



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, May 13, 2020
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
 - 3.A. May 13, 2020 Planning Commission Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the April 8th, 2020 Planning Commission Meeting Minutes.
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Harvest West 2nd Addition/Tradition Development/PC #2020-10
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Andersen Development/PC #2020-11
 - 7.B. Recommend Approval of the Concept Plan for Pioneer Vista/Lennar/PC #2020-08
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the April 20th, 2020 City Council Meeting

8.A.ii. Receive the Minutes of the April 20th, 2020 EDA Meeting.

8.A.iii. Receive the Minutes of the March 9th Park Board Meeting.

9. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
Wed April 08, 2020**

1. Call to Order

Chairperson Dahlke called the meeting to order at 7:00 pm and note that this meeting will be held via Zoom teleconference technology. He read aloud a statement that explained that because of the COVID-19 pandemic and the City's declaration of a local emergency, City meetings can temporarily take place remotely. He gave instructions as to how the public can make comments during certain portions of the meeting.

2. Roll Call

Roll call was taken. Members present: Commissioners Cross, Urbanski, Bowe, Sailer, Lacey, Brass, Olson and Chairperson Dahlke

Members absent: Commissioner Rylee

Also present: Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

There was none.

5. Minutes

Commissioner Cross stated that she would like to make an addition to the minutes on page 14 to say "Motion carried." after the vote for Action Item 7A.

Motion by Commissioner Cross, second by Commissioner Lacey to approve the Minutes of the March 11th, 2020 Planning Commission meeting, as amended.

Motion carried.

6. Consent Items

Motion by Commissioner Sailer, second by Commissioner Brass, to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Site & Building Plan for QualiTech, Inc./Omar Haque/ PC#2020-09, subject to the following conditions:

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

- a. Narrative – Final Site Plan, submitted by Omar Haque, dated March 3, 2020**
- b. Site Data (C0-00), submitted by ISG, dated March 3, 2020**
- c. Site Details (C0-20 through C0-24), submitted by ISG, dated March 3, 2020**
- d. Stormwater Details (C0-25), submitted by ISG, dated March 3, 2020**

- e. **Stormwater Pollution Prevention Plan (C1-10), submitted by ISG, dated March 3, 2020**
 - f. **SWPPP Notes (C1-20 through C1-23), submitted by ISG, dated March 3, 2020**
 - g. **SWPPP Details (C1-24 through C1-25), submitted by ISG, dated March 3, 2020**
 - h. **Existing Site & Removal Plan (C2-10), submitted by ISG, dated March 3, 2020**
 - i. **Site Plan (C3-10), submitted by ISG, dated March 3, 2020**
 - j. **Site Utility Plan (C3-11), submitted by ISG, dated March 3, 2020**
 - k. **Grading Plan (C4-10), submitted by ISG, dated March 3, 2020**
 - l. **Topsoil Management Plan (C5-10), submitted by ISG, dated March 3, 2020**
 - m. **Restoration & Planting Plan (C5-11), submitted by ISG, undated**
 - n. **Planting Notes & Details (C5-20), submitted by ISG, undated**
 - o. **Lighting Plan (C6-10), submitted by ISG, dated March 3, 2020**
 - p. **Proof of Parking Exhibit, submitted by ISG, dated January 5, 2020**
 - q. **Existing Site Exhibit, submitted by ISG, dated January 23, 2020**
 - r. **Truck Turning Exhibit, submitted by ISG, dated December 6, 2019**
 - s. **Floor Plans (A1-21 and A1-22), submitted by ISG, dated December 18, 2019**
 - t. **Exterior Elevations (A2-11), submitted by ISG, dated January 6, 2020**
 - u. **Architectural Precast Concrete Texture Guide (pgs 1-16)**
 - v. **Level 1 Wetland Delineation (pgs 1-19), submitted by ISG, dated December 18, 2019**
 - w. **Stormwater Management Report (pgs 1-209), submitted by ISG, dated March 2, 2020**
- 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 that wall mount lighting cannot exceed 18 feet in height on the building.**
 - 5. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
 - 6. **Provision that building will be fire sprinkled.**
 - 7. **Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.**
 - 8. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
 - 9. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
 - 10. **Provision that all mechanical equipment will be fully screened from view.**
 - 11. **Adherence with the Engineers Memo dated April 2, 2020.**
 - 12. **Provision that a formal level 2 wetland delineation is completed and reviewed and approved by all appropriate City, County and State agencies prior to issuance of a building permit.**

Motion carried.

7. Action Items: NONE

8. Other Business

8.A. Receive Other Meeting Minutes

8.Ai. Receive the Minutes of the Feb 24th, March 2nd, and Draft Minutes of the March 16th City Council Meetings.

8.B. Receive the Minutes of the Feb 24th and Draft Minutes of the March 16th EDA Meetings.

Commissioner Urbanski

- Encouraged residents to continue supporting the local small business community

Chairperson Dahlke

- Thanked Community Development Director Ringwald and Kevin Wright along with City staff for putting so much work into helping make the teleconference meetings go as smoothly as possible.
- He stated that the construction projects for the roundabout on 41 will begin soon.
- He reiterated the recommendation to support local restaurants and businesses as much as possible.

9. Adjourn

Motion by Commissioner Olson, second by Commissioner Sailer, to adjourn the meeting at 7:11 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

05/13/2020

Subject: The Harvest West 2nd – Final Plat

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2020-10

Synopsis: Applicant seeks to obtain approval of a final plat for 56 lots (33 cottage lots, 23 village lots) in the SW Chaska Growth Area

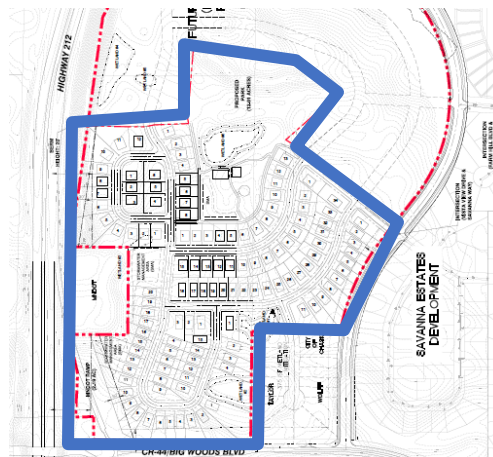
Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of Approval

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, they have assembled approximately 322 acres in this area lying north of CR 44 and east of Savanna Way.

A Concept Plan was approved in March 2018 (PC #2018-04), and a Preliminary Plat and Rezoning application was approved in July 2018 (PC #2018-20) for Harvest West. Please note the area denoted in blue below is the only area that was approved for Concept Plan, Preliminary Plat and Rezoning. The area to the north of this will be looked at for Concept Plan and subsequent approvals later.



In June of 2019 a Final Plat was approved for 72 lots, which only encompassed a portion of the area denoted in blue above. Tonight we are reviewing a Final Plat that will finish off the remaining lots in the blue outline.

CURRENT PROPOSAL

The 56-lot (33 cottage lots, 23 village lots) proposal is located north of County Road 44 and west of Savanna Way. This new addition will essentially be an extension of the existing Harvest neighborhood, which is currently situated on the east side of Savanna Way. The addition of these lots will provide the full build out of the south portion of Harvest West. There are two different sections of the plat; one looping street on the southwest side of the site named Harvest Trail; and an additional looping street on the northwest side of the site named Harvest Way. The southwest loop will encompass the 23 village lots; the northwest loop will encompass the 33 cottage lots.

Adjacent properties

The site is bound on the north by land owned by Club West Partners, Creek Road and a couple single family residences, to the west by Highway 212, the south by County Road 44 and a couple single family residences, and the east by Savanna Way, Savanna Estates and The Harvest.

Existing Conditions

The project area is approximately 18 acres and located north of County Road 44 (fka Co. Rd. 140) and west of Savanna Way – a City collector road. The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development area that have been delineated and surveyed. In the north central area of the development there exists a large wooded area encompassing a wetland area that will be a part of a public park.

Land Use

The applicant is proposing 56 lots; 33 cottage lots (detached townhomes) at an average of 53 feet in width, and 23 village lots (typical single family lots) at an average of 64 feet in width. This is slightly similar in dimensions to the existing neighborhood to the east (approximately 60 feet wide lots) and consistent with the SW Chaska Growth & Development Plan, as this area was shown as “Mixed Residential” and “Residential”.

The “Mixed Residential” area is described in the Plan as follows:

“The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space.”

This area was rezoned to Planned Residential District (PRD-72) in July 2018.

Layout

The initial access to the property will be from Timber Arch Drive and Red Cedar Drive to the east from the adjacent collector road, Savanna Way. The layout of the local streets would then continue throughout the development to access the 56 lots.

The 23 village lots will be situated along Harvest Trail on the southwest side of the site; the 33 cottage lots will be along Harvest Way on the northwest side of the site.

A public park is situated on the north end of the subject site, mainly abutting the cottage lots. Two public entrances are proposed on the east and west sides of the park off of Vista View Drive and Edgewood Drive. This park area is not a part of this plat request tonight.

Transportation/ROW

The plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line on the westerly portion of the site. There is a permanent 20 foot easement on top of that line, and is shown on the final plat.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 23 feet for the village lots, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The cottage lots will have a 20 foot front yard setback. The rear yard setback should be 30 feet for both the village and cottage lots. The side yard setback of 5 feet for the village and cottage lots. Corner lots should have a side yard setback of 23 feet for the village lots and 20 feet for the cottage lots.

In addition to these setbacks, there are other setbacks that apply to this site. See below:

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Co Rd 44	125 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet

The lots next to the public park would need to adhere to the 40 foot building setback in their rear properties that abut the park.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the cottage and village homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to “contain diversity in land uses, building types, building sizes, building prices, and styles of ownership”. Although this portion of the concept is not rich in diversity, it is hoped that with future phases of this project that more high-value homes are provided along the edge of wooded slopes areas. The developer has provided several elevations of the product they are proposing here. This product will be a little different than what is seen in the current Club West/Harvest neighborhoods, which staff believes will be a favorable change in providing more variety. The developer will have to meet the Anti-Monotony ordinance.

Trails & Sidewalks

The plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

The regional trail that runs along the north side of County Road 44 today will be extended and provided at the time the road construction on the County Road will occur in 2020. This extension will essentially start at the Guardian Angels Cemetery and move westerly to the edge of Highway 212. This will complete a significant piece that is missing in the regional trail system, and provide a wonderful amenity to the residents.

Screening & Landscaping

Because this development abuts two major roadways (ie. Co. Rd. 44, and Highway 212) it is important to provide adequate screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes. The landscape plan is consistent with these comments.

Trees will be required in the boulevard in order to meet the City’s Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development.

Development Costs (Infrastructure Improvements)

The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the applicant will need to work with staff to determine which of these are applicable and what those fees will be.

Final Plat

The request is for a 72-lot final plat. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of The Harvest West 2nd Final Plat for a 56-lot subdivision in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet, submitted by Alliant Engineering, dated April 1, 2020
 - b. Details (pgs 2-3), submitted by Alliant Engineering, dated April 1, 2020
 - c. Site Plan (pg 4), submitted by Alliant Engineering, dated April 1, 2020
 - d. Updated Grading Plan (pg 5), submitted by Alliant Engineering, dated April 1, 2020
 - e. Erosion and Sediment Control Plan (pgs 6-8), submitted by Alliant Engineering, dated April 1, 2020
 - f. Erosion and Sediment Control Notes (pg 9), submitted by Alliant Engineering, dated April 1, 2020
 - g. Street and Storm Sewer Plan (pg 10), submitted by Alliant Engineering, dated May 22, 2019
 - h. Street and Storm Sewer Plan and Profiles (pgs 11-14), submitted by Alliant Engineering, dated April 1, 2020
 - i. Intersection Details (pg 15), submitted by Alliant Engineering, dated April 1, 2020
 - j. Sanitary Sewer and Watermain Plan (pg 16), submitted by Alliant Engineering, dated April 1, 2020
 - k. Sanitary Sewer and Watermain Plan and Profiles (pgs 17-20), submitted by Alliant Engineering, dated April 1, 2020
 - l. Landscape Plan (pgs 21-24), submitted by Alliant Engineering, dated April 1, 2020
 - m. Harvest West Second Addition Final Plat (pgs 1-5), submitted by Alliant Engineering, undated
2. Adherence with the City Engineer's Memo dated May 5, 2020.
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 of sidewalks on both sides of all local streets.
6. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)

- d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet (only applicable to rear setbacks)
7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 10. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
 11. Provision that adequate screening is provided along the edges of Highway 212 via berming, and landscaping.
 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
 13. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
 14. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
 15. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
 16. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
 17. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: May 5th, 2020
Subject: Harvest West 2nd Addition

The 2nd Addition of Harvest West proposes a consistent development layout that was reviewed with the Harvest West Development. The previous addition provided for the extensions of sewer and water utilities to service the proposed lots. The storm water plan and wetland impact for the overall Harvest West Development included the 2nd Addition has previously been accepted by all agencies. The grading plan and plat that is being reviewed will need to accommodate City maintenance for the regional pond that serves the 1st and 2nd additions. Construction access for the site will be directed off the new collector road. The City and Developer are planning to coordinate the timing of both development improvements and the new TH 212/CSAH 44 project ongoing this summer for construction access.

HARVEST WEST SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT A and OUTLOT D, HARVEST WEST, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as HARVEST WEST SECOND ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Club West Partners, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

Signed: Club West Partners, LLC

Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, Chief Manager of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the company.

(printed name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter Goers 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 ____

Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Peter Goers, a Licensed Land Surveyor.

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

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

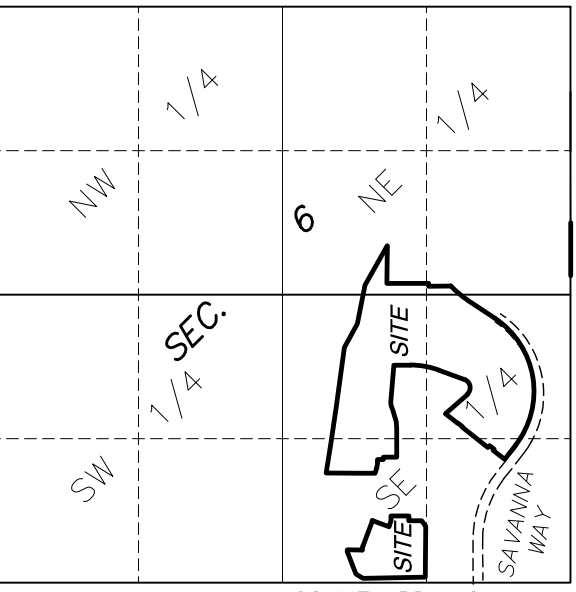
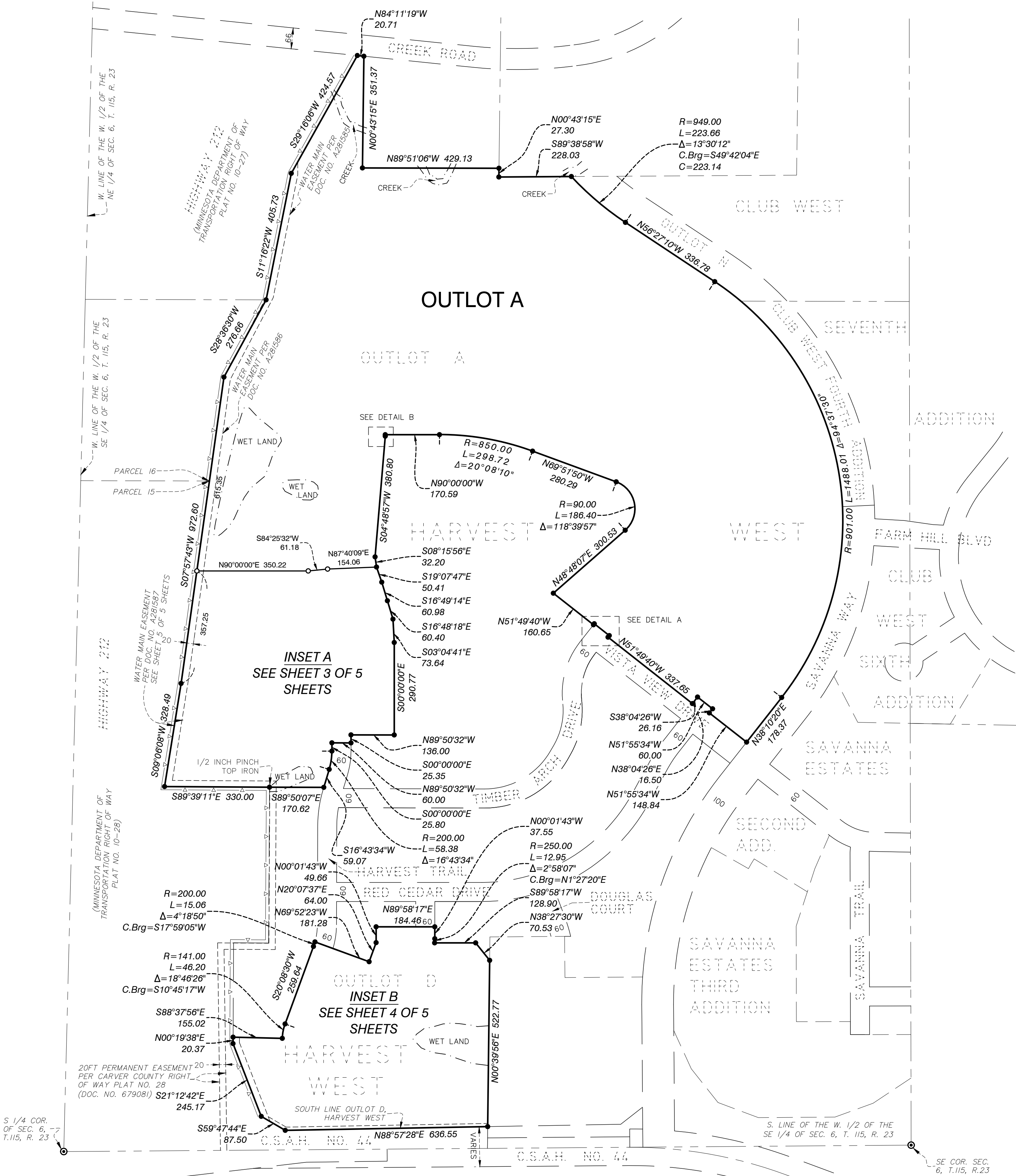
COUNTY RECORDER, CARVER COUNTY, MINNESOTA

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

Kaaren Lewis, County Recorder

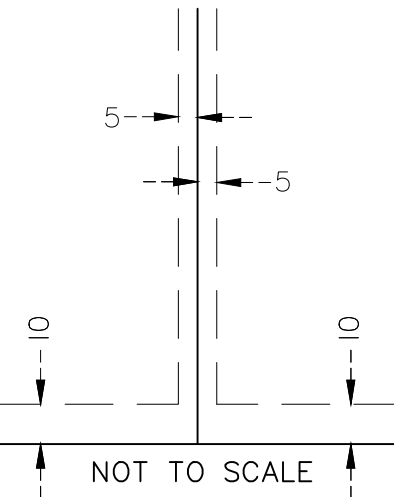
By: _____

HARVEST WEST SECOND ADDITION



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

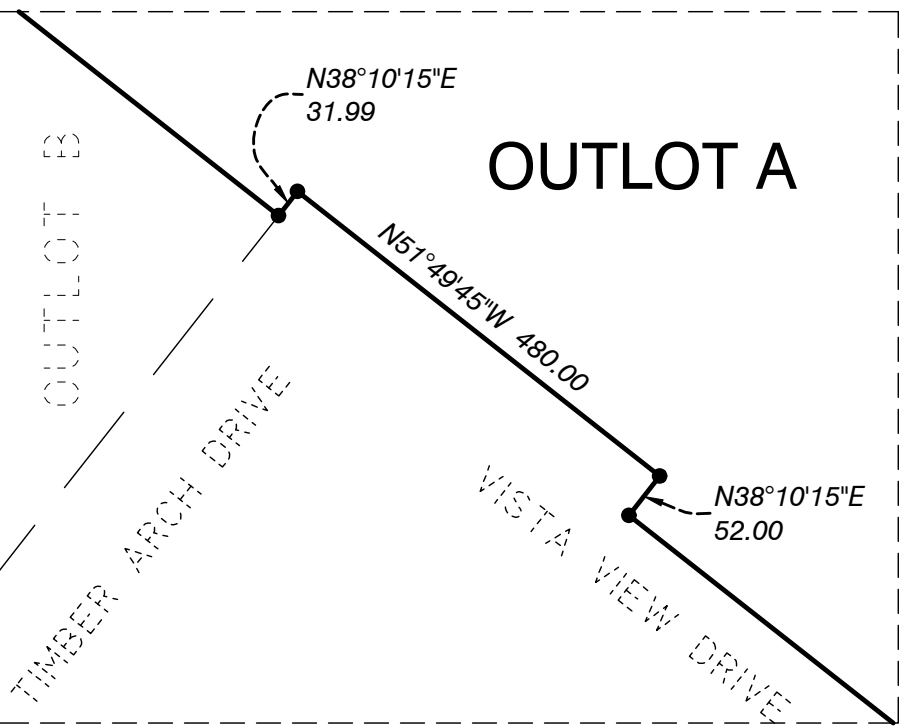
THE SOUTH LINE OF OUTLOT D, HARVEST WEST IS ASSUMED TO HAVE A BEARING OF S88°57'28"W (CARVER COUNTY COORDINATE SYSTEM NAD83 86 ADJ).

- Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found
- (D) Dimensions per Deed

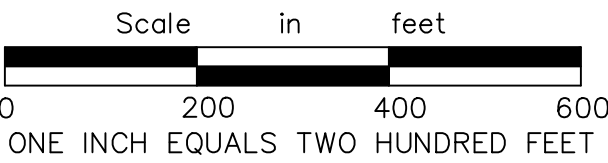
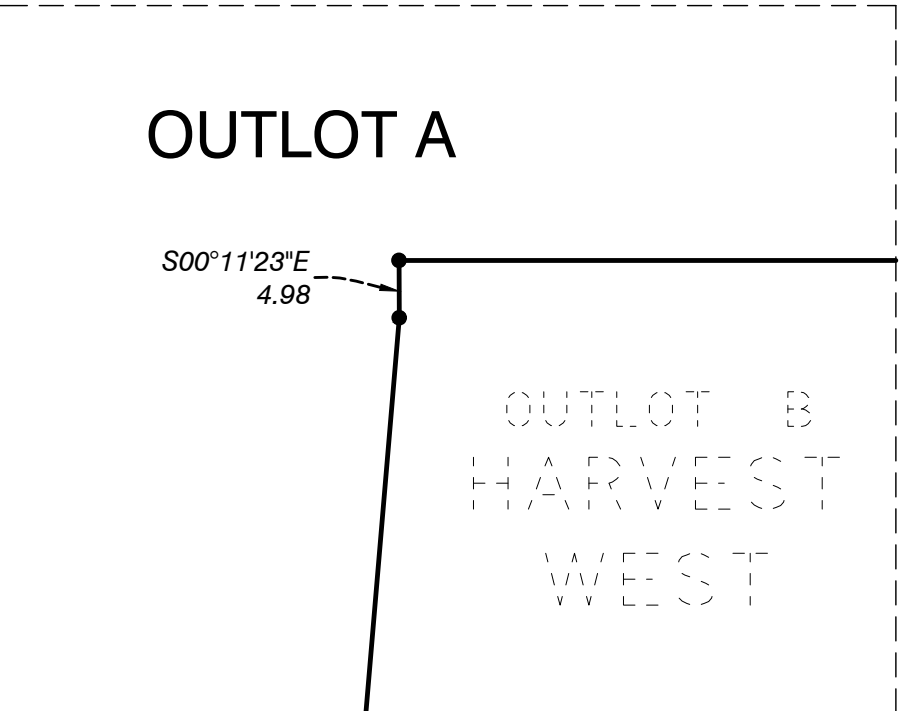
D&U Denotes drainage and utility easement

—△ Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28

DETAIL A
NOT TO SCALE

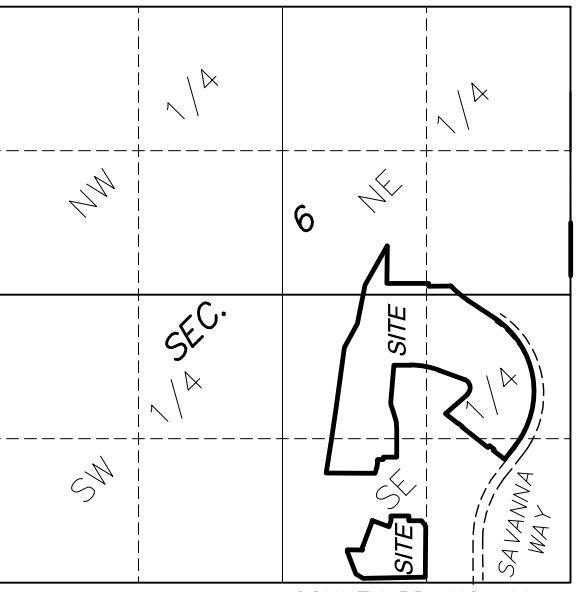
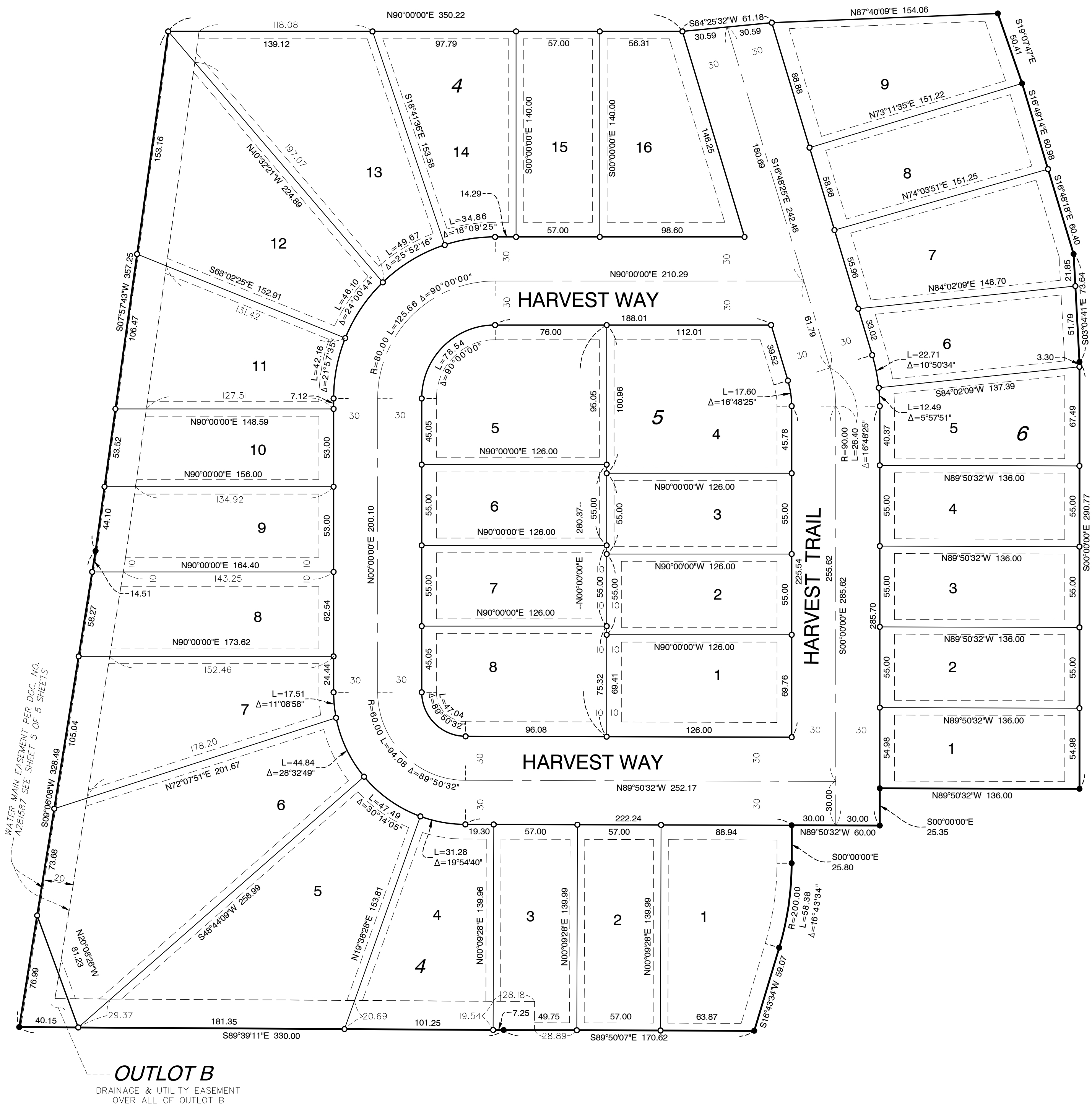


DETAIL B
NOT TO SCALE



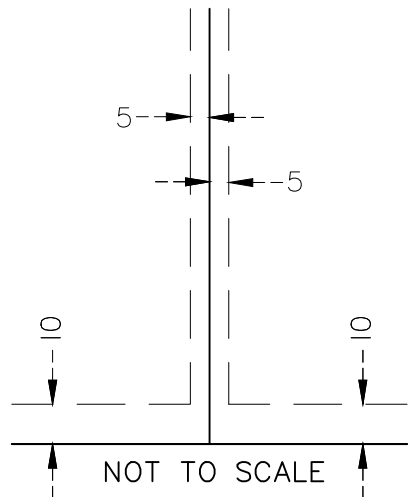
HARVEST WEST SECOND ADDITION

INSET A



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

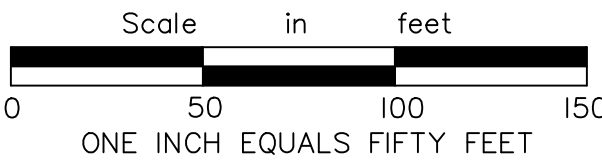
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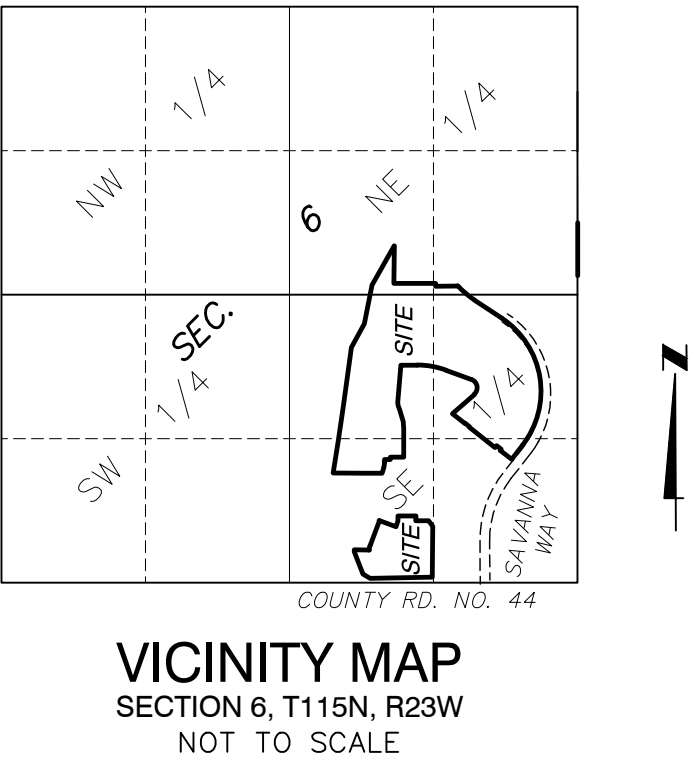
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- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found
- (D) Dimensions per Deed
- D&U Denotes drainage and utility easement
- ▲— Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28



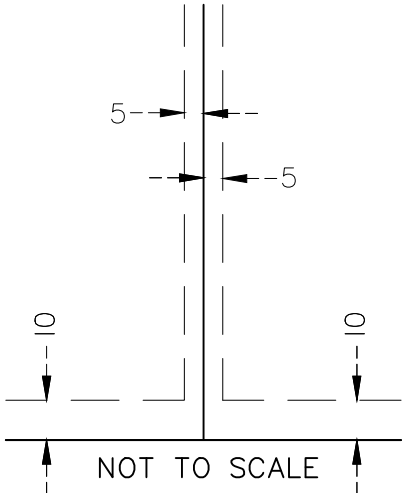
ALLIANT
ENGINEERING

HARVEST WEST SECOND ADDITION

INSET B



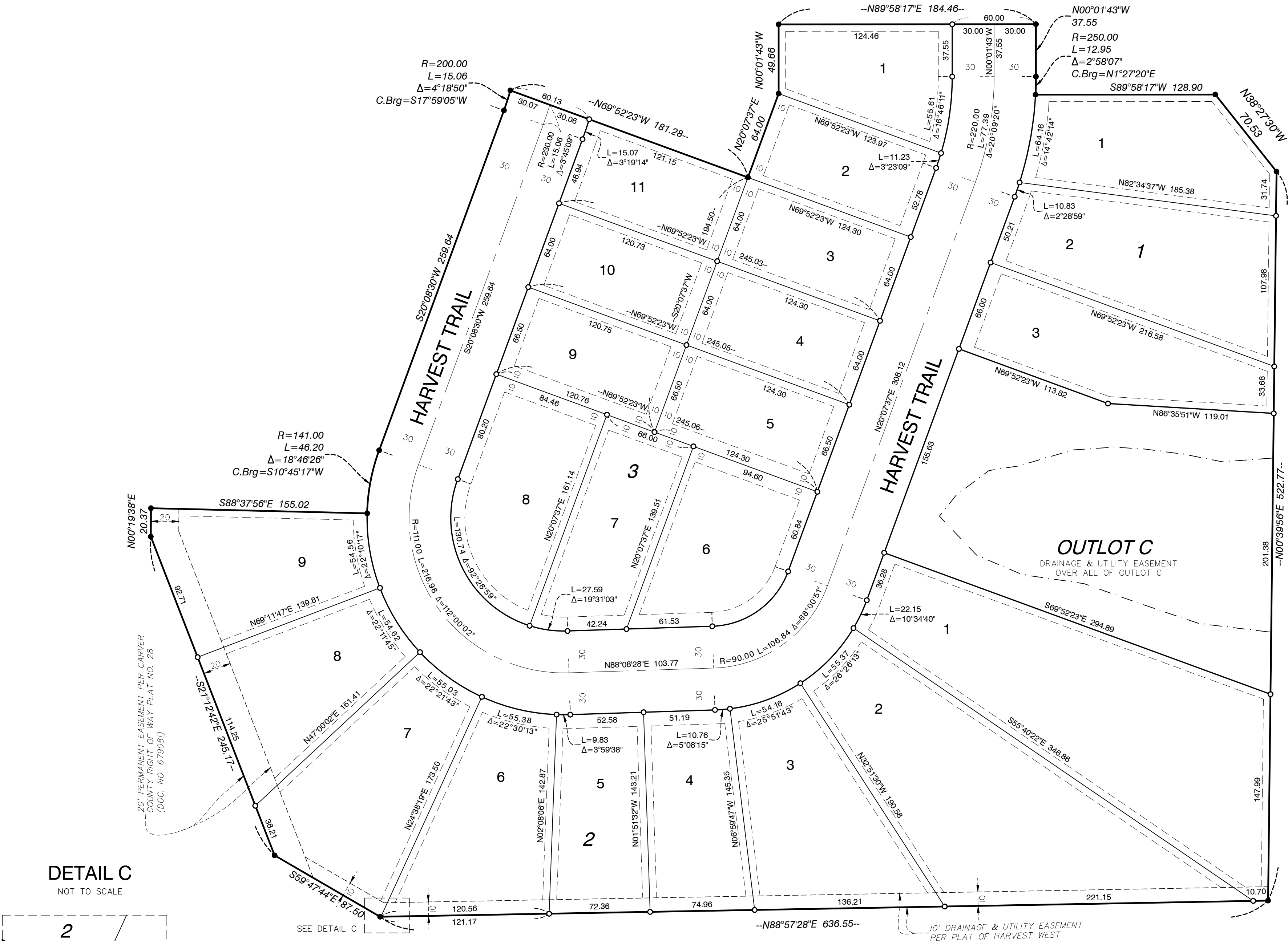
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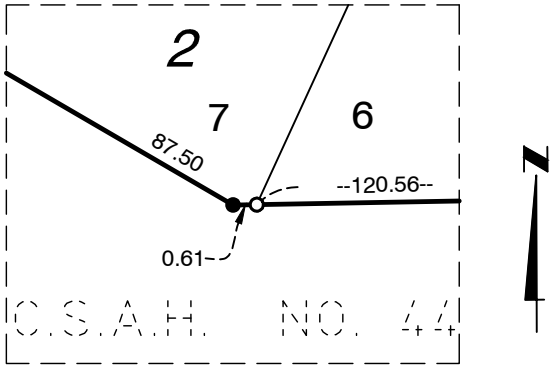
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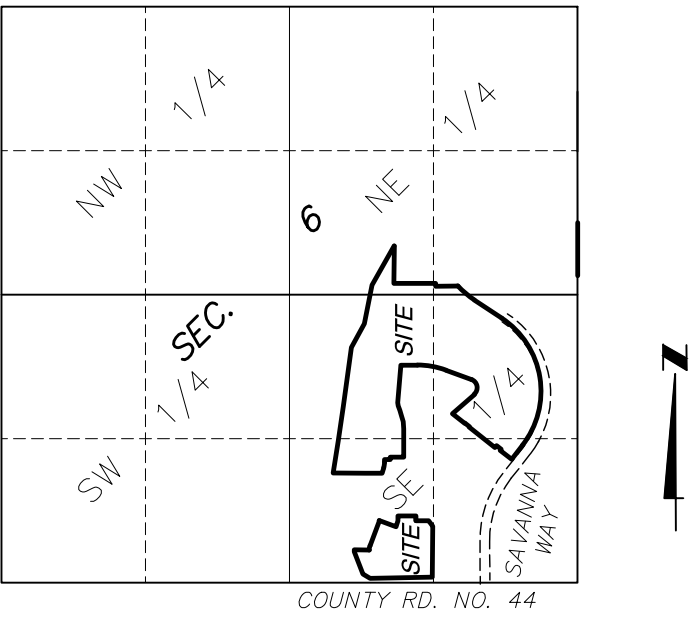


DETAIL C
NOT TO SCALE



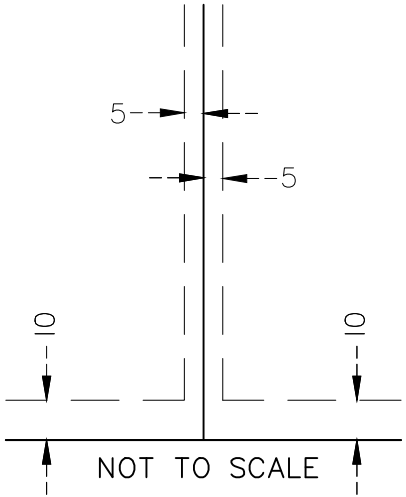
HARVEST WEST
SECOND ADDITION
WATER MAIN EASEMENT
DETAIL SHEET

PLAT FILE NO.
C.R. DOC. NO.



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



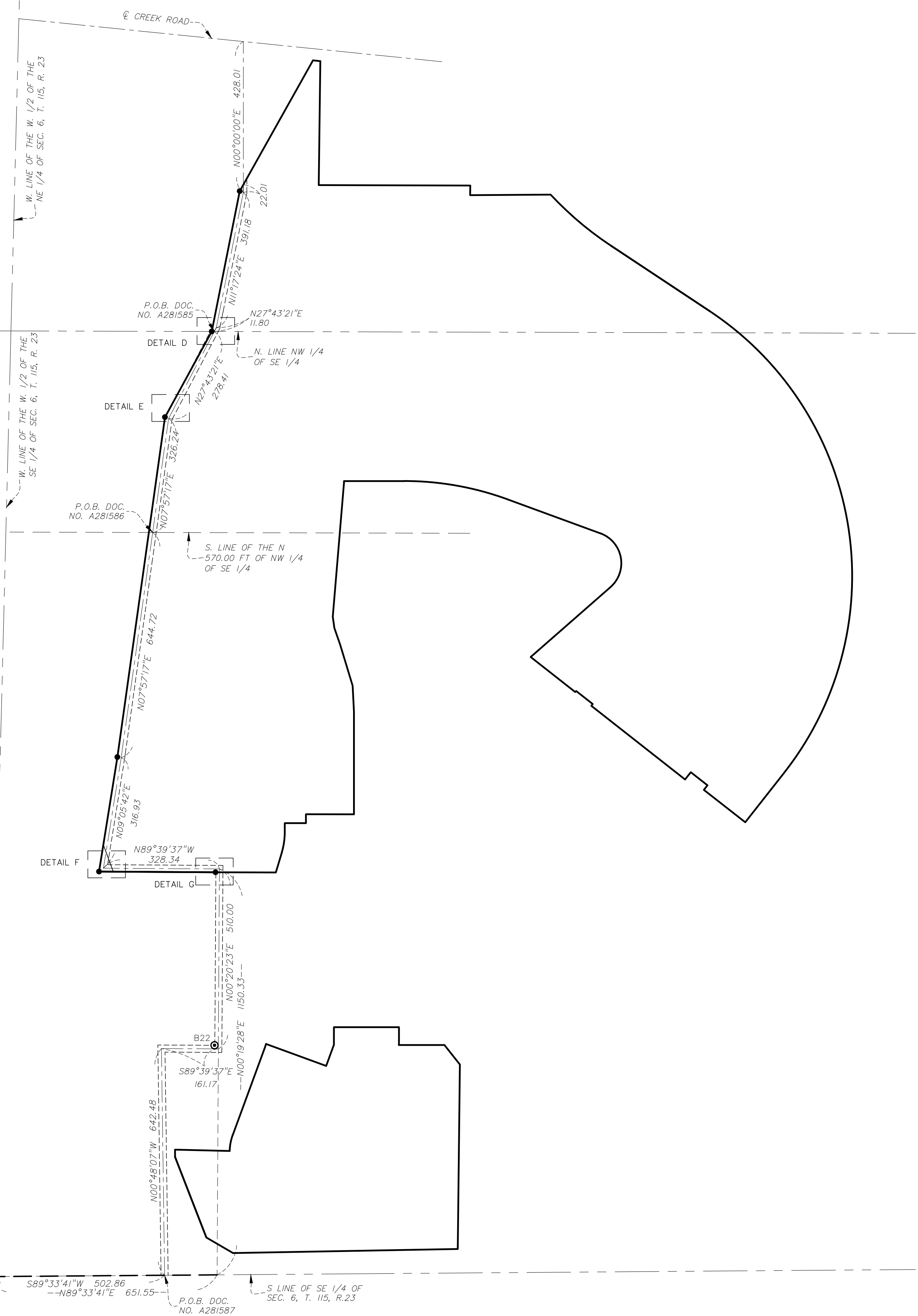
Being 5 feet in width and adjoining lot lines
and 10 feet in width and adjoining right of way
lines, unless otherwise indicated on the plat.

THE SOUTH LINE OF OUTLOT D, HARVEST WEST IS
ASSUMED TO HAVE A BEARING OF S88°57'28"W
(CARVER COUNTY COORDINATE SYSTEM NAD83 86
ADJ).

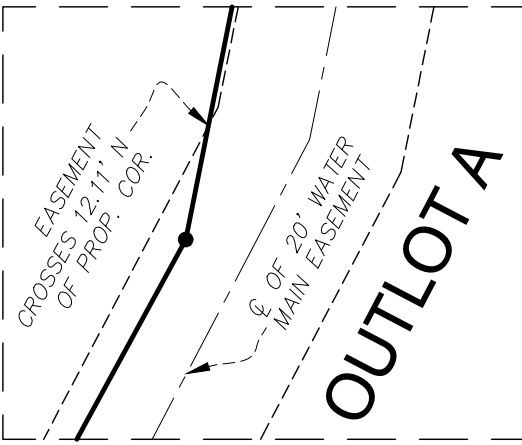
- Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found
- B22 ⊙ Denotes found Right-of-Way Monument
- (D) Dimensions per Deed
- D&U Denotes drainage and utility easement
- ▲— Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28



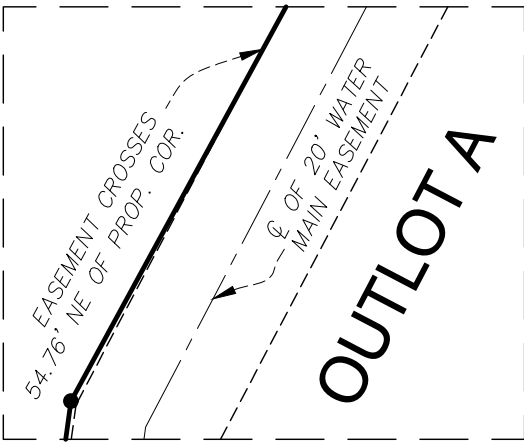
Scale in feet
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ONE INCH EQUALS TWO HUNDRED FEET



