



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, November 13, 2019
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the October 9th, 2019 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Shepherd of the Hill Twin Homes/Habitat for Humanity/PC #2019-21
7. Action Items
 - 7.A. Recommend Approval of the Preliminary Site & Building Plan for Lot 2, Block 1 Shadow Wood Third Addition/Dr Aaron Swingdorf DDS/PC #2019-20
 - 7.B. Recommend Approval of the Concept Plan for Peavey Road Industrial Building/Steve Anderson/PC #2019-19
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the October 14, 2019 Park Board
 - 8.A.ii. Receive the Minutes of the September 30, 2019 October 7, 2019 and October 21, 2019 City Council Meetings.
9. Adjourn



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**CHASKA PLANNING COMMISSION
MINUTES
October 9, 2019**

1. Call to Order

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

2. Roll Call

Roll call was taken. Members present: Chairperson Dahlke, Vice Chairperson Bowe, Commissioner Brass, Commissioner Cross, Commissioner Lacey, Commissioner Pfeiffer, Commissioner Sailer, Commissioner Olson, Commissioner Urbanski.

Members absent: None

Also present: Liz Hanson, City Planner

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

There were none.

5. Minutes

Motion by Commissioner Sailer, second by Commissioner Lacey, to approve the minutes of the September 11, 2019 Planning Commission meeting.

Motion carried.

6. Consent Items: None

7. A. Action Items: PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment to PRD-57 Brickyard Villas Rear Setbacks/DDK Construction/PC#2019-18.

City Planner Liz Hanson presented the item to the Commission

Chair Dahlke asked if there were any plans to do anything with the large ditch space.

City Planner Hanson stated that it is City owned land and believes that it is preserved as open space.

Chaska Planning Commission Meeting Minutes Oct 9, 2019

Dave Pokorney, a representative from DDK Construction, stated that they may put in trees along the whole back line of the property and will leave the area to the north alone.

Chair Dahlke opened the public hearing at 7:14 p.m. There being no one present, Chair Dahlke closed the public hearing at 7:14 p.m.

Commissioner Cross stated that the townhomes to the east have an extremely steep grade into a ditch which is on City owned land. She stated that it shows on the aerial that 3 large cottonwoods were laid down, humped, and shoved onto City land on the north edge. She stated that she considers this a problem and doesn't fit her definition of letting the area go back to nature. She stated that she wanted to remind the Commission that on collector-type roads, the City discourages having individual driveways. She stated that she understands that this cannot be changed for this development but hopes the Commission keeps this in mind for future projects. She cautioned the developer to be cautious of what type of trees are chosen to put along the back side because there is already a pool of water at the upper end. She stated that this water is because of the run off situation and some trees, such as evergreens, will not tolerate the moisture.

Commissioner Sailer stated that he agrees with Commissioner Cross's concerns about the driveway access onto the road.

The representative from DDK stated that it is not a collector street, but an apartment street. He stated that where the townhomes are located was originally planned to be a 100-unit apartment building. He stated that because of the side loading garages, nobody ever backs out into this road. He noted that he understands that there are some dead trees in the area and they plan on going back in and clearing up a fair amount of them before the building begins.

Motion by Commissioner Urbanski, second by Commissioner Sailer, to recommend the City Council approve a ZOA to the rear setback requirements for the 6 vacant brickyard villa lots on the east side of Yellow Brick Road, reducing the setback from 30 feet to 20 feet, to accommodate future single-family home sites (PC# 2019-18).

Motion carried.

8. Other Business

8.a. Receive Other Meeting Minutes

8.a.i. Receive the Minutes of the September 16th, 2019 City Council Meeting.

Commissioner Cross

- Asked about change in alignment of Lyman Boulevard at Highway 41 at 82nd. She stated that there is a large traffic study in this area and she is hoping it will be considered.

City Planner Hanson stated that she does not know what is happening with the plans, but knows that the right-of-way has been platted to extend. She stated that she believes it has always been a budgetary issue with the County so she isn't sure when they will be ready to move forward.

Commissioner Brass

- He stated that he feels the common area in City Hall could use some fresh carpet.

City Planner Hanson stated that it is something that is on the radar and is being discussed.

Chair Dahlke

- He stated that he is happy to say that for the first time in a year there are no road closed signs, orange barrels or yellow flags at Highway 41 and Pioneer Trail and it looks great.

Commissioner Urbanski

- Dunkin' Donuts has finally opened

City Planner Hanson stated that the Planning Commission will be involved in the City bus tour on October 16, 2019 that will include some of the recently completed buildings. She asked Commissioners to meet in City Hall parking lot at 5:30 p.m., or earlier, if possible.

9. Adjourn

Motion by Commissioner Cross, second by Commissioner Olson to adjourn the meeting at 7:30 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

11/13/2019

Subject: Shepherd of the Hill Twin Homes – Final Plat

Applicant: Habitat for Humanity

Location: East of Highway 41, south of Engler Boulevard and west of Crest Drive

Case No.: 2019-21

Synopsis: Applicant seeks to obtain approval of 4 twin homes (8 total dwelling units) on approximately 2 acres of land on the Shepherd of the Hill Church property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

ITEMS BROUGHT UP DURING PRELIMINARY PLAN & HOW APPLICANT HAS REACTED

The following items were brought up as items for the applicant work on for their final submittal. The applicant has addressed these items in the following way:

- **Drainage:** the neighboring properties to the south of the proposed development expressed concerns with drainage onto their property.
 - Response: Staff advised the applicant in the preliminary analysis to further evaluate the extension of the storm sewer system more northerly to connect into the development as well as a berm on the south edge of the site; each of these applicant has implemented into their final plan.
- **Headlight Glare:** the Planning Commission commented on the proposed street entrance lining up to the property at 1561 Crest Drive, and the potential headlight glare concerns that arise from that.
 - Response: the applicant has engaged in conversation with the new owner at 1561 Crest Drive. The applicant advised that some solutions to mitigating the headlight glare would be to provide room-darkening shades, landscape screening, or moving the street entrance 5 feet to the north. The property owner and developer have come to a resolution to do a mix of the shades and landscaping to mitigate the headlight glare.

BACKGROUND

Habitat for Humanity is a national non-profit organization that works in local communities with a mission to provide everyone a decent place to live. Habitat works toward their vision by building strength, stability and self-reliance in partnership with families in need of decent and affordable housing. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. This organization has built homes in Chaska before, specifically in the Clover Ridge development.

The Concept Plan for this proposal was approved in June 2019, and the Preliminary Plat and Conditional Use Permit were approved in September 2019.

PROJECT GOALS

The developer has identified the following goals below in creating this new neighborhood:

- Provide high-quality housing that is affordable for a wide range of families who currently live or work in Chaska or adjacent communities
- Maximize the use of the available property allowed within the zoning district without the need for variances or rezoning
- Provide a type of life-cycle housing that meets the needs of limited mobility residents and visitors
- Have the project fit in seamlessly into the existing fabric of the neighborhood, influenced by the characters of the site and previously stated goals.

Land Use & Comprehensive Plan

The land is currently zoned Low Density Residential (R1); duplexes are allowed by Conditional Use Permit (CUP). The proposal tonight is consistent with the zoning and Comprehensive Plan's guidance. A conditional use permit (CUP) was obtained in September to validate the duplex use.

CURRENT PROPOSAL

A final plat being requested for the 4 twin home proposal on approximately 2-acres of land that will be sold off by Shepherd of the Hill Church. This new addition will provide 4 twin homes, totaling 8 dwelling units that will be owner-occupied, being accessed off a cul de sac coming from Crest Drive

Adjacent properties

The site is bound on the north by Engler Boulevard and Shepherd of the Hill Church, to the west by Shepherd of the Hill Church and Highway 41, the south by single-family residential, and the east by Crest Drive and single-family residential.

Existing Conditions

The approximately 2-acre site is currently excess open land on the Church property. The property slopes from a highpoint on the northeast side to a low point on the southeast side toward the single-family residential. There are no trees within the area being developed.

Layout

The development will be accessed via a public street from Crest Drive to the east and terminate into a cul de sac. All 8 dwelling units will be accessed from this cul de sac. Each unit will have access to a shared driveway.

The lot sizes appear to meet minimum requirements for duplexes. The lots are averaging at 0.4 acres in size (0.2 acres per dwelling unit) with 125 feet in width and 109 feet in depth.

Park space is not proposed for this development, nor does the Comprehensive Plan call out an area for parkland in this vicinity. Parkland dedication fees will be required for this development.

Transportation/ROW

The Final Plan proposes to provide for a public street that will be accessed off Crest Drive. This street will terminate into a cul de sac to access the 8 dwelling units.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments.

It should be noted that the project area will only encompass the southeast corner of Shepherd of the Hill's property. Carver County has expressed a future plan of potentially eliminating the Church's north access onto Engler Boulevard due to future improvements planned. An easterly access from Crest Drive into the Church's parking lot can still be achieved if necessary. This access opportunity should be maintained moving forward in the event that the County requires removal of the Engler Boulevard access.

Utilities

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

Stormwater

The existing drainage for the area that is being development for the site generally flows south, offsite through backyards of the adjacent neighborhood until it reaches Scenic View Drive and continues east along the street. Only a small portion is currently directed towards Crest Drive.

The previous comments that were shared with the developer in terms of best managing storm water runoff and reducing drainage to the adjoining Scenic View Neighborhood properties are being addressed with the revised drainage plan. The development plans now include extending storm sewer piping from the Sky View Drive intersection to serve the new development and berming along the south property. The storm sewer extension will require the Developer to work within the existing right of way and coordinate with the neighboring properties as work occurs. As a part of the final plat, drainage and utility easements will need to be granted to the City over the storm sewer piping areas that extend beyond the public right of way.

Setbacks

The setbacks will be consistent with the R1 standards. Namely, the front yard setback shall be no less than 30 feet. The rear yard setback shall be 30 feet. The side yard setback shall be 10 feet for the house, 7 feet for the garage. Corner lots shall have a side yard setback of 15 feet.

Architecture

Habitat for Humanity will be the builder for these twin homes. The proposed housing type is front-loaded garage, two-level and single-level twin homes. The houses on the north side of the cul de sac will be slab on grade, with two-story front facades (~ 2,100 finished square footage per dwelling unit, not including garage). The houses on the south side of the cul de sac are look-out ranches with one-story front facades (~ 2,000 finished square footage per unit, not including garage). The at-grade floor plans are the same as the non-at-grade floor plans.

Both types of housing provide a visitable first floor (zero-step entry, bath on at-grade-floor, 2'8" wide doorways), while dealing with the slope of the site from northwest to southeast.

The homes will be constructed of LP Smartside, utilize Andersen windows, and provide energy star appliances within. These units are estimated to be valued at \$275,000.

The homes across the street are traditional detached single-family homes. Having the twin homes accessed off their own cul de sac will provide a natural separation from the traditional detached single-family homes. This layout, or intermixing of units, is not unlike what is present in southeast Chaska off of Ravoux Road and Ravoux Circle. Because of this, staff does not see a significant concern with the product in this context.

Landscaping

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy, which the applicant is showing in their landscape plan. Additional trees will be added to the rear yards of each dwelling unit, as well as shrubs along the front edges of the units.

Development Costs (Infrastructure Improvements)

Some development area fees are the following:

- Storm Sewer
- Parks
- Trails

Prior to final platting, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. Because there is no public park planned for this development, the developer will have to pay parkland dedication fees.

Neighborhood Meeting February 26, 2019

The applicant conducted a neighborhood meeting for their concept plan on February 26, 2019. In sum, there was one concern raised on drainage, but overall the developer indicated that the concept plan was well received.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Shepherd of the Hill Twin Home Final Plat (PC# 2019-21), subject to the following conditions:

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

- a. **Project Location & Sheet Index (C-00), prepared by BARR Engineering Co., dated October 1, 2019**
- b. **Existing Conditions and Survey (C-01), prepared by BARR Engineering Co., dated November 1, 2019**
- c. **Removals and Erosion & Sediment Control Plan (C-02), prepared by BARR Engineering Co., dated November 1, 2019**
- d. **Site Plan (C-03), prepared by BARR Engineering Co., dated November 1, 2019**
- e. **Grading Plan (C-04), prepared by BARR Engineering Co., dated November 1, 2019**
- f. **Utility Plan (C-05), prepared by BARR Engineering Co., dated November 1, 2019**

- g. **Utility Sections (C-06), prepared by BARR Engineering Co., dated November 1, 2019**
- h. **Utility Details (C-07-C-10), prepared by BARR Engineering Co., dated October 1 and 21, 2019**
- i. **Landscape Plan (L-01), prepared by BARR Engineering Co., dated October 21, 2019**
- j. **Landscape Details (L-02), prepared by BARR Engineering Co., dated October 1, 2019**
- k. **Final Plat, prepared by Sambatek, undated**
- 2. Adherence with the City Engineers Memo dated November 8, 2019.**
- 3. Provision of a 60 feet Right of Way width for all local streets.**
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 5. Provision that an easterly parking lot access is available on Crest Drive for the Church site.**
- 6. Adherence to the following building setbacks:**
 - a. **Front: 30 feet**
 - b. **Rear: 30 feet**
 - c. **Side: 10 feet house/ 7 feet garage**
 - d. **Side (corner): 15 feet**
- 7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 8. Provision that parkland dedication fees are paid prior to recording of final plat.**
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.**



City of Chaska Memorandum

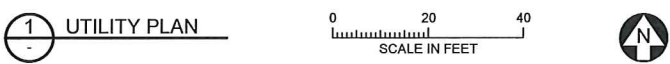
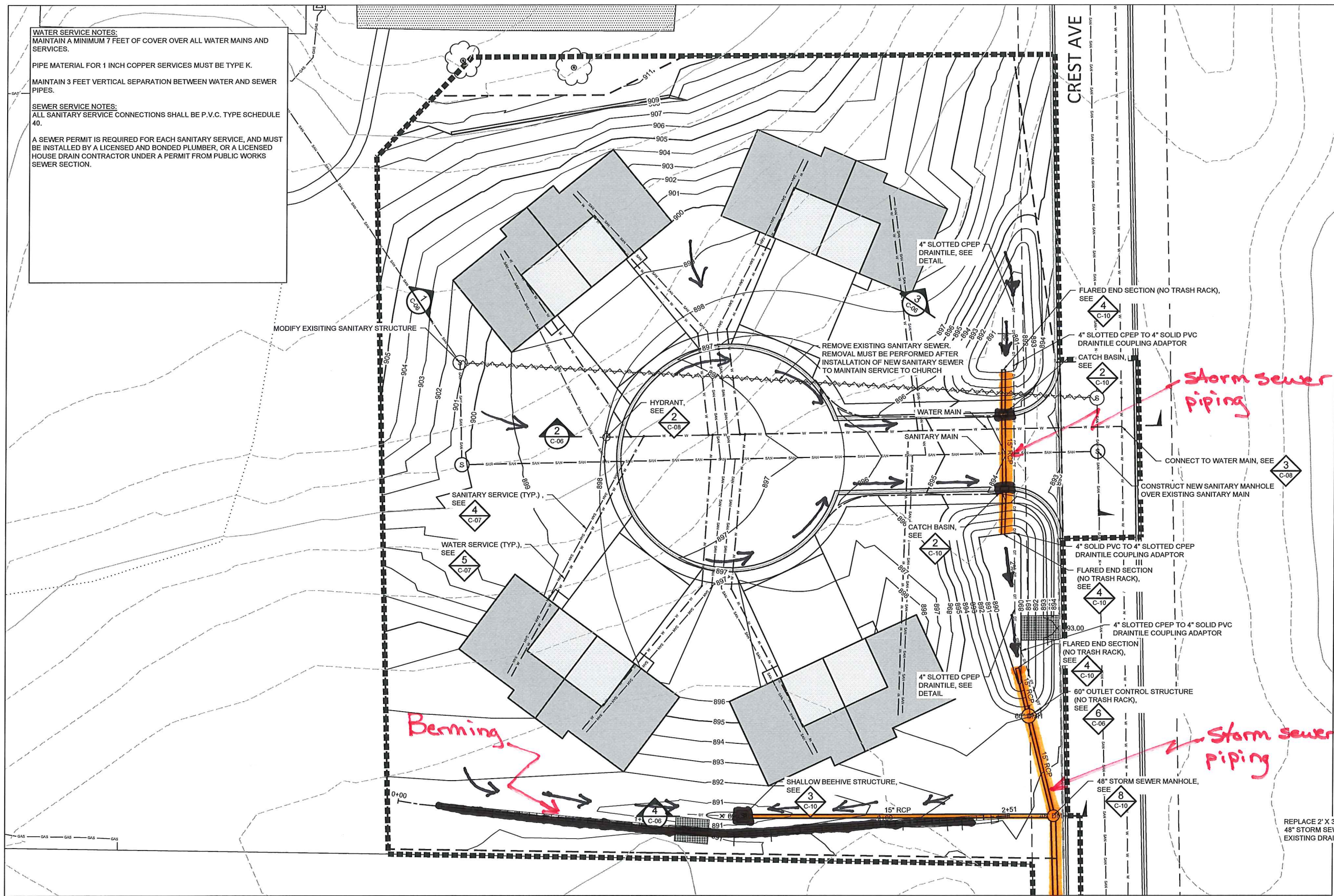
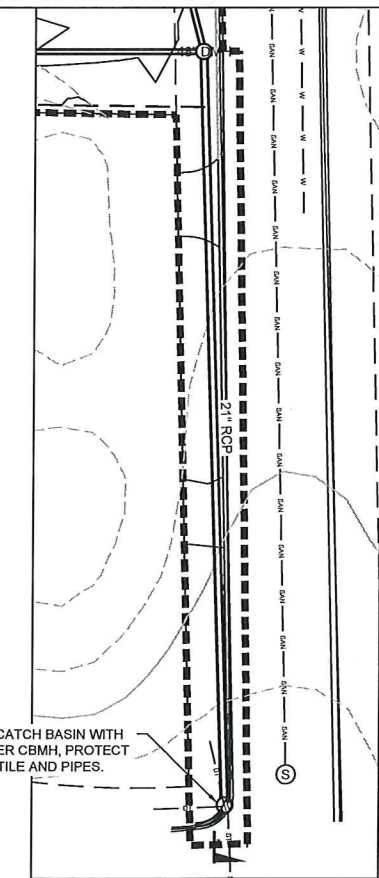
To: Planning Commission
From: Matt Clark, City Engineer
Date: November 8th, 2019
Subject: Shepard of the Hill Development– Final Plat

The previous comments that were shared with the developer in terms of best managing storm water runoff and reducing drainage to the adjoining Scenic View Neighborhood properties are being addressed with the revised drainage plan. The development plans now include extending storm sewer piping from the Sky View Drive intersection to serve the new development and berming along the south property. The storm sewer extension will require the Developer to work within the existing right of way and coordinate with the neighboring properties as work occurs. As a part of the final plat, drainage and utility easements will need to be granted to the City over the storm sewer piping areas that extend beyond the public right of way.

Matt Clark

WATER SERVICE NOTES:
MAINTAIN A MINIMUM 7 FEET OF COVER OVER ALL WATER MAINS AND SERVICES.
PIPE MATERIAL FOR 1 INCH COPPER SERVICES MUST BE TYPE K.
MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES.
SEWER SERVICE NOTES:
ALL SANITARY SERVICE CONNECTIONS SHALL BE P.V.C. TYPE SCHEDULE 40.
A SEWER PERMIT IS REQUIRED FOR EACH SANITARY SERVICE, AND MUST BE INSTALLED BY A LICENSED AND BONDED PLUMBER, OR A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION.

LEGEND		
EXISTING		PROPOSED
3.0'	MAJOR CONTOUR	800
2.0'	MINOR CONTOUR	750
CATV	CABLE TV	CATV
COM	COMMUNICATIONS	COM
DT	DRAIN TILE	DT
OE	ELECTRIC (OVERHEAD)	OE
UE	ELECTRIC (UNDERGROUND)	UE
FO	FIBER OPTIC	FO
F	FENCE	X
G	GAS	GAS
RAILROAD	RAILROAD	RAILROAD
SS	SANITARY SEWER	SS
SMH	SANITARY MANHOLE	SMH
SILT	SILT FENCE	SILT
ST	STORM SEWER	ST
SMH	STORM MANHOLE	SMH
CB	CATCH BASIN	CB
T	TELEPHONE	T
TD	TRENCH DRAIN	TD
W	WATER MAIN	W
H	HYDRANT	H
BS	BITUMINOUS SURFACE	BS
CS	CONCRETE SURFACE	CS
R	RIPRAP	R
S&B	SEED & BLANKET	S&B
CL	CONSTRUCTION LIMITS	CL
GL	GRADING LIMITS	GL
G	GARAGE	G
D	DUPLEX	D
TRM	TURF REINFORCEMENT MAT	TRM



1 UTILITY PLAN

6.A Recommended Approval of the Final
Page 7 of 22

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

CLIENT	06/05/19	10/01/19	10/21/19	11/01/19
BID				
CONSTRUCTION				
RELEASED TO/FOR	A	B	C	D
DATE RELEASED	1	2	3	

Project Office:
BARR ENGINEERING CO.
225 W. WASHINGTON ST.
SUITE 200
MINNEAPOLIS, MN 55435
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

Scale: AS SHOWN
Date: 11/01/2019
Checked: JPP
Designed: NDC
Approved: JPP

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN
UTILITY PLAN

95% DRAFT FOR REVIEW
BARR PROJECT No. 23/10-1029.00
CLIENT PROJECT No.
DWG. No. C-05
REV. No. D

SHEPHERD OF THE HILL

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Shepherd of the Hill Presbyterian Church, a Minnesota nonprofit corporation, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at a point on the North line of said Northwest Quarter 33.04 feet East from the Northwest corner thereof; said point being the point of intersection of the North line of Section 4, and the Easterly right-of-way line of State Highway No. 41; thence South along said right-of-way line 540.95 feet; thence East parallel with the North line of the Northwest Quarter of Section 4 a distance of 563.08 feet; thence North 540.85 feet to a point on the North line of said section a distance of 565.46 feet East from the point of beginning; thence West along said North line to the point of beginning.

EXCEPT Parcel 9, City of Chaska Right of Way Plat No. 1, according to the map or plat thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

Has caused the same to be surveyed and platted as SHEPHERD OF THE HILL, and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Shepherd of the Hill Presbyterian Church, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Shepherd of the Hill Presbyterian Church .

By: _____, its Clerk of Session

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Kathy Burns, Clerk of Session, Shepherd of the Hill Presbyterian Church, a Minnesota nonprofit corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____ Notary Printed Name _____

I Mark R. Salo 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____.

Mark R. Salo, Licensed Land Surveyor, Minnesota License No.43933

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Mark R. Salo, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____ Notary Printed Name _____

CITY COUNCIL, CHASKA, MINNESOTA

This plat of SHEPHERD OF THE HILL, was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting held on the ____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

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

_____, County Auditor/Treasurer

By: _____

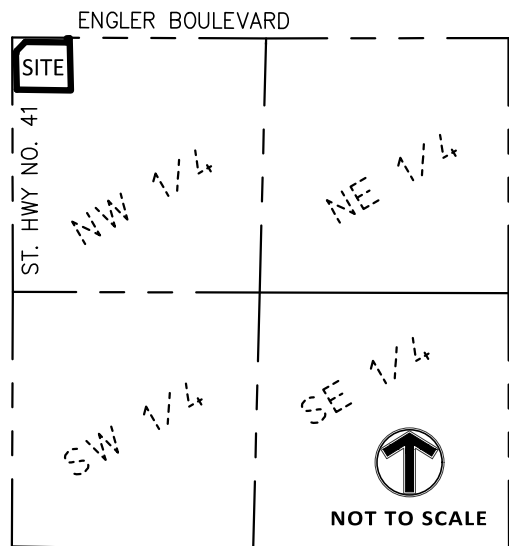
COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of SHEPHERD OF THE HILL, was filed this ____ day of _____, 20____, at _____ o'clock ____ .M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____

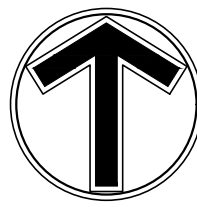
VICINITY MAP



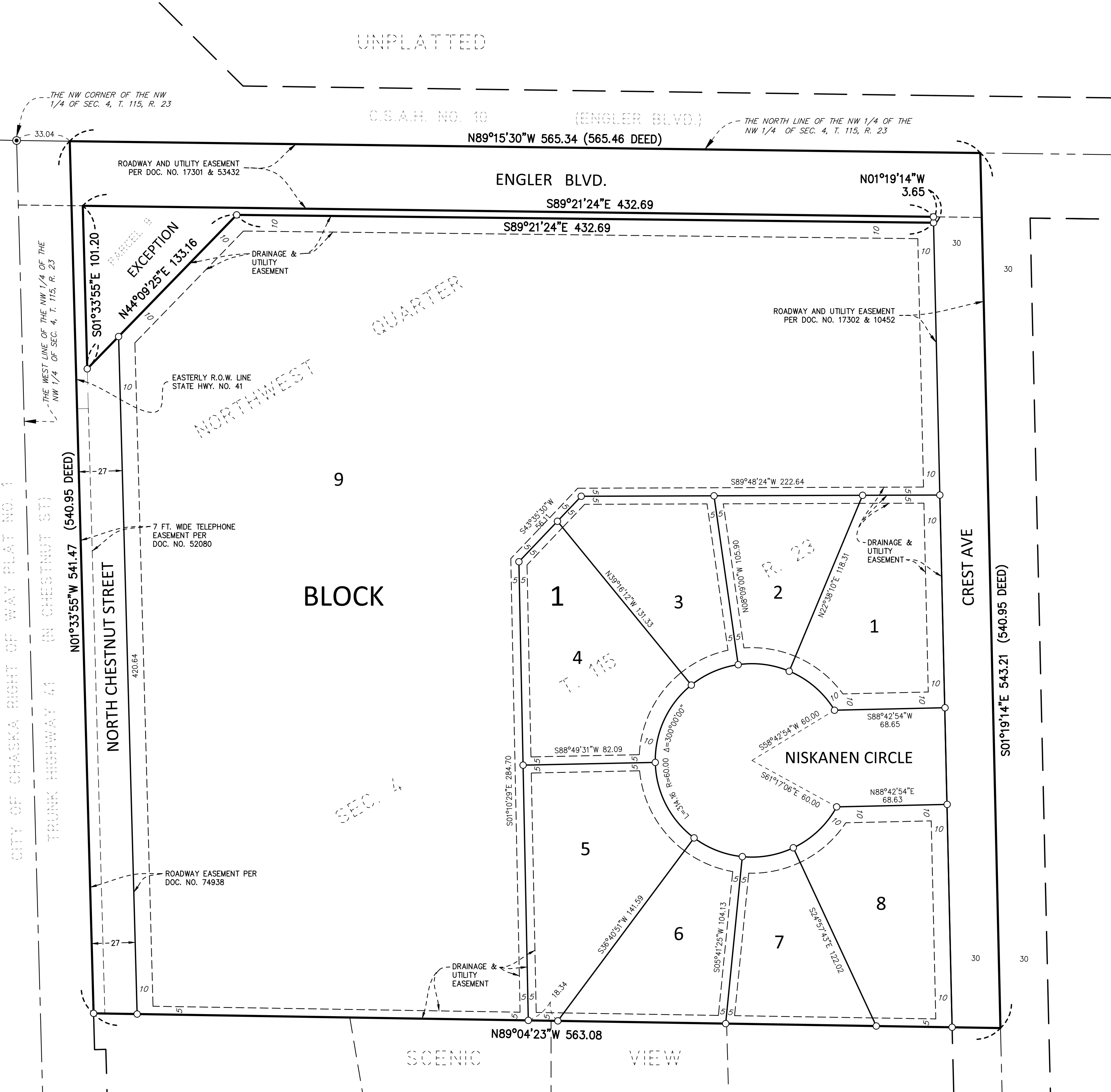
SECTION 04, TOWNSHIP 115N, RANGE 23W,
CARVER COUNTY, MINNESOTA

- DENOTES FOUND COUNTY CAST IRON MONUMENT.
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.
- DENOTES 1/2 INCH IRON MONUMENT MARKED BY LICENSE NO. 43933 FOUND.

THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 HAS A
CARVER COUNTY BEARING OF N89°15'30"
(NAD 83 1986 ADJ.)



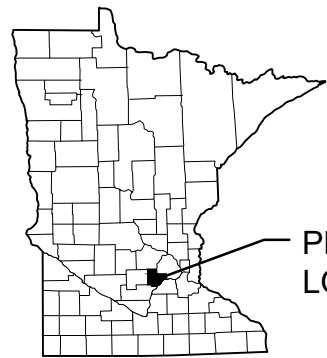
0 40 80
SCALE IN FEET



SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

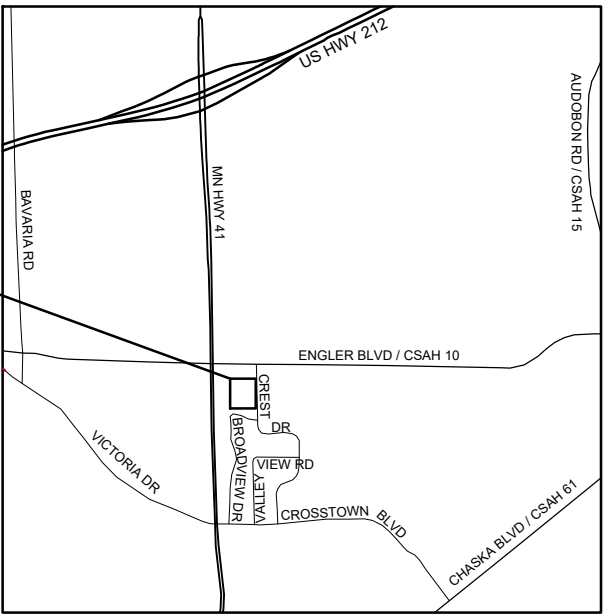


<u>SHEET NO.</u>	<u>TITLE</u>
C-00	 PROJECT LOCATION AND SHEET INDEX
C-01	 EXISTING CONDITIONS
C-02	 REMOVALS AND EROSION & SEDIMENT CONTROL PLAN
C-03	 SITE PLAN
C-04	 GRADING PLAN
C-05	 UTILITY PLAN
C-06	 UTILITY SECTIONS
C-07	 DETAILS - SANITARY AND SERVICES
C-08	 DETAILS - WATER AND EROSION & SEDIMENT CONTROL
C-09	 DETAILS - PAVING AND RETAINING WALL
C-10	 DETAILS - STORM
L-01	 LANDSCAPE PLAN
L-02	 LANDSCAPE DETAILS



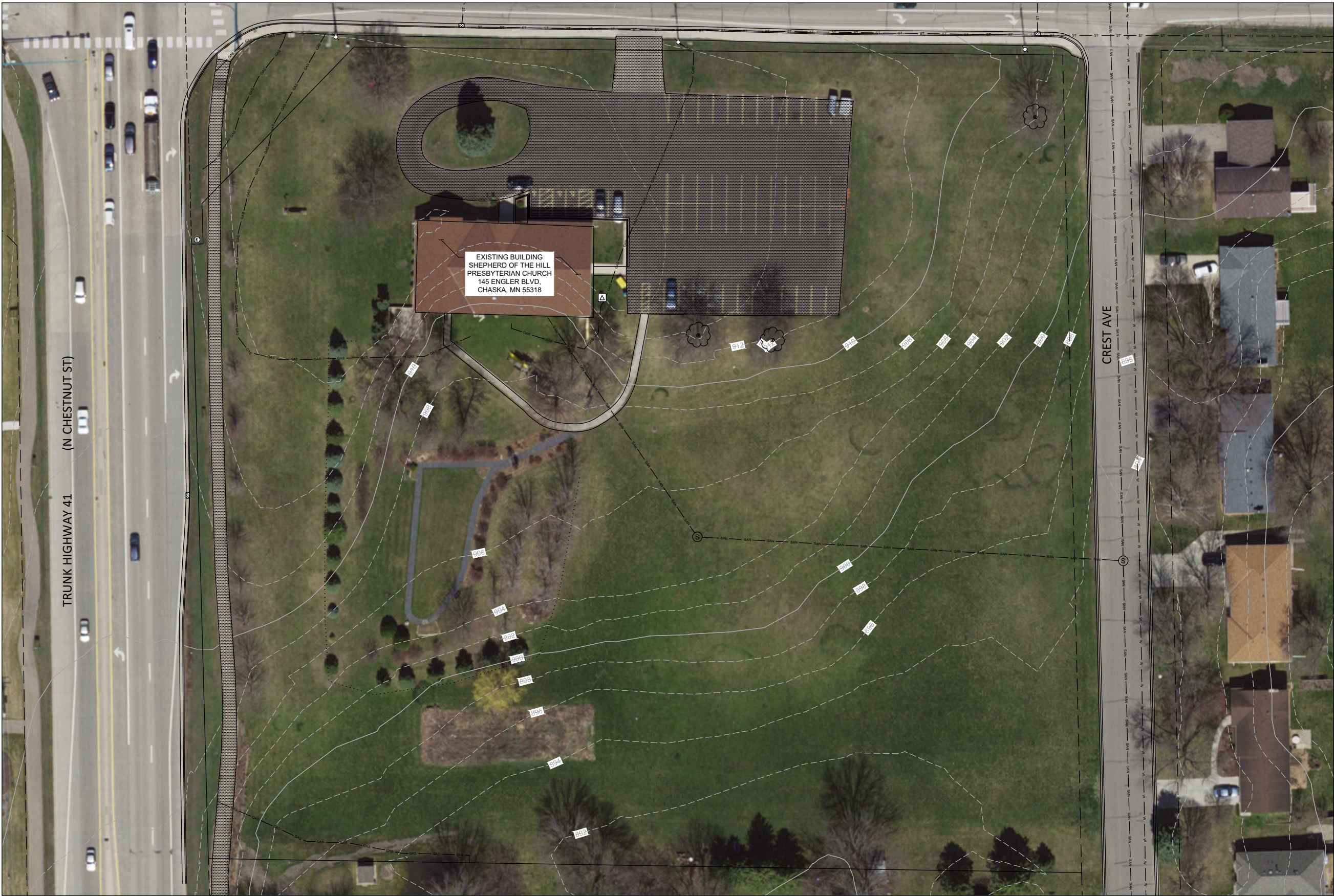
LOCATION MAP

SHEPHERD OF THE HILL DEVELOPMENT

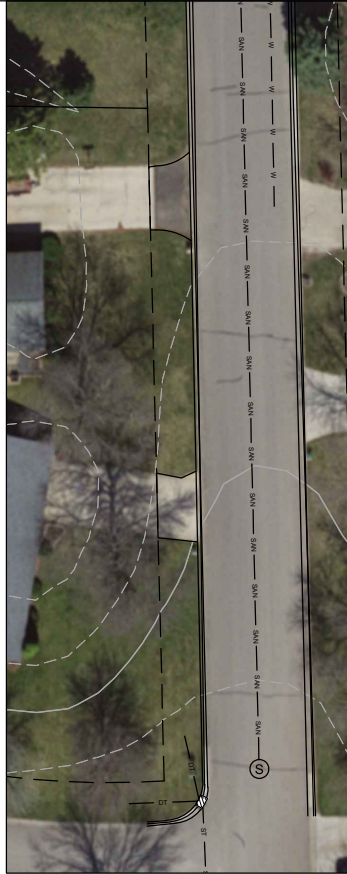
VICINITY MAP 

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.										CLIENT BID CONSTRUCTION										08/05/1910/01/19										 Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE Suite 200 Minneapolis, MN 55433 Ph: (612) 330-4333 Fax: (952) 832-2601 www.barr.com										Scale AS SHOWN Date 10/01/2019 Drawn JPP Checked NDC Designed JPP Approved										TWIN CITIES HABITAT FOR HUMANITY ST. PAUL, MN																				SHEPHERD OF THE HILL DEVELOPMENT CHASKA, MN																				BARR PROJECT No. 23/10-1029.00 CLIENT PROJECT No.																			
PRINTED NAME _____ SIGNATURE _____ DATE _____ LICENSE # _____										RELEASED TO/OF DATE RELEASED										A B C 0 1 2 3										Corporate Headquarters: Minneapolis, Minnesota Ph: 1-800-632-2277										DWG. No. C-00																				REV. No. B																																																	

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BARR AutoCAD 2011 AutoCAD 2011 Support\enut Template\Barr_2011_Template.dwt Plot at 1 10/05/2010 14:03:50



LEGEND		
EXISTING		PROPOSED
800	MAJOR CONTOUR	800
798	MINOR CONTOUR	798
CATV	CABLE TV	CATV
COM	COMMUNICATIONS	COM
DT	DRAIN TILE	DT
OE	ELECTRIC (OVERHEAD)	OE
UE	ELECTRIC (UNDERGROUND)	UE
FD	FIBER OPTIC	FD
X	FENCE	X
GAS	GAS	GAS
RAILROAD	RAILROAD	RAILROAD
SAN	SANITARY SEWER	SAN
S	SANITARY MANHOLE	S
SF	SILT FENCE	SF
ST	STORM SEWER	ST
SM	STORM MANHOLE	SM
CB	CATCH BASIN	CB
T	TELEPHONE	T
TD	TRENCH DRAIN	TD
W	WATER MAIN	W
H	HYDRANT	H
BS	BITUMINOUS SURFACE	BS
CS	CONCRETE SURFACE	CS
RP	RIPRAP	RP
SB	SEED & BLANKET	SB
CL	CONSTRUCTION LIMITS	CL
GL	GRADING LIMITS	GL



1 EXISTING CONDITIONS

0 30 60
SCALE IN FEET



NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
1	JPP	NDC		11/01/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW
2	JPP	NDC		11/01/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW

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

CLIENT	BID	CONSTRUCTION	RELEASED TO/FOR	DATE RELEASED
BARR ENGINEERING CO.			A B C 0 1 2 3	

Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE Suite 200 Chaska, MN 55318 Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com	
Scale	AS SHOWN
Date	11/01/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

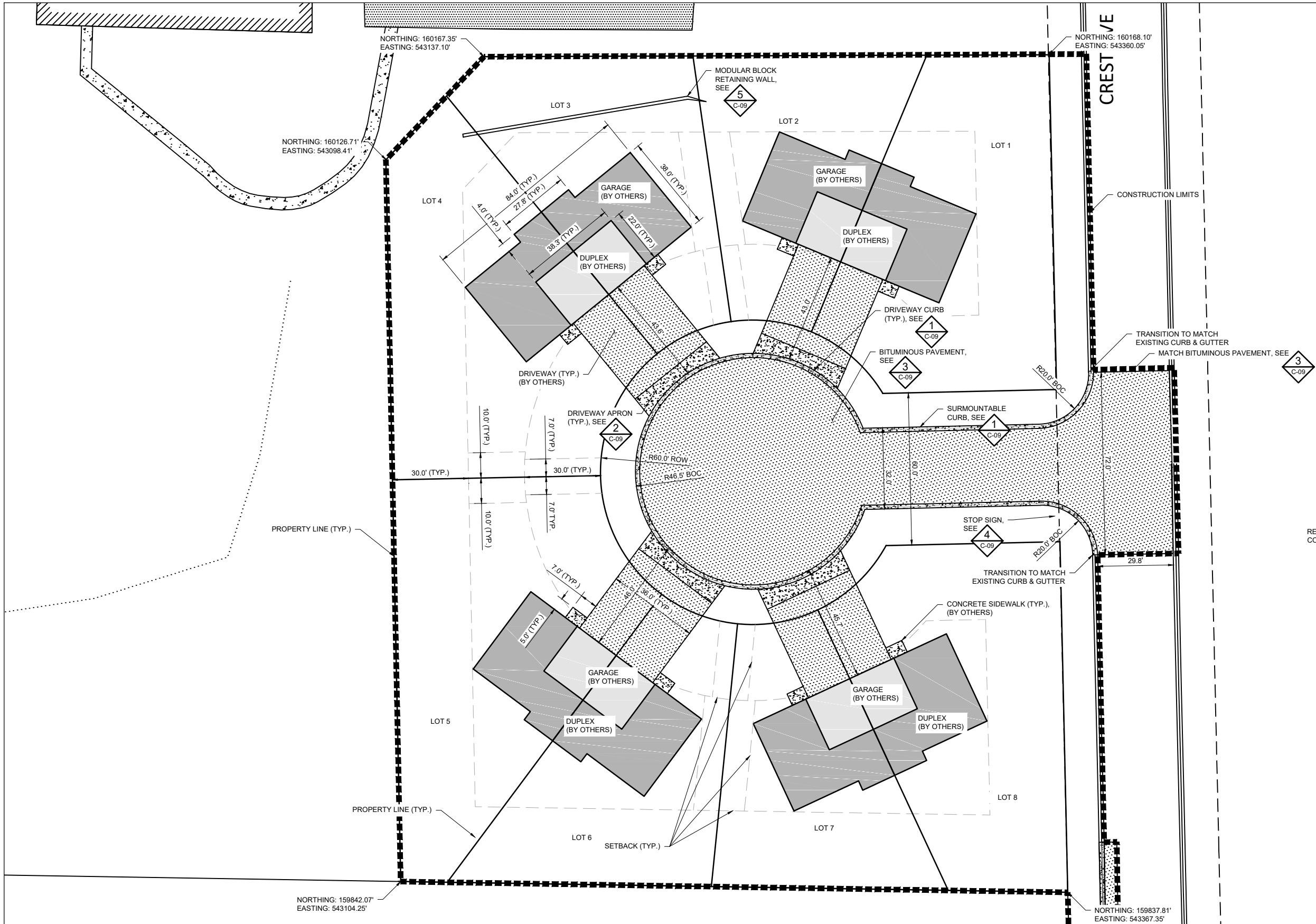
TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN
EXISTING CONDITIONS

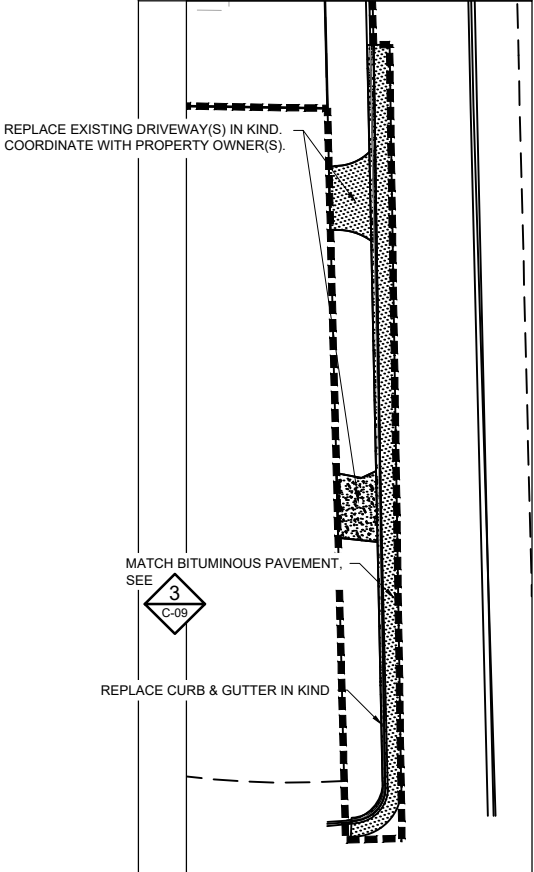
95% DRAFT FOR REVIEW

BARR PROJECT No. 23/10-1029.00	
CLIENT PROJECT No.	
DWG. No. C-01	REV. No. C

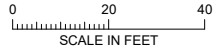
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LEGEND		
EXISTING		PROPOSED
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	CABLE TV	---
---	COMMUNICATIONS	---
---	DRAIN TILE	---
---	ELECTRIC (OVERHEAD)	---
---	ELECTRIC (UNDERGROUND)	---
---	FIBER OPTIC	---
---	FENCE	---
---	GAS	---
---	RAILROAD	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	SILT FENCE	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	CATCH BASIN	---
---	TELEPHONE	---
---	TRENCH DRAIN	---
---	WATER MAIN	---
---	HYDRANT	---
---	BITUMINOUS SURFACE	---
---	CONCRETE SURFACE	---
---	RIPRAP	---
---	SEED & BLANKET	---
---	CONSTRUCTION LIMITS	---
---	GRADING LIMITS	---
---	GARAGE	---
---	DUPLEX	---



1 SITE PLAN



NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
D	JPP	NDC		11/01/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW
C	JPP	NDC		10/21/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW
A	JPP	NDC		10/03/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW

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PRINTED NAME: _____
SIGNATURE: _____
DATE: _____ LICENSE #: _____

CLIENT	08/05/19	10/01/19	10/21/19	11/01/19						
BID										
CONSTRUCTION										
RELEASED TO/FOR	A	B	C	D	1	2	3			
DATE RELEASED										

BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
Minneapolis, MN 55433
Ph: 1-800-632-2271
Fax: (952) 832-2601
www.barr.com

Scale	AS SHOWN
Date	11/01/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

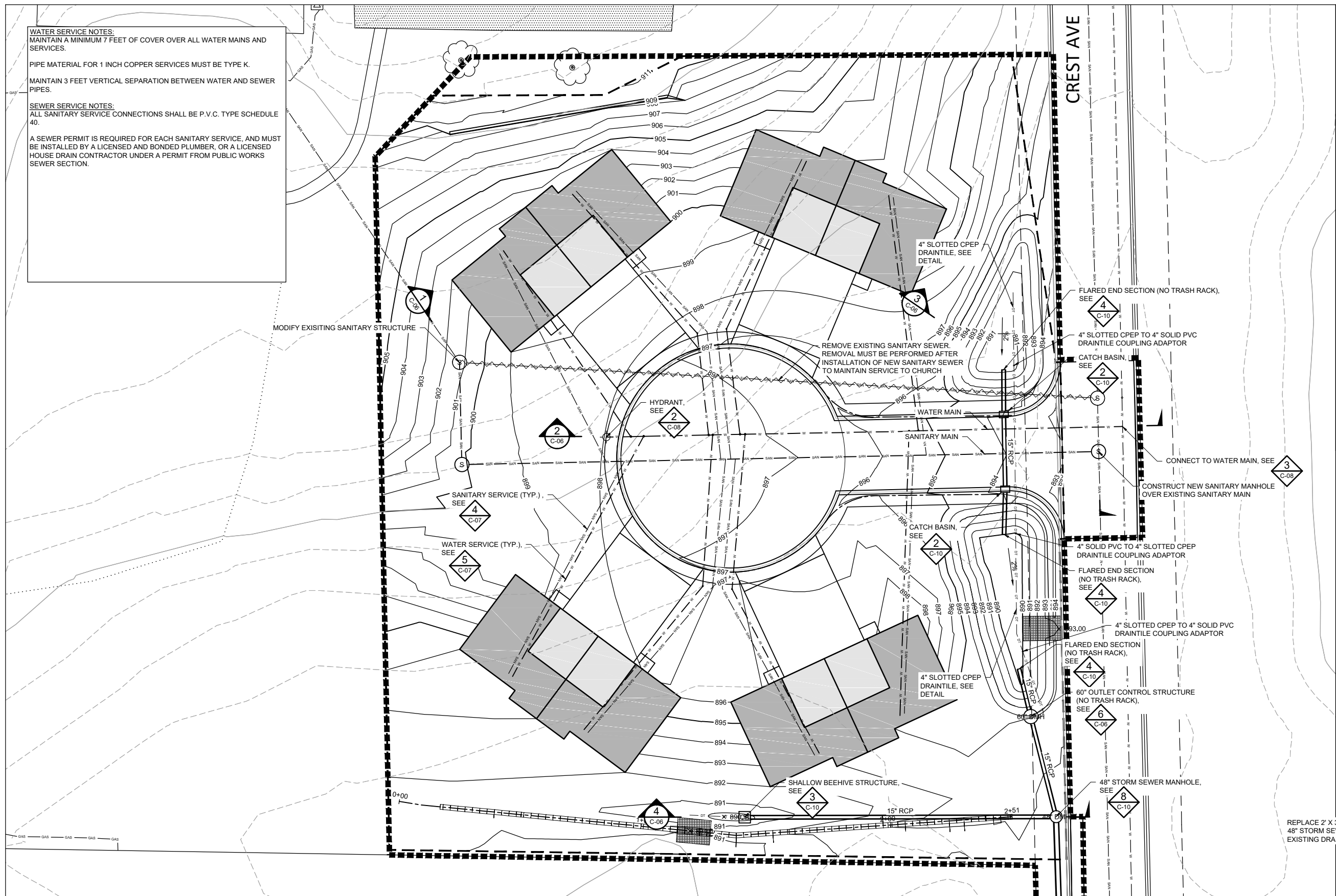
SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN
SITE PLAN

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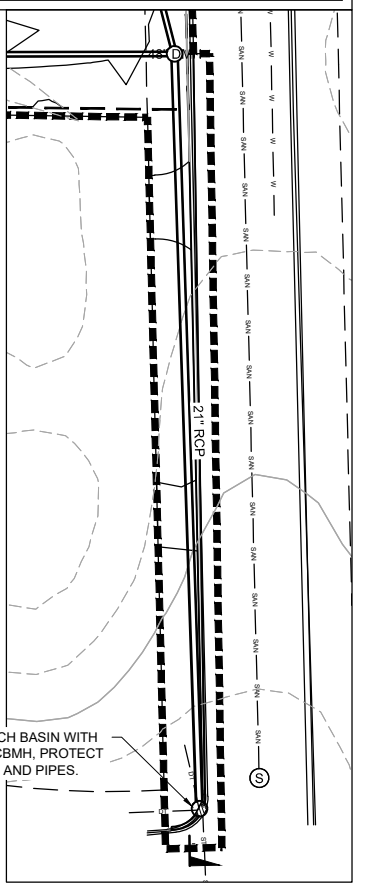
BARR PROJECT No.	2310-1029.00
CLIENT PROJECT No.	
DWG. No.	C-03
REV. No.	D

WATER SERVICE NOTES:
 MAINTAIN A MINIMUM 7 FEET OF COVER OVER ALL WATER MAINS AND SERVICES.
 PIPE MATERIAL FOR 1 INCH COPPER SERVICES MUST BE TYPE K.
 MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES.

