



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, June 4, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. April 2nd HPC Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for City Square Rehabilitation Improvements at 300 Chestnut St N/ City of Chaska/ HPC # 2024-04
8. Discussion Items
9. Other Business
10. Adjourn



Minutes
CHASKA HERITAGE PRESERVATION
COMMISSION
Tuesday, April 2, 2024
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 pm.

HPC members present: Chair Person Kohman, Gregg Davies, Steve Mueller, James Pleis, Tom Racijs, and Scott Welvaert

HPC members absent: Anne Bohnen

Staff present: Elizabeth Hanson – City Planner

2. Roll Call

Roll call was taken.

3. Adopt the Agenda

A motion by Commissioner Mueller, second by Commissioner Welvaert to adopt the agenda. Motion carried.

4. Visitor Presentation

There was no one under visitor presentation.

5. Approve Previous Meeting Minutes

5A. Approve the February 6, 2024 HPC Meeting Minutes

A motion by Commissioner Davies, second by Commissioner Racijs, to approve the February 6, 2024 HPC meeting minutes. Motion carried.

6. Consent Agenda

There were no consent agenda items.

7. Action Items

7A. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for the Eitel House at 2532 Eitel Road/Peter Isabell/HPC #2024-03

City Planner Hanson presented the project to the Commission. Hanson stated that this is a Chaska brick building. The building housed the Eitel and Lano families. The house was sold in 2023. She stated that there was also a 50-foot windmill on site. She shared the comments that the Commission made the previous time there was a site alteration request. The property owner is requesting the site alteration for restoration of the rear porch, construction of a driveway and detached garage,

window replacement, replacing the shingles on the roof, and removal of the windmill on site. She shared the evaluation made on the structural integrity of the windmill on site and discussed the standards that need to be met for approval.

Chair Kohman opened the public hearing at 7:26 p.m.

Denise Hedtke stated that she is a neighbor to the house. She shared that she would like the siding color of the garage to match the Chaska brick color. She also asked if a placard could be installed to honor the Eitel family if the windmill is removed.

Peter Isabell answered the questions raised by Denise Hedtke.

Chair Kohman closed the public hearing at 7:33 p.m.

The Commission discussed their thoughts on the color of the house and garage.

Motion by Commissioner Welvaert, second by Commissioner Mueller, to approve the Site Alteration Permit (SAP) for the Eitel House at 2532 Eitel Road/Peter Isabell/HPC #2024-03 with revision to condition #6 to say "composite windows are acceptable". Motion carried.

7B. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for 210 Chestnut Street/Devin Creurer/HPC #2024-02

City Planner Hanson presented the project to the Commission. She shared the historic significance of the site and that this building is also a Chaska brick building. In June of 2023, the Commission approved a previous SAP for the front of the building. She stated the different changes that are a part of the SAP request and reviewed the standards that need to be met in relation to the SAP request. She also shared the guidelines for redesign that the Commission would like to adopt.

Chair Kohman opened the public hearing at 7:52 p.m.

Devin Creurer shared the use of the building now and upcoming plans for the building. He also answered other questions from the Commission members.

Chair Kohman closed the public hearing at 7:57 p.m.

Motion by Commissioner Davies, second by Commissioner Racijs, to approve the Site Alteration Permit (SAP) for 210 Chestnut Street/Devin Creurer/HPC #2024-02. Motion carried.

8. Discussion Items
There were no discussion items

9. Other Business
There is no other business.

10. Adjourn

Motion by Commissioner Mueller, second by Commissioner Welvaert to adjourn the meeting at 8:02 p.m. Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

JUNE 4, 2024

Subject: **PUBLIC HEARING: Site Alteration Permit (SAP) request for City Square at 300 Chestnut Street North**

Applicant: City of Chaska, property owner

Location: 300 Chestnut Street North (City Square)

Case No.: HPC No. 2024-04

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of Site Alteration Permit (SAP)

HISTORIC SIGNIFICANCE OF THE SITE AND BACKGROUND

Native Americans of the Woodland Culture were some of the first to settle in the area around 1200 BC. Mound construction – including the mounds in City Square - is largely associated with the Woodland Period in MN from 500 BC to 1650 AD.

The Dakota were the primary nation in the region known as the Big Woods from about 1750 until the Treaty of Traverse des Sioux was signed in 1851. Shortly after the treaty was signed, Thomas Andrew Holmes traveled up the Minnesota River and claimed a 20-acre clearing in the Big Woods as the Chaska townsite. The original town site of Chaska was surveyed and platted in 1854. The city, which had been chosen in 1856 as the county seat for the newly-established Carver County, was re-surveyed and platted to facilitate roadways and government buildings. It is at that time that the City Square was recorded “for the purpose of a common park.” The city was not incorporated as a Village until 1871, and later as a city in 1891.

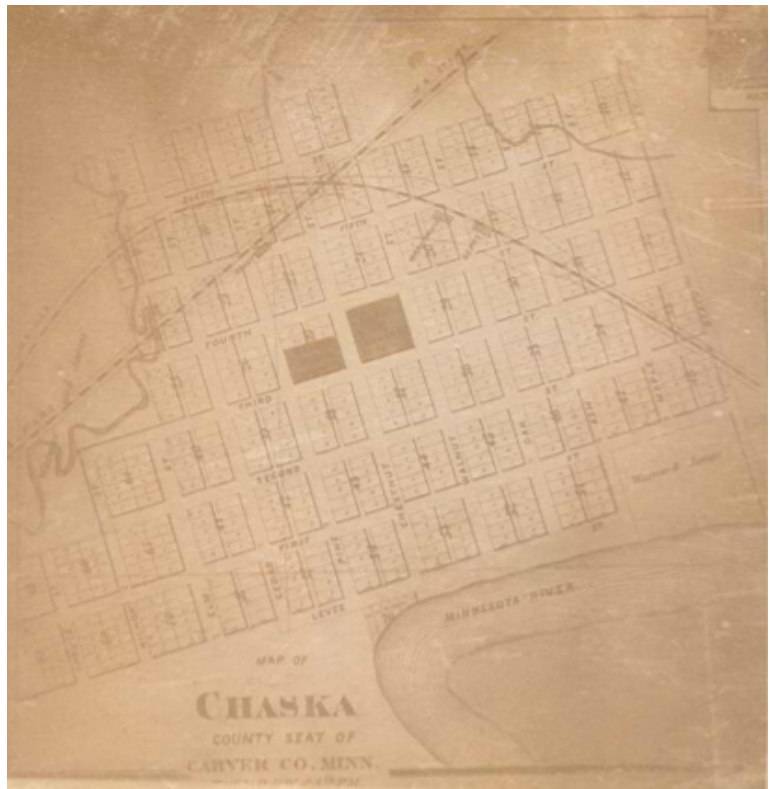


Figure 1: Chaska Plat Map; undated

The 1980 Walnut Historic District nomination identified 29 buildings, a park [City Square], and a group of burial mounds within the district (shown in purple in Fig. 2). In 2021, the clarifying study affirms the park, burial mounds, and 21 structures contributing to the current district. Specific to City Square, the study identifies: (1) three Native American burial mounds as a significant archeological resource; (2) crossed by diagonal paths leading from the corners to a wood gazebo; (3) concrete sidewalks around the square which is heavily planted; and (4) the park is contributing to the historic district and is a local historic resource.

The three mounds within City Square were likely part of a larger group of six. The mound group has been authenticated and has been evaluated to be individually eligible for the National Register for Historic Places (NRHP).

The Minnesota Cemetery Statute [MN Stat. 307.08] applies to any activities because the mounds within City Square have been authenticated as a burial ground by the State Archaeologist. Per the Statute, it is a felony to disturb a burial ground and a gross misdemeanor to remove any monument, structure, fence, railing, tree, shrub, or plant without the consent of the appropriate authority.

The Indian Affairs Council [Minnesota Indian Affairs Council, MIAC] is the authority for American Indian cemeteries.

It's uncertain when the first bandstand was built, although concerts started as early as 1877 and records indicate that a bandstand existed by 1890. The gazebo has had several configurations since its original construction. The current configuration was built in 1985.

Following a lawsuit in 2018, the city is required to make City Square, and the gazebo, ADA accessible. At a minimum, this requires access into the gazebo and the conversion of the uneven, brick paver walkways to a flatter, more even, walkable surface.