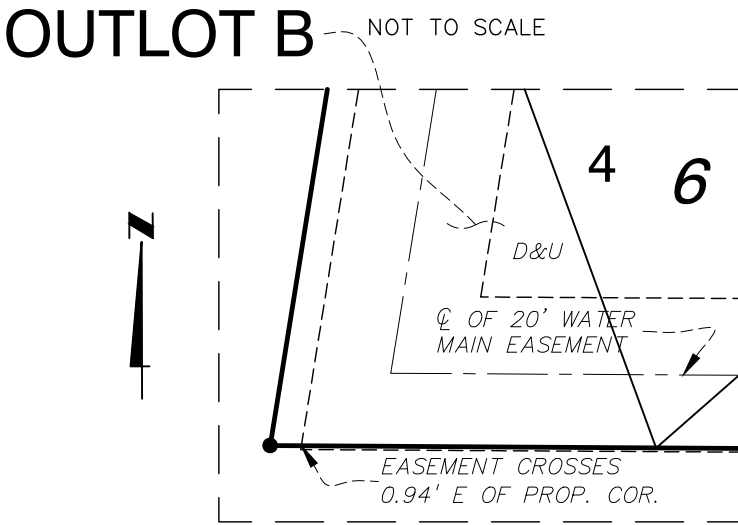
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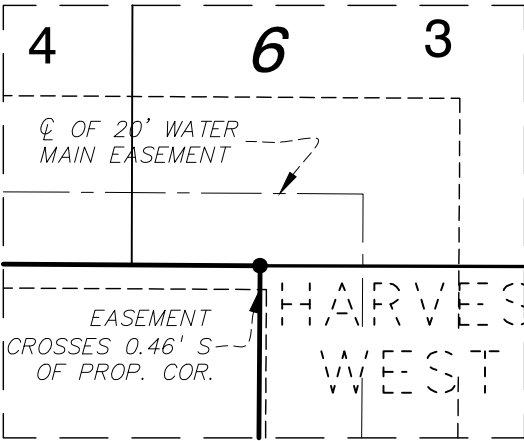
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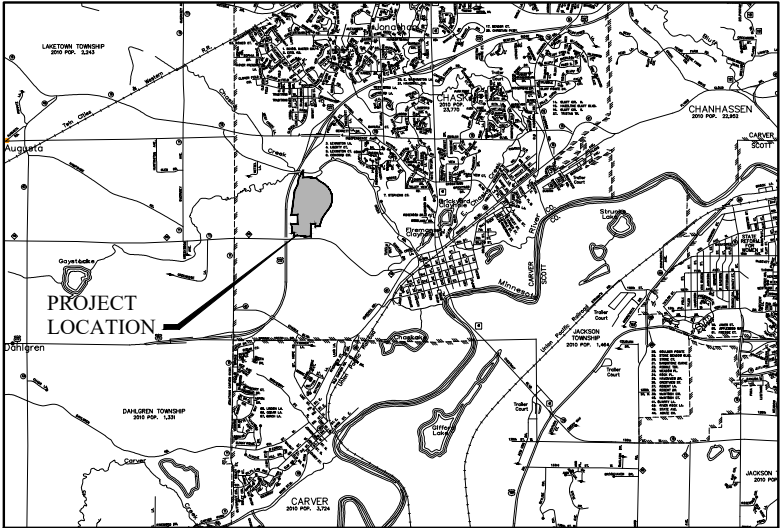
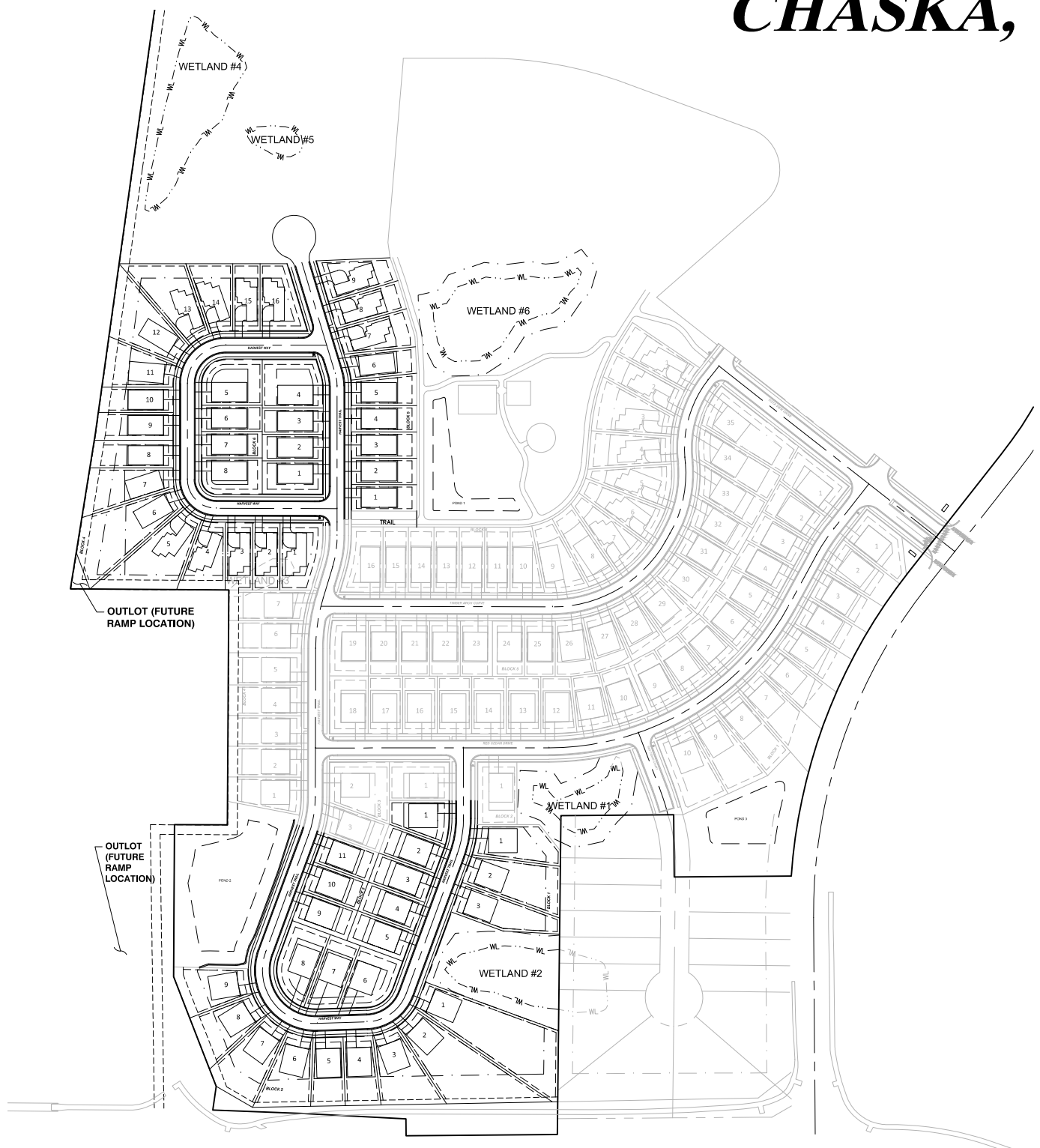
DETAIL F
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DETAIL G
NOT TO SCALE

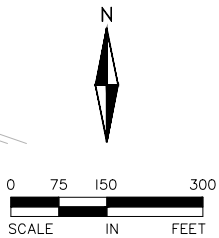


HARVEST WEST SECOND ADDITION CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
DETAILS	2-3
SITE PLAN	4
UPDATED GRADING PLAN	5
EROSION AND SEDIMENT CONTROL PLAN	6-8
EROSION AND SEDIMENT CONTROL DETAILS	9
STORM SEWER PLAN	10
STORM SEWER PLAN AND PROFILES	11-14
INTERSECTION DETAILS	15
SANITARY AND WATERMAIN PLAN	16
SANITARY AND WATERMAIN PLAN AND PROFILES	17-20
LANDSCAPE PLAN	21-24



DEVELOPER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
PAT WRASE
PH: 952-322-8704

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
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ENGINEER

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

SURVEYOR

DENNIS B. OLMSTEAD
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LANDSCAPE ARCHITECT

MALEAH MILLER
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HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
COVER SHEET

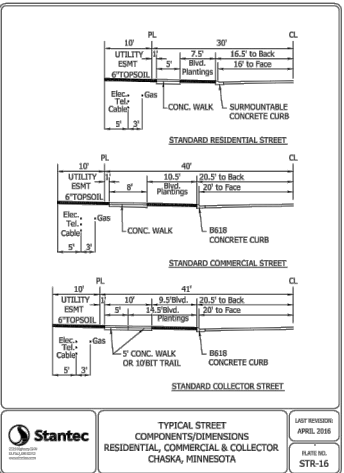
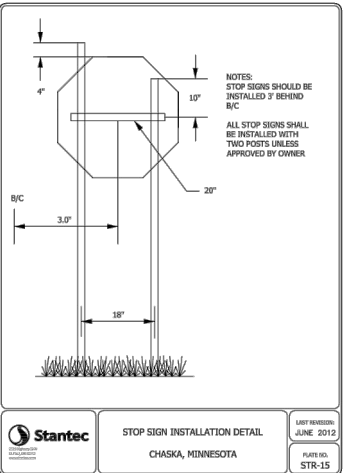
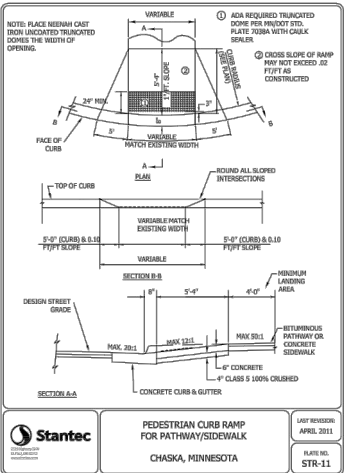
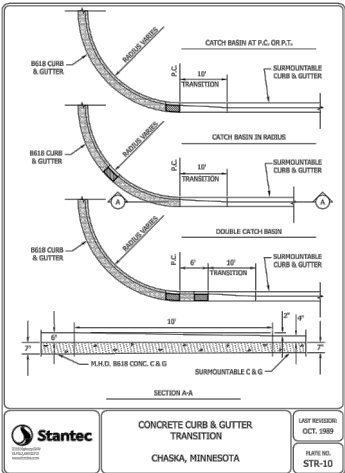
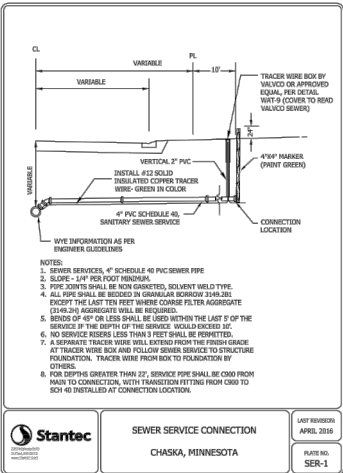
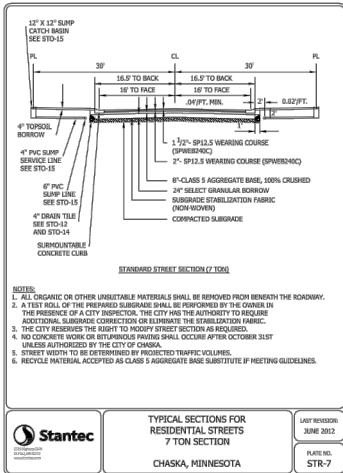
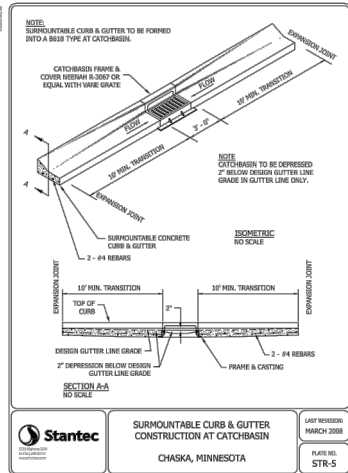
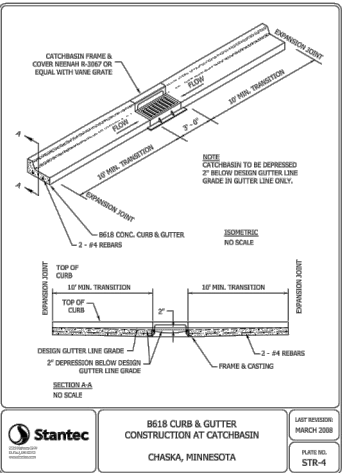
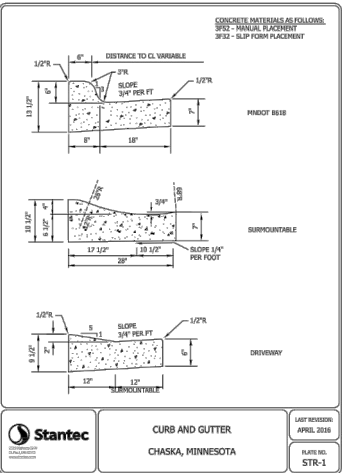
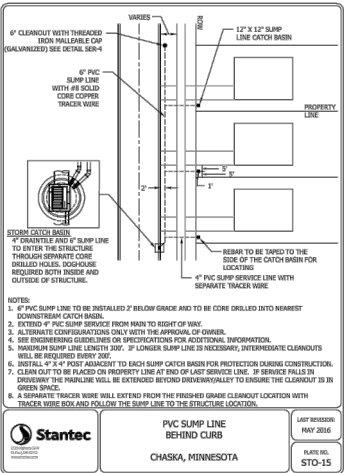
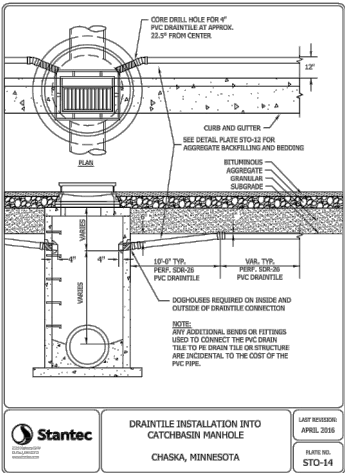
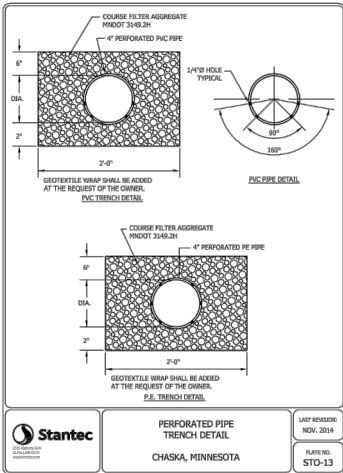
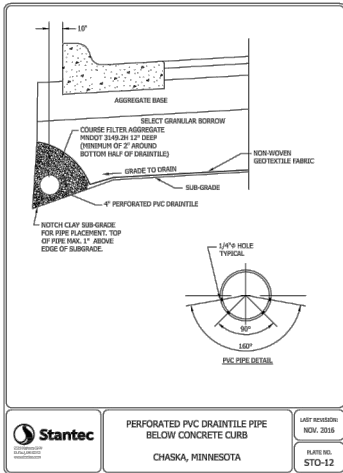
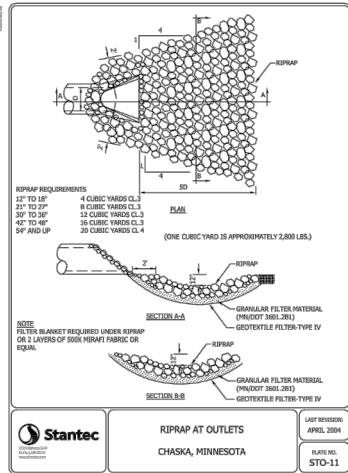
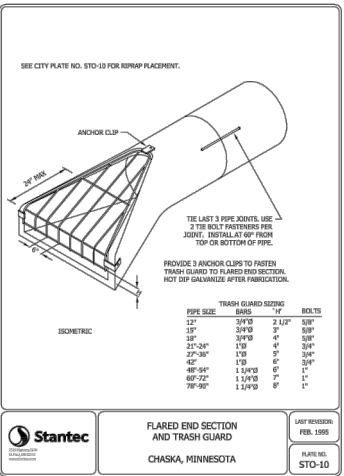
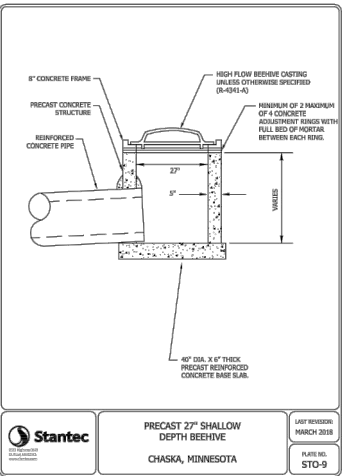
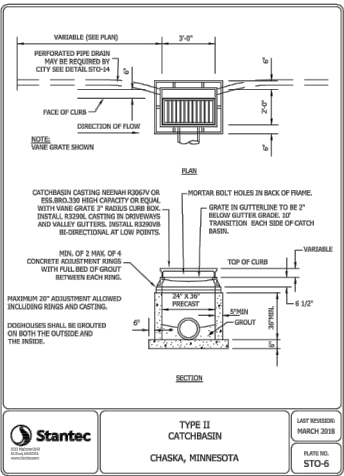
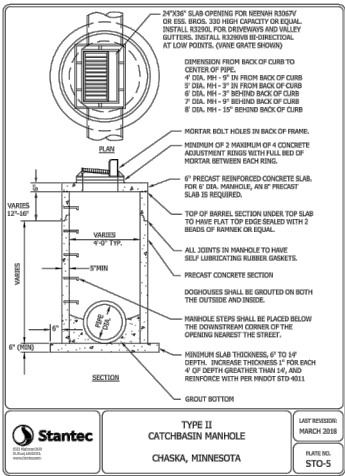
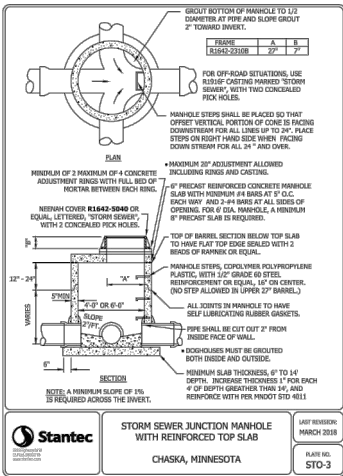
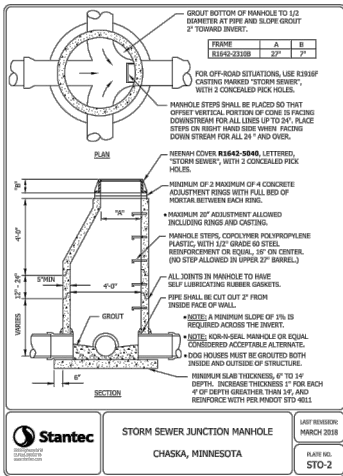
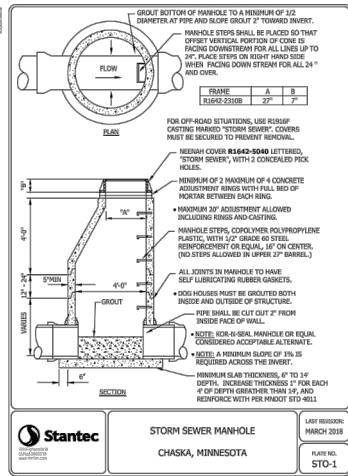
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
4-1-20 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2



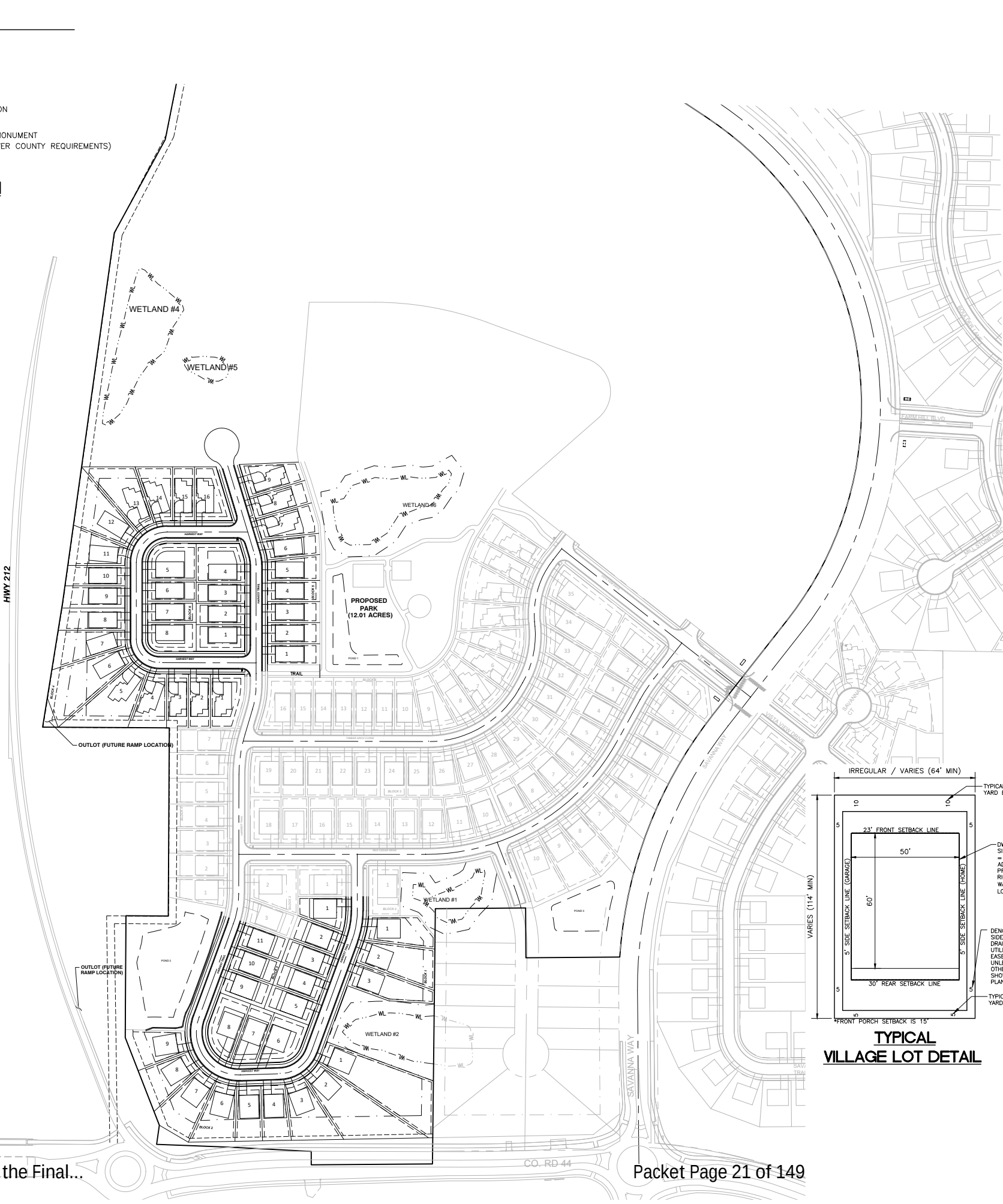
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PROJECT NO: 216--0028.2

- LEGEND:
- EASEMENT LINE
 - BUILDING SETBACK
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - WL ----- WETLAND DELINEATION
 - WETLAND BUFFER
 - WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)

WETLAND BUFFER SIGN



OVERALL SITE DATA

TOTAL SITE AREA	= 106.63 AC	VILLAGE LOTS	
PHASE 2 AREA	= 49.01 AC	FRONT/CORNER SETBACK	= 23' MIN.
RESIDENTIAL R.O.W	= 8.97 AC	REAR SETBACK	= 30' MIN.
VILLAGE SF LOT AREA	= 19.37 AC	SIDE SETBACK (SF)	= 5' MIN.
COTTAGE VILLA LOT AREA	= 11.16 AC	BUILDING PAD	= 50(W)'X60'(D)
WETLAND AREA	= 1.78 AC	COTTAGE LOTS	
TRAIL CONNECTION	= 0.10 AC	FRONT/CORNER SETBACK	= 20' MIN.
STORMWATER AREA	= 1.50 AC	REAR SETBACK	= 30' MIN.
PARK AREA	= 12.01 AC	SIDE SETBACK (SF)	= 5' MIN.
MONUMENT OUTLOT	= 0.03 AC	SIDE-LOAD BUILDING PAD	= 44(W)'X90'(D)
MNDOT RAMP AREA	= 3.34 AC	FRONT-LOAD BUILDING PAD	= 40(W)'X74'(D)
RESIDENTIAL R.O.W	= 60' WIDTH		
STREET LENGTH	= 6,682 L.F.		
REAR YARD PARK SETBACK	= 40'		
COLLECTOR ROAD SETBACK	= 100' FROM CL		
COUNTY ROAD 44 SETBACK	= 125' FROM CL		
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE CL OR 50' FROM ROW		

PHASE 1 LOT COUNT

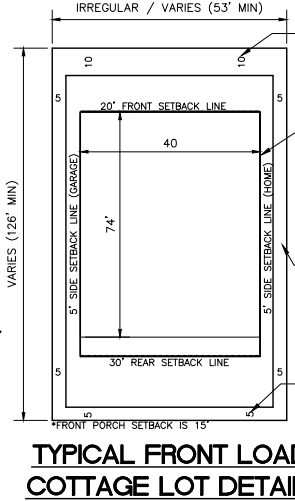
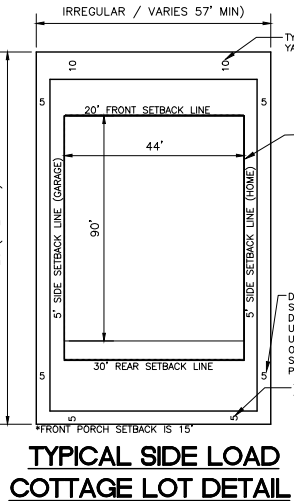
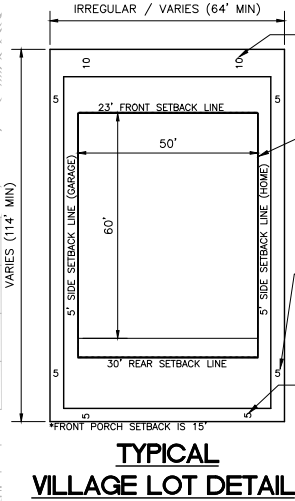
PHASE 1 LOT COUNT
23 VILLAGE LOTS
64'X114' SINGLE FAMILY

33 COTTAGE LOTS
21 - FRONT LOAD - 53'X126'
12 - SIDE LOAD - 57'X142'

56 TOTAL LOTS

WETLAND SUMMARY

WETLAND BUFFER	= 30' AVG. (20 ft MIN)
WETLAND 1	= TYPE 1 AND 2
WETLAND 2	= TYPE 2 AND 3
WETLAND 3	= TYPE 1
WETLAND 6	= TYPE 2
*PER KJOLHAUG ENVIRONMENTAL SERVICES REPORT DATED: MARCH 2, 2018	
WETLAND IMPACTS	
WETLAND 1 (PARTIAL)	373 SF
WETLAND 3 (FULL)	5,492 SF
TOTAL:	5,865 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	11,730 SF



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HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
SITE PLAN

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

DAVE NASH, PE
4-1-20
Date
21856
License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA

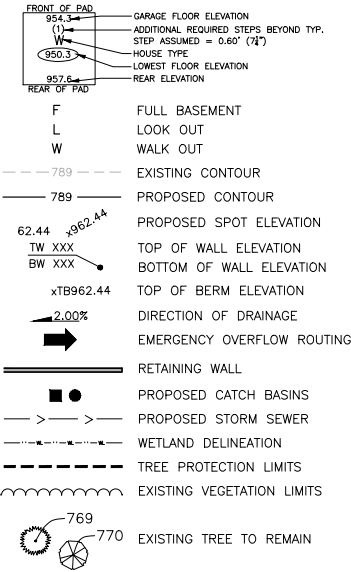
DESIGNED:	DN
DRAWN:	AKA
PROJECT NO:	216-0028.2

4

SHEET 4 OF 24



GRADING LEGEND:



GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ALL WETLAND BUFFERS MUST BE RESTORED IMMEDIATELY AFTER MASS GRADING IS COMPLETE.

