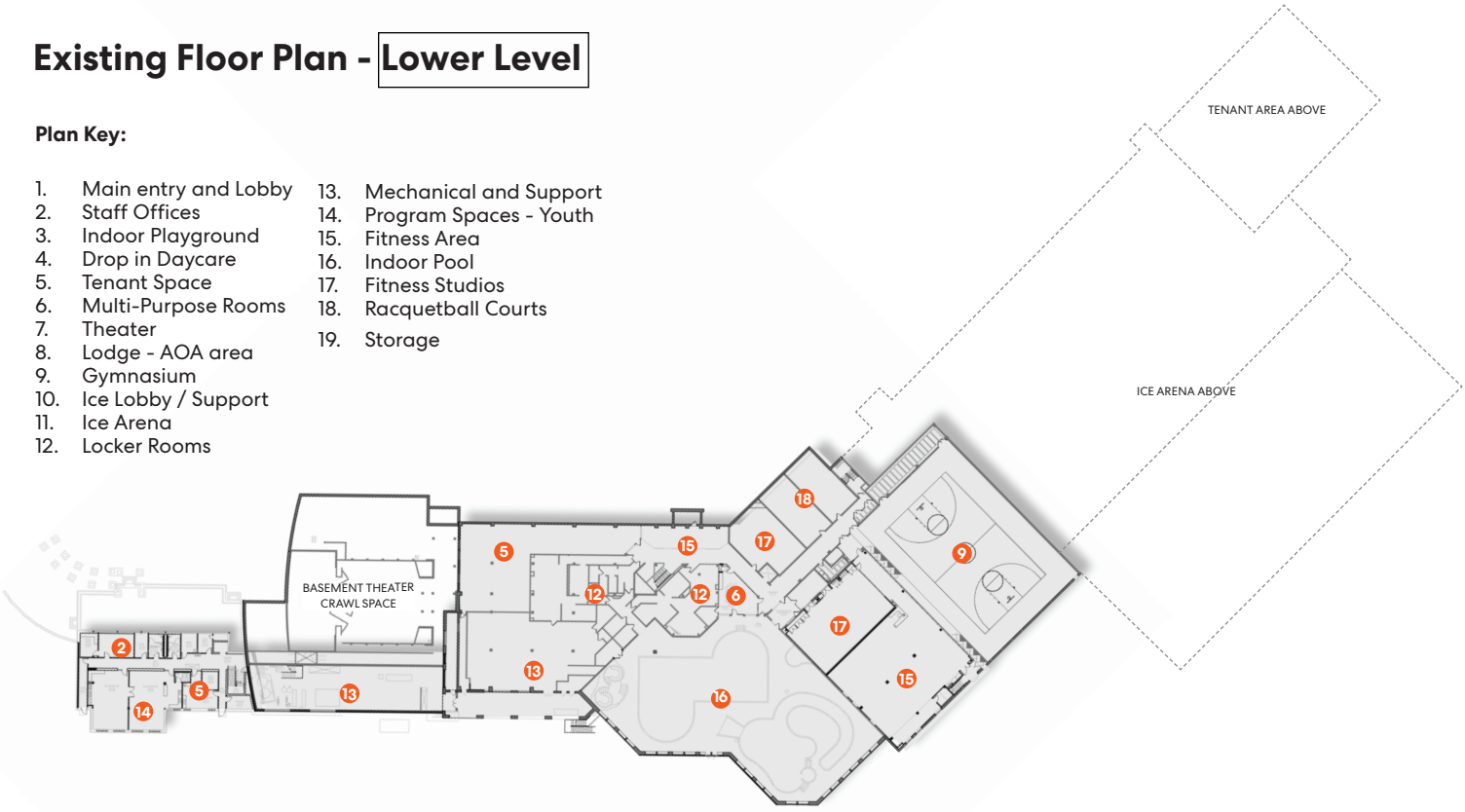
1. Main entry and Lobby
2. Staff Offices
3. Indoor Playground
4. Drop in Daycare
5. Tenant Space
6. Multi-Purpose Rooms
7. Theater
8. Lodge - AOA area
9. Gymnasium
10. Ice Lobby / Support
11. Ice Arena
12. Locker Rooms
13. Mechanical and Support
14. Program Spaces - Youth
15. Fitness Area
16. Indoor Pool
17. Fitness Studios
18. Racquetball Courts
19. Storage



Existing Floor Plan - Lower Level

Plan Key:

1. Main entry and Lobby
2. Staff Offices
3. Indoor Playground
4. Drop in Daycare
5. Tenant Space
6. Multi-Purpose Rooms
7. Theater
8. Lodge - AOA area
9. Gymnasium
10. Ice Lobby / Support
11. Ice Arena
12. Locker Rooms
13. Mechanical and Support
14. Program Spaces - Youth
15. Fitness Area
16. Indoor Pool
17. Fitness Studios
18. Racquetball Courts
19. Storage



Master Plan Floor Plan - Entry Level

Phase 1-3 and Future Phase

Plan Key:

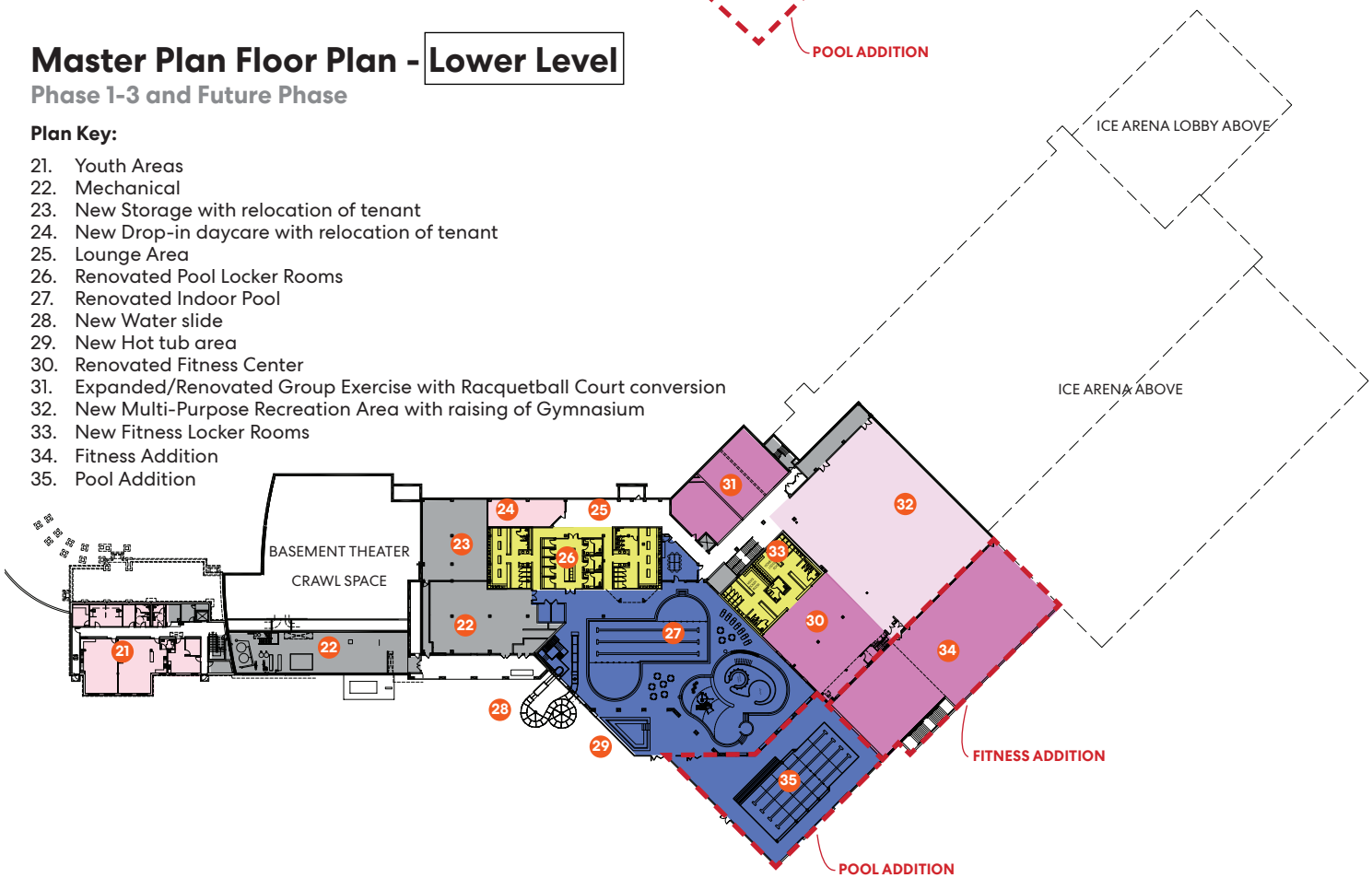
1. New Entry Canopy
2. Renovated Main Entry and Lounge
3. Remodel Existing Staff Office Space
4. Expanded/Renovated Indoor Playground
5. New Sensory Friendly Room
6. Convert Offices to Art, Innovation and Technology Space
7. Existing Tenant Space
8. Remodel Meeting Rooms
9. New Restrooms
10. Remodel Theater
11. The Lodge, Active Older Adult Area
12. Existing Gymnasium
13. New Gymnasium Addition
14. Raise Lower Level Gymnasium
15. New Storage Space with Racquetball Court conversion
16. New Ice Arena Entrance and Lobby
17. Existing Ice Rink
18. New Tenant Space
19. Existing High School Boys Locker Room
20. New Access to Rink 2

Master Plan Floor Plan - Lower Level

Phase 1-3 and Future Phase

Plan Key:

21. Youth Areas
22. Mechanical
23. New Storage with relocation of tenant
24. New Drop-in daycare with relocation of tenant
25. Lounge Area
26. Renovated Pool Locker Rooms
27. Renovated Indoor Pool
28. New Water slide
29. New Hot tub area
30. Renovated Fitness Center
31. Expanded/Renovated Group Exercise with Racquetball Court conversion
32. New Multi-Purpose Recreation Area with raising of Gymnasium
33. New Fitness Locker Rooms
34. Fitness Addition
35. Pool Addition



Estimated Costs

Phase 1-3 and Future Phase

Phase 1:

Existing Deferred Maintenance — **$23,072,742**

- Replace Roof
- Replace deteriorating exterior egress stair
- Replace end-of-life mechanical equipment
- Address plumbing in restrooms
- Address hot tub infrastructure and equipment
- Address corrosion of steel decking in main ice arena
- Address splash pad/outdoor plaza deterioration (w/o splash pad replacement)
- Update interior finishes including paint, carpet & base, tile and ceilings
- Address congestion and circulation in parking lot

Functional Improvements — **$4,131,666**

- Lobby Remodel
- Relocate Reception desk and the stairs to the lower level
- Locker Room Remodel

Phase 2:

Facility Renovation Improvements — **$32,392,206**

- Ice Arena Lobby expansion.
- Raise lower level gym to entry level.
- Aquatic area expansion and remodel.
- Fitness area remodel.
- Fitness Locker Rooms.
- Convert racquetball courts to group exercise rooms.
- Meeting and Indoor playground.
- Theater remodel.
- Convert offices to art, technology and innovation center.

Phase 3:

Building Addition — **$10,632,006**

- Gymnasium addition
- Fitness addition

Future Phase:

Building Addition — **$10,235,610**

- Pool addition

Total Cost Estimate* — **$80,464,230**

*Cost estimates derived from RJM Construction, include the following assumptions:

- 2027 construction project with predicted inflation
- 10% design contingency, 10% construction contingency
- Soft costs (design fees, furniture, fixtures, equipment, security, audio visual, testing and inspections, low-voltage)

190
SOUTH WEST TRANSIT
952-949-2800
swtransit.org

Section 1

The Study Process

This Section Includes:

- Work Plan and Schedule
- The Study Process

The Work Plan and Schedule

SPRING 2022	SUMMER 2022	FALL 2022/ WINTER 2023
• BUILDING CONDITION ASSESSMENT	• PUBLIC OPEN HOUSE	• PROGRAM OPTIONS
• DEMOGRAPHIC RESEARCH	• PROJECT WEBSITE	• BUILDING CONCEPTS
• PUBLIC ENGAGEMENT	• PUBLIC SURVEY	• PARKING CONCEPTS
• FOCUS GROUPS	• FOCUS GROUPS	• OPERATIONAL ANALYSIS
• CTF AND PMT MEETINGS	• PROGRAM OPTIONS	• COST ESTIMATE
	• BUILDING CONCEPTS	• CTF/PMT MEETINGS
	• CTF/PMT MEETINGS	

Work Plan
The intent of this project is to prepare a development plan for the Chaska Community Center Master Plan that will address facility assessment, community center upgrades, campus urban design, and green space/linkages to the adjacent neighborhoods. The Chaska Community Center Master Plan is a top priority for the City of Chaska. This plan is intended to provide the strategy necessary to plan for upgrades for the community center, prioritization of improvement projects, and open space decisions for the project area for the short and long term.

The plan must fit with the community's vision and be responsive to the needs and desires of the community stakeholders, business community, and overall objectives of improved health and livability. Community engagement is a critical element of understanding existing needs and crafting plans that will deliver these outcomes for the affected communities, neighborhoods, and businesses, and creating a highly implementable plan with actionable objectives that achieve community consensus. The following activities have been identified for the project:

- Manage and facilitate PMT meetings and activities.
- Manage and facilitate CTF meetings and activities.
- Develop and implement a community and stakeholder outreach strategy.
- Articulate project vision and goals.
- Prepare an action plan with implementation methods and strategies.
- Prepare draft and final report.

SPRING 2023

- FINAL CONCEPT PLANS
- FINAL COST ESTIMATE
- CTF/PMT MEETINGS

SUMMER 2023

- PUBLIC OPEN HOUSE
- FINAL OPERATIONAL COST AND REVENUE ANALYSIS

FALL 2023/ WINTER 2024

- FINAL CTF MEETING
- COMPILATION OF DOCUMENTATION AND PRODUCTION OF FINAL REPORT

The Study Process

When the Chaska Community Center opened 30 years ago, it was one of the largest facilities of its kind in the region. Throughout those years of operation, many changes have occurred, leading to the need for a comprehensive analysis of the physical facility, its programs, and its operations. The purpose of the master plan study was to offer recommendations for the implementation of improvements for the future viability and success of the Community Center including:

- Existing building conditional assessment and improvement recommendations
- Site analysis and improvement recommendations
- Demographic market and gap analysis
- Existing program evaluation
- Program opportunities
- Master plan concept
- Cost evaluation
- Enterprise evaluation
- Operational cost and revenue projections

The Decision Making Process
As a part of this feasibility study, the consulting team, with the guidance of the Project Management Team (PMT) and the Citizen's Task Force (CTF), interviewed numerous community partner organizations, recreational service providers, community stakeholders, and other potential community partners to better understand the priorities and needs within the City and broader region. The process for this study kicked off with the PMT to gain a clear understanding of the facility conditions, programs and operations and financial performance.
Where the PMT helped to provide the context for the study, the CTF helped to guide the study and establish priority needs, expectations, and vision statements for recreational and community service amenities and other preferences. It was the regular meetings with the PMT and the CTF that ultimately led to the recommendations in this report and the master plan concept.

Community Input
The decisions made by the CTF were guided and informed by the feedback gained through a robust public outreach process that included public open houses, focus group meetings, online surveys, website updates and comment links, and other methods of community input that helped to define the public's expectations and preferences. It was this broader public outreach that reinforced the goals and clear recommendations of the Master Plan.

Online surveys were administered by facility staff and through community-wide advertising at multiple points during the process to poll specific questions and gain feedback. The feedback generally coincided with the feedback received through other methods and further reinforced the public goals and preferences relative to the programs and facilities.

Demographic Market Analysis
The consultant team conducted a thorough market analysis that began with identifying the primary and secondary service areas and compiling demographic data relative to age, income, race, spending levels in current and future projections. Participation in recreational activities was analyzed and compared to regional and national trends in specific activities to understand the market potential for various programs.

Other service providers in the service area were catalogued to understand gaps in service,as well as, competitive and complementary facility offerings. Several factors that are summarized in the market analysis paint a picture of a community that could benefit from increased recreational programing and greater variety of activities.

Existing Facility Evaluation
An assessment of the physical condition of the facility was performed by the consultant team. Through a combination of drawing reviews, on-site visits by architects and engineers, and interviews with facility staff, a more complete understanding of the building's current state was gained. The assessment included evaluation of the exterior envelope and roof, structure, mechanical and electrical systems, materials and finishes, and equipment. The findings of the conditional assessment are summarized herein with recommendations and cost evaluation of the improvements listed.

Site Analysis
Equally important were the improvements to the site plan, circulation, and parking. Regular comments from staff and the public included lack of adequate parking, unsafe drop-off and pedestrian circulation around parking areas, and a generally confusing and congested site during peak hours.

The process began with a site analysis including vehicular and pedestrian circulation, drop-off and entry locations, parking, signage and wayfinding, and general site organization. In conjunction with school representatives and a concurrent site master plan, the team developed options for site and parking improvements. A consensus plan was developed that improved site circulation, increased parking, and clarified the drop-off area with a safer queuing zone.

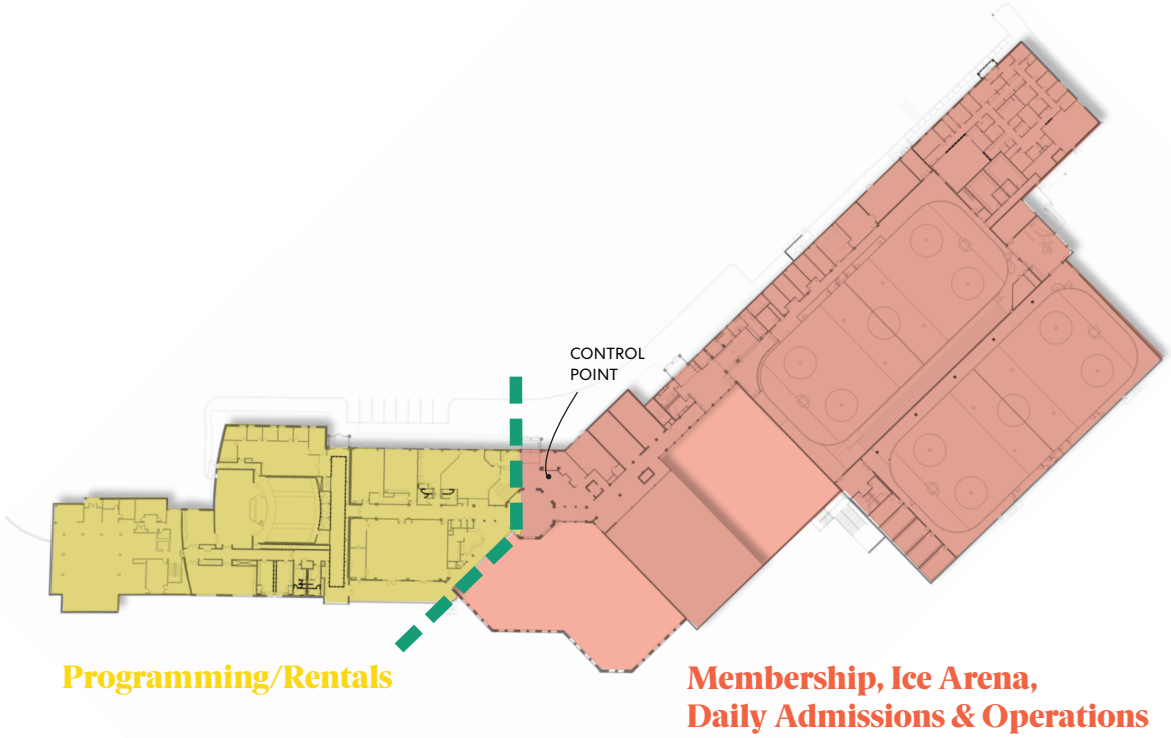
The Master Plan Program Development

The design team's analysis of the existing building programs and layout, informed by public input and guided by the PMT and CTF decisions, led to the development of several versions of the overall facility master plan concepts. This lead to a consensus master plan concept that expanded recreation opportunities through renovation, reorganization, and expansion. The plan was optimized through several rounds of refinement, compounded with cost evaluation and operational cost and revenue analysis to ensure that the facility not only expanded programs, but could be financially viable moving forward.

Cost Analysis

The conceptual planning was used by RJM Construction to develop budget estimates for the various component areas of the project. While the team utilized estimating expertise and current market conditions to inform their analysis, the opinions of probable cost are still conceptual in nature based on the planning level of the concepts and meant to assist with long-range budget planning. These estimates will be confirmed through future, more detailed, and comprehensive design efforts when the project moves beyond the master plan phase.

It should be noted that the budget estimates include the total cost for construction as well as a variable multiplier for non-construction costs such as fees, equipment, development expenses, testing, reports, contingencies, and other costs necessary to deliver a complete project. Budget estimates also include contingencies for design, estimating, and escalation.



Access control conceptual diagram

EXIT

Section 2

Public Outreach

This Section Includes:

- Community Outreach
- Open Houses
- Focus Groups
- Survey Feedback

Public Engagement

Engagement Process Overview
Effective community engagement is essential for good public decision making and was critical to understand the needs and building support for The Chaska Community Center Master Plan. The Community Engagement Plan served as a guide for the engagement of stakeholders, residents, and businesses during the planning process. The purpose of the engagement plan was to document the tasks related to stakeholder and public engagement that will be undertaken during the preparation of the plan. In general, the intent of the community engagement process was be to be proactive rather than reactive, and to work closely with the local community to build on their successes and to empower people to engage in this as well as other future public initiatives.

Community engagement consisted of a team led by the Consultant Team with support from the City staff and specific stakeholder groups with resources to assist in community engagement. Team members were engaged in staffing and leading online events, and, were asked to assist in the following:

- assist individuals in filling out online surveys,
- provide project information for any City led public events,
- and assist in other ways to create a welcoming environment and engage people in the planning process.

Outreach activities focused around the three major stages of the planning process:

- Discovery
- Big Ideas
- Making Decisions

Specific outreach activities and the outreach tools were customized for the project. This engagement plan provided direction for outreach activities, and many of the tools described in this report were used at each of the three stages of the planning process.

Community Engagement Goals
The goal for community engagement is to ensure that the concerns and issues of those with a stake in the Chaska Community Center Master Plan project were identified and addressed. To achieve this goal, the following needed to occur:

- Identify stakeholders, including populations not traditionally involved in neighborhood decision making.
- Engage all stakeholders, including residents and businesses, in meaningful and accessible ways.
- Solicit early and continuous involvement.
- Seek collaborative input on alternatives and evaluation criteria.
- Provide transparency during the planning process.
- Build understanding of redevelopment opportunities and build support for the plan that evolves from the planning process.

Committee Structure and Decision-Making Process
The Chaska Community Center Master Plan was led by the City of Chaska.

- Project Management Team (Comprised of staff from the City of Chaska)
- Citizen Task Force (Comprised of appointed City residents)

The roles, responsibilities and make-up of these committees are summarized here. The PMT directed day-to-day and provided guidance on the overall planning process as well as technical and non-technical input. Ultimately, approval authority for the project will rest with the City of Chaska City Council.

The Project Management Team
The PMT comprised of essential personnel from the City of Chaska. Actively engaged in the daily project management, the PMT played a crucial role in steering the study and promoting team coordination. Responsibilities of the PMT included facilitating coordination among partner agencies, and the consultant team, overseeing all technical aspects of the work, managing the project schedule, and providing CIty of Chaska staff recommendations for inviting other stakeholders not represented on the PMT. Throughout the study, the PMT convened with the consultant team as required.

The Citizen Task Force
The Citizen Task Force consisted of a variety of individuals from the City, and broader community. The CTF consisted of

the following: (2) City Council Members, (2) Parks & Recreation Commissioners, (1) Human Rights Commissioner, (1) Planning Commission Member, (2) School District Members, (4) Community Center Members, (1) Youth and (4) community residents. The CTF worked closely with City staff and the consultant team, to develop and evaluate Community Center alternatives, and make recommendations on a preferred plan. Members of the CTF were also asked to provide advice and assistance to the project team for broader community outreach to residents and businesses in the study area, as they were able and willing to do so. The CTF met at key milestones during the planning process, and more frequently as needed.

The city of Chaska is planning future improvements at the **Chaska Community Center** and would like your feedback.

Use the QR code below to complete a survey and help us create a new vision for the Community Center.

share your ideas with us

Perkins&Will

Open Houses

Community Feedback Events
Over the course of the master plan process, the public was invited to two separate events to introduce the process, answer questions and gather feedback on facility improvements, activity preferences and general feedback on the future of the Community Center. Both events were held at the Community Center and were advertised through various sources at the center, by email, and through online sources.

Open House #1
The first of the community feedback events took place on June 15th, 2022 at various locations within the Community Center, where residents could review information, ask questions of Chaska staff and the consultant team, and see the actual spaces and activities in action as they contributed their feedback.

The goal of the first open house was to receive public feedback on the existing community center - what are the spaces people use, what should be kept, what should be improved and what could be added.

Information included:
- Site analysis and parking suggestions.
- Activity preference assessment.
- A graffiti wall for expressing ideas.
- Input on project goals and concerns.
- Comment cards for feedback.

The open house was broken up into different stations all around the center to showcase the various spaces at the community center and orient newcomers to the facility.

Information from the open house was also posted on the City's website so those that could not attend could review the information and offer comments or as questions.

All of the information gathered during this event was summarized and presented to the Citizen's Task Force to help inform the decision process.

Open House #1 Feedback

The numbers in parenthesis below indicate the quantity of people who provided the feedback.

Programs you like at the Community Center
- *Swimming/pool – (13)*
- *Ice Arena/ ice skating – (10)*
- *Fitness Classes – (6)*
- *Walking Track – (5)*
- *The Lodge (5)*
- *Open swimming – (5)*
- *Lap Swimming - (4)*
- *Swimming Lessons – (4)*
- *Cardio/workout Equipment – (4)*
- *Various sports programming – (3)*
- *Ice skating lessons – (3)*
- *Community Picnic/Events – (3)*
- *All of the instructors – (3)*
- *Extreme Kids summer classes – (2)*
- *Kid Movies – (2)*
- *Zumba classes – (2)*

New Programs you would like to be added
- *Adult and kid martial arts/self-defense classes – (5)*
- *Longer hours for lap swimming – (3)*
- *Kids workout classes – (3)*
- *Add dance classes for adults - (2)*
- *More pickleball and tournaments – (2)*
- *Making slime classes – (2)*

What should Change?
- *Improved family changing rooms – (3)*
- *Older kid hang-out space – (3)*
- *Better hours (go back to pre-covid hours) – (2)*
- *Heat in the rink – (2)*
- *More open skating time – (2)*
- *Additional ice facility/rink - (2)*

What Should Stay?
- *Pool – (4)*
- *Ice Skating – (3)*
- *Hot tub – (2)*

What I like Least?
- *Need more parking – (11)*
- *No food options – (3)*
- *Locker rooms – (3)*

What I Like Best?
- *The pool – (9)*
- *Ice arena – (2)*
- *Ice skating – (2)*
- *The Lodge – (2)*
- *Swimming – (2)*

Open House #2
The second community feedback event took place on August 9th, 2023. In this meeting, the concepts of the draft master plan were presented on display boards by each program type in the Brick City Banquet Room. Chaska Staff and the consultant team answered questions and post-it notes were offered at each station for the public to leave feedback.

Each station showcased an enlarged plan of the program area highlighting the improvements. On the left side of each display board the team identified what was heard from the first open house and other community engagement activities and the left side of the board called out how the master plan responded to the feedback.

At the same event, a presentation summary of the process and master plan was held in the Theater during a break-out session of the open house. Chaska staff and the consultant team presented the background of the process, guiding principles and objectives, and a summary of the master plan concept.

Information from the open house was also posted on the City's website so those that could not attend could review the information and offer comments or as questions.

Open House #2 Feedback

Things people are most excited about as it relates to the proposed master plan:
- Improved pool and locker rooms.
- Expanded fitness space.
- Improved parking and circulation.
- Improvements for kids areas.
- New ice arena entry.
- Larger indoor play area.
- Move water slide.
- More multi-purpose and maker space.
- More gym space and all on one level.
- Maintaining and updating the facility.

Things people described as missing from the proposed plan and would benefit the community center over the next 30 years:
- Keep racquetball courts.
- Additional ice rink.
- Increase in parking spaces.
- Keep and improve outdoor splash pad.
- Food service.
- Outdoor sports (sand volleyball).
- Pollinator garden.
- EV charging stations.
- Improved outdoor playground.
- Outdoor pool.
- Indoor pickleball.

The community engagement process aimed to cast a broad net in order to capture diverse feedback and input from the public, focus groups, the CTF and PMT. Common themes were prioritized along with the capital cost and ongoing operational cost to expand or improve programming. Another determining factor was the site constraints of the community center. Substantially expanding the building footprint is challenging and potentially cost prohibitive.

Many of the missing items listed above are spaces or programs that were discussed throughout the process and can be implemented within the master plan concept or can be considered in the design phase of the community center. The gym and fitness expansion allow for adaptability and flexibility in programming as recreational needs and trends change in the future.

Broad Outreach
Over the course of the community events, nearly 200 residents representing a wide-range of age, cultural background and interests participated in the activities, surveys and provided comment. The information gained was invaluable to the Citizen's Task Force in assessing community preferences and better understanding the general impression of the current facility and the proposed improvements.

Ultimately, the proposed master plan touched nearly every activity area within the building, providing benefit to the widest possible range of resident interests and activities. New activities were brought to the forefront through this outreach effort, and contributed to well-rounded solution to community benefit.

Focus Groups

Focus Group Outreach Description

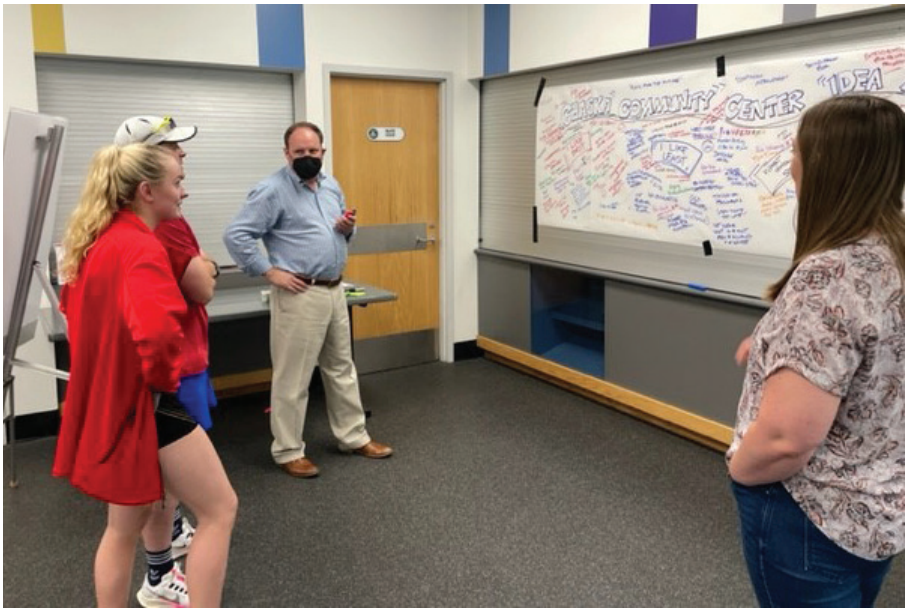
The study area for the Chaska Community Center Master Plan includes the larger campus where the Community Center is located. One of the initial and ongoing tasks of the study will be to identify key organizations and demographic groups to ensure that these constituents are fully represented in the study process and that a means of regular communication is identified for each one. Additional school and advocacy groups may be added as additional constituent groups are identified. The following is a list of constituent groups that were engaged in the process:

- Carver County Public Health
- Cross of Grace Church
- Carver County/Chaska Libraries
- School District 112
- Chaska Chanhassen Hockey
- Chaska Figure Skating
- The Lodge - Active Older Adult group
- St. Francis Rehabilitation Center
- Alphabet Junction
- Special Needs patrons
- Breakaway Academy
- Neighboring City Managers
- Community Center Staff

Focus Group Feedback

0-5 comments
6+ comments

	Defined Community Center Improvements													
	Improve Parking Lot Safety	Add Parking Stalls	Shared Athletic/ Programming Resources	Improve Building Systems (Air/Heat/etc.)	More Gym Space	More Multi-purpose Spaces in CC	Expand Community Center Hours	More Ice Time	Expand Ice Facilities	Wayfinding/ Information Board	Summer Child Programming	Health Based programming (food, exercise)	More Senior Programming	Culturally/Art Based Programming
Stakeholder Group														
Carver County Public Health											0-5	0-5	0-5	6+
Cross Of Grace Church		6+		6+		6+								
Carver County/Chaska Library											0-5		0-5	6+
District 112 Education	6+		0-5		0-5	6+	0-5				0-5			
Chaska/Chan Hockey	6+	6+		6+		6+		0-5	0-5	0-5				
Breakaway Academy	6+	6+		6+	0-5	6+		0-5	0-5					
Chaska Figure Skating	6+	6+		6+	0-5	6+		0-5	0-5	0-5				
Lodge - AOD	6+	6+		6+	0-5	6+	0-5					0-5	0-5	6+
St. Francis Rehab Center	6+	6+		6+										
Alphabet Junction	6+			6+		6+				0-5				
Community Center members - Special need Patrons	6+					6+	0-5					0-5		6+
Community Event #1	6+	6+		6+	0-5	6+	0-5		0-5	0-5	0-5	0-5	0-5	6+



Summary

The following highlights some themes we heard from the focus groups:

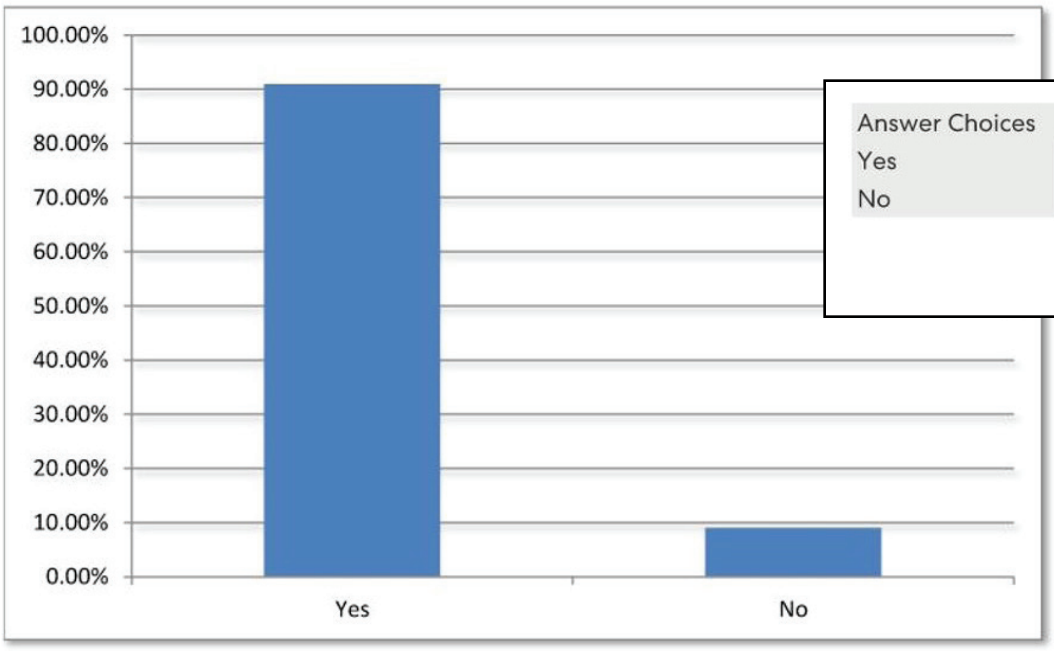
- Increase parking and safe pedestrian access.
- Update building systems.
- Create more multi-purpose space.
- Increase cultural/art based programming.
- Add programming or spaces designated for teens.
- Update locker rooms and restrooms.
- Increase storage space.
- Increase gymnasium space.
- Expand community center hours.
- Clarify wayfinding in building.
- Provide health-based programming (nutrition).
- Upgrade building security.
- Improve outdoor amenities.

Improve Transportation to the Center	Make Memberships less Expesnive	Teen Center/ Programming	Improve Theater/more programmming	Upgrade Building Secirity	Office Space for Lessees	Improved outdoor gathering spaces/plazas	Building sustainability	Improve Locker Rooms	Improve Bathrooms	More Bleacher Space (Ice Arena)	Additional Storage Space	Improved ADA Accessibility	More Swimming Lanes	More Free Swim Availability	Improve Elevators

Community Survey

Question 1

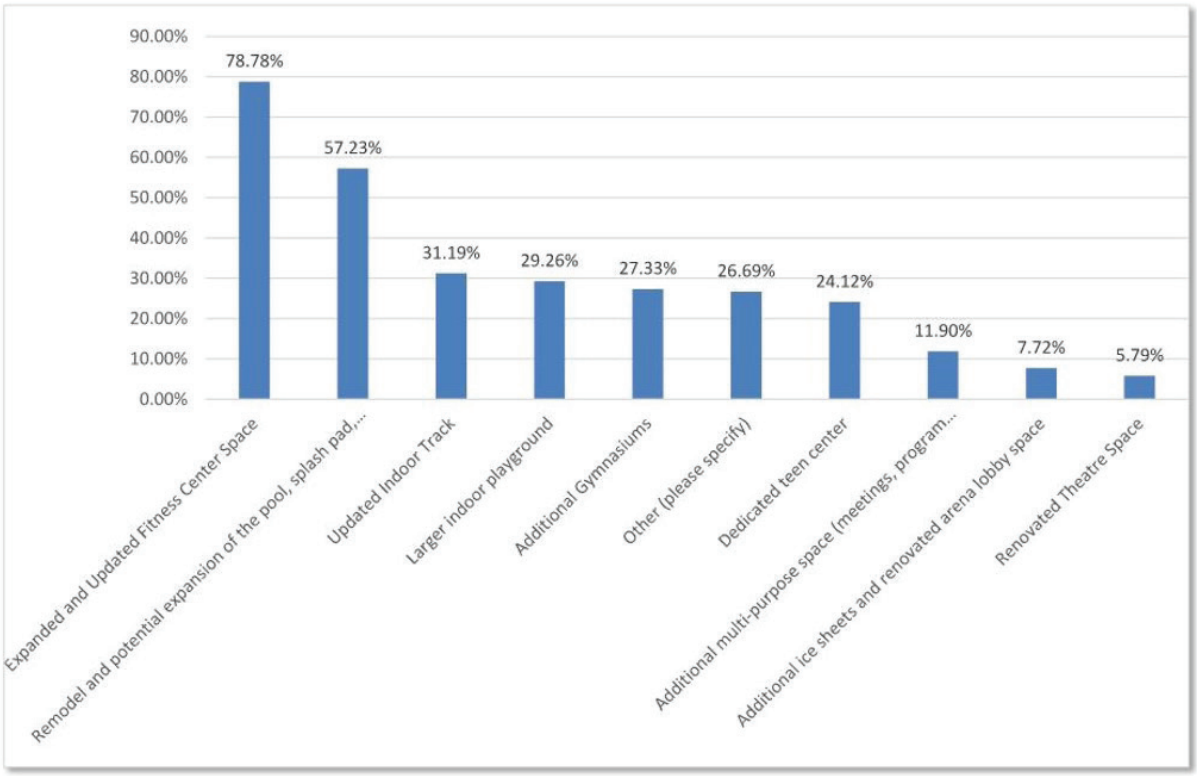
Do you consider yourself a frequent user of the Community Center?



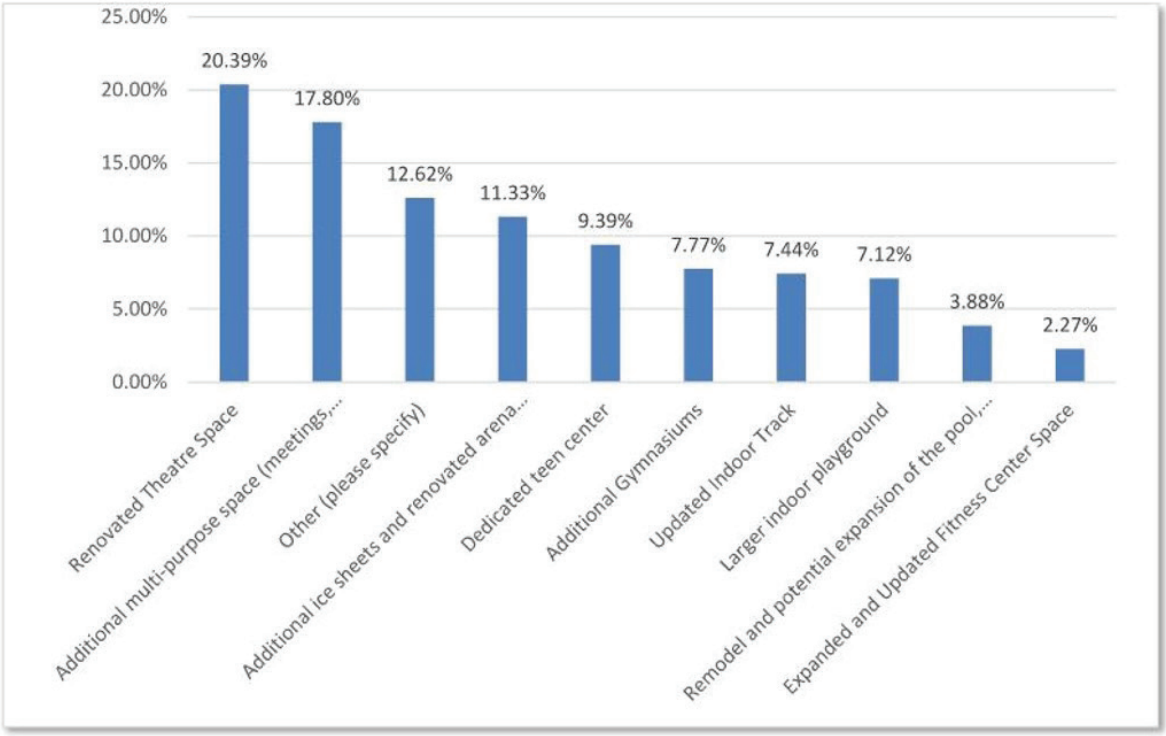
Answer Choices	Responses	
Yes	90.97%	282
No	9.03%	28
	Answered	310
	Skipped	1

Question 2

In addition to improved locker rooms/bathrooms, increased parking, remodeled front entry area, roof replacement and correcting deferred maintenance items: What other areas do you see as the top priorities that should be addressed within the master planning process?

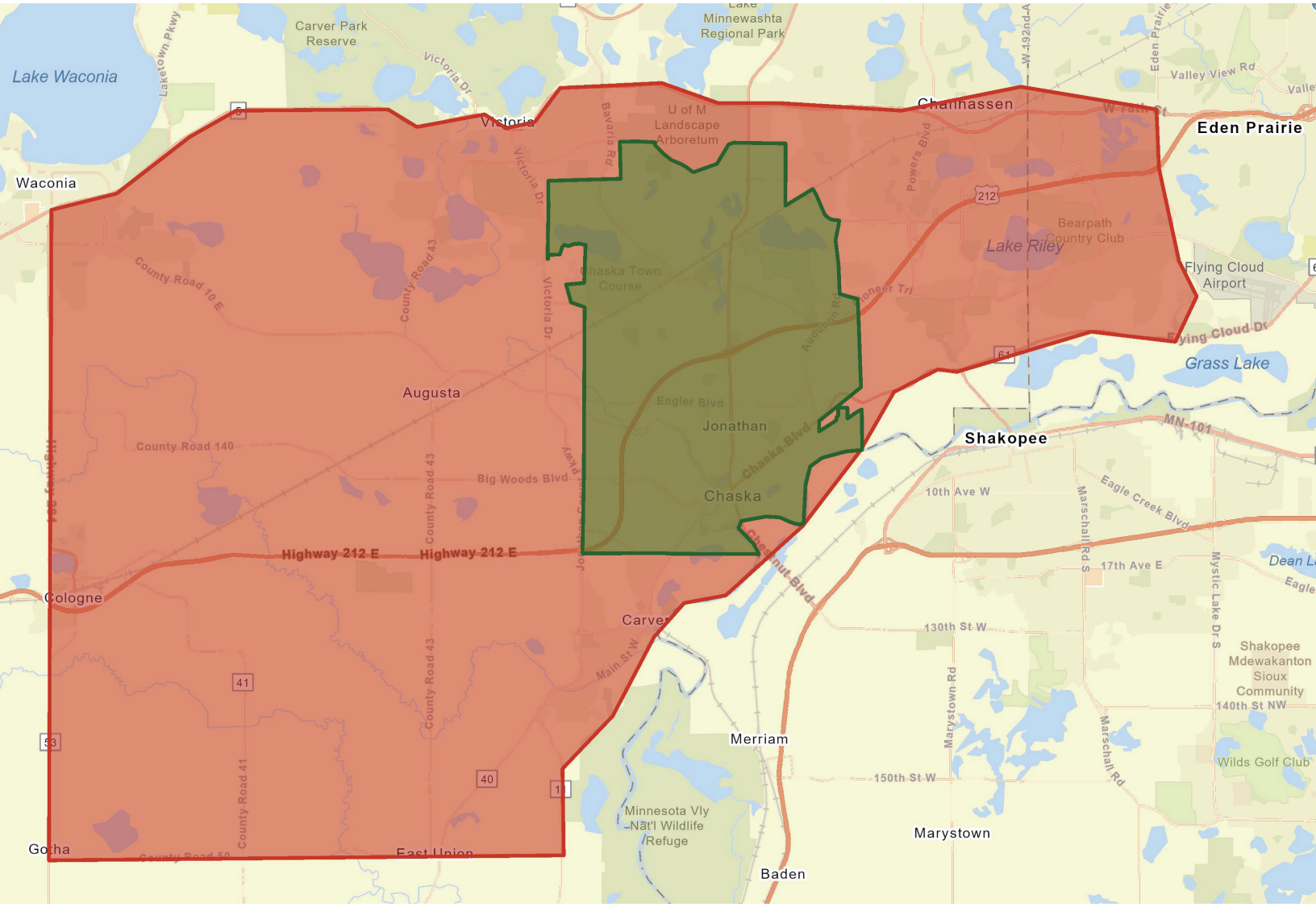


Question 3
Please select one of the following that you feel to be the lowest priority



Common Themes and Feedback

- Expand fitness area
- Remodel/expansion pool area
- Improve parking lot (add parking and improve pedestrian safety)
- Improve building safety and security
- Add more multi-purpose space, program area and gathering space
- Add gym space
- Larger indoor playground
- Teen center/programming
- Improve locker rooms (including family change)
- Updated indoor track
- Renovate bathrooms
- Renovate Theater space
- Outdoor programming space
- Add interior storage space
- Improve building systems (mechanical, electrical, etc.)
- Improve wayfinding and signage
- Consolidate building entrances
- Improve entry/welcoming area



Service Area Map

Green Boundary – Primary Service Area (Chaska, MN)

Red Boundary - Secondary Service Area

Section 3

Market Analysis Summary

This Section Includes:

- Summary of Findings

Market Analysis Summary

Market Assessment

Ballard*King & Associates (B*K) was contracted to complete a market assessment for Chaska, Minnesota. The first step to complete this scope of work is to determine service areas for analysis and recreation/leisure activities.

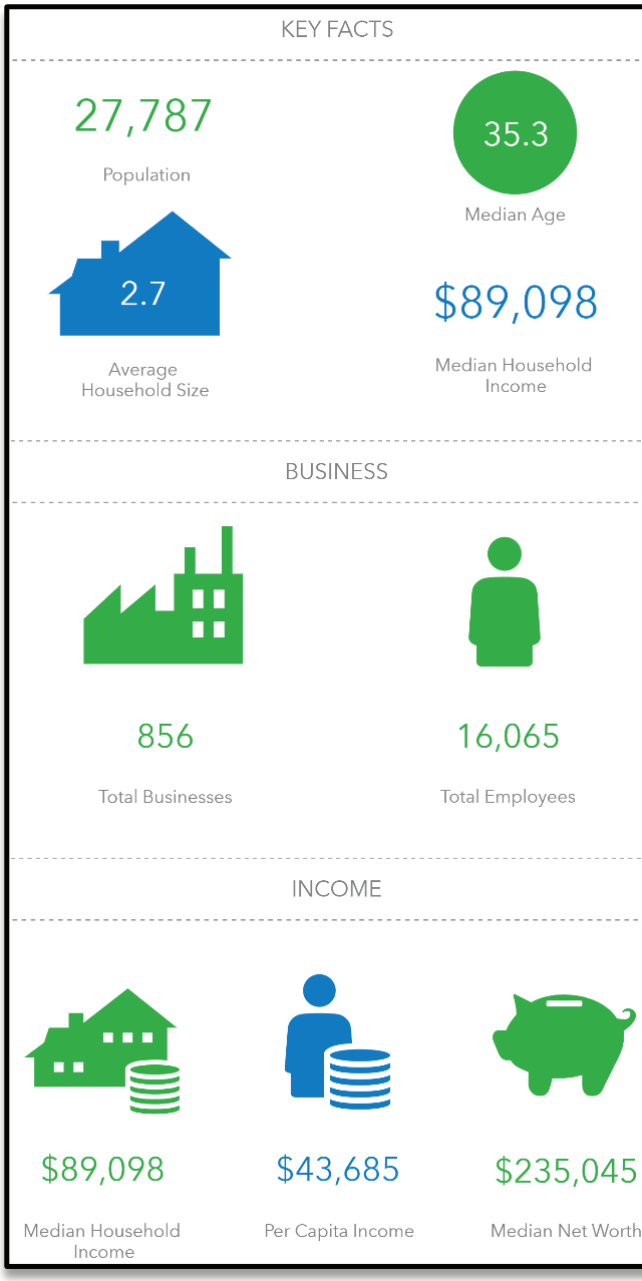
The following is a summary of the demographic characteristics within areas identified as the Primary and Secondary Service Areas. The Primary Service Area is the City of Chaska. The Secondary Service Area is based on current membership and includes portions of Carver County including neighboring communities of Chanhassen, Carver, Victoria and Cologne.

B*K accessed demographic information from Environmental Systems Research Institute (ESRI) utilizing 2010 Census data and their demographers for 2020-2025 projections. In addition to demographics, ESRI also provides data on housings, recreation, and entertainment spending and adult participation in activities. B*K also used information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

The information provided in the appendix includes the basic demographics and data for the Primary and Secondary Service Areas with comparison data for the State of Minnesota and the United States.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services. Service areas can vary in size with the types of components in the facility.

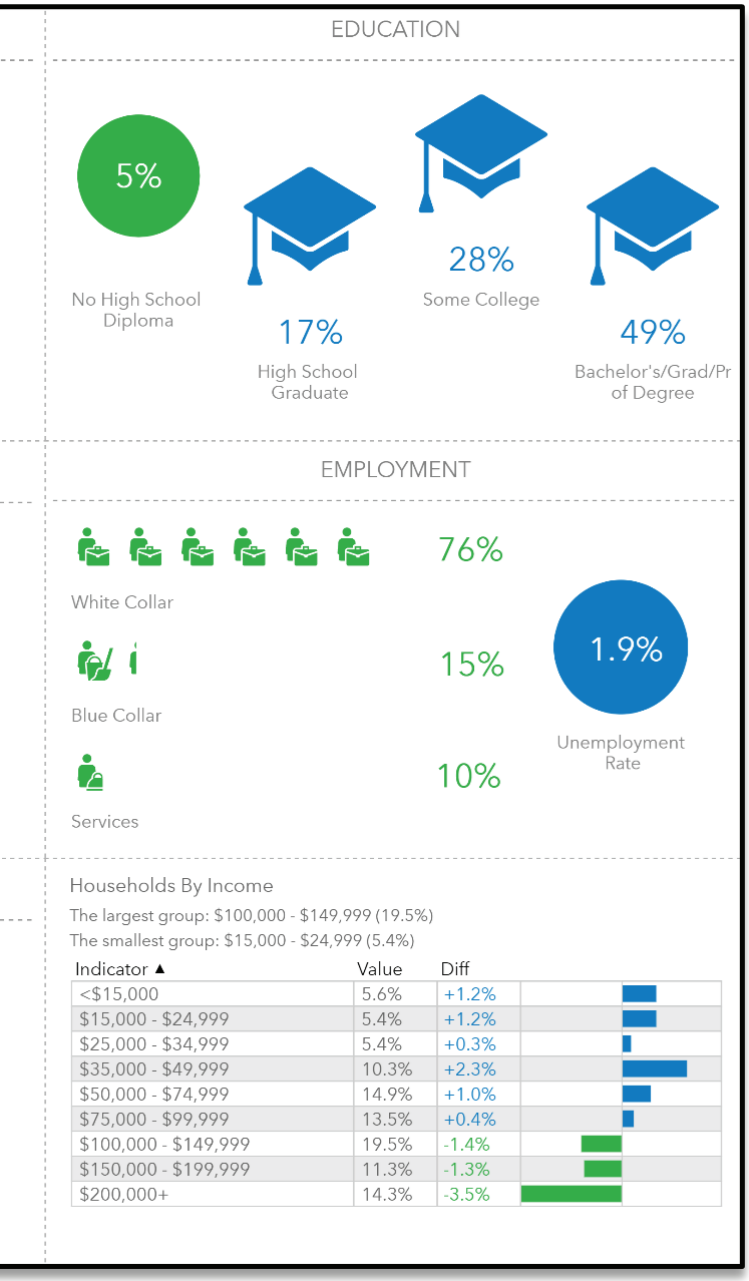
The demographics indicate a community able and willing to pay for programs, activities and services. While the Chaska population is growing, there is a need to utilize the Secondary Service Area for additional participation and revenue generation. The current community center has a large building footprint with larger spaces that do not produce revenue or are limited in their ability to do so, such as the Lodge & the Theatre. The building renovation and expansion efforts should focus on programs for families as Chaska has a younger median age. In addition, there is a significant percentage of families in both the Primary and Secondary Service Area. For revenue generation, efforts to improve and expand aquatics, gymnasium and fitness spaces will positively impact the financial performance of the facility.



Household by Income comparison uses the Primary Servic
Source: ESRI Business Analyst

Challenges:

- High income, but also high cost of living especially relative to income.
- Relatively small population for the size of the facility. Most communities have a recreation center that is 1-2 SF per person
- Setting fees/rates to accommodate all residents. Many have the means and ability to pay for services, while there are portions of the community that do not.



ce Area and compares it to Carver County.

Opportunities:

- Significant number of households with children.
- Participation rates and spending above the national average in most of the indoor activities.
- Limited ice and aquatics in Chaska and Secondary Service Area

Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- The population level of 27,787 in the Primary Service Area currently supports an indoor recreation center along with participation from the Secondary Service Area.
- The population in the Primary Service Area is expected to continue to grow over the next 5 years at a steady pace of 3.8%. The growth in the Secondary Service Area is significant.
- Median Age is slightly lower than the national average which aligns with the use of recreation centers by families.
- The largest age group is the 25-44 along with large populations in the 5-17 age group, compared to the national age group distribution, indicates a large number of families. Age is one determining factor that drives participation in recreation and sport activities.
- The number of households with children (42.0% in the Primary Service Area) is significantly higher than the State of Minnesota and the country as a whole. In addition, the size of the household of 2.70 members, as well as the number of families is expected to continue to grow by 3.3% in the Primary Service Area and 7.1% in the Secondary Service Area.
- The Median Household Income of $89,098 is significantly higher than the national average. When considering the distribution of households, those with an income greater than $50,000 is 73.5% compared to the national level of 61.6%. Household income is another one of the primary determining factors that drives participation recreation and sports.
- The Spending Potential Index for housing in the Primary Service Area is 25% greater than the national level. The Household Income is 37.6% higher than the national average. In addition, the Recreation spending is similar, or slightly above, indicating a normal correlation level of discretionary income in the Primary Service Area.

Section 4

Existing Building Analysis

This Section Includes:

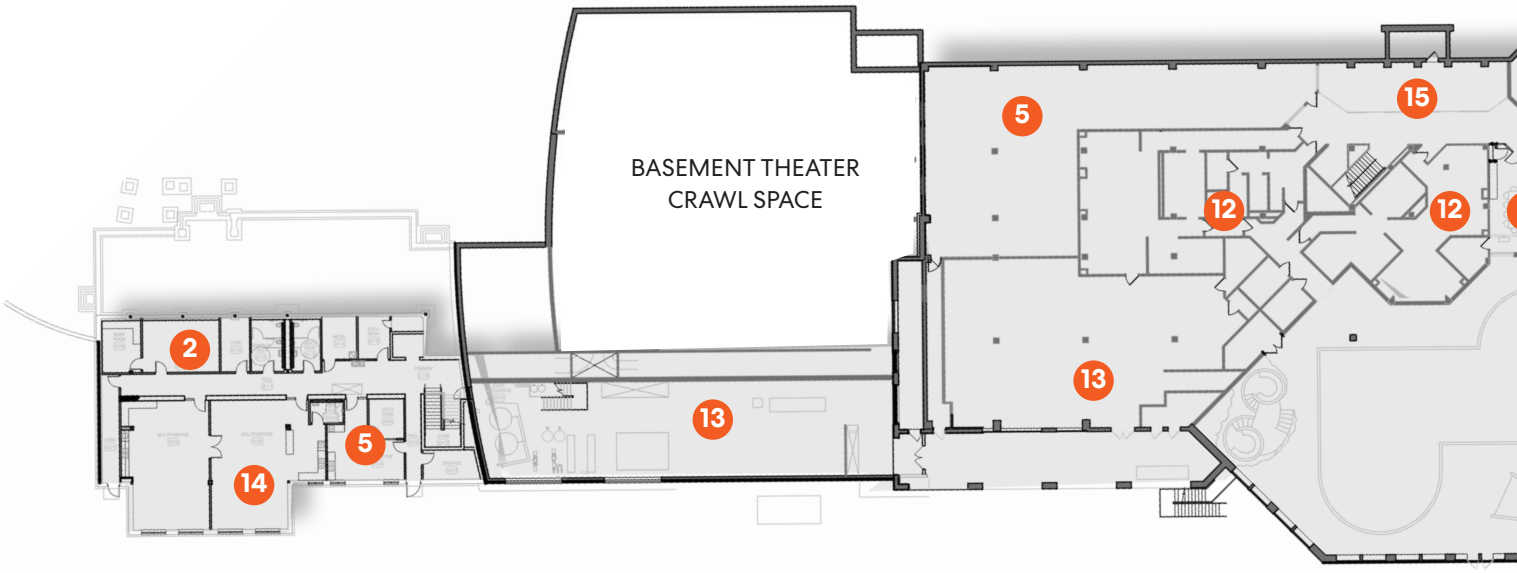
- Existing Building Plans
- Program Challenges
- Conditional Assessment

Existing Plan- Entry Level

Plan Key:

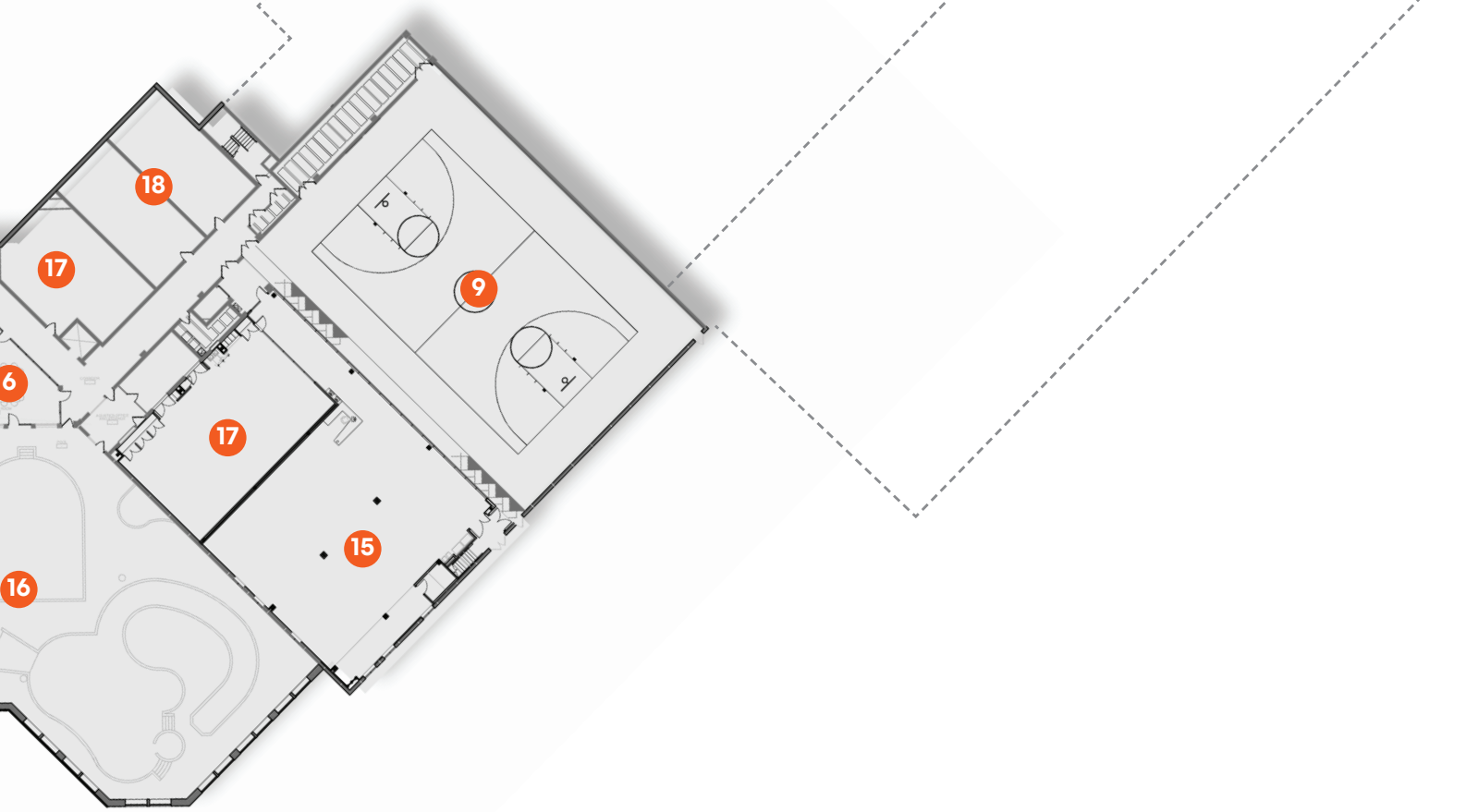
1. Main entry and Lobby
2. Staff Offices
3. Indoor Playground
4. Drop in Daycare
5. Tenant Space
6. Multi-Purpose Rooms
7. Theater
8. Lodge - AOA area
9. Gymnasium
10. Ice Lobby / Support
11. Ice Arena
12. Locker Rooms
13. Mechanical and Support
14. Program Spaces - Youth
15. Fitness Area
16. Indoor Pool
17. Fitness Studios
18. Racquetball Courts
19. Storage

Existing Plan- Lower Level



Plan Key:

1. Main entry and Lobby
2. Staff Offices
3. Indoor Playground
4. Drop in Daycare
5. Tenant Space
6. Multi-Purpose Rooms
7. Theater
8. Lodge - AOA area
9. Gymnasium
10. Ice Lobby / Support
11. Ice Arena
12. Locker Rooms
13. Mechanical and Support
14. Program Spaces - Youth
15. Fitness Area
16. Indoor Pool
17. Fitness Studios
18. Racquetball Courts
19. Storage



Program Challenges

Main Entrance/Lobby

- The control desk is undersized for the operation it serves, too close to the door and doesn't allow guest service staff to have a good view of the lobby area.
- Main lobby doors open at patrons causing potential safety issues.
- Long brick bench is not ideal for comfortable seating option.