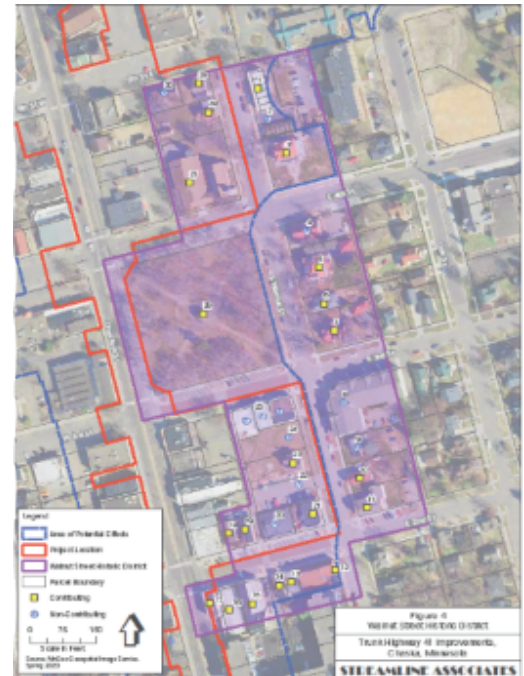


Figure 2: Walnut Street National Historic District



Figure 3: Mound Locations



Figure 4: Bandstand circa early 1900s



Figure 5: Gazebo in 1940s



Figure 6: Current gazebo

The 2023 Capital Asset Management Plan Identified City Square for major maintenance and the city began developing the plans.

In April 2023, city staff presented plans for City Square in a joint work session with the council, heritage preservation commission, and the park commission. The plans generally included landscaping, new pedestrian amenities, an ADA ramp to provide access to the gazebo and concrete sidewalks. Key takeaways from the work session were:

- Updates to City Square should be cohesive with downtown streetscaping.
- Preference is given to the existing paver design over concrete sidewalks.
- Acknowledged the gazebo has to be ADA compliant but encouraged further consideration for a lift rather than a ramp.

In June 2023, city staff hosted a virtual meeting with MIAC, the MN State Historic Preservation Office (SHPO), the MN Office of the State Archaeologist (OSA), and several Tribal Historic Preservation Officers (THPOs). The city was directed to limit the extent of the rehabilitation project as much as possible through the design, construction, and future programming of the space. Further comments directed the city to work only within existing disturbance areas and eliminate all subsurface disturbance.

Staff worked with Hoisington Koepler Group Inc. (HKGi) following the meeting to explore other plan opportunities, such as a lift to the gazebo. Through this process, staff extended invitations to the THPOs to review plans. In Nov. 2023, staff met with Mr. Wabasha who reiterated the desire of the THPOs to have the site respected as a cemetery but expressed appreciation that the amount of disturbance was reduced.

Following this meeting, staff continued to refine the details of the lift plan. Ultimately, the lift has been eliminated as significant subsurface disturbance would have been needed to accommodate the necessary base/ footing. Additionally, the lift would: (1) need to be enclosed; (2) have increased maintenance and costs (including yearly servicing by a licensed elevator company; and (3) have a dedicated phone line (that would have needed to be installed/ requiring additional subsurface disturbance). Because of these notions, the City backed away from this option and pursued the ramp option instead.

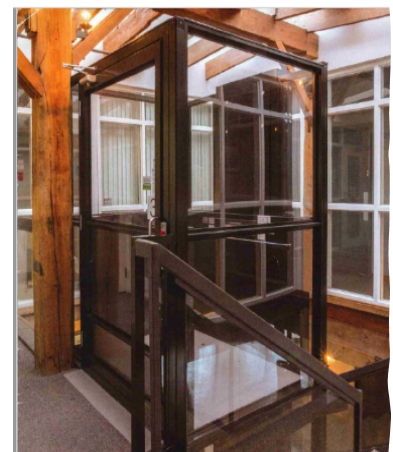


Figure 7: Savaria V-1504 Vertical Platform Lift

TONIGHT'S REQUEST

The City of Chaska is requesting approval of a Site Alteration Permit for the rehabilitation work at City Square. In summary the site alteration permit includes the following, however it should be noted that the alterations to the gazebo and work proximate to the burial mounds are the actions that require a permit:

- **Construction:** Utilize construction means and methods to ensure no new ground disturbance. Staging areas will be located outside of the existing perimeter curbs. Temporary surface-type project fencing. While not anticipated, coordination with local tribal community will occur if excess soil must be removed. Construction will require cultural resource observation by Bolton and Menk.
- **Walkways:** Brick pavers will be removed and replaced with concrete sidewalks. Existing soil and base materials will be removed from pavers before being removed from site.
- **Ramp:** A wooden ramp will be constructed to provide ADA access into the gazebo. The structural, floating slab around the perimeter of the gazebo will eliminate the need for footings. A complementary railing will be installed around the ramp as required by the building code. This railing is proposed to match the existing railing on the gazebo.
- **Kiosk removal:** Remove the informational kiosk in the northeast corner of the site.
- **Tree removal:** Trees would not be removed unless necessary. Hazardous trees will be removed by a flush cut to the ground and minimal stump gridding to avoid tripping hazard and soil disturbance, following removal recommendations from MIAC and THPOs.
- **Lighting, benches, and railings (at corners):** Existing fixtures will be removed, and footings capped. Fixtures will be refurbished and/ or replaced over existing footings. Existing railings on the corners will be saw cut down leaving short stubs for the new fence railings to slipped over without creating ground disturbance.
- **Monuments:** Existing monuments and flag poles will be protected during construction to avoid removal at this time.

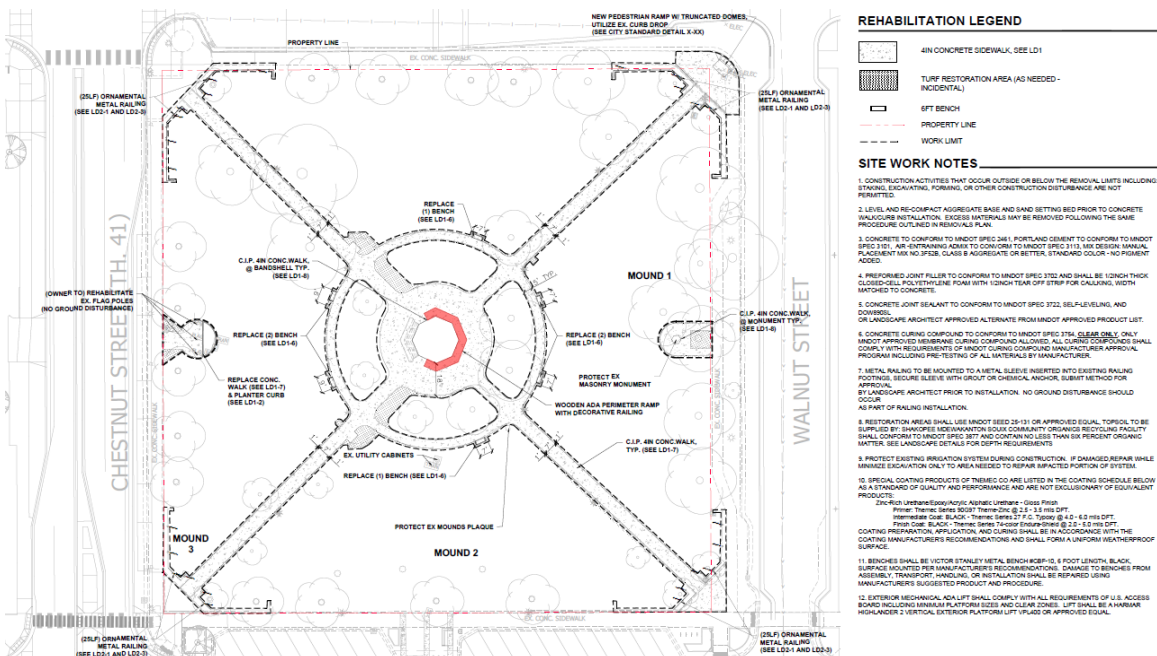
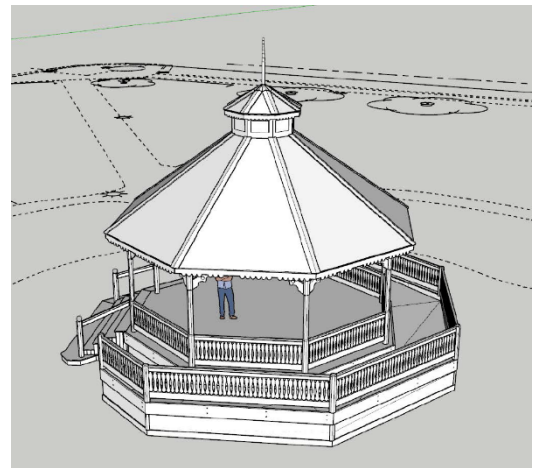


Figure 8: Rehabilitation Plan



Figure 9: Rehabilitation Plan with Images



Figures 10 & 11: renderings of new ramp on gazebo

City Square Rehabilitation - STAFF EVALUATION and RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans. Five of these standards are clearly relevant to the applicant's proposal:

- Standard a:** The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.
- Standard b:** The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.
- Standard c:** Any applicable design guidelines adopted by the Commission.
- Standard d1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard d2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard d3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Standard d4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Standard d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard d7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard d8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and

proportion, and massing to protect the integrity of the property and its environment.

