



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, August 14, 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 July 10, 2024 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Carlson Bluffs/Johnson-Reiland Builders/PC #2024-12
7. Action Items
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the July 1st, 2024 EDA Meeting Minutes
 - 9.B. Receive the June 17th, July 1st, and July 15th City Council Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION

MINUTES

JULY 10, 2024

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Gaare, Purdy, and Urbanski.

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

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Aasen 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 June 12, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Kerber, to approve the minutes of the June 12, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Baswa, second by Commissioner Olson, to approve the Consent Agenda as follows:

- 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.

Motion carried.

7. Action Items

- 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

City Planner Hanson presented the item to the Commission and noted that this was scheduled to go before the City Council on July 15, 2024.

Commissioner Aasen stated that he felt the plans looked great and appreciated that the parking was about 30% over what was required by the City.

Motion by Commissioner Brass, second by Commissioner Kerber, 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.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the June 3, 2024 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Baswa, to adjourn the meeting at 7:11 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 8/14/2024

Subject: Carlson Bluffs – Final Plat

Applicant: Johnson – Reiland Homes

Location: 3675 Big Wood Blvd

Case No.: P.C. No. 2024-12

Synopsis: The applicant is requesting approval of a final plat for a 14-lot subdivision east of Rivertown Heights

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

The following is intended to summarize the background:

- **Concept Plan:** In Feb. 2024, the planning commission and city council considered the concept plan for Ensconsed Woods 2nd Addition (P.C. No. 2024-01). The plan contemplated 14 single-family lots and a roughly 5-acre outlot. Generally, staff supported the request but recommended adjusting the lot lines.

The planning commission discussed neighborhood continuity and context, proposed setbacks, and the ghost plat for the 5-acre outlot. Ultimately on a 6-1 vote, the planning commission voted to recommend approval of the concept plan. The agenda and minutes can be found [here](#).

The city council inquired about the notification area, construction timing, and traffic patterns. The council discussed the conservation easements and ordinances, and proposed setbacks, and expressed concern related to the development name. Ultimately, the council directed the applicant to work with city staff on the rear lot lines and approved the concept on a 4-0 vote.

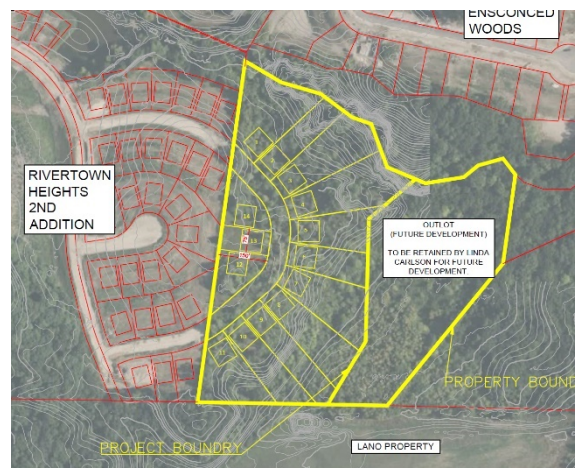
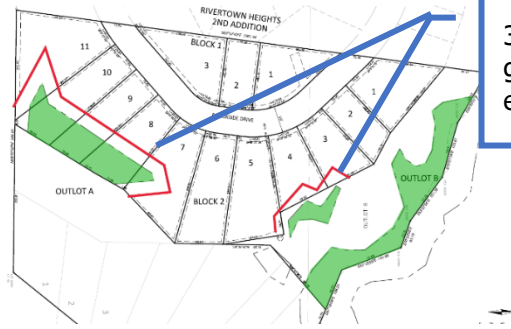


Figure 1: Concept plan - Feb 2024

- **Rezoning and Preliminary Plat:**

In May 2024, the planning commission and city council reviewed a rezoning and preliminary plat request for Carlson Bluffs (P.C. No. 2024-08). The plans reflected the adjusted rear lot lines as required.



30-foot no mow/ no grade setback encroachments

Figure 2: Preliminary Plat

The planning commission concurred that tree preservation was important; appreciated the rear lot line adjustment; confirmed the ghost plat would not guarantee future approvals; and discussed buffer signage opportunities and locations. Ultimately, on an 8-0 vote the planning commission voted to recommend the approval of the rezoning of the property from O, Open Space to PRD, Planned Residential Development, and the preliminary plat of Carlson Bluffs. The agenda and minutes can be found [here](#).

The city council:

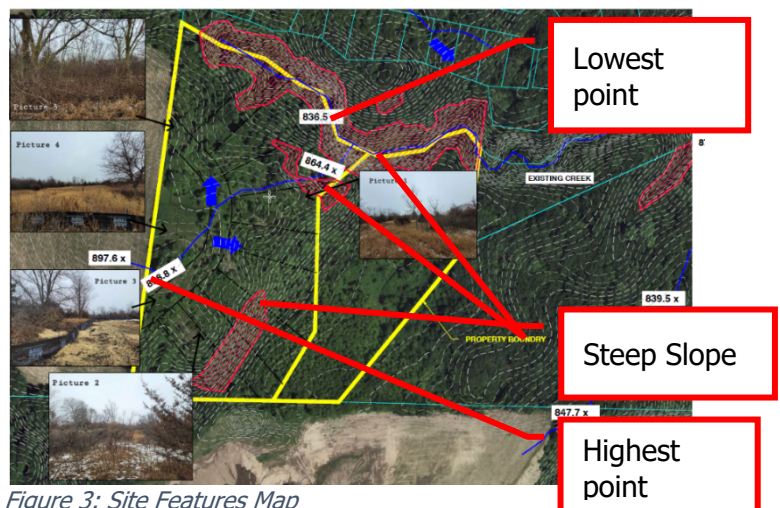
- Inquired about ghost plat access and whether an entrance monument would be constructed.
- Clarification on the name change from Ensconced Woods 2nd Addition to Carlson Bluffs.
- Expressed appreciation to the applicant for addressing the council's feedback on the concept plan.

On a 5-0 vote, the council approved the rezoning and preliminary plat. The agenda and minutes can be found [here](#).

Final Plat Proposal

- **Site Conditions:** The Carlson Property does not contain any structures and is roughly 15.5 acres. The property has significant topography. The highest point [898.8 ft] of the property is near the western property line/ the southern ROW access connection and slopes downwards in all directions. The lowest point of the property [836.5 ft] is along the northerly property line. Three areas of slopes exceeding 18 percent exist on the property (shown in red in Figure 2)

Inventoried trees are a mix of juniper, ash, elm, and boxelder species.



Lowest point

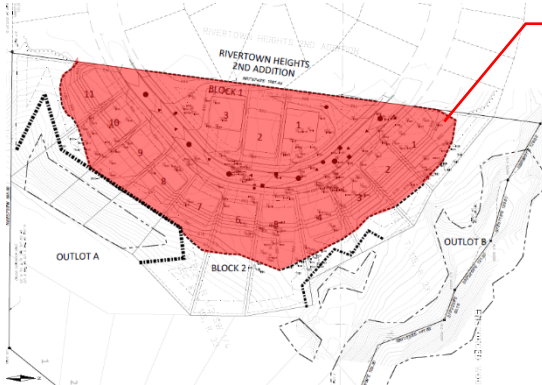
Steep Slope

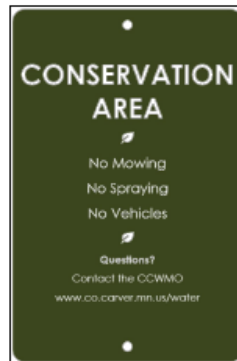
Highest point

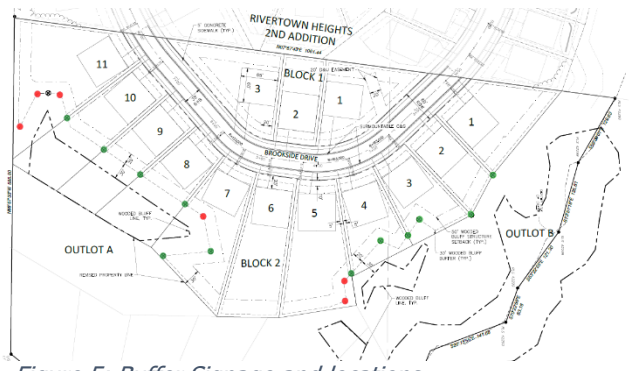
Figure 3: Site Features Map

- **Final Plat**

The final plat plans have been refined – but generally consistent – with the preliminary plat plans. The following is intended to summarize the plans and changes since the preliminary plat review:

		Preliminary Plat	Current – Final Plat													
Land Use	Comp plan	The comprehensive plan guides the site as low-density residential and open space. By plan, the density range for low density is two-five units per acre. The proposal is at a density of 2.2 units per acre.														
	Setbacks	<table><tr><td></td><td>Proposed Setback</td></tr><tr><td></td><td></td></tr><tr><td><i>Front</i></td><td>23 ft</td></tr><tr><td><i>Side</i></td><td>5 ft</td></tr><tr><td><i>Rear</i></td><td>20 ft</td></tr><tr><td><i>Steep slope</i></td><td>50 ft building setback and 30 ft no grade/ no mow setback *</td></tr><tr><td colspan="2">* Unenclosed decks must be setback a minimum of 30 feet from the edge of the slope.</td></tr></table>			Proposed Setback			<i>Front</i>	23 ft	<i>Side</i>	5 ft	<i>Rear</i>	20 ft	<i>Steep slope</i>	50 ft building setback and 30 ft no grade/ no mow setback *	* Unenclosed decks must be setback a minimum of 30 feet from the edge of the slope.
	Proposed Setback															
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<i>Steep slope</i>	50 ft building setback and 30 ft no grade/ no mow setback *															
* Unenclosed decks must be setback a minimum of 30 feet from the edge of the slope.																
Lot Info	Number of lots	14 lots														
	<i>Lot width</i>	60 – 263 ft	61-264 ft Avg. 100 ft													
	<i>Lot area</i>	11,000 – 40,000 sq. ft.	11,440 – 29,670 sq. ft. Avg. 19,315 sq. ft.													
	<i>Outlot</i>	Outlot A: Roughly 6-acres would be placed in an outlot to be retained by the current property owner for future development. Outlot B: Roughly 2-acres to be deeded to the city to protect the wooded steep slopes.														
Site features	<i>Tree preservation</i>	204 trees were inventoried. Trees were primarily Juniper species. Other inventoried species include ash, elm and boxelder. As proposed, 														

		87 percent of trees would be removed to prepare the site for grading and construction. <i>Figure 4: Tree preservation limits</i> The tree removals are necessary to accommodate the development and grading limits do not extend into the steep slopes. Grading limits could be "tightened up" to reduce tree removal. This has been added as a condition of approval to be reviewed at the time of a permit.
	<i>Landscaping</i>	The landscape plan¹ includes a mix of Common Hackberry, Autumn Blaze Maples, and Red Oaks [deciduous trees] along the new street. Additionally, three Balsam Firs [coniferous trees] are shown on Lots 1 and 3, Block 1 respectively for screening. [6 total] The proposal meets the ordinance.
Building Design	<i>Building type and design</i>	The new custom homes are anticipated to start in the upper \$800,000 and be a mix of: (1) 3-4000+ sq. ft. in size; (2) one and two stories; and (3) two and three-car garages. Houses on Lots 1-11 would be a mix of lookouts and walkouts. Lots 12-14 are shown to be full basements. Review of home designs to ensure compliance with the city's anti-monotony and design requirements² would occur at the time of building permit review.
Utilities and access	<i>Access</i>	Two ROW extensions were provided to the site through the Rivertown Heights 2 nd Addition plat. The extensions would be connected to provide access to the newly created lots. Sidewalks would be extended – on both sides of the street - through the development from Rivertown Heights 2 nd Addition.
	<i>Grading</i>	The side would be mass-graded to prepare the site for the installation of utilities and the construction of new roads and homes. Areas of cut and fill are needed to "flatten" out the buildable areas for the road and new homes.
	<i>Buffer signage</i>	Not included in plans but required for final plat The applicant submitted buffer signage information for the development. Generally, the proposed locations are reasonable (shown in green). However, staff has identified a few additional locations (shown in red) to ensure adequate protection of the wooded steep slope. Staff will review final locations at the STEEP SLOPE BUFFER SIGN  Signs must be in place before individual lot construction begins

		time of a building permit.
		 Figure 5: Buffer Signage and locations
	Utilities and stormwater	Utility connections are available and extended through the site. Stormwater would be collected and directed to Rivertown Heights 2 nd Addition.

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
July 2, 2024	Aug. 31, 2024	Oct. 30, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested

Motion to recommend the city council approve the final plat of **Carlson Bluffs**, a 14-lot single-family residential development, subject to the following conditions:

1. Approvals are based on the following exhibits unless modified by any conditions below:
 - a. Boundary and topographic survey dated Feb. 15, 2024
 - b. Carlson Bluff final plat
 - c. Tree removal plan dated Aug. 7, 2024
 - d. Construction details dated Aug. 7, 2024
 - e. Final site plan dated Aug. 7, 2024

¹ By [City Code 15.28.070](#) Landscaping ordinance – In addition to general landscaping in all districts, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous tree per every fifty (50) feet along public streets, on each side, minimum 2-1/2 inch caliper. The trees may be distributed throughout the development and need not necessarily be placed fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy.

² By [City Code 15.28.290](#) Anti-monotony and design requirements – New homes must: (1) have 360-degree architecture on lots containing homes with sides and rear elevations visible from public right-of-way or corner lots, adjacent to open space, and corner lots; (2) LP Smartside on front elevations; (3) at least 4-inch window trim on all windows; and (4) provide color packages different than homes within one on each side and directly across the street.

- f. Grading, erosion, and sediment control plans dated Aug. 7, 2024
 - g. Sanitary sewer and watermain plans dated Aug. 7, 2024
 - h. Street and storm sewer plans dated Aug. 7, 2024
 - i. Landscaping plan dated Aug. 7, 2024
- 2. Adherence with the City Engineers' memo dated July 19, 2024
- 3. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk.
 - d. Sec. 15.28.070, Landscaping ordinance: including one overstory tree per 50 feet along public streets to be planted within six months of home occupancy.
- 4. Setbacks are follows:
 - a. Front yard setback: 23 - feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
 - d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
- 5. Prior to approval and release of the final plat for recording:
 - a. Developer shall enter into an agreement with the City for the provision of necessary fees and costs, including parkland dedication fees and any infrastructure and associated development costs.
- 6. Prior to the release of the first permit, a construction management plan which outlines hours of construction, parking, and traffic routes.
- 7. The steep slope, setbacks, and final buffer locations must be submitted before permits will be issued for Lots 1-5 and 7-11, Block 2.

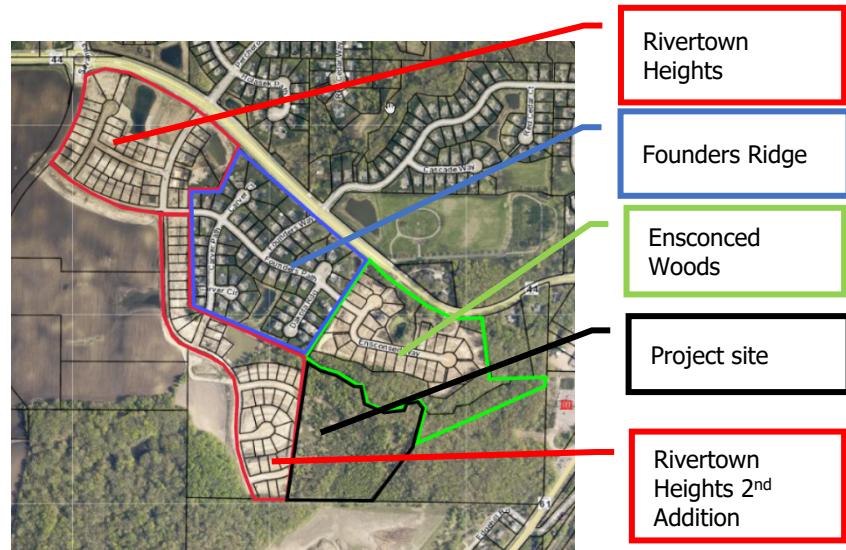
[Supporting Information can be found on the following page]

Supporting Information

Surrounding Development Pattern

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

1. Founders Ridge/ Founders Ridge 2nd Addition: The subdivisions were approved in 2013 and 2015 and have since been built out. Right-of-way (ROW) connections were provided to the east, west, and south for future developments.
2. Ensconced Woods (29-lots): Approved in 2022.
3. Rivertown Heights and Rivertown Heights 2nd Addition (90 total lots): Subdivisions were approved in 2022 and 2023 respectively.



Project Goals

The applicant identified the following goals for the project: (1) connecting to the greater community; (2) preserving existing vegetation; (3) utilizing site topography; (4) creating public and community space; and (5) providing quality architecture.

Lot dimensions

		Lot width in ft	Lot area * in sq. ft.
	Lot 1	242	13,690
	Lot 2	75	11,440
	Lot 3	264	15,909
	Lot 1	88	19,250
	Lot 2	75	11,880
	Lot 3	69	19,010
	Lot 4	67	16,210

	Lot 5	69	23,755
	Lot 6	72	22,670
	Lot 7	65	26,460
	Lot 8	71	20,025
	Lot 9	75	18,510
	Lot 10	73	21,645
	Lot 11	61	29,670

* rounded the nearest 5 ft

Fees

The proposal does not include parkland. As such, the developer will be required to pay parkland dedication fees.

The developer will work with city staff to determine if any additional area-wide development fees are applicable.

CARLSON BLUFFS

KNOW ALL PERSONS BY THESE PRESENTS: That Linda T. Carlson, a single person, fee owner of the following described property:

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

Commencing at the northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter, thence North 88 degrees 57 minutes 33 seconds West, along said north line, a distance of 585.80 feet to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57 minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.63 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West a distance of 276.67 feet to the point of beginning.

Has caused the same to be surveyed and platted as CARLSON BLUFFS, and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Linda T. Carlson, a single person, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Linda T. Carlson

STATE OF MINNESOTA
COUNTY OF CARVER

This instrument was acknowledged before me on _____ by Linda T. Carlson.

(Printed Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ____ day of _____, 20__

Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF CARVER

This instrument was acknowledged before me on _____ by Daniel Ekrem, a Licensed Land Surveyor.

(PRINTED NAME)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

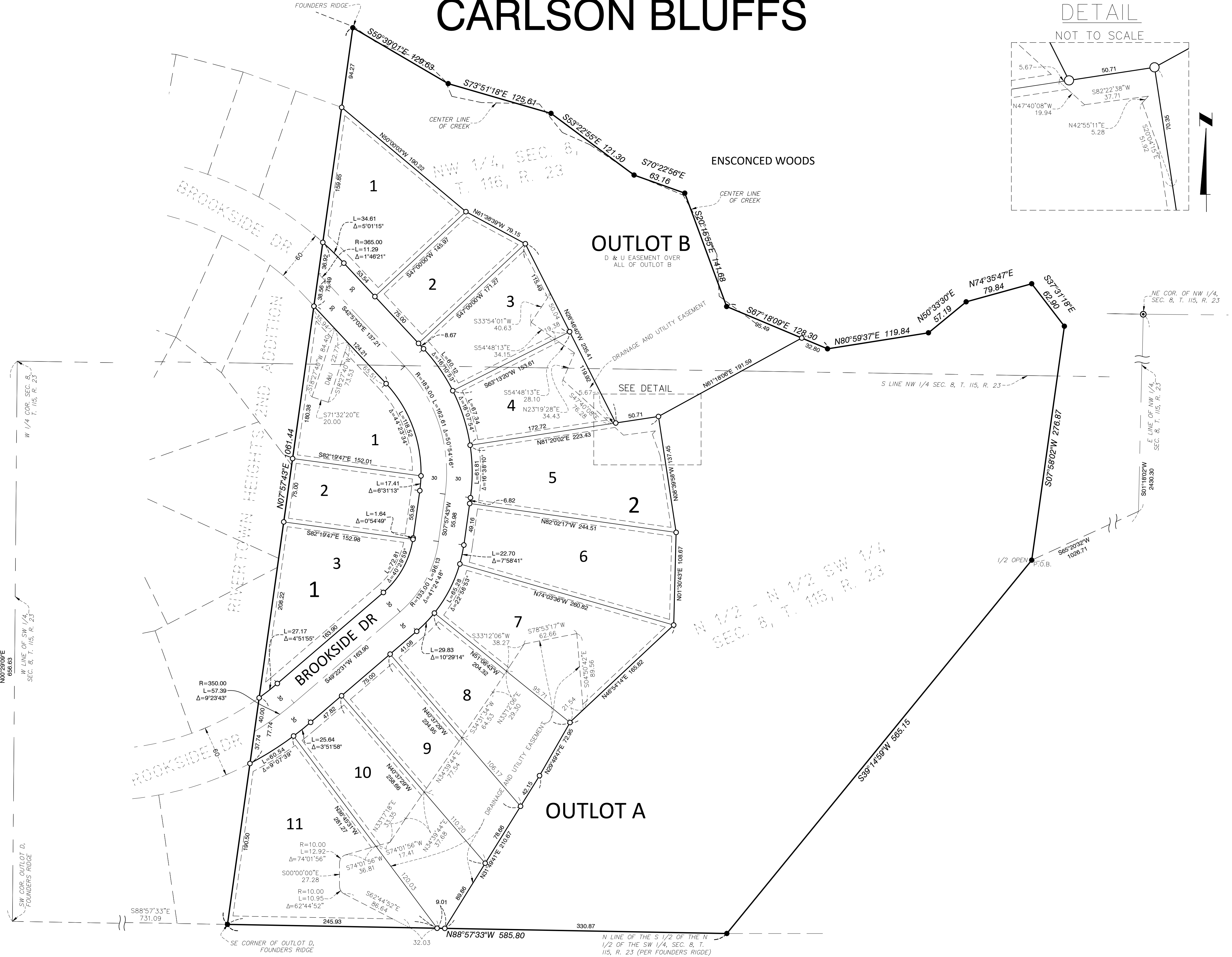
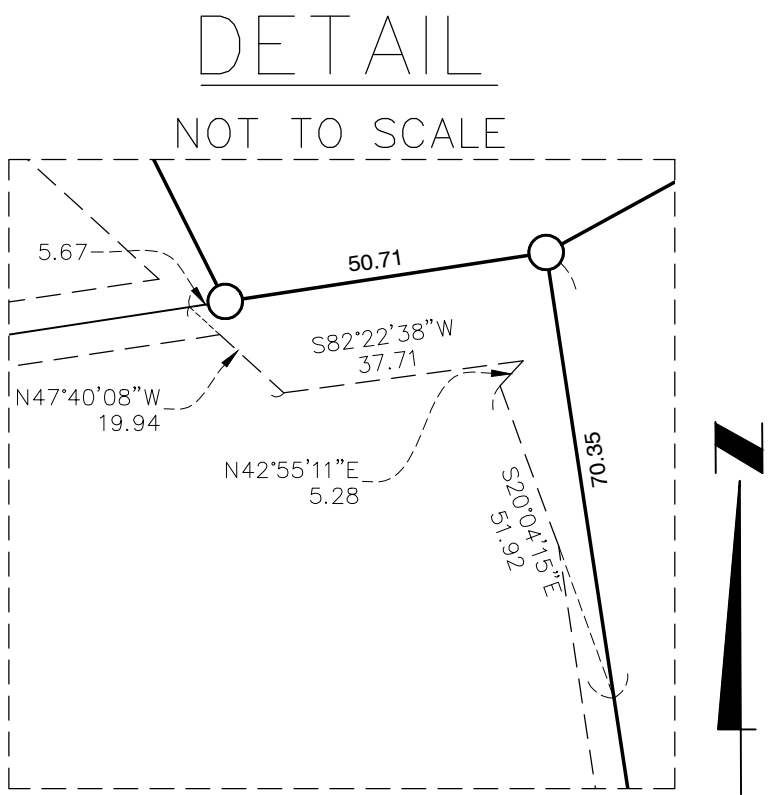
COUNTY RECORDER, CARVER COUNTY, MINNESOTA