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HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
UPDATED GRADING PLAN

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

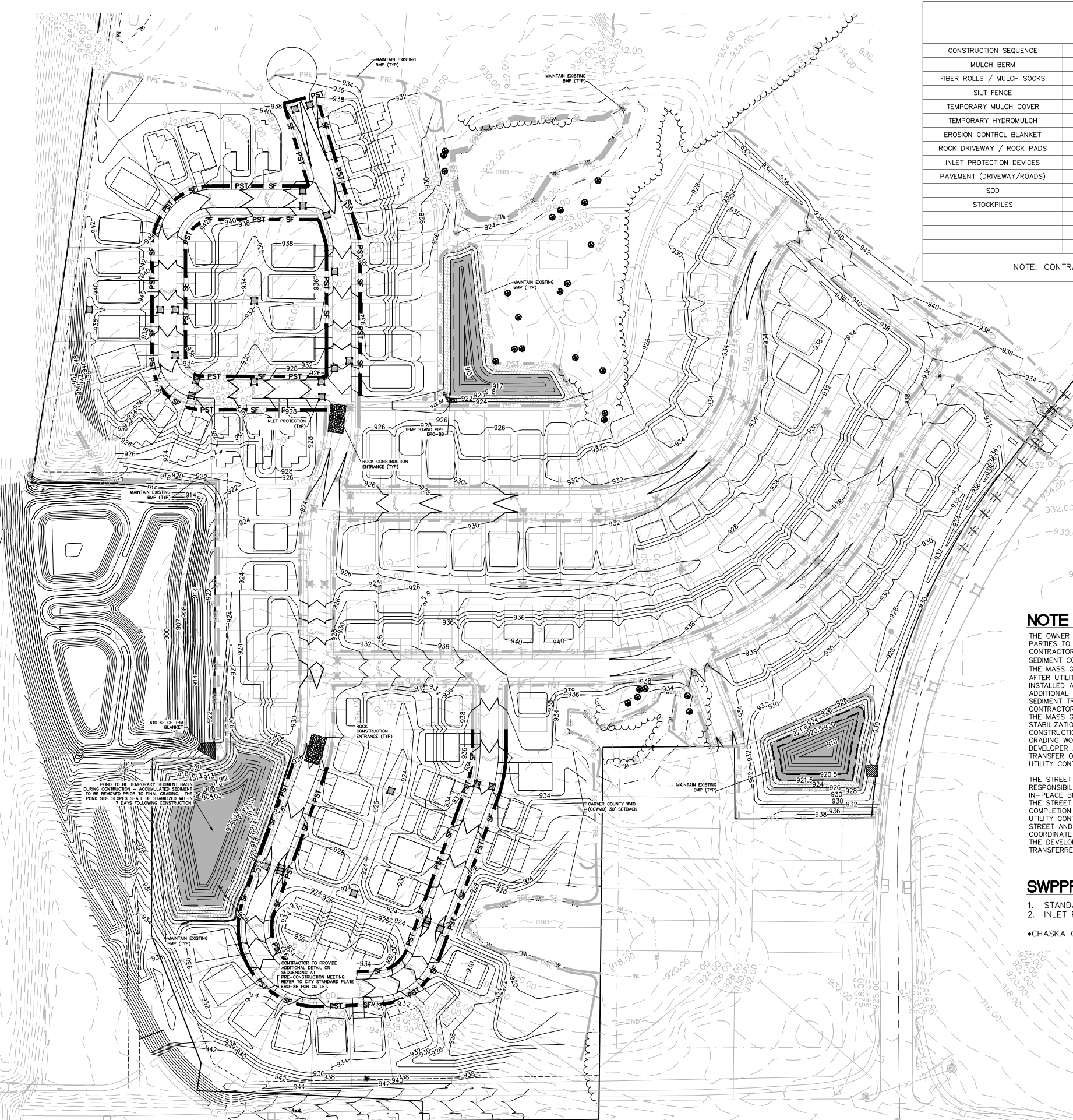
DAVE NASH, PE
4-1-20 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2

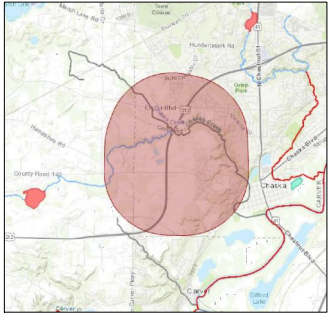
6.A Recommend Approval of the Final...
Page 18 of 36



ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES



VICINITY MAP

LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

NOTE TO CONTRACTOR:

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

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

SWPPP BMP QUANTITIES (PER PLAN):

- 1. STANDARD POST SILT FENCE 4,936 LF
- 2. INLET PROTECTION 28 EA

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

CONSTRUCTION SEQUENCING

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

STREET & UTILITY PHASE:

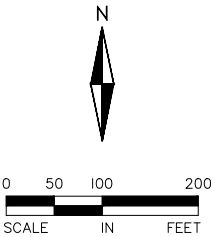
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST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

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO SHEET 9 FOR EROSION CONTROL DETAILS.



HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
EROSION AND SEDIMENT CONTROL PLAN

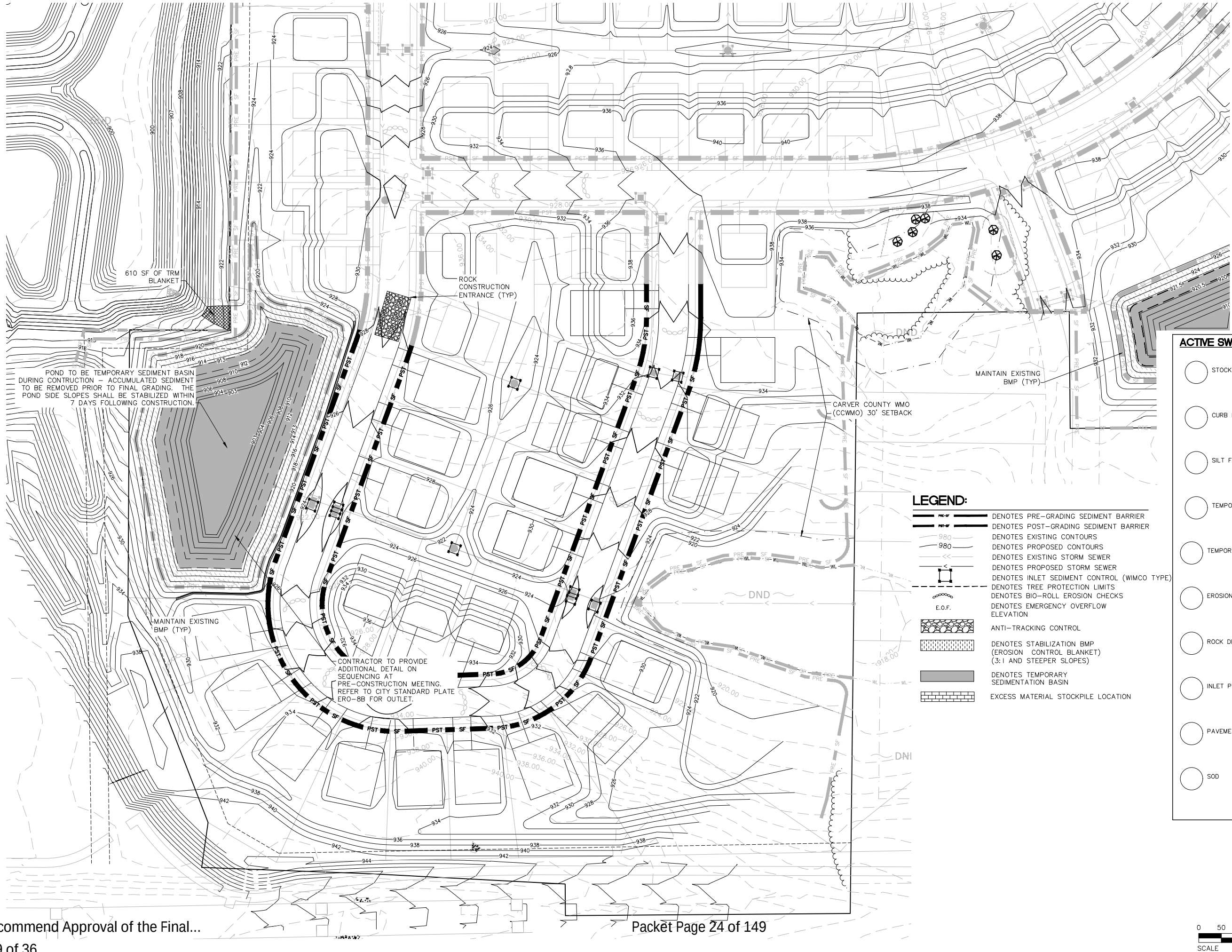
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
Date 4-1-20 License No. 21836

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2

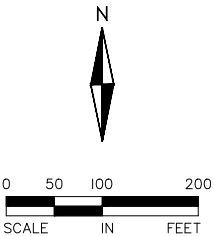


LEGEND:

- PRE-SF --- DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF --- DENOTES POST-GRADING SEDIMENT BARRIER
- 980 --- DENOTES EXISTING CONTOURS
- 980 --- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD



HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
EROSION AND SEDIMENT CONTROL PLAN

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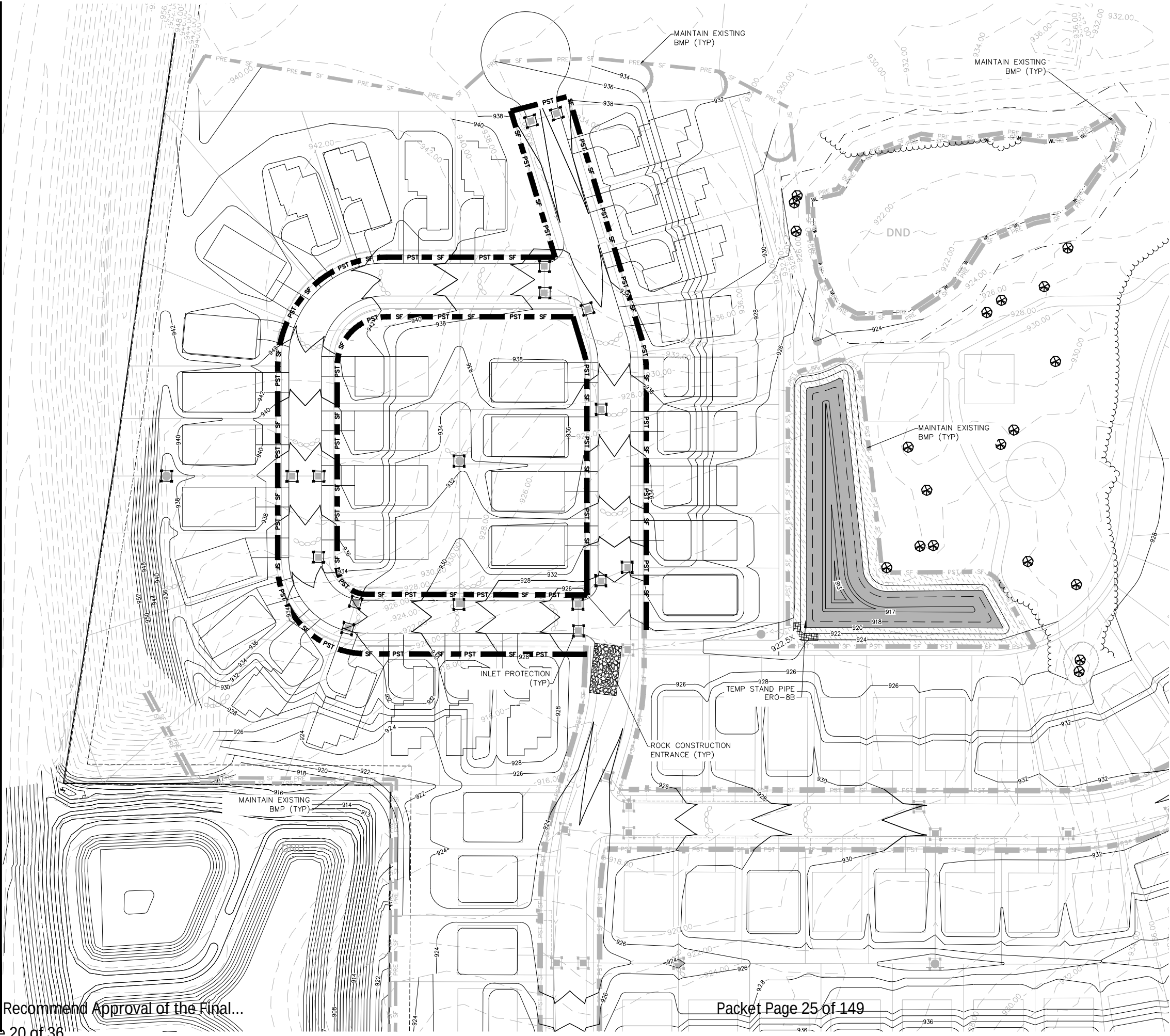
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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AKA
PROJECT NO:	216-0028.2

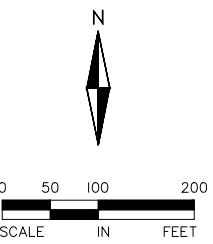


LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- E.O.F. ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
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PROJECT NO:	216-0028.2

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL. THE BMP'S SHALL BE THE MINIMUM REQUIRED QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE (EROSION AND SEDIMENT CONTROL) PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).
5. ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).
6. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY IDENTIFIED IN THE FIELD PRIOR TO CONSTRUCTION, NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASSES AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH A PERMANENT VEGETATIVE COVER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
10. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED, DO NOT OPERATE EQUIPMENT WITHIN THE DRIFTLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
11. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
12. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
13. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE. THE PERMITTEE/CONTRACTOR PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
14. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.
15. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT THE DISTURBED AREA SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION, THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
16. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PLANS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE SURFACE UNDISTURBED.
17. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN THE PERMITTED SEED AND MULCH OR SOX IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. MULCH SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION (CLEAN OUT STRAW) @ 2 TONS PER ACRE AND DISK AND/OR DISKED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT TO BE OBTAINED FOR THE STRUCTURE CONSTRUCTION APPROVALS.

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILL FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT CONSTRUCTION. IF THE SILL FENCE HAS BEEN RE-VEGETATED, THE CONTRACTOR MAY REMOVE NECESSARY SILL FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE, AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE MULCHED WITH 10000 LBS. @ 100#/AC. AND MULCHED OR SODED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADEN PERMITTEES BEFORE ANY UPGRADE/LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SPECIAL EVENTS SUCH AS RAINFALL, OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROL MEASURES CANNOT BE PLACED IN SURFACE CREEKS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:

- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION.
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
- C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN. CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS, THE CLEAN PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

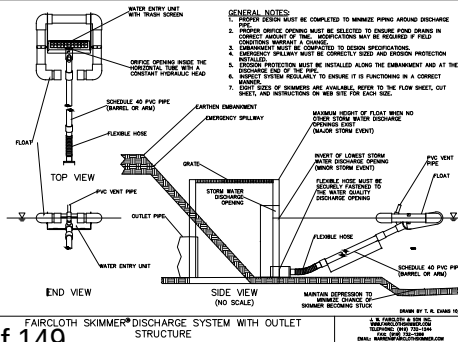
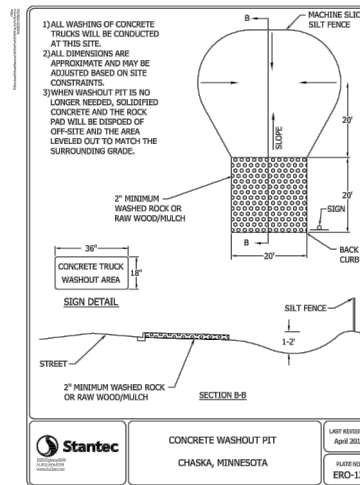
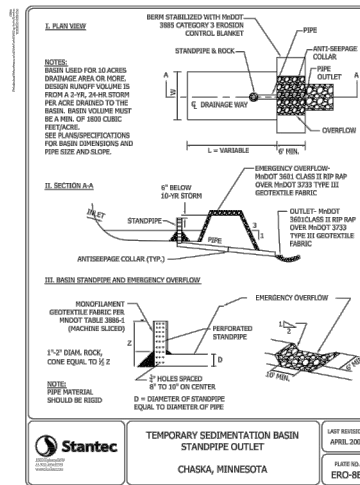
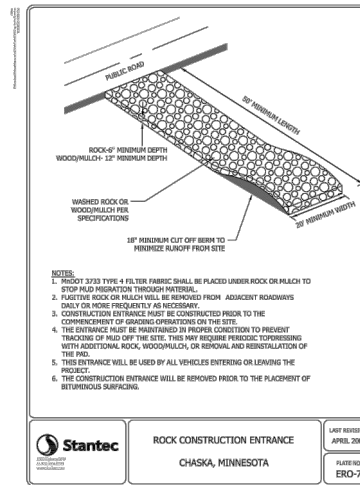
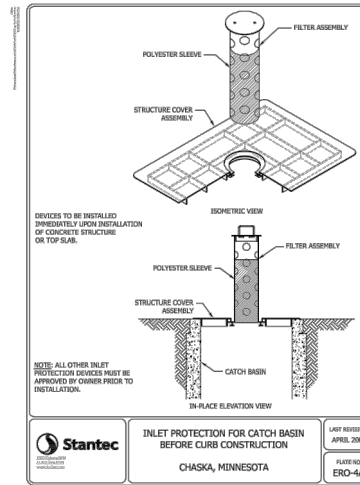
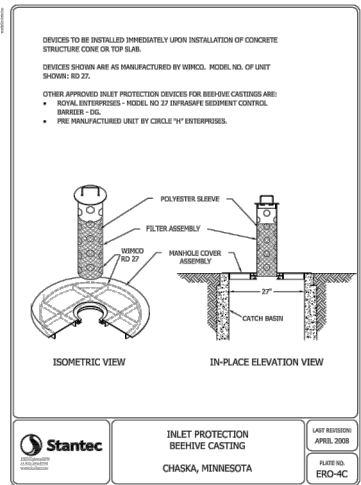
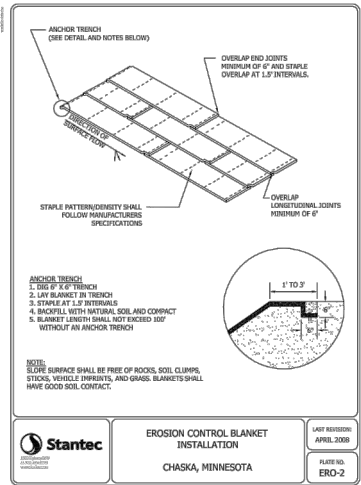
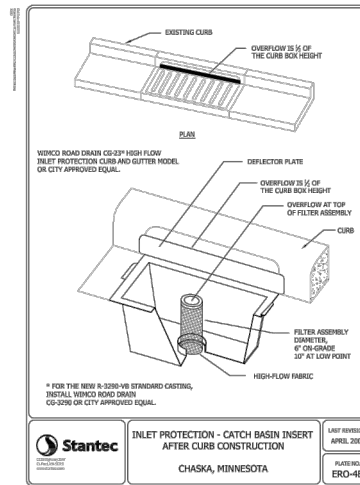
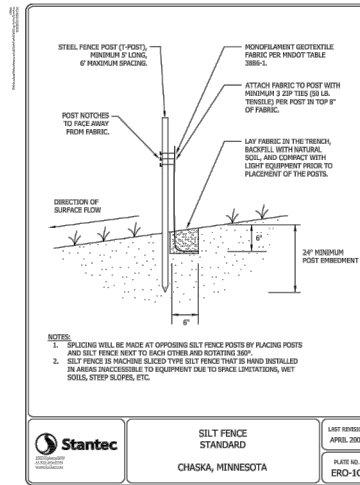
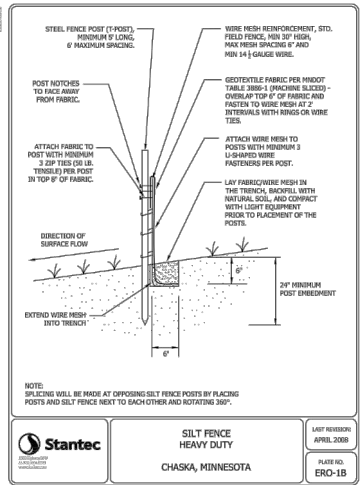
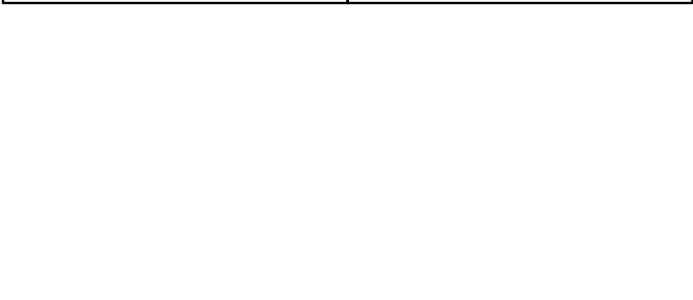
1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILING OR FAILING SILT FENCE.
2. REPLACEMENT/REPAIR - BMP'S THAT SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED OF ANY NONFUNCTIONAL BMP'S WITH FUNICITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE FENCE. ANY SEDIMENT REMOVED IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SOODED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP FAILURE IS DISCOVERED, CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDAR DAYS OF DISCOVERY.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