Fitness Areas

- The general fitness area is very small. As the primary driver of membership this hinders growth potential.
- The low ceiling makes the space feel even smaller than it is.
- To accommodate a wide variety of equipment, the fitness floor is very crowded, making traffic flow challenging.
- Lack of functional training and stretching space.
- Continued demand for more weight equipment.
- Fitness areas are spread across different areas of the facility.
- Group fitness studios are small and have minimal storage.
- No space for fitness staff as a landing zone to store belongings, clock in and out, prepare for classes or clients.
- No dedicated space for personal trainers to complete client consultations, body composition screening and private training sessions.

Ice Arena

- The lobby is too small for the level of activity it accommodates.
- Traffic flow gets congested quickly.
- The rental skate booth is small and is out of the general flow of traffic to the arena.
- No easily identifiable main desk or office in the arena, hindering customer service.

- Team rooms are small, forcing one team to use two in order to accommodate the entire team.
- Seating in rink 1 quickly fills for games.
- Seating in rink 2 only allows this to be a practice rink and makes running games in this rink challenging.
- Inadequate storage for the demand.
- Roof leaks are significant over the compressor room and specifically leak over the main electrical components.
- Concessions area is small and too close to the skate shop, therefore there is a good deal of congestion during busy times.
- No dryland training or meeting room space.

Aquatic Areas

- Sight lines for lifeguards are challenging and often require additional lifeguards to account for blind spots, even when the pool is relatively calm.
- Limited deck space for viewing and dryland programming.
- Currently one hot tub is irreparable and no longer in operation.
- Currently the splash pad is irreparable and no longer in operation.
- Certain aspects are not code compliant to include the following:

  -Hot tub height is not accessible.

  -Both pools are run with a skimmer system as opposed to a gutter system.

- Play features are outdated.
  - Lazy river “dead ends” which limits the ability to offer certain types of programming.
  - The splash down from the water slide into the lap pool causes safety, staffing, and programming challenges.
- The roof leaks.

Program Challenges

Locker Rooms

- Locker rooms are dated with community showers and open changing areas.
- The family locker room is extremely small for demand of the community.
- Improper drainage in the locker rooms which causes standing water making them undesirable for those not using the pool.

Gymnasium

- Gymnasiums on two different levels is not ideal and creates confusion and limits programming opportunities.
- Access to the upper gymnasium is challenging and creates many ongoing issues with egress control.
- Limited amount of storage for the wide variety of programs that are run out of the gym.
- Both gymnasium floors, especially the lower gymnasium, need to be replaced.
- Both the basketball hoops and divider curtain are outdated and in need of replacement.
- Volleyball and pickleball system for set up and take down consumes a significant amount of time.
- Lack of spectator area.

Indoor Playground

- Outdated structure.
- Small in comparison to other options in the metro area. This makes is difficult to offer a variety of program options.
- Only appeals to a narrow age range of children.

Theater

- Under utilized.
- Significant market saturation with the high schools having larger and nicer theater spaces.
- Not able to use it as a true theater due to lack of additional amenities and dedicated staffing presence.
- Outdated technology.
- Light system is original to the building and is outdated and difficult to operate.
- The roof leaks.

Meeting and Banquet rooms

- Technology is outdated and in need of replacement.
- New tables and chairs are needed.

Storage

- Current lack of dedicated storage space.
- Current storage spaces aren't convenient making room and program transitions more difficult.

Restrooms

- Current common area restrooms aren't ideally accommodating large and/or multiple events.
- Lacking family restrooms to accommodate parents with kids.

Conditional Assessment - Site

Challenges and Concerns:

- The parking lot fills at high volume times.
- Overflow parking is located at Chaska Middle School East. Crossing Park Ridge Drive to access the overflow parking is a concern due to wide lanes, high vehicle speeds, blind spots and lack of streetlights.
- Afternoon student pick both at the Community Center and the middle school creates congestion and queuing vehicles blocking handicap parking spaces.
- Snow removal is challenging and adds further constraints to the parking supply. Winter is also the highest demand on the facility.
- The amount of islands throughout the parking lot increase the challenges of snow removal and are also difficult to maintain during the summer.
- The sidewalks are experiencing heaving of the slabs and have had to be ground down in order to prevent tripping hazards.
- Parking lot has significant cracking throughout.
- Storm drains are eroding causing the collapse of drain and surrounding parking space. Two of these drains have been repaired recently but the other remaining storm drains still present concern.

Potential Opportunities:

- Closure of Park Ridge Drive to through traffic, and creation of additional parking
- Park Ridge Drive crossing improvements: raised curb extensions that narrow the travel lane, flashing beacon, reduce width of street to slow traffic and make crossing more comfortable
- Reconfigure Community Center parking lot to gain additional efficiency/spaces, and improve circulation
- Staff/marshals directing pick-up and/or parking activity at peak times
- Dedicated pick-up/drop-off area near primary entrance – carve out space from front curb or statue area.
- Limited parking expansion opportunities under the current configuration, although the existing playground adjacent to the Community Center is under utilized

Civil Engineering

- A number of the retaining walls show signs of efflorescence on the exterior face which can be indicative of water issues behind the walls.
- Splash pad retaining wall shows signs of heaving/movement on the north edge.
- The parking area was showing signs of distress (cracking and alligator cracking) and will likely need to be replaced in the next few years.
- Recommend sectional replacement of damaged curbs at the same time as any pavement replacement.

Conditional Assessment - Building

Architectural
- Hot tub infrastructure no longer functions and needs replacement.
- Finishes to be updated and refreshed throughout the space.
- The outdoor splash pad infrastructure no longer functions and needs to be replaced.

Significant damage to the entire roof

Ballasted roof (Arena mechanical room, St. Francis spaces, & Lodge)
- Severe tenting
- The rock is disintegrating, when pressure is applied from weather related events or people stepping on the surface, the disintegrated rock punctures holes in the rubber material.

Issues arising from leakage due to ballasted roof damage:
- Significant leaking in the arena mechanical room, specifically over the major electrical components.
- Leaking through the ceiling in the St. Francis spaces.
- Water leaks around the windows on the southeast side of the lodge causing damage to the drywall and windowpanes.

Metal roof (lobby area, theater, brick city banquet room, entire front side of the building)
- Significant rust issues and holes in the roof due to the rust.
- Due to lack of proper drainage, large ice dams form in the winter causing significant damage when they melt.
- Drains are located upslope, so ice and snow are not able to drain off the roof properly.
- Dry rot on washer screws that hold the roof in place.

Issues arising from leakage due to metal roof damage:
- Rotunda area has significant leakage causing holes in the sheet rock.
- Roof over aquatics area is leaking due to the drain sloping uphill causing water to accumulate in the roof transitions. The leaks have created holes in the metal causing the interior structure to rust and flake off into the pool and damaging the Diamond Brite surface material.
- Leakage over the main staircase creates safety issues.
- Leaks on staff desks in office areas.
- Roof over the theater is sloped away from the drain causing significant leaking in the theater that is disintegrating the sheet rock.
- Water from the roof leaks into the seating areas.
- Roof and window leaks in the Red Maple and White Oak Rooms

Fully Adhered Roof (theater tower, ice arenas, gymnasiums, gallery, arena two lobby)
- Severe tenting
- Weathering of material causing dry rot.

Issues arising from leakage due to fully adhered roof damage.
- Water runs down the walls in the arena two lobby causing the floor

to bubble up.

Structural

- Critical repair is needed to the corroded emergency staircase outside of the sun room. This needs to be investigated immediately to determine if it has the capacity to act as an emergency egress route.
- The wall cracks on the exterior wall on the east side of the ice arena need to be repaired.
- The extent of corrosion in the steel deck in the west ice arena should be investigated to determine the extent of section loss.
- The concrete slab below the leaking top tub should be sounded to determine if reinforcing corrosion is occurring.
- The remaining cracks in the exterior walls appear to be mostly cosmetic but need to evaluate the architectural drawings of the Lodge to better assess the condition.
- Due to years of leaking, the metal studs in the walls of the men's bathroom located in the main hallway, have rusted causing a the wall to move and is no longer structurally sound.
- Concrete slab in the chemical storage room has corroded through the entire slab to the dirt.
- Major cracking in the sun room floor due to the expanding and contracting of the open floor.

Electrical

- Due to the capacity and size of the electrical service entrance, the main electrical room requires two means of egress with associated panic hardware, of which there is none.
- Electrical power distribution equipment is original (est. 1990). The equipment should be commissioned to determine if replacement is necessary.
- Lighting fixture upgrades to LED sources have been completed in various areas of the building. The following areas still need to be completed.
  - -Gyms
  - -Group fitness studios
  - -Theater
  - -Gallery
  - -Playroom
  - -Daycare
- Local energy code requirements will require the addition of automatic and daylight control for ice arena area lighting.
- The building is fully sprinklered. Fire alarm notification is from audio and visual devices. A corridor smoke detector will need to be installed.
- The main fire panel alarm control panel (FACP) located in the front office is old and should be upgraded due to parts availability.

Mechanical

- Much of the mechanical equipment is original and is reaching or has reached its end-of-life expectancy.
- In the past year, some of the mechanical equipment has been replaced or is in the process of being replaced.
- Some pumps and heat exchangers show excessive rusting or deterioration and should be replaced in the near future.
- Bathrooms have a problem with freezing pipes above the ceiling when it is very cold outdoors. This requires further investigation and mitigation.
- Other than their age, overall, the building has good mechanical systems.

Section 5

Master Plan Concept

This Section Includes:

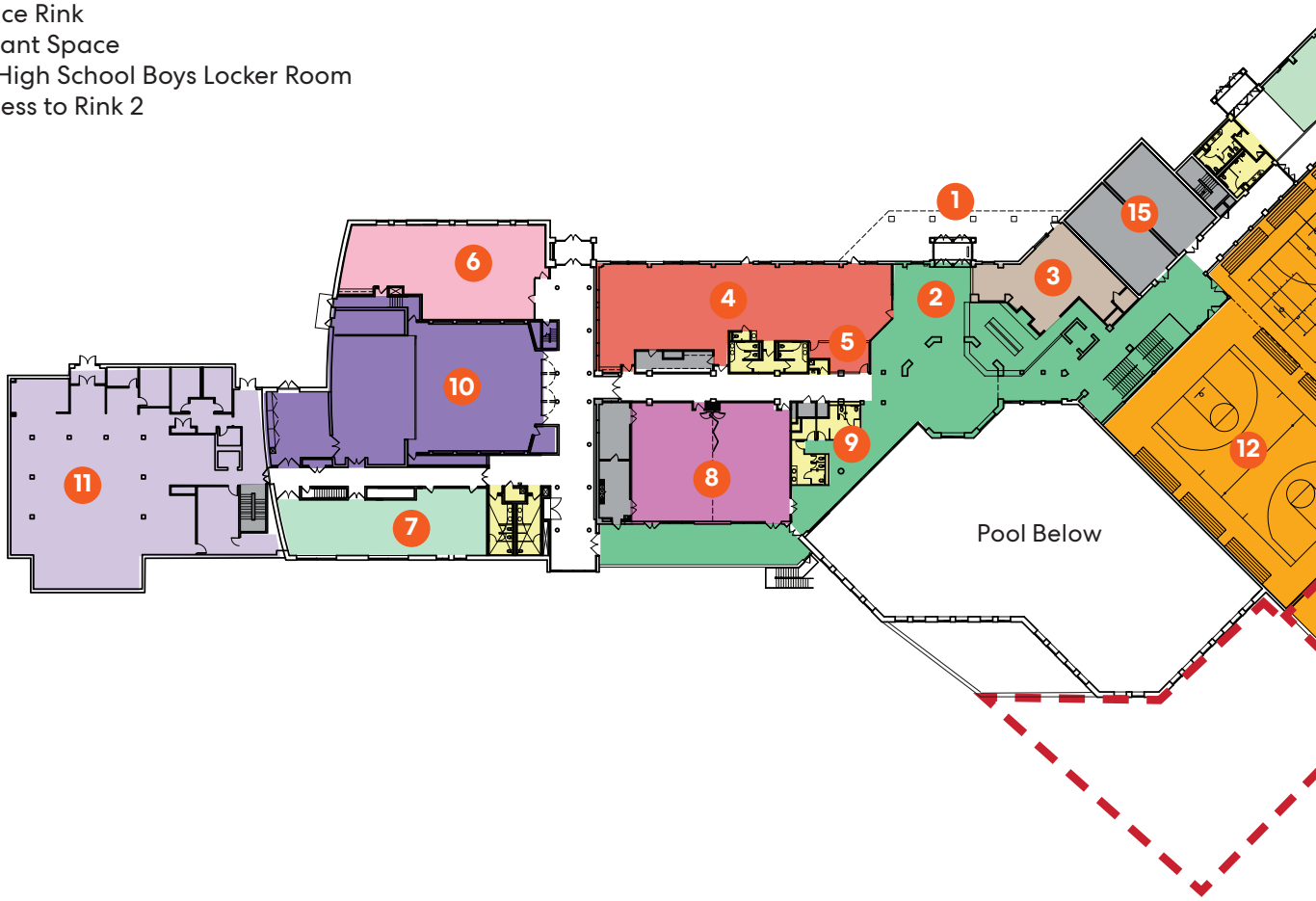
- Overall Master Plan Concept
- Program Area Summary
- Improvement Area Detail
- Cost Summary

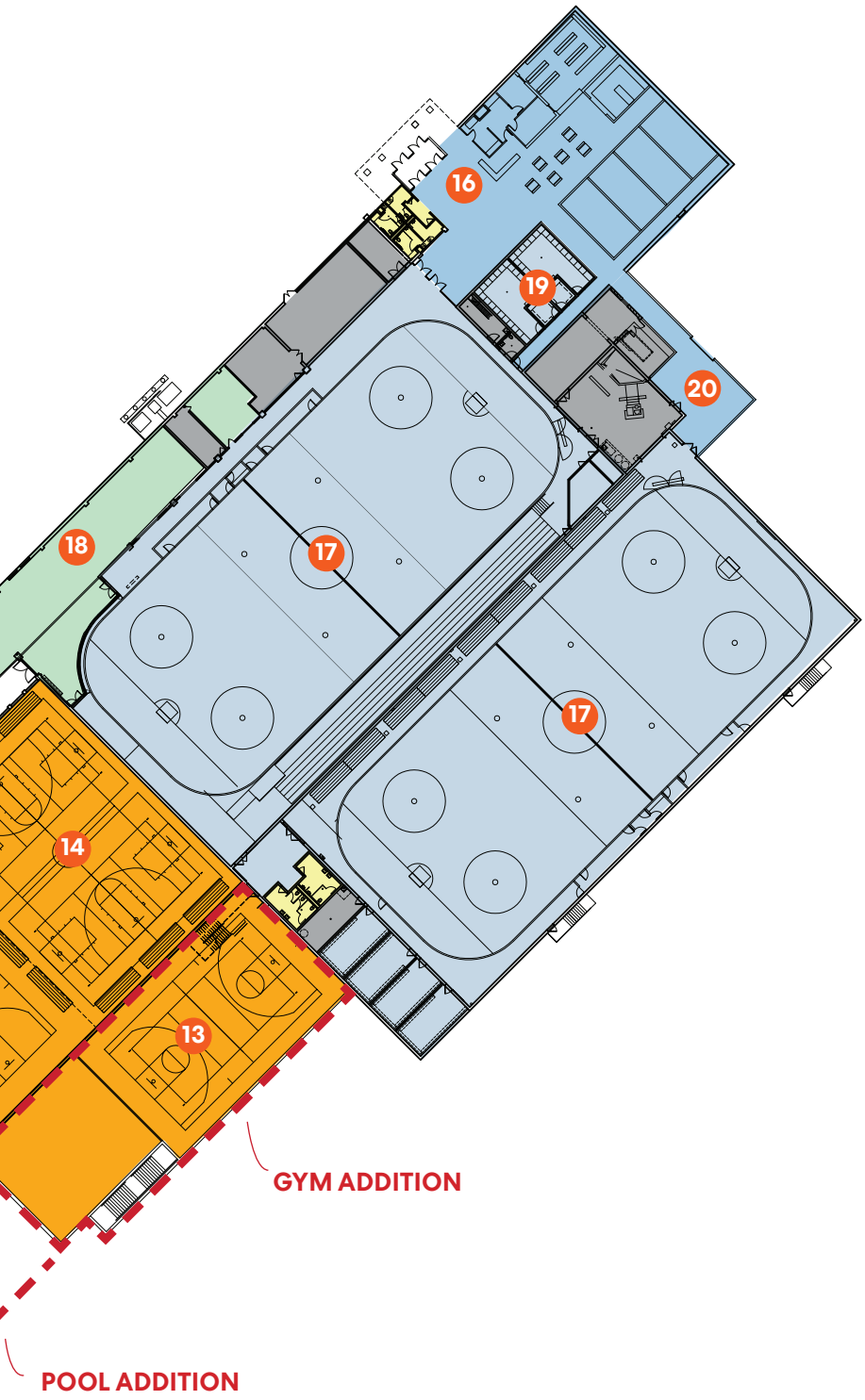
Overall Master Plan- Entry Level

Phase 1-3 and Future Phase

Plan Key:

1. New Entry Canopy
2. Renovated Main Entry and Lounge
3. Remodel Existing Staff Office Space
4. Expanded/Renovated Indoor Playground
5. New Sensory Friendly Room
6. Convert Offices to Art, Innovation and Technology Space
7. Existing Tenant Space
8. Remodel Meeting Rooms
9. New Restrooms
10. Remodel Theater
11. The Lodge, Active Older Adult Area
12. Existing Gymnasium
13. New Gymnasium Addition
14. Raise Lower Level Gymnasium
15. New Storage Space with Racquetball Court conversion
16. New Ice Arena Entrance and Lobby
17. Existing Ice Rink
18. New Tenant Space
19. Existing High School Boys Locker Room
20. New Access to Rink 2



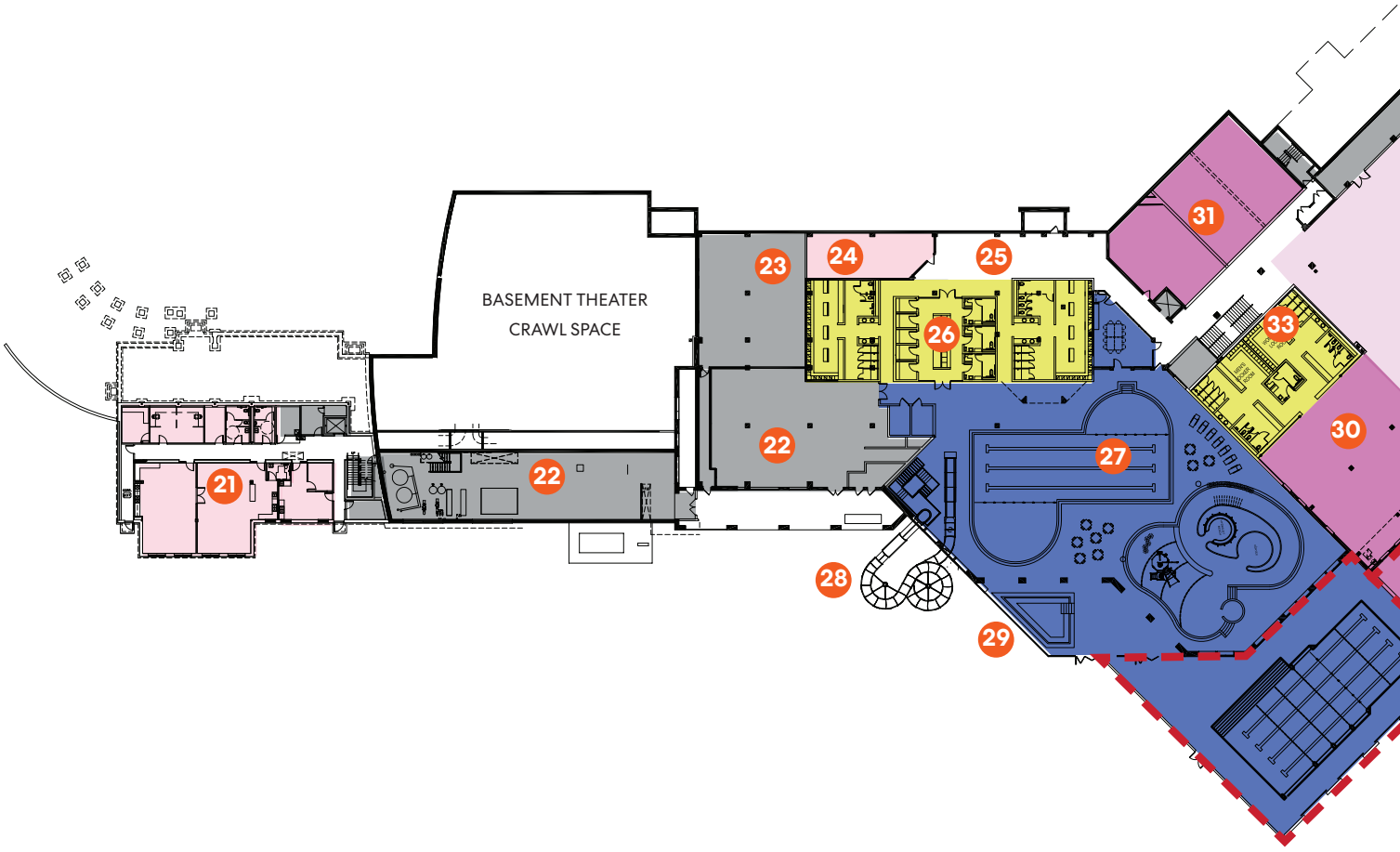

16
19
20
18
17
17
14
13
GYM ADDITION
POOL ADDITION

Overall Master Plan - Lower Level

Phase 1-3

Plan Key:

21. Youth Areas
22. Mechanical
23. New Storage with relocation of tenant
24. New Drop-in daycare with relocation of tenant
25. Lounge Area
26. Renovated Pool Locker Rooms
27. Renovated Indoor Pool
28. New Water slide
29. New Hot tub area
30. Renovated Fitness Center
31. Expanded/Renovated Group Exercise with Racquetball Court conversion
32. New Multi-Purpose Recreation Area with raising of Gymnasium
33. New Fitness Locker Rooms
34. Fitness Addition



ICE ARENA LOBBY ABOVE
ICE ARENA ABOVE
32
34
GYM ADDITION
POOL ADDITION

Master Plan - Program Area Summary

Proposed Program Area Changes

The following table summarizes the added or reduced program area from the proposed master plan, The total area shows the space of the individual programs from the current facility.

Program Space	Existing Area (SF)	New Area (SF)	Total Area (SF)
Phase 1 - Functional Improvements			
Locker Room	3,200	0	3,200
Lobby	3,390	0	3,390
Phase 2 - Facility Renovation Improvements			
Gymnasium	15,300	0	15,300
Fitness	3,800	9,300	13,100
Group Exercise	2,800	0	2,800
Fitness Locker Rooms	0	1,960	1,960
Pool	11,900	1,500	13,400
Ice Arena Lobby and support	3,105	4,365	7,515
Meeting Rooms	4,300	-1,686	2,614
Indoor Playground	1,500	1,900	3,400
Sensory Room	0	200	200
Art, Technology, Innovation center	0	2,300	2,300
Theater	3,900	0	3,900
Storage	3,900	3,800	7,700
Racquetball Courts	1,600	-1,600	0
Drop-in Daycare	400	400	800
Total	59,095	22,439	81,534
Phase 3 - Building Addition			
Gymnasium addition	15,300	7,900	23,200
Fitness addition			
-Fitness space	3,800	7,900	11,700
-Multi-purpose recreation	0	9,300	9,300
Total	19,100	25,100	44,200
Future Phase - Pool Addition			
Pool	13,400	6,400	19,800

Building Area	Existing Area (SF)	New Area (SF)	Total Area (SF)
Existing Building	210,000		
Phase 2 Area (Hot tub addition)		1,500	211,500
Phase 3 Building Area (Gym and Fitness addition)		17,100	228,600
Future Phase Building Area (Pool addition)		6,400	235,000

The table above highlights the program areas by phase as described in the document. Phase 2 focuses on renovation improvements and provides more usable space for new and expanded programming by capturing 14,000 square feet in existing tenant space along with raising the gymnasium. Phase 3 provides a 15,800 addition for gymnasium and fitness space, which allows the fitness space expansion in Phase 2 to become a multi-purpose recreational area. The Future Phase includes a 6,400 SF addition for a new lap pool and larger pool deck for viewing.

8FT 6IN

Phase I: Deferred Maintenance and Functional Improvements

Entry Lobby Improvements

Proposed Improvements

The main lobby of the Community Center serves many functions from gathering area, lounge, guiding patrons to their activities, and controlling access for a safe environment. The current lobby does a moderate job providing many of these functions, but falls short in the ability to control access to paid uses within the building.

The proposed remodel plan relocates the main control desk to a point that can better monitor and control access to the paid activities to the north end of the building, while keeping a visual eye on patrons accessing non-paid functions to the south end of the building. By relocating the main stair behind the control point, this better allows for staff to limit access and control the payment function, better supporting an operationally sound facility.

Benefits

- Better reception control.
- Clearer circulation.
- More gathering space.
- More functional administrative area.
- Better viewing.
- Additional restrooms.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase I: Deferred Maintenance and Functional Improvements

Locker Room Improvements

Proposed Improvements

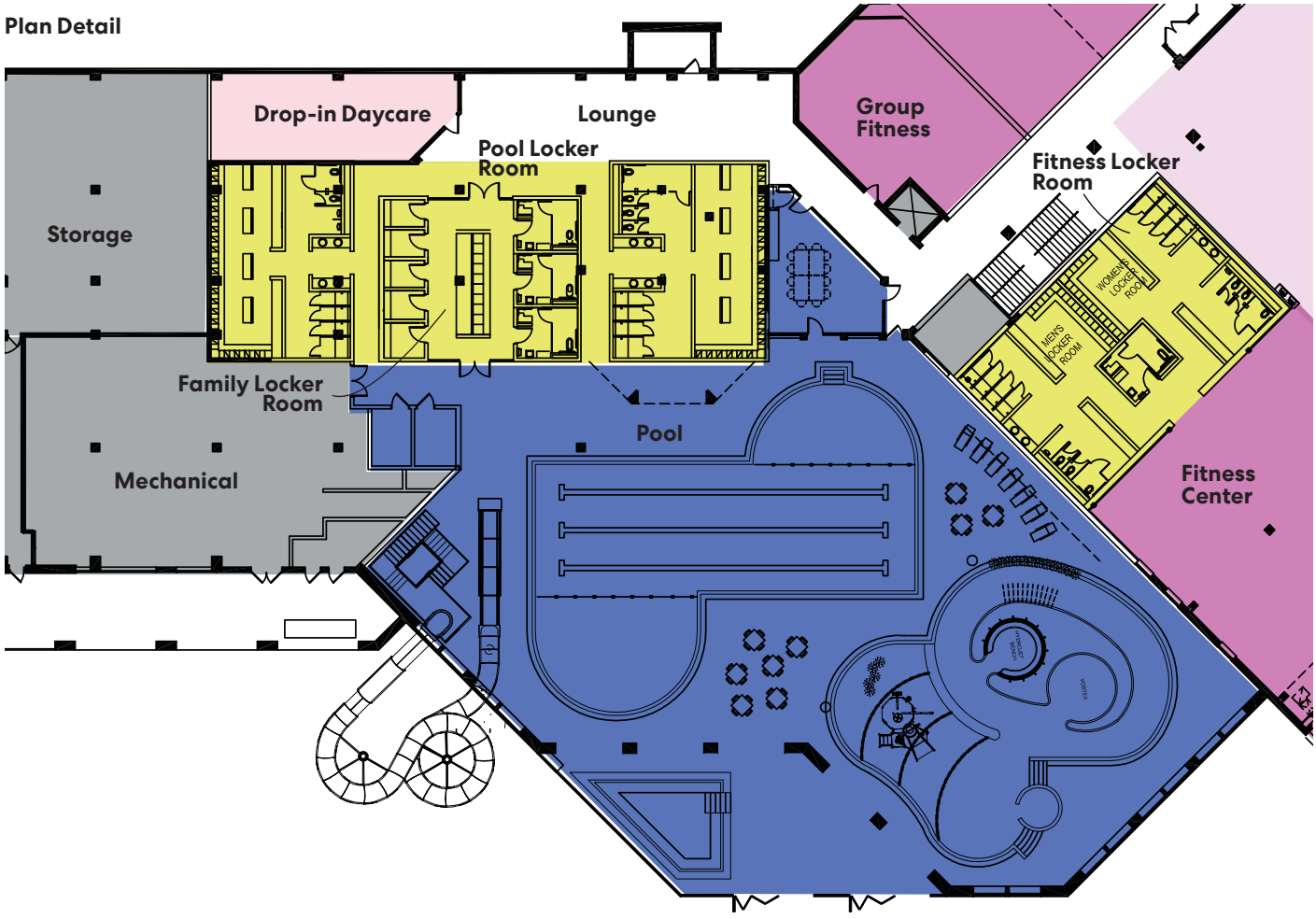
The current locker rooms in the Community Center are outdated, have a confusing layout, and fail to meet current standards for ADA accessibility and health department standards for separation in shower areas. In addition, more family change and gender equitable cabanas would put the facility more in keeping with current standards.

The proposed improvement layout includes locker rooms that are more clearly organized, with better visibility for comfort and safety, meet ADA standards and include 8 individual change stalls. Additionally, the plan includes new fitness locker rooms to provide added capacity for expansion while giving patrons an option of using locker rooms that are not associated with the wet pool functions.

Benefits

- More efficient layout.
- Adds family change.
- Inclusive change areas.
- New fitness lockers.
- Code compliant.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements
Ice Arena Improvements

Proposed Improvements

One of the primary comments from the public was that the ice lobby and support areas such as team rooms, concessions and skate rental, were crowded and too small for comfortable use. Rather than attempting to expand the current area, the proposed master plan solution relocates the ice lobby to the tenant space to the north. By relocating the ice entry, the drop off creates less congestion near the main entry and allows patrons to enter a more expansive lobby.

The larger area creates better seating and viewing options, larger team lockers, larger concessions and skate rental, and larger offices. Secondary access directly to Ice Sheet #2 is provided behind the service area.

Benefits

- New entry and drop-off.
- New expanded lobby area with/ better viewing.
- New team lockers.
- New concessions and skate rental.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements
Fitness Expansion

Proposed Improvements

The current fitness center was created raising the gymnasium that is now on the main level in 2005. This area includes equipment and group exercise, but the moderate area limits the revenue potential of a larger. full-service fitness center.

When the second floor is constructed moving the gymnasium to the upper level, the area created below can be filled in with expanded fitness space. The expansion of the open fitness center is augmented by new group exercise space and additional locker rooms dedicated to the "dry" fitness function, separated from the pool lockers.

Benefits

- Expand equipment.
- Wellness focus.
- Expanded classes.
- Specialized fitness.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements

Pool Area Improvements

Proposed Improvements

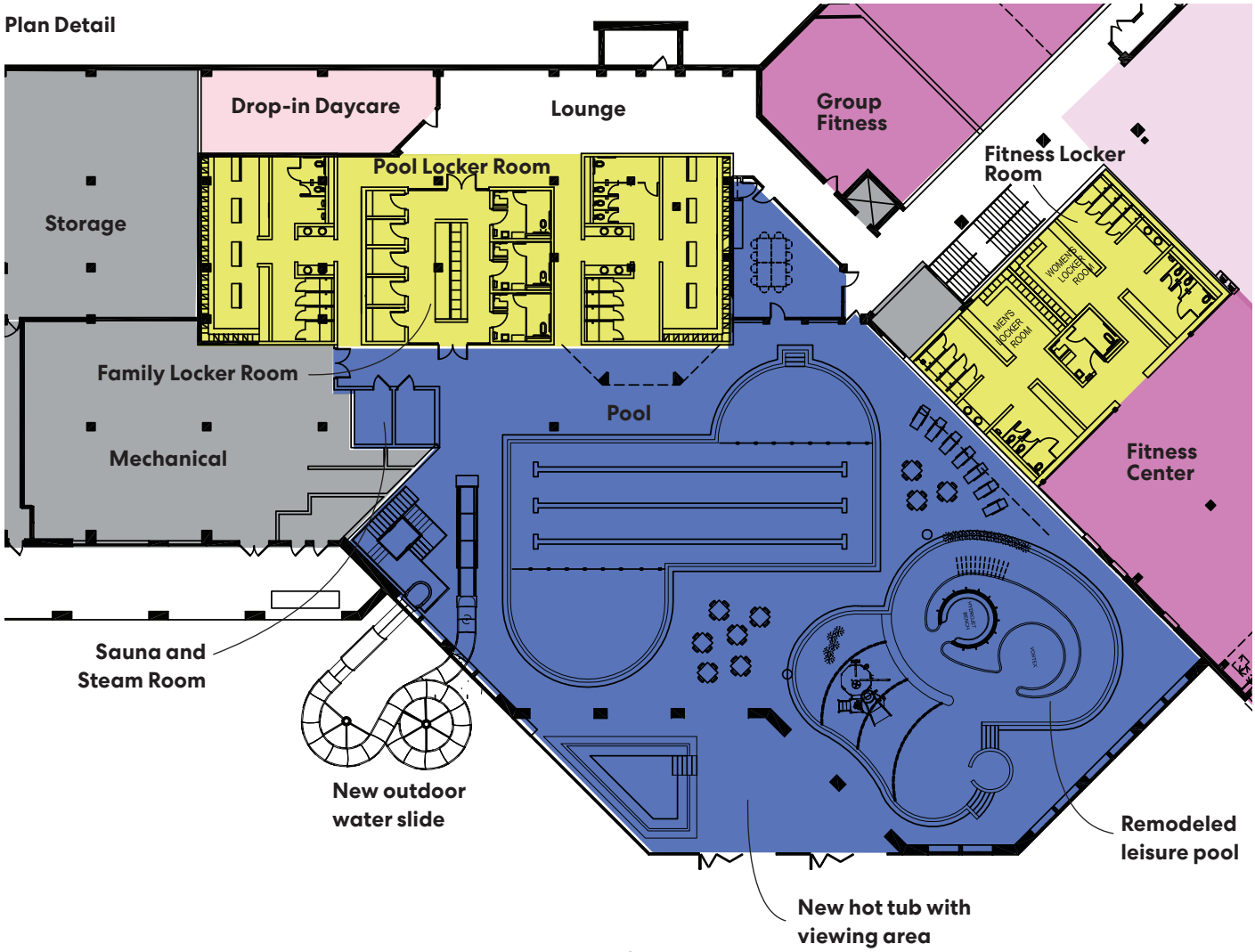
The pool area at the Community Center is well used and provides many of the desired amenities of a good aquatic program. However, the features could be updated to refresh the experience and create better flow. The two features that cause the most disruption are the hot tub and the slide. The master plan concept moves the slide to allow for an exterior flume, freeing up valuable deck space, while the small expansion to the west accommodates a new deck level hot tub. By moving the slide, the lap pool becomes more functional for lap swimming, lessons, and aqua fitness without the conflict of being the slide catchment pool.

The plan also proposes re-inventing the current recreational pool with a lazy river, vortex, zero-depth beach entry and new play features. Together, these changes will transform the pool into a more current aquatic environment for the next 30 years.

Benefits

- Move the slide outside.
- Expand hot tub area.
- Reconfigure leisure area.
- New pool features.
- Improved lap swimming.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements
Multi-Purpose Improvements

Proposed Improvements

The meeting rooms at the Community Center are functional, and generally well used. However, to keep up with other available rental space in the area, and to ensure that the space can continue to generate revenue, the area needs a face-lift with new finishes. Additionally, the enclosed balcony could be a great asset to the meeting space if it were better connected and accessible. The master plan creates better connectivity to the balcony, while also providing access from the lobby lounge as a pre-function space. Additional restrooms are proposed to keep up with increased patron visits.

Benefits

- Improve finishes and daylight.
- Connect to enclosed balcony.
- Add restrooms.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements
Indoor Playground

The New Indoor Playground
The existing playground sees limited use from children and families using the center, mostly during poor weather. With the small area and dated equipment, it does not appeal to many users.

The Master Plan proposes expanding the indoor playground to over twice its current size, and building an entirely new, themed playground environment on-par with larger regional indoor play facilities. By building something unique with more variety, the playground will draw users from the larger secondary service area, keep them there longer, and allow for more revenue generation from this amenity.

Benefits

- Increased area.
- Exciting, themed environment.
- Parties & rentals.
- Regional draw.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Photo Credit: OKGOPLAY

Phase 2: Facility Renovation Improvements

Theater/Gathering Area Improvements

Proposed Improvements

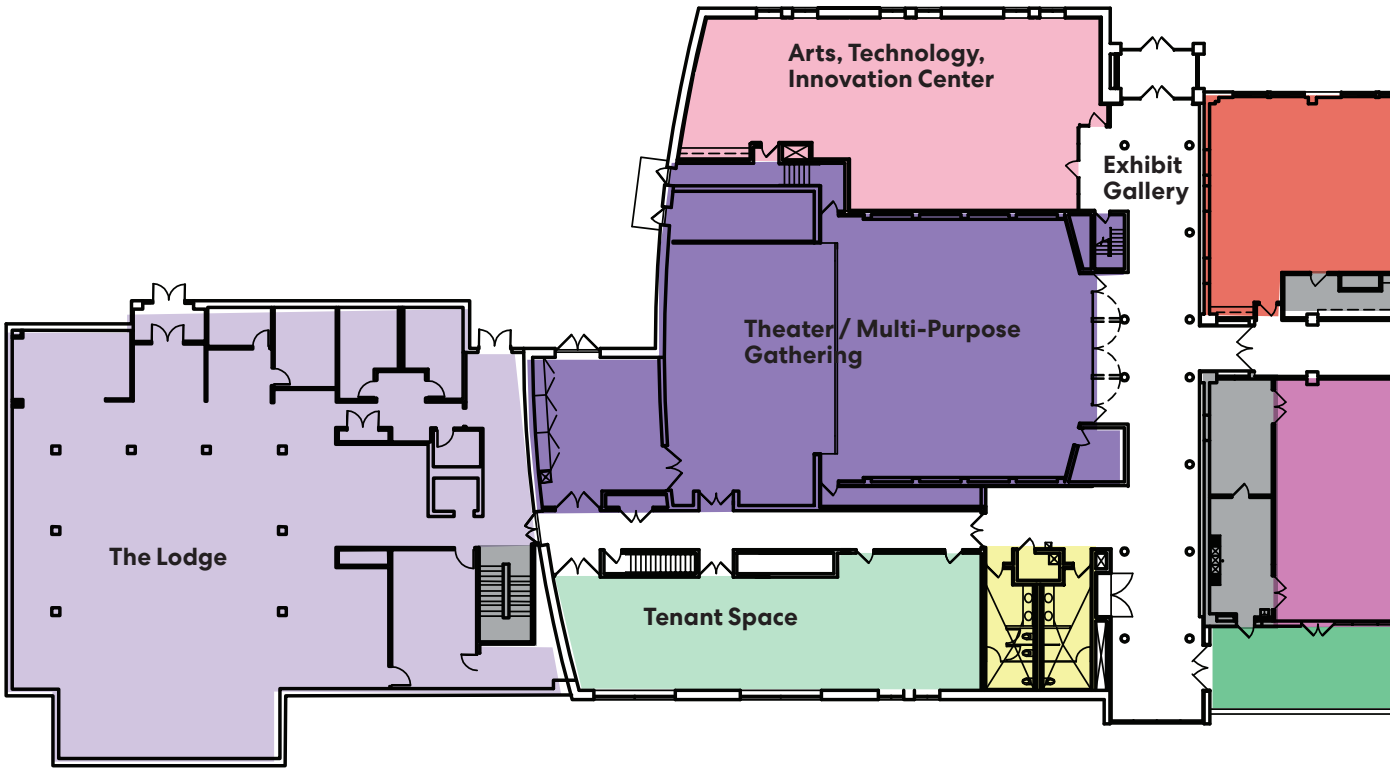
While the theater at the Community Center is a very functional performance venue for stage events, the permanent sloped seating limits flexibility and causes this space to be under-utilized.

The master plan concept proposes removing the permanent seating and filling in the sloped floor to create a flexible flat floor event space that can both host performance events, but act as a casual gathering space during non-event times. By opening up this area to more flexible uses, it will increase the utilization, and create a multi-purpose social space that serves broader community demand.

Benefits

- Convert to flat floor flexible space.
- Expand uses for other events.
- Special events.
- Becomes a new gathering space.
- Cafe-style social space during the day.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 2: Facility Renovation Improvements

Arts, Technology and Innovation Center

Proposed Improvements

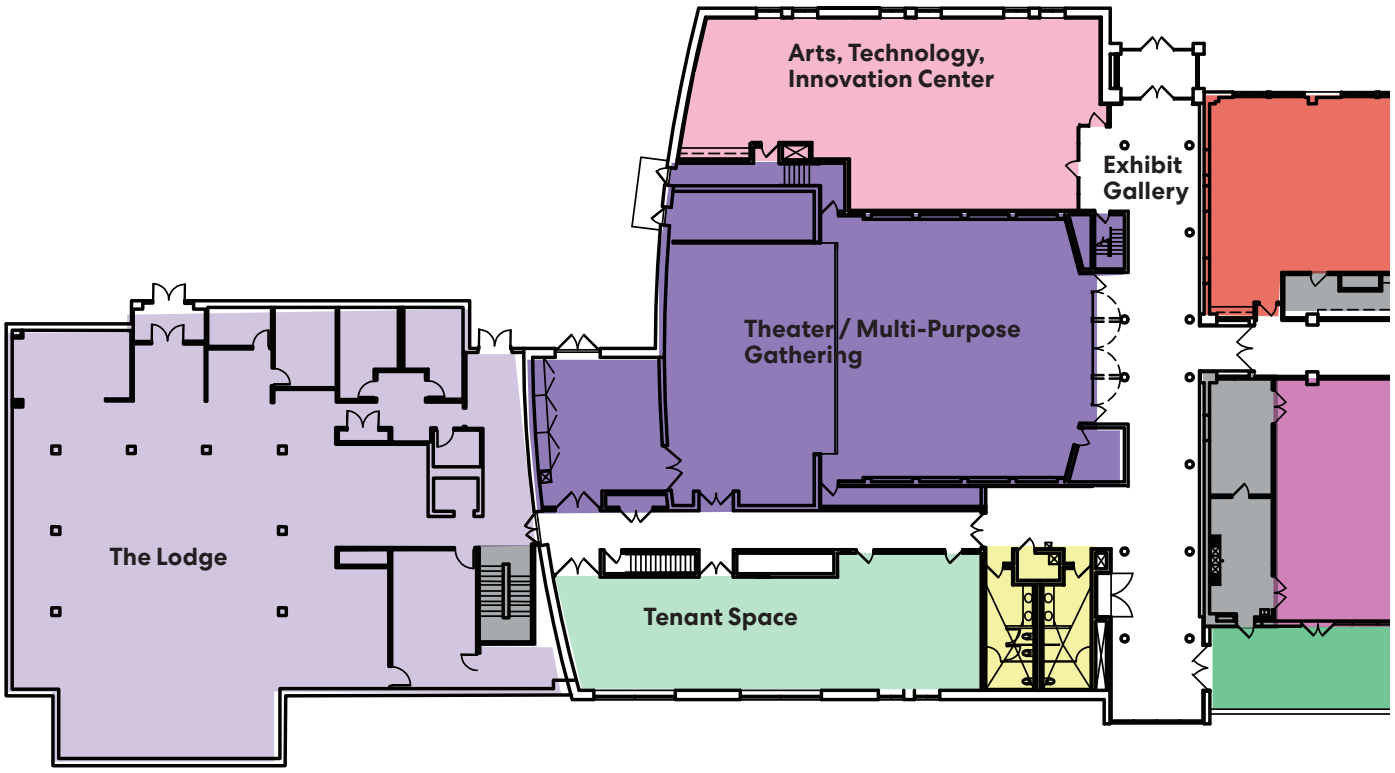
School and library districts have recognized the shift to STEM programs and innovation and creation space in their facilities. But with limited space and time availability, many of these programs become crowded, or reduced hours of use.

That is where the Community Center can fill a gap in programming between these community partners, and the innovation programs that younger residents demand. This flexible creation space can include arts & crafts, digital media labs, recording and video editing studio, robotics and coding area, Esports, maker space and other workspace for entrepreneurs and creators of all ages to dream and build.

Benefits

- Creative hub.
- Arts & crafts.
- Maker space.
- Esports.
- Enrichment classes.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 3: Building Addition (Fitness and Gymnasium)

Fitness and Multi-Purpose Recreational Area

Proposed Improvements

If the fitness center and gymnasium addition to the building is constructed in a future phase, the fitness area would shift to the building addition and the area below the lifted gymnasium can transition to a large, unobstructed multi-purpose recreation area.

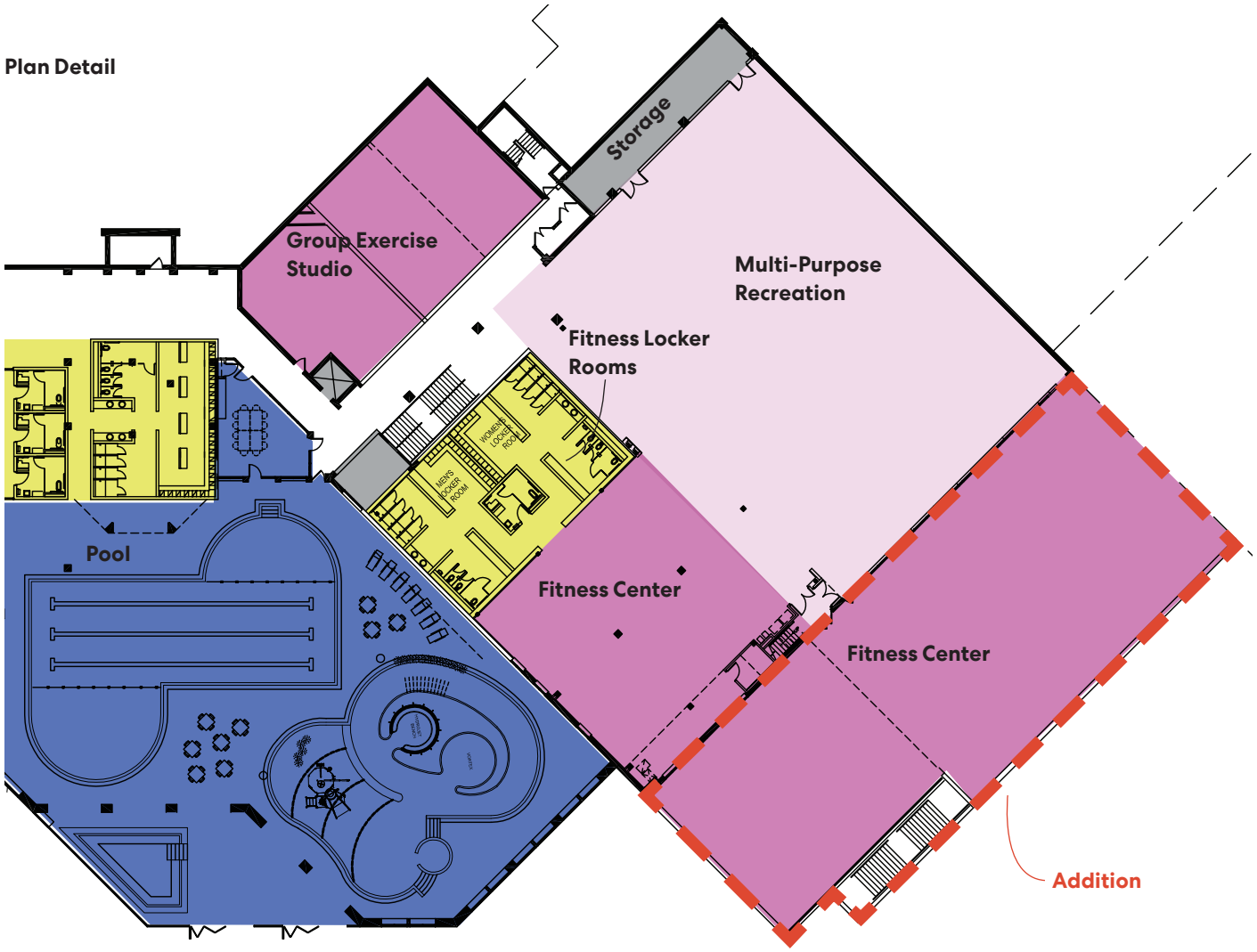
This space would have resilient sports flooring and could be used for everything from specialized sport classes and training, sports performance area, sport practice and training and other organized individual or group programs. The space could service sports traditionally served by outdoor fields that cannot function on wood courts such as indoor soccer, baseball infield practice, football drills, boot camps, kids tumbling and gymnastics, speed and agility training, and many other programs yet to be determined.

.

Benefits

- Multi-use sport area.
- Flexible & adaptable.
- Training.
- Expanded programming.
- Access to daylight and views.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Phase 3: Building Addition (Fitness and Gymnasium)

Gymnasium Addition

Proposed Improvements

The current gymnasium spaces on separate levels makes gymnasium programming a challenge. The facility is really set up for drop-in use with limited league or organized programming.

By constructing a new floor to raise the existing gym to the same level as the auxiliary gym, we now have a contiguous gym floor that can have broader program. The Master Plan also proposes adding and entire 1-1/2 courts of gym space to the east to create 3+ total gymnasium basketball courts.

In addition to supporting more league and tournament use, this larger gymnasium will allow for multiple activities to happen simultaneously, for instance, basketball, volleyball and pickleball at the same time, rather than limited times throughout the day/ week.

Benefits

- Flexibility.
- Expand programming.
- League potential.
- Multiple simultaneous uses.
- Maintain drop-in use.

Plan Detail

Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Future Phase: Building Addition (Pool)
Pool Addition

Proposed Improvements

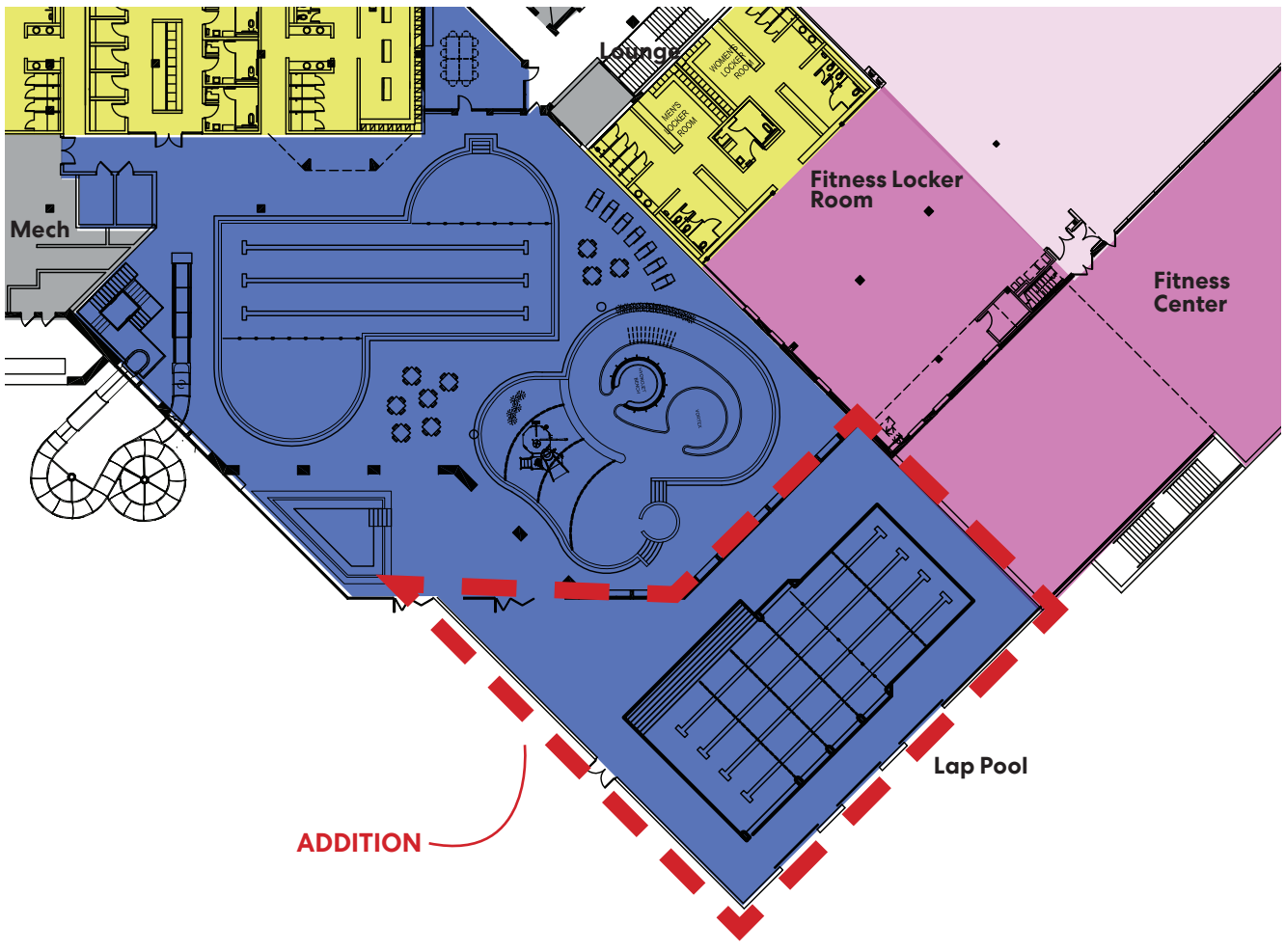
The proposed pool changes in Phase 2 will greatly improve the aquatic experience for many years to come. In this future phase, the building addition houses a new lap pool with additional deck space for viewing.

The lap pool addition allows for focused lap swimming lanes freeing up the current pool to be used for more recreational programming. The increased lanes will expand swimming lesson offerings and additional or new aquatic programming. It also opens up program scheduling for aquatic activities.

Benefits

- Dedicated lap swimming.
- Increased recreational swimming area.
- Increased opportunities for lessons and expanded programming.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.

Cost Summary

Phase 1:
Existing Deferred Maintenance **$23,072,742**

- Replace Roof.
- Replace deteriorating exterior egress stair.
- Replace end-of-life mechanical equipment.
- Address piping in restrooms.
- Address hot tub infrastructure and equipment.
- Address corrosion of steel decking in main ice arena.
- Address splash pad/outdoor plaza deterioration (w/o splash pad replacement).
- Update interior finishes including paint, carpet & base, tile and ceilings.
- Address congestion and circulation in parking lot.

Functional Improvements **$4,131,666**

- Lobby Remodel.
- Relocate Reception desk and the stairs to the lower level.
- Locker Room Remodel.

Phase 2:
Facility Renovation Improvements **$32,392,206**

- Ice Arena Lobby expansion.
- Raise lower level gym to entry level.
- Aquatic area expansion and remodel.
- Fitness area remodel.
- Fitness Locker Rooms.
- Convert racquetball courts to group exercise rooms.
- Meeting and Indoor playground.
- Theater remodel.
- Convert offices to art, technology and innovation center.

Phase 3:
Building Addition

- Gymnasium addition. **$10,632,006**
- Fitness addition.

Future Phase:
Building Addition

- Pool addition. **$10,235,610**

Total Cost Estimate* **$80,464,230**

*Cost estimates derived from RJM Construction, include the following assumptions:

- 2027 construction project with predicted inflation
- 10% design contingency, 10% construction contingency
- Soft costs (design fees, furniture, fixtures, equipment, security, audio visual testing and inspections, low-voltage)

MILLERS
MAKE A BUTTON
MAKE A ZINE.
VIRTUAL HANGOUT HERE!
CARVER COUNTY LIBRARY
www.carverlib.org

Section 6

Site Plan Concept

This Section Includes:

- Site Analysis
- Existing Site Plan
- Proposed Site Improvements

Site Analysis

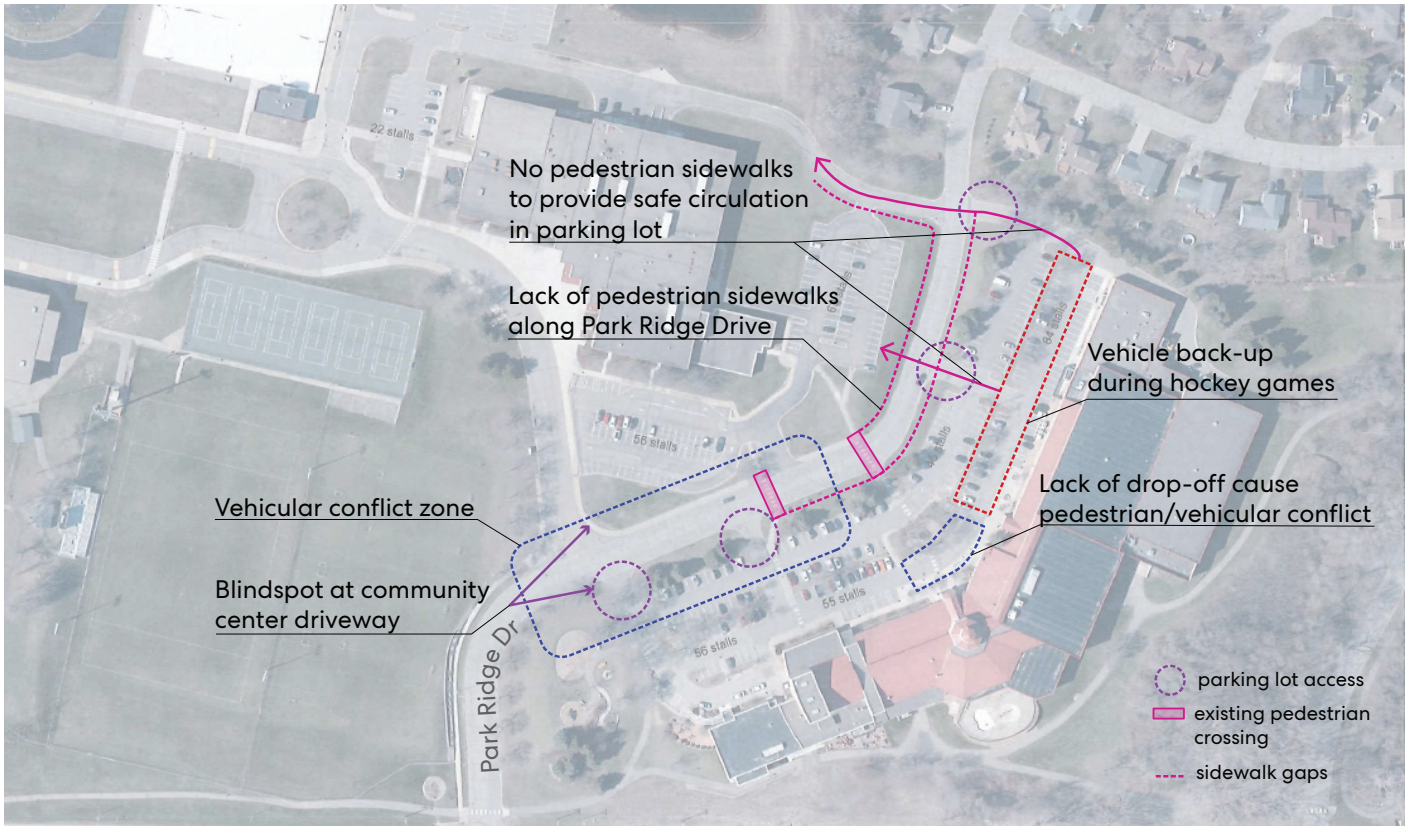
The Chaska Community Center is located at 1661 Park Ridge Drive, at the very south-eastern edge of a civic district that also includes the Chaska Middle School East, Chaska Middle School West, and La Academia. The district is bordered by N. Chestnut Street/TH 41 on the west, Engler Boulevard/CSAH 10 on the south, and residential neighborhoods on the north and east.