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

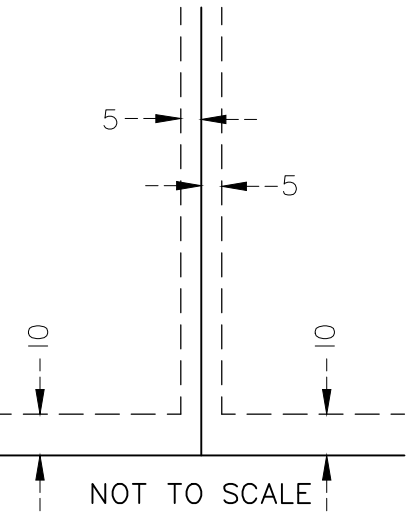
Kaaren Lewis, County Recorder

By: _____

CARLSON BLUFFS



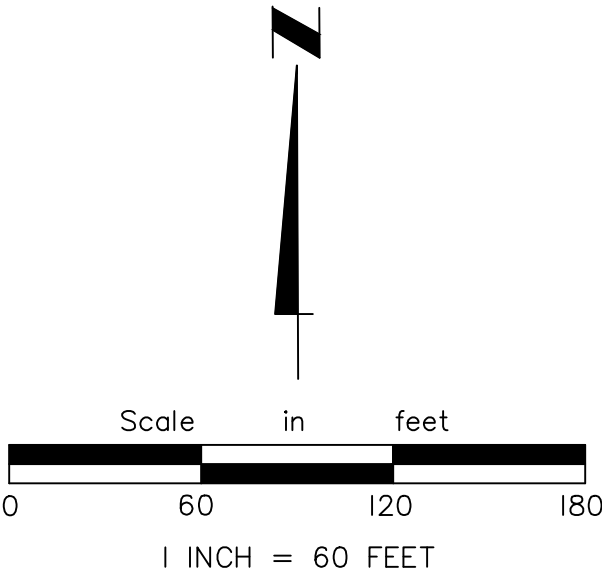
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



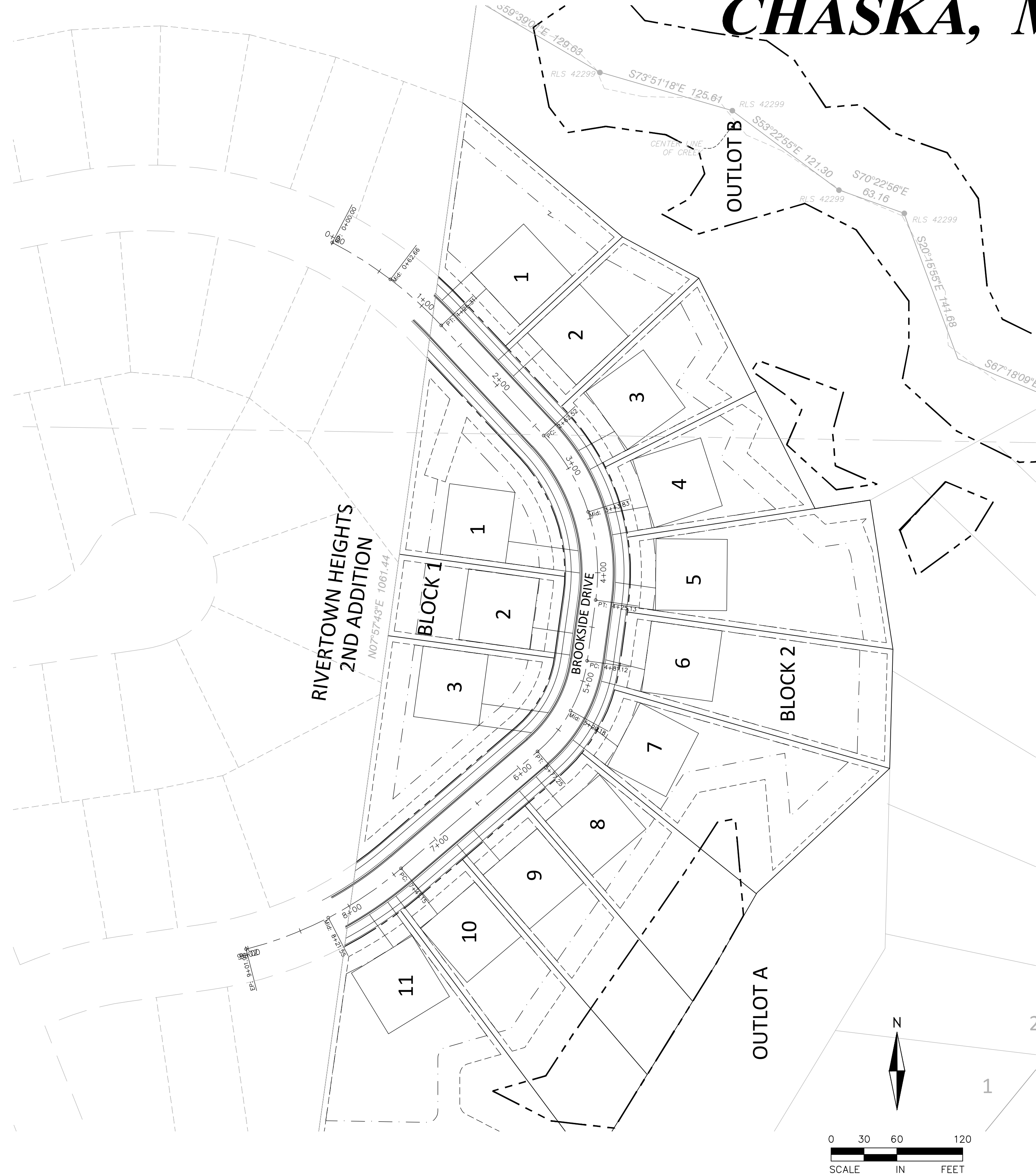
Being 5 feet in width and adjoining lot lines
and 10 feet in width and adjoining street lines
as shown on this plat, unless otherwise shown.

The east line of the Northwest Quarter of Section 8, Township 115,
Range 23, Carver County, Minnesota is assumed to have a bearing
of S 01°18'02\"

- Denotes monument found 1/2 inch iron pipe marked as shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- D & U Denotes Drainage & Utility easement

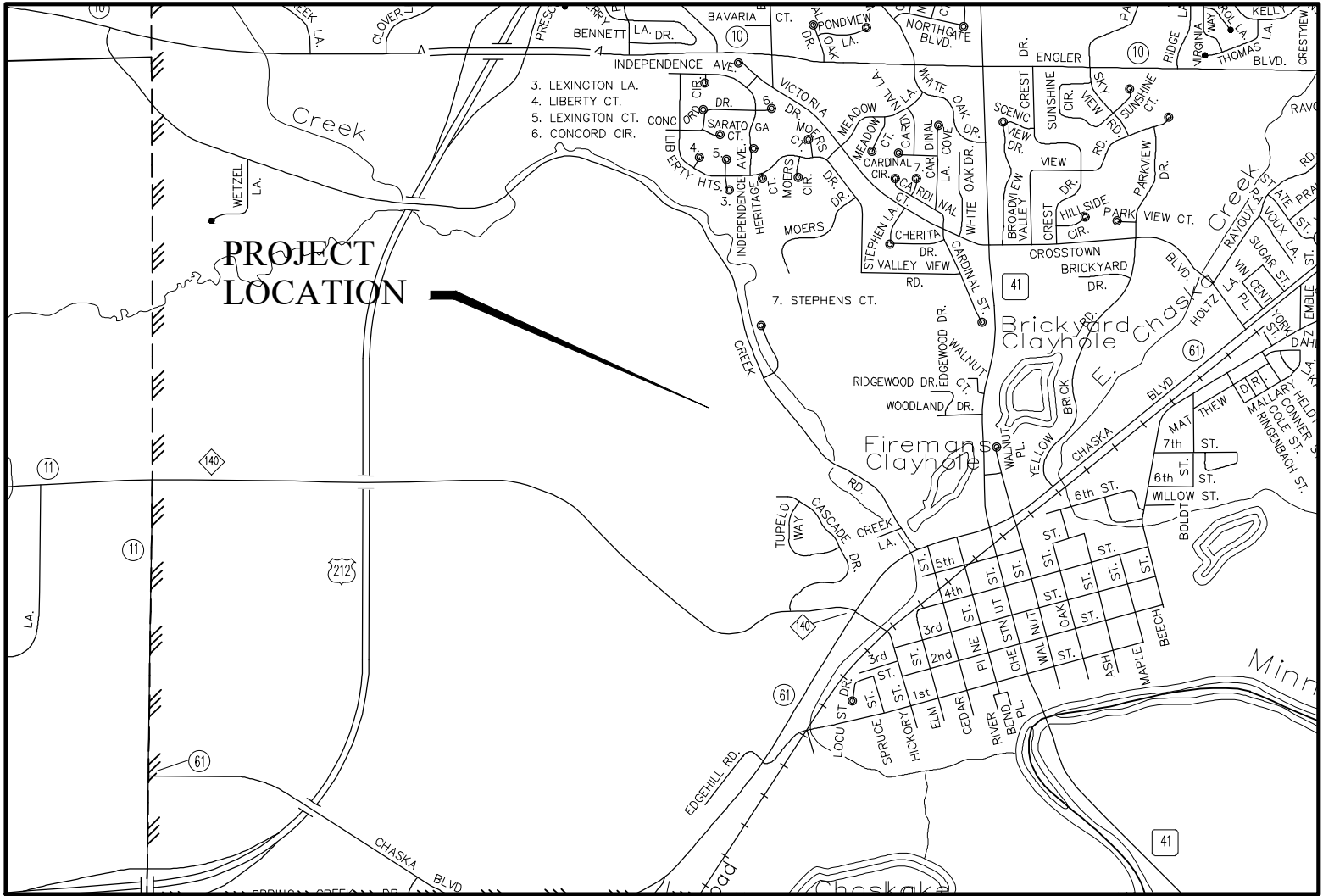


Drawing name: X:\2019\190037.2\plan sheets\FINAL PLAT\190037.2\cover.dwg Aug 06, 2024 10:53am



CARLSON BLUFFS

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
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GRADING PLAN	9
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STREET AND STORM SEWER OVERALL PLAN	12
STREET AND STORM SEWER PLAN AND PROFILES	13
LANDSCAPE PLAN	14

APPLICANT/OWNER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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



ALLIANT

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612.758.3080
www.alliant-inc.com

CARLSON BLUFFS

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

COVER SHEET

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

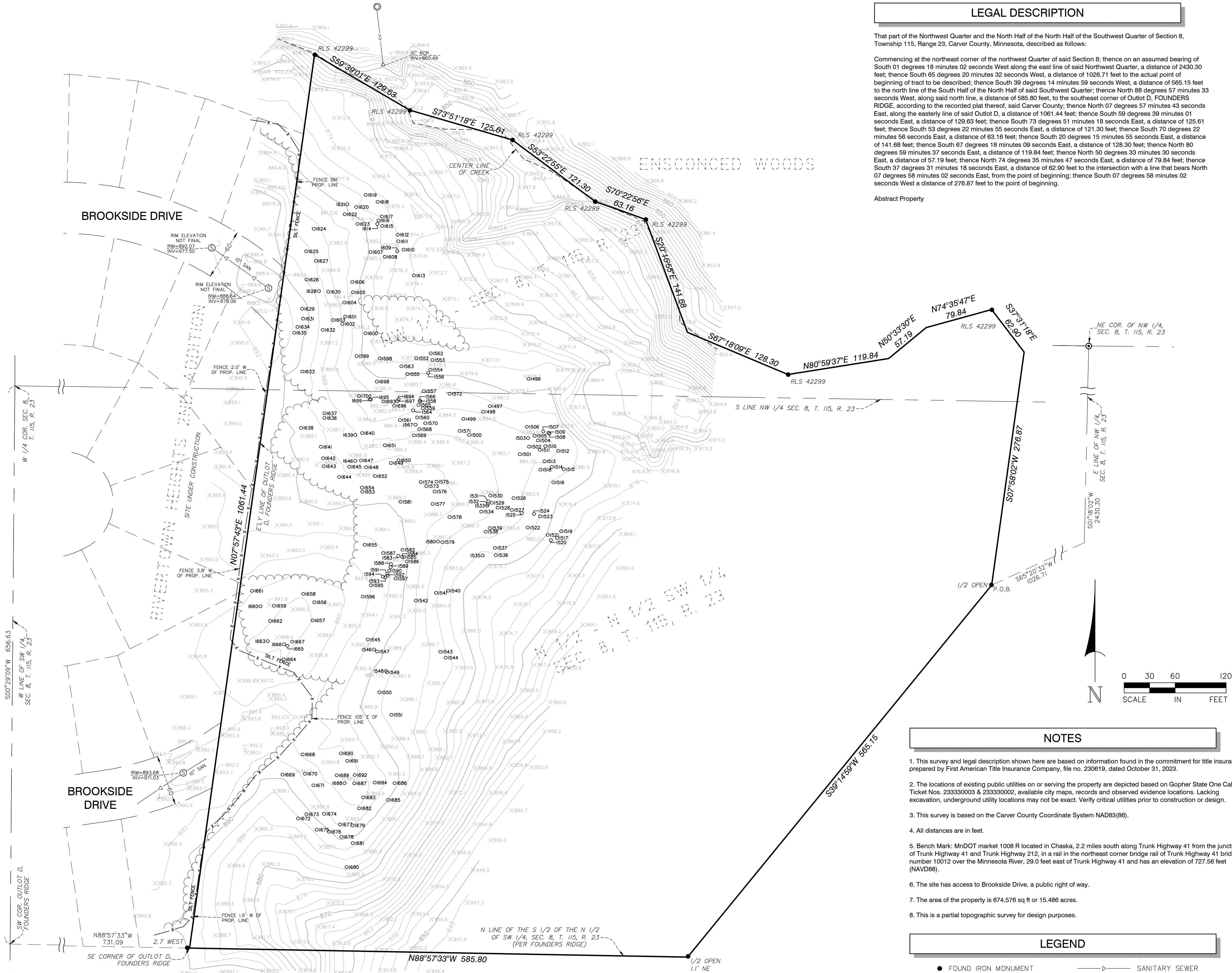
DAVID NASH, PE
Date 8/7/2023 License No. 21836

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

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

1



LEGAL DESCRIPTION

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

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

Abstract Property

NOTES

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

LEGEND

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

TAG #	DBH	Species	TAG #	DBH	Species	TAG #	DBH	Species
1496	5	Green Ash	1565	3	Juniper	1634	6	Juniper
1497	4	Juniper	1566	3	Juniper	1635	6	Juniper
1498	5	Juniper	1567	3	Juniper	1636	4	Juniper
1499	4	Juniper	1568	3	Juniper	1637	4	Juniper
1500	4	Juniper	1569	4	Juniper	1638	29	Siberian Elm
1501	10	Juniper	1570	7	Juniper	1639	10	Juniper
1502	7	Juniper	1571	4	Juniper	1640	4	Juniper
1503	7	Juniper	1572	3	Juniper	1641	6	Juniper
1504	6	Juniper	1573	3	Juniper	1642	6	Juniper
1505	9	Juniper	1574	4	Juniper	1643	5	Juniper
1506	6	Juniper	1575	3	Juniper	1644	4	Juniper
1507	4	Juniper	1576	5	Juniper	1645	3	Juniper
1508	3	Juniper	1577	5	Juniper	1646	3	Juniper
1509	3	Juniper	1578	5	Juniper	1647	6	Juniper
1510	5	Juniper	1579	3	Juniper	1648	14	Siberian Elm
1511	5	Juniper	1580	5	Juniper	1649	12	Juniper
1512	7	Juniper	1581	3	Juniper	1650	13	Juniper
1513	7	Juniper	1582	3	Juniper	1651	4	Juniper
1514	6	Juniper	1583	4	Juniper	1652	3	Juniper
1515	5	Juniper	1584	4	Juniper	1653	6	Juniper
1516	6	Juniper	1585	2	Juniper	1654	4	Juniper
1517	9	Juniper	1586	3	Juniper	1655	4	Juniper
1518	8	Juniper	1587	4	Juniper	1656	2	Juniper
1519	10	Juniper	1588	3	Juniper	1657	2	Juniper
1520	7	Juniper	1589	3	Juniper	1658	19	Siberian Elm
1521	9	Juniper	1590	2	Juniper	1659	21	Siberian Elm
1522	10	Juniper	1591	2	Juniper	1660	15	Siberian Elm
1523	10	Juniper	1592	3	Juniper	1661	6	Juniper
1524	7	Juniper	1593	2	Juniper	1662	8	Juniper
1525	8	Juniper	1594	3	Juniper	1663	30	Siberian Elm
1526	9	Juniper	1595	3	Juniper	1664	12	Siberian Elm
1527	7	Juniper	1596	7	Juniper	1665	2	Juniper
1528	9	Juniper	1597	4	Juniper	1666	2	Juniper
1529	7	Juniper	1598	12	Boxelder	1667	2	Juniper
1530	6	Juniper	1599	3	Juniper	1668	3	Juniper
1531	7	Juniper	1600	5	Juniper	1669	3	Juniper
1532	7	Juniper	1601	9	Juniper	1670	3	Juniper
1533	6	Juniper	1602	4	Juniper	1671	7	Juniper
1534	7	Juniper	1603	4	Juniper	1672	8	Juniper
1535	15	Juniper	1604	2	Juniper	1673	3	Juniper
1536	10	Juniper	1605	4	Juniper	1674	4	Juniper
1537	5	Juniper	1606	7	Juniper	1675	2	Juniper
1538	11	Juniper	1607	8	Juniper	1676	8	Juniper
1539	4	Juniper	1608	14	Siberian Elm	1677	8	Juniper
1540	3	Juniper	1609	3	Juniper	1678	10	Juniper
1541	6	Juniper	1610	4	Juniper	1679	10	Juniper
1542	8	Juniper	1611	2	Juniper	1680	13	Juniper
1543	8	Juniper	1612	7	Juniper	1681	6	Juniper
1544	7	Juniper	1613	12	Siberian Elm	1682	4	Juniper
1545	6	Juniper	1614	7	Juniper	1683	10	Juniper
1546	3	Juniper	1615	7	Juniper	1684	7	Juniper
1547	3	Juniper	1616	5	Juniper	1685	2	Juniper
1548	2	Juniper	1617	8	Juniper	1686	5	Juniper
1549	3	Juniper	1618	8	Juniper	1687	6	Juniper
1550	3	Juniper	1619	6	Juniper	1688	6	Juniper
1551	2	Juniper	1620	8	Juniper	1689	7	Juniper
1552	19	Siberian Elm	1621	5	Juniper	1690	3	Juniper
1553	5	Juniper	1622	4	Juniper	1691	7	Juniper
1554	5	Juniper	1623	12	Juniper	1692	2	Juniper
1555	4	Juniper	1624	21	Boxelder	1693	5	Juniper
1556	4	Juniper	1625	12	Boxelder	1694	4	Juniper
1557	4	Juniper	1626	5	Juniper	1695	4	Juniper
1558	6	Juniper	1627	15	Boxelder	1696	12	Siberian Elm
1559	6	Juniper	1628	12	Siberian Elm	1697	4	Juniper
1560	5	Juniper	1629	25	Siberian Elm	1698	6	Juniper
1561	5	Juniper	1630	6	Juniper	1699	4	Juniper
1562	3	Juniper	1631	15	Siberian Elm	1700	3	Juniper
1563	4	Juniper	1632	9	Juniper			
1564	3	Juniper	1633	15	Siberian Elm			



