



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, July 10, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the June 12th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for 8 Villas, Short Course and Putting Course at Hazeltine National Golf Course/Hazeltine National Golf Course/PC #2024-11
7. Action Items
 - 7.A. Recommend Approval of the Preliminary Site & Building Plan for the Performance Center at Hazeltine National Golf Course/Hazeltine National Golf Course/PC #2024-10
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the June 3rd 2024 City Council Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION MINUTES June 12, 2024

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Olson and Campbell.

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the May 8, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Purdy, to approve the minutes of the May 8, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Preliminary Plat, Rezoning, and Variance for Highpoint Vistas/Forestar Group – Midwest/PC #2024-02

City Planner Hanson presented the item to the Commission and noted that this would be presented to the City Council on June 17, 2024.

Commissioner Gaare asked if the size of the lots and the style of the homes were consistent with what already exists in the area.

City Planner Hanson stated that, generally speaking, that was correct.

Commissioner Gaare referenced traffic and road conditions and asked if they had looked at the future considerations.

City Planner Hanson answered that they had looked at those elements.

Commissioner Gaare asked for staff to review the area where the City had applied for grants.

City Planner Hanson explained that the 12 acres that they are referring to is the Big Woods areas that are preserved.

Community Development Director Kabat noted that the City has applied for a few different grants through the DNR and described the possible dates for when a decision on the grants could be made. He stated that the developer has the intent of phasing, which creates a time window for these things to develop prior to reaching the phase where they would be working in that area.

Commissioner Gaare asked if the grant fell through if that meant it would go back to the developer for them to do whatever they would like to develop the land.

Community Development Director Kabat stated that was correct and noted that the City could consider reapplying for the grant or possibly look for other grant opportunities.

Commissioner Urbanski asked if the grants were not approved and the developer wanted to develop that land if the land would be somewhat landlocked.

Community Development Director Kabat explained that the developer has been open to working on this vision with the City. He stated that in the scenario described by Commissioner Urbanski, where they would develop that area, they would need to look at some process things for that to happen such as a review of that segment of the development and also possibly a Comprehensive Plan amendment.

Commissioner Urbanski asked if there were plans for trees in the yards.

City Planner Hanson stated that from a City ordinance standpoint, the only requirement for tree installation would be in the boulevard. She explained that additional trees located in the yards would be done at the discretion of the developer.

Community Development Director Kabat noted that it was not atypical in a new development that the landscaping of the private lots would be up to the private owners.

Chair Brass asked if there would be an HOA with this development.

City Planner Hanson stated that there will be an HOA for this development.

Community Development Director Kabat explained that there were just a few shared amenities that were proposed.

Chair Brass asked if the potential roundabout would come when it was needed in the future or it would happen whenever the County would decide.

Community Development Director Kabat stated that a strategy discussion has been occurring between the City engineering group and Carver County Public Works. He explained that ultimately it will need to be a mutual decision between the City and the County.

Commissioner Urbanski stated that there is a trail that runs along 61 across the development and noted that he assumed that it would be an asphalt trail, but stated that it really goes nowhere. He asked if, in lieu of finishing the trail, if it could just be gravel until there is a connection, so they don't have to worry about maintenance.

Community Development Director Kabat stated that the timing of implementation of the trail is another thing that will need to be determined as they are putting together final specifications for improvements to the highway. He stated that they want to make sure that the area is designed in order to accommodate a trail and that when the time is right, that they are ready to do it. He explained that commonly, the City would have the trail put in at the time of the development because it would still provide an amenity and walking option for the residents, even though it would not currently connect to anything.

Chair Brass noted that technically there is a variance request along with this application, but noted that it was for a road that was already included in the City's Comprehensive Plan.

Commissioner Baswa referenced Outlot J and asked for more detail from staff regarding tree preservation.

City Planner Hanson explained that when, and if, that area would be developed, part of the process would be looking at the tree preservation efforts of the area.

Chair Brass stated that Outlot J is listed in the Comprehensive Plan as a preservation area and any other use would require a Comprehensive Plan amendment. He stated that there are fairly large trees in this section and noted that he would imagine if this area was developable, the developer would already be planning to develop it right now. He stated that he thinks it is probably highly unlikely that this area will get developed, even though that cannot be guaranteed. He stated that he was hopeful that the City would receive the grant funds to acquire this parcel.

Chair Brass opened the Public Hearing at 7:50 p.m.

Jacob Stein, Larkin Hoffman, representing Forestar, expressed his appreciation to City staff for working with them over the past 3 years on this project. He noted that the last time they had appeared before the Planning Commission was about 2.5 years ago and since that time there have been a lot of changes. He stated that the primary change is the reduction in units from 190 down to 162 units which is due to steep slopes and preservation of the Big Woods area. He stated that one of the conditions of approval for the concept plan was that they submit a letter of intent to the City for the eventual acquisition of the Big Woods which they have done. He noted that the letter of intent outlines the plans for a multi-phase acquisition of the entire Big Woods, including the excluded parcel. He explained that due to a miscommunication, staff has

not had time to respond to the most recent letter and outlined some of the details that would ultimately allow the City to acquire the entire 42 acres of the Big Woods and assured the Commission that they were fully committed to working with staff on that acquisition. He explained that they do have some concerns related to the conditions of approval that have been outlined because they are impractical, and in some cases, impossible for them to comply with. He noted that he believes that some of these things may come down to a negotiation in the development agreement.

Chair Brass asked for more details on the conditions of approval that they had concerns about.

Mr. Stein gave the example of #17 which states that Outlot M will be served with utilities for future development. He explained that they were fully committed to getting utilities to the north of Chaska Boulevard, but Outlot M is 2.3 acres on the south side of Chaska Boulevard.

Steven Gardner, Forestar, explained that it has always been their intent to have stubs just north of Chaska Boulevard and that if there was future development warranted on Outlot M, that there could be a direction bore done to go grab it.

Mr. Stein stated that the corner to the east is a retention pond and they feel that it may be likely that this area also ends up being a retention pond depending on what happens with the roundabout intersection. He stated that he thinks that they may be able to come to an agreement, if staff was comfortable with them stubbing it, as they have outlined. He stated that there are a few other conditions that deal with trails, such as #21 and #22, which have provision that they need to show proposed City trails on the east side of Savanna Way, the north side of Chaska Boulevard, and through the Big Woods areas. He explained that they do not own the vast majority of the Big Woods areas and those are not part of the development, so they would prefer that these conditions not be included because they cannot comply.

Mr. Gardner clarified that they would be comfortable with the conditions related to Savanna Woods and Chaska Boulevard related to on-site trails, but not the Big Woods areas. He explained that they would like to be able to discuss this with staff during the Final Plat application process.

Mr. Stein stated that to Commissioner Urbanski's earlier point, some of these may end up being 'roads to nowhere' and they would like to be able to take a closer look at this in light of the City's expected trail fees. He stated that he thinks this is another item that could be determined within the development agreement. He directed the Commission's attention to condition #29 and reiterated that staff had drafted this before they had an opportunity to respond to the most recent letter of intent. He stated that he thinks it may be possible that the City may not need the grants to obtain this area, if they can look at allowing them some fee credits.

Mr. Gardner stated that there was also some question about the calculation used for the cash portion because it was not based on the per lot park fee in lieu of land.

Chair Brass stated that they are dedicating 4.01 acres and asked if they were not happy with that.

Mr. Gardner clarified that their intent is to donate that land by using the developer agreement as the vehicle for it. He stated that he feels that putting this as a Preliminary Plat condition puts it ahead of the process because that will be part of the development agreement negotiations. He noted that he would be okay with it if it said something like, 'it is the intent of the developer to donate Outlot G as part of the parkland donation compliance' and stated that he liked the way it was worded in the presentation from City Planner Hanson that the City and the developer would continue to determine the cash amount.

Mr. Stein stated that he believes a lot of these could be amended to say 'as determined by the development agreement'.

Chair Brass explained that, in general, he likes the proposed development and thinks it will be a great neighborhood.

Randy Kubes, Kubes Realty, representing the Frenz family, stated that he had been asked to announce that the Frenz family had preserved the woods since 1870. He stated that they want to continue to negotiate with the City and the developer in order to find a way to get the acquisition right, in order for the City to own it.

There being no additional public comment, Chair Brass closed the Public Hearing at 8:05 p.m.

Chair Brass suggested that the Commission discuss some of the concerns raised by the applicant. He asked staff about their thought process on Outlot M and the utilities.

Community Development Director Kabat noted that he thinks that is an interpretation question and stated that he thinks the intent of the City aligned with what was described by the developer that the utilities would be installed so they are 'available' to be accessed at the time of development. He reiterated that he believed that the intent and understanding between the City and the developer were the same, but the specifics would be better to be hammered out through the final process.

Chair Brass asked if staff felt it would be better to remove condition #17 for now and have them work it out through the development agreement and the Final Plat.

Community Development Director Kabat stated that he would recommend that the condition be amended to have a provision that utilities would be 'available' to serve Outlot M, because that would give them the wiggle room to figure out what will make the most sense.

Chair Brass asked about the conditions related to the Big Woods area trails.

Community Development Director Kabat stated that he believes the intent was to provide access to the Big Woods area from the development.

Mr. Gardner stated that he agreed with staff that the intent was to have access 'to' the Big Woods area.

Community Development Director Kabat noted that the City was not asking for anything more than what was already shown in the plans.

Chair Brass asked about the concerns raised related to condition #29.

Community Development Director Kabat explained that the intent was to communicate where staff currently stands with the calculation. He noted that he understands that there is more discussion to be had and noted that the most recent letter of intent had arrived on his desk yesterday so he realized that there were additional conversations that needed to take place. He stated that he would agree that there would not be the expectation that this was fully hammered out at this stage and suggested adding a statement to the end of that condition that says, 'as determined in the development agreement'.

Motion by Commissioner Aasen, second by Commissioner Urbanski, to recommend to City Council approval of the Frenz & Worm Properties Preliminary Plat for a subdivision on approximately 103 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), prepared by ISG, inc., dated May 31, 2024
 - b. Title (pg 1), prepared by ISG inc, dated May 31, 2024
 - c. Soils and Construction Notes (pg 2), prepared by ISG, inc., dated May 31, 2024
 - d. Site Details (pgs 3-15), prepared by ISG, inc., dated May 31, 2024
 - e. Preliminary Plat (pgs 16-20), prepared by ISG, inc., dated May 31, 2024
 - f. SWPPP (pgs 21-25), prepared by ISG, inc., dated May 31, 2024
 - g. Existing Site and Removal Plan (pg 26), prepared by ISG, inc., dated May 31, 2024
 - h. Tree Preservation Plan (pgs 27-35), prepared by ISG, inc., dated May 31, 2024
 - i. Site and Utility Plans (pgs 36-45), prepared by ISG, inc., dated May 31, 2024
 - j. Plan & Profiles (pgs 46-57), prepared by ISG, inc., dated May 31, 2024
 - k. Grading Plans (pgs 58-68), prepared by ISG, inc., dated May 31, 2024
 - l. Landscape Plans (pgs 69-81), prepared by ISG, inc., dated May 31, 2024
 - m. Signage Plan (pg 82), prepared by ISG, inc., dated May 31, 2024
 - n. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024
 - o. Traffic Study - Draft (pgs 1-39), prepared by Stantec, dated March 29, 2024
 - p. Highway 61 & Savannah Way (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024
 - q. Highway 61 & Narrows Canyon Tr (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024
2. Adherence with the City Engineer's Memo dated May 2, 2024.
3. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way, and to be shown on the final plans.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
 - a. Front: 20 feet
 - b. Rear: 25 feet
 - c. Side: 5 feet

- d. Side (corner): 20 feet
- e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
- f. Wetlands: Varies based on wetland type
- g. Savanna Way: 100 feet from centerline
- h. County Road 61: 150 feet from centerline
- i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
- 10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
- 11. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
- 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 13. Provision that the CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued and prior to final submittal.
- 14. Provision that all storm sewer systems on private lots are encompassed by a drainage and utility easement as directed by the engineering department and to be shown on the final plans.
- 15. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final submittal.
- 16. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
- 17. Provision that utilities would be available to serve Outlot M for future development.
- 18. Provision to show water and sewer connections to the Lano parcels at PIDs 300087200 and 300085300, and to be addressed at final submittal.
- 19. Provision that all accesses onto County Road 61 are approved by Carver County prior to final submittal.
- 20. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
- 21. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.
- 22. Provision that all trails are constructed as a part of the development.
- 23. Provision that the retaining wall between Lots 143-144 and Lots 155-160 is owned and maintained by the HOA.
- 24. Provision that the easement area between lots 31 and 32 be platted as an outlot, and to be shown on the final plat.
- 25. Provision that if development is pursued on Outlot J that applicable land use applications are applied for and approved as determined by the Planning department.
- 26. Provision that the developer designs public utilities from Highpoint Vistas to not preclude development on Outlot J should the City not be able to purchase it, and to be addressed at final submittal.

- 27. Provision that proposed retaining walls meet zoning section 15.28.100.F and to be addressed in the final submittal.
- 28. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
- 29. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.01 acres of developable land in Outlot G and providing cash in lieu of land to a fee total of \$504,251.90, as determined in the development agreement.
- 30. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat at final submittal.

Motion carried.

Motion by Commissioner Brass, second by Commissioner Baswa, to recommend approval of the rezoning from Open (O) to Planned Residential District (PRD-86).

Motion carried.

Motion by Commissioner Brass, second by Commissioner Purdy, to recommend approval of the variance request for construction of the collector road (Savanna Way) encroaching into an area of wooded steep slope and the 30-foot no-grade/no mow setback, based on the criterion listed in the body of the staff report.

Motion carried.

- b. Recommend Approval of the Concept Plan for Hazeltine Golf Course – Performance Center/Hazeltine Golf Course/PC #2024-09

City Planner Hanson presented the item to the Commission.

Phil Anderson, Hazeltine Golf Course explained that they have been going through a systematic approach that is in sync with their stakeholders for their plans. He noted that they have also been watching what is happening in New York with the Ryder Cup build out there in order to see what was working. He explained that they feel that this concept aligns well with their stakeholders and those plans.

Commissioner Urbanski asked if this would be something that the pros would use when they have major events as their driving range, if there happened to be inclement weather.

Phil Anderson explained that he did not envision that happening and would see it being used more as a hospitality area that is permanent instead of building a tent structure for that purpose. He stated that he also envisions it being used by their membership for things like lessons.

Motion by Commissioner Urbanski, second by Commissioner Purdy, to recommend to the City Council approval of the Hazeltine National Golf Course (Performance Center) Concept Plan, subject to the following conditions:

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

- a. Project Narrative (pgs 1-3), submitted by Hazeltine National
- b. Response to Incomplete & Additional Items Needed Letter (pgs 1-2), submitted by Sambatek, dated May 31, 2024
- c. Existing Conditions (pg C2.01), submitted by Sambatek, dated March 28, 2024
- d. Site Plan (pgs C3.01), submitted by Sambatek, dated May 24, 2024
- e. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated May 24, 2024
- f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated May 24, 2024
- g. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated May 24, 2024
- h. Utility Plan (pg C6.01), submitted by Sambatek, dated May 24, 2024
- i. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision of a wetland delineation report to be submitted at preliminary submittal.
5. Provision that any wetland impacts are reviewed and approved by the TEP.
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.
7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
8. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
9. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the April 15, May 6, and May 20, 2024 City Council Meeting Minutes
- b. Receive the February 13, 2024 Park Board Meeting Minutes

Commissioner Purdy

- Commented that he felt the downtown area was looking really nice with all the landscaping that has been happening.

Commissioner Urbanski

- Asked when the trail would be open under 41

Community Development Director Kabat answered that there was still work being done to finish it up and was hopeful that it will wrap up now that they are getting into the summer months. He noted that the trail connection is also slated to be built this summer.

Chairperson Brass

- Mentioned the lights outside of the curling center and noted that he felt they were confusing for the intersection in the crosswalk area. He stated that he had seen them flashing yellow, flashing red, and solid red and noticed that people don't really know what they should be doing.

Community Development Director Kabat stated that there may be a learning curve associated with the crossing and explained that once the button is pushed, it will flash yellow which is intended to serve as a warning to the drivers, the blinking red is intended to indicate that the drivers should be stopping, and the solid red is when the signals on the side come up to indicate to the pedestrians that it is safe for them to walk across.

- Encouraged people go to the Landscape Arboretum between now and July 16, 2024, to see his art pieces that are on display.

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Urbanski to adjourn the meeting at 8:37 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 07/10/2024

Subject: Hazeltine National Golf Course (Northwest) – Final Site & Building Plan

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-11

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

Introduction

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



Figure 1: Existing Site & Adjoining Uses

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, which included 8 villas, a new short course, a new putting course, a new parking lot layout, and realignment of the main vehicle entrance on Hazeltine Boulevard (refer to Figure 2 below).

In May 2024, the Preliminary Site & Building Plan and Rezoning were approved for the Villas project noted above. The property was rezoned to Planned Multi-Use District (PMD-23).

In June 2024, the Concept Plan was approved for the performance center. Tonight, the performance center is being reviewed for its preliminary site & building plan as a separate item.

Changes Since Preliminary Plan

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

- **Hazeltine Boulevard Pathway;** a 9 foot wide trail section is proposed on the south side of Hazeltine Boulevard. This trail section will connect into the City trail section to the west of Hazeltine Golf’s site. Because of this the City will be the owner and maintainers of this section.

Final Site & Building Plan

The applicant is requesting approval of a Final Site & Building Plan. 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



Figure 2: Proposed Final Plan

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.

- **Final Site & Building Plan.** The final 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 final plan.

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 LP Smartside 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. The applicant has also indicated that these light fixtures will use cutoff angles that, following final placement and aiming of the lights, ensure they can create a final lighting condition that meets the 90 degree cutoff requirement. Hours of operation of the short course will be from 7am-11pm with the lights being shut off at the time the course closes.

Parking: The existing parking lots west of the main parking lot will be impacted by the new villas and golf courses going in. 355 parking spaces will be provided for Hazeltine Golf Course in the form of existing and proposed parking. 128 parking spaces exist in the main parking lot adjacent to the clubhouse. 227 parking spaces are proposed in the new parking lot north of the proposed performance center.

Access, Gatehouse & Service Roads: The final 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 final 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.

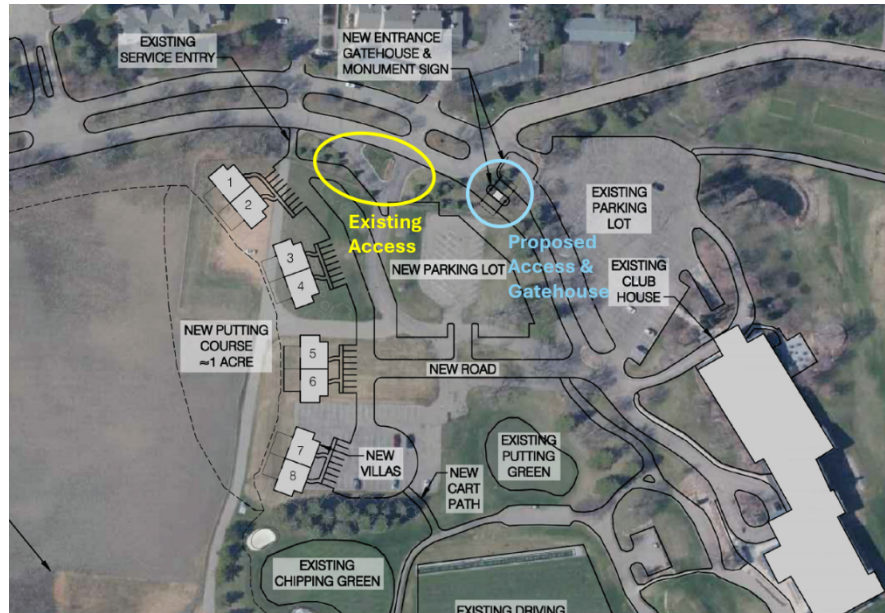


Figure 3: Main Entrance Exhibit from March 2024 Concept Plan

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.

Pedestrian Connections: The applicant is proposing to add a 9 foot trail section along the south side of Hazeltine Boulevard, which will stub off on the east side before the new main vehicle entrance.

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 can be extended through the site.

Stormwater ponding facilities will be provided on the south side of the site.

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.** The property is currently zoned Planned Multi-Use District (PMD-23).

Staff Analysis

- **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 final 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
Performance Center	8,785 sf	20 spaces + 1ps/300 sf	49
		REQUIRED	252 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.

- **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 during the preliminary submittal 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 existing main entrance. These service entries will remain and operate similar to how they do today.

- **Tree Preservation & Landscaping**

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	Villas: 79 caliper inches (28 trees) + Performance Center: 27.5 caliper inches (11 trees) TOTAL: 39 trees	173 trees
Understory Trees	10	70
Shrubs	84	770

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

Cross sections were provided to show the proposed berming and landscaping in relation to the site improvements and surrounding uses. The existing trees in the landscaped median and the proposed trees along the north edge of the Hazeltine Golf Course property will help screen the proposed pole lights in the short course from the residential to the north. The proposed trees and the berm on the west edge of the golf course will help screen the proposed lights from the adjacent apartment building during mature height.

The new main entrance and parking lot layout will impact existing trees on site. A total of 122 trees will be removed. These trees species range from blue spruce, balsam fir, and quaking aspens, which are primarily coniferous trees. The trees proposed with the new site layout will bring in more maples, birch, oak, elm, balsam fir, spruce and pine trees, and over exceed the landscaping requirements for the site. In sum, the removals and replacements are appropriate.

- **Sidewalks and Trails**

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

The final plan shows a couple areas for proposed sidewalks and future sidewalks to align with staff advisement during the Concept/Preliminary Plan. A future sidewalk was shown on the east side of Hundertmark Road during the preliminary plan. This sidewalk connection is not proposed to be constructed with the project as it does not lead to anywhere at this time. Construction of this sidewalk would occur when full connection to Pioneer Trail or an intentional end point can be achieved.

The final plan also shows a 9 foot trail section on the south side of Hazeltine Boulevard, east of Hundertmark Road. This would be a development cost and property owner-responsible installation. The applicant will have to continue working with engineering staff to design this trail section appropriately with the adjacent street design. Because it is a 9 foot trail section the City has determined that it can be maintained by the City in continuation of the trail section west of Hundertmark Road.

- **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 approximately 2,500 square feet in size.

The gatehouse at the main entrance will be constructed with stone and composite siding 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 including a 90 degree cutoff for all parking lot and short course fixtures. Lighting on the short course will be limited in operations from 7am-11pm. At 11pm those fixtures will turn off.

- **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**

Any wetland impacts need to be reviewed and approved by the TEP.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
July 2, 2024	August 31, 2024	November 22, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** The City may <i>with the petitioner's consent</i> extend the review period beyond November 22, 2024		

Planning Commission Action Requested:

Motion to recommend to the City Council approval of the Hazeltine National Golf Course (Villas, Putting Course, Short Course, and Parking Lot Modifications) Final 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 1-2), submitted by Sambatek, dated July 2, 2024
 - c. Title Sheet (pg C1.01), submitted by Sambatek, dated June 25, 2024
 - d. Existing Conditions (pg C2.01), submitted by Sambatek, dated June 25, 2024
 - e. Site Plan (pgs C3.01), submitted by Sambatek, dated June 25, 2024
 - f. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated June 25, 2024
 - g. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated June 25, 2024
 - h. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated June 25, 2024
 - i. Topsoil Management Plan (pg C4.03), submitted by Sambatek, dated June 25, 2024
 - j. Grading Notes (pg C4.04), submitted by Sambatek, dated June 25, 2024
 - k. Phase 1 and 2 Erosion Control Plan (pgs C5.01 and C5.02), submitted by Sambatek, dated June 25, 2024
 - l. Erosion Phasing Plan (pg C5.03), submitted by Sambatek, dated June 25, 2024
 - m. Erosion Control Notes (pg C5.04), submitted by Sambatek, dated June 25, 2024
 - n. SWPPP (pg C5.05), submitted by Sambatek, dated June 25, 2024
 - o. Utility Plan (pg C6.01), submitted by Sambatek, dated June 25, 2024
 - p. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
 - q. Standard Details (pgs C8.01-C8.03), submitted by Sambatek, dated June 25, 2024
 - r. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated June 25, 2024
 - s. Tree Inventory (pg L0.02), submitted by Sambatek, dated June 25, 2024

- t. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated June 25, 2024
 - u. Shrubs Plan (pg L1.02), submitted by Sambatek, dated June 25, 2024
 - v. GPC Landscape Plan (pg L1.03), submitted by Sambatek, dated June 25, 2024
 - w. Landscape Notes & Details (pg L1.04), submitted by Sambatek, dated June 25, 2024
 - x. GPC Plan (pg C10.01), submitted by Sambatek, dated June 25, 2024
 - y. Photometric Plan, submitted by Sambatek, dated June 25, 2024
 - z. Berm Cross Section (pgs 1-3), submitted by Sambatek, dated June 4, 2024
 - aa. Hazeltine National Villas & Gatehouse – Floor Plan and Elevations (pgs 1-5), submitted by Shea, dated June 4, 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 that any wetland impacts are reviewed and approved by the TEP.
 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.
 7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
 8. 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.
 9. Provision of a 9 foot trail section on the south side of Hazeltine Boulevard and east of Hundertmark Road be designed to meet Engineering standards, and to be reviewed and approved by the Engineering Department prior to installation.
 10. Provision of adequate fire access and turnarounds for the villas to be approved by the Fire Department prior to a building permit being issued.
 11. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250, and specifically meeting a 90 degree cutoff for the parking lot and short course lights.
 12. Provision that the short course lighting only be powered on during the hours of operation from 7am-11pm, and to be shut off at 11pm.
 13. Provision that the short course lights meet or exceed the 90 foot cutoff standard, and be reviewed and approved by the Planning Department in the field prior to installation.
 14. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.
 15. Provision to obtain a transient accommodation permit with the City, if needed.



FINAL 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, entry gate & golf performance center 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.

The golf performance center will be a single-story structure with a basement and utilize the same material palette as the other buildings on the site. This facility will be a central gathering hub for members looking to get started on the new putting and short courses, or just take a break from golfing and get a quick meal or drink. The building will be used year-round with multiple indoor golf simulator bays and a large indoor putting and chipping area.

- 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.

Similar to the villas, the golf performance center will maximize daylight throughout the dining and bar area by using expansive glass facing the main entrance and putting course. The new golf performance center 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. All golf simulator bays will be designed to open directly to the driving range and provide natural ventilation during favorable weather days.

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

The proposed final site plan addresses and complies with the Preliminary Plan conditions of approval. See attached Final Plan approving resolution with responses (where applicable).

Preliminary 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 1-5), 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

Response: Acknowledged.

2. Adherence to the City Engineer's memo dated May 1, 2024.

Response: Acknowledged. Please see responses to this memo below.

3. Coordination with the City Engineer for the provision of public utilities to the site.

Response: Acknowledged.

4. Provision of a storm water management plan meeting City and Carver County WMO standards.

Response: Acknowledged. The project's initial application to CCWMO was submitted on March 29, 2024.

5. Provision of a wetland delineation report to be submitted at preliminary submittal.

Response: A level 1 delineation was submitted with the preliminary submittal. A level 2 delineation and joint application was submitted to the city on May 24, 2024.

6. Provision that any wetland impacts are reviewed and approved by the TEP.
Response: Acknowledged.
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.
Response: Acknowledged
8. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
Response: Acknowledged
9. Provision that the main entrance and eastern-most service road entry be combined into one access and to be addressed at final submittal.
Response: Applicant reviewed the proposed configuration with city staff on site on May 29, 2024, to better communicate the importance of the eastern-most access to the proposed operations. Our understanding from that meeting is that staff will support the proposed configuration.
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.
Response: Acknowledged
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.
Response: The final plans show a 5' sidewalk section along the south side of Hazeltine Boulevard. Due to limited ROW, avoidance of wetland impacts, lack of traffic, and desire to minimize impacts to existing trees as much as possible, a 10' trail is not proposed at this location.
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.
Response: See cross sections included with 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.
Response: The applicant has decided to sprinkle the villas. Based on email correspondence with the Fire Inspector on May 17, 2024, we understand the following standards apply now:
- Fire apparatus road to be within 600' of the sprinkled buildings (increased from 150')
 - Fire apparatus access road minimum width can be reduced from 20' minimum to 16' minimum
 - Fire hydrant coverage = 300'

14. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
Response: Acknowledged
15. Provision to obtain a transient accommodation permit with the City, if needed.
Response: Acknowledged
16. Provision that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together.
Response: As staff clarified at the May 20th City Council meeting, Preliminary GPC plans are included with the Final villas, short course and site improvements plans.
17. Provision that sidewalk and/or trail connections along Hazeltine Boulevard are designed to meet City engineer standards.
Response: Acknowledged.

City Engineer's Memo dated May 1, 2024

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.
Response: Acknowledged. Existing maintenance access locations have been maintained in the proposed conditions.

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.
Response: Acknowledged.

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.
Response: As noted above, the applicant reviewed the proposed configuration with city staff on site on May 29, 2024, including the City Engineer, to better communicate the importance of the eastern-most access to the proposed operations. Our understanding from that meeting is that staff will support the proposed configuration.

GCP Comment Response Memorandum

TO: Elizabeth Hanson

FROM: Sambatek

DATE: 7/2/2024

RE: Hazeltine National Golf Course

Sambatek received comments on the Hazeltine National Golf Course GCP Plan on June 13, 2024. A response to each comment is provided below:

Staff is in receipt of the application (June 4, 2024) for a Preliminary Site & Building Plan and Final Site & Building Plan for Hazeltine National Golf Course. We have taken the time to preliminarily review the application for completeness, and would find that the application is incomplete and needs additional items to aid in our review. Those items are as follows:

1. **Material Exhibit**, including:

- Images showing vendor, material & color
- Percentage application of each material on the performance building; broken down by each elevation and by total building

Response: Please see submittal showing vendor, material and color included with this resubmittal. The percentage of materials is shown on the elevations included with the initial materials for this application.

2. **Narrative**, including:

- Clarification on if a sidewalk or trail section is proposed on south side of Hazeltine Blvd? *Reminder: if it's a trail section it will be maintained by the City.*
- Hours of operation of short course and its lighting?

Response: The proposed trail is along the south side of Hazeltine Blvd and is a 9' wide section along the back of curb. The short course is expected to be open from 7am to 11pm, with the lights shut down at the time the course closes. The ground level lights at the putting course will be active and the course available to villa occupants at all hours.

3. **Site Plan**, including:

- Show a 5 foot boulevard area between proposed sidewalk and curb
- Show how the existing trail east of the proposed performance center will remain open for maintenance to continue on the water/sewer line; or show new maintenance route (*please coordinate with Matt Haefner; mhaefner@chaskamn.gov*)

Response: Per coordination correspondence between the applicant and staff, the 9' wide trail will be constructed directly adjacent to the back of curb. Refer to the aerial exhibit showing the proposed access routes and the location of the trunk utilities.

4. **Electric Needs;** what are your power needs for the site including all improvement areas – i.e. short course area (*please coordinate with Chaska Electric; Andrew Romine and Mike Engelen*)

Response: The applicant has been actively coordinating with Chaska Electric throughout the process, including for the GPC.

5. **Photometric Plan;** including:

- Meeting City lighting ordinance (section 15.28.250); some of the fixture cut sheets do not appear to meet the cutoff angle requirement (90 degrees) – specifically the SPM series

Response: We understand and will comply with city lighting requirements. The photometric analysis uses light fixtures with cutoff angles that, following final placement and aiming of the lights, ensure we can create a final lighting condition that meets or exceeds the 90 degree cutoff requirement.

6. **Utility Plan,** including:

- Water and sewer connections for the villas to be come from the south side adjacent to performance center (*please coordinate with Matt Haefner*)

Response: The Utility Plan has been updated to show the water loop connecting south of the GPC instead of through the parking lot to the north. Sewer for villas 7 & 8 and the GPC is shown from the south side as well.

7. **Cross Section Exhibits,** including:

- Additional area showing the nearest residents to the north and more of the short course to the south (extend cross sections south approx. 100' more)
- Separate cross section exhibit showing Hazeltine Plaza Apartments, Hundertmark Road, berm, and short course

Response: Updated exhibits have been included with this response memo.

DEVELOPER/OWNER HAZELTINE NATIONAL GOLF CLUB 1900 HAZELTINE BOULEVARD CHASKA, MN 55318 TEL: 952-556-5425 EMAIL: PANDERSON@HNCG.COM CONTACT: PHIL ANDERSON, PGA	CIVIL ENGINEER SAMBATKE 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 EMAIL: BBUSSELMAN@SAMBATKE.COM CONTACT: BRADY BUSSELMAN, P.E.
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Presented by:
Hazeltine National Golf Club

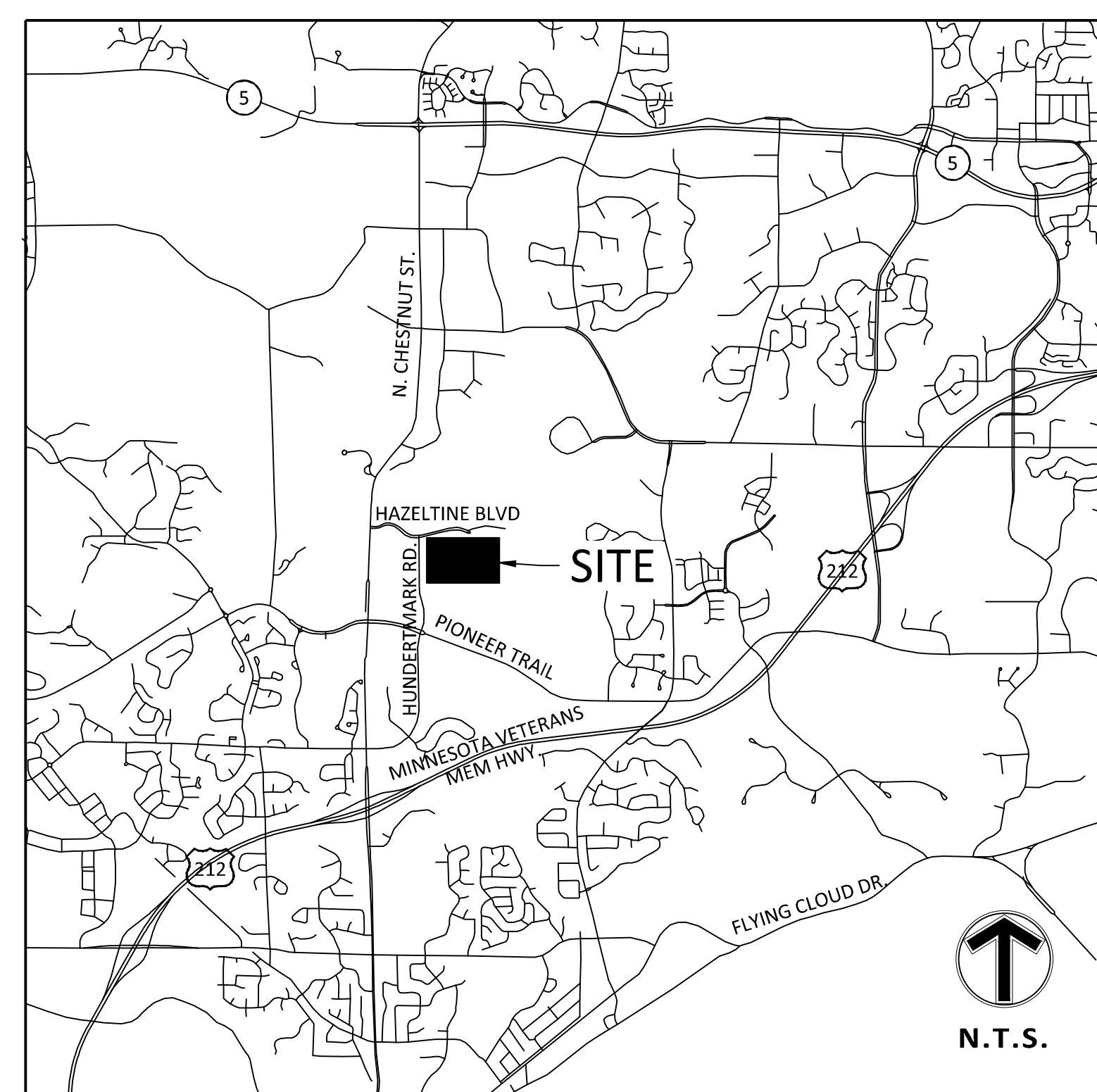
THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE HAZEL
MNDT AND 1008 M, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE.

BENCHMARK #1
TNH.ELEV.=976.24

BENCHMARK #2
TNH. FLEV. = 949.3

SHEET INDEX	
SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C3.02	SHORT COURSE SITE PLAN
C3.03	SITE PLAN AERIAL OVERLAY
C4.01	GRADING PLAN
C4.02	GRADING PLAN
C4.03	TOPSOIL MANAGEMENT PLAN
C4.04	GRADING NOTES
C5.01	PHASE 1 EROSION CONTROL PLAN
C5.02	PHASE 2 EROSION CONTROL PLAN
C5.03	EROSION PHASING PLAN
C5.04	EROSION CONTROL NOTES
C5.05	SWPPP
C6.01	UTILITY PLAN
C7.01	STORM SEWER PLAN
C7.02	STORM SEWER PLAN
C8.01	STANDARD DETAILS
C8.02	STANDARD DETAILS
C8.03	STANDARD DETAILS
L0.01	TREE REMOVAL PLAN
L0.02	TREE INVENTORY
L1.01	LANDSCAPE OVERLAY PLAN
L1.02	SHRUBS PLAN
L1.03	GPC LANDSCAPE PLAN
L1.04	LANDSCAPE NOTES & DETAILS
C10.01	GPC PLAN
1	PHOTOMETRIC PLAN

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



VICINITY MAP
NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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 # _____

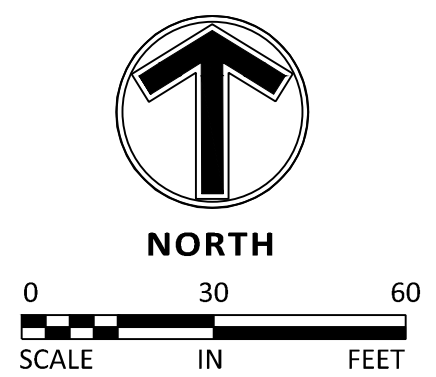
PRELIMINARY
06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENT:

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

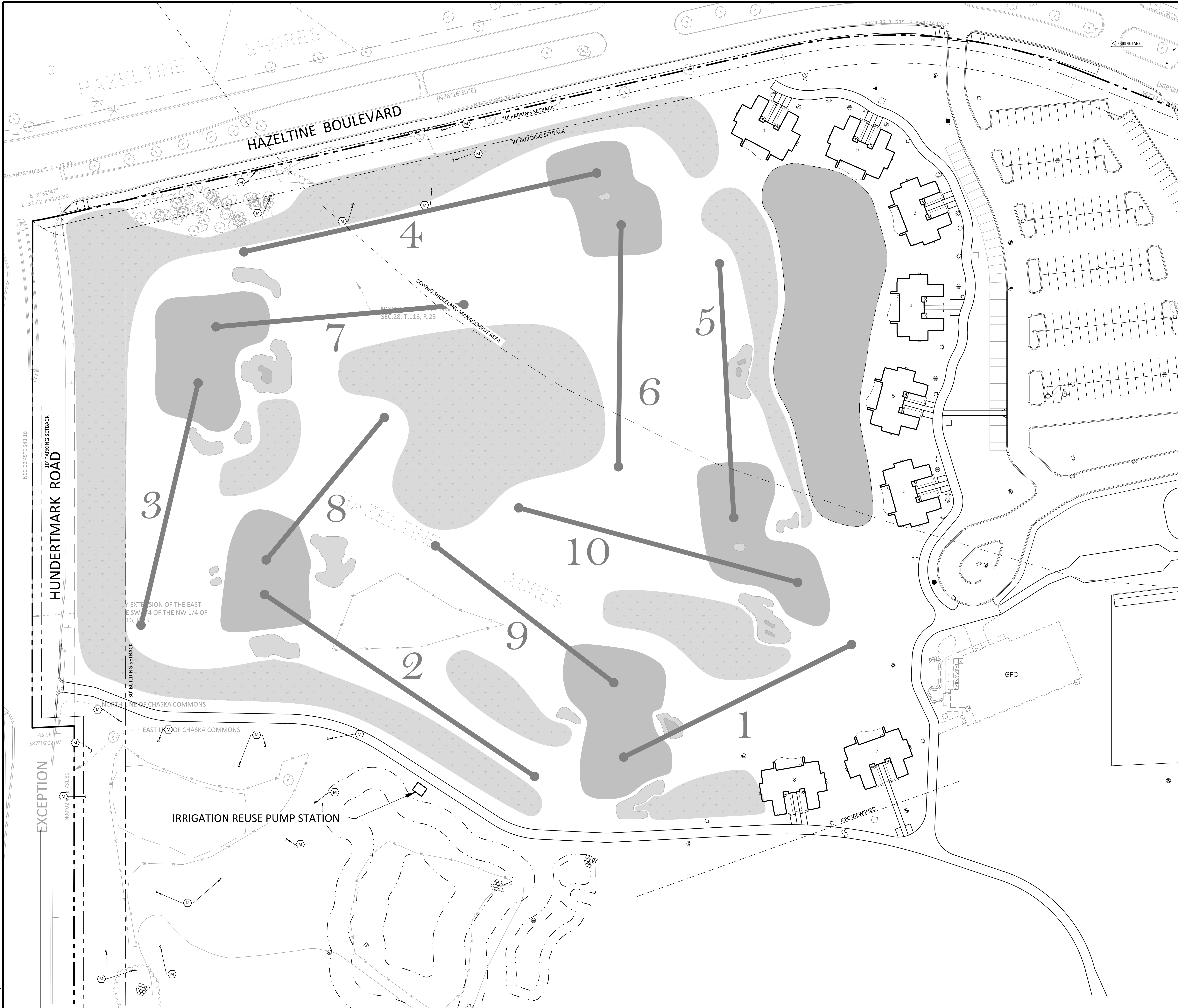


HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C1.01
1 OF 28
REV.



SHEET
C3.01
3 OF 28
REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

EASEMENT LINE

BUILDING LINE

RETAINING WALL

WETLAND

TREE LINE

SAW CUT LINE

SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

SIGN

BOLLARD

LIGHT POLE (BY OTHERS)

GREENS

NATIVE

BUNKERS

FAIRWAY

- 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

L. CONCRETE SIDEWALK

M. WETLAND BUFFER SIGN

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

40

80

SCALE

IN

FEET

NO	DATE	BY	CKD	APPR	COMMENT
4/25/2024	JHB	EJC	BDB		CITY REVIEW COMMENTS
06/04/2024	EJC	BDB	BDB		FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS
06/25/2024	EJC	BDB	BDB		CITY AND CCWMO REVIEW COMMITMENTS

LOVE GOLF DESIGN

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Print Name: **BRADY BUSSELMAN, P.E.**

Date: _____ License #: _____

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PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB

DESIGNED BY
EC/JHB

CHECKED BY
BB

PROJECT NO.
52736

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SHORT COURSE SITE PLAN

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

SHEET

C3.02

4 OF 28

REV.

24.15 LMS TECH | JORGE BARILUAS | 7/2/2024 11:47:35 AM
PROJECT: 52736-00-01-SITEWORK-02 SHORT COURSE SITE PLAN



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)

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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
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMITMENTS

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SITE PLAN AERIAL OVERLAY

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

NORTH

0 80 160
SCALE IN FEET

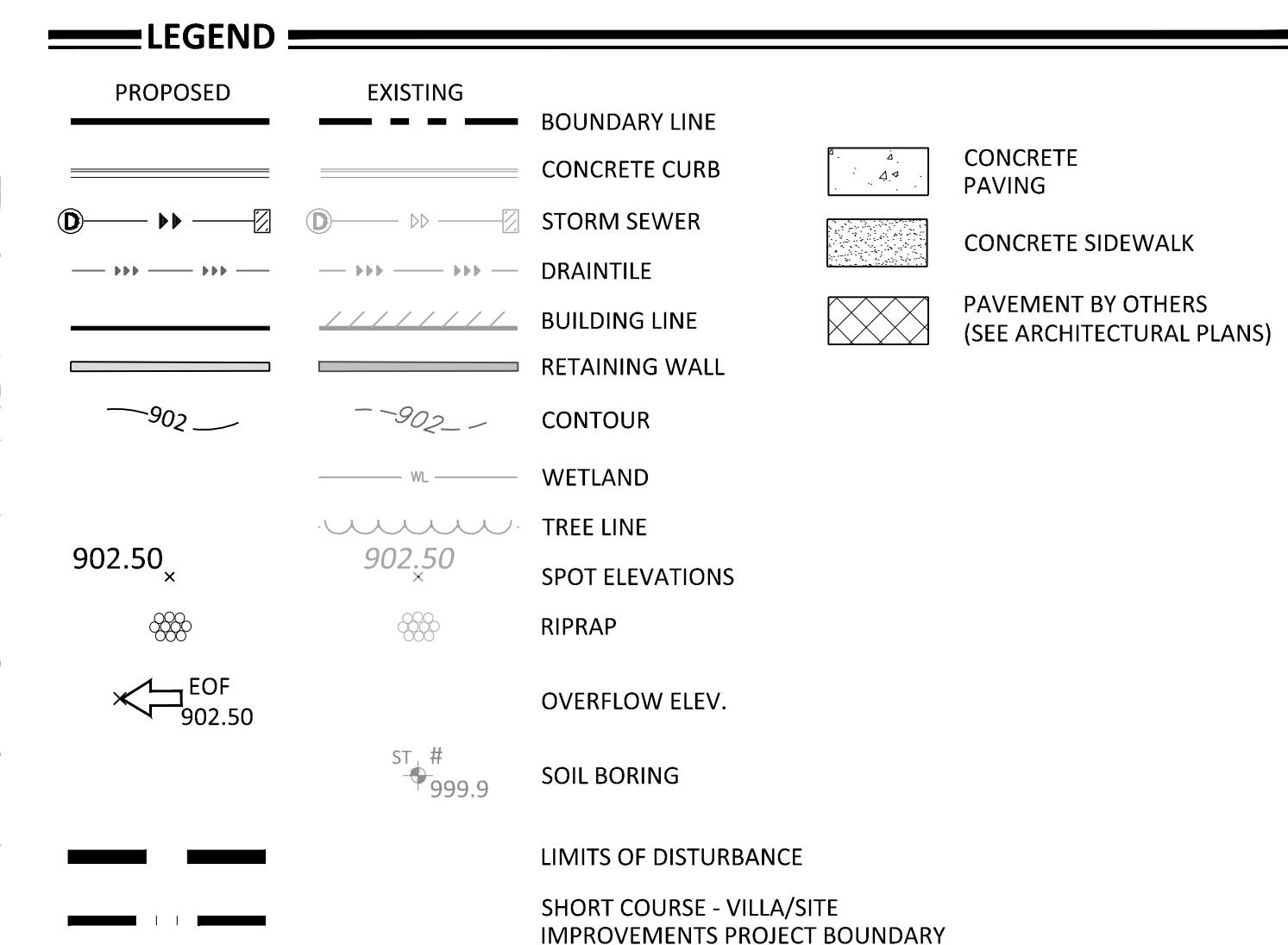
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C3.03

5 OF 28

REV.

PERFORM INFILTRATION TESTS AT LOCATION OF EXISTING
FILTRATION AREA AND DOCUMENT FUNCTIONALITY OF
EXISTING BMP PER DESIGN INTENT. IF NECESSARY, REPAIR
AND RESTORE BMP TO ORIGINAL DESIGN CRITERIA.

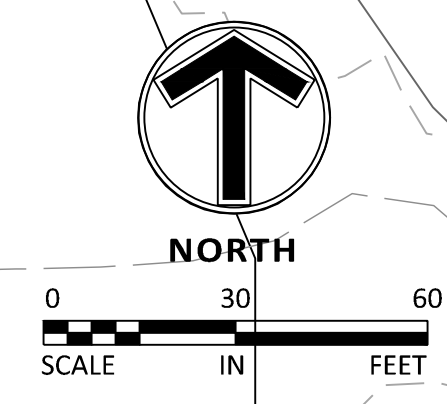


VII | AS 7 & 8 INSET

SHORT COURSE PHASE 1 GRADING LIMITS

VILLA/SITE
IMPROVEMENTS
PROJECT LIMITS

SEE INSET THIS SHEET



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/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).

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[illegible]

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GRADING PLAN

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

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

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C4.03
8 OF 28
REV.