SEWER SERVICE NOTES:
 ALL SANITARY SERVICE CONNECTIONS SHALL BE P.V.C. TYPE SCHEDULE 40.
 A SEWER PERMIT IS REQUIRED FOR EACH SANITARY SERVICE, AND MUST BE INSTALLED BY A LICENSED AND BONDED PLUMBER, OR A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION.



LEGEND	
EXISTING	PROPOSED
 800	 800
 799	 799
 CATV	 CATV
 COM	 COM
 DT	 DT
 OE	 OE
 UE	 UE
 FO	 FO
 X	 X
 GAS	 GAS
 RAILROAD	 RAILROAD
 SAN	 SAN
 S	 S
 SF	 SF
 ST	 ST
 O	 O
 CATCH BASIN	 CATCH BASIN
 T	 T
 TD	 TD
 W	 W
 HYDRANT	 HYDRANT
 BITUMINOUS SURFACE	 BITUMINOUS SURFACE
 CONCRETE SURFACE	 CONCRETE SURFACE
 RIPRAP	 RIPRAP
 SEED & BLANKET	 SEED & BLANKET
 CONSTRUCTION LIMITS	 CONSTRUCTION LIMITS
 GRADING LIMITS	 GRADING LIMITS
 GARAGE	 GARAGE
 DUPLEX	 DUPLEX
 TURF REINFORCEMENT MAT	 TURF REINFORCEMENT MAT

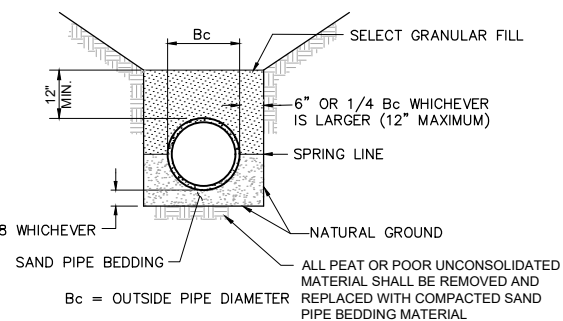
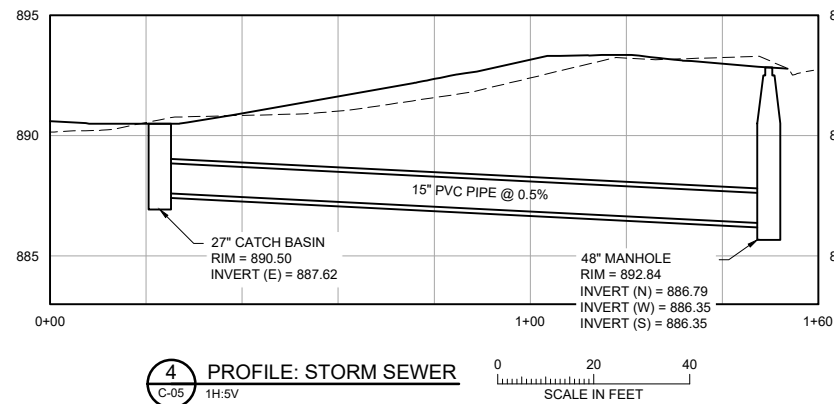
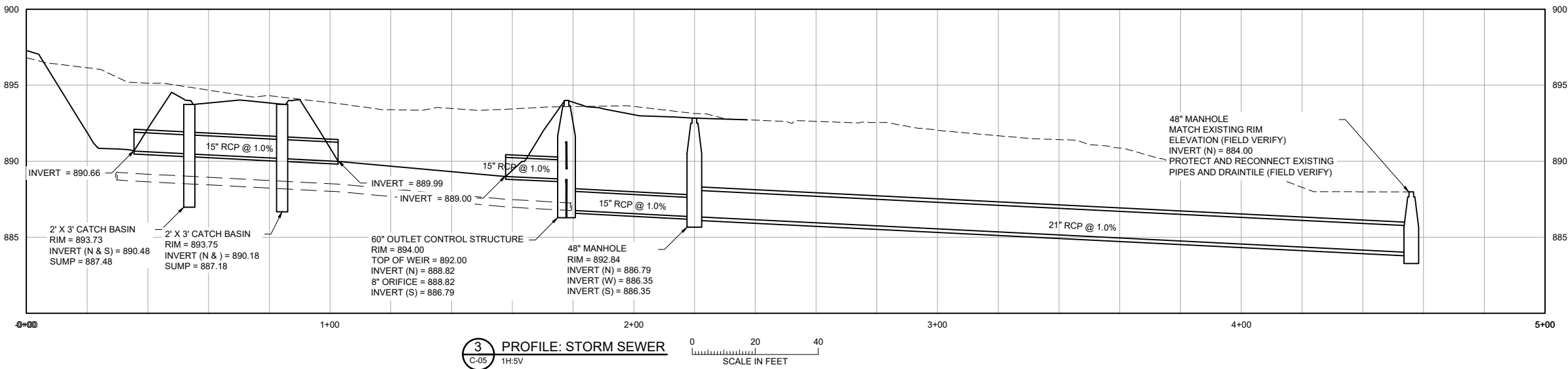
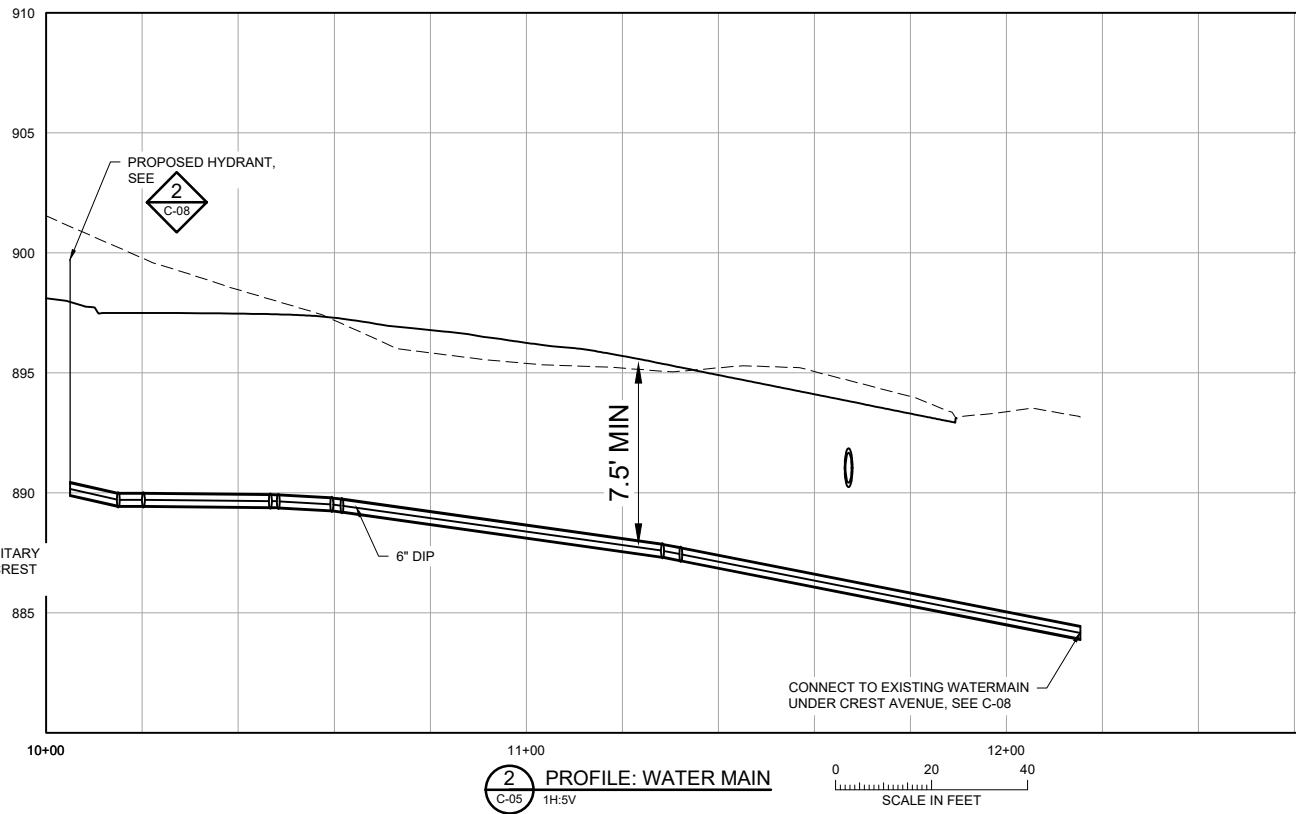
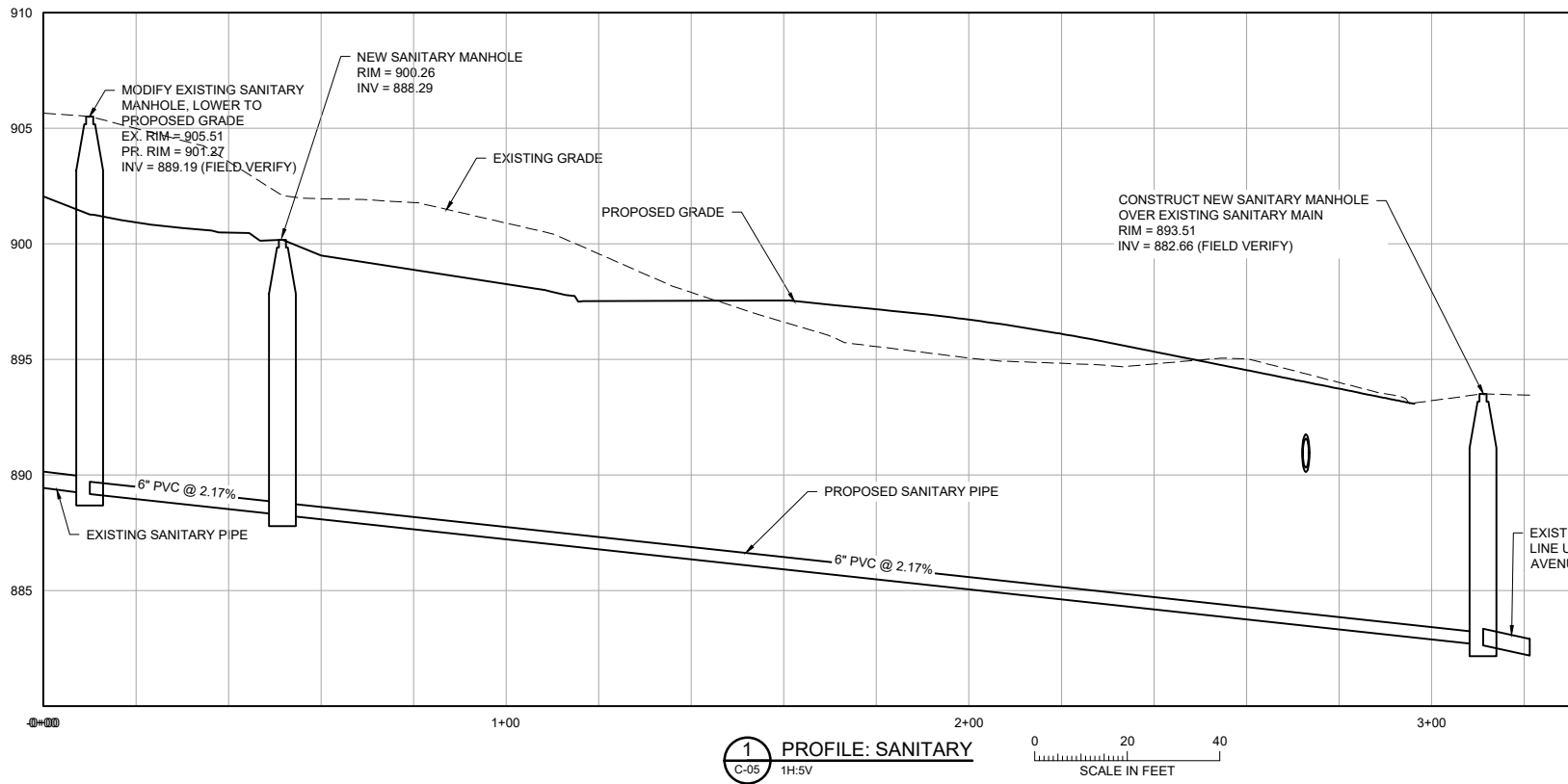


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D	JPP	NDC	11/01/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW						PRINTED NAME						RELEASED TO/OF						TWIN CITIES HABITAT FOR HUMANITY ST. PAUL, MN						BARR PROJECT No. 23/10-1029.00 CLIENT PROJECT No. DWG. No. C-05 REV. No. D																																																													
C	JPP	NDC	10/21/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW						SIGNATURE						DATE RELEASED																																																																									
N	JPP	NDC	10/21/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW						DATE																																																																															
N	JPP	NDC	10/21/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW						LICENSE #																																																																															
No. BY				CHK.	APP.	DATE	REVISION DESCRIPTION																																																																																		

CADD: JPP, Josh Phillips FILE: M:\DESIGN\23101026.00\2310102600_C-06 UTILITY SECTIONS.DWG PLOT SCALE: 1:2 PLOT DATE: 11/1/2019 3:08 PM

BARR Engineering, Inc. 2011 AutoCAD 2011 Support\Tutorial\Template\Barr_2011_Template.dwt Plot at 1 10/05/2010 14:03:50



NOTE:
ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
D	JPP	NDC		11/01/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW
C	JPP	NDC		10/21/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW
A	JPP	NDC		08/26/2019	CITY OF CHASKA PLANNING COMMISSION REVIEW

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

CLIENT	08/26/19	10/01/19	10/21/19	11/01/19						
BID										
CONSTRUCTION										
RELEASED TO/FOR	A	B	C	D	1	2	3			
DATE RELEASED										

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
Minneapolis, Minnesota 55412
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

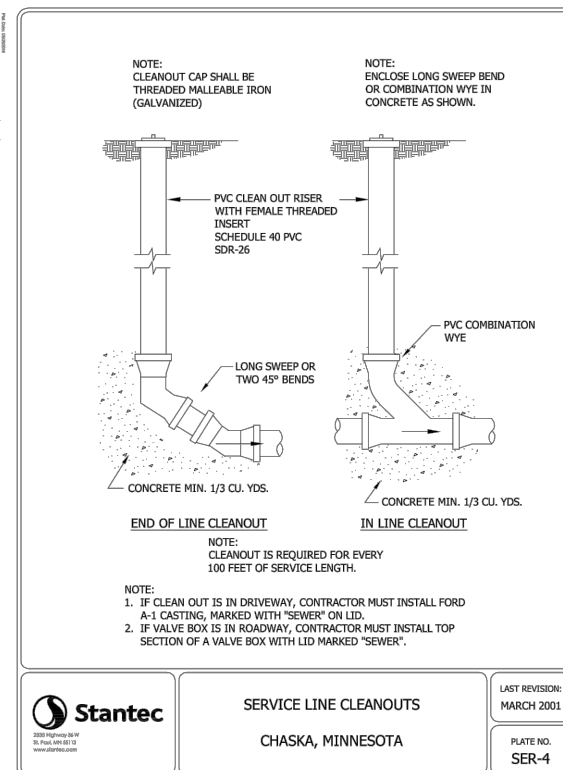
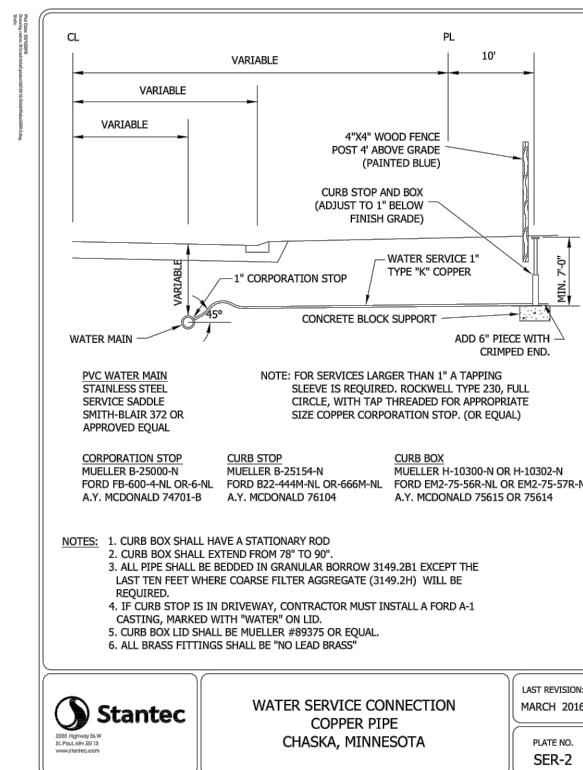
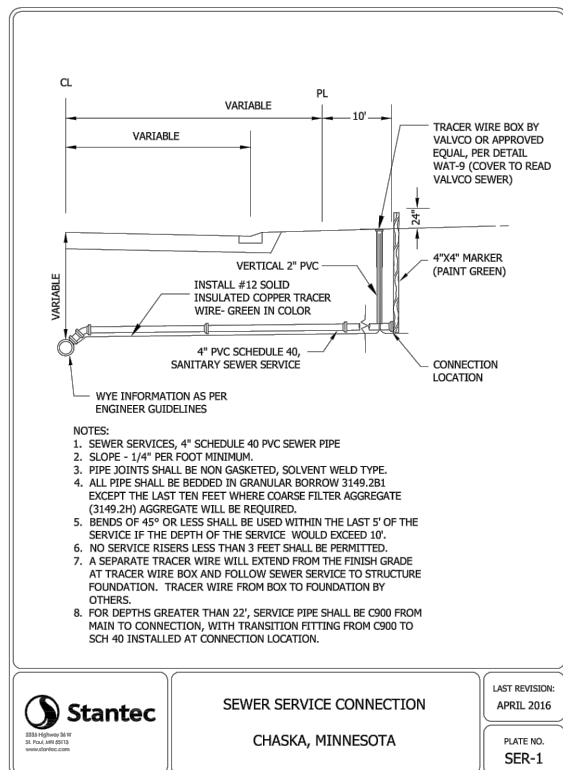
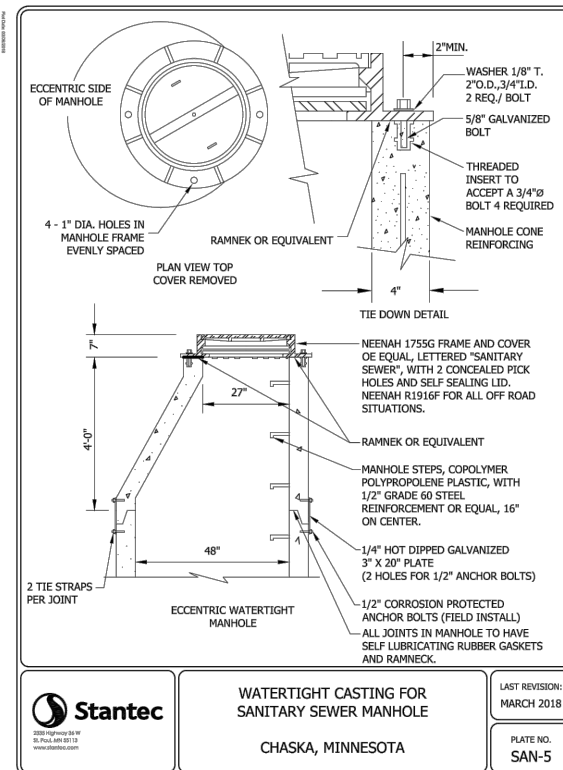
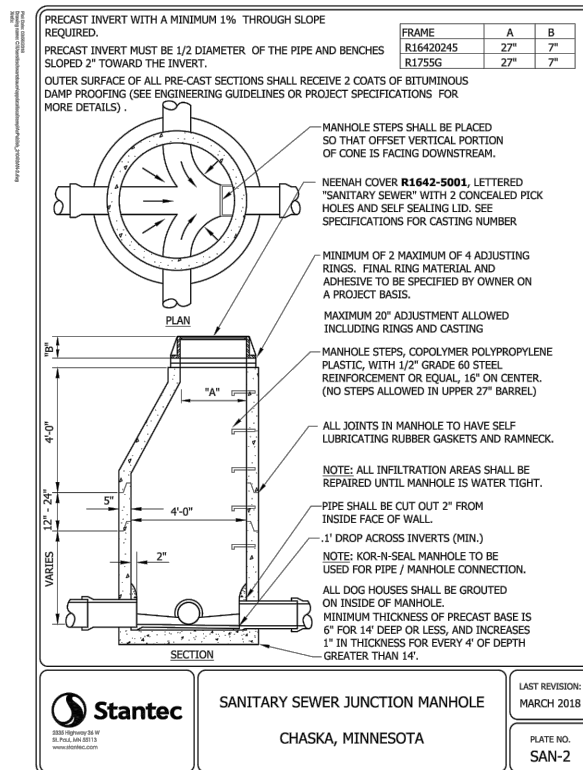
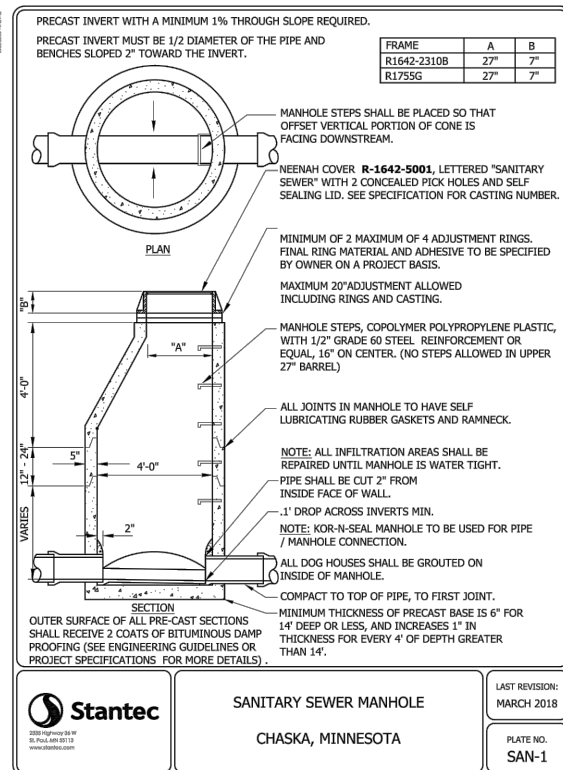
Scale	AS SHOWN
Date	11/01/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

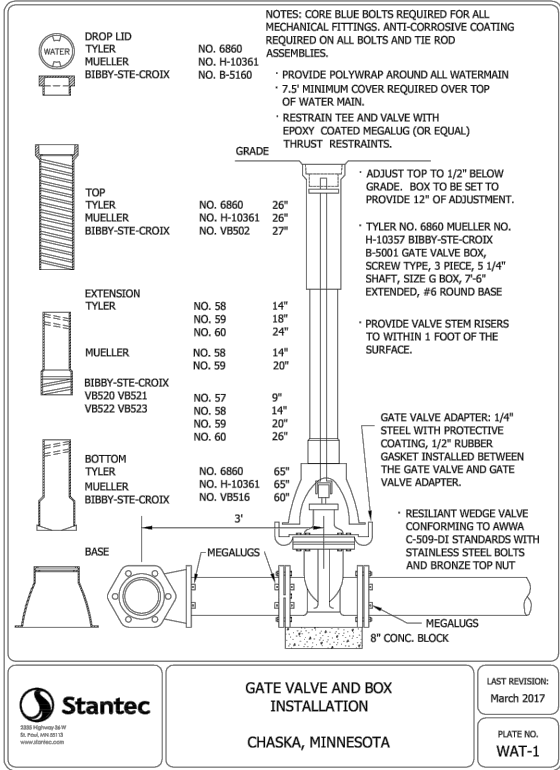
SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN
UTILITY SECTIONS

95% DRAFT FOR REVIEW

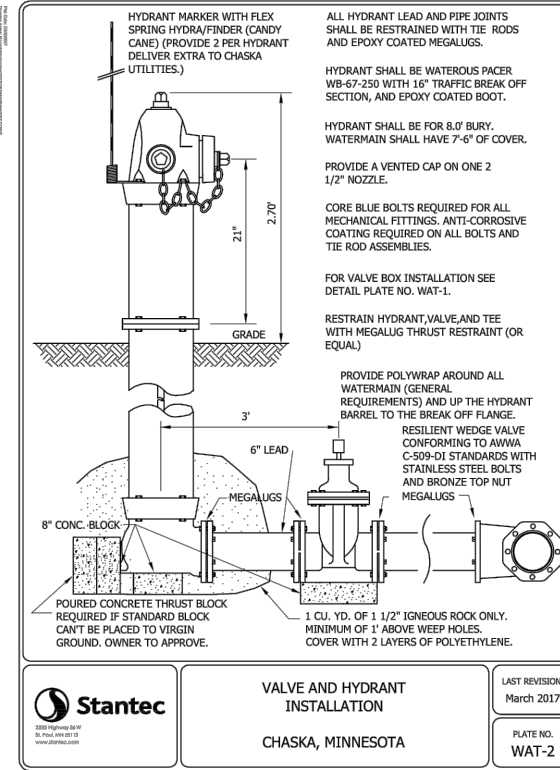
BARR PROJECT No.	23/10-1029.00
CLIENT PROJECT No.	
DWG. No.	C-06
REV. No.	D



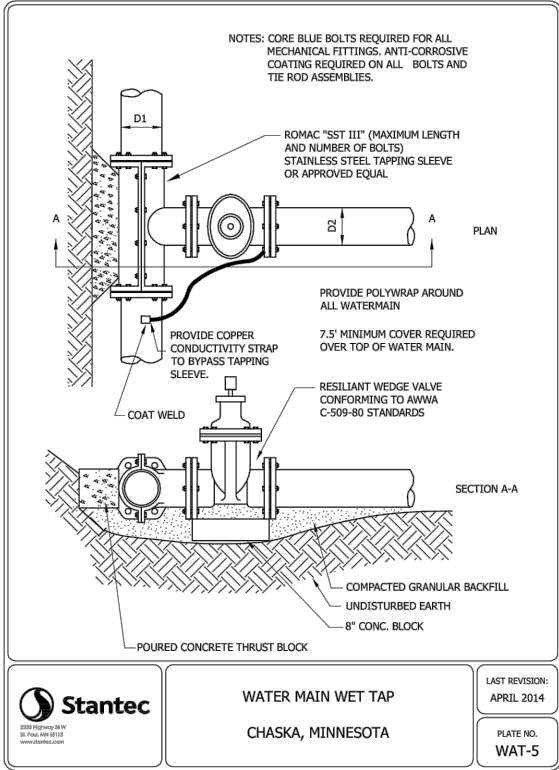
6.A. Recommended Approval of the Planning Commission Review
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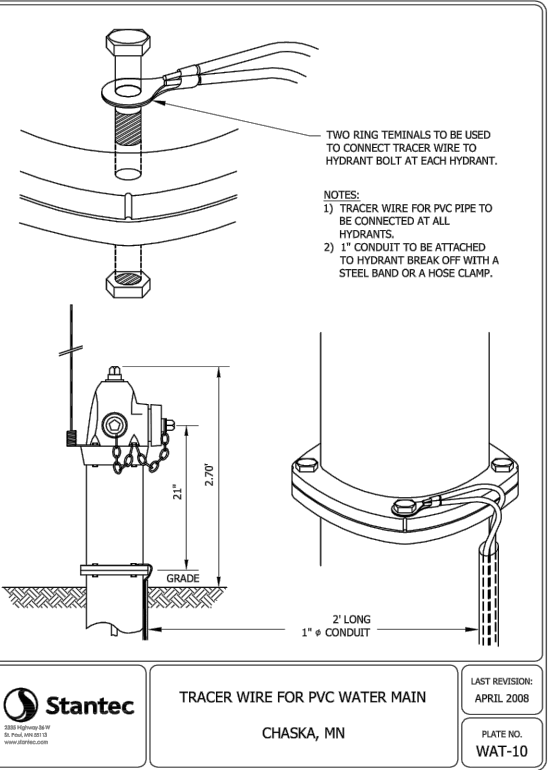
1 DETAIL: GATE VALVE AND BOX INSTALLATION



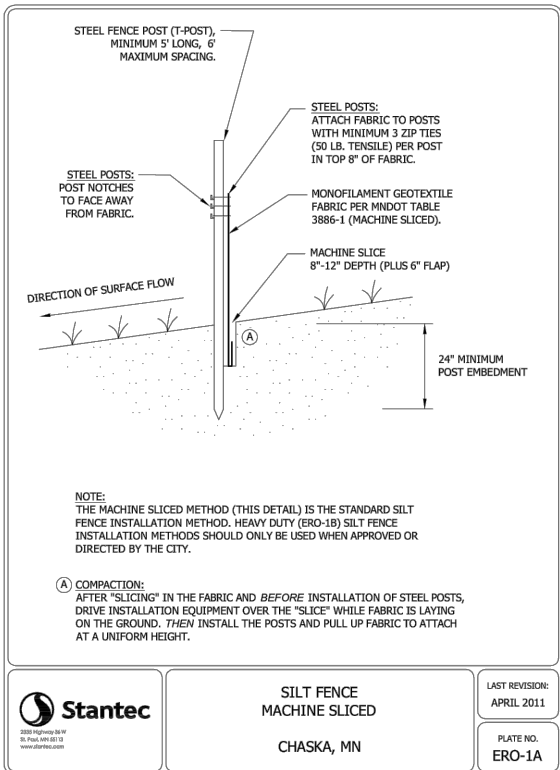
2 DETAIL: VALVE AND HYDRANT INSTALLATION



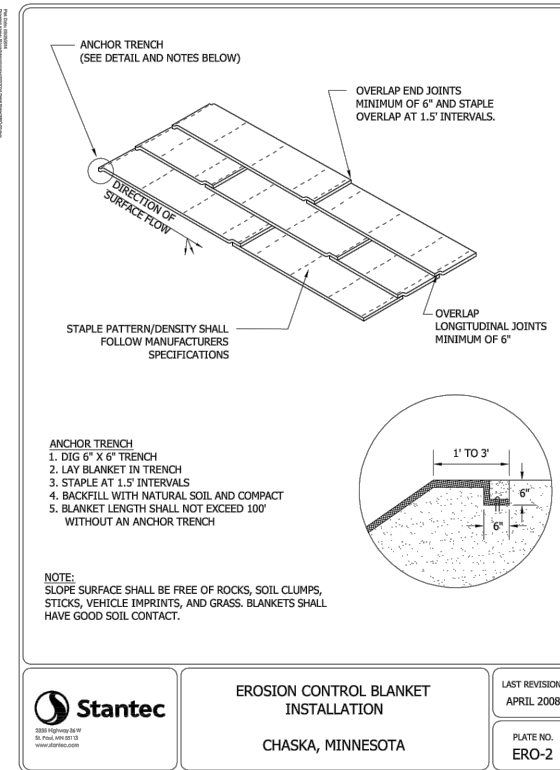
3 DETAIL: WATER MAIN WET TAP



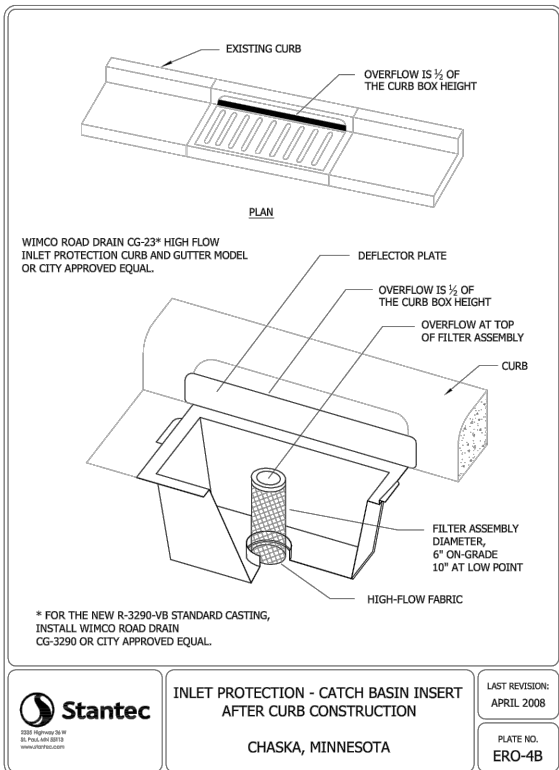
4 DETAIL: TRACER WIRE FOR PVC WATER MAIN



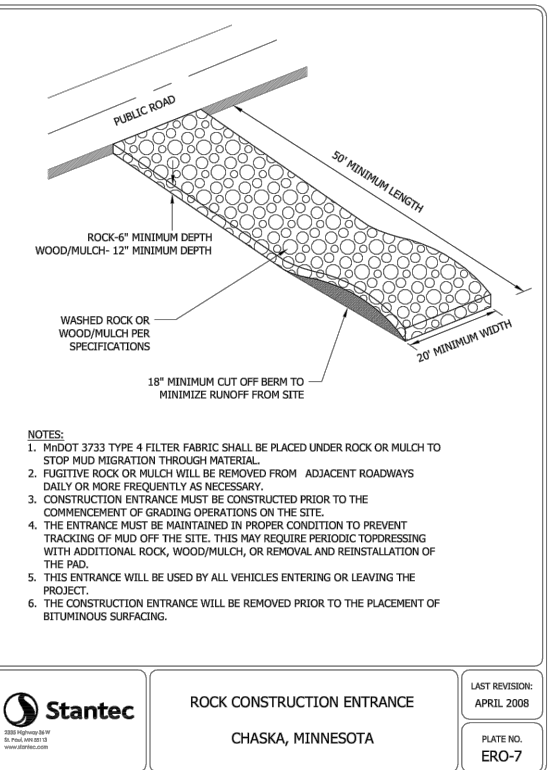
5 DETAIL: SILT FENCE MACHINE SLICED



6 DETAIL: EROSION CONTROL BLANKET INSTALLATION



7 DETAIL: INLET PROTECTION - CATCH BASIN INSERT



8 DETAIL: ROCK CONSTRUCTION ENTRANCE

95% DRAFT FOR REVIEW

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

1. I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINTED NAME: _____
SIGNATURE: _____
DATE: _____ LICENSE # _____

CLIENT	BID	CONSTRUCTION	RELEASED TO/OF	DATE RELEASED
08/26/19	10/01/19			

	Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE Suite 200 Minneapolis, MN 55412 Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com
Corporate Headquarters: Minneapolis, Minnesota 1-800-632-2277	Sheet Page 22 of 1

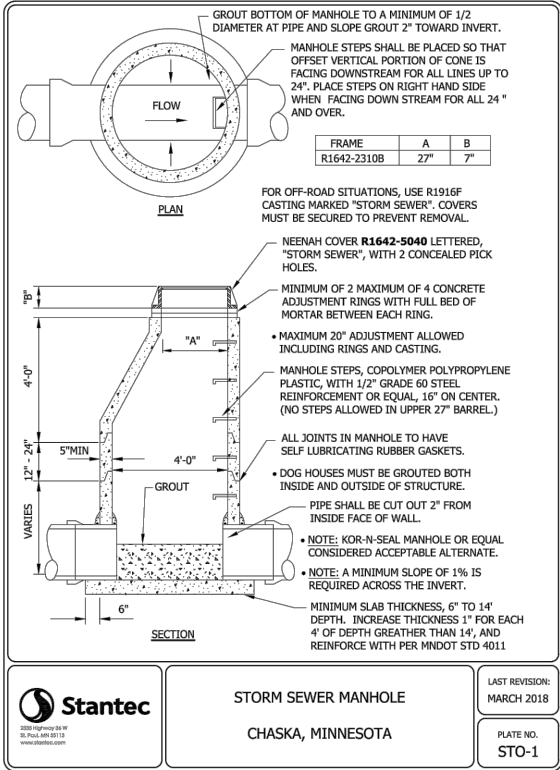
Sheet No. 22 of 128
Project Name: TWIN CITIES HABITAT FOR HUMANITY
Location: ST. PAUL, MN

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

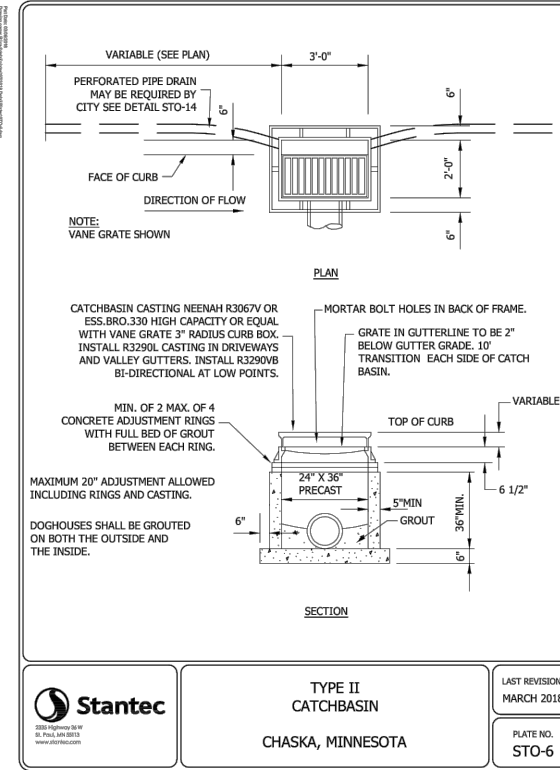
SHEPHERD OF THE HILL DEVELOPMENT CHASKA, MN
DETAILS WATER AND EROSION & SEDIMENT CONTROL

BARR PROJECT No. 23/10-1029.00
CLIENT PROJECT No.
DWG. No. C-08
REV. No. B

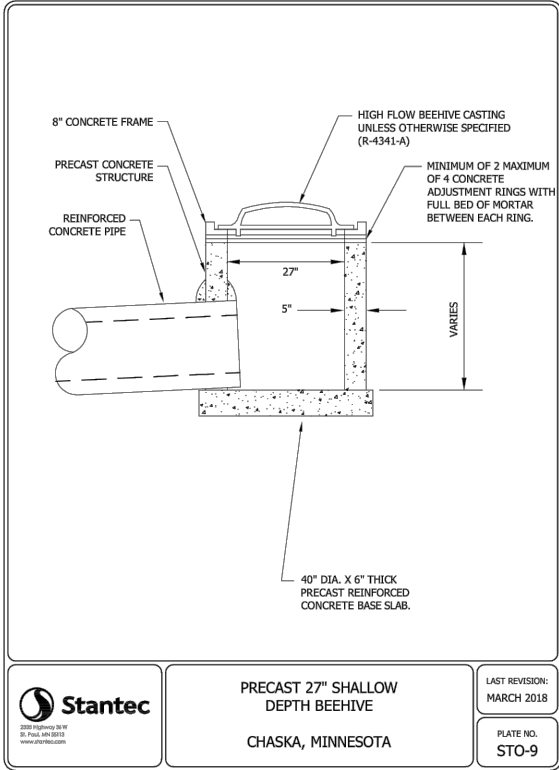
6.A. Recommended Approval of this Plan
CADD USER: Josh Phillips FILE: \\DESIGN\23101026.002310102600_C-10_DETAILS-STORMDWG PLOT SCALE: 1:2 PLOT DATE: 11/12/2019 2:16 PM
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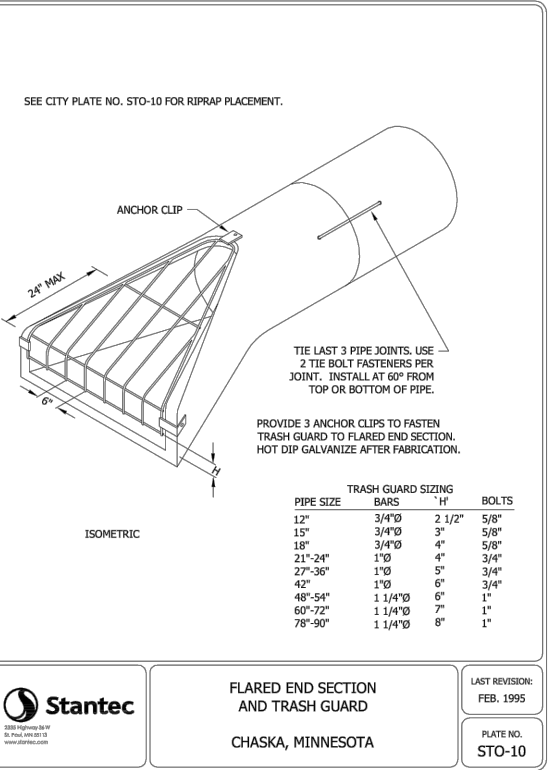
1 DETAIL: STORM SEWER MANHOLE



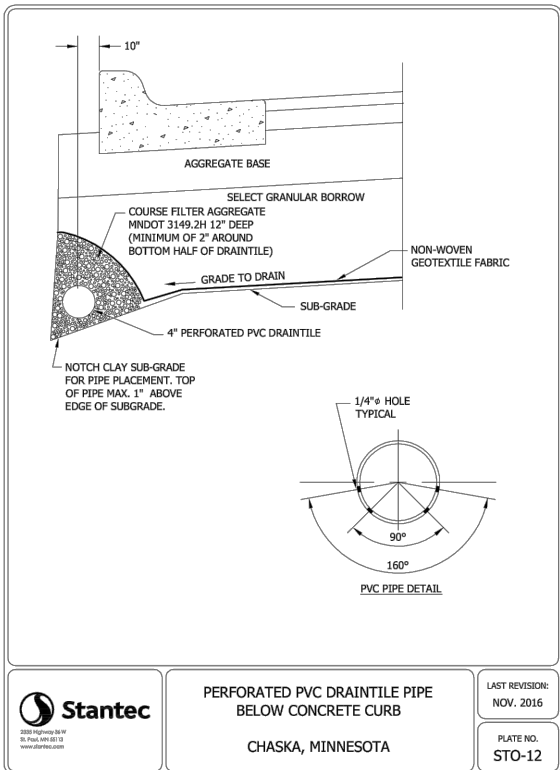
2 DETAIL: TYPE II CATCH BASIN



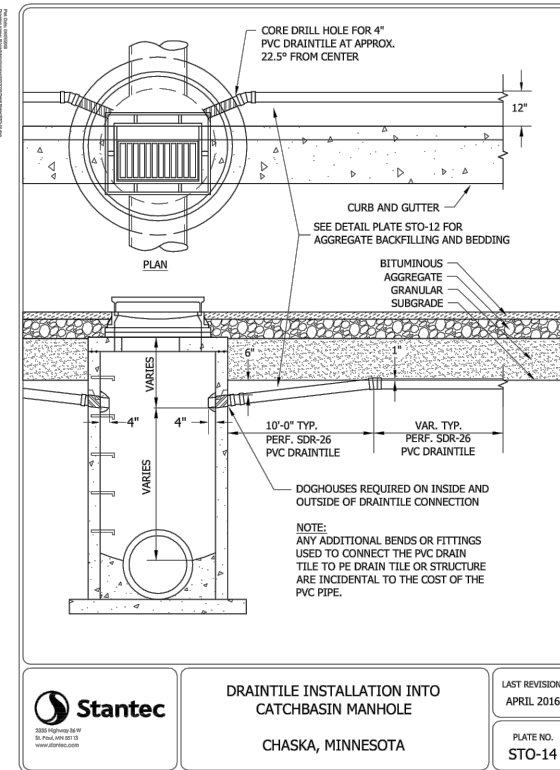
3 DETAIL: PRECAST 27" SHALLOW DEPTH BEEHIVE



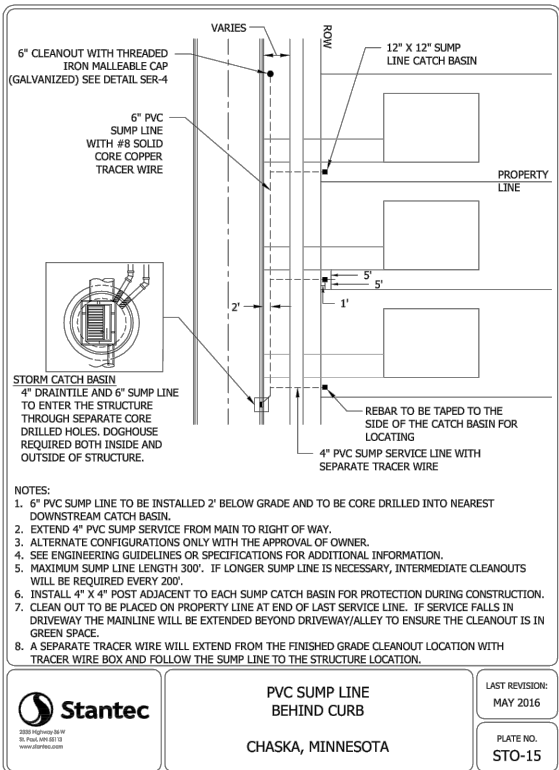
4 DETAIL: FLARED END SECTION AND TRASH GUARD



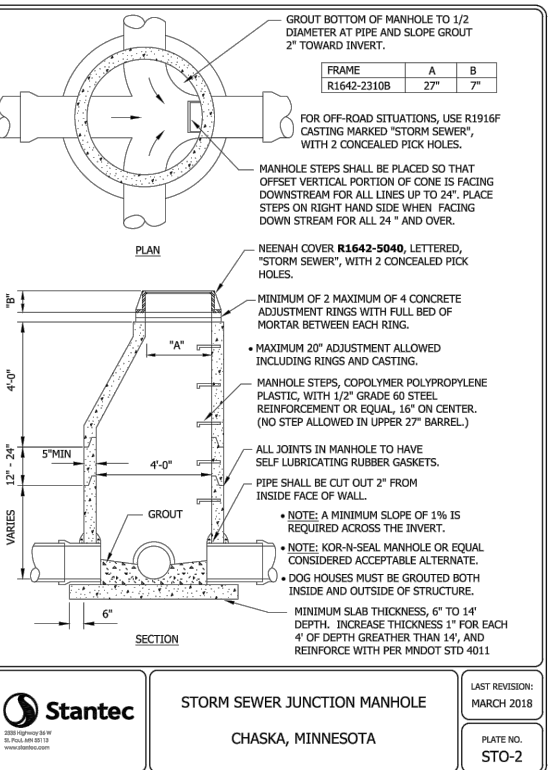
5 DETAIL: PRORATED PVC DRAINTILE PIPE BELOW CURB



6 DETAIL: DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE



7 DETAIL: PVC SUMP LINE BEHIND CURB



8 DETAIL: STORM SEWER JUNCTION MANHOLE

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										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.										CLIENT BID CONSTRUCTION										10/01/19 10/21/19																			
--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	-------------------------------	--	--	--	--	--	--	--	--	--	-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



TREES				
Common Name	Botanical Name	Size	Container	Quantity
Autumn Blaze Maple	Acer x freemanii 'Jeffersd'	2.5" CAL.	B&B	12
Autumn Brilliance® Serviceberry	Amelanchier x 'Autumn Brilliance'	#10	Cont.	8
Swamp White Oak	Quercus Bicolor	2.5" CAL.	B&B	13
SHRUBS				
Common Name	Botanical Name	Size	Spacing	Quantity
Dwarf Bush Honeysuckle	Diervilla Lonicera	1 GAL.	48" o.c.	56

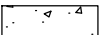
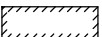
The site plan illustrates a proposed residential development. Two house units, labeled 'HOUSE UNIT (TYP.) (BY OTHERS)', are shown as shaded areas. A 'MODULAR BLOCK RETAINING WALL' is indicated by a dashed line. A 'BITUMINOUS DRIVEWAY (TYP.) (BY OTHERS)' is shown as a curved area at the bottom. The plan also includes 'GRADING LIMITS (TYP.)' marked with a dashed line and arrows, and a 'PROPERTY LINE (TYP.)' marked with a dashed line. Various site features are depicted, including trees, a cloud, and a 'CON (BY OTHERS)' area. The plan is oriented with North at the top, indicated by a north arrow.

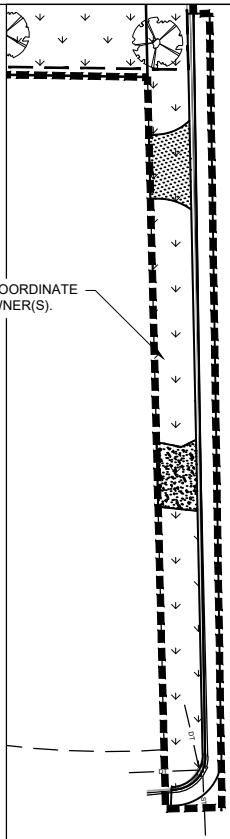
SURF SEEDING

PLANTING BED
WITH SHREDDED
HARDWOOD
MULCH AND
LANDSCAPE
EDGING (TYP.)