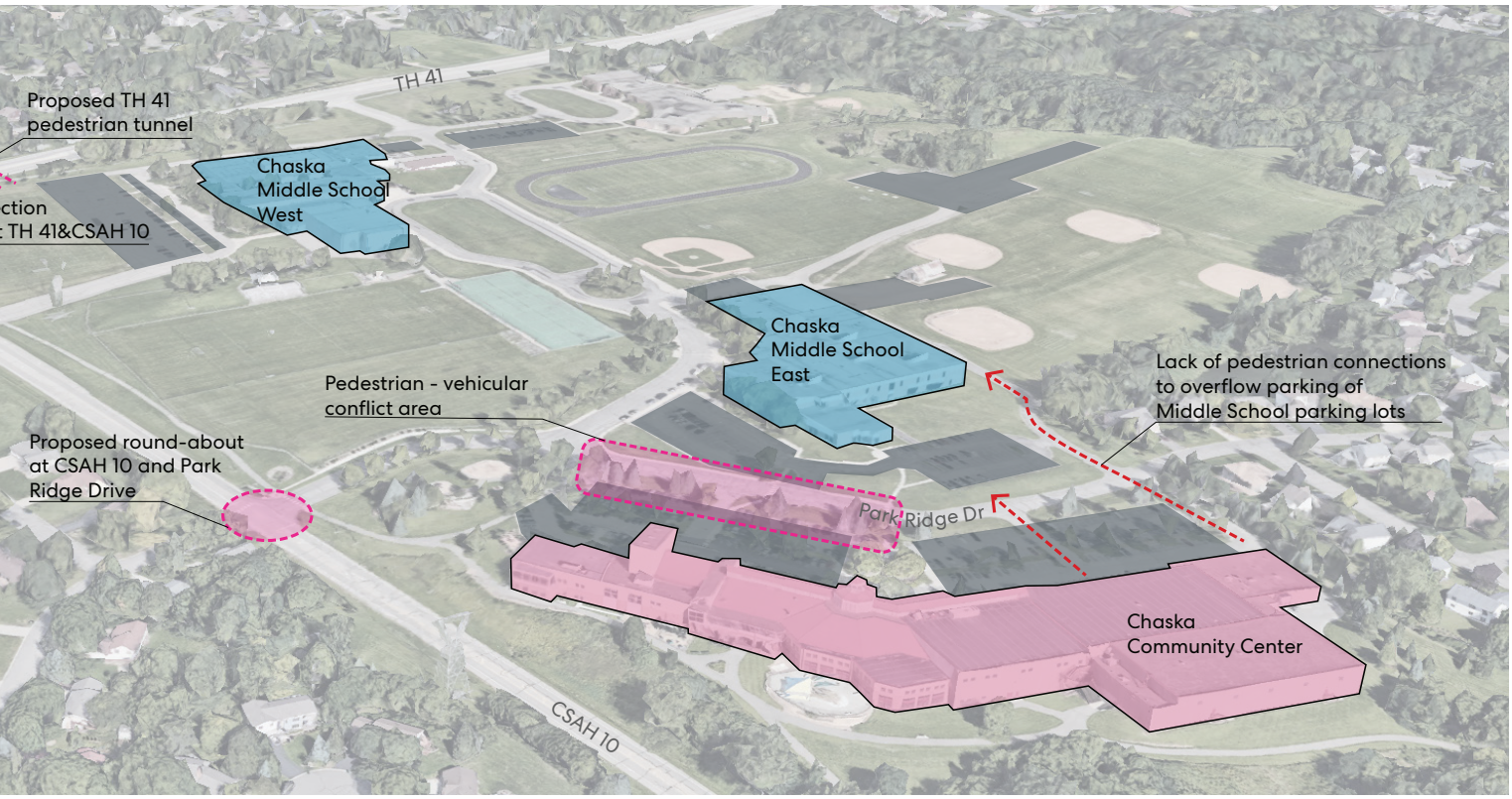
Park Ridge Drive provides direct access to the four separate access drives into the Chaska Community Center parking lot. Park Ridge Drive is an overly wide street with limited sidewalks, few designated crosswalks, and limited roadway lighting making it an unsafe environment for pedestrians and bicyclists. Park Ridge Drive can also get extremely congested during daily pick-up and drop-offs at the Middle School, making it challenging to patrons of the Community Center.

The current amount of parking for the Community Center does not meet current programming and event needs. The City of Chaska and the Eastern Carver County School District have agreements in place to allow the Community Center patrons to use school designated parking lots in off-peak hours when school is not in session. This school district parking is used during large events at the Community Center, including hockey games/tournaments, and allows the Community Center to maintain its extensive programming even during the busiest of days.

During the development of the community center feasibility study, Carver County was finalizing a study for CSAH 10/TH 41 that made recommendations focused on pedestrian improvements along both roadways, a pedestrian underpass along TH 41, and a round-about at the intersection of CSAH 10 and Park Ridge Drive. This study also went as far to identify future improvements associated with vehicular and bus access and circulation, drop-off and pick-up areas, and potential areas for parking lot expansions at both of the Chaska Middle School sites. The opportunity to create additional shared parking opportunities, along with more sidewalks and improved pedestrian crossings along Park Ridge Drive, will allow for more programming to occur at the Community Center.

Site context





Campus context

Existing photos

Existing Site Plan

The existing parking lot provides many challenges to community center operations and overall patron/user safety. Below are many of the current issues and challenges related to access, circulation, and parking at the community center.

Park Ridge Drive

- There is a lack of overall campus wayfinding and circulation makes it challenging to understand where patrons and visitors should access the community center parking.
- Park Ridge drive is used by the community center, Chaska Middle School East and adjacent neighborhood residents which creates some traffic issues during certain times of the day (school drop-off and pick-up).
- A lack of roadway/pedestrian lighting along Park Ridge Drive creates an unsafe environment for pedestrians and drivers.
- Limited sidewalks along Park Ridge Drive minimizes the opportunity for pedestrians to access remote parking lot areas. A lack of crosswalks between the Middle School and the Community Center creates unsafe pedestrian circulation.
- The four existing access driveways to the Community Center parking lot creates numerous vehicle/pedestrian areas of conflict.
- The north bound curve along Park Ridge Drive creates a blind spot for vehicles turning out of the first two driveways from the Community Center parking lot.

Community Center Parking Lot

- It has been identified that there is not currently enough parking to support the extensive programming at the Community Center. Other parking lots at the two Chaska Middle Schools can be used for overflow parking, but sidewalks do not exist to get to these lots.
- Lack of a separated designated drop-off in the parking lot causes vehicular back-ups which creates safety issues for pedestrians.
- A lack of vehicular traffic calming in the parking lot creates a safety issues with cars driving too fast.
- Lack of sidewalks in the parking lot creates safety issues for pedestrians who walk along drive lanes and between parked cars to get to the building.
- During large events (hockey games/tournaments) the parking is at capacity and vehicles are packed up in drive lanes creating an unsafe environment for pedestrians.

118 stalls
22 stalls
Chaska Middle School East
63 stalls
84 stalls
56 stalls
45 stalls
Park Ridge Drive
Chaska Community Center
55 stalls
56 stalls

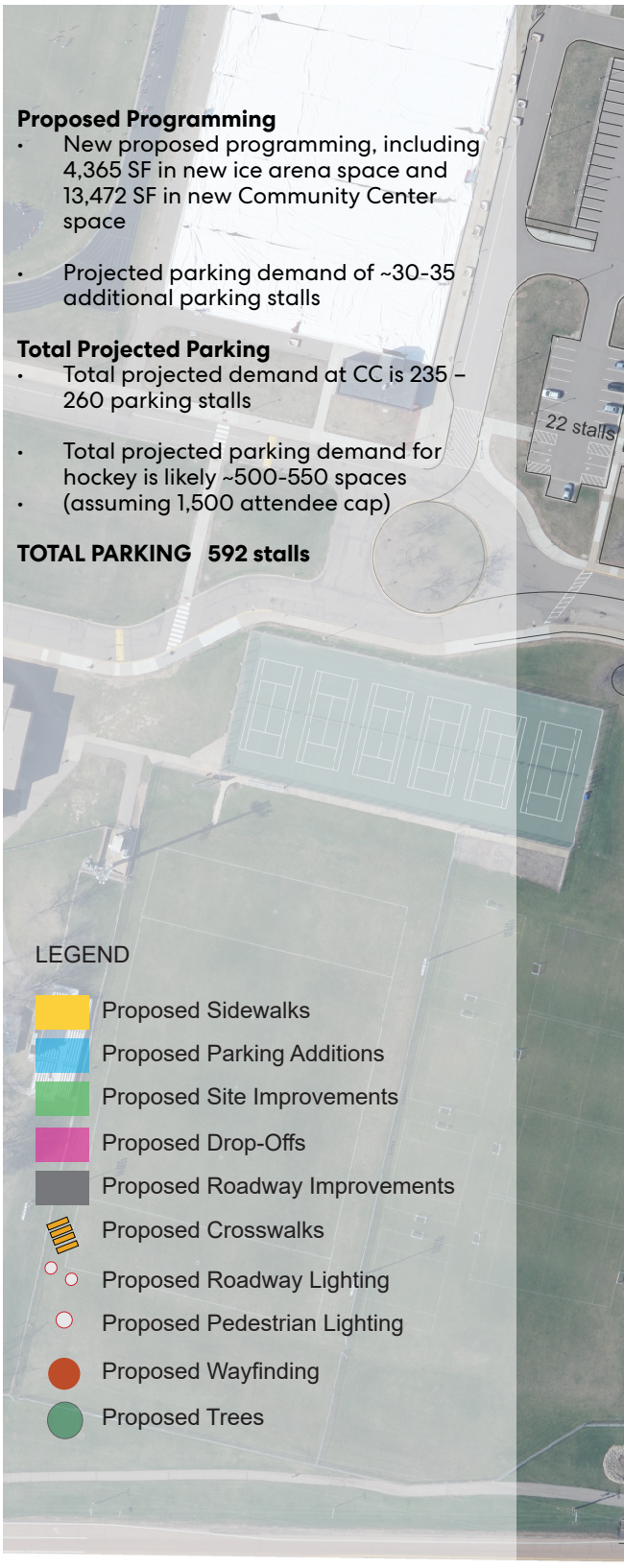
Access and Parking Lot Improvements

Based on conversations with Carver County, Eastern Carver County School District, City of Chaska staff, and input from the Citizen Task Force, we have developed a set of recommendations to improve the Community Center parking lot, Park Ridge Drive, and improvements to parking areas at the Chaska Middle School East site.

A list of the proposed improvements is identified below.

Community Center Parking Lot

- Consolidate parking lot access driveways from four existing driveways to two driveways.
    - Create two separate Community Center parking lots that are accessed by separate driveways off-of Park Ridge Drive.
    - Southern parking lot will have expanded drop-off area, more parking stalls, enhanced landscaping, and will include enhanced pedestrian circulation within the parking lot.
    - North parking lot will include expanded parking stalls, expanded drop-off area, and enhanced parking lot landscaping.
- Expand parking lots at Chaska Middle School East
    - With the reconfiguration of Park Ridge Drive we are able to add more surface parking stalls in existing parking lots.
    - Create new parking lots.
    - Incorporate new sidewalk connections within the parking lot areas.
- Reconfigure Park Ridge Drive
    - Create a "T" intersection south of the Chaska Middle School East to create safer traffic flow and circulation between the Community Center and Middle School East.
    - Incorporate two separate traffic circles along the length of Park Ridge Drive. Each traffic circle is aligned with a driveway/road heading west into the Middle School site and the traffic circle identifies where the new Community Center parking lot driveway access is located.
    - Incorporate new sidewalk connections along the entire length of Park Ridge Drive.
    - Provide four pedestrian crosswalks along the Park Ridge Drive.
    - Provide wayfinding, roadway lighting, and pedestrian scale lighting along Park Ridge Drive.



118 stalls
52 stalls
50 stalls
108 stalls
99 stalls
143 stalls
Park Ridge Drive
ONE WAY
ONE WAY
ONE WAY
Drop Off
Drop Off

EXIT
INDOOR PLAYGROUND
FITNESS
POOL
LOCKER ROOMS

Section 7

Implementation

This Section Includes:

- MN City Examples
- Funding Sources
- Next Steps

MN City Examples

To assist the City of Chaska with making informed decisions about the next steps in the process to implement recommendations from the feasibility study, it was determined that we should identify peer communities with similar recreation centers. These are recreation centers offering similar programming, centers of a similar scale, or centers that have gone through recent expansions /renovations to better understand how each of these peer communities fund and operate their facilities.

We provided a list of questions to the peer communities which are identified below.

- When was the original community center built, how much did it cost, and how was it funded and paid for?

- Have they recently renovated/expanded their community center or planning to in near future, how much did it cost, and how were the improvements funded and being paid for?

- Where does their community center operating budget fit into their overall city budget (General Fund, Special Revenue Fund, Enterprise Fund, Other?)

- What is their current community center total operating budget (expenses)?

- Approximately, how much total revenue is generated through fees and charges collected at the community center?

- What other sources are transferred to the community center to balance the budget and approximate amounts?

- How do ongoing capital replacements get paid for, what budget? (parking lot repairs, roof top units, major mechanical, carpet replacement, etc.)

- Please provide one graphic showing the community center and expansion.

Each of the peer communities provided specific responses to the questions asked, and those response are provided below.

City of Eagan Community Center
Opened: 2003
Square Footage: 105,000
City Population: 68,642

- The Community Center was built in 2002 and opened for business in 2003.
- The City is currently going through a design process to upgrade the facility with possible construction in 2025/2026.
- The City is looking to appropriate $15 Million towards the project with the use of Tax Abatement bonding and a part of a larger Recreation Facility Phase I effort. They are also building a new Art Facility and an Outdoor Winter/Ice Rink Destination site (covered rink and new building to support year-round programs).
- The Community Center is funded as a stand-alone enterprise site where fees are supposed to cover 80% of all direct operation costs.
    - The other 20% comes from antenna lease revenues received by the city.
- The current Community Center total operating budget for the 2024 budget is $2.1 million.
- Total revenue generated through fees and charges collected at the Community Center for 2024 budget is: $1.65 million.
- Antennae Lease revenues are used to balance the Community Center budget and are estimated at approximately $420,000 (or 20% of the total budget).
- Ongoing capitol replacement projects are paid for by a self-funded renewal and replacement account within the enterprise fund.
    - Approximately $180,000 each year is set aside as part of the operating budget that is intended to fund all internal R/R, equipment and CIP needs (minus any large-scale renovations).
    - The exterior building shell and grounds are not covered by the Community Center funding. Additional funding comes from a general fund supported by the capital fund.

MN City Examples

City of Elk River

Furniture and Things Community Event Center

Renovation Opened: 2020

City Population: 26,192

- The new community center was a consolidation of the Lions Park Center (small multipurpose banquet hall), City library (which was being utilized as a senior 55+ center), and the Elk River Ice Area (2- sheet ice rink).
- The new Community Center is on the same site as the former Elk River Ice Arena.
  - The 75,000 square-foot addition included the replacement of existing ice sheets.
  - Addition included a new 30,000-square-foot turf field house.
  - Additional improvements included walking tracks, the Elk River Senior Activity Center, Serrano Brothers Café, retail space, as well as event and meeting rooms.
- Overall costs for site preparation/demolition and construction of the new Community Center was $21 million.
- The construction of the facility was funded through a Local Option Sales Tax supporting a $35 million total parks and recreation improvement.
  - A 3,038 sq ft. lease space area was funded separately through our Building Reserve (capital) fund for roughly $450,000.
- The City Council's goal is for the facility to fund its operational costs. We have not gotten there yet but have made progress. It is currently funded through a Special Revenue Fund.
  - The City used the fund balance from our old Ice Arena Fund to offset operating expenses through our startup and the pandemic.
- Total revenue generated through fees and charges collected at the Community Center for 2023 was: $928,380.
  - The current budget for 2024 is $1,842,150 based on proposed increase in staffing and includes approximately $113,000 for deferred maintenance.
- Naming Rights for the building were sold, and it is now called Furniture and Things Community Event Center, or FT Center.
  - The City also sold the naming rights for two of the ice rinks and are working on selling naming rights for the field house and senior center. These funds are intended to pay for future capital improvements.

City of Plymouth

Plymouth Creek Community Center

Opened: 1999

Renovation Opened: 2022

City Population: 79,828

Square Footage: 110,000

- The original Plymouth Creek Community Center opened in 1999 and cost $7,600,000. It was funded as follows:
  - Project interest - $28,553
  - Bond Proceeds - $4,412,947
  - Community Improvement Fund - $1,688,500
  - Park Dedication - $170,000
  - Capital Improvement - $1,300,000
- The renovated Community Center opened in January (active wing) and July (social wing) of 2022.
  - Project expanded the building from a 30,000 sq ft building to a 110,000 sq ft building.
- The renovated and expanded Community Center project cost was $49,173,000 and was funded as follows:
  - Tax Abatement Bonds - $41,763,000
  - State Bonds - $5,000,000
  - MN Sales Tax Exemption - $1,500,000
  - City Pre-Levy - $910,000
  - Project saved approximately $12 million (interest rate on bonds was 1.33%) by constructing during COVID.
- The Community Center is funded through the General Fund.
- The current Community Center total operating budget for 2024 is: $2,185,169.
  - Facilities Maintenance (CIP, Contractual Services, Equipment and Supplies) is budgeted under Public Works (Facilities) with approximately $375,000 in estimated expenses.
- Total revenue generated through fees and charges collected at the Community Center for the 2024 budget is: $1,004,600.
- No other revenue sources are used to balance the Community Center budget.
- Ongoing capitol replacement projects are paid for through a combination of the City annual Capitol Improvement Budget and the Public Works (Facilities) budget.

MN City Examples

City of Maple Grove Community Center

Opened: 1977

City Population: 70,726

Square Footage: 173,000

- The City is currently working on a plan to renovate and expand the entire community center.
  - Phase one of the master plan will include a third ice sheet.
    - This project is currently under design with the estimated construction to start in July 2024.
  - The entire master plan improvements for the Community Center is estimated at $116 million.
    - The project includes new swimming pools, more senior program space, banquet space, space for the arts, a walking track, a third sheet of ice, new roofs, and new mechanical systems.
  - The City passed a half cent sales tax referendum that will cover $90M in 2022. State bonding award of $5M, another request is pending. Sponsorships and donations will also provide project funding.
- The Community Center is funded through an Enterprise fund.
- The current Community Center total operating budget for 2024 is: $3.9 million.
- Total revenue generated through fees and charges collected at the Community Center for 2024 is estimated: $2.97 million.
- $987,000 is subsidized by the general fund to balance the Community Center budget.
- Ongoing capitol replacement projects are paid for thru a combination of the City of operating, and enterprise fund, and well as city CIP for larger expenses.

City of Eden Prairie Community Center

Opened: 1982

City Population: 63,161

Square Footage: 225,000

2008 Community Center expansion:

- Added on a Play Care, Play Structure, Gymnasium, Fitness Floor and Studios, Meeting Rooms, Concession Stand, a third Ice Arena.
- The cost was approximately. $14.3M and was funded with Revenue and Park Referendum bonds, Naming Rights, donations, city funds from Capital Improvement fund and Park Dedication fund.

2016 Aquatics Expansion:

- Added on additional Fitness Floor square footage, an additional fitness studio, three pools, a plunge pool with water slide, a hot tub, meeting rooms and a dryland training room.
- The cost was approximately. $21M and was funded with Tax Abatement bonds, Naming Rights and city funds from Capital Improvement fund.
- The Community Center is funded through the General fund.
- The current Community Center total operating budget for 2023 was: $5,885,462.
- Total revenue generated through fees and charges collected at the Community Center for 2023 was: Approximately $4.2 million.
- The community center is part of the general fund and no other sources are transferred in.
- Ongoing projects are budgeted in the City's 10 CIP and paid for by the Facilities Internal Service Fund. Each year the Community Center is charged a Facilities user charge.

MN City Examples

City of Inver Grove Heights Community Center

Opened: 1996

City Population: 35,541

- The Community Center was initially constructed in 1996 and consisted of two ice arenas, three community rooms and a lobby / office area.
- A significant expansion was added in 2000.
    - Expansion included two indoor pools (a lap pool with diving well plus a recreation / play pool for kids), a fitness area, and a small indoor walking track.
    - More lobby, office and locker room space was also added as part of this expansion.
    - Cost information not available.
- The Community Center is funded through a Special Revenue fund.
- The current Community Center total operating budget estimated for 2024 is: $4,050,595.
- Total revenue generated through fees and charges collected at the Community Center estimated for 2024 is: Approximately $2,895,790.
- The City of IGH receives “host community payments” as a result of being home to one of the major landfills in the metro area (Pine Bend Landfill). Roughly half of the annual host community revenue is transferred to cover the remaining operating costs of the Community Center.

City of Shoreview

Community Center

Opened: 1990

City Population: 26,670

- Original Community Center built in 1990 and was built at the same time as a new City Hall
    - Cost Approximately $9 million.
- There have been two Community Center expansions since 1990:
    - 2002 Expansion: Cost $5 million
    - 2019 Expansion: Cost $17 million
- The Community Center is funded through the Special Revenue fund.
- The current Community Center total operating budget estimates for 2024 is: $: $4,358,532.
- Total revenue generated through fees and charges collected at the Community Center estimated for 2024 is: Approximately $4,045,471.
- $305,000 is subsidized by the general fund to balance the Community Center budget.
- Capital improvements are funded through the Community Center Improvement Fund and Community Center Investment Fund.

MN City Examples

City of New Brighton Community Center

Opened: 1994

City Population: 22,902

- Community center was built in 1994.
  - Community Center originally failed a bond referendum.
  - After the failed bond referendum, it became a joint project with the School District and housed ECFE.
  - Was paid for with bonds by the City.
- The last building renovation/expansion was the addition of the Ramsey County Library, Subway Restaurant and locker room renovations.
  - The Library renovation occurred in 2011.
  - The Subway Restaurant area was constructed in 2013.
  - Restroom/Locker Room renovations were completed in 2015.
  - Ramsey County paid for the expansion/build out of the library as well as the original parking lot expansion, however they do not pay rent for the space.
  - The locker room renovations were paid for with internal CIP funds.
- The Community Center is funded through the General Fund (It is tracked as its own budget unit but rolled up into the entirety of the parks and recreation budget.)
- The Community Center total operating budget for 2024 is: $2,189,300
- Total revenue generated through fees and charges collected at the Community Center in 2024 is estimated: $1,336,500 (61% Cost Recovery)
- The Community Center is part of the Parks and Recreation budget overall, there is a general roll up, and it is offset by tax levy.
- The City has a robust non-fleet capital replacement plan which allows us to plan and save for anything over $5,000 the moment it is purchased. That allows the City to maintain the facility it a robust and proactive way.

City of Chaska Community Center

Opened: 1991

City Population: 28,170

Current Square Footage: 210,000

- The original building was built in 1990 and consisted of one ice arena, an indoor aquatics space with a waterslide, two gymnasiums with a suspended track above, two racquet ball courts, a small space for fitness equipment, and three multi-purpose meeting/community rooms. The building was approximately 115,750 square feet, cost $9,200,000 to build, and was funded with Tax Increment Bonds.
- Future building additions included:
  - 1996: an arts addition consisting of an exhibit gallery, 240 seat theater, and adjacent multi-purpose rooms. This addition was approximately 36,000 square feet, cost $4,000,000 to build, and was funded with Tax Increment Bonds
  - 1998: a second ice arena with team rooms and restrooms. This addition was approximately 28,000 square feet, cost $2,165,000 to build, and was funded with EDA Lease Revenue Bonds.
  - 1999: an addition for St. Francis Physical Therapy & Capable Kids was built and leased to them. This addition was approximately 10,250 square feet, cost $1,237,000 to build, and was funded with EDA Lease Revenue Bonds.
  - 2005: one of the gymnasiums on the lower level was raised to create a fitness center space and group exercise studio. This project added 7,250 square feet, cost $3,000,000 to build, and was funded with $1.8 million in Land Sale Profits, $1 million from an Electric Fund Transfer, and $200,000 in community center cash reserves.
  - 2007: an addition for The Lodge (active older adult/senior center space) on the main level and a pre-school/youth programming area below. This addition was approximately 12,750 square feet, cost $2,783,000 to build, and was funded with EDA Lease Revenue Bonds.
- The Community Center is set up as an enterprise fund and expected to cover all operating costs, administrative charges, deferred maintenance, and large capital expenses to include the building structure, parking lot, and site amenities. Until recently, all recreation staff, recreation programming, and community events were also funded through the community center operating budget rather than the general fund
- The 2024 operating budget is $4,965,252.
  - Total revenues from fees and charges are budgeted at $3,762,688
  - The $1,203,524 shortfall will be balanced with transfers from the City's electric, water, sewer, and self-insurance funds.

Funding Sources

The following list outlines different opportunities for capital funding sources.

Local Taxing Sources

Beyond the allocation of funds from the city's general fund for ongoing programs, maintenance or the passage of bond issues for capital projects, there are other taxing sources available.

Capital Improvement Fund – Establishing a dedicated funding source for capital projects from either a percentage of existing tax revenues or through a tax increase established for that specific purpose.

Local General Use Sales Tax (with referendum)
A local sales tax generates revenue that is spread among both residents of the community and visitors. The city would go out for a referendum to ask residents to approve an increase in the local general use sales tax.

General Property Tax Levy
This funding source produces a stable, reliable source of funds and is within the control of the city council to make decisions without requiring approval of the legislature. The city can propose a property tax levy for a given year. This can be planned for and allow the city to identify needs based on available resources.

Certificates of Participation (COP) – A form of lease-purchase, COPs are issued for debt periods similar to normal bonds but the amenity itself serves as the collateral. This funding mechanism does not usually require voter approval.

Special Purpose Levy – A property or sales tax levy that is for a specific purpose (community center, large park, event center, etc.). These levies are often for a limited time period.

Transient Lodging Tax – This is a tax on hotel and motel rooms where a percentage tax is collected on each room night sold. This often funds parks and recreation amenities that attract visitors (sports complexes, ice rinks, etc.).

State and National Tax Sources

Land Water Conservation Fund - The LWCF funds a variety of outdoor parks and amenities through their grant process.

Community Development Block Grant - CDBG funds can also be utilized to develop and maintain parks and recreation amenities and provide services in lower income areas of a community.

Non-Tax Sources

Many communities now try to expand capital and operations funding with other non-tax sources. A few are noted below.

Parks Foundation - Many cities have established a parks and recreation foundation, 501(C)3, to provide a way for individuals and corporations to provide donations to fund parks and recreation facilities and programs. This also increases eligibility for certain grants. Often the city council will serve as the actual board, or they appoint others to the board.

Grants - There are a wide variety of grants from foundations and corporations that can fund certain aspects of a facility's development or specialized programs. These often require the services of a contract grant writer.

Fundraising - A possible source of capital funding can come from a comprehensive fundraising campaign. Contributions from local businesses, private individuals and social service organizations can be targeted. To maximize this form of funding, a private fundraising consultant may be necessary.

Naming Rights and Sponsorships - Although not nearly as lucrative as for large stadiums and other similar facilities, the sale of naming rights and long-term sponsorships could be a source of some capital funding as well. It is often necessary to hire a specialist in selling naming rights and sponsorships if this revenue source is to be maximized to its fullest potential. No lifetime naming rights should be sold, only 20-year maximum rights should be possible. Determining the level of financial contribution necessary to gain a naming right is crucial.

Partnerships - This funding source can be leveraged by partnering with a variety of organizations to manage facilities and provide programs and other services. This requires a strong partnership agreement to be in place.

Next Steps

Upon approval of the Community Center Master Plan, it is recommended that staff perform the following:

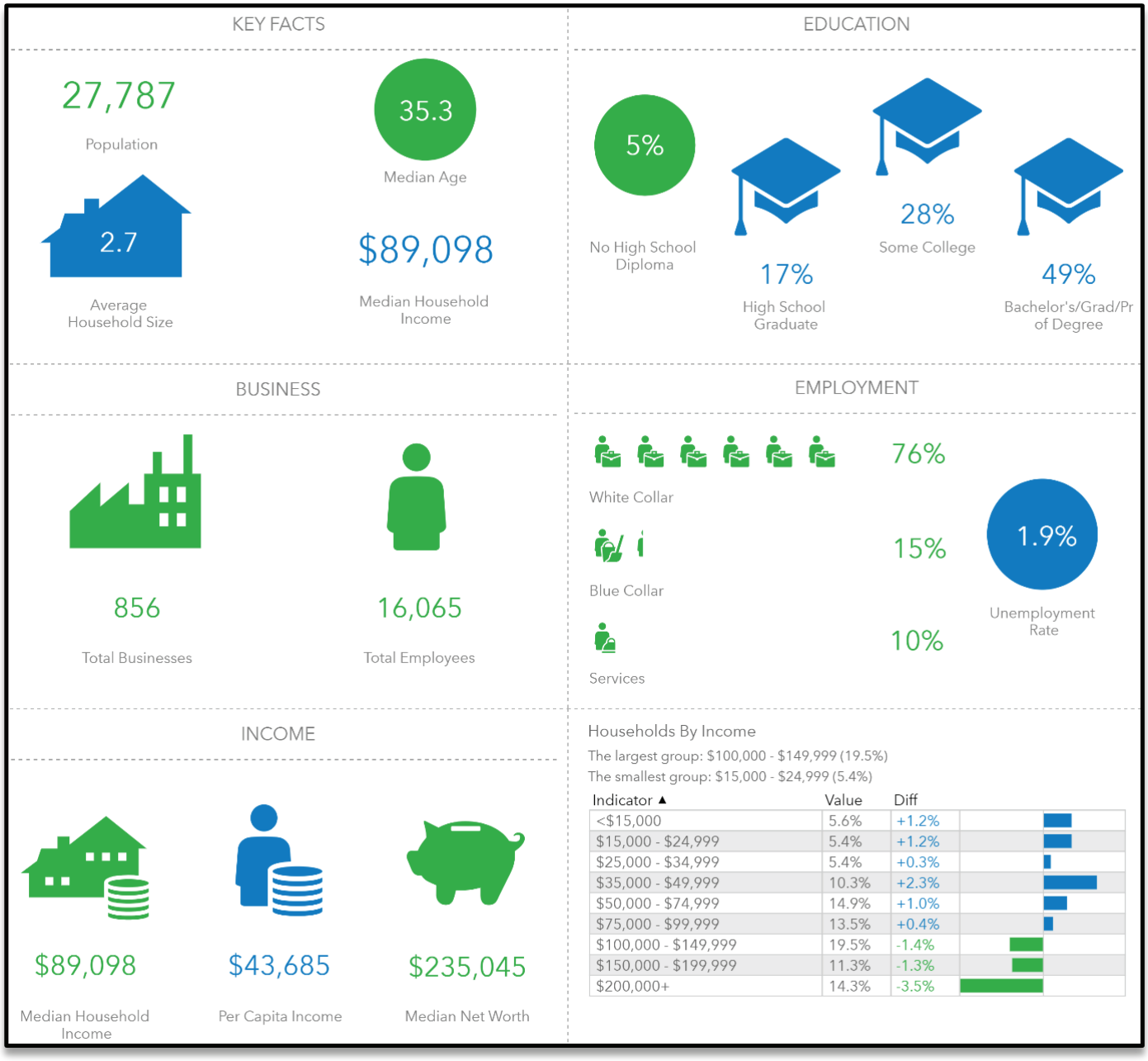
- Have further discussions with the City Council regarding the financing strategies recommended to fund the deferred maintenance and building improvements in the Community Center Master Plan.
- Have further discussions with the City Council regarding the Community Center operating fundamentals to redefine what the current enterprise fund operations are intended to cover going forward and determine what other potential funding sources could be allocated to establish a sustainable operating budget into the future while ensuring the facility remains affordable to residents.
- Perform an in-depth operational analysis to evaluate the proposed changes to the building and the positive impact the changes would have on usage of the building and expanded opportunities for additional revenue.
- Conduct a statistically valid survey of the Chaska community to understand the level of interest and support residents have for future improvements of the Community Center and the associated costs.

Appendix

This Section Includes:

- Demographic and Market Analysis

Market Demographic Infographic



Household by Income comparison uses the Primary Service Area and compares it to Carver County.

Demographic Summary

	Primary Service Area	Secondary Service Area
Population:		
2010 Census	23,788 [1]	60,776 [2]
2021 Estimate	27,787	74,873
2026 Estimate	28,852	80,333
Households:		
2010 Census	8,822	21,743
2021 Estimate	10,247	26,724
2026 Estimate	10,650	28,687
Families:		
2010 Census	6,193	16,291
2021 Estimate	7,033	19,851
2026 Estimate	7,264	21,269
Average Household Size:		
2010 Census	2.68	2.77
2021 Estimate	2.70	2.78
2026 Estimate	2.70	2.78
Ethnicity (2021 Estimate):		
Hispanic	9.6%	5.1%
White	83.4%	86.2%
Black	5.1%	3.3%
American Indian	0.4%	2.0%
Asian	4.5%	6.0%
Pacific Islander	0.0%	0.0%
Other	3.9%	1.9%
Multiple	2.6%	2.4%
Median Age:		
2010 Census	33.8	35.6
2021 Estimate	35.3	36.9
2026 Estimate	35.9	37.6
Median Income:		
2021 Estimate	$89,098	$112,769
2026 Estimate	$100,662	$124,760

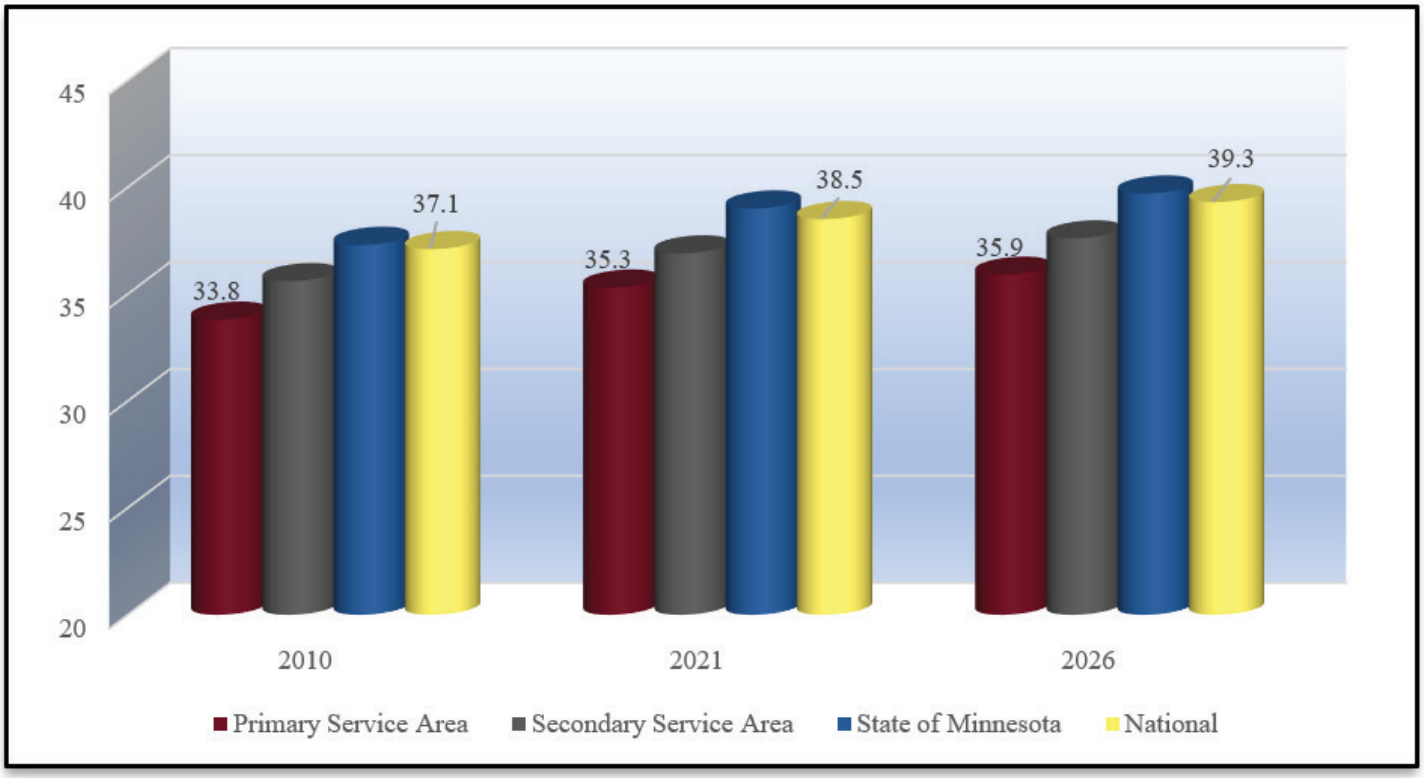
[1] From the 2000-2010 Census, the Primary Service Area experienced a 29.6% increase in population.
[2] From the 2000-2010 Census, the Secondary Service Area experienced a 33.1% increase in population.

Age and Income: The median age and household income levels are compared with the national number as both of these factors are secondary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table: Median Age

	2010 Census	2021 Projection	2026 Projection
Primary Service Area	33.8	35.3	35.9
Secondary Service Area	35.6	36.9	37.6
State of Minnesota	37.3	39.0	39.7
Nationally	37.1	38.8	39.3

Chart: Median Age



The median age in the Primary and Secondary Service Area is lower than Minnesota and the National number. A lower median age typically points to the presence of families with children. Recreation centers and activities draw a large demographic but tend to be most popular with youth and their parents. Grandparents are becoming an increasing part of the household though as they care for and are involved with their grandchildren.

The following chart provides the number of households and percentage of households in the Primary Service Area with children.

Table: Households with children

	Number of Households w/ Children	Percentage of Households w/ Children
Primary Service Area	3,701	42.0%
Secondary Service Area	9,699	44.6%
State of Minnesota	--	31.6%

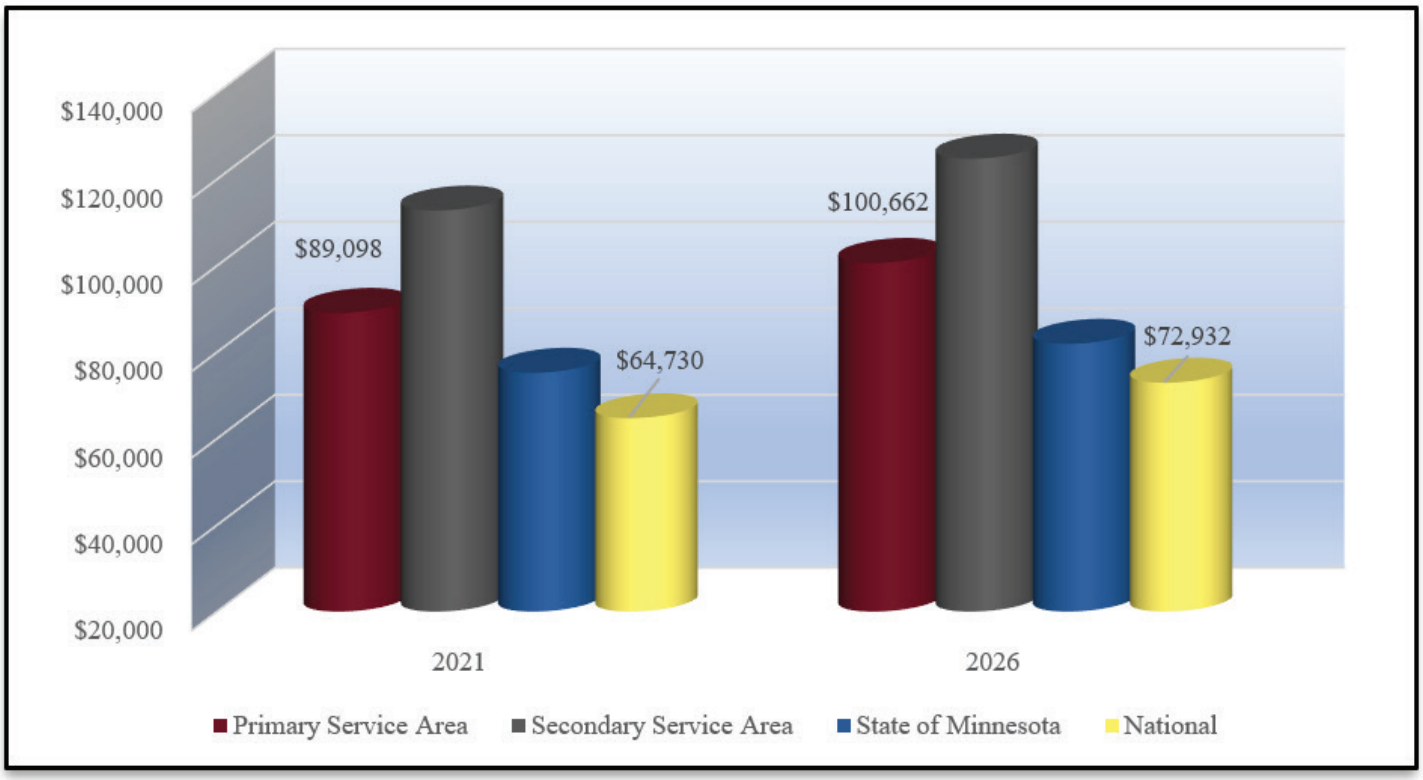
The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2010 Census, 33.4% of households nationally had children present.

Table: Median Household Income

	2021 Projection	2026 Projection
Primary Service Area	$89,098	$100,662
Secondary Service Area	$112,769	$124,760
State of Minnesota	$75,244	$81,946
Nationally	$64,730	$72,932

National

Chart: Median Income



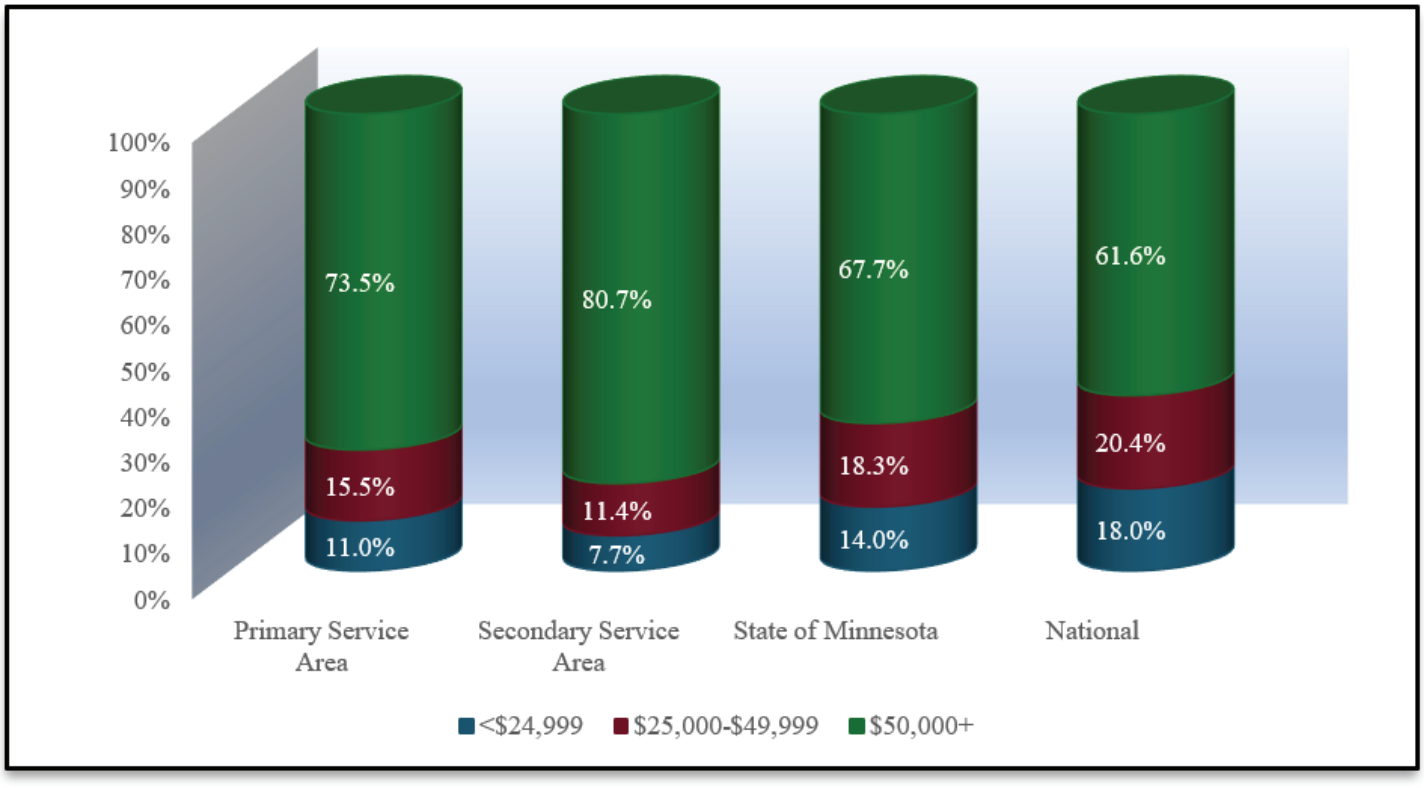
Based on 2021 projections for median household income the following narrative describes the service areas:

In the Primary Service Area, the percentage of households with median income over $50,000 per year is 73.5% compared to 61.6% on a national level. Furthermore, the percentage of the households in the service area with median income less than $25,000 per year is 11.0% compared to a level of 18.0% nationally.

In the Secondary Service Area, the percentage of households with median income over $50,000 per year is 80.7% compared to 61.6% on a national level. Furthermore, the percentage of the households in the service area with median income less than $25,000 per year is 7.7% compared to a level of 18.0% nationally.

While there is no perfect indicator of use of parks and recreation facilities, the percentage of households with more than $50,000 median income is a key indicator. Therefore, those numbers are significant and balanced with the overall cost of living.

Chart: Median Household Income Distribution



In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular, reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table: Household Budget Expenditures

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	125	$31,457.11	31.6%
Shelter	126	$25,325.68	25.4%
Utilities, Fuel, Public Service	123	$6,131.43	6.2%
Entertainment & Recreation	125	$4,035.72	4.1%

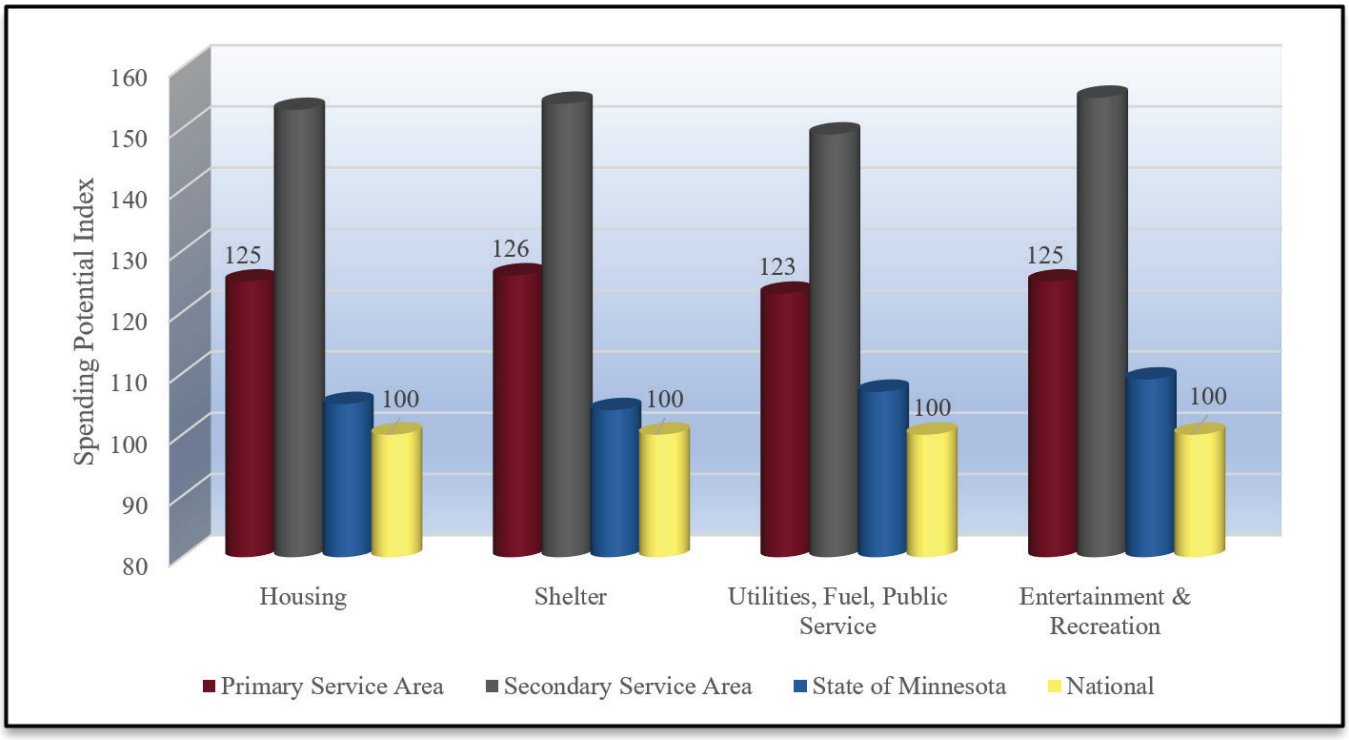
Secondary Service Area	SPI	Average Amount Spent	Percent
Housing	153	$38,520.59	31.4%
Shelter	154	$31,109.60	25.3%
Utilities, Fuel, Public Service	149	$7,410.98	6.0%
Entertainment & Recreation	155	$5,020.09	4.1%

State of Minnesota	SPI	Average Amount Spent	Percent
Housing	105	$26,330.06	31.4%
Shelter	104	$20,996.01	25.0%
Utilities, Fuel, Public Service	107	$5,334.05	6.4%
Entertainment & Recreation	109	$3,506.50	4.2%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

Chart: Household Budget Expenditures Spending Potential Index



The consistency between the median household income and the household budget expenditures is important. It also points to the fact that compared to the State level the dollars available, the money being spent in the Primary and Secondary Service Area is significantly higher. This could point to the ability to pay for programs and services offered at a recreation facility of any variety.

The total number of housing units in the Primary Service Area is 9,296 and 94.9% are occupied, or 299,918 housing units. The total vacancy rate for the service area is 5.1%. Of the available units:

- For Rent 2.5%
- Rented, not Occupied 0.1%
- For Sale 1.0%
- Sold, not Occupied 0.2%
- For Seasonal Use 0.5%
- Other Vacant 0.8%

The total number of housing units in the Secondary Service Area is 22,756 and 95.5% are occupied, or 21,743 housing units. The total vacancy rate for the service area is 4.5%. Of the available units:

- For Rent 1.4%
- Rented, not Occupied 0.1%
- For Sale 1.2%
- Sold, not Occupied 0.2%
- For Seasonal Use 0.8%
- Other Vacant 0.8%

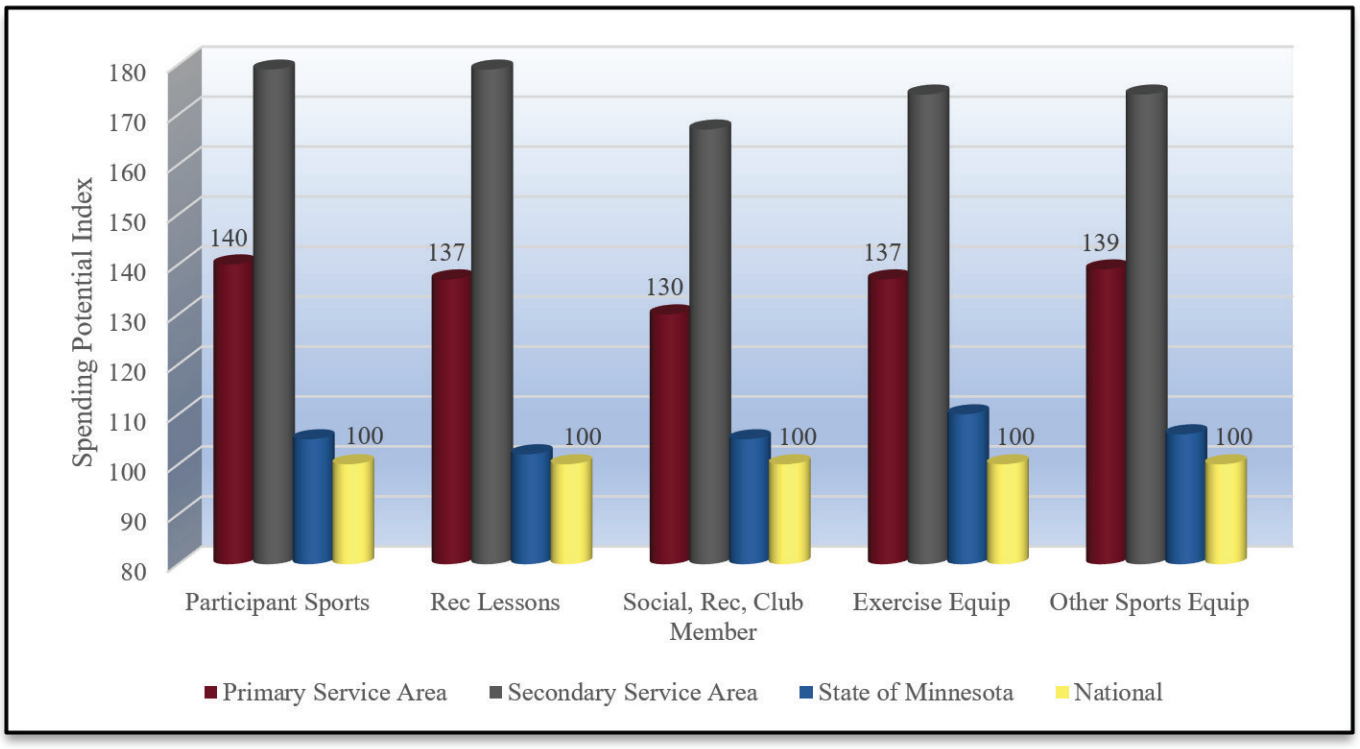
Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	140	$161.13
Fees for Recreational Lessons	137	$193.23
Social, Recreation, Club Membership	130	$323.87
Exercise Equipment/Game Tables	137	$75.69
Other Sports Equipment	139	$9.87

State of Minnesota	SPI	Average Spent
Fees for Participant Sports	105	$120.84
Fees for Recreational Lessons	102	$143
Social, Recreation, Club Membership	105	$261.22
Exercise Equipment/Game Tables	110	$60.84
Other Sports Equipment	106	$7.51

Average Amount Spent: The average amount spent for the service or item in a year.
SPI: Spending potential index as compared to the national number of 100.

Chart: Recreation Spending Potential Index:



Again, there is a great deal on consistency between median household income, household budget expenditures and now recreation and spending potential.

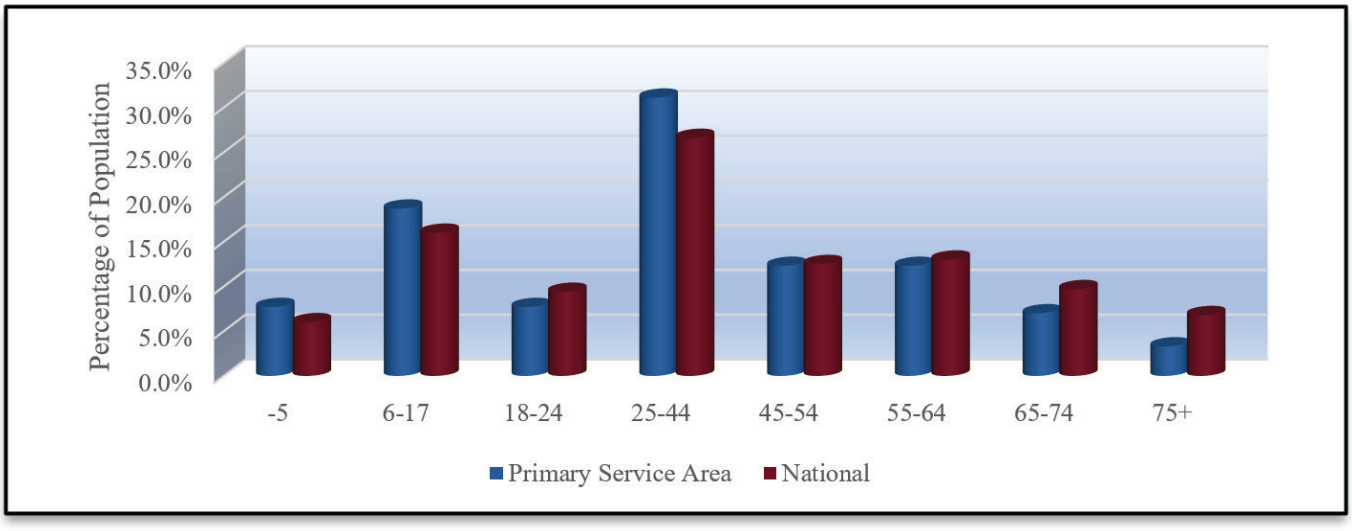
Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table: 2021 Primary Service Area Age Distribution

Ages	Population	% of Total	Nat. Population	Difference
0-5	2,109	7.7%	6.0%	+1.7%
5-17	5,212	18.7%	15.9%	+2.8%
18-24	2,132	7.7%	9.2%	-1.5%
25-44	8,664	31.1%	26.8%	+4.3%
45-54	3,428	12.3%	12.1%	+0.2%
55-64	3,396	12.3%	12.9%	-0.6%
65-74	1,930	7.0%	10.2%	-3.2%
75+	915	3.3%	7.1%	-3.8%

Population: 2021 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart: 2021 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the 18-24, 55-64, 65-74 and 75+ age groups. The greatest positive variance is in the 25-44 age group with +4.3%, while the greatest negative variance is in the 75+ age group with –3.8%.

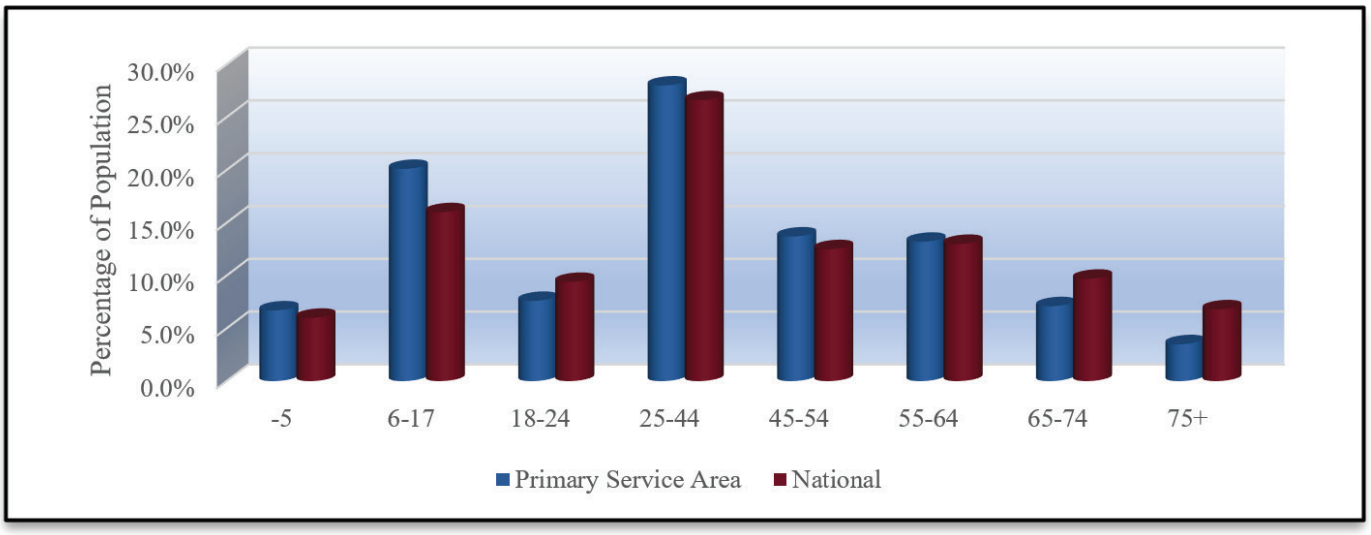
Population Distribution Comparison by Age: Utilizing census information from the Secondary Service Area, the following comparisons are possible.

Table: 2021 Secondary Service Area Population Estimates

Ages	Population	% of Total	Nat. Population	Difference
0-5	5,119	6.7%	6.0%	+0.7%
5-17	14,971	20.1%	15.9%	+4.2%
18-24	5,692	7.6%	9.2%	-1.6%
25-44	20,899	28.0%	26.8%	+1.2%
45-54	10,297	13.7%	12.1%	+1.6%
55-64	9,902	13.2%	12.9%	+0.3%
65-74	5,350	7.1%	10.2%	-3.1%
75+	2,643	3.5%	7.1%	-3.6%

Population: 2021 census estimates in the different age groups in the Secondary Service Area.
% of Total: Percentage of the Secondary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Secondary Service Area population and the national population.

Chart: Secondary Service Area Population Growth



The demographic makeup of the Secondary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the 18-24, 65-74 and 75+ age groups. The greatest positive variance is in the 5-17 age group with +4.2%, while the greatest negative variance is in the 75+ age group with –3.6%.

Population Distribution Comparison by Age: Utilizing census information from the Primary and Secondary Service Area, the following comparisons are possible.