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

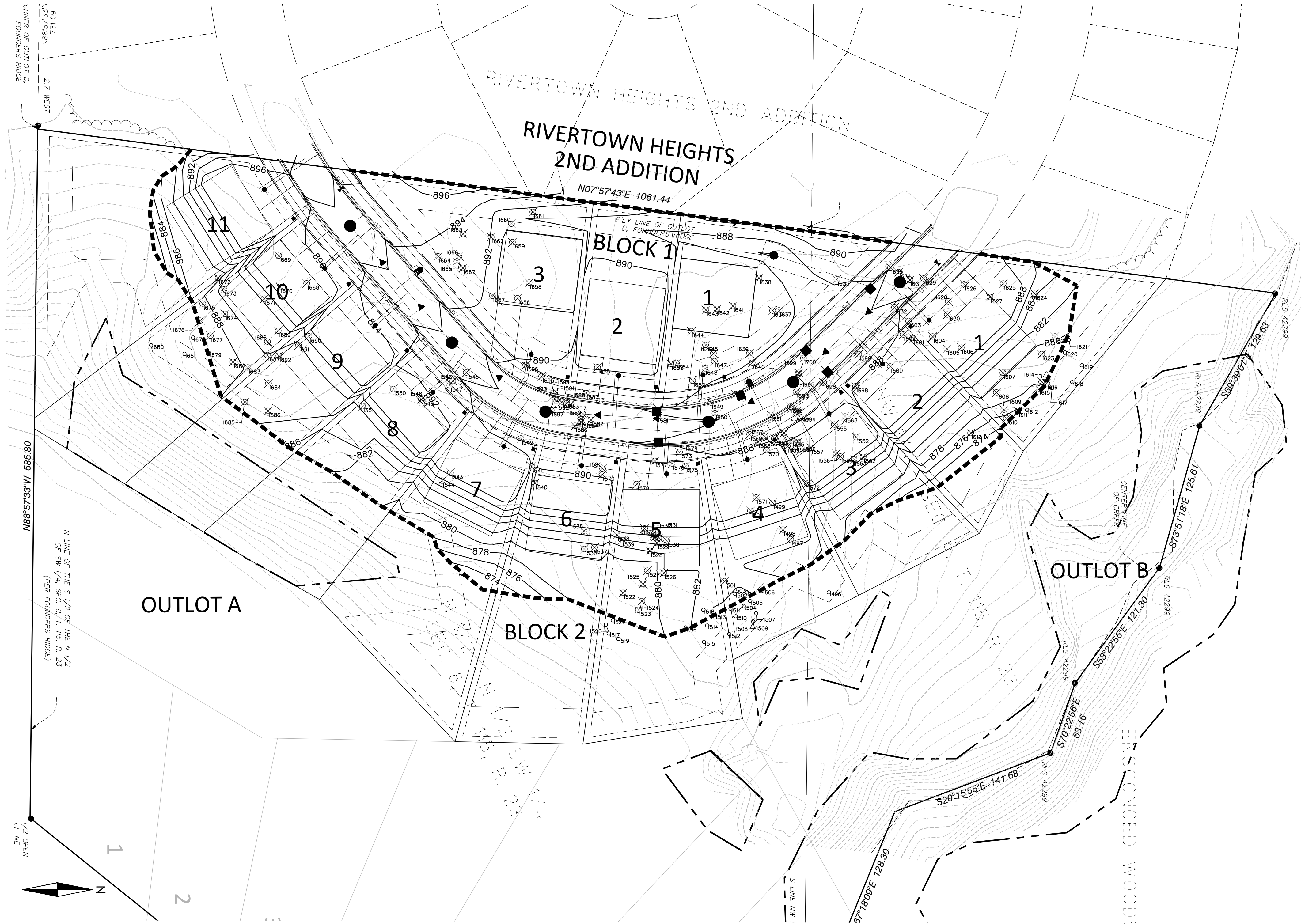
DANIEL EKREM
Print Name
FOR REVIEW
Signature
Date
57396
License Number

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

CARLSON PROPERTY WEST
BOUNDARY AND TOPOGRAPHIC SURVEY

ADDRESS UNASSIGNED
CHASKA, MN

- 1524
 EXISTING TREE TO REMAIN
- 1524
 EXISTING TREE TO BE REMOVED
-
 LIMITS OF TREE FENCE



TAG	DBH	SPECIES	DEMO
1496	5	Green Ash	
1497	4	Juniper	X
1498	5	Juniper	X
1499	4	Juniper	X
1500	4	Juniper	X
1501	10	Juniper	X
1502	7	Juniper	
1503	7	Juniper	
1504	6	Juniper	
1505	9	Juniper	
1506	6	Juniper	
1507	4	Juniper	
1508	3	Juniper	
1509	3	Juniper	
1510	5	Juniper	
1511	5	Juniper	
1512	7	Juniper	
1513	7	Juniper	
1514	6	Juniper	
1515	5	Juniper	
1516	6	Juniper	
1517	9	Juniper	
1518	8	Juniper	
1519	10	Juniper	
1520	7	Juniper	
1521	9	Juniper	
1522	10	Juniper	X
1523	10	Juniper	X
1524	7	Juniper	X
1525	8	Juniper	X
1526	9	Juniper	X
1527	7	Juniper	X
1528	9	Juniper	X
1529	7	Juniper	X
1530	6	Juniper	X
1531	7	Juniper	X
1532	7	Juniper	X
1533	6	Juniper	X
1534	7	Juniper	X
1535	15	Juniper	X
1536	10	Juniper	X
1537	5	Juniper	X
1538	11	Juniper	X
1539	4	Juniper	X
1540	3	Juniper	X
1541	6	Juniper	X
1542	8	Juniper	X
1543	8	Juniper	X
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1547	3	Juniper	X
1548	2	Juniper	X
1549	3	Juniper	X
1550	3	Juniper	X
1551	2	Juniper	X
1552	19	Siberian Elm	X
1553	5	Juniper	X
1554	5	Juniper	X
1555	4	Juniper	X
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1588	3	Juniper	X
1589	3	Juniper	X
1590	2	Juniper	X
1591	2	Juniper	X
1592	3	Juniper	X
1593	2	Juniper	X
1594	3	Juniper	X
1595	3	Juniper	X
1596	7	Juniper	X
1597	4	Juniper	X
1598	12	Boxelder	X