RESTORE IN KIND. COORDINATE
WITH PROPERTY OWNER(S).

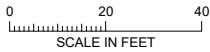
LEGEND

- | | |
|---|----------------------------------|
|  | EXISTING FEATURE |
|  | EXISTING TREE LINE |
|  | EXISTING BITUMINOUS |
|  | EXISTING CONCRETE |
|  | EXISTING BUILDING |
|  | EXISTING TREE |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED SEEDING LIMITS |
|  | PROPOSED PLANTER BED |
|  | PROPOSED HOUSING UNIT |
|  | PROPOSED GARAGE |
|  | SERVICEBERRY "AUTUMN BRILLIANCE" |
|  | MAPLE "AUTUMN BLAZE" |
|  | WHITE OAK |
|  | LOW BUSH HONEYSUCKLE |



95% DRAFT FOR REVIEW

1 SITE PLAN



Scale	AS SHOWN
Date	10/21/2019
Drawn	JPP
Checked	NDC
Designed	MEK2
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

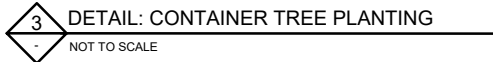
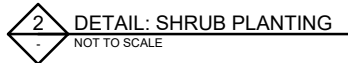
LANDSCAPE PLAN

BARR PROJECT No. 23/10-1029.00	
CLIENT PROJECT No.	
DWG. No. L-01	RE

1. PREPARE SOIL PER PLAN
2. PROVIDE AND INSTALL PLANTS PER SCHEDULE.
3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF PLANT.
4. DIG PLANT HOLES 18" MIN. LARGER THAN ROOT MASS, ALL SIDES.
5. SET PLANT ON LIGHTLY FIRMED BACKFILL SOIL AT THE SAME DEPTH GROWN IN THE NURSERY.
6. BACK FILL WITH PLANTING SOIL FIRM SOIL AROUND ROOT MASS TO MAINTAIN PLUMB AND ENSURE NO AIR GAPS AROUND ROOT MASS.
7. CONSTRUCT 3" WATERING BASIN. THOROUGHLY WATER WITHIN 3 HOURS OF INSTALLATION.
8. APPLY 3" DEPTH SHREDDED HARDWOOD MULCH TO ENTIRE PLANTING AREA (SOIL PREPARED AS PER PLAN).
9. NO MULCH TO BE IN CONTACT WITH PLANT.
10. WATER THOROUGHLY AFTER PLANTING.
11. CONTRACTOR WILL BE RESPONSIBLE FOR WATERING PLANTS (REGARDLESS OF NOTIFICATION) DURING ENTIRE WARRANTY PERIOD. WATERING WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. CONTRACTOR SHALL NOTIFY OWNER FOR A FINAL INSPECTION AFTER THE END OF THE PLANT GUARANTEE PERIOD, AND AGAIN AFTER ANY AND ALL REPLACEMENTS ARE PLANTED.



1. PREPARE PLANTING SOIL PER PLAN.
2. PROVIDE AND INSTALL PLANTS PER SCHEDULE.
3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF PLANT.
4. DIG PLANT HOLES 18" MIN. LARGER THAN ROOT MASS, ALL SIDES.
5. SET SHRUB ON LIGHTLY FIRMED BACKFILL SOIL AT THE SAME DEPTH GROWN IN THE NURSERY.
6. BACK FILL WITH PLANTING SOIL FIRM SOIL AROUND ROOT MASS TO MAINTAIN PLUMB AND ENSURE NO AIR GAPS AROUND ROOT MASS.
7. CONSTRUCT 3" WATERING BASIN. THOROUGHLY WATER WITHIN 3 HOURS OF INSTALLATION.
8. APPLY 3" DEPTH SHREDDED HARDWOOD MULCH TO ENTIRE PLANTING AREA (SOIL PREPARED AS PER PLAN).
9. NO MULCH TO BE IN CONTACT WITH PLANT.
10. WATER THOROUGHLY AFTER PLANTING.
11. CONTRACTOR WILL BE RESPONSIBLE FOR WATERING PLANTS (REGARDLESS OF NOTIFICATION) DURING ENTIRE WARRANTY PERIOD. WATERING WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. CONTRACTOR SHALL NOTIFY OWNER FOR A FINAL INSPECTION AFTER THE END OF THE SHRUB GUARANTEE PERIOD, AND AGAIN AFTER ANY AND ALL REPLACEMENTS ARE PLANTED.



1. PREPARE SOIL WITH COMPOST AMENDMENT PER PLAN.
2. PROVIDE AND INSTALL PLANTS PER SCHEDULE.
3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF PLANT. DO NOT CUT THE LEADER
4. DIG PLANT HOLES WITH A WIDTH 2-3 TIMES LARGER THAN ROOT MASS, ON ALL SIDES.
5. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
6. SET TREE ON UNDISTURBED SUBGRADE AT A DEPTH WHERE THE ROOT FLARE IS LOCATED AT OR SLIGHTLY BELOW GRADE.
7. CUT ROSES AT BASE OF TRUNK. PULL BURLAP DOWN EXPOSING 1/3 OF ROOTBALL AND THOROUGHLY BURY ROPES AND BURLAP BELOW GRADE
8. BACK FILL WITH PLANTING SOIL FIRM SOIL AROUND ROOT MASS TO MAINTAIN PLUMB AND ENSURE NO AIR GAPS AROUND ROOT MASS.
9. CONSTRUCT 3" WATERING BASIN. THOROUGHLY WATER WITHIN 3 HOURS OF INSTALLATION.
10. APPLY 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH TO ENTIRE PLANTING AREA (SOIL PREPARED AS PER PLAN).
11. NO MULCH TO BE IN CONTACT WITH BASE OF PLANT.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
13. CONTRACTOR WILL BE RESPONSIBLE FOR WATERING PLANTS (REGARDLESS OF NOTIFICATION) DURING ENTIRE WARRANTY PERIOD. WATERING WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.



1. ALL TREES PLANTED IN THE PARKING LOT END ISLANDS SHALL BE STAKED AND TIED TO MAINTAIN VERTICALITY FOLLOWING PLANTING.
2. 16" LONG 40 MIL POLYPROPYLENE OR POLYETHYLENE STRAPS AROUND TRUNK.
3. ANCHOR POST MINIMUM 2 FEET INTO GROUND.
4. REMOVE THE SYSTEM AFTER TWO (2) YEARS OF MAINTAINED PLUMB POSITION.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



LANDSCAPE DETAILS

DWG. No.	REV. No.
L-02	A

Scale	AS SHOWN
Date	
Drawn	JPP
Checked	
Designed	JPP
Approved	

BARR

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

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
Minneapolis, MN 55426
Ph: 1-800-832-2297
Fax: (952) 832-2601
www.barr.com

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

PRINTED NAME _____

SIGNATURE _____

DATE _____ LICENSE # _____

CLIENT	_____	_____	_____	_____	_____	_____	_____
BID	_____	_____	_____	_____	_____	_____	_____
CONSTRUCTION	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
RELEASED TO/FOR	A	B	C	0	1	2	3
	DATE RELEASED						

[illegible]

6.A. Recommend Approval of the Final

No.	BY	CHK.	APP.	DATE	REVISION D
Page 21 of 21					

[illegible]

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

11/13/19

Subject: 2630 Shadow Lane – Lot 2, Block 1, Shadow Wood 3rd Addition – Preliminary Site & Building Plan

Applicant: Dr. Aaron Swingdorf, DDS

Locations: South of Shadow Lane, East of Audubon Road

Case No.: PC No. 2019-20

Synopsis: The applicant is requesting approval of a Preliminary Site & Building Plan that would allow them to construct a new office building at 2630 Shadow Lane in the Shadow Wood Third Addition development

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of Approval

BACKGROUND

In July 15, 1996 the Concept Plan, Rezoning, Preliminary Plat and Comprehensive Plan Amendment were approved for the Shadow Wood Third Addition (Ord. No. 605 and Res. Nos. 96-105 and 96-106). This plan included the creation of two residential lots, and three commercial lots. The Comprehensive Plan Amendment was done to change the proposed commercial area's guidance from Residential to Commercial.

In August 14, 1996 the Final Plat for Shadow Wood Third Addition and Final Building & Site Plan for the Lot 1, Block 1 Shadow Wood Third Addition were approved (approximately 6,000 square foot office building); Lot 1, Block 1 is the commercial lot on the corner of Audubon Road and Pioneer Trail, just south of 2630 Shadow Lane.

In June 16, 2003, the Final Site & Building Plan for Lot 3, Block 1 Shadow Wood Third Addition was approved for an approximately 12,000 square foot office building (Res. No. 03-53). This lot is southeast of 2630 Shadow Lane.

The residential lots have since been built on as well. The last remaining commercial lot (Lot 2, Block 1 Shadow Wood Third Addition) is being reviewed this evening.

Goals

The New Chaska Professional Office Building has been developed to meet the goals of both the City and the Owner by building a facility capable of meeting the intent of the original approved plat. PCD-9 is located at the seam between a residential area and the commercial/ institutional areas and will provide a graceful transition from one to the other.

Existing Conditions

The 2630 Shadow Lane site area is 0.91 acres and consists of a partial parking lot, which was put in place when the office building on Lot 1, Block 1 went in. The main access to the site is from an existing private driveway on the east side of the site coming from Shadow Lane.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan approval to build a new one-story professional office building. Expansion to the existing parking lot will also occur as a part of this request. The building is being developed as a tenant occupied facility, however, an end user(s) has not been identified at this time.

Adjacent properties

The site is bounded on the north by Shadow Lane and residential, the south by an office building, the west by Audubon Road, and the east by a private drive and residential.

Use

The use of this site is consistent with the approved zoning for the property (PCD-9 – Planned Commercial Development).

Site Layout

The plan is to continue to use the existing access into the site from the private drive situated off of Shadow Lane, which provides access to the existing parking lot. The building is situated on the north and easterly sides of the site; the existing parking lot will generally remain intact with an expansion shown on its northwesterly side. The building and parking lot were laid out so that the building will be the prominent view from adjacent residential sites, and the parking lot will be situated behind it.

Building Materials & Design

The building proposed is a one-story, 7,950 square foot professional office building with a total maximum height of 26 feet 6 inches. The building was designed to fit into the context of the area, which is more residential. The other office buildings in this development were built with that same intention. With that in mind, the building is designed to have a gabled roof and wood embossed board & batten siding that is reminiscent of the residential character.

Staff Recommendation/Analysis

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

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

The building is proposing a majority of the building to be constructed of steel board & batten siding, natural stone, and glass, which are all considered class I materials. Below are the material requirements and how the applicant is meeting them:

Building Materials	
Class I	Natural Stone, Glass, Steel Board & Batten Siding (88%)
Class II	None
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	88% Class I material; 3 different materials

The overall design of the building was done well to complement the residential area of the site. The gabled roof and board & batten siding will be nice residential touches to the building. It should be noted that the materials chosen for this new building will be different from the two existing buildings, which were made out of brick and EIFs. EIFs is not a Class I material so it was not considered for this building. The colors of the building will also vary slightly from the existing buildings in Shadow Wood Third Addition. The color chosen for the metal siding will be similar to the building's EIFs color on Lot 3, Block 1. The color chosen for the natural stone will tie in with Chaska's prominent yellow tones. The new building will provide some level of compatibility with the existing buildings while providing its own sense of identity.

The steel board and batten siding is a, somewhat, newer material being introduced as a Class I material, however, this material has been used on the Crown of Glory building in Chaska and is equivalent in look and quality to that of LP Smartside/Hardi Board/Cementitious siding. In that regard, staff is comfortable classifying this material as a Class I material.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Audubon Road	125 feet from centerline
Pioneer Trail	125 feet from centerline
Shadow Lane	30 feet
From Adjacent Residential	30 feet
Interior Property Lines	20 feet

PARKING SETBACKS	
Direction	Setback
Audubon Road	15 feet
Pioneer Trail	15 feet
Shadow Lane	30 feet
From Adjacent Residential	20 feet

Parking/Access/Circulation

32 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	7,950sf	1ps/250sf	32 parking spaces
		REQUIRED	32 parking spaces
		PROVIDED	32 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and south sides of the building and are a part of a shared parking lot with the office building to the south. The office building to the south will continue to use the parking stalls within their property lines.

Landscaping

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	25 caliper inches	25
Understory Trees	3	9
Shrubs	27	27

Pedestrian Connections

There are no pedestrian connections being added as a part of this project, with the exception of a few internal sidewalks connecting the building to the parking lot. A pedestrian trail was added to the east side of Audubon Road when the first office building went in. There were no other significant connections planned as a part of this development.

Lighting

Two new pole lights will be added to the expanded parking lot area that will be fully screened, 0 degree light fixtures at 15 feet high. Wall pack lighting will be added to all sides of the building and will be fully screened and at heights no higher than 13 feet on the building. The foot candles generated from these fixtures will not exceed the standard for commercial lighting adjacent to residential.

Monument Sign & Trash Enclosure

A new monument sign is proposed at the corner of Audubon Road and Shadow Lane. The applicant will have to go through a separate permitting process to install the sign. The sign will have to meet size, height and setback requirements denoted in the zoning ordinance for this development.

A new trash enclosure is proposed on the west side of the site, and will be designed to fit in with the principal building.

Utilities & Fire Code

Water and sewer are available to serve this site. In regards to sewer, the existing 4 inch sewer service needs to be evaluated for adequacy for the amount of fixtures proposed in the building. This site would typically have a 6 inch pipe installed, but if the existing 4 inch pipe can handle the flows proposed from this building then it should be acceptable. In regards to water, if a hydrant is added to the site the existing water pipe will need to be upsized from a 6 inch service to an 8 inch service. If not that, the 6 inch valve needs to be rebuilt with new stainless steel bolts and tee bolts and be brought up to City standards.

If the building is over 2,000 square feet it will be required to be sprinkled, and 2 fire hydrants as well. One of the hydrants must be within 100 feet of the fire department connection, the FDC connection must be on the address side.

Next Steps

The applicant will have to apply for final site and building plan as the next step in the process.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Preliminary Site & Building Plan for Pioneer Professional Building at 2630 Shadow Lane (PC#2019-20), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-13), submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
 - b. Certificate of Survey, submitted by Sathre Bergquist, Inc., dated May 22, 2019.**
 - c. Aerial Site Exhibit, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
 - d. Site Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
 - e. Site Plan with Snow Storage, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
 - f. Grading and Erosion Control Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
 - g. Utility Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
 - h. Landscape Plan & Planting Schedule, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
 - i. Preliminary Irrigation Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
 - j. Overlay Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
 - k. Lighting Photometric Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
 - l. Building Plan & Elevations, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- 2. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 3. Provision that all signs will meet PCD-9 development regulations and the monument sign will meet a 10 foot setback from all property lines.**

- 4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 5. Provision that all mechanical equipment will be fully screened from view.**
- 6. Provision that the building will be fire sprinkled, and 2 fire hydrants are provided on site consistent with fire regulations.**
- 7. Provision that the pipes and valves for sewer and water are sized appropriately for the proposed building and approved by the Water and Sewer Department prior to building permit being issued.**
- 8. Adherence with the Engineers Memo dated November 8, 2019.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: November 8th, 2019
Subject: Shadow Wood 3rd Addition – Preliminary Site Plan

The plan submitted falls in line with the previously approved plans for the overall site. The engineering comments on the proposed preliminary site plan are as follows:

- Sanitary Sewer/Watermain/Storm Sewer
 - Private sewer and water service were installed with the original site improvements and service is readily available for the proposed expansion.
 - Planned site utilities shall adhere to City and building code standards
 - Hydrant placement needs to accommodate City and fire code standards.
- Grading/Drainage Plan
 - The storm water runoff for the planned development site was previously considered for with the original site development.
 - The final site plan shall be reviewed and approved consistent with Riley Purgatory WMO and City agencies prior to a grading permit being issued for the site.

Narrative

PRELIMINARY SITE PLAN REVIEW SUBMITTAL TO:

THE CITY OF CHASKA, MINNESOTA

FOR:

PIONEER PROFESSIONAL BUILDING

2630 SHADOW LANE

CHASKA, MINNESOTA 55318



OWNER:

DR. AARON SWINGDORF, DDS

2634 SHADOW LANE

CHASKA, MINNESOTA 55318

ARCHITECT:

SPRINGLINE ARCHITECTURAL STUDIOS, LLC

15088 65th Place N., Maple Grove MN 55311

Tel: 612) 963-5536 Email: paul@springlinestudios.com

October 22, 2019

Narrative

1. Intended use and why City should approve the request

Lot 2 of Block 1 of Shadow Wood Third Addition is the last lot to be developed in this addition. The use for Lot 2 has been designated for a professional office building from the inception of the development.

The New Chaska Professional Office Building has been developed to meet the goals of both the City and the Owner by building a facility capable of meeting the intent of the original approved plat. PCD-9 is located at the seam between a residential area and the commercial/ institutional areas and will provide a graceful transition from one to the other.

Building Occupants

The building is being developed as a tenant occupied facility. Chaska Zoning Ordinance No. 605 relates specifically to Shadow Wood 3rd Addition. The Ordinance permits:

"A. Professional services such as medical and dental clinics, attorneys office, financial services excluding retail banking, insurance, real estate, architecture and similar professional services. Retail sale of good and merchandise shall be permitted only for items incidental to professional service"

B. State licensed commercial day care facilities.

C. Customary accessory uses incidental to the foregoing principal uses including, but not limited to parking and driving area, and signage as regulated herein and in Sections 9 and 10."

Note: Dental offices will not be allowed due to negotiated terms contained within the property purchase agreement.

2. Building materials to be used

The building has been named "Pioneer Professional Building" due to the site's proximity to Pioneer Trail and the historical significance of pioneers and pioneering spirit in the Chaska area.

The materials and building forms proposed for the facility hope to recall and honor the pioneering past and the "pioneer" in the professionals that will work in the building.

Springline Architectural Studios, LLC
15088 65th Place N., Maple Grove, MN 55311

Materials used by the original pioneers were predominantly wood and stone. The building design endeavors to recall those materials utilizing contemporary building materials and techniques.

Zoning Ordinance 9.11.4 "Permitted Materials- Commercial, Industrial, Public & Institutional" requires that a Class I material, must cover 70% of the exterior wall surface area in the design. Class II and III materials may compose 30% of exterior surface area. The proposed building design utilizes the following materials to meet these standards:

Walls:

- Natural stone (see Sample and "Attachment 1" for specifications and details)
- Pre-finished, steel siding with interlocking vertical board and batten sections embossed with a wood texture. Sections are finished with an Entex finish which provides the look of painted wood (see Sample and "Attachment 2" for specifications, details and list of projects which have utilized the product)

Note: Metal siding by the same manufacturer was approved for use on Lord of Glory Lutheran Church, 1141 Cardinal St., Chaska. The steel siding in that case is horizontal "Single 6 inch Rustic Brown Entex Siding", which is the same finish but different profile and color as that proposed.

- Aluminum and glass storefront entrances at three major entrances and at the section of building linking the two main sections of the building.
- Hollow metal frames and fiberglass doors at "exit only" locations
- Composite fixed windows (Andersen) with composite trim provided by manufacturer

The following table illustrates the proportions of each wall material illustrated in the proposed design (also included on Sheet P1 "Site Plan- Elevations"):

Material	Area	Class	Percent
Veneer Stone	2,205 SF	I	38%
Steel Board and Batten	2,079 SF	I*	36%
Windows	833 SF	I	14%
Storefront	459 SF	I	8%
Exit Door and Frames	122 SF	?	2%
Pediments above Entries – Masonry Stucco	94 SF	II	1.5%
Totals	5,792 SF		

* to be considered as "comparable or superior material"

Compatibility with adjacent structures.

The design has been developed to compliment the existing commercial buildings in the Shadow Wood Third Addition by utilizing similar roof forms, building proportions and material colors. The Pioneer Professional Building will, however, be unique in its character in order to have its own identity.

Photographs of adjacent buildings:



Lot 1 Shadow Wood Third Addition



Lot 3 Shadow Wood Third Addition

Springline Architectural Studios, LLC
15088 65th Place N., Maple Grove, MN 55311
Tel: (612) 963-5536
Fax: (612) 963-5536

3. How the plan minimizes light pollution

Due to the type and use of the building light pollution will be minimal, if any. The primary use the building will be during the daytime with occasional uses during the evenings. Site lighting will be controlled with down light only fixtures to meet the city requirements of zero foot candle at the property line. Only other light will come from interior lights which will not be a major contributor during the night time hours.

No internally lit signs are proposed at this time. The only signs requiring lighting will be those on the monument sign facing the intersection of Audubon and Shadow Lane.

4. How the building is welcoming from the street to the front door and how community gathering spaces have been incorporated into the design.

How visitors, employees and the general public perceives and interacts with the new Pioneer Professional Building has been thought through carefully. The multiple entrances are specifically designed to give each potential tenant a welcoming entrance and unique experience for their specific clientele. The scale of the building has been carefully considered to address the new facility's relationship to the existing commercial buildings in the sub-division as well as the surrounding residential homes.

The two sections of the building have been designed to 'break down' the larger facility into more "residential scale" parts. The south portion of the building utilizes a hipped roof to acknowledge the existing dental office to the south and professional office building to the southeast. The gabled north portion of the building allows the building to have a somewhat larger presence facing Audubon Road.

Community gathering spaces within the building will be primarily dependent on the tenants as they design their spaces. There are, however, several exterior spaces where small groups can gather near entrances. Large community gatherings are not anticipated.

5. Describe the pedestrian scale at the edge and on-site and how entries will enhance the public right-of-way.

The entrance sequence for pedestrians will be different depending on which entrance they are entering. Each entrance, however, has been designed to be unique and clearly identifiable and welcoming using gabled canopies, varying materials, colors and plantings. Overall the building will have a neighborhood friendly scale that makes the transition from the public right-of-way to the building pleasant. The presence of ornamental trees, plants and perennial grasses near the entries will help to enhance the entry experience.

6. Description of sustainable initiatives being incorporated into the project.

The building is being built and developed as a tenant friendly facility. To that end including sustainable features will enhance potential tenants' interest in the facility.

Providing an energy efficient building envelope is the single most cost-effective measure in the design. The design will meet or exceed Minnesota requirements for insulation values. In addition, natural light has been carefully considered to maximize daylight entering the building. Windows have been placed in a systematic way to allow for the potential for each office or patient care room to have a window. To that end mechanical spaces have been designed to be located on the interior to allow for more exterior wall space for windows. The link between the two portions of the building is entirely aluminum and glass "storefront" to allow for potential public space and/or common conference areas.

The site has been carefully designed to accommodate the requirement of the Riley, Purgatory, Bluff Creek Watershed District (RPBCWD) which will minimize the storm water run-off impact on local streams and wetlands. Plantings within the infiltration pond will provide a natural source of clarifying and filtering the run-off.

7. Describe how the preliminary plan meets the conditions laid out during the Concept Plan approval.

This project received a waiver of the Concept Plan Approval since the proposed building meets the intent of the original Plat documents with only minor changes.



Birdseye view from Northwest



View from Dental Office (South Elevation)

PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318

APPENDIX "A"
Natural Stone

VETTERSTONE - "PRAIRIE BLEND"

Type Of Limestone: Dolomitic (ASTM C568)

Classification Type/Density: II – Medium

Compressive Strength (Psi): ASTM C170 - 6,000

Modulus Of Rupture (Psi): ASTM C99 - 1,000

Flexural Strength (Psi): ASTM C880 – 700

Absorption By Weight (%): ASTM C97 - 4.00%

Density (lb/ft³): ASTM C97 – 153

Specific Gravity: ASTM C97 - 2.45

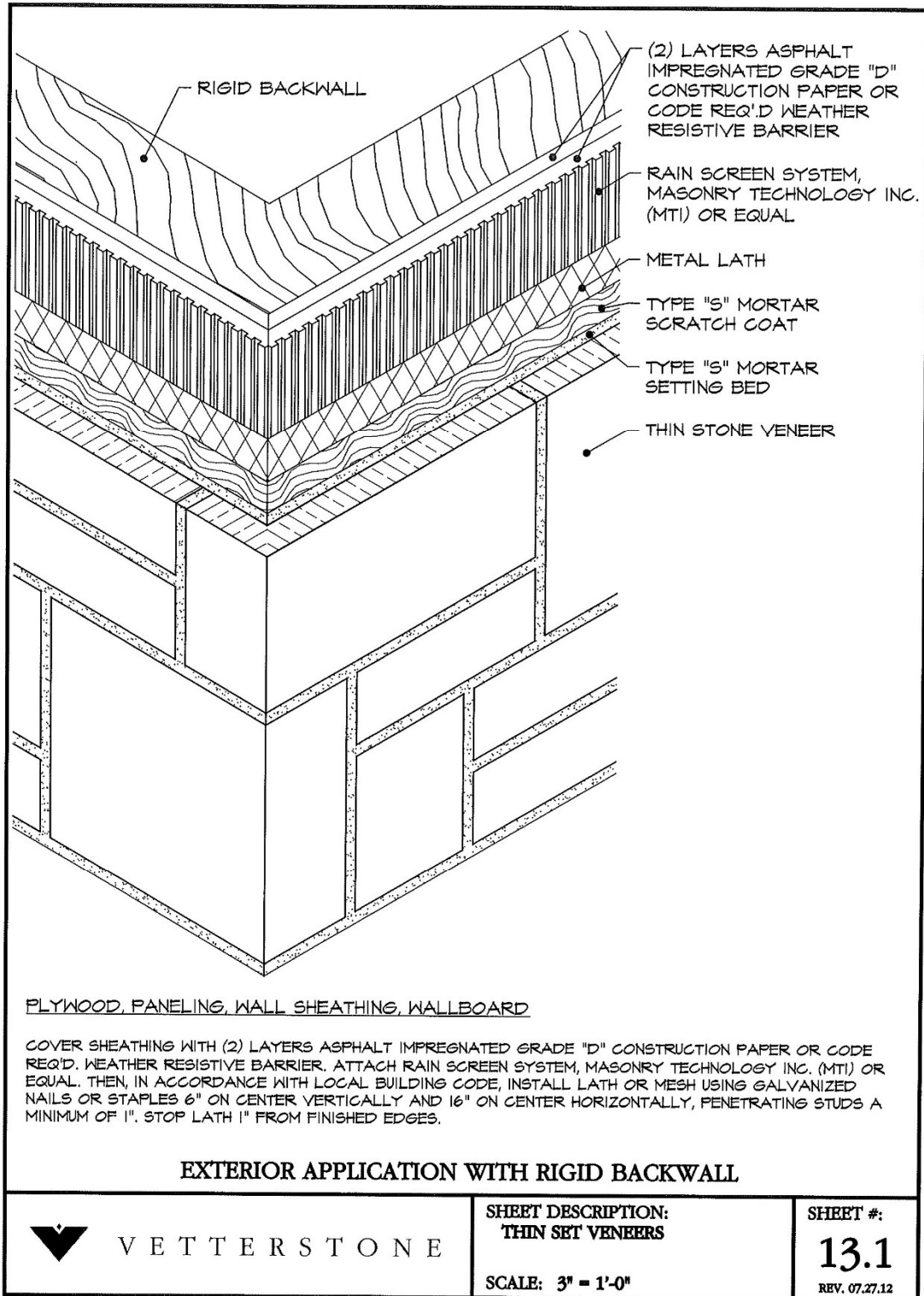
SEE PAGE 2 FOR TYPICAL DETAIL OF EXTERIOR WALL

October 22, 2019

Springline Architectural Studios, LLC
15088 65th Place N., Maple Grove, MN 55311
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Page 1 of 2

PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318



Springline Architectural Studios, LLC
15088 65th Place N., Maple Grove, MN 55311
Tel: (612) 963-5536

October 22, 2019

Page 2 of 2

PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318

APPENDIX "B"
STEEL SIDING

Specifications

1.1 STEEL-KORE STEEL SIDING

- A. Steel Siding: Steel-Kore Steel Siding fabricated from nominal No. 28 gauge, galvanized steel coil complying with ASTM A653, with both sides zinc-coated by the continuous hot dipped galvanizing method and finish system specified below. Product shall be formed at the factory with a nailing flange to interlock securely with successive courses.
 - 1. Tensile Strength: 50,000 psi (344.73 Mpa).
 - 2. Yield Strength: 35,000 psi (241.31 Mpa).
- B. Vertical Board and Batten:
 - a. Dimension: Batten width 2 inch (50 mm) with standard 12 inch (300 mm) panel width, 10 feet (3048 mm) long, 9/16 inch (14.28 mm) batten butt.

1.2 FINISHES

- A. Finish Preparation:
 - 1. Both sides chemically cleaned with alkaline cleaner.
 - a. Product: Henkel 8686 or equal.
 - 2. Dry in place chrome conversion applied to both sides.
 - a. Product: Henkel Bonderite 1402W or equal.
- B. ENTEX Finish System:
 - 1. Prime Coat: Akzo Nobel 60000 Universal corrosion resistant primer.
 - 2. Top Coat: Akzo Nobel CERAM-A-STAR 1050 with Azko Nobel Cool Chemistry Pigments, average film thickness 1.0 mil.
 - 3. HD Imaging: Akzo Nobel specialty formulated top coat finish.
 - 4. Back Coat: Kel Coatings waterbase coating.
 - 5. Back Coat: Polyester composition resisting backer coating.

1.3 WARRANTY

- A. Provide manufacturer's lifetime, non-prorated, transferrable warranty including:
 - 1. 50 years hail protection warranty.
 - 2. 35-year ENTEX Fade Protection, not to exceed 5 Delta E units.
- B. Provide installers 2-year installation warranty against water penetration and weather tightness.

PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318

Projects in Chaska using EDCO Steel

Crown of Glory Lutheran Church
1141 Cardinal Street
Chaska, MN 55318

Residence
982 Walnut Ct
Chaska, MN 55318

Representation of Product Proposed



October 22, 2019

Springline Architectural Studios, LLC
15088 65th Place N., Maple Grove, MN 55311
Tel: (612) 963-5536

Page 2 of 4

**PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318**

Projects in Twin Cities

Address	City	Zip	Product	Color	Profile
11520 Flintwood St NW	Coon Rapids	55448	Entex Siding	Canyon	Vertical 12"
1881 Brenner Ave.	Roseville	55113	Entex Siding	Classic Red	Vertical 12"
14790 Camero Ln	Rosemount	55069	Entex Siding	Classic Blue	Vertical 12"
9910 Manning Trail N	Scandia Township	55047	Entex Siding	Glacier White	Vertical 12"
2165 Kenwood ct	Maplewood	55117	Entex Siding	Desert Tone	Vertical 12"
11260 50th Street North	Lake Elmo	55042	Entex Siding	Desert Tone	Vertical 12"
14151 Territorial Road	Maple Grove	55369	Entex Siding	Classic Blue	Vertical 12"
14686 259th St.	Lindstrom	55045	Entex Siding	Cedarwood	Vertical 12"
4855 Meadow Ln	Shoreview	55126	Entex Siding	Glacier White	Vertical 12"
7635 Rau Mitchel Court NE	Sauk Rapids	56379	Entex Siding	Sandtone	Vertical 12"
5701 County 5	Eitzen	55931	Entex Siding	Timber	Vertical 12"
1018 Glendon Street North	Maplewood	55119	Entex Siding	T-Tone	Vertical 12"

Projects in Minnesota

Address	City	Product	Color	Profile
220 Cottonwood Drive	St. Charles	Vertical B&B	Classic Red	Vertical B&B
11717 240th Street	Silver Lake	Single 8" & Vertical B&B	Wickertone & Claytone	Single 8" & Vertical B&B
115 7th Street West	Chatfield	Single 8" & Vertical B&B	Col. White	Single 8" & Vertical B&B
44724 Highway 28	Morris	Single 6" & Vertical B&B	Canyon	Single 6" & Vertical B&B
215 Elton Hills Dr NW #19	Rochester	12" Vertical	Classic Red PVC	12" Vertical
1870 County Rd 5 NW	Annandale	12" Vertical	Rustic Brown PVC	12" Vertical
3585 County Road 6	Long Lake	Single 6" & 12" Vertical	Classic Red PVC	Single 6" & 12" Vertical
9325 276th St	Chisago City	Double 4" & 12" Vertical	Canyon & Sandtone Entex	Double 4" & 12" Vertical
10335 Mississippi Blvd NW	Coon Rapids	Single 6" & 12" Vertical	Canyon	Single 6" & 12" Vertical

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**PIONEER PROFESSIONAL BUILDING
2630 SHADOW LANE
CHASKA, MINNESOTA 55318**

10548 Louisiana Ave S	Bloomington	Single 8" & 12" Vertical	Mahogany HD	Single 8" & 12" Vertical
814 Lewis Avenue SW	Hutchinson	D4 & 12" Vertical	Heritage Blue & Colonial White	D4 & 12" Vertical
13736 Johnson St. NE	Ham Lake	Single 6" & 12" B&B	Wickertone Entex	Single 6" & 12" B&B
2616 Pillsbury Ave S.	Mpls	12"BB & D4	Classic Blue/Gl White	12"BB & D4
16002 Valley Dr. NW	Andover	6" & V12	Cedarwood Entex	6" & V12
102 NE 3rd Street	Grand Rapids	S6 & 12" B&B	Mahogany	S6 & 12" B&B
1420 8th Avenue NW	Rochester	S6 & 12" B&B	Glacier White	S6 & 12" B&B
846 Windermeyer Dr. NW	Oronoco	12" Vertical	Mahogany HD	12" Vertical

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October 22, 2019

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CERTIFICATE OF SURVEY

PREPARED FOR:
MARK EKLO

SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY WAYZATA, MN. 55391 (652) 776-6000
WWW.SATHRE.COM

ENGINEERS

SURVEYORS

PLANNERS

TWP.116 - RGE.23 - SEC.27

Project City: Chaska

Carver County

FILE NO.: 23605-011

Sheet 1 of 1

DESCRIPTION OF PROPERTY SURVEYED

Lot 2, Block 1, Shadow Wood Third Addition, according to the recorded plat thereof, Carver County, Minnesota.

Together with appurtenant easement(s) for driveway, access, ingress and egress purposes contained in Document No. 227371.

Together with appurtenant easement(s) for parking, driveway and access purposes contained in Document No. 227372. (Abstract Property)

STANDARD NOTES

1) Site Address: 2630 Shadow Lane, Chaska, MN

2) Flood Zone Information: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27019C0229D, effective date of 12/21/2018.

3) Parcel Area Information: Gross Area: 39,774s.f. ~ 0.913 acres

4) Benchmark: Elevations are based on MN/DOT Geodetic Station Name: 1013 BC which has an elevation of: 949.63 feet (NAVD88).

5) Zoning Information: The current Zoning for the subject property is PCD 09 (Planned Commercial Development) per the City of Chaskas zoning map. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

6) Utilities: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 191292031 for a list of utility operators in this area.

SURVEY LEGEND		
- CAST IRON MONUMENT - IRON PIPE MONUMENT SET - IRON PIPE MONUMENT FOUND - DRILL HOLE FOUND - CHISELED "X" MONUMENT SET - CHISELED "X" MONUMENT FOUND - REBAR MONUMENT FOUND - PK NAIL MONUMENT SET - PK NAIL MONUMENT FOUND - PK NAIL W/ ALUMINUM DISC - SURVEY CONTROL POINT - A/C UNIT - CABLE TV PEDESTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - ELECTRIC OUTLET - YARD LIGHT - LIGHT POLE - FIBER OPTIC MANHOLE - FIRE DEPT. HOOK UP - FLAG POLE - FUEL PUMP - FUEL TANK - PROPANE TANK - GAS METER - GAS VALVE - GAS MANHOLE - GENERATOR - GUARD POST - HAND HOLE - MAIL BOX	- PIEZOMETER - POWER POLE - GUY WIRE - ROOF DRAIN - LIFT STATION - SANITARY MANHOLE - SANITARY CLEANOUT - STORM MANHOLE - STORM DRAIN - CATCH BASIN - FLARED END SECTION - TREE CONIFEROUS - TREE DECIDUOUS - TREE CONIFEROUS REMOVED - TREE DECIDUOUS REMOVED - TELEPHONE MANHOLE - TELEPHONE PEDESTAL - UTILITY MANHOLE - UTILITY PEDESTAL - UTILITY VAULT - WATERMAIN MANHOLE - WATER METER - WATER SPIGOT - WELL - MONITORING WELL - CURB STOP - GATE VALVE - HYDRANT - IRRIGATION VALVE - POST INDICATOR VALVE - SIGN - SOIL BORING	- WOE: WALKOUT ELEVATION - FFE: FIRST FLOOR ELEVATION - GFE: GARAGE FLOOR ELEVATION - TOF: TOP OF FOUNDATION ELEV. - LOE: LOWEST OPENING ELEV. - CONCRETE - BITUMINOUS - BUILDING SETBACK LINE - CABLE TV - CONCRETE CURB - CONTOUR EXISTING - CONTOUR PROPOSED - GUARD RAIL - DRAIN TILE - ELECTRIC UNDERGROUND - FENCE - FIBER OPTIC UNDERGROUND - GAS UNDERGROUND - OVERHEAD UTILITY - TREE LINE - SANITARY SEWER - STORM SEWER - TELEPHONE UNDERGROUND - RETAINING WALL - UTILITY UNDERGROUND - WATERMAIN - TRAFFIC SIGNAL - RAILROAD TRACKS - RAILROAD SIGNAL - RAILROAD SWITCH - SATELLITE DISH - WETLAND BUFFER SIGN



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SW SHEETS		1	DLS	09/27/2019	Watershed District Comments	--				23605-001				
DRAWN BY		2	DLS	10/17/2019	City Comments	CHASKA, MINNESOTA								
DLS														
CHECKED BY														
DATE						7.A. Recommend Approval of the...								
Page 22 of 72														

Lot 2, Block 1, Shadow Wood Third Addition, according to the recorded plat thereof, Carver County, Minnesota.

Together with appurtenant easement(s) for driveway, access, ingress and egress purposes contained in Document No. 227371.

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(Abstract Property)

- 1) Site Address: 2630 Shadow Lane, Chaska, MN
- 2) Parcel Area Information: Gross Area: 39,774s.f. ~ 0.913 acres
- 3) Zoning Information: The current Zoning for the subject property is PCD 09 (Planned Commercial Development) per the City of Chaskas zoning map. The setback, height, and floor space area restrictions for said zoning designation are as follows:

We have not received the current zoning classification from the insurer.

- 4) Utilities: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 191292031 for a list of utility operators in this area.



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EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

ROCK ENTRANCE BERM

SILT FENCE

POST GRADING SILT FENCE

Bio

BIO-ROLL

ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

EROSION BLANKET

ROCK ENTRANCE BERM

SILT FENCE

POST GRADING SILT FENCE

BIO-ROLL

ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

EROSION BLANKET

Notes:

THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

Bioretention Installation Notes

1.) The City of Chaska Engineering Division is providing quality control and field verifications of the bioretention installations. Call the Dan Schmidt at 612-741-9830 to schedule a preconstruction meeting prior to any disturbance in the bioretention area. City of Chaska Engineering Division field verification is required prior to burying any work and/or installing any concrete, mulch and/or plant materials.

2.) The bioretention areas must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed bioretention areas.

3.) Bioretention practices shall not be excavated until the contributing drainage areas with exposed soils have been fully stabilized and bituminous base course installed on contributing pavement areas. The basin shall be left a minimum of 2 feet high and used as a temporary sediment basin until the site is fully paved and vegetated.

4.) Care must be taken to avoid contamination of engineered soils with sediment, in-situ or topsoil during and after installation. Materials must be segregated.

5.) Installation with dry soil conditions is critical to prevent smearing and compaction. Schedule work for periods of dry weather. Do not work if the soil conditions are wet. Excavation, soil placement and rapid stabilization of perimeter slopes with turf sod must be completed before the next precipitation event. Turf sod placed in flow paths shall be secured with at least 6 stakes per square yard. Place stakes along uphill seam edges to prevent undermining flows until sod roots establish.

6.) Do not leave infiltration areas and/or perimeter slopes exposed overnight. Secure the site from risk of precipitation damages at the end of every work day. In the event of rain, take action to divert stormwater away from the work area and temporarily cover all exposed soils with filter fabric or impermeable sheeting.

7.) Use backhoe with tooth bucket for cell excavation to avoid compacting or smearing of soils. (Do not use skid steer for excavation within the cell) Use tooth bucket to scarify (rip) underlying soils 6" to 9" deep to remove compaction. Gently mix the first lift of engineered soils with the loosened underlying soils to avoid stratification and promote permeability. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin. Leveling and final grading within the cell must be completed by hand.

8.) The side slopes of the bioretention cell shall be 3h:1v or flatter. Lawn edging shall be installed along the outside perimeter of the cell to physically defined the limits of the bioretention cell. Lawn edging shall be securely staked per manufacturers installation requirements of 5 ft O.C. whichever is greater.

9.) Replacement Engineered Soil shall be Minnesota Stormwater Manual 4.1.2 Mix B: Enhanced Filtration Blend (Well blended mixture of 80% ASTM C-33 Coarse Washed Sand (MnDOT 3126) and 20% MnDOT 3890 Grade 2 Leaf Litter Compost. The material supplier shall provide documentation that the compost has been sampled and tested as required by the Seal of Testing Assurance (STA) Program of the United States Composting Council (USCC) and a gradation sieve analysis for the washed sand.

10.) Perforated under-drains shall be slotted single wall HDPE with circular knit polymeric filament filter sock per ASTM D6707-01. MnDOT 3733 Type sewn seam non-woven fabric shall NOT be used.

11.) Install Temporary Blocks at Curb and Gutter Openings immediately following curb installation to protect cells from sediment and/or high flow damages. Do not allow water from pavement cleaning operations or runoff from exposed soils into the cell. The Engineering Division will remove the board and stakes after field observations determine the plantings are well established and the cell is ready to accept runoff.

12.) Installed sod and plantings require a total of 1" of water per week and active weed management until well established. Watering costs are considered incidental to sod and planting installation.

- GENERAL NOTES:**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPOES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF CHASKA DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 11. ALTHOUGH NO REATAINING WALLS ARE CURRENTLY PLANNED ON THIS SITE, ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT IF THEY ARE ADDED.
 12. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE. TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 16. CARE SHALL BE GIVEN TO PREVENT COMPACTION OF THE FILTRATION BASIN.

RESTORATION NOTES

RESTORATION - Under 1 acre.

A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.

B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.

C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.

D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECIFICATIONS.

E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.

F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.

G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.

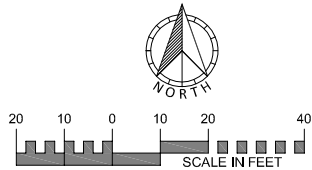
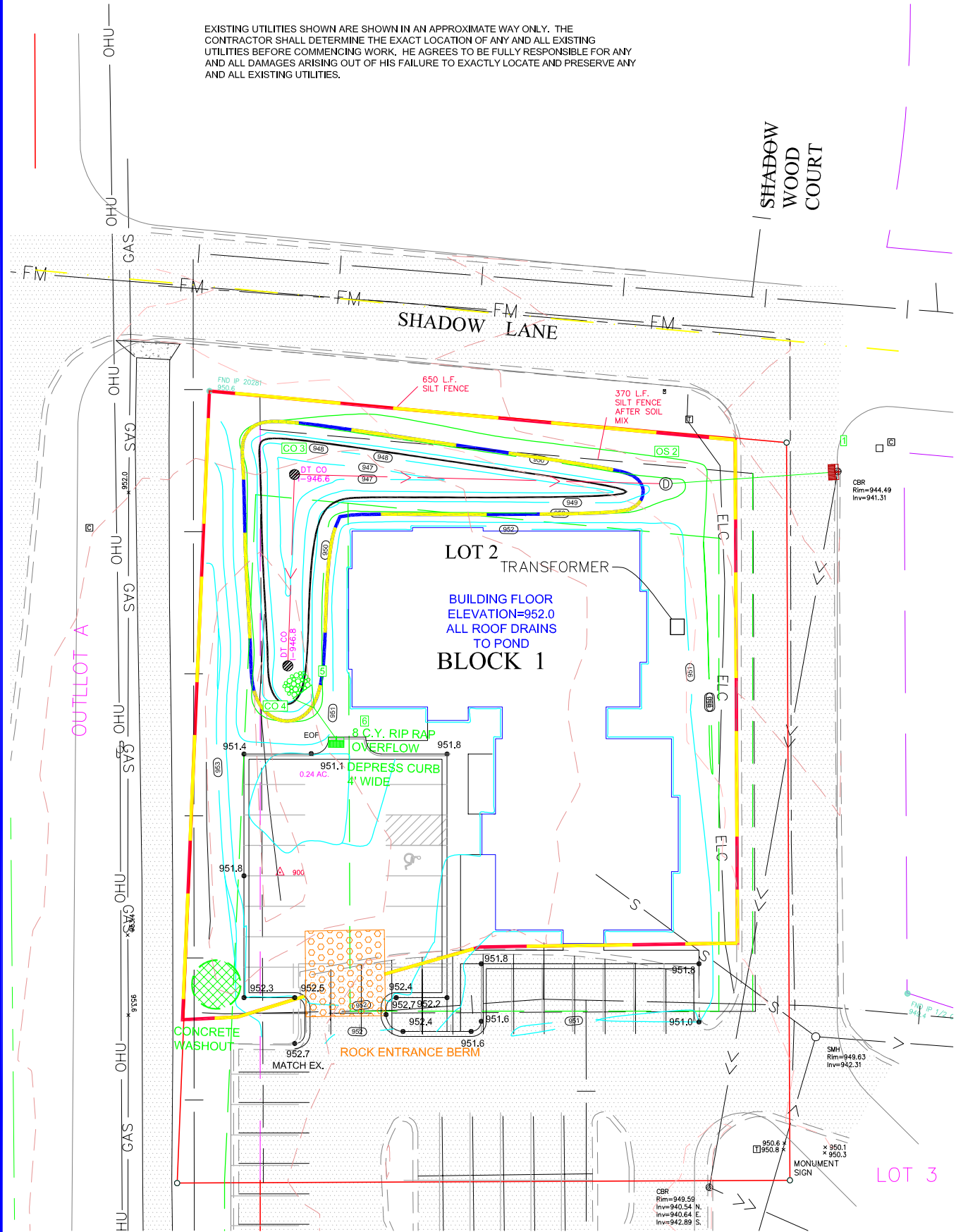
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.

I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

J. SILT FENCE, BEFORE GRADING - 650 LF
AFTER GRADING - 370 LF

K. WOODFIBER BLANKET - 0 SY
ON-SITE BMPs

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS ST-22 & ST-23 TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.