Standard d10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Regarding Standard a, this site has been designated as a local historic resource and a contributing resource in the National Historic Walnut Street District. Per the 2021 clarifying study of the historic district, the study identifies: three Native American burial mounds as a significant archeological resource; crossed by diagonal paths leading from the corners to a wood gazebo; and concrete sidewalks around the square which is heavily planted.

Regarding Standard b, the City is proposing to rehabilitate City Square. Included is the removal of the brick pavers that line the pathways within the square, and the replacement with concrete pavers. Concrete pavers were intentionally selected for replacement for several reasons; to provide a more efficient maintenance option, longer life space, meet ADA requirements, and to provide an option that didn't require more ground disturbance to replace. Replacing the brick pavers in kind would require deeper ground disturbance which would be contrary to the protection measures of the burial mounds. Additionally, the brick pavers are not known to be original to the site (as an image from 1947 proves). There are a couple areas of pavement that will be reduced in area and restored with turf grass. These are on the west side of the site where pavement bump-outs occur leading up to the gazebo.

The City is proposing to add a ramp to the existing gazebo. The ramp is to satisfy ADA requirements for the structure. The ramp inclusion proposes to match the material, color, and style of the existing structure to provide a seamless design. The ramp construction will not require footings or ground disturbance, and because of this it will be consistent with the direction received from tribal counsel.

Regarding Standard d2, the historic character of the property will be retained and preserved with the proposed changes. The changes proposed will either lessen or maintain the existing ground disturbance of the site. The inclusion of the ramp to the gazebo will be done to match the material, color and style of the existing railing.

Regarding Standard d8, Archaeological resources will be protected and preserved in place. The changes proposed will either lessen or maintain the existing ground disturbance. Tree removals will only be done if hazards are determined. And removals will be done by flush cutting with the ground and minimal removal of the stump to avoid ground disturbance. The brick pavers that will be removed will be carefully taken out and any soil and ground substance on the bricks will be cleaned off and left on site.

Regarding Standard d9, The applicant's proposed changes would not destroy the historic materials, features, and spatial relationships that characterize this property. The proposed changes will be compatible with the existing gazebo in material, color and style. The replacements of the pathways will be done within the existing footprints with some areas being removed completely.

In sum, staff concludes that the proposed changes to City Square Park, located at 300 Chestnut Street North, are necessary in order to meet ADA requirements while also protecting significant archaeological resources of the burial mounds.

Following the Heritage Preservation Commission's review of the plans, staff will be submitting plans to MIAC and SHPO for review and approval. If approved, construction is anticipated to begin in August and last roughly three months.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve the Site Alteration Permit (SAP) for 300 Chestnut Street North (City Square Park), based on the findings listed in the staff report, and subject to the following conditions:

- 1. The proposed alterations at 300 Chestnut Street North (City Square Park) shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Narrative (pgs 1-6)**
 - b. Site Alteration Permit Documents (pgs 1-18), submitted by HKgi, dated January 4, 2024**
- 2. The applicant shall obtain a building permit prior to construction of the gazebo ramp.**
- 3. The applicant shall comply with all applicable zoning requirements.**
- 4. Provision to continue coordination with MIAC and SHPO regarding work in City Square Park.**



Image circa 1920



Image from 1936



Image from 1947

City of Chaska CITY SQUARE

City of Chaska

Native Americans of the Woodland Culture were some of the first to settle in the area around 1200 BC. Mound construction – including the mounds in City Square - is largely associated with the Woodland Period in MN from 500 BC to 1650 AD.

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Figure 1: Walnut Street National Historic District

The 1980 Walnut Historic District nomination identified 29 buildings, a park [City Square], and a group of burial mounds within the district (shown in purple in Fig. 1). In 2021, the clarifying study affirms the park, burial mounds, and 21 structures contributing to the current district. Specific to City Square, the study identifies: (1) three Native American burial mounds as a significant archeological resource; (2) crossed by diagonal paths leading from the corners to a wood gazebo; (3) concrete sidewalks around the square which is heavily planted; and (4) the park is contributing to the historic district and is a local historic resource.

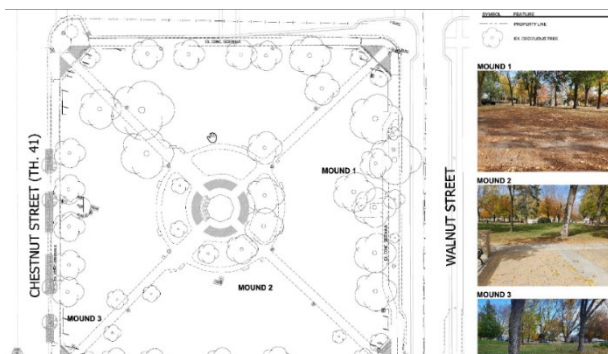


Figure 2: Mound locations within City Square

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misdeemeanor to remove any monument, structure, fence, railing, tree, shrub, or plant without the consent of the appropriate authority.

The Indian Affairs Council [[Minnesota Indian Affairs Council, MIAC](#)]¹ is the authority for American Indian cemeteries.

The recent [reconstruction of Highway 41](#) project occurred west of City Square. The project included:

- Reconstruction of Highway 41 (MN river bridge to Walnut Court);
- Reconstruction of Chaska Blvd (Highway 41 to Yellow Brick Road);
- Addition of parking lots east of Highway 41;
- Addition of downtown streetscaping and wayfinding elements;
- Improved and additional pedestrian connections and spaces;
- Pedestrian tunnel under Highway 41 between 5th Street and Chaska Blvd;
- Addition of enhanced pedestrian crossings on Highway 41 at Walnut Court;
- Upgraded public utility lines.

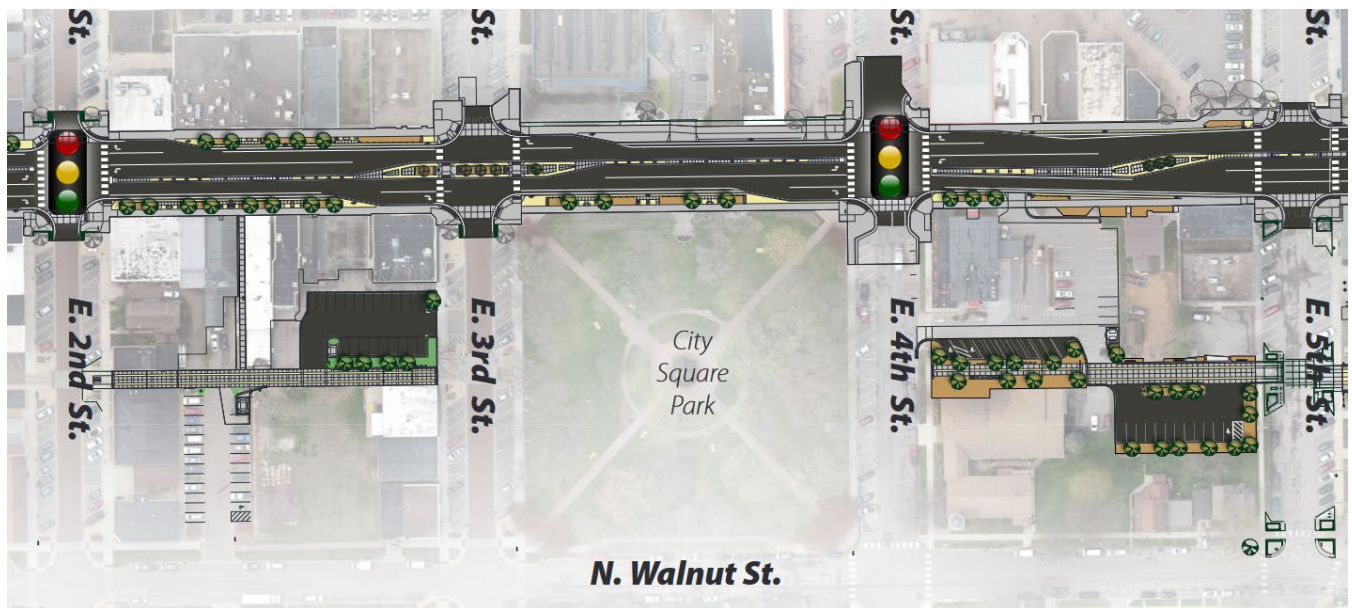


Figure 3: Highway 41 reconstruction near City Square (north to the right)

City Square Project Background

It's uncertain when the first bandstand was built, although concerts started as early as 1877 and records indicate that a bandstand existed by 1890. The gazebo has had several configurations since its original construction. The current configuration was built in 1985.