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE ¾ IN [19 MM]	100%	ASTM D422
MATERIAL PASSING NO 4 IN [4.75 MM]	≥85%	-
CLAY	5%-33%	ASTM D422
SILT	5%-35%	ASTM D422
SAND	30%-75%	ASTM D422
ORGANIC MATTER	2.5%-15%	ASTM D2974
PH	6.1-8.0	ASTM G51
COMPACTION	-	FIELD TEST
	1-1400 KILOPASCALS (KPA)/200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR	
	- BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM3) IN THE UPPER 12 INCHES OF SOIL	

- ==TOPSOIL BALANCE (ESTIMATED QUANTITIES)

AREA ID	TOPSOIL STRIP AREA (SF)	AVERAGE EX. TOPSOIL DEPTH (FT)	TOPSOIL STRIP VOLUME (CY)	TOPSOIL RESPREAD AREA (SF)	6" TOPSOIL RESPREAD VOLUME (CY)
1	906,048	1.25	41,947	859,113	15,909
TOTAL	906,048	-	4,947	859,113	15,909

SOIL BED PREPARATION METHODS

PREPARE THE SOIL SURFACE TO PROVIDE A SMOOTH, MOIST, AND EVENLY TEXTURED FOUNDATION BEFORE SOWING SEED OR PLACING SOD. COMPLETE THE TILLING AFTER APPLYING SOIL AMENDMENTS TO THE SOIL. USE CULTIVATING EQUIPMENT SUCH AS DISKS, HARROWS, FIELD DIGGERS, OR TILLERS CAPABLE OF LOOSENING THE SOIL TO A DEPTH OF AT LEAST 6 IN ON ALL AREAS EXCEPT FOR SLOPES STEEPER THAN 1:2 (V:H). TILL THE SOIL SURFACE TO REMOVE TRACK IMPRINTS FROM WHEELED EQUIPMENT. OPERATE CULTIVATING EQUIPMENT ON SLOPES AT AN ANGLE OF 3 IN [75 MM] HIGH TO THE DIRECTED SURFACE DRAINAGE. SOIL CLODS, LUMPS, AND TILLAGE RIDGES 3 IN [75 MM] HIGH MAY REMAIN IN PLACE FOR SEEDING OPERATIONS. SOIL CLODS, LUMPS AND TILLAGE RIDGES 1.5 INCH [40 MM] HIGH MAY REMAIN IN PLACE FOR SODDING OPERATIONS. MULTIPLE PASSES OF THE EQUIPMENT MAY BE NEEDED TO MEET THESE

== CARVER COUNTY TOPSOIL STANDARD

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE ¾ IN [19 MM]	100%	ASTM D422
MATERIAL PASSING NO 4 IN [4.75 MM]	≥85%	-
CLAY	5%-33%	ASTM D422
SILT	5%-35%	ASTM D422
SAND	30%-75%	ASTM D422
ORGANIC MATTER	2.5%-15%	ASTM D2974
PH	6.1-8.0	ASTM G51
COMPACTION	-	FIELD TEST
	1-1400 KILOPASCALS (KPA)/200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR	
	- BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM3) IN THE UPPER 12 INCHES OF SOIL	

- NOTES:**
1. CONTRACTOR SHALL INSTALL A MINIMUM OF 6" OF EXISTING TOPSOIL ON ALL AREAS SHOWN ON PLAN AND ALL TOPSOIL MUST MEET CCWMO SPECIFICATIONS.
 2. SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED.
 3. TOPSOIL STORAGE AREA SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE ITS ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
 4. TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR REPLACEMENT OF SOD.

==TOPSOIL BALANCE (ESTIMATED QUANTITIES)

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINIOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. 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.
5. 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 THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
- COMPANY: BRAUN INTERTEC
- ADDRESS: 11001 HAMPSHIRE AVE SOUTH, MINNEAPOLIS MN 55438
- PHONE: 952-995-2000
- DATED: 4/23/2024
- CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN 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.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TRED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
- c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPIILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPIILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
- e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
- f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
- i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
- ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E.,, BOBCAT.
- iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
- iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
- g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
- h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
- i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1:1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
- a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.1000T ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
21. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

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

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

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMETNS

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
06/04/2024

DESIGN REVIEW

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CONSTRUCTION DOCUMENTS

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PROJECT NO.
52736



GRADING NOTES

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



SHEET
C4.04
9 OF 28
REV.

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 7:31:18 PM
PROJECT: 25258 CHASKA VILLAGES C5.01-EROSION CONTROL PHASE 1 EROSION CONTROL PLAN

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

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06/25/2024	EJC	BDB	BDB		CITY AND CCWMO REVIEW COMMENTS

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DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

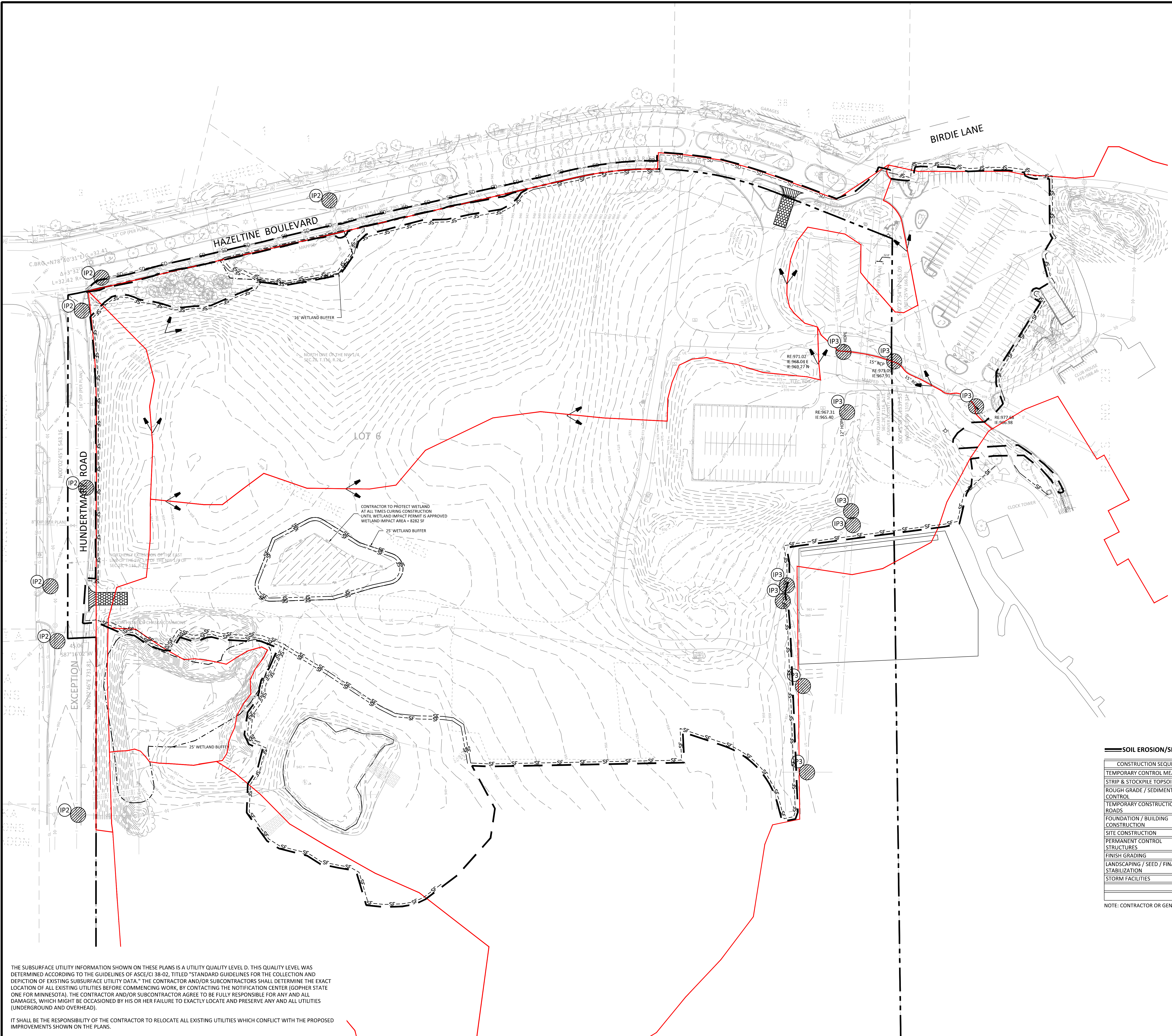


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PHASE 1 EROSION CONTROL PLAN

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

SHEET
C5.01
10 OF 28
REV.



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA
		LIMITS OF DISTURBANCE

EROSION CONTROL MATERIALS QUANTITIES		
ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	7,350
SILT DIKE	LINEAR FEET	1,340
CONSTRUCTION ENTRANCE	UNIT	2
INLET PROTECTION DEVICE (IP-3)	UNIT	14
INLET PROTECTION DEVICE (IP-2)	UNIT	7

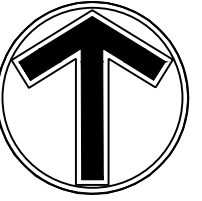
* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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
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



NORTH

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SCALE IN FEET

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 7:31:18 PM
PROJECT: 25258 CHASKA COUNTRY DR. C5.02 PHASE 2 EROSION CONTROL PLAN

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	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMENTS

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Date: _____ License #: _____

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CONSTRUCTION DOCUMENTS

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PHASE 2 EROSION CONTROL PLAN

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

SHEET
C5.02
11 OF 28
REV.



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

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

TEMPORARY STORAGE AND PARKING AREA

LIMITS OF DISTURBANCE

SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	7,350
BIO-ROLL	LINEAR FEET	525
SILT DIKE	LINEAR FEET	1,340
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	25
INLET PROTECTION DEVICE (IP-2)	UNIT	15
INLET PROTECTION DEVICE (IP-3)	UNIT	19

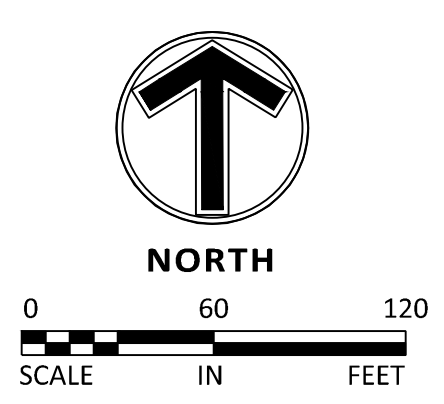
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NOTE TO CONTRACTOR

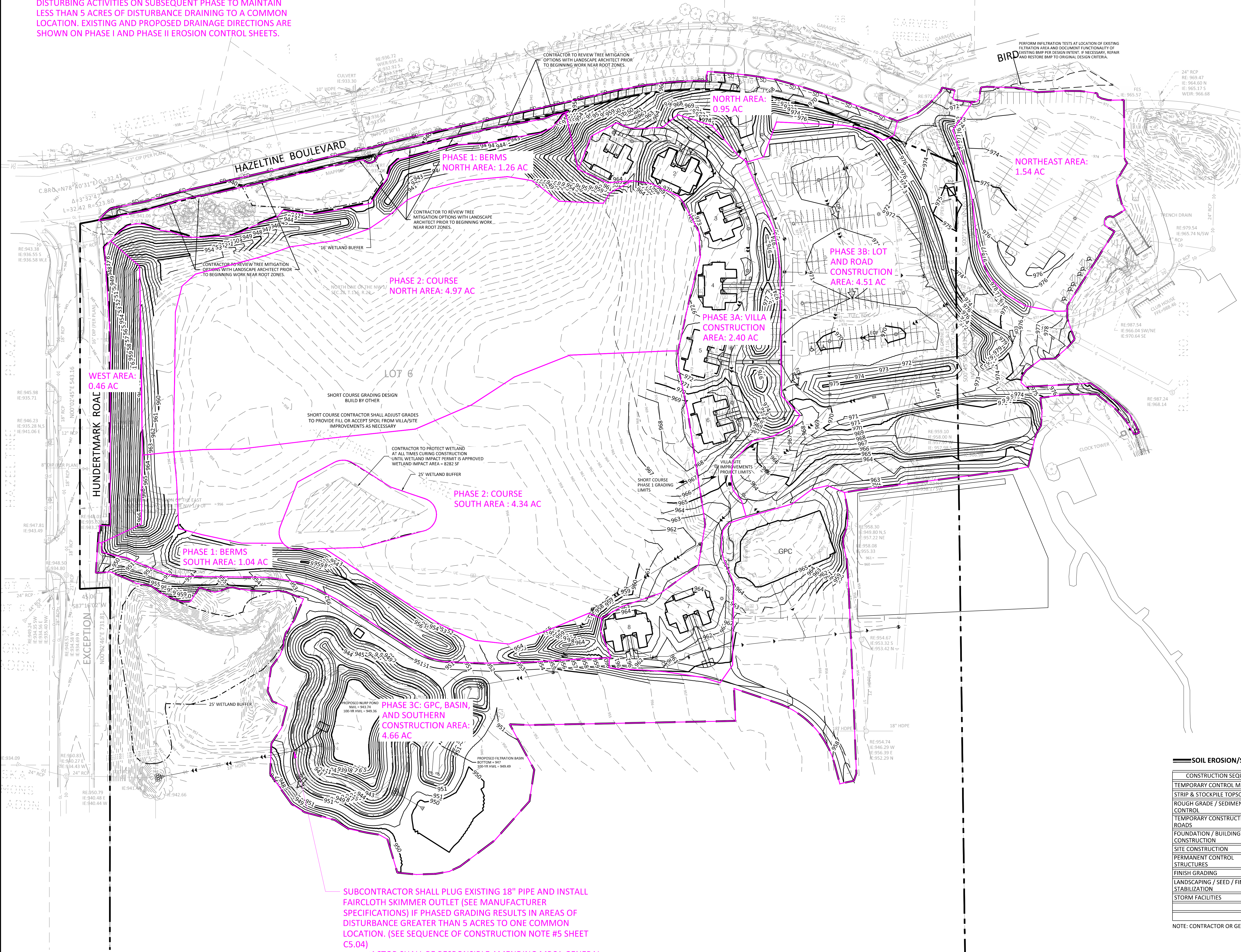
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CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION 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



NOTE: CONTRACTOR MAY ADJUST PHASING AS NECESSARY BASED ON PROJECT CONDITIONS. IN ALL SCENARIOS CONTRACTOR SHALL STABILIZE INITIAL PHASE PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES ON SUBSEQUENT PHASE TO MAINTAIN LESS THAN 5 ACRES OF DISTURBANCE DRAINING TO A COMMON LOCATION. EXISTING AND PROPOSED DRAINAGE DIRECTIONS ARE SHOWN ON PHASE I AND PHASE II EROSION CONTROL SHEETS.



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

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

TEMPORARY STORAGE AND PARKING AREA

SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

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

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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
TEMPORARY CONTROL MEASURES																
STRIP & STOCKPILE TOPSOIL																
ROUGH GRADE / SEDIMENT CONTROL																
TEMPORARY CONSTRUCTION ROADS																
FOUNDATION / BUILDING CONSTRUCTION																
SITE CONSTRUCTION																
PERMANENT CONTROL STRUCTURES																
FINISH GRADING																
LANDSCAPING / SEED / FINAL STABILIZATION																
STORM FACILITIES																

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

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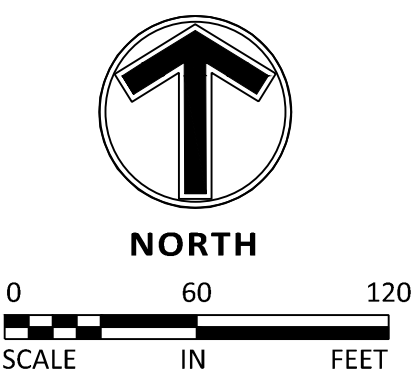
CONSTRUCTION DOCUMENTS

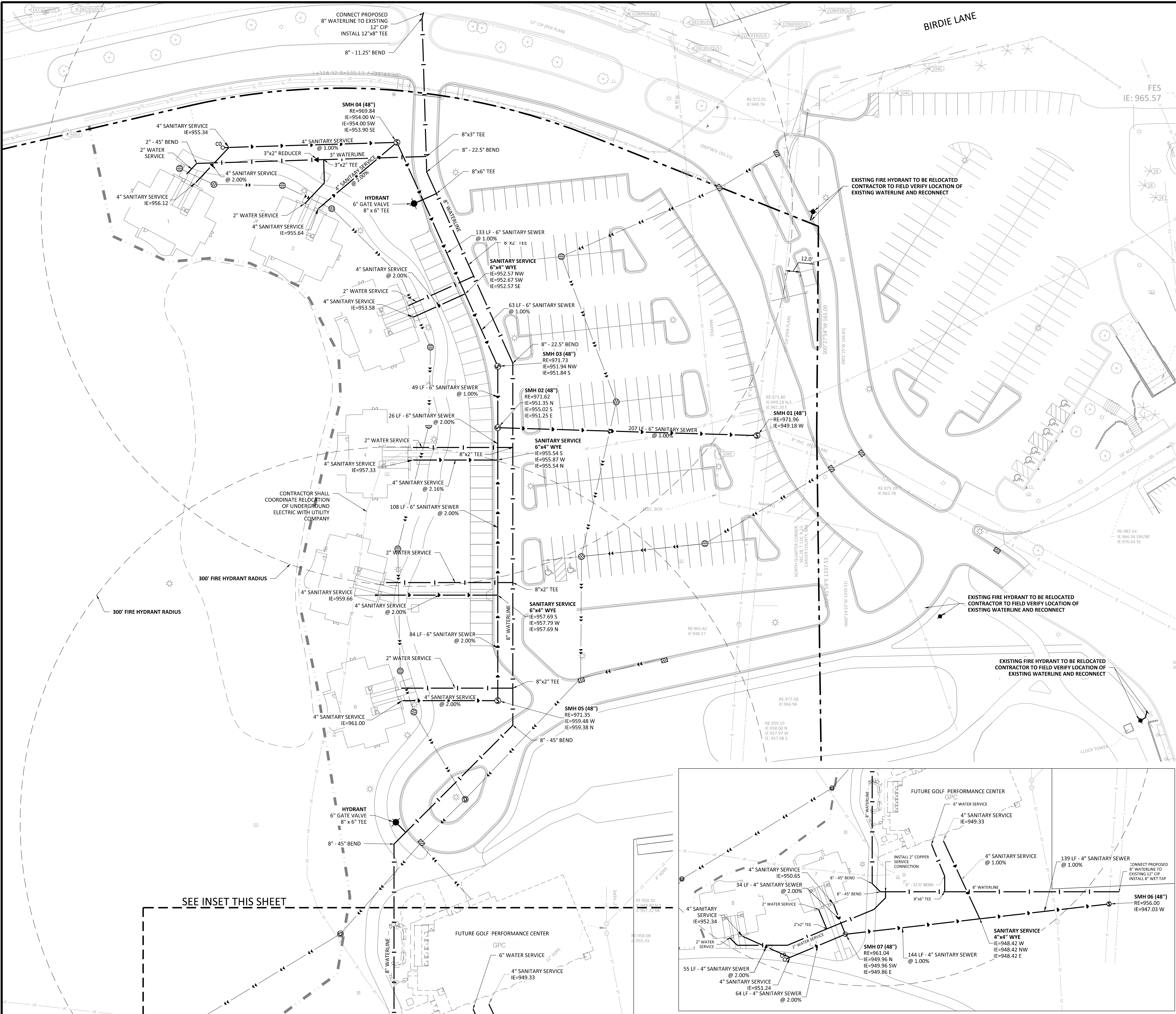
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EROSION PHASING PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C5.03
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LEGEND

PROPOSED

EXISTING

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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 REQUIREMENTS, 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 MIN/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/318-02, 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	CHKD	APPR	COMMENT
4/25/2024	JHB	EJC	BDB		CITY REVIEW COMMENTS
06/04/2024	EJC	BDB	BDB		FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
06/25/2024	EJC	BDB	BDB		CITY AND CCWMO REVIEW COMMENTS

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Print Name: BRADY BUSSELMAN, P.E.

Date: License #

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

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

UTILITY PLAN

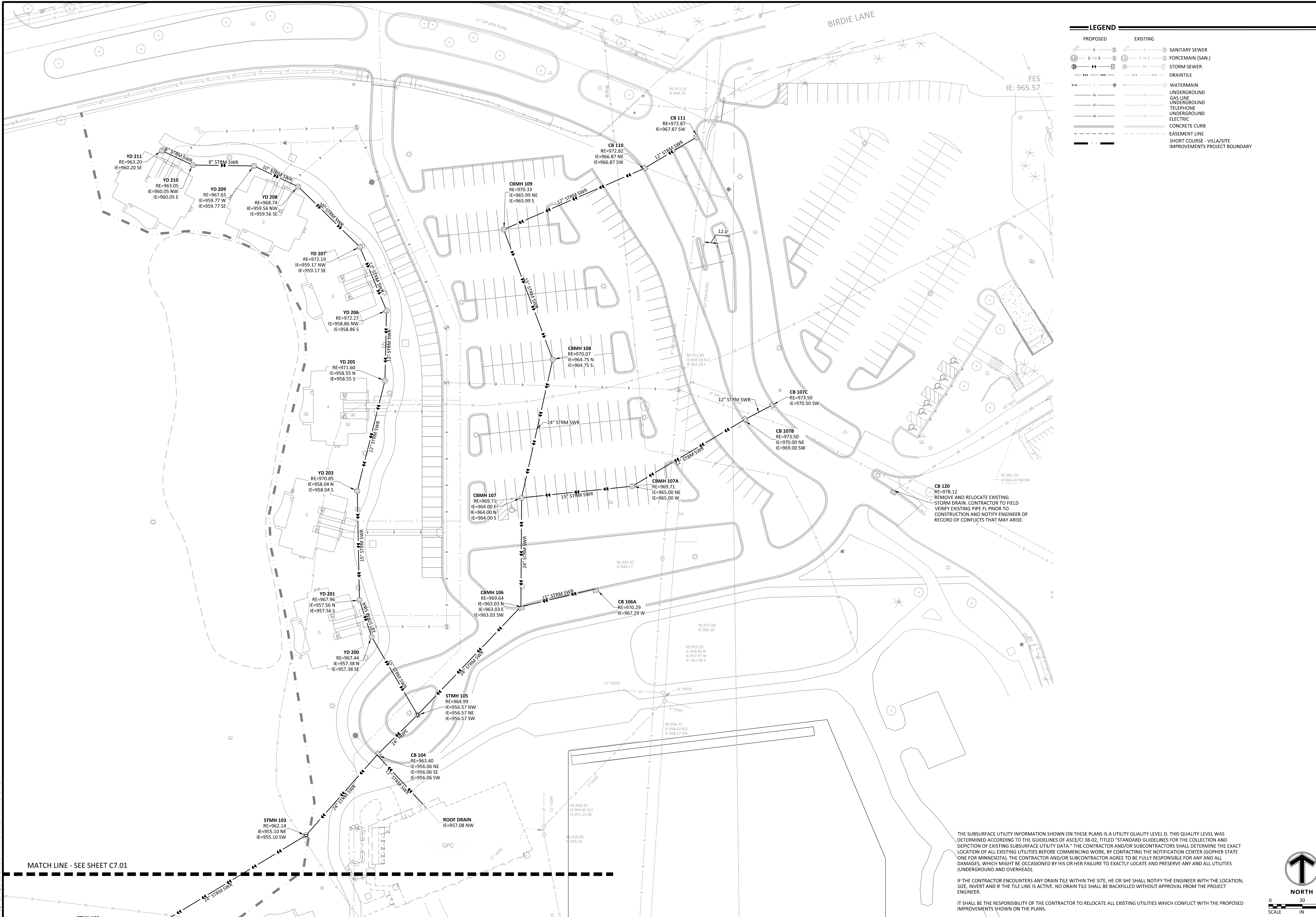
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C6.01
15 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 7/2/2024 2:46:03 PM
PROJECT: 52736 CHASKA VILLAS 7 & 8 - CIVIL/MECHANICAL/UTILITY PLAN

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Page 42 of 121



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1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMENTS

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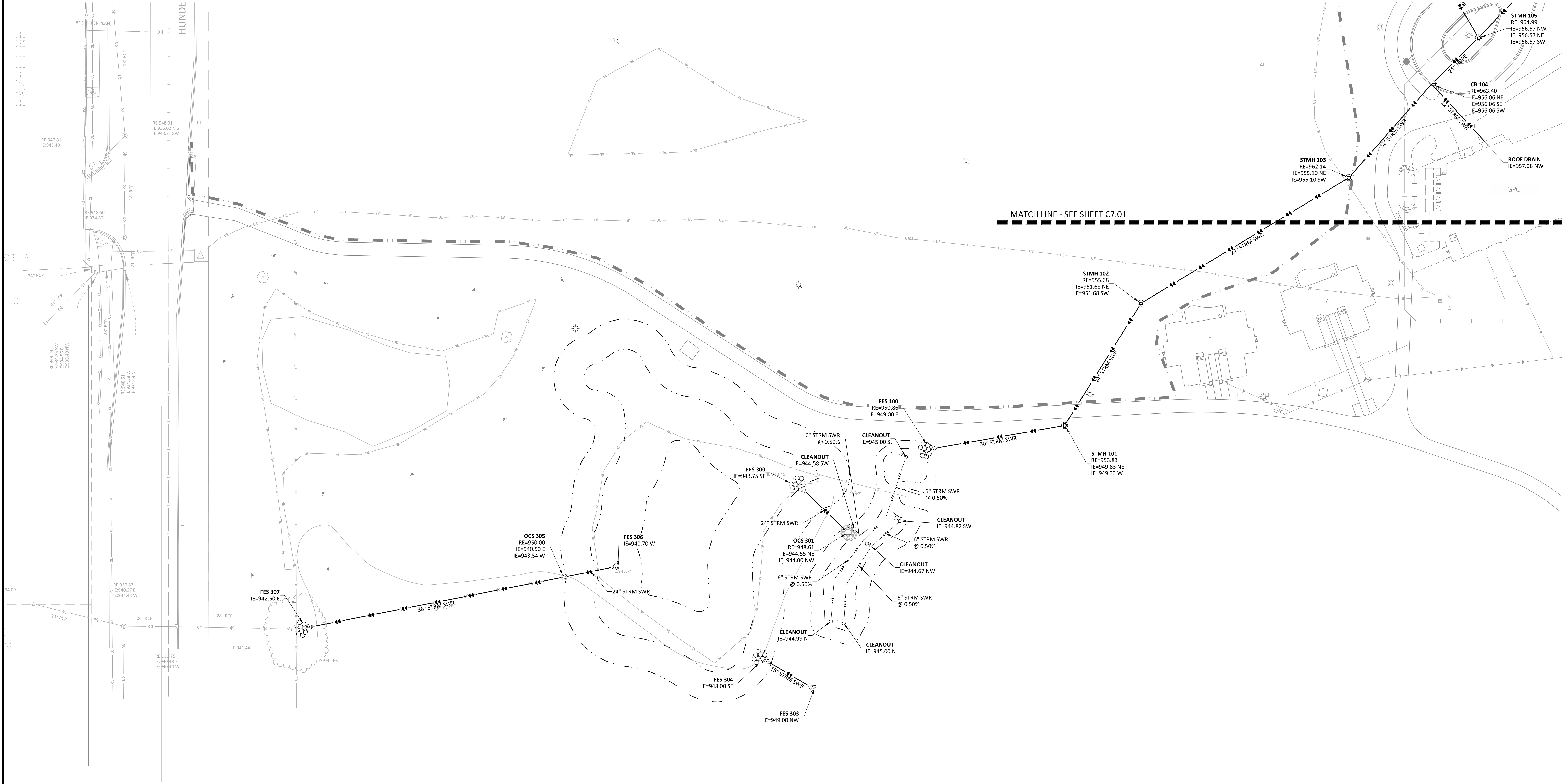
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PROJECT NO.
52736



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

SHEET
C7.01
16 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 12:28:38 PM
PROJECT: 252258-0000 SHEET: 252258-0000 STORM SEWER PLAN



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF 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	CHKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMITNS
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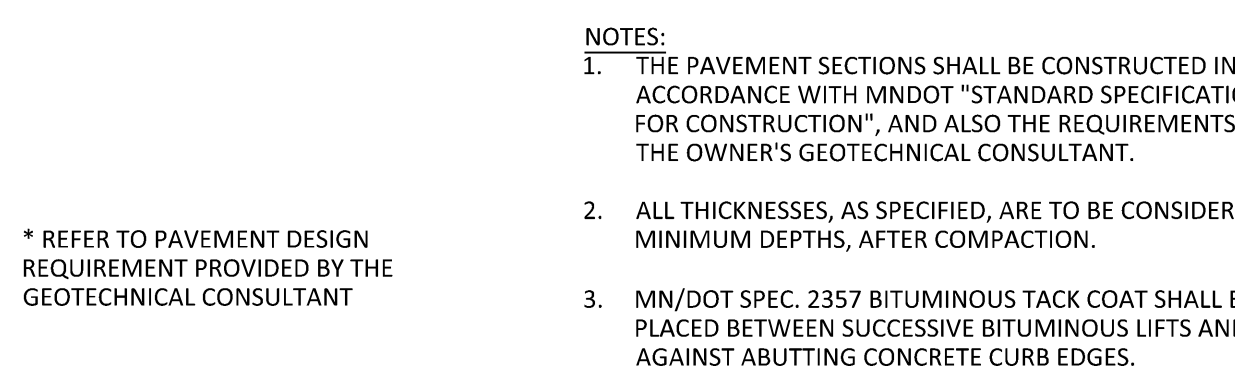
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06/04/2024
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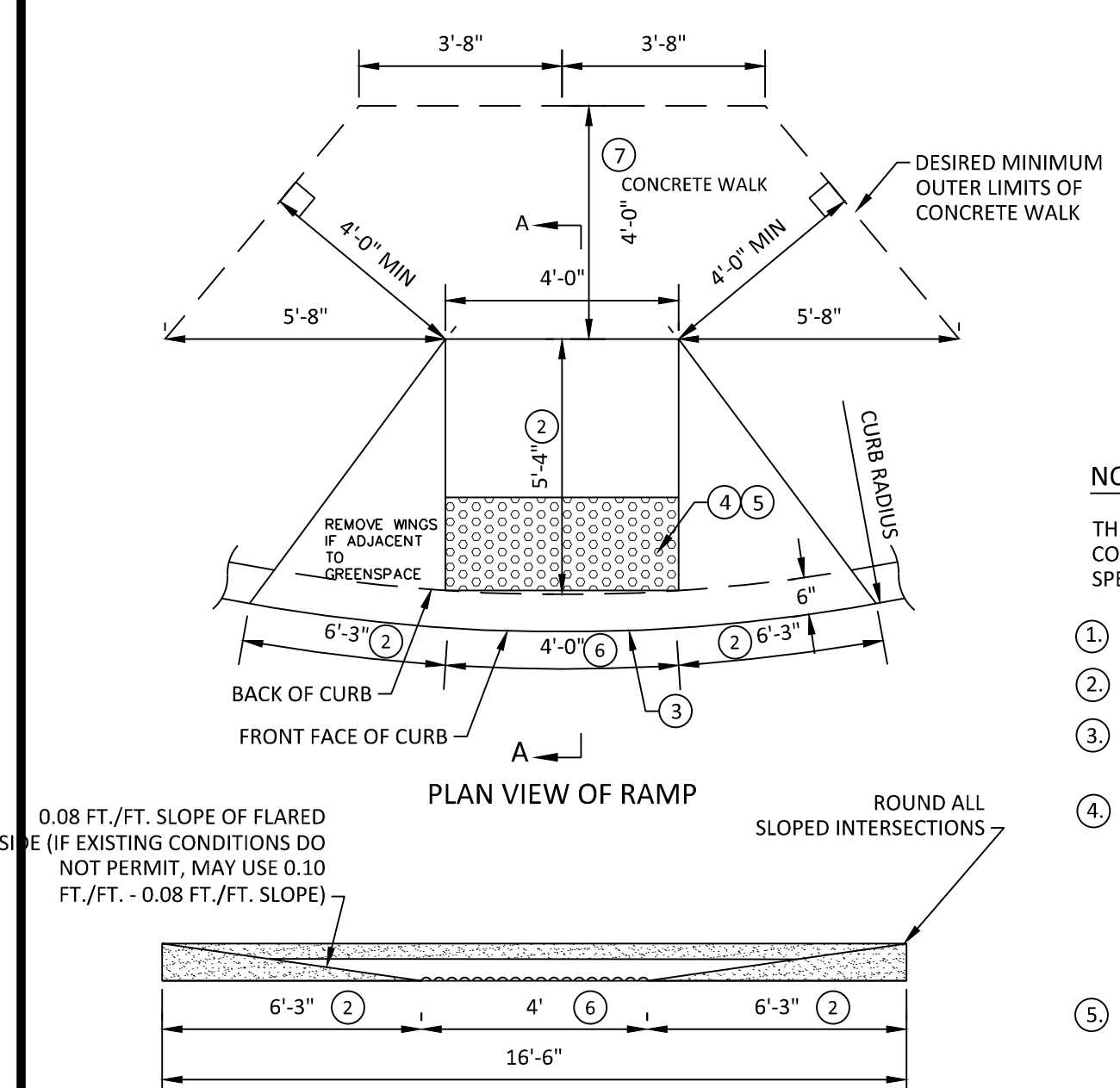


STORM SEWER PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

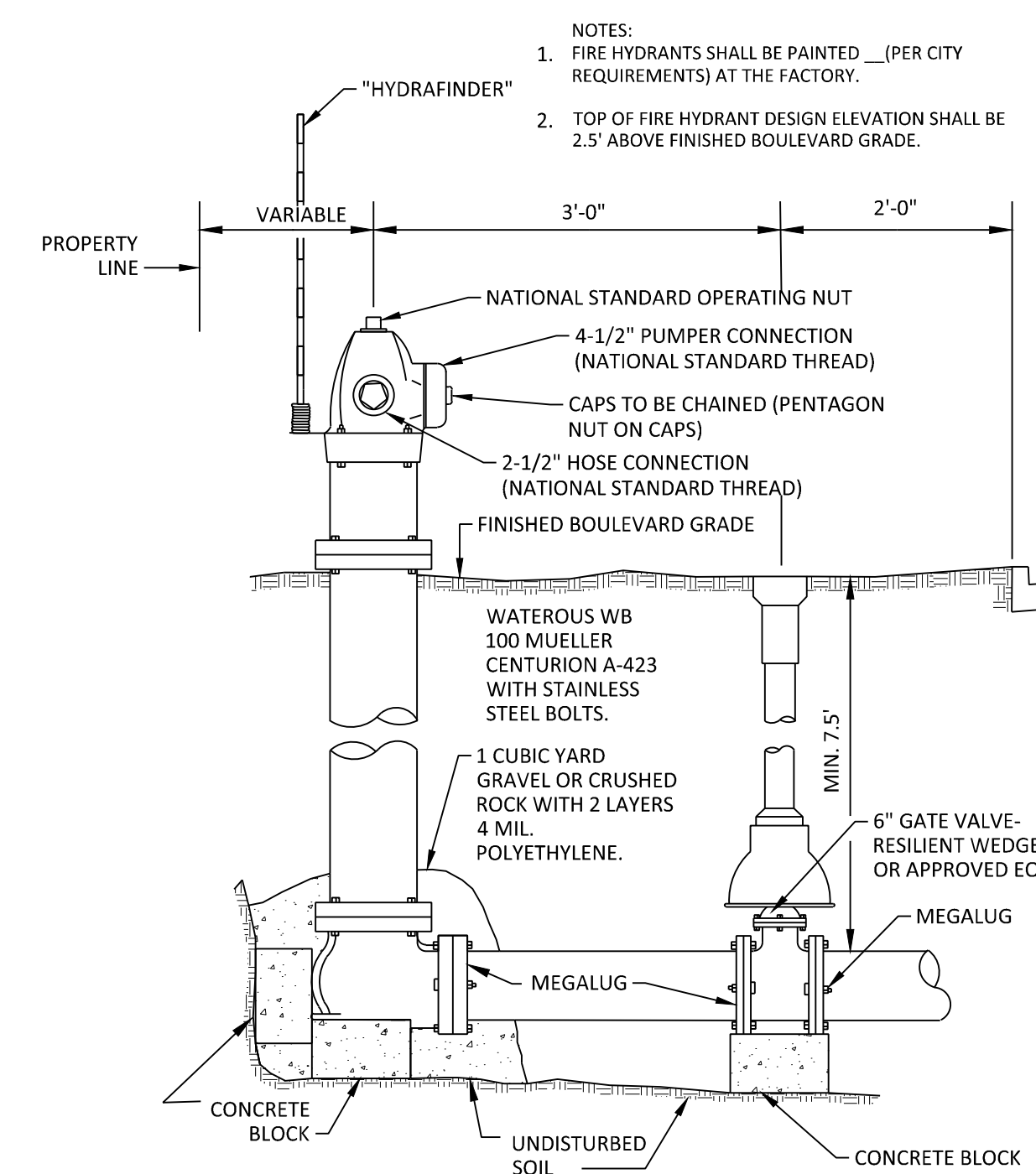
SHEET
C7.02
17 OF 28
REV. #



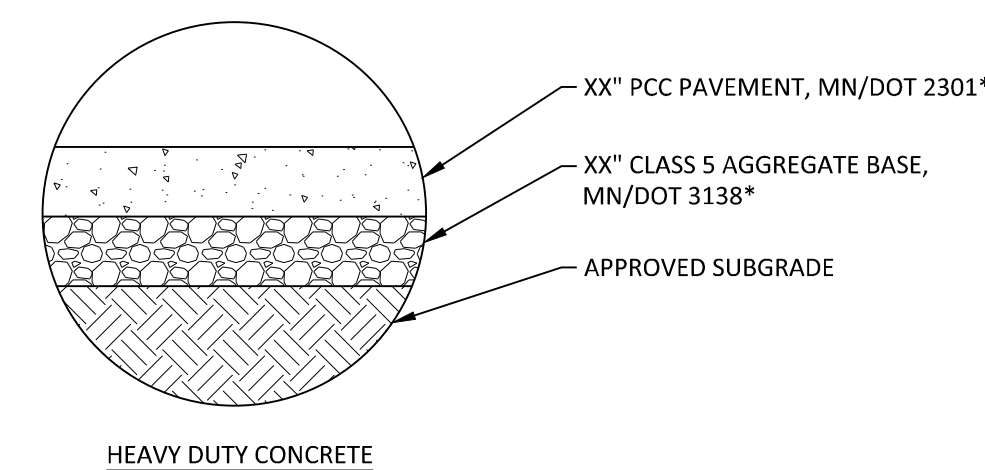
01 PAVEMENT SECTIONS



05 PEDESTRIAN CURB RAMP
N.T.S.

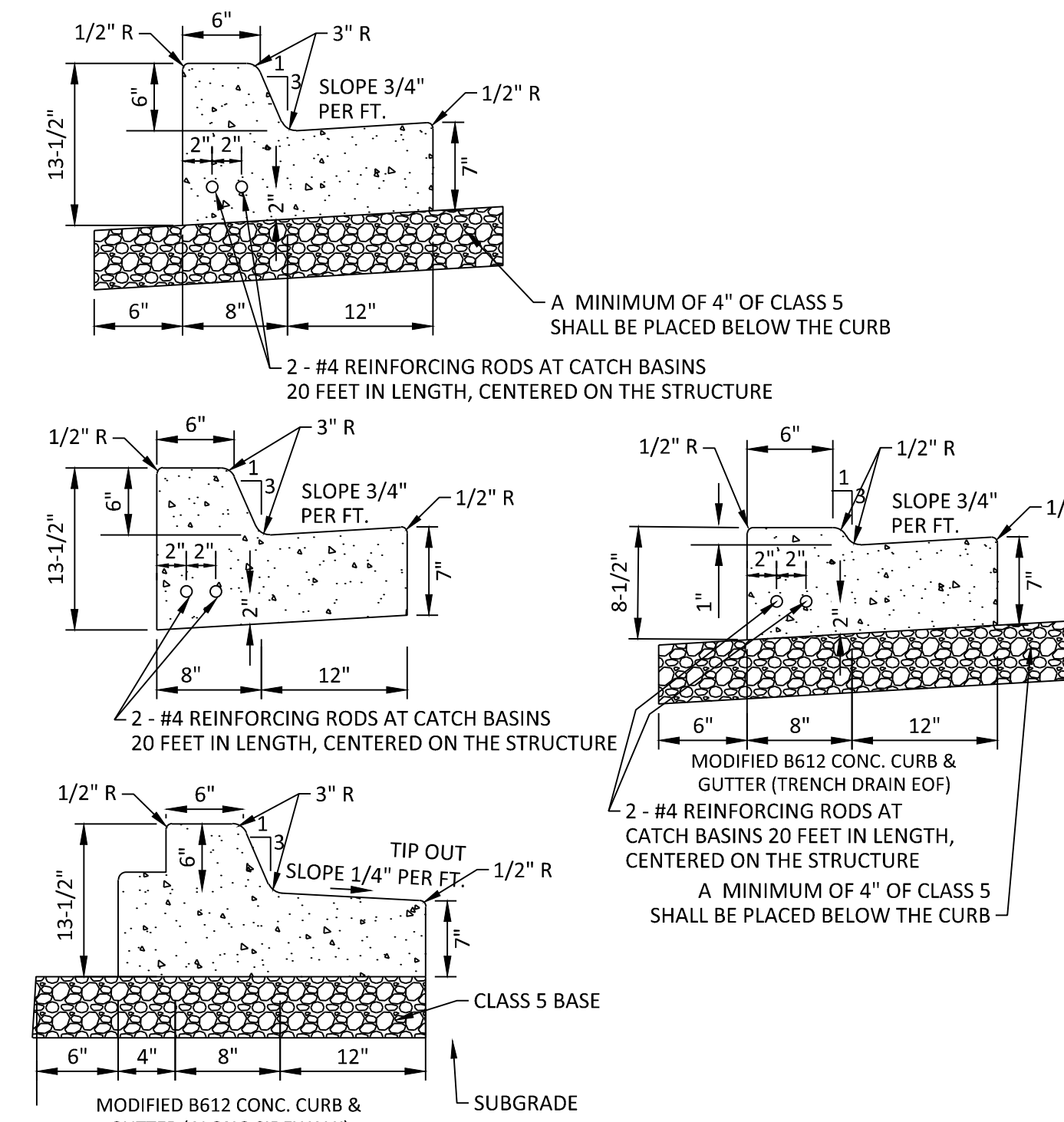


08 **TYPICAL FIRE HYDRANT AND GATE VALVE INSTALLATION**
N.T.S.

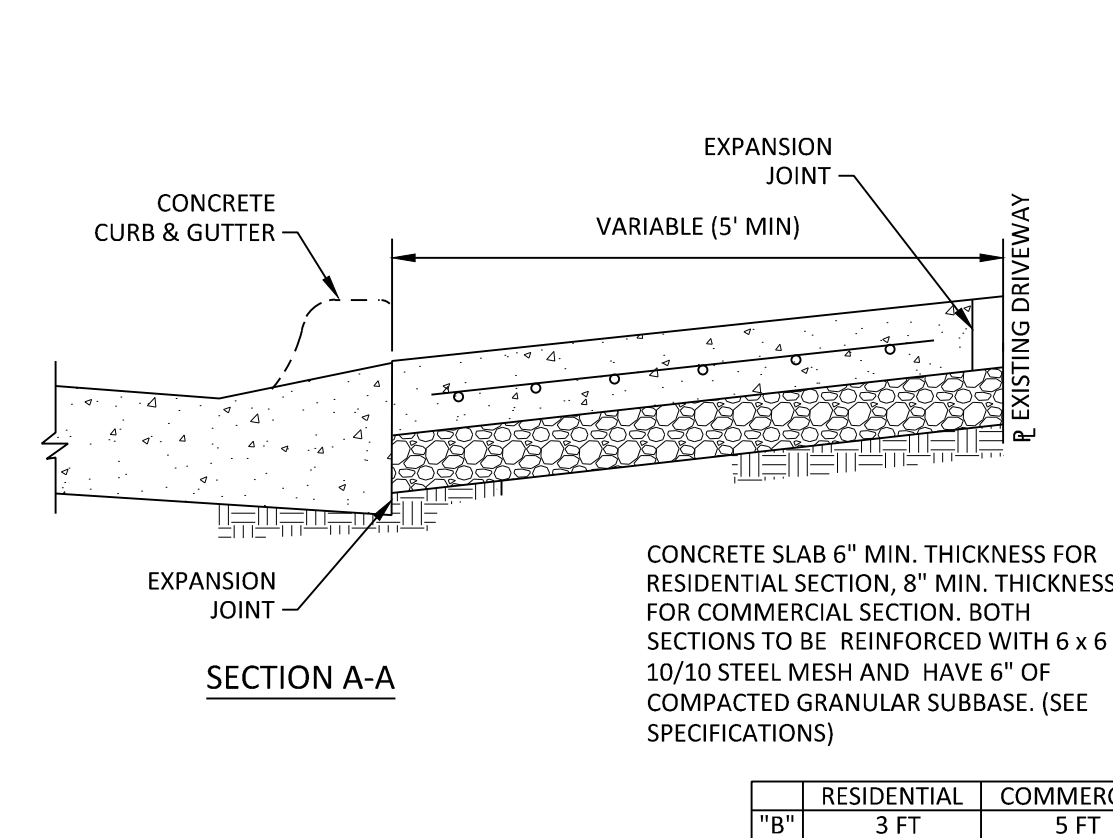


GENERAL NOTES FOR CONCRETE CONSTRUCTION:

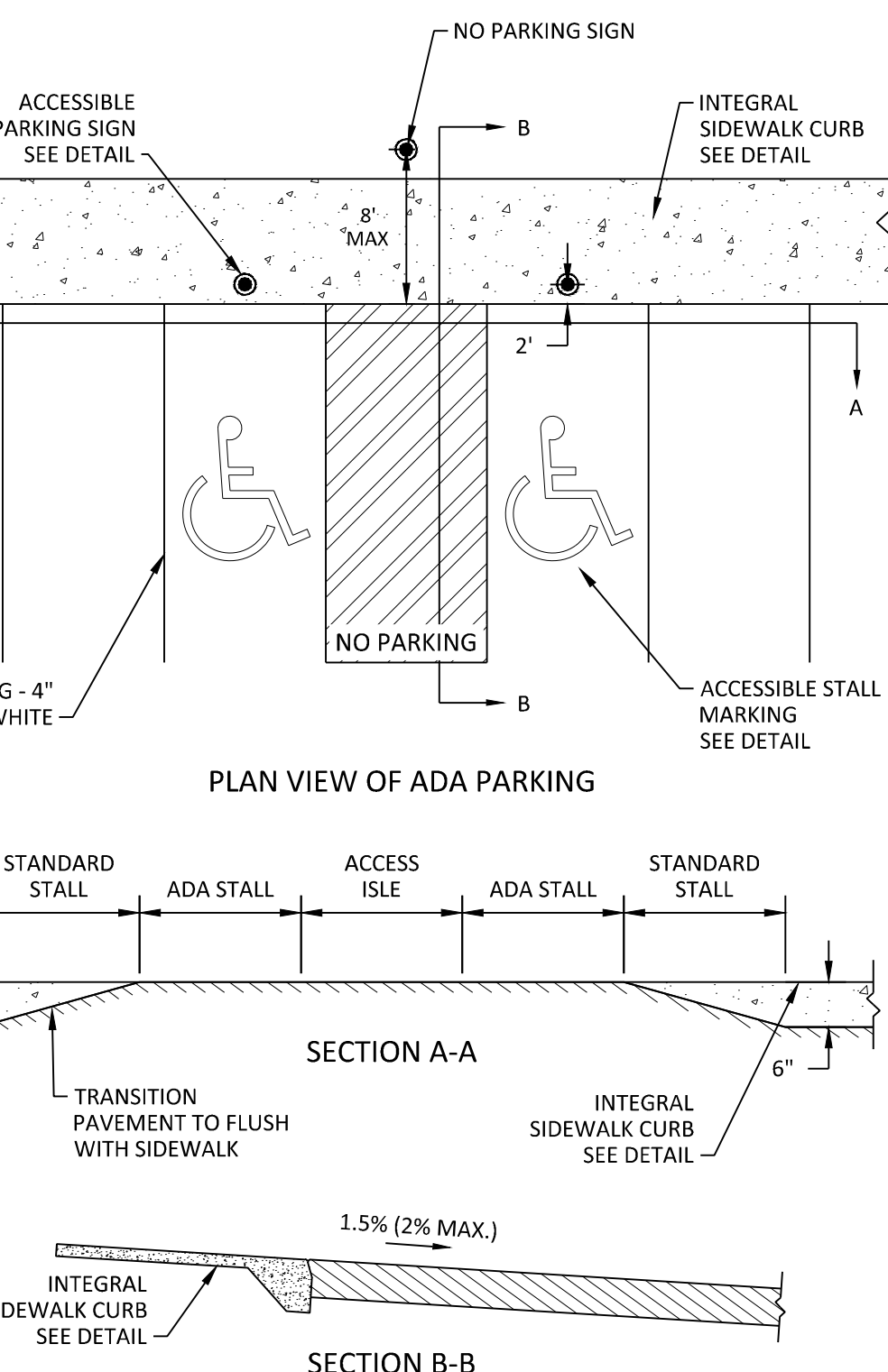
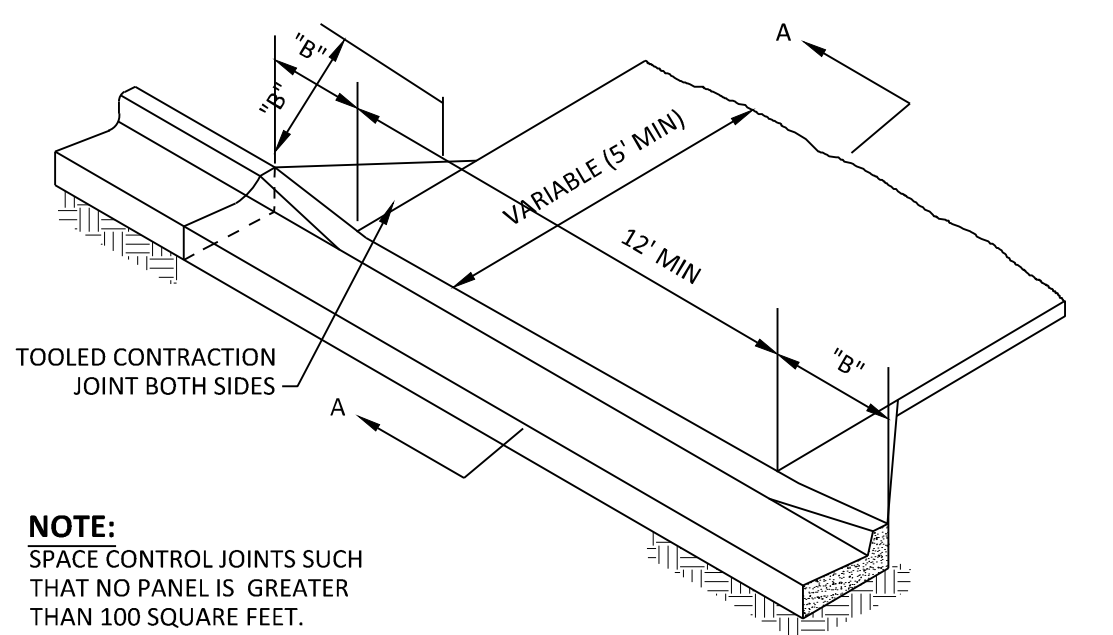
1. ALL THICKNESSES, SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS AFTER COMPACTION.
2. MNDOT SPEC 2557 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LAYS AND AGAINST ABUTTING CONCRETE CURB EDGES.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, ANY SILT OR CLAY WITHIN THE FIRST 3 FEET OF FINISHED SUBGRADE ELEVATION SHALL BE REMOVED AND REPLACED WITH COMPACTED, CLEAN SANDS. EXISTING SUBGRADE SURFACE SHALL BE COMPACTED TO AT LEAST 100% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
4. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEFECT SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES. THE SCARIFIED SURFACE SHALL BE REPAIRED TO THE OPTIMUM PERCENTAGE OF FINES CONTENT AND UNIFORMITY COMPACTED TO AT LEAST 100% OF STANDARD PROCTOR DRY DENSITY.
5. AGGREGATE BASE SHALL CONFORM TO MNDOT SPECIFICATION 3138 FOR CLASS 5 AGGREGATE BASE AND SHALL BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
6. BITUMINOUS WEAR AND BASE COURSES CONFORM TO MNDOT SPECIFICATION 2360 PLANT MIXED BITUMINOUS PAVEMENT.
7. BITUMINOUS WEAR AND BASE COURSES SHALL BE COMPACTED TO AN AVERAGE DENSITY OF 98 PERCENT MINIMUM COMPRESSIVE STRENGTH OF 3800 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP FOR HAND PLACED CEMENT AND A 2" MAXIMUM SLUMP FOR MACHINE PLACED (SLUMP SHALL BE ADJUSTED TO 5 TO 7 INCHES INCREASED). THE MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED 0.45 FOR CEMENT EXPOSED TO DEICERS.
8. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT, SECTION 3201 OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION". LATEST EDITION. THE MIXTURE SHALL BE DESIGNED TO PROVIDE MINIMUM COMPRESSIVE STRENGTH OF 3800 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP FOR HAND PLACED CEMENT AND A 2" MAXIMUM SLUMP FOR MACHINE PLACED (SLUMP SHALL BE ADJUSTED TO 5 TO 7 INCHES INCREASED). THE MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED 0.45 FOR CEMENT EXPOSED TO DEICERS.