PREPARED BY

ENGINEER
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY
WAYZATA, MINNESOTA 55391

PHONE: (952) 476-6000
FAX: (952) 476-0104

CONTACT : DANIEL L. SCHMIDT, P.E.
EMAIL: SCHMIDT@SATHRE.COM

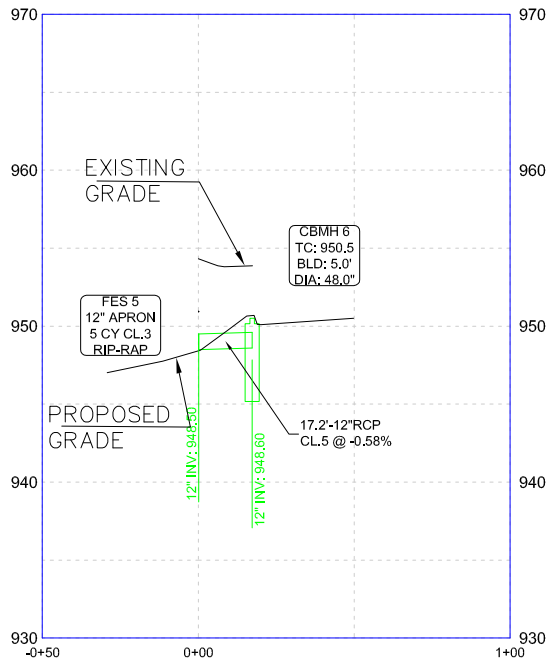
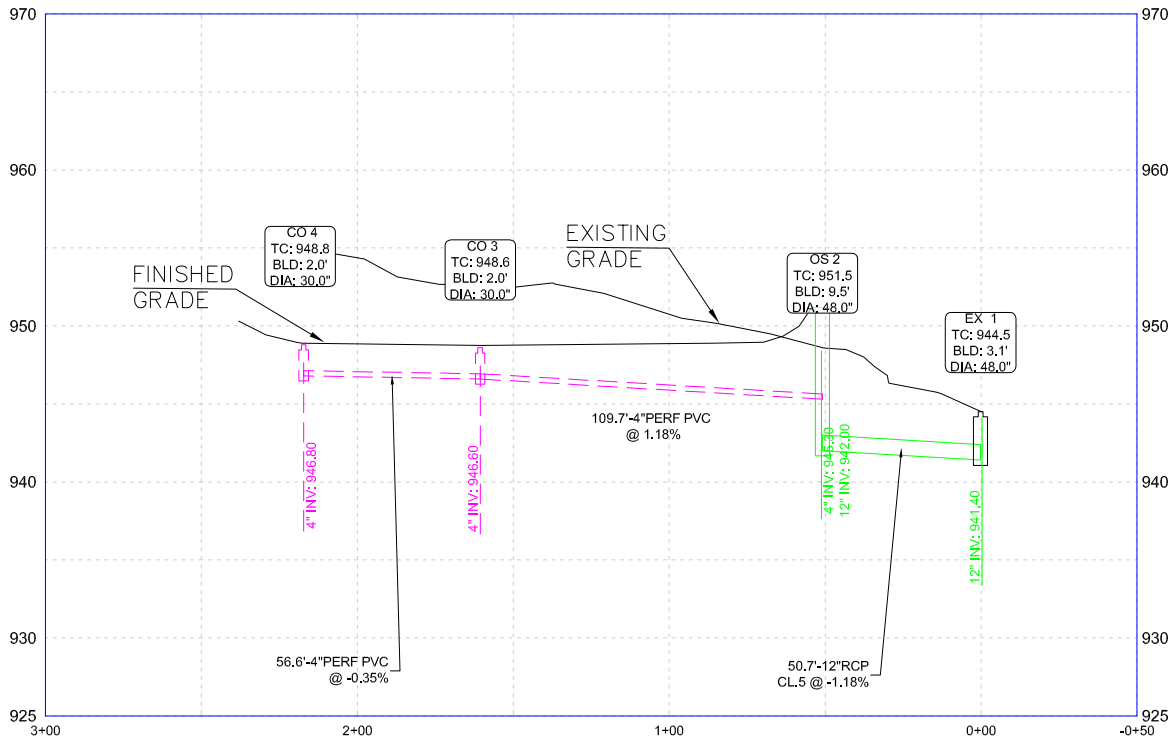
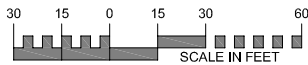
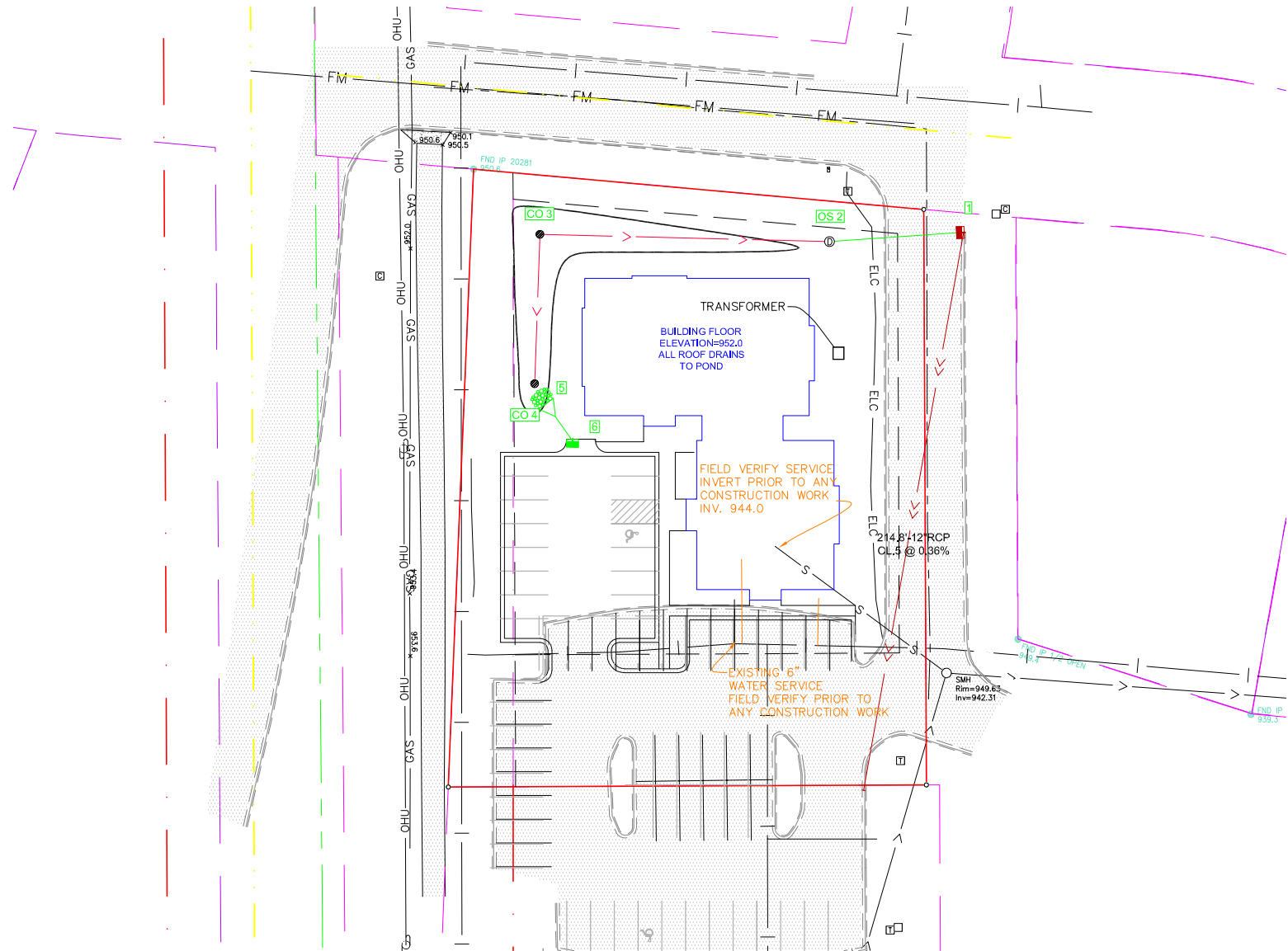
PREPARED FOR

DEVELOPER
Mark Eklo
3360 Bavaria Road
Chaska, MN 55318

CONTACT: Mark Eklo
Meklo@wr3.com
1-813-777-0015

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SW SHEETS	1	DLS	09/27/2019	Watershed District Comments								
DRAWN BY	2	DLS	10/17/2019	City Comments								
DLS												
CHECKED BY												
DATE												

7.A. Recommend Approval of the...



DRAWING NAME	NO.	BY	DATE	REVISIONS
SW SHEETS	1	DLS	09/27/2019	Watershed District Comments
DRAWN BY	2	DLS	10/17/2019	City Comments
DLS				
CHECKED BY				
DATE				

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Daniel L. Schmidt
Dan Schmidt, P.E.
Date: 08/20/2019 Lic. No. 26147



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
**CHASKA,
MINNESOTA**

UTILITY PLAN
LOT 2, BLOCK 1, SHADOW WOOD
MARK EKLO

FILE NO.
23605-001
1
1

7.A. Recommend Approval of the...



1 SITE PLANTINGS PLAN
P2 SCALE: 1/16" = 1'-0"

PLANTING REQUIREMENTS

GROSS BUILDING AREA = 7,930 SF
LOT PERIMETER = 805 LF
OVERSTORY TREES REQUIRED (GROSS AREA / 320)
7,930 SF / 320 =24.78 - ROUNDED = 25 OVERSTORY TREES
DISTRIBUTION OF OVERSTORY TREES
2.5" CALIPER = 70% X 25 = 17.5 ROUNDED = 17
3" CALIPER = 10% X 25 = 2.5 ROUNDED - 3
2.5" CALPER = 10% X 25 = 3 ROUNDED = 3
4" CALIPER = 10% X 25 = 2.5 ROUNDED = 3
UNDERSTORY TREE REQUIRED (25% OF OVERSTORY TREES)
25% X 25 = 6.25 ROUNDED = 6
SHRUBS REQUIRED (GREATER OF LOT PERIMETER / 30 - OR GROSS BLDG AREA / 300)
805 LF / 30 FT = 26.8 ROUNDED = 27
7,930 SF / 300 = 26.43 ROUNDED = 27

PLANTING SCHEDULE

OVERSTORY TREES (25 REQUIRED)				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CBS	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6 FT (2.5")	3
CGS	PICEA PUNGENS	COLORADO GREEN SPRUCE	6 FT (2.5")	3
SHL	GLEDITSIA TRIACANTOS	SKYLINE HONEY LOCUST	2 1/2"	4
RSC	MALUS RED SPLENDOR	RED SPLENDOR CRABAPPLE	2 1/2 "	6
RBC	BETULA NIGRA	RIVER BIRCH CLUMP	3"	3
GSL	TILIA CORADATA 'GREEN SPIRE'	GREEN SPIRE LINDEN	3 1/2"	3
SQM	ACEER PLATONOIDES	SIVER QUEEN MAPLE	4"	3

UNDERSTORY TREES (7 REQUIRED)				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
RTD	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	5 GAL	6
PWH	HYDRANGEA PANICULATA	PINKY WINKY HYDRANGAE	3 GAL	3

SHRUBS (27 REQUIRED)				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DSP	POTENTILLA FRUTICOSA	DAKOTA SUNSPOT	3 GAL	10
NB	PHYSOCARPUS	NINE BARK	5 GAL	2
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	3 GAL	9
BMO	PHILADELPHUS CORONARIS	BLIZZRD MOCK ORANGE	3 GAL	6

PERRENIALS (NO REQUIREMENT)				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DSP	HOSTA ALBO MARGINATA	VARIEGATED HOSTA	1 GAL	TBD
BOG	HELICTOTRICHON	BLUE OAT GRASS	1 GAL	TBD
PCF	ECHINACEA PURPUREA	PURPLE CONE FLOWERS	1 GAL	TBD
BMO	PHILADELPHUS CORONARIS	BLIZZRD MOCK ORANGE	3 GAL	6

SHEET:
P2

CERTIFICATION:
I HEREBY CERTIFY THAT
THIS PLAN, SPECIFICATION OR REPORT
WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND
I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA.
THESE DRAWINGS AND PROJECT SPECIFICATIONS ARE COMPLETE.
I HAVE REVIEWED AND APPROVED THIS PROJECT FOR THE BUILDING CODES.
SIGNED: _____ DATE: _____
PAUL L. SNODER, AIA LICENSE NO.: 14813

ISSUED:
OCT. 22, 2019

REVISED:
_____/____/____

SHEET TITLE:
**LANDSCAPING PLAN &
PLANTING SCHEDULE**

SCALE: AS NOTED

PROJECT:
Pioneer Professional Building
2630 Shadow Lane
Chaska, Minnesota 55318

PROJ. NO.: 19002

Springline
ARCHITECTURAL
Studios, LLC

7.A. Recommend Approval of the...

Packet Page 53 of 128

Page 27 of 72

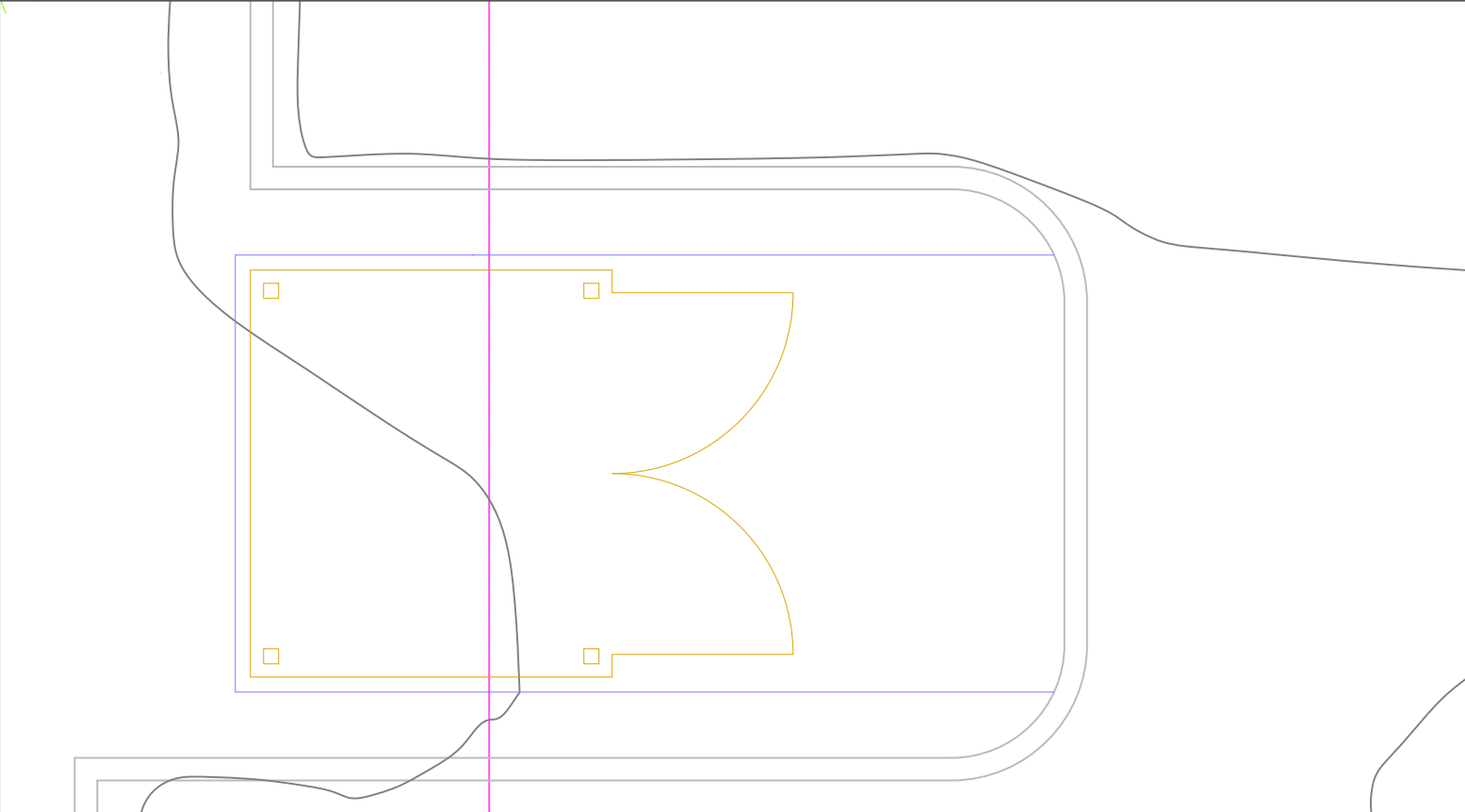


1
P3 SITE IRRIGATION PLAN
SCALE: 1/16" = 1'- 0"

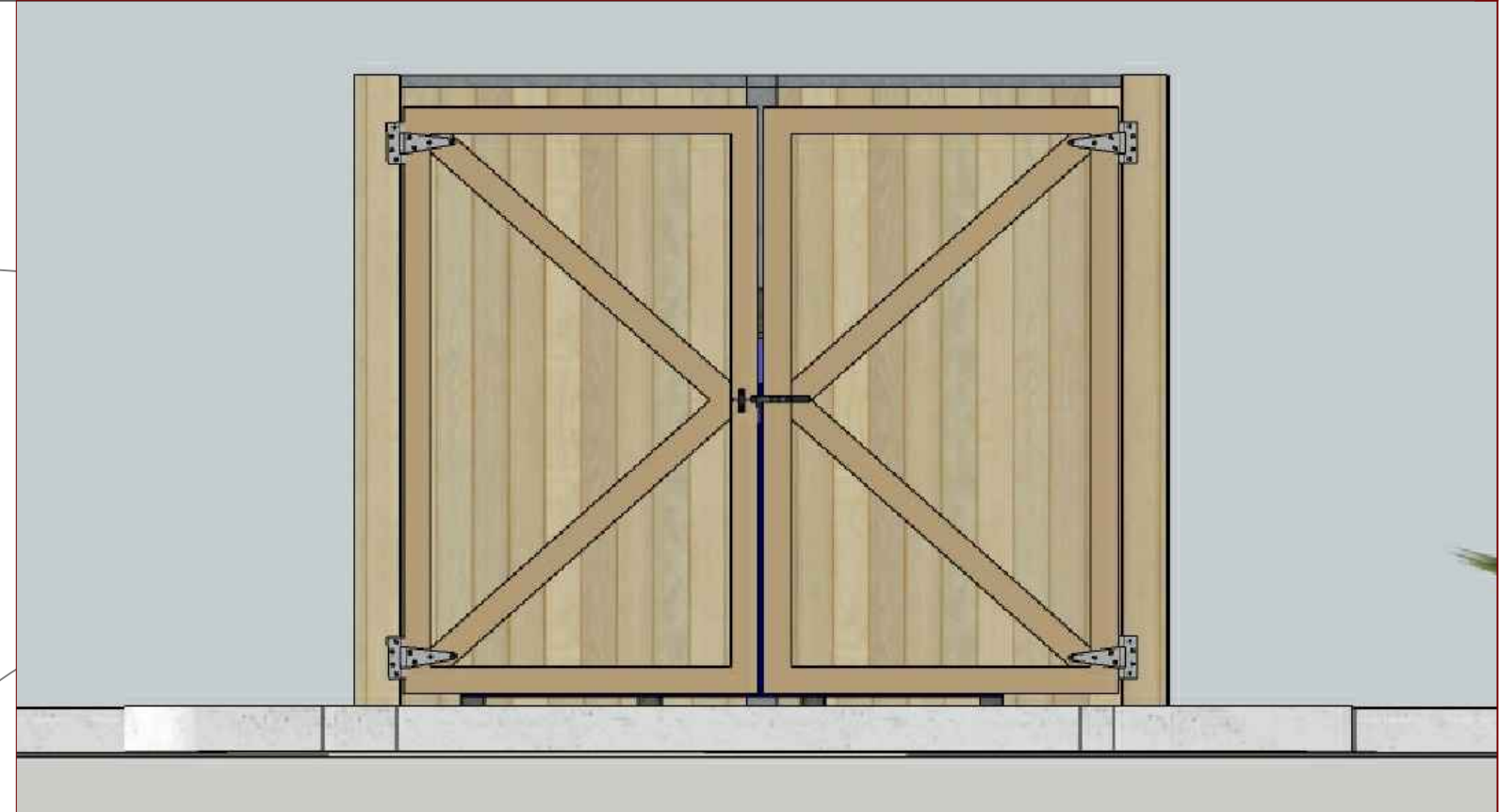
NOTE: IRRIGATION LAYOUT IS PRELIMINARY AN MAY BE AFFECTED BY REQUIREMENTS OF THE RPBCWD PERMIT. ZONES, VALVES AND CONTROLS TO BE DESIGNED BY MANUFACTURE CERTIFIED DESIGN-BUILD CONTRACTOR

LEGEND

- FLOOD BUBBLER: 0 - 2 FT RADIUS USED AT PLANTING AREAS TO AVOID SPLASH ONTO BLDG
- POP-UP FIXED SPRAY SPRINKLER: 5' TO 17 FT RADIUS. USED USED AT SMALL LAWN AREAS AND AROUND SITE FEATURES
- POP-UP SINGLE STREAM SPRINKLER: 34 - 48 FT RADIUS. USED AT MEDIUM TO LARGE LAWN AREAS



2
P3 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"= 1'- 0"



3
P3 SITE IRRIGATION PLAN
SCALE: 1/2" = 1'- 0"

Springline
ARCHITECTURAL
Studios, LLC

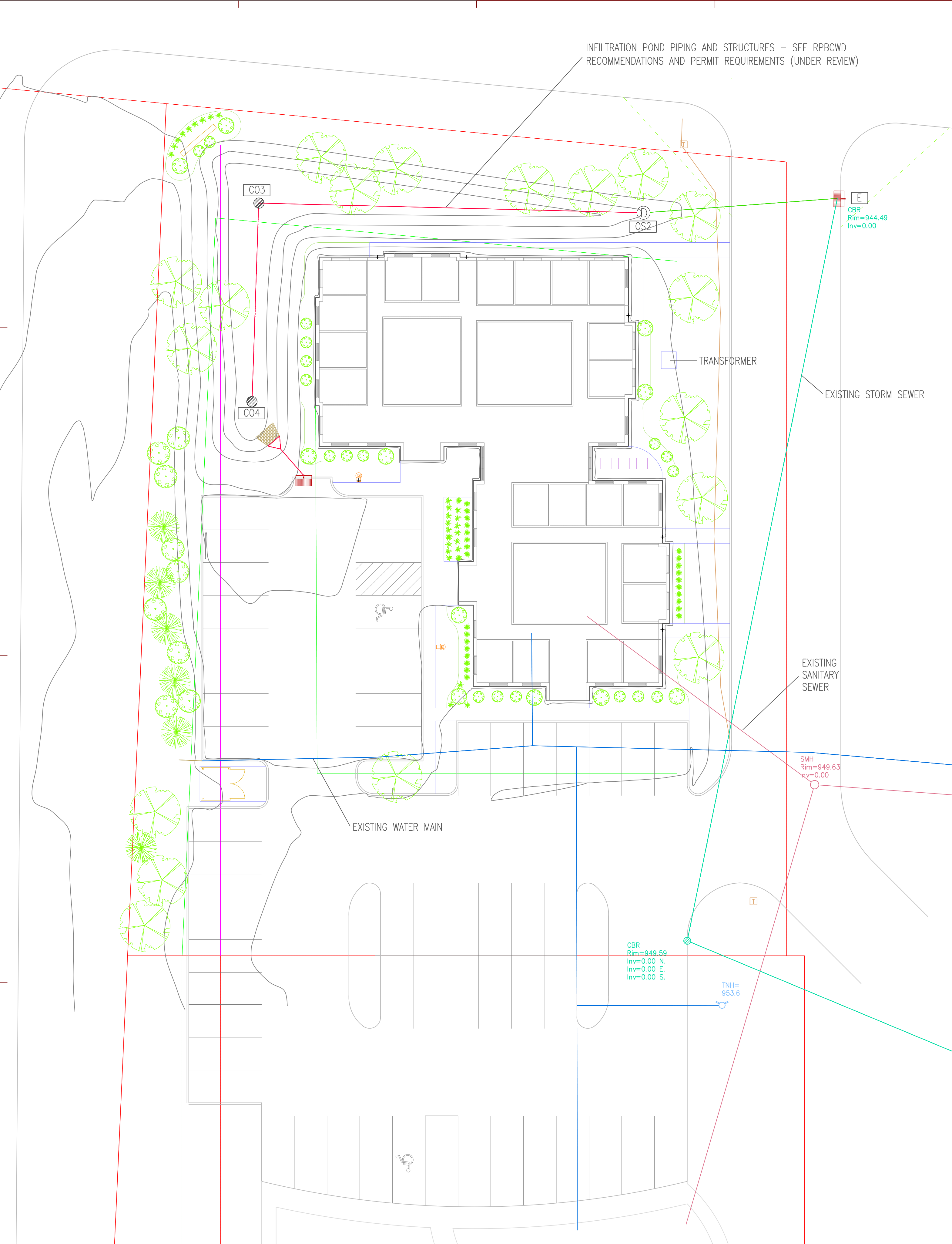
PROJECT: Pioneer Professional Building
2630 Shadow Lane
Chaska, Minnesota 55318
PROJ. NO.: 19002

SHEET TITLE:
**PRELIMINARY
IRRIGATION PLAN**
SCALE: AS NOTED

ISSUED:
OCT. 22, 2019
REVISED:
//_

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA. TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS AND PROJECT SPECIFICATIONS ARE COMPLETE, CORRECT AND COMPLY WITH IBC AND MINNESOTA BUILDING CODES.
PAUL L. SNYDER AIA LICENSE NO.: 14813

SHEET:
P3



1
P5

SITE OVERLAY PLAN

SCALE: 1/16" = 1' - 0"

PROJECT: Pioneer Professional Building
2630 Shadow Lane
Chaska, Minnesota 55318
PROJ. NO.: 19002

SHEET TITLE: Overlay Plan

ISSUED: OCT. 22, 2019

REVISED:

SHEET: P4

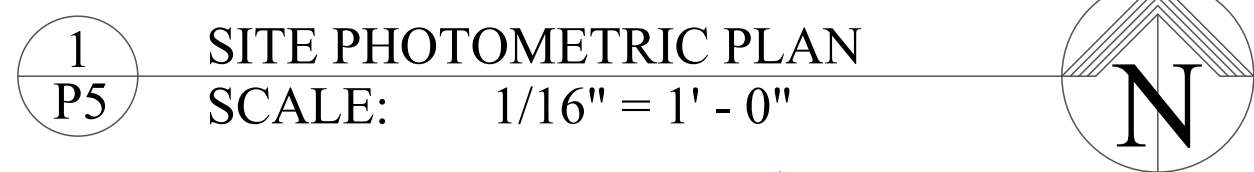
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PAUL L. SNYDER, P.E. LICENSE NO.: 14813

7.A. Recommend Approval of the...

Page 29 of 72

Packet Page 55 of 128



F1 - LED AREA LIGHT - 4,600 LUMENS ASYMETRIC WIDE OPTICAL PATTERN MT TO 15 FT SQUARE ALUM POLE
(GE EVOLVE AREA LIGHT N SERIES - EANB, OR EQUAL)

F2 - LED WALL PACK - 4,000 LUMENS ASYMMETRIC FORWARD OPTICAL PATTERN WALL MT AT 10 FT
(GE EVOLVE L-SERIES WALL PACK - EWLS, OR EQUAL)

F3 - LED AREA WALL/ FLOOD - 1,424 LUMENS WALL MT AT 13 FT
(GE SLING SERIES - SG1, OR EQUAL)

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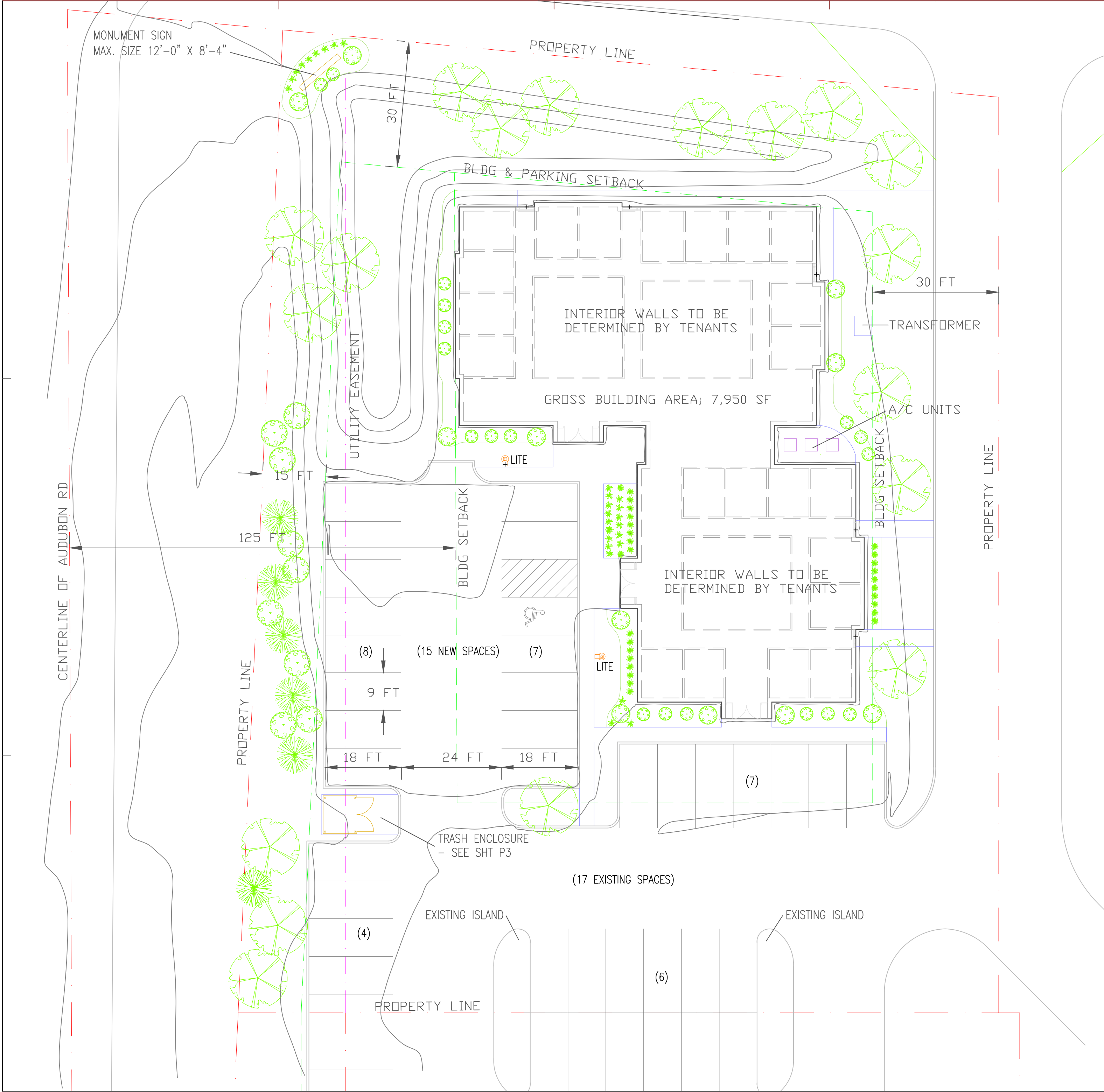
REVISÉ:

OCT. 22, 2019

SCALE: AS NOTED

PROJECT: Pioneer Professional Building
2630 Shadow Lane
Chaska, Minnesota 55318
PROJ NO.: 19002

Springline
ARCHITECTURAL
Studios, LLC



1 SITE PLAN
P2 SCALE: 1/16" = 1' - 0"

CHASKA ZONING ORDINANCE COMPLIANCE NOTES –ORDINANCE NO. 605

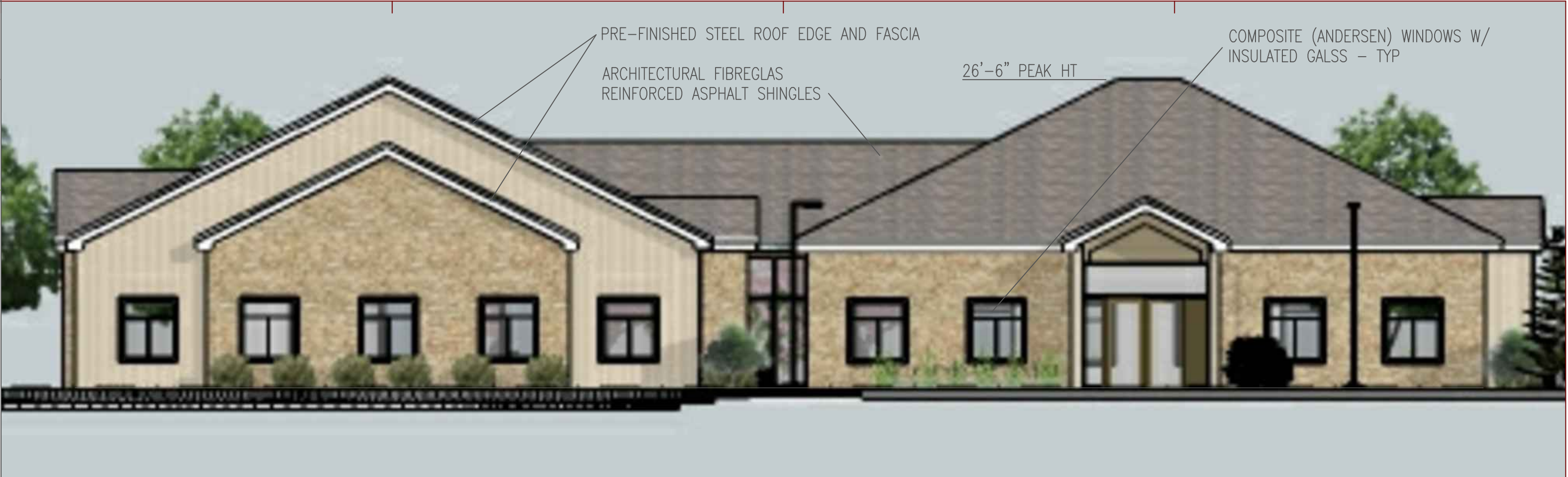
1. ZONED: PCD-9 PLANNED COMMERCIAL DEVELOPMENT DISTRICT NUMBER 9 – SHADOW WOOD THIRD ADDITION.
2. PERMITTED USES: PROFESSIONAL SERVICES (EXCLUDING: RETAIL BANKING, INSURANCE, REAL ESTATE, ARCHITECTURE AND SIMILAR PROFESSIONAL SERVICES), STATE LICENSED COMMERCIAL DAYCARE FACILITIES AND CUSTOMARY ACCESSORY USES INCIDENTAL TO FOREGOING PRINCIPAL USES.
3. MAXIMUM BUILDING COVERAGE: 20% OF GROSS LOT AREA.
LOT 2 AREA = 39,778 SF X 20% = 7,952 SF ALLOWABLE BUILDING FOOTPRINT
PROPOSED BUILDING FOOTPRINT = 7,950 SF
4. OFF STREET PARKING REQUIREMENT: 1 PARKING SPACE PER 250 SF OF GROSS FLOOR AREA
7,950 SF ÷ 250 = 31.8 – ROUNDED = 32
PARKING SPACES SHOWN – EXISTING TO REMAIN: 17 NEW: 15 (INCL. 1 HDPC) = 32
5. SETBACK REQUIREMENTS:
BUILDING SETBACKS:
WEST: 125 FT FROM CENTERLINE OF AUDUBON RD
SOUTH: 20 FT FROM INTERNAL NON-RESIDENTIAL PROPERTY LINE
EAST: 30 FT FROM ADJACENT RESIDENTIAL PROPERTY LINE
NORTH: 30 FT FROM SHADOW LANE RIGHT OF WAY
PARKING DRIVEWAY SETBACK
WEST: 15 FT FROM AUDUBON RD RIGHT OF WAY
SOUTH: 0 FT (ADJOINING/ ADJACENT PARKING LOT)
EAST: 20 FT
NORTH: 30 FT FROM SHADOW LANE RIGHT OF WAY

CLASS OF MATERIALS

MATERIAL	CLASS	SQ. FT.	%
NATURAL STONE (1)	1	2,205 SF	38%
STEEL SIDING (2)	1	2,279 SF	36%
WINDOWS - GLASS / COMPOSITE	1	833 SF	14%
STOREFRONT - ALUM / GLASS	1	459 SF	8%
PEDIMENTS ABOVE ENTRIES (3)	2	94 SF	2%
TOTALS		5,792 SF	99%

NOTES

1. NATURAL STONE: SPLIT FACE NATURAL STONE ON TYPE 'S' MORTAR SETTING BED, TYPE 'S' MORTAR SCRATCH COAT, METAL LATHE AND DRAINAGE MAT – SEE NARRATIVE APPENDIX
2. STEEL SIDING: 28 GA G60 GALVANIZED STEEL W/ ENTEX 1 MIL FINISH OVER HENKEL BONDRITE 1402W BOTH SIDES – SEE NARRATIVE APPENDIX
3. PEDIMENT: CEMENTICIOUS BOARD – PAINTED



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



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



EAST ELEVATION SCALE: 1" = 8'-0"



NORTH ELEVATION SCALE: 1" = 8'-0"

SHEET: P1

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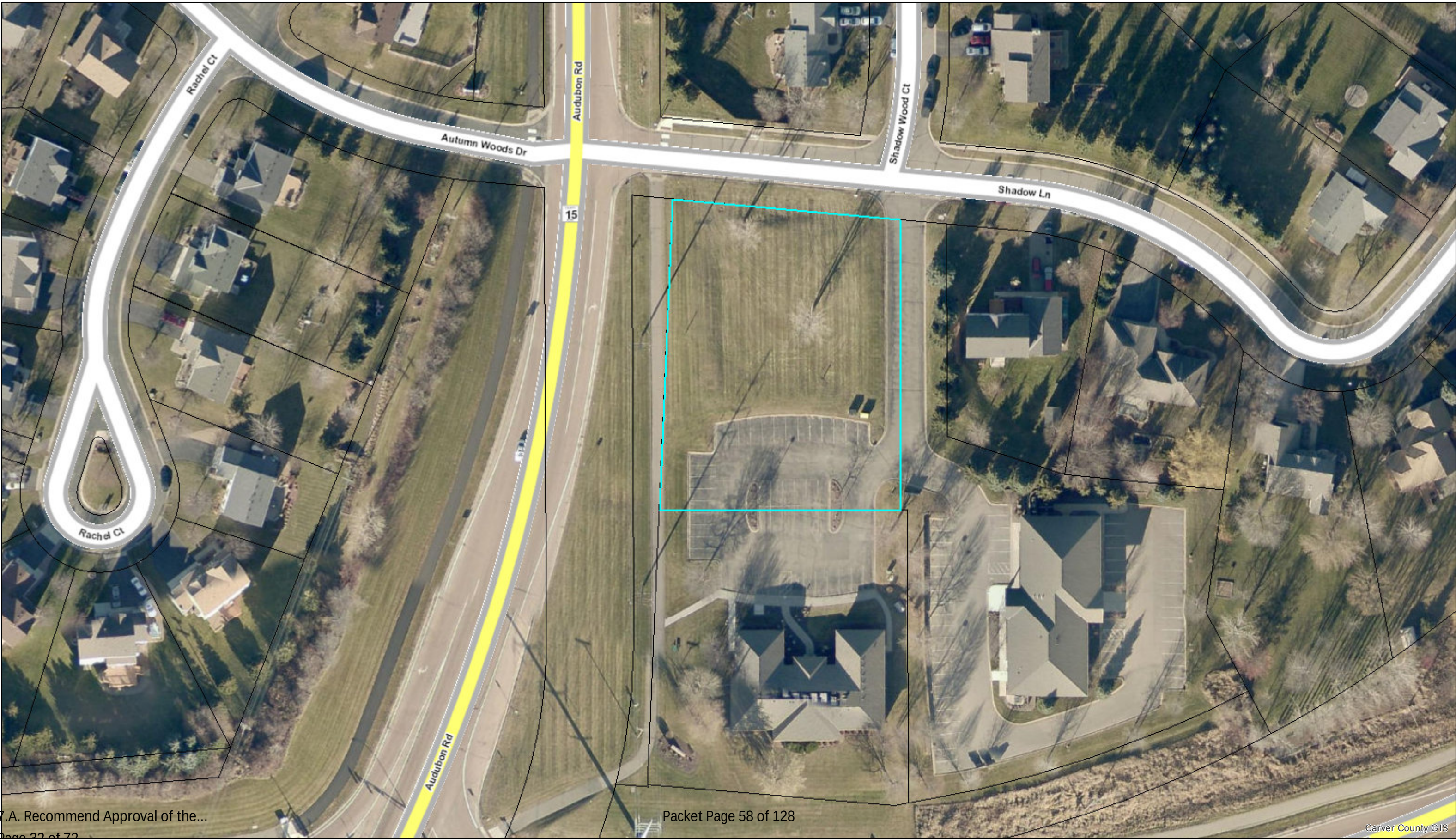
ISSUED: OCT. 22, 2019
REVISED: J/J

SHEET TITLE: BUILDING PLAN & ELEVATIONS
SCALE: AS NOTED

PROJ. NO.: 19002

PROJECT: Pioneer Professional Building
2630 Shadow Lane
Chaska, Minnesota 55318

Springline Studios, LLC
ARCHITECTURAL





- ALERA LIGHTING
- ARCHITECTURAL AREA LIGHTING
- BEACON PRODUCTS
- COLUMBIA LIGHTING
- COMPASS
- DUAL-LITE
- HUBBELL CONTROL SOLUTIONS
- HUBBELL INDUSTRIAL LIGHTING
- HUBBELL OUTDOOR LIGHTING
- KIM LIGHTING
- KURT VERSEN
- LITECONTROL
- PRESCOLITE
- WHITEWAY



701 Millennium Blvd. Greenville, SC 29607
Tel 864.678.1000
www.hubbelloutdoor.com

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Please refer to online specifications for most up-to-date content as specifications are subject to change without notice.
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



SLING SERIES





SUPERIOR DESIGN

The sleek luminaire is available in two housing sizes and a variety of outputs. The slender angled shape provides both function and form. The fins maximize heat dissipation keeping the LEDs and other electronics cool while complementing the vertical design. Soft curves are tightly sealed keeping out water and dust featuring an IP65 rating.

OPTIMAL PERFORMANCE

Sling LED wall fixtures offer strong photometric performance that is highly efficient with up to 113 LPW. The LED's are angled to maximize the forward and outward coverage which allows for wider spacing and less fixtures. A comfort lens option is available to provide glare control and "soften" the light if necessary. It is the perfect solution for both low or high mounting applications providing excellent uniformity for accent, security or general flood lighting applications.



MAXIMUM VERSATILITY

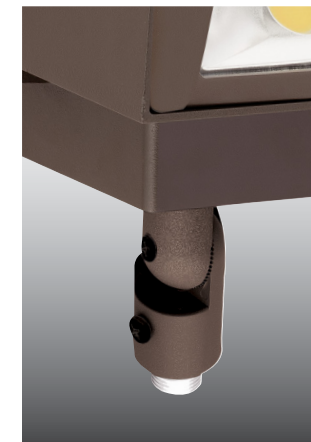
A wide variety of options, controls, mounting configurations, lumen outputs, CCT's and paint finishes gives the Sling tremendous versatility. Options include high voltage (347/480V), comfort lens, photocell, occupancy sensor, SiteSync™ wireless programmable controls and battery backup capabilities. The Sling is capable of inverted or "up" mounting as well as yoke and knuckle flood mounting utilizing accessories. It is available in six lumen outputs and three color temperatures (3000/4000/5000K). Five standard finishes allow this luminaire to match a variety of color schemes and blend into the environment. Whatever your design requirements, Sling is the selection.



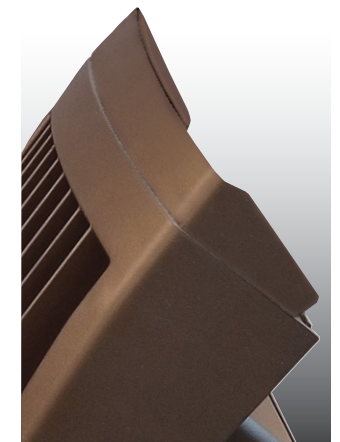
WALL MOUNT



YOKE MOUNT



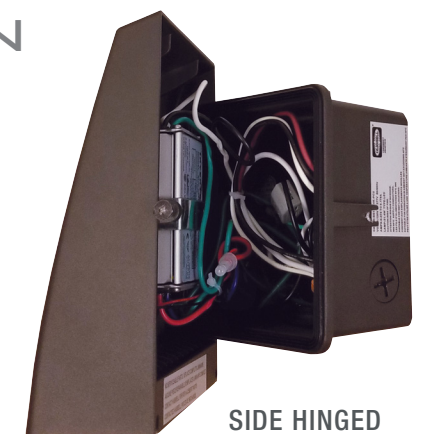
KNUCKLE MOUNT



VISOR

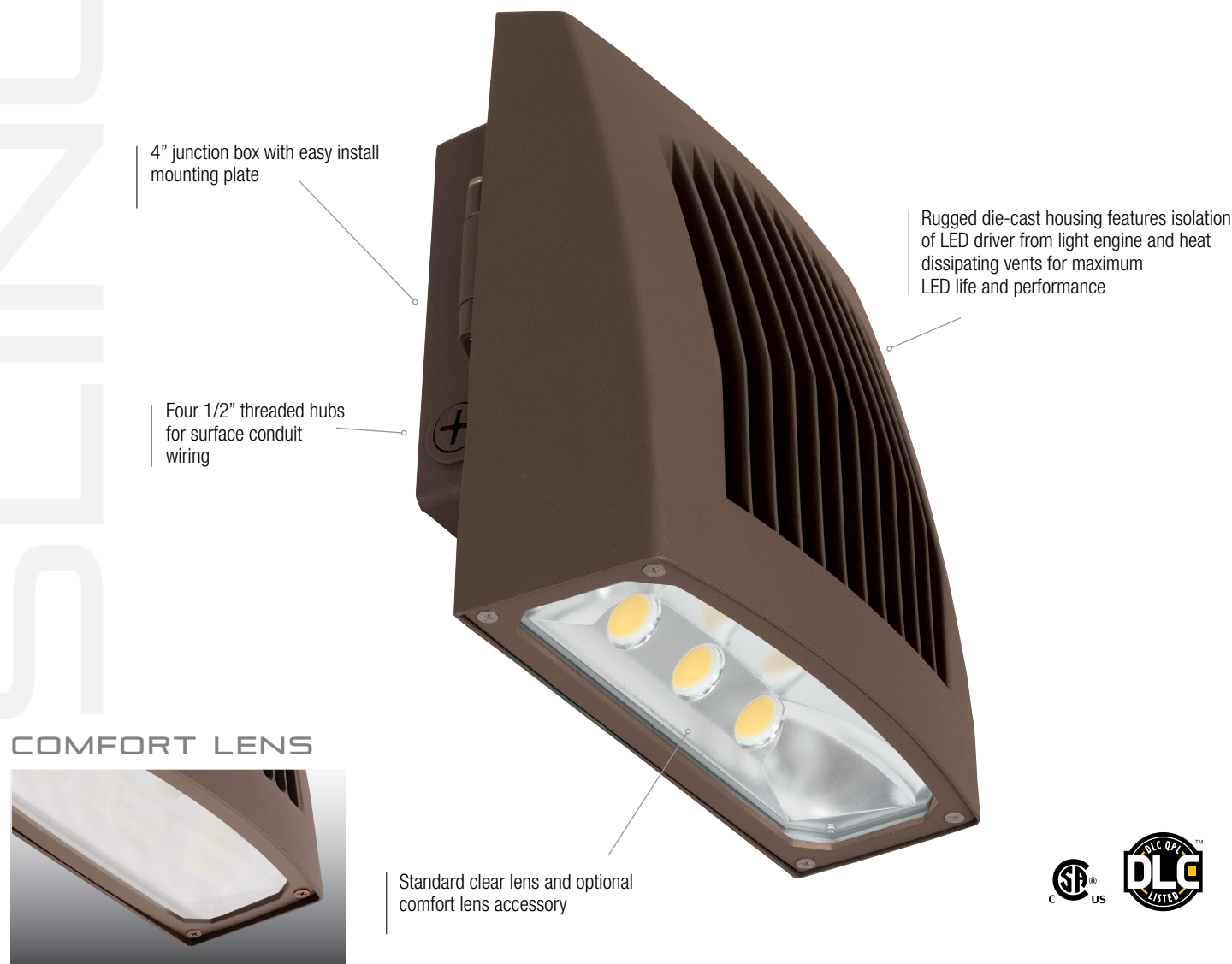
EFFORTLESS INSTALLATION

Lightweight design paired with a compact size makes Sling easy to handle. It offers a side swinging hinge freeing up both hands making wire connections simple. The side movement minimizes the chance of damaging lenses or causing injury common with drop down designs. The yoke flood accessories include 3' of SO cord which ensures the installer does not come up short. The simple installation design saves time and labor reducing total costs.