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

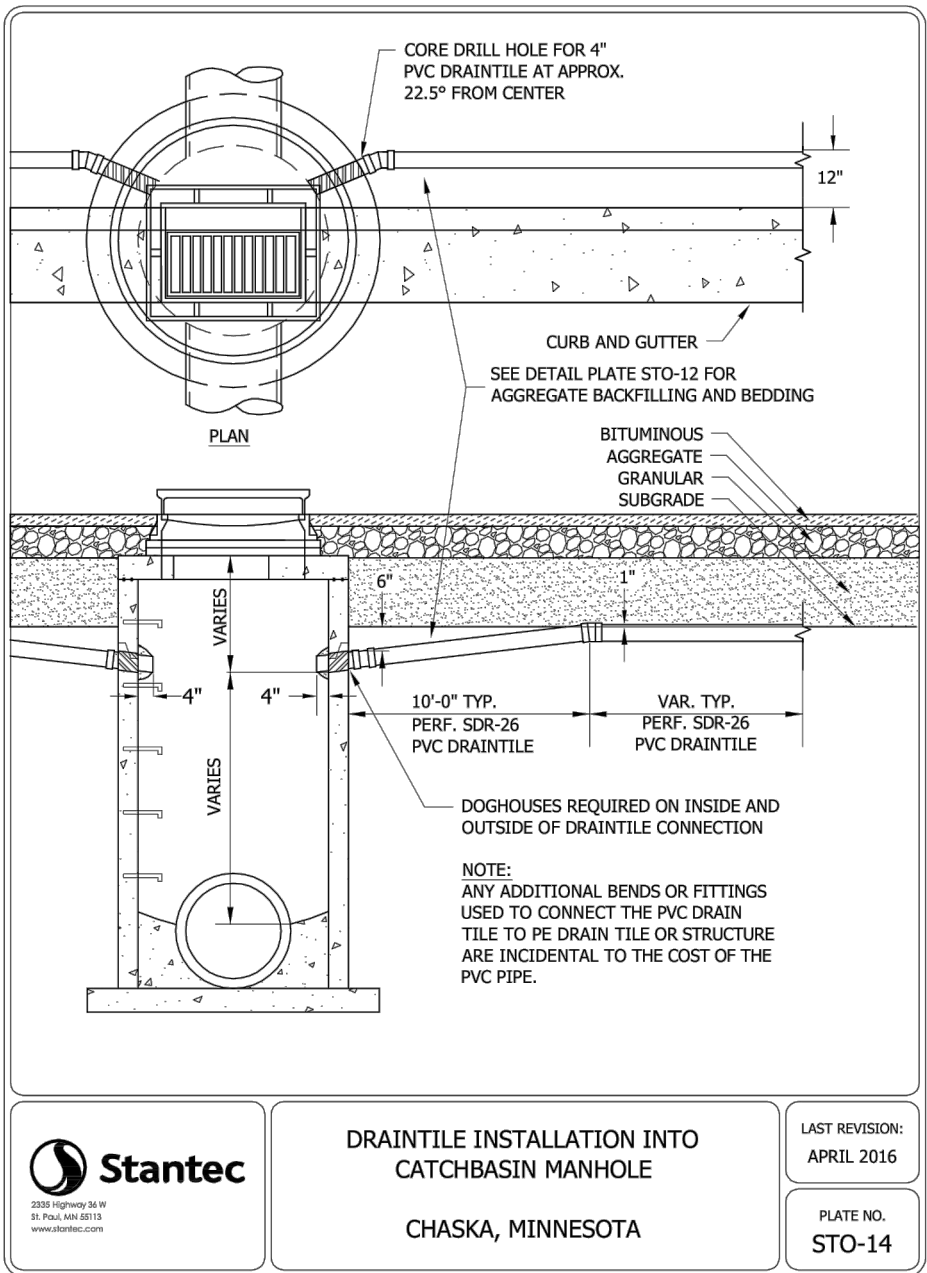
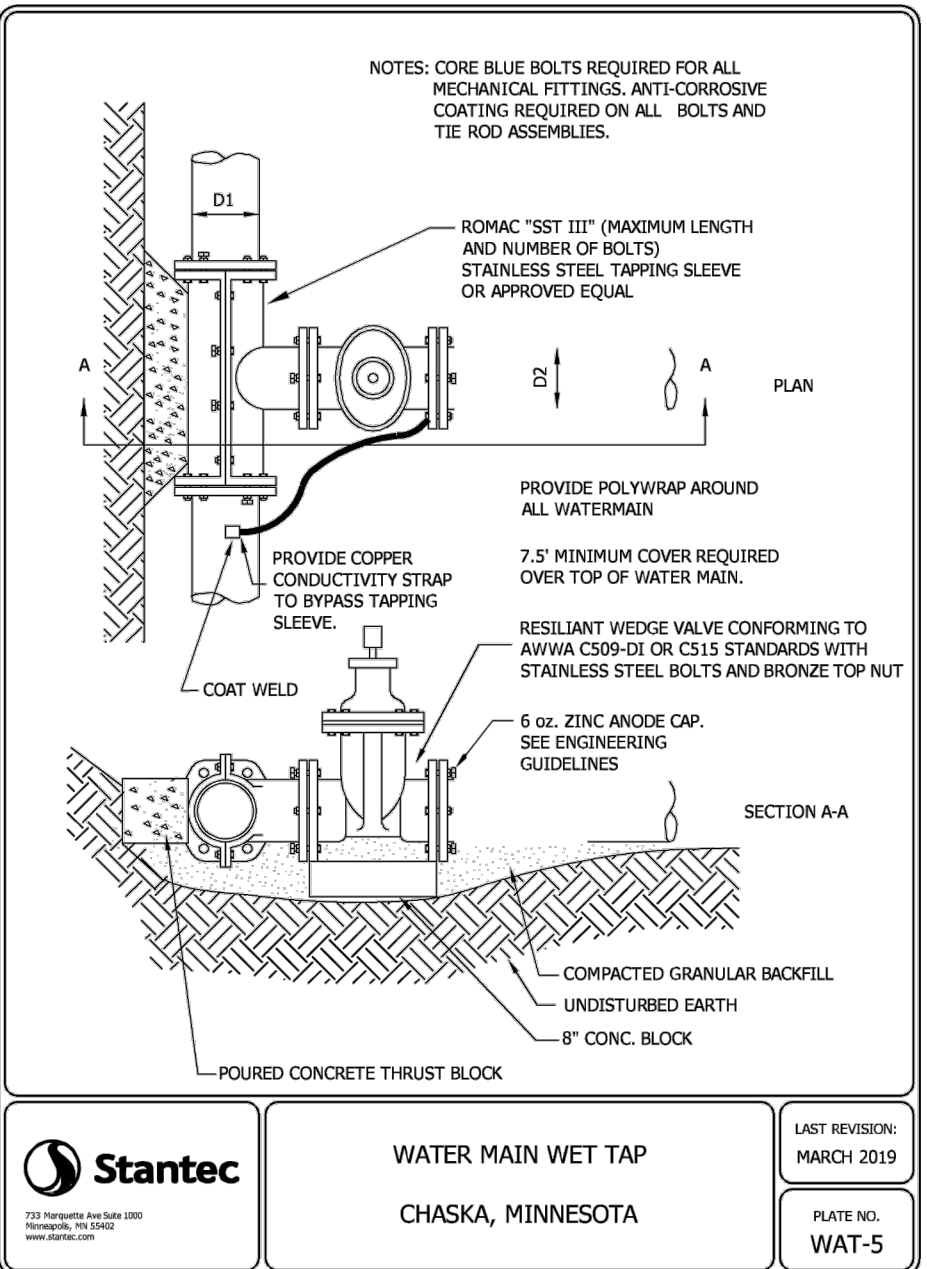
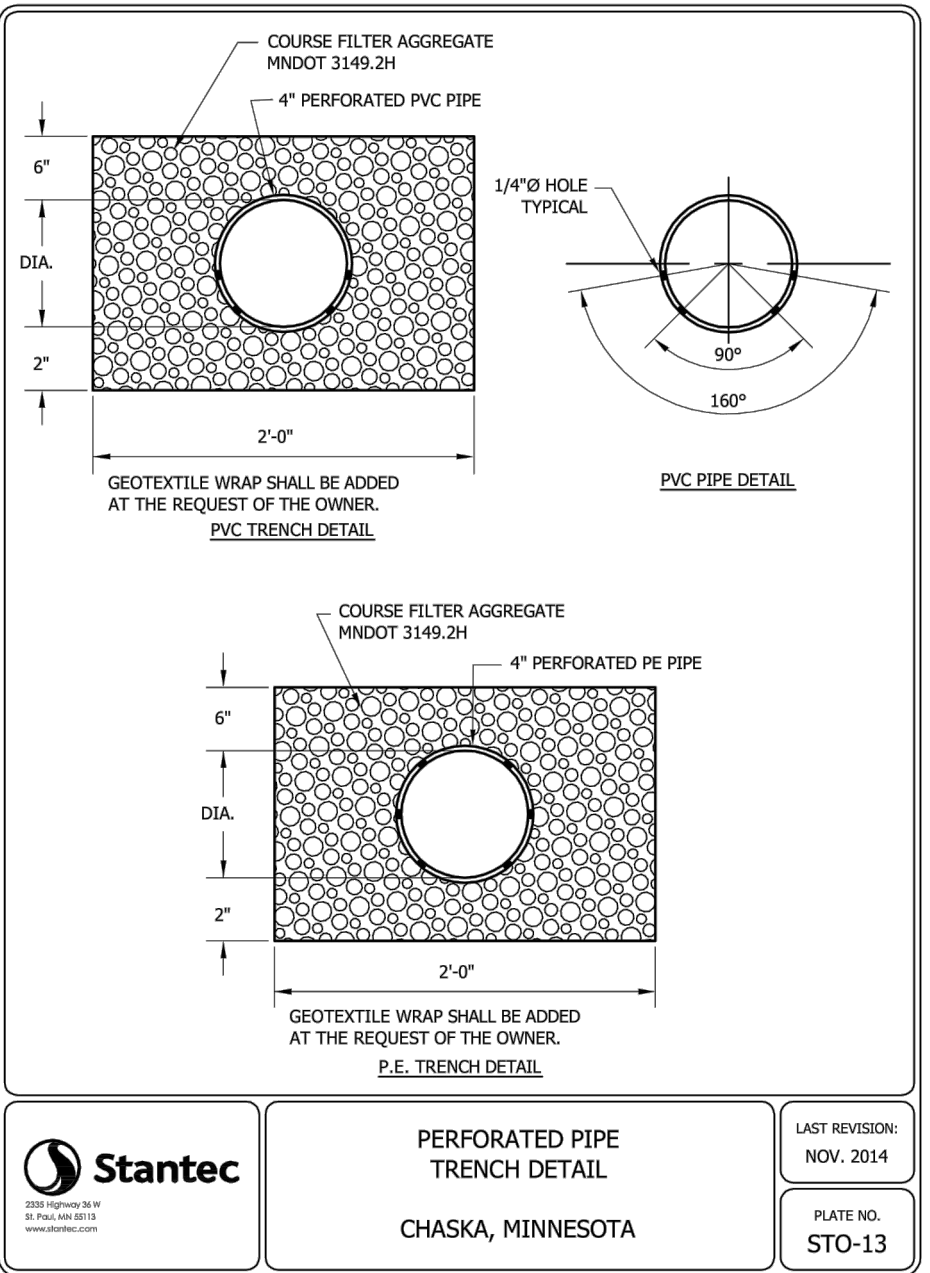
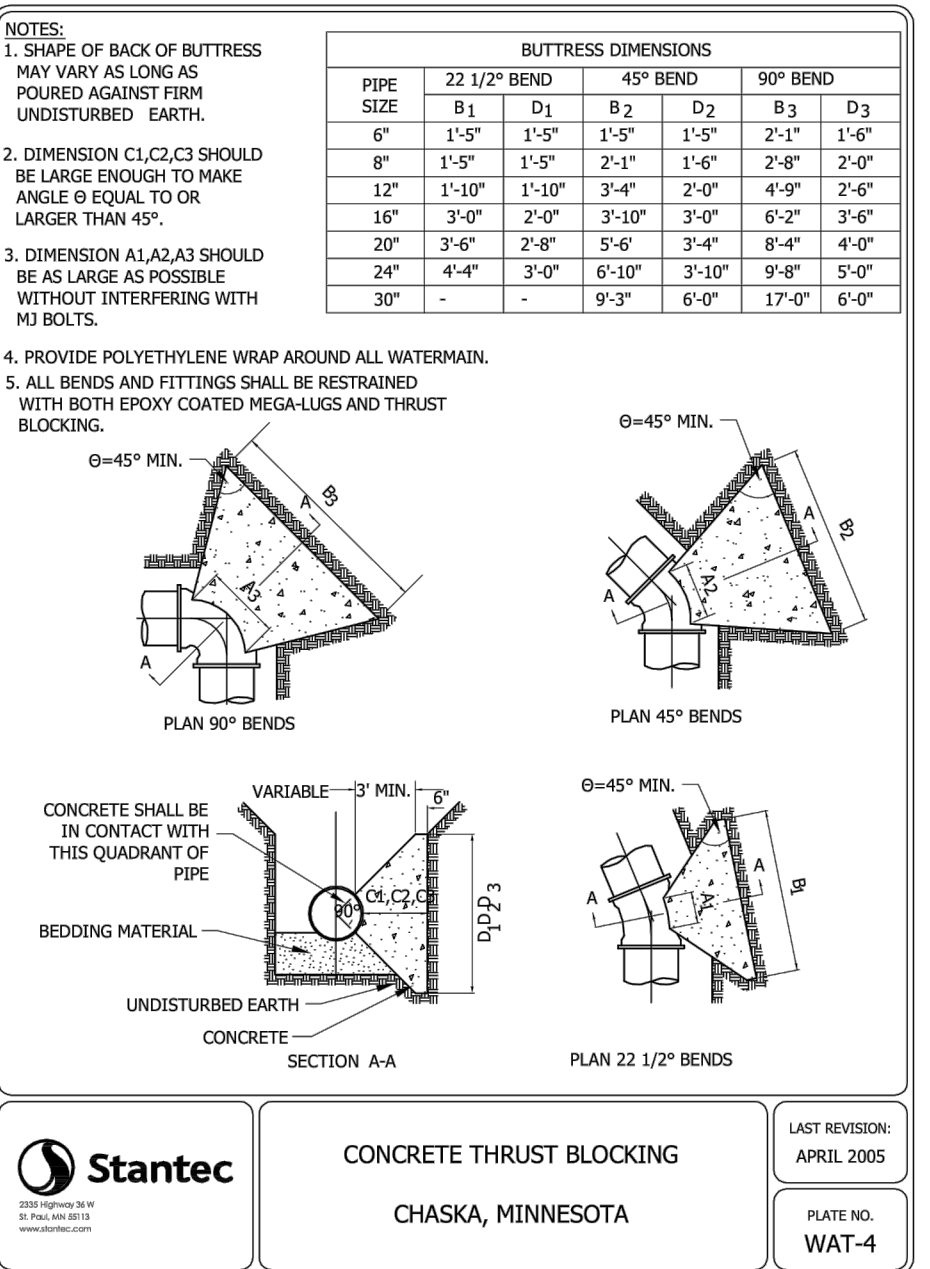
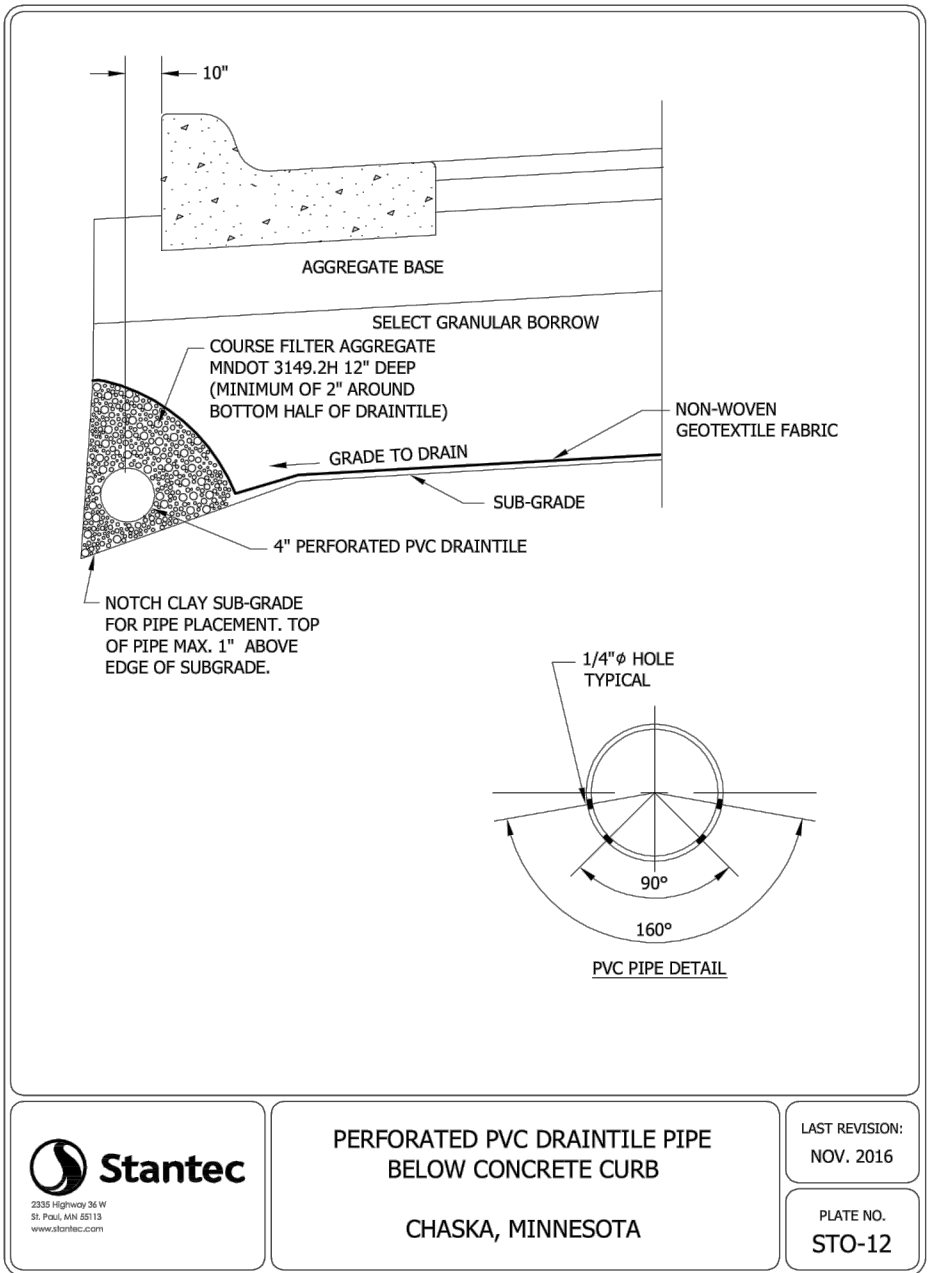
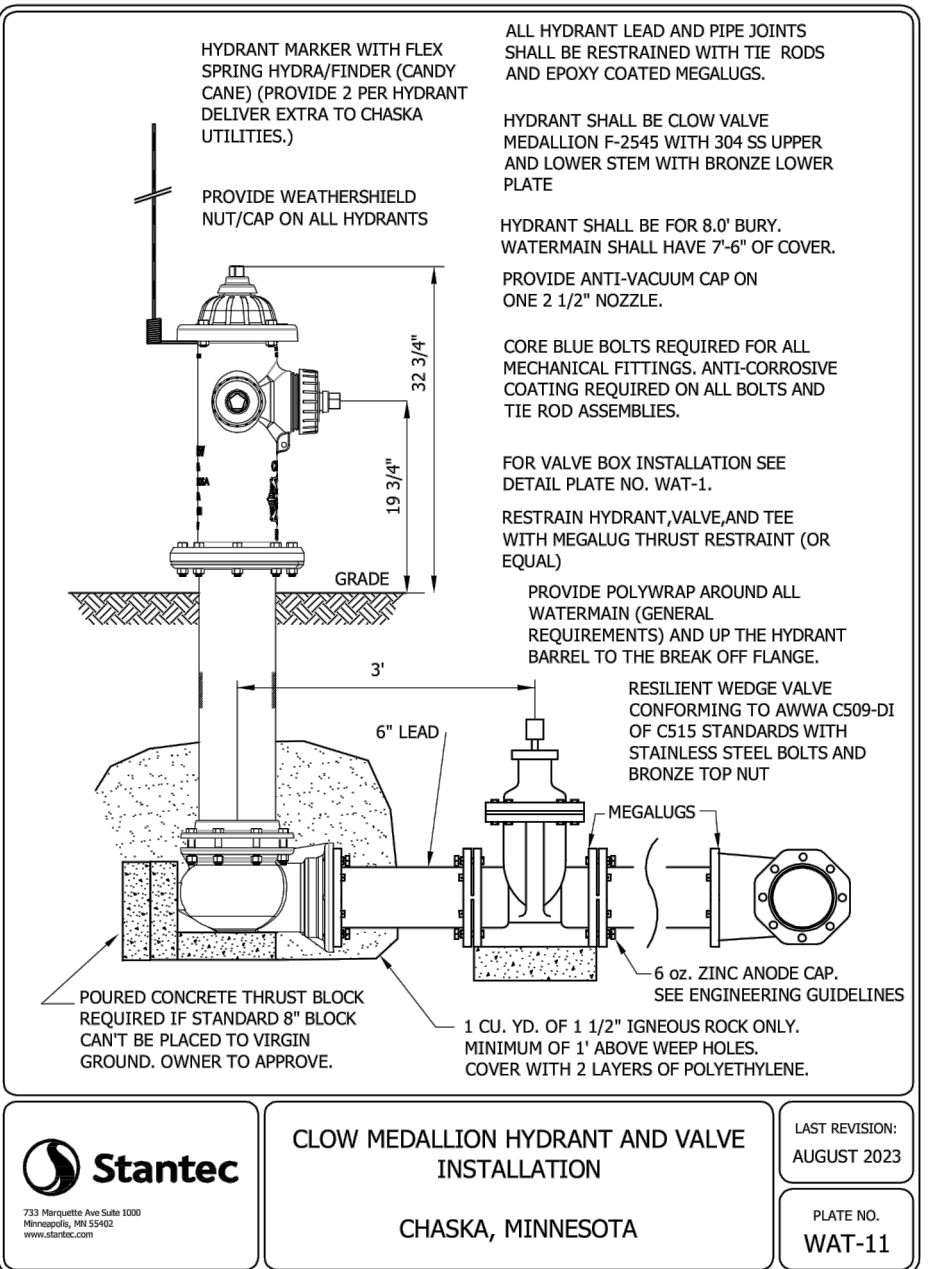
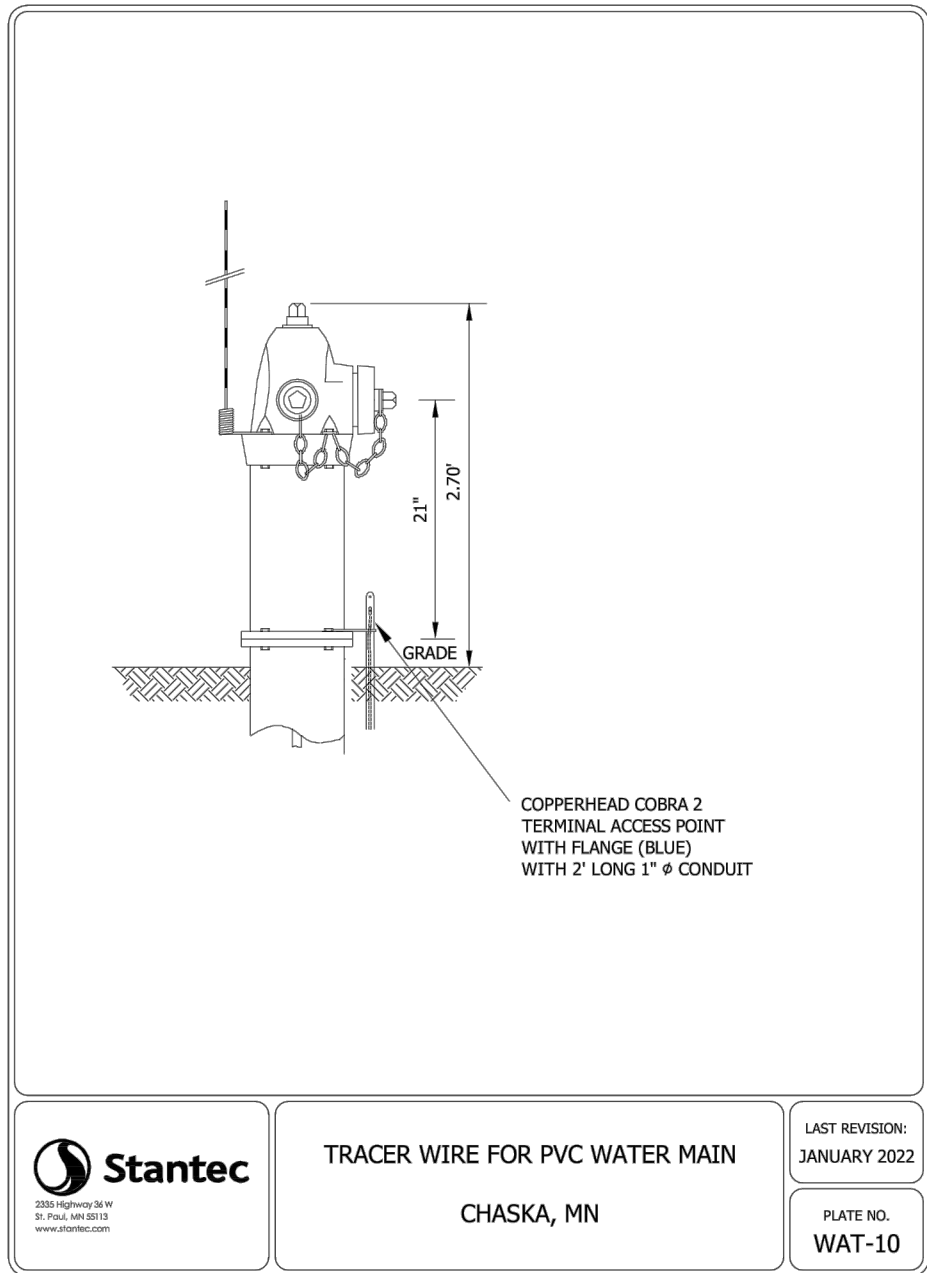
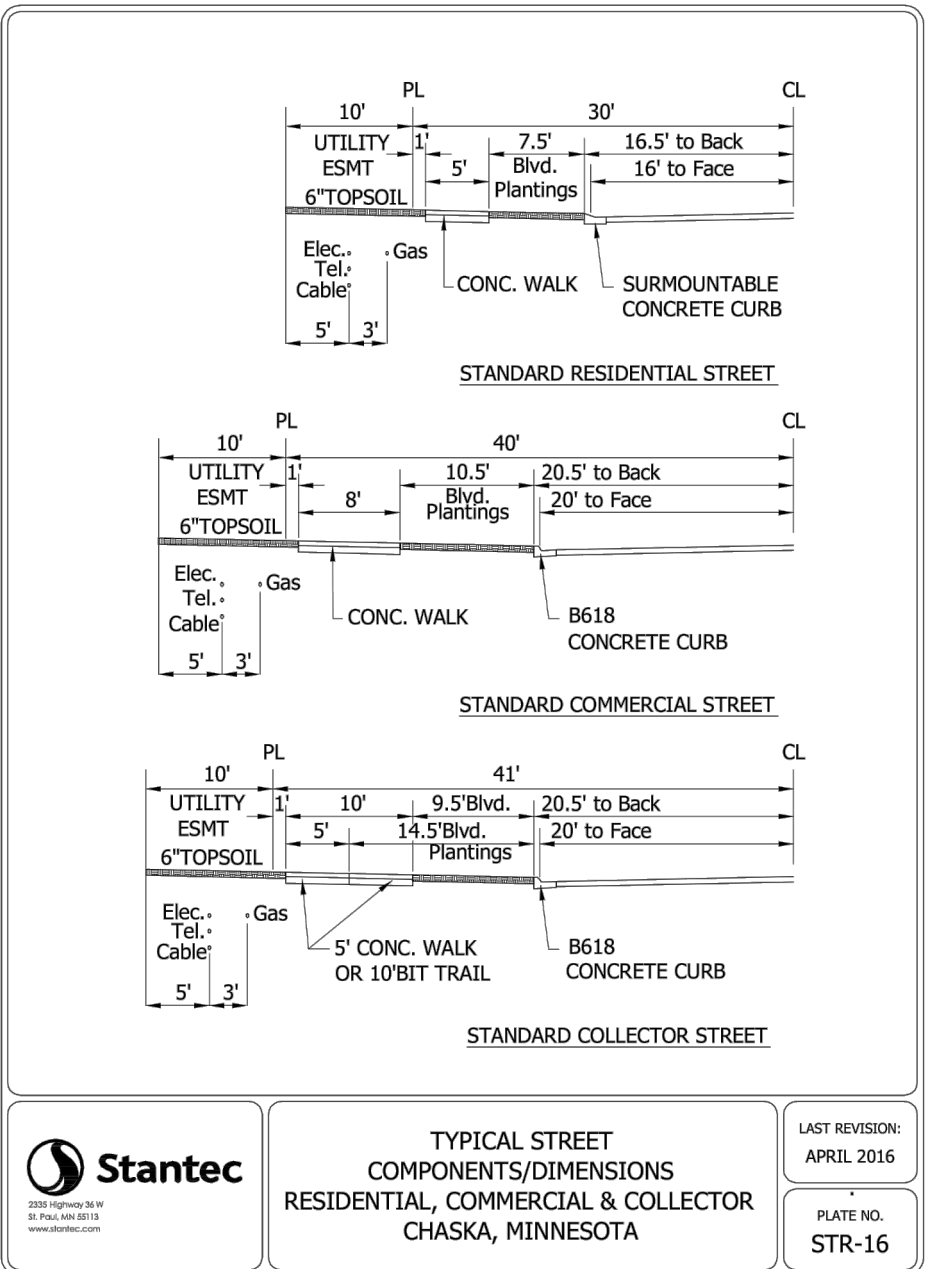
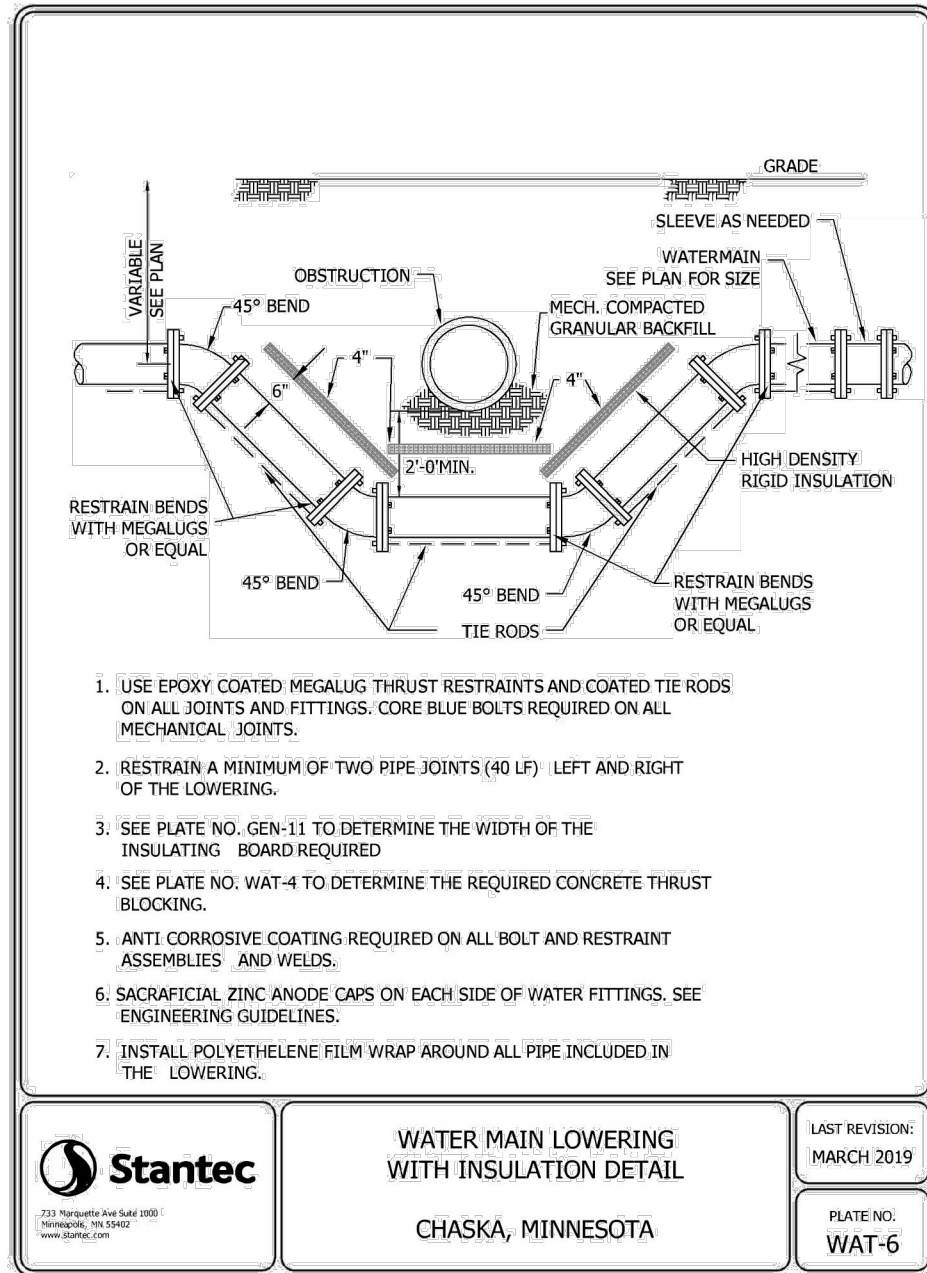
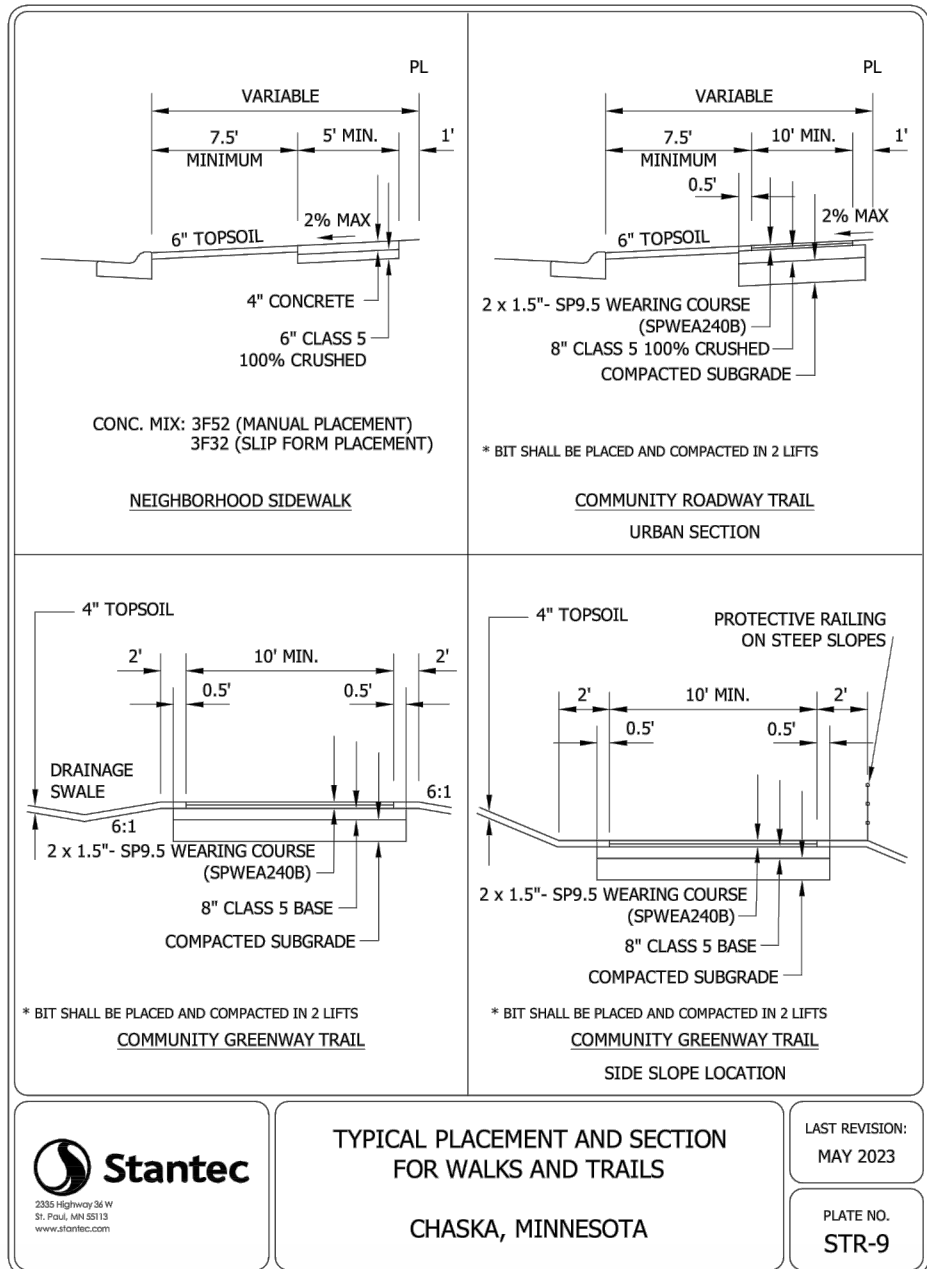


TREE REMOVAL PLAN

David Nash
JOHN GRONHOVD, PLA, ASLA
8/7/2023 21836
Date License No.

BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

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



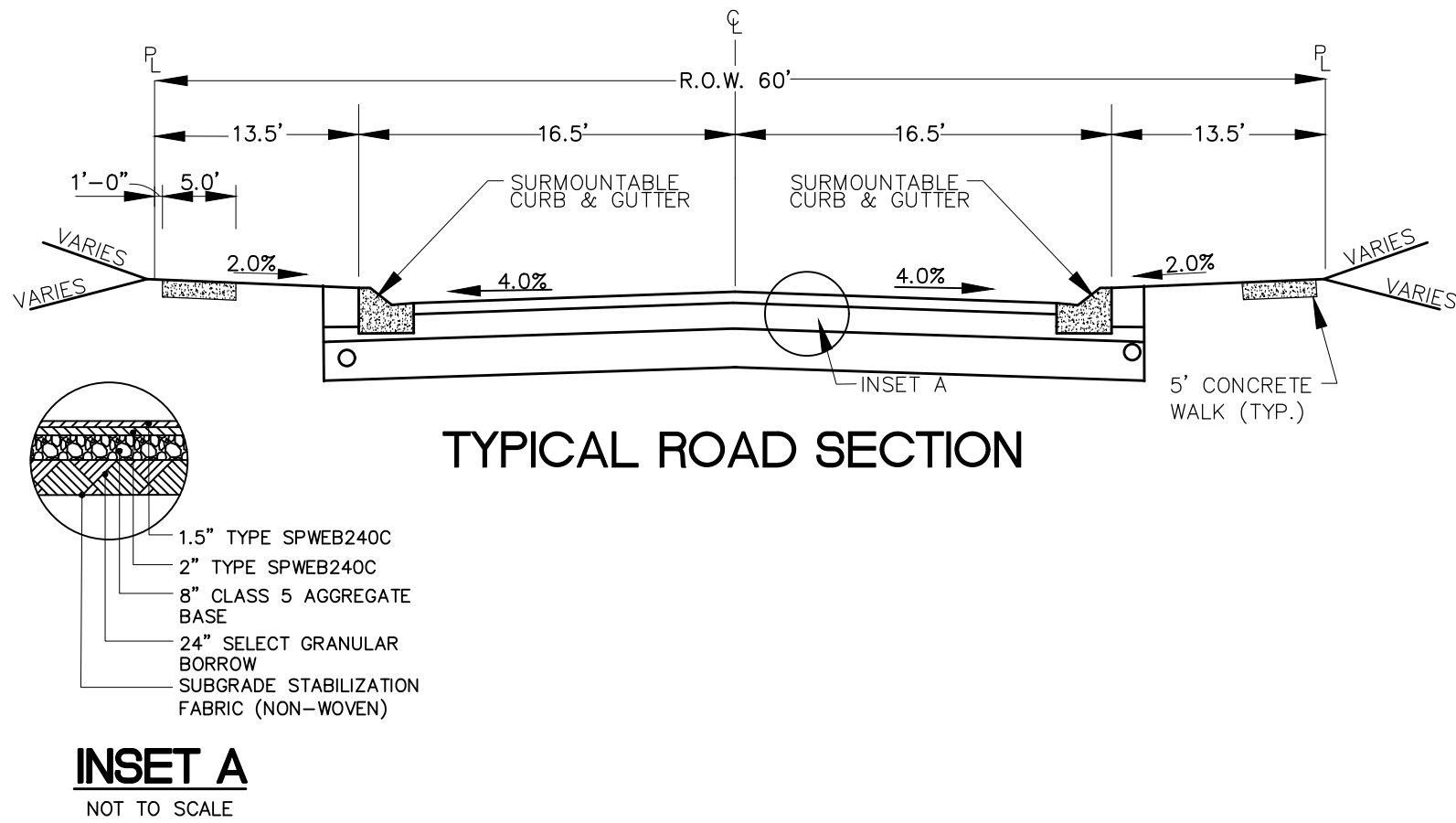
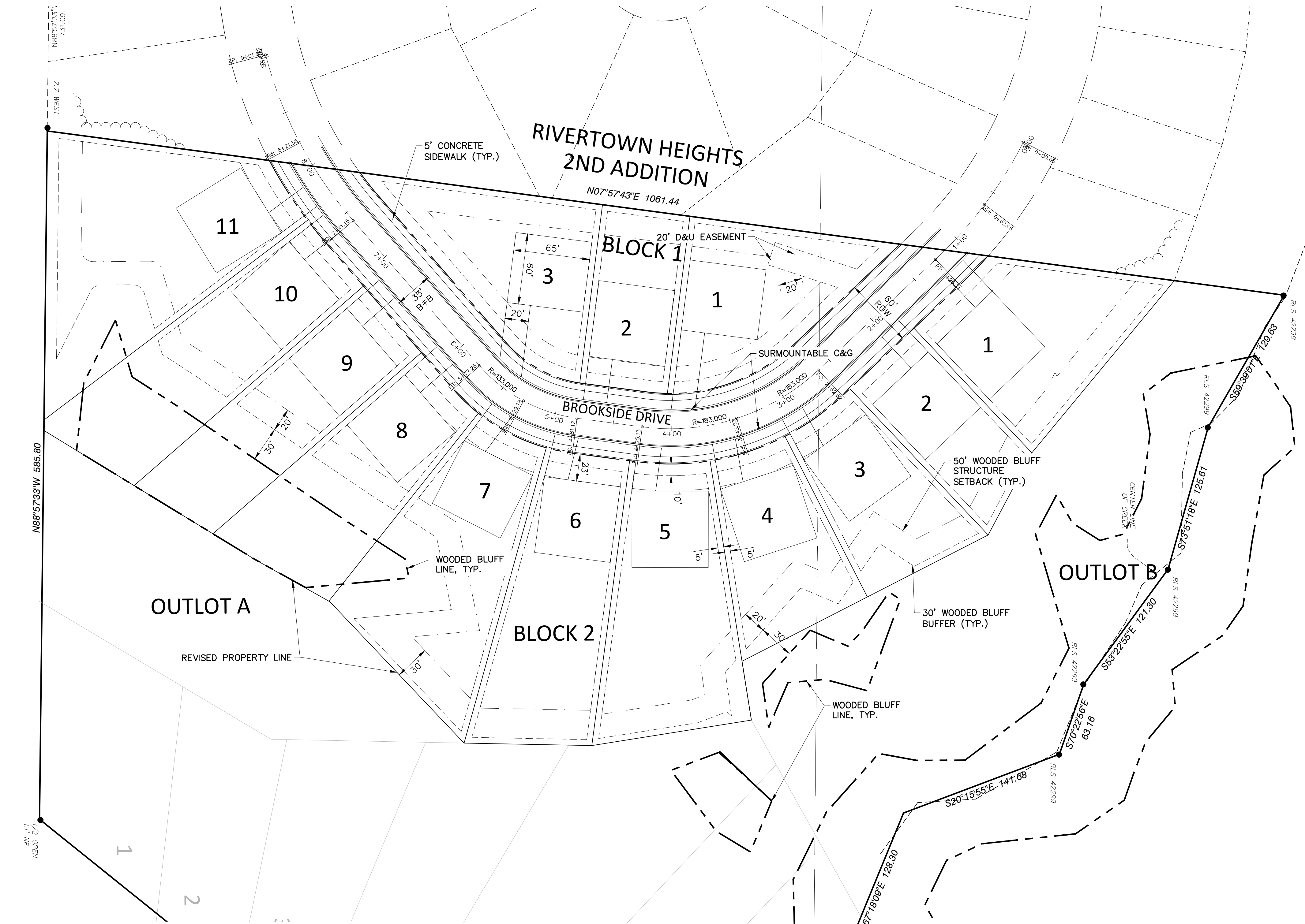
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSION under the laws of the State of MINNESOTA
Dave Nash, PE
8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

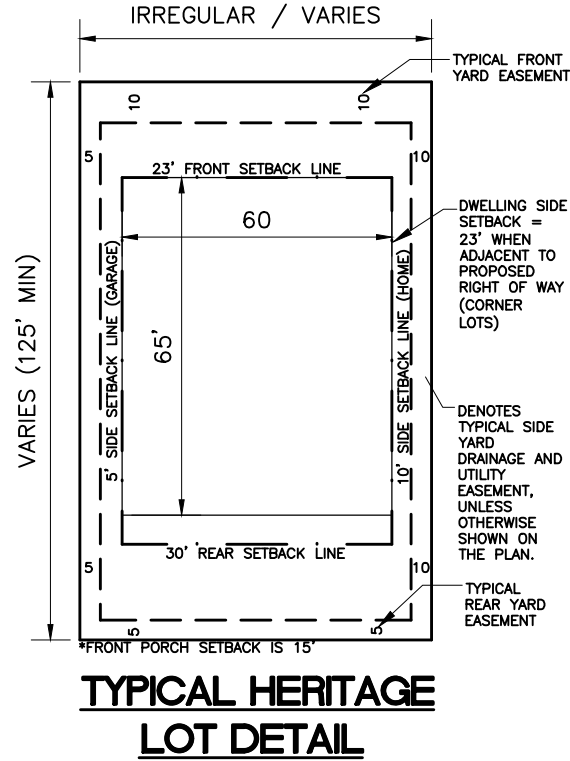
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

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

Drawing name: X:\2019\190037.2\plan_sheets\FINAL PLAT\190037.2.sitedwg Aug. 06, 2024 11:35am



LOT DETAIL



NOTES:

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

SITE DATA:

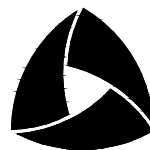
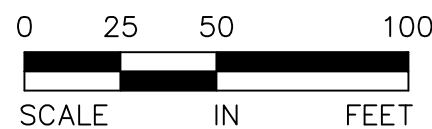
SITE DATA:	
SITE AREA	= 15.49 AC
LESS OUTLOT A	= 6.31 AC
LESS OUTLOT B	= 2.00 AC
NET AREA	= 7.18 AC
TOTAL SINGLE FAMILY LOTS	= 14 (75' WIDE LOT MIN)
DENSITY	= 1.95 UNITS/ AC
LOT DATA:	
LOT AREA	=VARIES
LOT WIDTH	=VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 5'
REAR SETBACK	= 25'
DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 30' F-F
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

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

LEGEND:

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



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SITE PLAN

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DAVID NASH, PE

8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

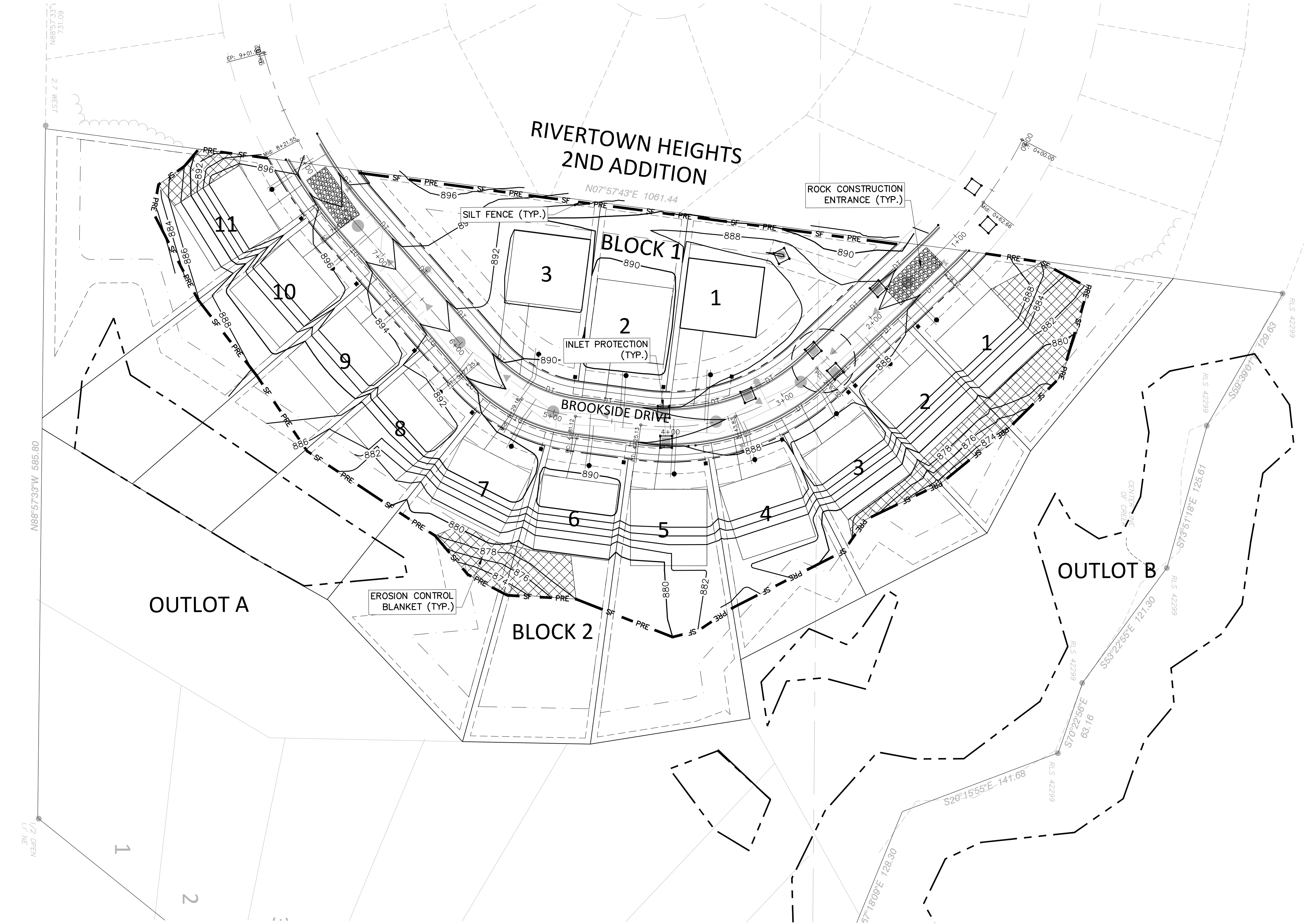
PROJECT TEAM DATA

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

6

SHEET 6 of 14

Drawing name: X:\2019\19000372\plan sheets\FINAL PLAT\19000372.escp.dwg Aug. 06, 2024 11:10am



ACTIVE SWPPP MAP LEGEND		
* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY		

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

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

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

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

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

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

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

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPs INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

LEGEND

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

SWPPP BMP QUANTITIES: (PER PLAN)

SILT FENCE	1,768 LF
INLET PROTECTION	9 EA
SEED/SOD POST GRADING AREA	2.27 AC
EROSION CONTROL BLANKET	14,979 SF

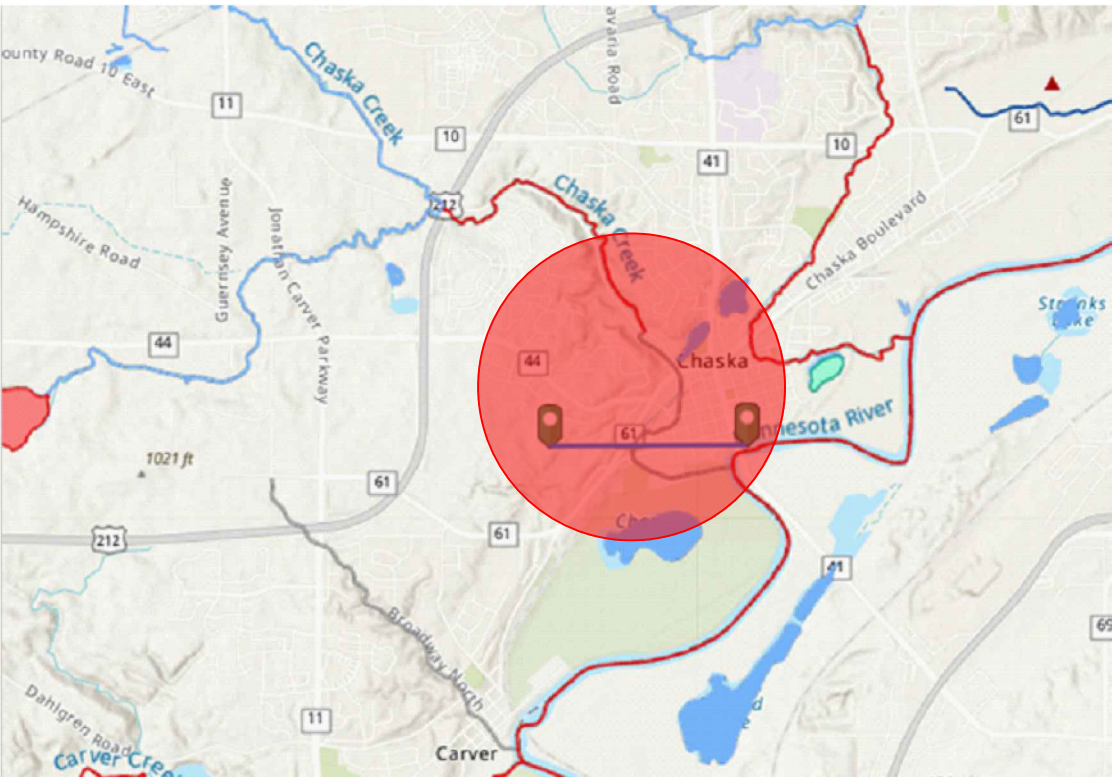
EROSION CONTROL RESPONSIBLE PARTY:

TBD

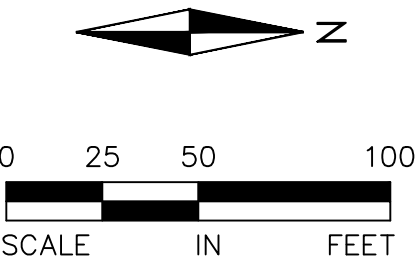
CONSTRUCTION SEQUENCING

- MASS GRADING PHASE:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
 4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
 5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

- STREET & UTILITY PHASE:
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
 3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 4. PREPARE SITE FOR PAVING.
 5. PAVE SITE.
 6. INSTALL PRIVATE UTILITIES.
 7. INSTALL INLET PROTECTION DEVICES.
 8. INSTALL POST STREET AND UTILITY SILT FENCE.
 9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT



VICINITY MAP



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EROSION AND SEDIMENT CONTROL PLAN

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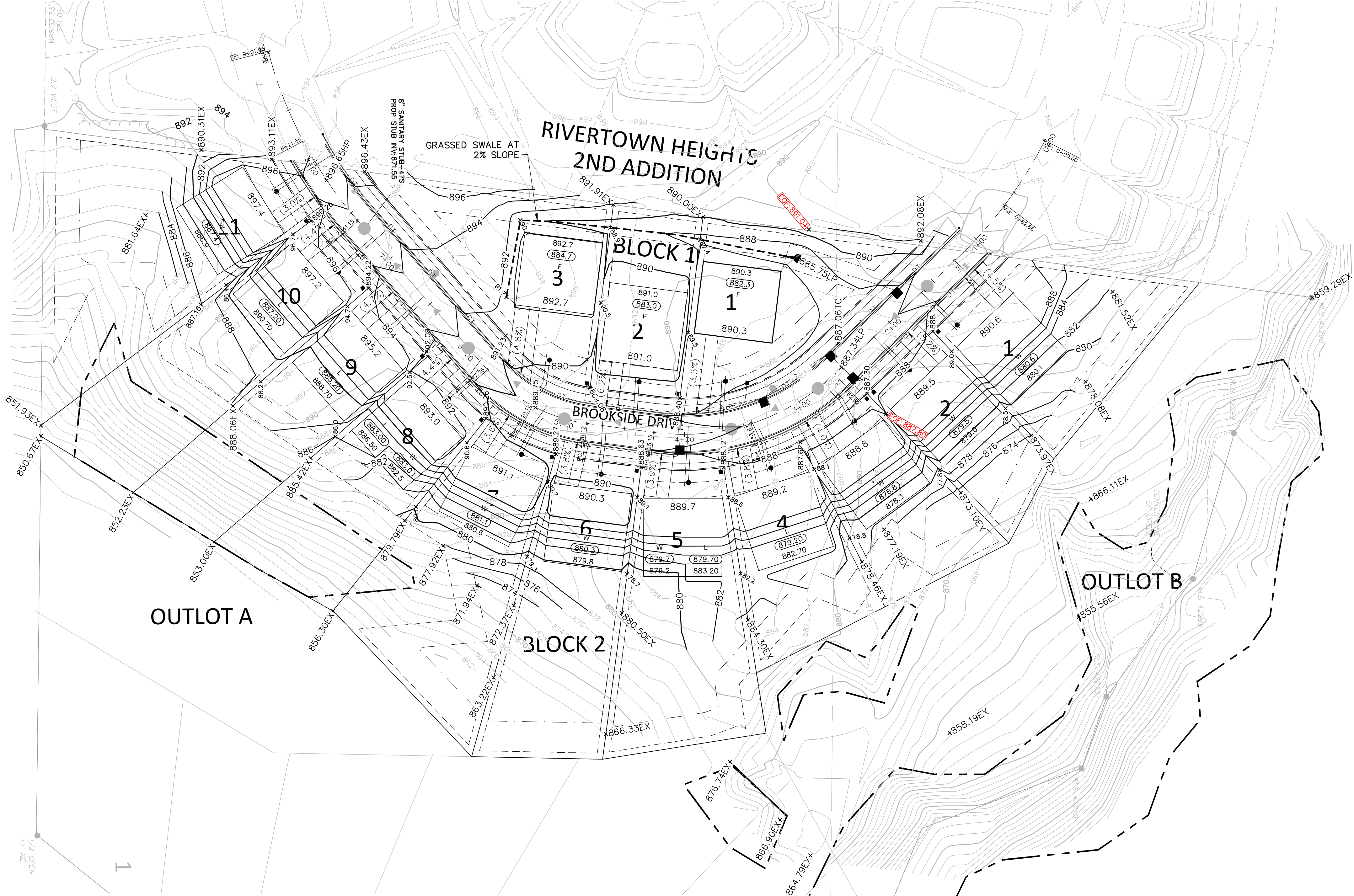
8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

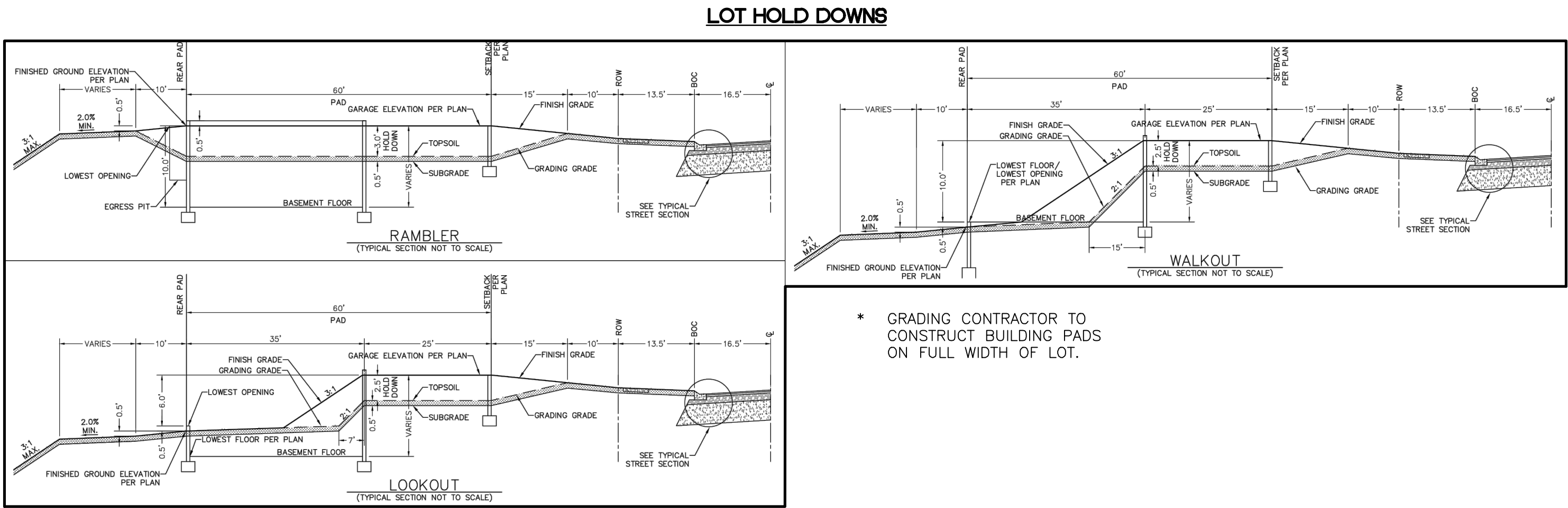
BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

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

Drawing name: X:\2019\190037.2\plan_sheets\FINAL_PLAT\190037.2.grad.dwg Aug. 06, 2024 — 10:55am

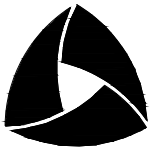
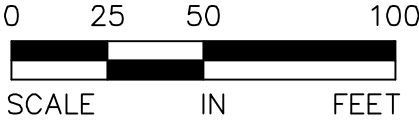


- LEGEND:**
- 886 --- EXISTING CONTOUR
 - 886 --- PROPOSED CONTOUR
 - DD --- DRAINAGE DIVIDE
 - 2.00% --- DRAINAGE DIRECTION ARROW
 - EMERGENCY OVERFLOW FLOOD ROUTE (EOF)



GRADING NOTES:

- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
- THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
- THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
- REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
- BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.