Table H– 2021 Primary Service Area Population Estimates

Ages	2010 Census	2021 Projection	2026 Projection	Percent Change	Percent Change National
0-5	1,984	2,109	2,214	+11.6%	+0.9%
5-17	5,147	5,212	5,155	+0.2%	+0.1%
18-24	1,646	2,132	2,014	+22.4%	-0.2%
25-44	7,332	8,664	9,168	+25.0%	+13.0%
45-54	3,896	3,428	3,360	-13.8%	-10.4%
55-64	2,223	3,396	3,324	+49.5%	+13.3%
65-74	853	1,930	2,364	+177.1%	+72.2%
75+	707	915	1,251	+76.9%	+56.4%

Chart: 2021 Primary Service Area Populations Growth

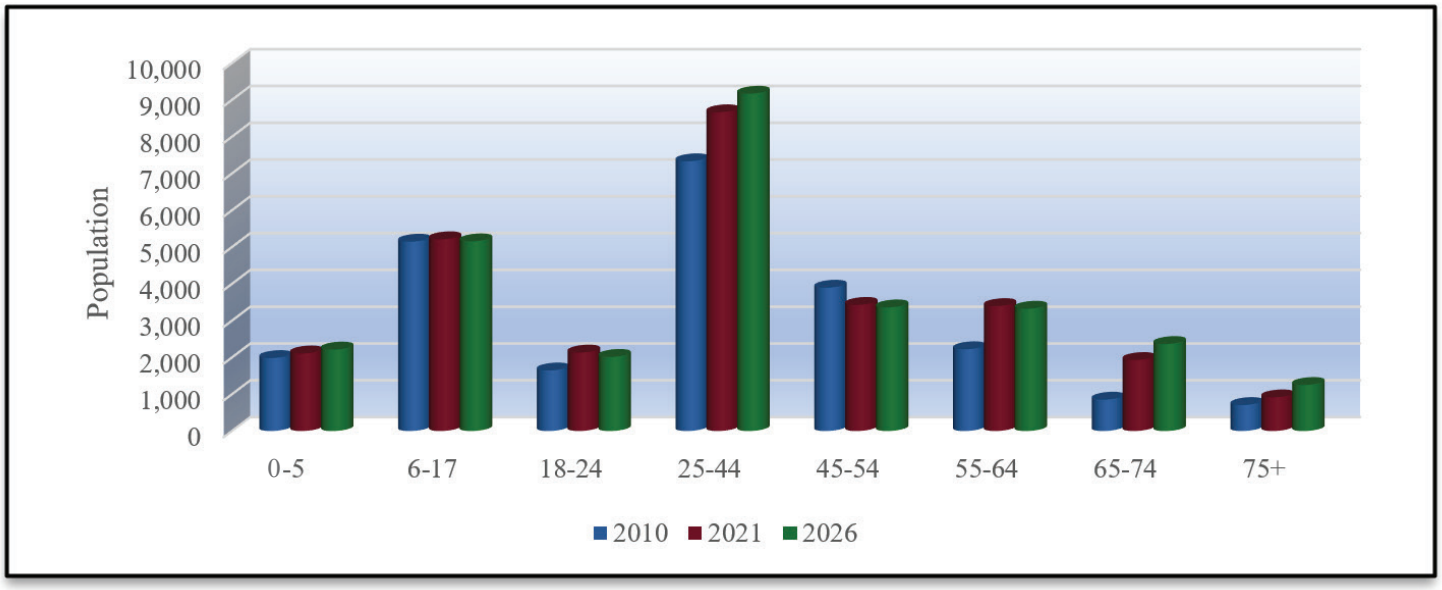


Table-H illustrates the growth or decline in age group numbers from the 2010 census until the year 2026. It is projected all age categories, except 45-54, will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Table I– 2021 Secondary Service Area Population Estimates

Ages	2010 Census	2021 Projection	2026 Projection	Percent Change	Percent Change National
0-5	4,596	5,119	5,542	+20.6%	+0.9%
5-17	14,200	14,971	15,258	+7.5%	+0.1%
18-24	3,872	5,692	5,497	+42.0%	-0.2%
25-44	17,175	20,899	23,062	+34.3%	+13.0%
45-54	10,951	10,297	10,339	-5.6%	-10.4%
55-64	5,806	9,902	9,874	+70.1%	+13.3%
65-74	2,382	5,350	7,057	+196.3%	+72.2%
75+	1,797	2,643	3,703	+106.1%	+56.4%

Chart: 2021 Primary Service Area Populations Growth

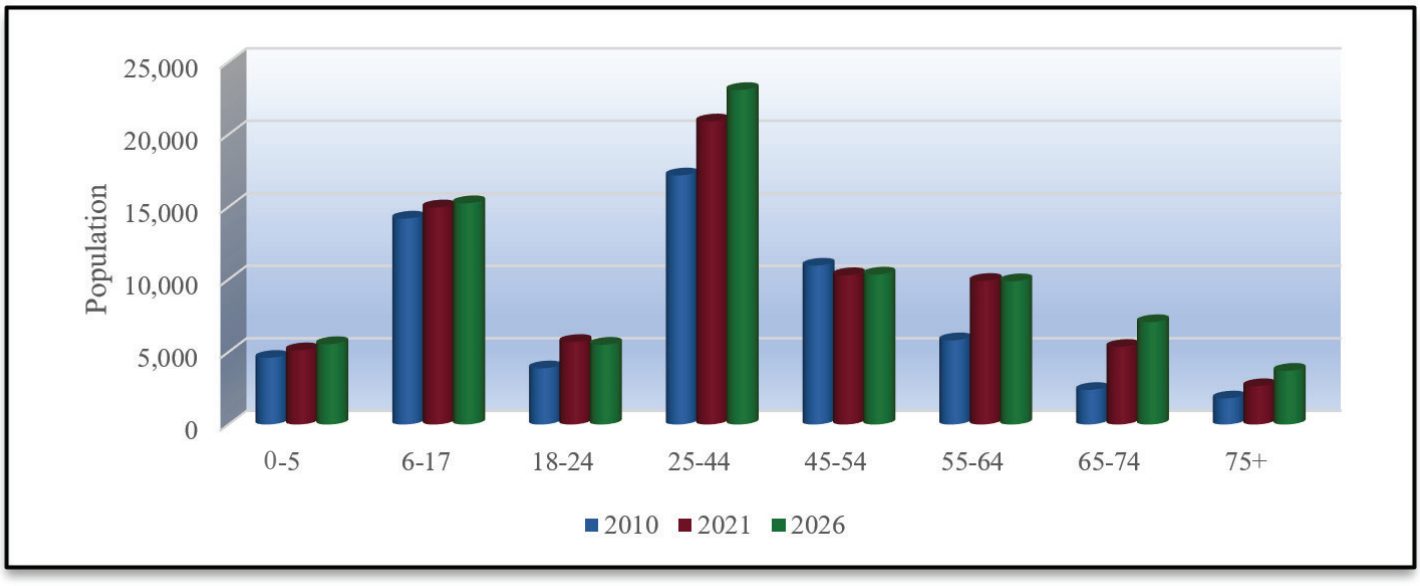


Table-I illustrates the growth or decline in age group numbers from the 2010 census until the year 2026. It is projected all age categories, except 45-54, will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Primary and Secondary Service Area for 2021 population projections. Those numbers were developed from 2010 Census Data.

Table: Primary Service Area Ethnic Population and Median Age 2021

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	2,651	24.0	9.6%	5.8%

Race	Total Population	Median Age	% of Population	% of MN Population
White	23,175	37.3	83.4%	80.7%
Black	1,432	24.3	5.1%	7.3%
American Indian	100	30.7	0.4%	1.2%
Asian	1,261	33.0	4.5%	5.3%
Pacific Islander	10	27.5	0.0%	0.1%
Other	1,077	25.5	3.9%	2.3%
Multiple	730	12.8	2.6%	3.0%

2021 Primary Service Area Total Population: 27,787 Residents

Chart: 2021 Primary Service Area Age Group Distribution

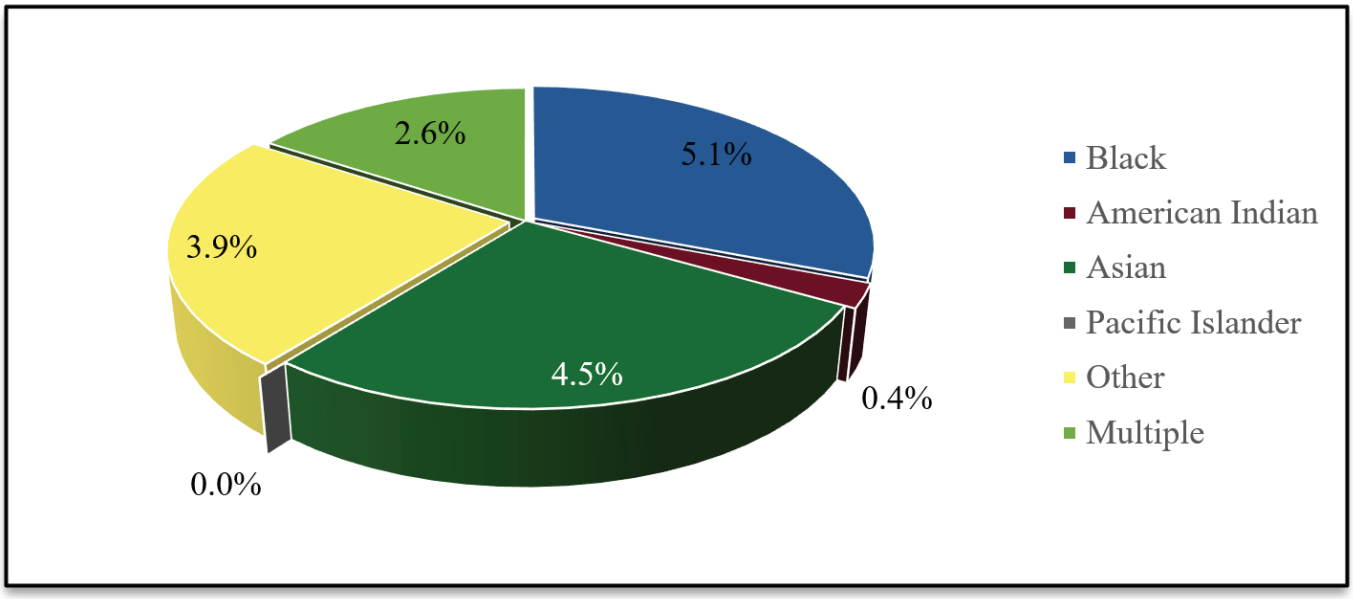


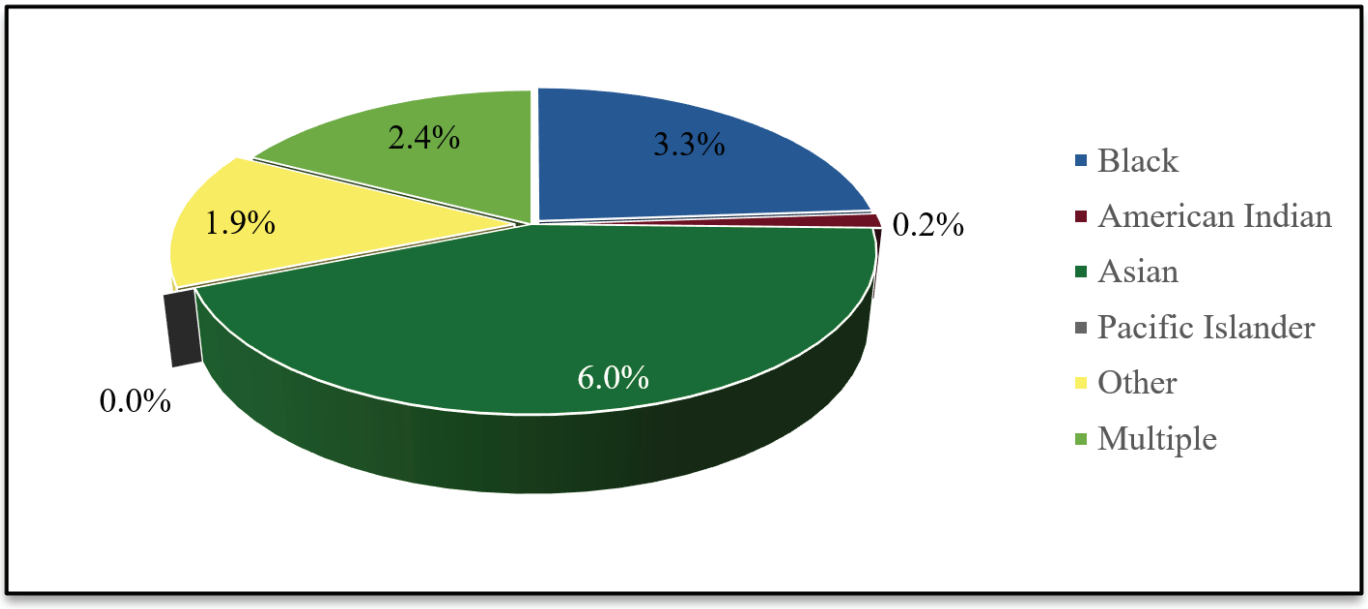
Table: Secondary Service Area Ethnic Population and Median Age 2021

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	3,846	24.1	5.1%	5.8%

Race	Total Population	Median Age	% of Population	% of MN Population
White	64,532	38.6	86.2%	80.7%
Black	2,468	26.7	3.3%	7.3%
American Indian	150	32.2	0.2%	1.2%
Asian	4,520	32.9	6.0%	5.3%
Pacific Islander	19	32.5	0.0%	0.1%
Other	1,417	25.5	1.9%	2.3%
Multiple	1,773	13.4	2.4%	3.0%

2021 Secondary Service Area Total Population: 74,873 Residents

Chart: 2021 Secondary Service Area Age Group Distribution



Participation, Trends & Providers

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

Participation Numbers: On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. The data is collected in one year and the report is issued in June of the following year. This information provides the data necessary to overlay rate of participation onto the Primary and Secondary Area to determine market potential.

The information contained in this section of the report, utilizes the NSGA's 2020 and 2021 data. The COVID-19 Pandemic had a significant impact on participation on sports and activities. Many indoor facilities were closed for a substantial part of the year, team sports and leagues did not operate and individuals sought different ways to fill their time. As a result participation from 2020 to 2021 varied widely in nearly all activities tracked.

One example of the swings is in walking. Consistently the most popular activity, it reached even greater heights in 2021. The previous 5 years of participation were consistent with 106 million participants. That number increased to 115 in 2021, or an 18% increase in one year.

On the other end of the spectrum is swimming. Again, typically one of the most consistent and highest percentage of participation. The one year decline in participation was 12%.

For 2021, NSGA provided data for 7 new activities. They are Boot Camp, Cross Training, Dance-Oriented Fitness, High Intensity Interval Training, In-Home Video Workout, Spin/Indoor Cycling, and Suspension Training.

Ballard King takes the national average and combines that with participation percentages of the Primary and Secondary Service Area based upon age distribution, median income, region and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary and Secondary Service Area then provides an idea of the market potential for outdoor recreation.

Market Potential Index for Adult Participation: In addition to examining the participation numbers for various outdoor activities through the National Sporting Goods Association, 2020 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in various indoor and outdoor activities.

Market Potential Index (MPI) for Participation in Activities in Primary Service Area

Sport	Nat'l Rank	Nat'l Participation (in millions)	Nat'l Participation (in millions)
Volleyball	829	4.1%	128
Swimming	3,948	19.3%	122
Running/Jogging	2,704	13.2%	121
Ice Skating	644	3.1%	114
Tennis	887	4.3%	109
Yoga	2,141	10.5%	120
Aerobics	1,710	8.4%	110
Basketball	1,794	8.8%	108
Bicycling	2,207	10.8%	121
Pilates	674	3.3%	122
Exercise Walking	5,647	27.6%	116
Weight Lifting	5,647	27.6%	128
Baseball	843	4.1%	109
Soccer	950	4.6%	116

Market Potential Index (MPI) for Participation in Activities in Secondary Service Area

Sport	Nat'l Rank	Nat'l Participation (in millions)	Nat'l Participation (in millions)
Weight Lifting	8,263	15.1%	141
Running/Jogging	8,212	15.0%	137
Tennis	2,799	5.1%	137
Swimming	11,329	20.7%	131
Volleyball	2,193	4.0%	127
Aerobics	5,018	9.2%	126
Bicycling	6,561	12.0%	126
Yoga	6,192	11.3%	126
Ice Skating	1,782	3.3%	124
Exercise Walking	16,681	30.4%	120
Basketball	4,777	8.7%	113
Pilates	1,847	3.4%	112
Baseball	2,275	4.2%	109
Soccer	2,531	4.6%	108

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service Area.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

Participation Rates in the Primary Service Area

Activity	Age	Income	Region	Nation	Average
Exercise Walking	36.4%	35.7%	39.0%	35.6%	36.7%
Did Not Participate	20.7%	19.7%	20.0%	22.4%	20.7%
Exercise w/Equipment	17.6%	20.2%	22.6%	19.5%	20.0%
Aerobic	15.5%	16.5%	20.6%	15.8%	17.1%
Swimming	14.1%	16.7%	16.5%	16.1%	15.9%
Running/Jogging	16.1%	15.2%	15.8%	15.4%	15.6%
Weight Lifting	12.1%	12.4%	14.9%	12.6%	13.0%
Workout @ Club	9.3%	13.6%	13.8%	13.2%	12.5%
Yoga	12.0%	10.4%	11.9%	10.6%	11.2%
Basketball	8.7%	9.9%	9.1%	8.4%	9.0%
Baseball	4.4%	4.5%	4.5%	4.1%	4.4%
Volleyball	3.6%	3.3%	6.8%	3.5%	4.3%
High Intensity Interval Train	0.8%	6.3%	5.0%	4.7%	4.2%
Tennis	4.7%	4.2%	3.4%	4.1%	4.1%
Table Tennis/Ping Pong	3.6%	3.6%	4.5%	3.3%	3.7%
Ice/Figure Skating	3.1%	3.4%	4.7%	2.9%	3.5%
Spin/Indoor Cycling	0.6%	4.9%	2.7%	3.6%	3.0%
Cross-Training	0.5%	4.0%	2.7%	3.2%	2.6%
Dance-Oriented Fitness	0.1%	4.1%	1.8%	3.7%	2.4%
Martial Arts/MMA	2.1%	2.6%	2.3%	2.0%	2.2%
Pilates	1.8%	1.9%	1.9%	2.0%	1.9%
Suspension Training	0.3%	2.5%	1.4%	2.0%	1.6%
Boot Camp	0.3%	2.3%	1.5%	1.9%	1.5%
Hockey (ice)	1.2%	1.3%	2.5%	1.1%	1.5%
Wrestling	1.3%	1.4%	1.6%	1.1%	1.4%
Pickleball	0.9%	1.2%	0.7%	0.7%	0.9%

Data from ESRI and NSGA (National Sporting Goods Association)

Age: Participation based on individuals ages 7 & Up of the Primary Service Area.
Income: Participation based on the 2021 estimated median household income in the Primary Service Area.
Region: Participation based on regional statistics (West North Central).
National: Participation based on national statistics.
Average: Average of the four columns.

Anticipated Participation Number: Utilizing the average percentage from Table-A and B above plus the 2010 census information and census estimates for 2021 and 2026 (over age 7) the following comparisons are available.

Participation Growth or Decline for Indoor Activities in Primary Service Area

Activity	Average	2010 Population	2021 Population	2026 Population	Difference
Exercise Walking	36.7%	7,693	9,097	9,440	1,747
Did Not Participate	20.7%	4,343	5,135	5,329	986
Exercise w/Equipment	20.0%	4,191	4,956	5,142	952
Aerobic	17.1%	3,589	4,244	4,404	815
Swimming	15.9%	3,327	3,934	4,082	755
Running/Jogging	15.6%	3,277	3,875	4,021	744
Weight Lifting	13.0%	2,728	3,226	3,348	620
Workout @ Club	12.5%	2,620	3,098	3,215	595
Yoga	11.2%	2,355	2,785	2,890	535
Basketball	9.0%	1,891	2,236	2,321	429
Baseball	4.4%	916	1,084	1,125	208
Volleyball	4.3%	903	1,068	1,108	205
High Intensity Interval Train	4.2%	880	1,040	1,080	200
Tennis	4.1%	862	1,019	1,058	196
Table Tennis/Ping Pong	3.7%	786	930	965	179
Ice/Figure Skating	3.5%	737	872	904	167
Spin/Indoor Cycling	3.0%	619	732	760	141
Cross-Training	2.6%	545	644	669	124
Dance-Oriented Fitness	2.4%	510	603	626	116
Martial Arts/MMA	2.2%	470	556	577	107
Pilates	1.9%	396	469	486	90
Suspension Training	1.6%	326	385	400	74
Hockey (ice)	1.5%	321	380	394	73
Boot Camp	1.5%	315	372	386	72
Wrestling	1.4%	285	337	349	65
Pickleball	0.9%	185	219	227	42

Data from ESRI and NSGA (National Sporting Goods Association)

Note: These figures do not necessarily translate into attendance figures for various activities or programs. The “Did Not Participate” statistics refers to all 64 activities outlined in the NSGA 2019 Survey Instrument.

Participation by Ethnicity and Race: The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2019 and 2020 survey, the following comparisons are possible.

Participation Rates in the Primary Service Area

Indoor Activity	Primary Service Area	National Participation	African American	Hispanic Participation
Aerobic	17.1%	15.8%	13.1%	17.8%
Baseball	4.4%	4.1%	2.3%	4.8%
Basketball	9.0%	8.4%	11.6%	9.5%
Boot Camp	1.5%	1.9%	3.2%	2.4%
Cross-Training	2.6%	3.2%	4.3%	4.9%
Dance-Oriented Fitness	2.4%	3.7%	4.3%	5.3%
Exercise Walking	36.7%	35.6%	28.7%	32.4%
Exercise w/Equipment	20.0%	19.5%	17.4%	20.3%
High Intensity Interval Train	4.2%	4.7%	6.1%	6.5%
Hockey (ice)	1.5%	1.1%	0.1%	1.4%
Ice/Figure Skating	3.5%	2.9%	1.1%	3.5%
Martial Arts/MMA	2.2%	2.0%	1.0%	2.1%
Pickleball	0.9%	0.7%	0.2%	0.4%
Pilates	1.9%	2.0%	1.6%	2.5%
Running/Jogging	15.6%	15.4%	12.0%	17.8%
Spin/Indoor Cycling	3.0%	3.6%	4.0%	3.8%
Suspension Training	1.6%	2.0%	2.8%	2.6%
Swimming	15.9%	16.1%	8.8%	15.1%
Table Tennis/Ping Pong	3.7%	3.3%	2.3%	2.2%
Tennis	4.1%	4.1%	3.3%	3.7%
Volleyball	4.3%	3.5%	3.1%	3.6%
Weight Lifting	13.0%	12.6%	9.9%	13.2%
Workout @ Club	12.5%	13.2%	9.9%	13.2%
Wrestling	1.4%	1.1%	1.3%	1.2%
Yoga	11.2%	10.6%	9.0%	12.4%
Did Not Participate	20.7%	22.4%	24.9%	25.3%

Data from ESRI and NSGA (National Sporting Goods Association)

There is a not a significant Black population (5.1%) or the Hispanic population (9.6%) in the Primary Service Area is. As such the Hispanic population may play a factor with regards to overall participation. As such these numbers may not play a factor with regards to overall participation.

National Summary of Sports Participation: The following chart summarizes participation for indoor activities utilizing information from the 2019 and 2020 National Sporting Goods Association survey.

Sports Participation Summary

	Rank	National Participation (in millions)
Exercise Walking	1	113.9
Cardio Fitness	2	92.9
Strength Training	3	73.4
Exercise w/ Equipment	4	58.2
Hiking	5	54.4
Swimming	6	50.2
Running/Jogging	7	45
Bicycle Riding	8	44.6
Camping (overnight)	9	43.8
Weight Lifting	10	38.8
Yoga	11	31.7
Workout @ Clubs	13	29.6
Basketball	15	23.2
Billiards/Pool	16	22.3
Golf	17	19.7
Tennis	21	14.2
Soccer	22	14.1
Table Tennis/Ping Pong	23	12.5
Volleyball	26	11.7
Baseball	27	11.2
Softball	30	9.4
Ice/Figure Skating	31	8.3
Football (touch)	32	8.1
Football (tackle)	34	6.6
Skateboarding	35	6.5
Pickleball	38	6.4
Pilates	39	6.2
Football (flag)	41	5.7
Gymnastics	43	5.3
Martial Arts/MMA	44	5.3
Hockey (ice)	51	3.2
Wrestling	52	3.1
Cheerleading	53	3.1
Lacrosse	56	2.5

Data from ESRI and NSGA (National Sporting Goods Association)

Nat'l Rank: Popularity of sport based on national survey.
Nat'l Participation: Population that participate in this sport on national survey.

National Participation by Age Group: Within the NSGA survey, participation is broken down by age groups. As such B*K can identify the top 3 age groups participating in the activities reflected in this report.

Table: Participation by Age Group

Sport	Largest	Second Largest	Third Largest
Aerobics	35-44	25-34	45-54
Baseball	7-11	12-17	25-34
Basketball	12-17	25-34	18-24
Bicycle Riding	55-64	45-54	12-17
Billiards/Pool	25-34	34-44	45-54
Bowling	25-34	35-44	18-24
Cheerleading	12-17	7-11	18-24
Exercise Walking	55-64	65-74	45-54
Exercise w/ Equipment	25-34	45-54	55-64
Football (flag)	7-11	12-17	25-34
Football (tackle)	12-17	18-24	7-11
Football (touch)	12-17	25-34	7-11
Gymnastics	7-11	12-17	25-34
Lacrosse	12-17	7-11	18-24
Martial Arts MMA	7-11	25-34	12-17
Pickleball	12-17	65-74	18-24
Pilates	25-34	35-44	45-54
Running/Jogging	25-34	35-44	45-54
Skateboarding	12-17	18-24	7-11
Soccer	7-11	12-17	25-34
Softball	12-17	7-11	25-34
Swimming	55-64	12-17	7-11
Tables Tennis	25-34	18-24	12-17
Tennis	25-34	35-44	12-17
Volleyball	12-17	25-34	18-24
Weight Lifting	25-34	45-54	35-44
Workout at Clubs	25-34	35-44	45-54
Wrestling	12-17	25-34	7-11
Yoga	25-34	35-44	45-54
Did Not Participate	45-54	55-64	65-74

Largest: Age group with the highest rate of participation.
Second Largest: Age group with the second highest rate of participation.
Third Largest: Age group with the third highest rate of participation.

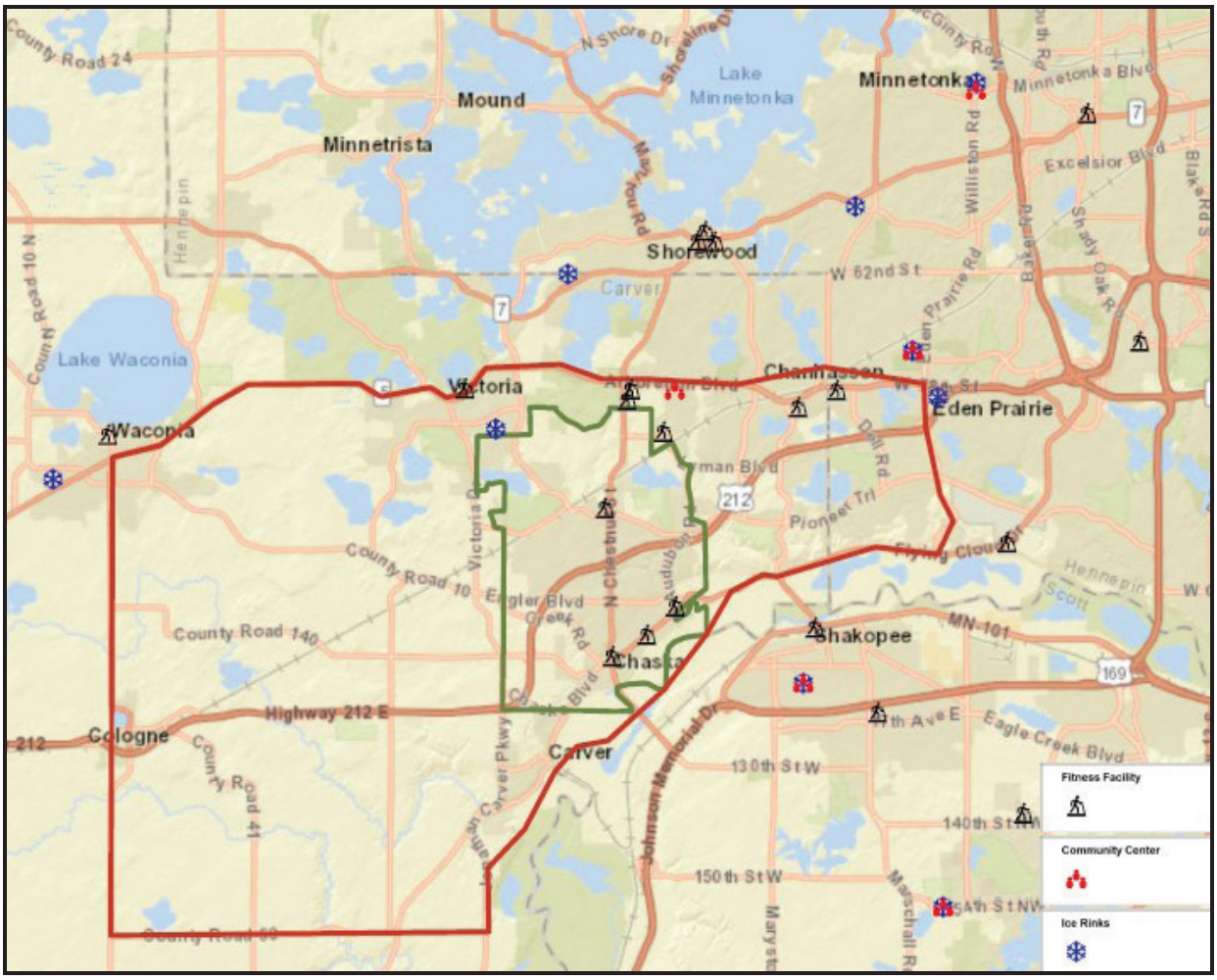
National Sports Participation Trends: Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2010-2019).

Table: National Activity Trend (in millions)

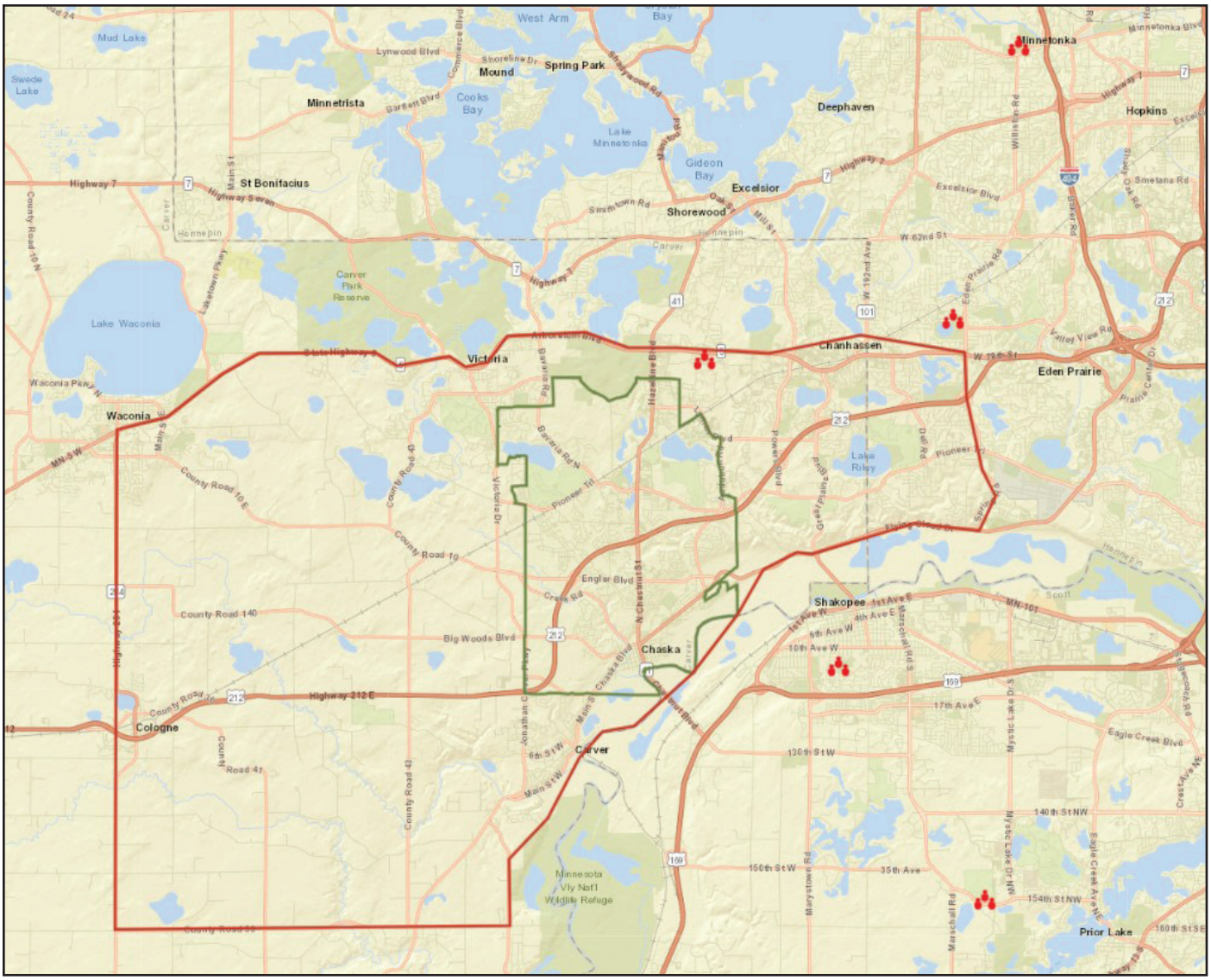
Sport	2010 Participation	2019 Participation	Percent Change
Kayaking	5.6	10.7	90.9%
Yoga	20.2	31.8	57.6%
Running/Jogging	35.5	46.0	29.7%
Gymnastics	4.8	5.9	23.8%
Aerobic Exercising	38.5	47.4	23.2%
Weight Lifting	31.5	37.8	20.0%
Cheerleading	0.0	3.7	18.0%
Wrestling	2.9	3.3	15.0%
Exercise Walking	95.8	106.5	11.2%
Workout @ Club	36.3	39.6	9.1%
Lacrosse	2.6	2.8	7.5%
Pilates	5.5	5.9	7.1%
Exercising w/ Equipment	55.3	58.3	5.5%
Ice/Figure Skating	8.2	8.6	5.3%
Soccer	13.5	14.2	5.2%
Volleyball	10.6	10.6	0.2%
Hockey (ice)	3.3	3.3	0.0%
Tennis	12.3	12.2	-0.6%
Baseball	12.5	12.2	-2.0%
Football (flag)	0.0	6.5	-2.9%
Football (touch)	0.0	8.9	-4.0%
Bicycle Riding	39.8	37.8	-5.1%
Martial Arts / MMA	0.0	6.0	-5.8%
Basketball	26.9	25.2	-6.2%
Softball	10.8	10.1	-6.8%
Swimming	51.9	48.0	-7.4%
Golf	21.9	17.9	-18.3%
Football (tackle)	9.3	7.3	-21.3%
Mountain Biking (off road)	7.2	5.6	-21.7%
Table Tennis/Ping Pong	12.8	9.9	-22.4%

2010 Participation: The number of participants per year in the activity (in millions) in the United States.
2019 Participation: The number of participants per year in the activity (in millions) in the United States.
Percent Change: The percent change in the level of participation from 2010 to 2019.

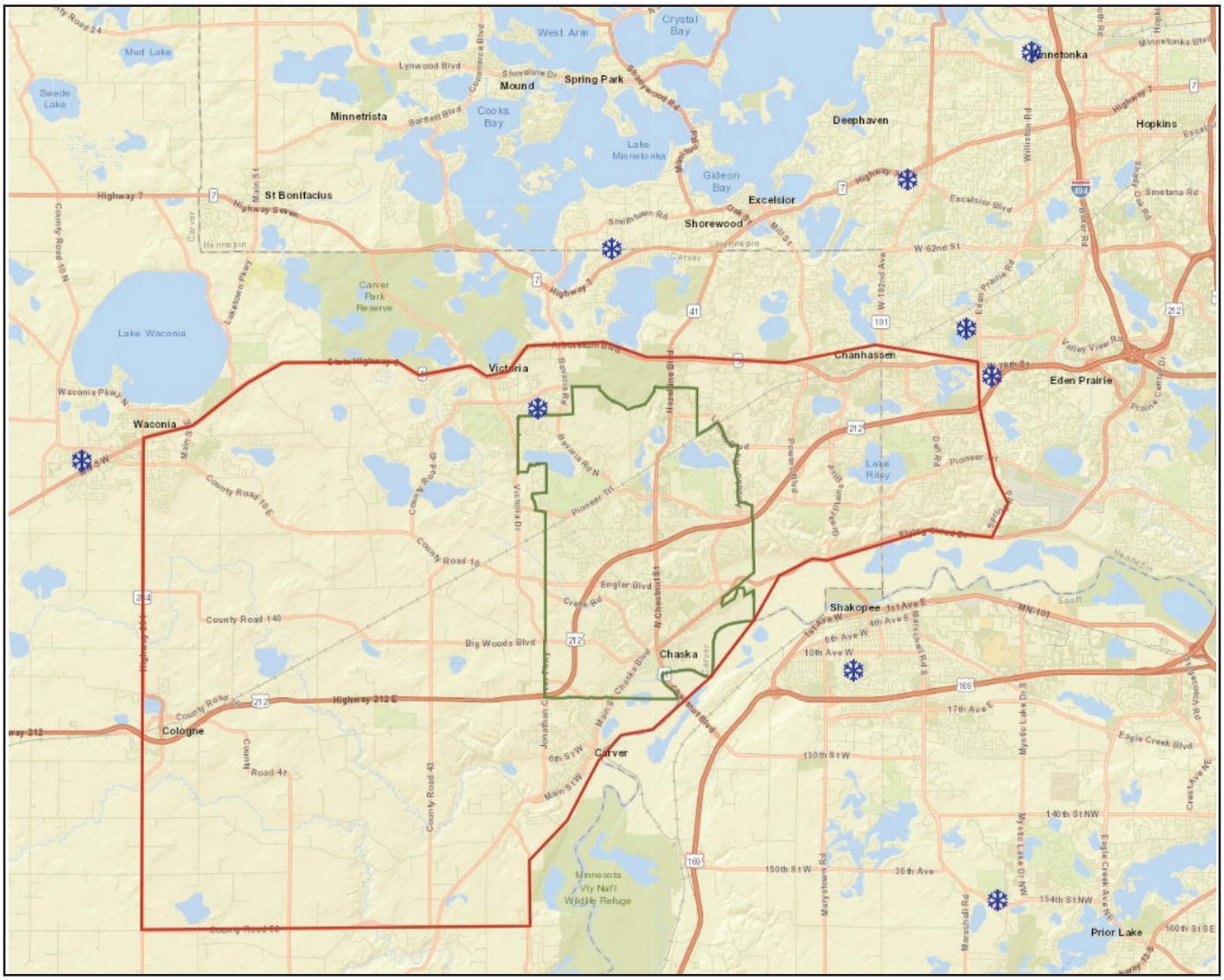
Alternate Service Provides



Recreations Centers

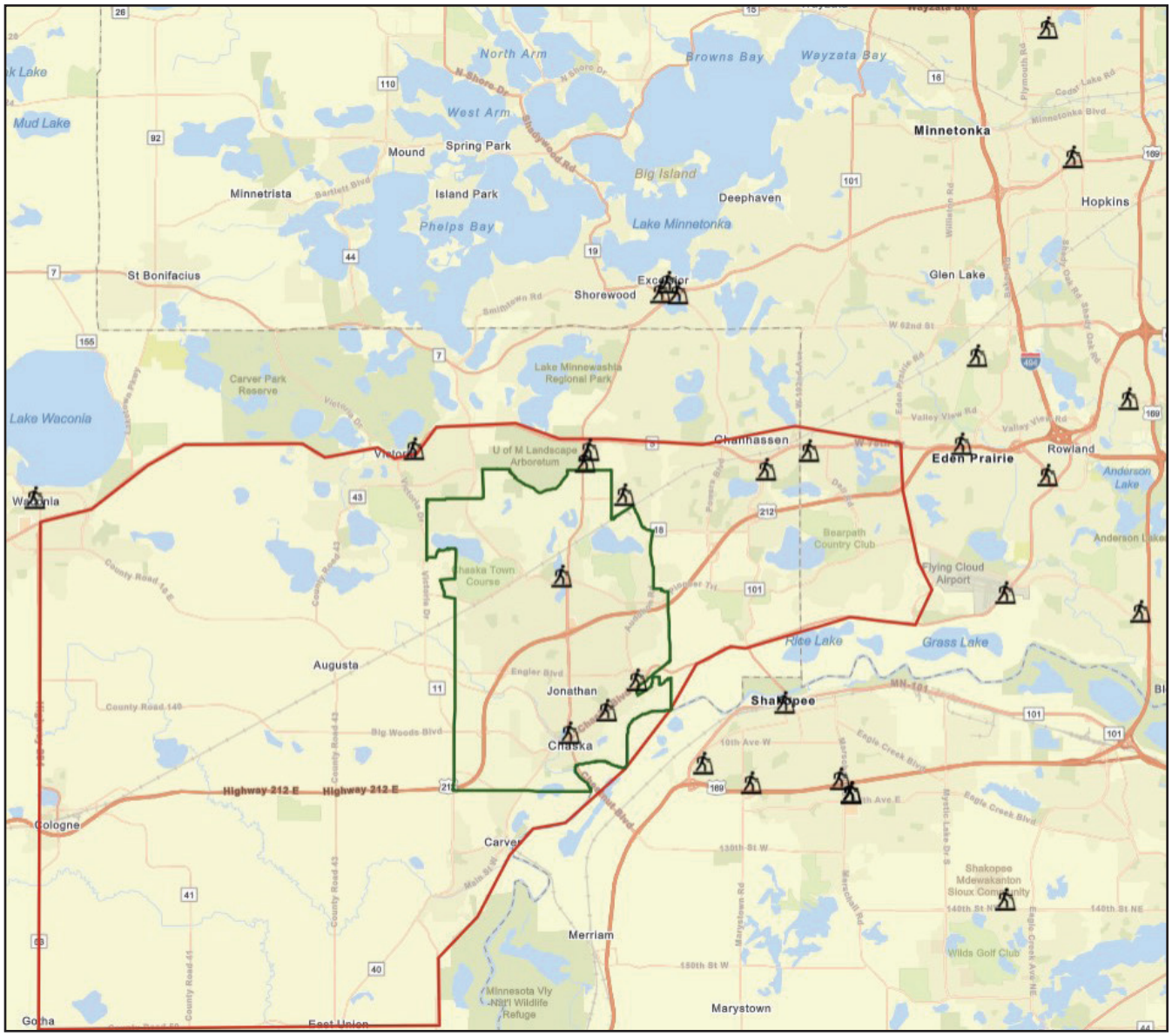


Ice Rinks



Mud Lake
Swede Lake
Minnetrista
Mound
Spring Park
West Arm
Crystal Bay
Cooks Bay
Lake Minnetonka
Gideon Bay
Deephaven
Minnetonka
Hopkins
St Bonifacius
Excelsior
Shorewood
Carver Park Reserve
Lake Waconia
Victoria
Chanhassen
Eden Prairie
Waconia
Lake Riley
Shakopee
Chaska
Cologne
Carver
Minnesota Vly Nat'l Wildlife Refuge
Prior Lake

Fitness Centers



REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/20/2024

Subject: **Adopt Resolution No. 2024-46 Authorizing Issuance and Sale of $51,370,000 Lease Revenue Bonds, Series 2024 by the Chaska EDA**

Prepared By: Noel Graczyk, Administrative Services Director
Erica Mattice, Finance Division Director

Overview

Baker Tilly Municipal Advisors, LLC (BTMA), Municipal Advisor to the City, and City staff have together structured Lease Revenue Bonds, Series 2024 to be issued by the Chaska EDA to fund construction of a new Public Safety Facility for the City of Chaska. This type of lease financing has been used previously by the City to finance other City facilities. Attached is a "Pre-Sale Summary for Issuance of Bonds" as prepared by BTMA that summarizes terms and conditions for the proposed series of bonds to be issued.

Also Attached is a draft of a resolution as prepared by Dorsey and Whitney, LLP., Bond Counsel to the City, for adoption by the City. This parameters resolution establishes maximum parameters for issuance of the bonds and will allow the City to sell bonds on Monday June 24, 2024, a date when it is anticipated there will be fewer issuers competing in the market. The parameters established for issuance are $52,500,000 as the maximum PAR amount and 5.75% as the maximum True Interest Cost (TIC). The Pre-Sale Summary from BTMA anticipates a Par Amount is $51,370,000 with a 4.40% TIC, both less than proposed maximum parameters.

The proposed resolution for adoption by the City references and authorized City staff to execute additional documents related to sale and issuance of the bonds. Attached is a Lease Purchase Agreement between the City of Chaska and the Chaska EDA that transfers ownership of the site parcel to the EDA for the thirty-year term of the bonds. The parcel will be returned to the City once all bonds have been paid in full. The second attachment is an indenture with U.S. Bank as Trustee that secures the bond holders and the Chaska EDA by collecting semi-annul lease payments from the City and ensuring compliance by the City with obligations in accordance with the lease.

The following is a discussion of the proposed bonds.

$51,370,000 Chaska EDA Lease Revenue Bonds, Series 2024A

This series of bonds provides funding for the new Public Safety Facility currently under construction and is issued in accordance with authority provided by Minnesota Statutes, Chapters 465.71 and 471.64. Debt service on these bonds is to be paid from annul appropriations established in future annual budgets as adopted by the City. Sources to repay debt service have been identified as part of the City Facility Program and include General Fund sources such as property taxes as well as utility fund contributions.

Other project sources include $2.6 million in retained reserves that have been designated for this building as part of the City Facility Program. An additional $1.5 Million in Federal resources awarded to the City to fund construction of an Emergency Operations Center (EOC) are also included. The total amount of proposed financing is listed as follows.

Project	Project Costs	Issuance Costs, Net	Other (Sources)	PAR Bonding Amount
Public Safety Facility with EOC	$53,481,798	$1,988,202	($4,100,000)	$51,370,000

GO Pledge

Issuance of this series of bonds does not include a General Obligation (G.O.) pledge of the full faith and taxing authority of the City of Chaska towards the repayment debt service on these bonds. Instead of this pledge, the City will establish annual appropriations for lease payments as part of each annually adopted budget over the thirty-year term of the bonds.

Public Sale Date

This series of bonds will be sold at a competitive public sale on Monday June 24, 2024 and the winning bid will be determined in compliance with parameters established in the resolution. The result of the sale will be ratified by both the City and EDA at the next regular meeting on Monday July 1, 2024.

Update and Recommendation

The City and EDA have requested that S&P Global Ratings (S&P) issue a bonding rating for this series of bonds. A rating call with S&P has been scheduled for Monday June 3, 2024, and a rating report will be issued by S&P prior to the date of sale.

Ms. Mikaela Huot, Director at BTMA, will be at the meeting to review the proposed bond structure and issuance recommendation.

It is the recommendation by City Staff that the Council adopt the proposed parameters resolution for issuance of bonds.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2024-46 Requesting that the City Economic Development Authority Issue Lease Revenue Bonds, Series 2024; authorizing the conveyance of certain property of the City to the EDA; authorizing the execution of a Lease Purchase Agreement, and related documents.

CERTIFICATION OF MINUTES RELATING TO
CITY OF CHASKA ECONOMIC DEVELOPMENT AUTHORITY
LEASE REVENUE BONDS, SERIES 2024A

Public Body: City of Chaska, Minnesota

Governing Body: City Council

Kind, date, time and place of meeting: A regular meeting held on May 20, 2024, at 7:00 p.m., at the City Hall.

Members Present:

Members Absent:

Documents Attached:

Minutes of said meeting, including:

RESOLUTION NO. 2024-46

RESOLUTION REQUESTING THAT THE CITY ECONOMIC DEVELOPMENT AUTHORITY ISSUE LEASE REVENUE BONDS, SERIES 2024; AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTY OF THE CITY TO THE EDA; AUTHORIZING THE EXECUTION OF A LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS

I, the undersigned, being the duly qualified and acting recording officer of the public corporation referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of the corporation in my legal custody, from which they have been transcribed; that the documents are a correct and complete transcript of the minutes of a meeting of the governing body of the corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at the meeting; and that the meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on _____, 2024.

_____
City Administrator

Councilmember _____ introduced the following resolution and moved its adoption, which motion was seconded by Councilmember _____.

RESOLUTION NO. 2024-46

RESOLUTION REQUESTING THAT THE CITY ECONOMIC DEVELOPMENT AUTHORITY ISSUE LEASE REVENUE BONDS, SERIES 2024; AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTY OF THE CITY TO THE EDA; AUTHORIZING THE EXECUTION OF A LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS

WHEREAS, the City of Chaska (the "City") has determined that it is in the best interests of the City and its residents to provide for a new public safety campus within the City (the "Project");

WHEREAS, title to the real property comprising the Project (the "Real Property") is currently in the City, and the City intends to convey fee simple title of the Real Property to the Economic Development Authority of the City of Chaska, Minnesota (the "Authority");

WHEREAS, the Authority is authorized by law to issue lease revenue bonds to finance the costs of the Project, construct the Project and lease the completed Project to the City; and

WHEREAS, pursuant to a resolution of the Authority dated May 20, 2024 (the "Authority Resolution"), the Authority will authorize the issuance of its Lease Revenue Bonds, Series 2024A, in one or more tax-exempt series (the "Bonds") to finance the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota as follows:

1. EDA Request. The Council hereby requests that the Authority authorize and issue the Bonds in one or more tax-exempt series, in a principal amount not to exceed $52,500,000 and a true interest cost not to exceed 5.75% per annum, for the purpose of financing the Project.

2. Transfer of Title. It is hereby found, determined and declared to be necessary and desirable and in the best interest of the City to transfer all of the title of the City in and to the Real Property to the Authority. Such transfer and any and all action required by officers of the City to accomplish the same is hereby authorized.

3. Lease Authorization. The City is authorized by Minnesota Statutes, Sections 465.71 and 471.64 to lease real and personal property with an option to purchase under a lease-purchase agreement, provided that the City retains the right to terminate said lease-purchase agreement at the end of any fiscal year during its term. It is hereby found, determined and declared to be necessary and desirable and in the best interest of the City to enter into a Lease-Purchase Agreement (the "Lease") with the Authority in order to provide for the construction of the Project by the Authority and the lease of the Project to the City. The obligation created by the Lease in excess of $1,000,000 shall, as provided in Minnesota Statutes, Section 465.71, be

included in the calculation of net debt of the City for purposes of Minnesota Statutes, Section 475.53, and such obligation does not cause the net debt of the City to exceed its debt limit. The Mayor and City Administrator are authorized and directed to execute, attest and deliver the Lease on behalf of the City.

4. Forms. The Council hereby approves the form of the Lease, and the Authority Resolution and all of the provisions of the Lease, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Lease shall be substantially in the form submitted to this Council with such necessary and appropriate variations, omissions, deletions and insertions as permitted or required, or as the Mayor, in the Mayor's discretion, shall determine, and the execution thereof shall be conclusive evidence of such determination.

5. Further Authorizations. The Mayor, the City Administrator, and any other officers and employees of the City are hereby further authorized to take any actions on behalf of the City as are needed to consummate the Lease and the financing transaction therein described and herein authorized, including any actions related to real property of the City. The City Council hereby expressly authorizes the execution of any real estate instruments deemed necessary by counsel to the City. All actions heretofore taken with respect to the documents and the real property described in the Lease are hereby ratified and fully approved. For the avoidance of doubt, this authorization includes but is not limited to the authority to acquire, dispose of and encumber any real property related to or necessary for the Project.

6. Authority Resolution. The Council hereby approves the sale and issuance of the Bonds pursuant to the Authority Resolution and the Indenture (as defined in the Authority Resolution). In connection with the disclosure requirements set forth in Section 9 of the Authority Resolution, the officers of the City are hereby authorized and directed to supply to the Authority such updated financial and other information relating to the City as may be required from time to time by the Authority so as to permit the Authority to comply with the terms of said Section 9.

BE IT FINALLY RESOLVED that this resolution shall be in full force and effect from and after its passage and that a certified copy hereof shall be provided to the Authority.

Upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.

Economic Development Authority of the City of Chaska, Minnesota

$51,370,000 Lease Revenue Bonds, Series 2024A (City of Chaska, Minnesota Lease Obligation)

Pre-Sale Summary for Issuance of Bonds

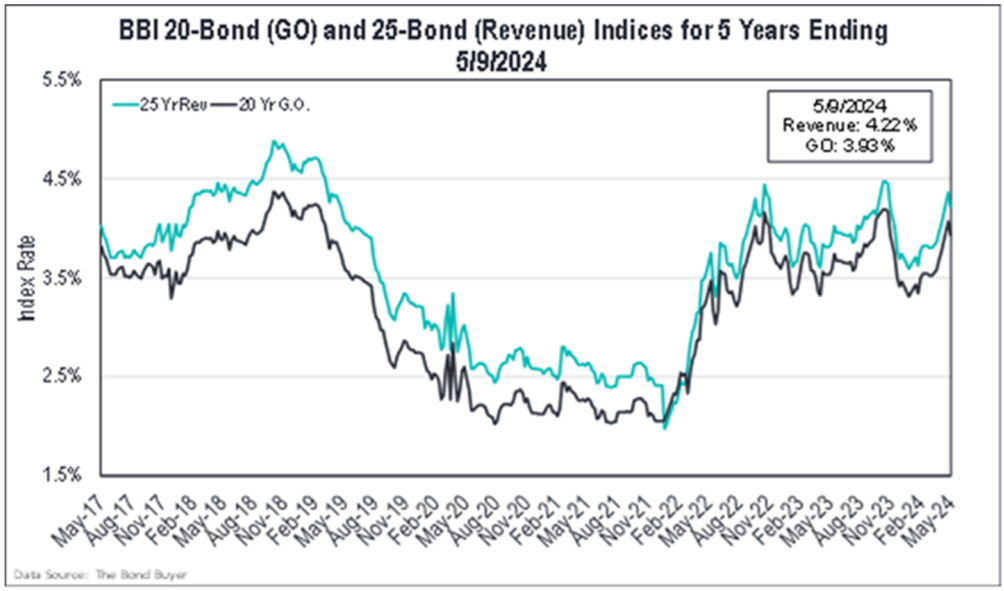
The Economic Development Authority (the "EDA" or "Authority") and the City of Chaska (the "City") has under consideration the issuance of bonds to fund (i) the construction of a new public safety campus within the City; (ii) capitalized interest and; (iii) costs of issuance. This document provides information relative to the proposed issuance.

KEY EVENTS: The following summary schedule includes the timing of key events that will occur relative to the bond issuance:

May 20, 2024	City Council considers Parameters Resolution requesting the EDA issue the Bonds and setting certain parameters
May 20, 2024	Authority Board considers Parameters Resolution setting certain parameters for the Bonds and establishing a pricing committee
June 3, 2024	Rating conference is conducted
June 24, 10:00 a.m.	**Competitive proposals are received. Award of the Bonds by the pricing committee**
July ,1 2024	**EDA and City ratifies the bond sale**
July 17, 2024	Proceeds are received

RATING: An application will be made to S&P Global Ratings (S&P) for ratings on the Bonds. The City's general obligation debt is currently rated "AA" by S&P. The City's lease revenue debt subject to annual appropriation is currently rated "AA-" by S&P.

THE MARKET: Performance of the tax-exempt market is often measured by the Bond Buyer's Index ("BBI") which measures the yield of high grade municipal bonds in the 20th year for general obligation bonds rated Aa2 by Moody's or AA by S&P (the BBI 20-Bond GO Index) and the 30th year for revenue bonds rated A1 by Moody's or A+ by S&P (the BBI 25-Bond Revenue Index). The following chart illustrates these two indices over the past five years:



PURPOSE:

Proceeds of the Bonds together with various sources of funds of the City in the total amount of $4,100,000 will be used to finance (i) the construction of a new Public Safety Facility (the "Project"); (ii) capitalized interest; and (iii) costs of issuance of the Bonds.

The Project consists of a new Public Safety Facility located on the current existing Fire Station location. The plans include demolition of the existing fire station and construction of a new 99,000 square foot Public Safety Facility which will house the police department and fire department on one campus and will include space for public use.

AUTHORITY:

The Bonds are being issued pursuant to Minnesota Statutes, Sections 465.71, 471.64, 469.012 subdivision 1(h), Sections 469.033 and 469.034, and Chapter 475The Bonds are further being issued pursuant to a Trust Indenture between the Authority and U.S. Bank National Association, St. Paul, Minnesota (the "Trustee") dated July 1, 2024 (the "Indenture"), a lease purchase agreement between the Authority and the City (the "Lease") and resolutions to be adopted by the Authority (the "Authority Resolution") and the City (the "City Resolution") on May 20, 2024. The Authority and the City will adopt their respective resolutions on May 20, 2024 authorizing the issuance of the bonds and setting the following parameters: (i) the total par amount of the Bonds will not exceed $52,500,000; and the maximum True Interest Cost (TIC) will not exceed 5.75%; and (ii) designating the President and Executive Director of the Authority to approve the sale of the Bonds in consultation with the Authority's Municipal Advisor pursuant to the designated parameters.

SECURITY:

The Bonds will be special, limited obligations of the Authority payable from rental payments to be received by the Authority from the City pursuant to the Lease. The City's obligation under the lease is subject to annual appropriation. The February 1, 2025 interest payment is being funded by capitalized interest.

The City expects to levy taxes to pay the lease payments. The City will make their first levy in 2024 for collection in 2025.

STRUCTURING SUMMARY:

In consultation with City staff, the Bonds are structured over a 30-year term with a level annual debt service requirement. The structure of the Bonds takes into consideration the City's future plans for debt issuance related to City's facility planning.

SCHEDULES ATTACHED:

Schedules attached include the sources and uses of funds and estimated debt service requirements for the issue, given the current interest environment.

RISKS/SPECIAL CONSIDERATIONS:

The outcome of this financing will rely on the market conditions at the time of the sale. Any projections included herein are estimates based on current market conditions.

SALE TERMS AND MARKETING:

Variability of Issue Size: A specific provision in the sale terms permits modifications to the issue size and/or maturity structure to customize the issue once the price and interest rates are set on the day of sale.

Prepayment Provisions: Bonds maturing on or after February 1, 2034 may be prepaid at a price of par plus accrued interest on or after February 1, 2035.

Bank Qualification: This issue exceeds the $10 million limit for tax-exempt obligations in 2024; therefore the Bonds are not designated as bank qualified.

Post Issuance Compliance

POST ISSUANCE COMPLIANCE:

The issuance of the Bonds will result in post-issuance compliance responsibilities. The responsibilities are in two primary areas: (i) compliance with federal arbitrage requirements and (ii) compliance with secondary disclosure requirements.

Federal arbitrage requirements include a wide range of implications that have been taken into account as this issue has been structured. Post-issuance compliance responsibilities for this tax-exempt issue include both rebate and yield restriction provisions of the IRS Code. In general terms the arbitrage requirements control the earnings on unexpended bond proceeds, including investment earnings, moneys held for debt service payments (which are considered to be proceeds under the IRS regulations), and/or reserves. Under certain circumstances any "excess earnings" will need to be paid to the IRS to maintain the tax-exempt status of the Bonds. Any interest earnings on gross bond proceeds or debt service funds should not be spent until it has been determined based on actual facts that they are not "excess earnings" as defined by the IRS Code.

The arbitrage rules provide for spend-down exceptions for proceeds that are spent within either a 6-month, 18-month or, for certain construction issues, a 24-month period each in accordance with certain spending criteria. Proceeds that qualify for an exception will be exempt from rebate. These exceptions are based on actual expenditures and not based on reasonable expectations, and expenditures, including any investment proceeds will have to meet the spending criteria to qualify for the exclusion. The City expects to meet the 24-month spending exception.

Regardless of whether the issue qualifies for an exemption from the rebate provisions, yield restriction provisions will apply to Bond proceeds (including interest earnings) unspent after three years and the debt service fund throughout the term of the Bonds. These moneys should be monitored until the Bonds are retired.

Secondary disclosure requirements result from an SEC requirement that underwriters provide ongoing disclosure information to investors. To meet this requirement, any prospective underwriter will require the City and the Authority to commit to providing the information needed to comply under a continuing disclosure agreement.

The City and the Authority has contracted with Baker Tilly to provide post issuance compliance services for the Bonds related to arbitrage and continuing disclosure.

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP trading as Baker Tilly, is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. © 2024 Baker Tilly Municipal Advisors, LLC.