SIDE HINGED

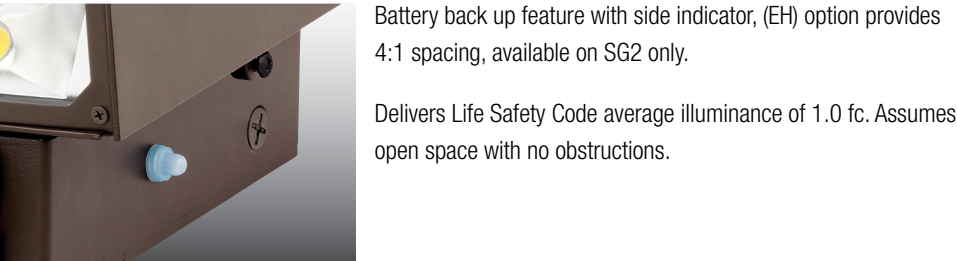
VERSATILE DESIGN & CONTROL



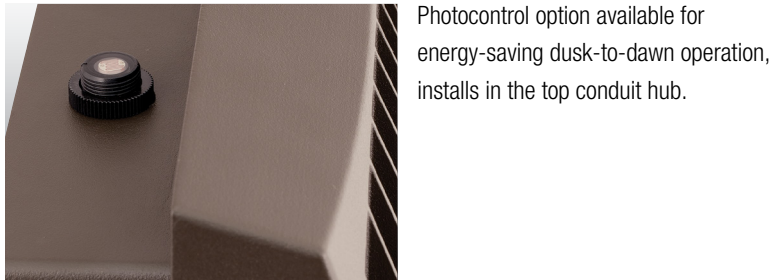
WIRELESS+SENSORS



EMERGENCY EGRESS

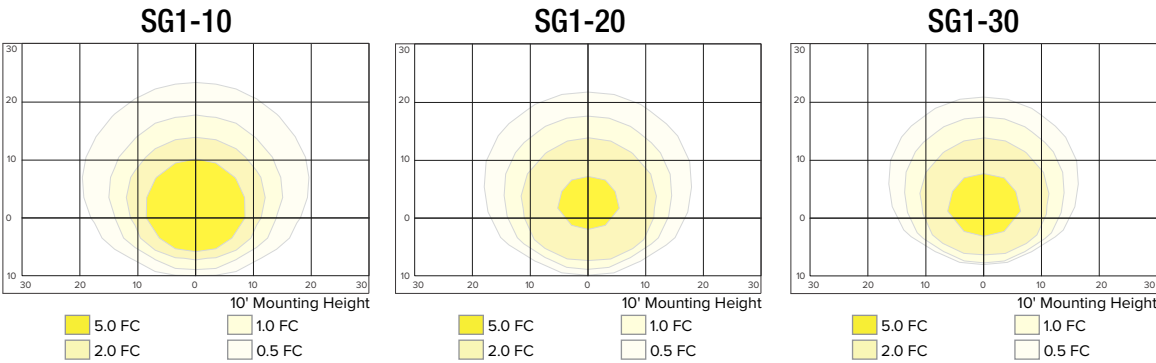


PHOTOCONTROL

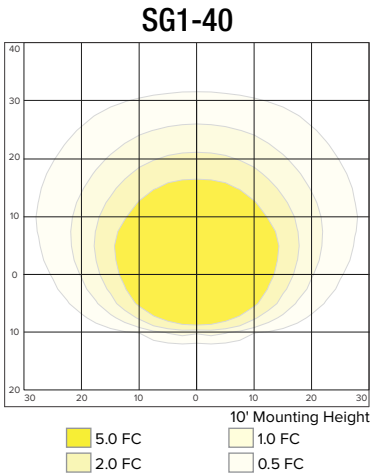


VERSATILE SIZE & PERFORMANCE

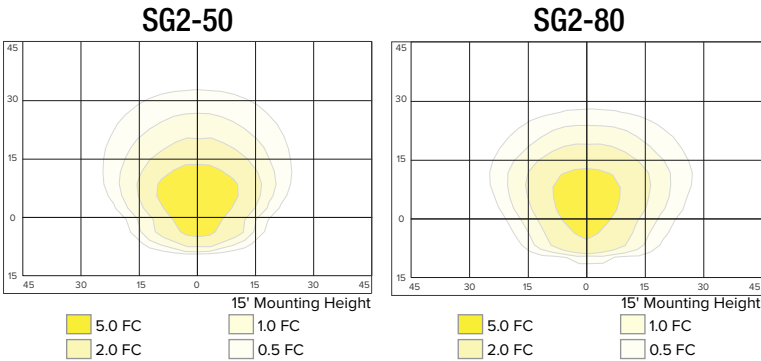
SG1



Catalog Number	Equivalency		Distribution	CCT	Voltage	Mounting Height
	MH	HPS				
SG1-10-PCU	75W	75W	IV	5000K	120-277V	8-12ft
SG1-10-4K-PCU	75W	75W		4000K		
SG1-20-PCU	100W	100W		5000K		
SG1-20-4K-PCU	100W	100W		4000K		10-15ft
SG1-30-PCU	150W	150W		5000K		
SG1-30-4K-PCU	150W	150W		4000K		
SG1-40-PCU	150W	150W		5000K		10-15ft
SG1-40-4K-PCU	150W	150W		4000K		



SG2



Catalog Number	Equivalency		Distribution	CCT	Voltage	Mounting Height
	MH	HPS				
SG2-50-PCU	175W	175W	IV	5000K	120-277V	12-18ft
SG2-50-4K-PCU	175W	175W		4000K		15-25ft+
SG2-80-PC-PCU	250W	250W		5000K		
SG2-80-4K-PCU	250W	250W		4000K		

ORDERING

STOCK VERSIONS

Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)		
SG1-10-PCU	5000K/70	11w	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2)		
SG1-10-4K-PCU	4000K/70					1424	129			
SG1-20-PCU	5000K/70	21w				2263	108			
SG1-20-4K-PCU	4000K/70					2310	110			
SG1-30-PCU	5000K/70	29w	10-15ft			3270	113			
SG1-30-4K-PCU	4000K/70					3060	105			
SG1-40-PCU	5000K/70	38w				4008	105			
SG1-40-4K-PCU	4000K/70					4070	106			
SG2-50-PCU	5000K/70	51w	12-18ft	120-277V	Dark Bronze	5548	110	11 (5)		
SG2-50-4K-PCU	4000K/70		15-25ft			5526	109			
SG2-80-PCU	5000K/70	80w				8061	101			
SG2-80-4K-PCU	4000K/70					8079	101			

CONFIGURABLE

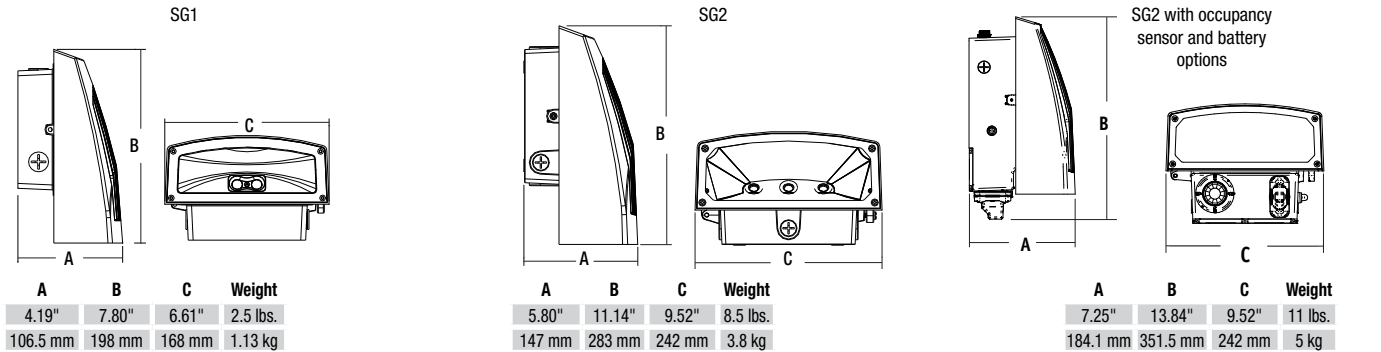
FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FINISH	CONTROL OPTIONS	OPTIONS
SG1-10 Size 1, 10w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens
SG1-20 Size 1, 20w	4K7 4000K, 70 CRI		120' 120V	BL Textured Black	SCP ^{1,2,3} Sensor Control, Programmable	E ^{1,2} Battery 0°C
SG1-30 Size 1, 30w	5K7 5000K, 70 CRI		277' 277V	WH Textured White	SWP ^{1,2} SiteSync, Precommission	EH ^{1,2} Battery w/ heater -20°C
SG1-30 Size 1, 30w			UHV ¹ 347V-480V	GYS Smooth Gray	SWPM ^{1,2} SitySync, Precommission, Motion	
SG2-50 Size 2, 50w				PS Smooth Plat. Silver	Specify MTG HT for SC & SWPM	
SG2-80 Size 2, 80w				CC Custom Color	8F Up to 8'	
					20F Up to 20'	

¹ Available in SG2 only, UHV available in SG2-50 only
² Sensor controls can not be used with flood accessory kit or for inverted/up mounting, 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
³ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming or on/off with automatic daylight calibration and different time delay settings, 120-277V only, PCU option not applicable

FINISH OPTIONS



DIMENSIONS



Evolve™ LED Area Light

N Series (EANB)



current
powered by GE

Product Features

The next generation of the GE Evolve™ LED Area Light is an exciting solution to efficiently illuminate site and area applications. The smaller-form design of the EANB fixture provides superior illuminance at impressive site ROIs. The exclusive optical ring design effectively directs the light and produces impressive vertical illuminance and glare control. Additionally, the Evolve LED Area Light provides significant operating cost benefits over the life of each fixture with reduced energy consumption and a long rated life that virtually eliminates ongoing maintenance expenses.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Obtain a truly optimized and efficient parking space with dimming and occupancy sensing features.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration level per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EANB	L98	L95	L90

NOTES: 1) Projected Lxx based on LM-80 (10,000 hour testing).
2) DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

LUMEN AMBIENT TEMPERATURE FACTORS:	
AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97



DLC Standard qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.

Ratings

- UL/cUL listed, suitable for wet locations.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C.
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction requirements of RoHS.



Mounting

Option A

- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B

- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Option D

- 10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

Ordering Number Logic

Evolve™ LED Area Light N Series (EANB)



E A N B **7**

PROD. ID	PHOTOMETRIC SERIES	VOLTAGE	OPTICAL CODE	CRI	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area Light N = Housing Series	B = Photometric Series "B"	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480V*		7 = 70 (min)	30 = 3000K° 40 = 4000K 50 = 5000K °Select 3000K CCT for IDA Approved units	1 = None A = ANSI C136.41 7-pin PE Receptacle # D = ANSI C136.41 7-pin PE Receptacle with Shorting Cap # # Order Dimming/Control PE as a separate item. See accessories section of this datasheet for ordering information.	A = 10" Arm for Square Pole, supplied with leads B = 10" Arm for Round Pole, supplied with leads C = EXT Slipfitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for Round or Square poles, supplied with leads and additional hardware	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	D = External Dimming Leads Provided (0-10Volt Input) F = Fusing L = Tool less entry R = 10kV Enhanced Surge Protection H = Motion Sensor *# U = DALI Dimming+^ XXX = Special Options * May only be selected in conjunction with A, B or D Mounting Arm. # R & H options cannot be purchased together. + Compatible with LightGrid 2.0 nodes. ^ Not compatible at 347-480V, with A-level optical code, or with motion sensor control.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATING		IES FILE NUMBER		
			3000K	4000K & 5000K		120-277V	347-480V	3000K B-U-G	4000K & 5000K B-U-G	3000K	4000K	5000K
TYPE IV	A4	Asymmetric Forward	4,000	4,300		44		B1-U0-G1	B1-U0-G1	EANB_A4730__IES	EANB_A4740__IES	EANB_A4750__IES
	B4	Asymmetric Forward	5,800	6,200		58		B1-U0-G2	B1-U0-G2	EANB_B4730__IES	EANB_B4740__IES	EANB_B4750__IES
	C4	Asymmetric Forward	7,500	8,000		70		B1-U0-G2	B1-U0-G2	EANB_C4730__IES	EANB_C4740__IES	EANB_C4750__IES
	D4	Asymmetric Forward	9,200	9,800		89		B1-U0-G2	B2-U0-G2	EANB_D4730__IES	EANB_D4740__IES	EANB_D4750__IES
	E4	Asymmetric Forward	10,800	11,500		98		B2-U0-G2	B2-U0-G2	EANB_E4730__IES	EANB_E4740__IES	EANB_E4750__IES
	F4	Asymmetric Forward	12,900	13,700		125		B2-U0-G3	B2-U0-G3	EANB_F4730__IES	EANB_F4740__IES	EANB_F4750__IES
TYPE III	A3	Asymmetric Wide	4,300	4,600		44		B1-U0-G1	B1-U0-G1	EANB_A3730__IES	EANB_A3740__IES	EANB_A3750__IES
	B3	Asymmetric Wide	6,200	6,600		58		B1-U0-G1	B1-U0-G1	EANB_B3730__IES	EANB_B3740__IES	EANB_B3750__IES
	C3	Asymmetric Wide	8,100	8,600		70		B1-U0-G2	B1-U0-G2	EANB_C3730__IES	EANB_C3740__IES	EANB_C3750__IES
	D3	Asymmetric Wide	9,900	10,500		89		B2-U0-G2	B2-U0-G2	EANB_D3730__IES	EANB_D3740__IES	EANB_D3750__IES
	E3	Asymmetric Wide	11,600	12,400		98		B2-U0-G2	B2-U0-G2	EANB_E3730__IES	EANB_E3740__IES	EANB_E3750__IES
	F3	Asymmetric Wide	13,900	14,700		125		B2-U0-G2	B2-U0-G2	EANB_F3730__IES	EANB_F3740__IES	EANB_F3750__IES
TYPE II	A2	Asymmetric Narrow	4,200	4,500		44		B1-U0-G1	B1-U0-G1	EANB_A2730__IES	EANB_A2740__IES	EANB_A2750__IES
	B2	Asymmetric Narrow	6,100	6,500		58		B1-U0-G1	B1-U0-G1	EANB_B2730__IES	EANB_B2740__IES	EANB_B2750__IES
	C2	Asymmetric Narrow	7,900	8,400		70		B2-U0-G2	B2-U0-G2	EANB_C2730__IES	EANB_C2740__IES	EANB_C2750__IES
	D2	Asymmetric Narrow	9,700	10,300		89		B2-U0-G2	B2-U0-G2	EANB_D2730__IES	EANB_D2740__IES	EANB_D2750__IES
	E2	Asymmetric Narrow	11,400	12,100		98		B2-U0-G2	B2-U0-G2	EANB_E2730__IES	EANB_E2740__IES	EANB_E2750__IES
	F2	Asymmetric Narrow	13,600	14,400		125		B2-U0-G2	B2-U0-G2	EANB_F2730__IES	EANB_F2740__IES	EANB_F2750__IES

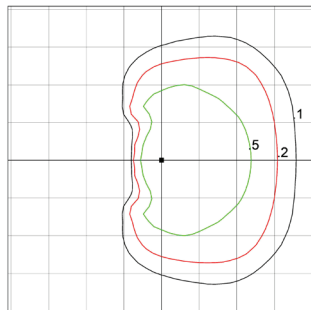
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

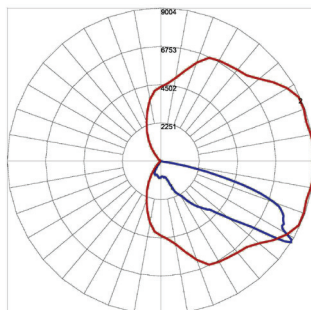
SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EANB Type IV - Asymmetric Forward (F4)
13,700 Lumens, 5000K (EANB_F4750__IES)

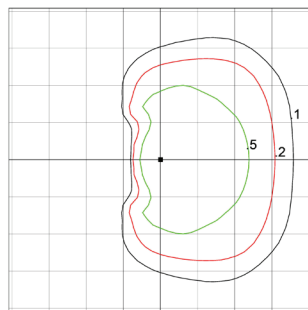


Grid Distance in Units
of Mounting Height at 30' Initial
Footcandle Values at Grade

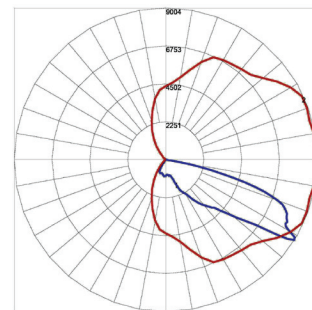


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 72.5°

EANB Type IV - Asymmetric Forward (A4)
4,300 Lumens, 5000K (EANB_A4750__IES)

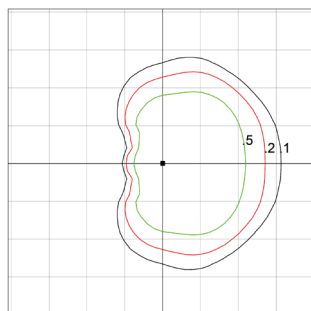


Grid Distance in Units
of Mounting Height at 15' Initial
Footcandle Values at Grade

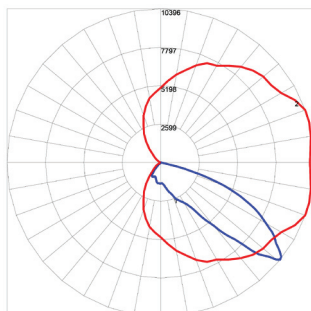


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 72.5°

EANB Type III - Asymmetric Wide (F3)
14,700 Lumens, 5000K (EANB_F3750__IES)

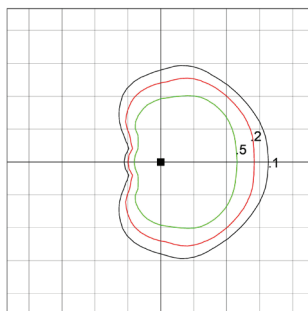


Grid Distance in Units
of Mounting Height at 30' Initial
Footcandle Values at Grade

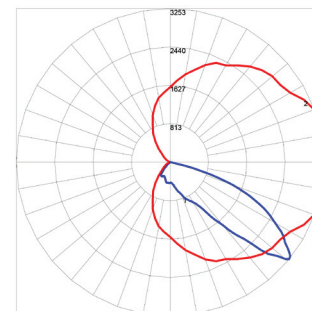


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52.5°

EANB Type III - Asymmetric Wide (A3)
4,600 Lumens, 5000K (EANB_A3750__IES)

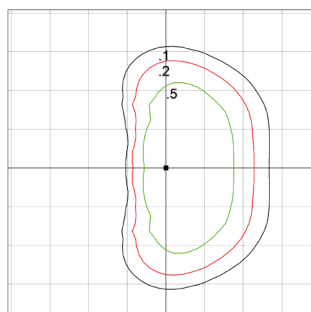


Grid Distance in Units
of Mounting Height at 15' Initial
Footcandle Values at Grade

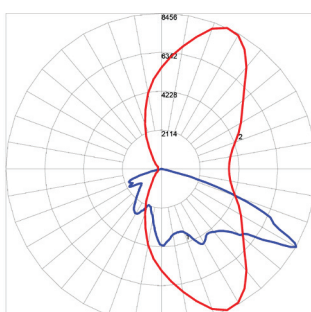


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52.5°

EANB Type II - Asymmetric Narrow (F2)
14,400 Lumens, 5000K (EANB_F2750__IES)

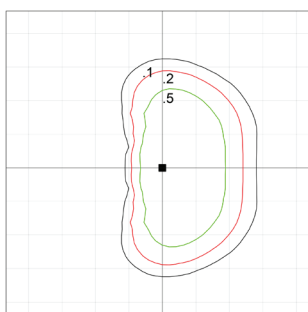


Distance in Units
of Mounting Height at 30' Initial
Footcandle Values at Grade

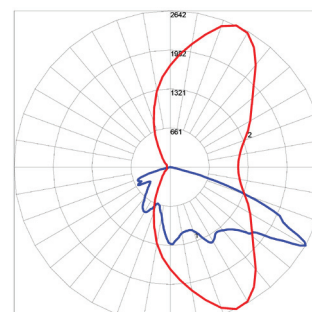


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EANB Type II - Asymmetric Narrow (A2)
4,500 Lumens, 5000K (EANB_A2750__IES)



Grid Distance in Units
of Mounting Height at 15' Initial
Footcandle Values at Grade



— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

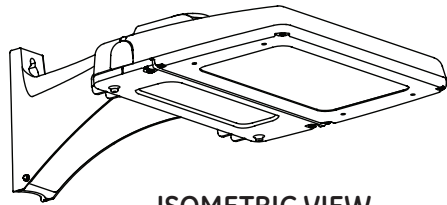
Product Dimensions

10" Arm For Square Pole Mount (Option A)

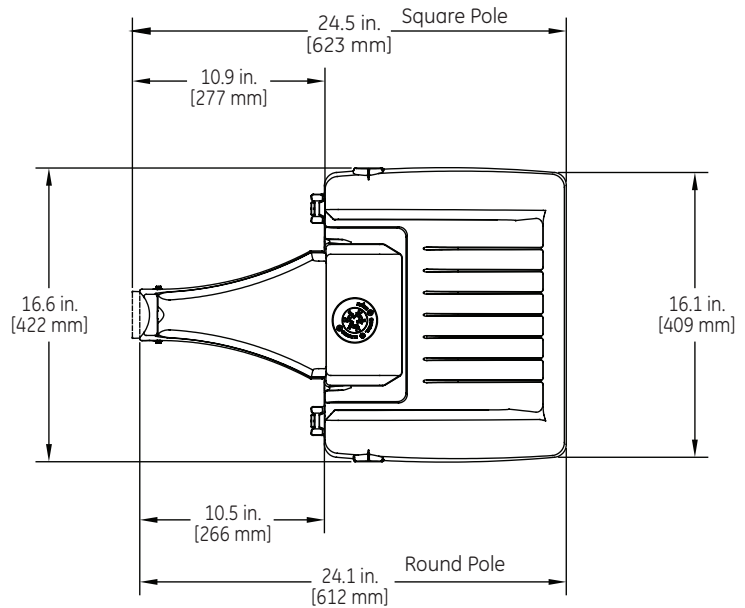
10" Arm For Round Pole Mount (Option B)

10" Arm For Square Pole Mount or Round Pole Mount (Option D)

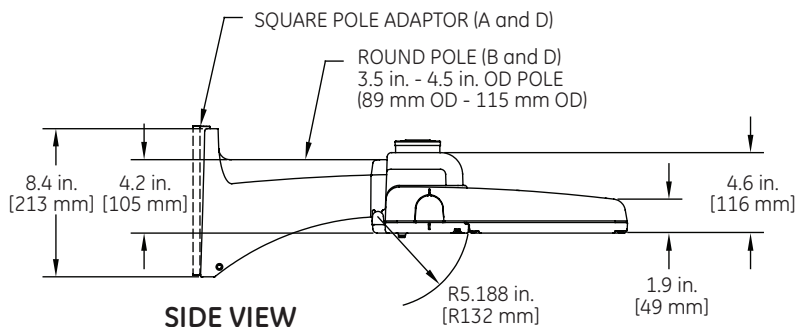
Option D includes all mounting hardware in Option A and Option B



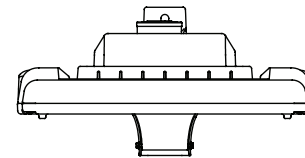
ISOMETRIC VIEW



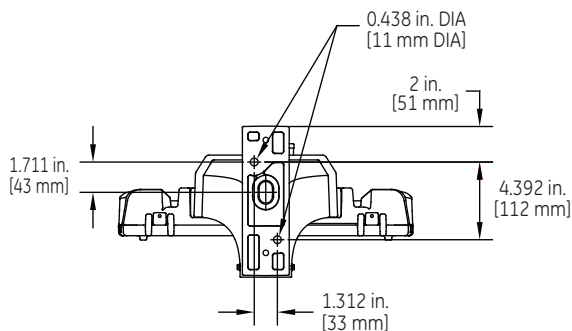
TOP VIEW



SIDE VIEW

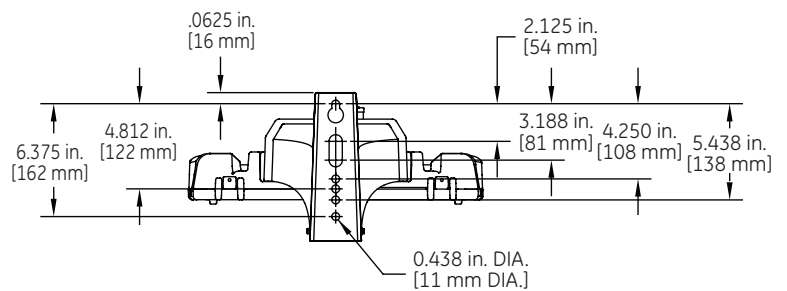


FRONT VIEW



BACK VIEW

Option A and D Square Pole
3.5 in. - 4.5 in POLE
(89 mm - 115 mm)



BACK VIEW

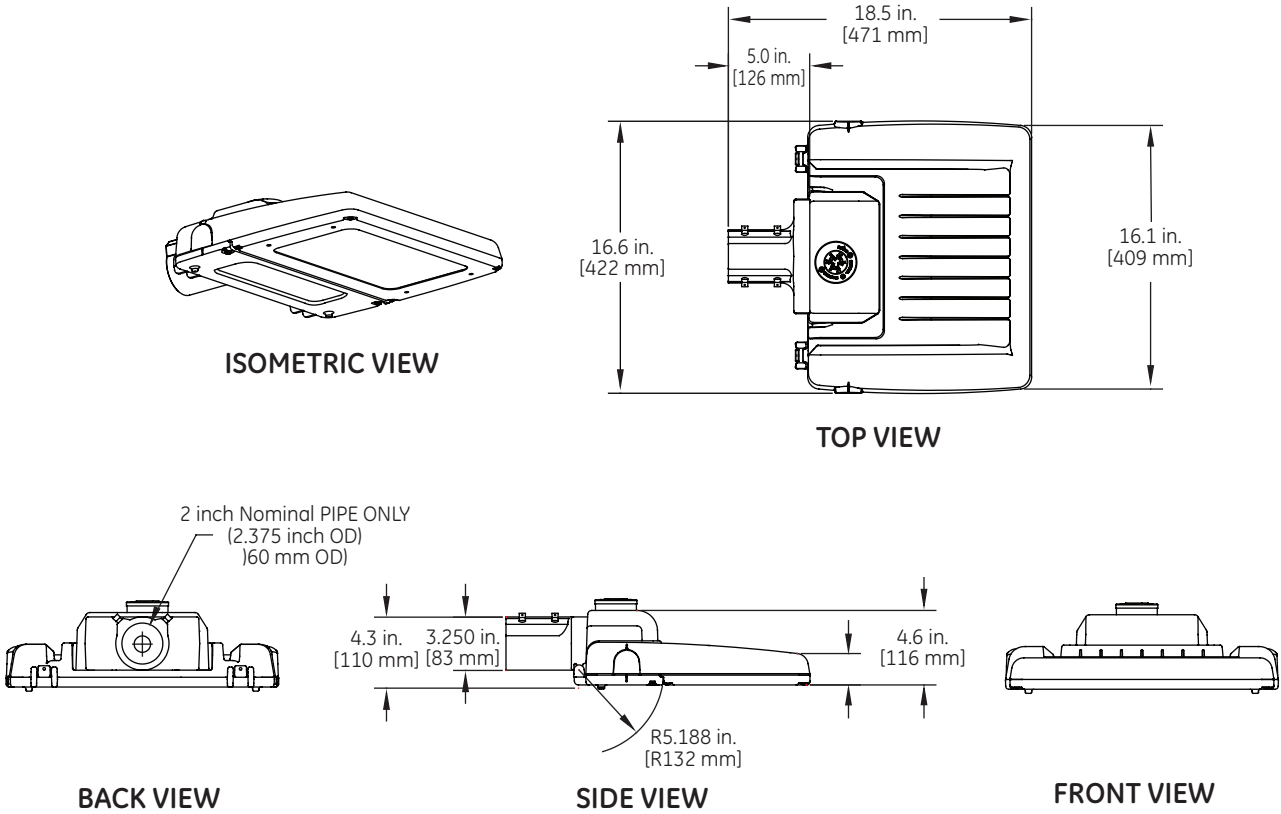
Option A and D Round Pole
3.5 in. - 4.5 in OD POLE
(89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 20 lbs (9.07 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.67 sq ft max (0.06 sq m)

Product Dimensions

Slipfitter Arm Mount
(Option C)



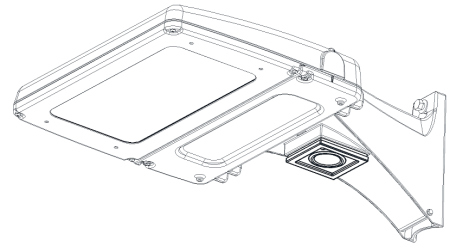
DATA

- Approximate net weight: 19 lbs (8.61 kgs)
- Effective Projected Area (EPA) with Slipfitter: 0.43 sq ft max (0.04 sq m)

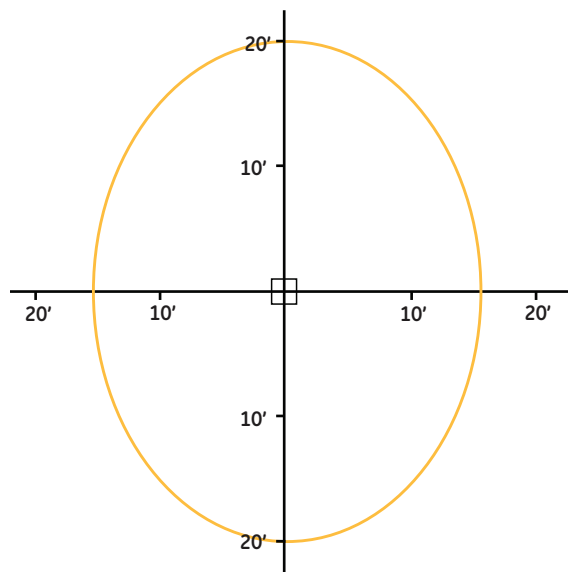
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



Sensor Pattern:



**Sensing Pattern Area Fixture
Up to 30 ft.**

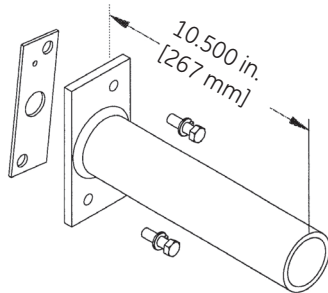
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

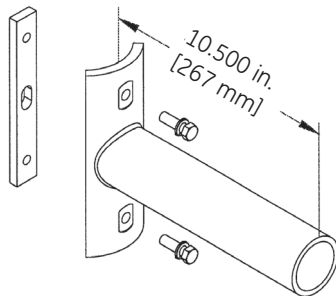
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

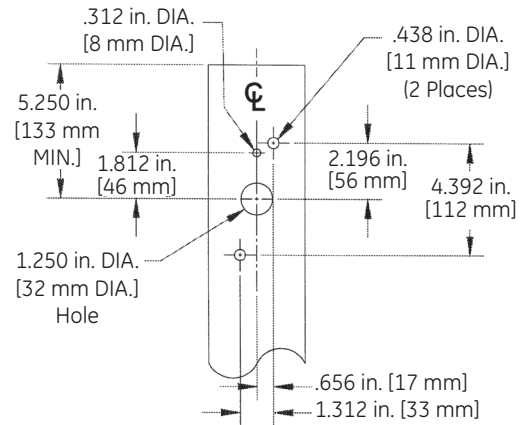
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

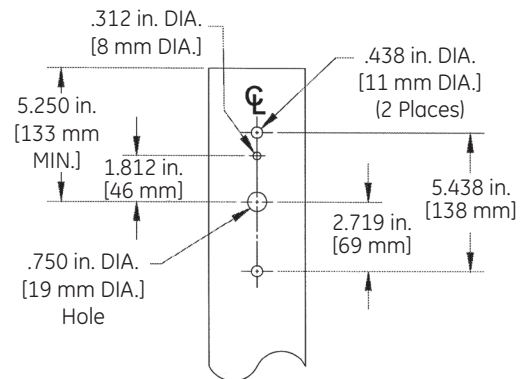
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.



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OLP3118 (Rev 05/04/17)



GE Evolve™

LED L-Series Wall Pack EWLS

current
powered by GE



GE Evolve™

LED L-Series Wall Pack

EWLS



The **Evolve** LED L-Series Wall Pack, **EWLS**, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. The EWLS's 2-screw housing design enables a fast and simplified installation. The low-watt Egress package (13W) is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings and can meet NFPA 101 life safety lighting requirements when used with external battery backup.

Features:

- 1500 and 4000 lumen output
- High Brightness LEDs
- 70 CRI @ 3000K, 4000K, and 5000K typical
- L90 > 100,000 hours (1500lm), L90 > 60,000 hours (4000lm)
- Designed to replace 50W to 250W MH wallpacks
- Small Form Factor, <10 lbs
- 0-10V Dimming
- Motion Sensor & Button Photo Electric Sensors available
- Impact resistant tempered glass lens
- Zero up-light construction, full cut-off
- International Dark-Sky Association (IDA) Approved for 3000K CCT



Applications:

- Building entrances & perimeter lighting
- Side and rear exit doors
- Stairways and entry path
- Schools, Apartment Buildings, Hospitals
- Retail & Commercial Buildings
- Loading docks



To learn more about **GE Evolve LED L-Series Wall Pack**, go to: <http://products.currentbyge.com>



Typical Specifications: EWLS

LED & Optical

- **Lumen Packages:** 1500 & 4000
- **System Efficacy:** Up to 125 lpw
- **CCT:** 3000K, 4000K, 5000K; High brightness LEDs.
- **CRI:** 70
- Upward Light Output Ratio (ULOR) = 0.
- Custom engineered reflective optics for optimized photometry.
- High application efficiency and minimal glare.

Electrical

- **Input Voltage:** 120-277 volt and 347 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF):** >90%
- **Total Harmonic Distortion (THD):** <20%
- **Surge Protection:** Integral surge protection

Ratings

- **Operating Temperature:** -40° to 50°C
- **Storage Temperature:** -40° to 50°C
- **Location:** Dry or Wet
- **Safety:** UL/cUL Listed. UL 1598 listed, suitable for wet locations.
- **DLC Premium & Standard** qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.
- **Environmental:** Compliant with the materials restrictions of RoHS.
- LM-79 testing in accordance with IESNA Standards.
- Optical enclosure IP66 per ANSI C136.25-2009.

Lumen Maintenance

- Projected L90>100,000 hours per IES TM-21 for 15AF optical codes.
- Projected L90>60,000 hours per IES TM-21 for 40AF optical codes.
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (10k) @ Hours**			
	25,000 hr	50,000 hr	100,000 hr	
15AF	L96	L95	L91	

Optical Codes	Lxx (10k) @ Hours**			
	25,000 hr	50,000 hr	100,000 hr	
40AF	L95	L92	L85	

Note: *Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Construction & Finish

- **Housing:**
 - Die-cast aluminum. Integrated heat sink for maximum heat transfer.
 - Patented aesthetic design to complement your building façade.
- **Lens:** Impact resistant tempered glass lens.
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, White, Gray
 - RAL & custom colors available.
- **Weight:** 8.5lbs (4 kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional.

Controls

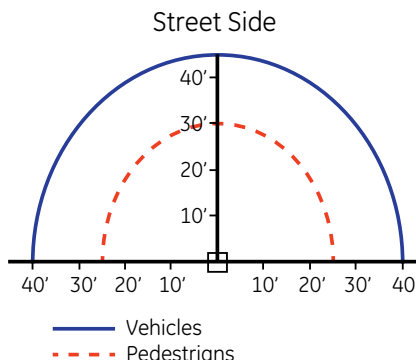
- **Dimming:** Wired Analog 0-10V Dimming.¹
- **Sensors:**
 - Button Photo Electric sensor (PE) available 120-277V & 347V.
 - CA Title 24 Compliant Occupancy Sensor Option.¹

¹ Available with Optic Code 40AF

Mounting

- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
 - **Flush Mount:** Mounts directly to customer supplied junction box.
 - **Conduit Box Mount:** Mounts to walls via separate mounting box with conduit knockouts.

Sensor Pattern:



Sensing Pattern Wall Pack Fixture: 8-25 ft.

GE Evolve™

LED L-Series Wall Pack

EWLS



Project name _____
Date _____
Type _____

EWLS 01

7

PRODUCT	GENERATION	VOLTAGE	OPTICAL CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack L = L-series S = Standard	01 = Generation	0 = 120-277V* 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V » Specify single voltage if Button PE option selected	15AF = 1500lm, Asymmetric Forward 40AF = 4000lm, Asymmetric Forward	7 = 70 CRI*	30 = 3000K[◇] 40 = 4000K* 50 = 5000K [◇]Select 3000K CCT for IDA Approved units	N = Non-Dimming D = Dimming* Leads ‡ ‡ Dimming not available at 1500lm	1 = None* 3 = Button PE[◇] [◇] Must specify discrete voltage	FM = Flush Mount* CB = Conduit Box Mount** **Must be selected when ordering with Button PE, Motion Sensor, or 347V	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White	H = Motion Sensor+ ### = Special Options J = cUL/Canada W = Non-Graphical White Box

Claims Table:

*Standard Option
+ = Motion Sensor not available at 1500lm

OPTICAL CODE	DIST.	TYPICAL SYSTEM WATTS		TYPICAL INITIAL LUMENS			TYPICAL INITIAL LPW 120-277V			TYPICAL INITIAL LPW 347V			BUG RATING	
		120-277V	347V	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K/5000K
15	AF	12	13	1,450	1,500	1,500	121	125	125	112	112	115	B1-U0-U0	B1-U0-U0
40	AF	37	38	3,880	4,000	4,000	105	108	108	102	105	105	B1-U0-U0	B1-U0-U0

CCT	IES FILE NAME 120-277V		IES FILE NAME 347V	
3000K	EWLS01_15AF730	-120-277V.IES	EWLS01D15AF730	-347V.IES
4000K	EWLS01_15AF740	-120-277V.IES	EWLS01D15AF740	-347V.IES
5000K	EWLS01_15AF750	-120-277V.IES	EWLS01D15AF750	-347V.IES
3000K	EWLS01_40AF730	-120-277V.IES	EWLS01D40AF730	-347V.IES
4000K	EWLS01_40AF740	-120-277V.IES	EWLS01D40AF740	-347V.IES
5000K	EWLS01_40AF750	-120-277V.IES	EWLS01D40AF750	-347V.IES



MODELS AVAILABLE THROUGH QUICKSHIP PROGRAM		
SKU #	CAT LOGIC	DESCRIPTION
93056860	EWLS01015AF740N1FMDKBZ	1500lm, 4000K, Flush Mount
93060201	EWLS01015AF750N1FMDKBZ	1500lm, 5000K, Flush Mount
93059497	EWLS01040AF740N1FMDKBZ	4000lm, 4000K, Flush Mount
93060200	EWLS01040AF750N1FMDKBZ	4000lm, 5000K, Flush Mount
93060202	35-434281R01	Conduit Box Mount (QTY 1)
93060203	35-966640-01	Conduit Box Mount (QTY 5)

Accessories:

PRODUCT ID	DETAIL	FINISH
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory E = Escutcheon Plate	1 = 10" x 12" 2 = 12" x 16" 3 = 12" x 20" DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White RAL customer colors available. Contact Manufacturer

PRODUCT ID	DETAIL
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory D = Diffuser

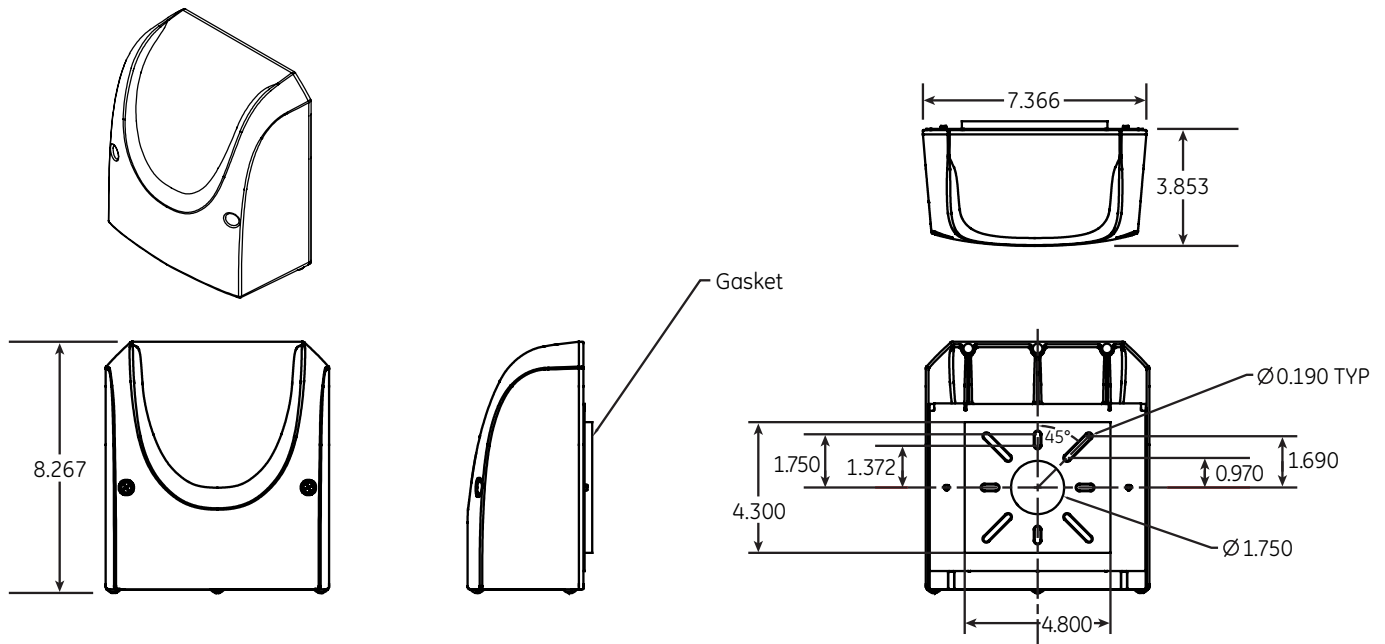
Motion Sensing Option:

- Intended for 8-25 ft. mounting heights.
- Provides a coverage area radius for walking motion of 25-30 ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
— Remote programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

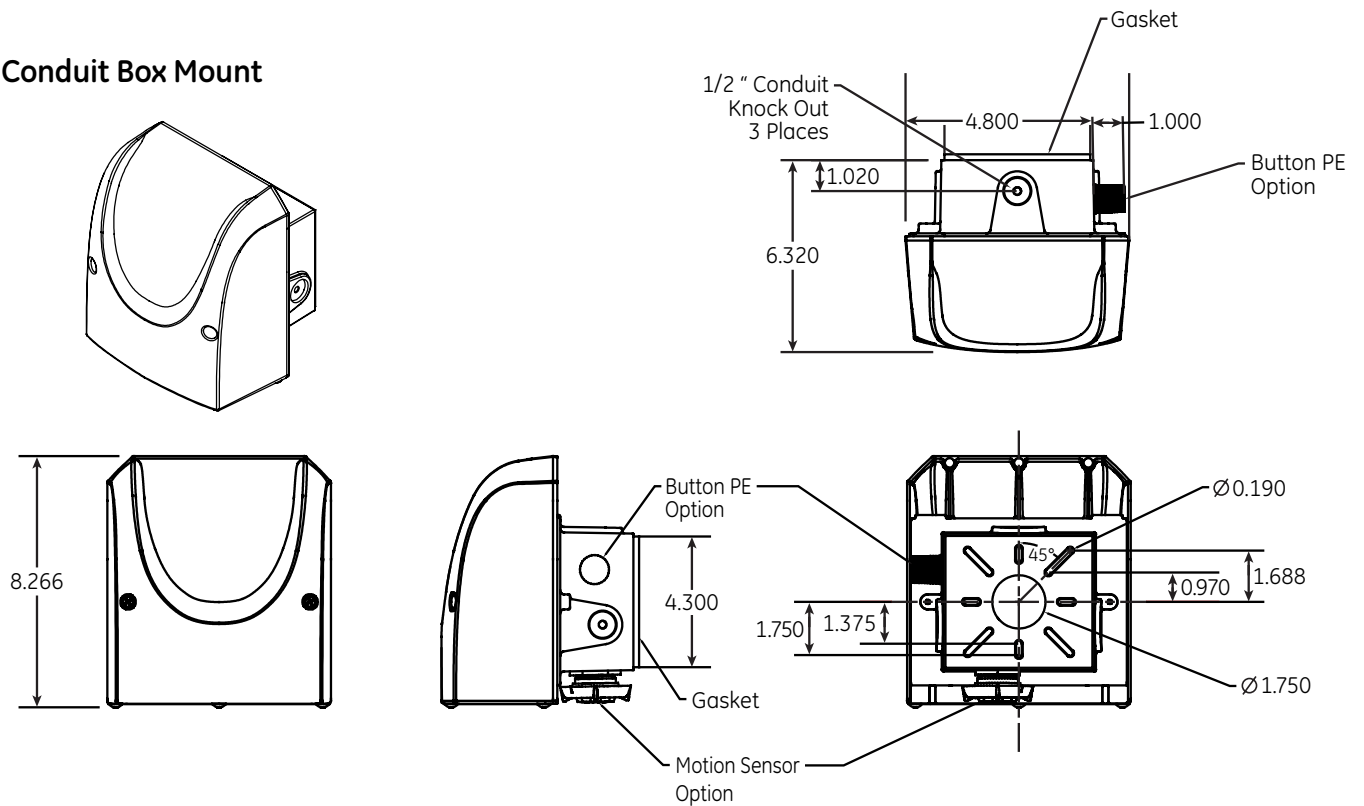
GE Evolve™
LED L-Series Wall Pack
EWLS

Product Dimensions:

Flush Mount



Conduit Box Mount

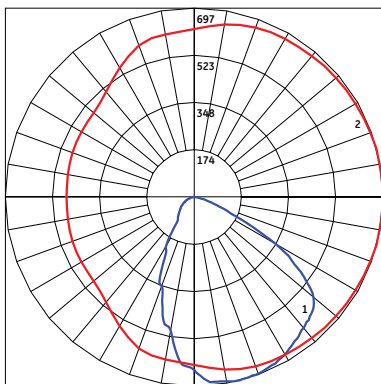


GE Evolve™
LED L-Series Wall Pack
 EWLS

Photometrics:

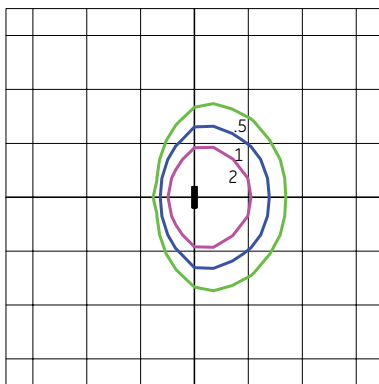
15AF: 1500 LUMEN, ASYMMETRIC FORWARD

EWLS01_15AF750_____-120-277V.ies



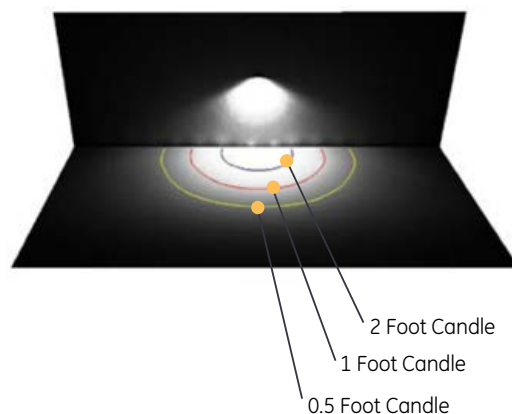
1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 14°



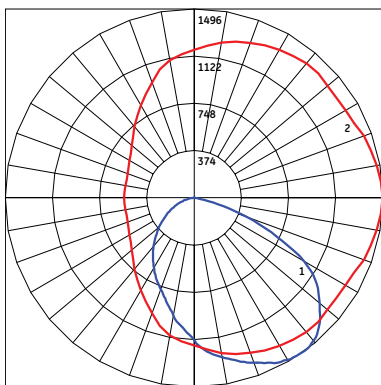
Grid Distance in Units of Mounting Height at 10'
 Initial Foot-candle Values at Grade.

SHOWN AT 10' MOUNTING HEIGHT FOR
 DISPLAY PURPOSES ONLY



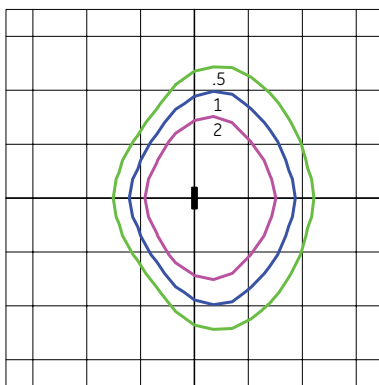
40AF: 4000 LUMEN, ASYMMETRIC FORWARD

EWLS01_40AF750_____-120-277V.ies



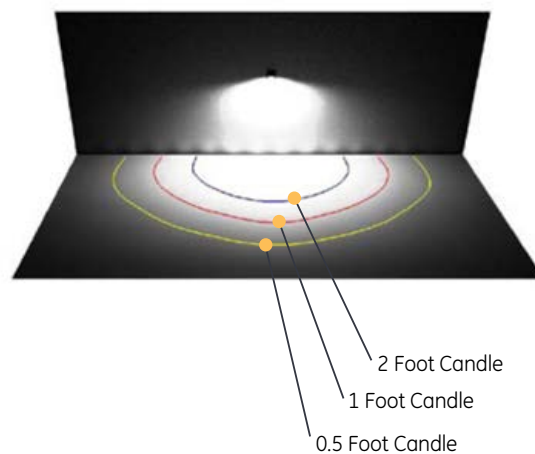
1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 36°



Grid Distance in Units of Mounting Height at 10'
 Initial Foot-candle Values at Grade.