¹ The mission of the [Indian Affairs Council \(MIAC\)](#) is to protect the sovereignty of the 11 Minnesota Tribes and to ensure the well-being of American Indian citizens throughout the state. Established in 1963, the MIAC provides as a liaison office to state policy makers, including the Governor and Legislature.



Figure 4: Bandstand circa early 1900s



Figure 5: Gazebo in 1940s



Figure 6: Current gazebo

Following a lawsuit in 2018, the city is required to make City Square, and the gazebo, ADA accessible. At a minimum, this requires access into the gazebo and the conversion of the uneven, brick paver walkways to a flatter, more even, walkable surface.

The 2023 Capital Asset Management Plan Identified City Square for major maintenance and the city began developing the plans.

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- Updates to City Square should be cohesive with downtown streetscaping.
- Preference is given to the existing paver design over concrete sidewalks.
- Acknowledged the gazebo has to be ADA compliant but encouraged further consideration for a lift rather than a ramp.

In June 2023, city staff hosted a virtual meeting with MIAC, the MN State Historic Preservation Office (SHPO), the MN Office of the State Archaeologist (OSA), and

Rehabilitation Project Timeline



Figure 7: Project Development Timeline

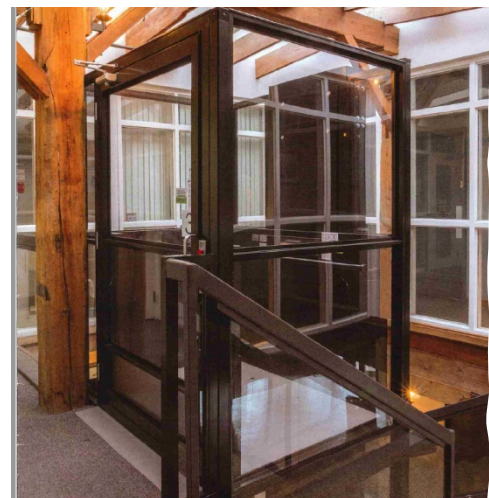


Figure 8: Savaria V-1504 Vertical Platform Lift

several Tribal Historic Preservation Officers (THPOs)². The city was directed to limit the extent of the rehabilitation project as much as possible through the design, construction, and future programming of the space. Further comments directed the city to work only within existing disturbance areas and eliminate all subsurface disturbance.

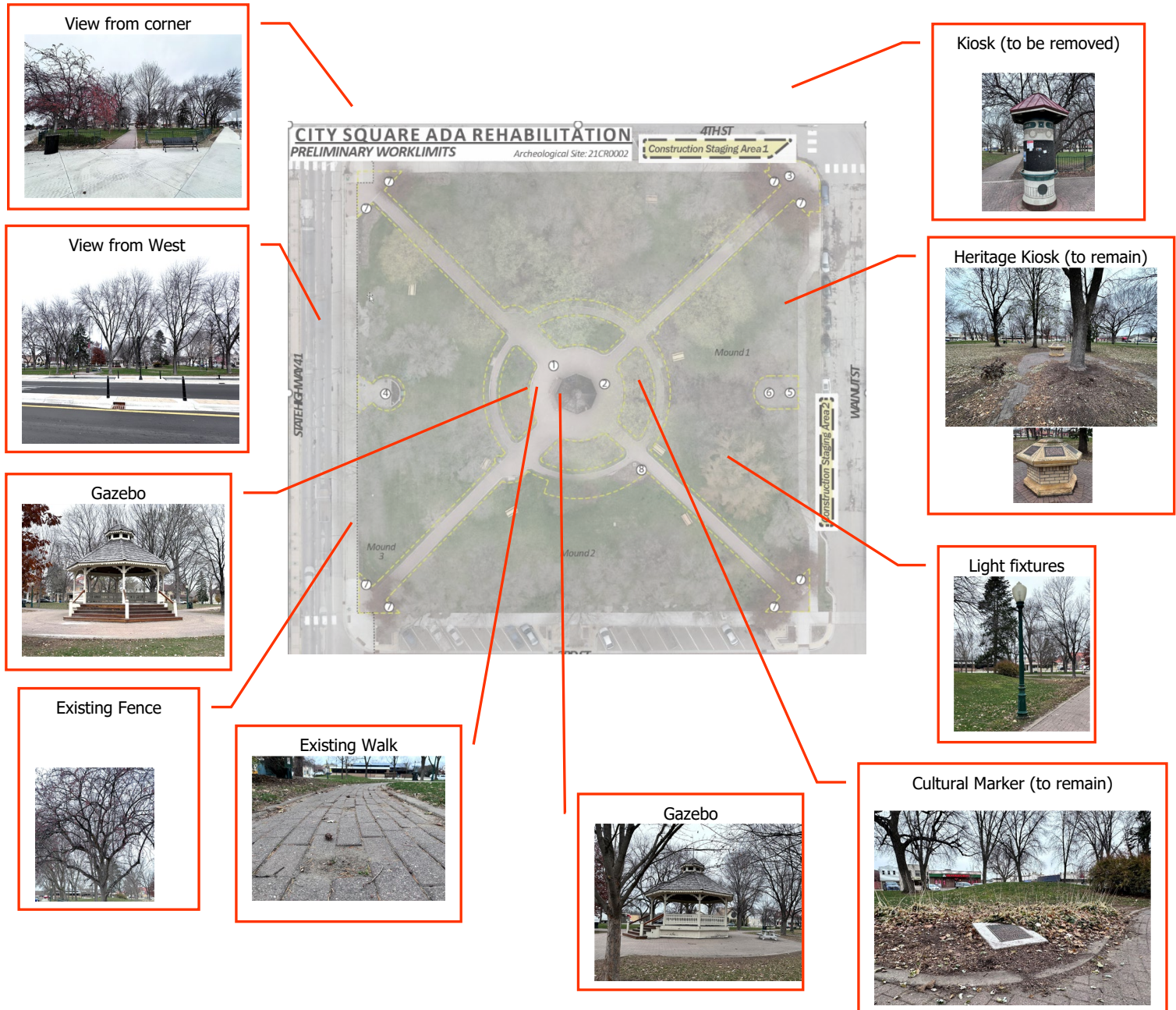


Figure 9: Existing Conditions

² [Tribal Historic Preservation Offices \(THPO\)](#) are officially designated by Tribes and serve the same function as a State Historic Preservation Office, but they are not a requirement.

Staff worked with Hoisington Koepler Group Inc. (HKGi) following the meeting to explore other plan opportunities, such as a lift to the gazebo. Through this process, staff extended invitations to the THPOs to review plans. In Nov. 2023, staff met with Mr. Wabasha who reiterated the desire of the THPOs to have the site respected as a cemetery but expressed appreciation that the amount of disturbance was reduced.

Following this meeting, staff continued to refine the details of the lift plan. Ultimately, the lift has been eliminated as significant subsurface disturbance would have been needed to accommodate the necessary base/ footing. Additionally, the lift would: (1) need to be enclosed; (2) have increased maintenance and costs (including yearly servicing by a licensed elevator company; and (3) have a dedicated phone line (that would have needed to be installed/ requiring additional subsurface disturbance).