Preliminary

$51,370,000

Economic Development Authority of the City of Chaska, MN

Lease Revenue Bonds, Series 2024A (City of Chaska, MN Lease Ob.)
Public Safety Campus

Sources & Uses

Dated 07/17/2024 | Delivered 07/17/2024

Sources Of Funds	
Par Amount of Bonds	$51,370,000.00
City Cash Contribution	2,600,000.00
Federal Funds for Building - EOC	1,500,000.00
Total Sources	**$55,470,000.00**

Uses Of Funds	
Deposit to Project Construction Fund	53,481,798.00
Deposit to Capitalized Interest (CIF) Fund	1,140,550.79
Total Underwriter's Discount (1.200%)	616,440.00
Costs of Issuance	230,000.00
Rounding Amount	1,211.21
Total Uses	**$55,470,000.00**

Preliminary

$51,370,000

Economic Development Authority of the City of Chaska, MN

Lease Revenue Bonds, Series 2024A (City of Chaska, MN Lease Ob.)
Public Safety Campus

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
02/01/2025	-	-	1,140,550.79	1,140,550.79	(1,140,550.79)	-
02/01/2026	1,020,000.00	3.800%	2,116,486.00	3,136,486.00	-	3,136,486.00
02/01/2027	1,055,000.00	3.570%	2,077,726.00	3,132,726.00	-	3,132,726.00
02/01/2028	1,095,000.00	3.440%	2,040,062.50	3,135,062.50	-	3,135,062.50
02/01/2029	1,130,000.00	3.300%	2,002,394.50	3,132,394.50	-	3,132,394.50
02/01/2030	1,170,000.00	3.260%	1,965,104.50	3,135,104.50	-	3,135,104.50
02/01/2031	1,210,000.00	3.250%	1,926,962.50	3,136,962.50	-	3,136,962.50
02/01/2032	1,245,000.00	3.240%	1,887,637.50	3,132,637.50	-	3,132,637.50
02/01/2033	1,285,000.00	3.250%	1,847,299.50	3,132,299.50	-	3,132,299.50
02/01/2034	1,330,000.00	3.280%	1,805,537.00	3,135,537.00	-	3,135,537.00
02/01/2035	1,375,000.00	3.300%	1,761,913.00	3,136,913.00	-	3,136,913.00
02/01/2036	1,420,000.00	3.380%	1,716,538.00	3,136,538.00	-	3,136,538.00
02/01/2037	1,465,000.00	3.480%	1,668,542.00	3,133,542.00	-	3,133,542.00
02/01/2038	1,515,000.00	3.620%	1,617,560.00	3,132,560.00	-	3,132,560.00
02/01/2039	1,570,000.00	3.880%	1,562,717.00	3,132,717.00	-	3,132,717.00
02/01/2040	1,630,000.00	3.980%	1,501,801.00	3,131,801.00	-	3,131,801.00
02/01/2041	1,695,000.00	4.120%	1,436,927.00	3,131,927.00	-	3,131,927.00
02/01/2042	1,765,000.00	4.220%	1,367,093.00	3,132,093.00	-	3,132,093.00
02/01/2043	1,840,000.00	4.270%	1,292,610.00	3,132,610.00	-	3,132,610.00
02/01/2044	1,920,000.00	4.330%	1,214,042.00	3,134,042.00	-	3,134,042.00
02/01/2045	2,005,000.00	4.390%	1,130,906.00	3,135,906.00	-	3,135,906.00
02/01/2046	2,090,000.00	4.440%	1,042,886.50	3,132,886.50	-	3,132,886.50
02/01/2047	2,185,000.00	4.490%	950,090.50	3,135,090.50	-	3,135,090.50
02/01/2048	2,280,000.00	4.540%	851,984.00	3,131,984.00	-	3,131,984.00
02/01/2049	2,385,000.00	4.590%	748,472.00	3,133,472.00	-	3,133,472.00
02/01/2050	2,495,000.00	4.630%	639,000.50	3,134,000.50	-	3,134,000.50
02/01/2051	2,610,000.00	4.650%	523,482.00	3,133,482.00	-	3,133,482.00
02/01/2052	2,730,000.00	4.660%	402,117.00	3,132,117.00	-	3,132,117.00
02/01/2053	2,860,000.00	4.690%	274,899.00	3,134,899.00	-	3,134,899.00
02/01/2054	2,995,000.00	4.700%	140,765.00	3,135,765.00	-	3,135,765.00
Total	**$51,370,000.00**	**-**	**$40,654,106.29**	**$92,024,106.29**	**(1,140,550.79)**	**$90,883,555.50**

Yield Statistics

Bond Year Dollars	$935,112.72
Average Life	18.203 Years
Average Coupon	4.3475086%
Net Interest Cost (NIC)	4.4134301%
True Interest Cost (TIC)	4.3952348%
Bond Yield for Arbitrage Purposes	4.2941632%
All Inclusive Cost (AIC)	4.4334163%

IRS Form 8038

Net Interest Cost	4.3475086%
Weighted Average Maturity	18.203 Years

Preliminary

$51,370,000

Economic Development Authority of the City of Chaska, MN

Lease Revenue Bonds, Series 2024A (City of Chaska, MN Lease Ob.)
Public Safety Campus

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
07/17/2024	-	-	-	-	-	-	-
02/01/2025	-	-	1,140,550.79	1,140,550.79	(1,140,550.79)	-	-
08/01/2025	-	-	1,058,243.00	1,058,243.00	-	1,058,243.00	-
02/01/2026	1,020,000.00	3.800%	1,058,243.00	2,078,243.00	-	2,078,243.00	3,136,486.00
08/01/2026	-	-	1,038,863.00	1,038,863.00	-	1,038,863.00	-
02/01/2027	1,055,000.00	3.570%	1,038,863.00	2,093,863.00	-	2,093,863.00	3,132,726.00
08/01/2027	-	-	1,020,031.25	1,020,031.25	-	1,020,031.25	-
02/01/2028	1,095,000.00	3.440%	1,020,031.25	2,115,031.25	-	2,115,031.25	3,135,062.50
08/01/2028	-	-	1,001,197.25	1,001,197.25	-	1,001,197.25	-
02/01/2029	1,130,000.00	3.300%	1,001,197.25	2,131,197.25	-	2,131,197.25	3,132,394.50
08/01/2029	-	-	982,552.25	982,552.25	-	982,552.25	-
02/01/2030	1,170,000.00	3.260%	982,552.25	2,152,552.25	-	2,152,552.25	3,135,104.50
08/01/2030	-	-	963,481.25	963,481.25	-	963,481.25	-
02/01/2031	1,210,000.00	3.250%	963,481.25	2,173,481.25	-	2,173,481.25	3,136,962.50
08/01/2031	-	-	943,818.75	943,818.75	-	943,818.75	-
02/01/2032	1,245,000.00	3.240%	943,818.75	2,188,818.75	-	2,188,818.75	3,132,637.50
08/01/2032	-	-	923,649.75	923,649.75	-	923,649.75	-
02/01/2033	1,285,000.00	3.250%	923,649.75	2,208,649.75	-	2,208,649.75	3,132,299.50
08/01/2033	-	-	902,768.50	902,768.50	-	902,768.50	-
02/01/2034	1,330,000.00	3.280%	902,768.50	2,232,768.50	-	2,232,768.50	3,135,537.00
08/01/2034	-	-	880,956.50	880,956.50	-	880,956.50	-
02/01/2035	1,375,000.00	3.300%	880,956.50	2,255,956.50	-	2,255,956.50	3,136,913.00
08/01/2035	-	-	858,269.00	858,269.00	-	858,269.00	-
02/01/2036	1,420,000.00	3.380%	858,269.00	2,278,269.00	-	2,278,269.00	3,136,538.00
08/01/2036	-	-	834,271.00	834,271.00	-	834,271.00	-
02/01/2037	1,465,000.00	3.480%	834,271.00	2,299,271.00	-	2,299,271.00	3,133,542.00
08/01/2037	-	-	808,780.00	808,780.00	-	808,780.00	-
02/01/2038	1,515,000.00	3.620%	808,780.00	2,323,780.00	-	2,323,780.00	3,132,560.00
08/01/2038	-	-	781,358.50	781,358.50	-	781,358.50	-
02/01/2039	1,570,000.00	3.880%	781,358.50	2,351,358.50	-	2,351,358.50	3,132,717.00
08/01/2039	-	-	750,900.50	750,900.50	-	750,900.50	-
02/01/2040	1,630,000.00	3.980%	750,900.50	2,380,900.50	-	2,380,900.50	3,131,801.00
08/01/2040	-	-	718,463.50	718,463.50	-	718,463.50	-
02/01/2041	1,695,000.00	4.120%	718,463.50	2,413,463.50	-	2,413,463.50	3,131,927.00
08/01/2041	-	-	683,546.50	683,546.50	-	683,546.50	-
02/01/2042	1,765,000.00	4.220%	683,546.50	2,448,546.50	-	2,448,546.50	3,132,093.00
08/01/2042	-	-	646,305.00	646,305.00	-	646,305.00	-
02/01/2043	1,840,000.00	4.270%	646,305.00	2,486,305.00	-	2,486,305.00	3,132,610.00
08/01/2043	-	-	607,021.00	607,021.00	-	607,021.00	-
02/01/2044	1,920,000.00	4.330%	607,021.00	2,527,021.00	-	2,527,021.00	3,134,042.00
08/01/2044	-	-	565,453.00	565,453.00	-	565,453.00	-
02/01/2045	2,005,000.00	4.390%	565,453.00	2,570,453.00	-	2,570,453.00	3,135,906.00
08/01/2045	-	-	521,443.25	521,443.25	-	521,443.25	-
02/01/2046	2,090,000.00	4.440%	521,443.25	2,611,443.25	-	2,611,443.25	3,132,886.50
08/01/2046	-	-	475,045.25	475,045.25	-	475,045.25	-
02/01/2047	2,185,000.00	4.490%	475,045.25	2,660,045.25	-	2,660,045.25	3,135,090.50
08/01/2047	-	-	425,992.00	425,992.00	-	425,992.00	-
02/01/2048	2,280,000.00	4.540%	425,992.00	2,705,992.00	-	2,705,992.00	3,131,984.00
08/01/2048	-	-	374,236.00	374,236.00	-	374,236.00	-
02/01/2049	2,385,000.00	4.590%	374,236.00	2,759,236.00	-	2,759,236.00	3,133,472.00
08/01/2049	-	-	319,500.25	319,500.25	-	319,500.25	-
02/01/2050	2,495,000.00	4.630%	319,500.25	2,814,500.25	-	2,814,500.25	3,134,000.50
08/01/2050	-	-	261,741.00	261,741.00	-	261,741.00	-
02/01/2051	2,610,000.00	4.650%	261,741.00	2,871,741.00	-	2,871,741.00	3,133,482.00
08/01/2051	-	-	201,058.50	201,058.50	-	201,058.50	-
02/01/2052	2,730,000.00	4.660%	201,058.50	2,931,058.50	-	2,931,058.50	3,132,117.00
08/01/2052	-	-	137,449.50	137,449.50	-	137,449.50	-
02/01/2053	2,860,000.00	4.690%	137,449.50	2,997,449.50	-	2,997,449.50	3,134,899.00
08/01/2053	-	-	70,382.50	70,382.50	-	70,382.50	-
02/01/2054	2,995,000.00	4.700%	70,382.50	3,065,382.50	-	3,065,382.50	3,135,765.00
Total	**$51,370,000.00**	**-**	**$40,654,106.29**	**$92,024,106.29**	**(1,140,550.79)**	**$90,883,555.50**	**-**

LEASE-PURCHASE AGREEMENT

by and between

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA
as Lessor

and the

CITY OF CHASKA, MINNESOTA
as Lessee

Dated as of July 1, 2024

Relating to:

LEASE REVENUE BONDS, SERIES 2024A
(PUBLIC SAFETY BUILDING PROJECT)

This instrument drafted by:

Dorsey & Whitney LLP
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402
(612) 340-2600

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS AND EXHIBITS....2

Section 1.1. Definitions....2
Section 1.2. Exhibits....4

ARTICLE II REPRESENTATIONS AND COVENANTS OF THE CITY AND THE AUTHORITY....5

Section 2.1. Representations and Covenants of the City....5
Section 2.2. Representations and Covenants of the Authority....6

ARTICLE III LEASE OF PROJECT....8

Section 3.1. Lease....8
Section 3.2. Possession and Enjoyment....8
Section 3.3. City to Act as Agent; Acquisition and Construction of Project; Authority Access to Project....8

ARTICLE IV LEASE TERM....9

Section 4.1. Lease Term....9
Section 4.2. Termination of Lease Term....9

ARTICLE V RENTAL PAYMENTS; FEES AND EXPENSES....10

Section 5.1. Rental Payments....10
Section 5.2. Rental Payments to be Unconditional....10
Section 5.3. Current Expense....10
Section 5.4. Nonappropriation; Termination of Lease....11
Section 5.5. Intent to Continue Lease-Purchase Payments; Appropriations....11
Section 5.6. Effect of Termination....11
Section 5.7. Additional Rental Payments....12

ARTICLE VI USE OF THE PROJECT; TAXES, INSURANCE AND NEGLIGENCE....13

Section 6.1. Use; Permits....13
Section 6.2. Maintenance of Project by the City....13
Section 6.3. Taxes, Other Governmental Charges and Utility Charges....13
Section 6.4. Liability Insurance....13
Section 6.5. Negligence....14
Section 6.6. Property Insurance....14
Section 6.7. Worker's Compensation Insurance....14
Section 6.8. Other Insurance and Requirements for All Insurance....14
Section 6.9. Advances....15

Section 6.10. Liens....15
Section 6.11. Financial Statements....15
Section 6.12. Arbitrage Rebate....15
Section 6.13. Waiver of Right to Receive Brokerage Confirmation....15

ARTICLE VII DAMAGE, DESTRUCTION AND CONDEMNATION; USE OF NET PROCEEDS....16

Section 7.1. Damage, Destruction and Condemnation....16
Section 7.2. Insufficiency of Net Proceeds....16
Section 7.3. Cooperation of Authority....16
Section 7.4. Destruction or Condemnation of Other Property Owned by City....16

ARTICLE VIII CITY'S PROJECT; REPAIRS; WARRANTIES; DISCLAIMER....17

Section 8.1. Installation of City's Equipment....17
Section 8.2. Installation and Maintenance of Project....17
Section 8.3. Modification of Project....17
Section 8.4. Warranties....17
Section 8.5. Disclaimer of Warranties....18

ARTICLE IX ASSIGNMENT AND SUBLEASING....19

Section 9.1. Delegation and Assignment by Authority....19
Section 9.2. Delegation and Assignment and Subleasing by City....19

ARTICLE X EVENTS OF DEFAULT AND REMEDIES....20

Section 10.1. Events of Default Defined....20
Section 10.2. Remedies on Default....20
Section 10.3. Surrender of Project....21
Section 10.4. Delay; Notice....21
Section 10.5. No Remedy Exclusive....21
Section 10.6. Agreement to Pay Attorneys' Fees and Expenses....22
Section 10.7. No Additional Waiver Implied by One Waiver....22

ARTICLE XI TITLE....23

Section 11.1. Title....23
Section 11.2. Security Interest....23
Section 11.3. Purchase of Project....23

ARTICLE XII ADMINISTRATIVE PROVISIONS....25

Section 12.1. Notices....25
Section 12.2. Binding Effect....25
Section 12.3. Severability....25
Section 12.4. Amendments, Changes and Modifications....25

Section 12.5. Further Assurances and Corrective Instruments 25
Section 12.6. Execution Counterparts 25
Section 12.7. Applicable Law 25
Section 12.8. Captions 25

EXHIBIT A – Description of Land A-1

EXHIBIT B – Description of Improvements B-1

EXHIBIT C – Form of Completion Certificate C-1

LEASE-PURCHASE AGREEMENT

This **LEASE-PURCHASE AGREEMENT** dated as of July 1, 2024 (the "Lease"), is executed by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA**, a body corporate and politic of the State of Minnesota, having its principal office and address at One City Hall Plaza, Chaska, Minnesota, as lessor (the "Authority"), and the **CITY OF CHASKA, MINNESOTA**, a political subdivision of the State of Minnesota, having its main office at One City Hall Plaza, Chaska, Minnesota, as lessee (the "City").

RECITALS

WHEREAS, the City is authorized by Minnesota Statutes to acquire real and personal property by entering into lease-purchase agreements; and

WHEREAS, the City and the Authority have determined to enter into this Lease to finance the acquisition, improvement and construction of certain improvements and real property in the City, as further described in Exhibits A and B.

NOW THEREFORE, in the joint and mutual exercise of their powers, and in consideration of the mutual covenants herein contained, the parties hereto recite and agree as follows:

ARTICLE I
DEFINITIONS AND EXHIBITS

Section 1.1. Definitions. Unless the context otherwise requires, the terms defined in this Section shall, for all purposes of this Lease and its exhibits, have the meanings herein specified.

Additional Bonds means any additional Bonds issued pursuant to Section 2.10 of the Indenture.

Authority Representative means the President or the Executive Director of the Authority or any other person authorized to act on behalf of the Authority under or with respect to this Lease, as evidenced by a certificate conferring such authority executed by the President and given to the Trustee and the City.

Bond Fund means the bond fund so designated and established by the Trustee pursuant to the Trust Indenture.

Bond or Bonds means the Series 2024 Bonds together with any Additional Bonds.

Business Day means any day other than a Saturday, Sunday, or other day on which commercial banks in the City in which the principal corporate trust office of the Trustee is located are not open for business.

City Representative means the Mayor, or any person authorized by law to act on behalf of the City under or with respect to this Lease, as evidenced by a certificate conferring such authority executed by the Mayor and given to the Trustee and the Authority.

Code means the Internal Revenue Code of 1986, as amended, and the regulations and revenue rulings and procedures issued pursuant thereto from time to time.

Completion Certificate means a certificate in the form attached as Exhibit C, executed by the City, stating that the Project has been completed.

Completion Date means, with respect to the Project, the date upon which a final Completion Certificate is issued with respect thereto by the City and delivered to the Authority and the Trustee.

Event of Default means an Event of Default as described in Section 10.1 hereof or Section 7.01 of the Indenture, which has not been cured.

Fiscal Year means each twelve-month fiscal period of the City commencing on January 1 of any year and ending on December 31 of said year.

Improvements means the improvements to the Land, which improvements are to be made pursuant hereto and are described on Exhibit B.

Independent Counsel means an attorney duly admitted to the practice of law before the highest court of the State of Minnesota who is not a full-time employee of the Authority or the City.

Interest Payment Date means the stated maturity of an installment of interest on any of the Bonds.

Land means the real property described on Exhibit A comprising the Project, which real property is to be improved pursuant hereto.

Lease means this Lease-Purchase Agreement, and any duly authorized and executed amendment hereto.

Lease Term means the period during which this Lease remains in effect as specified in Sections 4.1 and 4.2.

Net Proceeds means any insurance proceeds or condemnation award paid with respect to the Project, remaining after payment therefrom of all expenses incurred in the collection thereof.

Outstanding means, when used as of any particular time with reference to Bonds (subject to the provisions of Section 9.03 of the Indenture pertaining to Bonds held by the Authority and the City), all Bonds theretofore authenticated and delivered by the Trustee under the Indenture except: (i) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (ii) Bonds deemed not outstanding pursuant to the terms of Section 10.02 of the Indenture; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to the terms of Section 2.08 of the Indenture pertaining to replacement of Bonds.

Permitted Encumbrances means, as of any particular time: (i) liens for taxes and assessments not then delinquent, or which the City may, pursuant to provisions of Article VI hereof, permit to remain unpaid; (ii) this Lease and the Trust Indenture, (iii) any mechanic's, laborer's, materialmen's, supplier's or vendor's lien or right not filed or perfected in the manner prescribed by law, or (iv) such minor defects, irregularities, encumbrances, easements, rights-of-way and clouds on title as normally exist with respect to properties similar in character to the Land and do not, in the opinion of Independent Counsel, materially impair the property affected thereby for the purpose for which it was intended.

Principal Payment Date means the stated maturity of principal of any Bond, or the mandatory sinking fund redemption date of any Bond.

Project means the Land together with the Improvements, which are both being leased by the City with the option to purchase, pursuant to this Lease.

Project Fund means the fund so designated and established by the Trustee pursuant to the Trust Indenture

Purchase Price means the amount necessary to defease, to the earliest permissible redemption date, the remaining Outstanding principal amount of Bonds, together with an amount

equal to the Authority's and Trustee's fees and expenses in connection with such defeasance and redemption.

Rental Payment means any payment due from the City to the Authority under Section 5.1 of this Lease.

Rental Payment Date means the fifth Business Day preceding each Interest Payment Date, which is the date upon which any Rental Payment is due and payable as provided in Section 5.1 hereof.

[Reserve Fund means the fund so designated and established by the Trustee pursuant to the Trust Indenture.]

Series 2024 Bonds means the $[PAR] Lease Revenue Bonds, Series 2024A, to be issued by the Authority pursuant to the Trust Indenture.

State means the State of Minnesota.

State and Federal Law or Laws means the Constitution and laws of the State, and any ordinance, rule or regulation of any agency or political subdivision of the State; and any law of the United States, and any rule or regulation of any executive department or federal agency.

Trustee means U.S. Bank Trust Company, National Association, with an office in St. Paul, Minnesota, and any successor thereto.

Trust Indenture means the Trust Indenture dated as of the date hereof, between the Authority and the Trustee, and any duly authorized and executed amendment thereto.

Section 1.2. Exhibits. The following Exhibits are attached to and by reference made a part of this Lease:

Exhibit A. Description of the Improvements

Exhibit B. Description of the Land

Exhibit C. Form of Completion Certificate

ARTICLE II
REPRESENTATIONS AND COVENANTS OF THE CITY AND THE AUTHORITY

Section 2.1. Representations and Covenants of the City. The City represents and covenants as follows:

(a) The Constitution and the laws of the State authorize the City to enter into this Lease and the transactions contemplated hereby, and to carry out its obligations under this Lease.

(b) The officers of the City executing this Lease are duly authorized to execute and deliver this Lease under the Constitution and laws of the State.

(c) The City has complied and will comply with all open meeting laws, all public bidding laws and all other State and Federal Laws applicable to this Lease and the acquisition of the Project by the City.

(d) The City will use the Project during the Lease Term only to perform essential governmental functions of the City, and will not enter into any sublease, use agreement, management agreement or other contract with respect to the Project which would cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code if the result would be that interest payable on the Bonds would become includable in gross income for federal tax purposes.

(e) During the Lease Term, the City will not take, or permit any of its officers to take, any action with respect to the Lease or the Project which would cause interest on the Bonds to become includable in gross income of the recipient for federal income tax purposes under the Code, and shall take all actions necessary to ensure that interest on the Bonds remains excludable from gross income of the recipient under the Code, insofar as it has the power and authority to take such actions.

(f) The execution and delivery of this Lease and the other agreements contemplated hereby to which the City is a party and the consummation of the transactions contemplated hereby and thereby and the fulfillment of the terms hereof and thereof will not conflict with, or constitute on the part of the City a breach of, or a default under, any existing (i) law, or (ii) provisions of any legislative act or other proceeding establishing or relating to the establishment of the City or its affairs or its resolutions, or (iii) agreement, indenture, mortgage, lease or other instrument to which the City is subject or is a party or by which it is bound.

(g) No officer of the City who is authorized to take part in any manner in making this Lease or any contract contemplated hereby has a personal financial interest in or has personally and financially benefited from this Lease or any such contract.

(h) There is not pending or overtly threatened, any suit, action or proceeding against or affecting the City before or by any court, arbitrator, administrative agency or other governmental authority which materially and adversely affects the validity, as to the

City, of this Lease, any of the obligations of the City hereunder or any of the transactions contemplated hereby.

(i) No event of nonappropriation or other financing lease termination has occurred in connection with any prior lease financing of the City.

(j) The useful life of the Project is not less than 20 years and the Project is essential for the carrying out of the governmental purposes of the City.

(k) The obligation created by this Lease ($[PAR]), together with all other net debt of the City, does not cause the net debt of the City to exceed the limitation set forth in Minnesota Statutes, Section 475.53.

Section 2.2. Representations and Covenants of the Authority. The Authority represents and covenants as follows:

(a) The Constitution and the laws of the State authorize the Authority to undertake the Project, to enter into this Lease and the Trust Indenture and the transactions contemplated hereby and thereby, and to carry out its obligations under this Lease and the Trust Indenture.

(b) The officers of the Authority executing this Lease and the Trust Indenture are duly authorized to execute and deliver this Lease and the Trust Indenture under the Constitution and laws of the State.

(c) The Authority has complied and will comply with all open meeting laws, all public bidding laws and all other State and Federal Laws applicable to this Lease and the acquisition of the Project.

(d) So long as the Bonds remain Outstanding, the Authority will not enter into any lease, use agreement, management agreement or other contract which would cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code if the result would be that interest payable on the Bonds would become includable in gross income for federal income tax purposes.

(e) So long as any of the Bonds remain Outstanding, the Authority will not take or permit any of its officers to take any action with respect to this Lease or the Project which would cause interest on the Bonds to become includable in gross income of the recipient for federal income tax purposes under the Code, and shall take all actions necessary to ensure that interest on the Bonds remains excludable from gross income of the recipient under the Code, insofar as it has the power and authority to take such actions.

(f) The execution and delivery of this Lease and the Trust Indenture and the other agreements contemplated hereby to which the Authority is a party and the consummation of the transactions contemplated hereby and thereby and the fulfillment of the terms hereof and thereof will not conflict with, or constitute on the part of the Authority a breach of, or a default under, any existing (i) law, or (ii) provisions of any

legislative act or other proceeding establishing or relating to the establishment of the Authority or its affairs or its resolutions, or (iii) agreement, indenture, mortgage, lease or other instrument to which the Authority is subject or is a party or by which it is bound.

(g) No officer of the Authority who is authorized to take part in any manner in making this Lease or any contract contemplated hereby has a personal financial interest in or has personally and financially benefited from this Lease or any such contract.

(h) There is not pending or threatened any suit, action or proceeding against or affecting the Authority before or by any court, arbitrator, administrative agency or other governmental authority which materially and adversely affects the validity, as to the Authority, of this Lease or the Trust Indenture, any of the obligations of the Authority thereunder or any of the transactions contemplated thereby.

ARTICLE III
LEASE OF PROJECT

Section 3.1. Lease. The Authority hereby leases the Project to the City, and the City hereby leases the Project from the Authority, upon the terms and conditions set forth in this Lease.

Section 3.2. Possession and Enjoyment. The Authority hereby covenants to provide the City, during the Lease Term, with the quiet use and enjoyment of the Project; and the City shall, during the Lease Term, peaceably and quietly have and hold and enjoy the Project without suit, trouble or hindrance from the Authority, except as expressly set forth in this Lease. The Authority will, at the request of the City and at the City's cost, join in any legal action in which the City asserts its right to such possession and enjoyment to the extent the Authority lawfully may do so.

Section 3.3. City to Act as Agent; Acquisition and Construction of Project; Authority Access to Project. The Authority hereby irrevocably appoints the City as its agent in connection with the acquisition and construction of the Project. The City, as agent of the Authority, has or will enter into all contracts with the contractors providing for the acquisition and construction of the Project in accordance with the City's specifications. The Authority shall have no obligation whatsoever with respect to the design, acquisition, construction, installation or operation of the Project and no obligation whatsoever with respect to the Project other than the obligations set forth in Section 3.1. Upon final acceptance of the Project, if requested, the City shall execute and deliver to the Authority a Certificate of Acceptance substantially in the form of Exhibit C.

The City agrees that the Authority and any Authority Representative shall have the right at all reasonable times to examine and inspect the Project. The City further agrees that the Authority and the Authority's Representative shall have such rights of access to the Project as may be reasonably necessary to cause the proper maintenance of the Project in the event of failure by the City to perform its obligations hereunder, or to carry out the Authority's obligations and exercise the Authority's rights under Article X, or to determine whether the City is in compliance with this Lease.

ARTICLE IV
LEASE TERM

Section 4.1. Lease Term. This Lease shall be and remain in effect with respect to the Project for a Lease Term commencing on its date of execution and continuing until no Bonds remain Outstanding, or until terminated as provided in Section 4.2.

Section 4.2. Termination of Lease Term. The Lease Term will terminate prior to February 1, 20[__] upon the occurrence of the first of the following events:

(a) termination of this Lease pursuant to Section 5.4 hereof;

(b) a default by the City and the Authority's election to terminate this Lease pursuant to Article X; or

(c) the payment by the City of all Rental Payments due hereunder or the payment of the Purchase Price pursuant to Section 11.3 hereof, together with any fees and expenses due the Authority or the Trustee hereunder or under the Trust Indenture.

ARTICLE V
RENTAL PAYMENTS; FEES AND EXPENSES

Section 5.1. Rental Payments. The City shall, by wire transfer in immediately available funds, pay Rental Payments with respect to the Project as follows:

(a) By each Rental Payment Date, the City shall pay an amount equal to the interest, and principal, if any, due on the Bonds on the next succeeding Interest Payment Date.

(b) As a credit against the first interest payment otherwise required to be paid by the City to the Trustee pursuant to (a) of this Section 5.1, there shall be applied any accrued interest on the Bonds initially deposited into the Bond Fund.

(c) On each Rental Payment Date, so long as no Event of Default has occurred and is continuing, the City shall have a credit against the Rental Payment otherwise due on said date to the extent of any investment profits or earnings which have been transferred or are otherwise available in the Bond Fund for such purpose.

(d) In the event the City shall have paid Rental Payments with respect to the next succeeding Interest Payment Date, but the funds on deposit in the Bond Fund are nevertheless insufficient to pay such principal, premium (if any) and interest on the Bonds then due or to become due on such Interest Payment Date, the City will forthwith pay, as Rental Payments, the amount of the deficiency.

(e) The City shall also have a credit against its Rental Payment obligations under this Section to the extent of funds transferred from the [Reserve Fund] to the Bond Fund to make the final payments due on Outstanding Bonds.

The Rental Payments provided for in this Section 5.1 shall be paid directly to the Trustee at its corporate trust office for the account of the City for deposit in the Bond Fund as provided in the Indenture.

Section 5.2. Rental Payments to be Unconditional. Except as provided in Section 5.4, the obligation of the City to make Rental Payments due with respect to the Project or any other payments required hereunder shall be absolute and unconditional in all events. Notwithstanding any dispute between the City and the Authority or any other person, the City shall make all Rental Payments and other payments required hereunder when due and shall not withhold any Rental Payment or other payment pending final resolution of such dispute nor shall the City assert any right of set-off or counterclaim against its obligation to make such Rental Payments or other payments required under this Lease. The City's obligation to make Rental Payments or other payments during the Lease Term shall not be abated through accident or unforeseen circumstances including, without limitation, any circumstance related to the Project or the construction thereof.

Section 5.3. Current Expense. The obligations of the City under this Lease, including its obligation to pay the Rental Payments due with respect to the Project in any Fiscal Year for which this Lease is in effect, shall constitute a current expense of the City for such Fiscal Year

and shall not constitute an indebtedness of the City within the meaning of the Constitution and laws of the State (except the amount of the Lease in excess of $1,000,000 shall be included in the calculation of net debt for purposes of Minnesota Section 475.53, as provided in Minnesota Statutes, Section 465.71). Nothing herein shall constitute a pledge by the City of any taxes or other money, other than money lawfully appropriated from time to time by or for the benefit of the City's annual budget and the proceeds of the Bonds or Net Proceeds of the Project, to the payment of any Rental Payment or other amount coming due hereunder.

Section 5.4. Nonappropriation; Termination of Lease. The City shall have the right to cancel and terminate this Lease, in whole but not in part, at the end of any Fiscal Year of the City, in the manner and subject to the terms specified in this Section and Section 5.6, if the City's governing body does not appropriate money sufficient to pay the Rental Payments coming due in the next Fiscal Year. Lack of a sufficient appropriation shall be evidenced by a specific provision in the budget of the City which prohibits the expenditure of the City funds for this purpose. The City may effect such termination by giving the Authority a written notice of termination and by paying to the Authority any Rental Payments which are due and have not been paid at or before the end of its then current Fiscal Year. The City shall endeavor to give notice of termination not less than one hundred twenty (120) days prior to the end of such Fiscal Year, and shall notify the Authority of any anticipated termination. In the event of termination of this Lease as provided in this Section, the City shall deliver possession of the Project to the Authority in accordance with Section 10.3, and release its interest in the Project granted under this Lease within ten (10) days after the termination of this Lease.

The Authority may not terminate this Lease except as provided in Article X hereof upon the occurrence and continuation of an Event of Default by the City.

Section 5.5. Intent to Continue Lease-Purchase Payments; Appropriations. The City presently intends to continue this Lease for the entire Lease Term and to pay all Rental Payments required hereunder. The City Administrator will include in the budget request for each Fiscal Year the Rental Payments to become due in such Fiscal Year, and will use all reasonable and lawful means at his or her disposal to secure the appropriation of money for such Fiscal Year sufficient to pay the Rental Payments coming due therein. The City reasonably believes that money in an amount sufficient to make all such Rental Payments can and will lawfully be appropriated and made available for this purpose. To provide the funds necessary to make the Rental Payments, the City agrees, subject to the provisions of Section 5.4, that it will include in each annual budget an appropriation sufficient therefor.

Section 5.6. Effect of Termination. Upon termination of this Lease as provided in Section 5.4, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with Section 10.3 and conveyed to the Authority or released its interest in the Project granted under this Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of this Lease as

provided in Section 5.4, the Trustee, on behalf of the Authority, may take any of the actions specified in Section 10.2 hereof.

Section 5.7. Additional Rental Payments. The City shall, during the Lease Term, within ten (10) Business Days after written notice that such payment is due, also pay the following amounts of additional rent to the following persons:

(a) to the Trustee, all reasonable fees and expenses of the Trustee for services rendered under the Trust Indenture, provided that the City may, without creating a default hereunder, contest in good faith the reasonableness of any such fees or expenses other than the Trustee's fees for ordinary services as may be set forth in the Trust Indenture;

(b) to the Authority, all reasonable expenses incurred by the Authority in connection with the transactions contemplated hereby which are not otherwise required to be paid by the City under the terms of this Lease;

(c) all other costs and expenses specifically required to be paid by the City under the terms of this Lease or the Trust Indenture;

(d) to the Authority or the Trustee, as the case may be, the amount of all advances of funds made by either of them under the provisions hereof; and

(e) to the Trustee, an amount equal to any amount transferred from the [Reserve Fund] to the Bond Fund pursuant to Section 5.02 of the Trust Indenture to cure a deficiency in the Bond Fund; all amounts payable pursuant to this paragraph (e) shall be paid by the City within ten (10) Business Days following mailing of notice of such amount due by the Trustee to the City; provided that the City shall not be required to make such payment if the City has determined to terminate the Lease pursuant to the provisions of Section 5.4 hereof and has provided written notice of such intention to the Trustee.

In the event the City should fail to make any of the payments required by this Section, the item in default shall continue as an obligation of the City until the amount in default shall have been fully paid, and the City will pay the same with interest thereon at the rate of 8% per annum, or, if less, at the maximum rate permitted by law.

ARTICLE VI
USE OF THE PROJECT; TAXES, INSURANCE AND NEGLIGENCE

Section 6.1. Use; Permits. The City shall exercise due care in the acquisition, construction, installation, use, possession, operation and maintenance of the Project, and shall not install, use, operate or maintain the Project improperly, carelessly, in violation of State and Federal Laws or for a purpose or in a manner contrary to that contemplated by this Lease. The City shall obtain all permits and licenses necessary for the installation, operation, possession and use of the Project. The City shall comply with all State and Federal Laws applicable to the acquisition, construction, installation, use, possession, operation and maintenance of the Project, and if compliance with any such State and Federal Law requires changes or additions to be made to the Project, such changes or additions shall be made by the City at its expense.

Section 6.2. Maintenance of Project by the City. The City shall, at its own expense, maintain, preserve and keep the Project in good repair, working order and condition, and shall from time to time make all repairs and replacements necessary to keep the Project in such condition. The Authority shall have no responsibility for any of these repairs or replacements.

Section 6.3. Taxes, Other Governmental Charges and Utility Charges. Except as expressly limited by this Section, the City shall pay all taxes and other charges of any kind which are at any time lawfully assessed or levied against or with respect to the Project, the Rental Payments or any part thereof, or which become due during the Lease Term, whether assessed against the City or the Authority. The City shall also pay when due all gas, water, steam, electricity, heat, power, telephone, and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Project, and all special assessments and charges lawfully made by any governmental body for public improvements that may be secured by a lien on the Project; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the City shall be obligated to pay only such installments as are required to be paid during the Lease Term as and when the same become due. The City shall not be required to pay any federal, state or local income, inheritance, estate, succession, transfer, gift, franchise, gross receipts, profit, excess profit, capital stock, corporate, or other similar tax payable by the Authority, its successors or assigns, unless such tax is made in lieu of or as a substitute for any real estate or other tax upon the Project.

The City may, at the City's expense and in the City's name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom unless the Authority shall notify the City that, in the opinion of Independent Counsel, by nonpayment of any such items the interest of the Authority in the Project will be materially endangered or the Project or any part thereof will be subject to loss or forfeiture, in which event the City shall promptly pay such taxes, assessments or charges or provide the Authority with full security against any loss which may result from nonpayment, in form satisfactory to the Authority.

Section 6.4. Liability Insurance. Upon receipt of possession of the Project, the City shall take such measures as may be necessary to ensure that any liability for injuries to or death of any person or damage to or loss of property arising out of or in any way relating to the

condition or the operation of the Project or any part thereof, is covered by a blanket or other general liability insurance policy maintained by the City. The Net Proceeds of all such insurance shall be applied toward extinguishment or satisfaction of the liability with respect to which any Net Proceeds may be paid.

Section 6.5. Negligence. The City assumes all risks and liabilities, whether or not covered by insurance, for loss or damage to the Project and for injury to or death of any person or damage to any property, whether such injury or death be with respect to agents or employees of the City or of third parties, and whether such property damage be to the City's property or the property of others, which is proximately caused by the negligent conduct of the City, its officers, employees and agents. The City hereby assumes responsibility for and agrees to reimburse the Authority for all liabilities, obligations, losses, damages, penalties, claims, actions, costs and expenses (including reasonable attorney's fees) of whatsoever kind and nature, imposed on, incurred by or asserted against the Authority that in any way relate to or arise out of a claim, suit or proceeding based in whole or in part upon the negligent conduct of the City, its officers, employees and agents, to the maximum extent permitted by law.

Section 6.6. Property Insurance. Upon receipt of possession of the Project, the City shall have and assume the risk of loss with respect thereto. The City shall procure and maintain continuously in effect during the Lease Term, all-risk insurance, subject only to the standard exclusions contained in the policy, in such amount as will be at least sufficient so that a claim may be made for the full replacement cost of any part thereof damaged or destroyed and to pay the applicable Purchase Price of the Project. Such insurance may be provided by a rider to an existing policy or under a separate policy. Such insurance may be written with customary deductible amounts. The Net Proceeds of insurance required by this Section shall be applied to the prompt repair, restoration or replacement of the Project, or to the purchase of the Project, as provided in Section 7.1. Any Net Proceeds not needed for those purposes shall be paid to the City.

Section 6.7. Worker's Compensation Insurance. If required by State law, the City shall carry worker's compensation insurance covering all its employees on, in, near or about the Project. Alternatively, the City may self-insure against such liabilities in accordance with applicable law.

Section 6.8. Other Insurance and Requirements for All Insurance. All insurance by this Article may be carried under a separate policy or a rider or endorsement to an existing policy; shall be taken out and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State; shall contain a provision that the insurer shall not cancel or revise coverage thereunder without giving written notice to both parties, and to the Trustee, at least 30 days before the cancellation or revision becomes effective; and shall name the City, the Authority and the Trustee as insured parties as their interests may appear. The City shall provide the Trustee, commencing as of the date hereof with a Certificate as to compliance with the provisions of this Article VI. The Trustee shall be entitled to rely upon said Certificate as to the City's compliance with the insurance requirements. The Trustee shall not be responsible for the sufficiency of coverage or amounts of such policies. Before the expiration of any such policy, the City shall furnish to the

Trustee and the Authority evidence that the policy has been renewed or replaced by another policy conforming to the provisions of this Article.

Section 6.9. Advances. If the City shall fail to perform any of its obligations under this Lease, the Authority or the Trustee may, but shall not be obligated to, take such action as may be necessary to cure such failure, including the advancement of money, and the City shall be obligated to repay all such advances on demand, with interest at the maximum rate permitted by law or 8%, whichever is less, from the date of the advance to the date of repayment.

Section 6.10. Liens. The City shall not, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Project, other than the respective rights of the Authority and the City as herein provided and Permitted Encumbrances. Except as expressly provided in this Article, the City shall promptly, at its own expense, take such action as may be necessary duly to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim if the same shall arise at any time. The City shall reimburse the Authority for any expense incurred by it in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim.

Section 6.11. Financial Statements. The City shall provide the Trustee and the Authority, within 365 days of the end of each Fiscal Year, with a copy of its annual audited financial statements. The Trustee shall have no duty to review or analyze any such financial statements. The trustee shall not be deemed to have notice of any information contained therein or event of default which may be disclosed in any manner therein.

Section 6.12. Arbitrage Rebate. The City and the Authority acknowledge that the Bonds are subject to the rebate requirements of Section 148(f) of the Code. The City covenants and agrees to retain such records, make such determinations, file such reports and documents and pay such amounts at such times as are required under said Section 148(f) and applicable Regulations, unless the Bonds qualify for an exception from the rebate requirement pursuant to one of the spending exceptions set forth in Section 1.148-7 of the Regulations and no "gross proceeds" of the Bonds (other than amounts constituting a "bona fide debt service fund") arise during or after the expenditure of the original proceeds thereof.

Section 6.13. Waiver of Right to Receive Brokerage Confirmation. The City and the Authority acknowledge that regulations of the Comptroller of the Currency grant the Authority the right to receive brokerage confirmations of the security transactions as they occur. The Authority specifically waives such notification to the extent permitted by law and acknowledges that the City will receive periodic cash transaction statements which will detail all investment transactions.

ARTICLE VII
DAMAGE, DESTRUCTION AND CONDEMNATION; USE OF NET PROCEEDS

Section 7.1. Damage, Destruction and Condemnation. If after delivery of the Project to the City all or any part of the Project is lost, stolen, destroyed or damaged beyond repair the City shall have the rights specified in this Section with respect to the Net Proceeds of any insurance or condemnation award. The City may either (i) apply such Net Proceeds to replace the Project with a project of equal or greater value to the Project immediately prior to the time of the loss occurrence, such replacement project to be subject to the Authority's reasonable approval, whereupon such replacement shall be substituted in this Lease by appropriate endorsement and the City shall be obligated to continue to pay the Rental Payments or (ii) the City may exercise its option to purchase the Project pursuant to the terms of Section 11.3 hereof, in which event the Net Proceeds may be used for such purpose. The City shall notify the Authority and the Trustee within 90 days of the date of damage, destruction or taking as to its decision regarding replacement or purchase. In the event the City determines to replace the Project, the Authority shall assign to the City all of its interests in said Net Proceeds and the City shall deposit the Net Proceeds with the Trustee for deposit into the Project Fund. The Trustee shall disburse such Net Proceeds from the Project Fund to pay the costs of replacement in the manner provided in Article IV of the Trust Indenture.

Section 7.2. Insufficiency of Net Proceeds. If the City elects to replace the Project and the Net Proceeds are insufficient to pay in full the cost of any replacement, the City shall complete the work and pay any cost in excess of the amount of the Net Proceeds, and the City agrees that if by reason of any such insufficiency of the Net Proceeds the City shall make any payments pursuant to the provisions of this Section 7.2, the City shall not be entitled to any reimbursement therefor from the Authority nor shall the City be entitled to any diminution of the Rental Payments due with respect to the Project.

Section 7.3. Cooperation of Authority. The Authority shall cooperate fully with the City at the expense of the City in filing any proof of loss with respect to any insurance policy covering the casualties described in Section 7.1 hereof and in the prosecution or defense of any prospective or pending condemnation proceeding with respect to the Project or any part thereof and will, to the extent it may lawfully do so, permit the City to litigate in any proceeding resulting therefrom in the name of and on behalf of the Authority. In no event will the Authority voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim or any prospective or pending condemnation proceeding with respect to the Project or any part thereof without the written consent of the City.

Section 7.4. Destruction or Condemnation of Other Property Owned by City. The City shall be entitled to the Net Proceeds of any insurance claim or condemnation award or portion thereof made for destruction of, damage to or taking of its property not included in the Project.

ARTICLE VIII
CITY'S PROJECT; REPAIRS; WARRANTIES; DISCLAIMER

Section 8.1. Installation of City's Equipment. The City may at any time and from time to time after the Completion Date, in its sole discretion and at its own expense, install items of equipment in or upon the Project. All such items shall remain the sole property of the City, in which the Authority shall have no interest, and may be modified or removed by the City at any time provided that the City shall repair and restore any and all damage to the Project resulting from the installation, modification or removal of any such items. Nothing in this Lease shall prevent the City from purchasing items to be installed pursuant to this Section under a conditional sale or lease with option to purchase contract, or subject to a vendor's lien or security agreement, as security for the unpaid portion of the purchase price thereof, provided that no such lien or security interest shall attach to any part of the Project.

Section 8.2. Installation and Maintenance of Project. The Authority shall have no obligation to install, erect, test, inspect, service or maintain the Project, or any portion thereof, under any circumstances, but such actions shall be the obligation of the City in accordance with the provisions of this Lease.

Section 8.3. Modification of Project. The City shall, at its own expense, have the right to make repairs to the Project, and to make repairs, replacements, substitutions and modifications to all or any of the parts thereof. All such work and any part or component used or installed to make a repair or as a replacement, substitution or modification, shall thereafter comprise part of the Project and be subject to the provisions of this Lease. Such work shall not in any way damage the Project or cause it to be used for purposes other than those authorized under the provisions of State and Federal Law or those contemplated by this Lease; and the Project, upon completion of any such work shall be of a value which is not less than the value of the Project immediately prior to the commencement of such work. Any property for which a replacement or substitution is made pursuant to this Section may be disposed of by the City in such manner and on such terms as are determined by the City. The City will not permit any mechanic's or other lien to be established or remain against the Project for labor or materials furnished in connection with any repair, replacement, substitution or modification made by the City pursuant to this Section; provided that if any such lien is established and the City shall first notify the Authority of the City's intention to do so, the City may in good faith contest any lien filed or established against the Project, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom unless the Authority shall notify the City that, in the opinion of Independent Counsel, by nonpayment of any such item the interest of the Authority in the Project will be materially endangered or the Project or any part thereof will be subject to loss or forfeiture, in which event the City shall promptly pay and cause to be satisfied and discharged all such unpaid items or provide the Authority with full security against any such loss or forfeiture, in form satisfactory to the Authority. The Authority will cooperate fully with the City in any such contest, upon the request and at the expense of City.

Section 8.4. Warranties. The Authority hereby assigns to the City for and during the Lease Term, all of its interest, if any, in all warranties and guarantees, express or implied, issued on or applicable to the Project, and the Authority hereby authorizes the City to obtain the

customary services furnished in connection with such warranties and guarantees at the City's expense.

Section 8.5. Disclaimer of Warranties. THE AUTHORITY MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE CITY OF THE PROJECT, OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE PROJECT.

ARTICLE IX
ASSIGNMENT AND SUBLEASING

Section 9.1. Delegation and Assignment by Authority. The Authority shall not delegate its obligations under this Lease, and no purported delegation thereof shall be effective. However, all of the Authority's right, title and/or interest in and to this Lease, the Rental Payments and other amounts due hereunder (other than any indemnity payments and reimbursement of costs and expenses) may be assigned to the Trustee and the City hereby consents to the assignment made by the Authority to the Trustee pursuant to the Trust Indenture.

Section 9.2. Delegation and Assignment and Subleasing by City. The City may not delegate its obligations or assign its rights under this Lease to any person during the Lease Term. The City may not sublease all or any part of the Project, or contract for the operation of the Project by an entity other than the City or an agency or department of the State during the Lease Term unless such contract, authorized by prior written consent of the Authority, will not cause interest on the Bonds to become includable in gross income of the owners thereof for federal income tax purposes, as evidenced by an opinion of nationally recognized bond counsel filed with the Authority and Trustee prior to the effective date of any such sublease or contract.

ARTICLE X
EVENTS OF DEFAULT AND REMEDIES

Section 10.1. Events of Default Defined. The following shall be Events of Default under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, with respect to the Project, any one or more of the following events:

(i) Failure by the City to pay any Rental Payments or other payments required to be paid hereunder at the time specified herein, which failure shall continue for a period of five days after written notice given to the City by the Trustee on behalf of the Authority.

(ii) Failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in clause (i) of this Section, for a period of sixty (60) days after written notice specifying such failure and requesting that it be remedied has been given to the City by the Trustee on behalf of the Authority, unless the Trustee shall agree in writing to an extension of such time prior to its expiration.

(iii) The filing by the City of a voluntary petition in bankruptcy, or failure by the City promptly to lift any execution, garnishment or attachment of such consequence as would impair the ability of the City to carry on the operation of the Project, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceedings instituted under the provisions of the Federal Bankruptcy Statute, as amended, or under any similar acts which may hereafter be enacted.

The provisions of this Section 10.1 and Section 10.2 are subject to the following limitation: if by reason of force majeure the City is unable in whole or in part to carry out its obligations under this Lease with respect to the Project, other than the obligation of the City to pay Rental Payments with respect thereto which shall be paid when due notwithstanding the provisions of this paragraph, the City shall not be deemed in default during the continuance of such inability or during any other delays which are a direct consequence of the force majeure inability. The term "force majeure" as used herein shall mean, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America of the State of Minnesota or any of its departments, agencies or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; or any other cause or event not reasonably within the control of the City and not resulting from its negligence. The City agrees, however, to remedy with all reasonable dispatch the cause or causes preventing it from carrying out its obligations under this Lease; provided that the settlement of strikes, lockouts and other employment disputes shall be entirely within the discretion of the City.

Section 10.2. Remedies on Default. Whenever any event of default referred to in Section 10.1 hereof shall have happened and be continuing with respect to the Project, the

Trustee, on behalf of the Authority, shall have the right, at its option, to take one or any combination of the following remedial steps:

(i) Cancel and terminate this Lease by written notice in accordance with law, reenter and take possession of the Project and all improvements thereto, and charge the City for costs incurred in repossessing the Project, and all prior Rental Payments made hereunder by the City shall belong to the Authority as liquidated damages; and

(ii) Take whatever action at law or in equity may appear necessary or desirable to collect the Rental Payments then due and thereafter to become due during the then current Fiscal Year of the City with respect to the Project, or enforce performance and observance of any obligation, agreement or covenant of the City under this Lease; and

(iii) Lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with Section 7.03 of the Trust Indenture.

The Authority covenants to cooperate with the Trustee, upon request, in the exercise of any of the foregoing remedies.

Section 10.3. Surrender of Project. Upon the termination of this Lease as aforesaid, the City shall surrender possession of the Project to the Authority in the condition, repair, appearance and working order required in Section 6.1.

Section 10.4. Delay; Notice. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle any party to exercise any remedy reserved to it in this Lease it shall not be necessary to give any notice, other than such notice as may be required in this Lease or by law.

Section 10.5. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Authority is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.6. Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of money or the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the defaulting party agrees that it will on demand therefor pay to the nondefaulting party the reasonable fee of such attorneys and such other expenses so incurred by the nondefaulting party.

Section 10.7. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

ARTICLE XI
TITLE

Section 11.1. Title. During the Lease Term, and so long as the City is not in default under Article X, legal title to the Project and any and all repairs, replacements, substitutions and modifications to it shall be in the name of the Authority, subject to the interests of the City under this Lease. Upon termination of this Lease pursuant to Section 4.2(c), full and unencumbered legal title to the Project shall pass to the City, and the Authority shall have no further interest therein. In such event, the Authority shall execute and deliver to the City such documents as the City may request to evidence the passage of legal title to the Project to the City and the termination of the Authority's interest therein.

Section 11.2. Security Interest. The Authority shall have and retain a security interest under the Uniform Commercial Code in the Project, the proceeds thereof and all repairs, replacements, substitutions and modifications thereto or thereof made pursuant to Section 8.3, and a security interest in the proceeds of all insurance policies and amounts held in the funds established pursuant to the Trust Indenture relating to the Bonds, in order to secure the City's payment of all Rental Payments due during the Lease Term and the performance of all other obligations herein to be performed by the City. The Authority is authorized to record such financing statements as may be necessary to perfect such security interest. The City will join with the Authority in executing such other documents and will perform such acts as the Authority may request to establish and maintain a valid security interest in the Project. If requested by the Authority, the City shall conspicuously mark the Project with appropriate lettering, labels or tags, and maintain such markings during the Lease Term, so as clearly to disclose the Authority's security interest in the Project.

Section 11.3. Purchase of Project. Except during the continuance of an Event of Default, the City shall have the option of purchasing the Project as follows:

(a) The City shall give written notice to the Authority and to the Trustee of its intention to purchase the Project, stating therein a closing date not less than forty (40) nor more than ninety (90) days after the date the notice is mailed, and the City shall make arrangements satisfactory to the Trustee for the giving of any required notice of redemption or notice of defeasance of the Bonds in connection with the purchase.

(b) The City shall pay to the Trustee, on or before the closing date, an amount equal to the Purchase Price for the Project.

(c) On the closing date, a closing shall be held at the principal office of the Trustee, or any other office mutually agreed upon. At the closing the City and the Authority shall, upon acknowledgment of receipt of the Purchase Price, the Authority shall convey or release to the City, all of its right, title and/or interest in and to the Project by delivering to the City such documents as the City deems necessary for this purpose.

At such time as all of the Bonds have been fully paid or provision for payment thereof has been made in accordance with the provisions of the Indenture, and all expenses of the Authority and Trustee have been paid or provided for to the date of such full payment of the Bonds, the City

shall be deemed to have purchased all right, title and interest of the Authority in the Project, this Lease shall be deemed terminated, and title to the Project shall automatically vest in the City. Nevertheless, the Authority, at the expense of the City, shall execute such documents as shall be reasonably necessary to convey its interest in the Project to the City.

ARTICLE XII
ADMINISTRATIVE PROVISIONS

Section 12.1. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given on the earlier of (i) delivery or (ii) three days following deposit in the United States mail in first-class form with postage fully prepaid to the addresses shown in the first paragraph hereof. The Authority and the City, by notice given hereunder, and to the Trustee, may designate different addresses to which subsequent notices, certificates or other communications will be sent. Any notice provided hereunder by the City or the Authority shall also be sent to Trustee at the address given in Section 13.08 of the Trust Indenture.

Section 12.2. Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Authority and the City and their respective successors and assigns.

Section 12.3. Severability. In the event any provision of this Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 12.4. Amendments, Changes and Modifications. This Lease may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Authority, and in accordance with Article XII of the Trust Indenture.

Section 12.5. Further Assurances and Corrective Instruments. The Authority and the City agree that they will, if necessary, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project hereby sold or intended so to be or for carrying out the expressed intention of this Lease.

Section 12.6. Execution Counterparts. This Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 12.7. Applicable Law. This Lease shall be governed by and construed in accordance with the laws of the State.

Section 12.8. Captions. The captions or headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Lease.

IN WITNESS WHEREOF, the Authority has caused this Lease to be executed in its corporate name by its duly authorized officers and the City has caused this Lease to be executed in its name by its duly authorized officers as of the date first above written.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

By _____
President

Attest: _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this _____ day of _____, 2024, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this _____ day of _____, 2024, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

EXHIBIT A

DESCRIPTION OF LAND

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS

EXHIBIT C

COMPLETION CERTIFICATE

The undersigned, being a duly appointed City Representative under the Lease-Purchase Agreement, dated as of July 1, 2024 (the "Lease"), between the Economic Development Authority of the City of Chaska, Minnesota (the "Authority"), and the City of Chaska, Minnesota (the "City"), hereby certifies on behalf of the City with respect to the project to be acquired and constructed under said Lease (the "Project"), that the Project has been acquired and constructed pursuant to and in accordance with said Lease, and is now available for use by the City.

Dated _____, 20__

CITY OF CHASKA, MINNESOTA

By _____
City Representative

TRUST INDENTURE

by and between

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
as Trustee

Dated as of July 1, 2024

Relating to:

LEASE REVENUE BONDS, SERIES 2024A
(PUBLIC SAFETY BUILDING PROJECT)

This instrument drafted by:

Dorsey & Whitney LLP
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402-1498

TABLE OF CONTENTS

PAGE

ARTICLE I DEFINITIONS AND INTERPRETATION 4
Section 1.01 Definitions....4
Section 1.02 Additional Provisions as to Interpretation 8

ARTICLE II FORM, EXECUTION AND REGISTRATION OF BONDS....8
Section 2.01 Forms of Bonds....8
Section 2.02 Maturities, Numeration and Interest Payment Dates 8
Section 2.03 Execution of Bonds....9
Section 2.04 Authentication of Bonds 9
Section 2.05 Registration, Transfer and Exchange....10
Section 2.06 Payment of Interest on Bonds; Interest Rights Preserved....10
Section 2.07 Ownership of Bonds 11
Section 2.08 Reissuance of Mutilated, Destroyed, Stolen or Lost Bonds 12
Section 2.09 Conditions for Authentication of Series 2024 Bonds 12
Section 2.10 Authorization of Additional Bonds....12
Section 2.11 Book-Entry Only System....14
Section 2.12 Substitute Securities Depository; Termination of Book-Entry Only System....15

ARTICLE III REDEMPTION OF BONDS....16
Section 3.01 Redemption of Bonds 16
Section 3.02 Notice of Redemption....17
Section 3.03 Deposit for Redemption....17
Section 3.04 Payment of Redeemed Bonds 17
Section 3.05 Cancellation of Redeemed Bonds....17
Section 3.06 Partial Redemption of Bonds....18

ARTICLE IV BOND PROCEEDS; PROJECT FUND 18
Section 4.01 Deposit of Bond Proceeds....18
Section 4.02 Establishment of Project Fund....19
Section 4.03 Project Costs Defined 19
Section 4.04 Payments from Project Fund....20
Section 4.05 Deposit and Investment of Money in Project Fund 20
Section 4.06 Application of Balance in Project Fund....21

ARTICLE V DISPOSITION OF PLEDGED REVENUES 21
Section 5.01 Bond Fund....21
Section 5.02 Reserve Fund 21
Section 5.03 Investment of Funds in Reserve Fund and Bond Fund....22

ARTICLE VI PARTICULAR COVENANTS OF THE AUTHORITY 23
Section 6.01 Payment of Bonds....23

Section 6.02 Extensions of Payments of Bonds....24
Section 6.03 Authorization....24
Section 6.04 Concerning the Lease....24
Section 6.05 To Observe All Covenants and Terms -- Limitations on Authority's Obligations....24
Section 6.06 Liens....24
Section 6.07 Rental Payments....24

ARTICLE VII EVENTS OF DEFAULT; REMEDIES....25
Section 7.01 Events of Default....25
Section 7.02 Enforcement of Covenants and Conditions....25
Section 7.03 Application of Money....26
Section 7.04 Right of Trustee to Act Without Possession of Bonds....27
Section 7.05 Power of Majority of Bondholders....27
Section 7.06 Limitation on Suits by Bondholders....27
Section 7.07 Waiver by Bondholders....28
Section 7.08 Remedies Cumulative, Delay Not To Constitute Waiver....28
Section 7.09 Restoration of Rights Upon Discontinuance of Proceedings....28

ARTICLE VIII CONCERNING THE TRUSTEE....29
Section 8.01 Acceptance of Trust and Prudent Performance Thereof....29
Section 8.02 Trustee May Rely Upon Certain Documents and Opinions....30
Section 8.03 Trustee Not Responsible for Indenture Statements, Validity....31
Section 8.04 Limits on Duties and Liabilities of Trustee....31
Section 8.05 Money Held in Trust....31
Section 8.06 Obligation of Trustee....31
Section 8.07 Notice to Bondholders....32
Section 8.08 Intervention in Judicial Proceedings....32
Section 8.09 Further Investigation by Trustee....32
Section 8.10 Trustee to Retain Financial Records....32
Section 8.11 Compensation of Trustee....32
Section 8.12 Trustee May Hold Bonds....33
Section 8.13 Appointment of Trustee....33
Section 8.14 Merger of Trustee....33
Section 8.15 Resignation or Removal of Trustee....33
Section 8.16 Appointment of Successor Trustee....33
Section 8.17 Transfer of Rights and Property to Successor Trustee....34
Section 8.18 Appointment of Successor or Alternate Paying Agents....34

ARTICLE IX CONCERNING THE BONDHOLDERS....35
Section 9.01 Execution of Instruments by Bondholders....35
Section 9.02 Waiver of Notice....35
Section 9.03 Determination of Bondholder Concurrence....35
Section 9.04 Bondholders' Meeting....36
Section 9.05 Revocation by Bondholders....37

ARTICLE X PAYMENT, DEFEASANCE AND RELEASE.....38
Section 10.01 Payment and Discharge of Indenture.....38
Section 10.02 Bonds Deemed Not Outstanding After Deposits.....39
Section 10.03 Unclaimed Money to be Returned.....39

ARTICLE XI SUPPLEMENTAL INDENTURES.....40
Section 11.01 Purposes for Which Supplemental Indentures May be Executed.....40
Section 11.02 Execution of Supplemental Indenture.....41
Section 11.03 Discretion of Trustee.....41
Section 11.04 Modification of Indenture with Consent of Bondholders.....41
Section 11.05 Supplemental Indentures to be Part of Indenture.....42
Section 11.06 Rights of City Unaffected.....42
Section 11.07 Rights of Authority.....42
Section 11.08 Notice to Rating Agencies.....42

ARTICLE XII AMENDMENTS TO THE LEASE.....43
Section 12.01 Amendments to the Lease Not Requiring Consent of Bondholders.....43
Section 12.02 Amendments to Lease Requiring Consent of Bondholders.....43
Section 12.03 Rights of Authority.....43
Section 12.04 Notice to Rating Agencies.....43

ARTICLE XIII MISCELLANEOUS.....43
Section 13.01 Rights in Authority are Held Solely for Benefit of Bondholders.....43
Section 13.02 Covenants of Authority Bind Successors and Assigns.....44
Section 13.03 Immunity of Officers.....44
Section 13.04 No Benefits to Outside Parties.....44
Section 13.05 Separability of Indenture Provisions.....44
Section 13.06 Execution of Indenture in Counterparts.....44
Section 13.07 Headings Not Controlling.....44
Section 13.08 Notices etc., to Trustee, Authority and City.....44

EXHIBIT A – Form of Series 2024 Bond.....B-1

EXHIBIT B – Description of Land.....C-1

EXHIBIT C – Description of Improvements.....D-1

EXHIBIT D – Draw Request.....E-1

EXHIBIT E – Costs of Issuance.....F-1

TRUST INDENTURE

This **TRUST INDENTURE** dated as of July 1, 2024 (the "Indenture") is executed by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA**, a public body corporate and politic of the State of Minnesota, having its principal office and address at One City Hall Plaza, Chaska, Minnesota (the "Authority"), and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national trust company and banking association, having an office in the City of St. Paul, Minnesota (the "Trustee").

RECITALS

WHEREAS, pursuant to Minnesota Statutes, Sections 469.091, Subdivision 1, the Authority has the powers of a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 to 469.047. As authorized by Section 469.034, the Authority has agreed to issue its revenue bonds to finance the acquisition and construction of certain improvements to real property within the City (as hereinafter defined), and to lease such real property and improvements thereon to the City of Chaska, Minnesota (the "City") pursuant to and in accordance with the Lease (as hereinafter defined).