- A. DATE AND TIME OF INSPECTIONS;
- B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
- C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
- D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
- E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
- F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

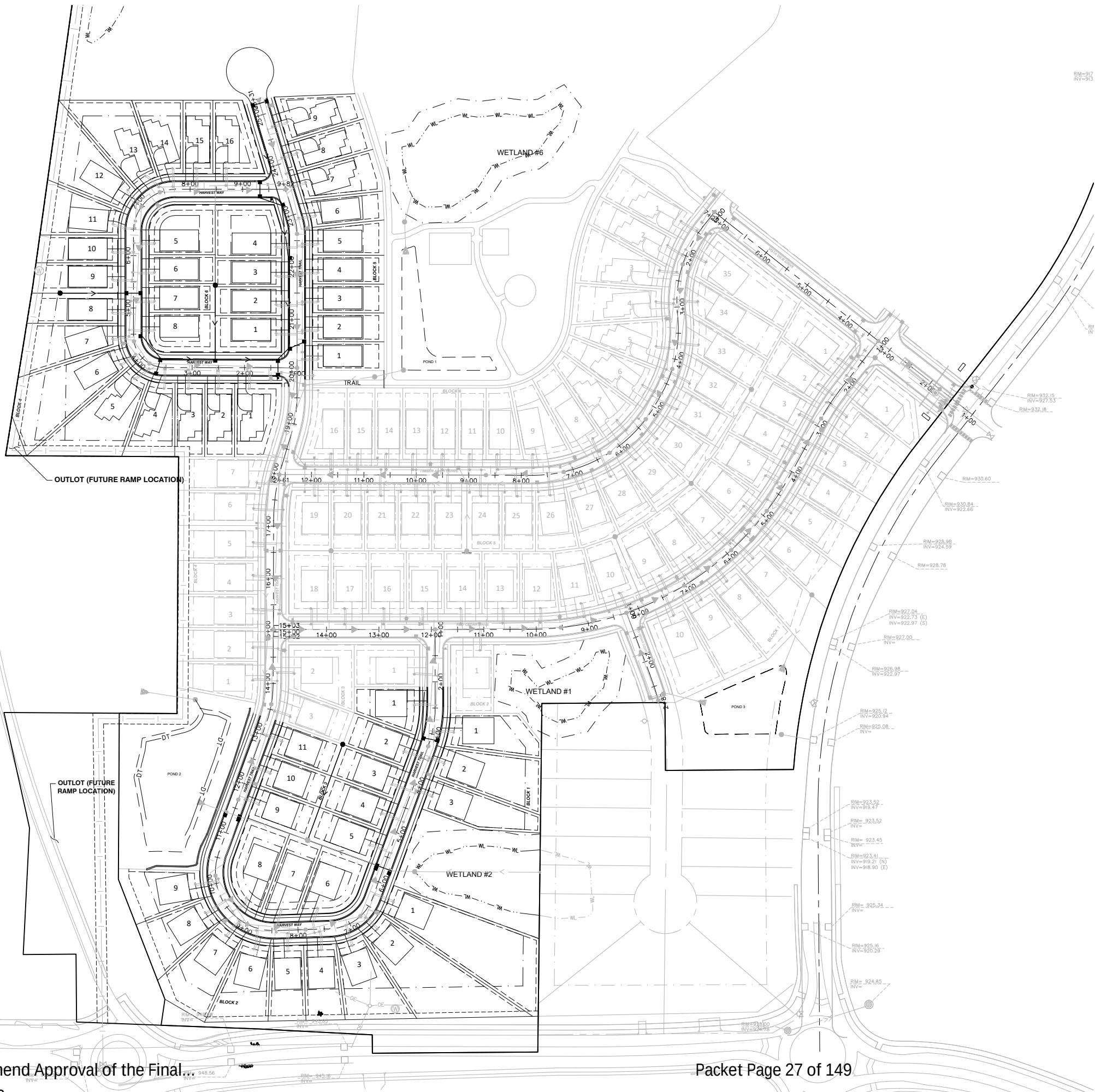
THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, DERRIS CONCRETE CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE PROPERLY STORED AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT ANY LEAKS OR DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE IS IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE THROUGH A TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED BY THE CONTRACTOR. CONCRETE CONTRACTOR: RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGRASSING IS ALLOWED ON SITE.



6.A Recommend Approval of the Final...
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Page 22 of 36

HWY 212



LEGEND:

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

UTILITY NOTES:

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

HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN

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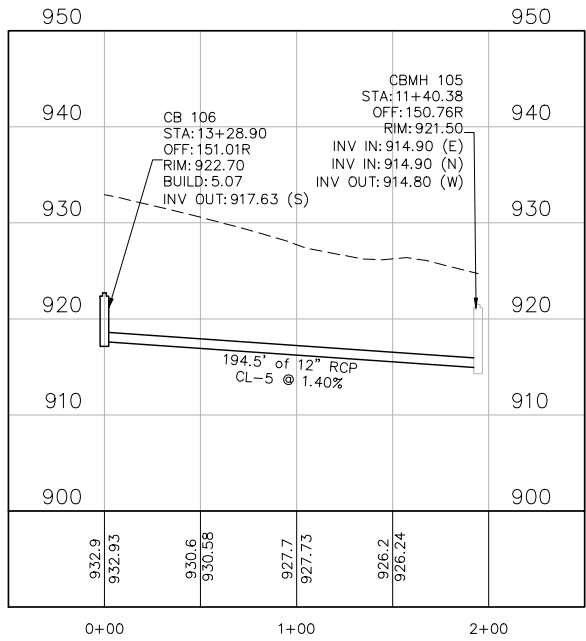
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Page 23 of 36

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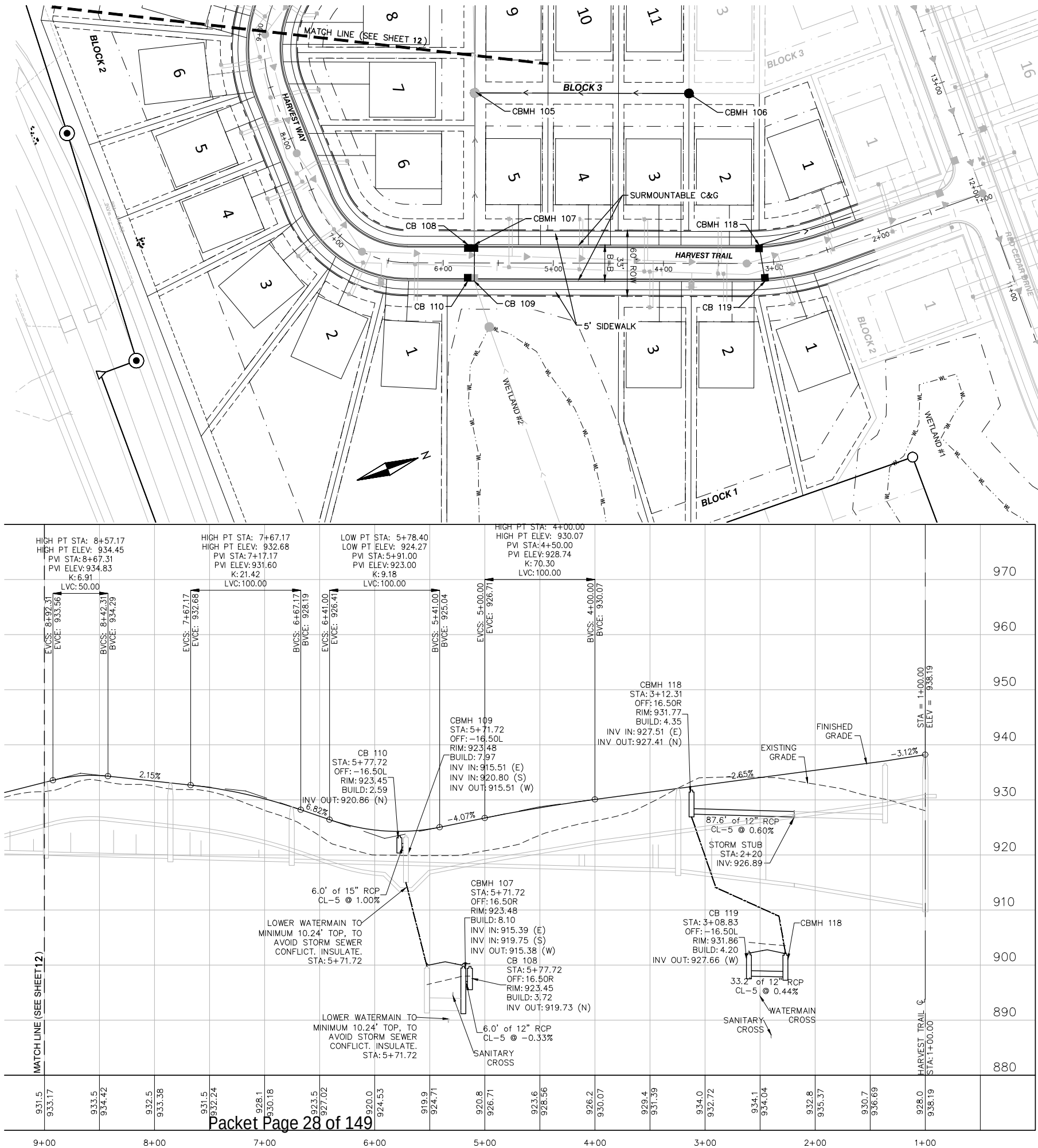


NOTES:

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

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
I19	2'x3'	R-350I-TR
I18	48" DIA	R-350I-TL
I10	2'x3'	R-3067-V
I09	48" DIA	R-3067-V
I08	2'x3'	R-3067-V
I07	48" DIA	R-3067-V
I06	27" DIA	R-4342

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



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HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN AND PROFILES

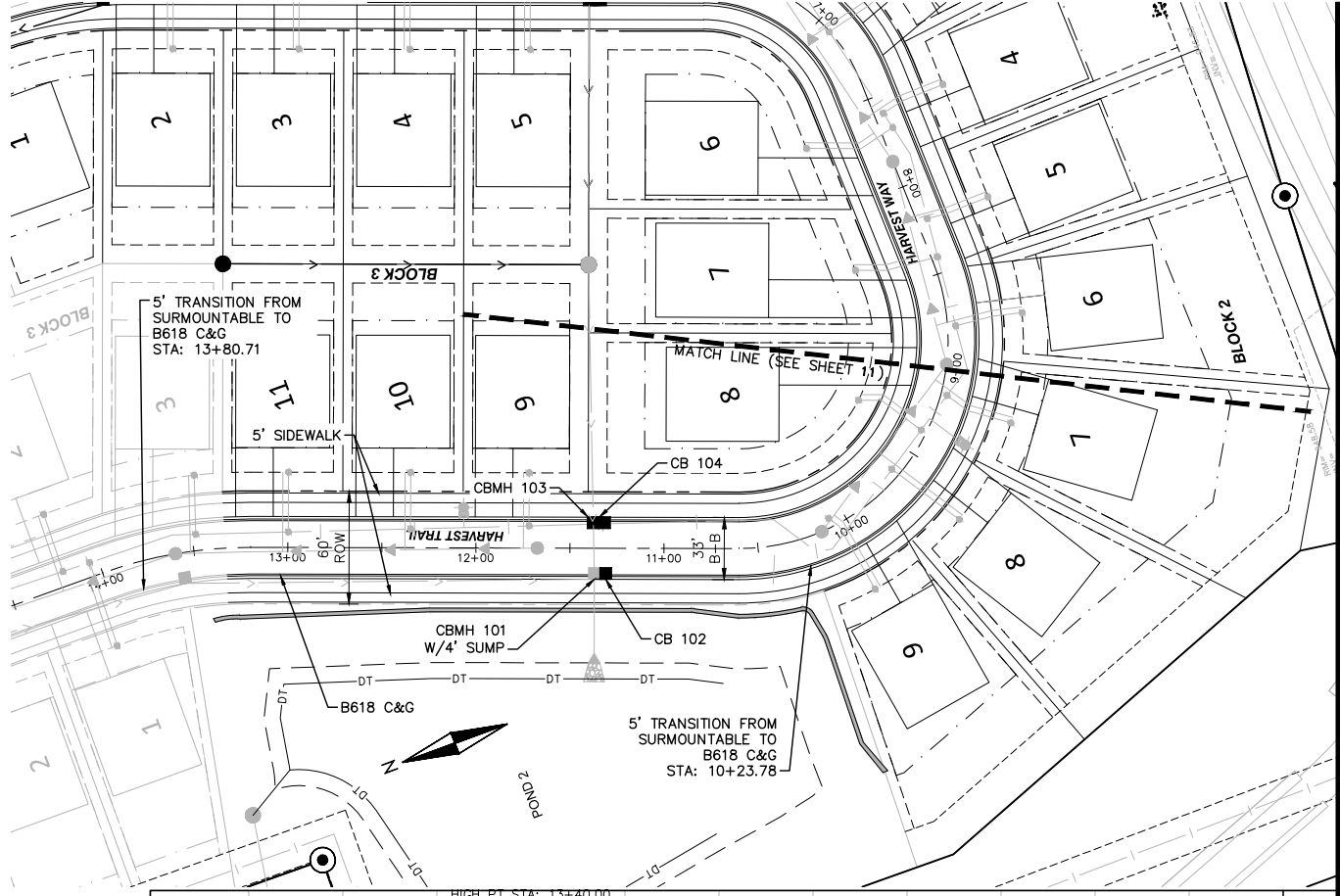
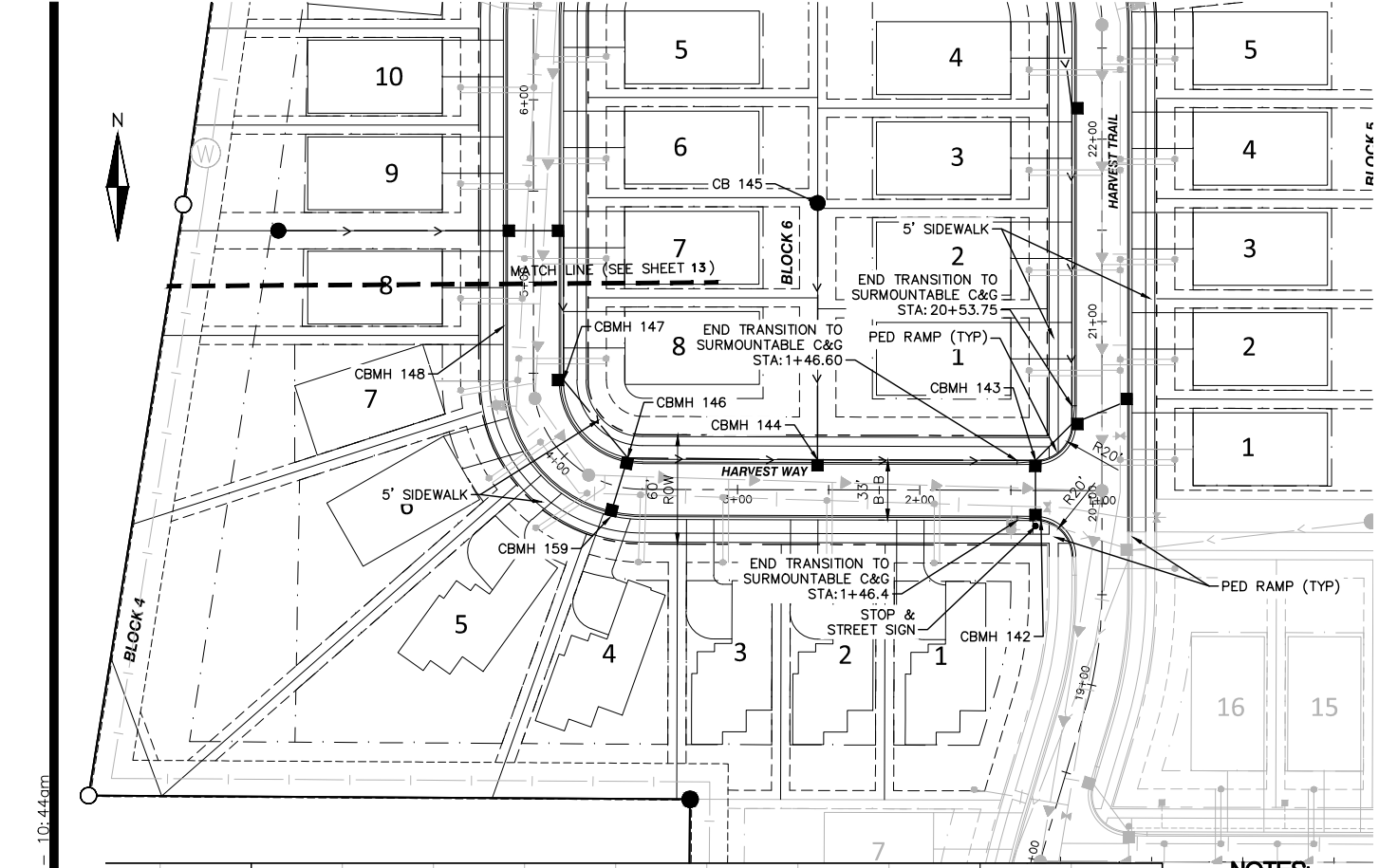
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL Engineer under the laws of the State of MINNESOTA

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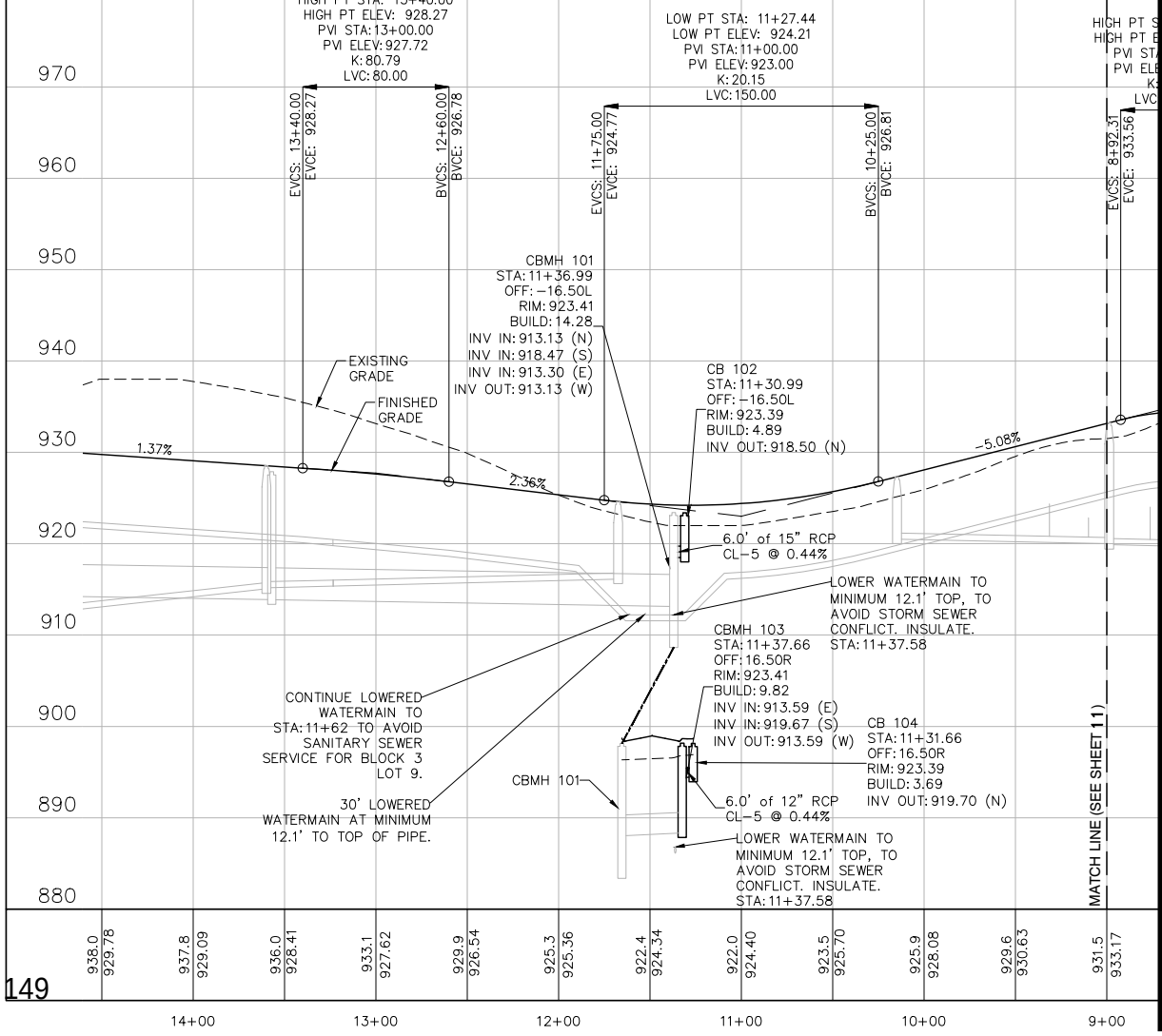
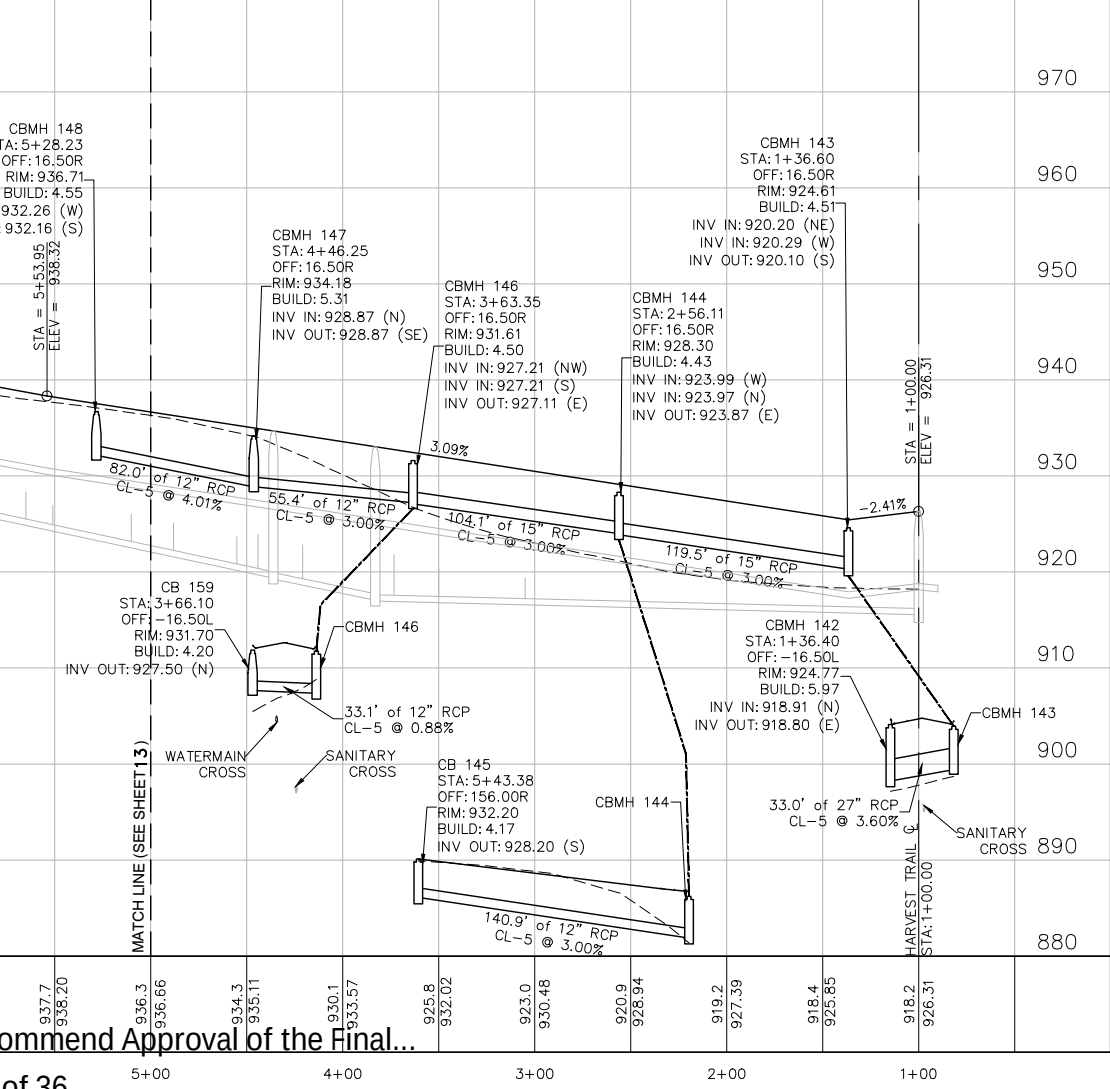
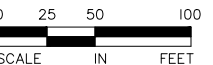