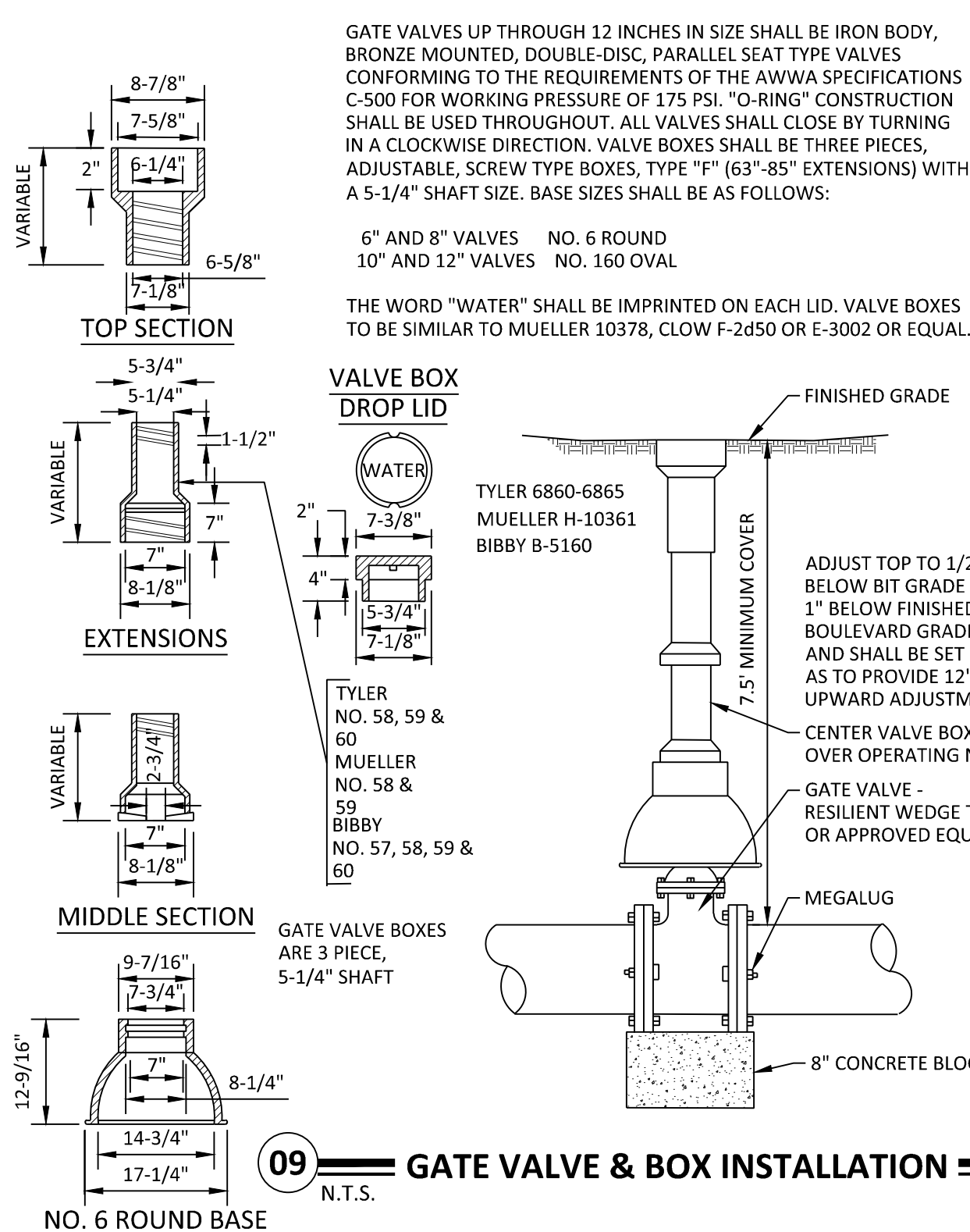
02 **B612 CONCRETE CURB & GUTTER**
N.T.S.



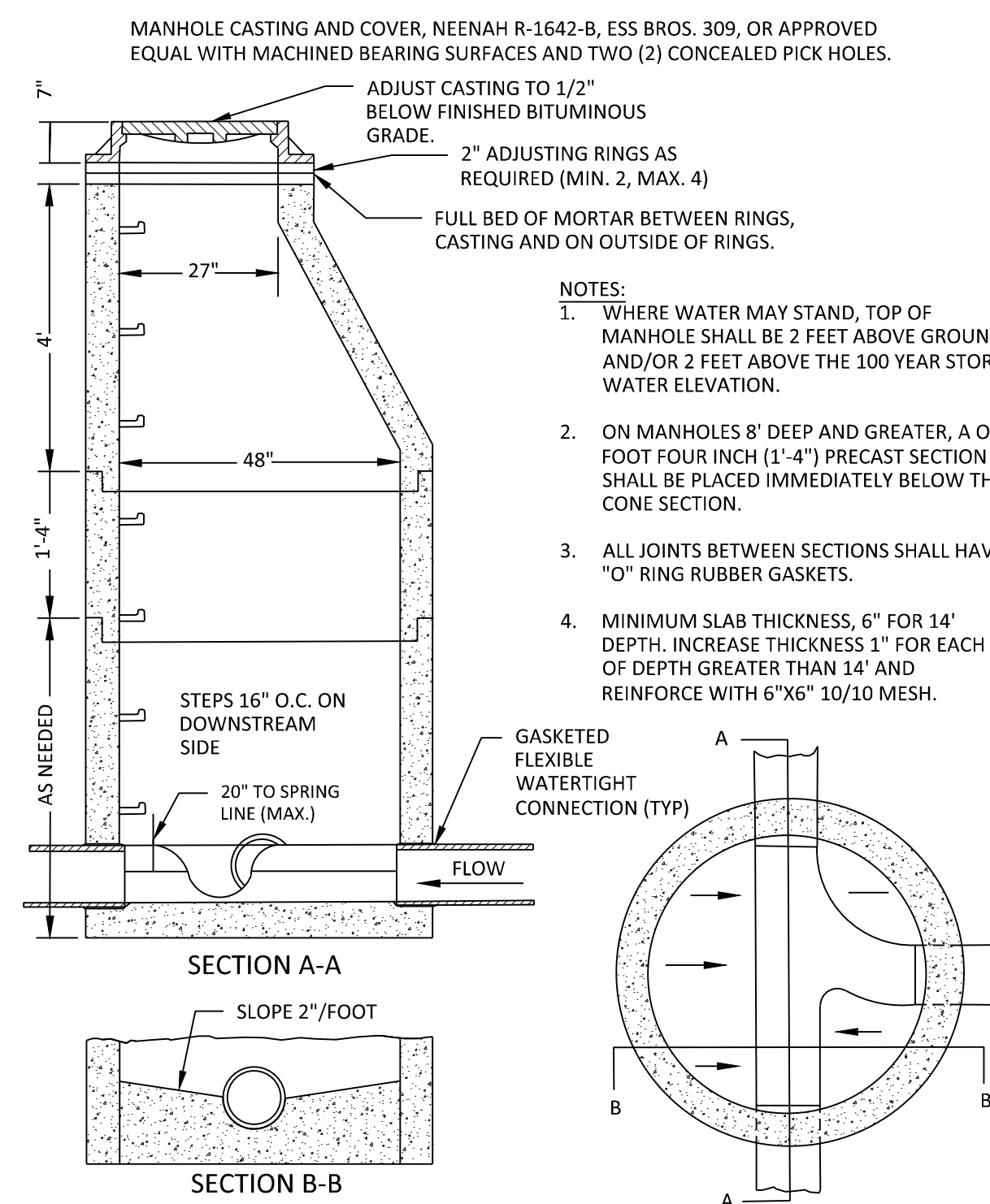
06 **CONCRETE DRIVEWAY APRON**
NTS



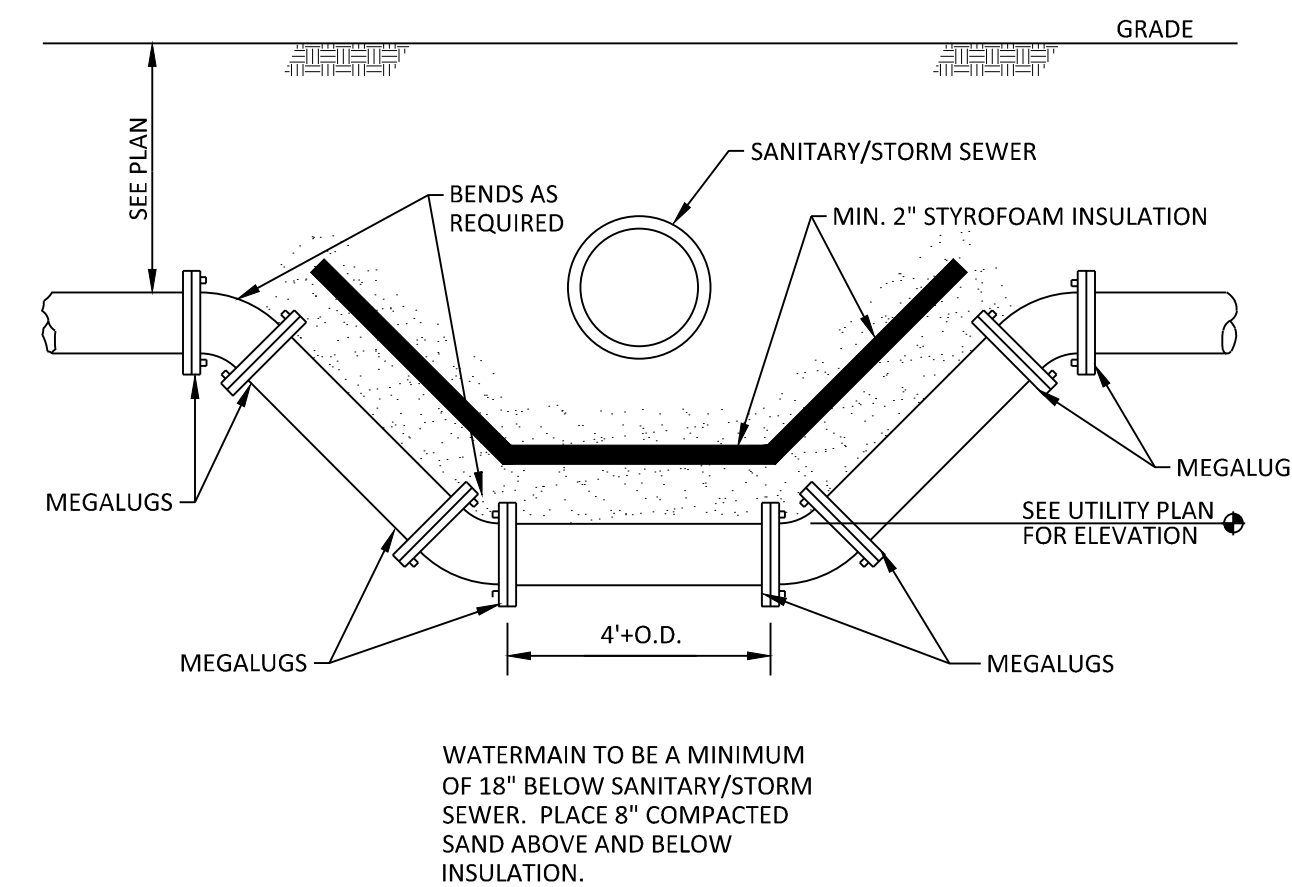
07 **ADA PARKING**



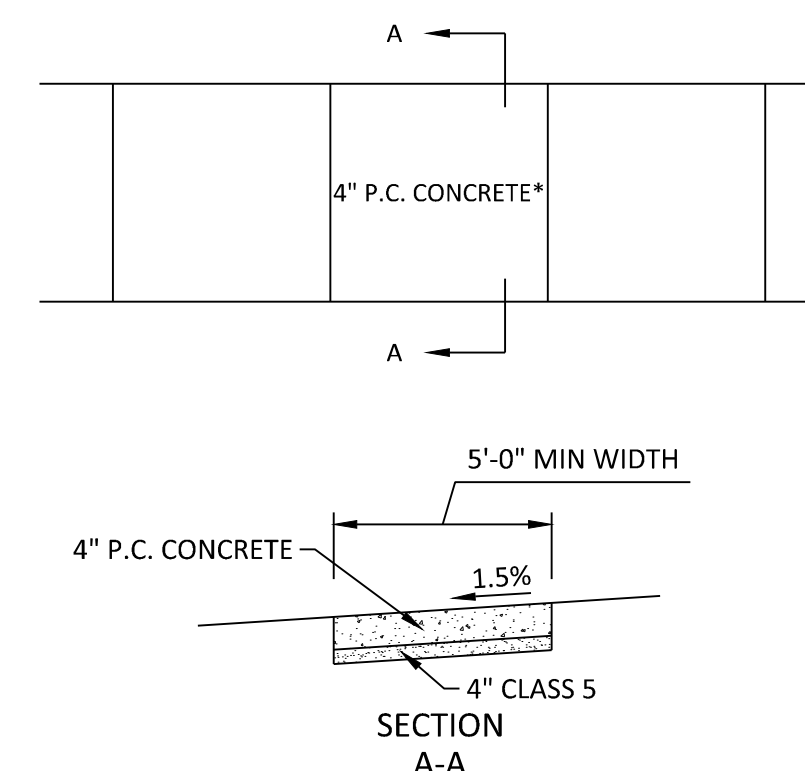
09 **GATE VALVE & BOX INSTALLATION**



10 **STANDARD SANITARY**
N.T.S. **SEWER MANHOLE**

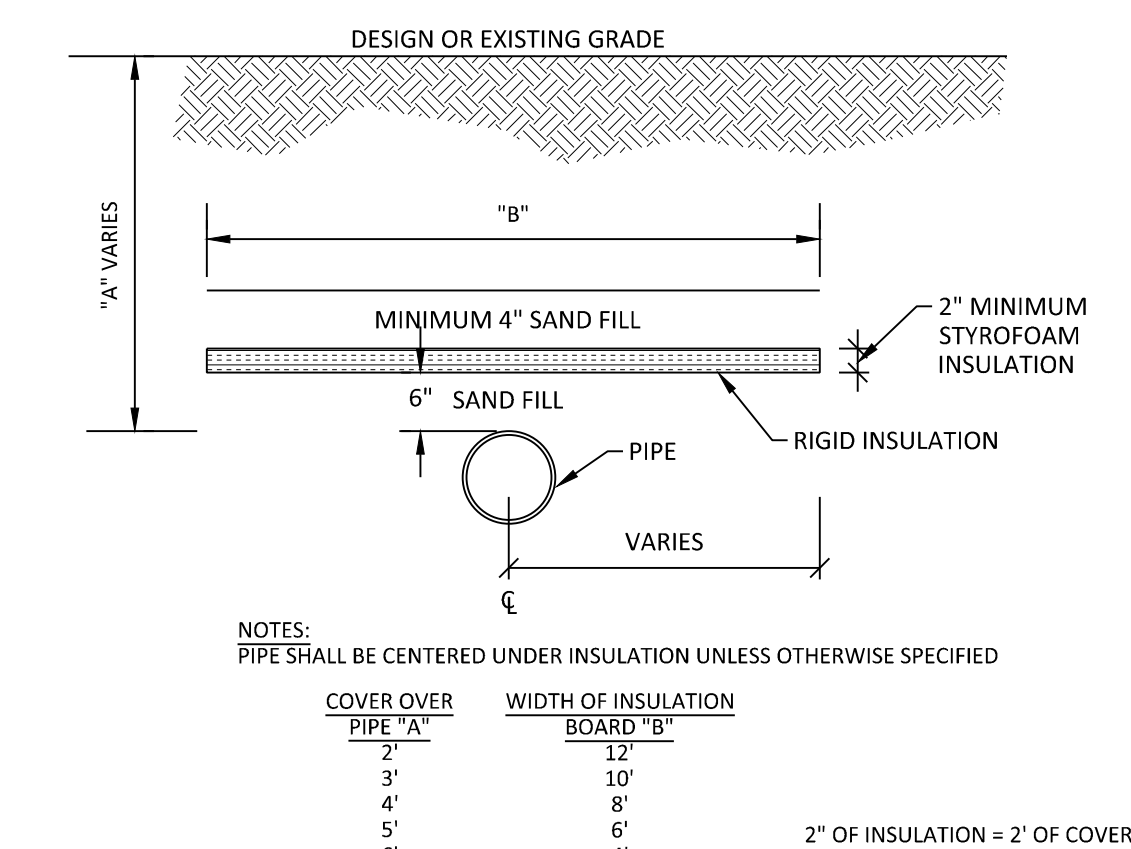


11 **INSULATION FOR WATERMAIN**
N.T.S. **INSTALLED UNDER SANITARY/
STORM SEWER PIPE**



GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.



12 **INSULATION DETAIL FOR**
N.T.S. **SHALLOW PIPE**

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMENTS

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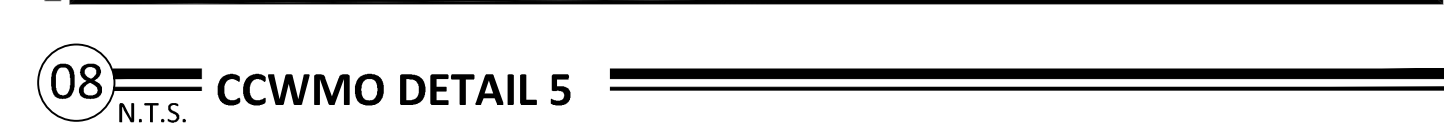
Date _____ License # _____

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736



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

SHEET
C8.01
18 OF 28
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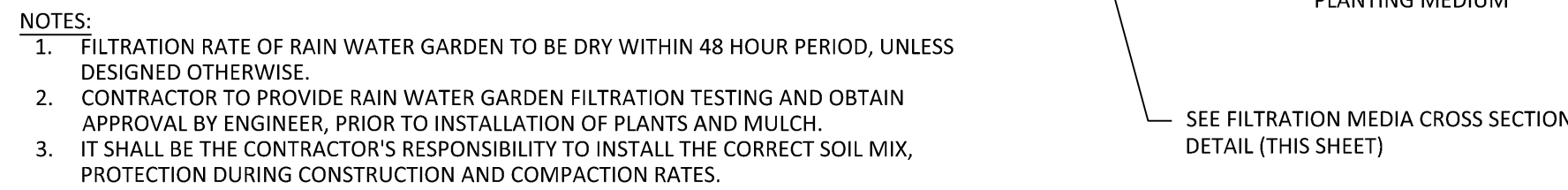
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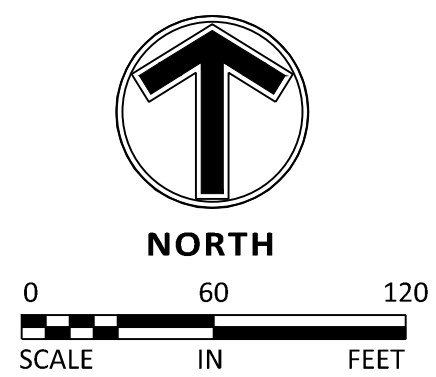
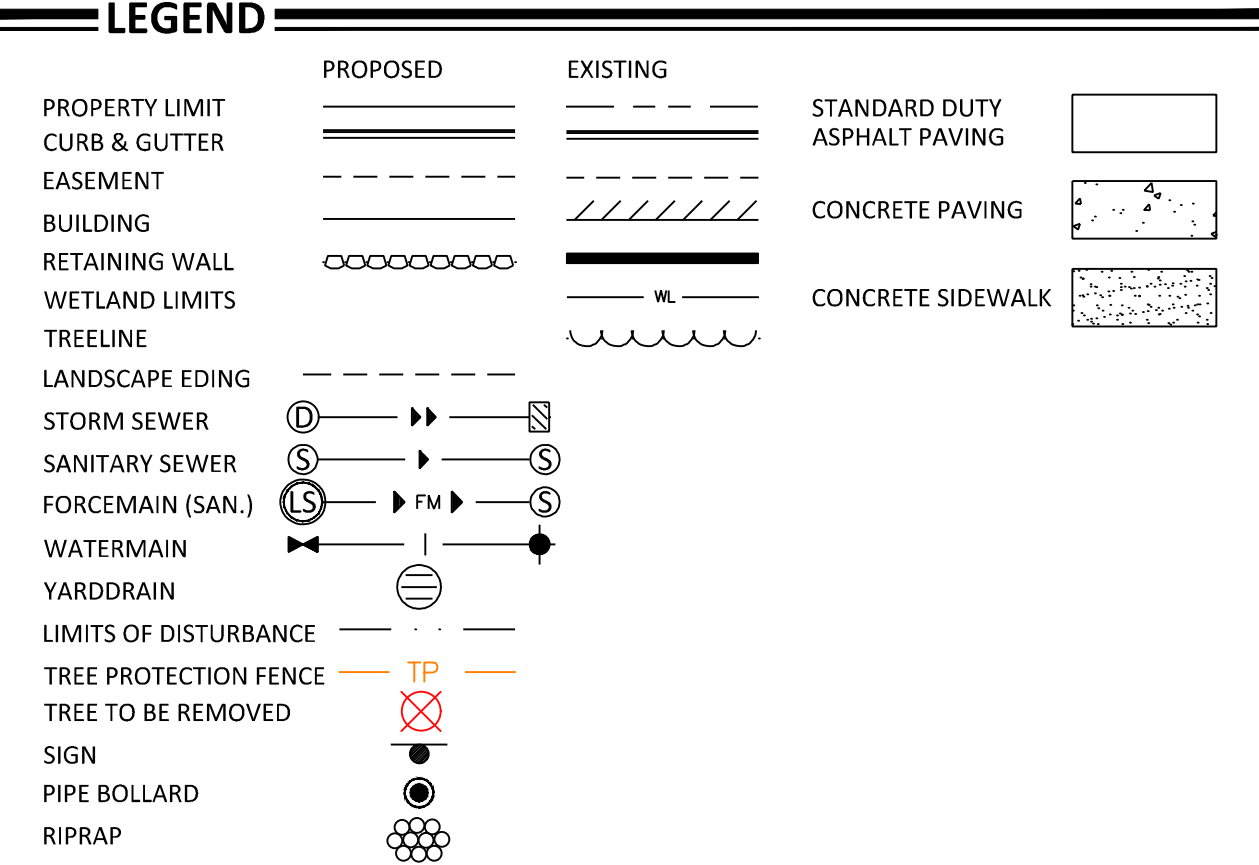
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19 OF 28
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PROJECT NO. 52736



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

SHEET
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21 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 6/27/2024 2:19:29 PM
PROJECTS\25258\CCWMO\DWG\25258-001-TREE INVENTORY

Tag	DBH	Common Name	Latin Name	Status	Notes
1001	8	Quaking Aspen	(Populus tremuloides)	Remove	
1002	7	Quaking Aspen	(Populus tremuloides)	Remove	
1003	8	Quaking Aspen	(Populus tremuloides)	Remove	
1004	7	Quaking Aspen	(Populus tremuloides)	Remove	
1005	6	Quaking Aspen	(Populus tremuloides)	Remove	
1006	6	Quaking Aspen	(Populus tremuloides)	Remove	
1007	6	Quaking Aspen	(Populus tremuloides)	Remove	
1008	6	Quaking Aspen	(Populus tremuloides)	Remove	
1009	6	Quaking Aspen	(Populus tremuloides)	Remove	
1010	6	Quaking Aspen	(Populus tremuloides)	Remove	
1011	8	Quaking Aspen	(Populus tremuloides)	Remove	
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)	Remove	
1073	28	Green Ash	(Fraxinus pennsylvanica)	Remove	
1074	40'	Balsom Fir	(Abies balsamea)	Remove	
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)	Remove	
1291	14	Box Elder	(Acer negundo)	Remove	
1292	34	Silver Maple	(Acer saccharinum)	Preserve	
1293	21	Red Oak	(Quercus rubra)	Remove	
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.)	Remove	
5693	30	Silver Maple	(Acer saccharinum)	Preserve	
5694	17	Basswood	(Tilia americana)	Remove	
5695	31	Silver Maple	(Acer saccharinum)	Remove	
5696	17	Red Oak	(Quercus rubra)	Remove	
5697	7	Quaking Aspen	(Populus tremuloides)	Remove	
5698	7	Quaking Aspen	(Populus tremuloides)	Remove	
5700	6	Quaking Aspen	(Populus tremuloides)	Remove	
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)	Remove	

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMETNS

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Date _____ License # _____

PRELIMINARY 06/04/2024
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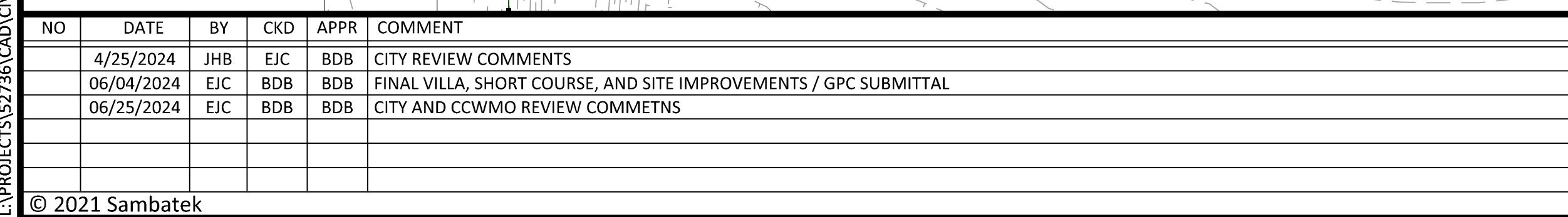
DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736



TREE INVENTORY

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

SHEET
L0.02
22 OF 28
REV. #



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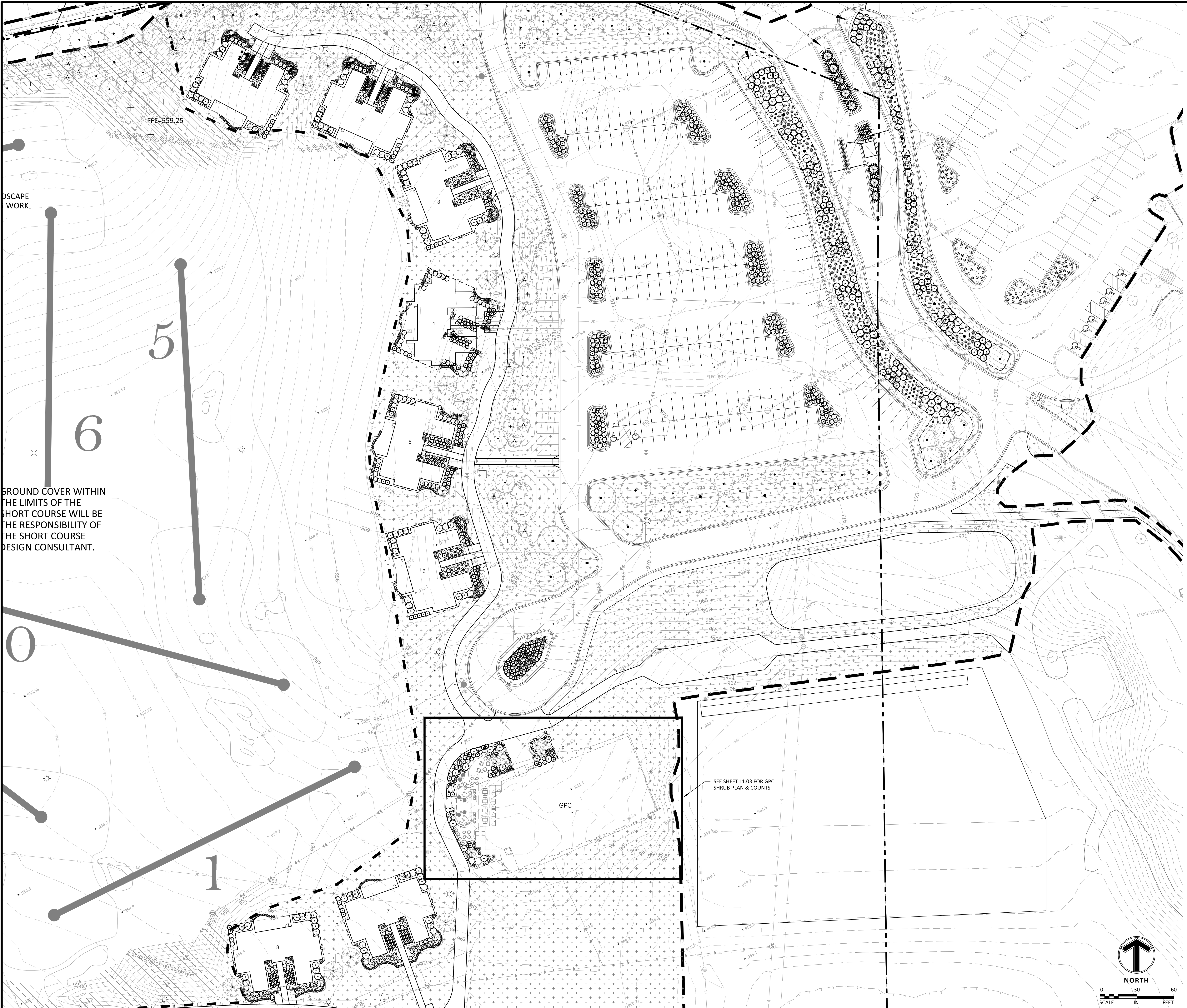


HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '60' in the middle, and '120' at the right end. Below the bar, the word 'SCALE' is under the '0' mark, 'IN' is under the '60' mark, and 'FEET' is under the '120' mark.

SHEET
L1.01
23 OF 28
REV. #

TREE SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	0.8.8	3"Cal.		5
	SG2	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	0.8.8	4"Cal.		15
	ARN	Acer rubrum 'Northwood' / Northwood Red Maple	0.8.8	2.5"Cal.		2
	AS8	Acer saccharum 'Baikoa' / Fall Fiesta® Sugar Maple	0.8.8	3"Cal.		9
	AFJ	Acer x freemanii 'Jeffersford' / Autumn Blaze® Freeman Maple	0.8.8	3"Cal.		24
	AF2	Acer x freemanii 'Jeffersford' / Autumn Blaze® Freeman Maple	0.8.8	4"Cal.		13
	BNC	Betula nigrs 'Cully' TM / Heritage Birch	0.8.8	Clump	10'	9
	SO	Quercus bicolor / Swamp White Oak	0.8.8	2.5"Cal.		15
CONIFERS						
	BF	Abies balsamea / Balsam Fir	0.8.8		6'	7
	PAB	Picea abies / Norway Spruce	0.8.8		6'	38
	PDG	Picea glauca densata / Black Hills Spruce	0.8.8		6'	69
	PUS	Picea pungens / Colorado Spruce	0.8.8		12'	6
	PNI	Pinus nigra / Austrian Black Pine			10'	33
ORN. TREES						
	ACA	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	0.8.8	Clump	8'	21
	RE	Cercis canadensis / Eastern Redbud	0.8.8	2"Cal.		15
	HT	Grataegus crux-galli 'Inermis' / Thornless Hawthorn	0.8.8	2.5"Cal.		9
	MIL	Milux x 'Lanzam' / Lancelotti™ Dwarf Crabapple	0.8.8	1.75"Cal.		8
	SR8	Syringa reticulata 'Balinese' / 'Snowdance™' Tree Lilac	0.8.8	2"Cal.		4
	SRI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	0.8.8	Clump	8'	20
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	BLUP	BWSR Plot Seed Mix / Little Bluestem Urban Prairie	Seed			
	TR-HG	Clipped Turf / Seed (conform with Grounds)	Soil			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			



LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN)

WATERMAIN

YARDDRRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

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SHRUB SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3"Cal.		5
	SG2	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	4"Cal.		19
	ARN	Acer rubrum 'Northwood' / Northwood Red Maple	B & B	2.5"Cal.		2
	ASB	Acer saccharum 'Balista' / Fall Fiesta® Sugar Maple	B & B	3"Cal.		9
	AFJ	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	B & B	3"Cal.		24
	AF2	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	B & B	4"Cal.		13
	BNC	Betula nigra 'Cully'™ / Heritage Birch	B & B	Clump	10'	9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal.		15
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	7
	PAB	Picea abies / Norway Spruce	B & B		6'	38
	PDG	Picea glauca densata / Black Hills Spruce	B & B		6'	69
	PPU	Picea pungens / Colorado Spruce	B & B		12'	6
	PNI	Pinus nigra / Austrian Black Pine	B & B		10'	33
ORN. TREES						
	ACA	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Clump	6'	29
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal.		15
	HT	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5"Cal.		9
	MLA	Malus x 'Lentam' / Lancelot™ Dwarf Crabapple	B & B	1.75"Cal.		16
	SRB	Syringa reticulata 'Baltico' / Snowdance™ Tree Lilac	B & B	2"Cal.		4
	SRI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	Clump	6'	20
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH		QTY
SHRUBS						
	AMM	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	5 gal			46
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar® Japanese Barberry	3 gal			10
	BTO	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal			10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			82
	DSE	Diervilla x splendens 'El Madrigal' / Firefly Nightglow Bush Honeysuckle	5 gal			56
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal			44
	HMB	Hydrangea macrophylla 'PiliM-II' / Endless Summer® BloomStruck® Hydrangea	5 gal			16
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			60
	LL	Hydrangea paniculata 'Limelight'™ / Limelight Hydrangea	5 gal			86
	JCT	Juniperus chinensis 'Trautman' / Trautman Juniper	B&B-6"			14
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal			62
	PFH	Potentilla fruticosa 'Hachilis' / Beta Bellissima™ Bush Cinquefoil	5 gal			24
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			261
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			40
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal			30
	SJL	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	5 gal			12
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal			46
	TMT	Taxus x media 'Tauntoni' / Tauntoni's Anglo-Japanese Yew	5 gal			20
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal			40
	TOT	Thuja occidentalis 'Tectry' / Tectry Arborvitae	B&B	6'		105
GRASSES						
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			141
	FGE	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal			600
	MSP	Miscanthus sinensis 'Purpureascens' / Purple Eulalia Grass	2 gal			322
	LBS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal			48
PERENNIALS						
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			183
	RHA	Astilbe japonica 'Rhineland' / Rhineland Astilbe	1 gal			107
	EPM	Echinacea x 'CIB Cone 2' / Pleie Meadowbrite® Purple Coneflower	1 gal			142
	QBH	Heuchera x 'Obsidian' / Coral Bells	1 gal			106
	HNB	Hosta x 'Hadspen Blue' / Hadspen Blue Hosta	1 gal			93
	HMM	Hosta x 'Minuteman' / Minuteman Hosta	1 gal			80
	HSS	Hosta x 'Sum and Substance' / Plantain Lily	1 gal			12
	CAT	Nepeta x 'faassenii' 'Junior Walker' / Junior Walker Catmint	1 gal			95
	PTE	Pachysandra terminalis / Japanese Pachysandra	1 gal			72
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	LBUP	BWKS Plot 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			
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK			

24.15 LMS TECH | JORGE BARRILAS | 6/27/2024 2:14:05 PM
PROJECT: 52736 GOLF COURSE L1.02 SHRUBS PLAN

NO	DATE	BY	CHKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMENTS
4					
5					
6					
7					
8					

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Print Name: _____

Date: _____ License #: _____

PRELIMINARY 06/04/2024	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

SHEET
L1.02
24 OF 28
REV. #

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CHASKA, MINNESOTA

SHEET
L1.03
25 OF 28
REV. #

PLANT SCHEDULE GPC					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL.	QTY
ORN. TREES					
	MLA	Malus x 'Zanzani' / Lancelotti Dwarf Crabapple	8 & 8	1.75"Cal.	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH	QTY
SHRUBS					
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		45
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		14
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		26
PERENNIALS					
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal		111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Sod		
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK		

PLANT SCHEDULE GPC					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
ORN. TREES					
	MLA	Malus x 'anzani' / Lancelot® Dwarf Crabapple	8 & 8	1.75"Cal.	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH	QTY
SHRUBS					
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		45
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		14
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		26
PERENNIALS					
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal		111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HJ	Clipped Turf / Seed (Confirm with Grounds)	Sod		
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK		

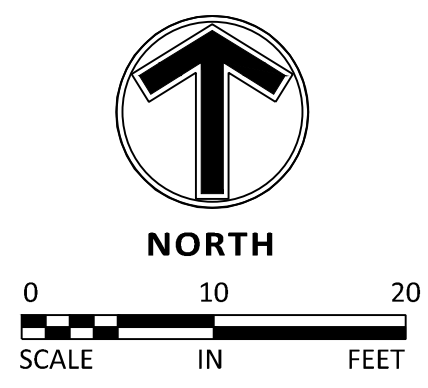
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH	QTY
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	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		14
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		26
PERENNIALS					
	5BA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal		111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Sod		
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK		

PERENNIALS				
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	
GROUND COVERS				
	TUR WIG	Clipped Turf / Seed (Confirm with Grounds)	Sod	
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK	

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Sod		
	PAC GRE	<i>Pachysandra terminalis</i> 'Green Carpet' / Japanese Spurge	6 PACK		

GROUND COVERS				
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Sod	
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK	

	FAC GRE	<i>Facylsandra terminalis</i> Green Carpet / Japanese Spurge	0 FACR	
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24.LS LMS TECH | JORGE BARRILAS | 6/27/2024 2:14:05 PM
PROJECT: 52736-00 LANDSCAPE NOTES & DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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 06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 52736

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LANDSCAPE NOTES & DETAILS

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

SHEET

L1.04

26 OF 28
REV.

1

L1.03

1/4" = 1'-0"

P-01

2

L1.03

3/8" = 1'-0"

P-02

3

L1.03

1/2" = 1'-0"

P-03

4

L1.03

1 1/2" = 1'-0"

P-06

5

L1.03

1/4" = 1'-0"

P-04

NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF STAKING IS REQUIRED BY SITE CONDITIONS, CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1" WEBBING AROUND TRUNK OF TREE (NO WIRE OR CABLE TO BE USED).
WRAP TREE TRUNKS PER NOTES.

PROVIDE & INSTALL RODENT PROTECTION
1/2" HARDWARE CLOTH, MESH CYLINDER, 8" DIA OR GREATER X 24" HT. STAKE IN PLACE
EXPOSE ROOT FLARE AND SET AT GRADE
REMOVE BURLAP AND ROPES FROM TOP 1/3 OF ROOT BALL CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD.

INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH.
PLACE NO MULCH IN CONTACT WITH TREE TRUNK
REMOVE BURLAP, TWINE, ROPE AND WIRE FROM TOP HALF OF ROOT BALL
BUILD 4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

EDGE CONDITION VARIES
PLACE ROOT BALL ON UNDISTURBED OR COMPACTED SOIL
SCARIFY SIDES OF TREE PIT WITH SPADE BY HAND TO BIND WITH PREPARED SOIL
PLANTING SOIL, REFER TO SPECIFICATIONS, COMPACT TO 85% OF MAX. DRY UNIT WEIGHT ACCORDING TO ASTM D 698
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

DIG PLANTING PIT 4" TO 6" DEEPER THAN ROOT BALL

UNDISTURBED SUBGRADE

90° PACKED MULCH PINE

18" MIN.

6"

PREPARE SOIL FOR THE ENTIRE BED

SEE PLAN

INSTALL 3" LAYER OF MULCH, DO NOT PLACE IN CONTACT W/ SHRUB STEM
APPLY PRE-EMERGENT HERBICIDE
EDGE CONDITION VARIES
EDGER, REFER TO PLAN AND SPECIFICATION
LOOSEN ROOTS OF CONTAINER GROWN PLANTS
EXCAVATE PLANT BED MIN. 4" DEEPER THAN ROOT BALL HT.
SCARIFY SIDES AND BOTTOM OF PLANTING BED WITH SPADE
PLANTING SOIL, REFER TO SPECIFICATIONS
UNDISTURBED SUBGRADE

NOTE:
REFER TO EXTERIOR PLANTING SPECIFICATION
INSTALL 3" LAYER OF MULCH, DO NOT PLACE IN CONTACT WITH PLANT
EDGE CONDITION VARIES
EDGER, REFER TO PLAN AND SPECIFICATION
LOOSEN ROOTS OF CONTAINER GROWN PLANTS
PLANTING SOIL, REFER TO SPECIFICATIONS
SCARIFY SIDES AND BOTTOM OF PLANTING BED WITH SPADE
UNDISTURBED SUBGRADE

MULCH/DECORATIVE ROCK PER PLAN AND LANDSCAPE NOTES
3/8" THICK STEEL EDGER (BLACK) W/ 15" STAKE.

FINISHED GRADE AND EDGE CONDITION VARIES - SEE PLAN

1 1/2" = 1'-0"

P-06

NOTE:
1- See specifications for additional tree protection requirements.
2- If there is no existing irrigation, see specifications for watering requirements.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.
5- See site preparation plan for any modifications with the Tree Protection area.

Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings: Color: orange. Steel posts installed at 8' o.c.
2" x 6" steel posts or approved equal.
5" thick layer of mulch.
Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

8.5" x 11" sign laminated in plastic spaced every 50' along the fence.

4'-0"

KEEP OUT TREE PROTECTION AREA

Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.

SECTION VIEW

1 1/2" = 1'-0"

P-06

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Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.

SECTION VIEW

1 1/2" = 1'-0"

P-06

NOTES

GENERAL NOTES:

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

PLANTING NOTES:

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

COMPLETE THE WORK SHOWN ON THE PLAN.

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

TURF NOTES:

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

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

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL TREES: LOWEST BRANCH 6' HT.
 - 3" CAL TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6'-8' HT: 3'-4' WIDTH MIN.
 - 2" CALIPER/12'-14' HT: 4'-5' WIDTH MIN.
- 3" CALIPER/24'-26' HT: 6'-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 30%.
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

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

LOW MAINTENANCE FESCUE NOTES:

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

NATIVE SEED MIX NOTES:

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

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

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
06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

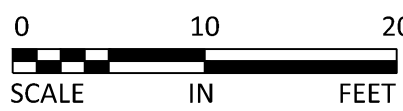


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CHASKA, MINNESOTA

REV.

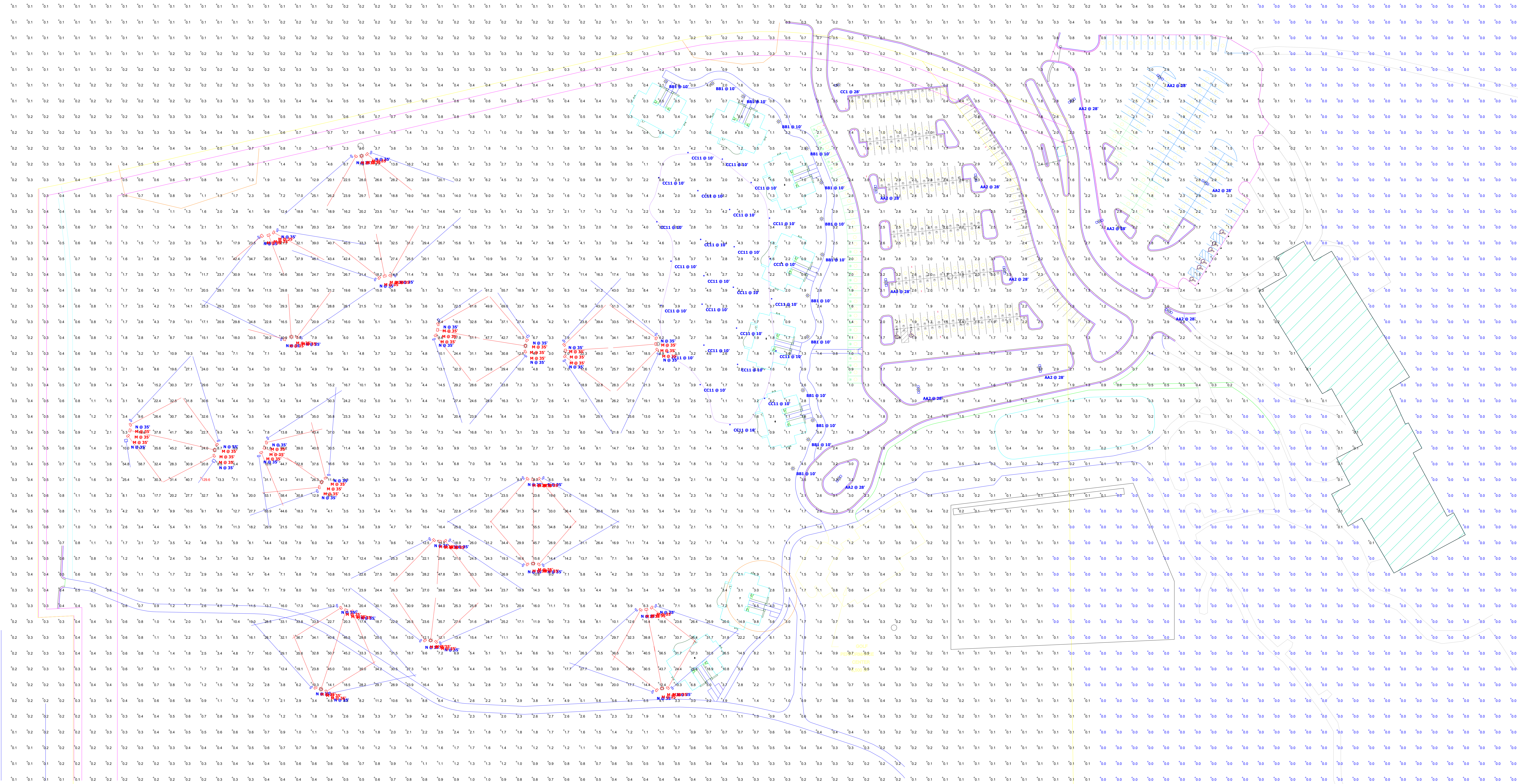
- ## KEY NOTES
- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. BITUMINOUS TRAIL
 - D. ACCESSIBLE RAMP
 - E. FIRE ACCESS DRIVE
 - F. TRANSFORMER
 - G. CONCRETE SIDEWALK
 - H. BOULDER WALL



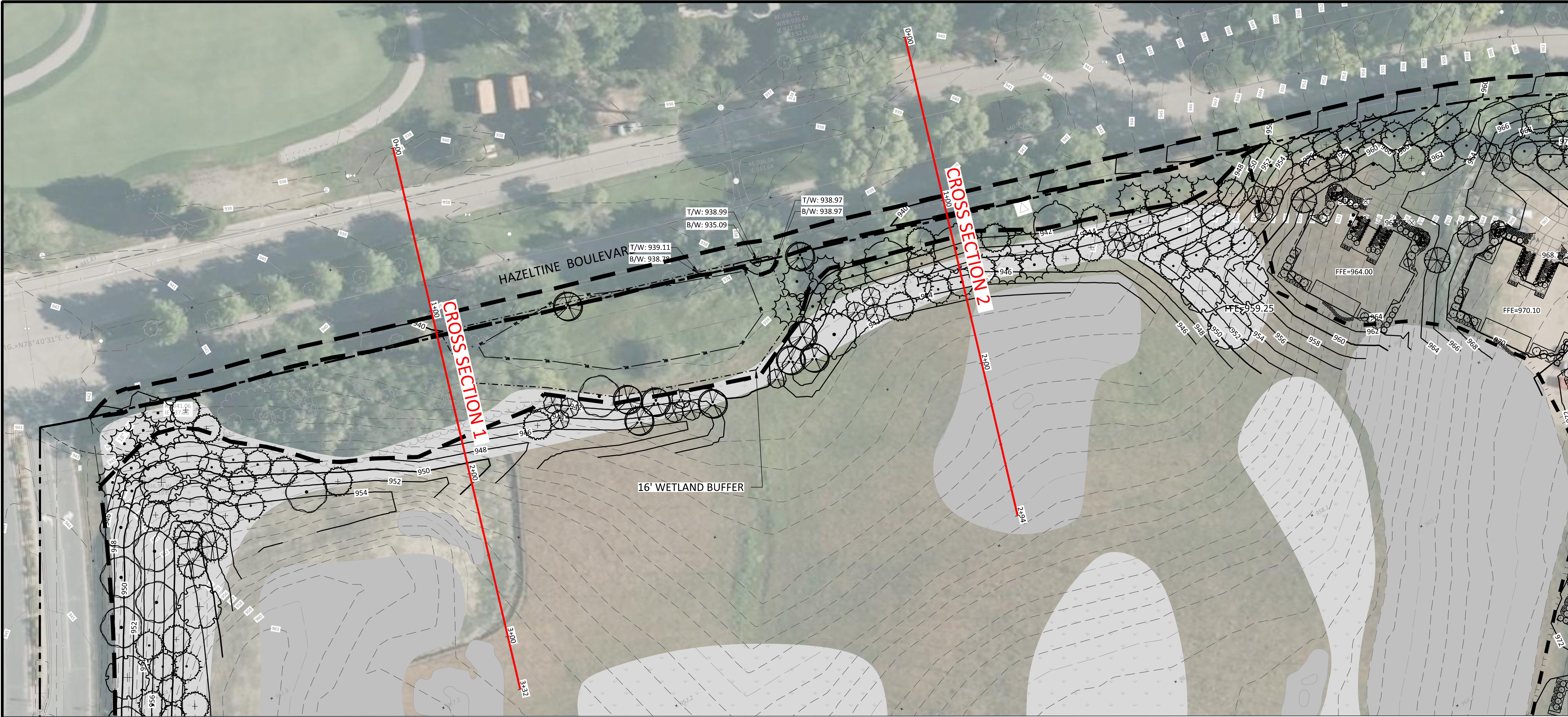
Schedule	Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output lm	LLF	Input Power W	Polar Plot
AA2			12	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	299.96	
				Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	
				Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	
N			40	ALS		SPM-600-G2-40-33	1	92352	0.9	600.1	
BB1			14	ANP Lighting	LA1601RCP546W18T54 OK	LA160-1- POST TOP LANTERN - FROSTED POLYCARBONATE LENS	1	4639	0.9	46	
M			60	ALS		SPM-600-G2-40-44	1	92378	0.9	601.2	
CC1			1	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.9	149.98	
CC11			25	ANP Lighting	LA1601CLCP546W18T54 OK	LA160-1- POST TOP LANTERN - CLEAR POLYCARBONATE LENS	1	5546	0.9	46	

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	4.3 ft	129.6 ft	0.0 ft	N/A	N/A

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixtures are 35' 0" A.F.G.