WHEREAS, the Authority has authorized and deemed it advisable to enter into this Indenture and to issue its Lease Revenue Bonds, Series 2024A, in the aggregate principal amount of $[PAR] (the "Series 2024 Bonds" and together with any Additional Bonds, the "Bonds"), which Series 2024 Bonds shall be fully registered bonds as hereinafter provided;

WHEREAS, the proceeds of the Series 2024 Bonds, together with any other required funds, will be used for the specific authorized purpose of providing funds to pay Project Costs (as hereinafter defined);

WHEREAS, the Lease (as hereinafter defined) requires the City to make rental payments thereunder in amounts and at times sufficient to pay, when due, the principal of, premium, if any, and interest on the Series 2024 Bonds, subject to annual appropriation as further set forth therein;

WHEREAS, the execution and delivery of this Indenture, the Lease, and the issuance of the Series 2024 Bonds have been in all respects duly and validly authorized by the Board of Commissioners of the Authority pursuant to a bond resolution adopted by the Board of Commissioners of the Authority on May 20, 2024 (the "Bond Resolution");

WHEREAS, all conditions, acts and things necessary and required by the Constitution and Laws of the State of Minnesota, or otherwise, to exist, to have happened or to have been performed precedent to and in the execution and delivery of this Indenture, and in the issuance of the Series 2024 Bonds, do exist, have happened or have been performed in regular form, time and manner, and the execution and delivery of this Indenture have been in all respects duly authorized; and

WHEREAS, the Trustee has accepted the trusts created by this Indenture and in evidence thereof has joined in the execution hereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH as follows:

GRANTING CLAUSES

That the Authority, in order to secure the payment of the principal of, premium (if any) and interest on the Bonds issued under this Indenture according to their tenor and effect and the performance and observance of each and all of the covenants and conditions herein and therein contained, and for and in consideration of the premises and of the purchase and acceptance of the Bonds by the respective purchaser or purchasers and Owners or Holders thereof, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has executed and delivered this Indenture and has granted, bargained, sold, assigned, transferred, conveyed, warranted, pledged and set over, and by these presents does hereby grant, bargain, sell, assign, transfer, convey, warrant, pledge and set over, absolutely unto the Trustee, and to its successor or successors in the trust hereby created and to its or their assigns forever:

I.

All of the right, title and interest of the Authority in the Lease (except for the Authority's rights to indemnification and reimbursement of expenses).

II.

A first lien on and pledge of (i) the money and investments in the Bond Fund covenanted to be created and maintained under this Indenture, (ii) [the money and investments in the Reserve Fund established under this Indenture] and (iii) the money and investments in the Project Fund established under this Indenture not paid out to meet Project Costs.

III.

Any and all other property of every name and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, assigned or transferred, or in which a security interest is granted, by the Authority or the City or by anyone on behalf of them or with their written consent, to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same to the terms hereof.

TO HAVE AND TO HOLD, all and singular, the said property hereby conveyed and assigned, or agreed or intended so to be, to the Trustee, its successor or successors in trust and its and their assigns, FOREVER.

IN TRUST NEVERTHELESS, upon the terms and trust herein set forth, for the equal and proportionate benefit, security and protection of all Holders of the Bonds issued or to be issued under and secured by this Indenture, without preference, priority or distinction as to lien or otherwise of any of the Bonds over any of the others;

PROVIDED, HOWEVER, that if the Authority, its successors or assigns, shall well and truly pay or cause to be paid the principal of the Bonds and the premium (if any) and interest due or to become due thereon, at the times and in the manner mentioned in the Bonds, according to the true intent and meaning thereof, or shall provide, as permitted hereby, for the payment thereof by depositing with the Trustee sums sufficient to pay the entire amount due or to become due thereon, and shall well and truly keep, perform and observe all the covenants and conditions

pursuant to the terms of this Indenture to be kept, performed and observed by it and shall pay to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof; then upon such final payment this Indenture and the rights hereby granted shall cease, determine and be void; otherwise, this Indenture to be and remain in full force and effect.

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared that, all Bonds issued and secured hereunder are to be issued, authenticated and delivered and all said property hereby assigned or pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as hereinafter expressed, and the Authority has agreed and covenanted and does hereby agree and covenant with the Trustee and with the respective Holders from time to time, of the said Bonds, as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1.01 Definitions. Unless the context otherwise requires, the terms defined in this Article I and in the recitals and succeeding Articles of this Indenture shall, for all purposes of this Indenture and of any indenture supplemental hereto, have the meanings herein specified, such definitions to be equally applicable to both the singular and plural forms of any of the terms defined:

Additional Bonds means any additional bonds issued pursuant to the terms and conditions of Section 2.10 of this Indenture.

Authority Representative means the President or Executive Director of the Authority or any other person authorized to act on behalf of the Authority under or with respect to this Indenture, as evidenced by a certificate conferring such authority executed by the President, given to the Trustee and the City.

Bond Fund means the fund so named and created under Section 5.01 of this Indenture.

Bond Resolution means the resolution of the Authority adopted by the Board of Commissioners of the Authority on May 20, 2024, respectively, authorizing the issuance and sale of the Series 2024 Bonds, as the same may be amended, modified or supplemented by any amendments or modifications thereof.

Bond Year means a calendar year.

Bond or Bonds means the Series 2024 Bonds and any Additional Bonds.

Business Day means any day other than a Saturday, Sunday, or other day on which commercial banks in the city in which the principal corporate trust office of the Trustee is located are not open for business.

Certificate means a certification in writing required or permitted by the provisions of the Lease or this Indenture, signed and delivered to the Trustee or other proper person or persons.

City means the City of Chaska, Minnesota, and its permitted successors and assigns under the Lease.

City Representative means the Mayor or City Administrator, or any person authorized by law to act on behalf of the City under or with respect to the Lease, as evidenced by a certificate conferring such authority executed by the City Administrator and given to the Trustee and the Authority.

Completion Certificate means an executed certificate in the form of Exhibit C to the Lease, as the case may be.

Completion Date means, with respect to the Project, as the case may be, the date upon which the corresponding Completion Certificate is issued with respect thereto by the City and delivered to the Authority and the Trustee.

Debt Service Reserve Requirement means the amounts described in Section 5.02 hereof.

Default means default by the Authority in the performance or observance of any of the covenants, agreements or conditions on its part contained in this Indenture, exclusive of any notice or period of grace required to constitute a default an "Event of Default" as described in Section 7.01 hereof.

Event of Default means an Event of Default described in Section 7.01 hereof which has not been cured.

Fiscal Year means the fiscal year of the Authority; initially, the 12-month period commencing on January 1 in each year.

Holder, *Bondholder* or *Owner* means the person or persons in whose name any Bond is registered in the registration books maintained by the Trustee on behalf of the Authority.

Indenture means this Trust Indenture under which the Bonds are authorized to be issued, and any amendments or supplements hereto entered into in accordance with the provisions hereof.

Independent Counsel means an attorney or firm of attorneys duly admitted to practice law before the highest court of any state and not an officer or full-time employee of the Authority or the City.

Interest Payment Date means the stated maturity of an installment of interest on any of the Bonds.

Internal Revenue Code means the Internal Revenue Code of 1986, as amended from time to time.

Land means the real property as described on Exhibit B hereto, which real property is to be improved pursuant to the Lease.

Lease means the Lease-Purchase Agreement, dated as of July 1, 2024, between the Authority, as lessor, and the City, as lessee, relating to the Series 2024 Bonds, as the same may be amended or supplemented pursuant thereto and hereto.

Opinion of Counsel means a written opinion of counsel (who need not be Independent Counsel unless so specified) appointed by the City or Authority and acceptable to the Trustee or appointed by the Trustee.

Outstanding means, when used as of any particular time with reference to Bonds (subject to the provisions of Section 9.03 of this Indenture pertaining to Bonds held by the Authority and the City) all Bonds theretofore authenticated and delivered by the Trustee under this Indenture

except: (i) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (ii) Bonds deemed not outstanding pursuant to the terms of Section 10.02 of this Indenture; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to the terms of Section 2.08 hereof pertaining to replacement of Bonds.

Payment Date means the fifth Business Day preceding each Interest Payment Date, which is the date upon which any Rental Payment is due and payable as provided in Section 5.1 hereof.

Predecessor Bonds means every previous Bond evidencing all or a portion of the same debt as that evidenced by a particular Bond, including Bonds exchanged pursuant to Section 2.05 hereof, and for purposes of this definition, any Bond authenticated and delivered under Section 2.08 hereof in lieu of a lost, destroyed or stolen Bond shall be deemed to evidence the same debt as the lost, destroyed or stolen Bond.

Principal Payment Date means the stated maturity of principal of any Bond, or the mandatory sinking fund redemption date of any Bond.

Project means the Land and the improvements to be acquired and constructed on the Land, as more fully described in Exhibit B to the Lease and Exhibit C hereof.

Project Costs means the costs defined in Section 4.03 of this Indenture.

Project Fund means means the fund so named and created under Section 4.02 of this Indenture.

Project Purchase Price means the amount necessary to defease, to the earliest permissible redemption date, the remaining Outstanding principal amount of Bonds, together with an amount equal to the Authority's and Trustee's fees and expenses in connection with such defeasance and redemption.

Qualified Investments means (1) any investments permitted pursuant to Sections 118A.04 and 118A.05, Minnesota Statutes, for the investment of public funds, and (2) shares in an open-ended registered investment company which exclusively purchases and holds direct, full faith and credit obligations of the United States or obligations of agencies or instrumentalities of the United States, the full and timely payment of which is unconditionally guaranteed by the United States (including repurchase agreements collateralized by such obligations), including funds for which the Trustee or its affiliates provide investment advisory or other management services.

Redeem or *Redemption* includes and means "prepay" or "prepayment," as the case may be.

Rental Payment means any payment due from the City to the Authority under the Lease.

[Reserve Fund means the fund so named and created under Section 5.02 of this Indenture.]

Responsible Officer means as to any Trustee, the president, every vice president, every assistant vice president, the cashier, every assistant cashier, every corporate trust officer, and every officer and assistant officer of such Trustee, other than those specifically above mentioned, to whom any corporate trust matter is referred because of such person's knowledge of, and familiarity with, a particular subject.

Series 2024 Bonds means the $[PAR] Lease Revenue Bonds, Series 2024A, authorized by this Indenture and the Bond Resolution and described in Section 2.01 of this Indenture.

Trust Estate means the interest of the Authority in the Lease assigned under Granting Clause I of this Indenture; the revenues, money, investments, contract rights, general intangibles and instruments and proceeds and products and accessions thereof as set forth in Granting Clause II of this Indenture; and additional property held by the Trustee pursuant to Granting Clause III of this Indenture.

Trustee means the trustee at the time serving as such under this Indenture.

Section 1.02 Additional Provisions as to Interpretation. All references herein to "Articles", "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture; and the words "herein", "hereof", "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision hereof. Any terms defined in the Lease, but not defined herein, shall have the same meaning herein unless the context hereof clearly requires otherwise. This Indenture is governed by and shall be construed in accordance with the laws of Minnesota.

ARTICLE II
FORM, EXECUTION AND REGISTRATION OF BONDS

Section 2.01 Forms of Series 2024 Bonds.

The Series 2024 Bonds to be issued and secured under this Indenture shall each be designated "Lease Revenue Bonds, Series 2024." The Series 2024 Bonds, forms of assignment and certificates of Trustee shall all be substantially the form of Exhibit A hereto.

Section 2.02 Maturities, Numeration and Interest Payment Dates.

The Series 2024 Bonds shall be in the denomination of $5,000 or any integral multiple thereof, initially numbered within each series, R-1 upwards, in order of issuance or in such other manner as the Trustee may determine. The Series 2024 Bonds shall bear a date of original issue as of [closing date], 2024. No Series 2024 Bond shall represent principal payable or maturing in different years. The Series 2024 Bonds shall bear interest payable semiannually on February 1 and August 1 of each year, commencing [February 1, 202_], from their date of original issue or the most recent Interest Payment Date to which interest has been paid or duly provided for. The principal and redemption price of the Series 2024 Bonds shall be payable to the Owner upon presentation and surrender at the principal office of the Trustee in such coin or currency of the United States of America as may be, on the respective dates of payment thereof, legal tender for

the payment of public and private debts, and interest on the Series 2024 Bonds shall be paid by check or draft mailed to the Owner at the Owner's registered address; provided that, so long as the Series 2024 Bonds are registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee shall pay all principal of and interest on the Series 2024 Bonds, and shall give all notices with respect to the Series 2024 Bonds, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or such other securities depository.

The Regular Record Date referred to in Section 2.06 for the payment of interest on the Series 2024 Bonds payable, and punctually paid or duly provided for, on any Interest Payment Date, shall be the l5th day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

The Series 2024 Bonds shall be issued in the aggregate principal amount of $[PAR], and shall mature on February 1 in the years and amounts and shall bear interest at the rates per annum, according to years of maturity, as follows [TO COME]:

Year	Amount	Rate	Year	Amount	Rate

Section 2.03 Execution of Bonds. Bonds shall be signed in the name of the Authority by the manual or facsimile signatures of the President and Executive Director of the Authority and said signatures shall be authenticated by the Trustee, which is hereby designated as authenticating agent. The seal of the Authority, if any, need not be affixed to or imprinted on the Bonds. In the event that any of the officers who shall have signed any of the Bonds shall cease to be officers of the Authority before the Bonds shall have been authenticated or delivered by the Trustee, or issued by the Authority, such Bonds may, nevertheless, be authenticated, delivered, and issued, and upon such authentication, delivery and issue, shall be binding upon the Authority as though those officers who signed the same had continued to be such officers of the Authority; and, also, any Bond may be signed on behalf of the Authority by such person who, at the actual date of execution of such Bond, shall be the proper officer of the Authority, although at the date of such Bond such person shall not have been such an officer of the Authority. Upon the execution and delivery of this Indenture, the Authority shall execute and deliver the Bonds to the Trustee for authentication.

Section 2.04 Authentication of Bonds. No Bond shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder or under the Lease, unless an authorized signatory of the Trustee shall manually endorse and execute on such Bond a certificate of authentication substantially in the form of the Trustee's certificates set forth in Section 2.01 hereof. Such Trustee's certificate upon any Bond executed on behalf of the Authority shall be conclusive evidence that the Bond so authenticated has been duly issued under this Indenture and that the Holder thereof is entitled to the benefits of this Indenture and the Lease. No Bonds shall be authenticated by the Trustee except in accordance with this Article. The Trustee shall not be required to authenticate any Bond or Bonds unless provided with the documents referred to in Sections 2.09 and 2.10 hereof, as applicable.

Section 2.05 Registration, Transfer and Exchange. As long as any of the Bonds issued hereunder shall remain outstanding, the Authority shall maintain and keep at the office of the Trustee, as paying agent and registrar, the records for the payment of the principal of and interest on such Bonds, as in this Indenture provided, and for the registration and transfer of such Bonds, and shall also keep at said office of the Trustee books for such registration and transfer (the "Bond Register"). The Authority does hereby appoint the Trustee, and its successors in the trust from time to time, as its agent to maintain said office and agency at the office of the Trustee.

Upon surrender for transfer of any fully registered Bond at the office of the Trustee with a written instrument of transfer satisfactory to the Trustee, duly executed by the Owner or the Owner's duly authorized attorney, and upon payment of any tax, fee or other governmental charge required to be paid with respect to such transfer, the Authority shall execute and the Trustee shall authenticate and deliver, in the name of the designated transferee or transferees, one or more fully registered Bonds of the same series, of any authorized denominations and of a like aggregate principal amount, interest rate and maturity.

Except as the right of exchange may be limited as to Bonds of any series, fully registered Bonds, upon surrender thereof at the office of the Trustee, may, at the option of the Owner thereof, be exchanged for an equal aggregate principal amount of fully registered Bonds of the same series, maturity and interest rate of any authorized denominations.

In all cases in which the privilege of exchanging Bonds or transferring fully registered Bonds is exercised, the Authority shall execute and the Trustee shall deliver Bonds in accordance with the provisions of this Indenture. For every such exchange or transfer of Bonds, whether temporary or definitive, the Authority or the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. Notwithstanding any other provision of this Indenture, the cost of preparing each new Bond upon each exchange or transfer, and any other expenses of the Authority or the Trustee incurred in connection therewith (except any applicable tax, fee or other governmental charge) shall be paid by the City pursuant to the Lease. The Authority and the Trustee shall not be obligated to make any such exchange or transfer of Bonds during the 15 days next preceding the date of the first publication or the mailing (if there is no publication) of notice of redemption in the case of a proposed redemption of Bonds. The Authority and Trustee shall not be required to make any

transfer or exchange of any Bonds called for redemption. Neither the Trustee nor any agent shall have any responsibility or liability for any actions taken or not taken by DTC.

Section 2.06 Payment of Interest on Bonds; Interest Rights Preserved. Interest on any Bond which is payable, and is punctually paid or duly provided for on any Interest Payment Date shall be paid to the person in whose name that Bond (or one or more Predecessor Bonds) is registered at the close of business on the Regular Record Date for such interest specified in the provisions of this Indenture creating such series.

Any interest on any Bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the Holder on the relevant Regular Record Date solely by virtue of such Holder having been such Holder; and such Defaulted Interest may be paid by the Authority as provided in Subsection (a) or (b) below:

(a) The Authority may elect to make payment of any Defaulted Interest on the fully registered Bonds of any series to the persons in whose names such Bonds (or their respective Predecessor Bonds) are registered at the close of business on a Special Record Date for the payment of such Defaulted Interest, which shall be fixed in the following manner. The Authority shall notify the Trustee in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be such as will enable the Trustee to comply with the next sentence hereof), and at the same time the Authority shall deposit with the Trustee an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Trustee for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Subsection provided and not to be deemed part of the Trust Estate. Thereupon the Trustee shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment and not less than 10 days after the receipt by the Trustee of the notice of the proposed payment. The Trustee shall promptly notify the Authority of such Special Record Date and, in the name of the Authority and at the expense of the City, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Holder of a fully registered Bond of such series at his address as it appears in the registration books not less than 10 days prior to such Special Record Date. Notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor having been mailed as aforesaid, such Defaulted Interest shall be paid to the Persons in whose names the Bonds of such series (or their respective Predecessor Bonds) are registered on such Special Record Date and shall no longer be payable pursuant to the following Subsection (b).

(b) The Authority may make payment of any Defaulted Interest on the Bonds of any series in any other lawful manner, if, after notice given by the Authority to the Trustee of the proposed payment pursuant to this Subsection, such payment shall be deemed practicable by the Trustee.

Subject to the foregoing provisions of this Section, each Bond delivered under this Indenture upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond and each such Bond shall bear interest from such date that neither gain nor loss in interest shall result from such transfer, exchange or substitution.

Section 2.07 Ownership of Bonds. The Authority and the Trustee and their respective successors, each in its discretion, may deem and treat the person in whose name any Bond shall, for the time being, be registered, as the absolute owner thereof for all purposes, and neither the Authority nor the Trustee nor their respective successors shall be affected by any notice to the contrary. Payment of or on account of the principal of and interest on any such Bond shall be made only to or upon the order of the Owner thereof, but such registration may be changed as above provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Section 2.08 Reissuance of Mutilated, Destroyed, Stolen or Lost Bonds. In case any outstanding Bond shall become mutilated or be destroyed, stolen or lost, the Trustee shall authenticate and deliver a new Bond of like tenor, number and amount as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond, upon surrender of such mutilated Bond, or in lieu of and substitution for the Bond destroyed, stolen or lost, upon filing with the Trustee evidence satisfactory to the Authority and the Trustee that such Bond has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Authority, the Trustee and the City with indemnity satisfactory to them and complying with such other reasonable regulations as the Trustee may prescribe and paying such reasonable expenses as the Authority, the Trustee and the City may incur in connection therewith. In the event any such Bond shall have matured, instead of issuing a new Bond, the Authority may pay the same without surrender thereof.

Section 2.09 Conditions for Authentication of Series 2024 Bonds. The Trustee shall not authenticate and deliver the Bonds to be issued and delivered pursuant to the Indenture unless theretofore or simultaneously therewith there shall have been delivered to the Trustee the following:

(i) a certified copy of the Bond Resolution authorizing the issuance of the Bonds and the execution and delivery of the Lease and this Indenture;

(ii) a certified copy of the resolution adopted by the City Council of the City approving the issuance of the Bonds and the terms of the Indenture and authorizing the execution and delivery of the Lease by the City;

(iii) executed counterparts of the Lease and the Indenture;

(iv) the manually signed approving opinion of Dorsey & Whitney LLP, Minneapolis, Minnesota, as bond counsel for the Authority, concerning the validity and legality of the Bonds and exemption of interest on any tax-exempt portion thereof from federal income taxation under the Internal Revenue Code; and

(v) such further certifications, documents and Opinions of Counsel as bond counsel may require.

Section 2.10 Authorization of Additional Bonds. In addition to the Bonds above described, the Authority may in its discretion, upon request of the City, issue Additional Bonds to (1) provide funds to complete the acquisition and construction of the Project, (2) provide funds for additions to or further improvements of the Project, and (3) subject to Section 6.02 hereof and applicable law, refund or advance refund any Bonds then Outstanding and, in case of an advance refunding, the interest thereon to maturity or a specified redemption date. Any such Additional Bonds shall be authorized by resolution of the Authority and described in a supplemental indenture executed by the Authority and the Trustee and which, when so issued, authorized and described, shall be secured by this Indenture and the Trust Estate on a parity with the Bonds then Outstanding under this Indenture; provided, that no such Additional Bonds shall be issued under the Indenture or secured by the Trust Estate on a parity with the Outstanding Bonds unless the following conditions are met:

(i) There shall have been furnished to the Trustee a Certificate of an Authority Representative and a Certificate of a City Representative to the effect that the Lease is in effect and no "event of default" (as such term is defined in the Lease) exists thereunder which shall not be cured upon the issuance of the Additional Bonds;

(ii) There shall have been furnished to the Trustee an Opinion of Counsel to the effect that the issuance of the Additional Bonds will not adversely affect the exemption from federal income taxation of the interest on any Outstanding Bonds;

(iii) There shall have been furnished to the Trustee a supplement to the Lease, providing for additional Rental Payments sufficient to pay the principal of and interest on the Additional Bonds when due;

(iv) [The balance in the corresponding Reserve Fund be increased or otherwise modified to the Debt Service Reserve Requirement;]

(v) There shall have been furnished to the Trustee a Certificate of an Authority Representative to the effect that the proceeds of the Additional Bonds, together with any additional funds supplied or to be supplied by the Authority or City, will be sufficient to complete the purchase of the Project, the cost of the improvement to the Project or the cost of the refunding, as the case may be;

(vi) If the Additional Bonds are issued for an advance refunding described in clause (iii) above, a report of an independent accountant to the effect that (A) the proceeds (excluding accrued interest but including any premium) of the Additional Bonds, plus any money to be withdrawn from the Bond Fund for such purpose and any other funds deposited with the Trustee for such purpose, will be not less than an amount sufficient to pay the principal of and the redemption premium, if any, on the Outstanding Bonds to be refunded and

interest which will become due and payable on or prior to maturity or an earlier redemption date, or that (B) from such proceeds or other sources there shall be deposited in trust with the Trustee government securities of the type specified in Minnesota Statutes, Section 475.67, subd. 8, the principal of and the interest on which when due and payable will provide, together with any other money which shall have been deposited with the Trustee for such purpose, sufficient money to pay such principal, redemption premium and interest; and

(vii) If the Additional Bonds are issued for the purpose described in clause (iii) above and do not defease all Outstanding Bonds, a report of an independent accountant to the effect that the debt service payable on the Outstanding Bonds (including the Additional Bonds to be issued) in each future Bond Year during which Bonds remain Outstanding will not be increased over the amount which would have been payable in such Bond Years had the Additional Bonds not been issued.

The Trustee shall not authenticate any such Additional Bonds until there is also delivered to the Trustee a resolution of the Authority authorizing the Additional Bonds, executed counterparts of amendments to the corresponding Lease providing for the additional Rental Payments, a supplement to the Indenture describing the Additional Bonds and further documents of the kind described in Section 2.09, to the extent applicable to the Additional Bonds. Additional Bonds shall have Interest Payment Dates of [_____month/day_____ and _____month/day_____], and Principal Payment Dates of [_____month/day_____].

Section 2.11 Book-Entry Only System. For purposes of this Section and Section 2.12, the following terms shall have the following meanings:

"Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person's subrogee.

"DTC" shall mean The Depository Trust Company of New York, New York.

"DTC Participant" shall mean any broker-dealer, bank or other financial institution for which DTC holds Bonds as securities depository.

"Representation Letter" shall mean the Representation Letter pursuant to which the Authority agrees to comply with DTC's Operational Arrangements.

Upon the initial issuance of the Bonds, DTC will act as securities depository for the Bonds. The Bonds shall be initially issued in the form of a single Bond for each stated maturity, registered in the Bond Register in the name of Cede & Co., as the nominee of DTC.

Until termination of the book-entry only system pursuant to Section 2.12 hereof, the Bonds may only be registered in the name of Cede & Co.

With respect to the Bonds registered in the Bond Register in the name of Cede & Co., as nominee of DTC, neither the Authority nor the Trustee shall have any responsibility or

obligation to any DTC Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, neither the Authority nor the Trustee shall have any responsibility or obligation with respect to (i) the accuracy of the records of DTC or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant, any Beneficial Owner or any other person, other than DTC, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant, any Beneficial Owner or any other person, other than DTC, of any amount of principal of, premium, if any, or interest with respect to the Bonds.

The Authority and the Trustee may treat as and deem DTC to be the absolute owner of each Bond for the purpose of payment of the principal of, premium, if any, and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Trustee shall pay all principal of, premium, if any, and interest with respect to the Bonds only to or upon the order of the Bondholders as shown on the Bond Register, and all such payments shall be valid and effective to fully satisfy and discharge the Authority's and Trustee's obligations with respect to the payment of the principal of, premium, if any, and interest relating to the Bonds to the extent of the sum or sums so paid.

Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the transfer provisions in Section 2.05 hereof, references to "Cede & Co." in this Section shall refer to such new nominee of DTC.

Neither the Trustee nor any agent shall have any responsibility or liability for any actions taken or not taken by DTC.

Section 2.12 Substitute Securities Depository; Termination of Book-Entry Only System. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Authority and the Trustee and discharging its responsibilities with respect thereto under applicable law. The Authority may terminate the services of DTC with respect to the Bonds at any time if it determines that DTC is no longer able to carry out its functions as securities depository or that continuation of the system of book-entry transfers through DTC is not in the best interests of the Authority or the Beneficial Owners.

Upon the termination of the services of DTC, a substitute securities depository may be appointed by the Authority. Any substitute securities depository appointed hereunder shall undertake all the obligations and duties of DTC described in this Indenture. In any such case the references herein to DTC shall be deemed to mean such substitute securities depository and any references herein to Cede & Co., as nominee of DTC, shall be deemed to mean the nominee of such substitute securities depository.

Upon the termination of the services of DTC, and if no substitute securities depository willing to undertake the functions of DTC hereunder can be found that, in the opinion of the Authority, is able to undertake such functions upon reasonable and customary terms, or if the Authority determines that it is in the best interests of the Authority or the Beneficial Owners of the Bonds that the Beneficial Owners be able to obtain certificated Bonds, the Bonds shall no

longer be restricted to being registered in the Bond Register in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Bondholders shall designate at that time, in accordance with this Article. To the extent that the Beneficial Owners are designated as the transferee by DTC, the Bonds will be delivered to the Beneficial Owners.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments of the principal of, premium, if any, and interest relating to such Bond, and all notices with respect to such Bond, shall be made and given to DTC as provided in the Representation Letter.

ARTICLE III
REDEMPTION OF BONDS

Section 3.01 Redemption of Bonds. Series 2024 Bonds maturing in 20[__] and later years are subject to redemption at the option of the Authority, in whole or in part in integral multiples of $5,000, and if in part, in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2024 Bonds maturing on the same date, on any Business Day on or after February 1, 20[__], at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date.

[Series 2024 Bonds maturing on February 1, 20[__]are subject to mandatory sinking fund redemption, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date, on February 1 in the following years and amounts:

Series 2024 Bonds Maturing in February 1, 20__

Year		Amount
*stated maturity		

The Series 2024 Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2024 Bonds maturing on the same date, in the event that all or any part of the Project is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible. All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

Section 3.02 Notice of Redemption. If the Bonds are to be redeemed pursuant to Section 3.01 hereof, and written notice of an election to exercise an option to redeem Bonds hereunder shall have been given to the Trustee at least 45 days prior by the Authority (other than for the mandatory sinking fund redemption of certain maturities of the Bonds maturing in the years for which no notice of election shall be required), the Trustee shall prepare a notice in the name of the Authority or in its own name describing the Outstanding Bonds to be redeemed, the

date of redemption, and the redemption price. Such notice may be conditional. Notice of redemption shall be mailed by the Trustee, not less than thirty (30) days nor more than ninety (90) days before the redemption date, by first-class mail or by electronic means, to the Owners of all Bonds which are to be redeemed, at their last addresses appearing upon the registry books of the Authority and shall be published to the extent required by law.

Section 3.03 Deposit for Redemption. Prior to the designated redemption date, the Authority shall deposit or cause to be deposited with the Trustee funds sufficient to pay the redemption price of the Bonds to be redeemed, and interest thereon to the redemption date, and there shall be deposited, or arrangements shall be made with the Trustee to deposit, with the Trustee a sum sufficient to pay the proper expenses and charges of the Trustee in connection with such redemption. Upon deposit with the Trustee of the aggregate amount of such redemption price and interest pursuant to this Section, such money shall be set aside by the Trustee and held by it for the account of the respective Holders of the Bonds being redeemed.

Section 3.04 Payment of Redeemed Bonds. After notice of redemption shall have been given as provided in Section 3.02, the Bonds specified in such notice shall become due and payable on the redemption date. Payment of the redemption price and interest shall be made to or upon order of the Owner, upon the surrender of the Bonds. Any installment of interest maturing on or prior to the redemption date shall be payable to the Owners of Bonds registered as such on the relevant Record Dates according to the terms of such Bonds and the provisions of Section 2.06 hereof and the notice of redemption herein provided for may so state. If redemption money is available for the payment of all of the Bonds called for redemption on the redemption date, the Bonds so called shall cease to draw interest after the redemption date, and such Bonds shall not be deemed to be outstanding hereunder for any purpose, except that the Holders thereof, on presentation, as herein provided, shall be entitled to receive payment of the redemption price and interest accrued thereon to the redemption date from the money set aside by the Trustee as aforesaid.

Section 3.05 Cancellation of Redeemed Bonds. All Bonds so redeemed, shall forthwith be canceled and held by the Trustee on file until the final maturity of the Bonds; and no further Bonds shall be executed or authenticated or issued hereunder in exchange or substitution therefor.

Section 3.06 Partial Redemption of Bonds. If less than all of the Bonds of a particular maturity at the time outstanding are to be called for prior redemption, the particular Bonds or portions thereof of such maturity to be redeemed shall be selected by lot, except as otherwise provided herein, by the Trustee in such manner as the Trustee, in its discretion, may determine. The Trustee shall call for redemption in accordance with the foregoing provisions as many Bonds or portions thereof as will, as nearly as practicable, exhaust the money available therefor. Particular Bonds or portions thereof shall be redeemed only in integral multiples of principal amount of $5,000.

So long as the Bonds are registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Bonds or portions thereof to be redeemed shall be selected in

accordance with the operational arrangements of The Depository Trust Company or such other securities depository.

ARTICLE IV
BOND PROCEEDS; PROJECT FUND

Section 4.01 Deposit of Bond Proceeds. The Authority shall deposit, or shall direct the purchaser or purchasers of the Series 2024 Bonds to deposit with the Trustee, all of the net proceeds of the sale of the Series 2024 Bonds (including accrued interest thereon from the date from which interest is to be paid thereon to the date of delivery to the purchaser or purchasers thereof), and the Trustee out of such proceeds shall:

(i) Deposit to the credit of the Bond Fund the amount of $[_____];

(ii) Deposit to the credit of the Reserve Fund the amount of $[_____];

(iii) Pay the costs of issuance of the Series 2024 Bonds, as set forth in Exhibit E, in the amount of $[_____]; and

(iv) Deposit to the credit of the Project Fund the balance of such net proceeds in the amount of $[_____].

Section 4.02 Establishment of Project Fund. The Authority hereby establishes a fund with the Trustee entitled the "Series 2024 Project Fund" (the "Project Fund"). There shall be deposited with the Trustee to the credit of the Project Fund the amounts specified in Section 4.01 above from the proceeds of the Series 2024 Bonds. As provided in Section 4.05 hereof, income and profit from the investment of money in the Project Fund shall be credited to the Project Fund. The Authority has no obligation hereunder to deposit any money in said Project Fund or apply money to Project Costs except proceeds of Series 2024 Bonds or funds made available therefor by the City.

The money in the Project Fund shall be held in trust by the Trustee and applied to the payment of the Project Costs in accordance with and subject to the provisions of this Article IV, and pending such application shall be subject to a lien and charge in favor of the Holders of the Bonds issued and Outstanding under this Indenture and shall be held for the further security of such Holders until paid out as herein provided. In the event the money in the Bond Fund shall be insufficient on any Interest Payment Date to pay principal of, premium (if any) or interest on the Series 2024 Bonds due on such date, the Trustee shall use any money then on deposit to the credit of the Project Fund, to the extent needed, to pay such principal, premium and interest. In no event shall money in the Project Fund be paid for Project Costs if an Event of Default has occurred under the Lease.

Section 4.03 Project Costs Defined.

For the purposes of this Article, project costs include, without intending thereby to limit or restrict any proper definition of such cost under any applicable laws or sound accounting practice, the following:

(i) The costs of the Project;

(ii) Obligations incurred for labor and to contractors, builders and materialmen in connection with the acquisition and construction of the Project, including obligations for machinery, materials and equipment therefor;

(iii) The cost of any indemnity and surety bonds obtained in connection with the installation of the Project, the fees and expenses of the Trustee during installation, taxes and other municipal governmental charges levied or assessed during installation of the Project or any property acquired therefor, and the premiums for insurance, if any, in connection with the Project during renovation and construction; and

(iv) Expenses of administration, supervision and inspection properly chargeable to the Project, administrative fees of the Authority and the City, legal expenses and fees, financing charges, cost of audits and of preparing, offering and issuing the Bonds, and initial fees of the Trustee, incident to the renovation and construction financing of the Project.

Section 4.04 Payments from Project Fund. Payments shall be made from the Project Fund by the Trustee upon receipt of a draw request from a City Representative substantially in the applicable form attached hereto as Exhibit D that sets forth the following: (1) the requisition number, (2) the name and address of the person, firm or corporation to whom payment is due or has been made, (3) the amount to be paid, (4) the percentage of the cost attributable to Project Costs, (5) the purpose to which such payment is to be applied, and (6) that each obligation, item of cost or expense mentioned therein has been properly incurred and is a proper charge against the Project Fund, as the case may be, and has not been the basis of any previous withdrawal.

Such requisitions shall be submitted no more often than twice a month, and the Trustee shall issue its check for each payment required by each such requisition within three Business Days after receipt of said statement. All payments made from the Project Fund shall be presumed by the Trustee to be made for the purposes certified in said statement, and the Trustee shall not be required to see to the application of any payments made from the Project Fund or to inquire into the purposes for which withdrawals are being made from the Project Fund. For purposes of complying with the requirements of this Section, the Trustee may conclusively rely and shall be protected in acting or refraining from acting upon the draw request of the City Representative. The draw request may be submitted in fax form or via email (PDF format). The Trustee shall not be bound to make an investigation into the facts or matters stated in any draw request submitted by the City. The Trustee shall not be responsible for determining whether the funds on hand in the Project Fund are sufficient to complete the Project. The Trustee shall not be responsible to collect lien waivers.

None of the funds in the Project Fund shall be used for any purposes other than the payment or reimbursement of Project Costs and the payment of principal of, premium (if any) on and interest on the Series 2024 Bonds. The Project Fund shall only be used to pay Project Costs attributable to the Project.

Section 4.05 Deposit and Investment of Money in Project Fund. The Trustee shall invest the money on deposit in the Project Fund at the written request and direction of the City Representative in Qualified Investments. In the absence of written directions delivered to the Trustee from the City, the Trustee shall invest the money in Qualified Investments of its choosing or leave the money uninvested. The Trustee may, from time to time, cause any such investments to be sold or otherwise be converted into cash, whereupon the proceeds derived from such sale or conversion shall be deposited into the Project Fund, as the case may be. Any interest or profit derived from investments shall be credited to the Project Fund, as the case may be. Investments permitted under this Section may be purchased from the Trustee or from any of its affiliates. No portion of the Project Fund representing proceeds of the Series 2024 Bonds shall be invested or used in such manner that any of the Series 2024 Bonds would be "arbitrage bonds" under the Internal Revenue Code and regulations thereunder.

Section 4.06 Application of Balance in Project Fund. When the Project is completed and the Completion Certificate furnished, any balance in the Project Fund, as the case may be (after disbursing any final amount in accordance with a statement from a City Representative), shall be deposited in the Bond Fund, as the case may be.

ARTICLE V
DISPOSITION OF PLEDGED REVENUES

Section 5.01 Bond Fund. The Authority hereby establishes with the Trustee, and shall maintain, so long as any of the Series 2024 Bonds are outstanding, a Series 2024 Bond Fund (the "Bond Fund"). Into such Bond Fund, the Authority and Trustee shall make the following deposits:

(i) The amounts required to be deposited by Section 4.01 hereof.

(ii) Into the Bond Fund, the Rental Payments received from the City pursuant to the Lease.

(iii) All other money received by the Trustee from the City or Authority when accompanied by directions of the City or Authority that such money is to be paid into the Bond Fund or used for purposes for which money in the Bond Fund may be used. If the City or Authority so directs, such money shall be credited against Rental Payments due or to become due.

(iv) All other money required to be deposited in the Bond Fund pursuant to any provision of this Indenture or the Lease.

The money and investments in the Bond Fund are irrevocably pledged to and shall be used by the Trustee, from time to time, to the extent required, for the payment of principal of, premium (if any) on and interest on the Bonds, as and when such principal, premium and interest shall become due and payable. The Bond Fund shall only be used to pay the foregoing for the Series 2024 Bonds.

Section 5.02 Reserve Fund. [The Authority hereby establishes and shall maintain, so long as any of the Series 2024 Bonds are outstanding, with the Trustee, a "Series 2024 Reserve

Fund" (the "Reserve Fund"). Forthwith upon delivery of the Series 2024 Bonds, there shall be deposited into the Reserve Fund the initial Debt Service Reserve Requirement, as follows: Into the Reserve Fund, from the proceeds of the Series 2024 Bonds, the amounts required to be deposited by Section 4.01, which is equal to the lesser of (i) 10% of the principal amount of the Series 2024 Bonds, (ii) the maximum amount of principal and interest to come due on the Series 2024 Bonds in any future fiscal year or (iii) 125% of the average annual debt service on the Series 2024 Bonds.

Money on hand in the Reserve Fund shall be used only to pay maturing principal and interest on the Bonds when money in the Bond Fund is insufficient therefor; provided, that money on hand in the Reserve Fund may be applied by the Authority, at the request of the City, to the payment or discharge of the Bonds at any time when all Outstanding Bonds are to be discharged or paid in accordance with Article X hereof. The Reserve Fund shall only be used to pay such amounts relating to the Series 2024 Bonds.

In the event that Additional Bonds are issued pursuant to Section 2.10 hereof, provision shall be made to increase the applicable Reserve Fund, on the date of issuance of such Additional Bonds, to a Debt Service Reserve Requirement equal to the lesser of (i) 10% of the proceeds of each series of Outstanding Bonds issued pursuant to this Indenture and then Outstanding, including the Additional Bonds (ii) the maximum amount of principal and interest to come due in any future fiscal year, during the term of all then Outstanding Bonds, on all of the then Outstanding Bonds and on the Additional Bonds to be issued or (iii) 125% of the average annual debt service, during the term of all then Outstanding Bonds, on all of the then Outstanding Bonds and on the Additional Bonds to be issued.

If the balance on hand in the Reserve Fund is ever reduced below the Debt Service Reserve Requirement, such deficiency shall be restored out of additional payments to be made by the City under Section 5.7(e) of the Lease; provided no such restoration shall be required if the City has determined to terminate the Lease, as the case may be, in accordance with Section 5.4 thereof and has provided written notice of such intention to the Trustee.]

Section 5.03 Investment of Funds in Reserve Fund and Bond Fund. Any money held as a part of the Reserve Fund or Bond Fund shall be invested or reinvested by the Trustee upon the request and direction of a City Representative in any Qualified Investment; provided that, unless an opinion of bond counsel is provided to the effect that acquisition of the Qualified Investment will not cause a violation of the provisions of Section 148 of the Code and applicable Regulations, no Qualified Investment shall be acquired for the Reserve Fund at a discount or premium exceeding 2% times the stated redemption price at maturity of the Qualified Investment to be acquired and, for purposes of Section 148 of the Code and this Indenture, the investments in the Reserve Fund shall be valued at their outstanding principal amount as permitted by Section 1.148-5(d)(1)(i) of the Regulations. Subject to the forgoing, the type, amount and maturity of Qualified Investments shall conform to the instructions, if any, in the written request of the City Representative; provided that (i) investments acquired with money held in the Bond Fund shall mature no later than the Interest Payment Date upon which such money will be needed to pay principal of, premium, if any, and interest on the Bonds and (ii) no Qualified Investments acquired for the Reserve Fund shall have a maturity of longer than one (1) year.

In the absence of written directions delivered to the Trustee from the City, the Trustee shall invest funds in Qualified Investments of its choosing or leave funds univested. Investments permitted under this Section may be purchased from the Trustee or from any of its affiliates. Obligations so purchased shall be deemed at all times to be a part of the Reserve Fund or Bond Fund, respectively, unless otherwise provided herein, but may from time to time be sold or otherwise converted into cash, whereupon the proceeds derived from such sale or conversion shall be credited to the Reserve Fund or Bond Fund, respectively. Any interest accruing on and any profit realized from such investment shall be credited to the Reserve Fund or Bond Fund, respectively; provided that, so long as the balance on hand in the Reserve Fund is not less than the applicable Debt Service Reserve Requirement, interest earnings and realized profits on investments held in the Reserve Fund shall be transferred to the Bond Fund as of each Payment Date and credited against the Rental Payment otherwise due from the City on that date.

The Trustee shall redeem or sell, at the best price obtainable, any obligations so purchased, whenever it shall be necessary to do so in order to provide money to meet any payment from the Bond Fund or Reserve Fund, respectively. Neither the Trustee nor the Authority shall be liable for any loss resulting from any such investment, nor from failure to preserve rights against endorsers or other prior parties to instruments evidencing any such investment.

The Trustee shall be entitled to rely on any written direction of a City Representative as to the suitability and legality of the directed investments. The Trustee shall have no responsibility whatsoever to determine whether any investments made pursuant to this Indenture are or continue to be Qualified Investments.

Investment of funds pursuant to this Section shall be limited as to amount and yield of investment in such manner that no part of the outstanding Series 2024 Bonds shall be deemed "arbitrage bonds" under the Internal Revenue Code and regulations thereunder.

The Trustee shall be entitled to rely on any written direction of a City Representative as to the suitability and legality of the directed investments. The Trustee shall have no responsibility whatsoever to determine whether any investments made pursuant to this Indenture are or continue to be Qualified Investments.

ARTICLE VI
PARTICULAR COVENANTS OF THE AUTHORITY

The Authority covenants and agrees, so long as the Bonds shall be outstanding and subject to the limitations on its obligations herein set forth, that:

Section 6.01 Payment of Bonds. It will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Indenture and the Bond Resolution and in each and every Bond executed, authenticated and delivered hereunder; will pay or cause to be paid, from Rental Payments by the City and other amounts received in respect of the Lease or available under this Indenture, the principal of, premium (if any) on and interest on every Bond issued hereunder on the dates, at the places and in the manner prescribed in the Bonds in any coin or currency which, on the respective dates of payment of such principal and interest, is legal tender for the payment of public and private debts; and will cause such amounts

received to be deposited with the Trustee prior to the due date of each installment of principal and interest and prior to the maturity of any Bond in amounts sufficient to pay such installment; provided, however, that the principal of and interest on any Bond is not and shall not be deemed to represent a debt or pledge the faith or credit of the Authority, the City, or the State of Minnesota or grant to the Holder of any Bond any right to have the Authority, the City, or the State of Minnesota levy any taxes or appropriate any funds to the payment of principal of or interest on the Bonds, such payment to be made solely and only out of the money received pursuant to the Lease and the funds and accounts established and maintained with the Trustee pursuant to the requirements of this Indenture and appropriated to the payment of the Bonds by the Indenture.

Section 6.02 Extensions of Payments of Bonds. It shall not directly or indirectly extend or assent to the extension of the maturity of any of the Bonds, or the time of payment of any claims for interest by the purchase or refunding of such Bonds or claims for interest or by any other arrangement; and in case the maturity of any of the Bonds, or the time for payment of any such claims for interest shall be extended, such Bonds or claims for interest shall not be entitled in case of any default hereunder to the benefit of the Indenture or to any payment out of any assets of the Authority or the funds (except funds held in the trust by the Trustee for the payment of particular Bonds or claims for interest pursuant to this Indenture) held by the Trustee except subject to the prior payment of the principal of all Bonds issued and outstanding hereunder, the maturity of which Bonds or principal installments has not been extended, and of such portion of the accrued interest on the Bonds as shall not be represented by such extended claims for interest. Nothing in this Section shall, however, be deemed to limit the right of the Authority to fund or refund at one time all of such Bonds and claims for interest.

Section 6.03 Authorization. The Authority is duly authorized under the Constitution and Laws of the State of Minnesota to create and issue the Bonds, to undertake the acquisition and financing of the Project, to execute this Indenture and assign and pledge to the Trustee the Trust Estate, including the Rental Payments, and to make the covenants as herein provided. All necessary action and proceedings on its part to be taken for the creation and issuance of the Bonds and the execution and delivery of this Indenture have been duly and effectively taken.

Section 6.04 Concerning the Lease. It will cause and permit the Trustee to take such action as may be necessary or advisable to enforce the covenants, terms and conditions of the Lease if such action shall, in the Trustee's discretion, be deemed to be in the best interest of the Authority or the Bondholders. The Authority shall do or cause to be done all things on its part to be performed under the Lease so that the obligations of the City thereunder shall not be impaired or excused.

Section 6.05 To Observe All Covenants and Terms -- Limitations on Authority's Obligations. It will not issue or permit to be issued any Bonds hereunder in any manner other than in accordance with the provisions of this Indenture and the agreements in that behalf herein contained, and will not suffer or permit any Event of Default to occur under this Indenture, but will faithfully observe and perform all the conditions, covenants and requirements hereof. It is expressly agreed that the Authority has no obligation to make any advance or payment or incur any expense or liability from its general funds in performing, any of the conditions, covenants or requirements of the Bonds or this Indenture or from any funds other than revenues and income

received pursuant to the Lease, the proceeds of its annual tax levy, or money in the funds and accounts provided for herein.

Section 6.06 Liens. The Authority agrees it will not mortgage, sell or otherwise encumber its interests in the Land and Project during the term of the Lease, except pursuant to the Lease or as otherwise permitted in the Lease or this Indenture.

Section 6.07 Rental Payments. It is estimated that the rental payments to be made by the City pursuant to the Lease will produce the amounts needed to meet when due the principal and interest payments on the Bonds.

ARTICLE VII
EVENTS OF DEFAULT; REMEDIES

Section 7.01 Events of Default. Each of the following events is hereby defined as, and is declared to be and to constitute, an "Event of Default":

(i) If payment of the principal of, or premium, if any, on any of the Bonds, when the same shall become due and payable, whether at maturity or by proceedings for redemption (by redemption, declaration or otherwise), shall not be made; or

(ii) If payment of any interest on the Bonds when the same shall become due and payable (in which case interest shall be payable to the extent permitted by law on any overdue installments of interest, in each case at the interest rate borne by the Bonds in respect of which such interest is overdue) shall not be made; or

(iii) If an Event of Default shall occur and be subsisting under Section 10.1 of the Lease; or

(iv) If default shall be made in the performance or observance of any other of the covenants, agreements or conditions on the part of the Authority in this Indenture, or in the Bonds contained, and such default shall have continued for a period of thirty days after written notice thereof given to the Authority by the Trustee.

Section 7.02 Enforcement of Covenants and Conditions. Upon the occurrence of an Event of Default with respect to a Lease, the Trustee may, anything herein to the contrary notwithstanding and without any request from any Bondholder of the Bonds relating thereto (subject, however, to the provisions of Section 8.06 hereof), take such action or actions for the enforcement of its rights and the rights of such Bondholders and the rights of the Authority under such Lease as due diligence, prudence and care would require and to pursue the same with like diligence, prudence and care.

Upon the occurrence of an Event of Default with respect to a Lease, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of Outstanding Bonds relating thereto, by written notice to the

Authority, declare the principal of the respective Bonds to be immediately due and payable, whereupon that portion of the principal of such Bonds thereby coming due and the interest thereon accrued to the date of payment shall, without further action, become and be immediately due and payable, anything in this Indenture or in such Bonds to the contrary notwithstanding.

Upon the happening and continuance of an Event of Default, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of the outstanding Bonds relating thereto, proceed forthwith by suit or suits at law or in equity or by any other appropriate remedy to enforce payment of such Bonds, to enforce application to such payment of the funds, revenues and income appropriated thereto by this Indenture and by such Bonds, to enforce rights of the Authority under such Lease, and to enforce any such other appropriate legal or equitable remedy as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of its rights or any of the rights of the Bondholders with respect thereto. Notwithstanding the foregoing, the Trustee need not proceed upon any such written request of such Bondholders, as aforesaid, unless such Bondholders shall have offered to the Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby.

Section 7.03 Application of Money. All money received by the Trustee pursuant to any right given or action taken under the provisions of this Indenture or a Lease, shall, after payment of the cost and expenses of the proceedings resulting in the collection of such money and of the fees, expenses, charges, liabilities and advances incurred or made by the Trustee, be deposited in the Bond Fund relating to such Lease and all money in the Bond Fund maintained with the Trustee shall be applied as follows:

(i) Unless the principal of all the Bonds shall have become due and payable, all such money shall be applied:

First: To the payment to the Bondholders entitled thereto of all installments of interest then due on the Bonds, in the order of the maturity of the installments of such interest, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the Bondholders entitled thereto, without any discrimination or privilege; and

Second: To the payment to the Bondholders entitled thereto of the unpaid principal of any of the Bonds which shall have become due (other than Bonds called for redemption for the payment of which money is held pursuant to the provisions of this Indenture), in the order of their due dates, and, if the amount available shall not be sufficient to pay in full Bonds due on any particular date, then to the payment ratably, according to the amount of principal due on such date, to the Bondholders entitled thereto without any discrimination or privilege.

(ii) If the principal of all the Bonds shall have become due, all such money shall be applied to the payment of the principal and interest then due and unpaid upon the Bonds, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other

installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the Bondholders entitled thereto without any discrimination or privilege.

Whenever money is to be applied by the Trustee pursuant to the provisions of this Section, such money shall be applied by it at such times, and from time to time, as the Trustee shall determine, having due regard to the amount of such money available for application and the likelihood of additional money becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the deposit with it of any such money and of the fixing of any such date, and shall not be required to make payment to the Holder of any Bond until such Bond shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Whenever all Bonds of a series and interest thereon have been paid under the provisions of this Section and all expenses and charges of the Trustee and the Authority have been paid, any balance remaining shall be paid to the persons entitled to receive the same; if no other person shall be entitled thereto, then the balance shall be paid to the City.

Section 7.04 Right of Trustee to Act Without Possession of Bonds. All rights of action (including the right to file proof of claim) under this Indenture, the Lease or under any of the Bonds, may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceeding relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee, without the necessity of joining as plaintiffs or defendants any Holders of the Bonds hereby secured, and any recovery of judgment shall be for the equal benefit of the Holders of the Outstanding Bonds, subject to the provisions of Section 6.02 hereof with respect to extended Bonds and claims for interest.

Section 7.05 Power of Majority of Bondholders. Anything in this Indenture to the contrary notwithstanding, the Holders of a majority in aggregate principal amount of Bonds Outstanding hereunder with respect to a Lease shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all proceedings to be taken under this Indenture and such Lease; provided, that such direction shall not be otherwise than in accordance with the provisions of law and that the Trustee shall be indemnified as provided in Section 8.06.

Section 7.06 Limitation on Suits by Bondholders. No Holder of any Bond with respect to any Lease shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Indenture or for the execution of any trust hereof or for any other remedy hereunder, unless an Event of Default with respect to such Lease has occurred of which the Trustee has been notified or of which it is deemed to have notice; nor unless the Holders of twenty-five per centum (25%) in aggregate principal amount of Bonds with respect to such Lease Outstanding hereunder shall have made written request to the Trustee and shall have offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; nor unless also they shall have offered

to the Trustee indemnity as provided hereinafter; and such notification, request and offer of indemnity are hereby declared in every such case at the option of the Trustee to be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action or cause of action for enforcement or for any other remedy hereunder; and the Trustee for 60 days after receipt of such written request and offer of indemnity has failed to institute such suit, action or proceeding; and no direction inconsistent with such written request has been given to the Trustee by the Holders of 25% in aggregate principal amount of the Bonds with respect to such Lease during such 60 day period it being understood and intended that no one or more Holders of such Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice the lien of this Indenture by his or their action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of the Holders of such Bonds Outstanding hereunder. Nothing in this Indenture contained shall, however, affect or impair the right of any Bondholder, which is absolute and unconditional, to enforce and bring suit for the payment of the principal of and interest on any Bond at and after the maturity thereof to pay the principal of and interest on each of the Bonds relating to the relevant Lease issued hereunder to the respective Holders thereof at the time and place in such Bonds expressed, in accordance with the terms of such Bonds.

Section 7.07 Waiver by Bondholders. The Trustee, upon the written request of the Holders of not less than a majority in principal amount of the Bonds relating to a Lease at the time Outstanding hereunder, shall waive any Event of Default hereunder and its consequences, except an Event of Default in the payment of the principal of such Bonds at the date of maturity specified therein; provided, however, that an Event of Default in the payment of interest on such Bonds shall not be waived unless, prior to such waiver, all arrears of interest and all expenses of the Trustee shall have been paid or shall have been provided for by deposit with the Trustee of a sum sufficient to pay the same. In case of any such waiver, the Authority, the Trustee and the Holders of such Bonds shall be restored to their former positions and rights hereunder respectively. No such waiver shall extend to any subsequent or other Event of Default or impair any right consequent thereon.

Section 7.08 Remedies Cumulative, Delay Not To Constitute Waiver. No remedy by the terms of this Indenture or the Lease, conferred upon or reserved to the Trustee (or to the Bondholders) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient.

No waiver of any Event of Default hereunder, whether by the Trustee or by the Bondholders, shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

Section 7.09 Restoration of Rights Upon Discontinuance of Proceedings. In case the Trustee or Bondholders shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee or the Bondholders, then and in every such case the Authority, the City, the Trustee and the Bondholders shall be restored to their former positions and rights hereunder with respect to the Trust Estate, and all rights, remedies and powers of the Trustee and the Bondholders shall continue as if no such proceedings had been taken.

ARTICLE VIII
CONCERNING THE TRUSTEE

Section 8.01 Acceptance of Trust and Prudent Performance Thereof. The Trustee, prior to the occurrence of an Event of Default and after the curing of all such Events of Default as may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. The Trustee shall, during the existence of any such Event of Default which has not been cured, exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Trustee shall not be required to take notice or be deemed to have notice of any Default hereunder, except Default in the deposits or payments specified herein, or failure by the Authority or the City to file with it any of the documents required, unless the Responsible Officer shall be specifically notified in writing of such Default by the City, by the Authority or by the Holders of at least twenty-five per centum (25%) in aggregate principal amount of Bonds outstanding hereunder, and all notices or other instruments required by this Indenture to be delivered to the Trustee must, in order to be effective, be delivered at the office of the Trustee, and in the absence of such notice so delivered, the Trustee may conclusively assume that there is no Default, except as aforesaid.

Delivery of reports, information and documents to the Trustee under the Agreement is for informational purposes only and the Trustee's receipt of the foregoing shall not constitute constructive notice of any information contained therein or determinable from information contained therein, including the City's compliance with any of their covenants hereunder (as to which the Trustee is entitled to rely conclusively on Officers' Certificates).

No provision of this Indenture shall be construed to relieve the Trustee from liability for its own grossly negligent action, its own grossly negligent failure to act, or its own willful misconduct, except that

(i) prior to such an Event of Default hereunder, and after the curing of all such Events of Default which may have occurred:

(A) the duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee, and

(B) In the absence of bad faith on the part of the Trustee, the Trustee may conclusively rely, as to the truth of the statements and to the correctness of the opinions expressed therein, upon any certificate or opinion furnished to the Trustee conforming to the requirements of this Indenture; but in the case of any such certificate or opinion which by any provision hereof is specifically required to be furnished to the Trustee, the Trustee shall be under a duty to examine the same to determine whether or not it conforms in form to the requirements of this Indenture; and

(ii) at all times, regardless of whether or not any such Event of Default shall exist:

(A) the Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer or Officers of the Trustee unless it shall be proved that the Trustee was grossly negligent in ascertaining the pertinent facts, and

(B) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Holders of not less than a majority in aggregate principal amount of all the Bonds at the time outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise to incur individual financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

Section 8.02 Trustee May Rely Upon Certain Documents and Opinions. Except as otherwise provided in Section 8.01,

(i) the Trustee may rely and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, consent, order, bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties;

(ii) any request, direction, election, order, certification or demand of the Authority or the City shall be sufficiently evidenced by an instrument signed by an Authority Representative or a City Representative, as the case may be (unless otherwise in this Indenture specifically prescribed), and any resolution of the Authority may be evidenced to the Trustee by a copy certified by the Executive Director;

(iii) the Trustee may consult with counsel (who may be counsel for the Authority or the City) and the opinion of such counsel shall be full and complete

authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel; and

(iv) whenever, in the administration of the trusts of this Indenture, the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or bad faith on the part of the Trustee, be deemed to be conclusively proved and established by a Certificate of the Authority or Certificate of the City and any such Certificate shall, in the absence of negligence or bad faith on the part of the Trustee, be full warrant to the Trustee for any action taken or suffered by it under the provisions of this Indenture upon the faith thereof.

Section 8.03 Trustee Not Responsible for Indenture Statements, Validity. The Trustee shall not be responsible for any recital or statement herein, or in the Bonds (except in respect of the certificate of the Trustee endorsed on such Bonds), or for the validity of the execution by the Authority of this Indenture or the validity or execution of the Lease or the Bond Resolution, or of any supplemental instrument, or for the sufficiency of the security of the Bonds issued hereunder or intended to be secured hereby, or for the value or title of any of the Trust Estate, or otherwise as to the maintenance of the security hereof; and the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any covenant, condition or agreement on the part of the Authority or the City, except as herein set forth, but the Trustee may require of the Authority and the City full information and advice as to the performance of the covenants, conditions and agreements aforesaid and of the condition of the physical property included in the Trust Estate. The Trustee shall not be accountable for the use of any Bonds authenticated or delivered hereunder.

Section 8.04 Limits on Duties and Liabilities of Trustee. The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty of the Trustee and the Trustee shall be answerable only for its own gross negligence or willful default. The Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

Section 8.05 Money Held in Trust. Money held by the Trustee hereunder is held in trust but need not be segregated from other funds except to the extent required by law. The Trustee shall be under no liability for interest on any money received by it hereunder except as otherwise agreed with the Authority or the City.

Section 8.06 Obligation of Trustee. The Trustee shall be under no obligation to institute any suit, or to take any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall have reasonable grounds for believing that repayment of all costs and expenses, outlays and counsel fees and other reasonable disbursements in connection therewith and adequate indemnity against all risk and liability is reasonably assured to it; the Trustee may, nevertheless, begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as such Trustee, without assurance of reimbursement or indemnity, and in such case the Trustee shall be

reimbursed for all costs and expenses, outlays and counsel fees and other reasonable disbursements properly incurred in connection therewith. If the City shall fail to make such reimbursement, the Trustee may reimburse itself from any money in its possession under the provisions of this Indenture and shall be entitled to a preference therefor over any of the Bonds or claims for interest outstanding hereunder.

Section 8.07 Notice to Bondholders. The Trustee shall give to the Holders of the Bonds relating to a Lease whose names and addresses are known to it, written notice of all Events of Default relating to such Lease known to the Trustee by virtue of actual knowledge of a Responsible Officer, within sixty (60) days after the occurrence of an Event of Default unless such Event of Default shall have been cured before the giving of such notice; provided that, except in the case of an Event of Default in the payment of principal and interest on any of such Bonds, the Trustee shall be protected in withholding such notice if and so long as its Board of Directors, an executive committee or trust default committee or chief executive officer of the Trustee in good faith determines that the withholding of such notice is in the interest of the Bondholders relating thereto.

Section 8.08 Intervention in Judicial Proceedings. In any judicial proceeding to which the Authority or the City is a party and which in the opinion of the Trustee has a substantial bearing on the interest of owners of Bonds issued hereunder, the Trustee may intervene on behalf of Bondholders and shall do so if requested in writing by the owners of at least twenty-five percent (25%) in the aggregate principal amount of Bonds Outstanding hereunder with respect to the Lease subject to such proceeding. The rights and obligations of the Trustee under this Section are subject to the approval of the court having jurisdiction in the premises.

Section 8.09 Further Investigation by Trustee. The resolutions, opinions, certificates and other instruments provided for in this Indenture may be accepted by the Trustee as conclusive evidence of the facts and conclusions stated therein and shall be in full warrant, protection and authority to the Trustee for its actions hereunder; but the Trustee may, in its unrestricted discretion, and shall, if requested in writing so to do by the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of Bonds Outstanding hereunder with respect to a Lease, cause to be made such independent investigation with respect to such Lease as it may see fit, and in that event may decline to release any property, or pay over cash, or take other action relating thereto unless satisfied by such investigation of the truth and accuracy of the matters so investigated.

Section 8.10 Trustee to Retain Financial Records. The Trustee shall retain all financial statements and other reports furnished by the Authority or the City in accordance with this Indenture so long as any of the Bonds shall be Outstanding. The Trustee shall not be deemed to have notice of any information contained therein or event of default which may be disclosed in any manner.

Section 8.11 Compensation of Trustee. All advances, counsel fees and other expenses reasonably made or incurred by the Trustee in and about the execution of the trust hereby created and reasonable compensation to the Trustee for its services in the premises shall be paid by the City. The compensation of the Trustee shall not be limited to or by any provision of law in regard to the compensation of trustees of an express trust. If not paid by the City, the Trustee

shall have a first lien, with right of payment prior to payment on account of interest or principal of any Bond issued hereunder, for reasonable compensation, expenses, advances and counsel fees incurred in and about the execution of the trusts hereby created and exercise and performance of the powers and duties of the Trustee hereunder and the cost and expense incurred in defending against any liability in the premises of any character whatsoever (unless such liability is adjudicated to have resulted from the gross negligence or willful default of the Trustee).