SHOWN AT 10' MOUNTING HEIGHT FOR
 DISPLAY PURPOSES ONLY



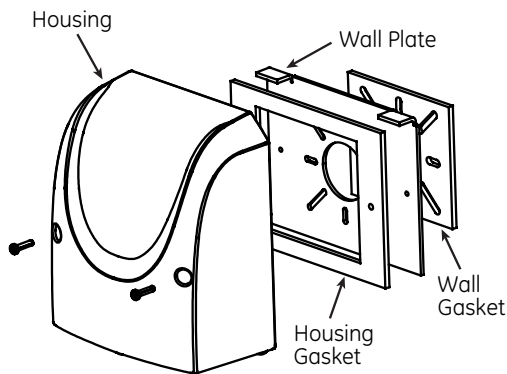


Figure 1: Wall Plate Install

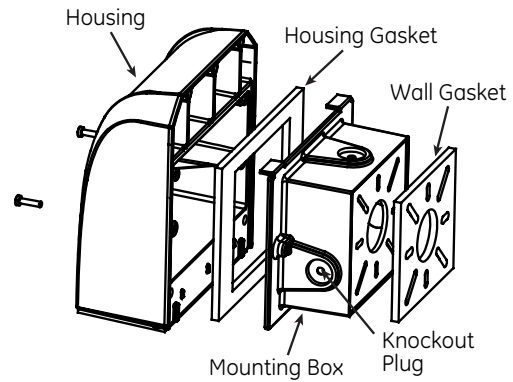


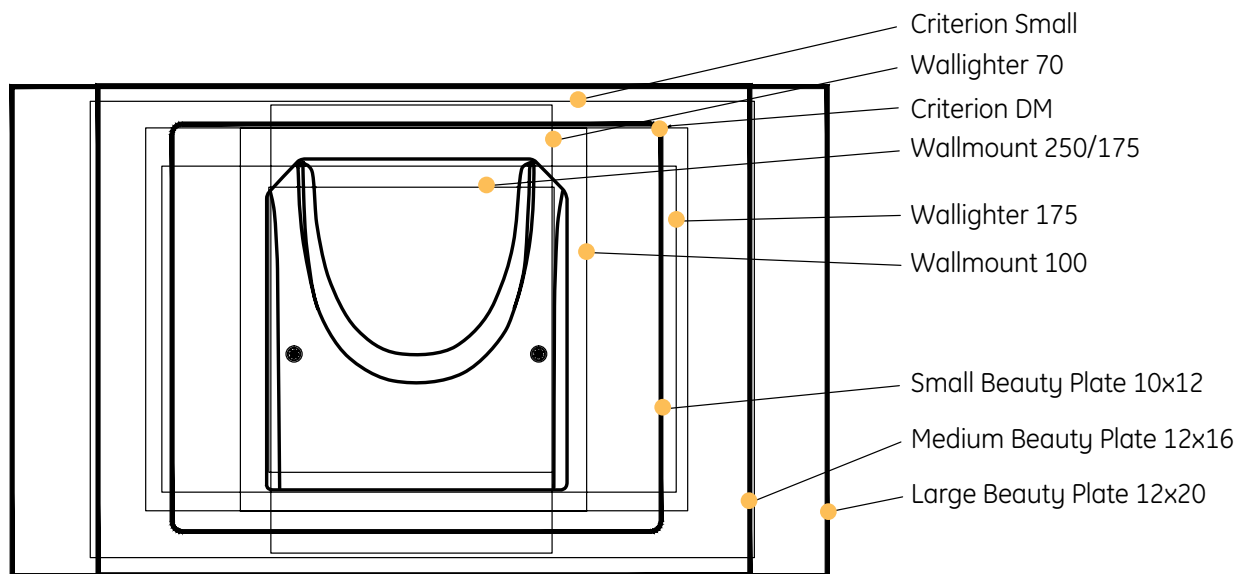
Figure 2: Mounting Box Install

Consult product Installation Instructions (GEH 6060) for detailed installation instructions.

Accessories:

Beauty Plates

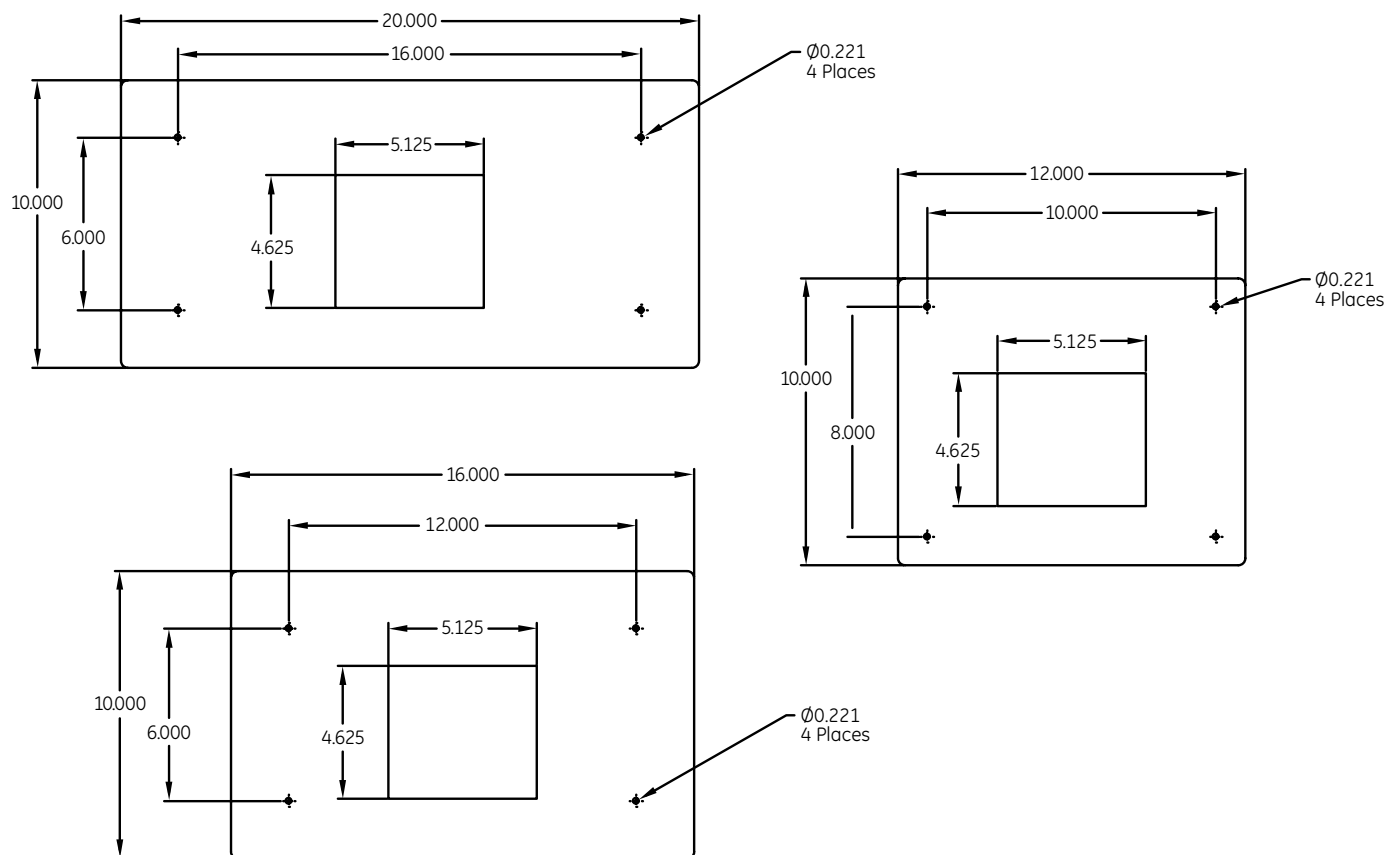
Cover the unsightly debris marks on your building façade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



Accessories:

Mounting Holes

Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



Diffuser

Optional diffuser accessory utilizing ACRYLITE®, an acrylic sheet with an elegant texture which performs double duty with beauty and durability for any environment. This added texture diffuses surface reflections. Transmits 90% of the light through diffuser.

REQUEST FOR ACTION CHASKA CITY COUNCIL

July 15, 1996

Agenda Item No. 8

**Subject: CONCEPT PLAN/REZONING/PRELIMINARY PLAT AND
COMPREHENSIVE PLAN AMENDMENT - P.C. No. 96-35**

Prepared by: John Melin

BACKGROUND

Dr. Tom Meschke is requesting approval of a Concept Plan/Rezoning and Preliminary Plat for Shadow Wood 3rd Addition and a minor Comprehensive Plan Amendment. The property is located at the northeast corner of Pioneer Trail and CR 17 and contains just under 4 acres. Dr. Meschke plans to purchase and develop the property.

The proposed plat and zoning would accommodate two single family lots and three lots for small professional buildings. One of the buildings would be occupied by Dr. Meschke whose dental practice is currently located in the Drs. Park/Cross Roads building. The other lots will be sold. At this writing there are no other users or buyers identified

When Shadow Wood was approved in 1989 this parcel was not rezoned. There were two reasons for this. First, the developer did not control this parcel; second, the proper land use was still in question. Some possible uses that were discussed included a church, medium density housing, day care or, possibly, limited commercial uses. Shadow Wood was rezoned to R1-A and the subject parcel has remained in the Open Development district. The area is guided *Residential* in the Comprehensive Plan and thus an amendment is needed.

PREVIOUS PROPOSAL

In 1993 Heritage Development proposed to build 24 owner occupied townhomes. As Council may recall, that proposal was opposed by the neighborhood but did have the support of City Staff. The public hearing was continued several times to address numerous issues but the City never took action because the developer ultimately withdrew the request. While Staff still feels that townhomes would be a sound use for this site; the current proposal has merit as well.

CONCEPT PLAN & REZONING

The site is divided into four quadrants with the two home sites in the northeast quadrant and the remaining three quadrants being sites for commercial buildings. The single family lots are 18,600 sq. ft. and 17,000 sq. ft. in size and each has over 110 feet of frontage. Both lots exceed the R1-A standards. The office sites will have a common drive and are 0.9 to 1.35 acres in size. These lots are proposed to be rezoned to a Planned Commercial Development or PCD.

While the Concept Plan depicts buildings and parking lots for the commercial lots, the current request does not include Building/Site Plans. If approved, Dr. Meschke would come back with a Final Plat and Building/Site Plans for his clinic on Lot 1. Again, users have not been identified for the other lots but the Concept Plan will be the basis for all Building/Site Plan approvals.

The residential lots will be rezoned to R1-A and will be subject to the established district standards. The commercial lots are proposed to be rezoned to PCD- 9, the standards and permitted uses of which are outlined in the attached ordinance.

PRELIMINARY PLAT

The Preliminary Plat includes 2 residential lots, 3 commercial lots and one outlot. The outlot is for right-of-way for the relocation of CR 17 and Pioneer Trail when new Hwy. 212 is constructed. There is some question whether the outlot area has already been acquired from the previous land owner. If it has, the outlot will simply be eliminated and this area will be shown on the Plat as dedicated right of way. The plat has been prepared assuming this property is not available for use so there will be no impact on the proposed lot areas if the outlot is eliminated.

Apart from the outlot question and need for cross access easements and a maintenance agreement for the shared driveway, there are no outstanding issues with the Preliminary Plat.

COMPREHENSIVE PLAN AMENDMENT

This request requires a minor Comp Plan amendment, changing the designation of 3.18 of the 4 acres from residential to commercial. The amendment requires Metropolitan Council approval following submittal of a formal request by the City. If the request is approved, Staff will submit it to Metro Council which has up to 60 days to respond. Given the minor nature of the amendment and its negligible impact on *Regional Systems*, Staff has no reason to believe that Metro would oppose the change. Nonetheless, all amendments must be submitted for review and approval.

NEIGHBORHOOD MEETING

On Monday June 3rd the applicant and his architect held a neighborhood meeting at the Community Center to discuss the proposal with area residents. City Staff did not attend that meeting but were told by the applicant that the response was generally positive -- although only about one quarter of the 36 households were represented.

TRAFFIC IMPACTS

One of the concerns raised by residents when the townhome proposal was before the Planning Commission was traffic congestion at CR 17 and at the common mail station on the north side of Shadow Lane. There are times -- mid afternoon in particular -- when it can be difficult to exit the neighborhood quickly and head south on CR 17. This situation though will be greatly improved when the CR 17/14 intersection is signalized and upgraded (turn lanes into the neighborhood) this Fall. Also, the mail station should, in Staffs opinion, either be relocated or removed in favor of front yard mail boxes.

Any use of this parcel will, of course, increase traffic at the Shadow Wood/CR 17 intersection. The lowest traffic generator would be single family homes and the highest would be retail sales of goods. This proposal falls in between and will generate 632 new average daily trips (ADT) according to a consultant's report. With the existing 360 ADT, the total would be 992 ADT.

This may appear on the surface to be a high traffic count but in reality it is similar to other purely residential neighborhoods. For instance, Tuscany Hills has 1,040 ADT on a single access, Neighborhood 8 has 1,140 ADT on a single access and Hazeltine Bluff/Southridge Falls has 4,200 ADT on four access points, or 1,050 ADT per access. Furthermore, while the peak traffic in those neighborhoods is all moving in the same direction (AM out, PM in), the peak traffic from the proposed development will be moving in the opposite direction of the residents and at staggered times. Consequently, internal stacking and congestion should not be significantly exacerbated. Finally, Shadow Wood will eventually have a second access onto realigned CR 14.

Traffic issues are discussed further in the City Engineer's memo along with utility issues.

EVALUATION & RECOMMENDATION

As you know the Comprehensive Plan identifies a limited number of commercial areas, most of which are located along Hwys. 41 and 212. This was done consciously to concentrate commercial uses and avoid "commercializing" every major intersection in the community. To date this approach has served the City fairly well.

Yet Staff is increasingly aware of the acute lack of small commercial sites available to individuals, like Dr. Meschke, who wish to have their own building rather than lease. Unfortunately for them, most of the commercially designated parcels are held by developers who are not interested in selling their land but instead plan to develop commercial lease space.

Further, should the concentration approach apply to all types of commercial activity or just the more intense, retail sales oriented businesses? For example, most people would agree that this is not an appropriate site for a gas station; but churches, schools and day care centers are common nonresidential uses allowed in residential districts. Is a small dental clinic or a law office significantly different from other nonresidential uses in terms of neighborhood compatibility?

In summary, whether the site is developed for single family homes, townhomes, a church, or office buildings, any potentially negative impacts can be addressed through proper site layout, residentially compatible building design, sensitive grading, and landscaping and solid zoning controls. The current site plan is, in Staff's opinion, very well thought out and relates nicely to the neighborhood. The site plan itself is not the issue; rather, the larger question of land use is. After evaluating the various issues, Staff is supporting the request.

NEIGHBORHOOD REACTION

Public hearing notices were sent to all 36 Shadow Wood households yet only 5 people attended. Of those attending only two addressed the Commission. One resident spoke in support and the other had a question about building height limitations.

Motion carried on a vote of 3:1 with one abstaining.

Motion to recommend to City Council approval of a minor Chaska 2000 Comprehensive Plan Amendment based on the Shadow Wood 3rd Addition Concept Plan.

The amendment affects the Land Use Plan Map (from Residential to Commercial) and the Commercial Development Policies narrative found on page 2-28 of the 2000 Comprehensive Plan. The following language from Policy # 9 is deleted in its entirety:

The interstitial area in northeast Chaska formed by Pioneer Trail, County Road 17 and future Hwy. 212 should be reserved for future limited commercial development provided a sufficient amount of developable land remains after highway construction. Its development in the early 1990's is felt to be premature relative to market conditions and to Jonathan Square's evolving development.

and replaced with the following:

The northeast corner of Pioneer Trail and County Road 17 shall be developed for limited commercial development intended specifically for the provision of professional services as opposed to the sale of goods. Development shall consist of small free-standing buildings which should be compatible, in scale and design, with the adjacent single family neighborhood.

Support of the amendment is based on the following findings:

- ♦ The amendment is specific as to use, applies to a unique small parcel, and does not represent a broad shift away from the general policy of concentrating retail commercial development.
- ♦ The low intensity, service nature of the uses will not be detrimental to the neighborhood.
- ♦ The proposed uses are similar to other traditionally permitted nonresidential uses such as churches and daycare centers.
- ♦ There is a legitimate lack of small commercial development sites in Chaska..
- ♦ The site is situated at the intersection of two heavily traveled county roads and, while not zoned for commercial use, has in the past been discussed as a site for such use.
- ♦ The three buildings will form a logical, discernible commercial corner. This "critical mass" approach is preferable to having one commercial building standing by itself.

Motion to recommend to City Council approval of *draft* Ordinance 605 approving the Concept Plan/Rezoning of Shadow Wood 3rd Addition based on the following graphic exhibits:

- C1.1 Existing Conditions
- C2.1 Preliminary Site Plan
- C2.2 Preliminary Plat
- C3.1 Preliminary Grading Plan
- C4.1 Preliminary Utility Plan

L1.1 Preliminary Planting Plan
(all dated 6/21/96)

Motion to recommend to City Council approval of the Preliminary Plat of Shadow Wood 3rd Addition subject to the following conditions and stipulations:

1. Park land dedication shall be cash in lieu of land.
2. Before Final Plat approval, the ownership of Outlot A shall be determined.
3. In accordance with the City requirement of one tree for each 50' of frontage, the developer shall install five overstory trees within the three lots along Shadow Lane. Other plantings that shall be installed as part of the Plat include the conifers around the single family lots as shown on the Preliminary Planting Plan. The details of these plantings shall be provided with Final Plat. Other planting will be part of future site plans.
4. The developer shall rough grade Lots 1,2,4 & 5 in conformance with the Preliminary Grading Plan. It is not known if the future building on Lot 3 will be a walkout; therefore, the grading need not be done as shown.
5. Before Final Plat approval, the Grading and Utility Plans shall be revised in accordance with the recommendations made by the City Engineer in his July 3rd memo.
6. A cross access easement and maintenance agreement shall be prepared for the shared driveway, and shall be filed along with the Final Plat.
7. The west line of Lot 4 shall be reduced by 20' and the east line of Lot 5 shall be increased by 20' and the rear lot lines adjusted accordingly to ensure adequate minimum separation between the commercial driveway and Lot 4.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 96-105 approving a minor Chaska 2000 Comprehensive Plan Amendment based on the Shadow Wood 3rd Addition Concept Plan.

Motion to adopt Ordinance 605 approving the Concept Plan/Rezoning of Shadow Wood 3rd Addition.

Motion to adopt Resolution No. 96-106 approving the Preliminary Plat of Shadow Wood 3rd Addition subject to the conditions and stipulations as stated in said Resolution.

jai

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE JULY 15, 1996 RESOLUTION NO. 96-105

MOTION BY COUNCILMEMBER _____ SECONDED BY COUNCILMEMBER _____

Resolution approving a minor amendment to the Chaska 2000 Comprehensive Plan - P.C. No. 96-35.

WHEREAS, the Chaska Planning Commission at its meeting of July 10, 1996 held a public hearing to review a request for a small commercial development at the northeast corner of County Road 17 and Pioneer Trail; and

WHEREAS, the parcel in question is guided for residential use in the City's Comprehensive Land Use Plan; therefore, a plan amendment is required; and

WHEREAS, the Planning Commission recommended to City Council approval of the minor Comprehensive Plan amendment based on the following findings:

1. The amendment is specific as to use, applies to a unique small parcel, and does not represent a broad shift away from the general policy of concentrating retail commercial development.
2. The low intensity, service nature of the uses will not be detrimental to the neighborhood.
3. The proposed uses are similar in intensity of use to other traditionally permitted nonresidential uses such as churches and daycare centers.
4. There is a legitimate lack of small commercial development sites in Chaska..
5. The site is situated at the intersection of two heavily traveled county roads and, while not zoned for commercial use, has in the past been discussed as a potential site for such use.
6. The three buildings will form a logical, discernible commercial corner. This "critical mass" approach is preferable to having one commercial building standing by itself.

and

WHEREAS, the plan amendment affects the 2000 Land Use Plan map, as well as the Commercial Development Policies found on page 2-28 of the 2000 Comprehensive Plan.

RESOLUTION NO. 96-105
JULY 15, 1996
PAGE 2

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota hereby approves a minor amendment to the Chaska Comprehensive Plan changing the designation of 3.18 acres at the northeast corner of County Road 17 and Pioneer from residential to commercial, subject to approval by Metropolitan Council, and based on the following findings:

1. The amendment is specific as to use, applies to a unique small parcel, and does not represent a broad shift away from the general policy of concentrating retail commercial development.
2. The low intensity, service nature of the uses will not be detrimental to the neighborhood.
3. The proposed uses are similar in intensity of use to other traditionally permitted nonresidential uses such as churches and daycare centers.
4. There is a legitimate lack of small commercial development sites in Chaska..
5. The site is situated at the intersection of two heavily traveled county roads and, while not zoned for commercial use, has in the past been discussed as a potential site for such use.
6. The three buildings will form a logical, discernible commercial corner. This "critical mass" approach is preferable to having one commercial building standing by itself.

BE IT FURTHER RESOLVED, that the Commercial Development Policies narrative on page 2-28 of the 2000 Comprehensive Plan is hereby amended by deleting the following language from policy No. 9 in its entirety:

The interstitial area in northeast Chaska formed by Pioneer Trail, County Road 17 and future Hwy. 212 should be reserved for future limited commercial development provided a sufficient amount of developable land remains after highway construction. Its development in the early 1990's is felt to be premature relative to market conditions and to Jonathan Square's evolving development.

and replacing it with the following:

The northeast corner of Pioneer Trail and County Road 17 shall be developed for limited commercial development intended specifically for the provision of professional services as opposed to the sale of goods. Development shall consist of small free-standing buildings which should be compatible, in scale and design, with the adjacent single family neighborhood.

RESOLUTION NO. 96-105
JULY 15, 1996
PAGE 3

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of July, 1996.

Robert P. Roepke, Mayor

Attest: _____
Jacquelyn A. Iten, Deputy Clerk

jai

ORDINANCE NO. 605
AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
OF THE CITY OF CHASKA, MINNESOTA BY REZONING
CERTAIN REAL ESTATE IN THE CITY OF CHASKA
(SHADOW WOOD 3RD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA DO ORDAIN:

Section 1. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as amended and as shown on the zoning map of the City of Chaska are hereby amended as follows:

The following described real estate situated in the City of Chaska is hereby removed from the O-Open Development District and rezoned to R1-A;

Lots 4 and 5, Block 1, Shadow Wood Third Addition

The following described real estate situated in the City of Chaska is hereby removed from the O-Open Development District and rezoned to PCD-9 (Planned Commercial Development District-9);

Lots 1, 2 and 3, Block 1, Shadow Wood Third Addition.

Section 2. Intent. The intent of PCD-9 is to provide a compact and well defined area for small, professional service uses/buldings of a clean and quiet nature and high quality design which will be compatible with, and not detrimental to, the adjacent single family neighborhood. The focus of PCD-9 shall be professional services, not the sale of goods or merchandise.

Section 3. Permitted Uses. Permitted Uses Lots 1-3, Block 1, Shadow Wood Third Addition.

- A. Professional services such as medical and dental clinic, attorneys office, financial services excluding retail banking, insurance, real estate, architecture and similar professional services. Retail sale of goods and merchandise shall be permitted only for items incidental to the principal professional service.
- B. State licensed commercial day care facilities.
- C. Customary accessory uses incidental to the foregoing principal uses including, but not limited to parking and driving area, and signage as regulated herein and in Sections 9 and 10.

Section 4. Permitted Uses and Development Standards. Lots 4 and 5, Block 1, Shadow Wood Third Addition.

- A. R1-A District uses and development standards shall apply.

Section 5. Development Standards. Lots 1, 2 and 3, Block 1, Shadow Wood Third Addition.

- A. Maximum building coverage shall not exceed 20% of the gross area of any individual lot
- B. Each individual lot or building shall be required to demonstrate the ability to provide off street parking at a minimum ratio of one parking space for each 250 sq.ft. of gross floor area. The number of parking spaces actually built may be less than 1:250 provided the site can physically accommodate the total parking requirement if needed.
- C. Minimum building setbacks shall be as follows:
- from centerline of County Road 14 and County Road 17 - 125 feet
 - from Shadow Lane right-of-way - 30 feet
 - from adjacent residential property lines - 30 feet
 - from internal non residential property lines - 20 feet
- D. Minimum sign setbacks shall be as follows:
- from property lines - 10 feet
- E. Minimum parking/driveway setbacks shall be as follows:
- from Shadow Lane right-of-way - 30 feet
 - from adjacent residential property lines - 20 feet
 - from County Road 17 and County Road 14 right-of-way - 15 feet
- F. Lots 1, 2, and 3 shall share a common access from Shadow Lane. No direct access shall be allowed from either County Road 17 or County Road 14.
- G. Site and building lighting shall be designed so as to deflect light away from adjacent residential properties. Lighting shall also be subject to the following:
1. Light poles and bases shall not exceed 20 feet combined height and shall be of a consistent style throughout the District.
 2. Light levels shall not exceed 1.0 foot candles within parking areas and shall not exceed 0.5 foot candles at property lines.
- H. Site and building signage shall be allowed as follows:
1. Each lot shall be allowed one ground sign along either County Road 14 or County Road 17. Ground signs shall not exceed 6 feet in height above the nearest street grade or the elevation of the first floor of the building to which the sign refers, whichever is lower. and shall not exceed 40 sq.ft. in total sign area.

2. Each individual building shall be allowed wall signs on no more than two sides of a building provided the total sign area does not exceed 50 sq.ft. nor 15% of the area of the facade upon which the sign is located.

3. On-site directional signs as regulated in Section 10.3.4.

I. Buildings shall be no more than one story in height above grade, shall be designed in such a way as to be architecturally compatible with the existing adjacent residential neighborhood, and shall feature brick or natural wood siding as the predominant exterior material.

J. All trash and recyclable materials shall be stored inside the buildings in dedicated service areas.

K. The lots shall not be further subdivided.

Section 5 Effective Date.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of July, 1996.

Robert P. Roepke, Mayor

Attest: _____
Jacquelyn A. Iten, Deputy Clerk

jai

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE JULY 15, 1996 RESOLUTION NO. 96-106

MOTION BY COUNCILMEMBER _____ SECONDED BY COUNCILMEMBER _____

Resolution approving the Preliminary Plat of Shadow Wood Third Addition - P.C. No. 96-35.

WHEREAS, the Planning Commission at its meeting of July 10, 1996 held a public hearing to consider the Concept Plan/Rezoning and Preliminary Plat for Shadow Wood Third Addition; and

WHEREAS, the four acre property is located at the northeast corner of Pioneer Trail and County Road 17; and

WHEREAS, the Preliminary Plat includes two residential lots, three commercial lots and one outlot; and

WHEREAS, the two residential lots exceed the R1-A minimum residential standards; and

WHEREAS, the outlot is for additional right-of-way to accommodate the realignment of C.R. 17 and Pioneer Trail when new Hwy. 212 is constructed; and

WHEREAS, the Planning Commission at its meeting of July 10, 1996 recommended to City Council approval of the Preliminary Plat of Shadow Wood 3rd Addition subject to various conditions and stipulations.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota does hereby approve the Preliminary Plat of Shadow Wood 3rd Addition subject to the following conditions and stipulations:

1. Park land dedication shall be cash in lieu of land.
2. Before Final Plat approval, the ownership of Outlot A shall be determined.
3. In accordance with the City requirement of one tree for each 50' of frontage, the developer shall install five overstory trees within the three lots along Shadow Lane. Other plantings that shall be installed as part of the Plat include the conifers around the single family lots as shown on the Preliminary Planting Plan. The details of these plantings shall be provided with Final Plat. Other planting will be part of future site plans.

RESOLUTION NO. 96-106
JULY 15, 1996
PAGE 2

4. The developer shall rough grade Lots 1,2,4 & 5 in conformance with the Preliminary Grading Plan. It is not known if the future building on Lot 3 will be a walkout; therefore, the grading need not be done as shown.
5. Before Final Plat approval, the Grading and Utility Plans shall be revised in accordance with the recommendations made by the City Engineer in his July 3rd memo.
6. A cross access easement and maintenance agreement shall be prepared for the shared driveway, and shall be filed along with the Final Plat.
7. The west line of Lot 4 shall be reduced by 20' and the east line of Lot 5 shall be increased by 20' and the rear lot lines adjusted accordingly to ensure adequate minimum separation between the commercial driveway and Lot 4.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15h day of July, 1996.

Robert P. Roepke, Mayor

Attest: _____
Jacquelyn A. Iten, Deputy Clerk

jai

Memorandum

TO: John Melin
FROM: Bill Monk
DATE: July 3, 1996
SUBJECT: Shadow Wood 3rd Addition

Sanitary Sewer and Water

Sewer and water laterals were stubbed into this parcel as Shadow Wood was developed. There are no issues related to utility service.

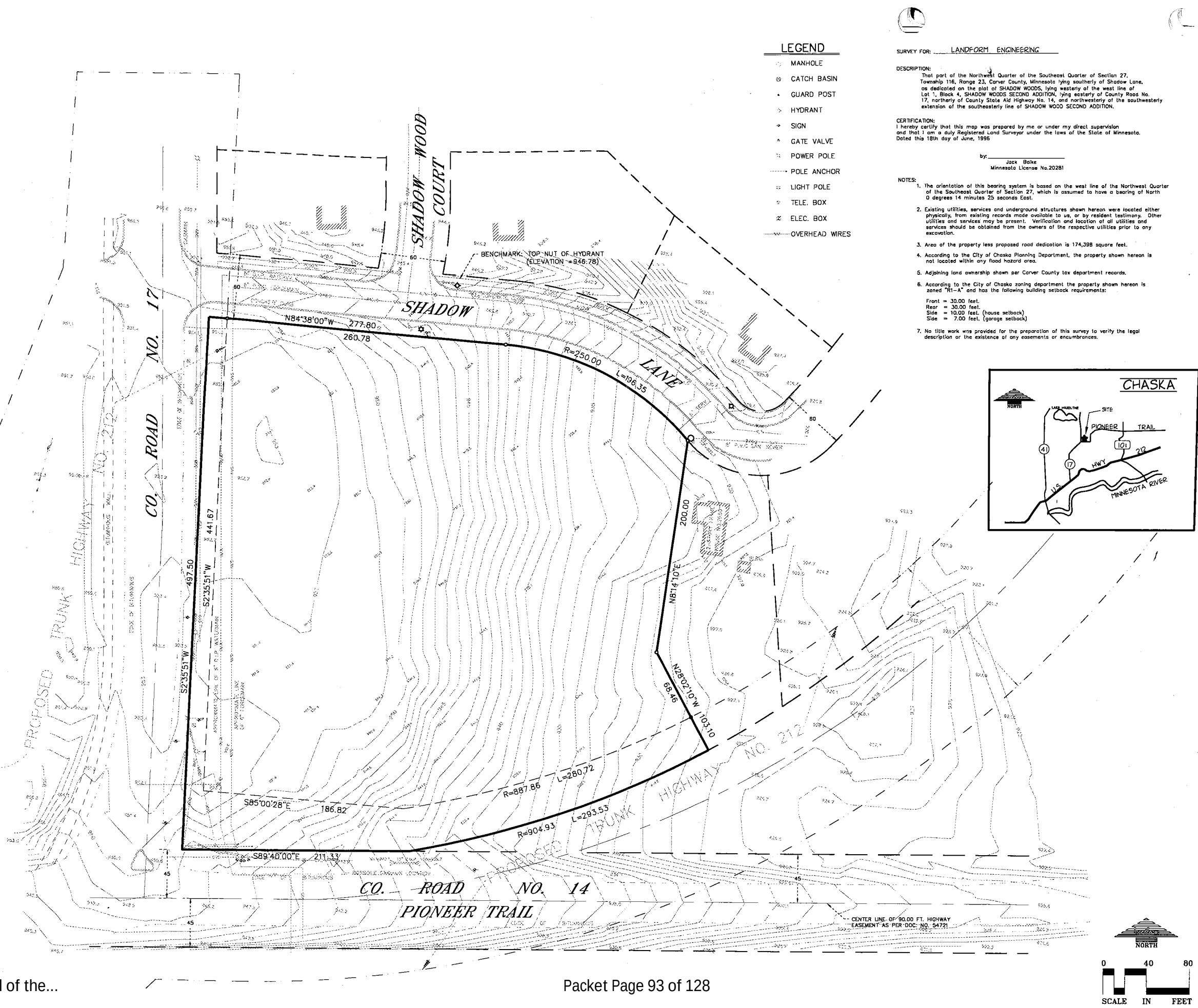
Storm Sewer

Shadow Wood presently drains into a regional storm water basin to the east of the subdivision. Although the basin is large enough to handle runoff from the proposed development site, no facilities are currently in place to direct runoff from the commercial area to the pond. For that reason the developer proposes to modify an existing low area to the south of the site and create a small detention pond that would outlet into the C.R. 14 ditch and drain to the regional basin. This design works well in controlling the rate and velocity of site runoff while limiting the installation of pipe until final decisions are made regarding improvements to T.H. 212 and C.R. 14.

The design, however, does raise questions of ownership of the property where the pond is to be located. These questions, along with permits from Carver County and the Riley-Purgatory-Bluff Creek Watershed District, will need to be addressed if this project moves to the construction stage. There is no question drainage can be handled, only a matter of the final design.

Streets/Traffic

The Planning Report presents a very good summary of the traffic issues involved with this proposal. The only additional comment I would offer involves potential future upgrades to the westerly block of Shadow Lane between C.R. 17 and Shadow Wood Court. As site plans for the second and third office buildings are reviewed, widening improvements to Shadow Lane at C.R. 17 may well be recommended to better handle exiting traffic in separate right and left turn lanes. Another potential exit improvement would involve the extension of Shadow Wood Court to C.R. 14. A recommendation regarding access improvements would only be made after detailed review of a more specific development plan. No access/street improvements are required within the subdivision to address the dental clinic (Phase 1).



LEGEND

- MANHOLE
- ⊗ CATCH BASIN
- ▢ GUARD POST
- ▢ HYDRANT
- SIGN
- ⋈ GATE VALVE
- ⌚ POWER POLE
- POLE ANCHOR
- ⌚ LIGHT POLE
- ⌚ TELE. BOX
- ⌚ ELEC. BOX
- OVERHEAD WIRES

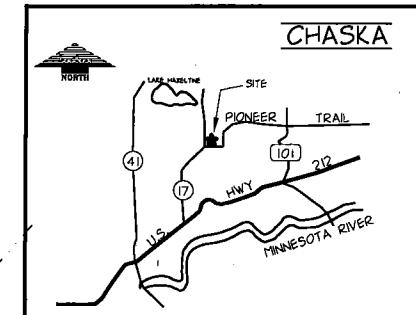
SURVEY FOR: LANDFORM ENGINEERING

DESCRIPTION:
That part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 116, Range 23, Carver County, Minnesota lying southerly of Shadow Lane, as dedicated on the plat of SHADOW WOODS, lying westerly of the west line of Lot 1, Block 4, SHADOW WOODS SECOND ADDITION, lying easterly of County Road No. 17, northerly of County State Aid Highway No. 14, and northerly of the southeasterly extension of the southeasterly line of SHADOW WOODS SECOND ADDITION.

CERTIFICATION:
I hereby certify that this map was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 18th day of June, 1996

by: Jack Boike
Minnesota License No. 20281

- NOTES:
- The orientation of this bearing system is based on the west line of the Northwest Quarter of the Southeast Quarter of Section 27, which is assumed to have a bearing of North 0 degrees 14 minutes 25 seconds East.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any excavation.
 - Area of the property less proposed road dedication is 174,398 square feet.
 - According to the City of Chaska Planning Department, the property shown hereon is not located within any flood hazard area.
 - Adjoining land ownership shown per Carver County tax department records.
 - According to the City of Chaska zoning department, the property shown hereon is zoned "R1-A" and has the following building setback requirements:
Front = 30.00 feet.
Rear = 30.00 feet.
Side = 10.00 feet. (house setback)
Side = 7.00 feet. (garage setback)
 - No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.



OWNER/DEVELOPER:
CHASKA DENTAL GROUP

Chaska CITY OF CHASKA
MINNESOTA

ARCHITECT:
BDE Young
SPACE DESIGN
4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/993-9020 FAX 612-9298

SHEET INDEX	
SHEET	TITLE
C1.1	EXISTING CONDITIONS PLAN
C2.1	PRELIMINARY SITE PLAN
C2.2	PRELIMINARY PLAT
C3.1	PRELIMINARY GRADING PLAN
C4.1	PRELIMINARY UTILITY PLAN
L1.1	PRELIMINARY PLANNING PLAN

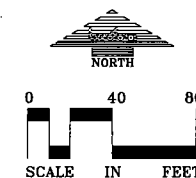
DATE	REVISION
6/21/96	CITY REVIEW E&S
7/2/96	CITY REVIEW COMMENTS
NOT FOR BID NOT FOR CONSTRUCTION	

BOUNDARY & TOPOGRAPHIC SURVEY BY:
EGAN, FIELD + NOWAK INC. SURVEYORS
7415 WATZATA BOULEVARD
MINNEAPOLIS, MN 55425
(612) 546-5837
PROJECT NO. 23434R

PROJECT :
CHASKA DENTAL CLINIC
Chaska, Minnesota

Landform
Engineering Company
Landform Engineering Company • 801 Twelve Oaks Center
15500 Kaysville Boulevard • Kaysville, Minnesota 55331
(612) 475-3272 • fax (612) 475-3159

DATE: 21 JUNE, 1996
FILE NAME: C:\CHASKA\BDC\66001
PROJECT NO. BDC66001
EXISTING CONDITIONS
CONDITIONS PLAN
C1.1



AREA SUMMARY

COMMERCIAL AREA			
PERVIOUS AREA	1.44ac	-	35.6%
PERVIOUS (GREEN) AREA	2.04ac	-	64.2%
RESIDENTIAL AREA			
PERVIOUS AREA	0.09ac	-	11.0%
OUTLOT A			
PERVIOUS AREA	0.00ac	-	0.0%

PARKING SUMMARY

LOT 1 - DENTAL CLINIC	
REQUIRED PARKING:	5,600 SQ.FT. @ 1250 = 23 STALLS
PROVIDED PARKING:	
STANDARD STALLS	21 STALLS
HANDICAP STALLS	2 STALLS
LOT 2 - PROFESSIONAL BUILDING	
REQUIRED PARKING:	4,500 SQ.FT. @ 1250 = 18 STALLS
PROVIDED PARKING:	
STANDARD STALLS	16 STALLS
HANDICAP STALLS	2 STALLS
LOT 3 - PROFESSIONAL BUILDING	
REQUIRED PARKING:	4,800 SQ.FT. @ 1250 = 20 STALLS
PROVIDED PARKING:	
STANDARD STALLS	23 STALLS
HANDICAP STALLS	2 STALLS

SITE SYMBOLS

EXISTING	NEW	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		BUILDING
		UNDERGROUND STRUCTURE
		CANOPY/OVERHANG
		RAILROAD
		CONCRETE
		BITUMINOUS PAVING
		CONCRETE CURB
		EDGE OF PAVEMENT
		SLOPE DIRECTION
		FENCING
		GUARD RAIL
		RETAINING WALL
		TREE-SAVE
		SOIL BORING
		DOORWAY
		SEDIMENT CONTROL FENCE
		TEMPORARY SEDIMENT CONTROL
		LIGHT STANDARD
		POWER POLE
		NOTE REFERENCE
		PARKING STALL COUNT
		LARGE SHEET DETAIL
		BOLLARD

CHASKA DENTAL GROUP

Chaska CITY OF CHASKA MINNESOTA

BDH Young SPACE DESIGN
4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/893-8020 FAX 612/893-9299

SHEET	TITLE
C1	EXISTING CONDITIONS PLAN
C2	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY SITE PLAN
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY UTILITY PLAN
L1	PRELIMINARY PLANTING PLAN

DATE	REVISION
6/2/96	CITY REVIEW
7/2/96	CITY REVIEW COMMENTS

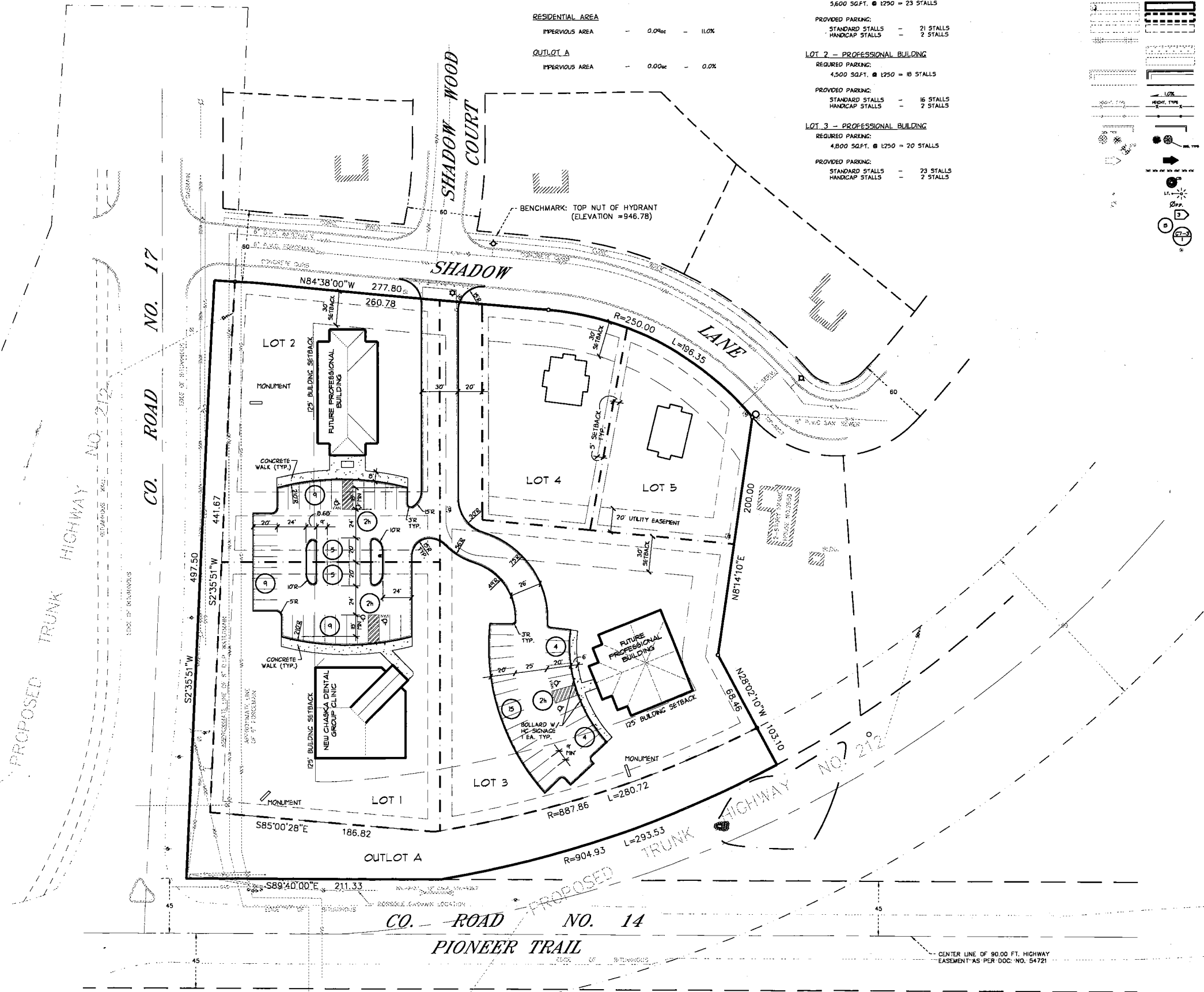
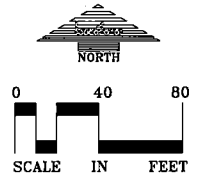
NOT FOR BID
NOT FOR CONSTRUCTION

QUALITY MANAGEMENT REVIEW
BY: _____ DATE: _____
CERTIFICATION
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.
Stephen M. Hult
Signature M. Hult Date 6/2/96

PROJECT :
CHASKA DENTAL CLINIC
Chaska, Minnesota

Landform Engineering Company
Landform Engineering Company • 801 Twelfth Oaks Center
15500 Weymouth Boulevard • Weymouth, Minnesota 55121
(612)475-2872 • fax (612)475-3159

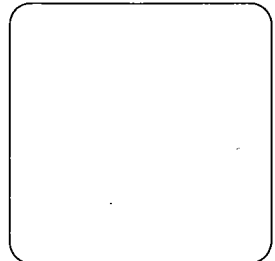
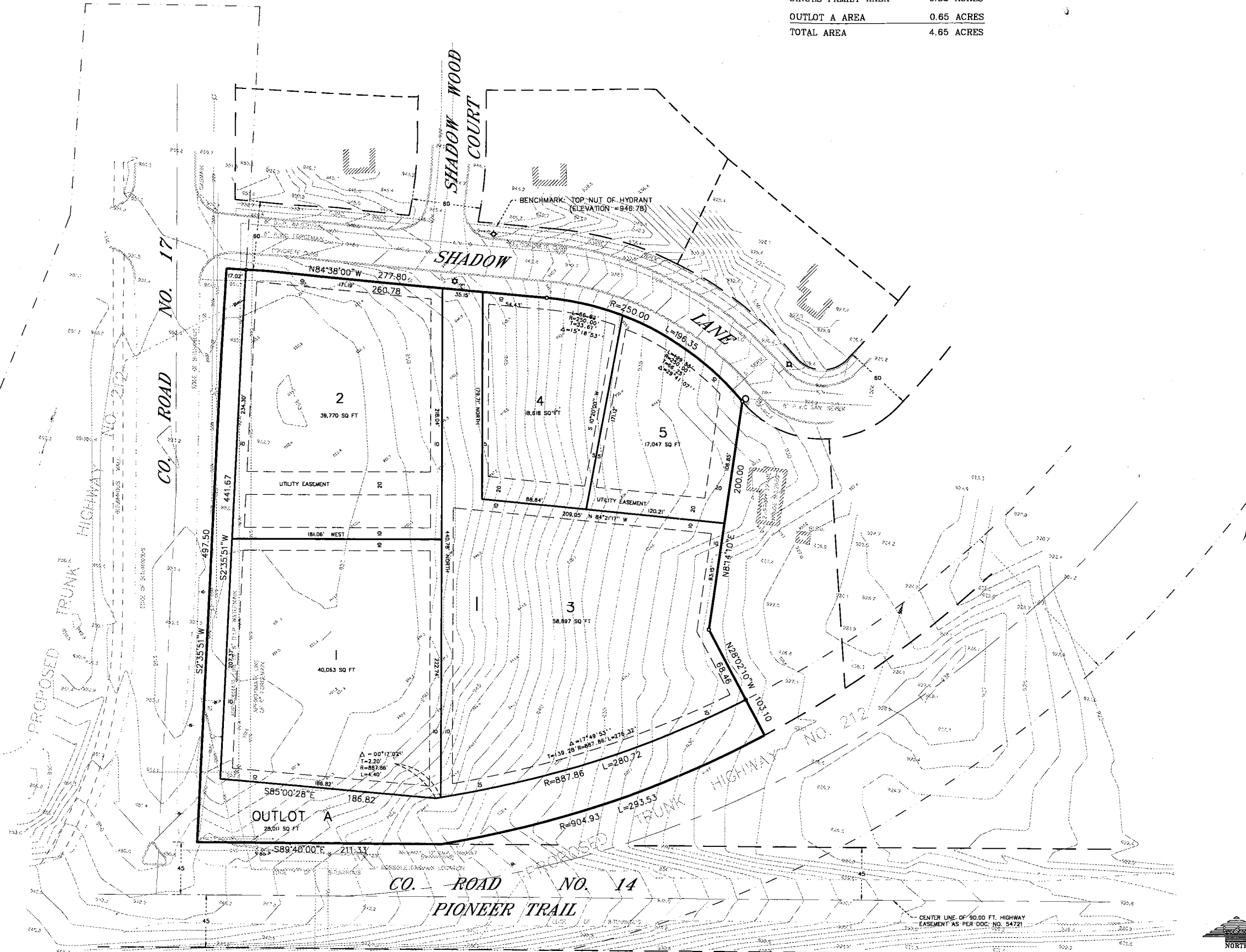
DATE: 21 JUNE, 1996
FILE NAME: C:\CHASKA\CHASKA.DWG
PROJECT NO. BD96001
PRELIMINARY SITE PLAN
C2.1



PRELIMINARY PLAT OF:
SHADOW WOOD 3rd ADDITION

AREA SUMMARY

COMMERCIAL AREA	3.18 ACRES
SINGLE FAMILY AREA	0.82 ACRES
OUTLOT A AREA	0.65 ACRES
TOTAL AREA	4.65 ACRES



CHASKA DENTAL GROUP

Chaska CITY OF CHASKA MINNESOTA

BDH Young SPACE DESIGN
4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/883-0020 FAX 612/883-0299

SHEET	TITLE
C1	EXISTING CONDITIONS PLAN
C2	PRELIMINARY SITE PLAN
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY UTILITY PLAN
L1	PRELIMINARY PLANNING PLAN

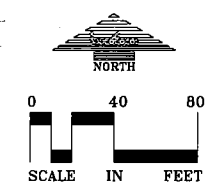
DATE	REVISION
6/7/96	CITY REVIEW SHEET
7/1/96	CITY REVIEW COMMENTS
NOT FOR BID NOT FOR CONSTRUCTION	