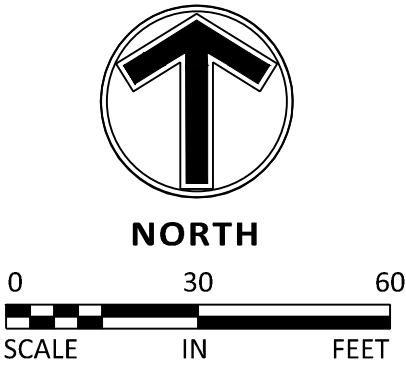
Concept Site Plan



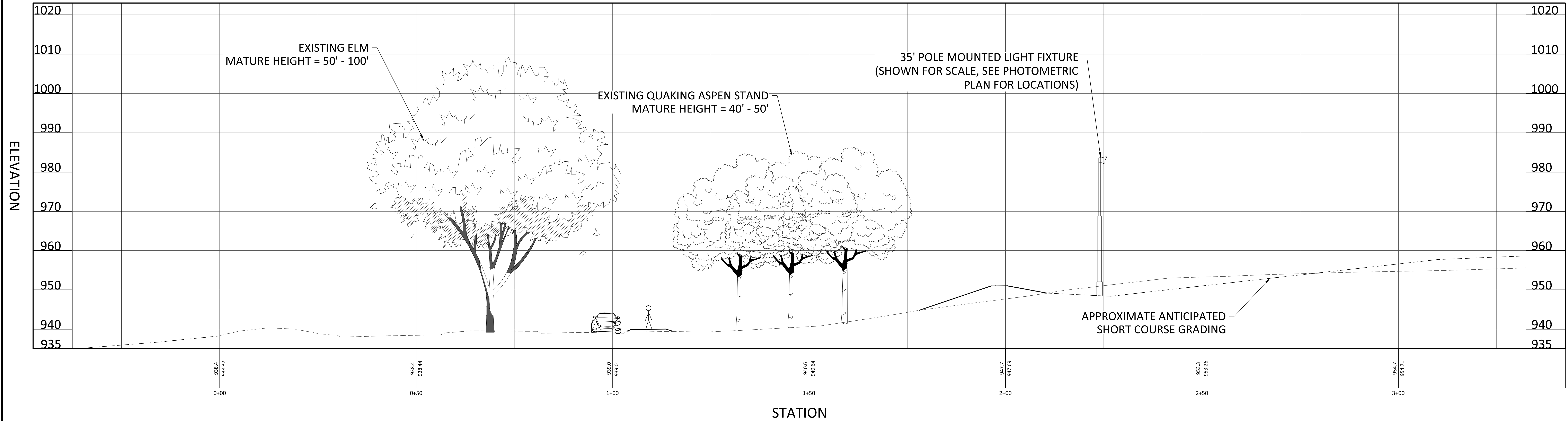
LEGEND	
PROPOSED	EXISTING
BOUNDARY LINE	CONCRETE CURB
STORM SEWER	DRAIN TILE
BUILDING LINE	RETAINING WALL
CONTOUR	WETLAND
TREE LINE	SPOT ELEVATIONS
LIMITS OF DISTURBANCE	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

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.



CROSS SECTION 1



NO	DATE	BY	CKD	APPR	COMMENT

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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

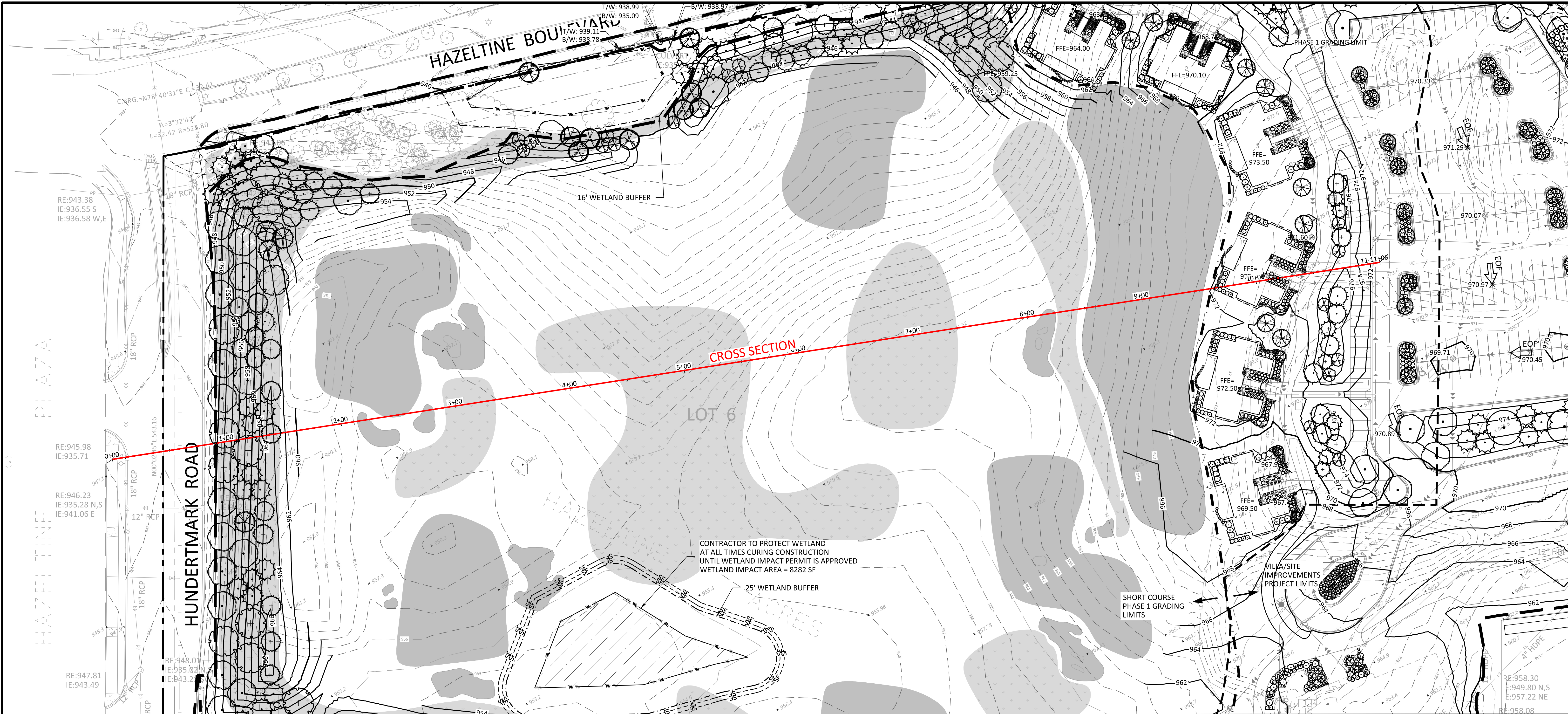
CONSTRUCTION DOCUMENTS

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



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

**SHEET
EXHB**



LEGEND

PROPOSED	EXISTING	BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		BUILDING LINE
		RETAINING WALL
		CONTOUR
		WETLAND
		TREE LINE
		SPOT ELEVATIONS
		LIMITS OF DISTURBANCE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

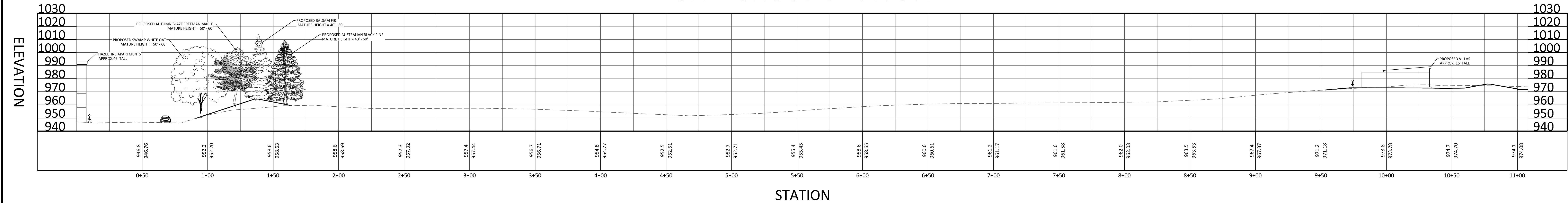
THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS 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.

0 40 80
SCALE IN FEET

NORTH

SITE CROSS SECTION



NO	DATE	BY	CKD	APPR	COMMENT

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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

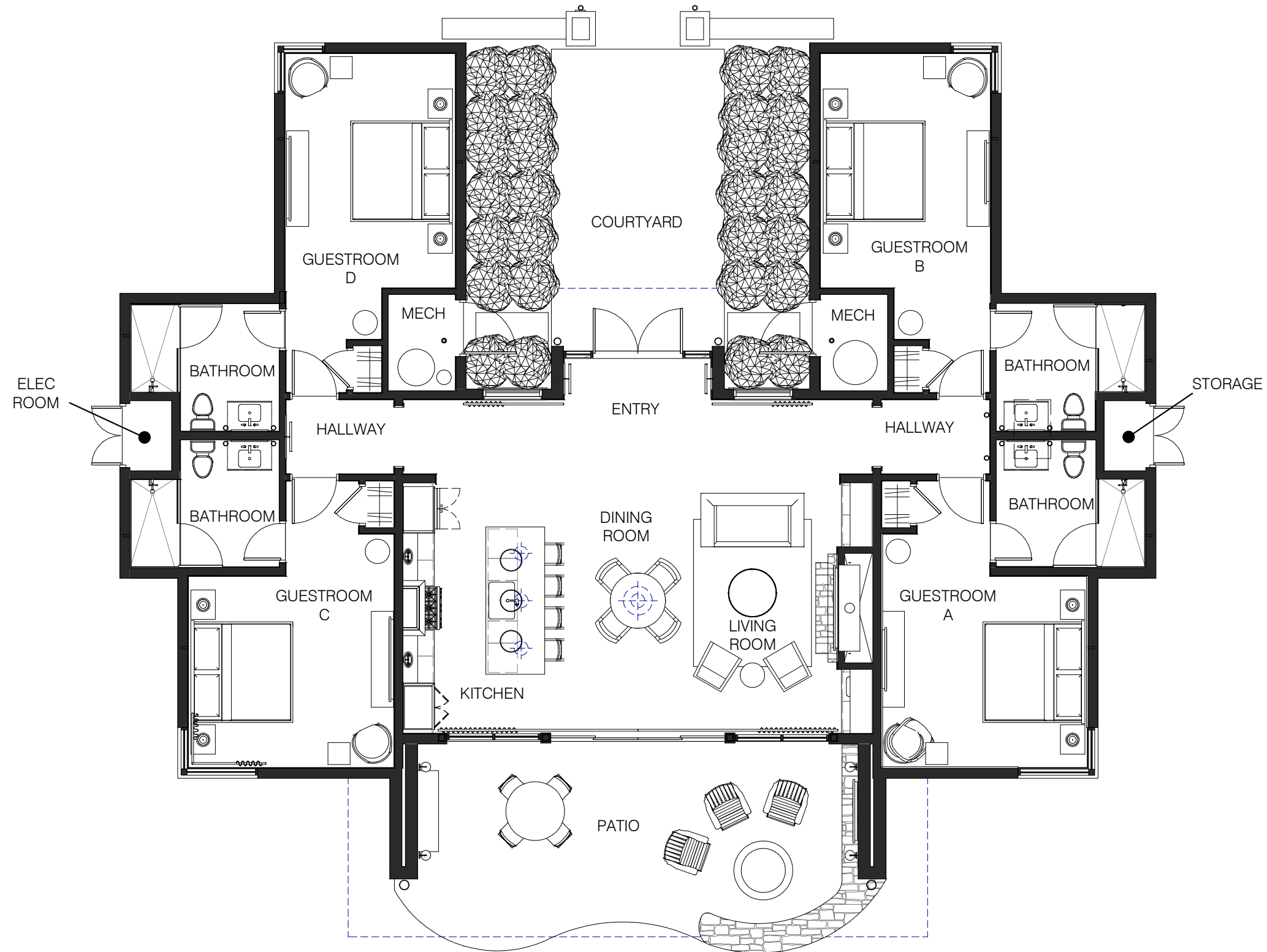
CONSTRUCTION DOCUMENTS

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

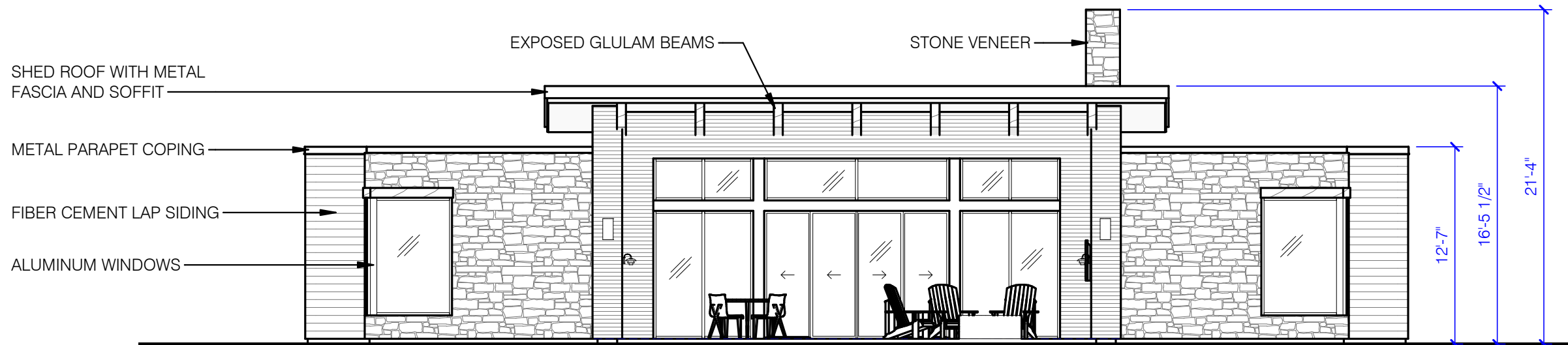


BERM CROSS SECTIONS
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

**SHEET
EXHB**



AREA: 2,500 SF

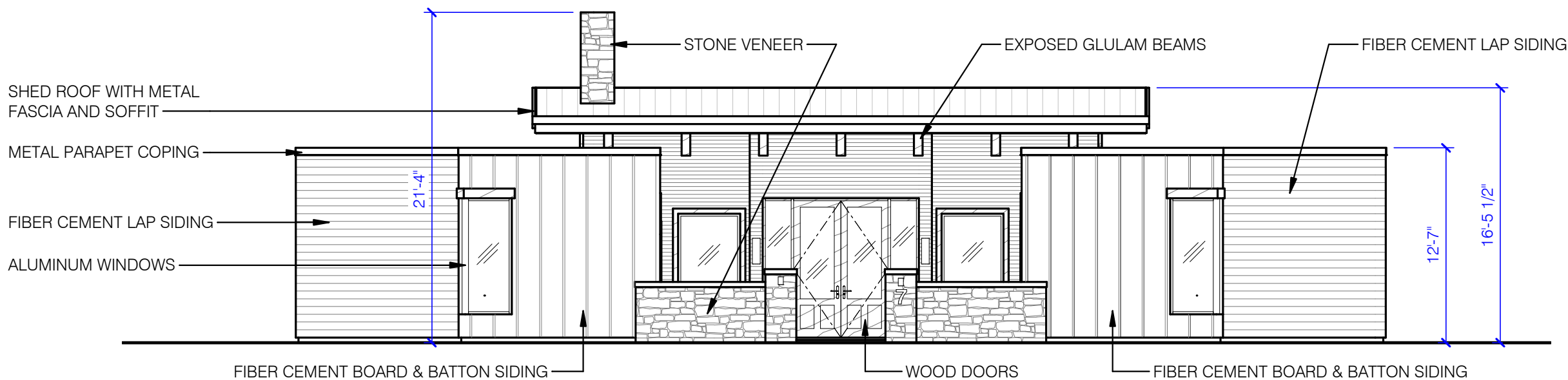


2
PRES2

EXTERIOR ELEVATION - BACK

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

PERCENTAGE OF EXTERIOR MATERIAL		
FIBER CEMENT SIDING:	280 SF	37%
STONE VENEER:	274 SF	37%
GLASS:	94 SF	13%
DOOR:	96 SF	13%



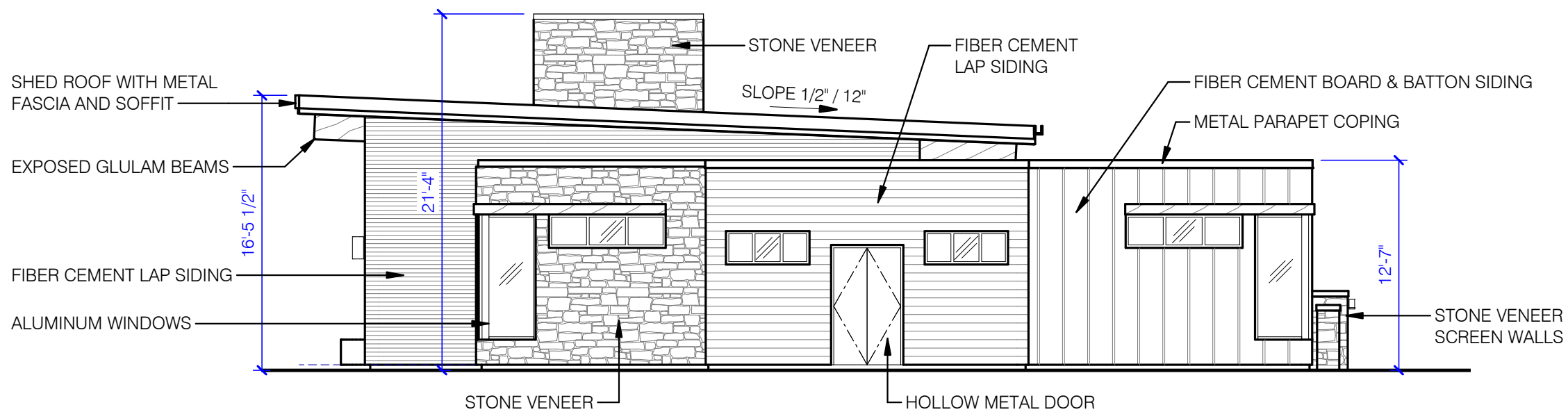
1
PRES2

EXTERIOR ELEVATION - FRONT

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

PERCENTAGE OF EXTERIOR MATERIAL		
FIBER CEMENT SIDING:	700 SF	72%
STONE VENEER:	92 SF	9%
GLASS:	120 SF	12%
DOOR:	54 SF	7%



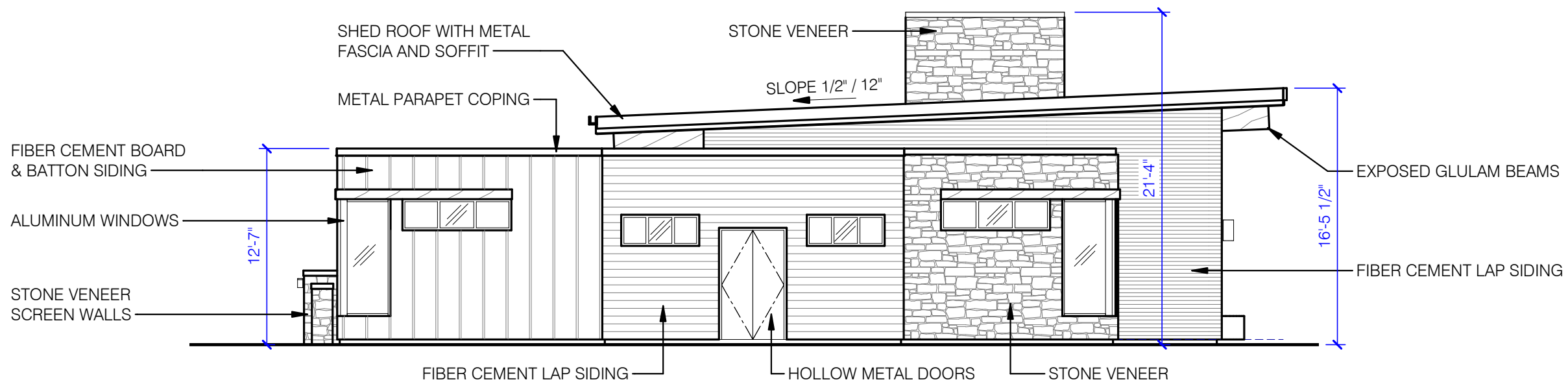


1
PRES3

EXTERIOR ELEVATION - LEFT SIDE

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

PERCENTAGE OF EXTERIOR MATERIAL		
FIBER CEMENT SIDING:	478 SF	59%
STONE VENEER:	167 SF	21%
GLASS:	132 SF	17%
DOOR:	28 SF	3%



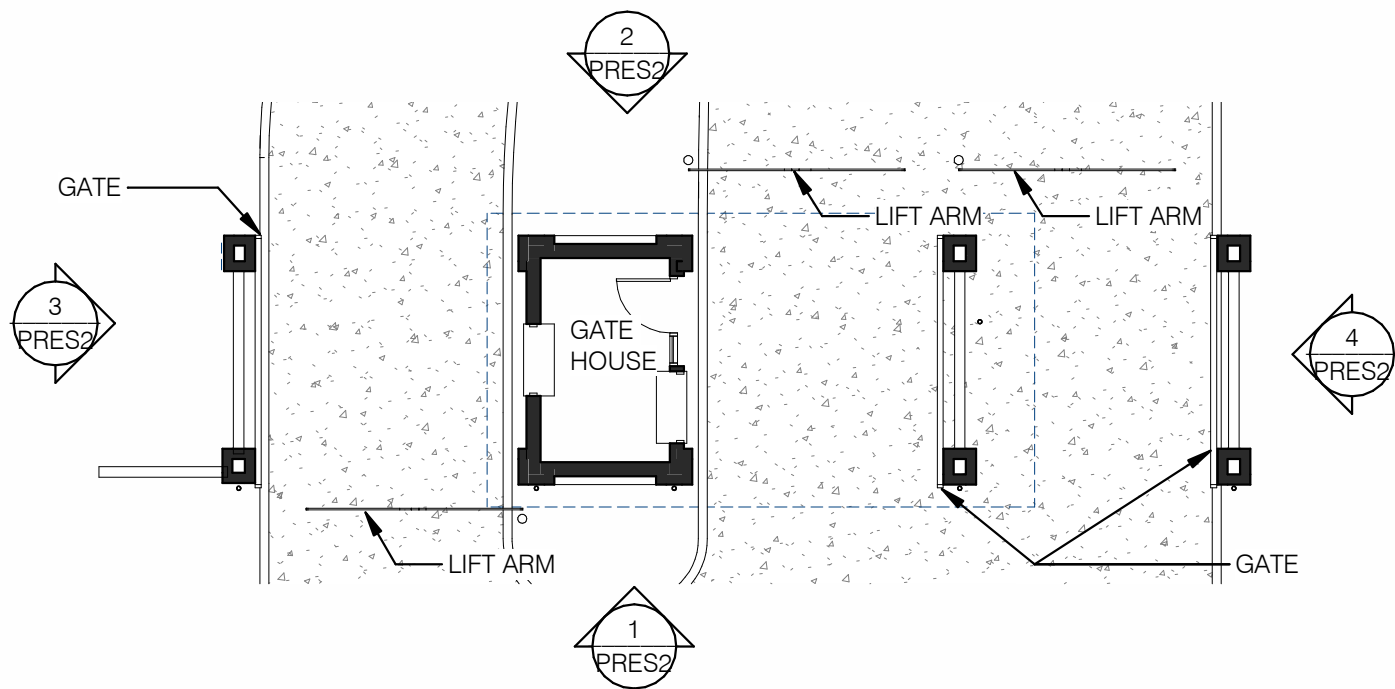
2
PRES3

EXTERIOR ELEVATION - RIGHT SIDE

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

PERCENTAGE OF EXTERIOR MATERIAL		
FIBER CEMENT SIDING:	478 SF	59%
STONE VENEER:	167 SF	21%
GLASS:	132 SF	17%
DOOR:	28 SF	3%

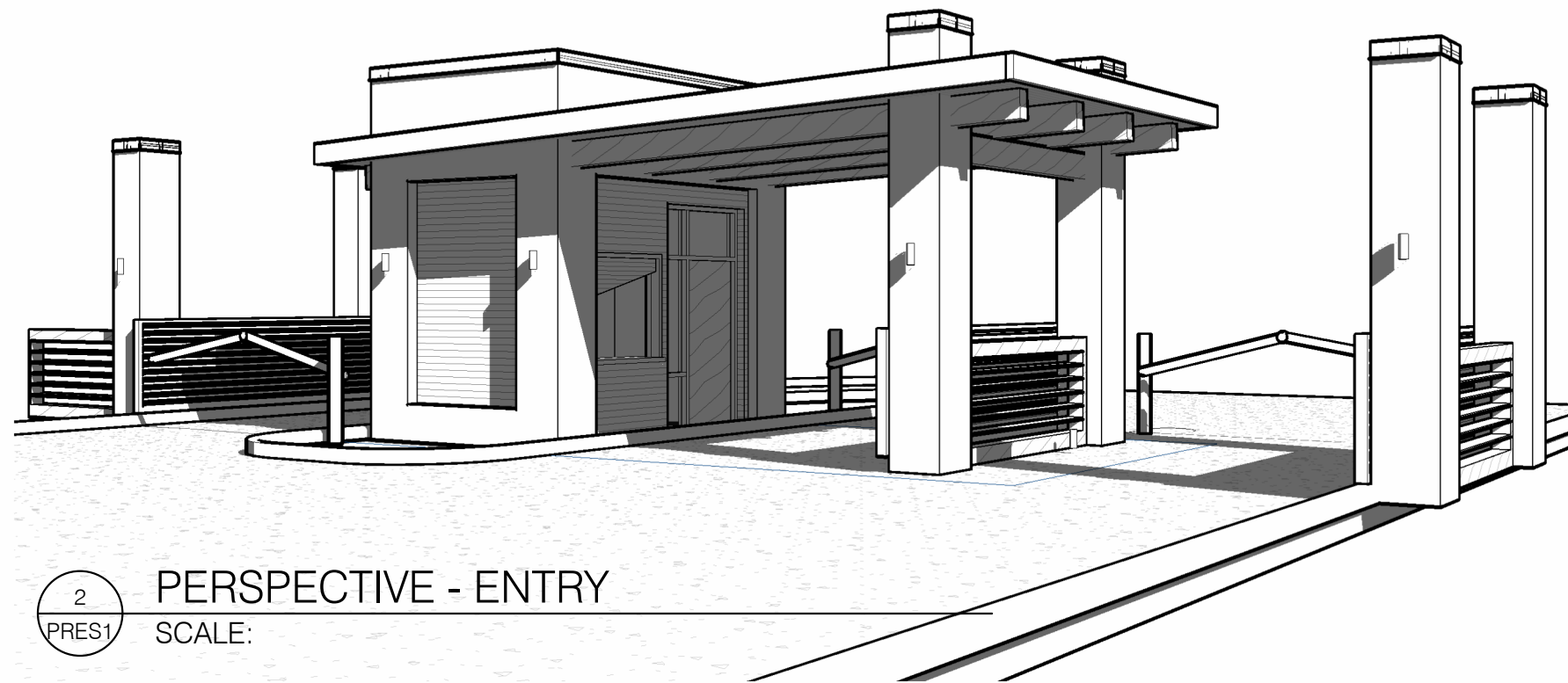




1
PRES1

FLOOR PLAN - GATEHOUSE

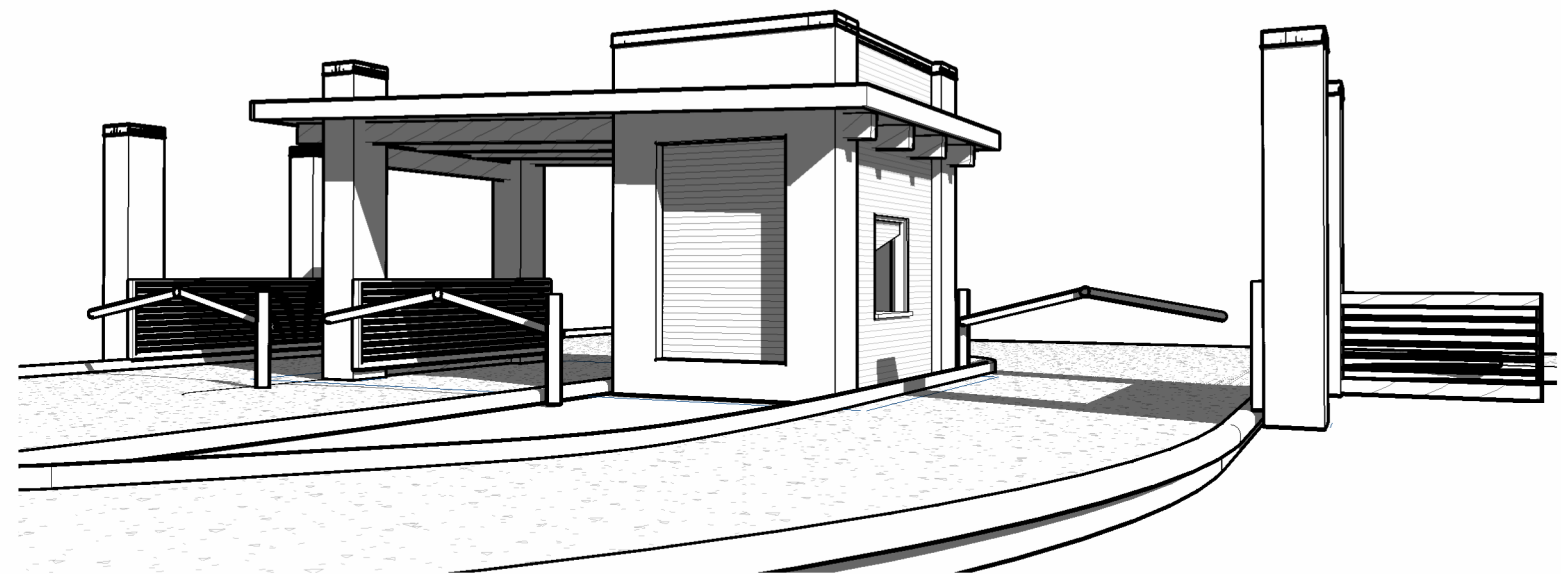
SCALE: 3/32" = 1'-0"



2
PRES1

PERSPECTIVE - ENTRY

SCALE:



3
PRES1

PERSPECTIVE - EXIT

SCALE:



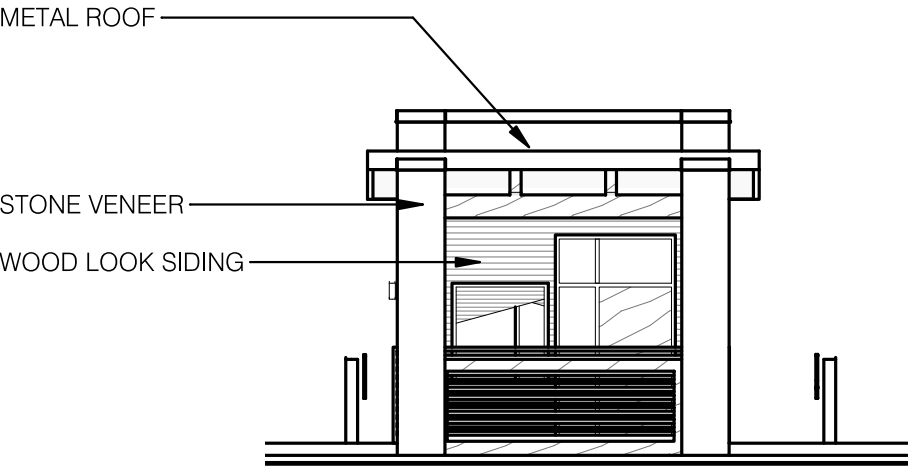
10 South Eighth Street
Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

HAZELTINE GATEHOUSE

8961.00

PERCENTAGE OF EXTERIOR MATERIALS

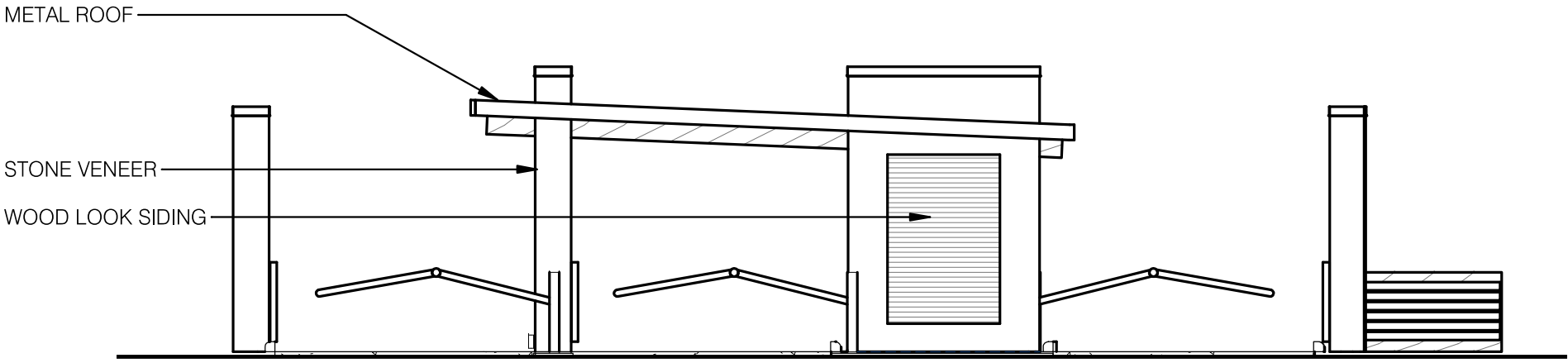
STONE VENEER	76SF 40%
SIDING:	65SF 33%
GLASS:	29SF 15%
DOORS:	22SF 11%



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

PERCENTAGE OF EXTERIOR MATERIALS

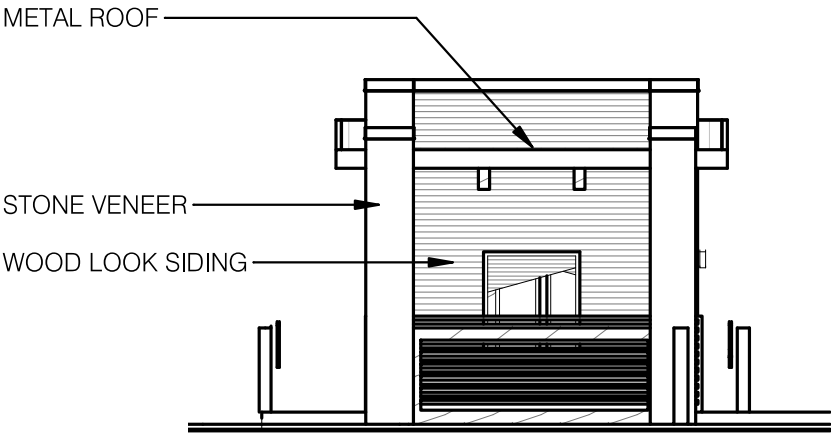
STONE VENEER	155SF 77%
SIDING:	47SF 23%



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

PERCENTAGE OF EXTERIOR MATERIALS

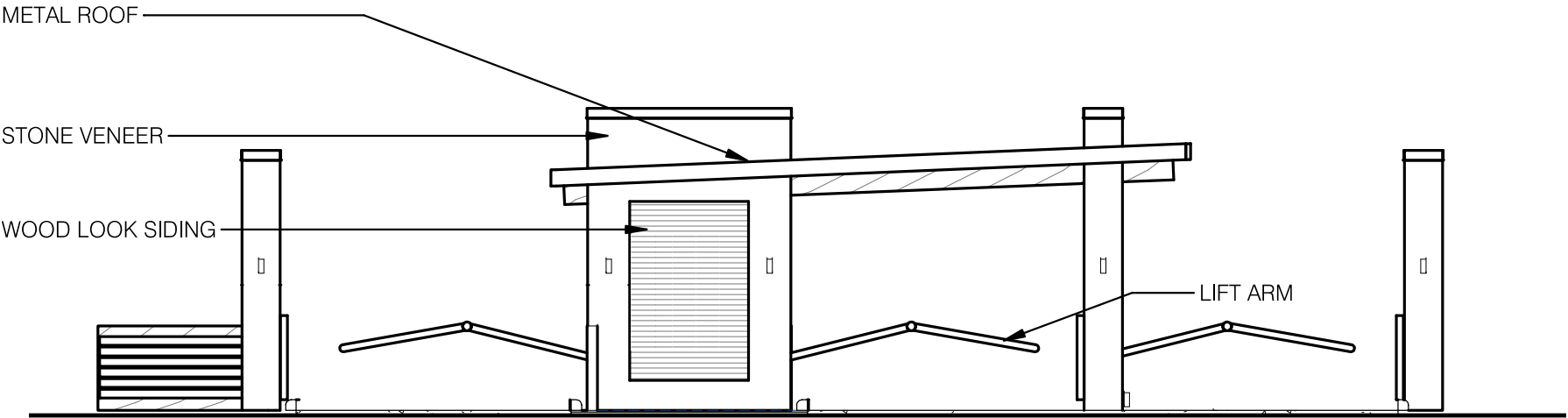
STONE VENEER	76 SF 40%
SIDING:	100 SF 52%
GLASS:	16 SF 8%



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

PERCENTAGE OF EXTERIOR MATERIALS

STONE VENEER	155SF 77%
SIDING:	47SF 23%



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



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/10/2024

Subject: Hazeltine National Golf Course (Performance Center) – Preliminary Site & Building Plan

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-10

Synopsis: Applicant seeks to obtain approval of a preliminary site & building plan for a new performance center building on the site of Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

Introduction

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



Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – May 14, 2024

A neighborhood meeting was held by the applicant on Tuesday, May 14, 2024 at 6:00pm at Hazeltine National Golf Course. The questions that arose from this meeting pertained to location of the performance center and construction timing.

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, which included 8 villas, a new short course, a new putting course, a new parking lot layout, and realignment of the main vehicle entrance on Hazeltine Boulevard (refer to Figure 2 below).

In May 2024, the Preliminary Site & Building Plan and Rezoning were approved for the project noted above. The property was rezoned to Planned Multi-Use District (PMD-23).

In June 2024, the Concept Plan was approved for the performance center.

Preliminary Site & Building Plan – Performance Center

The applicant is requesting approval of a preliminary site & building plan for their performance center building. 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 Plan.** The preliminary plan contemplates adding a performance center building totaling approximately 8,785 square feet and 33 feet tall. The golf performance center will be for members only and provide 7 indoor-outdoor simulator/hitting bays, an indoor putting and chipping



Figure 2: Proposed Preliminary Plan

area as well as a small dining and lounge component. The performance center will be situated to the south and east of the proposed villas and just west of the driving range (see orange box in figure 2). This preliminary plan only contemplates the addition of the performance center building and does not include the site plan elements (villas, short course, putting course, parking lot improvements) that are proposed as a separate item in the consent agenda.

Goals: The applicant has identified the following goals for the project: (1) enhancement of the property by adding a new golf performance center; (2) 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; (3) further promote Hazeltine National and the City of Chaska as a highly desired golf destination; (4) focus on sustainable site initiatives in designing the new golf performance center; and (5) create a complementary design for the new golf performance center that naturally blends in with the existing architectural vernacular of Hazeltine.

Parking: 355 parking spaces will be provided for Hazeltine Golf Course in the form of existing and proposed parking. 128 parking spaces exist in the main parking lot adjacent to the clubhouse. 227 parking spaces are proposed in the new parking lot north of the proposed performance center.

Utilities and Stormwater: Utility connections are available and can be extended through the site.

Stormwater ponding facilities will be provided on the south side of the site.

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.

- **Land Use.** The property is currently zoned Planned Multi-Use District (PMD-23). The request to add a golf performance center is consistent with the zoning.

Staff Analysis

- **Comprehensive 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.”

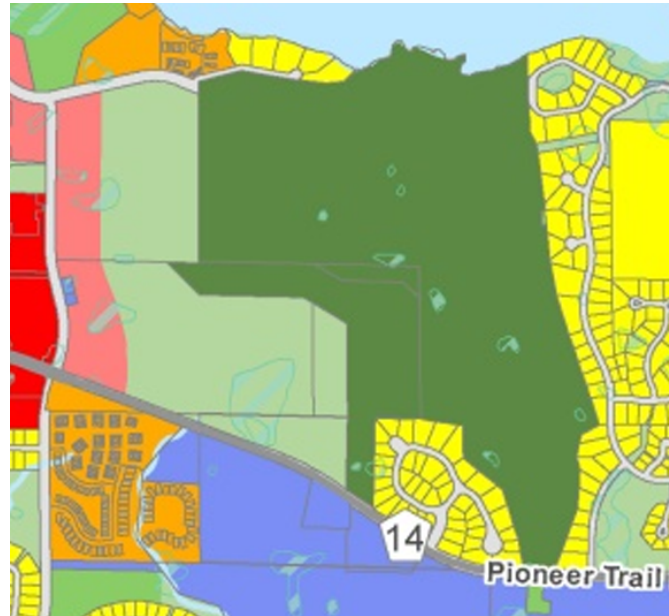


Figure 3: 2040 Comprehensive Guide Plan

The proposal to add a golf performance center on 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

- **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
Performance Center	8,785 sf	20 spaces + 1ps/300 sf	49
REQUIRED			252 parking spaces
PROVIDED			355 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site based on the existing and proposed uses.

- **Access & Circulation**

Access to the proposed performance center will come from the new main vehicle entrance proposed at the east end of Hazeltine Boulevard. Users can park in the new parking lot north of the performance center to gain access to the building.

The performance center is situated just south of the proposed vehicle turnaround south of the new parking lot. The performance center will be fire sprinkled.

- **Tree Preservation & Landscaping**

The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	Villas: 79 caliper inches (28 trees) + Performance Center: 27.5 caliper inches (11 trees) TOTAL: 39 trees	173 trees
Understory Trees	10	70
Shrubs	84	770

- **Building Design & Materials**

The proposed performance center will be one-story and constructed with stone, composite siding, and aluminum windows. The look of this building will match the clubhouse building and other buildings proposed on site. The building will be just under 9,000 square feet and a total of 33 feet in height. The building will provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component.

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

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

Building Materials	
Class I	Stone, LP Smartside, and Glass (100%)
Class II	None
Class III	None
CLASS I REQUIRED	70%; three different materials
CLASS II & III REQUIRED	30% maximum
PROVIDED	100% Class I (3 different materials)

It appears the building is meeting the Building Design and Materials ordinance for commercial buildings.

- **Utilities**

Utilities are able to serve the new performance center. 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 previous response.

- **Stormwater**

Stormwater will need to meet City and County requirements.

- **Wetlands**

Because there are known wetlands on site, wetland impacts need to be reviewed and approved by the TEP.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
July 2, 2024	August 31, 2024	November 22, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** The City may <i>with the petitioner's consent</i> extend the review period beyond November 22, 2024		

Planning Commission Action Requested:

Motion to recommend approval of the Hazeltine National Golf Course (Performance Center) 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 1-2), submitted by Sambatek, dated July 2, 2024
 - c. Title Sheet (pg C1.01), submitted by Sambatek, dated June 25, 2024
 - d. Existing Conditions (pg C2.01), submitted by Sambatek, dated June 25, 2024
 - e. Site Plan (pgs C3.01), submitted by Sambatek, dated June 25, 2024
 - f. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated June 25, 2024
 - g. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated June 25, 2024
 - h. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated June 25, 2024
 - i. Topsoil Management Plan (pg C4.03), submitted by Sambatek, dated June 25, 2024
 - j. Grading Notes (pg C4.04), submitted by Sambatek, dated June 25, 2024
 - k. Phase 1 and 2 Erosion Control Plan (pgs C5.01 and C5.02), submitted by Sambatek, dated June 25, 2024
 - l. Erosion Phasing Plan (pg C5.03), submitted by Sambatek, dated June 25, 2024
 - m. Erosion Control Notes (pg C5.04), submitted by Sambatek, dated June 25, 2024
 - n. SWPPP (pg C5.05), submitted by Sambatek, dated June 25, 2024
 - o. Utility Plan (pg C6.01), submitted by Sambatek, dated June 25, 2024
 - p. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
 - q. Standard Details (pgs C8.01-C8.03), submitted by Sambatek, dated June 25, 2024
 - r. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated June 25, 2024
 - s. Tree Inventory (pg L0.02), submitted by Sambatek, dated June 25, 2024
 - t. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated June 25, 2024
 - u. Shrubs Plan (pg L1.02), submitted by Sambatek, dated June 25, 2024
 - v. GPC Landscape Plan (pg L1.03), submitted by Sambatek, dated June 25, 2024
 - w. Landscape Notes & Details (pg L1.04), submitted by Sambatek, dated June 25, 2024
 - x. GPC Plan (pg C10.01), submitted by Sambatek, dated June 25, 2024
 - y. Photometric Plan, submitted by Sambatek, dated June 25, 2024
 - z. Berm Cross Section (pgs 1-3), submitted by Sambatek, dated June 4, 2024
2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision that any wetland impacts are reviewed and approved by the TEP.
5. 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.

6. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
7. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250, and specifically meeting a 90 degree cutoff for the parking lot and short course lights.
8. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.



FINAL 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, entry gate & golf performance center 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.

The golf performance center will be a single-story structure with a basement and utilize the same material palette as the other buildings on the site. This facility will be a central gathering hub for members looking to get started on the new putting and short courses, or just take a break from golfing and get a quick meal or drink. The building will be used year-round with multiple indoor golf simulator bays and a large indoor putting and chipping area.

- 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.

Similar to the villas, the golf performance center will maximize daylight throughout the dining and bar area by using expansive glass facing the main entrance and putting course. The new golf performance center 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. All golf simulator bays will be designed to open directly to the driving range and provide natural ventilation during favorable weather days.

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

The proposed final site plan addresses and complies with the Preliminary Plan conditions of approval. See attached Final Plan approving resolution with responses (where applicable).

Preliminary 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 1-5), 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

Response: Acknowledged.

2. Adherence to the City Engineer's memo dated May 1, 2024.

Response: Acknowledged. Please see responses to this memo below.

3. Coordination with the City Engineer for the provision of public utilities to the site.

Response: Acknowledged.

4. Provision of a storm water management plan meeting City and Carver County WMO standards.

Response: Acknowledged. The project's initial application to CCWMO was submitted on March 29, 2024.

5. Provision of a wetland delineation report to be submitted at preliminary submittal.

Response: A level 1 delineation was submitted with the preliminary submittal. A level 2 delineation and joint application was submitted to the city on May 24, 2024.

6. Provision that any wetland impacts are reviewed and approved by the TEP.
Response: Acknowledged.
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.
Response: Acknowledged
8. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
Response: Acknowledged
9. Provision that the main entrance and eastern-most service road entry be combined into one access and to be addressed at final submittal.
Response: Applicant reviewed the proposed configuration with city staff on site on May 29, 2024, to better communicate the importance of the eastern-most access to the proposed operations. Our understanding from that meeting is that staff will support the proposed configuration.
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.
Response: Acknowledged
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.
Response: The final plans show a 5' sidewalk section along the south side of Hazeltine Boulevard. Due to limited ROW, avoidance of wetland impacts, lack of traffic, and desire to minimize impacts to existing trees as much as possible, a 10' trail is not proposed at this location.
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.
Response: See cross sections included with 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.
Response: The applicant has decided to sprinkle the villas. Based on email correspondence with the Fire Inspector on May 17, 2024, we understand the following standards apply now:
- Fire apparatus road to be within 600' of the sprinkled buildings (increased from 150')
 - Fire apparatus access road minimum width can be reduced from 20' minimum to 16' minimum
 - Fire hydrant coverage = 300'

14. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
Response: Acknowledged
15. Provision to obtain a transient accommodation permit with the City, if needed.
Response: Acknowledged
16. Provision that the final plans for the villas/short course/putting course and the performance center be submitted and reviewed together.
Response: As staff clarified at the May 20th City Council meeting, Preliminary GPC plans are included with the Final villas, short course and site improvements plans.
17. Provision that sidewalk and/or trail connections along Hazeltine Boulevard are designed to meet City engineer standards.
Response: Acknowledged.