Section 8.12 Trustee May Hold Bonds. The Trustee and its officers and directors may acquire and hold, or become the pledgee of, Bonds and otherwise deal with the Authority or the City in the same manner and to the same extent and with like effect as though it were not Trustee hereunder.

Section 8.13 Appointment of Trustee. There shall at all times be a trustee hereunder which shall be a trust company or bank in good standing organized and doing business under the laws of the United States or any State thereof, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least Ten Million Dollars ($10,000,000), and subject to supervision or examination by Federal or State authority. If such association or corporation publishes reports of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such association or corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this Section, and another association or corporation is eligible, the Trustee shall resign immediately in the manner and with the effect specified in Section 8.16 hereof.

Section 8.14 Merger of Trustee. Any corporation or association into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its trust business and assets as a whole or substantially as a whole, or any corporation or association, resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor trustee hereunder and vested with all of the title to the Trust Estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 8.15 Resignation or Removal of Trustee. The Trustee may resign and be discharged from the trusts created by this Indenture by giving to the Authority and the Bondholders thirty (30) days' notice in writing of such resignation, specifying a date when such resignation shall take effect. Such resignation shall take effect on the day specified in such notice, if a successor Trustee has been appointed, or upon such later date as a successor is appointed.

Any Trustee hereunder may be removed at any time upon 30 days' notice by an instrument or instruments in writing, appointing a successor to the Trustee so removed, filed with the Trustee and executed by either (i) the Authority or (ii) the Holders of a majority in principal amount of the Bonds hereby secured and then Outstanding.

Section 8.16 Appointment of Successor Trustee. In case at any time the Trustee shall resign or shall be removed or otherwise shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or if a receiver of the Trustee or of its property shall be appointed, or if a public supervisory office shall take charge or control of the Trustee or of its property or affairs, a vacancy shall forthwith and ipso facto be created in the office of such Trustee hereunder, and a successor may be appointed by either (i) the Authority or (ii) the Holders of a majority in principal amount of the Bonds hereby secured and then Outstanding, by an instrument or instruments in writing filed with the Trustee and executed by such Bondholders, notification thereof being given to the Authority, but in the event the Trustee has been removed by action of the Bondholders, until a new Trustee shall be appointed by the Bondholders as herein authorized, the Authority may, subject to the provisions hereof, appoint a Trustee to fill such vacancy. After any appointment by the Authority, in the event the Trustee has been removed by action of the Bondholders, the Trustee so appointed shall cause notice of its appointment to be mailed within 30 days of such appointment to the registered Holders of the Bonds, but any new Trustee so appointed by the Authority shall immediately and without further act be superseded by a Trustee appointed in the manner above provided by the Holders of a majority in principal amount of said Bonds whenever such appointment by said Bondholders shall be made.

If, in a proper case, no timely appointment of a successor Trustee shall be made pursuant to the foregoing provisions the Holder of any Bond hereby secured or any retiring Trustee may apply to any court of competent jurisdiction to appoint a successor trustee. Said court may thereupon, after such notice, if any, as such court may deem proper and prescribe, appoint a successor trustee.

Section 8.17 Transfer of Rights and Property to Successor Trustee. Every successor trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the Authority an instrument in writing accepting such appointment hereunder, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of the Authority or of its successor execute and deliver an instrument transferring to such successor all the estate, properties, rights, powers and trusts of such predecessor hereunder, and every predecessor trustee shall deliver all securities and money held by it as Trustee hereunder to its successor. Should any assignment, conveyance or instrument in writing from the Authority be required by any successor trustee for more fully and certainly vesting in such successor trustee the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor trustee, any and all such assignments, conveyances and instruments in writing shall, on request, be executed, acknowledged and delivered by the Authority. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all assignments, conveyances and other instruments provided for in this Article shall, at the expense of the City, be forthwith filed and/or recorded by the successor trustee in each recording office where the Indenture shall have been filed and/or recorded.

Section 8.18 Appointment of Successor or Alternate Paying Agents. In the event the initial Trustee shall also have been appointed paying agent for the Series 2024 Bonds or for any Additional Bonds, a successor Trustee shall become successor paying agent with respect to such Bonds unless otherwise provided in the instrument appointing such successor Trustee. If any

paying agent other than the initial Trustee shall resign or become incapable of acting, or shall be removed under a supplemental indenture entered into pursuant to the terms hereof, the Trustee may appoint a successor paying agent which is a bank or trust company qualified to act as paying agent under the laws of the State of Minnesota and which is willing to accept the office on reasonable and customary terms approved by an Authority Representative. The Trustee may appoint successor paying agents. "Paying agent" as used in this Section refers to the bank or trust company named in the form of Bond provided for the Series 2024 Bonds in the recitals hereof, or provided for Additional Bonds in a supplemental indenture, where principal of and interest on Bonds may be paid.

Section 8.19 Agents.

The Trustee may execute any of the trusts or powers hereof and perform any of its duties by or through attorneys, agents, receivers or employees and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder and may in all cases pay reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trust hereof.

Section 8.20 Limitation on Damages.

In no event shall the Trustee be liable for incidental, indirect, special, consequential or punitive damages or penalties (including, but not limited to lost profits), even if the Trustee has been advised of the likelihood of such damages or penalty and regardless of the form of action.

Section 8.21 Indemnification.

To the extent authorized by law, the Authority shall indemnify and hold harmless the Trustee against any and all loss, damage, claims, expense and liability arising out of or in connection with the acceptance of administration of the trust or trusts hereunder, including the costs and expenses of defending itself against any claim (whether asserted by the issuer, the borrower any bondholder or any other person) or liability in connection with the exercise or performance of any of its powers or duties hereunder except to the extent that such loss, damage, claim, expense or liability is determined by a court of competent jurisdiction to have been caused solely by Trustee's gross negligence or willful misconduct.

ARTICLE IX
CONCERNING THE BONDHOLDERS

Section 9.01 Execution of Instruments by Bondholders. Any request, direction, consent or other instrument in writing required by this Indenture to be signed or executed by Bondholders may be in any number of concurrent instruments of similar tenor and may be signed or executed by such Bondholders in person or by agent duly appointed by an instrument in writing. Proof of the execution of any such instrument and of the ownership of Bonds shall be sufficient for any purpose of this Indenture and shall be conclusive in favor of the Trustee with regard to any action taken by it under such instrument if made in the following manner:

(i) The fact and date of the execution by any person of any such instrument may be proved by the certificate of any officer in any jurisdiction who,

by the laws thereof, has power to take acknowledgments of deeds to be recorded within such jurisdiction, to the effect that the person signing such instrument acknowledged to him the execution thereof, or by an affidavit of a witness to such execution.

(ii) The ownership of Bonds shall be proved by the registration books kept under the provisions of this Indenture.

Nothing contained in this Article shall be construed as limiting the Trustee to the proof above specified, it being intended that the Trustee may accept any other evidence of the matters herein stated which to it may seem sufficient.

Section 9.02 Waiver of Notice. Any notice or other communication required by this Indenture to be given by delivery, publication or otherwise to the Bondholders or any one or more thereof may be waived, at any time before such notice or communication is so required to be given, by a writing mailed or delivered to the Trustee by the Holder or Holders of all of the Bonds entitled to such notice or communication.

Section 9.03 Determination of Bondholder Concurrence. In determining whether the Holders of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Bonds which are owned by the Authority or the City shall be disregarded and deemed not to be Outstanding for the purpose of any such determination; provided, that for the purpose of determining whether the Trustee shall be protected in relying on any such demand, request, direction, consent or waiver only Bonds which the Trustee knows to be so owned shall be disregarded. Bonds so owned which have been pledged in good faith may be regarded as Outstanding for the purposes of this Section if the pledgee shall establish to the satisfaction of the Trustee the pledgee's right to vote such Bonds and that the pledgee is not a person directly or indirectly controlling or controlled by or under common control with the Authority or the City. In case of a dispute as to such right, any decision by the Trustee taken upon the advice of counsel shall be full protection to the Trustee.

Section 9.04 Bondholders' Meeting. A meeting of the Bondholders with respect to the Lease may be called at any time and from time to time for any of the following purposes:

(i) to give any notice to the Authority or to the Trustee, or to give any direction to the Trustee, or to make any request of the Trustee, or to consent to the waiving of any Event of Default hereunder and its consequences, or to take any other action authorized to be taken by Bondholders pursuant to any of the provisions of Article VII hereof;

(ii) to remove the Trustee or appoint a successor Trustee pursuant to the provisions of Article VIII hereof;

(iii) subject to Article XI hereof, to consent to the execution of an indenture or indentures supplemental hereto;

(iv) subject to Article XII hereof, to consent to any amendment of the Lease or to any instrument supplemental to the Lease; or

(v) to take any other action authorized to be taken by or on behalf of the Holders of any percentage of the Outstanding Bonds under any other provisions of this Indenture or under applicable law.

Any Bondholders' meeting may be called and held as follows:

(i) A meeting of Bondholders may be held at such place within the City where the Trustee has its principal office as the Trustee or, in case of its failure to act, the Authority or Bondholders calling the meeting shall prescribe.

(ii) Notice of every meeting of Bondholders, setting forth the time and place of such meeting and in general terms the action proposed to be taken at such meeting, shall be mailed, postage prepaid, not less than 20 nor more than 180 days prior to the date fixed for the meeting, to each owner of Bonds. Any failure of the Trustee to mail such notice, or any defect therein shall not, however, in any way impair or affect the validity of any such meeting.

(iii) In case at any time the Authority, pursuant to a resolution, or the Holders of at least ten percent (10%) in aggregate principal amount of the Bonds then Outstanding with respect to any Lease, shall have requested the Trustee to call a meeting of the Bondholders relating to such Lease, by written request setting forth in reasonable detail the action proposed to be taken at the meeting, and the Trustee shall not have given the notice of such meeting within 20 days after receipt of such request, then the Authority or the Holders of such Bonds in the amount above specified may call such meeting to take any action authorized in this Section by giving notice thereof as provided in paragraph (b) of this Section.

(iv) Only a Holder of one or more Bonds or a person appointed as proxy by an instrument in writing of such Holder shall be entitled to vote at or to participate with their counsel and the representatives of the Trustee and the Authority in such meeting. Each Holder shall be entitled to one vote for each $5,000 in principal amount of Outstanding Bonds held.

(v) The Trustee or, in case of its failure to act, the Authority or Bondholders calling or requesting the meeting, may make such reasonable regulations as it may deem advisable for any meeting of Bondholders in regard to proof of the holding of Bonds and of the appointment of proxies and in regard to the appointment and duties of inspectors of votes, the submission and examination of proxies, certificates and other evidence of the right to vote, and such other matters concerning the conduct of the meeting as it shall deem appropriate.

(vi) At any meeting of Bondholders, the presence of persons owning Bonds in an aggregate principal amount sufficient under the appropriate provision of this Indenture to take action upon the business for the transaction of which such meeting was called shall constitute a quorum. Any meeting of Bondholders duly called pursuant to this Section may be adjourned from time to time by vote of the

Holders (or proxies for the Holders) of a majority of the Bonds represented at the meeting and entitled to vote, whether or not a quorum shall be present; and the meeting may be held as so adjourned without further notice.

(vii) The vote upon any resolution submitted to any meeting of Bondholders shall be by written ballots on which shall be subscribed the signatures of the Holders of Bonds or of their representatives by proxy and the serial number or numbers of the Bonds held or represented by them. The President of the meeting shall appoint two inspectors of votes who shall count all votes cast at the meeting for or against any resolution and who shall make and file with the secretary of the meeting their verified written reports in duplicate of all votes cast at the meeting. A record, at least in duplicate, of the proceedings of each meeting of Bondholders shall be prepared by the secretary of the meeting and there shall be attached to said record the original reports of the inspectors of votes on any vote by ballot taken thereat and affidavits by one or more persons having knowledge of the facts setting forth a copy of the notice of the meeting and showing that said notice was mailed as provided in paragraph (ii) hereof. Each copy shall be signed and verified by the affidavits of the President and secretary of the meeting and one such copy shall be delivered to the Authority and one copy to the Trustee to be preserved by the Trustee, the latter to have attached thereto the ballots voted at the meeting. Any record so signed and verified shall be conclusive evidence of the matters therein stated.

Section 9.05 Revocation by Bondholders. At any time prior to (but not after) the evidencing to the Trustee of the taking of any action by the Holders of the percentage in aggregate principal amount of the Bonds specified in this Indenture in connection with such action, any Holder of a Bond may, by filing written notice with the Trustee at its principal office, revoke any consent given by such Holder or the predecessor Holder of such Bond. Except as aforesaid, any such consent given by the Holder of any Bond shall be conclusive and binding upon such Holder and upon all future Holders and owners of such Bond and of any Bond issued in exchange therefor or in lieu thereof, irrespective of whether or not any notation in regard thereto is made upon such Bond. Any action taken by the Holders of the percentage in aggregate principal amount of the Bonds specified in this Indenture in connection with such action shall be conclusively binding upon the Authority, the Trustee and the Holders of all the Bonds.

ARTICLE X
PAYMENT, DEFEASANCE AND RELEASE

Section 10.01 Payment and Discharge of Indenture. If the Authority, its successors or assigns, shall

(i) pay or cause to be paid the principal of and premium, if any, and interest on the Series 2024 Bonds, as the case may be, at the time and in the manner stipulated therein and herein, or

(ii) provide for the payment of principal and premium, if any, of such Bonds and interest thereon by depositing with the Trustee at or at any time before

maturity amounts sufficient either in cash or in government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, the principal and interest on which when due and payable and without consideration of any reinvestment thereof shall be sufficient to pay the entire amount due or to become due thereon for principal and premium, if any, and interest to maturity of all said Bonds Outstanding, or

(iii) deliver to the Trustee (1) proof satisfactory to the Trustee that notice of redemption of all of such Outstanding callable Bonds not surrendered or to be surrendered to it for cancellation has been given or waived as provided in Article III hereof, or that arrangements satisfactory to the Trustee have been made insuring that such notice will be given or waived, or (2) a written instrument executed by the Authority under its official seal and expressed to be irrevocable, authorizing the Trustee to give such notice for and on behalf of the Authority, or (3) file with the Trustee a waiver of such notice of redemption signed by the Holders of all of such Outstanding Bonds, and in any such case, deposit with the Trustee before the date on which such Bonds are to be redeemed, as provided in said Article III, the entire amount of the redemption price, including accrued interest, and premium, if any, either in cash or in government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, in such aggregate face amount, bearing interest at such rates and maturing at such dates as shall be sufficient to provide for the payment of such redemption price on the date such Bonds are to be redeemed, and on such prior dates when principal of and interest on the Outstanding Bonds is due and payable, or

(iv) surrender to the Trustee for cancellation all such Bonds for which payment is not so provided, and shall also pay all other sums due and payable hereunder by the Authority,

then and in that case, all the portion of the Trust Estate relating to such Bonds shall revert to the Authority and the City as their interests may appear, and the entire estate, right, title and interest of the Trustee and of the owners of such Bonds shall thereupon cease, determine and become void; and the Trustee in such case, upon the cancellation of all Bonds for the payment of which cash or securities shall not have been deposited in accordance with the provisions of this Indenture, shall, upon receipt of a written request of the Authority, and at its cost and expense, execute to the Authority, or its order, proper instruments acknowledging satisfaction of this Indenture and surrender to the Authority and the City, as their interests appear, all cash and deposited securities, if any (other than cash or securities for the payment of such Bonds and interest thereon), which shall then be held hereunder as a part of the Trust Estate.

In case of any discharge of the lien of the Indenture with respect to the Series 2024 Bonds pursuant to paragraphs (ii) or (iii) above, there shall be submitted to the Trustee (i) an Opinion of Counsel, which opinion may be based upon a ruling or rulings of the Internal Revenue Service, to the effect that the interest on such Bonds being discharged will not become includable in gross income for federal income tax purposes, notwithstanding the discharge of the Indenture, and that all requirements of the Lease and Indenture for the defeasance of such Bonds have been complied with and (ii) a report in form and substance acceptable to the Trustee of an independent

accountant acceptable to the Trustee to the effect that the payment when due of the principal of and the interest on the government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, deposited with the Trustee will provide, together with any other money which shall have been deposited with the Trustee for such purpose, sufficient money to pay all principal and interest on such Outstanding Bonds when due.

Nothing contained in this Section 10.01 shall be construed to prohibit the defeasance of one or more, but not all, series of Bonds by any of the methods set forth in clauses (i), (ii), (iii) or (iv) above, as the same would apply to the particular series of Bonds being discharged.

Section 10.02 Bonds Deemed Not Outstanding After Deposits. When there shall have been deposited at any time with the Trustee in trust for the purpose, cash or government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, the principal and interest on which shall be sufficient to pay the principal of any Bonds when the same become due, either at maturity or otherwise, or at the date fixed for the redemption thereof and to pay all interest with respect thereto at the due dates for such interest or to the date fixed for redemption, for the use and benefit of the Holders thereof, then upon such deposit all such Bonds shall cease to be entitled to any lien, benefit or security of this Indenture except the right to receive the funds so deposited, and such Bonds shall be deemed not to be Outstanding hereunder; and it shall be the duty of the Trustee to hold the cash and securities so deposited for the benefit of the Holders of such Bonds, and from and after such date, redemption date or maturity, interest on such Bonds thereof called for redemption shall cease to accrue.

Section 10.03 Unclaimed Money to be Returned. Any money deposited with the Trustee pursuant to the terms of this Indenture, for the payment or redemption of Bonds, and the payment of interest and redemption premium with respect thereto, and remaining unclaimed by the Holders of the Bonds for a period of two years and eleven months after the due date or the date fixed for redemption of the same, as the case may be, shall, upon the written request of the Authority, and if the Authority or any successor to the obligations of the Authority under this Indenture and the Bonds shall not at the time, to the knowledge of the Trustee, be in default with respect to any of the terms and conditions contained in the Indenture or in the Bonds, be paid to the Authority, and such Holders of the Bonds shall thereafter look only to the Authority, for payment and then only to the extent of the amounts so received without interest thereon.

ARTICLE XI
SUPPLEMENTAL INDENTURES

Section 11.01 Purposes for Which Supplemental Indentures May be Executed. The Authority, upon resolution, and the Trustee from time to time and at any time, subject to the conditions and restrictions in this Indenture contained, may enter into such indentures supplemental hereto as may or shall by them be deemed necessary or desirable without the consent of any Bondholder for any one or more of the following purposes:

(i) To correct the description of any property hereby pledged or intended so to be, or to assign, convey, pledge or transfer and set over unto the Trustee, subject to such liens or other encumbrances as shall be therein specifically described, additional property or properties of the Authority or the

City for the equal and proportional benefit and security of the Holders and owners of all Bonds at any time issued and Outstanding under this Indenture, subject, however, to the provisions hereinabove set forth with respect to extended Bonds;

(ii) To add to the covenants and agreements of the Authority in this Indenture contained other covenants and agreements thereafter to be observed, or to surrender any right or power reserved to or conferred upon the Authority or to or upon any successor;

(iii) To evidence the succession or successive successions of any other department, agency, body or corporation to the Authority and the assumption by such successor of the covenants, agreements and obligations of the Authority in the Bonds hereby secured and in this Indenture and in any and every supplemental indenture contained or the succession, removal or appointment of any trustee or paying agent hereunder;

(iv) To cure any ambiguity or to correct or supplement any provision contained herein or in any supplemental indentures which may be defective or inconsistent with any other provision contained herein or in any supplemental indenture, or to make such other provisions in regard to matters or questions arising under this Indenture or any supplemental indenture as the Authority may deem necessary or desirable and which shall not be inconsistent with the provisions of this Indenture or any supplemental indenture and which shall not impair the security of the same;

(v) To modify, eliminate and/or add to the provisions of this Indenture to such extent as shall be necessary to effect the qualification of this Indenture under the Trust Indenture Act of 1939, as then amended, or under any similar Federal statute hereafter enacted, and to add to this Indenture such other provisions as may be expressly permitted by said Trust Indenture Act of 1939, excluding, however, the provisions referred to in Section 316(a)(2) of said Trust Indenture Act of 1939; and

(vi) To provide for the issuance of Additional Bonds pursuant to this Indenture.

Section 11.02 Execution of Supplemental Indenture. The Trustee is authorized to join with the Authority in the execution of any such supplemental indenture, to make the further agreements and stipulations which may be therein contained, and accept the conveyance, transfer and assignment of any property thereunder, but the Trustee shall not be obligated to enter into any such supplemental indenture which affects its rights, duties or immunities under this Indenture.

Section 11.03 Discretion of Trustee. In each and every case provided for in this Article (other than a supplemental indenture approved by the Holders of not less than a majority in aggregate principal amount of the Bonds pursuant to Section 11.04 hereof), the Trustee shall be entitled to exercise its unrestricted discretion in determining whether or not any proposed

supplemental indenture or any term or provisions therein contained is necessary or desirable, having in view the needs of the Authority and the respective rights and interests of the Holders of Bonds theretofore issued hereunder; and the Trustee shall be under no responsibility or liability to the Authority or to the City or to any Holder of any Bond, or to anyone whatever, for any act or thing which it may do or decline to do in good faith subject to the provisions of this Article, in the exercise of such discretion.

Section 11.04 Modification of Indenture with Consent of Bondholders. Subject to the terms and provisions contained in this Section, the Holders of not less than a majority in aggregate principal amount of the Bonds then Outstanding with respect to any Lease shall have the right, from time to time, to consent to and approve the execution by the Authority and the Trustee of such indenture or indentures supplemental hereto relating to such Lease as shall be deemed necessary or desirable by the Authority for the purpose of modifying, altering, amending, adding to or rescinding in any particular, any of the terms or provisions contained in this Indenture or in any supplemental indenture relating to such Lease; provided, however, that, notwithstanding any other provision of this Indenture, nothing herein contained shall permit or be construed as permitting, without the consent of the Holders of all Outstanding Bonds affected thereby, (a) an extension of the maturity of any Bond issued hereunder, or (b) a reduction in the principal amount of any Bond or the redemption premium or the rate of interest thereon, or (c) the creation of a lien upon or a pledge of revenues ranking prior to or on a parity with the lien or pledge created by this Indenture, or (d) a preference or priority of any Bond or Bonds over any other Bond or Bonds, or (e) a reduction in the aggregate principal amount of the Bonds required to consent to supplemental indentures or amendments to the Lease, or (f) a reduction in the aggregate principal amount of the Bonds required to waive an Event of Default.

Whenever the Authority shall deliver to the Trustee a resolution of Bondholders of Bonds relating to a Lease adopted at a Bondholders' meeting approved by, or an instrument or instruments purporting to be executed by, the Holders of not less than a majority in aggregate principal amount of such Bonds then Outstanding, which resolution or instrument or instruments shall refer to the proposed supplemental indenture and shall specifically consent to and approve the execution thereof, thereupon, the Authority and the Trustee may execute such supplemental indenture without liability or responsibility to any Holder of any Bond relating to such Lease, whether or not such Holder shall have consented thereto.

If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding relating to such Lease at the time of the execution of such supplemental indenture shall have consented to and approved the execution thereof as herein provided, no Holder of any Bond relating to such Lease shall have any right to object to the execution of such supplemental indenture, or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Authority from executing the same or from taking any action pursuant to the provisions thereof.

Section 11.05 Supplemental Indentures to be Part of Indenture. Any supplemental indenture executed in accordance with any of the provisions of this Article shall thereafter form a part of this Indenture; and all the terms and conditions contained in any such supplemental indenture as to any provisions authorized to be contained therein shall be and be deemed to be

part of the terms and conditions of this Indenture for any and all purposes, and the respective rights, duties and obligations under this Indenture of the Authority, the Trustee and all Holders of Bonds then Outstanding shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments. If deemed necessary or desirable by the Trustee, reference to any such supplemental indenture or any of such terms or conditions thereof may be set forth in reasonable and customary manner in the text of the Bonds or in a legend stamped on the Bonds.

Section 11.06 Rights of City Unaffected.

Anything herein to the contrary notwithstanding, a supplemental indenture under this Article XI which adversely affects the rights of the City under the Lease, so long as the Lease is in effect, shall not become effective unless and until the City consents to the execution and delivery of such supplemental indenture. The Trustee shall cause notice of the proposed execution and delivery of any such supplemental indenture to the execution and delivery of which the City has not already consented, together with a copy of the proposed supplemental indenture, to be mailed to the City at least 30 days prior to the proposed date of execution and delivery of any such supplemental indenture.

Section 11.07 Rights of Authority. The Authority has no duty or obligation to consent to any supplemental indenture or other instrument amending the terms hereof and may, at the expense of the City, request and receive an opinion of such counsel as the Authority may select in connection with any matter relating to a proposed amendment to this Indenture.

Section 11.08 Notice to Rating Agencies. The Authority will send by certified mail, or overnight delivery service, to any rating agency then maintaining a rating on the Bonds, a copy of any proposed supplemental indenture not less than 20 Business Days prior to its proposed execution or adoption.

Section 11.09 Opinion of Counsel.

The Trustee shall receive, and shall be fully protected in relying upon, the opinion of any counsel approved by it who may be counsel for the Authority, as conclusive evidence that any such proposed supplemental indenture complies with the provisions of this Indenture, and that it is proper for the Trustee, under the provisions of this Article, to join in the execution of such supplemental indenture.

ARTICLE XII
AMENDMENTS TO THE LEASE

Section 12.01 Amendments to the Lease Not Requiring Consent of Bondholders. The Authority, the City and the Trustee may, without the consent of or notice to the Bondholders, consent to any amendment, change or modification of the Lease as may be required (i) by the provisions of the Lease and this Indenture, (ii) in connection with the issuance of Additional Bonds as provided herein, (iii) in connection with the financing of any additions or expansions of the Project, so long as such amendments do not affect the obligation of the City to make Rental Payments as they become due and payable, (iv) for the purpose of curing any ambiguity or

formal defect or omission, or (v) in connection with any other change therein which, in the judgment of the Trustee, is not to the prejudice of the Trustee or the Holders of the Bonds.

Section 12.02 Amendments to Lease Requiring Consent of Bondholders. Except for the amendments, changes or modifications as provided in Section 12.01 hereof, neither the Authority nor the Trustee shall consent to any other amendment, change or modification of any Lease without the written approval or consent of the Holders of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding relating thereto given and procured as in this Section provided; provided, however, that no such amendment, change or modification shall ever affect the obligation of the City to make Rental Payments as they become due and payable. If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding hereunder with respect to a Lease at the time of the execution of any such amendment, change or modification shall have consented to and approved the execution thereof as herein provided, no Holder of any such Bond shall have any right to object to any of the terms and provisions contained therein, or in the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee, the Authority or the City from executing the same or from taking any action pursuant to the provisions thereof.

Section 12.03 Rights of Authority. The Authority has no duty or obligation to consent to any proposed amendment to the Lease and may, at the expense of the City, request and receive an opinion of such counsel as the Authority may select in connection with any matter relating to a proposed amendment to the Lease.

Section 12.04 Notice to Rating Agencies. The Authority will send by certified mail, or overnight delivery service, to any rating agency then maintaining a rating on the Bonds, a copy of any proposed amendment to the Lease not less than 20 Business Days prior to its proposed execution or adoption.

ARTICLE XIII
MISCELLANEOUS

Section 13.01 Rights in Authority are Held Solely for Benefit of Bondholders. All rights, title and interest created in the Authority pursuant to the Lease are held by the Authority solely for the benefit of the Owners of the Series 2024 Bonds issued pursuant to this Indenture, and no rights, title or interest is created in the Authority in its individual capacity or for its own account or benefit for any reason whatsoever. All such rights, title and interest have been irrevocably and absolutely assigned and conveyed in their entirety to the Trustee for the benefit of the Owners of the Bonds issued pursuant to this Indenture.

Section 13.02 Covenants of Authority Bind Successors and Assigns. All the covenants, stipulations, promises and agreements in this Indenture contained, by or in behalf of the Authority, shall bind and inure to the benefit of its successors and assigns, whether so expressed or not.

Section 13.03 Immunity of Officers. No recourse for the payment of any part of the principal of or interest on any Bond or for the satisfaction of any liability arising from, founded upon or existing by reason of the issue, purchase or ownership of the Bonds shall be had against

any officer, member or agent of the Board of Commissioners of the Authority, the Authority, the City or the State of Minnesota, as such, all such liability being hereby expressly released and waived as a condition of and as a part of the consideration for the execution of this Indenture and the issuance of the Bonds.

Section 13.04 No Benefits to Outside Parties. Nothing in this Indenture, express or implied, is intended or shall be construed to confer upon or to give to any person or corporation, other than the City, the parties hereto and the Holders of the Bonds issued hereunder, any right, remedy or claim under or by reason of this Indenture or covenant, condition or stipulation thereof; and the covenants, stipulations and agreements in this Indenture contained are and shall be for sole and exclusive benefit of the City, the parties hereto, their successors, and the Holders of the Bonds.

Section 13.05 Separability of Indenture Provisions. In case any one or more of the provisions contained in this Indenture or in the Bonds shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Indenture, but this Indenture shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein.

Section 13.06 Execution of Indenture in Counterparts. This Indenture may be simultaneously executed in several counterparts, each of which, when so executed, shall be deemed to be an original, and such counterparts shall together constitute one and the same instrument.

Section 13.07 Headings Not Controlling. The headings of the several Articles and Sections hereof are inserted for the convenience of reference only and shall not control or affect the meaning or construction of any of the provisions hereof.

Section 13.08 Notices etc., to Trustee, Authority and City. Any request, demand, authorization, direction, notice, consent of Bondholders or other document provided or permitted by this Indenture shall be sufficient for any purpose under this Indenture or the Lease, when mailed certified mail, return receipt requested, postage prepaid (except as otherwise provided in this Indenture) (with a copy to the other parties) at the following addresses (or such other address as may be provided by any party by notice) and shall be deemed to be effective upon receipt:

To the Trustee:
U.S. Bank Trust Company, National Association
60 Livingston Avenue
St. Paul, Minnesota 55107
Attn: Corporate Trust Services

To the Authority:
Economic Development Authority of the City of Chaska, Minnesota
One City Hall Plaza
Chaska, Minnesota 55318
Attn: Executive Director

To the City:

City of Chaska
One City Hall Plaza
Chaska, Minnesota 55318
Attn: City Administrator

IN WITNESS WHEREOF, the Economic Development Authority of the City of Chaska, Minnesota, by its Board of Commissioners, has caused this Indenture to be signed in its name by its President and Executive Director, and U.S. Bank Trust Company, National Association, as Trustee, to evidence its acceptance of the trust hereby created, has caused this Indenture to be signed in its name by an authorized officer of the Trustee, all as of the day and year first above written.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA, MINNESOTA

By _____
Its President

Attest

By _____
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on _____, 2024, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of the Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By _____

Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2024, by _____, the _____ of U.S. Bank Trust Company, National Association, a national banking association, on behalf of such association.

_____
Notary Public

EXHIBIT A

FORM OF SERIES 2024A BOND

No. R-___ $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
CARVER COUNTY

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

LEASE REVENUE BOND, SERIES 2024A

Rate	Maturity	Date of Original Issue	CUSIP
	February 1, 20__	July 1, 2024	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

The ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a public body corporate and politic of the State of Minnesota (the "Authority"), for value received, hereby promises to pay to the registered owner named above, or registered assigns, solely from the sources hereinafter identified, the principal amount set forth above on the maturity date specified above, and to pay to the registered owner hereof, interest on such principal amount, from such sources, at the interest rate specified above, from the date of original issue specified above or from the most recent Interest Payment Date to which interest has been paid or duly provided for, as specified below, on February 1 and August 1 of each year, commencing [February 1, 20__], until said principal amount is paid. Interest shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12), thirty (30) day months and shall be payable to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a Business Day) of the month preceding such Interest Payment Date at such person's address set forth on the registration books maintained by the Trustee hereinafter designated. The interest hereon, and upon presentation and surrender at the principal office of the agent of the Trustee described below, the principal hereof, is payable in lawful money of the United States of America by check or draft drawn on U.S. Bank Trust Company, National Association, as trustee designated under the Trust Indenture referred to below (the "Trustee"). Any such interest not punctually paid or provided for will cease to be payable to the registered owner as of a regular record date and such defaulted interest may be paid to the person in whose name this Bond shall be registered at the close of business on a special record date for the payment of such defaulted interest established by the Trustee pursuant to the Indenture.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee shall

pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the Authority.

This Bond is issued under Minnesota Statutes, Section 465.71, Chapter 469, Chapter 471, and Chapter 475, as amended, and in conformity with the provisions, restrictions and limitations thereof. This Bond and interest hereon are payable from the money received under the Lease (as hereinafter defined), or held by the Trustee in a fund appropriated to the payment of the Bonds of this series under the Indenture (as hereinafter defined), including rental payments to be made by the City of Chaska, Minnesota (the "City"), under such Lease. This Bond does not constitute an indebtedness of the City, the State of Minnesota (the "State") or any other political subdivision within the meaning of any state constitutional provision or statutory limitation, nor does this Bond give rise to a charge against the general credit or properties or taxing powers of the City, the State or other political subdivision and does not grant to the registered owner of this Bond any right to have the City, the State or other political subdivision levy any taxes or appropriate any funds for the payment of the principal hereof or interest hereon, except for the annual levy of the Authority described hereinabove, nor is this Bond a general obligation of the City, the State or other political subdivision or the individual officers or agents thereof.

This Bond is one of a duly authorized series of revenue bonds in an aggregate principal amount of $[PAR] (the "Series 2024A Bonds"), all of which have been authorized by law to be issued and have been issued or are to be issued for the purpose of financing the acquisition and construction of certain improvements in the City (the "Project") which are to be leased to the City by the Authority pursuant to a Lease-Purchase Agreement, dated as of July 1, 2024, between the Authority, as lessor, and the City, as lessee, relating to the Series 2024A Bonds (the "Lease"). The Bonds of this series are issued pursuant to a bond resolution of the Authority duly adopted May 20, 2024 (the "Bond Resolution"), and a Trust Indenture, dated as of July 1, 2024 (the "Indenture"), duly executed and delivered by the Authority to the Trustee, as trustee. The Bonds of this series are equally and ratably secured by the Lease, the Indenture and the Bond Resolution, to which Lease, Indenture and Bond Resolution and amendments thereof reference is hereby made for a description and limitation of the revenues pledged to secure the payment of the Bonds, the nature and extent of the security thereby created, the rights of the registered owners of the Bonds, the rights, duties and immunities of the Trustee, and the rights, immunities and obligations of the Authority thereunder.

The obligation of the City under the Lease to make Rental Payments sufficient to pay the principal of and interest on the Bonds when due is a limited obligation of the City, subject to the annual appropriation in each fiscal year by the City Council of funds sufficient to pay such Rental Payments. The City is not obligated to make any such appropriation and has the right to cancel and terminate the Lease at the end of any fiscal year of the City if the City Council does not appropriate money sufficient to pay the Rental Payments coming due in the next fiscal year. Certified copies of the Bond Resolution and executed counterparts of the Indenture and Lease are on file at the principal corporate trust office of the Trustee.

The Series 2024A Bonds maturing in 20[__] and later years are subject to redemption at the option of the Authority, on February 1, 20[__] and on any Business Day thereafter, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the

Authority may determine and by lot or other manner deemed fair as to Series 2024A Bonds maturing on the same date, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

[The Series 2024A Bonds maturing on February 1, 20[__] are subject to mandatory sinking fund redemption, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date, on February 1 in the years and amounts set forth in the Indenture.]

The Series 2024A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2024A Bonds maturing on the same date, in the event that all or any part of the Project is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible.

All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date. Notice of any redemption shall be published if, and to the extent then required by law, and shall also be given to the registered owner of each Bond to be redeemed by first-class mail, addressed to such owner at the owner's registered address, not earlier than ninety (90) days nor later than thirty (30) days prior to the date fixed for redemption. On or prior to the date fixed for redemption, funds are required to be deposited with the Trustee sufficient to pay the Series 2024A Bonds called and accrued interest thereon. Upon the happening of the above conditions, Series 2024A Bonds thus called shall not bear interest after the redemption date and, except for the purpose of payment from the funds so deposited, shall no longer be protected by the Indenture.

This Bond is transferable, as provided in the Indenture, only upon books of the Authority kept at the principal office of the agent of the Trustee by the registered owner hereof in person or by the owner's duly authorized attorney, upon surrender of this Bond for transfer at the principal corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Trustee duly executed by the registered owner hereof or the owner's duly authorized attorney, and, upon payment of any tax, fee or other governmental charge required to be paid with respect to such transfer, one or more fully registered Bonds of this series of the same principal amount and interest rate will be issued to the designated transferee or transferees.

The Series 2024A Bonds are issuable only as fully registered bonds without coupons in denominations of $5,000 or any integral multiple thereof of single maturities. As provided in the Indenture and subject to certain limitations therein set forth, the Series 2024A Bonds are exchangeable for a like aggregate principal amount of Series 2024A Bonds of a different authorized denomination, as requested by the registered owner or the owner's duly authorized attorney upon surrender thereof to the Trustee at its principal corporate trust office.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required to be done precedent to and in the issuance of this Bond and the series of which it is a

part have been properly done, have happened and have been performed in regular and due time, form and manner as required by law.

This Bond shall not be valid nor become obligatory for any purpose under the Indenture until it shall have been authenticated by the execution of the certificate hereon endorsed by the manual signature of an authorized representative of the Trustee.

IN WITNESS WHEREOF, the Economic Development Authority of the City of Chaska, Minnesota, by its Board of Commissioners, has caused this Bond to be executed in its name by the facsimile signatures of its President and Executive Director.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA, MINNESOTA

_____
President

_____
Executive Director

CERTIFICATE OF AUTHENTICATION

This is one of the Series 2024A Bonds described in the within mentioned Indenture.

Date: _____

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to the applicable laws or regulations:

TEN COM --	as tenants in common	UTMA _____ as Custodian for_____
	as tenants by the entireties	(Cust) (Minor)
TEN ENT --	Minors Act	Under Uniform Transfers to
		_____
JT TEN --	as joint tenants with right of survivorship and not as tenants in common	(State)

Other abbreviations may also be used.

_____

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

_____

Please Insert Social Security Number or Other Identifying Number of Assignee:

_____

Notice: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration, enlargement or and change whatever.

_____

SIGNATURE GUARANTEED:

_____

Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Trustee, which requirements include membership or Participation in STAMP or such other "signature guaranty program" as may be determined by the Trustee in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

EXHIBIT B

DESCRIPTION OF LAND

[LEGAL DESCRIPTION]

EXHIBIT C

DESCRIPTION OF IMPROVEMENTS

[TO COME]

EXHIBIT D

DRAW REQUEST NO. _____

LEASE REVENUE BONDS, SERIES 2024

The undersigned, a duly authorized City Representative pursuant to that certain Trust Indenture, dated as of July 1, 2024 (the "Indenture"), between the Economic Development Authority of the City of Chaska, Minnesota and U.S. Bank Trust Company, National Association (the "Trustee") hereby requests and directs the Trustee to make the disbursements to the persons and in the amounts set forth below from the Project Fund pursuant to and in accordance with the provisions of Section 4.04 of the Indenture:

Payee	Purpose or Work Performed	Amount	Percentage Attributable to Project Costs

The undersigned certifies to the Trustee that each obligation, item of cost or expense mentioned above has been properly incurred, is an item of Project Cost and is a proper charge against the Project Fund and has not been the basis of any previous withdrawal.

Dated: _____

CITY OF CHASKA, MINNESOTA

By: _____
City Representative

EXHIBIT E

Costs of Issuance Expenses

Municipal Advisor	
Bond Counsel	
Paying Agent/Registrar	
Rating Agency (Standard & Poor's)	
POS/Official Statement	
Miscellaneous	
Total Issuance Expenses	

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **May 20, 2024**

Paid and Unpaid Invoices:
Check #'s 351333-351539 **$2,048,260.04**

Paid Electronic Invoices:
Wire #'s 4159-4162 **$63,544.63**

Amount for Approval-Council Meeting:
May 20, 2024 **$2,111,804.67**

City of Chaska

VENDOR INVOICE LIST

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006 SCOTT A HUTNICK										
126674		04/30/2024	050924	351342	450.00	450.00	05/15/2024	INV	PD	Apr Animal Control
CHECK DATE: 05/09/2024										
109767 A&J OUTDOOR POWER LLC										
13435		04/19/2024	052124	351363	8,376.86	8,376.86	05/19/2024	INV	PD	#548 48" WALK BEHIND M
CHECK DATE: 05/21/2024										
100016 ABM EQUIPMENT & SUPPLY INC										
0178165-IN		04/26/2024	052124	351364	17,243.00	17,243.00	05/26/2024	INV	PD	#90 SERVICE BODY & INS
CHECK DATE: 05/21/2024										
0178305-CM		04/30/2024	052124	351364	-1,068.00	-1,068.00	05/30/2024	CRM	PD	#93 HITCH CREDIT
CHECK DATE: 05/21/2024										
0178306-CM		04/30/2024	052124	351364	-1,068.00	-1,068.00	05/30/2024	CRM	PD	UNIT #90 HITCH CREDIT
CHECK DATE: 05/21/2024										
					15,107.00					
103825 ACUSHNET COMPANY										
917914776		04/26/2024	052124	351365	440.48	440.48	08/24/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
917915421		04/26/2024	052124	351365	130.24	130.24	05/26/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
917927849		04/29/2024	052124	351365	211.48	211.48	06/28/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
917954635		05/01/2024	052124	351365	154.84	154.84	05/31/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
918011236		05/08/2024	052124	351365	244.29	244.29	07/07/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
					1,181.33					
100036 ADAM'S PEST CONTROL INC (NEED UPDATED W-9)										
3899178		04/26/2024	052124	351366	43.35	43.35	05/26/2024	INV	PD	PEST CONTROL FOR FLIES
CHECK DATE: 05/21/2024										
3899225		04/26/2024	052124	351366	75.86	75.86	05/26/2024	INV	PD	PEST CONTROL
CHECK DATE: 05/21/2024										
3899354		04/26/2024	052124	351366	70.17	70.17	05/26/2024	INV	PD	BUG LIGHT LEASE
CHECK DATE: 05/21/2024										

Report generated: 05/16/2024 10:40
User: 8482mrob
Program ID: apinvlst

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106669 ADIDAS AMERICA INC					189.38					
6161259962 CHECK DATE: 05/21/2024		04/29/2024	052124	351367	2,354.50	2,354.50	06/28/2024	INV	PD	RESALE
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC										
8543365 CHECK DATE: 05/21/2024		04/30/2024	052124	351368	90.24	90.24	06/06/2024	INV	PD	Apr Collection Commiss
100843 AH HERMEL CANDY & TOBACCO CO										
1020071 CHECK DATE: 05/21/2024		05/08/2024	052124	351369	140.47	140.47	06/08/2024	INV	PD	WATER FOR FD
109194 TODD ANDERSON										
2906 CHECK DATE: 05/21/2024		05/09/2024	052124	351370	350.00	350.00	06/22/2024	INV	PD	entertainment for Lodg
100119 SHAKOPEE VALLEY FORD										
379108FOW CHECK DATE: 05/21/2024		05/03/2024	052124	351371	650.77	650.77	06/03/2024	INV	PD	#1212 BRAKE PADS & ROT
100122 ARAMARK REFRESHMENT SERVICES										
003147572 CHECK DATE: 05/21/2024		05/10/2024	052124	351372	142.45	142.45	06/10/2024	INV	PD	Water Filter Replaceme
9034483 CHECK DATE: 05/21/2024		04/18/2024	052124	351373	265.74	265.74	05/18/2024	INV	PD	COFFEE FOR FD
100146 ASPEN MILLS INC					408.19					
332564 CHECK DATE: 05/21/2024		05/08/2024	052124	351374	184.98	184.98	06/07/2024	INV	PD	DUTY PANTS, BOOTS-CLAR
332565 CHECK DATE: 05/21/2024		05/08/2024	052124	351374	113.90	113.90	06/07/2024	INV	PD	DUTY PANTS-KOCH
332566 CHECK DATE: 05/21/2024		05/08/2024	052124	351374	113.90	113.90	06/07/2024	INV	PD	DUTY PANTS-BONNEMA
332567		05/08/2024	052124	351374	82.00	82.00	06/07/2024	INV	PD	DUTY FLEECE, POLO-MCCO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/21/2024										
					494.78					
110276 ASPIRE BAKERY										
260406130-2024-2		05/01/2024	052124	351375	25,405.55	25,405.55	06/13/2024	INV	PD	APR REBATE-CUSTOM
CHECK DATE: 05/21/2024										
101930 AXON ENTERPRISE INC										
INUS247881		05/08/2024	052124	351376	8,600.16	8,600.16	06/07/2024	INV	PD	Drone - Storage/softwa
CHECK DATE: 05/21/2024										
105236 B & B TRANSFORMER INC										
28907	240121	05/06/2024	052124	351377	20,935.00	20,935.00	06/06/2024	INV	PD	5 TRN UG 50KVA 2185,21
CHECK DATE: 05/21/2024										
28909	240122	05/06/2024	052124	351377	16,748.00	16,748.00	06/06/2024	INV	PD	4 TRN UG 50KVA 2187,21
CHECK DATE: 05/21/2024										
					37,683.00					
100174 BAUER BUILT TIRE AND BATTERY										
180301538		05/03/2024	052124	351378	604.24	604.24	06/15/2024	INV	PD	#134 TIRES
CHECK DATE: 05/21/2024										
103754 BECKMAN COULTER INC										
183503101-2024-1		04/28/2024	052124	351379	600.00	600.00	06/13/2024	INV	PD	APR REBATE-VFD
CHECK DATE: 05/21/2024										
183503101-2024-2		04/28/2024	052124	351380	3,573.21	3,573.21	06/13/2024	INV	PD	APR REBATE-CUSTOM
CHECK DATE: 05/21/2024										
					4,173.21					
100201 BCBSM INC										
240503085196		05/03/2024	051424	351348	202,604.48	202,604.48	05/20/2024	INV	PD	JUN EMP INS PREM-MEDIC
CHECK DATE: 05/14/2024										
102279 BOLTON & MENK INC										
0334976		04/29/2024	052124	351381	36,605.00	36,605.00	06/02/2024	INV	PD	TH 41 & CSAH 61 IMPROV
CHECK DATE: 05/21/2024										
0335013		04/30/2024	052124	351381	8,783.00	8,783.00	06/02/2024	INV	PD	2024 FUNDING SUPPORT-B
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0335316		04/30/2024	052124	351381	26,845.62	26,845.62	06/06/2024	INV	PD	2024 DT ST PROJECT
CHECK DATE: 05/21/2024										
					72,233.62					
100214 BORDER STATES INDUSTRIES INC										
927825330	230105	02/08/2024	052124	351382	66,132.51	66,132.51	06/13/2024	INV	PD	SW CAB EATON 10-T 3PHS
CHECK DATE: 05/21/2024										
928312212	240123	05/06/2024	052124	351382	593.24	593.24	06/25/2024	INV	PD	15 ELBW STND OFF PLUG
CHECK DATE: 05/21/2024										
					66,725.75					
100220 BOYER FORD TRUCKS INC										
095P6477		04/30/2024	052124	351383	14.55	14.55	05/30/2024	INV	PD	#116 AIR PRESSURE RELI
CHECK DATE: 05/21/2024										
100226 BRAUN INTERTEC CORPORATION										
B383773		05/01/2024	052124	351384	1,217.00	1,217.00	05/31/2024	INV	PD	CREEK RD UTILITY, ST/T
CHECK DATE: 05/21/2024										
B384382		05/07/2024	052124	351384	1,074.00	1,074.00	06/07/2024	INV	PD	CREEK RD UTILITY, ST I
CHECK DATE: 05/21/2024										
					2,291.00					
100254 BRYAN ROCK PRODUCTS INC										
63647		04/30/2024	052124	351385	1,511.75	1,511.75	05/30/2024	INV	PD	LIME/GRAVEL AND TRAIL
CHECK DATE: 05/21/2024										
100275 CALLAWAY GOLF										
938206338		05/08/2024	052124	351386	181.80	181.80	07/07/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
111987 CARLSON, STEPHEN										
10003967		05/14/2024	052124	351387	306.25	306.25	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
100302 CARVER COUNTY										
3388		05/02/2024	052124	351388	17,450.00	17,450.00	06/01/2024	INV	PD	2024 County TIF Admin
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100323 CDW GOVERNMENT INC										
QW53415		04/24/2024	052124	351389	40,730.00	40,730.00	05/24/2024	INV	PD	55 MERAKI AP
CHECK DATE: 05/21/2024										
QW83987		04/24/2024	052124	351389	676.50	676.50	05/24/2024	INV	PD	UPS FOR IT INVENTORY
CHECK DATE: 05/21/2024										
QX46400		04/25/2024	052124	351389	7,897.35	7,897.35	05/25/2024	INV	PD	TREND ANTIVIRUS SOFTWA
CHECK DATE: 05/21/2024										
QZ18480		04/29/2024	052124	351389	44.08	44.08	05/29/2024	INV	PD	DP/HDMI CONV-IT STOCK
CHECK DATE: 05/21/2024										
					49,347.93					
100332 CENTERPOINT ENERGY RESOURCES CORP										
105010300/APR24		05/02/2024	051424	351349	2,256.54	2,256.54	05/30/2024	INV	PD	APR 3210 CHASKA BLVD G
CHECK DATE: 05/14/2024										
109045922/APR24		05/03/2024	051624	351356	7,051.21	7,051.21	05/31/2024	INV	PD	APR 1661 PARK RIDGE DR
CHECK DATE: 05/16/2024										
109052076/APR24		05/03/2024	051624	351356	4,898.96	4,898.96	05/31/2024	INV	PD	APR 1611 PARK RIDGE DR
CHECK DATE: 05/16/2024										
120564141/APR24		05/02/2024	051424	351349	53.44	53.44	05/30/2024	INV	PD	APR 1599 OAK CREEK PAS
CHECK DATE: 05/14/2024										
64030791582/APR24		05/02/2024	051424	351349	31.96	31.96	05/30/2024	INV	PD	APR 216 W 4TH ST GAS S
CHECK DATE: 05/14/2024										
64030828871/APR24		05/02/2024	051424	351349	36.46	36.46	05/30/2024	INV	PD	APR 423 N WALNUT ST GA
CHECK DATE: 05/14/2024										
					14,328.57					
100337 QWEST CORPORATION										
313773369/MAY24		05/01/2024	050924	351343	38.55	38.55	05/28/2024	INV	PD	MAY CCC BURGLAR ALARM
CHECK DATE: 05/09/2024										
688011474		05/01/2024	050924	351344	353.00	353.00	05/31/2024	INV	PD	MAY SIP PHONE BILL
CHECK DATE: 05/09/2024										
688238897		05/01/2024	050924	351344	849.06	849.06	05/31/2024	INV	PD	MAY INTERNET SERVICE
CHECK DATE: 05/09/2024										
					1,240.61					
100363 CHASKA HISTORICAL SOCIETY										
126793		05/09/2024	052124	351390	1,530.00	1,530.00	06/10/2024	INV	PD	Spring 2024 Murder & M

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/21/2024										
100368 CHASKA LAUNDRY CENTER										
5646		04/30/2024	051424	351350	56.11	56.11	05/20/2024	INV	PD	APR TOWELS-TC
CHECK DATE: 05/14/2024										
110240 CINTAS CORPORATION NO 2										
5210886808		05/09/2024	052124	351391	300.01	300.01	06/09/2024	INV	PD	FIRST AID SUPPLIES-PD
CHECK DATE: 05/21/2024										
100418 CLEARSOFT INC										
175-333		05/01/2024	052124	351392	75.00	75.00	05/27/2024	INV	PD	MAY FD WATER SOFTENER
CHECK DATE: 05/21/2024										
100416 ROGER CLEVELAND GOLF CO INC										
7911081 SO		04/15/2024	052124	351393	428.28	428.28	08/13/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
100419 CLOVER CONDOMINIUM ASSOCIATION										
498838-30	240006	05/15/2024	051624	351357	1,208.55	1,208.55	06/01/2024	INV	PD	JUN COMMUNITY ROOM DUE
CHECK DATE: 05/16/2024										
111572 CLUB PROPHET SOFTWARE LLC										
INV2214352		05/01/2024	052124	351394	809.88	809.88	06/01/2024	INV	PD	MAY TC/LOOP POS SOFTWA
CHECK DATE: 05/21/2024										
111222 CNH ARCHITECTS LTD										
3173		04/30/2024	052124	351395	29,483.50	29,483.50	05/30/2024	INV	PD	Public Safety Facility
CHECK DATE: 05/21/2024										
110722 COASTWISE FIREGUARD INC										
991		04/18/2024	052124	351396	10,175.00	10,175.00	05/18/2024	INV	PD	PLAN REVIEW COSTCO
CHECK DATE: 05/21/2024										
100428 COBRA GOLF INC										
G3684913		05/03/2024	052124	351397	2,119.32	2,119.32	08/01/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
G3696011		05/01/2024	052124	351397	410.55	410.55	07/30/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										
					2,529.87					
100436 COMCAST CORPORATION										
126901		05/09/2024	051624	351358	80.38	80.38	06/03/2024	INV	PD	May PD Cable
CHECK DATE: 05/16/2024										
107399 OCCUPATIONAL HEALTH CENTERS OF MN PC										
103973231		04/23/2024	050724-2	351333	230.00	230.00	05/31/2024	INV	PD	PHYSICALS
CHECK DATE: 05/07/2024										
103981529		05/02/2024	051624	351359	123.00	123.00	06/02/2024	INV	PD	PRE-EMPLOYMENT PHYSICA
CHECK DATE: 05/16/2024										
					353.00					
107686 CONCENTRA HEALTH SERVICES INC										
17387964		04/22/2024	051424	351351	676.00	676.00	06/08/2024	INV	PD	DRUG TESTING & ANNUAL
CHECK DATE: 05/14/2024										
111875 CONTINENTAL 589 FUND										
550300020-2024-3		04/16/2024	052124	351398	7,025.00	7,025.00	06/13/2024	INV	PD	APR REBATE-CUSTOM
CHECK DATE: 05/21/2024										
106301 CORE AND MAIN LP										
SC11279		04/26/2024	052124	351400	103.74	103.74	05/26/2024	INV	PD	SERVICE CHARGE ON LATE
CHECK DATE: 05/21/2024										
U334252	240116	02/07/2024	052124	351400	7,123.48	7,123.48	05/07/2024	INV	PD	INVENTORY- HORNS AND S
CHECK DATE: 05/21/2024										
U801910	240119	05/01/2024	052124	351399	300.66	300.66	06/01/2024	INV	PD	INVENTORY-CURB STOP LI
CHECK DATE: 05/21/2024										
U865619	240125	05/10/2024	052124	351399	1,342.40	1,342.40	06/10/2024	INV	PD	INVENTORY-WM 6" DIP
CHECK DATE: 05/21/2024										
					8,870.28					
112012 CRESS, WILLIAM										
10007100		05/15/2024	052124	351401	2,416.27	2,416.27	06/15/2024	INV	PD	RFD LOCKBOX PAYMENT MA
CHECK DATE: 05/21/2024						PAYEE: CRESS, WILLIAM				

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107485 CROWN COLLEGE										
EMTI 42 CHECK DATE: 05/21/2024		05/07/2024	052124	351402	450.00	450.00	05/23/2024	INV	PD	APR EMT/EMR FIRE TRAIN
110391 CUMMINS INC										
E4-47406 CHECK DATE: 05/21/2024		05/01/2024	052124	351403	8,462.74	8,462.74	06/01/2024	INV	PD	#118 TURBO CHARGER/ACT
100490 DAKOTA SUPPLY GROUP										
S103584558.001 CHECK DATE: 05/21/2024		04/18/2024	052124	351404	366.00	366.00	05/25/2024	INV	PD	TEST WATER METERS
S103584558.002 CHECK DATE: 05/21/2024		04/19/2024	052124	351404	24.00	24.00	05/25/2024	INV	PD	WIRE
					390.00					
111847 GREGORY WICKENHAUSER										
1006 CHECK DATE: 05/21/2024		04/22/2024	052124	351405	2,200.00	2,200.00	05/22/2024	INV	PD	CITY TREE REMOVAL-VALL
104329 DONLIE UNDERGROUND INC										
9531 CHECK DATE: 05/21/2024		04/30/2024	052124	351406	24,316.00	24,316.00	05/30/2024	INV	PD	WO#15453 HWY41/ENGLER
100550 DOTCOM PRINTING INC										
27169 CHECK DATE: 05/21/2024		05/06/2024	052124	351407	187.91	187.91	05/16/2024	INV	PD	LOOP PASSES
100567 DVS RENEWAL										
D1518722 CHECK DATE: 05/21/2024		05/09/2024	052124	351408	15.25	15.25	05/31/2024	INV	PD	Registration- Squad 1
110104 RAINY FALLS VENTURES LLC										
1291 CHECK DATE: 05/21/2024		04/30/2024	052124	351409	1,581.00	1,581.00	05/30/2024	INV	PD	FF GEAR DECON
102657 ENERGY MANAGEMENT SOLUTIONS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10820		05/01/2024	052124	351410	8,946.20	8,946.20	06/05/2024	INV	PD	MAY MONTHLY RETAINER
CHECK DATE: 05/21/2024										
104192 ENVIRONMENTAL EQUIPMENT & SERVICES INC										
23918		04/22/2024	052124	351411	901.00	901.00	05/22/2024	INV	PD	#144 HYD MOTOR
CHECK DATE: 05/21/2024										
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY										
166277745		04/22/2024	051424	351352	766.04	766.04	05/31/2024	INV	PD	MAY EMP INS PREM-VISIO
CHECK DATE: 05/14/2024										
100649 FEDERAL EXPRESS CORPORATION										
8-486-14523		05/01/2024	050924	351345	54.31	54.31	06/01/2024	INV	PD	ELECTRIC SHIPPING-GLOV
CHECK DATE: 05/09/2024										
8-493-25993		05/08/2024	051624	351360	75.74	75.74	06/08/2024	INV	PD	ELECTRIC SHIPPING, UB
CHECK DATE: 05/16/2024										
					130.05					
100653 FERGUSON ENTERPRISES INC										
0160376		04/26/2024	052124	351412	127.22	127.22	05/26/2024	INV	PD	XMAS IN MAY-412 BUILDI
CHECK DATE: 05/21/2024										
0231658		04/29/2024	052124	351412	3.28	3.28	05/29/2024	INV	PD	WATER PIPE HANGERS
CHECK DATE: 05/21/2024										
					130.50					
106319 CHAD JEREMY FIGG										
Apr 2024		05/07/2024	052124	351413	1,101.60	1,101.60	06/07/2024	INV	PD	Apr Tae Kwon Do
CHECK DATE: 05/21/2024										
110506 FOSTER APPRAISALS INC										
126621		02/09/2024	052124	351414	605.00	605.00	03/09/2024	INV	PD	APPRAISAL-MN RIVER BLU
CHECK DATE: 05/21/2024										
100693 FS3 INC										
88517		05/07/2024	052124	351415	1,786.93	1,786.93	06/06/2024	INV	PD	RING LOCKS
CHECK DATE: 05/21/2024										
100707 GEAR FOR SPORTS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
42075062		04/29/2024	052124	351416	652.69	652.69	05/29/2024	INV	PD	LOOP RESALE CLOTHING
CHECK DATE: 05/21/2024										
80209199		04/18/2024	052124	351416	-73.52	-73.52	05/28/2024	CRM	PD	CREDIT-DOUBLE SHIP
CHECK DATE: 05/21/2024										
80209210		04/18/2024	052124	351416	-123.89	-123.89	05/28/2024	CRM	PD	CREDIT SHIPPING-DOUBLE
CHECK DATE: 05/21/2024										
					455.28					
111993 GLEASON, MICHAEL										
30958		05/14/2024	052124	351417	21.94	21.94	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
111979 GLEWWE, LOUIS										
38486		05/02/2024	052124	351418	30.76	30.76	06/02/2024	INV	PD	METER DEPOSIT REFUND-8
CHECK DATE: 05/21/2024										
101463 GOPHER STATE ONE CALL										
4040285		04/30/2024	052124	351419	846.45	846.45	05/30/2024	INV	PD	APRIL LOCATES
CHECK DATE: 05/21/2024										
100753 GPS INDUSTRIES LLC										
LEASE0128817		05/15/2024	052124	351420	5,504.00	5,504.00	06/15/2024	INV	PD	GPS LEASE
CHECK DATE: 05/21/2024										
100759 WW GRAINGER INC										
9089280318		04/17/2024	052124	351422	1,618.05	1,618.05	05/17/2024	INV	PD	FUEL PUMPS-LOOP
CHECK DATE: 05/21/2024										
9095547940		04/23/2024	052124	351421	21.62	21.62	05/23/2024	INV	PD	ICE MAKER REPAIR
CHECK DATE: 05/21/2024										
9095547957		04/23/2024	052124	351421	30.23	30.23	05/23/2024	INV	PD	ICE MAKER REPAIR
CHECK DATE: 05/21/2024										
9095800943		04/23/2024	052124	351421	165.05	165.05	05/23/2024	INV	PD	RTU #2 SENSOR BULB REP
CHECK DATE: 05/21/2024										
9098179857		04/25/2024	052124	351421	47.54	47.54	05/25/2024	INV	PD	PIPE HANGERS/FITTINGS
CHECK DATE: 05/21/2024										
9098756829		04/25/2024	052124	351421	33.64	33.64	05/25/2024	INV	PD	DRILL BIT SHARPENER
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,916.13					
100785 HACH COMPANY										
14009798		04/24/2024	052124	351423	698.68	698.68	05/24/2024	INV	PD	WTP-FLUORIDE
CHECK DATE: 05/21/2024										
106216 ROSHE 2 INCORPORATED										
2633		05/01/2024	052124	351424	598.50	598.50	05/31/2024	INV	PD	APR EVENT CLEANING
CHECK DATE: 05/21/2024										
2634		05/01/2024	052124	351424	3,031.00	3,031.00	05/31/2024	INV	PD	MAY CURL/EVENT CTR CLE
CHECK DATE: 05/21/2024										
					3,629.50					
100807 HARTMAN COMPANIES INC										
13406		04/29/2024	052124	351425	14,595.00	14,595.00	05/29/2024	INV	PD	2024 SPRING SHADE TREE
CHECK DATE: 05/21/2024										
100810 HAWKINS INC										
6747522		04/30/2024	052124	351426	6,645.14	6,645.14	06/14/2024	INV	PD	WTP CHEMICALS
CHECK DATE: 05/21/2024										
111995 HAWLEY, PATRICIA										
36425		05/14/2024	052124	351427	422.44	422.44	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
100815 HAZELTINE GATES LLC										
City of Chaska-2024		05/01/2024	052124	351428	5,000.00	5,000.00	06/01/2024	INV	PD	The Loop Pkg Lot Renta
CHECK DATE: 05/21/2024										
100821 HEALTHPARTNERS INC										
416126895406		04/03/2024	051424	351353	8,518.84	8,518.84	05/01/2024	INV	PD	MAY EMP INS PREM-DENTA
CHECK DATE: 05/14/2024										
100841 HERMANS LANDSCAPE SUPPLIES										
60214/1		04/09/2024	052124	351429	350.00	350.00	05/09/2024	INV	PD	BOULDERS FOR LOOP GABI
CHECK DATE: 05/21/2024										
60279/1		04/18/2024	052124	351429	350.00	350.00	05/18/2024	INV	PD	BOULDERS FOR LOOP GABI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/21/2024										
60336/1		04/23/2024	052124	351429	200.00	200.00	05/23/2024	INV	PD	BOULDERS FOR LOOP GABI
CHECK DATE: 05/21/2024										
60400/1		04/29/2024	052124	351429	480.00	480.00	05/29/2024	INV	PD	XMAS IN MAY-HIGHWOOD L
CHECK DATE: 05/21/2024										
60401/1		04/29/2024	052124	351429	80.00	80.00	05/29/2024	INV	PD	XMAS IN MAY-HIGHWOOD L
CHECK DATE: 05/21/2024										
60412/1		04/30/2024	052124	351429	153.00	153.00	05/30/2024	INV	PD	XMAS IN MAY-BEECH LAND
CHECK DATE: 05/21/2024										
60420/1		04/30/2024	052124	351429	102.00	102.00	05/30/2024	INV	PD	XMAS IN MAY-LANDSCAPE
CHECK DATE: 05/21/2024										
60454/1		05/02/2024	052124	351429	65.63	65.63	06/02/2024	INV	PD	LOOP-ROCK
CHECK DATE: 05/21/2024										
60559/1		05/07/2024	052124	351429	714.00	714.00	06/07/2024	INV	PD	CRUSHED GRANITE FOR PA
CHECK DATE: 05/21/2024										
					2,494.63					
100848 HIGH TECH CLEANING INC										
19957		04/22/2024	052124	351430	716.79	716.79	05/22/2024	INV	PD	CLEANING SUPPLIES-MSB
CHECK DATE: 05/21/2024										
19966		05/01/2024	052124	351430	3,392.82	3,392.82	06/01/2024	INV	PD	CITY HALL-CLEANING
CHECK DATE: 05/21/2024										
19967		05/01/2024	052124	351430	535.60	535.60	06/01/2024	INV	PD	COMMUNITY ROOM-CLOVER
CHECK DATE: 05/21/2024										
19970		05/01/2024	052124	351430	1,251.45	1,251.45	06/01/2024	INV	PD	HISTORY CENTER-CLEANIN
CHECK DATE: 05/21/2024										
19971		05/01/2024	052124	351430	388.56	388.56	06/01/2024	INV	PD	IT DEPARTMENT-CLEANING
CHECK DATE: 05/21/2024										
19972		05/01/2024	052124	351430	2,588.96	2,588.96	06/01/2024	INV	PD	MSB-CLEANING
CHECK DATE: 05/21/2024										
19973		05/01/2024	052124	351430	190.55	190.55	06/01/2024	INV	PD	STANTEC BUILDING-CLEAN
CHECK DATE: 05/21/2024										
19974		05/01/2024	052124	351430	684.95	684.95	06/01/2024	INV	PD	WTP-CLEANING
CHECK DATE: 05/21/2024										
20020		05/06/2024	052124	351430	1,195.00	1,195.00	06/06/2024	INV	PD	FIRE STATION-CLEANING
CHECK DATE: 05/21/2024										
20021		05/06/2024	052124	351430	408.22	408.22	06/06/2024	INV	PD	LOOP-CLEANING SUPPLIES