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GRADING PLAN

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DAVID NASH, PE

8/7/2023 21836
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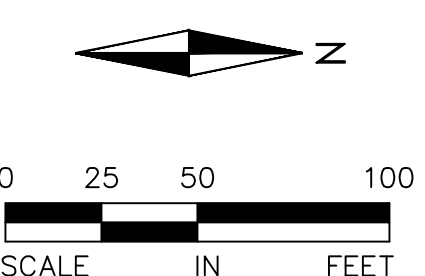
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

PROJECT TEAM DATA

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

MH		PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]
FROM	TO								
SAN MH 5	SAN MH 4	8	0.005	124.20	875.00	874.38	888.60	48	13.60
SAN MH 4	SAN MH 3	8	0.005	79.50	874.28	873.88	887.40	48	13.12
SAN MH 3	SAN MH 2	8	0.005	138.80	873.78	873.09	888.07	48	14.29
SAN MH 2	SAN MH 1	8	0.005	98.90	872.99	872.49	889.34	48	16.35
SAN MH 1	SAN MH 1A	8	0.006	131.60	872.39	871.65	891.64	48	19.25
SAN MH 1A	ex stub	8	0.000	108.02	871.55		895.40	48	23.85



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATER MAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1.25" DIA. SDR 9 WITH 1.25" CORP. STOP AND CURB STOP.
11. SEWER SERVICES SHALL BE 4" PVS, SCH 40, MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON PLANS (SANITARY SEWER TO BE PVC SDR-35 FROM 0-16 FEET, PVC SDR-26 FROM 16-22 FEET, AND C900 >22 FEET).
12. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
13. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL AND A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
15. ALL HYDRANTS TO BE CLOW MEDALLION. SEE CITY DETAIL WAT-11.
16. BITUMINOUS COAT SANITARY MANHOLES. SEE PLATE SAN-1.
17. WATER PRESSURE MAY EXCEED 80 PSI. BUILDER WILL BE REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.
18. RISER TO MATCH SANITARY MAIN PIPE TYPE, TRANSITION TO SCHEDULE 40 AT LATERAL BEND WITH GASKET.



SANITARY SEWER AND WATERMAIN OVERALL PLAN

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8/7/2023 **21836**

Date License No.

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

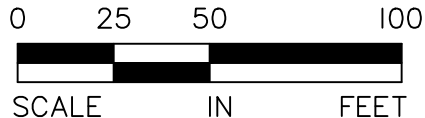
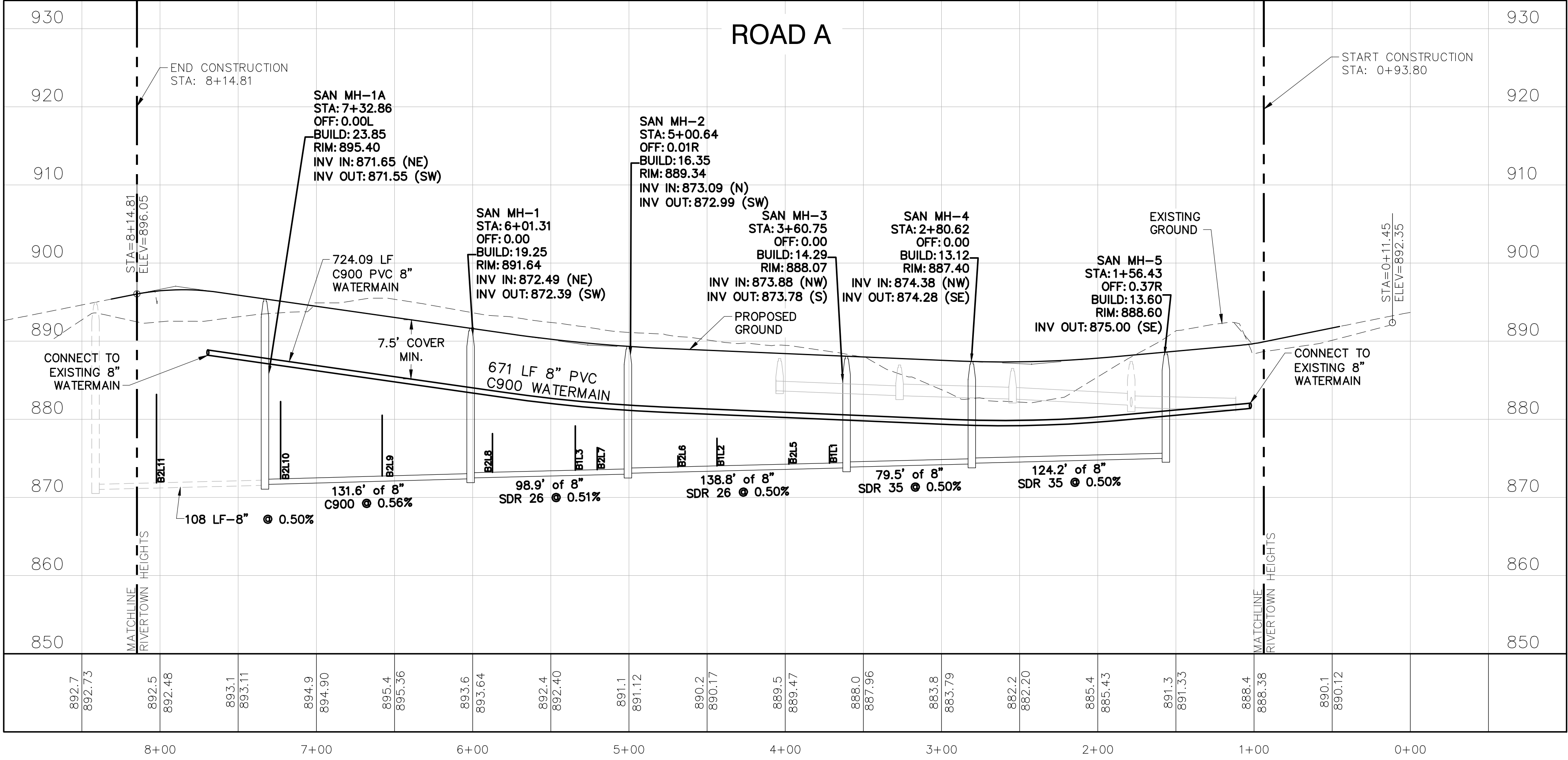
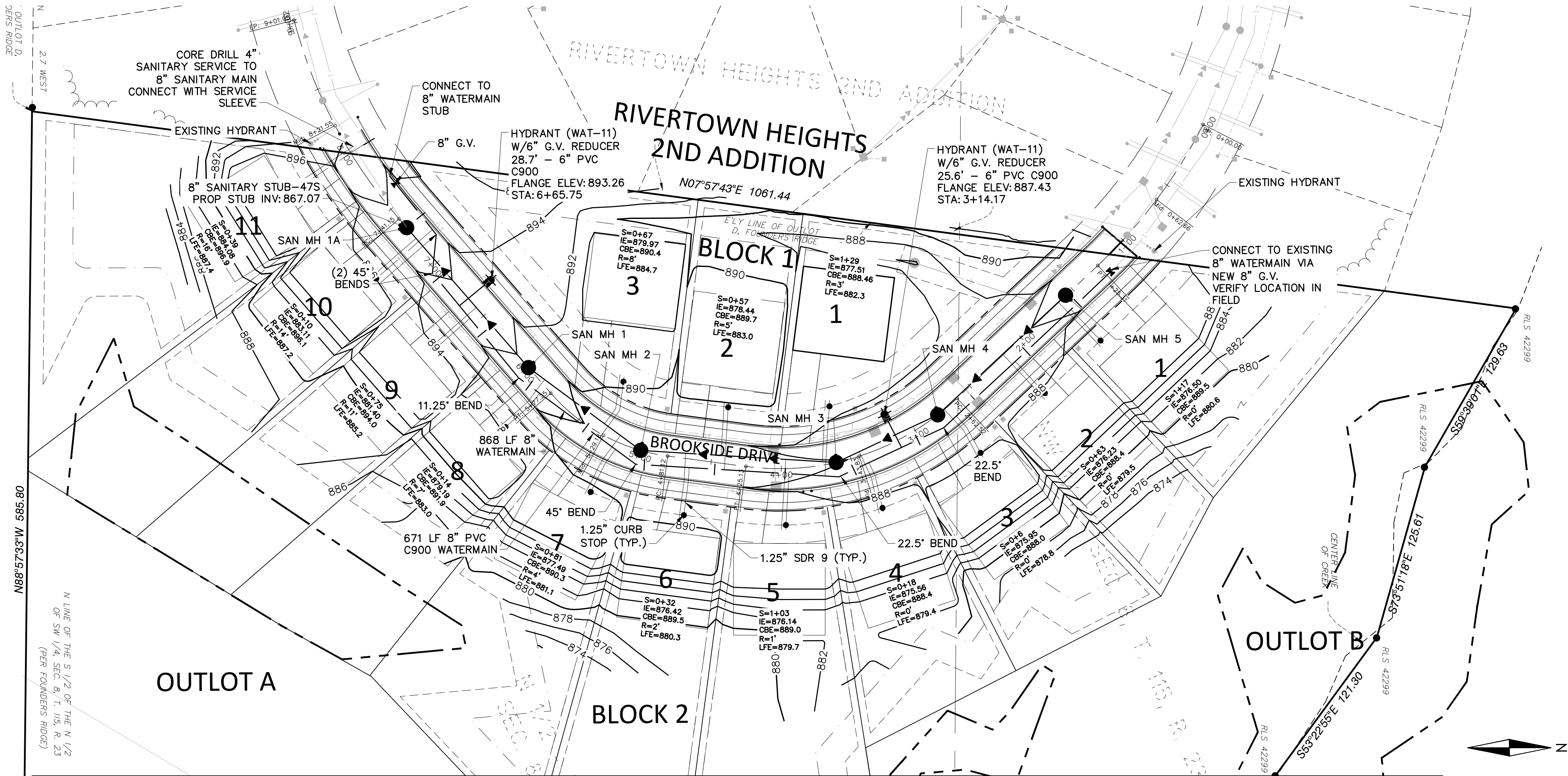
SHEET 10 OF 14

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- NOTES:**
- ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
 - ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
 - ALL WATER SERVICES SHALL BE 1.25" SDR 9 WITH 1.25" CORP. STOP AND CURB STOP.
 - SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
 - SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
0'-16' = SDR 35
16'-22' = SDR 26
22'+ = C-900
 - REFER TO CITY OF CHASKA 2024 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
 - ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
 - BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.
 - WATER PRESSURE MAY EXCEED 80 PSI. BUILDER WILL BE REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.
 - RISER TO MATCH SANITARY MAIN PIPE TYPE. TRANSITION TO SCHEDULE 40 AT LATERAL BEND WITH GASKET.

LEGEND:

S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = R X 0.707))



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SANITARY SEWER AND WATERMAIN PLAN AND PROFILE

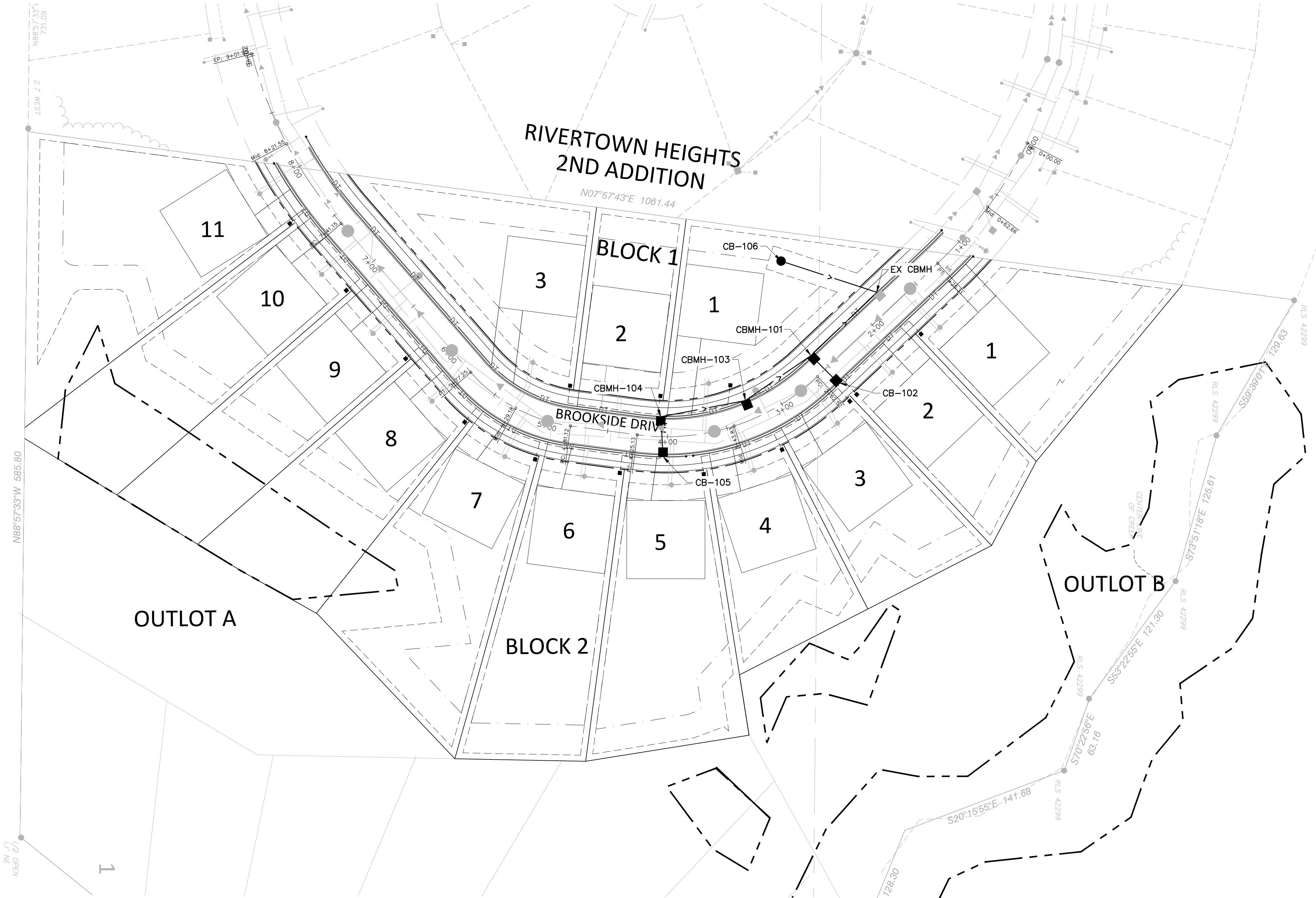
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8/7/2023 21836
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PROJECT TEAM DATA	
DESIGNED:	AA
DRAWN:	KAM
PROJECT NO:	219-0037.2

Drawing name: X:\2019\190037.2\plan sheets\FINAL PLAT\190037.2strm.dwg Aug 06, 2024 12:50pm



STORM SEWER SCHEDULE:

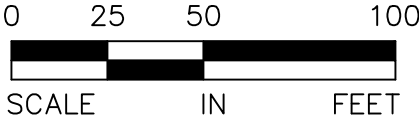
MH/CB FROM	TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD [FT]
CB 105	CBMH 104	15	0.38%	RCP	33.1	883.79	883.66	887.79	2x3'	R-3501-TR	4.00
CBMH 104	CBMH 103	15	0.90%	RCP	71.4	883.66	883.02	887.81	48"	R-3501-TL	4.15
CBMH 103	CBMH 101	18	0.65%	RCP	66.1	883.02	882.59	886.96	48"	R-3067-V	3.94
CB 102	CBMH 101	12	0.60%	RCP	33.0	882.82	882.62	886.52	2x3'	R-3067-VB	3.70
CB 106	EX MH (227 B)	15	0.80%	RCP	83.7	882.25	881.58	885.75	27"	R-4342	3.50
CBMH 101	EX MH (227 B)	18	1.05%	RCP	75.9	882.59	881.80	886.52	48"	R-3067-VB	3.93
EX MH (227 B)						881.58	881.49	886.40			4.82

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED FLARED END
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.



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CARLSON BLUFFS

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

STREET AND STORM SEWER OVERALL PLAN

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

DAVID NASH, PE

8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

PROJECT TEAM DATA

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

12

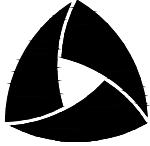
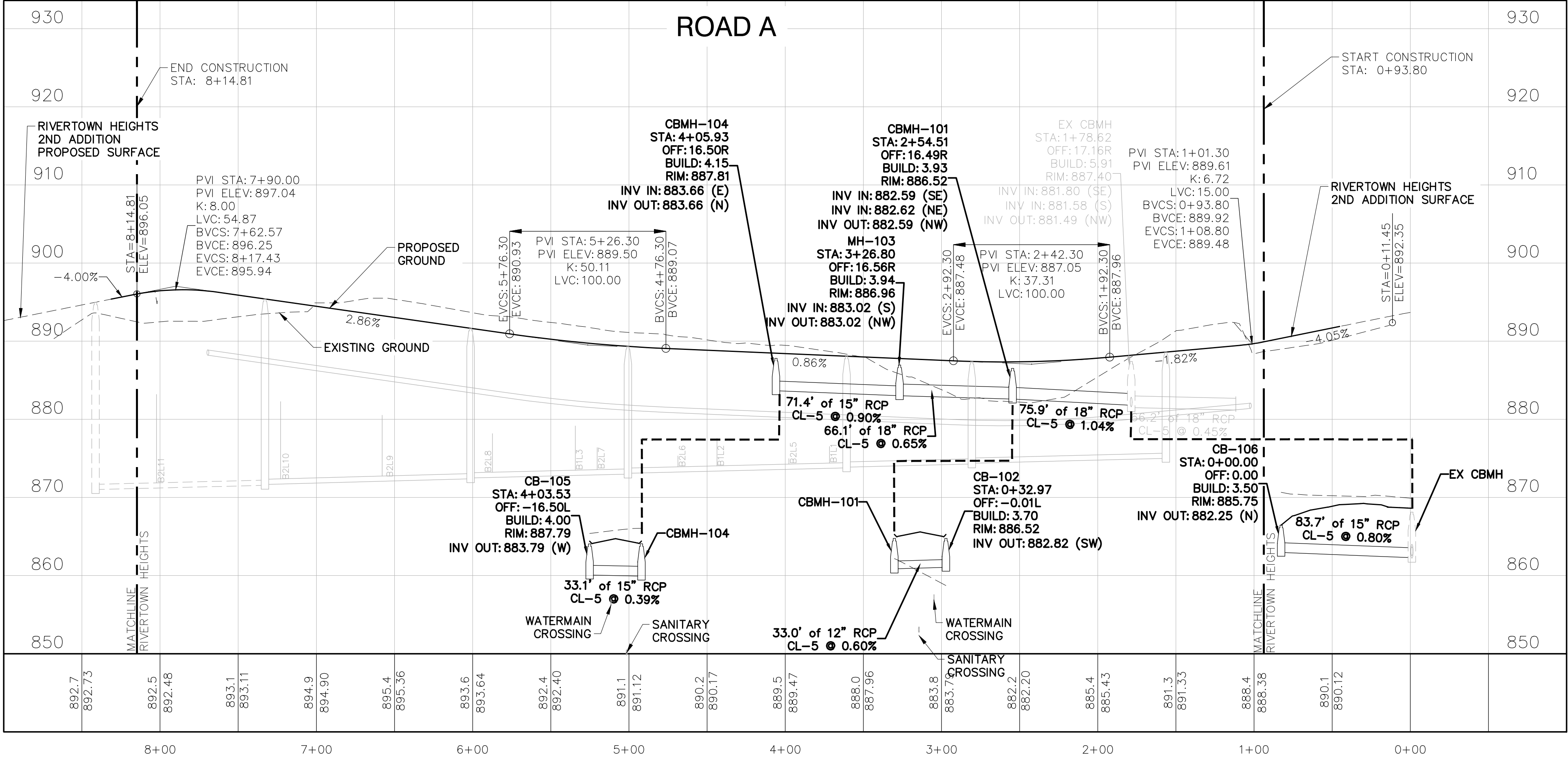
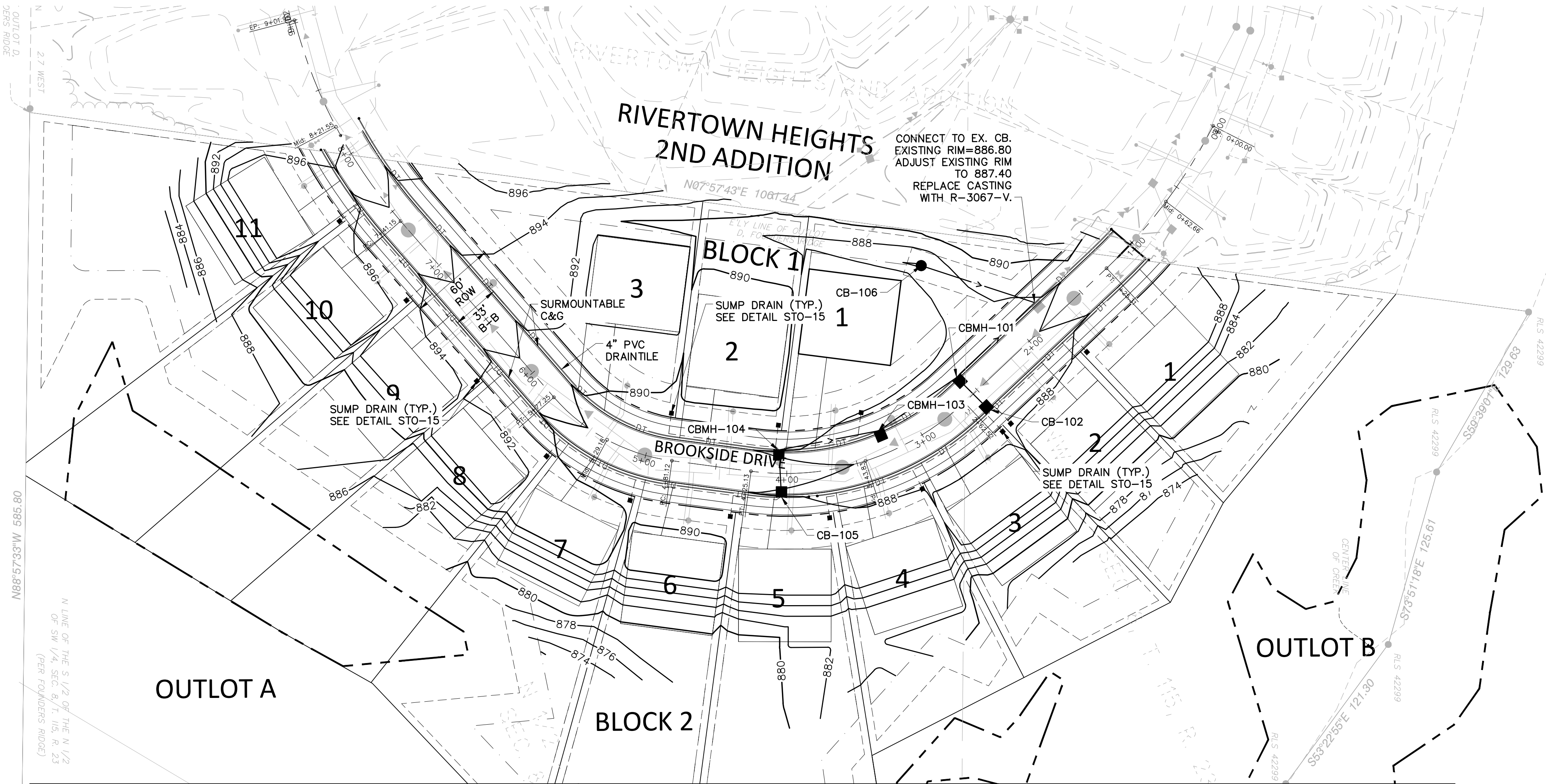
SHEET 12 of 14