City Engineer's Memo dated May 1, 2024

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.
Response: Acknowledged. Existing maintenance access locations have been maintained in the proposed conditions.

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.
Response: Acknowledged.

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.
Response: As noted above, the applicant reviewed the proposed configuration with city staff on site on May 29, 2024, including the City Engineer, to better communicate the importance of the eastern-most access to the proposed operations. Our understanding from that meeting is that staff will support the proposed configuration.

GCP Comment Response Memorandum

TO: Elizabeth Hanson

FROM: Sambatek

DATE: 7/2/2024

RE: Hazeltine National Golf Course

Sambatek received comments on the Hazeltine National Golf Course GCP Plan on June 13, 2024. A response to each comment is provided below:

Staff is in receipt of the application (June 4, 2024) for a Preliminary Site & Building Plan and Final Site & Building Plan for Hazeltine National Golf Course. We have taken the time to preliminarily review the application for completeness, and would find that the application is incomplete and needs additional items to aid in our review. Those items are as follows:

1. **Material Exhibit**, including:

- Images showing vendor, material & color
- Percentage application of each material on the performance building; broken down by each elevation and by total building

Response: Please see submittal showing vendor, material and color included with this resubmittal. The percentage of materials is shown on the elevations included with the initial materials for this application.

2. **Narrative**, including:

- Clarification on if a sidewalk or trail section is proposed on south side of Hazeltine Blvd? *Reminder: if it's a trail section it will be maintained by the City.*
- Hours of operation of short course and its lighting?

Response: The proposed trail is along the south side of Hazeltine Blvd and is a 9' wide section along the back of curb. The short course is expected to be open from 7am to 11pm, with the lights shut down at the time the course closes. The ground level lights at the putting course will be active and the course available to villa occupants at all hours.

3. **Site Plan**, including:

- Show a 5 foot boulevard area between proposed sidewalk and curb
- Show how the existing trail east of the proposed performance center will remain open for maintenance to continue on the water/sewer line; or show new maintenance route (*please coordinate with Matt Haefner; mhaefner@chaskamn.gov*)

Response: Per coordination correspondence between the applicant and staff, the 9' wide trail will be constructed directly adjacent to the back of curb.

Refer to the aerial exhibit showing the proposed access routes and the location of the trunk utilities.

4. **Electric Needs;** what are your power needs for the site including all improvement areas – i.e. short course area (*please coordinate with Chaska Electric; Andrew Romine and Mike Engelen*)

Response: The applicant has been actively coordinating with Chaska Electric throughout the process, including for the GPC.

5. **Photometric Plan;** including:

- Meeting City lighting ordinance (section 15.28.250); some of the fixture cut sheets do not appear to meet the cutoff angle requirement (90 degrees) – specifically the SPM series

Response: We understand and will comply with city lighting requirements. The photometric analysis uses light fixtures with cutoff angles that, following final placement and aiming of the lights, ensure we can create a final lighting condition that meets or exceeds the 90 degree cutoff requirement.

6. **Utility Plan,** including:

- Water and sewer connections for the villas to be come from the south side adjacent to performance center (*please coordinate with Matt Haefner*)

Response: The Utility Plan has been updated to show the water loop connecting south of the GPC instead of through the parking lot to the north. Sewer for villas 7 & 8 and the GPC is shown from the south side as well.

7. **Cross Section Exhibits,** including:

- Additional area showing the nearest residents to the north and more of the short course to the south (extend cross sections south approx. 100' more)
- Separate cross section exhibit showing Hazeltine Plaza Apartments, Hundertmark Road, berm, and short course

Response: Updated exhibits have been included with this response memo.

24.15 LMS TECH | JORGE BARILLAS | 6/25/2024 9:55:07 AM
PROJECT: 52736-CCWMO-CLD-15-TITLEDWG-CLD-01 TITLE SHEET

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
HAZELTINE NATIONAL GOLF CLUB
1900 HAZELTINE BOULEVARD
CHASKA, MN 55318
TEL: 952-566-5425
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
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EMAIL: JAVERBECK@SAMBATEK.COM
CONTACT: JARED AVERBECK, PLS

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
TEL: 995-995-1354
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

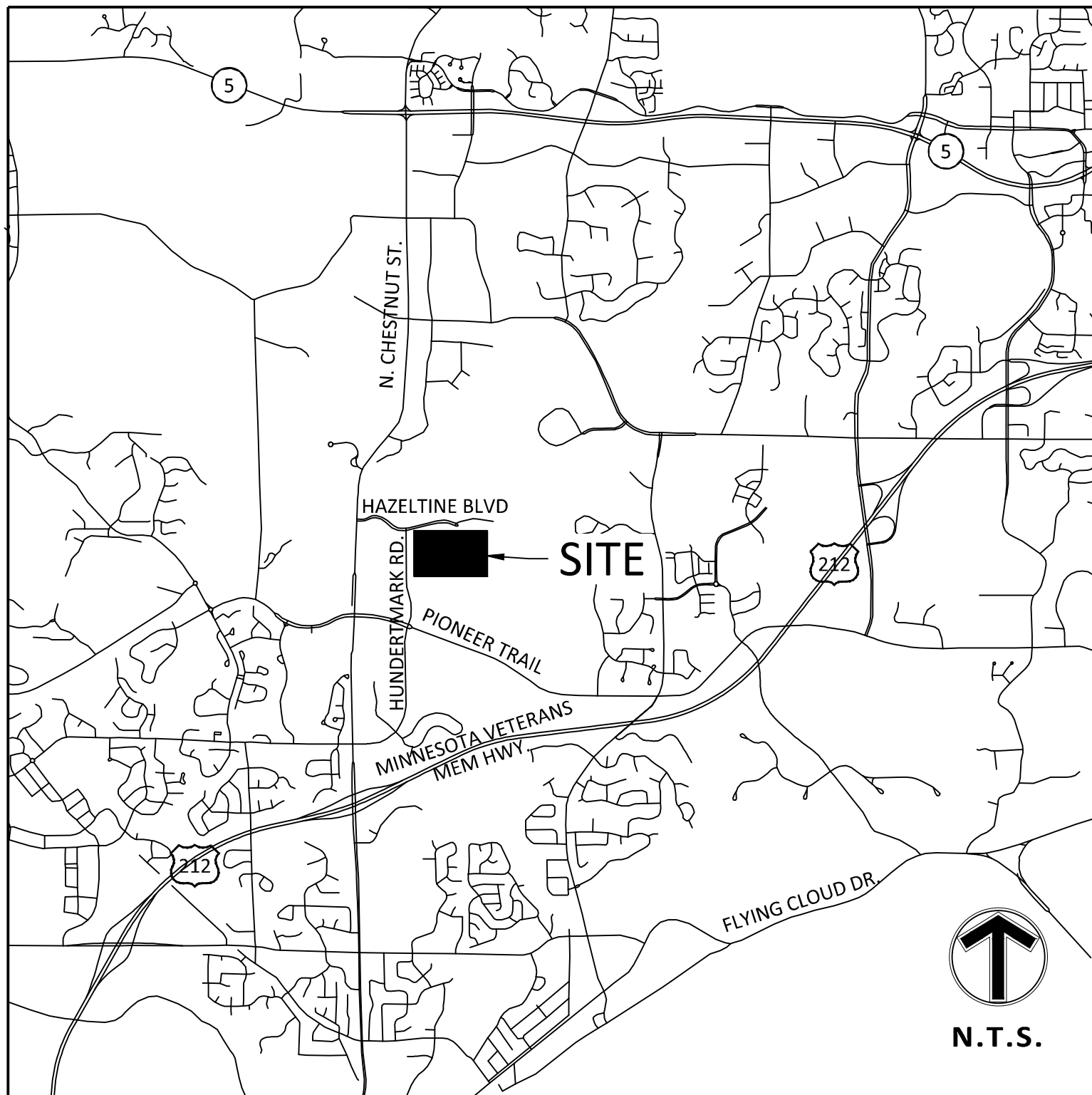
VILLA/SITE IMPROVEMENTS CONTRACTOR
ZEMAN CONSTRUCTION COMPANY
8900 10TH AVENUE NORTH
GOLDEN VALLEY, MN 55427
TEL: 763-398-8923
EMAIL: CHRISZ@ZEMANCONSTRUCTION.COM
CONTACT: CHRISTOPHER D. ZEMAN

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

SHORT COURSE CONTRACTOR
DUININCK GOLF
408 5TH STREET
PRINSBURG, MN 56281
TEL: 320-978-1344
EMAIL: AHREN.HABICHT@DUININCK.COM
CONTACT: AHREN HABICHT

Grading Permit Plans
for
SHORT COURSE, VILLA
& SITE IMPROVEMENTS
Chaska, Minnesota

Presented by:
Hazeltine National Golf Club



VICINITY MAP
NO SCALE

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
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C3.02	SHORT COURSE SITE PLAN
C3.03	SITE PLAN AERIAL OVERLAY
C4.01	GRADING PLAN
C4.02	GRADING PLAN
C4.03	TOPSOIL MANAGEMENT PLAN
C4.04	GRADING NOTES
C5.01	PHASE 1 EROSION CONTROL PLAN
C5.02	PHASE 2 EROSION CONTROL PLAN
C5.03	EROSION PHASING PLAN
C5.04	EROSION CONTROL NOTES
C5.05	SWPPP
C6.01	UTILITY PLAN
C7.01	STORM SEWER PLAN
C7.02	STORM SEWER PLAN
C8.01	STANDARD DETAILS
C8.02	STANDARD DETAILS
C8.03	STANDARD DETAILS
L0.01	TREE REMOVAL PLAN
L0.02	TREE INVENTORY
L1.01	LANDSCAPE OVERLAY PLAN
L1.02	SHRUBS PLAN
L1.03	GPC LANDSCAPE PLAN
L1.04	LANDSCAPE NOTES & DETAILS
C10.01	GPC PLAN
1	PHOTOMETRIC PLAN

GOVERNING SPECIFICATIONS

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

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMITNS

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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

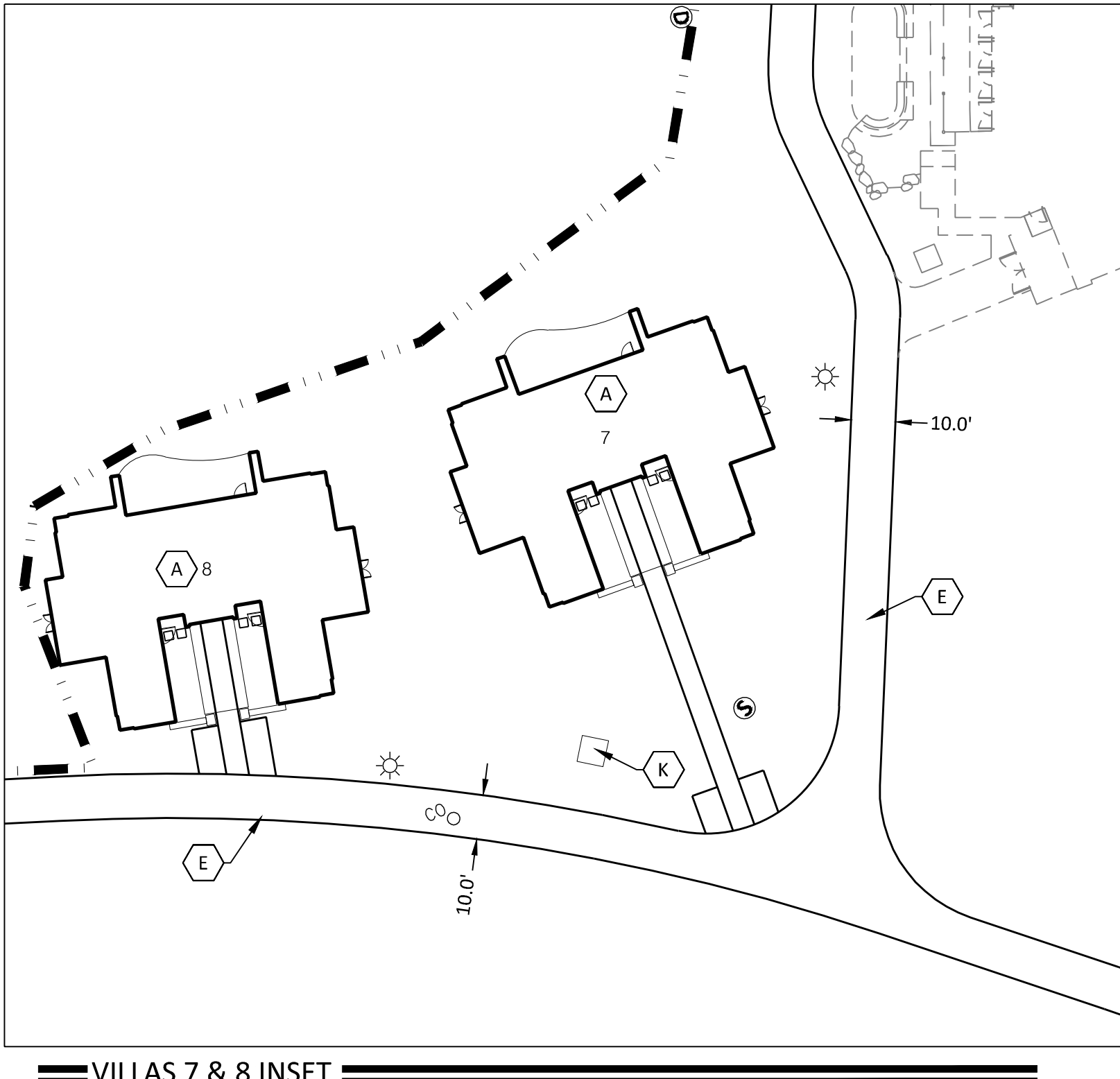
DRAWN BY
EC/JHB
DESIGNED BY
EC/JHB
CHECKED BY
BB
PROJECT NO.
52736



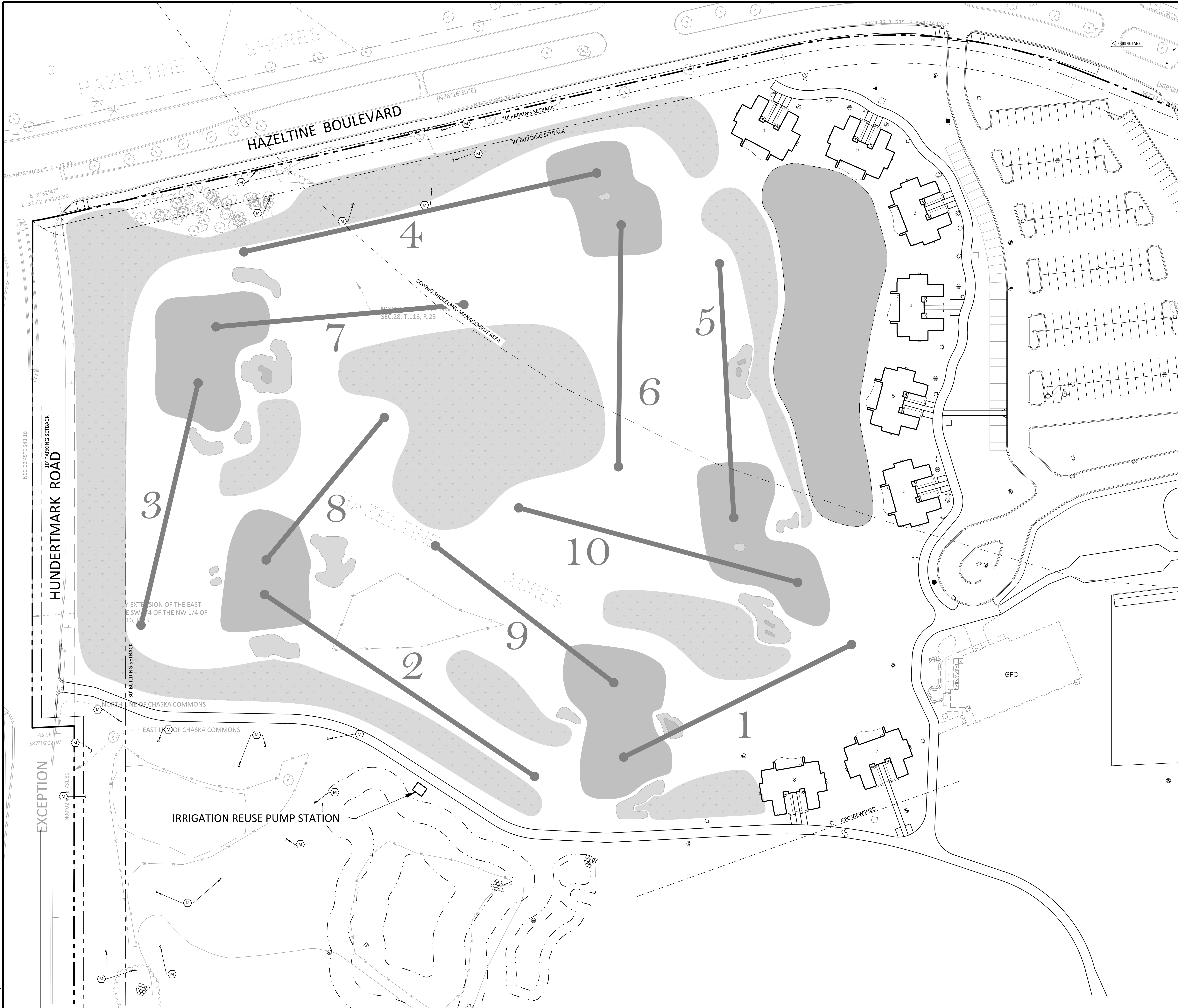
TITLE SHEET

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

SHEET
C1.01
1 OF 28
REV.



SHEET
C3.01
3 OF 28
REV.



LEGEND

PROPOSED

EXISTING

BOUNDARY LINE

GREENS

CONCRETE CURB

EASEMENT LINE

NATIVE

BUILDING LINE

RETAINING WALL

BUNKERS

WETLAND

TREE LINE

FAIRWAY

SAW CUT LINE

SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

SIGN

BOLLARD

LIGHT POLE (BY OTHERS)

- 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

L. CONCRETE SIDEWALK

M. WETLAND BUFFER SIGN

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

40

80

SCALE

IN

FEET

NO	DATE	BY	CKD	APPR	COMMENT
4/25/2024	JHB	EJC	BDB		CITY REVIEW COMMENTS
06/04/2024	EJC	BDB	BDB		FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS
06/25/2024	EJC	BDB	BDB		CITY AND CCWMO REVIEW COMMITMENTS

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 #: _____

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PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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

Sambatek

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Engineering | Surveying | Planning | Environmental

SHORT COURSE SITE PLAN

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

SHEET

C3.02

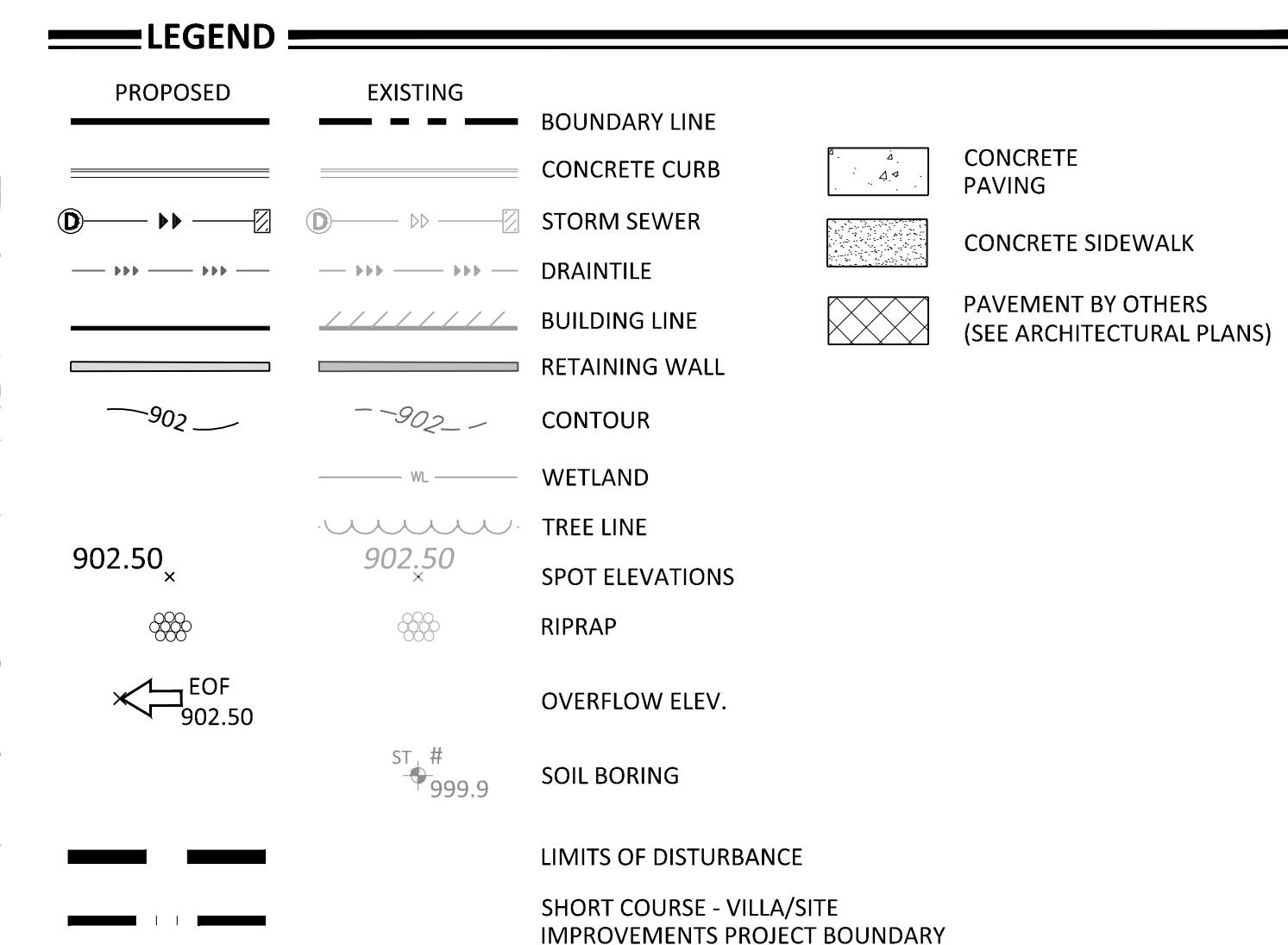
4 OF 28

REV.

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CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SHEET
C3.03
5 OF 28
REV.

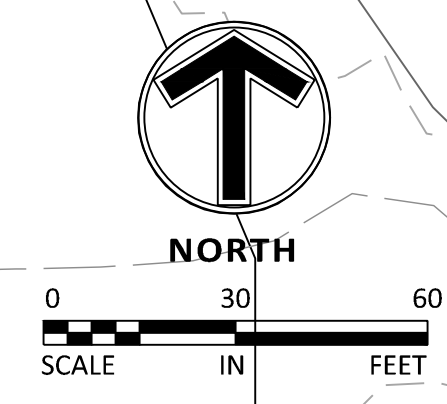
PERFORM INFILTRATION TESTS AT LOCATION OF EXISTING FILTRATION AREA AND DOCUMENT FUNCTIONALITY OF EXISTING BMP PER DESIGN INTENT. IF NECESSARY, REPAIR AND RESTORE BMP TO ORIGINAL DESIGN CRITERIA.



VII | AS 7 & 8 INSET

VILLA/SITE
IMPROVEMENTS
PROJECT LIMITS

SEE INSET THIS SHEET



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK. BY ACCEPTING THE NOTIFICATION CENTER FOR THE STATE OF MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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[illegible]

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



GRADING PLAN

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

SHEET
C4.01
OF 28
REV



LEGEND

PROPOSED	EXISTING	BOUNDARY LINE	CONCRETE PAVING
			CONCRETE SIDEWALK
			SHORT COURSE (BY OTHERS)

WETLAND BUFFER SUMMARY

WETLAND	BUFFER AREA PROVIDED
NORTH	4,704 SF
MIDDLE	14,527 SF
SOUTH	21,579 SF

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4/25/2024	JHB	EJC	BDB		CITY REVIEW COMMENTS
06/04/2024	EJC	BDB	BDB		FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
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Print Name: BRADY BUSSELMAN, P.E.

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PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

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

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

SHEET
C4.02
7 OF 28
REV.

NORTH
0 40 80
SCALE IN FEET

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

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Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

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SHEET
C4.03
8 OF 28
REV.

AREA ID	TOPSOIL STRIP AREA (SF)	AVERAGE EX. TOPSOIL DEPTH (FT)	TOPSOIL STRIP VOLUME (CY)	TOPSOIL RESPREAD AREA (SF)	6" TOPSOIL RESPREAD VOLUME (CY)
1	906,048	1.25	41,947	859,113	15,909
TOTAL	906,048	-	4,947	859,113	15,909

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINIOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. 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.
5. 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 THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
- COMPANY: BRAUN INTERTEC
- ADDRESS: 11001 HAMPSHIRE AVE SOUTH, MINNEAPOLIS MN 55438
- PHONE: 952-995-2000
- DATED: 4/23/2024
- CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN 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.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TRED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
- c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPIILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPIILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
- e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
- f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
- i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
- ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E.,, BOBCAT.
- iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
- iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
- g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
- h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
- i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1:1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
- a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.1000T ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
21. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

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/ENR 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	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMETNS

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
06/04/2024

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
EC/JHB

DESIGNED BY
EC/JHB

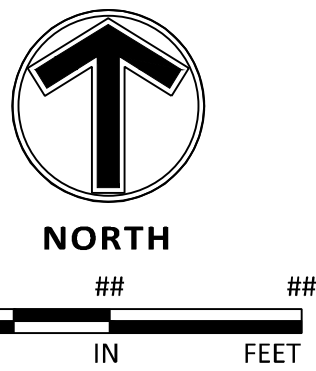
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BB

PROJECT NO.
52736



GRADING NOTES

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



SHEET
C4.04
9 OF 28
REV.

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 7:31:18 PM
PROJECT: 52736 CHASKA VILLAS SHEET C5.01-EROSION CONTROL PHASE 1 EROSION CONTROL PLAN

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

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NO	DATE	BY	CHKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

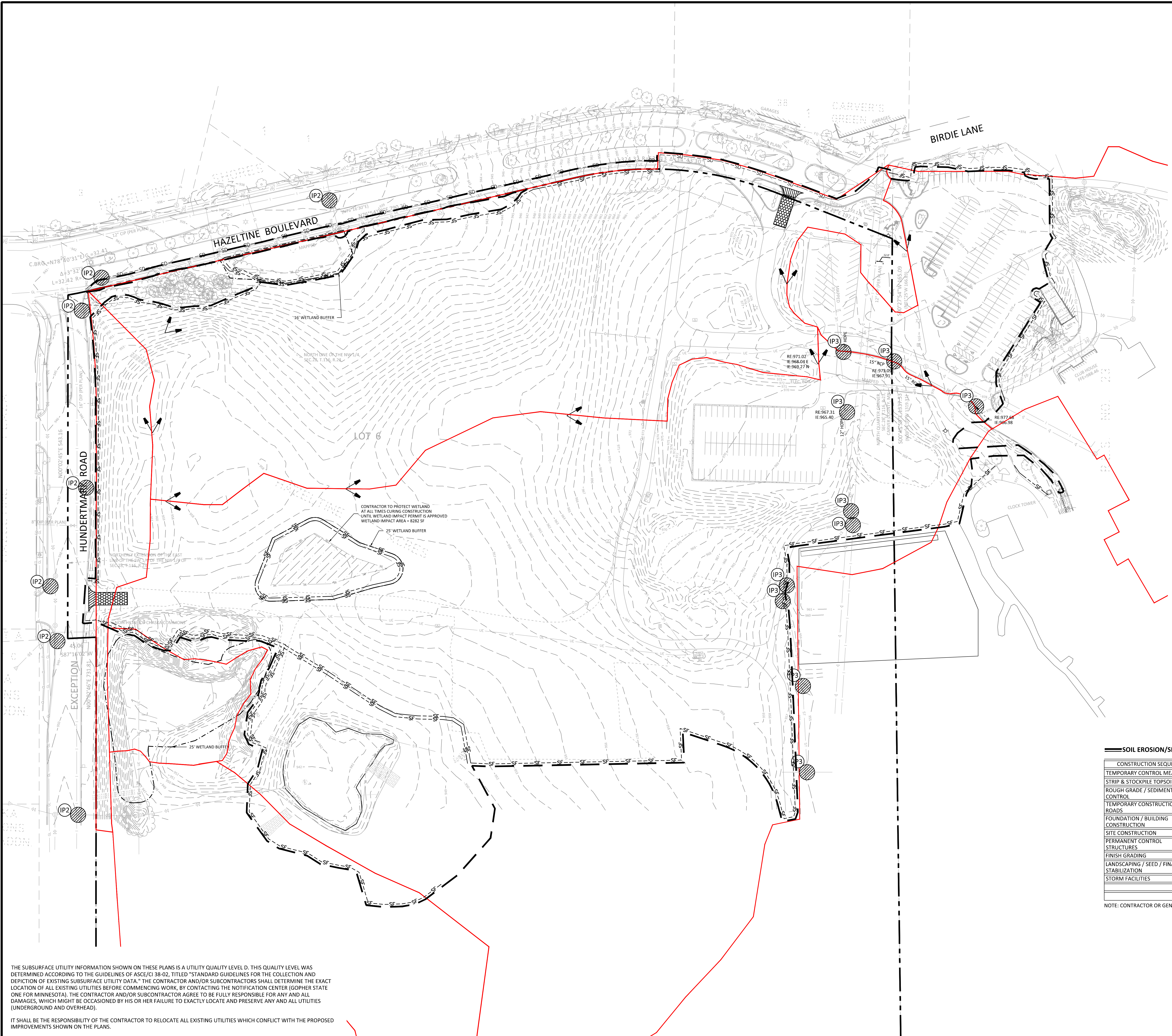
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EC/JHB
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PROJECT NO.
52736



PHASE 1 EROSION CONTROL PLAN

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

SHEET
C5.01
10 OF 28
REV.



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA
		LIMITS OF DISTURBANCE

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	7,350
SILT DIKE	LINEAR FEET	1,340
CONSTRUCTION ENTRANCE	UNIT	2
INLET PROTECTION DEVICE (IP-3)	UNIT	14
INLET PROTECTION DEVICE (IP-2)	UNIT	7

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

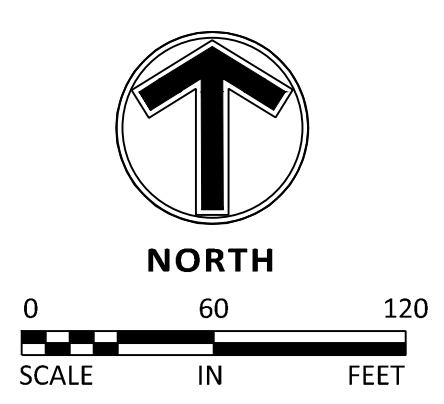
NOTE TO CONTRACTOR

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



24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 7:31:18 PM
PROJECT: 25252580 C:\WORKSHEETS\25252580\PHASE 2 EROSION CONTROL PLAN

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

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

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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
06/04/2024
DESIGN REVIEW

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CONSTRUCTION DOCUMENTS

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PROJECT NO.
52736



PHASE 2 EROSION CONTROL PLAN

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

SHEET
C5.02
11 OF 28
REV.



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

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

TEMPORARY STORAGE AND PARKING AREA

LIMITS OF DISTURBANCE

SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	7,350
BIO-ROLL	LINEAR FEET	525
SILT DIKE	LINEAR FEET	1,340
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	25
INLET PROTECTION DEVICE (IP-2)	UNIT	15
INLET PROTECTION DEVICE (IP-3)	UNIT	19

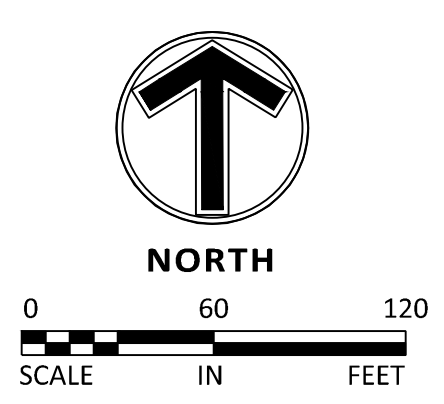
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NOTE TO CONTRACTOR

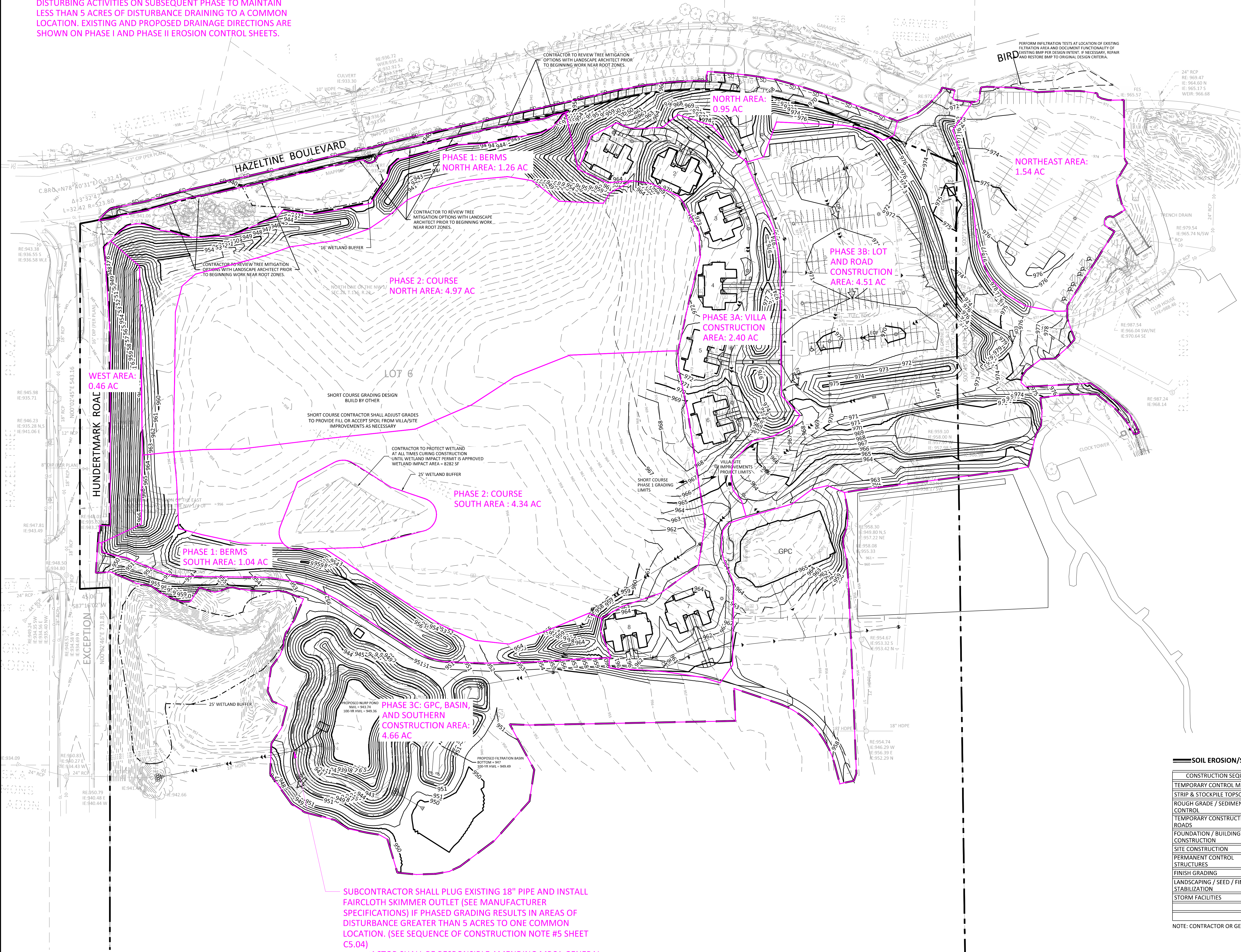
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CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
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SITE 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



NOTE: CONTRACTOR MAY ADJUST PHASING AS NECESSARY BASED ON PROJECT CONDITIONS. IN ALL SCENARIOS CONTRACTOR SHALL STABILIZE INITIAL PHASE PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES ON SUBSEQUENT PHASE TO MAINTAIN LESS THAN 5 ACRES OF DISTURBANCE DRAINING TO A COMMON LOCATION. EXISTING AND PROPOSED DRAINAGE DIRECTIONS ARE SHOWN ON PHASE I AND PHASE II EROSION CONTROL SHEETS.



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

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

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

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

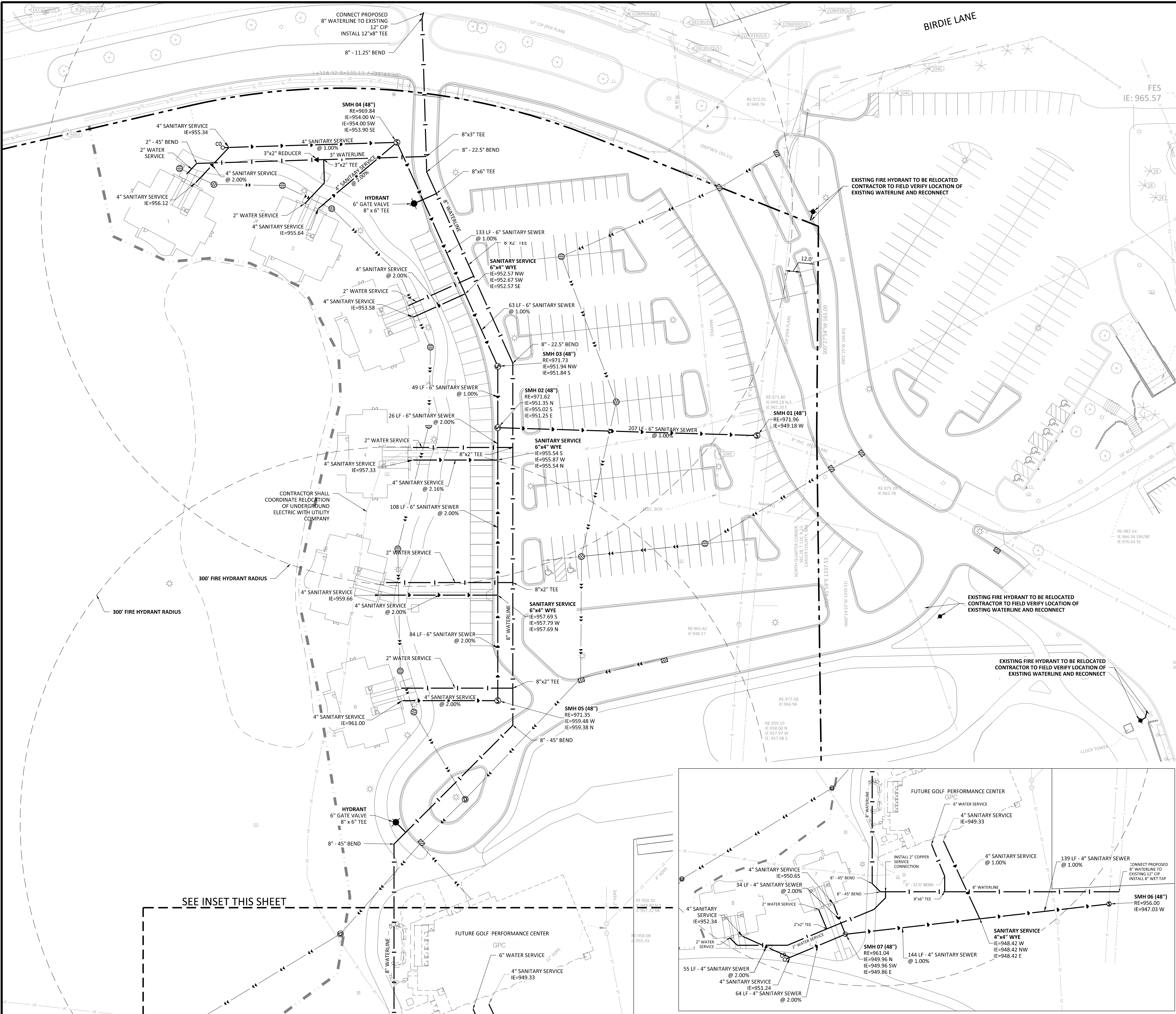
CONSTRUCTION DOCUMENTS

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EC/JHB
CHECKED BY
BB
PROJECT NO.
52736



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

SHEET
C5.03
12 OF 28
REV.



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

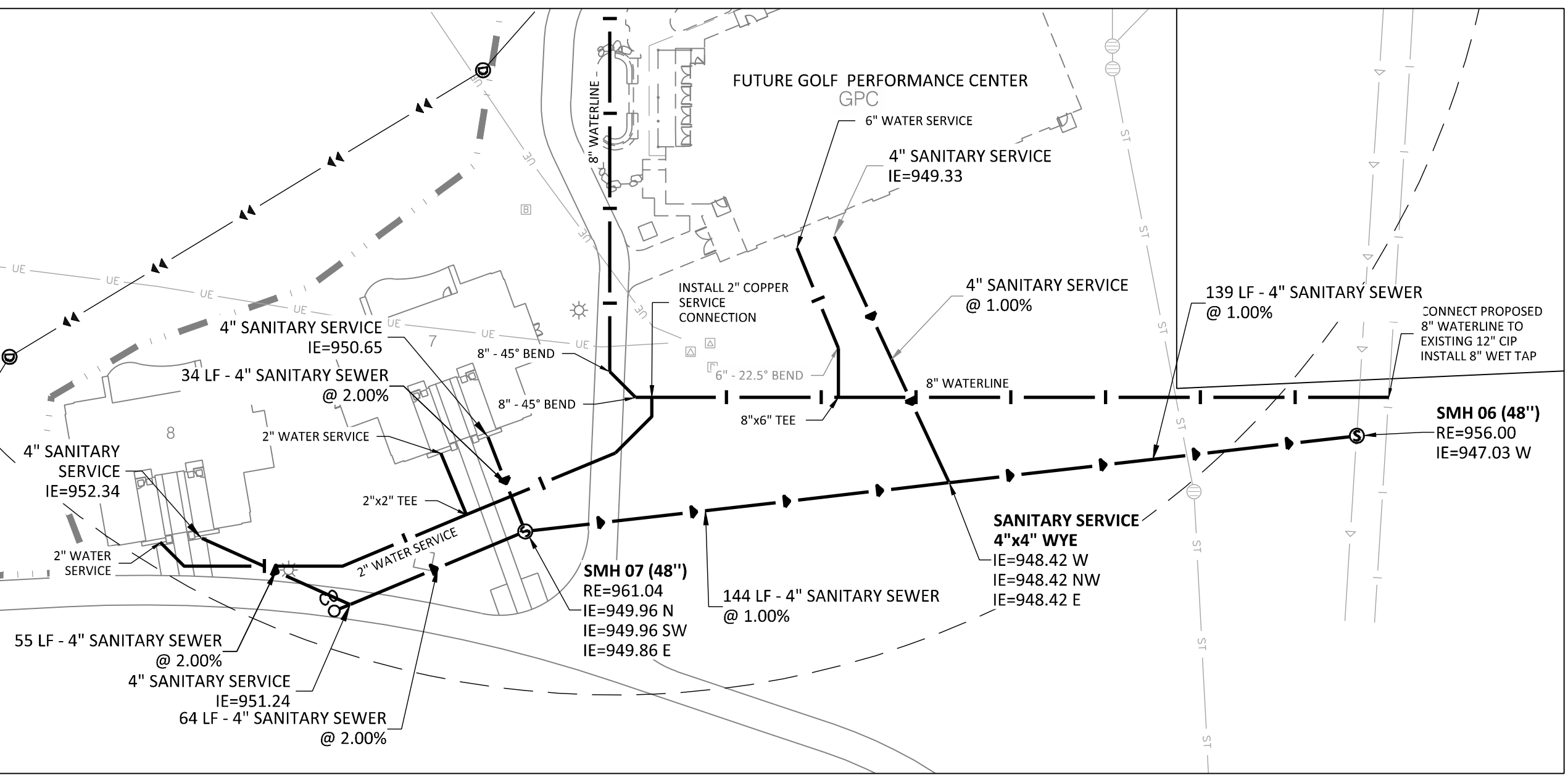
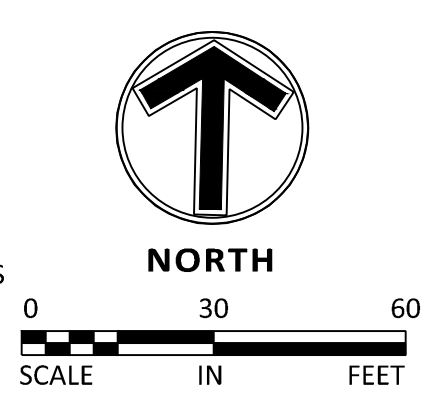
- UTILITY CONSTRUCTION NOTES**
- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - 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.
 - 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.
 - ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - 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).
 - 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).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5- FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - 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).
 - 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).
 - RIP RAP SHALL BE MIN/DOT CLASS 3.
 - COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
 - 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.
 - 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.
 - 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/318-02, 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	CHKD	APPR	COMMENT
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2	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO 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 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

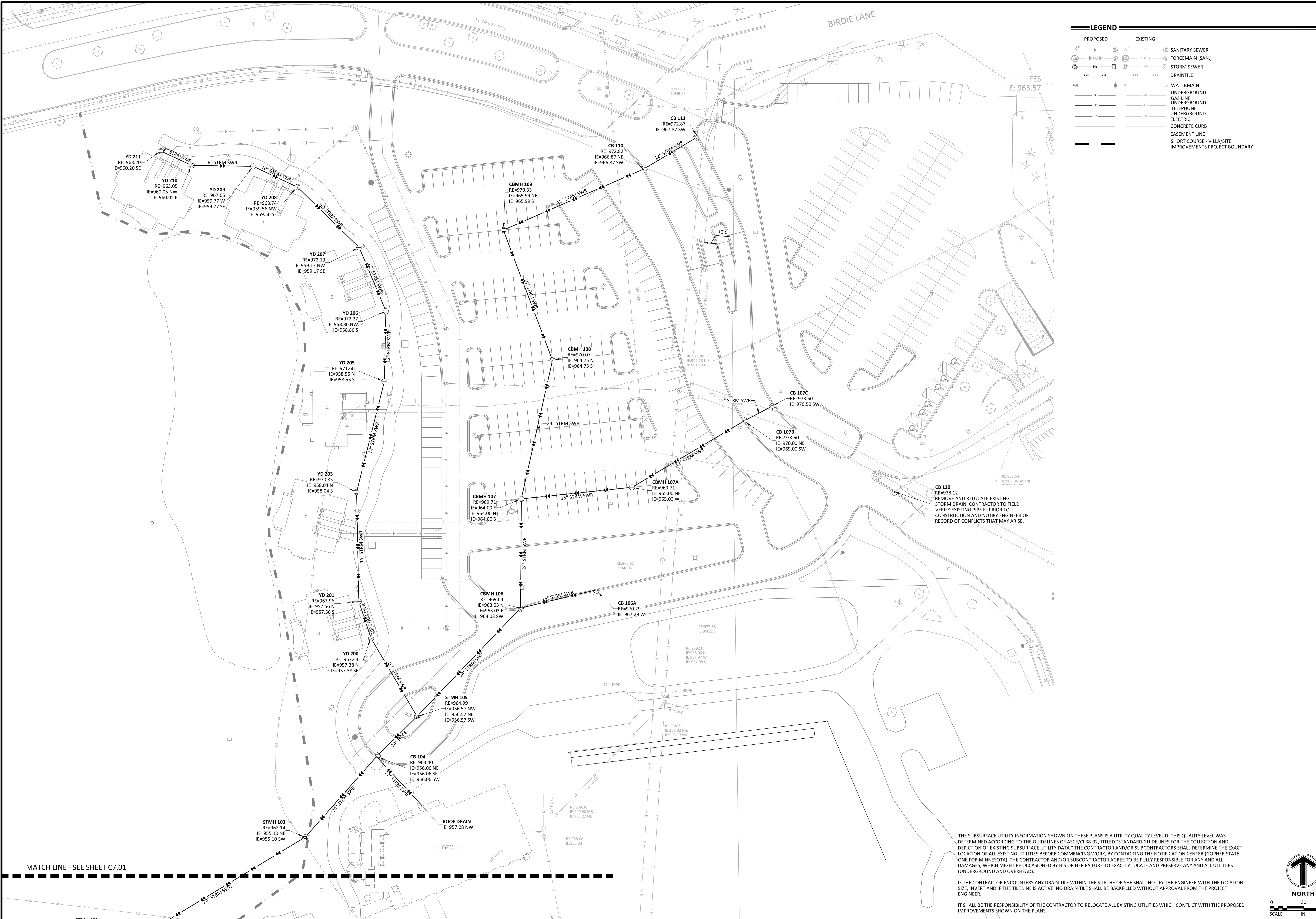


UTILITY PLAN

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

SHEET
C6.01
15 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 7/2/2024 2:46:03 PM
PROJECT: 52736 CHASKA VILLAS 7 & 8 - CCWMO UTILITY PLAN



NO	DATE	BY	CHKD	APPR	COMMENT
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3	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMITNS
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7					
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9					
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06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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