Current Proposal

The following is intended to summarize the current proposal:

- **Construction:** Utilize construction means and methods to ensure no new ground disturbance. Staging areas will be located outside of the existing perimeter curbs. Temporary surface-type project fencing. While not anticipated, coordination with local tribal community will occur if excess soil must be removed. Construction will require cultural resource observation by Bolton and Menk.
- **Walkways:** Brick pavers will be removed and replaced with concrete sidewalks. Existing soil and base materials will be removed from pavers before being removed from site.
- **Ramp:** A wooden ramp will be constructed to provide ADA access into the gazebo.³



Figure 10: Current Proposal

³ Building code requires a five-foot landing for every 30-feet of ramp length.

The structural, floating slab around the perimeter of the gazebo will eliminate the need for footings. A complementary railing will be installed around the ramp as required by the building code.⁴

- **Kiosk removal:** Remove the informational kiosk in the northeast corner of the site.
- **Tree removal:** Trees would not be removed unless necessary. Hazardous trees will be removed by a flush cut to the ground and minimal stump gridding to avoid tripping hazard and soil disturbance, following removal recommendations from MIAC and THPOs⁵.
- **Lighting, benches, and railings (at corners):** Existing fixtures will be removed, and footings capped. Fixtures will be refurbished and/ or replaced over existing footings.
- **Monuments:** Existing monuments and flag poles will be protected during construction to avoid removal at this time.

Project Timeline

Following the Heritage Preservation Commission’s review of the plans, staff will be submitting plans to MIAC and SHPO for review and approval. If approved, construction is anticipated to begin in August and last roughly three months.

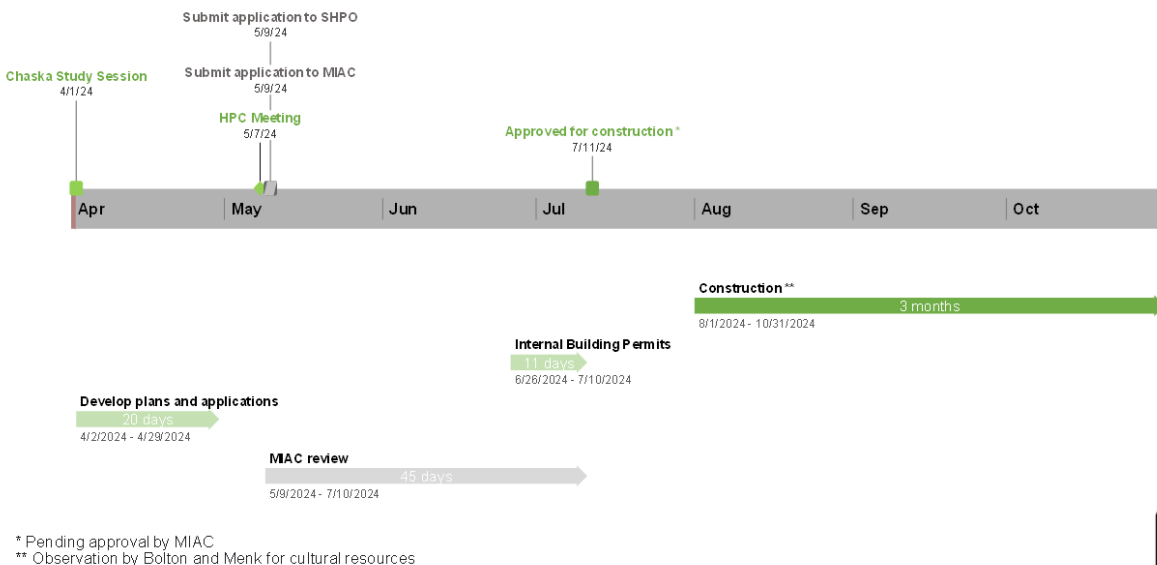
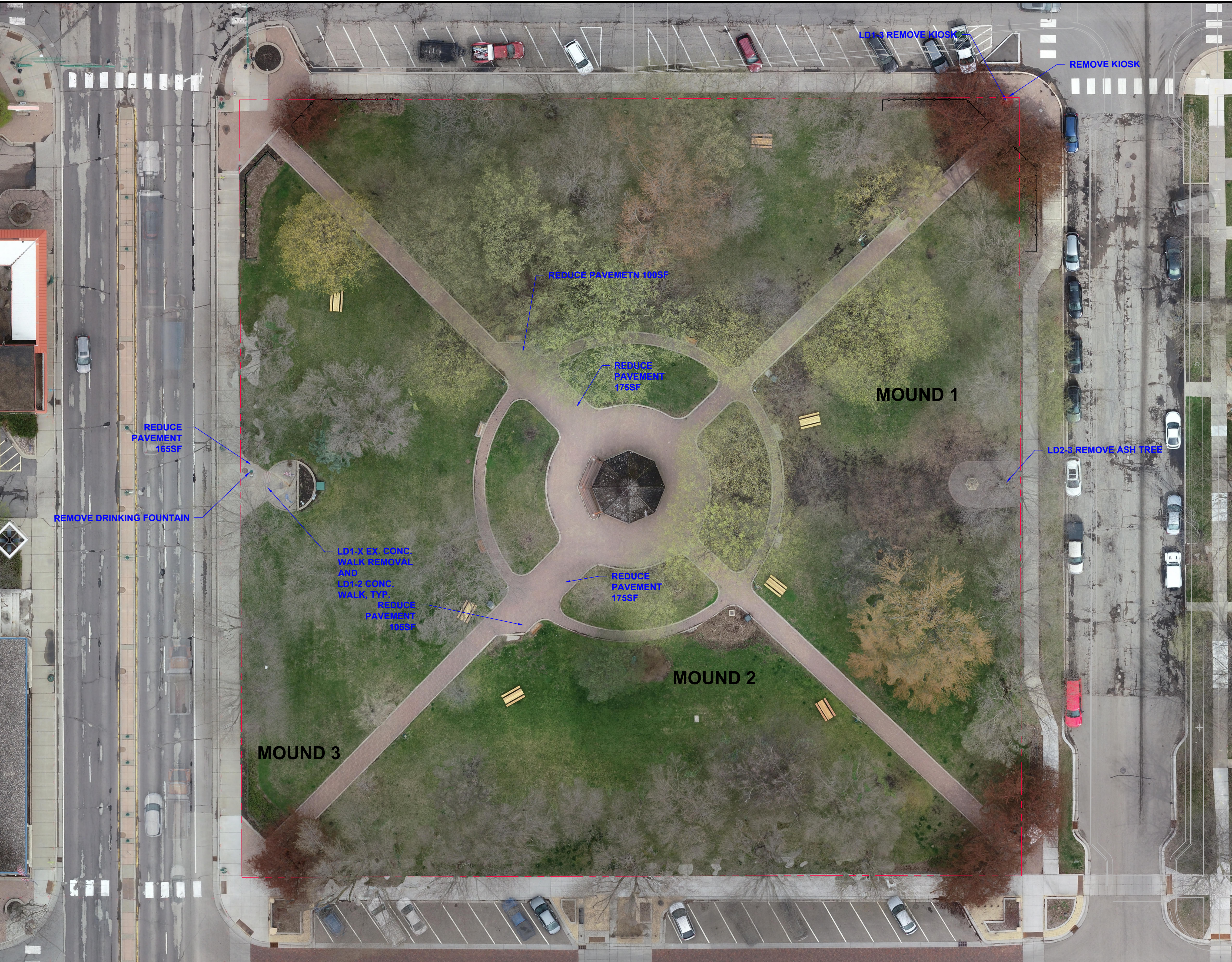


Figure 11: Project Timeline

⁴ Building code requires a 42" guardrail with a handrail for ramps exceeding 30-inches in height.

⁵ Indian Affairs Council and Tribal Historic Preservation Officers





SYMBOL	FEATURE
	PROPERTY LINE
	EX. DECIDUOUS TREE

MOUND 1



MOUND 2



MOUND 3



Date 1.4.24	Revision REHABILITATION PLAN - APPLICATION PLANS	By	HKGI Project No.: 022-047	I hereby certify that this plan 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.	Consultant: Landscape Architecture / Planning / Urban Design Minneapolis, Minnesota www.hkgi.com	Owner: CITY OF CHASKA, MINNESOTA PROJ. # 022-047	Project: CITY SQUARE REHABILITATION CITY OF CHASKA, MINNESOTA Sheet Title: EXISTING CONDITIONS AND AERIAL	SHEET L7
			Designed by: TDS	PAUL PAIGE, PLA(MN)				
			Drawn by: TDS	XXXXX				
			Checked By: PP	Registration No.	XX.XX.2024 Date			

N 4th St.