NOTES:

- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
I01	48" DIA.	R-3067-VB
I02	2X3	R-3067-VB
I03	48" DIA.	R-3067-V
I04	48" DIA.	R-3501-TL
I05	2x3	R-3501-TR
I06	27" DIA.	R-4342

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
2) SEE SCHEDULE ON SHEET 12



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CARLSON BLUFFS

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

STREET AND STORM SEWER PLAN AND PROFILE

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

DAVID NASH, PE
8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

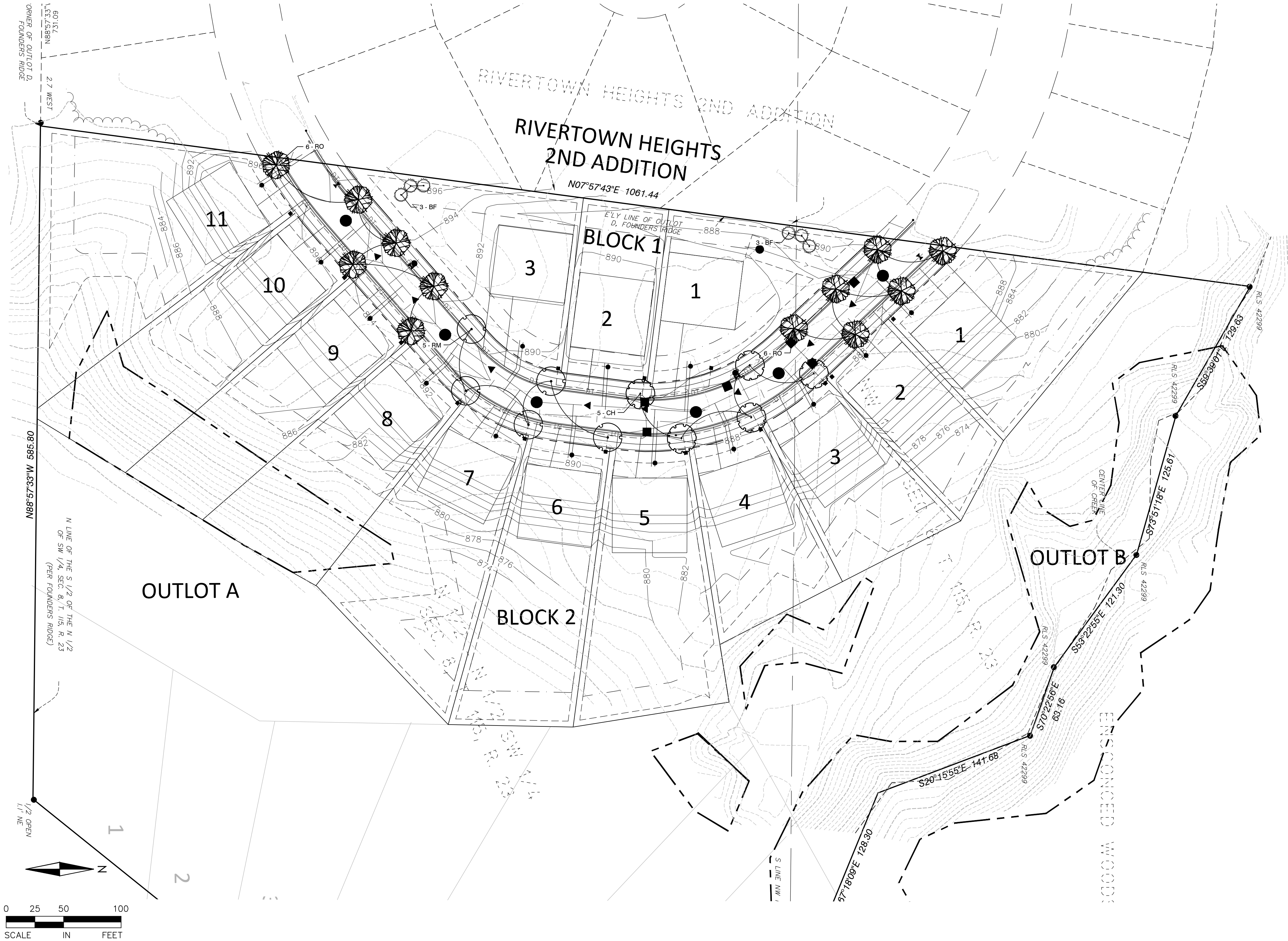
BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

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

13

SHEET 13 of 14

Drawing name: X:\2019\190037.2\plan_sheets\FINAL PLAT\190037.2\land.dwg Aug. 06, 2024 -- 10:57am



LANDSCAPE SCHEDULE

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

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

LANDSCAPE REQUIREMENTS

PER CHASKA CITY CODE:

- ONE OVERSTORY TREE PER 50' ALONG PUBLIC STREETS.
- EACH INTERSECTION MUST HAVE AN UNOBSTRUCTED SIGHT LINE OF 30' WITH NO PLANTING.
- REQUIRED TREES TO BE PLANTED WITHIN 6 MONTHS OF HOME OCCUPANCY.
- DECIDUOUS OVERSTORY TREES = 2 1/2" NO MORE THAN 250 OF A SPECIES. NATIVE PLANTS PREFERRED.
- CONIFEROUS = 6' HEIGHT (EQUIVALENT TO 2")

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

PROPOSED TREES: 28 TREES

PLANTING NOTES

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

LEGEND:





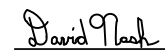
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CARLSON BLUFFS
CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

LANDSCAPE PLAN

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

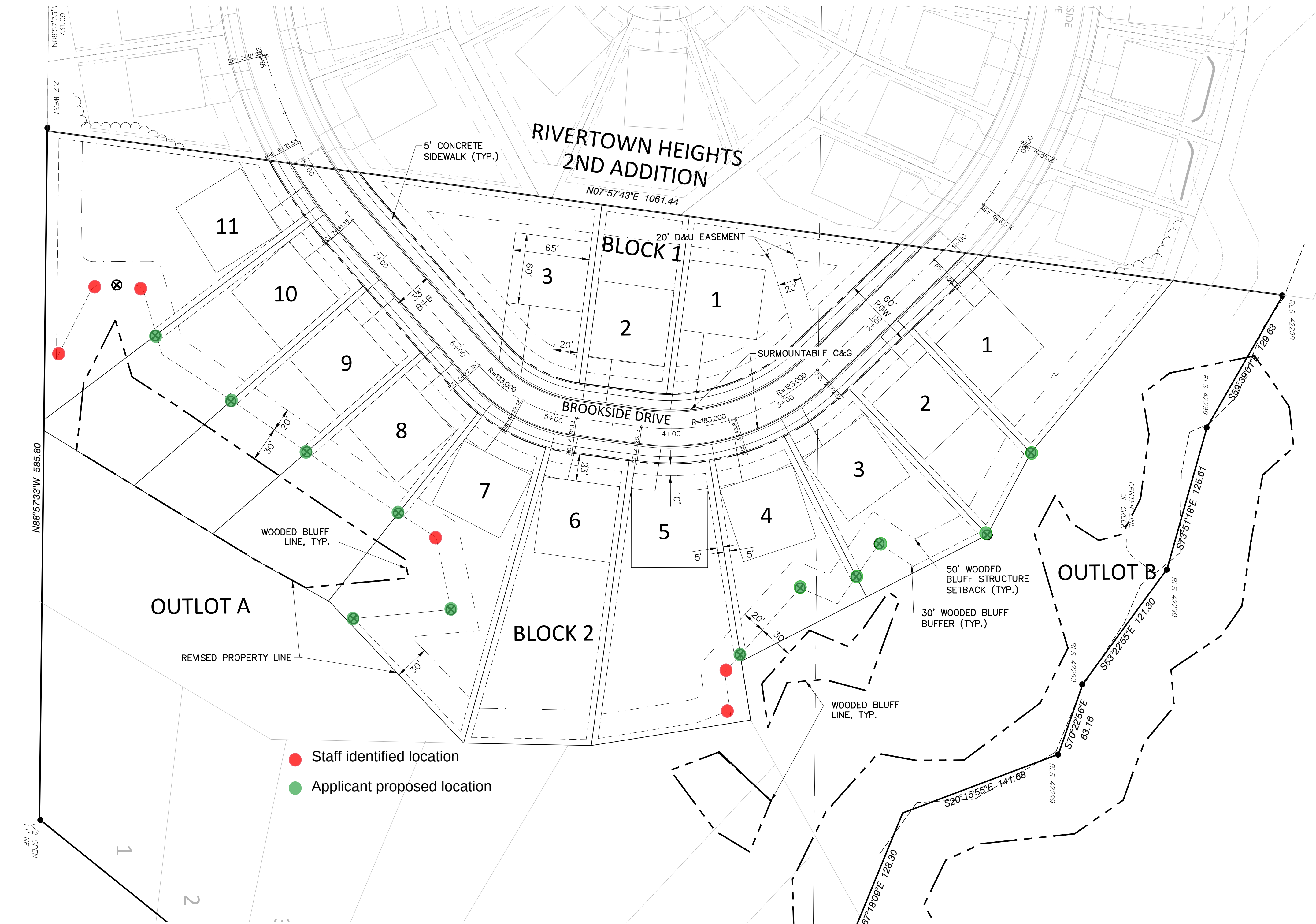

JOHN GRONHOVD, PLA, ASLA
8/7/2023 21836
Date License No.

QUALITY ASSURANCE/CONTROL

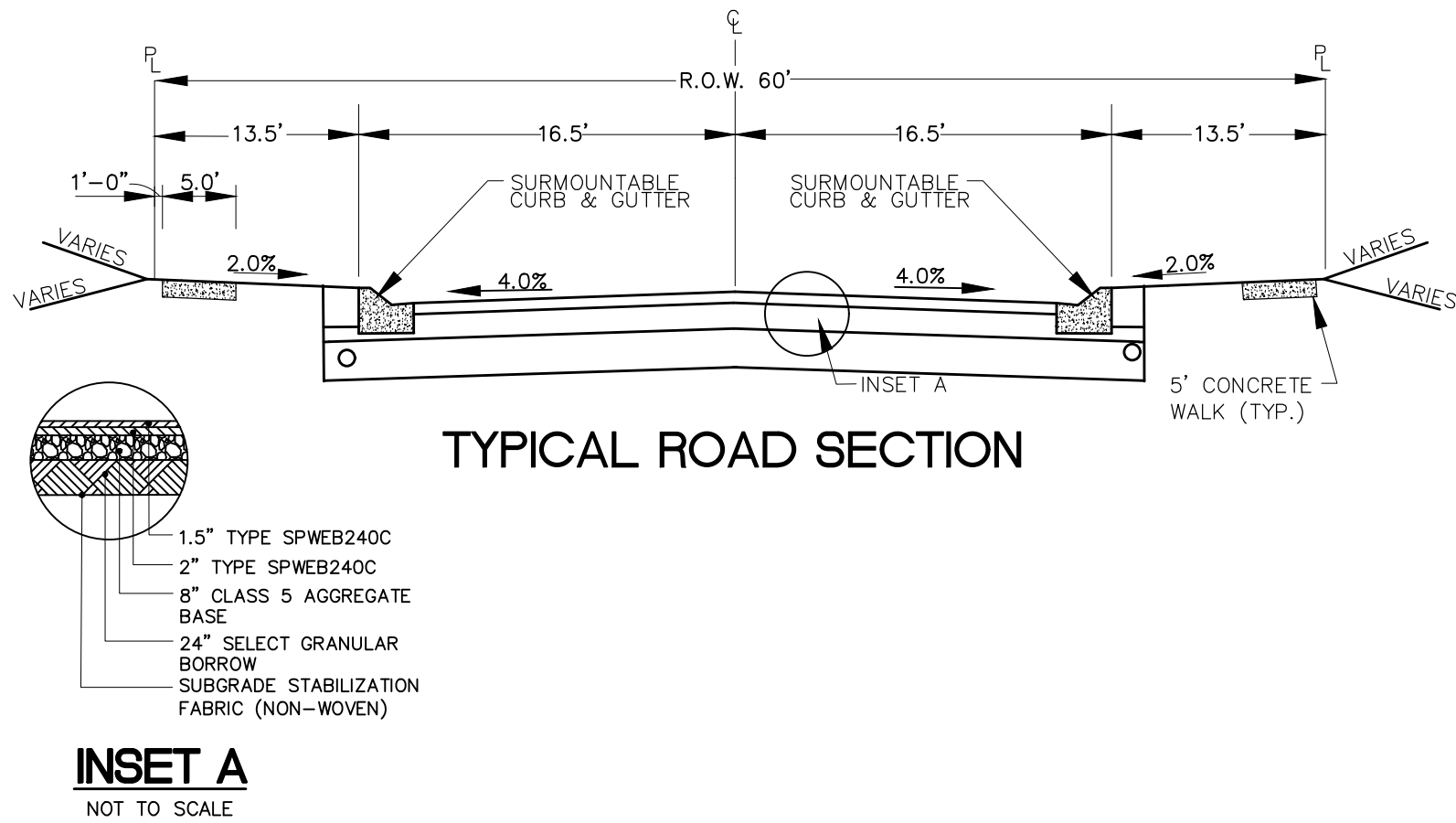
BY	DATE
DATE	ISSUE
6/27/2024	CITY SUBMITTAL
8/7/2024	CITY RESUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	XXX
DRAWN:	XXX
PROJECT NO:	219-0037.2

Drawing name: X:\2019\190037.2\plan sheets\190037.2site.dwg Jul 19, 2024 10:00am

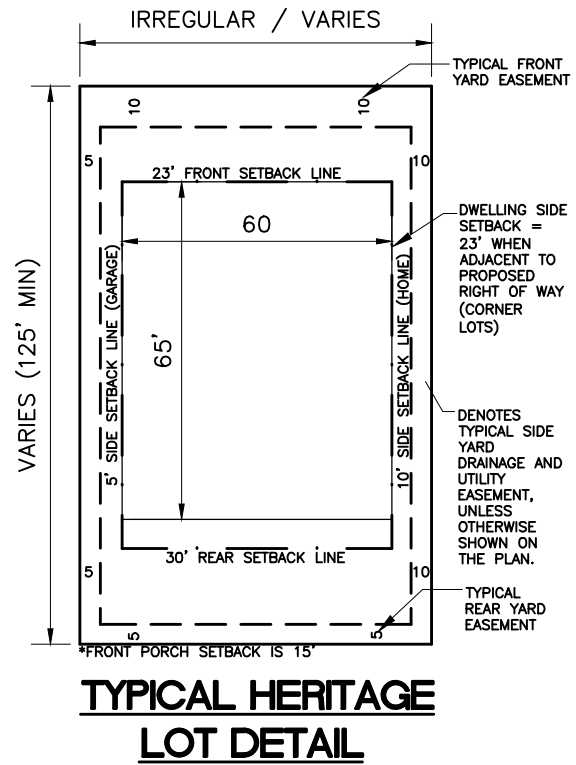


- Staff identified location
● Applicant proposed location



TYPICAL ROAD SECTION

LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

NOTES:

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

STEEP SLOPE BUFFER SIGN



SIGNS MUST BE IN PLACE BEFORE INDIVIDUAL LOT CONSTRUCTION BEGINS

SITE DATA:

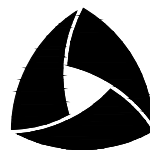
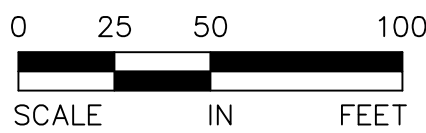
SITE DATA:	
SITE AREA	= 15.49 AC
LESS OUTLOT A	= 6.20 AC
LESS OUTLOT B	= 0.96 AC
NET AREA	= 8.33 AC
TOTAL SINGLE FAMILY LOTS	= 14 (75' WIDE LOT MIN)
DENSITY	= 1.69 UNITS/ AC
LOT DATA:	
LOT AREA	=VARIES
LOT WIDTH	=VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 5'
REAR SETBACK	= 25'
DESIGN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

SITE PLAN NOTES:

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

LEGEND:

---	EASEMENT LINE
---	BUILDING SETBACK
---	PROPERTY LINE
---	LOT LINE
---	ROW
---	WOOD STEEP SLOPE
☀	STREET LIGHT
⊕	STOP AND STREET SIGN
⊗	STEEP SLOPE BUFFER MONUMENT (PER CARVER COUNTY REQUIREMENTS)



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CARLSON BLUFFS

CHASKA, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SITE PLAN

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
7/18/2024	CCWMO RESUBMITTAL
4/29/2024	CITY RESUBMITTAL
4/2/2024	CITY SUBMITTAL

PROJECT TEAM DATA

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

4

SHEET

4 of 13

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 1, 2024

1. Call to Order

President Windschitl called the meeting to order at 8:27 p.m.

2. Roll Call

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

Absent: Commissioner Grau.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 20-5-2024

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the minutes of the May 20, 2024 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Approve Ratification of Bond Sale – Chaska EDA Series 2024A

Executive Director Podhradsky introduced and provided an overview of this item.

Commissioner Huang pointed out the favorable rate required a strong bond rating, reserves, and other planning.

Motion by Commissioner Huang, second by Commissioner Hubbard to ratify the completed sale of the Chaska EDA Leased Revenue Bonds, Series 2024A.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield second by Commissioner Huang to adjourn the meeting at 8:34 p.m.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JULY 1, 2024**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Grau.

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

4. Adopt the Agenda

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

5. Proclamation

5.A. Chaska Area Fishing with Friends – Vets on the Lake

Mayor Windschitl read the Proclamation in full and provided details on the event.

6. Visitor Presentation

No one wished to address the Council.

7. Approve Previous Meeting Minutes

7.A. Approve the June 17, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the June 17, 2024 City Council meeting.

Motion carried.

8. Consent Agenda

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

- A. Adopt Resolution 2024-58, Approval of State Off-Site Gambling Permit for Chaska Lions Club

Motion to adopt Resolution No. 2024-58 approving the Chaska Lions' request to conduct a bingo event on July 27th, 2024 at Chaska Lions Park.

- B. Approve Temporary On-Sale 3.2% Malt Liquor License for Crown of Glory Lutheran Church

Motion to approve TW.24-07 One day Temporary On-Sale 3.2% Malt Liquor License for a Wedding Reception located at the Crown of Glory Lutheran Church on Saturday, August 31, 2024.

C. Approve Temporary On-Sale Intoxicating License - Flags and Honor of MN
Motion to approve the Temporary On-Sale Intoxicating License TW 24-06 for Flags and Honor of Minnesota, which allows them to serve intoxicating beverages at their car, bike, and tractor fundraising event, on August 3, 2024.