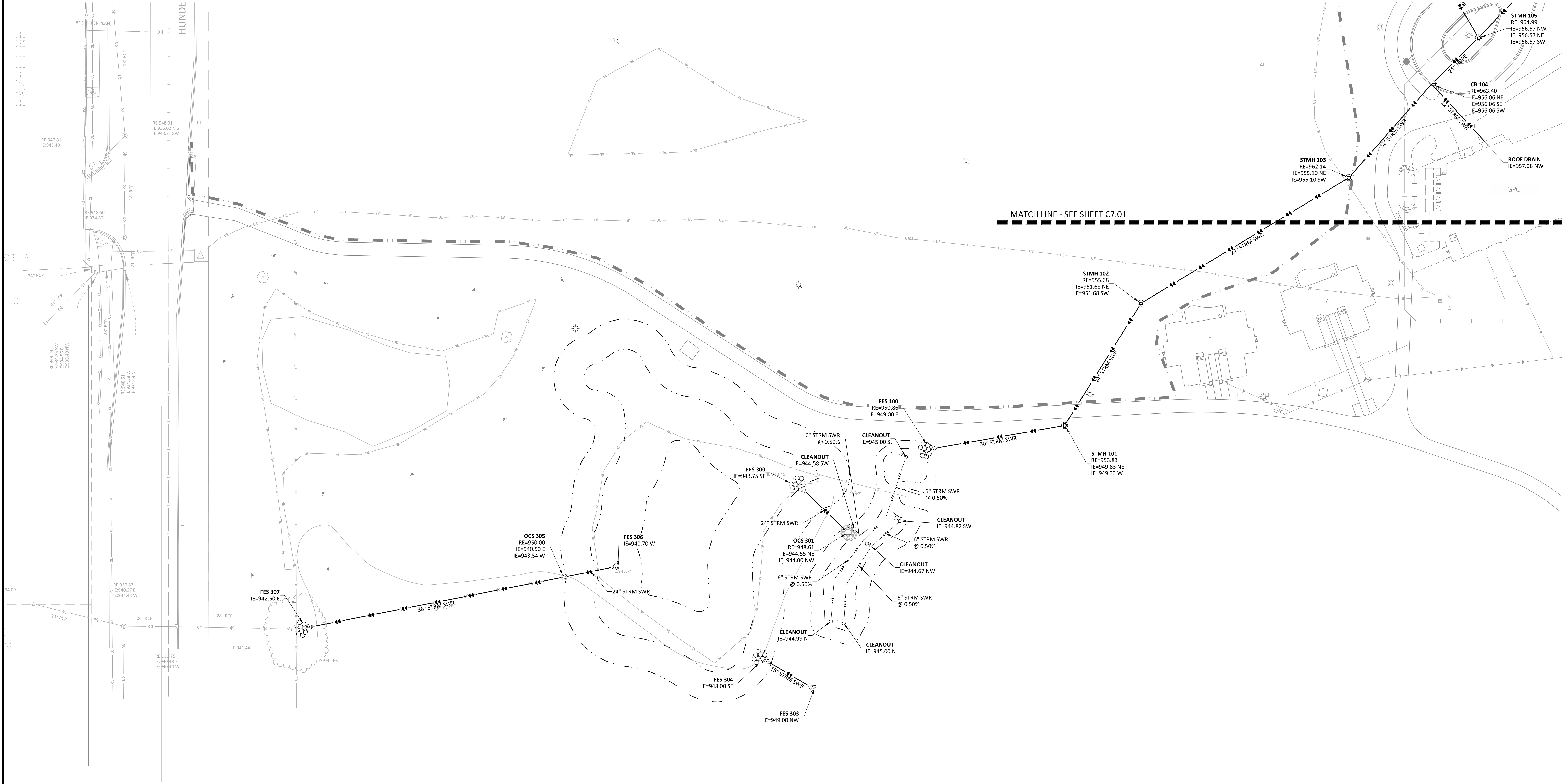


STORM SEWER PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C7.01
16 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 12:28:38 PM
PROJECT: 52736-00 CIVIL SHEET: 52736-00 STORM SEWER PLAN

24.15 LMS TECH | JORGE BARRILAS | 6/24/2024 12:28:38 PM
PROJECT: 25258-0000 SHEET: 25258-0000 STORM SEWER PLAN



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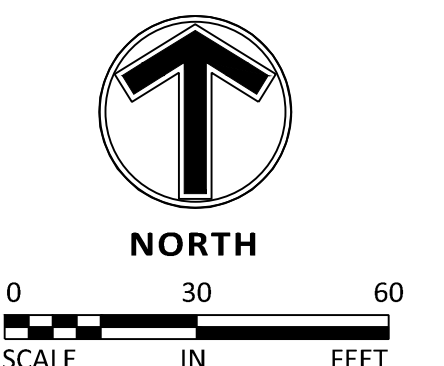
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06/04/2024
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PERMIT SUBMITTAL
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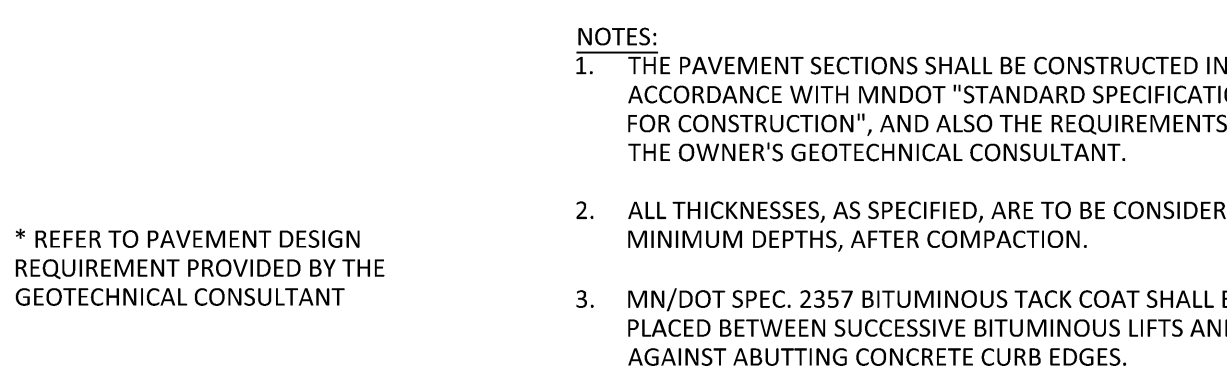
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52736



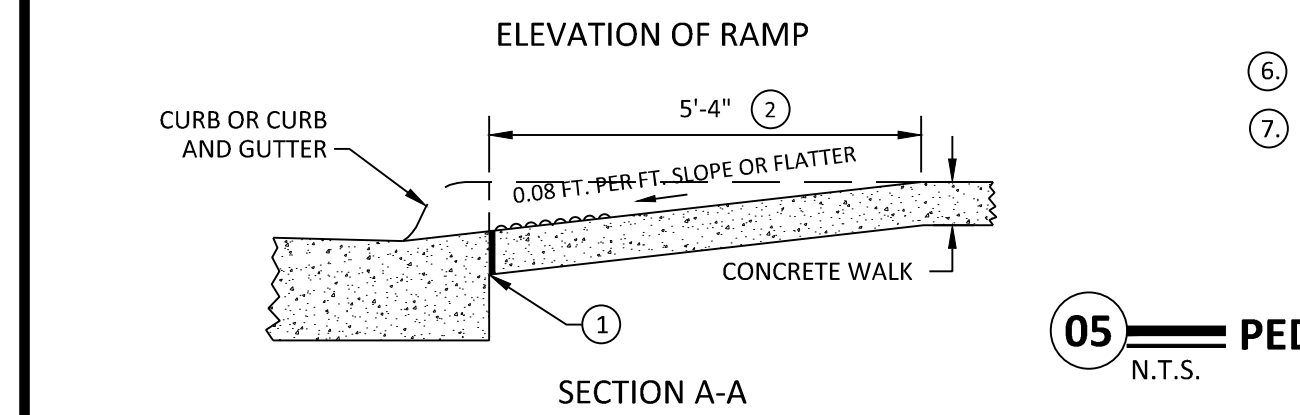
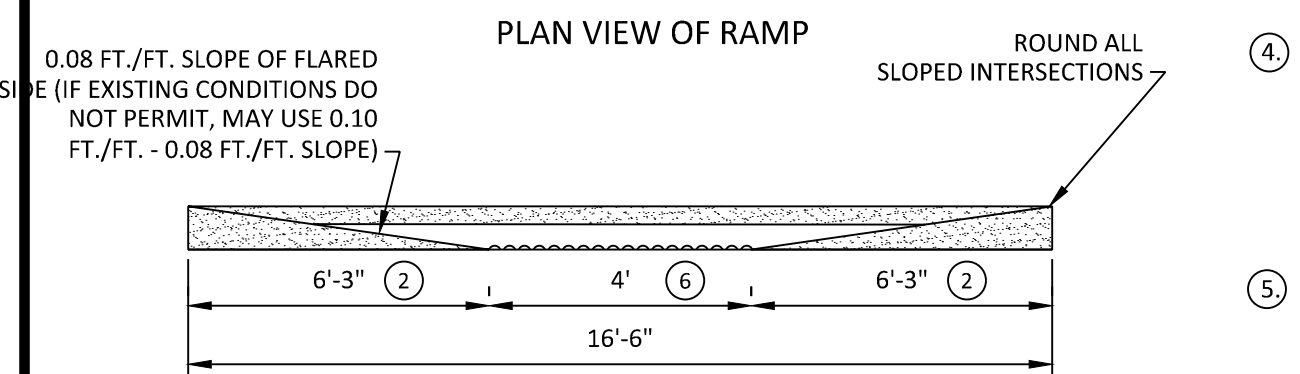
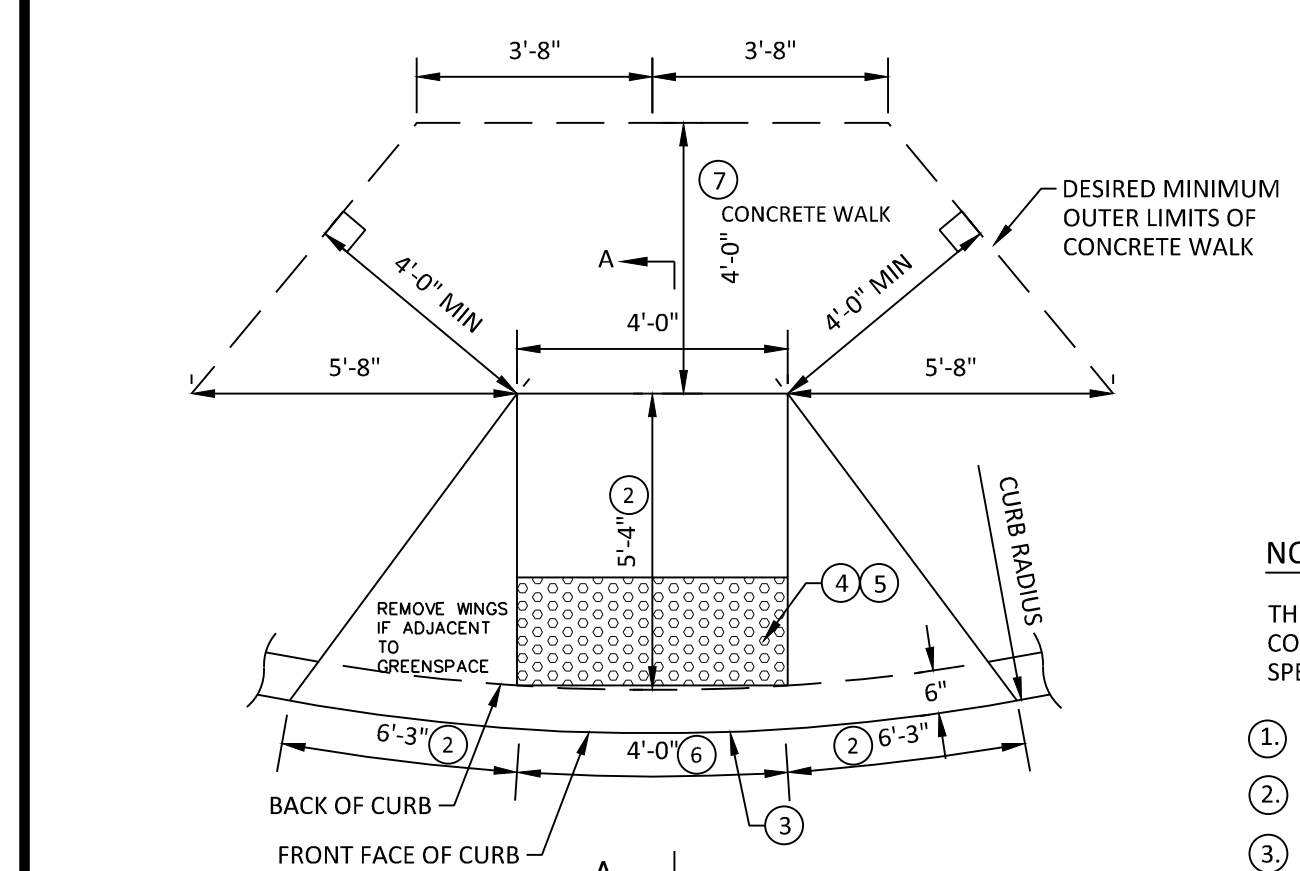
STORM SEWER PLAN
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C7.02
17 OF 28
REV. #

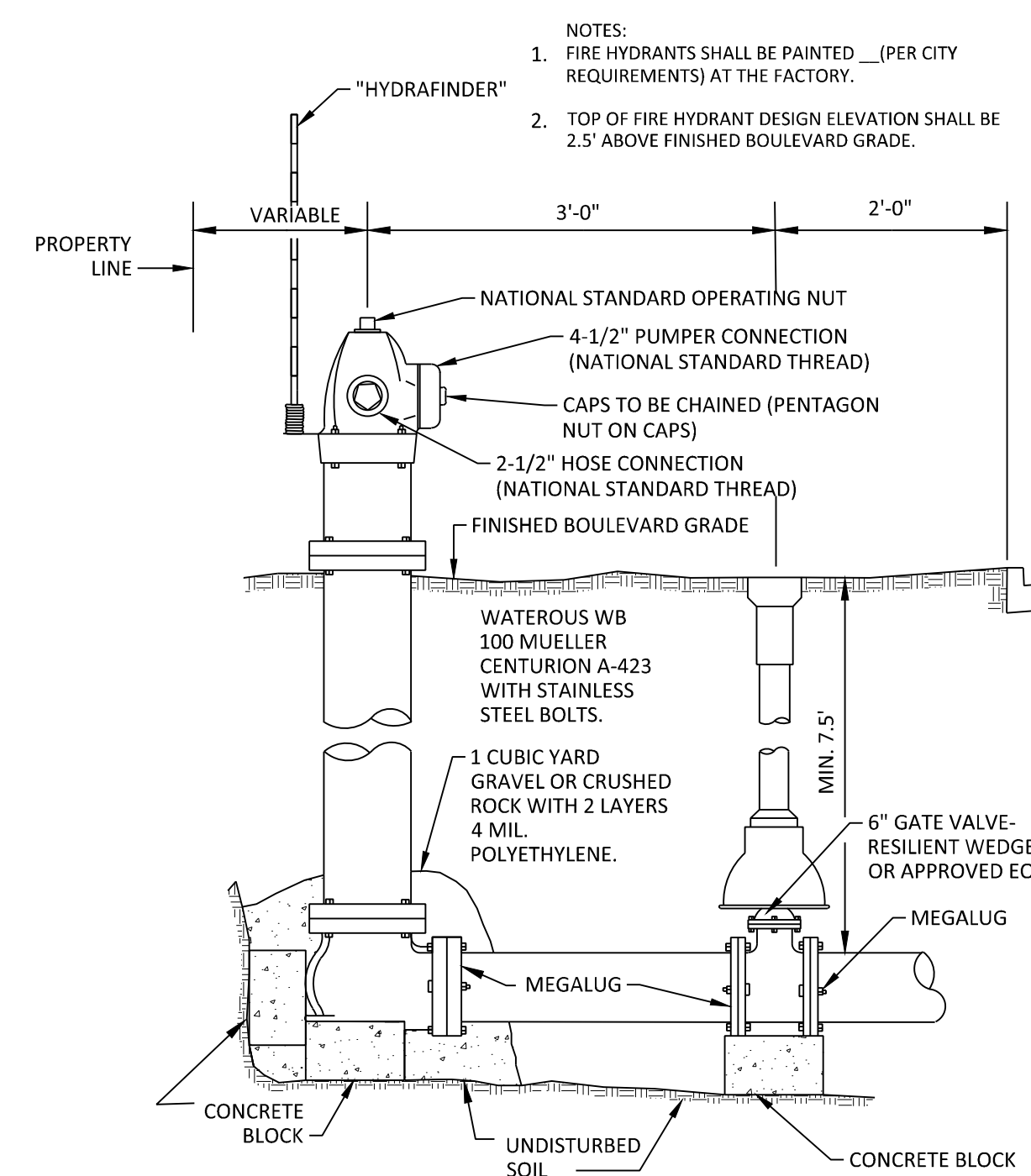




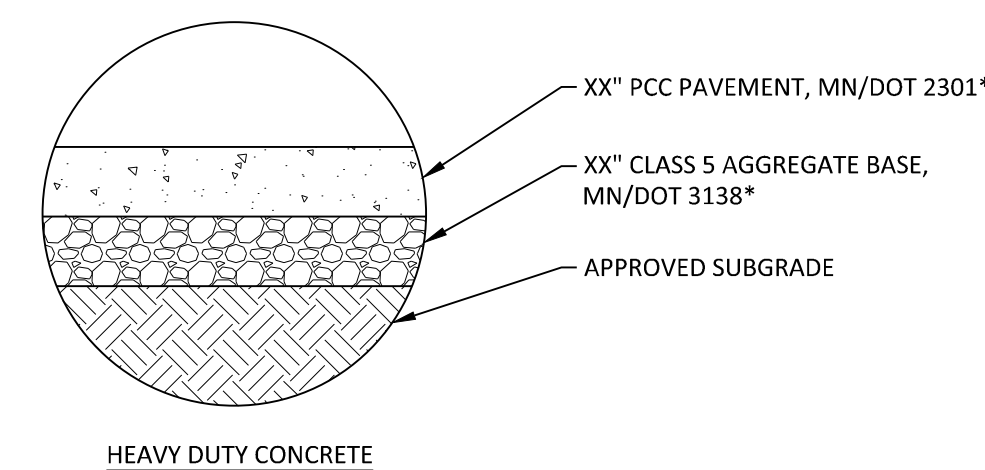
01 PAVEMENT SECTIONS



05 PEDESTRIAN CURB RAMP
N.T.S.



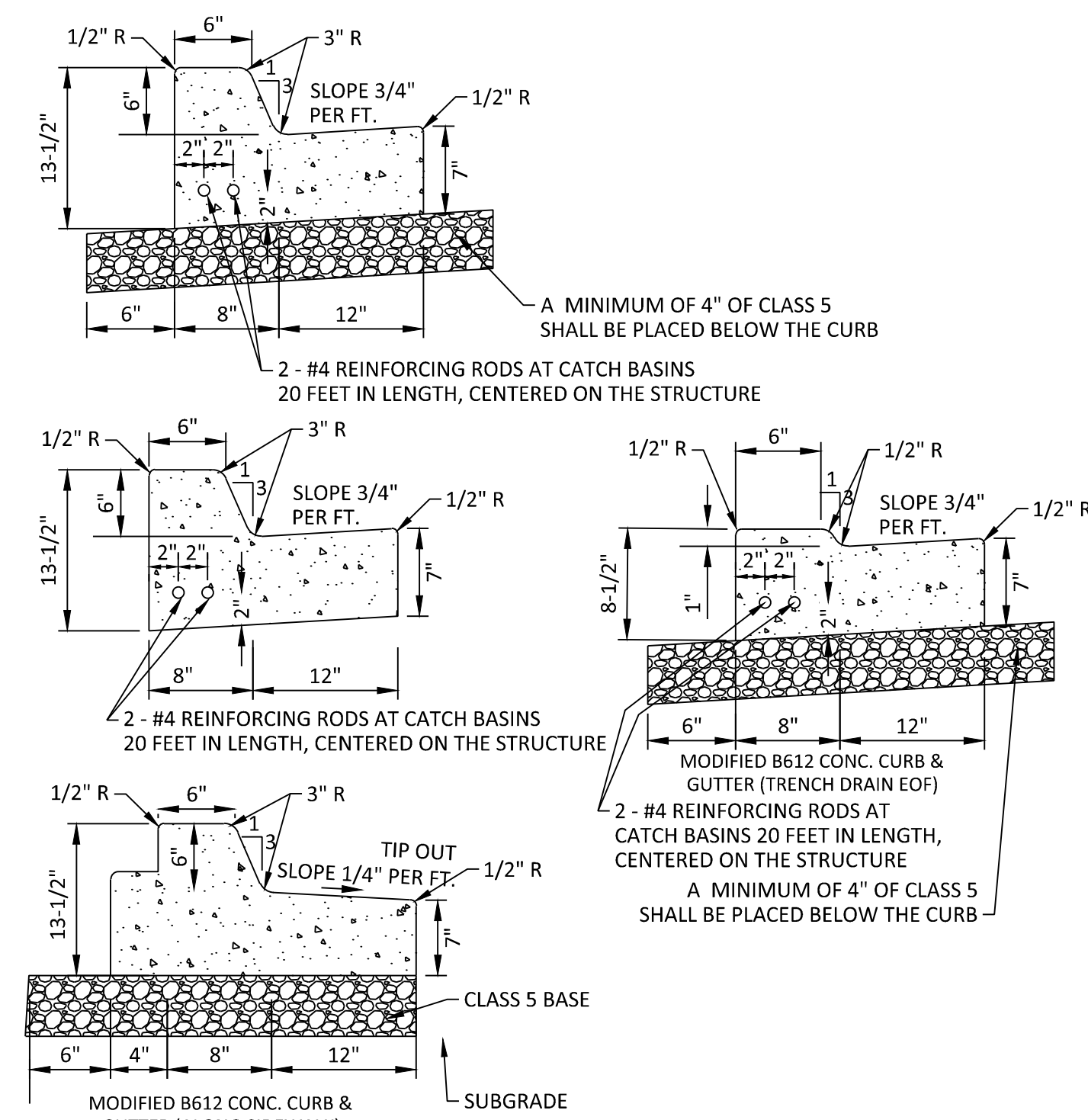
08 TYPICAL FIRE HYDRANT AND GATE VALVE INSTALLATION



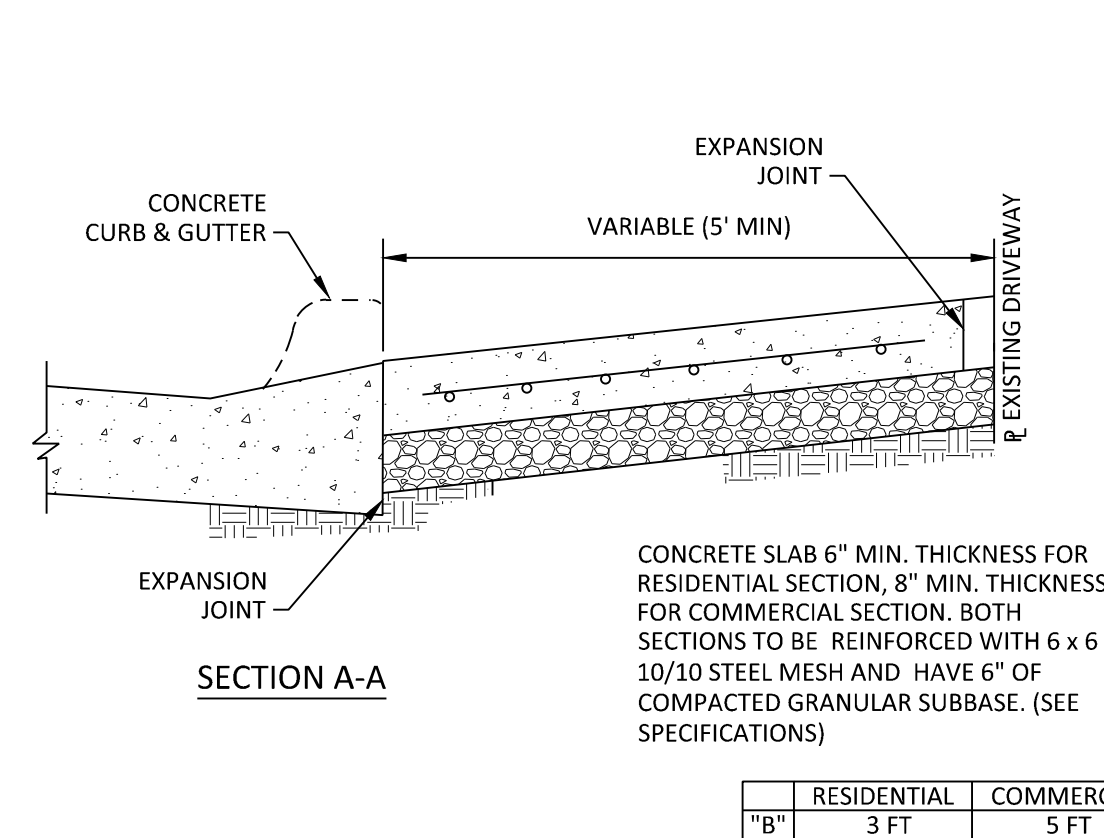
HEAVY DUTY CONCRET

GENERAL NOTES FOR CONCRETE CONSTRUCTION

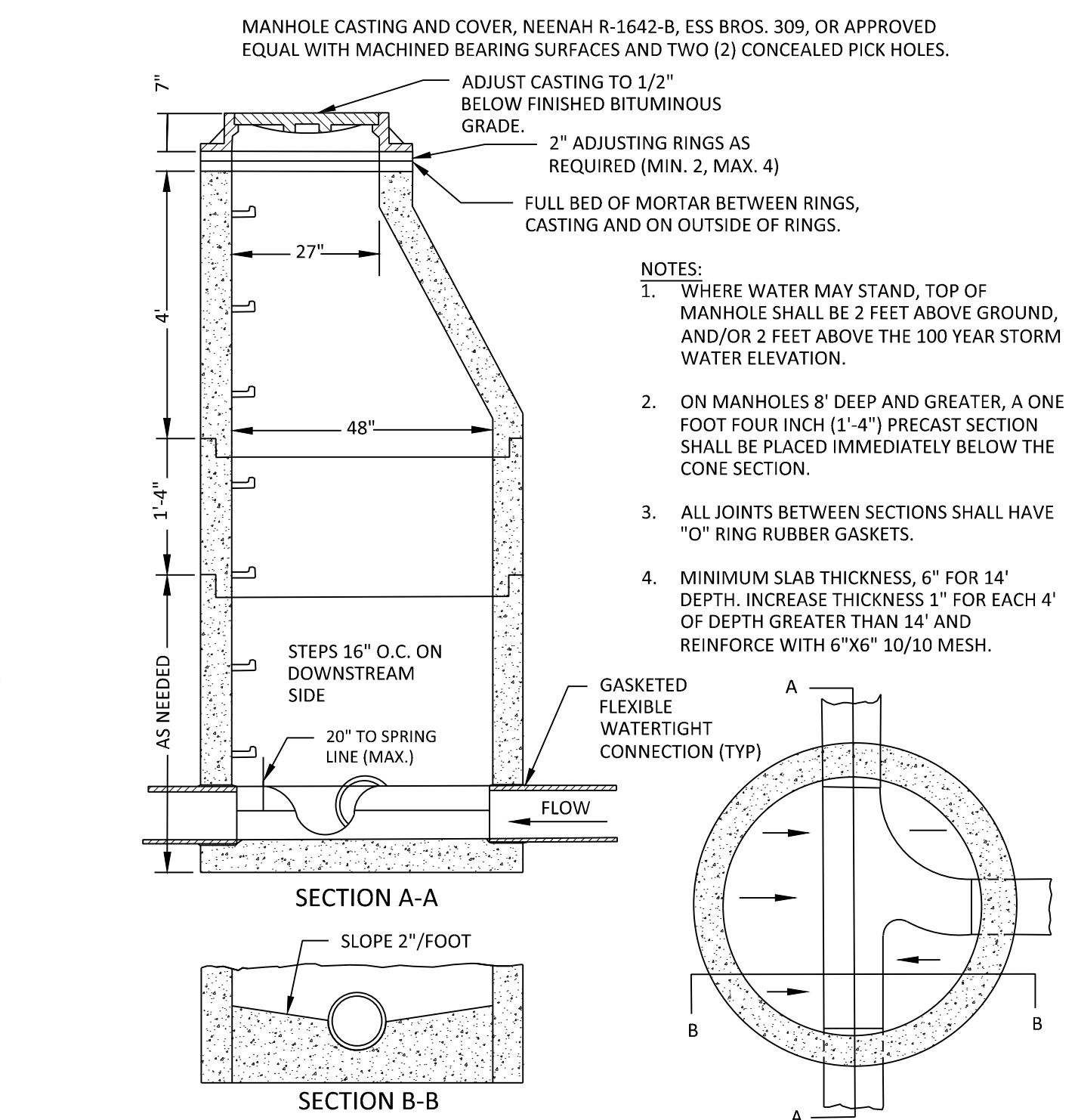
1. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS AFTER COMPACTION.
2. MNDOT SPEC 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LAYS AND AGAINST ABUTTING CURB EDGE CURBS.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, ANY SILT OR CLAY WITHIN THE UPPER 3 FEET OF FINISHED SUBGRADE ELEVATION SHALL BE REMOVED OR REPLACED WITH COMPACTED, CLEAN SAND. EXISTING SUBGRADE SURFACE SHALL BE COMPACTED TO AT LEAST 100% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
4. AFTER PROFILING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES TO ACHIEVE A MINIMUM COMPRESSION STRENGTH OF 3800 PSI WITH A 4 INCH CONTENT AND UNIFORMLY COMPACTED TO AT LEAST 100% OF STANDARD PROCTOR DRY DENSITY.
5. AGGREGATE BASE SHALL CONFORM TO MNDOT SPECIFICATION 3138 FOR CLASS 5 AGGREGATE BASE AND SHALL BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
6. BITUMINOUS WEAR AND BASE COURSES SHALL CONFORM TO MNDOT SPECIFICATION 336.0 PLANT MIX BITUMINOUS PAVEMENTS.
7. BITUMINOUS WEAR AND BASE COURSES SHALL BE COMPACTED TO AN AVERAGE DENSITY OF 98 PERCENT ACCORDING TO AASHTO T245 (D1556), BUT NOT LESS THAN 95 PERCENT NOR GREATER THAN 100 PERCENT.
8. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT, SECTION 2301 OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION". LATEST EDITION. THE MIXTURE SHALL BE DESIGNED TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3800 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SUMP FOR HAND PLACED CEMENT AND A 2" MAXIMUM SUMP FOR MACHINE PLACED CEMENT. THE MIXTURE SHALL BE DESIGNED TO HAVE A MAXIMUM WATER REDUCTION RATIO SHALL NOT EXCEED 0.45 FOR CONCRETE EXPOSED TO DEICERS.



02 **B612 CONCRETE CURB & GUTTER**
N.T.S.

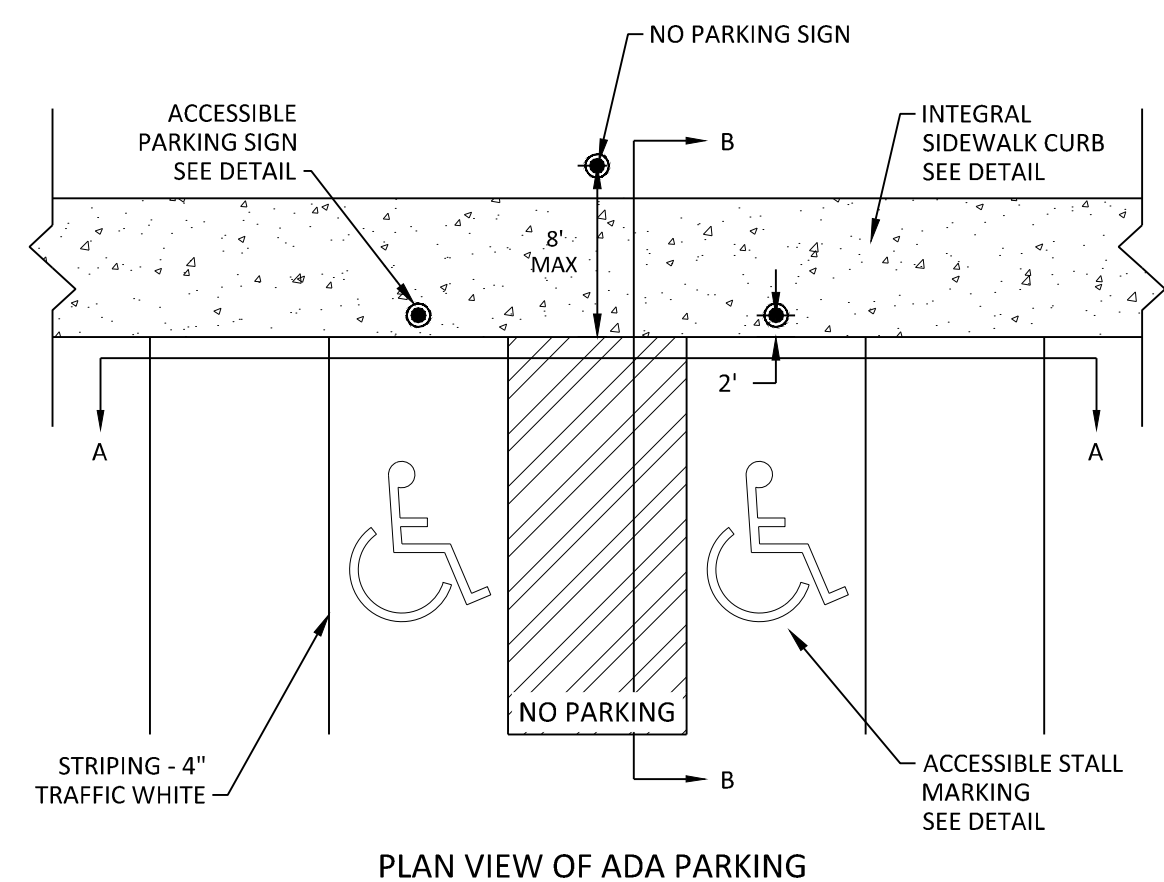


06 **CONCRETE DRIVEWAY APRON**
NTS

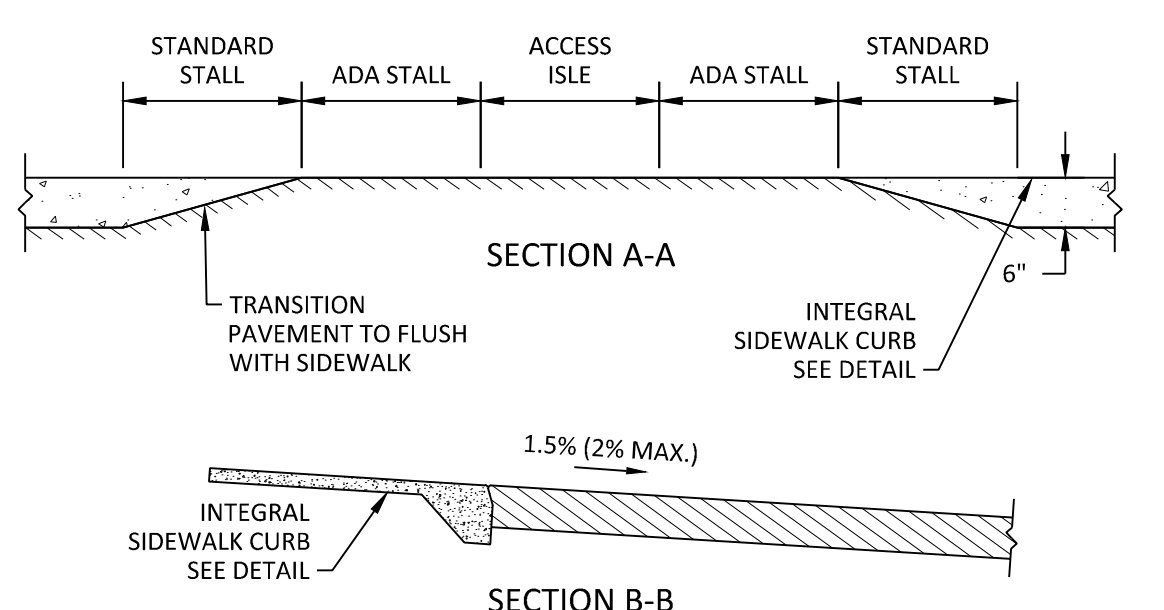


10 **STANDARD SANITARY**
SEWER MANHOLE

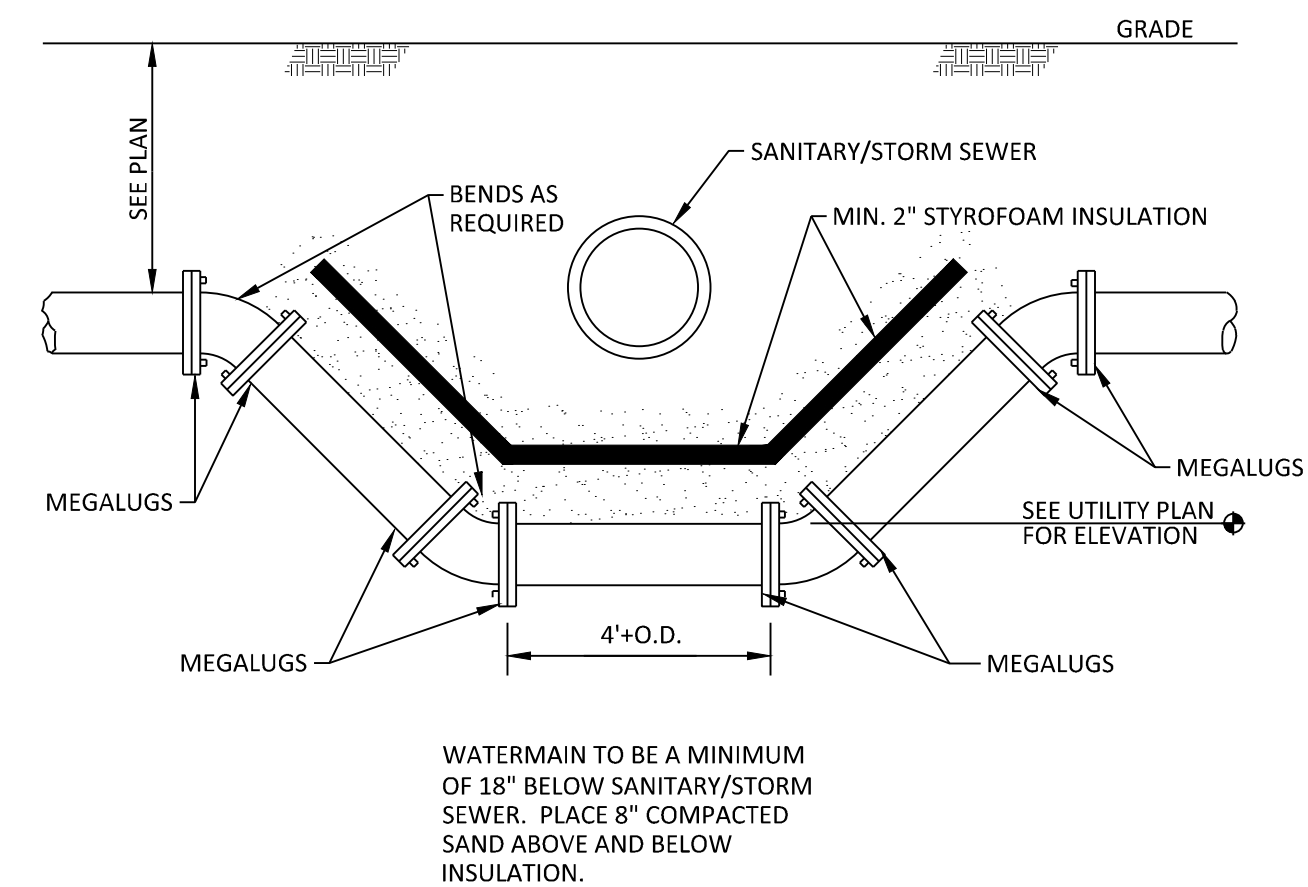
03 **B612 FLAT CURB & GUTTER**



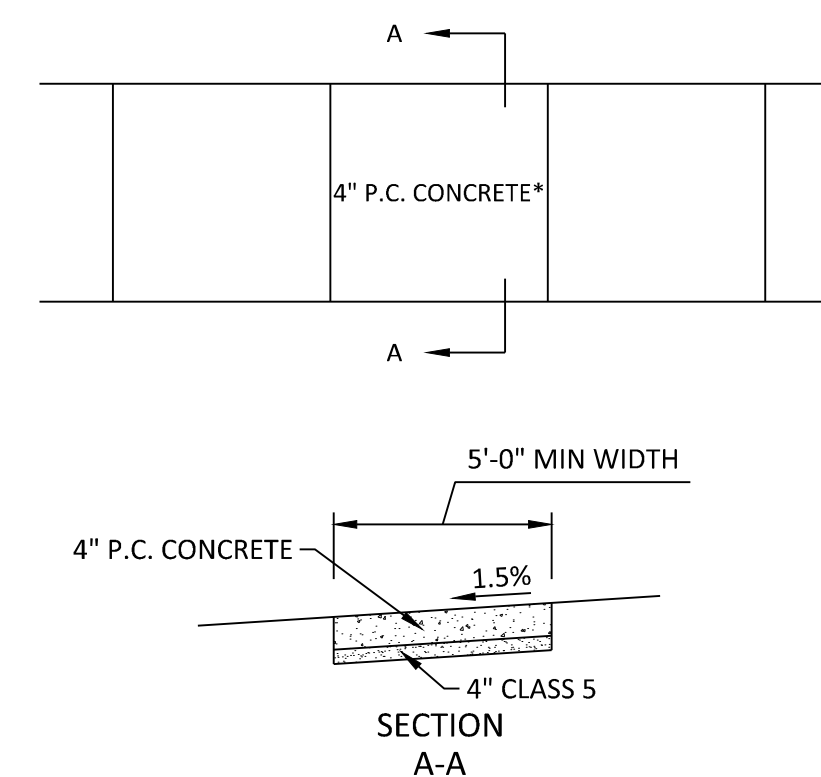
PLAN VIEW OF ADA PARKING



07 **ADA PARKING**



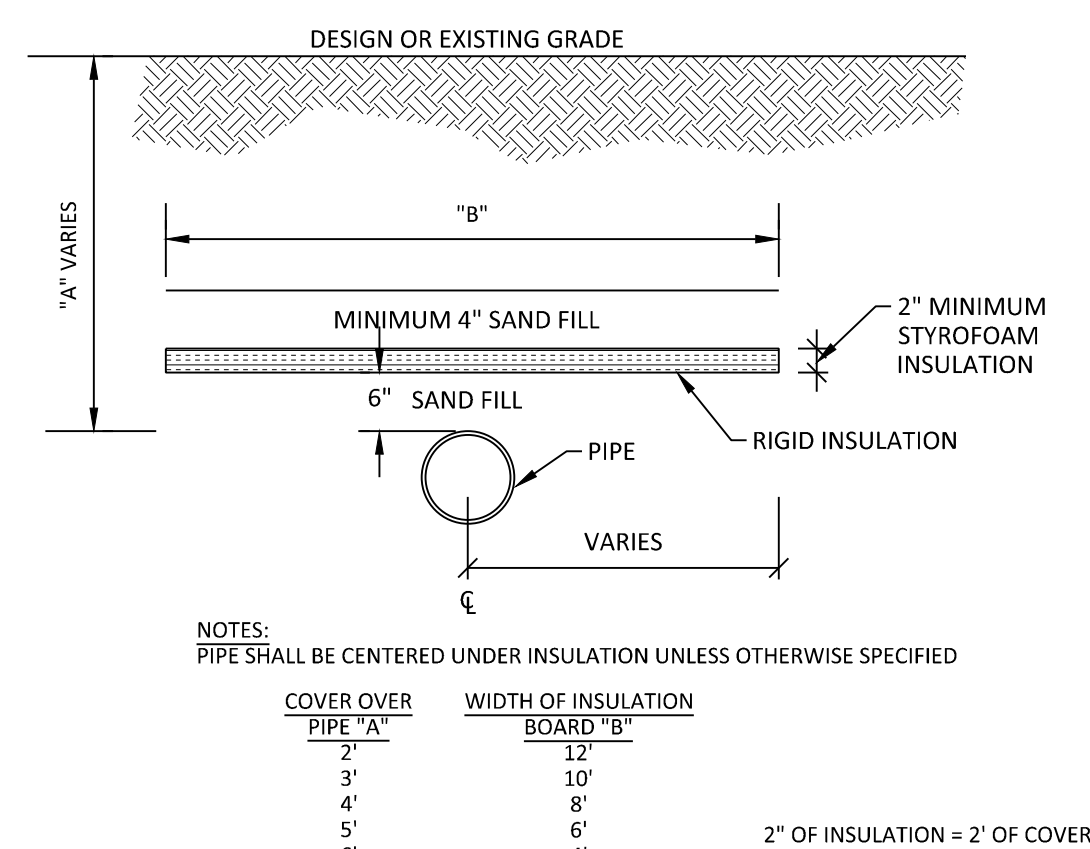
11 **INSULATION FOR WATERMAIN**
N.T.S. **INSTALLED UNDER SANITARY/
STORM SEWER PIPE**



GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

04 **CONCRETE SIDEWALK**
N.T.S.