CONSTRUCTION ENTRANCE

POTENTIAL STAGING AREA

PROPERTY LINE

WORK LIMITS, TYPICAL

PROPERTY LINE

TH 41

N Walnut St.

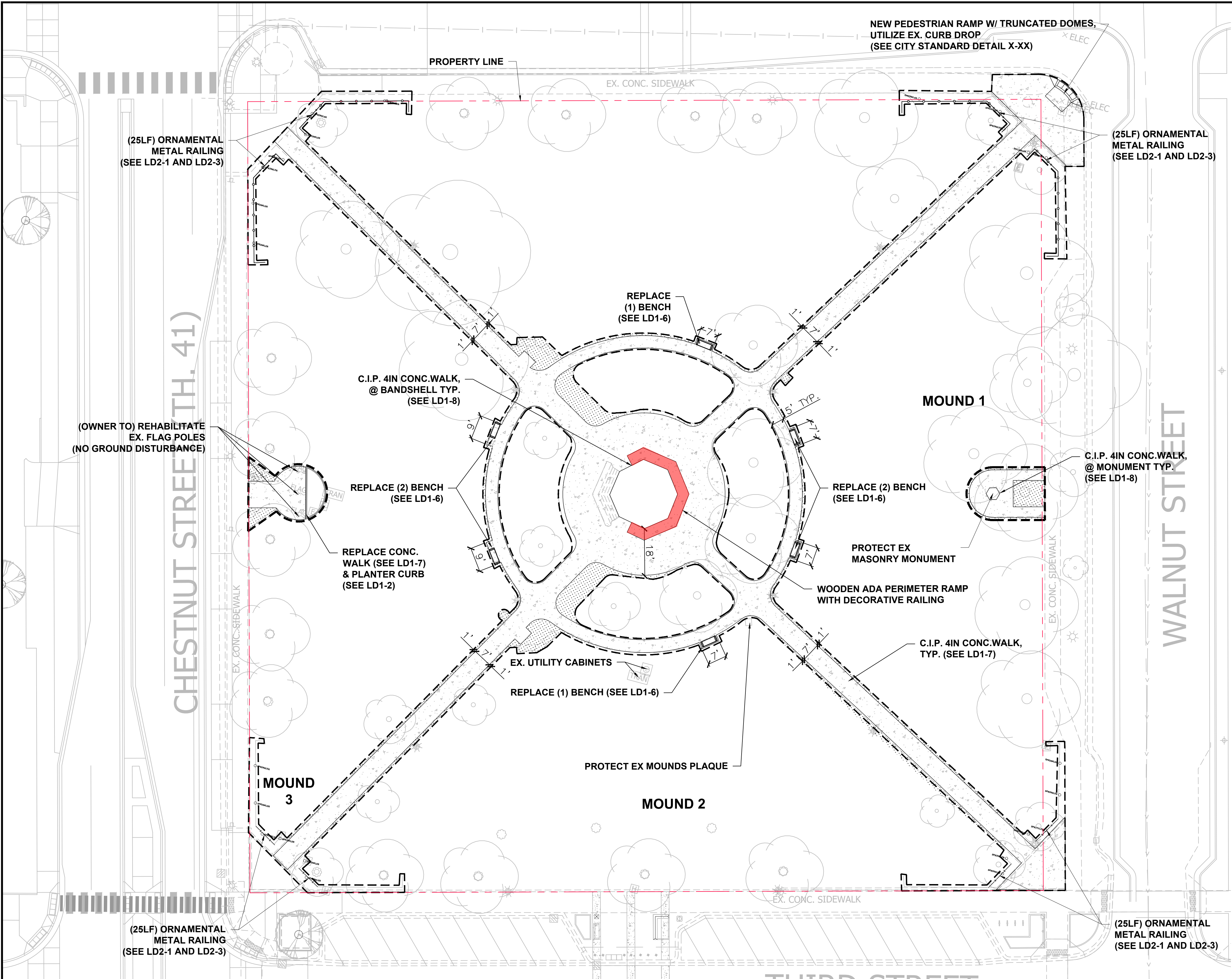
N 3rd St.

T1	TITLE SHEET
S1	SURVEY SHEET
R1	REMOVALS PLAN
L1	RENOVATION PLAN
LD1-2	RENOVATION DETAILS

OWNER: CITY OF CHASKA
CITY PROJECT MANAGER: BRIAN JUNG 952-227-7713
LANDSCAPE ARCHITECT: TIM SOLOMONSON 612-802-0142
CIVIL ENGINEER/SURVEY: ALAN OFFERMAN 651-308-9560

1. THIS IS A CULTURAL RESOURCE AREA. NO SOIL OR BASE MATERIALS SHALL LEAVE SITE WITHOUT REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
3. 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PRIVATE UTILITY LOCATOR TO COMPLETE THE PRIVATE UTILITY LOCATIONS.
5. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
6. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS NEEDED RELATING TO THE NATURE AND SCOPE OF WORK.
7. CONTRACTOR TO BE RESPONSIBLE FOR SPECIAL INSPECTION, AND MATERIAL TESTING, AND COORDINATING CONSTRUCTION STAKING WITH CIVIL ENGINEER.
8. CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION AND RESTORATION WITH CITY PUBLIC WORKS AS REQUIRED TO PERFORM WORK WITHIN CITY'S SCOPE.
9. CONTRACTOR TO BE RESPONSIBLE FOR SECURING CONSTRUCTION SITE.
10. A PEDESTRIAN DETOUR ROUTE SHALL BE SIGNED IF NEEDED FOR DURATION OF ANY SIDEWALK CLOSURE.
11. LIMITS OF WORK SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF LIMITS IS NOT PERMITTED UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
12. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWING(S) OF SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO FINAL PROJECT ACCEPTANCE.
13. REPAIR/REPLACE PAVEMENT, CURBING OR TURF DAMAGED BY CONSTRUCTION OPERATIONS IS INCIDENTAL. ALL CURB AND GUTTER SHOULD BE REPLACED TO CITY STANDARDS FOLLOWING CITY PAVEMENT AND CURB STANDARD SECTIONS, DETAILS, AND SPECIFICATIONS.

Date	Revision	By	HKGI Project No.: 022-047	I hereby certify that this plan 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.	HKGI Landscape Architecture / Planning / Urban Design Minneapolis, Minnesota www.hkgi.com	Consultant:	Owner: CITY OF CHASKA, MINNESOTA PROJ. # 022-047	Project: CITY SQUARE REHABILITATION CITY OF CHASKA, MINNESOTA	Sheet Title: TITLE SHEET	SHEET T1	
1.4.24	REHABILITATION PLAN - APPLICATION PLANS		Designed by: TDS								
			Drawn by:TDS								
			Checked By: PP								
				PAUL PAIGE, PLA(MN)							
				XXXXX Registration No.	XX.XX.2024 Date						