D. Adopt Resolution 2024-59 Appointment of Election Judges - 2024 Primary Election
Motion to adopt Resolution No. 2024-59 appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 13, 2024.

E. Approve Ratification of Bond Sale – Chaska EDA Series 2024A
Motion to ratify the completed sale of the Chaska EDA Leased Revenue Bonds, Series 2024A.
Motion carried.

9. Action Items

9.A. Transient Accommodation Renewal - TownSquare Place

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Hubbard asked who facilitates the random inspections. City Administrator Podhradsky stated the Police Department oversees the inspections.

David Peters, owner of TownSquare Place, introduced himself. He explained they brought in a management company approximately 18 months ago, and a new company 2 months ago. They have been trying to re-engage with residents. They have stopped allowing nonprofits to house their clients there in order to address the number of police calls. New security measures are being employed. Overall, there has been a serious reduction in call volume.

Councilmember Hubbard asked why the previous management company wasn't let go sooner. Mr. Peters stated he didn't receive all of the information from the management company, so they didn't know about all that was going on.

Councilmember Hubbard stated TownSquare Place has been at a Level III for over a year. She asked how the owners wouldn't know what level they were at.

Councilmember Hubbard asked if there are nightly rooms. Mr. Peters confirmed there are still nightly rooms. About 60 percent are monthly rentals and 45 percent are weekly rentals. He pointed out they do background checks for any guests that stay longer than seven days.

Mayor Windschitl asked if he noticed the business would have been making less. Mr. Peters stated the income wasn't significantly impacted.

Mayor Windschitl asked how the business is being marketed. Mr. Peters responded there is a sign showing the new management.

Mayor Windschitl asked if a name change has been considered. Mr. Peters stated it is a possibility.

Councilmember Hubbard asked how the business would respond if the council didn't want to rezone the property to an apartment and that they wanted it to stay a hotel. Mr. Peters responded the goal is to keep it a safe place.

Mayor Windschitl asked if there have been updates or remodeling efforts and what has happened with the pool. Mr. Peters stated the pool isn't currently being used. Some of the rooms have been updated. They are planning to do work to the exterior as well.

Mayor Windschitl asked if he owns other hotels. Mr. Meters confirmed he has other businesses. Mayor Windschitl asked if the happenings TownSquare Place were concerning to him. Mr. Meters agreed he could have been more diligent in handling the issues.

Councilmember Huang asked what Mr. Peters' plans are to continue a positive relationship with the management company. Mr. Peters said they are talking with them daily, if not multiple times a day. Additionally, Mr. Peters mentioned they receive regular reports from their security company.

Councilmember Hubbard asked if there is a way to sever the contract with the management company if they aren't doing their job. Mr. Peters confirmed there is an option to get out of the contract. Councilmember Hubbard asked if the previous contract with the previous company had an option to end the contract early. Mr. Peters stated there wasn't an option for that.

Councilmember Hubbard asked if the business owner was notified after the police calls. City Administrator Podhradsky stated the business owner was notified as were City Staff.

Councilmember Hubbard stated the management company may not have been doing their job, but the owner is still responsible. The conditions are dangerous for law enforcement and City residents. Mr. Peters said they've made some policy changes and safety is their top priority.

Mayor Windschitl asked how an apartment for the City than a hotel. City Administrator Podhradsky pointed out the units don't meet the requirements for an apartment. There would need to be significant rehabilitation.

Mayor Windschitl asked if Mr. Peters' goal is to convert the units into apartments. Mr. Peters stated apartments is an option. The market study they did when they bought the building showed there isn't the weekday stays to make it sustainable. The previous owners proved that out.

City Administrator Podhradsky noted the zoning for the hotel was approved in 1999.

Councilmember Hatfield explained she is a business owner. When her business faces an issue, she doesn't blame the market. She looks for inefficiencies. The location is on the river and

nearby countless wedding venues, golf courses, and corporate meeting spots. The maintenance has been lazy.

Councilmember Hubbard stated nothing was done to rectify the Level III licensure after last year's renewal. The business is unsafe for guests, residents, and law enforcement. TownSquare Place currently has a bad reputation, and the City wants to see it change course. Mr. Peters stated he is committed to improving the facilities and its operations.

Mayor Windschitl added he wouldn't recommend anyone stay at the hotel. The City shouldn't have to monitor the hotel. City Administrator Podhradsky noted an officer is assigned to monitor the business. Mayor Windschitl stated the City shouldn't have to do that. The owner needs to be responsible for his own business.

Mr. Peters asked for recommendations. Councilmember Hubbard stated the owner needs to be hands-on, and it is a good start to have a new management company.

Mayor Windschitl pointed out he wants to be able to trust the business and the owner. Staff shouldn't use their time to manage a private business.

Councilmember Huang agreed it is all about trust. The business has a poor reputation, and it is a poor reflection of Chaska. There is very little competition for hotel stays and a great opportunity for a successful business. City Administrator Podhradsky agreed there is an opening in the market for a solid hotel. It used to be a nice place to stay.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the 2024-2025 transient accommodation license for TownSquare Place effective July 1, 2024, through April 30, 2025 with the conditions laid out in the June 3, 2024 letter.
Motion carried.

10. Bills

10.A. Accounts Payable Claims Roster 1-7-2024

The Council requested further information about bills on pages 6 and 8.

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 1-7-2024

11.B. Financial Reports as of 30-4-24

Councilmember Huang:

- Noted the Chaska History Center had a live reenactment.
- Stated the Farmer's Market is on Wednesday nights, except for the July 3, 2024 date.
- Stated Fire and Ice Festival is July 12-13, 2024.
- Added River City Days is July 26-28, 2024.
- Pointed out there will be a Car Show at Southwest Christian High School.
- Stated Night to Unite is coming up on Tuesday, August 6, 2024.
- Noted there have been record rain levels. There was a discussion on the rain and its impacts.

Councilmember Hatfield:

- Stated Picnic with Police is July 18, 2024.
- Noted Bark in the Park is July 24, 2024 at the Farmer's Market.
- Encouraged folks to look on Facebook for info on park concerts.
- Shared the parade will be back in Downtown Chaska.
- Stated it is a good time to visit Downtown Chaska and support local businesses.
- Thanked the Public Works Department for their work in light of the rain events.

Councilmember Hubbard:

- Attended the Human Rights Commission's Pride event.
- Pointed out there will be a dunk tank through the Parks and Recreation Department for the Fire and Ice Festival.
- Acknowledged businesses have been impacted lately by construction, weather, and the like.
- Wished everyone a Happy Fourth of July.

Assistant City Administrator Durbin:

- Stated Costco's ribbon cutting is July 13, 2024 and invited Councilmembers to the event.
- Noted Staff is working with the Downtown Business Alliance to host an event on July 21, 2024.

City Administrator Podhradsky:

- Pointed out Red Bench Bakery won an award of Best Bakery in the Twin Cities.
- Noted the City doesn't have a contractor chosen for the trail because Hennepin still has the JPA for it.

Mayor Windschitl:

- Thanked the Public Works Staff for their commitment to serving the City.
- Stated there was a recent incident at the river, and someone made it all the way to Shakopee. He noted his frustration for unsafe choices and its impact on the safety of law enforcement.
- Encouraged folks to remain safe on the Fourth of July.

12. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:27 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 15, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Huang.

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

4. Adopt the Agenda

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

Motion carried.

5. Proclamation

5.A. Chaska Lions Club Monument

Mayor Windschitl read a Proclamation recognizing the refurbishing and relocation of the Chaska Lions Monument and presented it to Brian Dahlke, representative of the Lions Club.

Brian Dahlke provided background on the Chaska Lions Club Monument.

6. Visitor Presentation

6.A. SOUTHWEST TRANSIT PRESENTATION – Chief Executive Officer Erik Hansen

Erik Hansen, Chief Executive Officer of SouthWest Transit, introduced himself and provided some statistics. There were 446,391 riders in 2023 and overall ridership has increased in 2024. 57,443 of Prime riders started or ended their trips in Chaska in 2023.

Mr. Hansen pointed out there is a newly adopted strategic direction for the organization. The strategic priorities include financial sustainability, premium customer experience, growth and innovation, and community and people. There are plans for a system-wide expansion such as a 494 fixed route service, expansion of Prime, increased special events service, and pursuing innovation and technology.

Mr. Hansen added there is a need for sustainable revenue. Southwest Transit had \$15.8 million in revenues in 2023, 75 percent of which are motor vehicle sales tax. Minnesota

recently passed a 0.75 sales tax for transit and active transportation, but only \$9 million was carved out for suburban transit agencies; SouthWest received \$3 million.

Councilmember Hubbard noted autonomous vehicles are being used for public transportation in various states, but Chaska will be the first in the Metro area. She congratulated Mr. Hansen on his first year at SouthWest Transit and commended his work.

Councilmember Grau stated a huge opportunity for SouthWest would be continued partnership with large companies as they are facing employment shortages and pursuing green initiatives. Mr. Hansen confirmed SouthWest is planning environmentally friendly offerings. The autonomous vehicles will start with operators and determine how to become fully autonomous.

7. CLOSED SESSION

7.A. Discussion of the Schalow Property et al, v. City of Chaska lawsuit. The meeting will be closed as permitted by the attorney-client privilege, Minn. Stat. Section 13D.05, subdivision 3 (b)

Motion by Councilmember Hatfield, second by Councilmember Hubbard to enter into a Closed Session. Motion carried.

The Council held a Closed Session.

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the Closed Session.

Motion carried.

8. OPEN SESSION

9. Approve Previous Meeting Minutes

9.A. Approve the July 1, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the July 1, 2024 City Council meeting.

Motion carried.

10. Consent Agenda

Councilmember Grau noted his excitement for the Ice Arena revenue. Councilmember Hubbard added the initiative includes other opportunities for advertising.

Motion by Councilmember Grau, second by Mayor Windschitl to approve the Consent Agenda Items A through D:

A. On-Sale Liquor License at Community Event-Walk, Bike Chaska

Motion to approve On-Sale Intoxicating License at a Community Event, Lic#TW24.8 for Chaska Downtown Business Alliance for Walk, Bike Chaska-Paseo/Tunnel Grand Opening effective Sunday, July 21, 2024.

B. Chaska Community Center - Ice Arena Advertising

Motion to approve Rinkside Advertising Network Agreement.

C. Adopt Resolution No. 2024-60 Bond Sale Reimbursement

Motion to adopt Resolution No. 2024-60 establishing compliance with reimbursement bond regulations under the Internal Revenue Code of 1986.

D. Adopt Resolution No. 2024-61 Approving 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

Motion to adopt Resolution No. 2024-61 approving the Hazeltine National Golf Course (Villas, Putting Course, Short Course, and Parking Lot Modifications) Final Site & Building Plan (PC #2024-11).

Councilmember Hubbard asked why the lights off time is 11:00 p.m. for Hazeltine while parks close at 10:00 p.m. City Administrator Podhradsky explained Hazeltine is treated like a business rather than a park. Either way, the City has lighting requirements that minimize the impact of light pollution on the surrounding area.

Motion carried.

11. Action Items

11.A. Adopt Resolution No. 2024-62 Approving Preliminary Site & Building Plan for the Performance Center at Hazeltine National Golf Course/Hazeltine National Golf Course/PC #2024-10

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Mayor Windschitl pointed out there is a possibility someone may be hit by a golf ball. Chris Zeman, Vice President of Zeman Construction representative of the applicant, explained the orientation of the building aims the shots down the fairway. The angle of the shots limits the crossover of balls being hit over the turf area of the driving range. The driving area isn't used in the winter.

Mayor Windschitl asked if nets would be allowed on the range. Ms. Hanson stated nets could be added.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Resolution No. 2024-62 approving the Hazeltine National Golf Course (Performance Center) Preliminary Site & Building Plan (PC #2024-10).

Motion carried.

12. Bills

12.A. Accounts Payable Claims Roster 15-7-2024

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

Motion carried.

13. Other Business

13.A. City Administrator's Report

13.A.i. Bi-Weekly Report 15-7-2024

13.B. Financial Reports as of 31-5-2024

Councilmember Grau:

- Attended the busy Costco opening and noticed the ease of traffic due to recent construction.
- Noted Fire and Ice was a great event. He thanked all parties that supported the event.
- Thanked Public Works employees for field maintenance.

Councilmember Hubbard:

- Agreed Fire and Ice went well and shared her experience with the dunk tank.
- Pointed out River City Days is August 2 through 4.
- Noted Friends of the Chaska Library book sale will be July 25 to 27.
- Added National Night Out is August 6, 2024.
- Stated on Thursday, July 25, 2024 and Wednesday, August 21, 2024 there will be an open house regarding the plans for various improvement projects.

Councilmember Hatfield:

- Agreed the Costco opening was fun and a reflection of the community within Chaska.
- Noted the tunnel opening and paseo will be celebrated July 21, 2024.
- Stated Picnic with Police will be July 18, 2024.
- Stated Bark in the Park at the Farmer's Market will be July 24, 2024.
- Pointed out Coffee with a Cop will be July 17, 2024.
- Noted there will be a pop-up splash pad at Sunset Park on July 16, 2024.
- Added Highway 41 will be opening around July 22, 2024.
- Stated candidate filings open July 30, 2024.

Mayor Windschitl:

- Stated Fishing with Friends will be hosting their veteran's event will be July 16, 2024.
- Pointed out Rouge 41 is a speakeasy that will be opening soon.
- Agreed Fire and Ice was well-done.
- Noted the next City Council meeting is August 5, 2024.

City Administrator Podhradsky:

- Pointed out 16 people from San Francisco participated in the Fire and Ice curling event.

14. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Grau to adjourn the meeting at 9:12 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JUNE 17, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Ryan Seibert, Police Chief; Christophe Morschen, City Attorney; Erica Mattice, Finance Division Director; and Lisa Nelson, Controller.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Growth Through Opportunity Swearing in Ceremony

Police Chief Ryan Seibert explained the program has been in place for three years. It is an eight-week program and provides hands-on experience and training. All new cadets have to take an oath. He introduced Elly Snow and Carson Ayers as the new cadets.

Mayor Windschitl conducted the oath for each of the new cadets. He noted the program is awesome, and Staff works well with the cadets.

5.B. Comments from Mayor Windschitl

Mayor Windschitl pointed out he has served as Mayor for 14 years, and it has been extremely meaningful to him. He has experienced recent health issues, and it has forced him to evaluate how he wants to spend his life. Mayor Windschitl stated he is not going to seek re-election.

Mayor Windschitl explained he is very proud of what the team has accomplished. Continuity is beneficial for the community, and his consecutive terms have provided that. He listed a number of accomplishments, projects, and events the team has worked on throughout his terms. Mayor Windschitl thanked various Staff for their support and hard work.

Mayor Windschitl noted the job is difficult. Not everyone can be happy with every decision, but leaders must consider how the decisions are explained. He thanked the Councilmembers for their service and their commitment to respecting one another.

6. Approve Previous Meeting Minutes

6.A. Approve the June 3, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the June 3, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through H:

- A. Adopt Resolution 2024-51 Approval for the Highway 18 Improvement Project – Arboretum Area

Motion to Adopt Resolution No. 2024-51, approving the Highway 18 Project.

- B. Adopt Resolution 2024-54 Ordering the Improvements and Awarding Bid for the 2024 Downtown Street and Utility Improvement Project – Streetscaping

Motion to adopt Resolution No. 2024-54, Awarding the bid for the 2024 Downtown Project – Streetscapes Improvement Project to Pember Companies, Inc. in the low bid total amount of \$1,089,312.85.

- C. Sustainable Building and Materials Management Grant Application Letter of Support

Motion to approve a letter of support to the Minnesota Pollution Control Agency's Sustainable Building and Material Management Grant program for building material reuse activities in Carver County.

- D. Approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24

Motion to approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24.

- E. Approve Temporary On-Sale Intoxicating License for Chaska Rotary

Motion to approve Temporary On-Sale Intoxicating License TW 24.5 for the Chaska Rotary, that allows them to serve intoxicating beverages at Chaska City River Days, on July 26th – 28th, 2024 providing permit upon payment of fee.

- F. Approve On-Sale Liquor at Community Event - Schram Haus Brewery

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.02, for Schram Haus Brewery, 3700 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

- G. Approve On-Sale Liquor at Community Event - Crooked Pint Ale House

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.03, for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

- H. Meadow Spring Settlement Agreement - Parking Lot Acquisition

Motion to approve the Mediated Settlement Agreement between the City of Chaska and Meadow Spring Church.

Motion carried.

8. Action Items

8.A. 2023 Annual Financial Reports

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it.

Mayor Windschitl thanked Mr. Graczyk and his Staff for their effort.

Motion by Councilmember Huang, second by Councilmember Grau to accept the 2023 Annual Comprehensive Financial Report for the City of Chaska and associated audit reports as well as the 2023 Annual Financial Report for the Chaska Fire Department Relief Association and associated audit reports.

Motion carried.

8.B. Motion to adopt Resolution No. 2024-56 and 2024-57 and Ordinance 1047, Approving the Preliminary Plat, Rezoning, and Variance for Highpoint Vistas/Forestar Group - Midwest/PC #2024-02

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Councilmember Hubbard asked if there is a proposal to build a park. Mr. Kabat stated the intention with the park dedication component would be for outlot G and to preserve the big woods.

Councilmember Hubbard stated the neighbors on the south part of the development would be far from the wooded area. Quality of life is an important consideration, and a walkable nature area would be nice. City Administrator Podhradsky stated an adjustment could be made, but something else would need to be eliminated.

Mr. Kabat pointed out there isn't a neighborhood park search area in this portion of town. The thought is the community park would serve the function. City Administrator Podhradsky noted it isn't too different from Ensconced Woods. If you start putting the parks closer, it starts setting a precedent. With a Statutory requirement for a maximum of 10 percent park dedication allotment, there is only so much that can be done with the funds. Then it would be additional cost, not to mention maintenance.

Councilmember Grau asked if the builder is a larger builder or several smaller builders. Stephen Gardiner, representative of Forestar Group, stated they would expect there to be one national builder to promote consistency throughout. There are some interested builders.

Mayor Windschitl asked if the sewer and water is still an issue. Mr. Kabat stated sewer and water is not presently connected to the site. As originally planned, the sewer would be at the end of Percheron Boulevard. There is an opportunity to connect to the sewer interceptor.

Mr. Gardiner added there was consideration of a lift station. There are conversations with the Metropolitan Council to find an alternative. Staff showed a map of where the connection point would likely be.

Councilmember Huang asked what the timeline is to get residents in. Mr. Gardiner stated they will continue to work with Staff on the site planning. Ideally, they would have home sales in Spring 2025 and first residents living there before the end of 2025.

Mayor Windschitl asked if the sewer decision would set a precedent for future development. Mr. Kabat explained the collector road is defined by the Comprehensive Plan. Part of the consideration for the sewer is the collector road component. The project is an example of why Staff is seeking out updates to the Zoning Code.

8.B.i. Resolution No. 2024-56, Preliminary Plat of Highpoint Vistas

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2024-56, approving the Preliminary Plat for Highpoint Vistas, a 162-lot subdivision.
Motion carried.

8.B.ii. Resolution No. 2024-57, Highpoint Vistas Variance

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2024-57, approving a variance to encroach into the Wooded Steep Slope and 30-foot no grade/no mow setback for the construction of the new collector road (Savanna Way).
Motion carried.

8.B.iii. Ordinance No.1047

Motion by Councilmember Grau, second by Councilmember Huang to adopt Ordinance No. 1047 rezoning property for Highpoint Vistas from O, Open Space Development zoning district to PRD-86, Planned Residential Development District No. 86.
Motion carried.

8.C. Motion to adopt Resolution No. 2024-55, approving the Concept Plan for Hazeltine Golf Course - Performance Center/Hazeltine Golf Course/PC #2024-09

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Mayor Windschitl asked if Staff was aware of the Performance Center prior to the Villas were proposed. Mr. Kabat explained Staff learned of the Performance Center after moving forward with the preliminary use for the Villas. Staff wants the entire project to be handled together.

Councilmember Huang noted concept plans are meant to be rough, but people keep pushing them farther in hopes to move the project along more quickly.

Councilmember Grau asked what the last major renovation was completed at Hazeltine. Chris Zeman, representative of Zeman Construction, explained the golf course work has been ongoing throughout the years. In 2023, there was a project on the backside of the Clubhouse to extend the kitchen and outdoor seating. Before that, there as a beverage hut added. In 2009 and 2010, the Clubhouse was built.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Highpoint Vistas Development park dedication of Outlot G (4.01 acres) in park land and the remaining balance to be received as a cash contribution.

9. Bills

9.A. Accounts Payable Claims Roster 17-6-2024

The Council requested further information about bills on pages 2, 9, 21, and 32.

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 Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 17-6-2024

Councilmember Hatfield:

- Noted Coffee with a Cop is June 26 at Red Bench.
- Added Fire and Ice Festival is July 12-13, 2024.
- Pointed out Night to Unite registration is open.
- Explained the *Waconia Patriot* is now just *The Patriot* and covers some Chaska news.
- Stated MnDOT recently presented their plans for the railroad crossing over Hwy 41. Construction is supposed to start July 8, 2024. City Administrator Podhradsky pointed out there have been recent changes to the plan and provided an update on the construction plans.
- Thanked Staff for their work supporting local businesses.

Councilmember Hubbard:

- Stated the City's Pride Festival is June 22, 2024 at Veteran's Park.
- Noted the Carver County Sheriff's Office is having an Open House on June 22, 2024.
- Added the Parks and Recreation Department is hosting a kid's program called CORE.
- Pointed out there is a road closure near Southwest Christian High School.

Councilmember Huang:

- Explained the Farmer's Market will be on Wednesdays.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Added River City Days is July 26-28, 2024.
- Noted Officer Janke's final Neighborhood Watch Meeting was rained out, but another meeting was rescheduled. A number of questions were asked by community members, including some about unsafe pedestrian areas.

Councilmember Grau:

- Pointed out some funding has been allocated to a community park. City Administrator Podhradsky provided an update on the project.
- Reminded folks June 19, 2024 is a holiday, and the City offices will be closed.
- Thanked Mayor Windschitl for his service to the community. He has made an immense impact on Chaska.

Mayor Windschitl:

- Thanked the Public Works Staff for their hard work in light of the consistent rain.
- Stated Costco will be opened on July 13, 2024.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 9:46 p.m.

Motion carried.