12 **INSULATION DETAIL FOR**
N.T.S. **SHALLOW PIPE**

[illegible]

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
06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

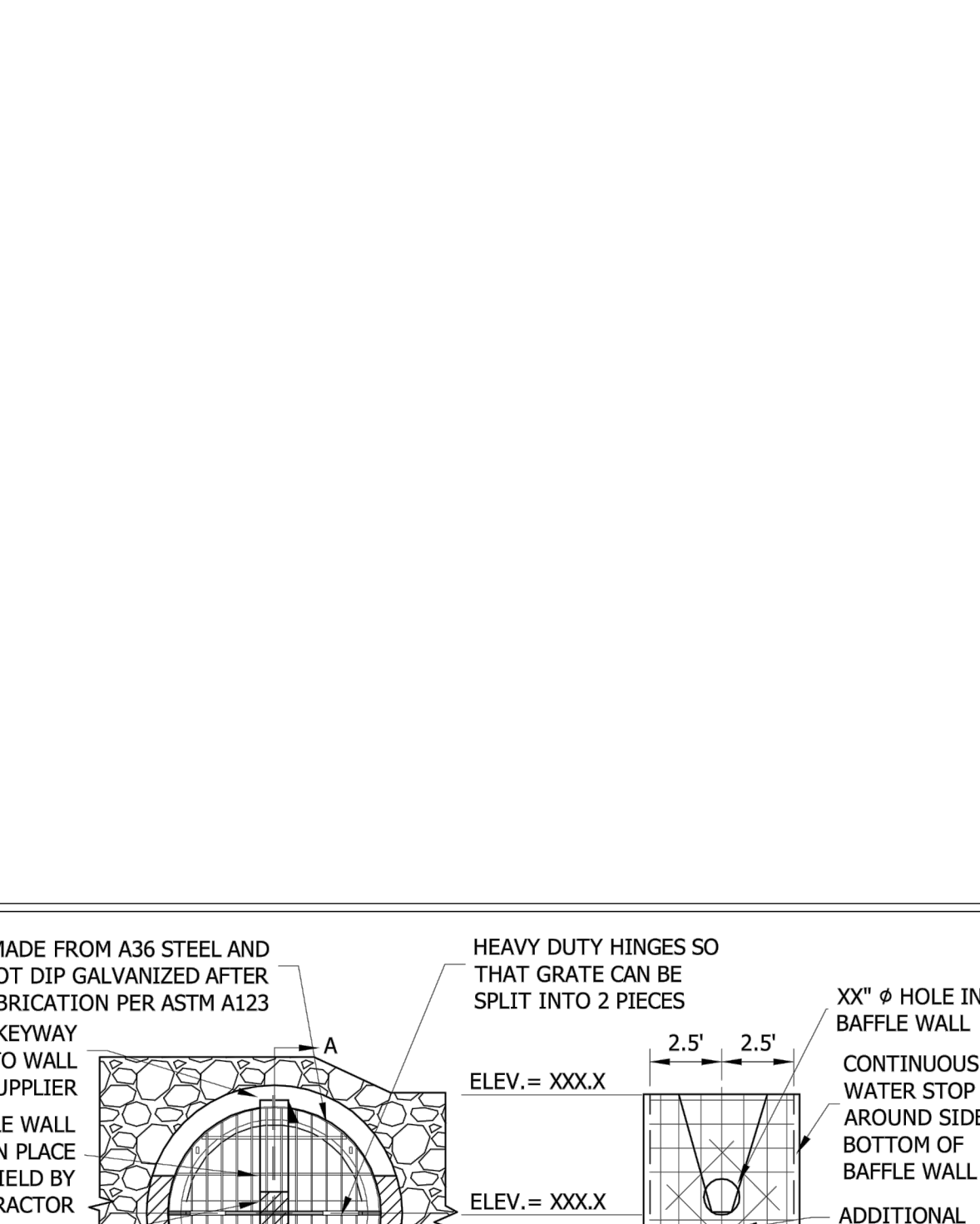
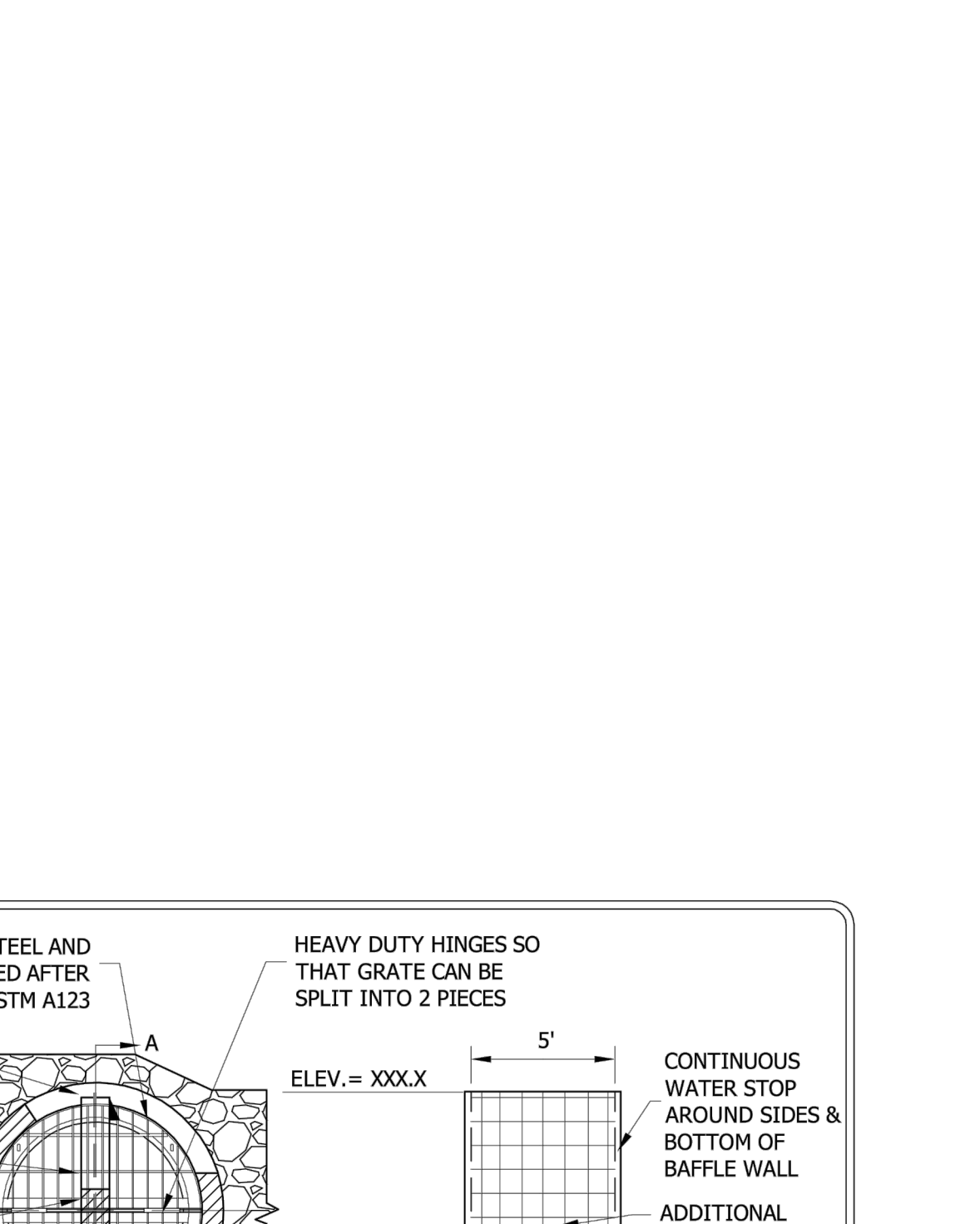
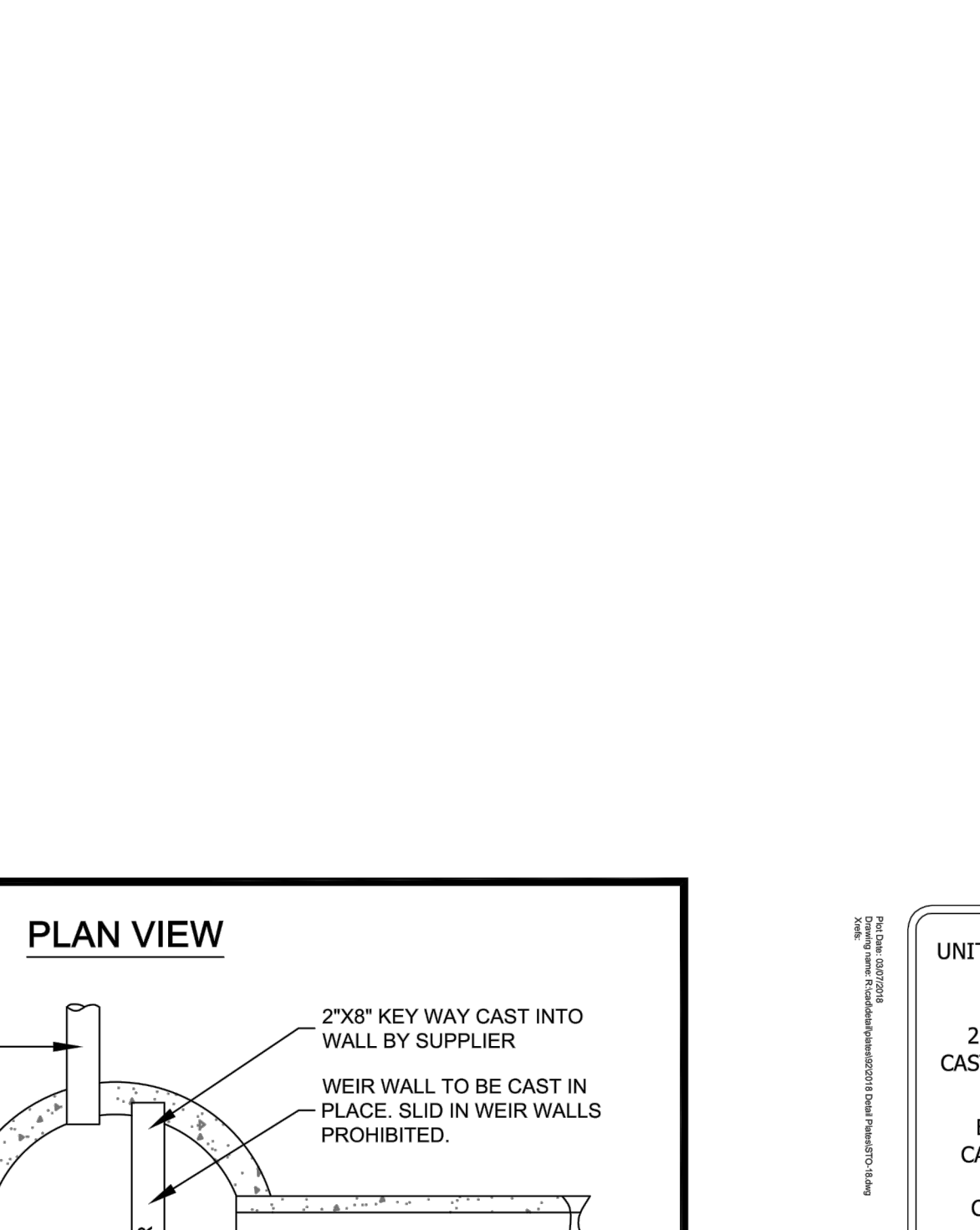
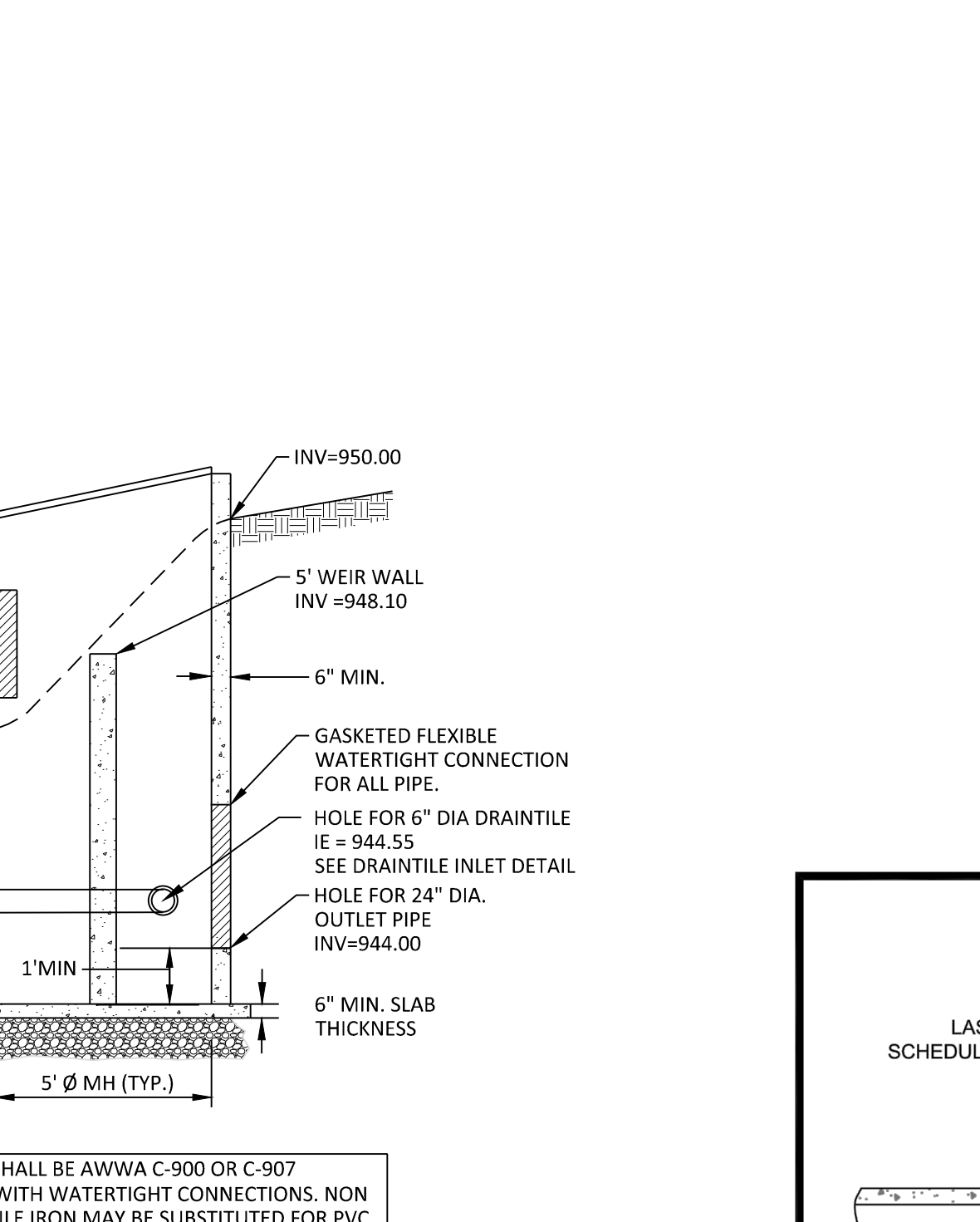
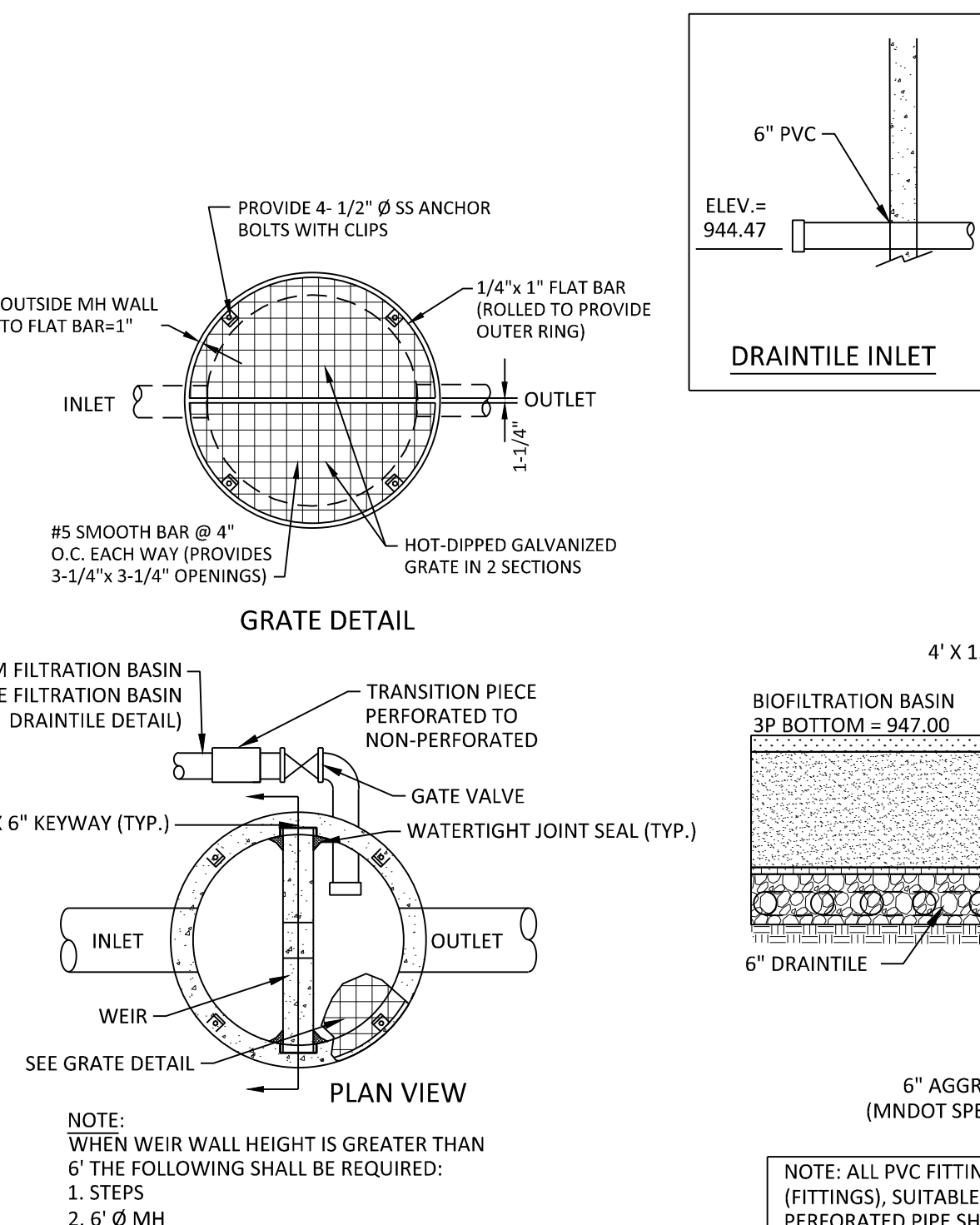
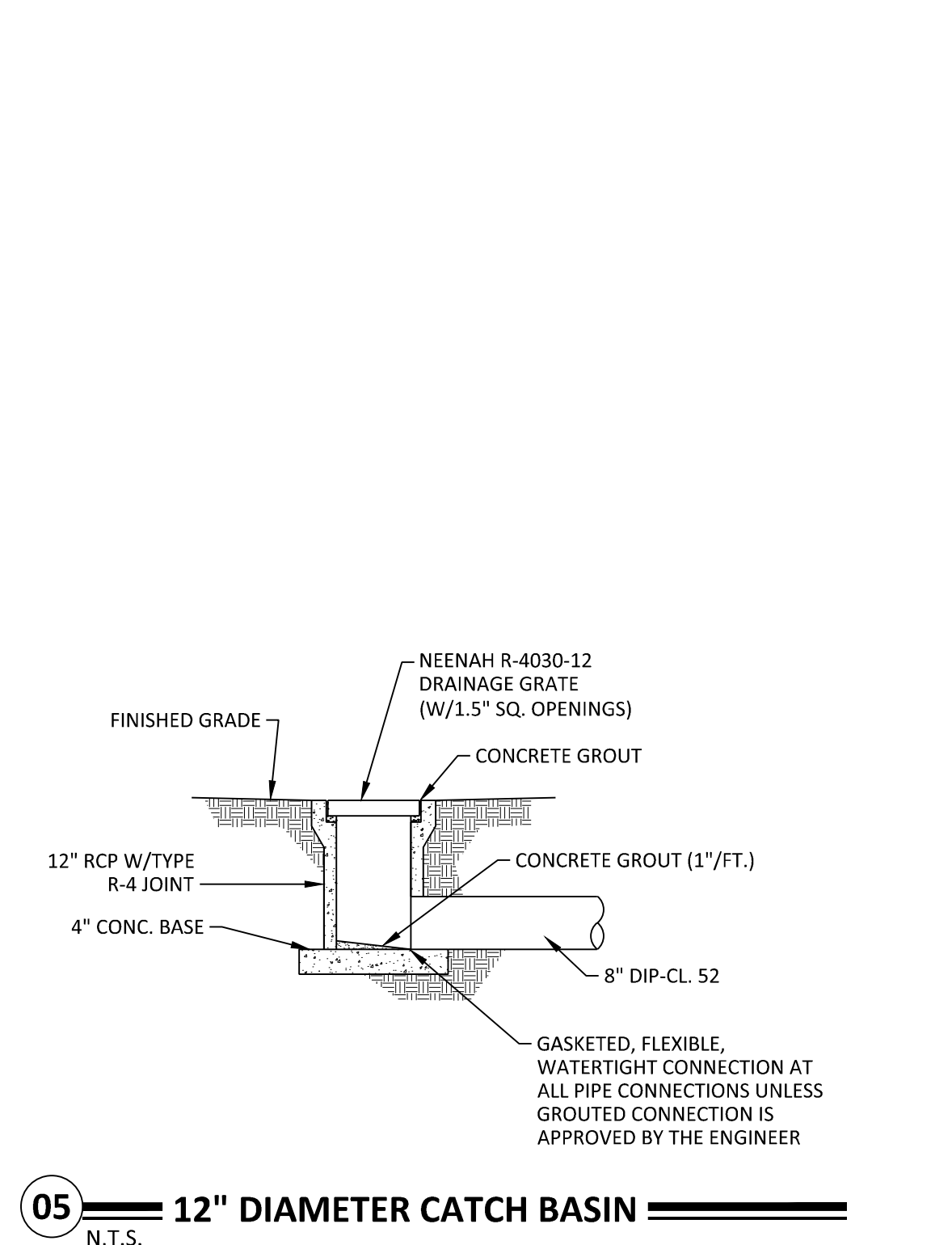
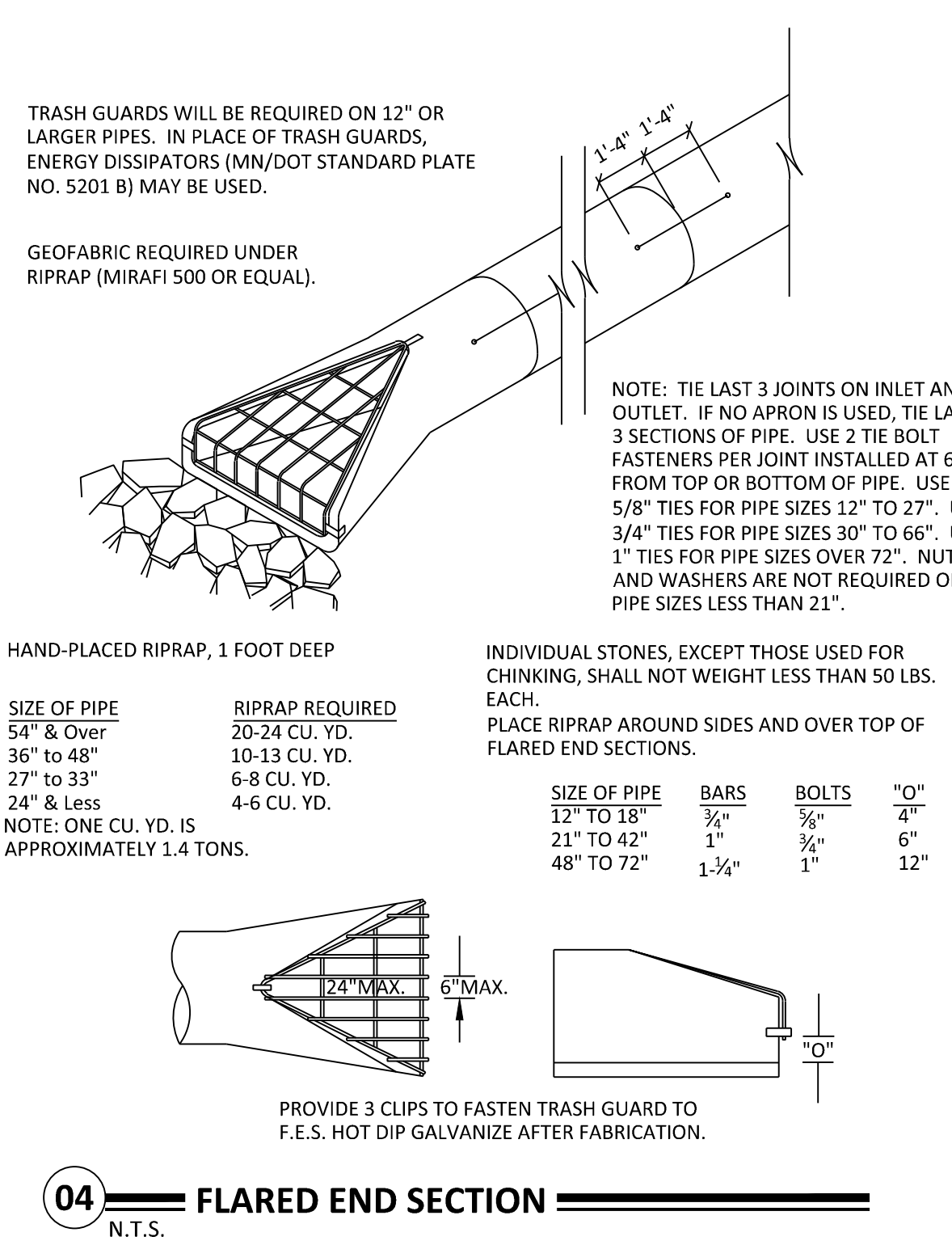
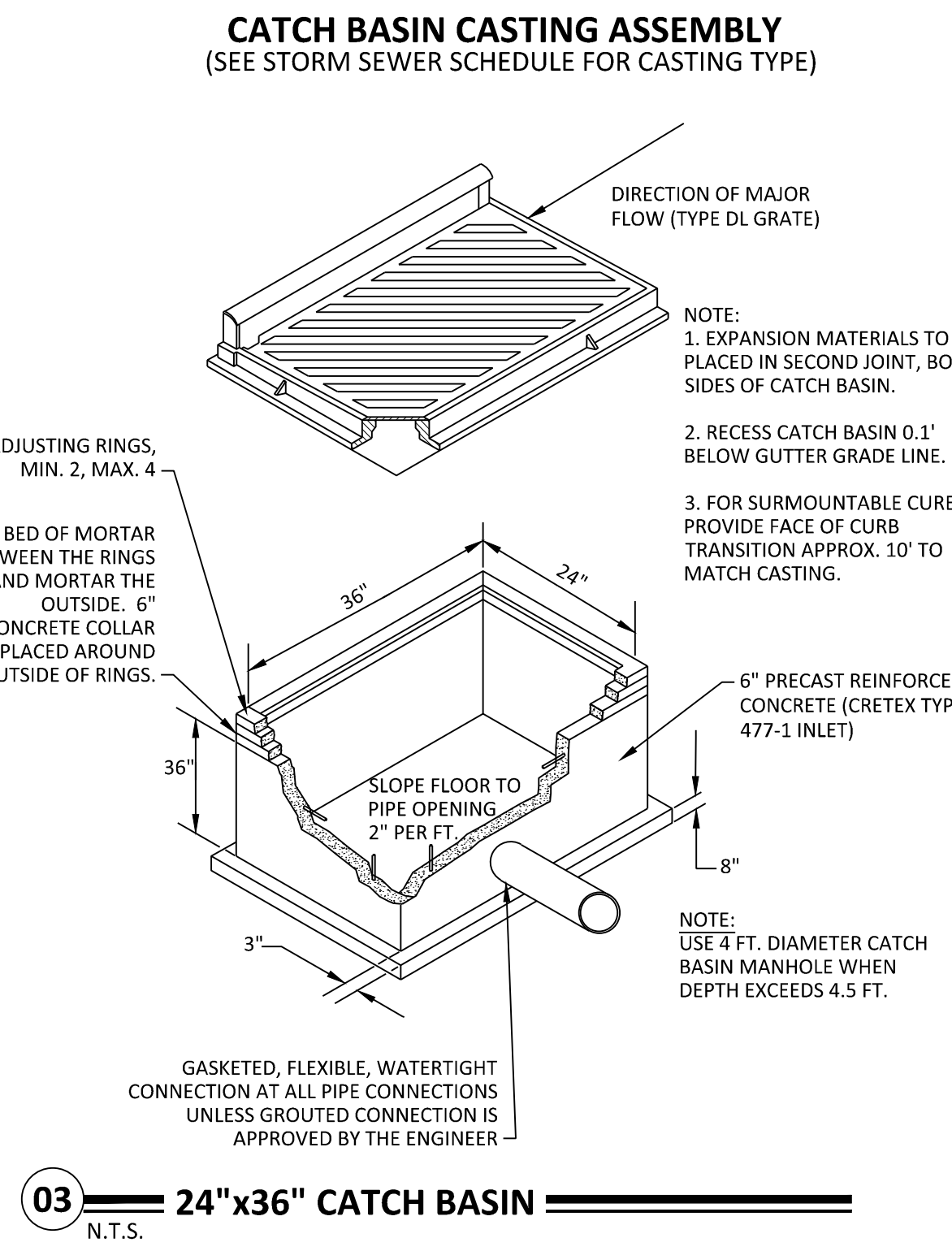
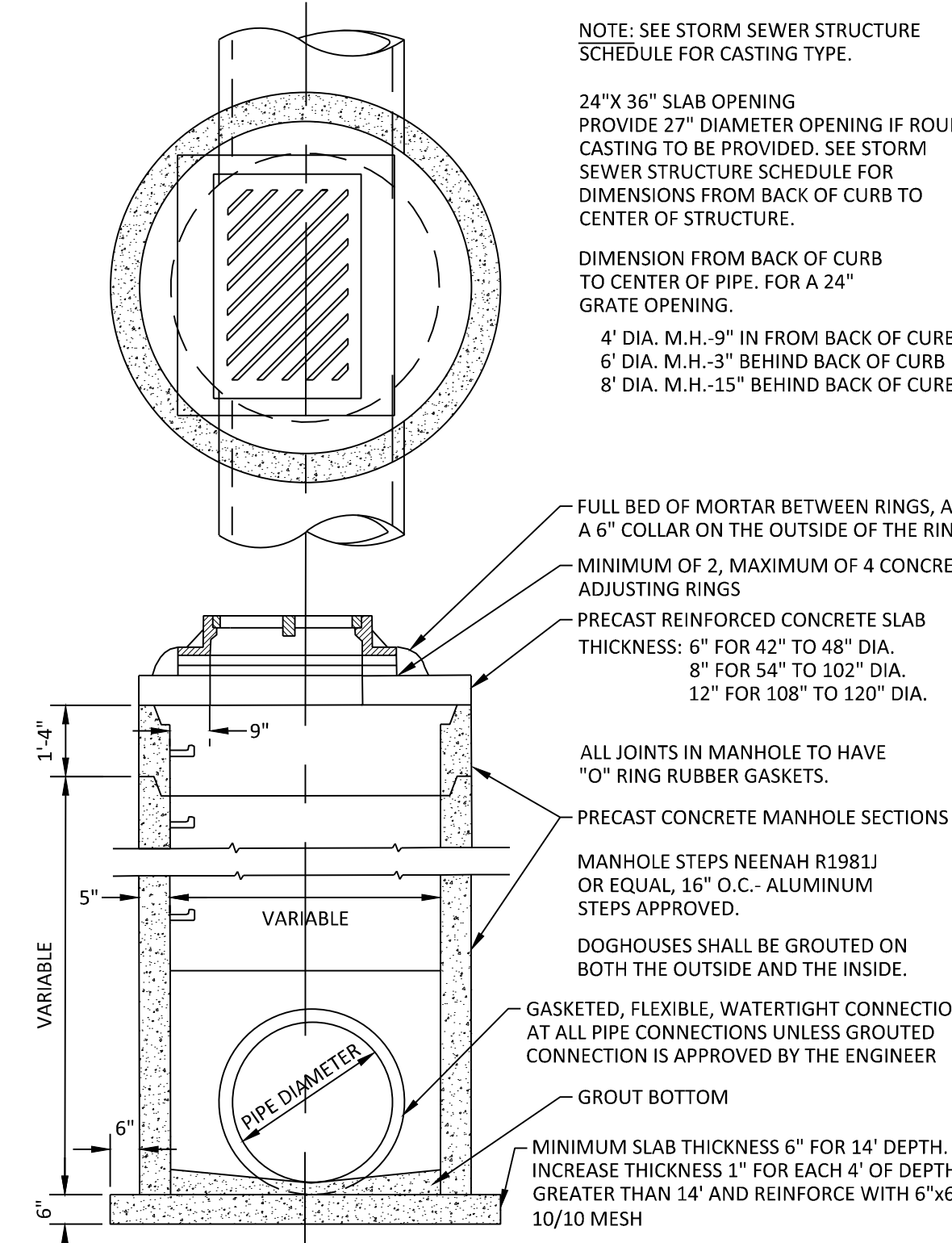
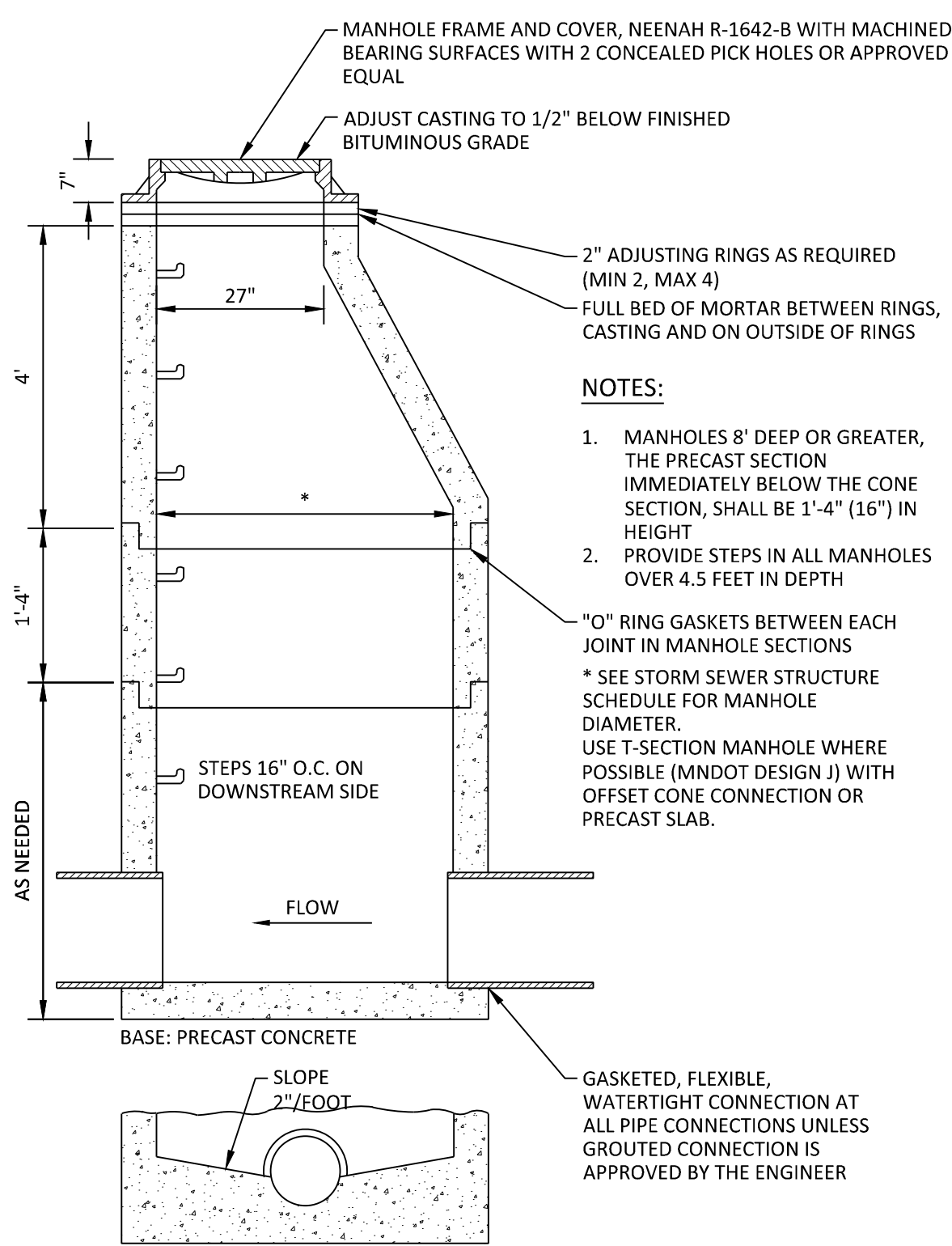
DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO.



STANDARD DETAILS

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

SHEET
C8.01
18 OF 28
REV. #



NO	DATE	BY	CHKD	APPR	COMMENT
4/25/2024	JHB	EJC	BDB		CITY REVIEW COMMENTS
06/04/2024	EJC	BDB	BDB		FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
06/25/2024	EJC	BDB	BDB		CITY AND CCWMO REVIEW COMMENTS

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Print Name: BRADY BUSSELMAN, P.E.

Date: _____ License #: _____

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EC/JHB

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St. Paul, MN 55113
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STANDARD DETAILS

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

SHEET
C8.02
19 OF 28
REV. #



SHEET
C8.03
20 OF 28
REV. #

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SHEET
L0.01
21 OF 28
REV. #

24.15 LMS TECH | JORGE BARRILAS | 6/27/2024 2:19:29 PM
PROJECTS\25250-CCWMO\SHEET\25250-001-TREE INVENTORY

Tag	DBH	Common Name	Latin Name	Status	Notes
1001	8	Quaking Aspen	(Populus tremuloides)	Remove	
1002	7	Quaking Aspen	(Populus tremuloides)	Remove	
1003	8	Quaking Aspen	(Populus tremuloides)	Remove	
1004	7	Quaking Aspen	(Populus tremuloides)	Remove	
1005	6	Quaking Aspen	(Populus tremuloides)	Remove	
1006	6	Quaking Aspen	(Populus tremuloides)	Remove	
1007	6	Quaking Aspen	(Populus tremuloides)	Remove	
1008	6	Quaking Aspen	(Populus tremuloides)	Remove	
1009	6	Quaking Aspen	(Populus tremuloides)	Remove	
1010	6	Quaking Aspen	(Populus tremuloides)	Remove	
1011	8	Quaking Aspen	(Populus tremuloides)	Remove	
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)	Remove	
1073	28	Green Ash	(Fraxinus pennsylvanica)	Remove	
1074	40'	Balsom Fir	(Abies balsamea)	Remove	
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)	Remove	
1291	14	Box Elder	(Acer negundo)	Remove	
1292	34	Silver Maple	(Acer saccharinum)	Preserve	
1293	21	Red Oak	(Quercus rubra)	Remove	
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.)	Remove	
5693	30	Silver Maple	(Acer saccharinum)	Preserve	
5694	17	Basswood	(Tilia americana)	Remove	
5695	31	Silver Maple	(Acer saccharinum)	Remove	
5696	17	Red Oak	(Quercus rubra)	Remove	
5697	7	Quaking Aspen	(Populus tremuloides)	Remove	
5698	7	Quaking Aspen	(Populus tremuloides)	Remove	
5700	6	Quaking Aspen	(Populus tremuloides)	Remove	
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)	Remove	

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMETNS

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Print Name: _____

Date _____ License # _____

PRELIMINARY 06/04/2024
DESIGN REVIEW
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TREE INVENTORY

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

SHEET

L0.02

22 OF 28

REV. #

LANDSCAPE SUMMARY		
	REQUIRED	PROPOSED
CALCULATIONS		
OVERSTORY TREE	-	96
CONIFEROUS TREE	-	153
ORNAMENTAL TREE	-	85
SHRUB	-	1,007
PERENNIAL		1,864

A north arrow pointing upwards, enclosed in a circle. Below it is a scale bar with markings for 0, 60, and 120 feet. The text "NORTH" is written above the scale bar, and "SCALE IN FEET" is written below it.

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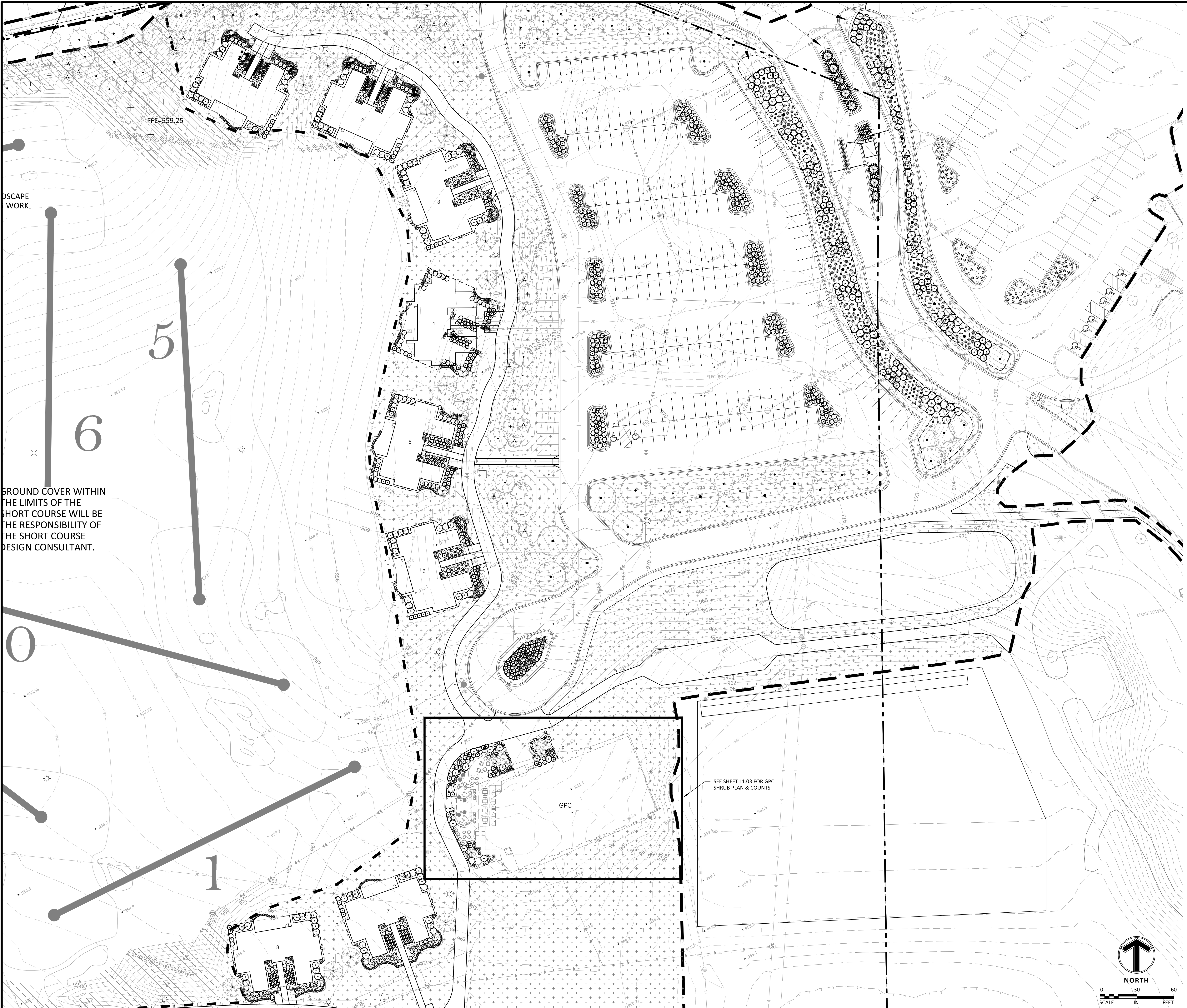
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SHEET
L1.01
23 OF 28
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LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN)

WATERMAIN

YARD DRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

①

②

③

④

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SHRUB SCHEDULE

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3"Cal.		5
	SG2	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	4"Cal.		19
	ARN	Acer rubrum 'Northwood' / Northwood Red Maple	B & B	2.5"Cal.		2
	ASB	Acer saccharum 'Balista' / Fall Fiesta® Sugar Maple	B & B	3"Cal.		9
	AF1	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	B & B	3"Cal.		24
	AF2	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	B & B	4"Cal.		13
	BNC	Betula nigra 'Cully'™ / Heritage Birch	B & B	Clump	10'	9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal.		15
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	7
	PAB	Picea abies / Norway Spruce	B & B		6'	38
	PDG	Picea glauca densata / Black Hills Spruce	B & B		6'	69
	PPU	Picea pungens / Colorado Spruce	B & B		12'	6
	PNI	Pinus nigra / Austrian Black Pine	B & B		10'	33
ORN. TREES						
	ACA	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Clump	6'	29
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal.		15
	HT	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5"Cal.		9
	MLA	Malus x 'Lentam' / Lancelot™ Dwarf Crabapple	B & B	1.75"Cal.		16
	SRB	Syringa reticulata 'Baltico' / Snowdance™ Tree Lilac	B & B	2"Cal.		4
	SRI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	Clump	6'	20
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH		QTY
SHRUBS						
	AMM	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	5 gal			46
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar® Japanese Barberry	3 gal			10
	BTO	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal			10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			82
	DSE	Diervilla x splendens 'El Madrigal' / Firefly Nightglow Bush Honeysuckle	5 gal			56
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal			44
	HMB	Hydrangea macrophylla 'Pillar of Fire' / Endless Summer® BloomStruck® Hydrangea	5 gal			16
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			60
	LL	Hydrangea paniculata 'Limelight'™ / Limelight Hydrangea	5 gal			86
	JCT	Juniperus chinensis 'Trautman' / Trautman Juniper	B&B-6"			14
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal			62
	PFH	Potentilla fruticosa 'Hacillisi' / Bella Bellissima™ Bush Cinquefoil	5 gal			24
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			261
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			40
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal			30
	SJI	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	5 gal			12
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal			46
	TMT	Taxus x media 'Tauntoni' / Tauntoni's Anglo-Japanese Yew	5 gal			20
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal			40
	TOT	Thuja occidentalis 'Tectry' / Tectry Arborvitae	B&B	6'		105
GRASSES						
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			141
	FGE	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal			600
	MSP	Miscanthus sinensis 'Purpureascens' / Purple Eulalia Grass	2 gal			322
	LBS	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal			48
PERENNIALS						
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			183
	RHA	Astilbe japonica 'Rhineland' / Rhineland Astilbe	1 gal			107
	EPM	Echinacea x 'CIB Cone 2' / Plein Meadowbrite® Purple Coneflower	1 gal			142
	QBH	Heuchera x 'Obsidian' / Coral Bells	1 gal			106
	HHB	Hosta x 'Hadspen Blue' / Hadspen Blue Hosta	1 gal			93
	HMM	Hosta x 'Minuteman' / Minuteman Hosta	1 gal			80
	HSS	Hosta x 'Sum and Substance' / Plantain Lily	1 gal			12
	CAT	Nepeta x 'faassenii' 'Junior Walker' / Junior Walker Catmint	1 gal			95
	PTE	Pachysandra terminalis / Japanese Pachysandra	1 gal			72
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	LBUP	BWKS Plot Seed Mix / Little Bluestem Urban Prairie	Seed			
	TUR HIG	Clipped Turf / Seed (Confirm with Grounds)	Seed			
	33-361	MNDOT Seed Mix 33-361 / Ponds and Wet Areas	Seed			
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK			

24.15 LMS TECH | JORGE BARRILAS | 6/27/2024 2:14:05 PM
PROJECT: 52736 CHASKA VILLAGES L1.02 SHRUBS PLAN

NO	DATE	BY	CHKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMITNS

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

Print Name: _____

Date: _____ License #: _____

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PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

SHEET
L1.02
24 OF 28
REV. #

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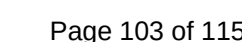
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L1.03
25 OF 28
REV. #

PLANT SCHEDULE GPC					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
ORN TREES					
	MLA	Malus x 'Lanzani' / Lancelotti Dwarf Crabapple	B & B	1.75"Cal.	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT/WIDTH	QTY
SHRUBS					
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		45
	SW	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		14
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		26
PERENNIALS					
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal		111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HIG	Clipped Turf / Seed (Conform with Grounds)	Sod		
	PAC GRE	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PACK		



24.15 LIMS TECH | JORGE BARRILAS | 6/27/2024 2:14:05 PM
PROJECT: 52736-00 LANDSCAPE NOTES & DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
	06/04/2024	EJC	BDB	BDB	FINAL VILLA, SHORT COURSE, AND SITE IMPROVEMENTS / GPC SUBMITTAL
	06/25/2024	EJC	BDB	BDB	CITY AND CCWMO REVIEW COMMENTS

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LANDSCAPE NOTES & DETAILS

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

SHEET
L1.04
26 OF 28
REV.