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/21/2024										
20026		05/06/2024	052124	351430	815.32	815.32	06/06/2024	INV	PD	CITY HALL-CLEANING SUP
CHECK DATE: 05/21/2024										
					12,168.22					
112010 HORIZON CONSTRUCTION										
39404		05/10/2024	052124	351431	835.16	835.16	06/15/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024						PAYEE: HORIZON CONSTRUCTION				
106982 HUE LIFE LLC										
2931		05/10/2024	052124	351432	9,060.30	9,060.30	05/25/2024	INV	PD	CITY COUNCIL RETREAT M
CHECK DATE: 05/21/2024										
100878 HUEBSCH										
84176/APR2024		04/30/2024	052124	351433	1,659.67	1,659.67	05/10/2024	INV	PD	APR RUG/MAT SVC
CHECK DATE: 05/21/2024										
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP										
2024/0503-ICMA		05/03/2024	050724-2	351334	5,655.96	5,655.96	05/03/2024	INV	PD	050324 Payroll - 457 &
CHECK DATE: 05/07/2024										
104751 IMPACT MAILING OF MINNESOTA INC										
210731		05/03/2024	052124	351434	8,638.00	8,638.00	06/03/2024	INV	PD	Apr Bills
CHECK DATE: 05/21/2024										
210743		05/03/2024	052124	351434	1,354.99	1,354.99	06/03/2024	INV	PD	Apr Reminders
CHECK DATE: 05/21/2024										
211170		05/15/2024	052124	351434	554.89	554.89	06/15/2024	INV	PD	May Disconnects
CHECK DATE: 05/21/2024										
211171		05/15/2024	052124	351434	615.17	615.17	06/15/2024	INV	PD	May Final bills
CHECK DATE: 05/21/2024										
					11,163.05					
111663 PARAMOUNT APPAREL INTERNATIONAL LLC										
647508		04/30/2024	052124	351435	564.00	564.00	05/30/2024	INV	PD	LOOP RESALE
CHECK DATE: 05/21/2024										
648938		05/03/2024	052124	351435	1,793.41	1,793.41	06/03/2024	INV	PD	LOOP RESALE
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
649555		05/06/2024	052124	351435	552.00	552.00	06/06/2024	INV	PD	LOOP RESALE
CHECK DATE: 05/21/2024										
110528 INVOICE CLOUD INC					2,909.41					
3052-2024_4		04/30/2024	052124	351436	11,059.71	11,059.71	05/31/2024	INV	PD	Apr UB Payment Process
CHECK DATE: 05/21/2024										
111168 JM TEST SYSTEMS LLC										
0712182-CM		05/07/2024	052124	351437	-50.00	-50.00	06/07/2024	CRM	PD	CREDIT-RUBBER SLEEVE
CHECK DATE: 05/21/2024										
0712324-IN		05/10/2024	052124	351437	156.61	156.61	06/10/2024	INV	PD	LEATHER PROTECTORS
CHECK DATE: 05/21/2024										
S867555-IN		05/02/2024	052124	351437	1,080.86	1,080.86	06/02/2024	INV	PD	RUBBER BLANKETS
CHECK DATE: 05/21/2024										
S867557-IN		05/02/2024	052124	351437	1,563.50	1,563.50	06/02/2024	INV	PD	RUBBER GLOVES
CHECK DATE: 05/21/2024										
111985 KARL, DAVID					2,750.97					
10005955		05/14/2024	052124	351438	41.70	41.70	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
111991 KEMNITZ, ARLAN										
10015139		05/14/2024	052124	351439	68.17	68.17	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
100992 KEYS WELL DRILLING COMPANY										
60291200-1		05/10/2024	052124	351440	114,750.97	114,750.97	06/10/2024	INV	PD	WELL 10 PROJECT
CHECK DATE: 05/21/2024										
WELL 11 & 12-1		05/10/2024	052124	351440	93,057.34	93,057.34	06/10/2024	INV	PD	WELLS 11 & 12 PROJECT
CHECK DATE: 05/21/2024										
101022 KUSSKE CONSTRUCTION COMPANY LLC					207,808.31					
53390100-5		05/10/2024	052124	351441	382,023.00	382,023.00	06/10/2024	INV	PD	CREEK RD UTILITY & ST/
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101043 LANO EQUIPMENT INC										
01-1070883		04/30/2024	052124	351442	340.12	340.12	05/30/2024	INV	PD	CHAINSAW BAR OIL
CHECK DATE: 05/21/2024										
01-1070932		04/30/2024	052124	351442	47.84	47.84	05/30/2024	INV	PD	PREMIX CHAINSAW FUEL
CHECK DATE: 05/21/2024										
					387.96					
101050 LAW ENFORCEMENT LABOR SERVICES INC										
May-24		05/03/2024	050724-2	351335	2,115.00	2,115.00	05/03/2024	INV	PD	May-24 Police Union Du
CHECK DATE: 05/07/2024										
110118 LOCKRIDGE GRINDAL NAUEN PLLP										
115043		05/01/2024	052124	351443	3,333.33	3,333.33	06/07/2024	INV	PD	MAY LOBBYIST FOR CITY
CHECK DATE: 05/21/2024										
105710 MACQUEEN EMERGENCY GROUP										
P29616		05/07/2024	052124	351444	602.61	602.61	06/07/2024	INV	PD	FF GEAR-BOOTS
CHECK DATE: 05/21/2024										
101124 MACQUEEN EQUIPMENT										
P10911		05/03/2024	052124	351445	86.66	86.66	06/03/2024	INV	PD	#312 MIRROR SWITCH
CHECK DATE: 05/21/2024										
103449 MADDEN GALANTER HANSEN LLP										
126840		05/07/2024	052124	351446	709.50	709.50	06/07/2024	INV	PD	APR LEGAL-LABOR RELATI
CHECK DATE: 05/21/2024										
101154 MCFOA										
Year 3		05/06/2024	052124	351447	40.00	40.00	05/30/2024	INV	PD	Application Fee for Vi
CHECK DATE: 05/21/2024										
101183 METROPOLITAN COUNCIL										
APR 2024 SAC		04/30/2024	052124	351448	24,601.50	24,601.50	05/31/2024	INV	PD	APR SAC CHARGES
CHECK DATE: 05/21/2024										
101182 METROPOLITAN COUNCIL										
0001172526		05/01/2024	052124	351449	327,505.84	327,505.84	06/01/2024	INV	PD	JUN SEWER SERVICES FOR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/21/2024										
101187 METRO SALES INC										
INV2519416		05/03/2024	052124	351450	34.21	34.21	06/03/2024	INV	PD	RICHO 2/8/24-5/7/24
CHECK DATE: 05/21/2024										
INV2519750		05/06/2024	052124	351450	163.00	163.00	06/05/2024	INV	PD	Contract Invoice
CHECK DATE: 05/21/2024										
INV2523738		05/13/2024	052124	351450	224.60	224.60	06/12/2024	INV	PD	RICOH COPIER-CURLING/E
CHECK DATE: 05/21/2024										
INV2523739		05/13/2024	052124	351450	147.88	147.88	06/12/2024	INV	PD	FD COLOR COPIER
CHECK DATE: 05/21/2024										
					569.69					
101196 MID COUNTY COOP #122622										
59844		05/02/2024	050924	351346	936.03	936.03	05/12/2024	INV	PD	292 GLS GAS-TC
CHECK DATE: 05/09/2024										
59845		05/02/2024	050924	351346	540.29	540.29	05/12/2024	INV	PD	163 GLS DIESEL-TC
CHECK DATE: 05/09/2024										
					1,476.32					
105998 MILBANK WINWATER WORKS										
190414 01	240120	04/22/2024	052124	351451	67,048.71	67,048.71	05/22/2024	INV	PD	INVENTORY- 3/4" ULTRA
CHECK DATE: 05/21/2024										
101212 MINNESOTA ASA										
7782		05/09/2024	052124	351452	780.00	780.00	05/24/2024	INV	PD	Adult Softball - Sanct
CHECK DATE: 05/21/2024										
101217 MINNESOTA CHILD SUPPORT PMT CTR										
PR05032400015806598		05/03/2024	050724-2	351336	461.46	461.46	05/03/2024	INV	PD	050324 Payroll - Child
CHECK DATE: 05/07/2024										
101221 MINNESOTA COUNTY/CITY MANAGERS ASSOCIATION										
126800		05/01/2024	052124	351453	240.29	240.29	05/31/2024	INV	PD	Renewal Fee - Elise Du
CHECK DATE: 05/21/2024										
111984 MINNESOTA CRICKET ASSOCIATION										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2013874.002		05/10/2024	052124	351454	250.00	250.00	06/10/2024	INV	PD	RFD PERMIT CHARGES
CHECK DATE: 05/21/2024										
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD										
12510		04/24/2024	052124	351455	1,580.25	1,580.25	05/24/2024	INV	PD	FF CERTIFICATION EXAMS
CHECK DATE: 05/21/2024										
101236 MINNESOTA GOLF ASSOCIATION LLC										
240045		04/26/2024	052124	351456	270.00	270.00	05/26/2024	INV	PD	ANNUAL DUES
CHECK DATE: 05/21/2024										
101247 MINNESOTA MUNICIPAL UTILITIES ASSN										
63775		05/07/2024	052124	351457	1,070.00	1,070.00	06/06/2024	INV	PD	2024 UNDERGROUND SCHOO
CHECK DATE: 05/21/2024										
63777		05/08/2024	052124	351457	751.00	751.00	06/07/2024	INV	PD	J. SCHRUPP-NW LINEMAN
CHECK DATE: 05/21/2024										
					1,821.00					
101258 MINNESOTA POLLUTION CONTROL AGENCY (FEES)										
10000188178		04/23/2024	052124	351458	375.28	375.28	05/27/2024	INV	PD	MPCA SMALL WASTE GEN L
CHECK DATE: 05/21/2024										
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT										
May-24		05/03/2024	050724-2	351337	5,403.00	5,403.00	05/03/2024	INV	PD	May-24 Local #320 Unio
CHECK DATE: 05/07/2024										
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE										
107050711/APR24		04/29/2024	050724-2	351338	1,245.69	1,245.69	05/22/2024	INV	PD	APR ST LITES-TOWN COUR
CHECK DATE: 05/07/2024										
778377500/APR24		05/07/2024	051624	351361	56.14	56.14	06/02/2024	INV	PD	APR 12500 COUNTY RD 11
CHECK DATE: 05/16/2024										
778377800/APR24		05/07/2024	051624	351361	38.69	38.69	06/02/2024	INV	PD	APR 4250 ENGLER BLVD S
CHECK DATE: 05/16/2024										
778377900/APR24		05/07/2024	051624	351361	43.90	43.90	06/02/2024	INV	PD	ARP 4100 ENGLER BLVD S
CHECK DATE: 05/16/2024										
781385500/APR24		05/07/2024	051624	351361	15.40	15.40	06/02/2024	INV	PD	APR 4463 COUNTY RD 44
CHECK DATE: 05/16/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,399.82					
105308 MINNESOTA VALLEY UTILITY SERVICES LLC										
1362		05/07/2024	052124	351459	3,370.60	3,370.60	06/06/2024	INV	PD	MONTHLY SUB MAINTENANC
CHECK DATE: 05/21/2024										
101281 KRISTIE MITCHELL										
126696		05/07/2024	052124	351460	6,723.20	6,723.20	06/07/2024	INV	PD	Spring 2024 Skate Less
CHECK DATE: 05/21/2024										
101341 MINNESOTA DEPT OF LABOR & INDUSTRY										
APRIL0190352024		04/30/2024	052124	351461	2,181.30	2,181.30	05/31/2024	INV	PD	APR PERMIT SURCHARGES
CHECK DATE: 05/21/2024										
101351 MN DEPARTMENT OF TRANSPORTATION										
196-010-017		04/15/2024	052124	351462	380.00	380.00	05/15/2024	INV	PD	OJT OVERPAYMENT - HWY
CHECK DATE: 05/21/2024										
105995 MONEY MOVERS INC										
165708		05/06/2024	052124	351463	21.70	21.70	06/06/2024	INV	PD	Apr NIHCA Rewards
CHECK DATE: 05/21/2024										
111980 MORGAN, ELPRINCESS										
38574		05/02/2024	052124	351464	60.11	60.11	06/02/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 05/21/2024										
103236 MRA-THE MANAGEMENT ASSOCIATION										
00461182		05/06/2024	052124	351465	138.75	138.75	06/05/2024	INV	PD	JOB EVAL-POLICE INVEST
CHECK DATE: 05/21/2024										
101356 MTI DISTRIBUTING INC #31380										
1424098-00		04/26/2024	052124	351466	36.06	36.06	05/26/2024	INV	PD	#230 & #234 LAWN MOWER
CHECK DATE: 05/21/2024										
1425569-01		04/26/2024	052124	351466	13.12	13.12	05/26/2024	INV	PD	#234 & #230 LAWN MOWER
CHECK DATE: 05/21/2024										
1425569-02		05/03/2024	052124	351466	13.12	13.12	06/03/2024	INV	PD	#234 & #230 LAWN MOWER
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1426688-00		05/03/2024	052124	351466	247.21	247.21	06/03/2024	INV	PD	#260 & #236 LAWN MOWER
CHECK DATE: 05/21/2024										
					309.51					
101354 MTI DISTRIBUTING INC #700767										
1422782-00		05/07/2024	052124	351467	13,824.28	13,824.28	06/07/2024	INV	PD	VIBRATORY ROLLERS FOR
CHECK DATE: 05/21/2024										
1427608-00		05/07/2024	052124	351467	1,021.83	1,021.83	06/07/2024	INV	PD	SPRAYER NOZZLES, AERIF
CHECK DATE: 05/21/2024										
1427684-00		05/07/2024	052124	351467	249.02	249.02	06/07/2024	INV	PD	SPRAYER PARTS
CHECK DATE: 05/21/2024										
					15,095.13					
101365 STAR GROUP LLC										
4472/APR2024		04/30/2024	051624	351362	3,594.34	3,594.34	05/10/2024	INV	PD	APR PARTS & SUPPLIES
CHECK DATE: 05/16/2024										
101367 NARDINI FIRE EQUIPMENT CO INC										
IV00287701		05/07/2024	052124	351468	619.00	619.00	05/22/2024	INV	PD	FIRE SYSTEM INSPECTION
CHECK DATE: 05/21/2024										
104907 NATIONAL GOLF GRAPHICS LLC										
14760		05/04/2024	052124	351469	1,085.75	1,085.75	06/04/2024	INV	PD	TC COURSE FLAGS
CHECK DATE: 05/21/2024										
101366 NATIONAL RECREATION AND PARK ASSN										
205911-2024		05/02/2024	052124	351470	180.00	180.00	06/30/2024	INV	PD	2024 NRPA Membership
CHECK DATE: 05/21/2024										
111982 NEXGEN EXTERIORS										
B24-0418		05/03/2024	052124	351471	100.00	100.00	06/03/2024	INV	PD	RFD BLDG PERMIT
CHECK DATE: 05/21/2024										
102654 NORTH AMERICAN SAFETY INC										
INV87645		05/02/2024	052124	351472	342.00	342.00	06/02/2024	INV	PD	MARKING PAINT
CHECK DATE: 05/21/2024										
110995 TRES INC										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
RF392029		05/09/2024	052124	351473	47,907.00	47,907.00	06/09/2024	INV	PD	#102 2024 CHEV SILVERA
CHECK DATE: 05/21/2024										
100202 BLUETARP FINANCIAL INC										
53588940		05/07/2024	052124	351474	1,684.23	1,684.23	06/06/2024	INV	PD	#102 FUEL TANK/TRANSFE
CHECK DATE: 05/21/2024										
101437 NUSS EQUIPMENT GROUP LLC										
PSO102679-1		05/08/2024	052124	351475	229.79	229.79	06/08/2024	INV	PD	#118 EXHAUST GASKETS/C
CHECK DATE: 05/21/2024										
111958 O'CONNOR INC										
80817		04/30/2024	052124	351476	3,377.73	3,377.73	05/30/2024	INV	PD	LOOP JR LEAGUE GIVEAWA
CHECK DATE: 05/21/2024										
111990 OAKLEY, RENEE										
10014857		05/14/2024	052124	351477	269.59	269.59	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
110570 ODP BUSINESS SOLUTIONS LLC										
362422419001		04/16/2024	052124	351478	89.98	89.98	05/18/2024	INV	PD	COPY PAPER
CHECK DATE: 05/21/2024										
101454 OLSEN CHAIN AND CABLE CO INC										
714951		04/29/2024	052124	351479	273.76	273.76	05/29/2024	INV	PD	SHACKLE FOR BORE MACHI
CHECK DATE: 05/21/2024										
101465 ON SITE SANITATION INC										
0001704565		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-320 W 2ND
CHECK DATE: 05/21/2024										
0001704566		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-217 BEECH
CHECK DATE: 05/21/2024										
0001704567		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-2298 SCHOO
CHECK DATE: 05/21/2024										
0001704568		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-412 W 3RD
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0001704569		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-20 RITA LA
CHECK DATE: 05/21/2024										
0001704570		05/01/2024	052124	351480	90.00	90.00	05/31/2024	INV	PD	XMAS IN MAY-91 MICHELL
CHECK DATE: 05/21/2024										
0001710285		05/07/2024	052124	351480	90.00	90.00	06/06/2024	INV	PD	XMAS IN MAY-BEECH ST
CHECK DATE: 05/21/2024										
0001711898		05/11/2024	052124	351480	178.00	178.00	06/11/2024	INV	PD	TOWN COURSE MAINTENANC
CHECK DATE: 05/21/2024										
0001711899		05/11/2024	052124	351480	146.00	146.00	06/10/2024	INV	PD	CLOVER RIDGE SOCCER FI
CHECK DATE: 05/21/2024										
0001711900		05/11/2024	052124	351480	146.00	146.00	06/10/2024	INV	PD	SUNSET PARK
CHECK DATE: 05/21/2024										
0001711901		05/11/2024	052124	351480	292.00	292.00	06/10/2024	INV	PD	LION'S PARK
CHECK DATE: 05/21/2024										
0001711902		05/11/2024	052124	351480	178.00	178.00	06/10/2024	INV	PD	TOWN COURSE
CHECK DATE: 05/21/2024										
					1,570.00					
111994 OREILLY, QUINN										
33603		05/14/2024	052124	351481	172.40	172.40	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
101522 THE PGA OF AMERICA										
27652465-2024		05/05/2024	052124	351482	482.55	482.55	06/30/2024	INV	PD	ANNUAL PGA DUES-CASTLE
CHECK DATE: 05/21/2024										
111976 PHANMANIVONG, ARMIDA										
10003356		05/02/2024	052124	351483	17.53	17.53	06/02/2024	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 05/21/2024										
104066 PINE PRODUCTS INC										
136293		04/17/2024	052124	351484	1,014.00	1,014.00	05/17/2024	INV	PD	LANDSCAPE MULCH FOR PA
CHECK DATE: 05/21/2024										
101530 PING INC										
17533644		04/26/2024	052124	351485	55.55	55.55	06/25/2024	INV	PD	RESALE
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
17556171		05/07/2024	052124	351485	83.65	83.65	11/03/2024	INV	PD	DEMO/RENTALS
CHECK DATE: 05/21/2024										
					139.20					
111974 PITTS, ASHLEY										
10003536		05/02/2024	052124	351486	15.82	15.82	06/02/2024	INV	PD	METER DEPOSIT REFUND-5
CHECK DATE: 05/21/2024										
101539 PLAISTED COMPANIES INC										
69685		04/30/2024	052124	351487	1,114.71	1,114.71	06/02/2024	INV	PD	TOPDRESSING SAND
CHECK DATE: 05/21/2024										
109689 PLANSOURCE BENEFITS ADMINISTRATION INC										
IN333137		04/04/2024	050724-2	351339	1,000.00	1,000.00	05/04/2024	INV	PD	OE Renewal Charge per
CHECK DATE: 05/07/2024										
101557 POWER SYSTEM ENGINEERING INC										
9052708		05/02/2024	052124	351488	3,860.75	3,860.75	06/02/2024	INV	PD	ARC FLASH STUDY ~ APRI
CHECK DATE: 05/21/2024										
9052709		05/02/2024	052124	351488	200.00	200.00	06/02/2024	INV	PD	COORDINATION STUDY ~ A
CHECK DATE: 05/21/2024										
9052772		05/03/2024	052124	351488	33,591.01	33,591.01	06/03/2024	INV	PD	WO# 12916 MRS RTU - MM
CHECK DATE: 05/21/2024										
9052999		05/07/2024	052124	351488	7,355.00	7,355.00	06/07/2024	INV	PD	AMI CONSULTING ~ APR
CHECK DATE: 05/21/2024										
					45,006.76					
101571 PREMIUM WATERS INC										
417080-04-24		04/30/2024	052124	351489	13.89	13.89	05/30/2024	INV	PD	CLUBHOUSE WATER
CHECK DATE: 05/21/2024										
107855 STAPLES INC										
38134062		04/10/2024	052124	351490	839.94	839.94	05/10/2024	INV	PD	ELECTRIC LUNCHROOM CHA
CHECK DATE: 05/21/2024										
38224108		04/16/2024	052124	351490	25.99	25.99	05/16/2024	INV	PD	OFFICE LABEL MAKER SUP
CHECK DATE: 05/21/2024										
38247962		04/17/2024	052124	351490	128.97	128.97	05/17/2024	INV	PD	ELECTRIC OFFICE TRAYS
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
38380509		04/25/2024	052124	351490	99.90	99.90	05/25/2024	INV	PD	OFFICE SUPPLIES-MSB
CHECK DATE: 05/21/2024										
38380528		04/25/2024	052124	351490	200.35	200.35	05/25/2024	INV	PD	BREAKROOM SUPPLIES-MSB
CHECK DATE: 05/21/2024										
					1,295.15					
101609 RANGE SERVANT AMERICA INC										
133075		04/30/2024	052124	351491	117.70	117.70	05/30/2024	INV	PD	RANGE MACHINE TOKENS
CHECK DATE: 05/21/2024										
111989 RASMUSSON, GARY										
10008386		05/14/2024	052124	351492	23.53	23.53	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
111900 SCP DISTRIBUTORS LLC										
524058		05/02/2024	052124	351493	168.30	168.30	06/02/2024	INV	PD	Skimmer baskets for po
CHECK DATE: 05/21/2024										
101631 REINDERS INC										
3192185-00		05/02/2024	052124	351494	1,993.54	1,993.54	06/01/2024	INV	PD	GREENS FERTILIZER-LOOP
CHECK DATE: 05/21/2024										
101638 RURAL ELECTRIC SUPPLY COOPERATIVE										
3031678	240118	05/01/2024	052124	351495	1,479.60	1,479.60	05/31/2024	INV	PD	30 ELBOW STAND OFF PLU
CHECK DATE: 05/21/2024										
3032725	240124	05/09/2024	052124	351495	202.00	202.00	06/08/2024	INV	PD	50 CONNECT LUG MECH 35
CHECK DATE: 05/21/2024										
					1,681.60					
101703 SALVATION ARMY										
APR/24 HS		04/30/2024	052124	351496	129.97	129.97	05/31/2024	INV	PD	APR HEAT SHARE CONTRIB
CHECK DATE: 05/21/2024										
111986 SANKOVITZ, JAMES										
10002689		05/14/2024	052124	351497	8.84	8.84	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111992 SCHEPERS, DAN										
10015586		05/14/2024	052124	351498	46.54	46.54	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
101738 SCHILLING SUPPLY COMPANY										
958884-00		04/11/2024	052124	351499	59.86	59.86	05/11/2024	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 05/21/2024										
960671-00		04/30/2024	052124	351499	2,329.63	2,329.63	05/30/2024	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 05/21/2024										
962289-00		05/13/2024	052124	351499	2,214.52	2,214.52	06/13/2024	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 05/21/2024										
					4,604.01					
107404 SCHMID, VICKI										
126952		05/10/2024	052124	351500	109.34	109.34	06/16/2024	INV	PD	MILEAGE-MMCI INSTITUTE
CHECK DATE: 05/21/2024										
101719 TECTA AMERICA CORP										
S510125077		05/07/2024	052124	351501	408.36	408.36	06/07/2024	INV	PD	Crooked Pint Camera Re
CHECK DATE: 05/21/2024										
101760 SENTRY SYSTEMS INC										
793261		05/01/2024	052124	351502	218.28	218.28	06/01/2024	INV	PD	TC SECURITY 5/1-7/31
CHECK DATE: 05/21/2024										
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN										
3026-4		04/26/2024	052124	351503	463.11	463.11	05/20/2024	INV	PD	PAINT FOR CITY PARKS
CHECK DATE: 05/21/2024										
4591-2		04/27/2024	052124	351503	312.84	312.84	05/20/2024	INV	PD	PAINT FOR CITY PARKS
CHECK DATE: 05/21/2024										
					775.95					
110939 DEVTHIRTY3 LLC										
1854		04/30/2024	052124	351504	3,002.50	3,002.50	05/30/2024	INV	PD	FD SCANNING PROJECT
CHECK DATE: 05/21/2024										
106596 SIWEK LUMBER JORDAN INC										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87275		04/26/2024	052124	351505	1,630.28	1,630.28	05/26/2024	INV	PD	MAINTENANCE DEPT SMALL
CHECK DATE: 05/21/2024										
87276		04/26/2024	052124	351505	180.00	180.00	05/26/2024	INV	PD	MSB BULDING CORNER REP
CHECK DATE: 05/21/2024										
87512		04/29/2024	052124	351505	477.00	477.00	05/29/2024	INV	PD	LANO BUILDING-DOOR REP
CHECK DATE: 05/21/2024										
87754		05/01/2024	052124	351505	1,048.50	1,048.50	05/31/2024	INV	PD	REBAR FOR CONCRETE CUR
CHECK DATE: 05/21/2024										
					3,335.78					
101828 SOUTHWEST NEWS MEDIA										
2201529		04/04/2024	051424	351354	181.35	181.35	05/20/2024	INV	PD	Bids-Circuit Breakers
CHECK DATE: 05/14/2024										
2202406		04/18/2024	051424	351354	107.48	107.48	05/20/2024	INV	PD	2024 Overlay Project
CHECK DATE: 05/14/2024										
2202563		04/25/2024	051424	351354	112.84	112.84	05/20/2024	INV	PD	Bids-Food Shelf/Pump H
CHECK DATE: 05/14/2024										
2202564		04/25/2024	051424	351354	64.48	64.48	05/20/2024	INV	PD	3675 Big Woods Blvd Re
CHECK DATE: 05/14/2024										
2202565		04/25/2024	051424	351354	64.48	64.48	05/20/2024	INV	PD	1900 Hazeltine Blvd Re
CHECK DATE: 05/14/2024										
2202566		04/25/2024	051424	351354	68.51	68.51	05/20/2024	INV	PD	Highpoint Vistas Rezon
CHECK DATE: 05/14/2024										
2202567		04/25/2024	051424	351354	68.51	68.51	05/20/2024	INV	PD	City Square Park SAP
CHECK DATE: 05/14/2024										
					667.65					
111846 SPENCER FANE LLP										
1283238		05/10/2024	052124	351506	788.50	788.50	06/10/2024	INV	PD	ELEC SERVICE TERRITORY
CHECK DATE: 05/21/2024										
102984 STEVE'S CURLING SUPPLIES LLC										
5359		05/07/2024	052124	351507	445.00	445.00	06/06/2024	INV	PD	Curling Resale-Brooms,
CHECK DATE: 05/21/2024										
101888 STREICHERS										
I1698019		05/08/2024	052124	351508	360.00	360.00	06/05/2024	INV	PD	SWAT - Uniform/Gear/Ac
CHECK DATE: 05/21/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103677 SUN LIFE ASSURANCE COMPANY OF CANADA										
237741/MAY24 CHECK DATE: 05/14/2024		05/01/2024	051424	351355	6,071.94	6,071.94	05/31/2024	INV	PD	MAY EMP LIFE INS PREM
111975 SURBROOK, EMILY										
33449 CHECK DATE: 05/21/2024		05/02/2024	052124	351509	109.70	109.70	06/02/2024	INV	PD	METER DEPOSIT REFUND-1
101932 TAYLOR MADE GOLF CO INC										
37413392 CHECK DATE: 05/21/2024		05/02/2024	052124	351510	1,134.36	1,134.36	06/16/2024	INV	PD	RESALE
37415496 CHECK DATE: 05/21/2024		05/03/2024	052124	351510	463.74	463.74	06/17/2024	INV	PD	RESALE
					1,598.10					
100757 THE GRAPHIC EDGE LLC										
10248930 CHECK DATE: 05/21/2024		05/03/2024	052124	351511	369.04	369.04	06/02/2024	INV	PD	Concession Stand Unifo
10249454 CHECK DATE: 05/21/2024		05/06/2024	052124	351511	749.98	749.98	06/05/2024	INV	PD	Lifeguard Uniforms
					1,119.02					
110392 THE SUPERLATIVE GROUP INC										
15028 CHECK DATE: 05/21/2024		05/01/2024	052124	351512	3,000.00	3,000.00	05/31/2024	INV	PD	Naming Rights Consulti
101966 TK ELEVATOR CORPORATION										
3007818724 CHECK DATE: 05/21/2024		04/01/2024	052124	351514	1,025.32	1,025.32	05/02/2024	INV	PD	CCC Q2 Elevator Servic
3007879487 CHECK DATE: 05/21/2024		05/01/2024	052124	351513	1,581.93	1,581.93	06/01/2024	INV	PD	CH & WTP MONITORING 5/
					2,607.25					
110934 THE TORO COMPANY										
410508164 CHECK DATE: 05/21/2024		05/01/2024	052124	351515	166.00	166.00	05/31/2024	INV	PD	MAY LOOP IRRIGATION NS

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101983 TOTAL CONTROL SYSTEMS INC										
11183		05/07/2024	052124	351516	26,527.78	26,527.78	06/07/2024	INV	PD	WTP PLC UPGRADE
CHECK DATE: 05/21/2024										
108084 TOUR EDGE GOLF MFG INC										
IN-01686970		03/13/2024	052124	351517	829.00	829.00	05/28/2024	INV	PD	LOOP RENTAL CLUBS
CHECK DATE: 05/21/2024										
111653 KATRINA TRENT										
126874		04/29/2024	052124	351518	176.40	176.40	05/29/2024	INV	PD	Fused Art Class Instru
CHECK DATE: 05/21/2024										
111996 TWARDOWSKI, TAYLOR										
38948		05/14/2024	052124	351519	230.73	230.73	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
102028 TWIN CITY WATER CLINIC INC										
20397		04/23/2024	052124	351520	200.00	200.00	05/23/2024	INV	PD	COMM PARK WATER SAMPLE
CHECK DATE: 05/21/2024										
20415		04/29/2024	052124	351520	100.00	100.00	05/29/2024	INV	PD	COMM PARK DRINKING FOU
CHECK DATE: 05/21/2024										
					300.00					
110053 TX CHILD SUPPORT SDU										
PR0503240012725283		05/03/2024	050724-2	351340	115.38	115.38	05/03/2024	INV	PD	050324 Payroll - Child
CHECK DATE: 05/07/2024										
102037 ULINE INC										
177679670		05/02/2024	052124	351521	240.01	240.01	06/02/2024	INV	PD	Job Ticket Holders for
CHECK DATE: 05/21/2024										
112011 NICKOLAS JOHN NOHR										
126917		05/13/2024	052124	351522	2,305.00	2,305.00	06/13/2024	INV	PD	FD 2.0 & 2.5 GUTTERS
CHECK DATE: 05/21/2024										
111955 UNREAL LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV-255779		04/11/2024	052124	351523	3,760.00	3,760.00	05/25/2024	INV	PD	RESALE GOLF CLOTHING
CHECK DATE: 05/21/2024										
102064 US BANK										
7301301		04/25/2024	052124	351524	1,600.00	1,600.00	05/25/2024	INV	PD	2015A EDA TRUSTEE FEE
CHECK DATE: 05/21/2024										
7301302		04/25/2024	052124	351524	1,600.00	1,600.00	05/25/2024	INV	PD	2015B EDA TRUSTEE FEE
CHECK DATE: 05/21/2024										
					3,200.00					
104522 US FOODS INC										
4571244		05/07/2024	052124	351525	383.99	383.99	06/06/2024	INV	PD	TOWELS & SOAP
CHECK DATE: 05/21/2024										
104248 VALLEY RICH CO INC										
33294		04/15/2024	052124	351526	3,070.25	3,070.25	05/15/2024	INV	PD	103 PEAVEY RD DIG
CHECK DATE: 05/21/2024										
111978 VAUK, KARI										
38401		05/02/2024	052124	351527	49.80	49.80	06/02/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 05/21/2024										
110799 VERIZON CONNECT FLEET USA LLC										
622000052501		05/01/2024	052124	351528	279.20	279.20	05/31/2024	INV	PD	Data Processing - GPS
CHECK DATE: 05/21/2024										
102102 VERIZON WIRELESS										
9962378986		04/23/2024	050724-2	351341	578.34	578.34	05/15/2024	INV	PD	APR CRADLEPOINTS
CHECK DATE: 05/07/2024										
111690 VERTEX UNMANNED SOLUTIONS LLC										
3074		05/06/2024	052124	351529	3,872.00	3,872.00	06/06/2024	INV	PD	Drone and Acessories -
CHECK DATE: 05/21/2024										
102109 VICTORIA REPAIR & MANUFACTURING										
11025		04/12/2024	052124	351530	46.00	46.00	06/06/2024	INV	PD	#90 & #93 ALUM STRAP F
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110444 NEW VISION TECHNOLOGIES LLC										
55139		03/11/2024	050924	351347	1,263.20	1,263.20	04/11/2024	INV	PD	RESALE CAPS
CHECK DATE: 05/09/2024										
102133 WAGNER PRESS & GRAPHICS										
37368		04/30/2024	052124	351531	513.50	513.50	05/30/2024	INV	PD	Business Cards-Curling
CHECK DATE: 05/21/2024										
37378		05/02/2024	052124	351531	35.00	35.00	06/01/2024	INV	PD	Business Cards #403 Lo
CHECK DATE: 05/21/2024										
					548.50					
111977 WALZ, HAYLEY										
37668		05/02/2024	052124	351532	7.68	7.68	06/02/2024	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 05/21/2024										
102146 WATER SPECIALTY OF MINNESOTA INC										
13202		05/09/2024	052124	351533	4,336.24	4,336.24	06/09/2024	INV	PD	Pool Chemicals
CHECK DATE: 05/21/2024										
111988 WENDLANDT, JASON										
10007812		05/14/2024	052124	351534	158.53	158.53	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 05/21/2024										
111404 WHITE CAP SUPPLY HOLDINGS II LLC										
10019843973		04/30/2024	052124	351535	-1,169.82	-1,169.82	05/30/2024	CRM	PD	ROUTER CARBIDES CREDIT
CHECK DATE: 05/21/2024										
50026337119		04/22/2024	052124	351535	12,420.82	12,420.82	05/22/2024	INV	PD	CRACK SEAL MATERIAL
CHECK DATE: 05/21/2024										
50026375272		04/23/2024	052124	351535	1,607.76	1,607.76	05/23/2024	INV	PD	ROUTER CARBIDES
CHECK DATE: 05/21/2024										
50026375725		04/23/2024	052124	351535	639.92	639.92	05/23/2024	INV	PD	ROUTER CARBIDES
CHECK DATE: 05/21/2024										
					13,498.68					
102204 P AND W GOLF SUPPLY LLC										
INV128725		04/30/2024	052124	351536	1,236.77	1,236.77	05/30/2024	INV	PD	ROPE & STAKES
CHECK DATE: 05/21/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102189 WM MUELLER & SONS										
298463		05/01/2024	052124	351537	115.34	115.34	06/25/2024	INV	PD	WM SANDY ACRES SUPPLIE
CHECK DATE: 05/21/2024										
298589		05/06/2024	052124	351537	375.72	375.72	06/25/2024	INV	PD	POTHOLE PATCHING
CHECK DATE: 05/21/2024										
					491.06					
102220 XIGENT SOLUTIONS LLC										
13869		05/01/2024	052124	351538	1,778.44	1,778.44	05/31/2024	INV	PD	MAY VULERNABILITY SVC
CHECK DATE: 05/21/2024										
13870		05/01/2024	052124	351538	13,914.69	13,914.69	05/31/2024	INV	PD	MAY SUPPORT SVC
CHECK DATE: 05/21/2024										
					15,693.13					
111981 ZAMAN, TAHSIN										
38671		05/02/2024	052124	351539	105.51	105.51	06/02/2024	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 05/21/2024										
326 INVOICES					2,048,260.04					

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101756 MII LIFE INCORPORATED										
40988995		05/07/2024	050824	4159	252.29	252.29	06/07/2024	DIR	PD	5/8/24 FSA REIMB-HEALT
CHECK DATE: 05/08/2024										
40993970		05/14/2024	051524	4161	852.43	852.43	05/15/2024	DIR	PD	5/15/24 FSA REIMB-HEAL
CHECK DATE: 05/15/2024										
					1,104.72					
101525 THE PITNEY BOWES BANK INC										
2024/0514-PB		05/14/2024	051524	4162	1,200.00	1,200.00	05/15/2024	DIR	PD	5/14/24 REPLENISH POST
CHECK DATE: 05/15/2024										
101973 CARVER COUNTY TITLE MANAGEMENT INC										
UNITED SUGAR		05/07/2024	050924-2	4160	61,239.91	61,239.91	05/09/2024	DIR	PD	Property Purchase for
CHECK DATE: 05/09/2024										
4 INVOICES					63,544.63					

** END OF REPORT - Generated by Michelle Robbin **

Report generated: 05/16/2024 10:43
User: 8482mrob
Program ID: apinvlst

Biweekly Report

May 20, 2024

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

May 20th: Prior to this Council meeting, we will have an opportunity for the Council to see the temporary Fire Station that we will be using over the next 14 months. This will be an opportunity to see how the old Lano building is being reused for our apparatus bays, and to see how our Building Maintenance Department has been able to construct a garage structure to be utilized for our office and meeting space while the Public Safety Building is being constructed. We plan on meeting up at the temporary station at 5:45. Following this tour, we will have a regular Council meeting down at City Hall with the main agenda items being planning cases coming out of the Planning Commission as well as starting the process for financing for our Public Safety Building.

June 3rd: We will be having a Work Session prior to this Council meeting. The purpose of this work session will be to discuss the work that is currently occurring with the redrafting of our Zoning Ordinance. This will be a work session that will be done in conjunction with the Planning Commission. The Work Session will start at 5:30 and go on until 7 pm. There will be a regular Council meeting to follow. One item of note for the Council meeting will be that we will have a short Closed Session at the beginning of the Council meeting for our City Attorney to review with us the status of completing the acquisition of one of the properties we needed to acquire through Eminent Domain for the Highway 41 project. Because this is a property that was purchased under Eminent Domain, we can have a closed session because it is considered pending litigation. If you have any questions on this, please let me know.

June 17th: We will be having a Work Session prior to the Council meeting. The purpose of this Work Session will be to have our Auditors present the findings of their latest financial audit of the City. This Work Session will start at 5:30 pm and will be followed by the Council meeting at 7 pm.

If you are unable to attend any of these meetings, just let me know so we can plan around it.

PUBLIC SAFETY FACILITY UPDATES

As an update to the progress on the new Public Safety Facility, below are a few highlights of activities that have occurred over the past two weeks:

- Demolition of the old Fire Station occurred starting on May 7th. By the 9th, most of the building demo was completed.
- Sorting of the demolition material on the site occurred after demolition was completed, with much of the material being able to be removed for recycling.
- Site work began on the site on May 16th, with is projected to take the next 2-3 weeks to complete. This work will also include constructing all the storm water infrastructure on the site
- By the middle of June, they expect to be starting on the footings and foundation for the new building

Every bi-weekly throughout the course of this project I will provide you with the highlights of the items that the contractor is currently working on, and any other notable items that may be coming up. We will also be providing periodic updates to the public as well, so they are able to know what is occurring and when.

If there are any questions about the information I provided, or anything else, please don't hesitate to contact me.

Morris/Leatherman (fka Decision Resources) Community Survey

As I discussed with you at the last work session, one of the things we are due to complete is our next Community Survey. Since the mid-1990s, the City of Chaska has completed a comprehensive community survey approximately every 5 years. The last survey that we completed was in 2018. Since the beginning, we have utilized the Morris/Leatherman Company to complete these surveys. This has allowed us to have apples to apples comparisons for major items from survey to survey, and with many other Metropolitan Communities using this same tool it provides us with good comparisons to other communities in the Twin Cities Metropolitan Area. One reason we have also liked this survey is because they use a statistically sound survey methodology that gives us some confidence in the information that we are receiving.

One of the most important parts of the survey is developing the list of questions that we will ask our residents through this process. While many questions remain the same from survey to survey to be able to have multiple data points to compare where we have been and where we are now, there are questions that we will want to add specifically for this survey based on current things we are work on. For example, as we discussed at the last Work Session, we will be adding a question or two on the sale and use of cannabis in the community to see how active our residents want us to be in the regulation of it in our community.

To develop these questions, I will be getting out to all the Council members and Department Heads a list of the questions that we used in our last survey. I will be asking all of you to review the survey questions and provide feedback on any questions we think should be added, eliminated or changed. Once we have the questions determined, we would then be aiming for mid-June to have Morris/Leatherman go out with the survey, which they typically administer over about a 2-week period.

If you have any questions on this, please let me know. Otherwise, please keep an eye out for the draft survey in your emails with instructions on how to provide feedback.

ENERGAGE SURVEY RESULTS

As the Council may remember, each year our organization conducts an employee engagement survey through the company Energage. This survey is part of the Star Tribune's Top 175 Companies to work in across the State of Minnesota. Our main reason to complete the survey each year is to make sure that we are keeping current with any issues that may be arising within the organization, but to also understand what things work well within the organization. This survey included not only fixed questions but also a comment section to help us better understand some of the data that we see in the results. After we complete the survey, the Administration Department (including HR) meet with each of the Department Heads to review results and talk about the trends we are seeing in the survey. I have found it to be a really good tool to help us understand where we are at as an organization from an internal perspective. We typically have a very good response rate to this survey, with us having over 90% of our employees taking the survey this year.

As we have been for the last several years, I am excited to share that we were named once again to the Top 175 places to work in the State of Minnesota. This is something that will officially come out in the paper in the middle of June, and we will be able to take several of our employees to receive this recognition at a luncheon at the Minneapolis Convention Center on June 20th.

A big thank you to our Human Resources Department who organizes this survey each year, to our employees who take the time to take the survey, and to our Department Heads who really take the results of the survey seriously as we always look to improve what we are doing from year to year. If you have any questions on this, please let me know.

IMPROVEMENTS TO HIGHWAY 41 IN SCOTT COUNTY

As you likely will remember, last year we were informed by Mn DOT that due to the construction of a recycling center for the Shakopee Mdewakanton Dakota Community on the old Melcherson property on the west side of Highway 41 just north of the railroad tracks that turn lane improvements would need to be made. They had tried to see if they could get those completed last summer when Highway 41 was being reconstructed but were not able to pull together the project fast enough. With them now ready to move forward, Staff did recently receive notice that MnDOT intends to shut down Highway 41 for a 5-week period in the middle of July.

Given the significant impacts that Highway 41 saw last summer, Staff is going to be meeting with MnDOT and members of the Shakopee Mdewakanton Community to look at where there are options to build these improvements under traffic. While we understand that there will likely be a few days that will absolutely need to be shut down, we believe that there are ways to build this under traffic and we want to make sure they utilize these methods if possible. By the time we meet on Monday night I should have an update to provide to you on this, and hopefully have an understanding of what accommodation they can make to keep the road open as much as possible.

If you have any questions on this, do not hesitate to ask.

SW COMMUNITY PARK UPDATE

As you are all aware, the City of Chaska owns 55 acres of land south of County Road 44 and north of the "Big Woods" property. The purpose of owning this property is to develop our next community park.

As we are getting close to starting the public process for designing this park, City Staff will be out in the field with our Drone next week both to gather good topographic information about the site, but to also get good photos and other information we will be able to utilize in our planning process. We wanted to make sure that we got out in the field prior to the crops maturing in the field so we have a good aerial of what the bare ground looks like.

In addition to capturing this photographic imagery of the site, we have also been having survey and topographic data gathered so we know what property we have to work with and what limitations may exist.

Our hope is that sometime later in the summer we put together a process to design the park both to get the general community involved in the process, along with our athletic associations that will be some of the main users of the park. As we get this process better defined, we will be getting this out to you.

If you have anu questions about this, do not hesitate to contact me.

UPCOMING EVENTS:

- Memorial Day Program: This will be held at Veteran's Park on Monday, May 27th at 10 am.
- Julie Janke Retirement: Thursday, May 30th from 3-5 at CEC
- Start of Chaska Farmer's Markets: June 5th
- Chaska Fire and Ice Celebration: July 12-13
- River City Days: July 26-28
- U.S Amateur Tournament: August 12-18-More to come on this event

CITY OF CHASKA
MEMORANDUM

TO: **Mayor and City Council Members**
Matt Podhradsky, City Administrator

FROM: **Noel Graczyk, Administrative Service Director**

DATE: **Monday May 20, 2024**

RE: **Investment Report for First Quarter 2024**

This investment report covers the three-month period ending March 31, 2024, and provides an overview of all City investment activity. This report is based on preliminary financial records that have not yet been reviewed by the City's independent auditor.

City investments are managed with an emphasis on safety and security of the invested principal. These two objectives are intended to reduce the risk of loss of principal. Additional investment objectives include liquidity for overall City cash-flow needs, marketability of securities held by the City, and return on investment.

Investments are placed both externally and through interfund loans made between City funds. Interfund loans provide funding resources for City activities that have been previously committed or completed by the City. The total of all City investments as of the end of the reporting period is $60.1 million and consists of the following internal and external positions.

External Deposits and Investments	$	49,072,060.26
Internal Funding - Interfund Loans		11,002,492.47
Total All City Investments:	**$**	**60,074,552.73**

The $49.1 million in external deposits and investments have been placed using various securities. To reduce credit risk (the risk of principal not being returned) investment positions are placed in securities with high quality credit ratings. Most securities also have active secondary markets, providing liquidity.

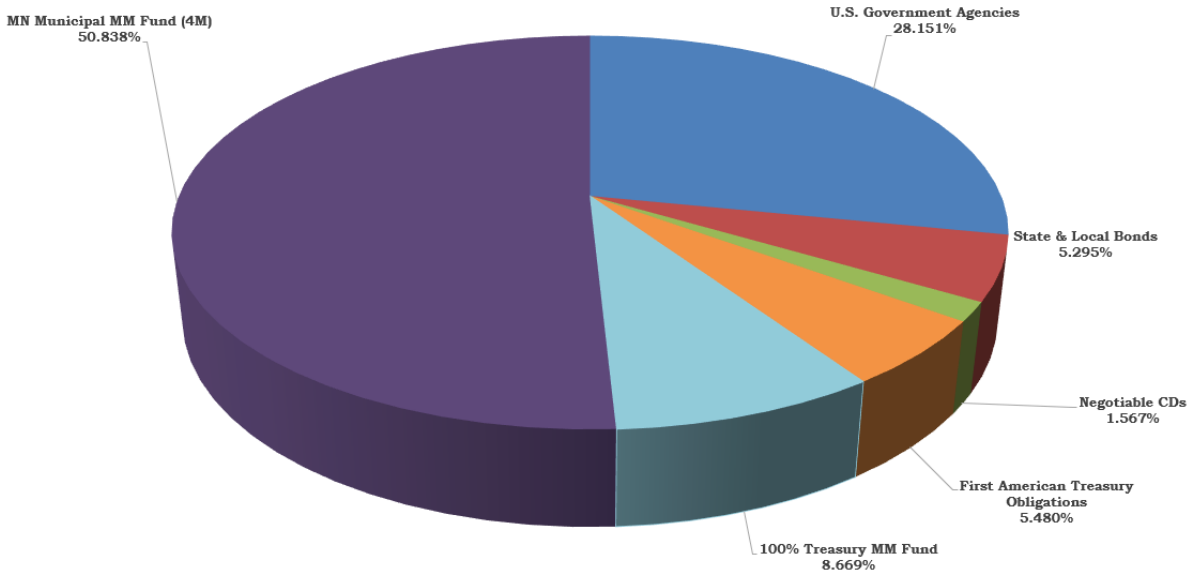
To reduce interest rate risk (the loss of value due to changes in interest rates) investments are placed using money market type funds or are invested in securities with a final maturity of less than five (5) years. Many securities with a final maturity greater than two (2) years out include a call provision.

The following table and chart summarize the type of investments in which the City holds a position and the associated risk levels.

City of Chaska
Cash & Investments
March 31, 2024

	Credit Risk		Interest Risk - Maturity Duration in Years			
	Rating	Agency	Less Than 1 (<3/31/2025)	1 to 5 (04/01/2025 -03/31/2030)	More than 5 (>3/31/2030)	Total
U.S. Government Agencies	Aaa	Moody's	$ 4,592,885.20	$ 8,325,900.65	$ -	$ 12,918,785.85
State & Local Bonds	AA+	S&P	-	2,429,937.50	-	2,429,937.50
Negotiable CD's	N.R.	N.R.	-	719,057.85	-	719,057.85
Investments in Mutual Funds & Money Markets						
First American Treasury Obligations	AAAm	S&P	N/A	N/A	N/A	2,514,817.75
100% Treasury MM Fund	AAAmm	S&P	N/A	N/A	N/A	3,978,557.26
MN Municipal MM Fund (4M & 4M Plus)	N.R.	N.R.	N/A	N/A	N/A	23,330,284.93
Total Investments:			**$ 4,592,885.20**	**$ 11,474,896.00**	**$ -**	**$ 45,891,441.14**

Unclassified Demand Deposits:	3,259,051.55
Total Deposits and Investments at Book Value:	**$ 49,150,492.69**
Net Adjustment for Checks and (Deposits) in Transit:	(78,432.43)
Deposits and Investments:	**$ 49,072,060.26**



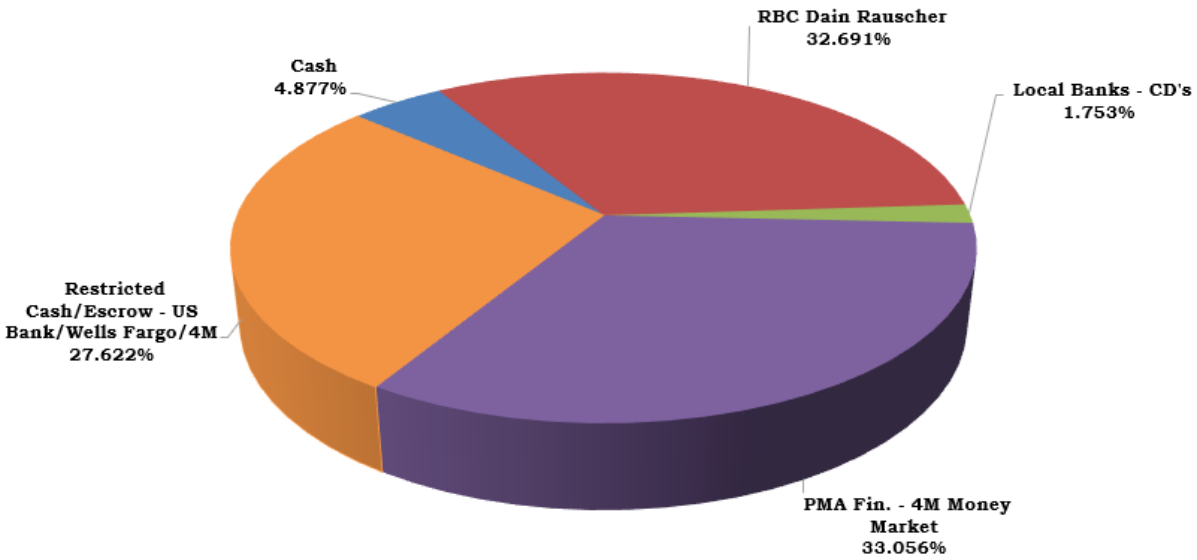
Deposits and investments are placed using local banks, escrow agents and investment brokers. The City practice is to deposit up to $250,000 in certificates of deposits (CDs) with banks that maintain a local branch office within the City. These deposits are fully insured by the FDIC. Deposits with a local bank more than the FDIC limit of $250,000 are fully collateralized by the bank pledging to a third party, on behalf of the City, securities that ensure the safety of City deposits.

Investments placed through an escrow agent invest bond proceeds held for future project activity or that have been pledged for future bond refunding payments. Bond proceeds held by escrow agents are invested in money market mutual funds, guaranteed investment contracts (GIC), commercial paper, or U.S. government agencies. All four (4) types of securities provide a high level of liquidity to meet payment demands.

Third party investment dealers are used to gain access to money market type funds or direct placement of securities. The following table and chart summarize the third parties used by the City to place investments.

City of Chaska
Cash & Investments by Source
1Q/2024

Cash - Reconciled	$	2,397,241.64
Investments		
RBC Dain Rauscher	$	16,067,781.20
Security Bank-CD		225,000.00
Nicolet Bank-CD		231,809.91
Old National Bank-CD		180,000.00
Bank Vista-CD		225,000.00
PMA Fin. - 4M Money Market		16,247,085.24
Restricted Cash / Escrow		
US Bank	$	2,514,817.75
Wells Fargo		3,978,557.26
PMA Fin. - 4M Money Market		7,083,199.69
Total Cash & Invesments by Source:	**$**	**49,150,492.69**



The managed investment portfolio is the portion of the deposits and investments that City staff invests, as needed, on an ongoing basis. The managed investments portfolio is what remains after deducting deposits and investments that have been restricted.

The managed investment portfolio at $33.1 million is determined as follows.

External Deposits and Investments	$	49,072,060.26
Less Invested Bond Proceeds		(7,083,199.69)
Less Required Cash in Escrow		(6,493,375.01)
Total Managed Cash & Investments:	**$**	**35,495,485.56**
Less Cash in Deposit Accounts	**$**	**(2,318,809.21)**
Total Managed Investments:	**$**	**33,176,676.35**

The investment portfolio generated earnings for the period of $438,670.38, which is $117,506.26 more than the prior quarter. The portfolio also saw an increase in fair value of $34,650.95, which is $235,347.45 less than the prior quarter. The overall earnings and changes in fair value are summarized in the following table.

City of Chaska
General Investments
3/31/2024

	1/1/2023 3/31/2023	4/1/2023 6/30/2023	7/1/2023 9/30/2023	10/1/2023 12/31/2023	1/1/2024 3/31/2024
Beginning Fair Value	$ 33,328,558.64	$ 30,234,423.08	$ 30,983,326.33	$ 30,134,248.53	$ 37,718,637.53
Beginning Weighted Avg Mat.	8.5 Months	14.0 Months	11.8 Months	11.0 Months	8.7 Months
Ending Fair Value	$ 30,234,423.08	$ 30,983,326.33	$ 30,134,248.53	$ 37,718,637.53	$ 33,176,676.35
Earnings for Period	300,735.95	289,708.90	397,983.57	321,164.12	438,670.38
Change in Fair Value for Period	71,718.45	(96,048.70)	69,641.35	269,998.40	34,650.95
Year to Date Earnings	300,735.95	590,444.85	988,428.42	1,309,592.54	438,670.38
Year to Date Change Fair Value	71,718.45	(24,330.25)	45,311.10	315,309.50	34,650.95
Ending Weighted Avg Mat.	14.0 Months	11.8 Months	11.0 Months	8.7 Months	8.1 Months

The current holdings in the portfolios produced the following yield results.

Current Holdings	3/31/23	6/30/23	9/30/23	12/31/23	3/31/24
Average Yield	1.92%	2.02%	2.04%	2.19%	2.28%
Current Yield	3.25%	3.50%	3.56%	4.00%	3.94%
Yield to Maturity	2.46%	2.56%	2.73%	2.79%	2.81%

The average yield is the estimated average yield of all investments in the portfolio. The current yield is an estimated weighted average based on the principal size of each investment in the portfolio. The yield to maturity is an estimate of the overall portfolio yield if all items in the portfolio are held to final maturity.

The following table is a detailed listing of all deposits and investments held by the City.

City of Chaska
Cash & Investments by Source
1Q/2024

Bank/Dealer	Investment		Fair Market 1Q/2024	Estimated Yield
Restricted Cash and Investments				
Invested Bond Proceeds				
PMA Financial	Money Market Account (4M)	$	7,083,199.69	5.275%
Total Invested Bond Proceeds:		**$**	**7,083,199.69**	
Required Escrow Accounts				
US Bank	First American Treasury Obligations		1,020,234.94	
US Bank	First American Treasury Obligations		815,330.58	
US Bank	First American Treasury Obligations		321,457.91	
US Bank	First American Treasury Obligations		112,023.69	
US Bank	First American Treasury Obligations		3,629.70	
US Bank	First American Treasury Obligations		1,242.96	
US Bank	First American Treasury Obligations		426.16	
US Bank	First American Treasury Obligations		104.11	
US Bank	First American Treasury Obligations		240,367.70	
Wells Fargo	Escrow invested in Money Market		3,978,557.26	
Total Required Escrow Accounts:		**$**	**6,493,375.01**	
Total Restricted Cash and Investments:		**$**	**13,576,574.70**	
General Cash and Investments				
Investments				
PMA Financial	Money Market Account (4M)	$	7,711,909.68	5.275%
PMA Financial	Money Market Account (4MPlus)		8,535,175.56	5.297%
RBC	State & Local Bonds		2,429,937.50	0.55% - 4.33%
RBC	U.S. Government Agencies		12,918,785.85	3.08% - 4.90%
RBC	Negotiable CD's		719,057.85	3.300%
Local Banks	CDs		861,809.91	0.40% - 5.26%
Total General Investments:		**$**	**33,176,676.35**	
Deposits				
OldNationalBank	Demand Deposit	**$**	**2,318,809.21**	5.16% - 5.20%
Total General Cash and Investments:		**$**	**35,495,485.56**	
	TOTAL CASH AND INVESTMENTS:	**$**	**49,072,060.26**	

This report has been prepared with the assistance of Lisa Nelson, Controller, and Drew Carlson, Accountant, who work with me on an ongoing basis to manage overall City deposits and investments.

Please contact me if I may be of any assistance in your review of this report.