NOTES:

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

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
I59	2'x3'	R-350I-TL
I47	48" DIA	R-3067-V
I48	48" DIA	R-3067-V
I46	48" DIA	R-3067-V
I45	27" DIA	R-4342
I44	48" DIA	R-3067-V
I43	60" DIA	R-3067-V
I42	60" DIA	R-3067-V
I04	2'x3'	R-3067-V
I03	48" DIA	R-3067-V
I02	2'x3'	R-3067-V

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN AND PROFILES

HARVEST WEST

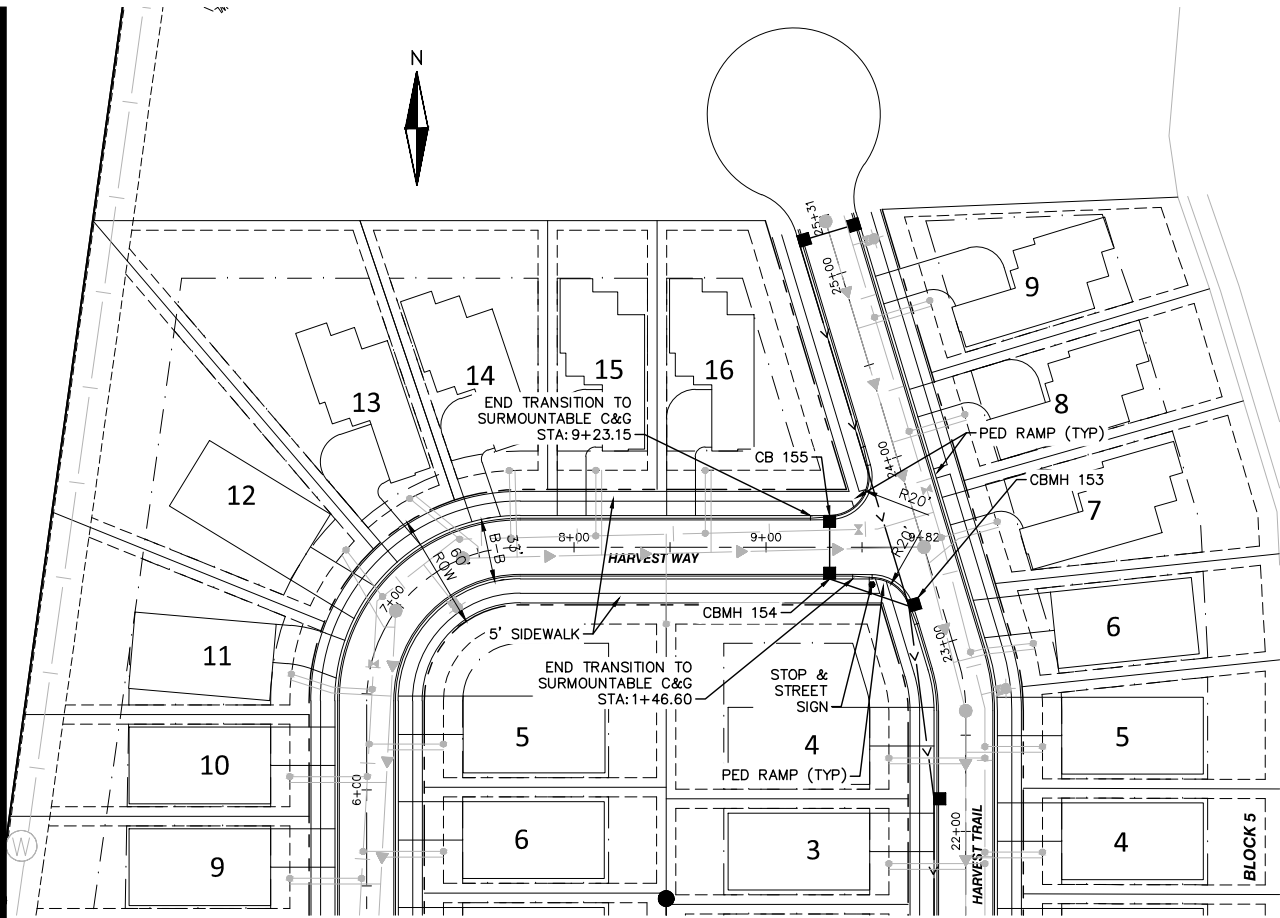
CHASKA, MINNESOTA

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DAVE NASH, PE
Date: 4-1-20 License No. 21836

QUALITY ASSURANCE/CONTROL

BY	DATE
DESIGNED:	DN
DRAWN:	AKA
PROJECT NO:	216--0028.2

6.A Recommend Approval of the Final...
Page 25 of 36

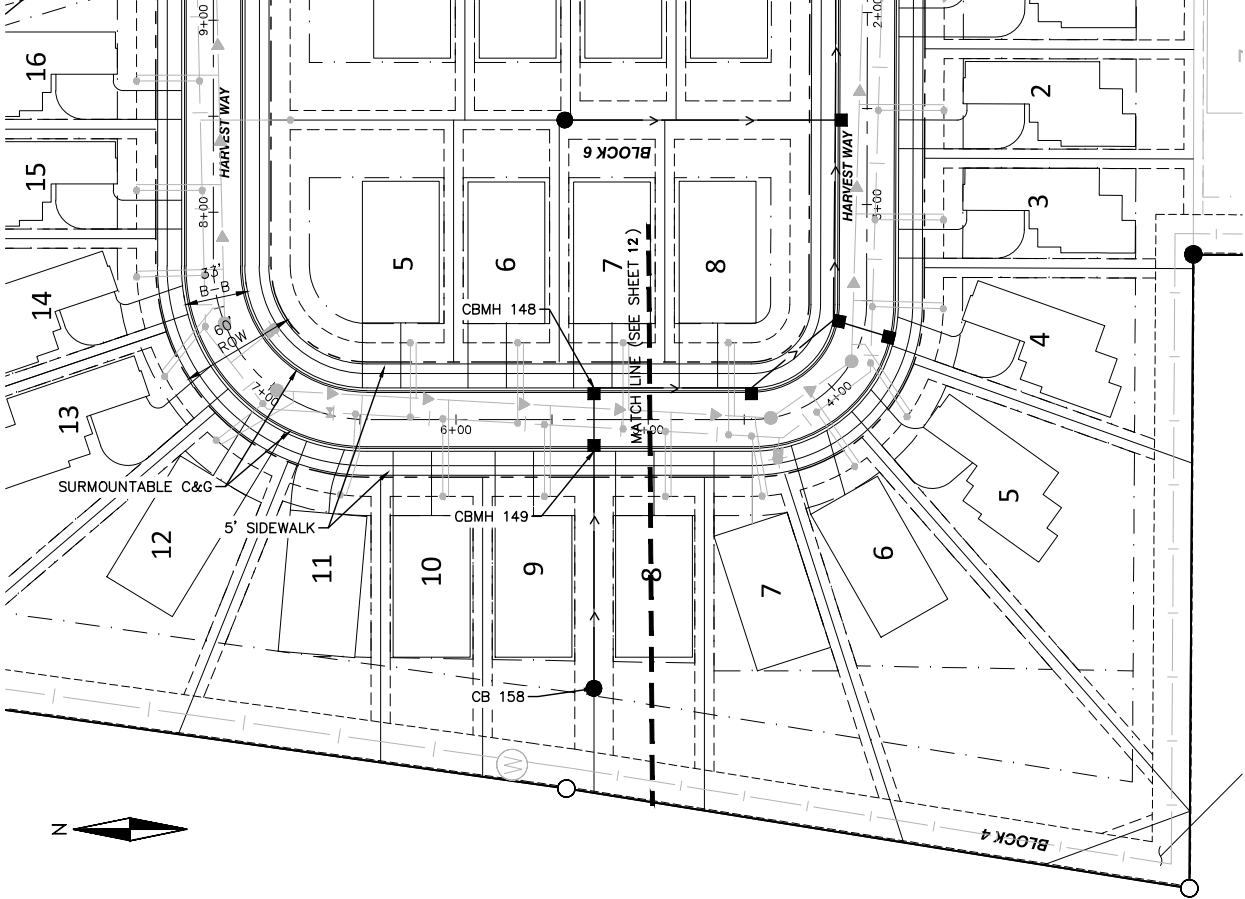
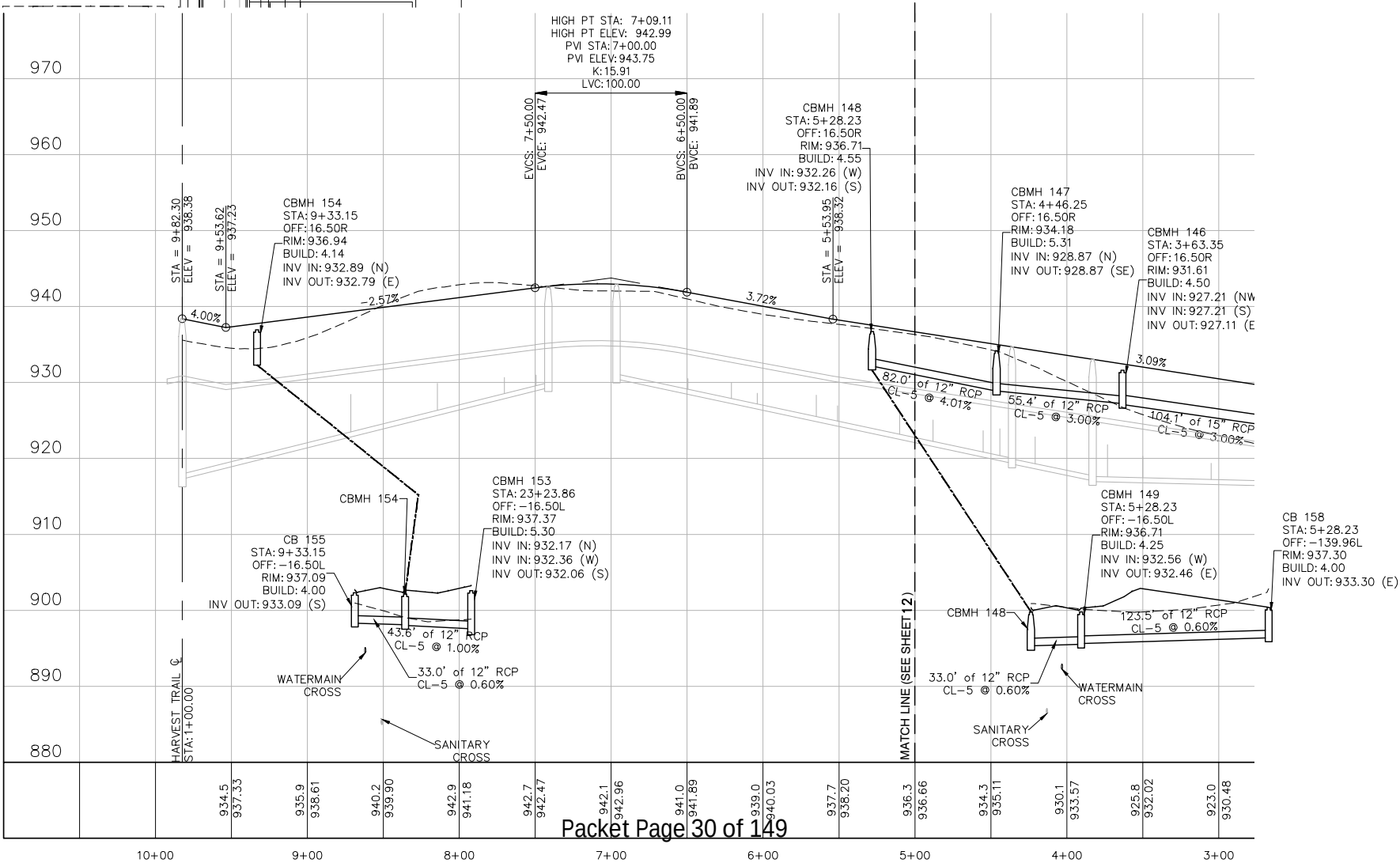
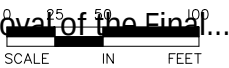


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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
I58	27" DIA	R-4342
I55	2'x3'	R-3067-V
I54	48" DIA	R-3067-V
I49	48" DIA	R-3067-V
I48	48" DIA	R-3501-TL

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



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DAVE NASH, PE
4-1-20 21836
Date License No.

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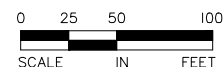
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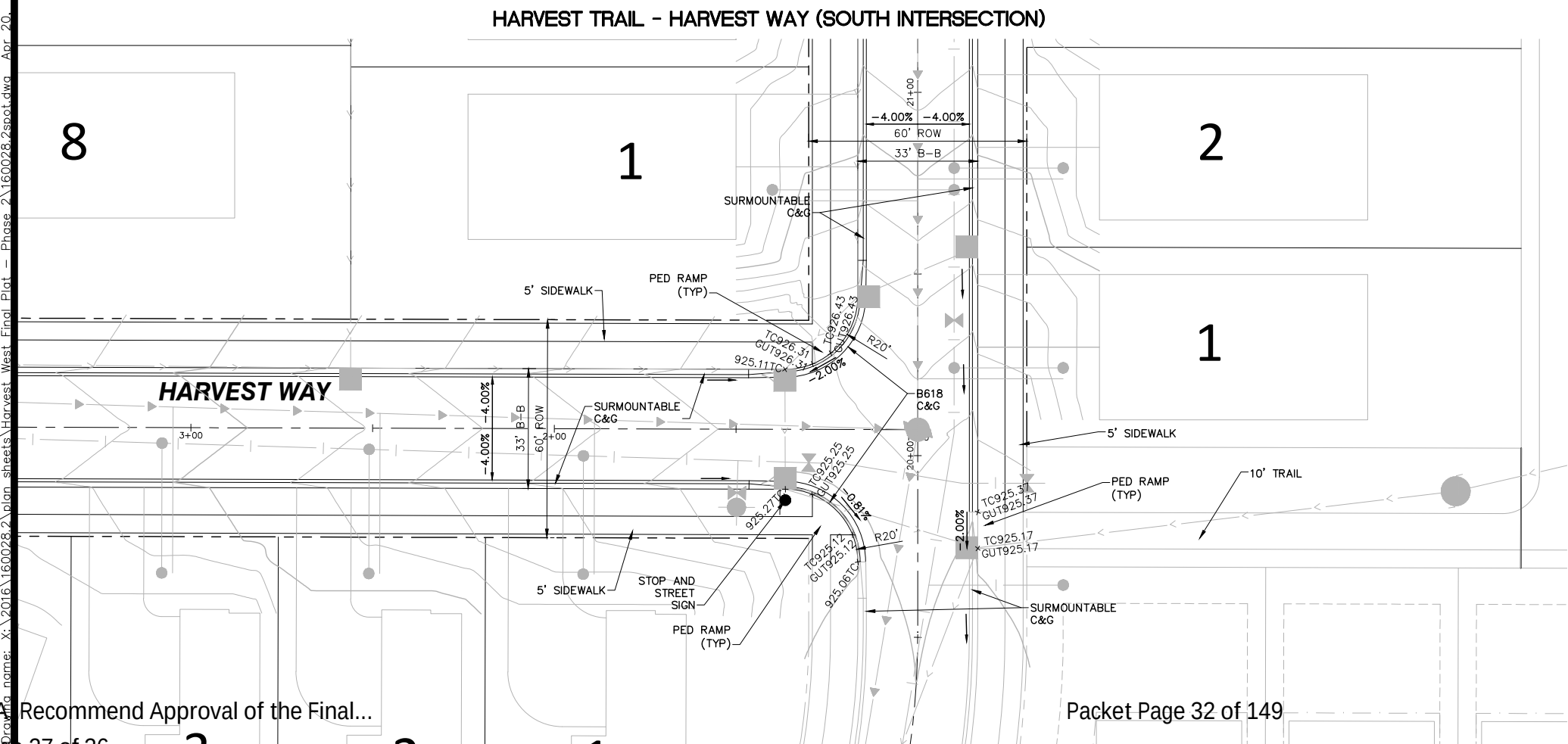
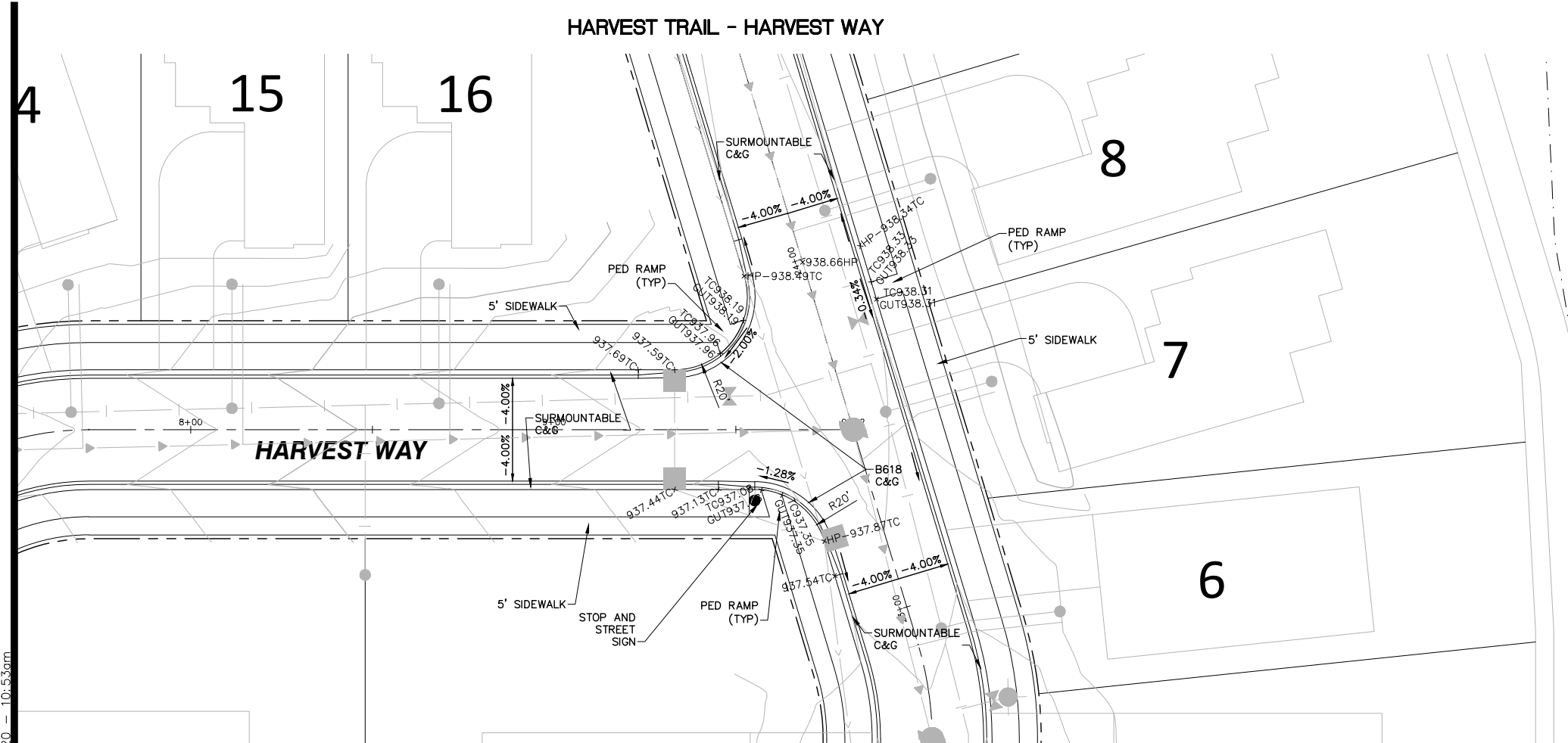
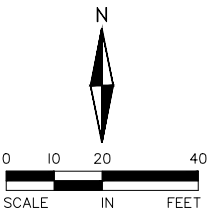


David Nash
DAVE NASH, PE
4-1-20 21836
Date License

QUALITY ASSURANCE/CONTROL

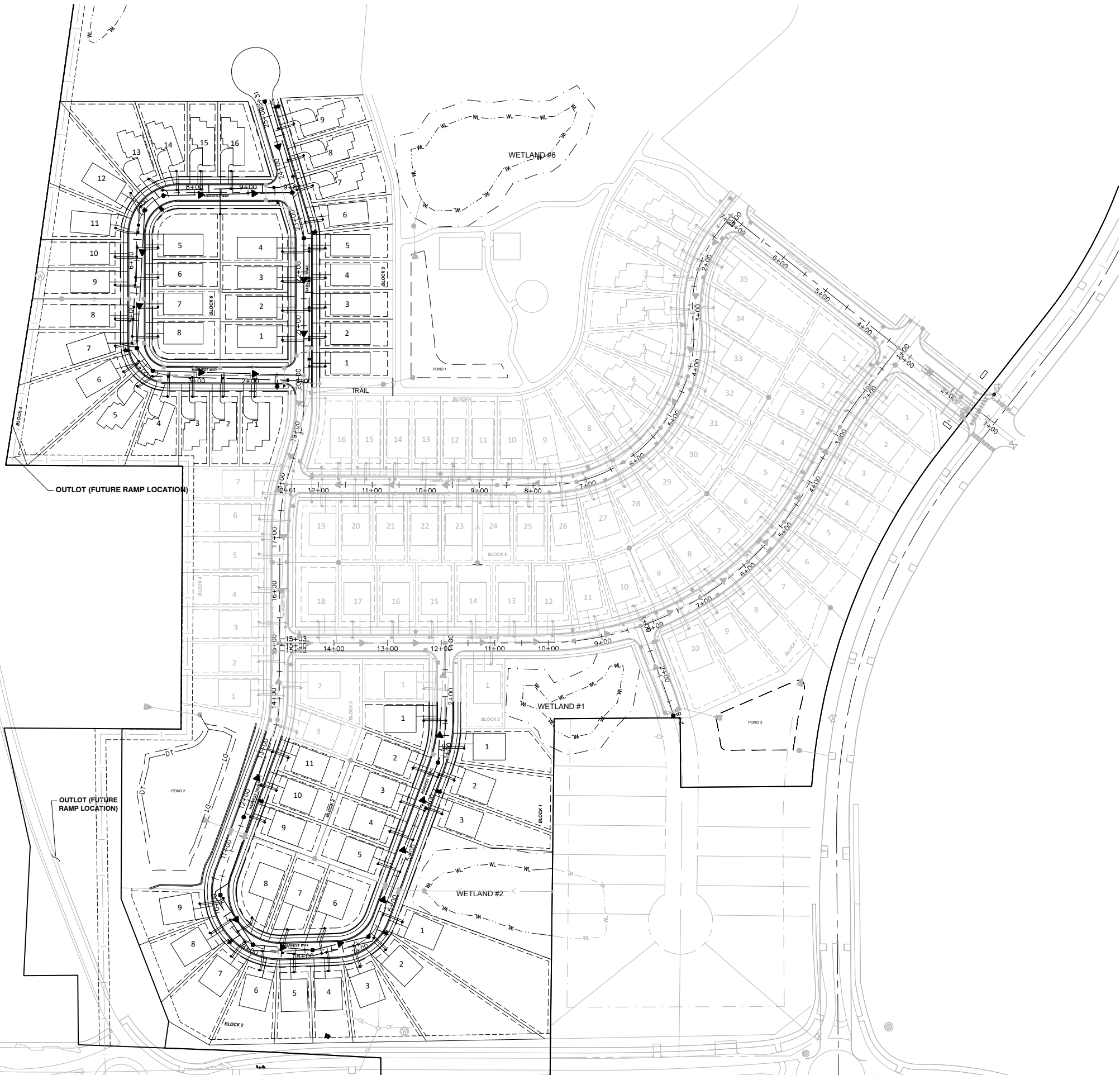
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PROJECT TEAM DATA	
DESIGNED:	DN
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6.A Recommend Approval of the Final...
Page 28 of 36

HWY 212



LEGEND:

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

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
- ALL HYDRANTS TO BE CLOW MEDALLION. SEE CITY DETAIL WAT-11.

HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN

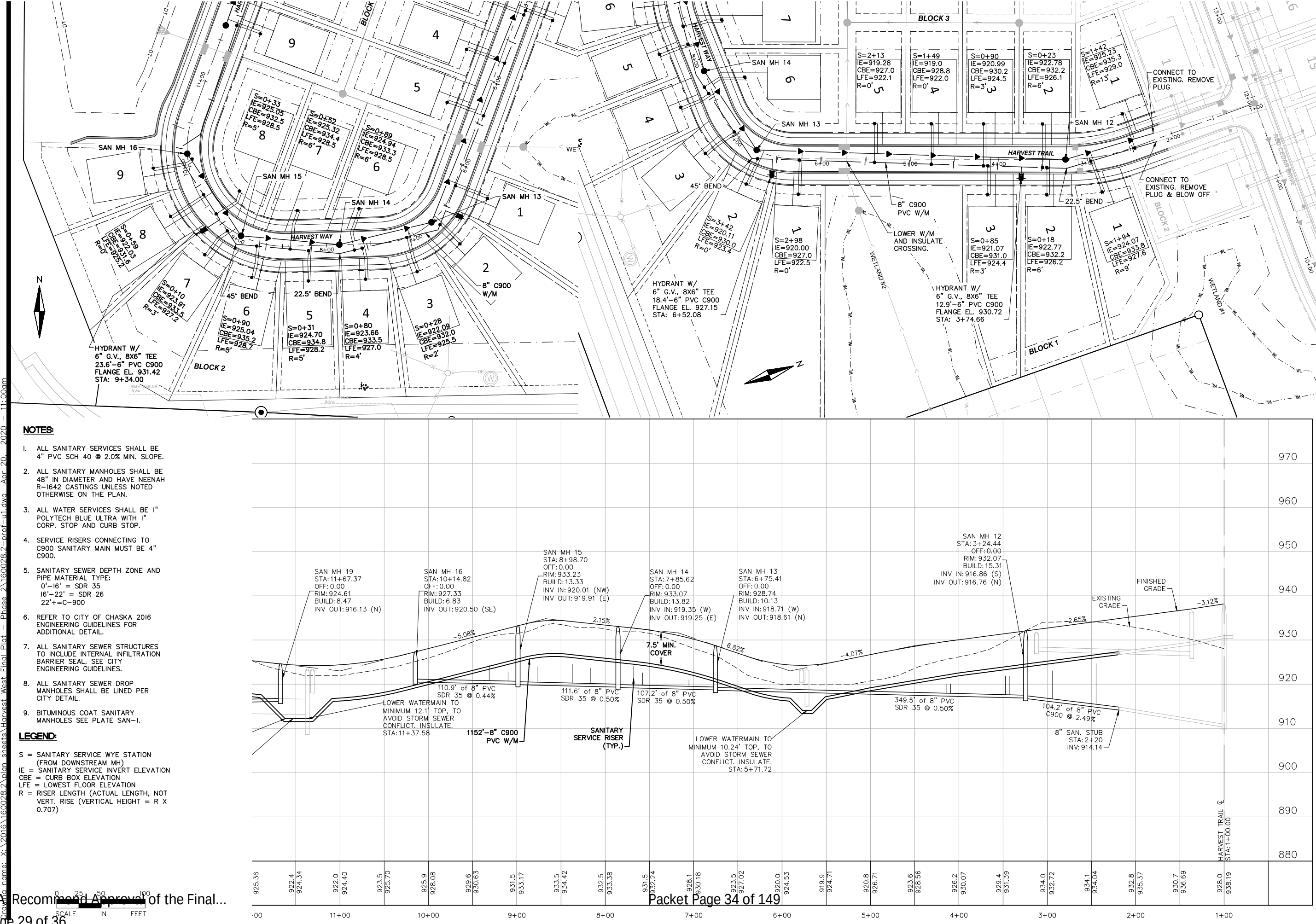
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DAVE NASH, PE
4-1-20 21836
Date License No.

QUALITY ASSURANCE/CONTROL

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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2





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612.758.3080
www.alliant-inc.com

HARVEST WEST
CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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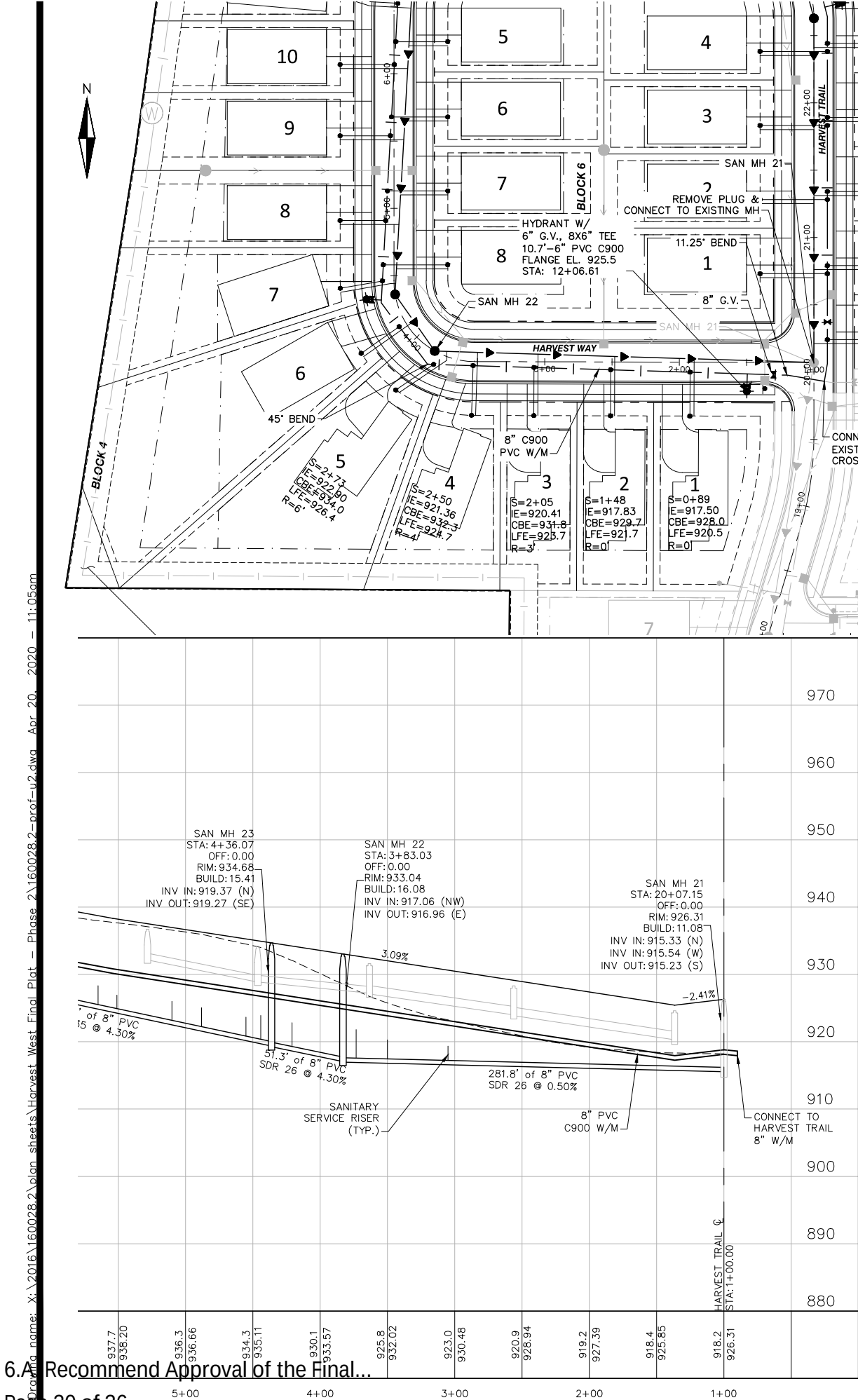
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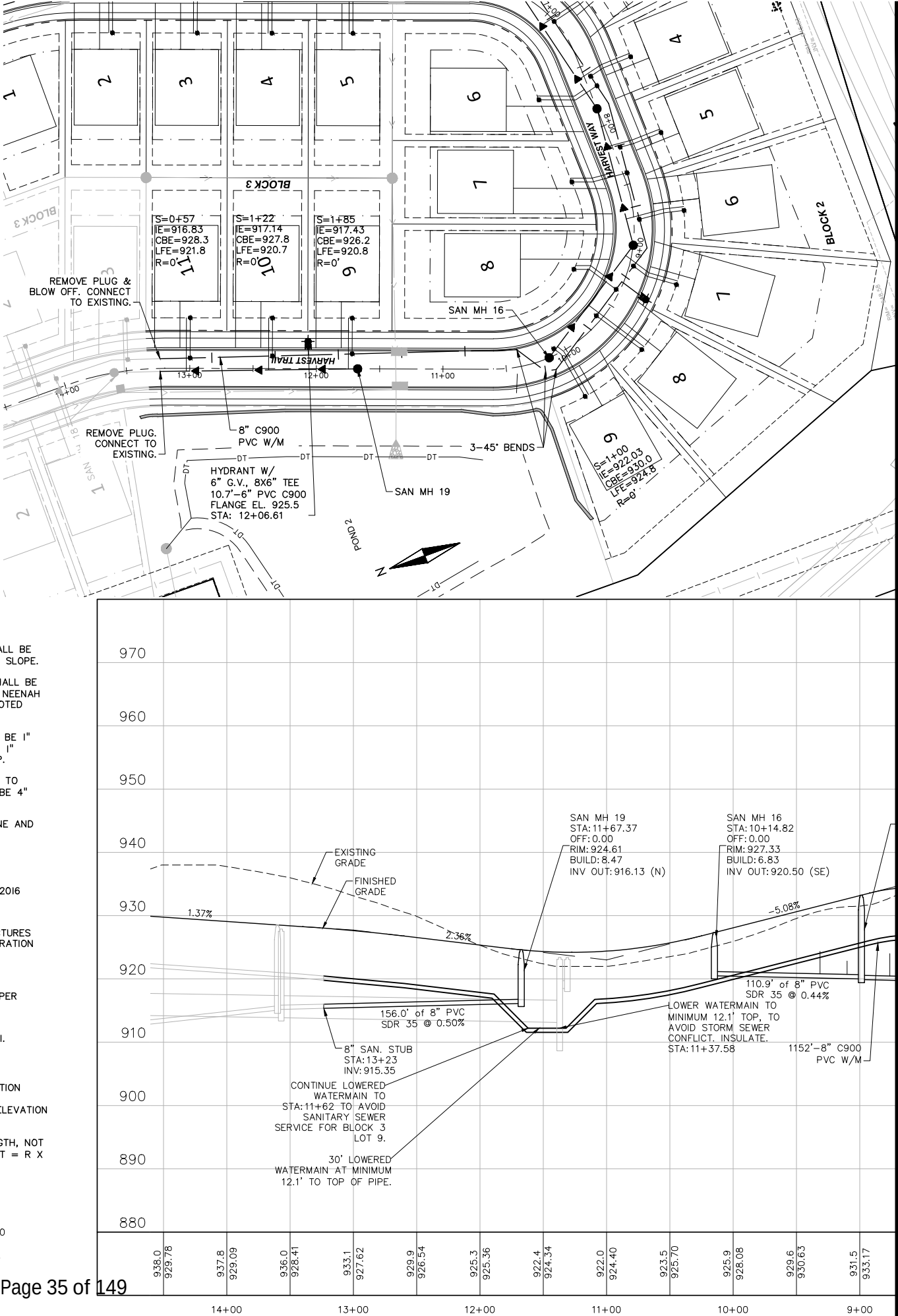
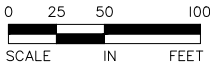
SHEET 17 OF 24



- NOTES:**
- ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
 - ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
 - ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
 - SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
 - SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
0'-16' = SDR 35
16'-22' = SDR 26
22'+ = C-900
 - REFER TO CITY OF CHASKA 2016 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
 - ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
 - ALL SANITARY SEWER DROP MANHOLES SHALL BE LINED PER CITY DETAIL.
 - BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-I.

LEGEND:

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



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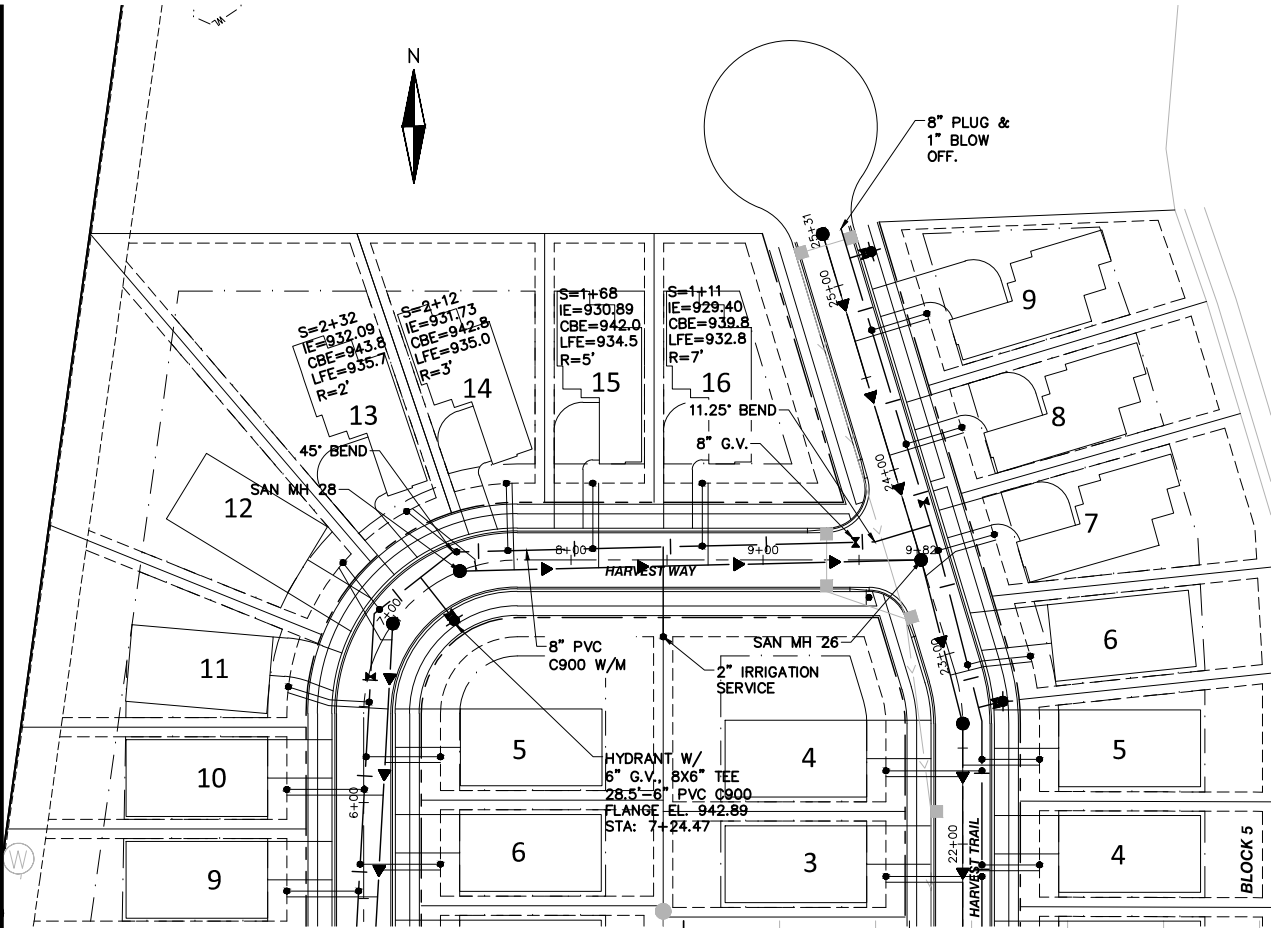
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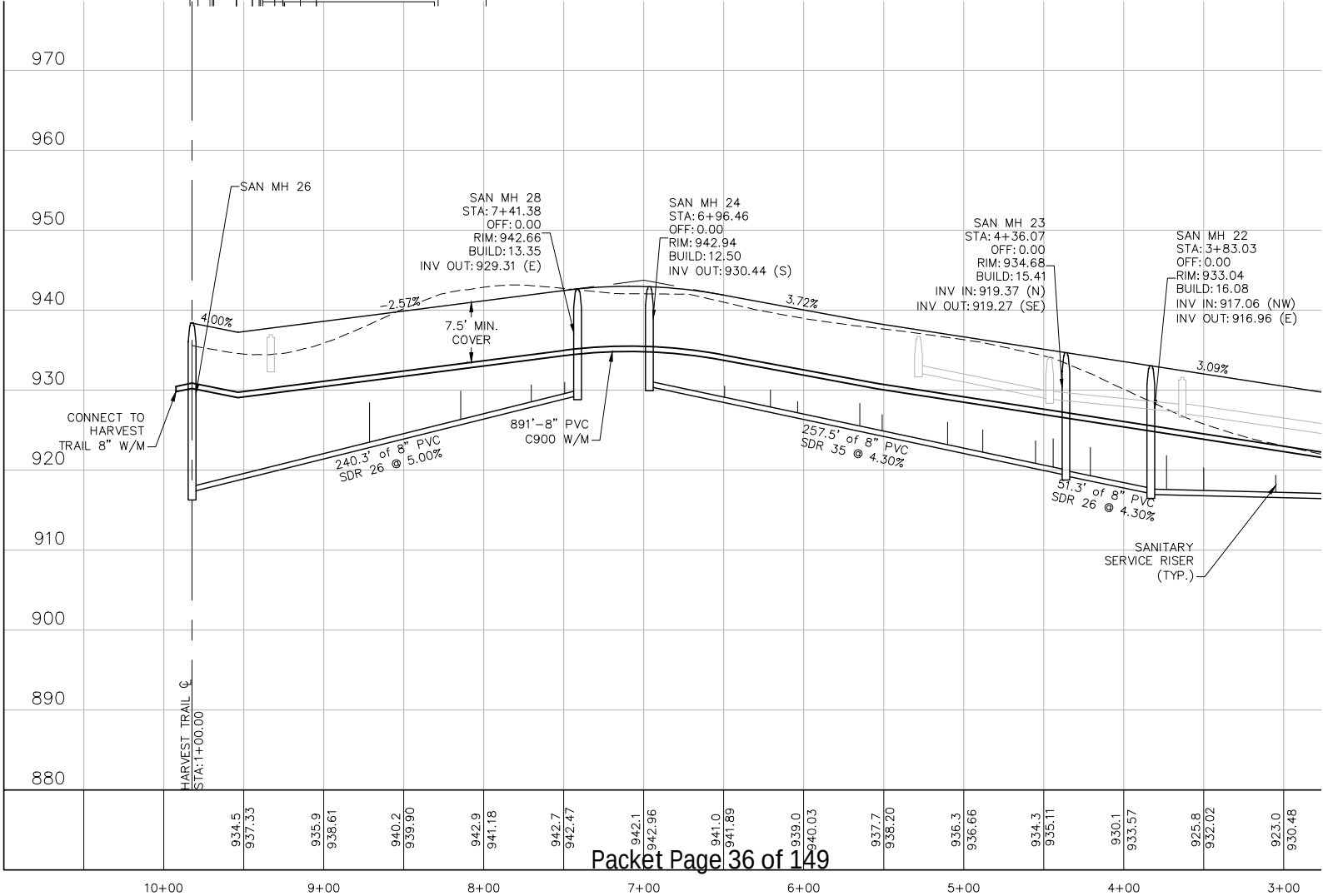
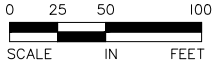
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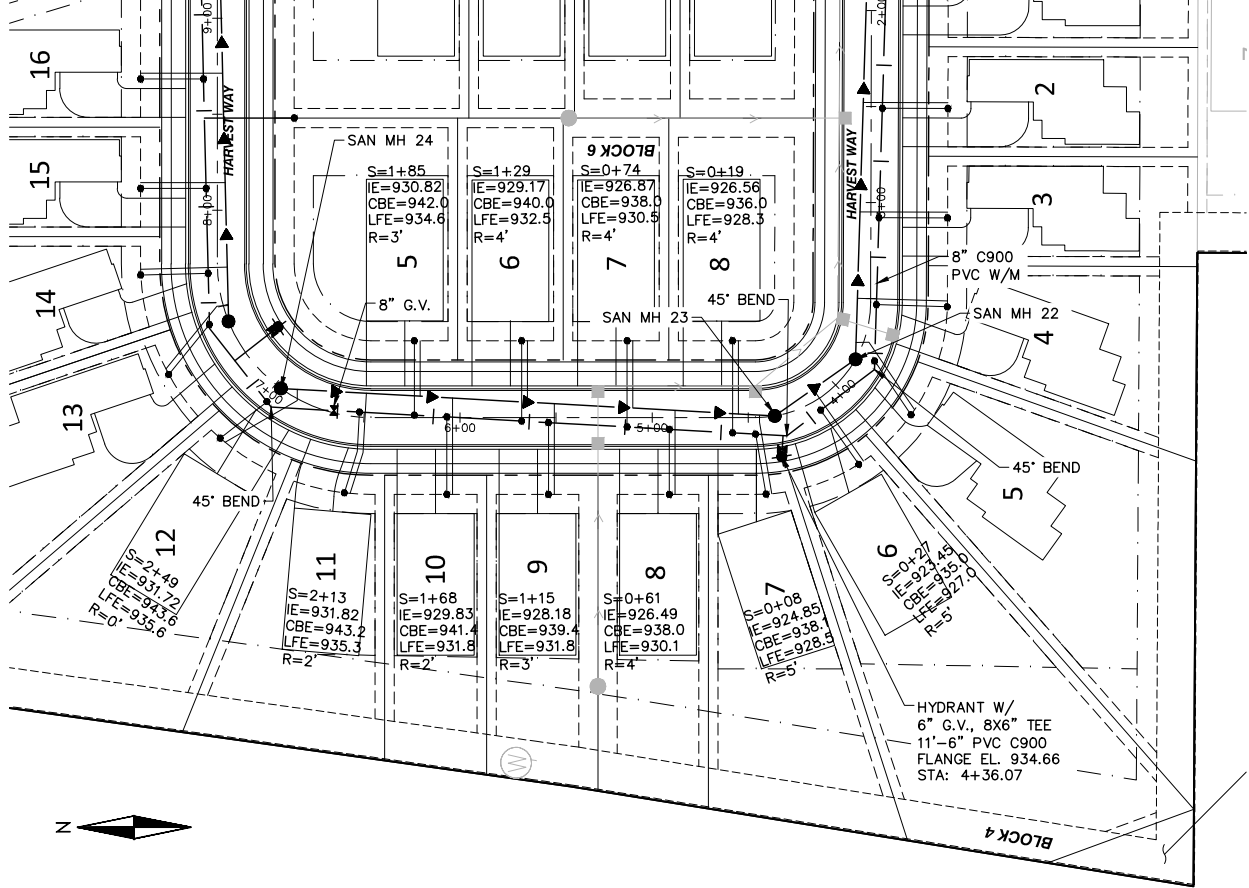
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 - BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.