1
L1.03

TREE PLANTING DETAIL

1/4" = 1'-0"

P-01

2
L1.03

SHRUB PLANTING DETAIL

3/8" = 1'-0"

P-02

3
L1.03

PERENNIAL PLANTING DETAIL

1/2" = 1'-0"

P-03

4
L1.03

STEEL EDGER

1 1/2" = 1'-0"

P-06

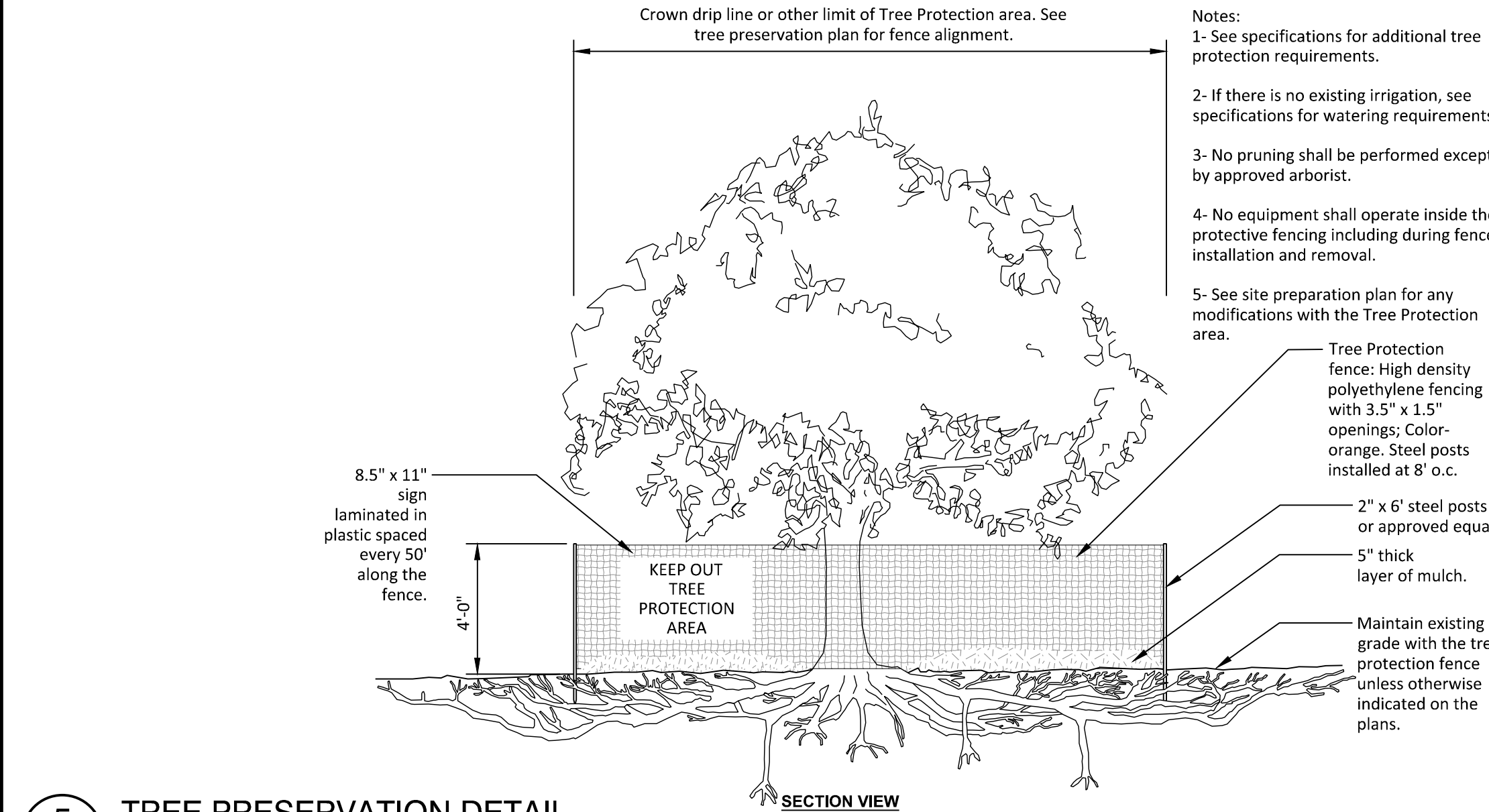
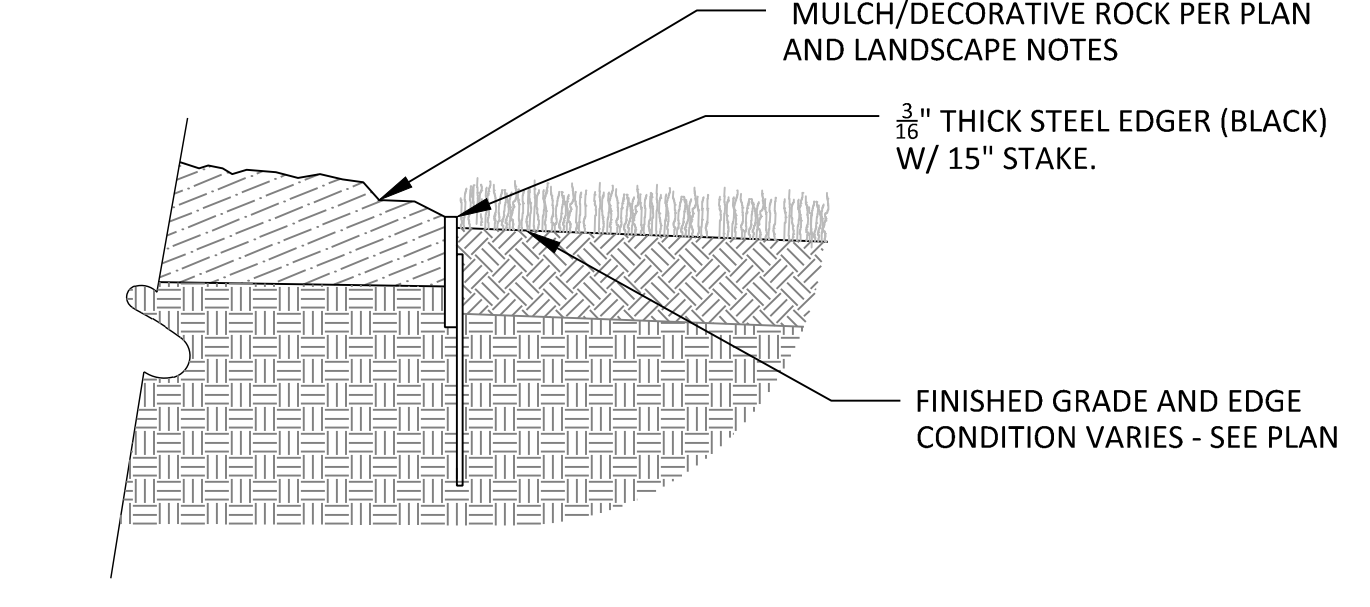
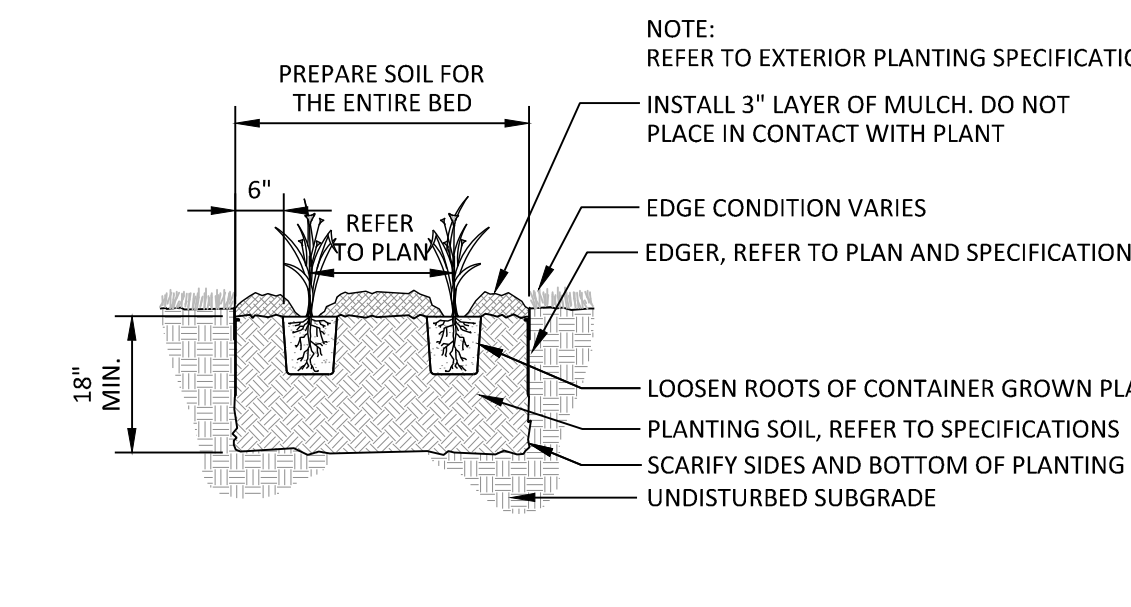
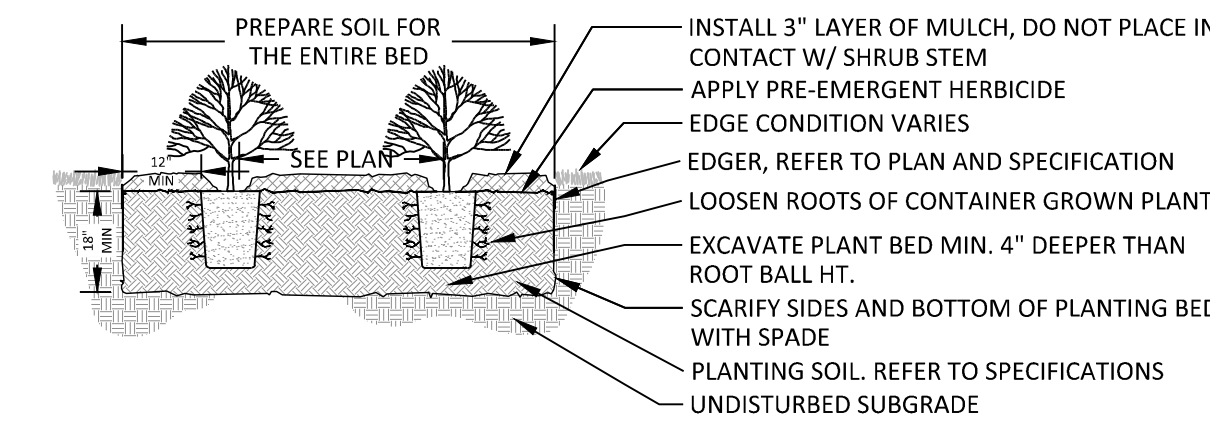
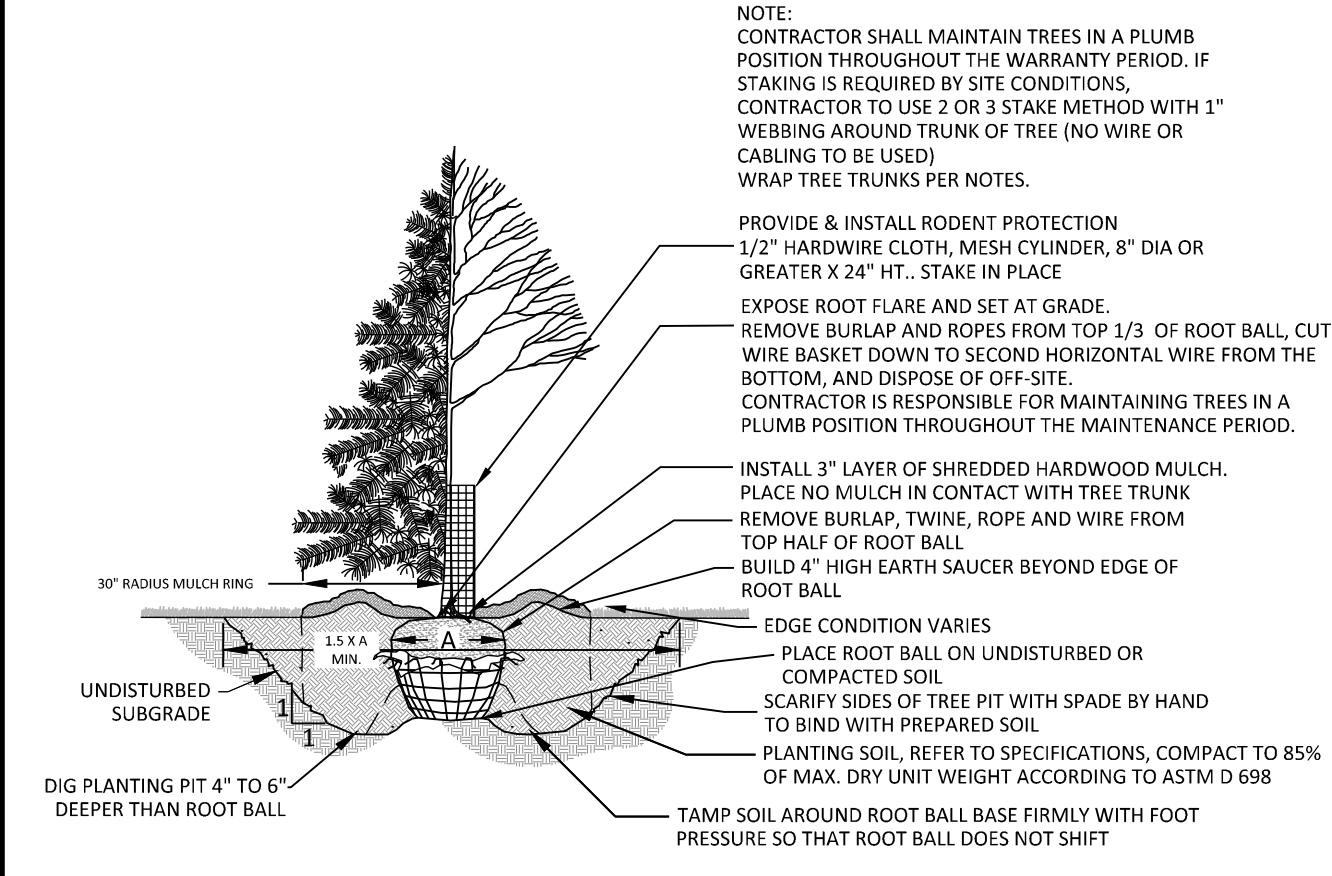
5
L1.03

TREE PRESERVATION DETAIL

1/4" = 1'-0"

P-04

SECTION VIEW



NOTES

- GENERAL NOTES:**
- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
 - THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
 - THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
 - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
 - THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
 - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
 - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
 - COMPLETE THE WORK SHOWN ON THE PLAN.
 - USE ANTI-DESICCANT (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
 - WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
 - ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
 - PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3077 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 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 - CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
 - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - 22.2. DECIDUOUS 7/8/8: 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
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR 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.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- TURF NOTES:**
- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION. WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
 - SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE
 - ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- GENERAL TREE SPECIFICATIONS:**
- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 1.2. 3" CAL. TREES: LOWEST BRANCH 7' HT.
 - 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/24'-26' HT: 6'-7" WIDTH MIN.
 - CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
 - ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
 - TREES SHALL NOT BE TIPPED PRUNED.
 - TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
 - SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 30%.
 - TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.
- IRRIGATION NOTES:**
- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
 - ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
 - ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- LOW MAINTENANCE FESCUE NOTES:**
- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
 - DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
 - OVERSEED THIN, BARE SPOTS IN FALL
 - ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
 - SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON
- NATIVE SEED MIX NOTES:**
- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
 - YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
 - YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

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

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 # _____

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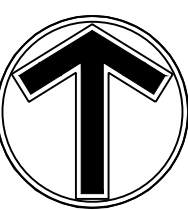


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LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCE MAIN (SAN.)
		STORM SEWER
		DRAIN TILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

KEY NOTES

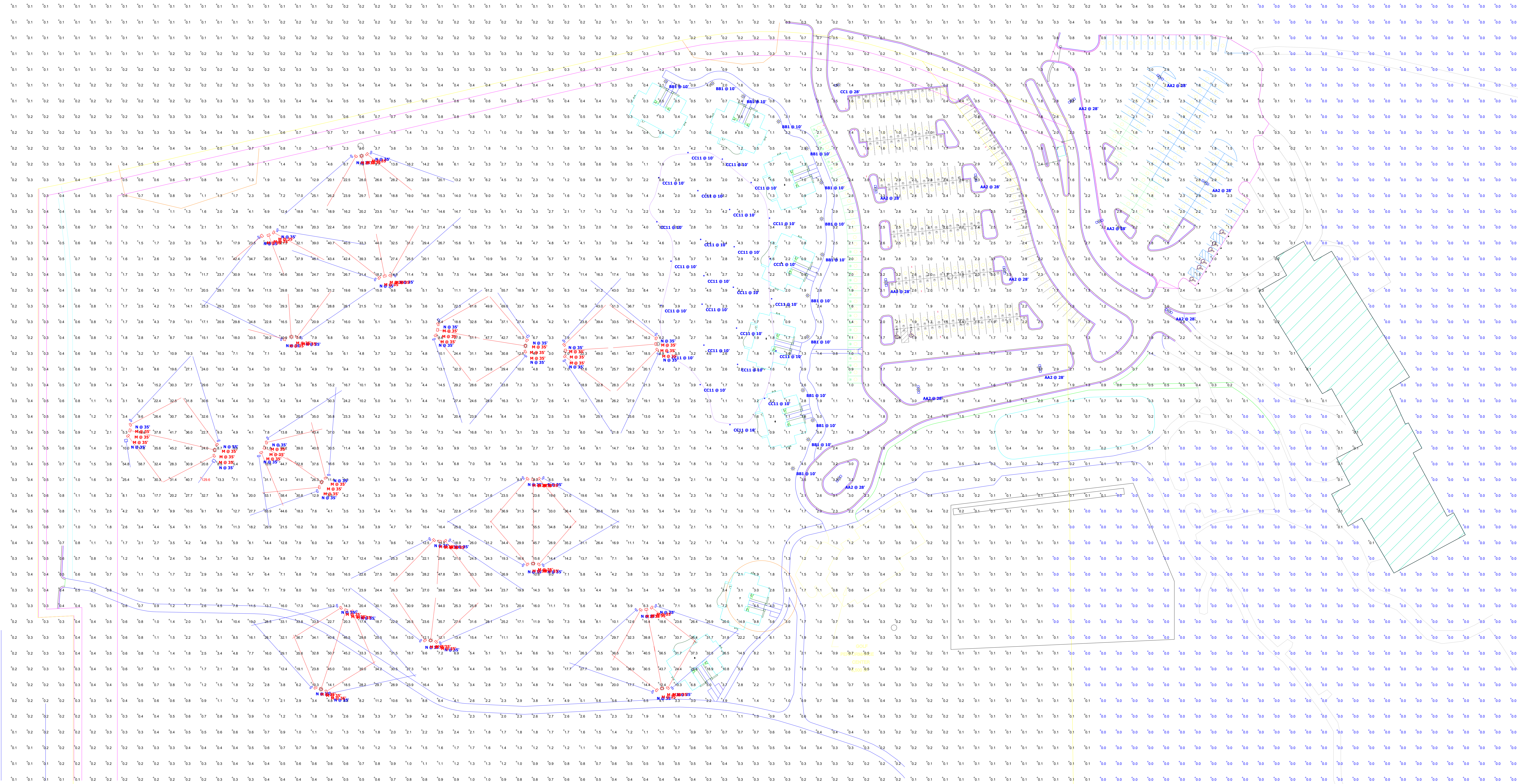


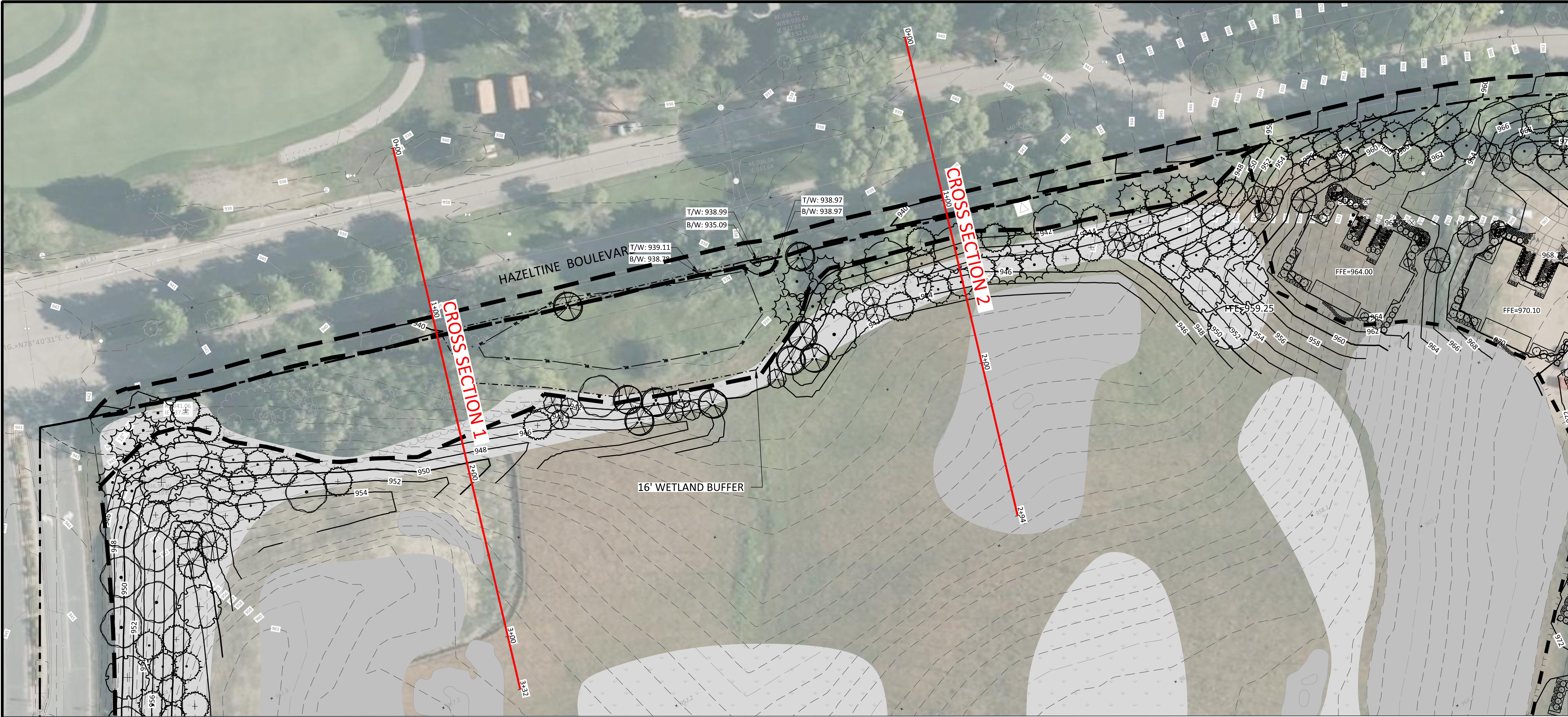
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27 OF 28
REV.

Schedule	Symbol	Label	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input	Polar Plot
		AA2	12	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	299.96	
				Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	
				Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	
		N	40	ALS		SPM-600-G2-40-33	1	92352	0.9	600.1	
		BB1	14	ANP Lighting	LA1601RCP546W18T54 0K	LA160-1- POST TOP LANTERN - FROSTED POLYCARBONATE LENS	1	4639	0.9	46	
		M	60	ALS		SPM-600-G2-40-44	1	92378	0.9	601.2	
		CC1	1	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.9	149.98	
		CC11	25	ANP Lighting	LA1601CLCP546W18T54 0K	LA160-1- POST TOP LANTERN - CLEAR POLYCARBONATE LENS	1	5546	0.9	46	

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	4.3 Fc	129.6 Fc	0.0 Fc	N/A	N/A

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixtures are 35' 0" A.F.G.

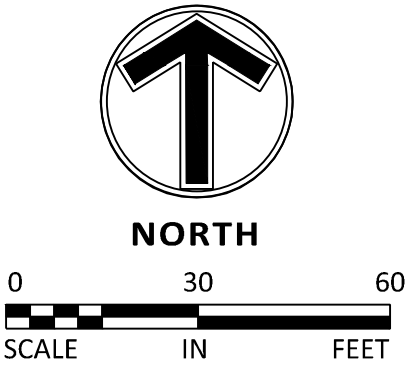




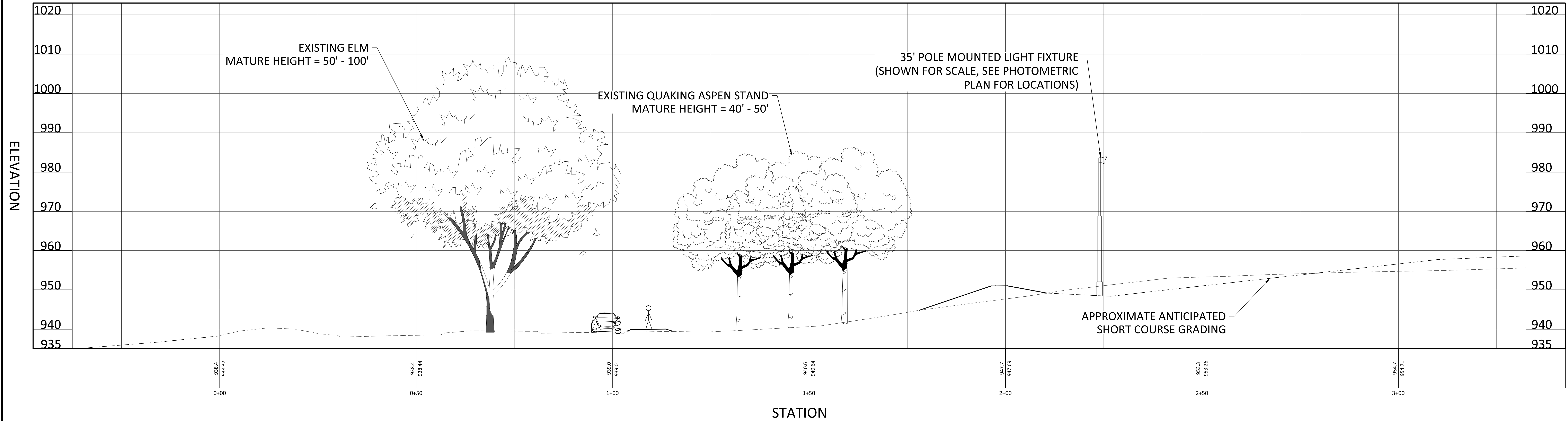
LEGEND	
PROPOSED	EXISTING
BOUNDARY LINE	CONCRETE CURB
STORM SEWER	DRAIN TILE
BUILDING LINE	RETAINING WALL
CONTOUR	WETLAND
TREE LINE	SPOT ELEVATIONS
LIMITS OF DISTURBANCE	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

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.



CROSS SECTION 1



NO	DATE	BY	CKD	APPR	COMMENT

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 #: _____

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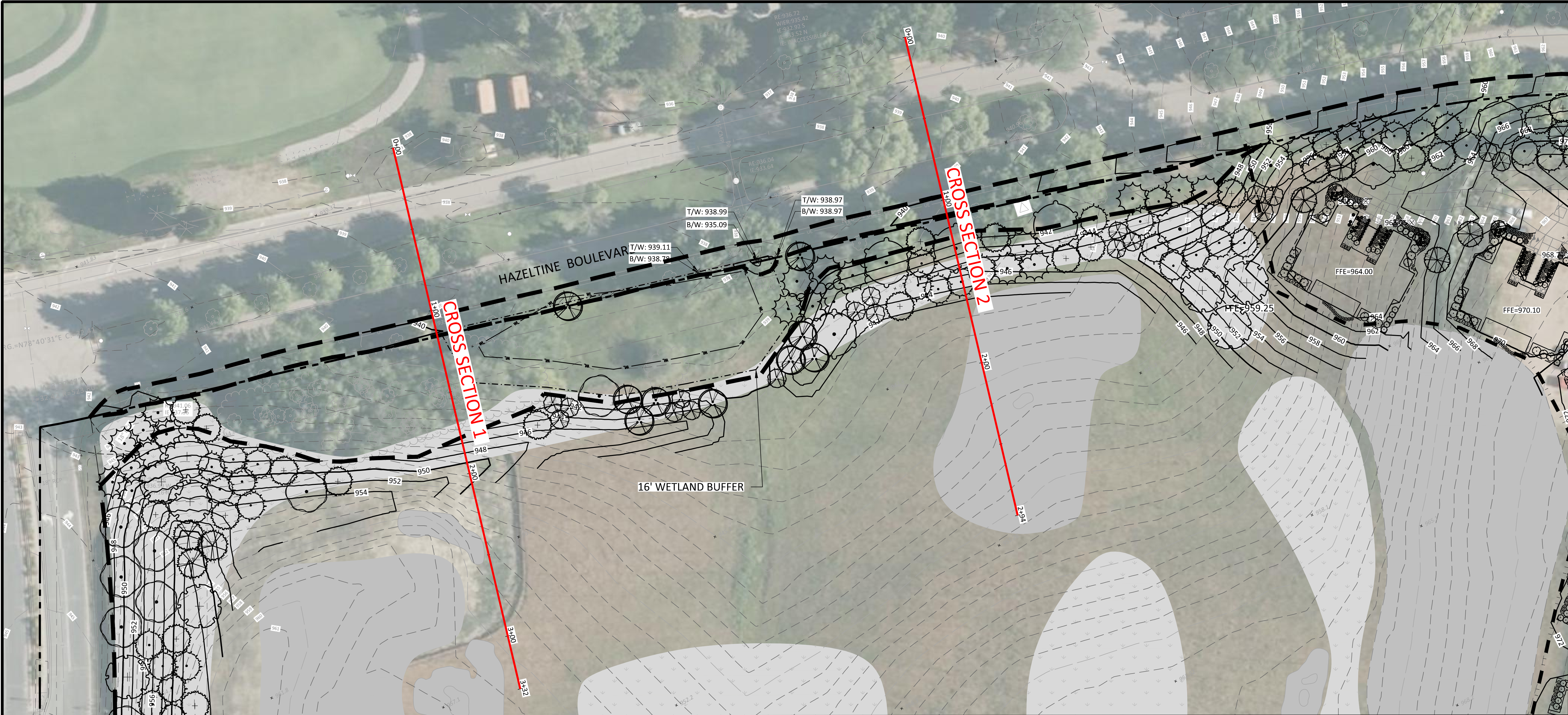
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PRELIMINARY
CHASKA, MINNESOTA

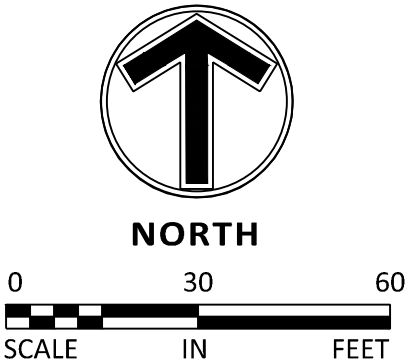
**SHEET
EXHB**



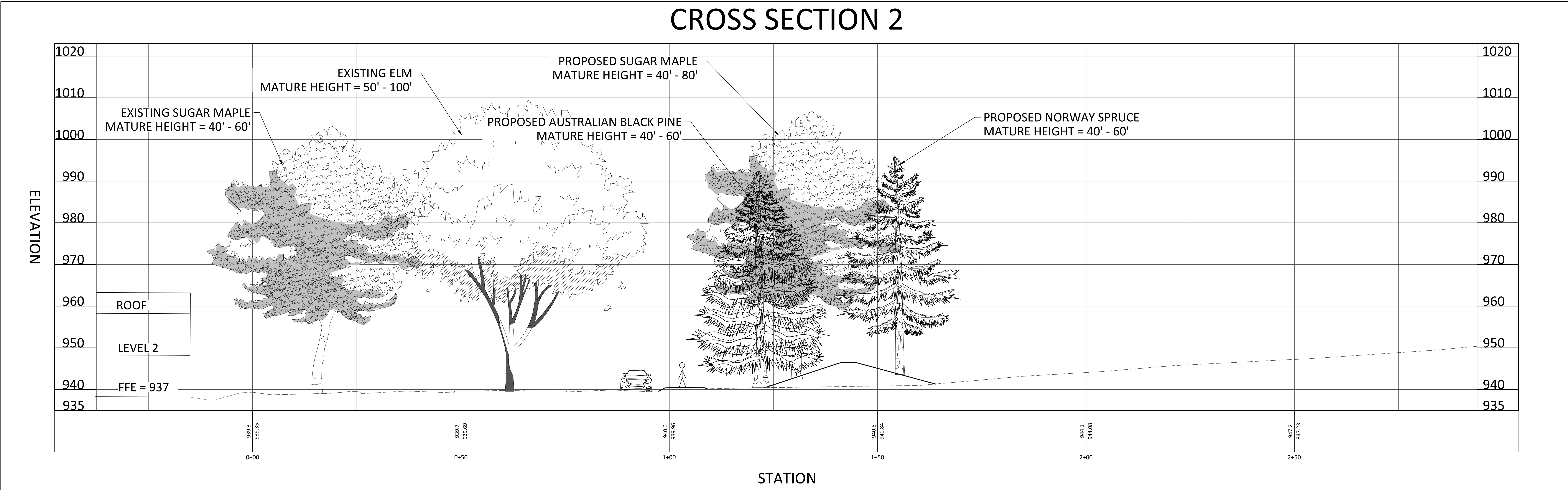
LEGEND	
PROPOSED	EXISTING
BOUNDARY LINE	CONCRETE CURB
STORM SEWER	DRAIN TILE
BUILDING LINE	RETAINING WALL
CONTOUR	WETLAND
TREE LINE	SPOT ELEVATIONS
LIMITS OF DISTURBANCE	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

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.



CROSS SECTION 2



NO	DATE	BY	CKD	APPR	COMMENT

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
06/04/2024
DESIGN REVIEW

PERMIT SUBMITTAL

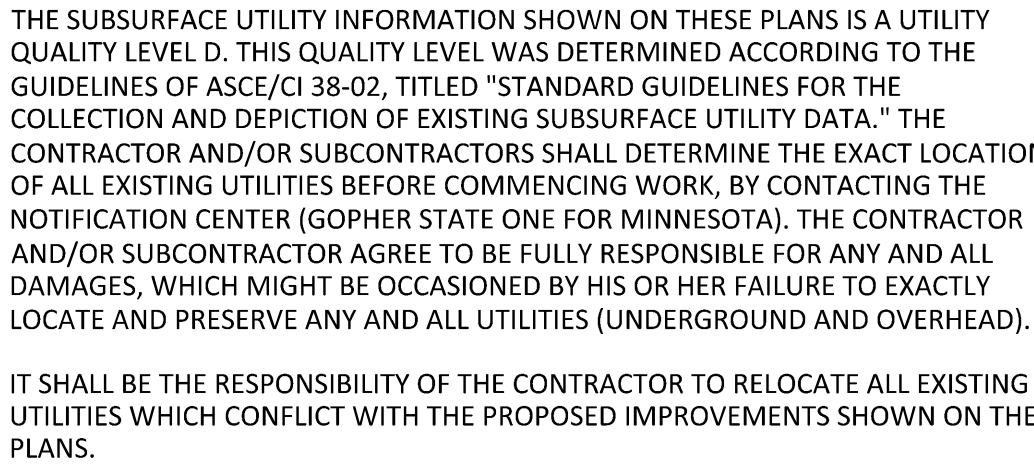
CONSTRUCTION DOCUMENTS

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



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

**SHEET
EXHB**



SHEET
EXHB



10 South Eighth Street
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consultant

project title

HAZELTINE GPC
1900 HAZELTINE BLVD, CHASKA,
MN 55318



client

HAZELTINE NATIONAL GOLF
CLUB

seal

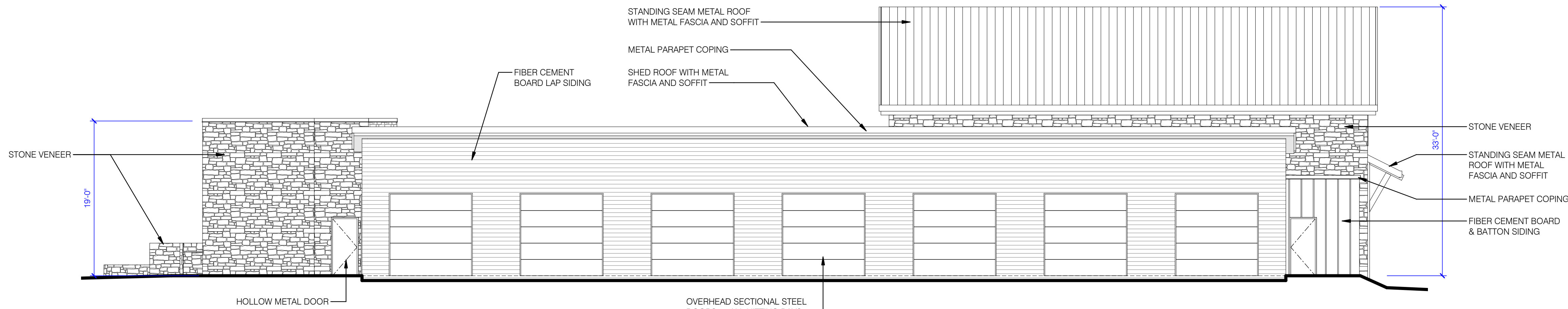
PRELIMINARY
PLANNING SUBMITTAL

no.	date	issued for

project no.	issue date
8961.00	2024-06-04
drawn	checked
JNC	JS

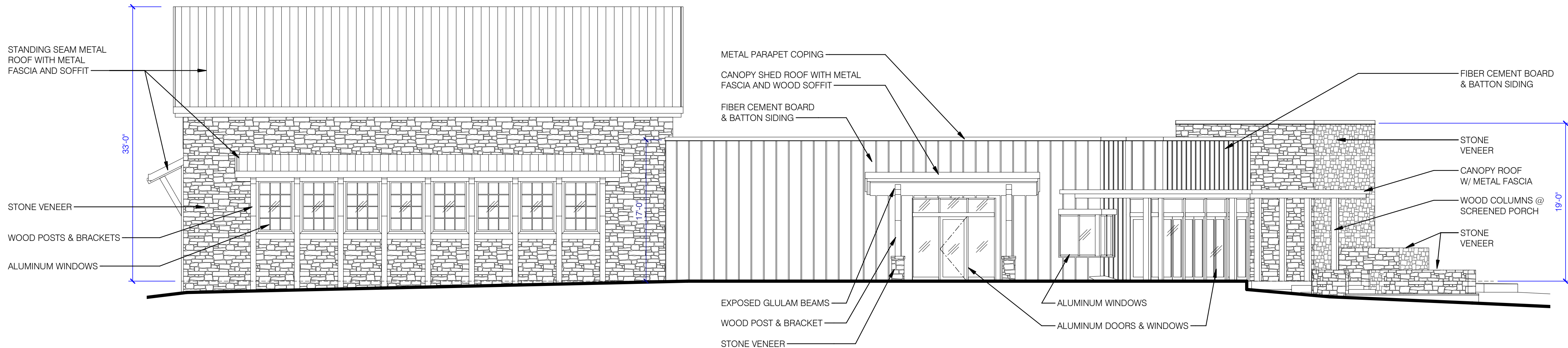
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EXTERIOR ELEVATIONS

A210



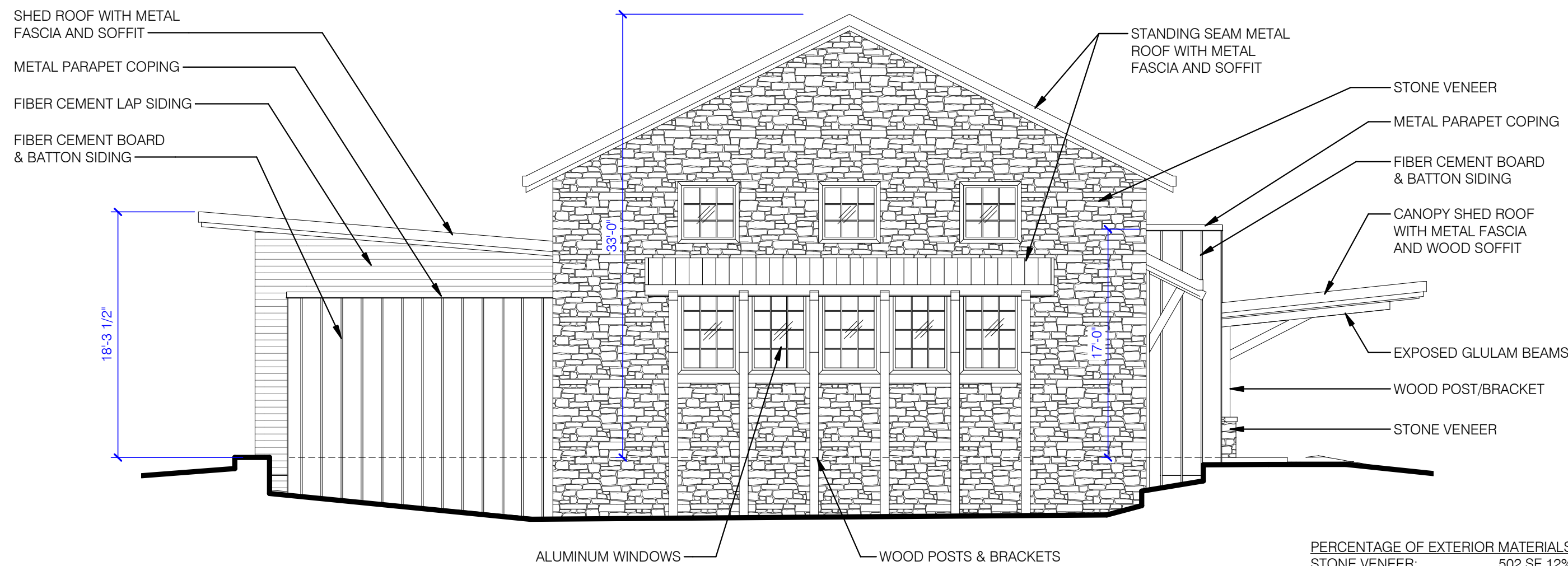
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A210
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS
STONE VENEER: 502 SF 12%
FIBER CEMENT SIDING: 2861 SF 67%
GLASS: 624 SF 15%
DOORS: 255 SF 6%



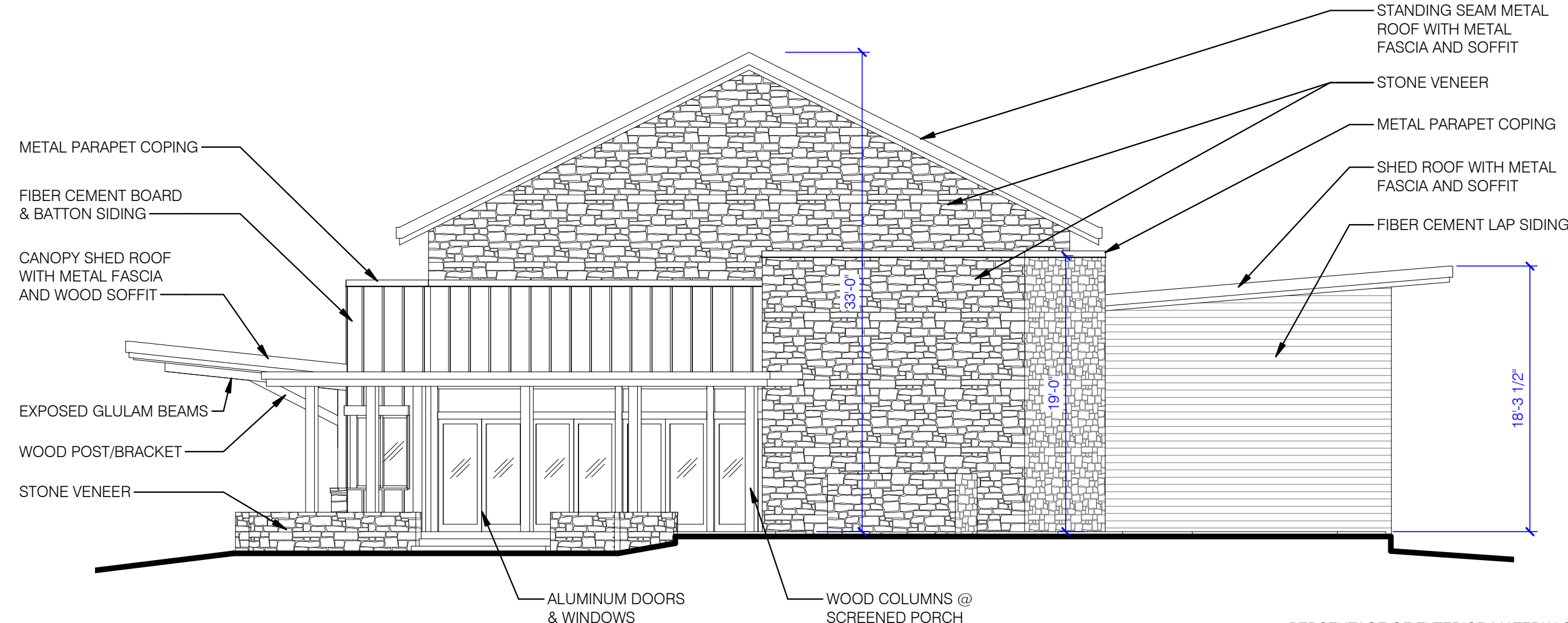
3
A210
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS
STONE VENEER: 502 SF 12%
FIBER CEMENT SIDING: 2861 SF 67%
GLASS: 624 SF 15%
DOORS: 255 SF 6%



2
A210
EAST ELEVATION
SCALE: 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS
STONE VENEER: 502 SF 12%
FIBER CEMENT SIDING: 2861 SF 67%
GLASS: 624 SF 15%
DOORS: 255 SF 6%



1
A210
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS
STONE VENEER: 502 SF 12%
FIBER CEMENT SIDING: 2861 SF 67%
GLASS: 624 SF 15%
DOORS: 255 SF 6%



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HAZELTINE GPC
1900 HAZELTINE BLVD, CHASKA,
MN 55318



client
HAZELTINE NATIONAL GOLF
CLUB

seal

PRELIMINARY
PLANNING SUBMITTAL

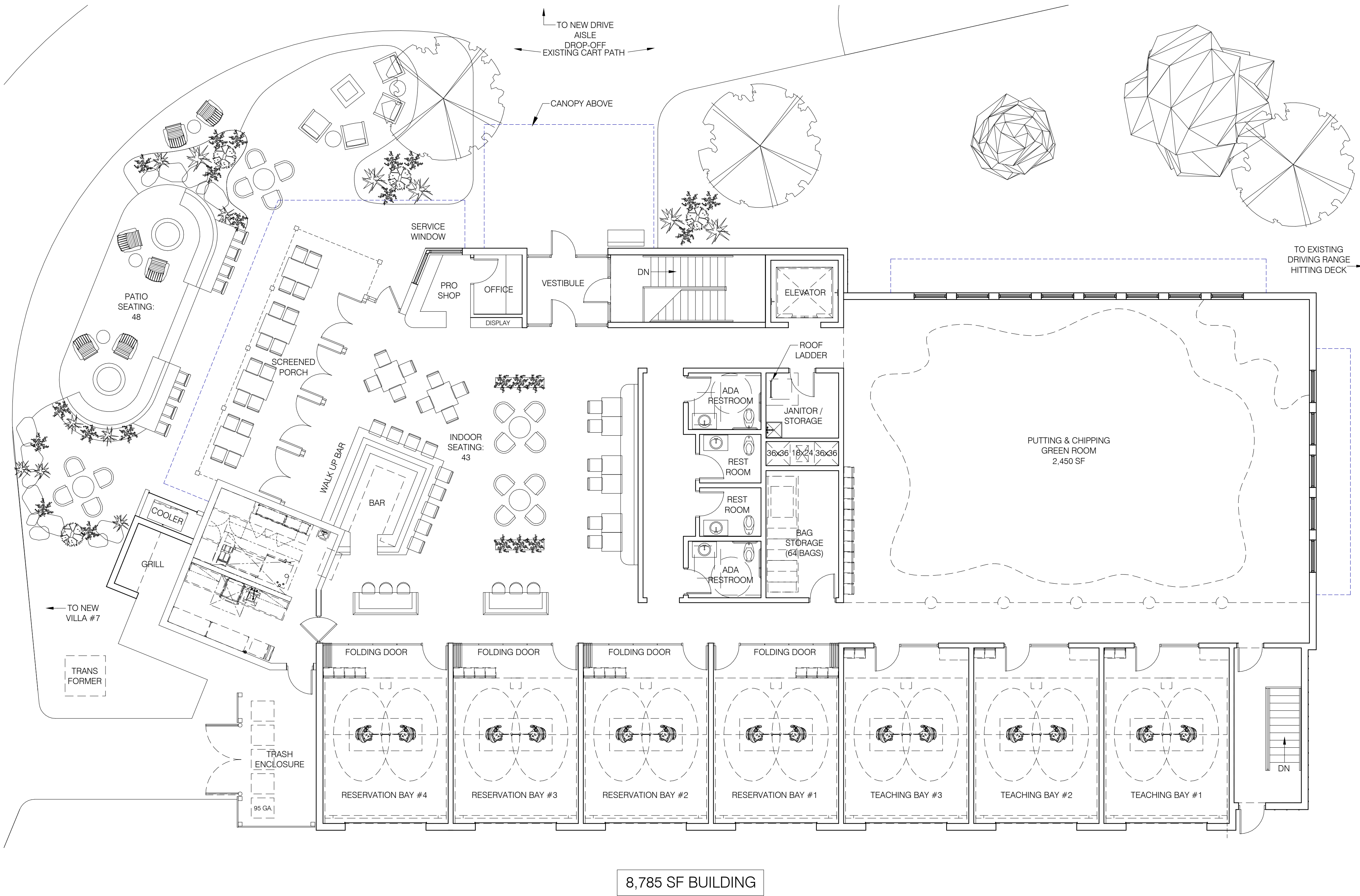
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drawn ZP	checked JS

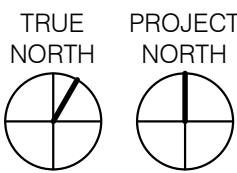
sheet title
FLOOR PLAN

A110

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1 FLOOR PLAN
A110 SCALE: 1/8" = 1'-0"



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03/20/24 10:02 PM



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
COMPOSITE SLATE SHINGLES
COLOR TBD



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



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HAZELTINE GOLF PERFORMANCE CENTER

8961.00

FINISH SELECTIONS

6/28/2024

Page 112 of 115

- MINUTES -
CHASKA CITY COUNCIL
JUNE 3, 2024

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:02 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau and Huang.

Absent: Councilmembers Hatfield and Hubbard.

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

4. Adopt the Agenda

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

5. Approve Previous Meeting Minutes

5.A. Approve the May 20, 2024 City Council Meeting Minutes

Motion by Councilmember Huang, second by Councilmember Grau, to approve the minutes of the May 20, 2024 City Council meeting.

Motion carried.

6. Visitor Presentation

6.A. Tour de Tonka Community Bike Ride – Jenny Bodurka, Assistant Director at MCEC

Jenny Bodurka, Assistant Director at Minnetonka Community Education, introduced herself. She shared statistics about the history of Tour de Tonka. Ms. Bodurka showed a map of the various routes and examples of the 2024 shirts. The event is August 3, 2024, and they are looking for more volunteers.

Mayor Windschitl asked if the turnout is looking good so far. Ms. Bodurka stated the numbers are getting closer to pre-COVID participation. There are also e-bikes included.

7. CLOSED SESSION

7.A. Discussion of pending litigation involving Meadow Spring Church. The meeting will be closed as permitted by the attorney-client privilege, Minn. Stat. section 13D.05, subdivision 3 (b), to discuss the eminent domain lawsuit involving Meadow Spring Church.

Motion by Councilmember Huang, second by Councilmember Grau, to enter into a Closed Session.

Motion carried.

8. OPEN SESSION

Motion by Councilmember Huang, second by Councilmember Grau, to exit the Closed Session.
Motion carried.

9. Consent Agenda

Mayor Windschitl asked what would happen to the snow removal at the apartment building, referring to Consent Agenda Item A. Adopt Resolution 2024-44 Parking Restrictions on Engler Boulevard, CSAH 10. City Administrator Podhradsky stated the apartment building will have to remove snow in portions. The request comes from the County.

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

A. Adopt Resolution 2024-44 Parking Restrictions on Engler Boulevard, CSAH 10

Motion to Adopt Resolution No. 2024-44, Prohibiting Parking on Engler Boulevard, the collector roadway along CSAH 10 from TH 212 to Park Ridge Drive both sides of the roadway; and CSAH 10 from Park Ridge Drive to 425 feet east of Ridge Lane on the north side.

B. Approve Wetland Replacement Plan for Minnesota River Bluffs Trail Connection

Motion to approve the wetland replacement plan for Minnesota River Bluffs Trail Connection.

C. Approve Joint Powers Agreement for Data Access with Carver County and authorize the Mayor and City Administrator to execute the Agreement

Motion to approve Joint Powers Agreement for Data Access with Carver County, and to authorize the Mayor and City Administrator to execute the agreement on behalf of the City of Chaska.

D. Approve SouthWest Metro Intermediate District 288 Memorandum of Understanding Sheltering and Mass Care Facilities

Recommend City Council Approval of the SouthWest Metro Intermediate District 288 Memorandum of Understanding Sheltering and Mass Care Facilities.

E. Adopt Resolution 2024-53 - Approving 2024 Performance Measures

Motion to approve adopt Resolution 2024-53 Approving 2024 Performance Measures.

F. Approve Temporary On-Sale Intoxicating License - Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 23.04 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 26-28, 2024.

G. Approve Massage Therapy Business License - Xiang Yun Song

Motion to approve Massage Therapy Business License No. MTB. 24-06 for Xiang Yun Song as Xinyan LLC, located at 150 Pioneer Trail, Chaska, Minnesota.

H. Letter of Support for Carver County's Highway 5 and 41 Intersection Reconstruction Project

Motion authorizing the Mayor to sign the letter of support for Carver County's Highway 5 and 41 Intersection Reconstruction Project.

Motion carried.

10. Action Items

None.

11. Bills

11.A. Accounts Payable Claims Roster 3-6-2024

The Council requested further information about bills on pages 21.

City Administrator Podhradsky provided further information regarding those bills.

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

12. Other Business

12.A. City Administrator's Report

12.A.i. Bi-Weekly Report Day-Month-2024

12.A.i 2023 Annual Population Estimate

Councilmember Huang:

- Noted the Veteran's Day program was excellent.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Pointed out Fire and Ice is July 12-13, 2024.
- Added River City Days is July 26-28, 2024.
- Stated the US Amateur Golf Tournament is August 12-18, 2024.

Mayor Windschitl:

- Pointed out the population of Chaska is likely over 30,000, given the latest data.
- Noted there has been a lot of rain, so City Staff has closed the gates in the levy system to handle potential flooding.
- Stated the community survey will begin soon. There will be a phone call to a random assortment of residents.
- Discussed the Hwy 41 closure near the railroad tracks in Scott County.

13. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang, to adjourn the meeting at 8:05 p.m.

Motion carried.