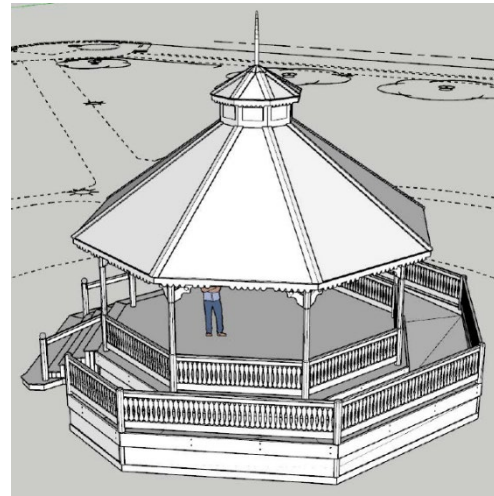
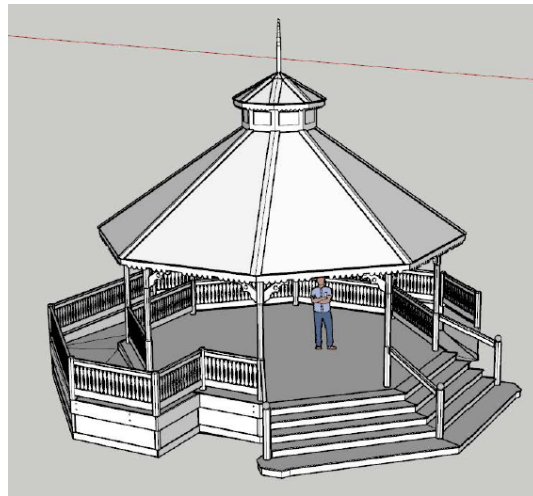
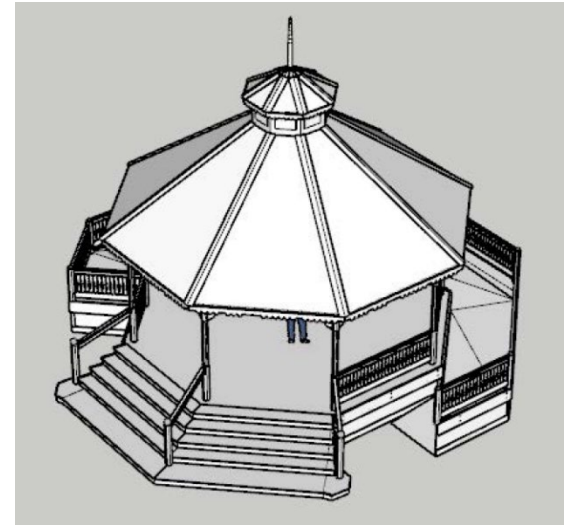
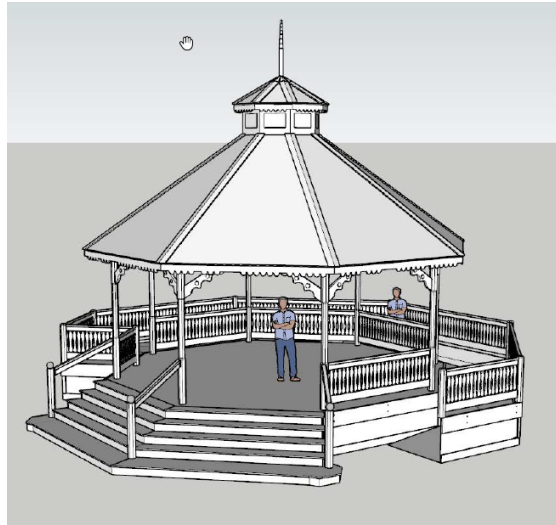
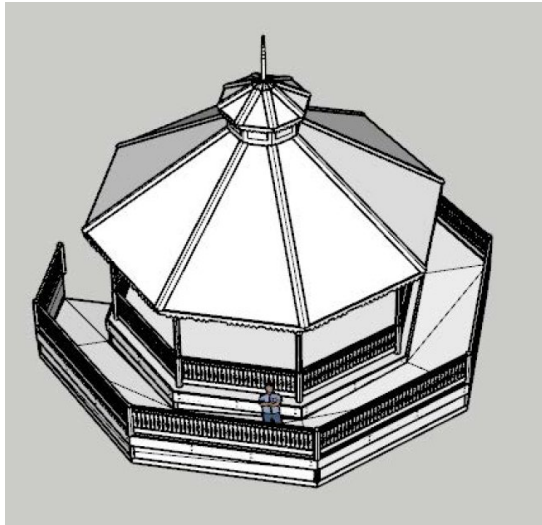
REHABILITATION LEGEND

- 4IN CONCRETE SIDEWALK, SEE LD1
- TURF RESTORATION AREA (AS NEEDED - INCIDENTAL)
- 6FT BENCH
- PROPERTY LINE
- WORK LIMIT

SITE WORK NOTES

- CONSTRUCTION ACTIVITIES THAT OCCUR OUTSIDE OR BELOW THE REMOVAL LIMITS INCLUDING: STAKING, EXCAVATING, FORMING, OR OTHER CONSTRUCTION DISTURBANCE ARE NOT PERMITTED.
- LEVEL AND RE-COMPACT AGGREGATE BASE AND SAND SETTING BED PRIOR TO CONCRETE WALK/CURB INSTALLATION. EXCESS MATERIALS MAY BE REMOVED FOLLOWING THE SAME PROCEDURE OUTLINED IN REMOVALS PLAN.
- CONCRETE TO CONFORM TO MNDOT SPEC 2461, PORTLAND CEMENT TO CONFORM TO MNDOT SPEC 3101, AIR -ENTRAINING ADMIX TO CONFORM TO MNDOT SPEC 3113, MIX DESIGN: MANUAL PLACEMENT MIX NO.3F52B, CLASS B AGGREGATE OR BETTER, STANDARD COLOR - NO PIGMENT ADDED.
- PREFORMED JOINT FILLER TO CONFORM TO MNDOT SPEC 3702 AND SHALL BE 1/2INCH THICK CLOSED-CELL POLYETHYLENE FOAM WITH 1/2INCH TEAR OFF STRIP FOR CAULKING, WIDTH MATCHED TO CONCRETE.
- CONCRETE JOINT SEALANT TO CONFORM TO MNDOT SPEC 3722, SELF-LEVELING, AND DOW890SL OR LANDSCAPE ARCHITECT APPROVED ALTERNATE FROM MNDOT APPROVED PRODUCT LIST.
- CONCRETE CURING COMPOUND TO CONFORM TO MNDOT SPEC 3754, **CLEAR ONLY**, ONLY MNDOT APPROVED MEMBRANE CURING COMPOUND ALLOWED. ALL CURING COMPOUNDS SHALL COMPLY WITH REQUIREMENTS OF MNDOT CURING COMPOUND MANUFACTURER APPROVAL PROGRAM INCLUDING PRE-TESTING OF ALL MATERIALS BY MANUFACTURER.
- METAL RAILING TO BE MOUNTED TO A METAL SLEEVE INSERTED INTO EXISTING RAILING FOOTINGS, SECURE SLEEVE WITH GROUT OR CHEMICAL ANCHOR, SUBMIT METHOD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NO GROUND DISTURBANCE SHOULD OCCUR AS PART OF RAILING INSTALLATION.
- RESTORATION AREAS SHALL USE MNDOT SEED 25-131 OR APPROVED EQUAL, TOPSOIL TO BE SUPPLIED BY: SHAKOPEE MDEWAKANTON SOUX COMMUNITY ORGANICS RECYCLING FACILITY SHALL CONFORM TO MNDOT SPEC 3877 AND CONTAIN NO LESS THAN SIX PERCENT ORGANIC MATTER. SEE LANDSCAPE DETAILS FOR DEPTH REQUIREMENTS
- PROTECT EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION. IF DAMAGED,REPAIR WHILE MINIMIZE EXCAVATION ONLY TO AREA NEEDED TO REPAIR IMPACTED PORTION OF SYSTEM.
- SPECIAL COATING PRODUCTS OF TNEMEC CO ARE LISTED IN THE COATING SCHEDULE BELOW AS A STANDARD OF QUALITY AND PERFORMANCE AND ARE NOT EXCLUSIONARY OF EQUIVALENT PRODUCTS:
Zinc-Rich Urethane/Epoxy/Acrylic Aliphatic Urethane - Gloss Finish
Primer: Tnemec Series 90G97 Tneme-Zinc @ 2.5 - 3.5 mils DFT.
Intermediate Coat: BLACK - Tnemec Series 27 F.C. Typoxy @ 4.0 - 6.0 mils DFT.
Finish Coat: BLACK - Tnemec Series 74-color Endura-Shield @ 2.0 - 5.0 mils DFT.
COATING PREPARATION, APPLICATION, AND CURING SHALL BE IN ACCORDANCE WITH THE COATING MANUFACTURER'S RECOMMENDATIONS AND SHALL FORM A UNIFORM WEATHERPROOF SURFACE.
- BENCHES SHALL BE VICTOR STANLEY METAL BENCH #CBF-10, 6 FOOT LENGTH, BLACK, SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS. DAMAGE TO BENCHES FROM ASSEMBLY, TRANSPORT, HANDLING, OR INSTALLATION SHALL BE REPAIRED USING MANUFACTURER'S SUGGESTED PRODUCT AND PROCEDURE.
- EXTERIOR MECHANICAL ADA LIFT SHALL COMPLY WITH ALL REQUIREMENTS OF U.S. ACCESS BOARD INCLUDING MINIMUM PLATFORM SIZES AND CLEAR ZONES. LIFT SHALL BE A HARMAR HIGHLANDER 2 VERTICAL EXTERIOR PLATFORM LIFT VPL400 OR APPROVED EQUAL.