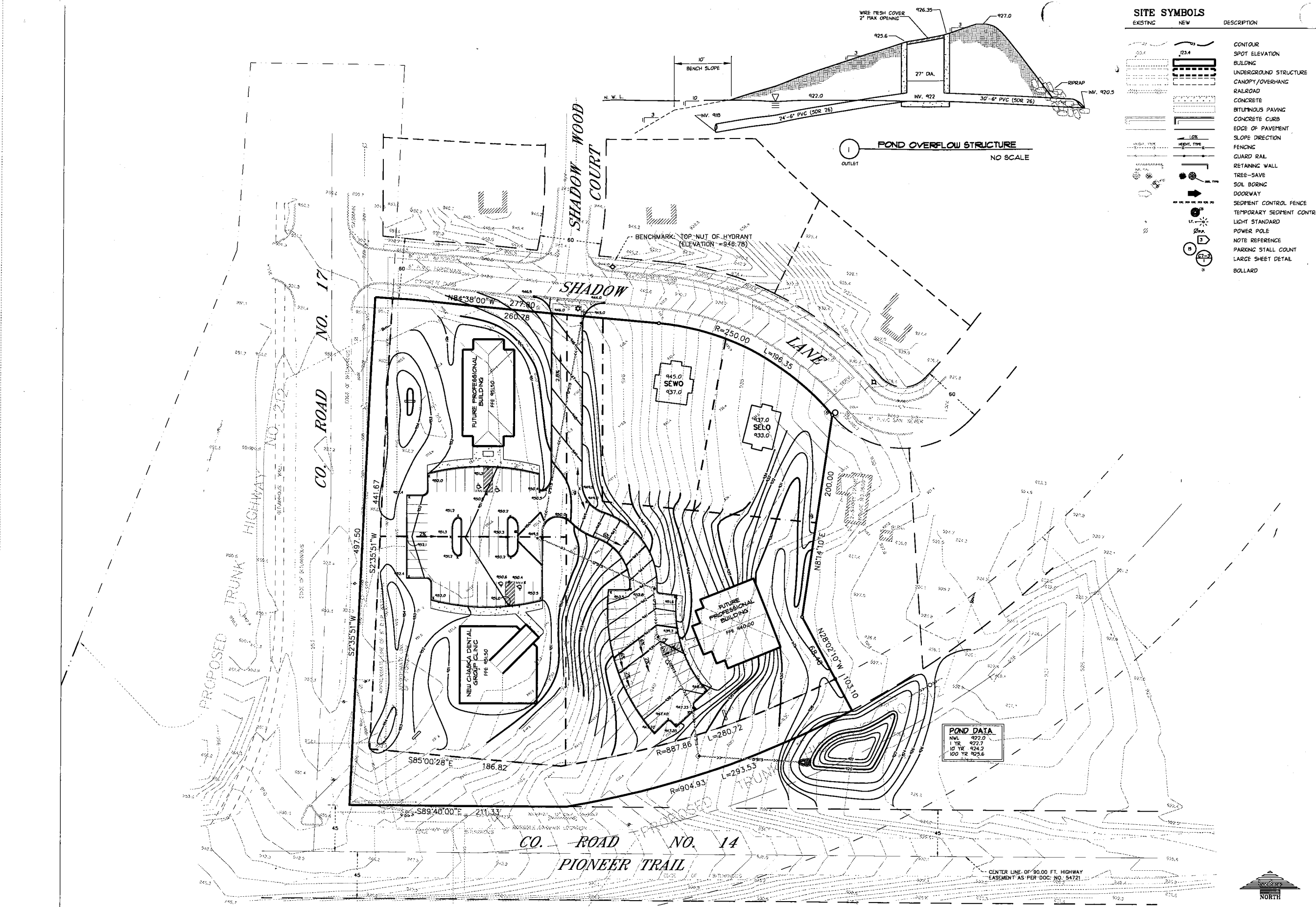
QUALITY MANAGEMENT REVIEW
BY: _____ DATE: _____
CERTIFICATION
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.
High M. M. M.
Engineer No. 004 Date 5/20/96

PROJECT :
CHASKA DENTAL CLINIC
Chaska, Minnesota

Landform Engineering Company
Landform Engineering Company • 801 Twin Oaks Center
15500 Fennell Boulevard • Kaysville, Minnesota 55951
(612)475-3872 • fax (612)475-3129

DATE: 21 JUNE, 1996
FILE NAME: CH22.DWG
PROJECT NO: BD96001
PRELIMINARY PLAT
C2.2





SITE SYMBOLS		
EXISTING	NEW	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		BUILDING
		UNDERGROUND STRUCTURE
		CANOPY/OVERHANG
		RAILROAD
		CONCRETE
		BITUMINOUS PAVING
		CONCRETE CURB
		EDGE OF PAVEMENT
		SLOPE DIRECTION
		FENCING
		GUARD RAIL
		RETAINING WALL
		TREE-SAVE
		SOIL BORING
		DOORWAY
		SEDIMENT CONTROL FENCE
		TEMPORARY SEDIMENT CONTROL
		LIGHT STANDARD
		POWER POLE
		NOTE REFERENCE
		PARKING STALL COUNT
		LARGE SHEET DETAIL
		BOLLARD

CHASKA DENTAL GROUP

Chaska CITY OF CHASKA MINNESOTA

ARCHITECT: **BDO Young** SPACE DESIGN

4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/883-8020 FAX 612/883-8299

SHEET	TITLE
C1.1	EXISTING CONDITIONS PLAN
C2.1	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY GRADING PLAN
C4.1	PRELIMINARY UTILITY PLAN
L1.1	PRELIMINARY PLANTING PLAN

DATE	REVISION
7/7/96	CITY REVIEW ISSUE
7/7/96	CITY REVIEW COMMENTS
NOT FOR BID NOT FOR CONSTRUCTION	

QUALITY MANAGEMENT REVIEW

BY: _____ DATE: _____

CERTIFICATION: I hereby certify that the plan was prepared by me, or under my direct supervision, and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

High Impact
Signature: _____ Date: 5/25/96

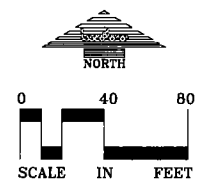
PROJECT : **CHASKA DENTAL CLINIC**
Chaska, Minnesota

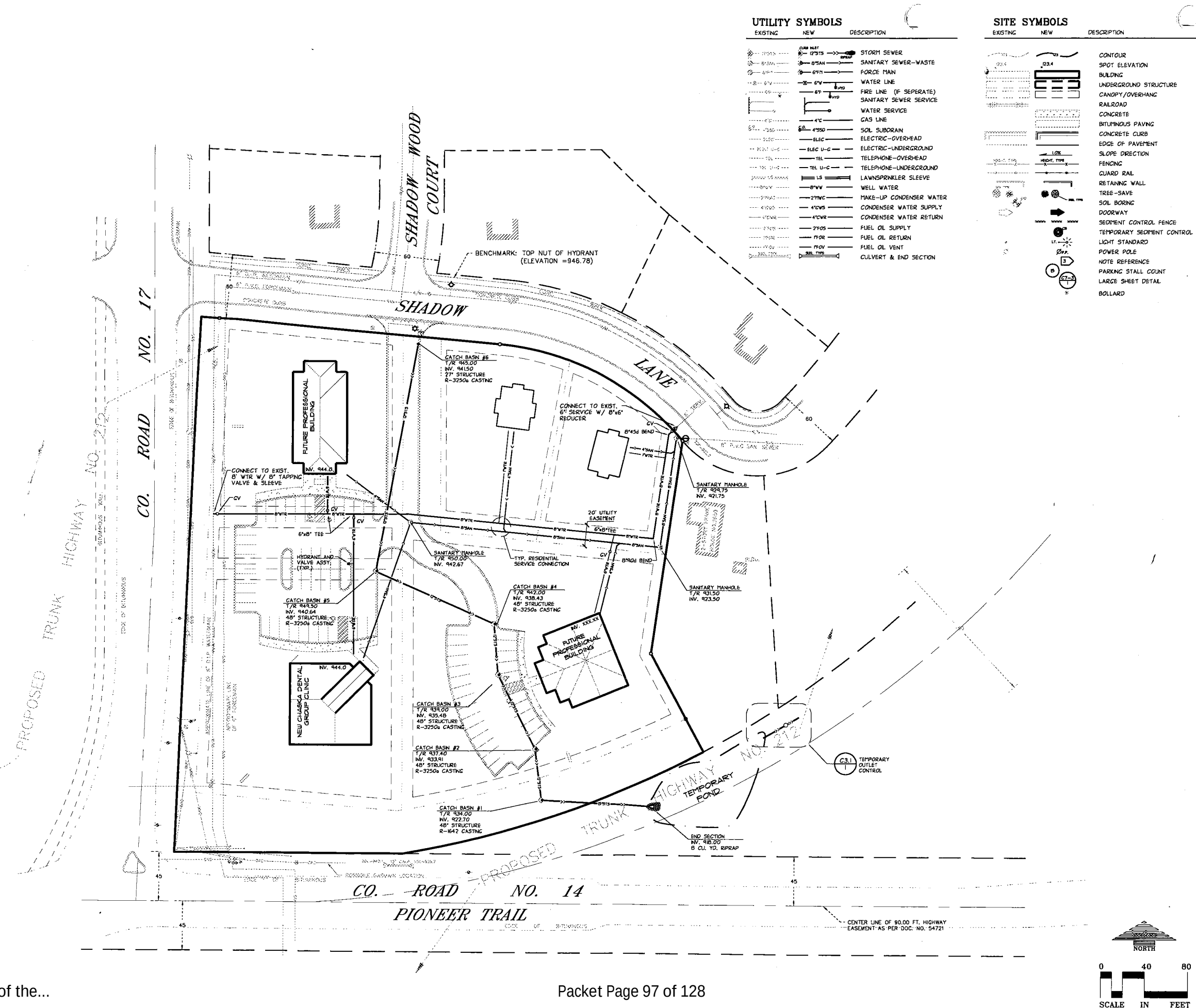
Landform Engineering Company

Landform Engineering Company • 801 Twelve Oaks Center
15500 Fennell Boulevard • Maple, Minnesota 55359
(612)476-3212 • fax: (612)476-5159

DATE: 21 JUNE, 1996
FILE NAME: C:\ARCHDMS\BO36001
PROJECT NO. BO36001

PRELIMINARY GRADING PLAN
C3.1





UTILITY SYMBOLS		
EXISTING	NEW	DESCRIPTION
		STORM SEWER
		SANITARY SEWER-WASTE
		FORCE MAIN
		WATER LINE
		FIRE LINE (IF SEPARATE)
		SANITARY SEWER SERVICE
		WATER SERVICE
		GAS LINE
		SOL SUBDRAIN
		ELECTRIC-OVERHEAD
		ELECTRIC-UNDERGROUND
		TELEPHONE-OVERHEAD
		TELEPHONE-UNDERGROUND
		LAWN/SPRINKLER SLEEVE
		WELL WATER
		MAKE-UP CONDENSER WATER
		CONDENSER WATER SUPPLY
		CONDENSER WATER RETURN
		FUEL OIL SUPPLY
		FUEL OIL RETURN
		FUEL OIL VENT
		CULVERT & END SECTION

SITE SYMBOLS		
EXISTING	NEW	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		BUILDING
		UNDERGROUND STRUCTURE
		CANOPY/OVERHANG
		RAILROAD
		CONCRETE
		BITUMINOUS PAVING
		CONCRETE CURB
		EDGE OF PAVEMENT
		SLOPE DIRECTION
		FENCING
		GUARD RAIL
		RETAINING WALL
		TREE-SAVE
		SOL BORING
		DOORWAY
		SEDIMENT CONTROL FENCE
		TEMPORARY SEDIMENT CONTROL
		LIGHT STANDARD
		POWER POLE
		NOTE REFERENCE
		PARKING STALL COUNT
		LARGE SHEET DETAIL
		BOLLARD

CHASKA DENTAL GROUP

Chaska CITY OF CHASKA MINNESOTA

ARCHITECT: **BDO Young** SPACE DESIGN
4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/893-9020 FAX 612/893-9299

SHEET	TITLE
CU	EXISTING CONDITIONS PLAN
CU	PRELIMINARY SITE PLAN
C2	PRELIMINARY PLAT
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY UTILITY PLAN
LU	PRELIMINARY PLANTING PLAN

DATE	REVISION
6/21/96	CITY REVIEW ISSUE
7/2/96	CITY REVIEW COMMENTS

NOT FOR BID
NOT FOR CONSTRUCTION

QUALITY MANAGEMENT REVIEW

BY: _____ DATE: _____

CERTIFICATION

I hereby certify that the plan was prepared by me, or under my direct supervision and control, and I am a duly registered Professional Engineer under the laws of the state of MINNESOTA.

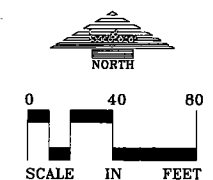
Stephen S. Berman
Registration No. 004 Date 6/29/96

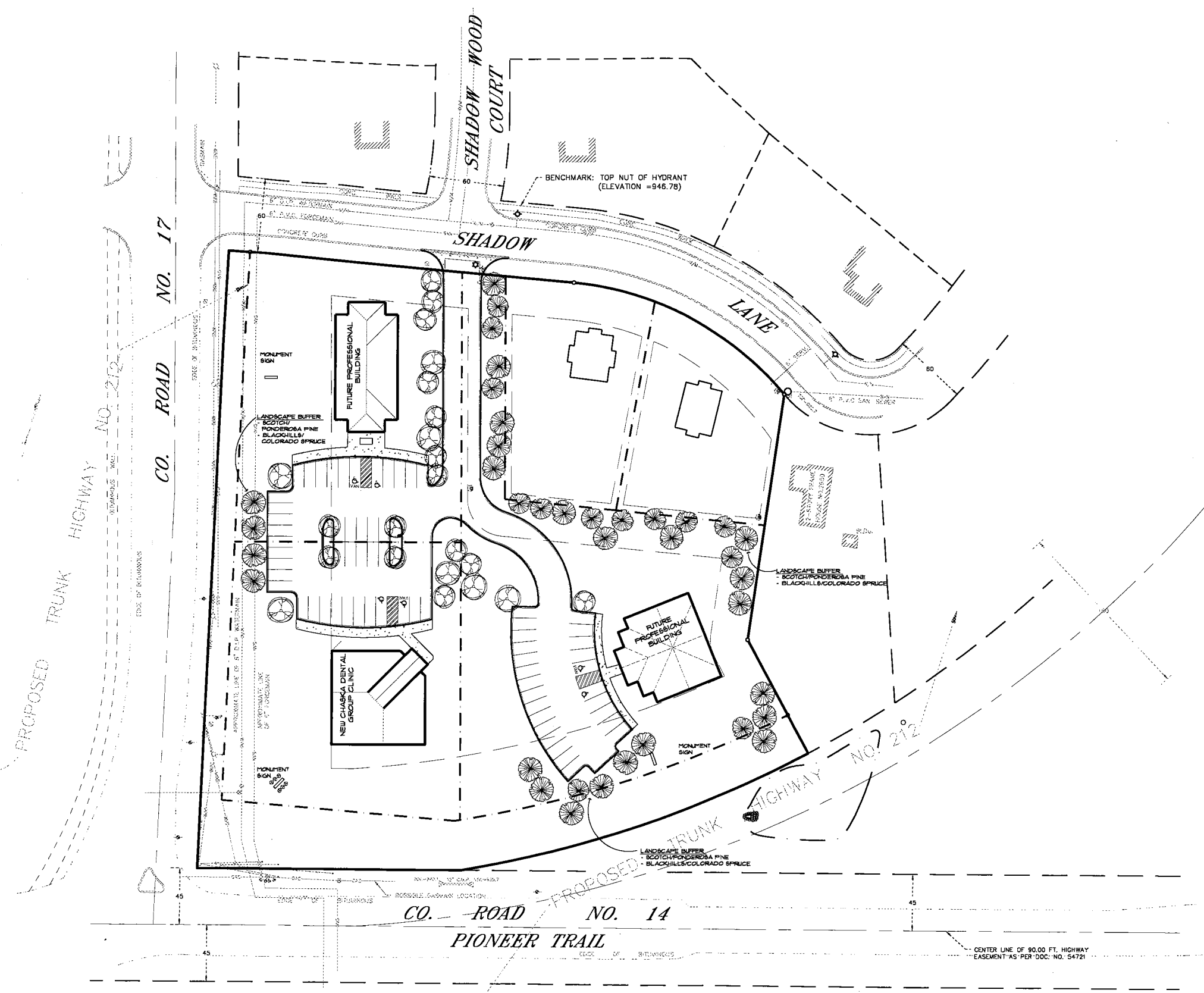
PROJECT : **CHASKA DENTAL CLINIC**
Chaska, Minnesota

Landform Engineering Company
Landform Engineering Company • 901 Twelve Oaks Center
15500 Kuyala Boulevard • Kuyala, Minnesota 55339
(612)475-3872 • Fax/data(612)475-3128

DATE: 21 JUNE, 1996
FILE NAME: C400CHDUS
PROJECT NO. BD96001

PRELIMINARY UTILITY PLAN
C4.1





OWNER/DEVELOPER

CHASKA DENTAL GROUP

CITY OF CHASKA

MINNESOTA

ARCHITECT

BDH Young

SPACE DESIGN

4510 West 77th Street, Suite 101
Edina, Minnesota 55435
612/893-9020 FAX 612/893-9299

SHEET	TITLE
CU1	EXISTING CONDITIONS PLAN
CU2	PRELIMINARY SITE PLAN
CU3	PRELIMINARY PLANTING PLAN
CU4	PRELIMINARY GRADING PLAN
CU5	PRELIMINARY UTILITY PLAN
CU6	PRELIMINARY PLANTING PLAN

DATE	REVISION
6/21/96	CITY REVIEW ISSUE
7/2/96	CITY REVIEW COMMENTS

NOT FOR BID
NOT FOR CONSTRUCTION

PROJECT :

CHASKA DENTAL CLINIC

Chaska, Minnesota

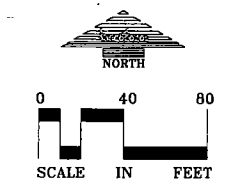
Landform
Engineering Company

Landform Engineering Company • 891 Twelve Oaks Center
15500 Payson Boulevard • Payson, Minnesota 55961
(507)475-3272 • fax/data(507)475-3158

DATE: 21 JUNE, 1996
FILE NAME: L11CHDCLINIC
PROJECT NO: BD96001

PRELIMINARY PLANTING PLAN

L1.1



REQUEST FOR ACTION CHASKA PLANNING COMMISSION 11/13/2019

Subject: Peavey Road Industrial Building – Concept Plan

Applicant: Steve Anderson

Location: East of Highway 41, North and West of Peavey Road

Case No.: P.C. No. 2019-19

Synopsis: The applicant is requesting approval of the Concept Plan for a new office/warehouse industrial building on Peavey Road

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

BACKGROUND

Steve Anderson, applicant for the project, is the current owner of the buildings at 105 Peavey Road and 123 Columbia Court, which house the business Acoustical Surfaces Inc. Steve purchased the property to the south of his 105 Peavey Road site in order to develop it into additional industrial space. It is not his intention to use this proposed space for his business, rather he wishes to sell it off to an interested industrial user.

Goals

The goals associated with this new facility are many: to provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska; to offer a site that has been thoughtfully designed to enhance the surrounding buildings; to provide a unique building design that creates interest and visibility from both County Road 41 and Peavey Road; and to design the building on the site in order to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Industrial (I). The Comprehensive Plan guides this parcel to be Industrial. The use that is being proposed is consistent with zoning and the comprehensive plan.

EXISTING CONDITIONS

The site is located on the east side of Highway 41, and is north and west of Peavey Road. It is approximately 4 acres in size. The site currently contains a small century link building, a wetland on the east side, and a parking lot that connects to both the 105 Peavey Road and 11 Peavey Road sites. There is one access into the site from Peavey Road.

CURRENT REQUEST

The applicant, Steve Anderson, is requesting Concept Plan approval for the construction of a new two-story office/warehouse industrial building. An end user is not yet identified, rather the applicant is hoping to gain entitlements to help market the site appropriately.

Adjacent properties

The new building's site is bounded on the south by 11 Peavey Road (Eastern Carver County School's building); the north by 105 Peavey Road (industrial business); the east by Peavey Road and Hazeltine Lake; and the west by Highway 41.

Site Layout

The 2-story industrial building is situated mainly on the center of the site with parking and drive aisles surrounding it. One existing access point exists on the northeast edge of the site to connect into Peavey Road. This ingress/egress will provide main access to the parking lot proposed. A loading dock area is proposed on the south side of the building. The century link building currently on the north side of the site will remain.

The facility is fronted by an existing wetland in which delineation is currently underway. Maintaining the wetland and surrounding greenspace is a goal in this development. Neighboring buildings include a school, a one-story building and a two-story building. The proposed development while blending with what exists, also creates new interest to those traveling both along Highway 41 and Peavey Road. Planning of the site was done in such a way to provide high visibility while offering an efficient flow of cars and trucks on the site. Trucks will come in the main entry and travel around the building to the loading/unloading area and out on the back side of the building to avoid the needs for turning radius space and to best make use of the site size.

Overall, staff is generally favorable of the site layout. There are not many options for this site due to setbacks and adjacent wetland and century link building; the applicant has made decisions that seem to make the most sense in terms of building placement and circulation of the site.

Building Design

Preliminary building design concepts offer a fresh, progressive building exterior. The building concept would be especially attractive to a single, build to suit tenant but could be modified to provide space for multiple tenants as well. In a predominantly industrial area, the concept interjects some unexpected height, juxtaposition of angles and fresh, progressive exterior building materials including brick, stone and metal. It is designed as a two-story building (up to 40 feet in height) with sizeable office and warehouse elements for efficient movement of products. The warehouse space offers 15 – 18' clear height with a floor of offices above, while the office portion offers two floors of office and conference space.

The proposed building will be constructed with metal panels, brick, wood, precast concrete panels, glass, and have a flat roof. The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

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

The applicant will have to show in their preliminary submittal how they will meet this requirement. An item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building. In addition to that, the building will have to show how it fits into the context of Chaska.

Overall, the building provides visual interest and a balanced mix of materials and glass, which will be a refreshing look in the industrial area.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	150 feet from centerline
Peavey Road	30 feet
Other Property Lines	15 feet
Wetland	30 feet
PARKING SETBACKS	
Direction	Setback
Highway 41	90 feet from centerline
Peavey Road	10 feet
Other Property Lines	5 feet

Parking/Access/Circulation/Traffic

86 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Industrial	28,000sf	1ps/350sf	80 parking spaces
			REQUIRED
			80 parking spaces
			PROVIDED
			86 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The parking lot is situated on the south, west and north sides of the site. The west side parking lot abuts Highway 41. Because of this staff would advise that significant landscaping be provided between the parking lot and Highway 41 to help screen.

The access into the site will be from one ingress/egress on Peavey Road. The access is shown on the northeastern-most portion of the site, which is an existing access. An additional existing ingress/egress point is shown on the north side of the site, which connects into the 105 Peavey Road site, owned by Steve Anderson. This access is planned to remain and will have a cross-access easement over the 105 Peavey Road site for truck circulation. The idea is to have trucks access the new industrial building site from Peavey Road, load/unload at the loading dock on the south side of the building, and exit the site via the north egress point. This will provide more efficient/convenient truck movements through the site according to the applicant.

There is an 18-foot wide drive aisle on the east side of the building that appears it will be mainly used for truck traffic. Drive aisles are required to be 24 feet wide if they are accommodating two-way traffic. If that is the case then this drive aisle needs to be sized appropriately. If this drive aisle is solely meant as a one-way drive aisle then its sizing is appropriate. Appropriate traffic signage will have to be put in place for this and addressed at preliminary submittal.

It should be noted that the current parking lot on this site is connected to the school property to the south. With the redevelopment of this site, it is intended to terminate this connection so that this site is physically separated from the school's property. This separation will not hinder the school's access to their parking lot.

Pedestrian Connections

There are no pedestrian connections shown on this site plan. It should be noted that there are currently no pedestrian connections along Highway 41 or Peavey Road, so implementing new cross-site connections would be unproductive.

It will be important for the site to install internal connections for the employees to conveniently and safely access the building from their parking stalls.

Landscaping & Screening

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	88 caliper inches (30 trees)	unknown
Understory Trees	8	unknown
Shrubs	93	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements.

Staff would like to point out that the west end of the site will need to provide sufficient screening from Highway 41; preferably a mix of coniferous and deciduous trees to provide a nice vegetative edge. There are currently some trees in place here, however, there are some open spaces that will need to be filled in. The loading dock area shall also be looked at for screening on its east edge.

In addition to that, the applicant will also have to provide for landscaping islands in the parking lot. 10% of the parking lot shall be designated for this purpose. An area of note that should be providing an island or two is the western side of the parking lot as there is a long stretch of parking proposed.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal the photometrics and specs for all lighting proposed. Included in that shall be a detail of the front canopies and the lighting within it, if any. Lighting and fixtures need to be flush within the canopy.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. The applicant will have to meet City and County standards.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Concept Plan for Peavey Road Industrial Building (PC #2019-19), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
 - a. **Narrative (pgs 1-2)**
 - b. **Concept Site Plan, submitted by Mohagen Hansen., dated September 30, 2019.**
 - c. **Exterior Images, submitted by Mohagen Hansen., dated September 30, 2019.**
 - d. **Traffic Flow, Adjacency Buildings, Connection Views & Utilities, submitted by Mohagen Hansen., dated September 30, 2019.**
 - e. **Exterior Building Materials, submitted by Mohagen Hansen., dated September 30, 2019.**
 - f. **Certificate of Survey, submitted by Cornerstone Land Surveying, Inc., dated June 12, 2018.**
2. **Coordination with the City Engineer with regard to utilities, grading and drainage.**
3. **Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.**
4. **Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.**

5. **Provision that canopy lighting is flush with the canopy.**
6. **Provision that all facades provide 360 degree architecture.**
7. **Utilization of modular face brick as a Class I material.**
8. **Provision to show how building will fit into the City of Chaska at preliminary submittal.**
9. **No exterior storage will be permitted.**
10. **Provision of a cross-access easement over 105 Peavey Road for truck access to be executed prior to final plat recording.**
11. **Provision that drive aisles are at least 24 feet wide.**
12. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
13. **Provision that building will be fire sprinkled.**
14. **Provision of pedestrian connections between the parking lot and building and to be shown at preliminary submittal.**
15. **Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.**
16. **Provision of sufficient landscape screening to be achieved between the parking lot and Highway 41 on the site's westerly edge, as well as on the east edge of the loading dock area and to be shown at preliminary submittal.**
17. **Provision of planting islands meeting Zoning Ordinance Section 9.6.5.4, and are shown at preliminary submittal.**
18. **Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
19. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
20. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
21. **Provision that all mechanical equipment will be fully screened from view.**
22. **Compliance with section 9.11 Building Design/Materials and Site Design.**
23. **Adherence with the Engineers Memo dated November 8, 2019.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: November 8th, 2019
Subject: Anderson Limited Peavey Road – Concept Plan

The planned development for the site proposes a new industrial building and parking lot along with site amenities. From a storm water perspective, a grading a drainage plan is required plan for managing runoff that meets both the City and watershed requirements. Attention to the existing wetlands and drainage will be important to not impact the overall system. Gravity sanitary sewer and water is available to service the property. The developer will need to work with staff on how utility service is proposed to connect into the City system.



Project Narrative

107 Peavey Road, Chaska, Minnesota

As requested by the City of Chaska's Concept Site Plan Review Requirements, please find the below narrative associated with a proposed development project located at 107 Peavey Road. This narrative accompanies the enclosed site plans, images and elevations to further describe the well thought out characteristics of this project.

Invested in the Community

As a business owner within the City of Chaska, Steve Anderson of Anderson Ltd. supports and embraces the City's mission to enhance and maintain the high quality of life of its "shareholders", the citizens of Chaska. One of the many reasons that Steve Anderson elected to locate his company Acoustical Surfaces on Columbia Court North in Chaska is for the benefits that it affords his current staff and the community offerings that help to attract new talent. It is thoughtful planning within the City: the emphasis on providing ample greenspace; access to retail; free, surface parking; and the small-town values that lead Anderson, Ltd to believe Chaska is the best location for this new development as well.

Surroundings

The City of Chaska is dynamic in that its buildings offer diverse architectural style as evidenced by the variety of rooflines, building sizes, number of stories and building materials. There is a mix of office and industrial uses in this neighborhood. The offices bring one and two stories in brick and glass with smaller details for each entry. The industrial brings a broad stroke of material of concrete with different colors and textures.

The Proposed Development Location

Located adjacent to the existing property at 105 Peavey Road, is an open lot currently owned by Anderson who requests to develop the site as a two-story office/showroom facility. The facility is fronted by an existing wetland in which delineation is currently underway. Maintaining the wetland and surrounding greenspace is a goal in this development. Neighboring buildings include a school, a one-story building and a two-story building. The proposed development while blending with what exists, also creates new interest to those traveling both along Highway 41 and Peavey Road. Planning of the site was done in such a way to provide high visibility while offering an efficient flow of cars and trucks on the site. Trucks will come in the main entry and travel around the building to the loading/unloading area and out on the back side of the building to avoid the needs for turning radius space and to best make use of the site size.

Building Image

Preliminary building design concepts offer a fresh, progressive building exterior. The building concept would be especially attractive to a single, build to suit tenant but could be modified to provide space for multiple tenants as well. In a predominantly industrial area, the concept interjects some unexpected height, juxtaposition of angles and fresh, progressive exterior building materials including brick, stone and metal. It is designed as a two-story building with sizeable office and warehouse elements for efficient movement of products. The warehouse space offers 15 – 18' clear height with a floor of offices above, while the office portion offers two floors of office and conference space.

Goals

The goals associated with this new facility are many: to provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska; to offer a site that has been thoughtfully designed to enhance the surrounding buildings; to provide a unique building design that

creates interest and visibility from both County Road 41 and Peavey Road; and to design the building on the site in order to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles. We firmly believe that this new building meets the overall mission and goals of the City of Chaska and that it will support well-planned, orderly growth while maintaining the high quality, uniqueness the community is known for, and its residents expect.

(Not sure if we need to add this information, but it was on the example)

Materials:

Building Façade: Metal panels, Glass, Brick, Wood, Precast Concrete Panel

Roof: EPDM

Roof Structure: Metal joists and beams

Floor Structure: Concrete composite system

Windows/Doors: Aluminum framed window and main doors.

General Information:

Building Height: 35'-40'

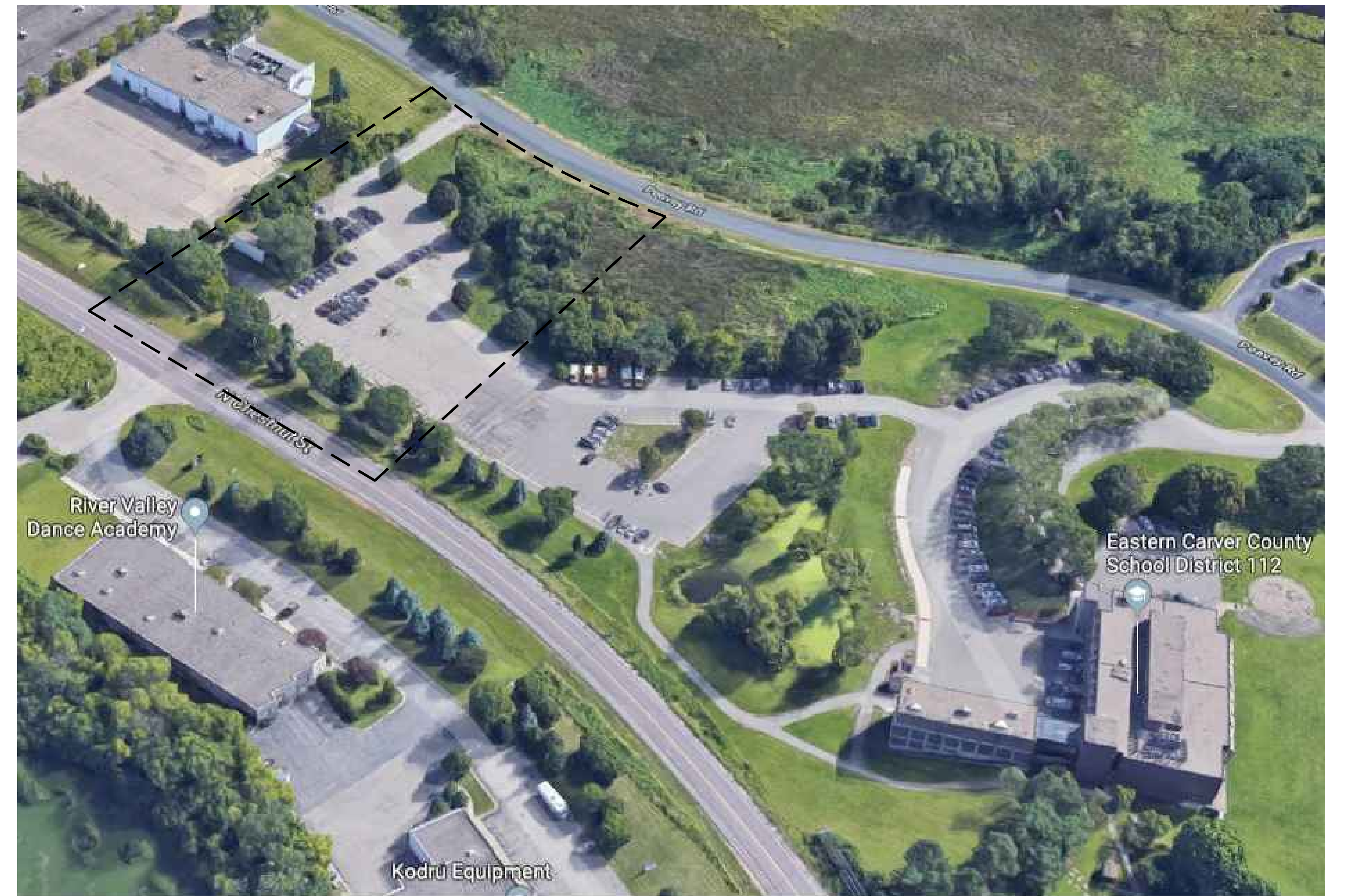
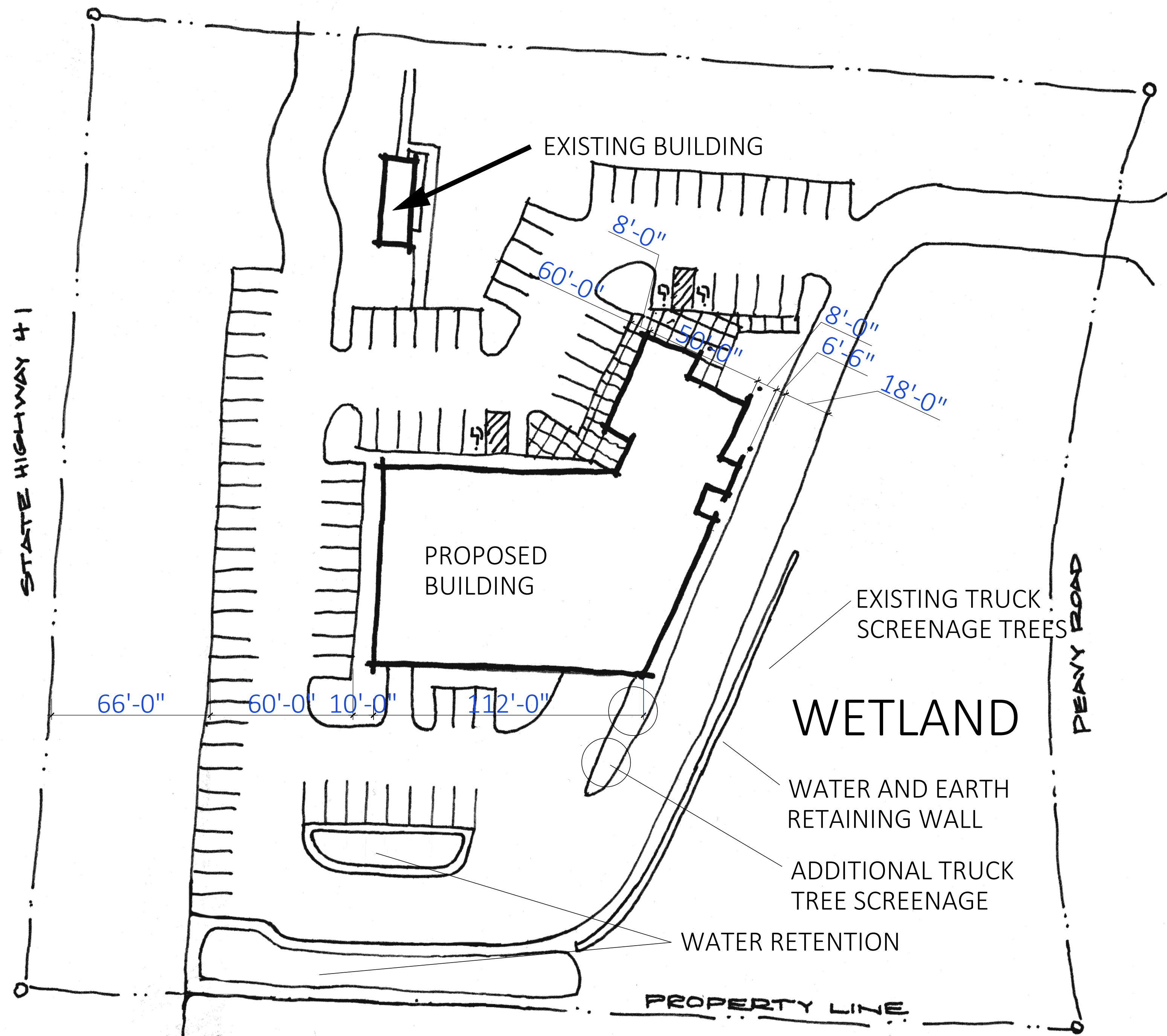
Building Sq. Ft.: Between 13,000sf and 14,000sf per floor

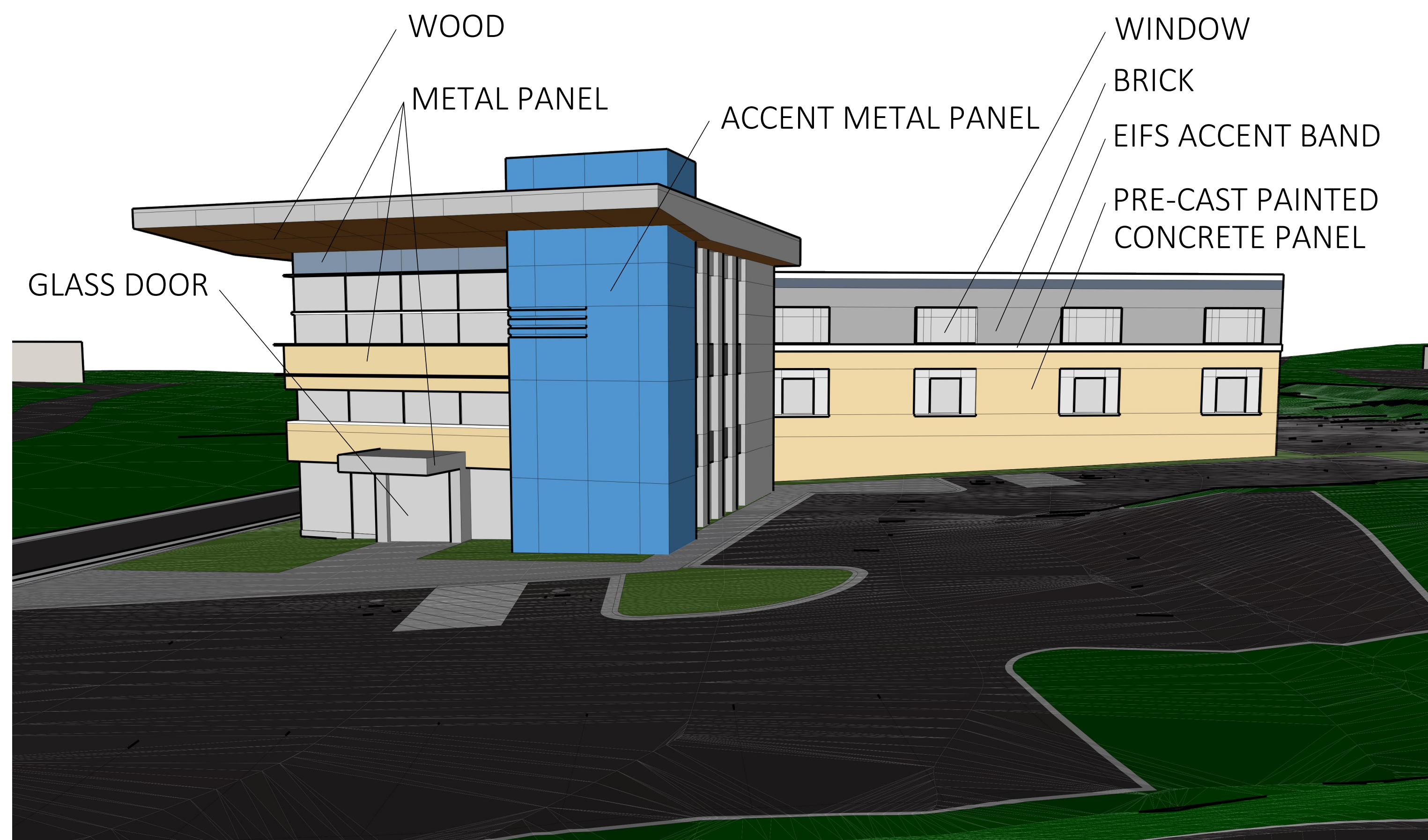
Building Code Information:

Building Type: Type II-B

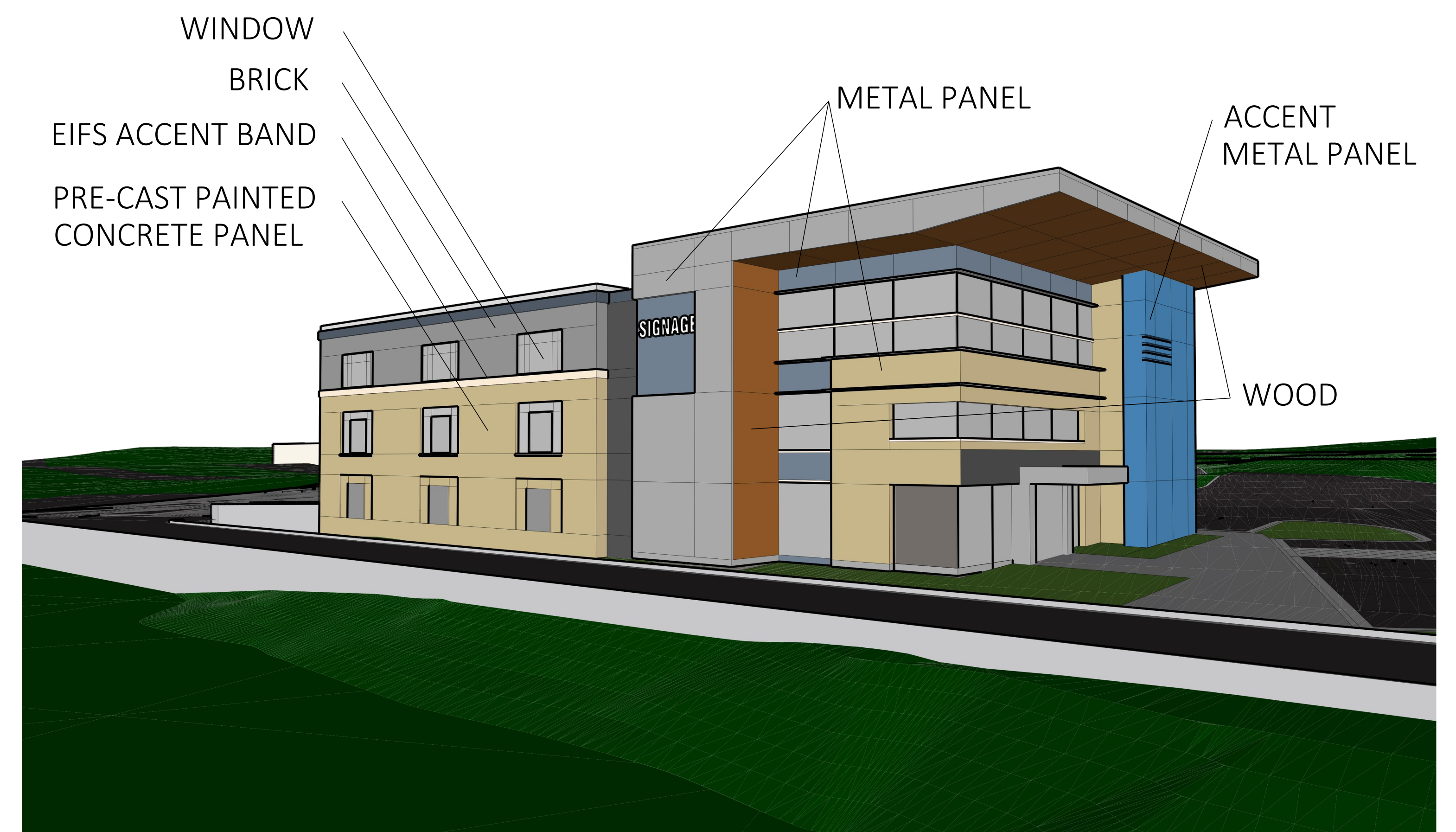
Group Occupancy: B, F-1, S-1

Occupancy Load: TBD

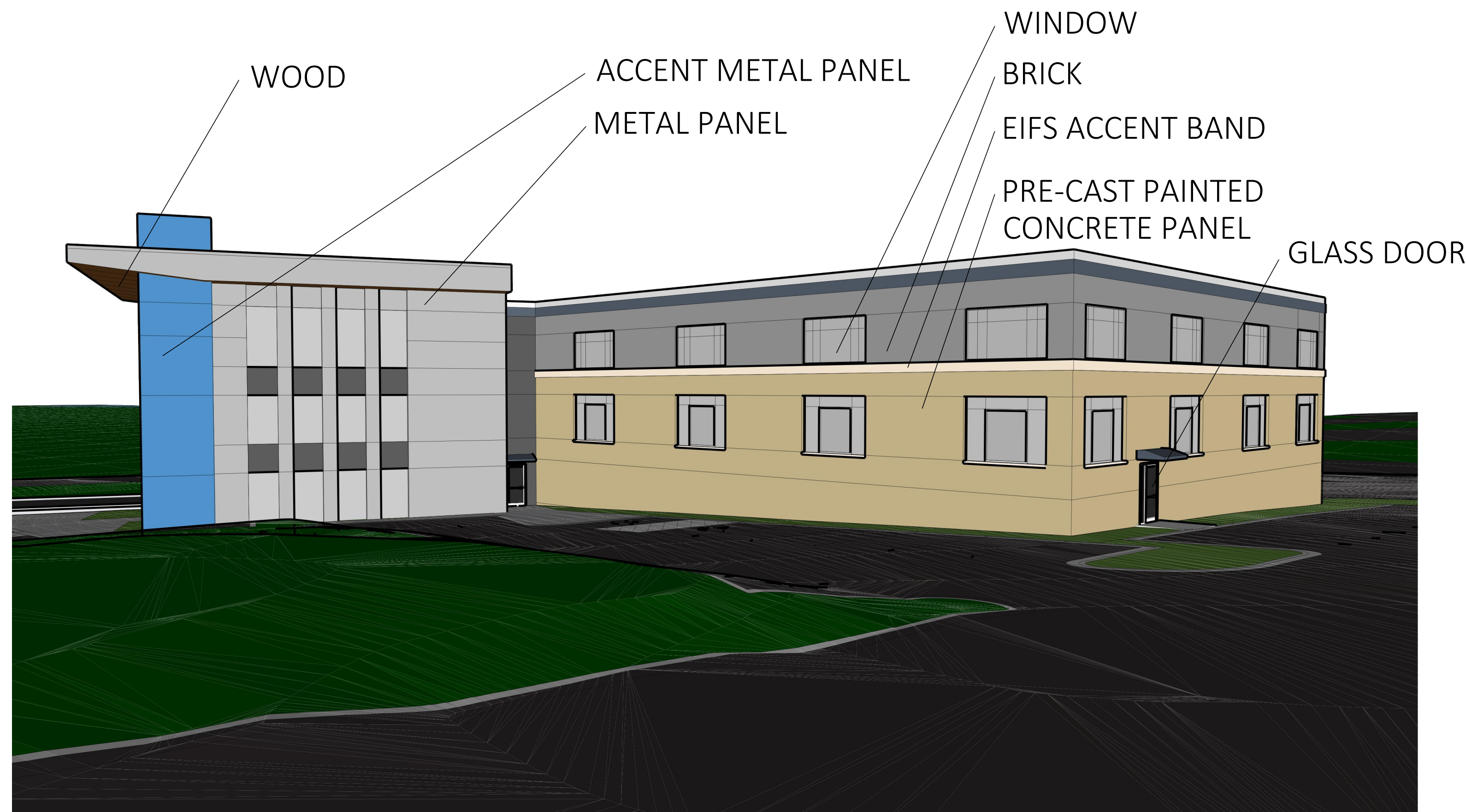




1
P002 EXTERIOR IMAGE
1/8" = 1'-0"



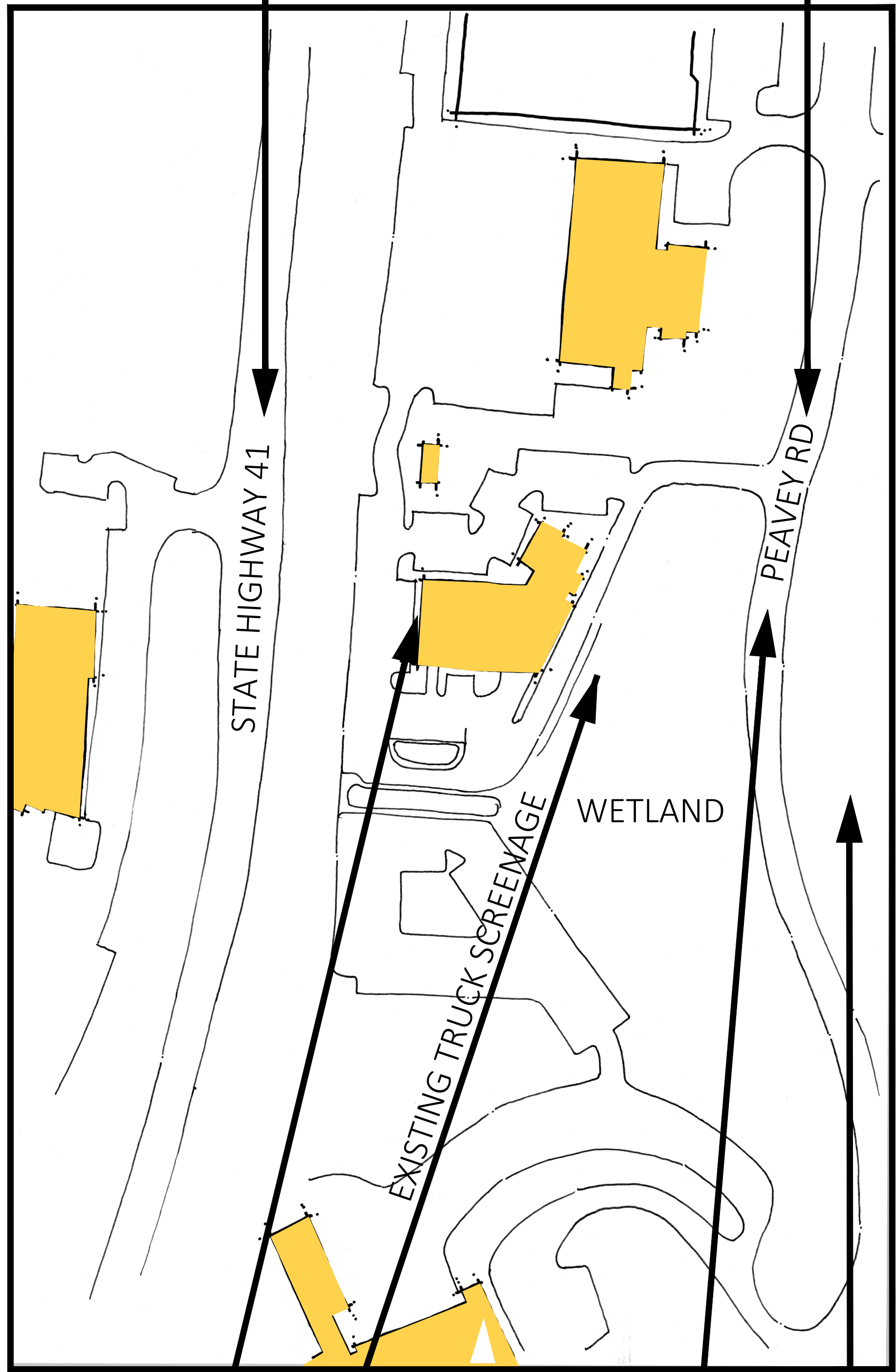
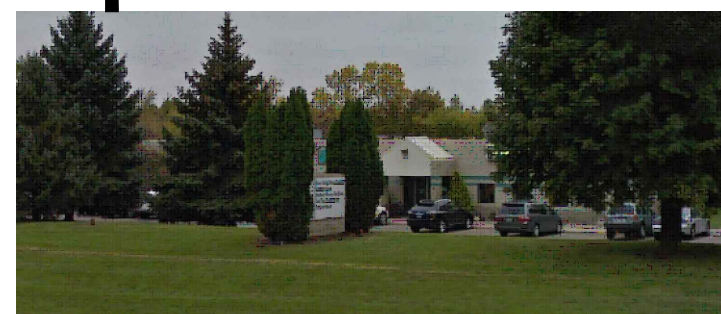
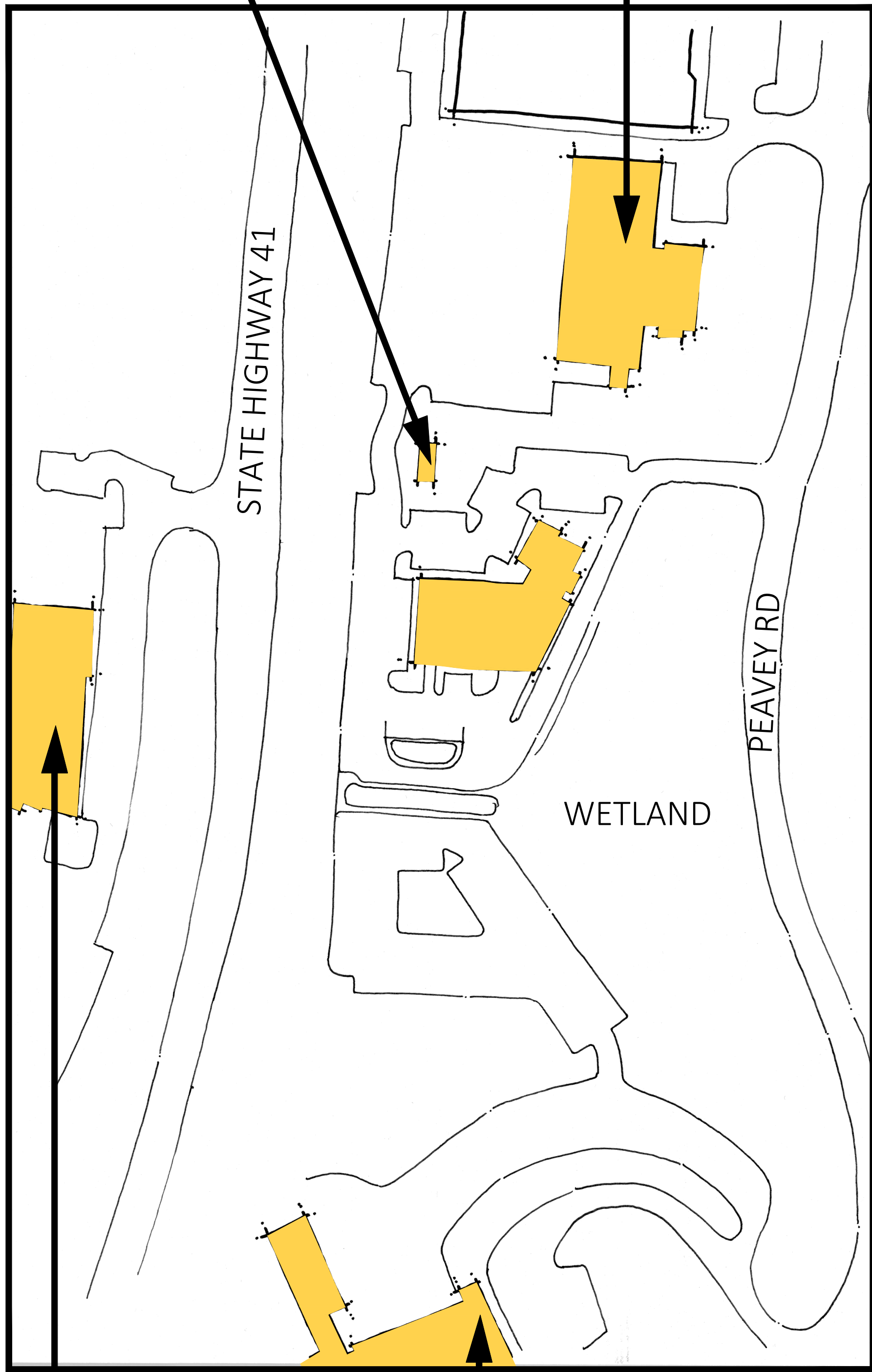
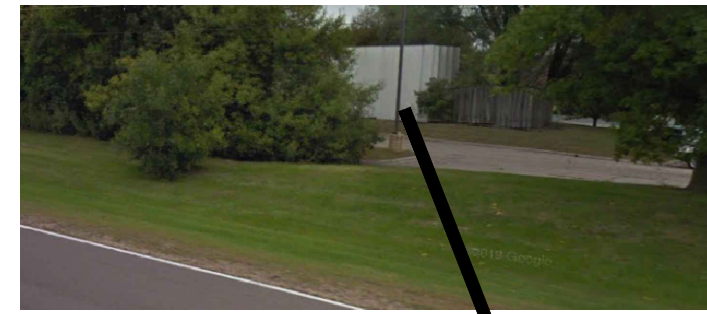
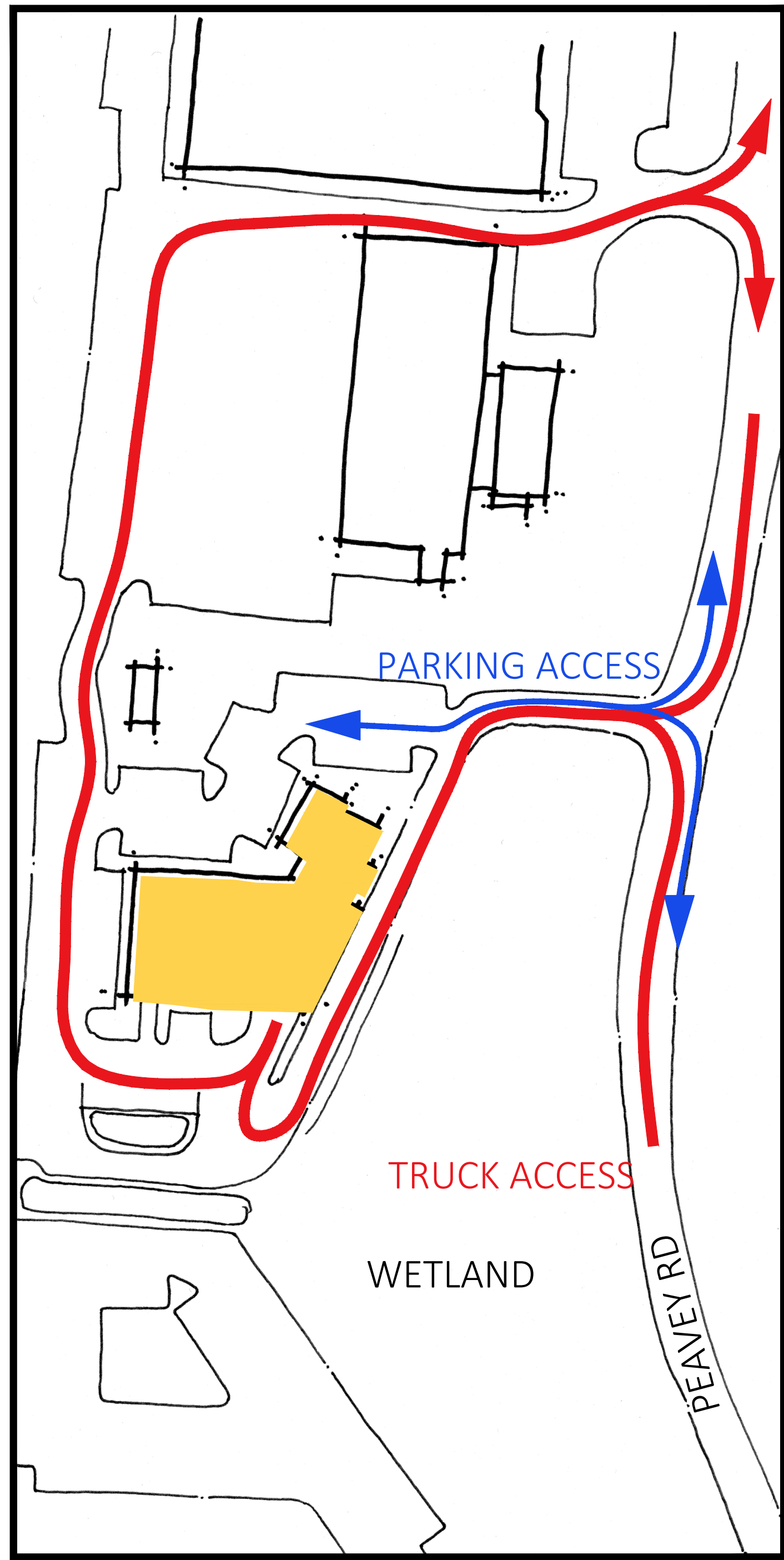
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P002 EXTERIOR IMAGE
1/8" = 1'-0"



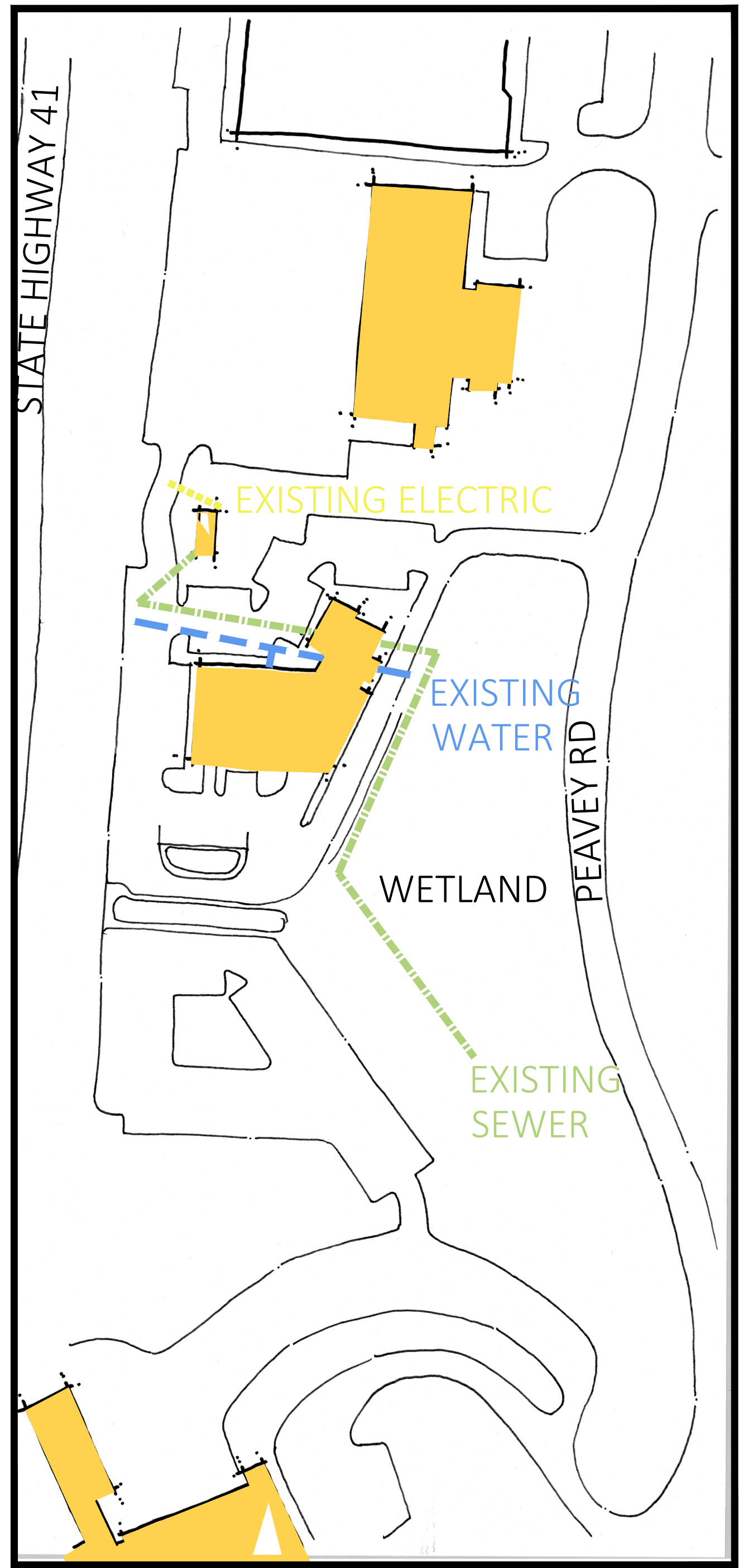
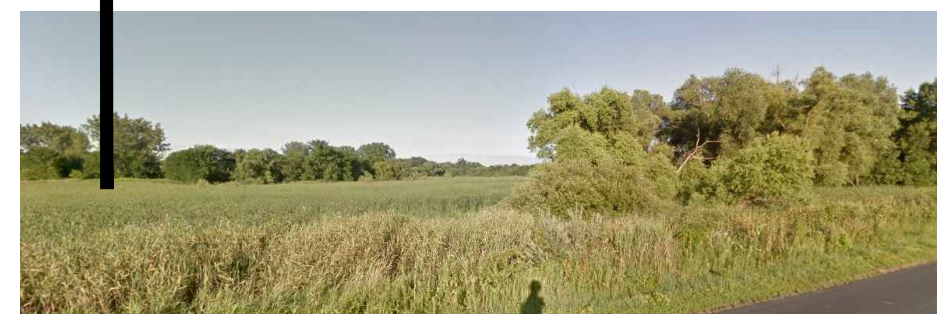
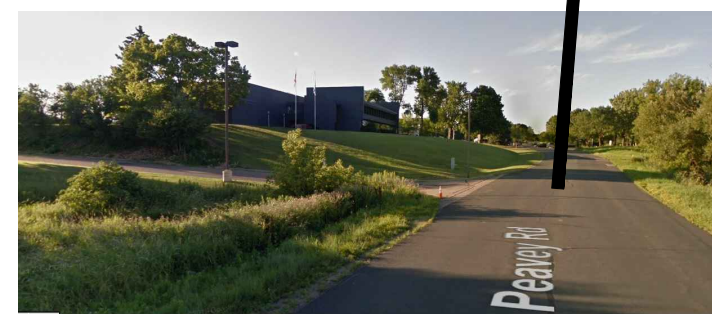
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P002 EXTERIOR IMAGE
1/8" = 1'-0"



4
P002 EXTERIOR IMAGE
1/8" = 1'-0"



PEDESTRIAN
ACCESS ON-SITE



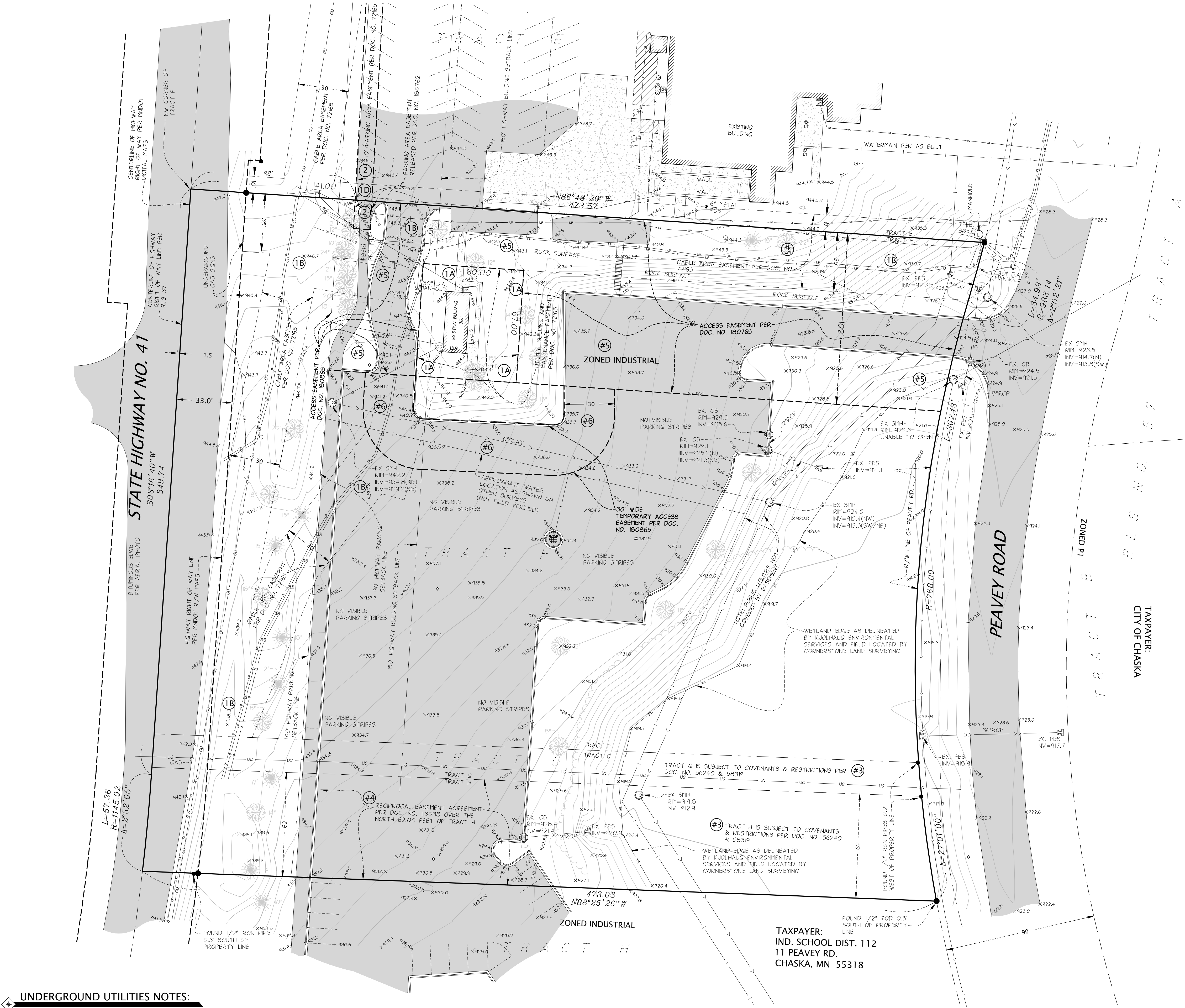
1 **TRAFFIC FLOW**
P003 1/8" = 1'-0"

2 **ADJACENCY BUILDINGS**
P003 1/8" = 1'-0"

3 **CONNECTION VIEWS**
P003 1/8" = 1'-0"

4 **UTILITIES**
P003 1/8" = 1'-0"





UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET #100356334. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

THE INTERIOR WATERMAIN IS NOT SHOWN ON THIS SURVEY. THE CITY OF CHASKA DID NOT LOCATE THE PRIVATE WATER SERVICE THAT ENCIRCLES THE BUILDINGS.

SURVEY NOTES:

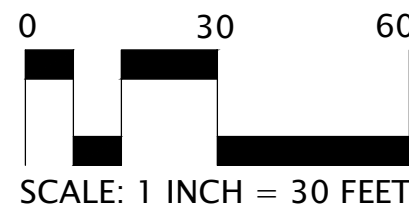
1. BEARINGS ARE BASED ON CARVER COUNTY SECTION BREAKDOWN INFORMATION LOCATED ON THE CARVER COUNTY SURVEYORS WEBSITE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF CHASKA PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

BUILDING SETBACK & ZONING INFO

ZONING: INDUSTRIAL (PER THE CITY OF CHASKA WEBSITE)

BUILDING SETBACKS:
FRONT: = 30 FEET
REAR: = 20 FEET
SIDE = 20 FEET
BUILDING COVERAGE = 40%
FLOOR AREA RATIO = 0.5

PARKING SETBACKS:
FRONT: = 10 FEET
REAR: = 5 FEET
SIDE = 5 FEET



LEGAL DESCRIPTION:

The following legal description is as shown on Carver County, Minnesota Certificate of Title number 37755.0.

Tracts F, G, and the northerly 62.00 feet of Tract H, REGISTERED LAND SURVEY NO. 37, files of Registrar of Titles.

AREAS:

TRACT F = 144,601 SQ.FT. / 3.32 ACRES
TRACT G = 9,139 SQ.FT. / 0.21 ACRES
N'LY 62 FEET OF TRACT H = 28,835 SQ. FT. / 0.66 ACRES

TOTAL = 182,575 SQ.FT. / 4.19 ACRES

EXISTING EASEMENT NOTES:

The following appear as memorials on the Carver County, Minnesota Certificate of Title number 37755.0.

Resolution approving a lot split for Tract H per Document No. T103169. (NOT SHOWN ON SURVEY)

Resolution approving a Special Use Permit for a preschool program per Document No. T115116. (NOT SHOWN ON SURVEY)

Terms and conditions of Easement Agreement per Document No. 72165. (Tracts E and F) (AS SHOWN ON SURVEY)

- (A) Building area easement
- (B) Cable area easement
- (C) Ingress & Egress area easement
- (D) Parking area easement

Terms and conditions of Partial Release of Easement Rights per Document No. 180762. (Tract F)(RELEASE AREA SHOWN ON SURVEY)

Declaration of Covenants and Restrictions per Document No. 56240. (No forfeiture provisions.)Continuation per Document No. 58319. (Tracts G and H) (AS SHOWN ON SURVEY)

Reciprocal easement for parking, lighting maneuvering and maintenance per Document No. T113038. (Tract H) (AS SHOWN ON SURVEY)

Easements as shown on Declaration of Easements, Covenants and Restrictions per Doc. No. T180765. (AS SHOWN ON SURVEY)

Terms and conditions of Temporary Access, Ingress, and Egress Easement per Doc. no. T180865. (SHOWN ON SURVEY.) (IT IS POSSIBLE THE TEMPORARY EASEMENT HAS EXPIRED)

Conditions, covenants and restrictions contained in Limited Warranty Deed per Document No. T190887.

FLOOD INFORMATION:

THIS PROPERTY FALLS WITHIN A NON PRINTED PANEL OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2752340001C. NON-PRINTED PANELS ARE CONSIDERED ALL ZONE X.

SYMBOLS:

- MANHOLE
- CATCHBASIN
- SANITARY MANHOLE
- CONCRETE
- DENOTES FOUND 1/2" IRON PIPE
- DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
- GAS VALVE
- HYDRANT SIGN
- TELE/ELEC BOX
- UNDERGROUND ELEC.
- SAN. SEWER
- WATERMAIN
- STORM SEWER
- ELECTRIC MANHOLE
- OVERHEAD UTILITIES
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS

EXISTING PARKING

TOTAL VISIBLE PARKING STALLS AS SHOWN ON THIS SURVEY = 1 FULL STALL, AND 1 ADDITIONAL PARTIAL STALL, INCLUDING 0 HANDICAP STALLS.

PORTIONS OF THE SUBJECT PARCEL APPEAR TO BE USED FOR PARKING PURPOSES. PARKING STRIPES IN THESE AREAS WERE NOT VISIBLE AT THE TIME OF SURVEY FIELDWORK OTHER THAN THOSE SHOWN ON THE SURVEY.

CERTIFICATION:

I hereby certify that this plan 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 L. Thurmes Registration Number: 25718
Date: 6-11-18

CONTACT:

ANDERSON LIMITED

Steve Anderson
1131 Wildhurst Trail
Orono, MN 55364
612-701-3366

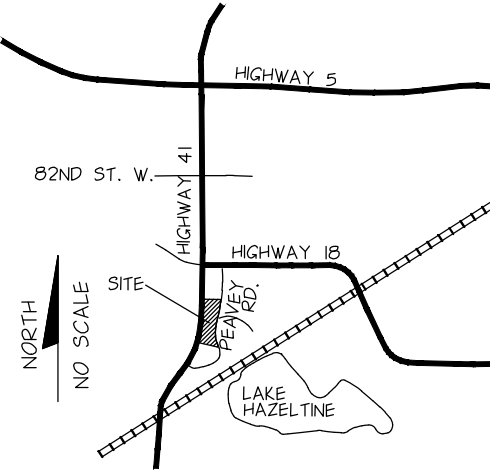
COUNTY/CITY:

CARVER COUNTY
CITY OF CHASKA

REVISIONS:

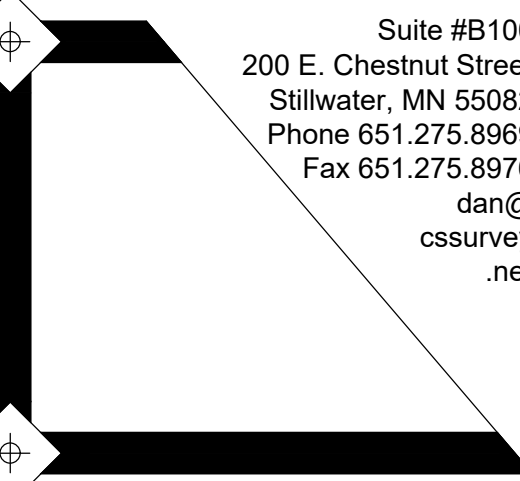
DATE	REVISION
7-29-10	PRELIMINARY ISSUE
8-13-10	PARCEL SPLIT
8-18-10	REVISED PROPOSED DESCRIPTION
9-20-10	REVISED PROPOSED PARCELS
10-4-10	PROPOSED EASEMENTS
10-5-10	PROPOSED EASEMENTS
10-20-10	HIGHWAY SETBACK
1-6-11	ALTA SURVEY SOUTH
1-7-11	REVISE COMMITMENT DATE
2-20-11	SECOND SUPPLEMENTAL
2-26-11	CERT NAME REVISION
4-28-11	THIRD SUPPLEMENTAL
5-4-11	FOURTH SUPPLEMENTAL
6-11-18	UPDATE TOPOGRAPHIC INFO
6-12-18	UPDATED TITLE WORK

VICINITY MAP



PROJECT LOCATION:

T05
PEAVEY ROAD
PID#305120060
PID#305120061
PID#305120071



Suite #B100
200 E. Chestnut Street
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC

FILE NAME SURVH01-2018
PROJECT NO. RHO10001

CERTIFICATE OF
SURVEY

Chaska Park Board
Meeting Minutes
October 14, 2019

1. Call to Order

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

2. Roll Call

Present: Roan, Downs, Gutierrez, Wittrock, Branch, Kim, Udermann, Barth

Absent: Ives, Mihajlov, Olsen

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Motion by Udermann, second by Downs to adopt the October 14th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

None in attendance.

5. Approve Meeting Minutes

Motion by Wittrock, second by Branch to approve the Chaska Park Board meeting minutes of August 12th, 2019. Motion carried.

6. Old Business

6A. Bike Friendly Community Updates

Grange-City staff recently made the trip out to Willmar to meet with the key people who were a part of putting together the plan for submitting their application for the Bicycle Friendly designation. Good discussion surrounding what worked well for them as well as some of the things that didn't. Some key take aways were:

The importance of a bike trail and pedestrian master plan to help guide communities through various planning projects.

The importance of partnering with local business's, chambers, visitor centers.

The availability throughout the community of up-to-date printed maps with routes and trails.

Creation of a bike share program-hubs throughout the community for those without bikes or those visiting, to rent a bike. Could utilize recovered bikes that were either lost or stolen. Also

providing adequate locations throughout the community for locking bikes up so bikers can grab a bite to eat, shop, etc.

All good examples for us to consider as we move forward. Willmar was and will continue to be a good resource for us. We also have multiple examples of bike friendly applications that have been submitted and awarded to draw ideas from.

Grange recently registered the city with the League of American Bicyclists, which is a national advocacy organization that provides information, certification, and promotion to create safer roads, stronger communities, and a more bicycle friendly America.

Grange gave an update on the recent family bike event held on Sept. 29th. A first-time community event, unfortunately the poor weather played a big part with low attendance. Staff will regroup and brainstorm ideas for next year.

Interest in the Active Transportation Advisory Committee (ATAC) has been good. Individuals from internal city departments as well as external partners have responded. The first meeting is to be planned for in October. Discussions pursued on when the bike friendly application is due, the suggestions mentioned in the community assessment, and “bikeability” in and around Chaska.

6B. Mountain Bike Trail Update

Grange brought the board up to date on the mountain bike trails. We have an executed permit from MnDOT! The board reviewed the site map and saw where the right of way concern is. This small piece of land in the right of way area, will still need to be addressed. Hoping to get before the Chanhassen City Council at the end of the month. Grange is still hopeful there will be a spring start to construction of the trails.

The City was a recent recipient of a bike fix it station from Scheels Sporting Goods. It will be installed on the trails later this month.

6C. Trail Wayfinding Pilot Project Update

Grange shared visuals of the signage recently installed on the local trails; layout for the orange loop trail as well as the linier trail (green). The WSB consulting company Carver County has partnered with has been getting out and surveying various user groups on what they think of the trail signs. We have put the survey out on FB as well as the Community Center webpage. We will email you the survey link, deadline is the end of this week.

7. Receive Council and Planning Meeting Minutes

7A. Received Council Meeting Minutes from July 15th-Downs mentioned he watched the presentation for the Nick Mason Scholarship; it was really well done. Would be nice if we could receive on-going updates as that moves forward.

7B. Received Council Meeting Minutes from August 5th

7C. Received Council Meeting Minutes from August 19th-Nice to see the Council approved the Park Naming Policy.

7D. Received Council Meeting Minutes from September 16th-Downs watched the Learning Links presentation on the Par 30. Thought it was very interesting. Nice to see the Council moved forward with a Letter of Intent.

7E. Received Council Meeting Minutes from September 30th

7F. Received Panning Meeting Minutes from June 12th

7G. Received Panning Meeting Minutes from August 14th

8. Other Business

8A. Staff Reports

8A1. Department Happenings-Grange spoke of the many various happenings and programming going on with the Parks and Recreation department.

8B. Round Table:

- Barth-Nothing to share
- Ruiz Gutierrez-Nothing to share
- Kim-Nice to see the good in our community lately. The homecoming parade had lots of people there and it looked like everyone was having a good time.
- Downs-His grandson had fun recently at the pump track by the dog park. No one else was there, is there a way to notify the public? Mountain Bike group does use it frequently.
- Wittrock-Asked about events at the Chaska Event Center, are there more than just weddings? Could some of the events currently at the CCC be held there? Like fitness classes? The ones for the AOA's are crowded, parking can be a challenge. Also asked about staff wearing lanyards to better help identify staff in the building, especially when a medical emergency. There are corporate events, birthday parties, other events going on. Quietest time is daytime hours. Fishing with Friends will be there on the 16th. Wittrock asked if staff could line up a time with Marshall to meet the AOA's in The Lodge?
- Udermann-Recognized Doc Zieglers recent passing, many babies in this community were delivered by him. The August park board meeting had 133 on-line views, the most ever! The Trail of Fun is coming up, always a big crowd, an amazing event! Recently attended the SW Metro Manufacturing Forum; talk surrounding the "last mile" which is a transit gap for employees getting from the bus stop to the place of employment. Maybe all the conversation surrounding bike friendly and trail improvements could help with this. First time basketball coach for his daughter's mini mites' basketball team!
- Roan-Upcoming events at the CCC, Halloween Live on Oct. 26th, he remembers bringing his kids to this each year, they loved it. Hats off to the staff.
- Branch-Love for Chaska, Dunkin Donuts opened!

9. Adjourn

Motion to adjourn the October Park Board meeting by Udermann, second by Kim. Motion Carried. Next regular meeting date in November falls on Veteran's Day, so will be looking at another meeting date. May be a good time for another work session. Will let you know when decided.

- MINUTES -
CHASKA CITY COUNCIL
September 30, 2019

1. Call to Order

The meeting was called to order by Mayor Pro Tem Huang at 7 pm.

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Noel Graczyk, Administrative Services Director; and Matt Podhradsky, City Administrator.

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. School District Referendum

Gwen Michael, 7100 Gunflint Trail, Chanhassen, presented questions regarding the School District Referendum and handed a document to the Council and Staff regarding information from District 112. She asked the Council to not compose a letter in support of this referendum.

Julie Peplinski, 2470 Marsh View Ct, Victoria, stated she supports Ms. Michael's statements.

Julie Slater, 8225 Kelzer Pond Dr, Victoria, explained she has concerns with the equity training staff in School District 112 received and that tax dollars are used to implement the equity program. She asked the Council not to endorse the referendum.

Tiffany Williams, 2460 Marsh View Ct, Victoria, stated she supports Ms. Slater's statements.

William Mcneely, 9940 Deerbrook Dr, Chanhassen, also explained he supports Ms. Slater's statements.

6. Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the September 19, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Grau asked for clarification on the item.

City Administrator Podhradsky provided further detail regarding the Park Naming Policy Revision.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Item A:

- A. Chaska Parks and Recreation-Park Naming Policy Revision
Motion to approve revised Park Naming Policy.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-103, Resolution Establishing a Maximum Preliminary City Tax Levy for Payable 2020

City Administrator Podhradsky presented the item to the Council.

Councilmember Grau noted that the Council has seen much of this information in various open work sessions and that this is the formal presentation to the Council for approval.

Ms. Michael inquired if the City and School District use similar tools to calculate population projections.

City Administrator Podhradsky provided further detail regarding projection calculations and the differing demographics between the City and School District.

The Council discussed the importance of the tax levy and upkeep of the City.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt a Resolution 2019-103 establishing a proposed payable 2020 maximum property tax levy. Motion carried.

8.B. Adopt Resolution 2019-104, Resolution in Support of School District Referendum

City Administrator Podhradsky presented the item to the Council.

Mayor Pro Tem Huang noted he would recuse himself from voting on the resolution.

The Council shared their thoughts regarding the referendum.

Ms. Michael inquired about the growth projections from the past five years not reaching the estimated projections at Eastern Carver County and whether that was concerning.

City Administrator Podhradsky explained to the Council that the projections in their reports are from the School District and they have a different demographic than the City for projection calculations.

Councilmember Hubbard inquired where the information for the spreadsheet Ms. Michael handed out earlier originated.

Ms. Michael stated that it was provided by Eastern Carver County School District.

City Administrator Podhradsky provided further clarity regarding how the School District looks at capacity.

Ms. Michael asked what the plan is if the district over-builds.

City Administrator Podhradsky commented that Western Carver County is projected to increase in population.

The Council discussed the importance of the proposed elementary school being situated where the growth in population is happening.

Ms. Peplinski stated that she doesn't see the need to rush into approving the referendum. She explained that she wants to feel good about supporting the referendum but does not at this point with questions left unanswered.

Elizabeth Provinzino, 1947 Creek View Court, Chanhassen, asked if future residents of Carver will be benefiting from the new school without having to pay for it, and stated that in voting for the referendum, all pieces of it will be approved, not just bus garages and school construction.

Jennifer Palmquist, 9961 Deerbrook Drive, Chanhassen, asked if the Council has investigated equity plans in any of the other districts and if the potential for a 30% reduction in enrollment has been considered.

Jared Slater, 8225 Kelzer Pond, Victoria, thanked the Council for doing their research and stated there is not a rush for this referendum. He asked that they look at the numbers further and provide answers for many of the questions the residents have.

Ms. Michael referred to a memo handed out from the School District and compared it to the information that is on the referendum website. She stated there is conflicting numbers and that residents want clarification.

The Council shared their thoughts regarding the referendum.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt resolution 2019-104 supporting Independent School District 112 November 2019 Referendum. Motion carried.

9. Bills

Accounts Payable Council Roster 9-30-19

Mayor Pro Tem Huang inquired about bills on pages 2, 5, 7, 8, and 22.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Administrator's Bi-Weekly Report 9/30/2019

10.C. Other Meeting Minutes

10.C.i. Receive the Draft Minutes of the September 11, 2019 Planning Commission Meeting.

10.C.ii. Receive the Draft Minutes of the August 22, 2019 Human Rights Commission.

Councilmember Hatfield:

- Commented that the Council retreat was amazing.
- Noted that she heard wonderful feedback regarding the Oktoberfest festivities.

Councilmember Hubbard:

- Agreed that the Council retreat was very helpful.

Councilmember Grau:

- Also agreed the retreat went well.
- Stated the Oktoberfest event was well done.
- Asked when Dunkin Donuts is opening and what other businesses are going in at that site. City Administrator Podhradsky provided more information regarding those tenants.
- Noted the Chaska Par 30 is picking up State and National recognition.
- Stated that he has heard positive feedback about the ninja warrior park nearby and that neighbors of his would love something like that in their area.
- Reminded the Council the Trail of Fun is on October 18, 2019 at Athletic Park.

Assistant City Administrator Kabat:

- Noted the Southwest Metro Manufacturing Forum is Friday, October 4th from 11am-2pm.
- Stated FormaCoat will be celebrating their grand opening on October 12 from 11am-2pm.
- Noted the Human Rights Commission is hosting a three-part series called Race: The Power of Illusion on October 10, 24 and November 7 from 6-8pm at the Community Center.

City Administrator Podhradsky:

- Stated a work session will be scheduled for the department heads to highlight their departments.

Mayor Pro Tem Huang:

- Agreed that Oktoberfest was successful, and it looked like a big turnout at Schram's.

- Noted that he forwarded the FCC newsletter to City Administrator Podhradsky and thought it might be useful to distribute it.

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Grau to adjourn the meeting at 9:08 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 7, 2019

1. Call to Order

The meeting was called to order by Mayor Pro Tem Huang at 7 pm.

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Noel Graczyk, Administrative Services Director; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

There was no one present for visitor presentation.

6. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Hatfield to approve Consent Agenda Item A:

A. West Creek Tap Easement for Line 5556 (R 23, T116, Sec. 31)

Motion to grant the easement to Northern States Power Company for the line that enters the West Creek Substation.

Motion carried.

7. Action Items

7.A. Adopt Resolution 2019-108, Public Assessment Hearing: Adopt Resolution Approving the Imposition of Service Charges for the 2020 Chaska Downtown Special Services District.

Assistant Administrator Kabat presented the item to the Council.

Mayor Pro Tem Huang inquired about the difference in the operating budget for 2020 versus the previous three years.

Jen Angel, Downtown Chaska Special Services District Administrator, provided further information regarding the difference.

Dan Keyport, Downtown Business Alliance President, explained the difference between the Downtown Chaska Special Services District and Downtown Business Alliance and presented budget information.

Councilmember Hubbard inquired about the distribution of tax on the businesses.

Assistant Administrator Kabat and Mr. Keyport gave further clarity regarding business tax.

Councilmember Hubbard asked how the businesses under this district are responding to the charges.

Mr. Keyport and Ms. Angel explained their perception of the business owners' responses.

Councilmember Grau asked if other cities have charges like these.

Mr. Keyport and City Administrator Podhradsky stated that there are other cities and/or districts doing this.

Councilmember Grau inquired about the service charge approval process.

Assistant Administrator Kabat explained the timeline and details of the approval process.

Councilmember Hubbard looked to clarify that this applies only to the downtown area.

Mr. Keyport confirmed that was so and Assistant Administrator Kabat explained the boundaries.

Mayor Pro Tem Huang opened the public hearing at 7:23 pm.

Mayor Pro Tem Huang closed the public hearing at 7:24 pm.

The Council and Staff discussed the benefits of the services and/or opportunities provided by the Special Services District.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution 2019-108 Resolution Imposing Service Charges and Setting the 2020 Operating Budget and Plan for the Chaska Downtown Special Service District. Motion carried.

7.B. Adopt Resolution 2019-105 and Resolution 2019-106, Issuance and Sale of Bonds: Series 2019B and Series 2019C

City Administrator Podhradsky introduced the item to the Council.

David MacGillivray with Baker Tilly Virchow Krause, LLP presented the item to the Council.

City Attorney Melchert inquired about the short-term interest rate being higher than the long term.

Mr. MacGillivray explained the pricing mechanism further.

Councilmember Hubbard asked if the rates would differ much if this was done tomorrow.

Mr. MacGillivray stated that they would not be much different and went into further detail regarding basis point.

City Attorney Melchert inquired if the federal market affects the municipal market.

Mr. MacGillivray explained that it does.

Councilmember Hubbard asked if the bond reading snapshot looks at the economy at present or future.

Mr. MacGillivray stated it is a mix.

Mayor Pro Tem Huang asked if something equivalent to earnings calls is found within the bond market.

Mr. MacGillivray gave further detail regarding the bond market.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt resolution 2019-105 authorizing issuance, awarding sale, prescribing the form and details and providing for the payment of \$5.68 million General Obligation Improvement Bonds, Series 2019B. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt resolution 2019-106 authorizing issuance, awarding sale, prescribing the form and details and providing for the payment of \$2.135 million General Obligation Utility Revenue Bonds, Series 2019C. Motion carried.

7.C. Adopt Resolution 2019-107, Authorize Call of GO Capital Improvement Refunding Bonds, Series 2009B

City Administrator Podhradsky introduced the item to the Council.

Mr. MacGillivray presented the item to the Council.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt resolution 2019-107 authorizing call of certain outstanding General Obligation Capital Improvement Refunding Bonds, Series 2009B. Motion carried.

8. Bills

Accounts Payable Council Roster 10-7-19

The Council requested further information about bills on pages 1, 3, 11, and 13.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business

9.A. City Administrator's Report

9.A.i. Administrator's Bi-Weekly Report 10/7/2019

9.B. Other Reports

9.B.i. Financial Reports – August 2019

Councilmember Hatfield:

- Commented that Dunkin Donuts opened today.

Councilmember Hubbard:

- Noted the Southern Valley Alliance for Battered Women has a Benefit and Brew event on Saturday, October 12 from 1-4pm at Schram's Brewery.
- Noted the Treehouse Tap into Hope event at Inky Brewery in Victoria is October 12 from 6-10 pm.
- Noted the Human Rights Commission has their film on Thursday, October 10 at 6pm.
- Noted the Referendum information session is Wednesday, October 9.

Councilmember Grau:

- Noted the Trail of Fun event is on October 18 at Athletic Park from 5-8:30pm.
- Commented that Halloween Live at Chaska Community Center is October 26 from 4-6 pm.

City Administrator Podhradsky:

- Noted the City Square West work session will be rescheduled to October 21, 2019.

Mayor Pro Tem Huang:

- Noted the Chaska History Center Exhibit is going on through November 15, 2019.

10. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Grau to adjourn the meeting at 8:08 pm.

Motion carried.

**CHASKA CITY COUNCIL
OCTOBER 21, 2019**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; and Nate Kabat, Assistant Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the September 30, 2019 and October 7, 2019 City Council meetings.

Motion carried.

7. Consent Agenda

Mayor Windschitl requested Item 7D be removed from the Consent Agenda until further detail is obtained.

Mayor Windschitl also requested for clarification on Item 7F.

Assistant Administrator Kabat provided further detail for Item 7F.

Councilmember Grau asked for more information regarding Item 7B.

Assistant Administrator Kabat explained the item in more detail.

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the amended Consent Agenda Items A through G:

- A. Adopt Resolution 2019-109, Accepting Gifts and Donations July 1, 2019 through September 30, 2019
Motion to adopt Resolution No. 2019-109 acknowledging and accepting gifts to the City of Chaska received during the period July 01, 2019 through September 30, 2019.
- B. Adopt Resolution 2019-110, Artist's Lofts Market Study - LCDA Predevelopment Grant
Motion to adopt Resolution No. 2019-110, supporting an application for LCDA Pre Development funds (\$50,000) to prepare a Market Study for the inclusion of Artist's Lofts in Downtown Chaska.
- C. Adopt Resolution 2019-111, Approving the Amended Assessment Roll for the 2019 Street and Utility Reconstruction Project
Motion to Approve a Resolution 2019-111 Adopting the Amended Special Assessment Roll for the 2019 Downtown Street and Utility Reconstruction Project.
- ~~D. Bluff Creek Substation - Xcel Energy Meter Reader Pole Site Plan Permit #2019-07, Chanhausen~~
- E. Adopt Resolution 2019-112, City Bridge 10J51 Replacement for Creek Road
Motion to adopt Resolution No. 2019-112, approving the request to the State to secure bridge bond funds for replacement of Bridge 10J51.
- F. Adopt Ordinance 969, Approving the Zoning Ordinance Amendment to Ordinance No. 833 (PRD-57) Brickyard Villas Rear Setback/DDK Construction/PC #2019-18
Motion to adopt Ordinance No. 969 approving the Zoning Ordinance Amendment to Ordinance No. 833 (PRD-57), amending the rear setback from 30 feet to 20 feet for Lots 1-6, Block 3, The Klein Brickyard Thirteenth Addition (aka Outlot C, The Klein Brickyard 5th Addition Preliminary Plat).
- G. Adopt Resolution 2019-113 and Resolution 2019-114 Establish Date of Sale for Issuance of Bonds: Series 2019D and 2019E
Motion to adopt Resolution 2019-113 authorizing issuance and sale of \$4,630,000 Taxable General Obligation Bonds, Series 2019D.
Motion to adopt Resolution 2019-114 authorizing issuance and sale of \$1,965,000 General Obligation Improvement Refunding Bonds, Series 2019E.

Motion carried.

8. Action Items

There were no action items.

9. Bills

Accounts Payable Council Roster 10-21-19

The Council requested further information about bills on pages 1, 15, 16, 19, 31 .

Staff 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.B. Other Reports

10.B.i. 3rd-Qtr. 2019 Investment Report dated October 21, 2019.

10.C. Other Meeting Minutes

10.C.i. Receive the Receive the Draft Minutes of the Oct 9, 2019 Planning Commission

Councilmember Hubbard:

- Noted the Human Rights Commission is hosting the second video in the Race: Power of Illusion series at 6pm on Thursday at the Chaska Community Center.
- Commented that the Trail of Fun was a fabulous event.
- Noted Halloween Live is on Saturday, October 26 at the Community Center.
- Reported that the Chalk Talks presentation was very interesting.

Councilmember Huang:

- Noted Dunkin Donuts is now open.
- Congratulated FormaCoat on their grand opening.
- Noted Fall Clean-up Day is this weekend at Athletic Park from 8am to 2pm.
- Stated voting is available now for the District 112 Referendum at the District Headquarters.
- Noted the Chaska History Center's WWII exhibit runs through November 15.

Councilmember Grau:

- Agreed that the Trail of Fun was a great event.
- Encouraged residents to vote on the referendum.

Mayor Windschitl:

- Encouraged residents to drive safely on Halloween.
- Noted the next meeting is November 4th.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 7:44 pm.

Motion carried.