Date 1.4.24		Revision REHABILITATION PLAN - APPLICATION PLANS	By HKGI Project No.: 022-047 Designed by: TDS Drawn by:TDS Checked By: PP	I hereby certify that this plan 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, PLA(MN) XXXXX Registration No.	XX.XX.2024 Date	Consultant: HKgi Landscape Architecture / Planning / Urban Design Minneapolis, Minnesota www.hkgi.com	Owner: CITY OF CHASKA, MINNESOTA PROJ. # 022-047	Project: CITY SQUARE REHABILITATION CITY OF CHASKA, MINNESOTA Sheet Title: REHABILITATION PLAN	SHEET L1

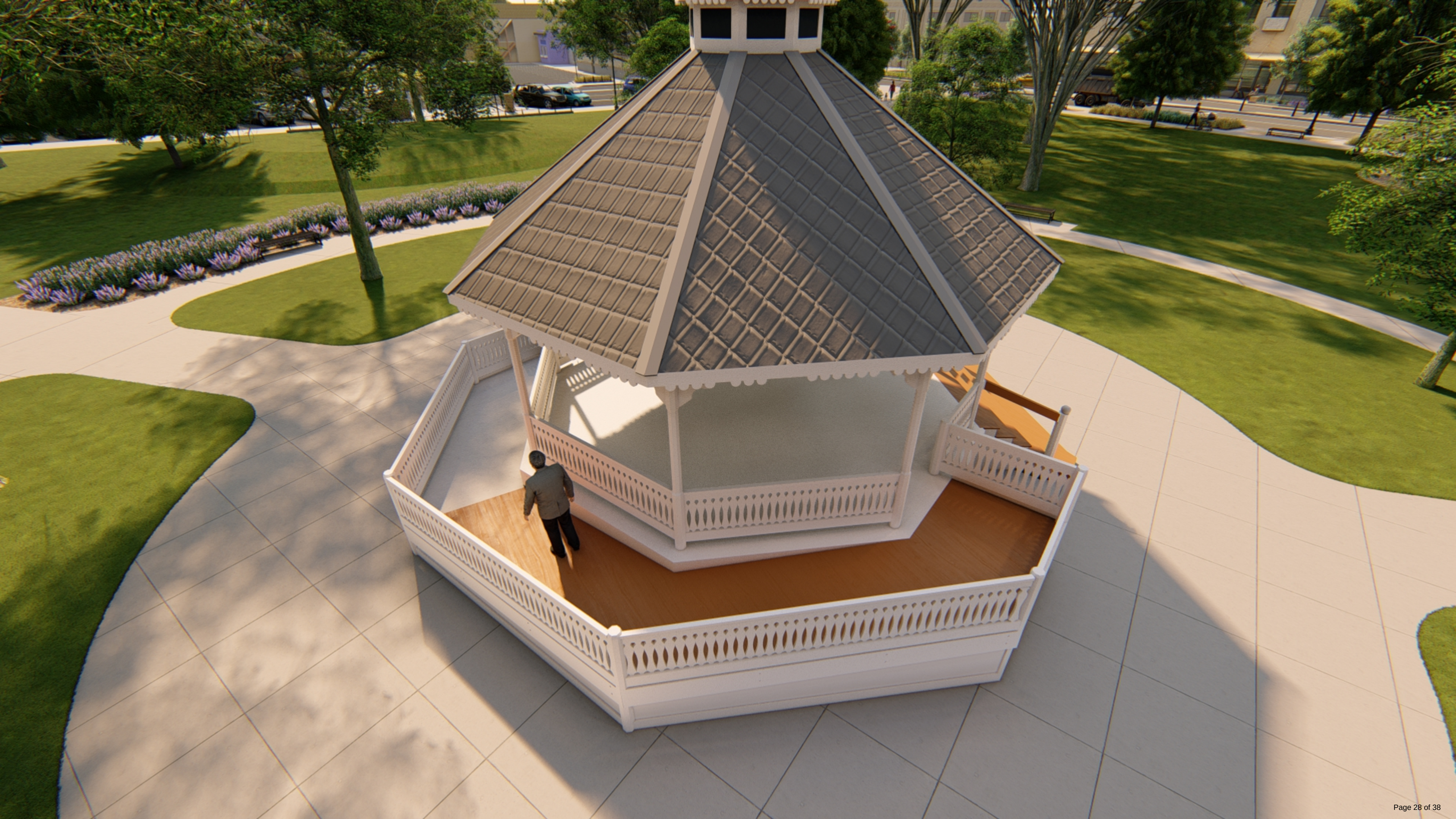


City of Chaska – Ramp

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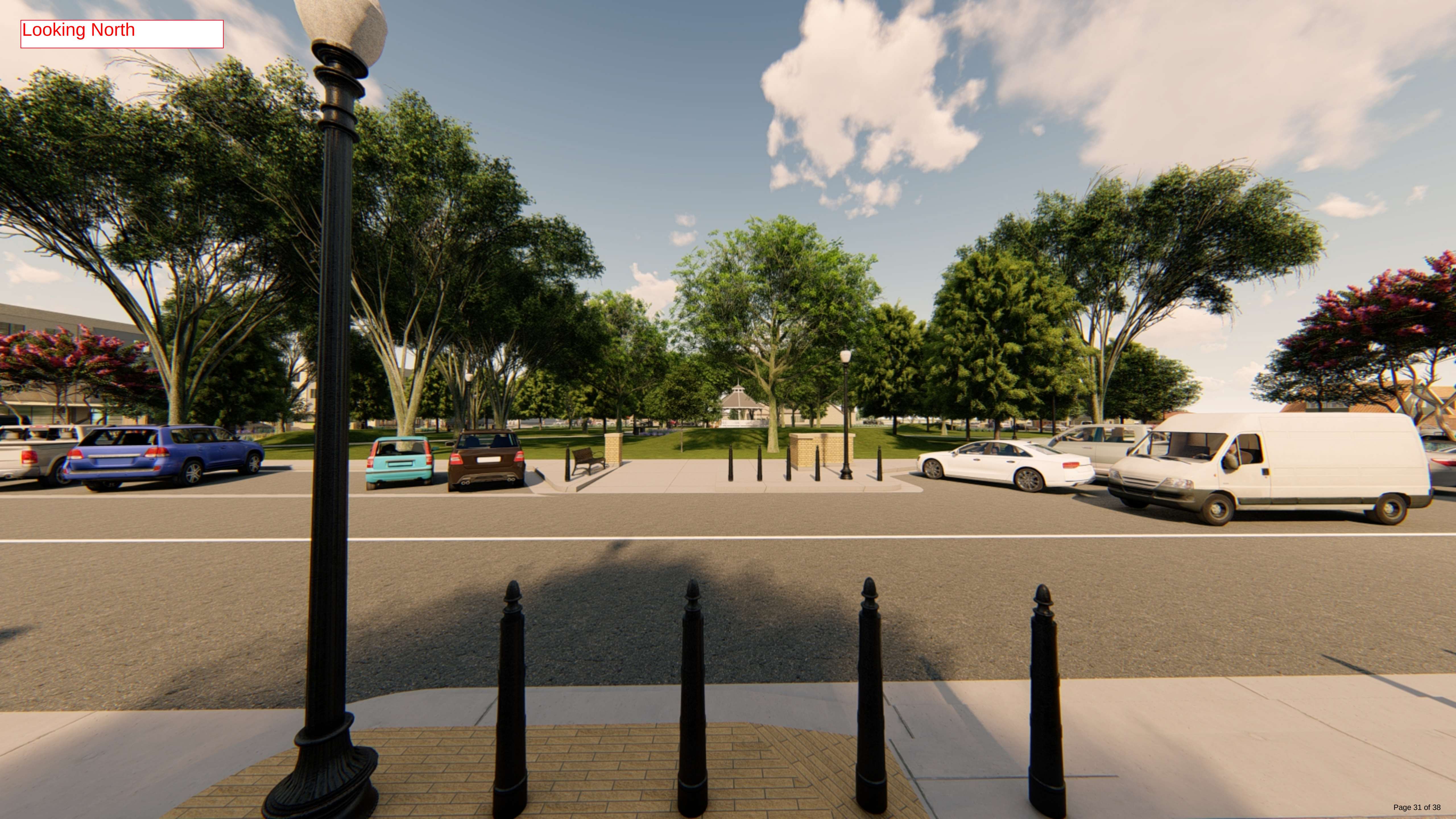








Looking North



Looking South





Looking Southwest



NE corner