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Packet Page 36 of 149



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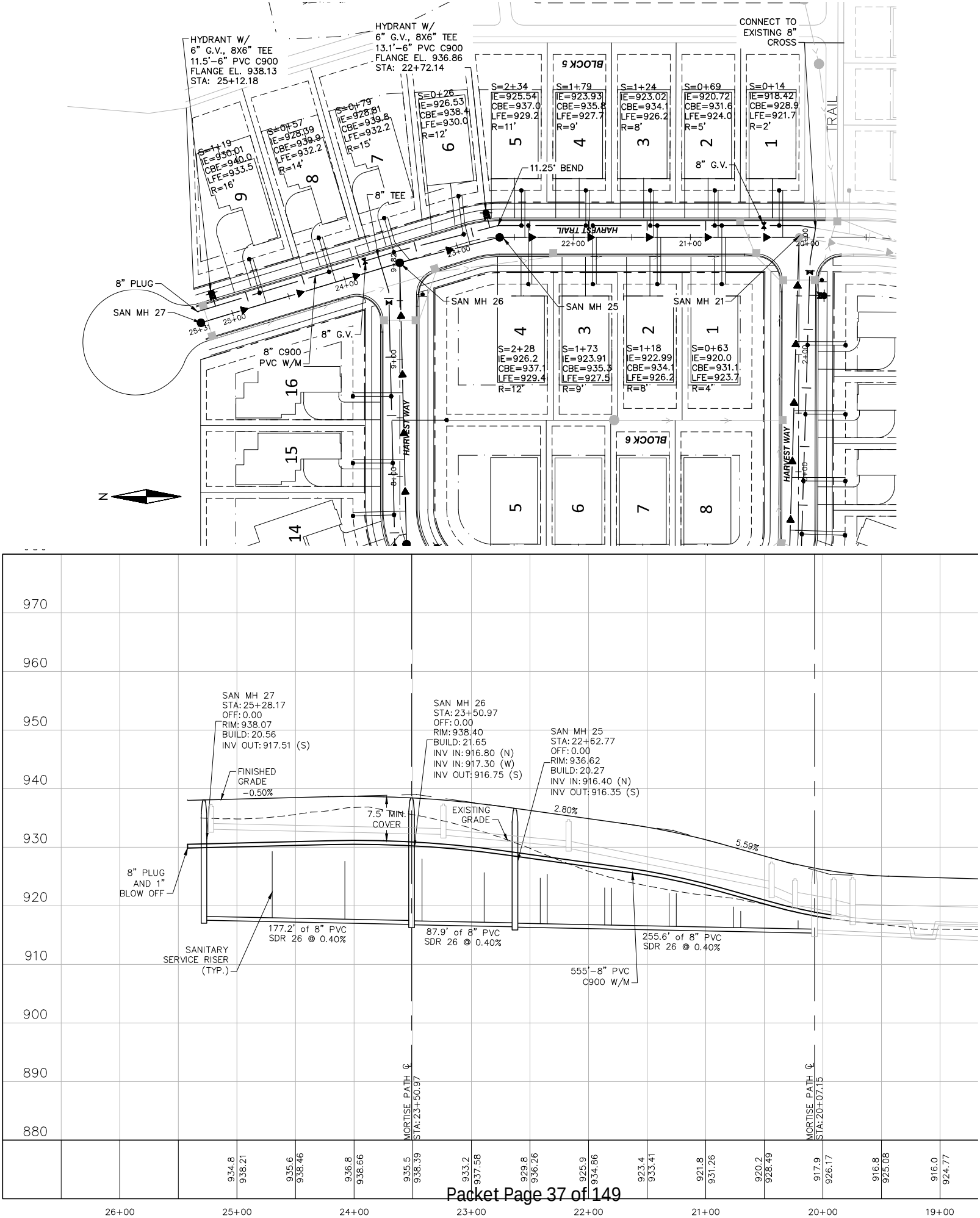
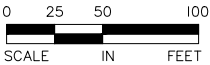
6.A Recommend Approval of the Final...
Page 32 of 36

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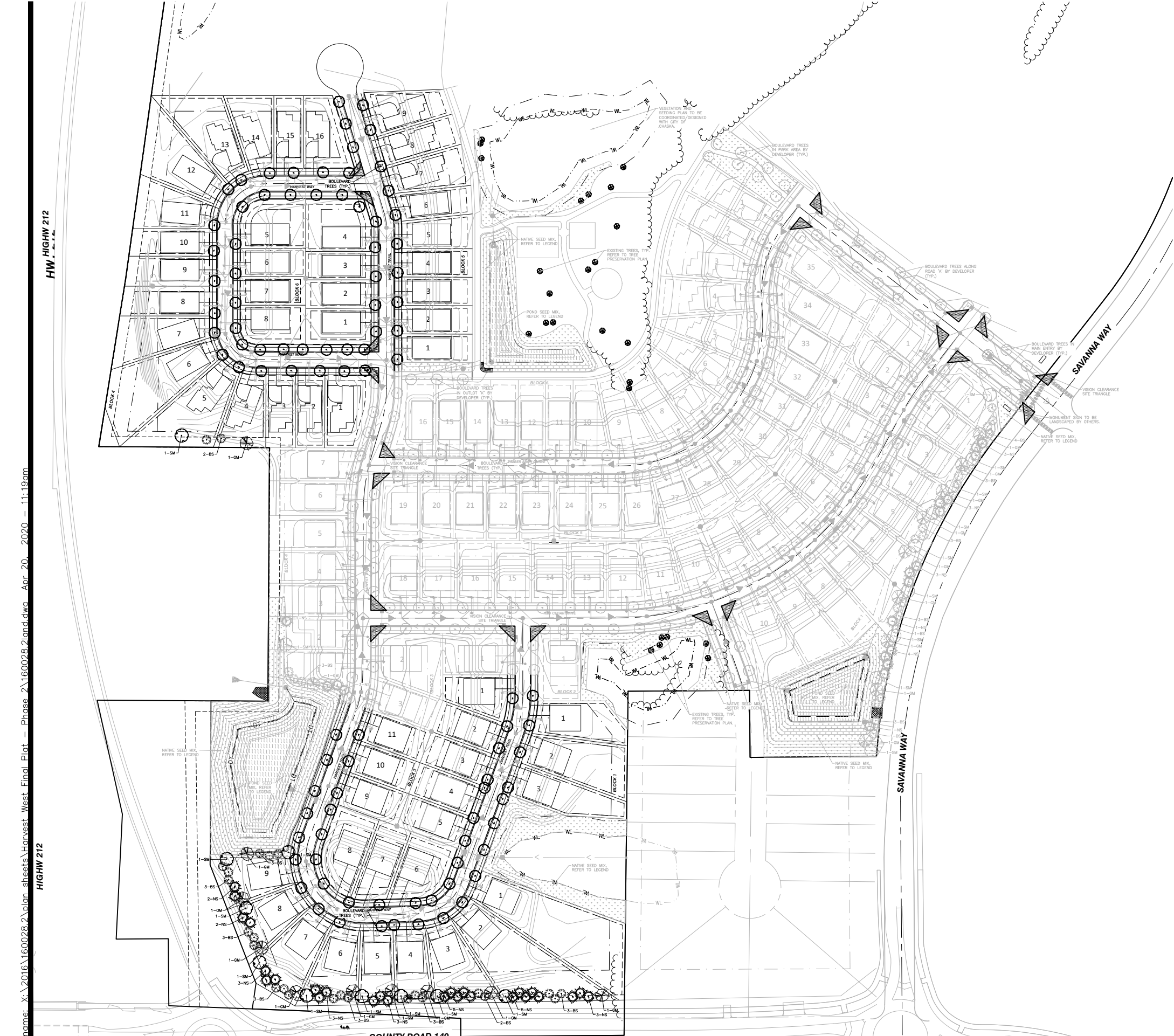
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LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS:
ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH
SIDE, MINIMUM 2.5" CALIPER (B&B).

REQUIRED TREE CALCULATIONS:	REQUIRED:	PROPOSED:
6,682 LF / 50 = 133.64 (2) = 267.28	268	270

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 13,364 LF

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES
IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND.
REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME
OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Senna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

EXISTING SIGNIFICANT TREE

PROPOSED OVERSTORY TREE

PROPOSED CONIFEROUS TREE

POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN
CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

NOTES:

- REFER TO SHEET 24 FOR WETLAND BUFFER SEEDING AND MAINTENANCE NOTES.
- CITY OF CHASKA TO DESIGN AND COORDINATE THE VEGETATIVE SEEDING AND MAINTENANCE PLAN FOR WETLAND 6.



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HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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MALEAH M. MILLER, PLA
4-1-20 19507
Date License No.

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LANDSCAPE PLAN

HARVEST WEST

CHASKA, MINNESOTA

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MALEAH M. MILLER, PLA

4-1-20	19507
Date	License #

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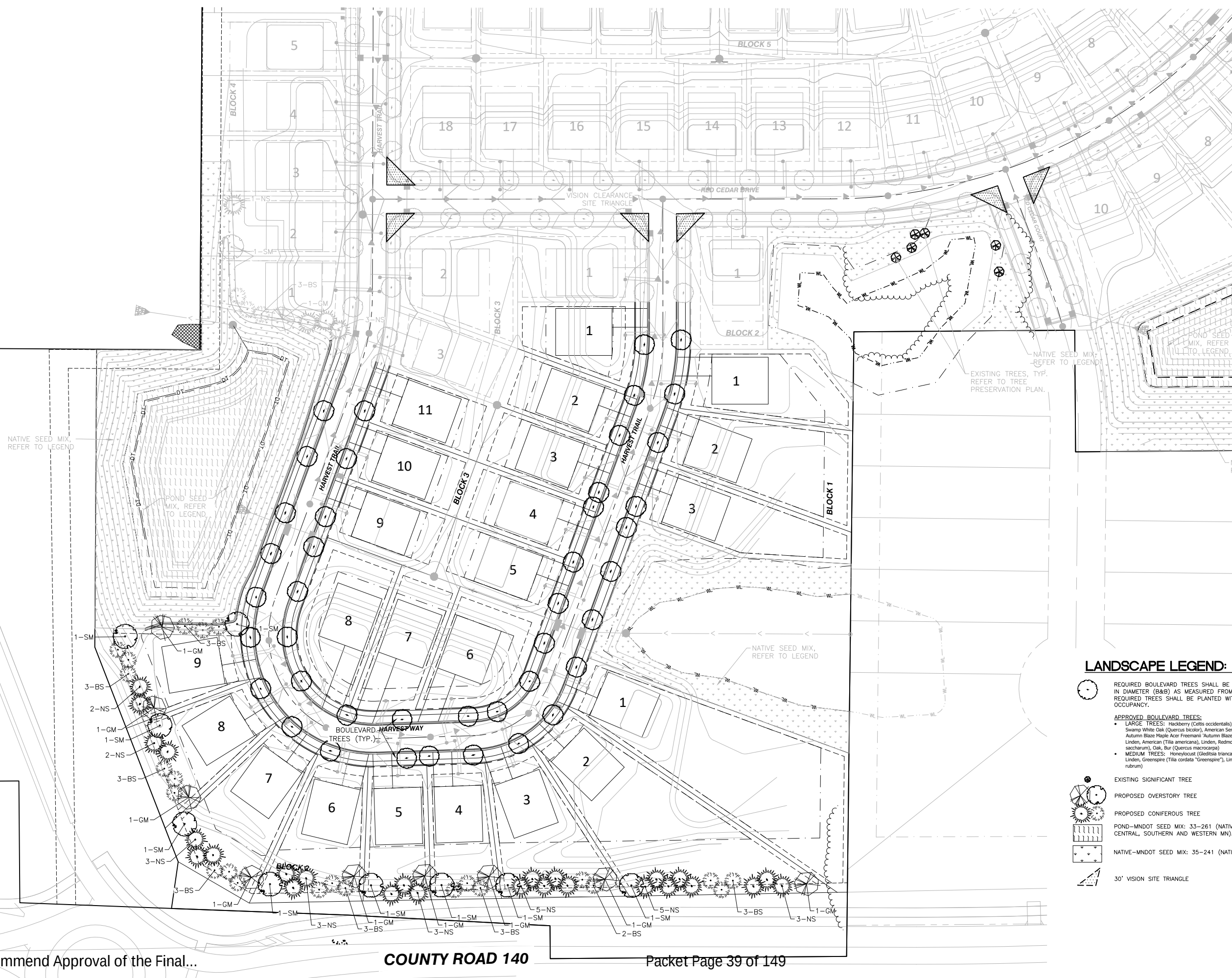
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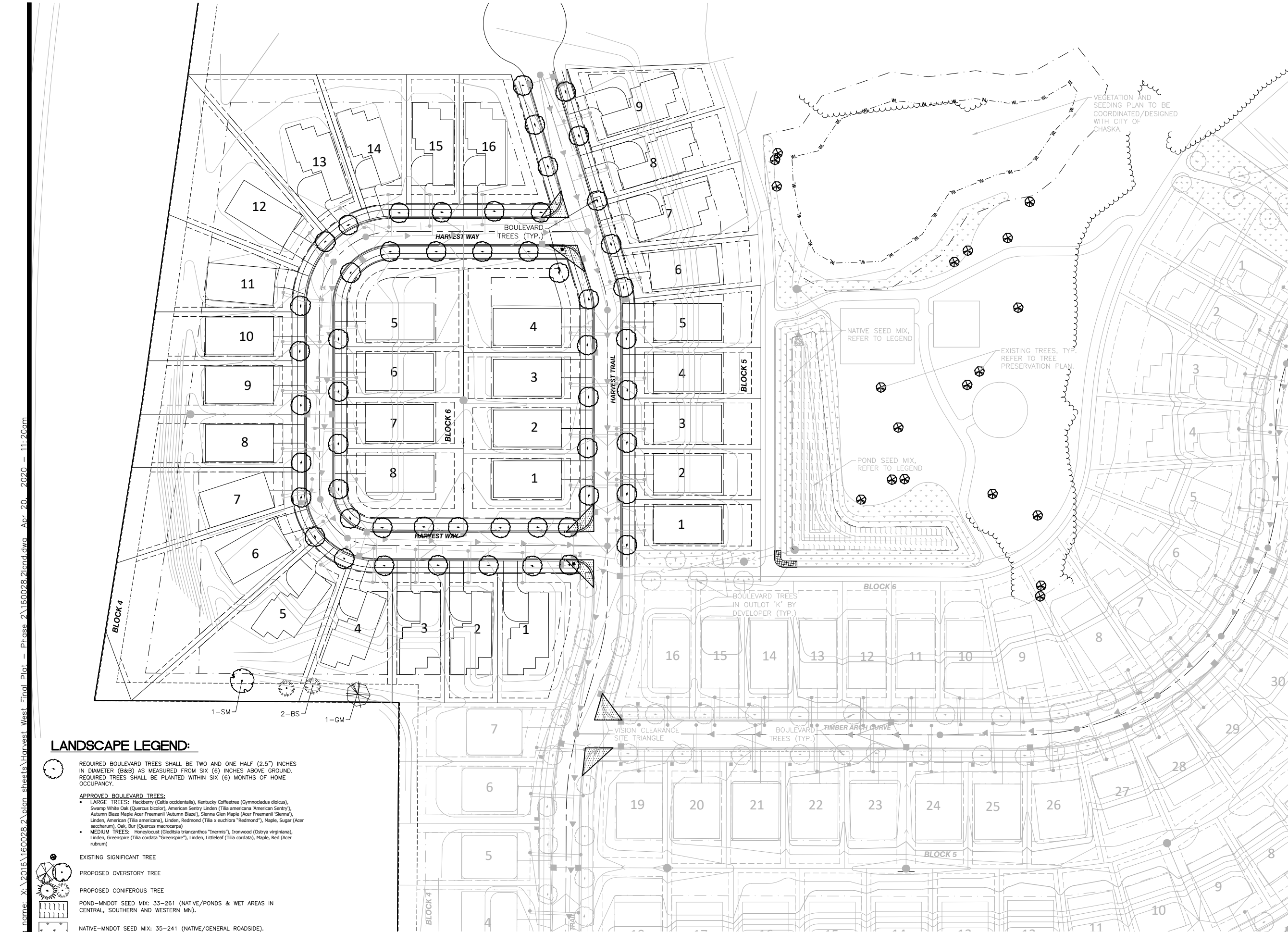
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22

SHEET 22 OF 24





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Maleah M. Miller
MALEAH M. MILLER, PLA
4-1-20 19507
Date License No.

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PROJECT NO: 216-0028.2

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SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33–261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).
NATIVE SEED MIX: MN STATE SEED MIX 35–241. (MESIC PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.
SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22–112 SEED MIXTURE DESIGNATIONS – 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JULY 20 OR JULY 20 – FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

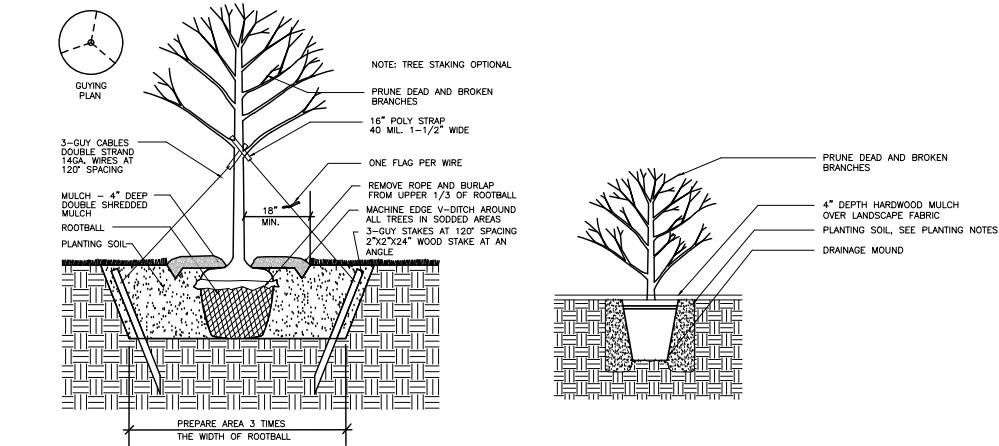
ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
3. INSTALL 4–6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
5. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER TO PROVIDE AN IRRIGATION PLAN FOR THE MAIN ENTRY ROAD 'A' AND PARK. REFER TO IRRIGATION PLAN BY OTHERS FOR DESIGN AND LIMITS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.
18. BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

PHASE 2 LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
10	SM	OVERSTORY TREES SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
10	GM	SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
25	BS	CONIFERS BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
26	NS	NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
95	--	BOULEVARD TREES BOULEVARD TREES – 1/50 LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
166		TOTAL PROVIDED TREES			

- NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
 2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
 3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
 4. BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



1 TREE PLANTING DETAIL

NOT TO SCALE

2 SHRUB PLANTING DETAIL

NOT TO SCALE

WETLAND BUFFER SEEDING AND MAINTENANCE

Wetland Buffer Seeding and Maintenance Notes – Harvest West

Wetland Buffer Seeding and Maintenance Notes – Harvest West

WETLAND BUFFER SEEDING AND MAINTENANCE NOTES

Harvest West, City of Chaska, Minnesota

Buffer Establishment and Maintenance

1. The Project Developer shall be responsible for wetland buffer vegetation establishment and maintenance for 2 years.
2. Invasive plant species control shall be visually monitored at least 2 times per year during the first 2 years to help ensure successful control. Monitoring shall include a site inspection and photographs of vegetation conditions.

Seed Mixture Suppliers and Approval

1. Seed mixes shall be acquired from reputable native seed suppliers. Native seed suppliers shall be subject to approval by the Wetland Consultant.
2. Contractor shall submit seed tags and written certification of native seed mix composition to the Wetland Consultant prior to installation.
3. Substitutions of seed mixes or seed mix components must be approved by the Wetland Consultant.

Seedbed Preparation

1. Wetland buffer seedbed areas shall include zones between delineated wetland boundaries and the outer edges of wetland buffers as shown on the Landscape Plan.
2. After completion of final grading, the seedbeds shall be prepared and smoothed to break up root systems and soil clods so that the average clump is less than 2 inches in diameter.
3. Prior to seeding, the contractor shall spray, plow or disc vegetation that covers more than 20% of the ground in the area to be seeded.
4. Areas of existing vegetation that are not plowed or disced shall be killed by spraying an appropriate glyphosate herbicide at label rates.
5. The seedbed shall be prepared by loosening topsoil to a minimum depth of 3 inches.

Seeding Methods

1. Seed mixes shall be installed in accordance with the Minnesota Board of Water and Soil Resources Native Vegetation Establishment and Enhancement Guidelines (2017, http://www.bwsr.state.mn.us/native_vegetation/seeding_guidelines.pdf).
2. Seeding shall not be conducted between June 30 and October 15.
3. Minnesota State Seed Mix 35-241 (Mesic Prairie General) shall be planted above delineated wetland boundaries in buffer zones.
4. The seed mix shall be installed with a native grass drill or broadcast evenly by hand or by use of a mechanical broadcast seeder. The seed mix shall be installed at the rates specified in the Rate Table.
5. Areas planted to Seed Mix 35-241 shall be firmed with a rolling-type packer within 2 days after seeding. Packing will be considered adequate when only a slight footprint is left in the soil after walking across the area.
6. Seeded areas with more than 30% bare soil shall be mulched with Mn/DOT Type 3 mulch (MICA certified weed free grain straw) at a rate of 2 tons per acre. Mulch shall be anchored with a disc or tackifier.

Year 1 Maintenance

1. The seeded buffers shall be mowed at a height of 4 to 6 inches a minimum of two times during the first growing season and before September 30.
2. Invasive and non-native species in the buffers shall be spot sprayed twice annually at times that are effective for control of the problem species present.
3. Stands of reed canary grass in buffers shall be treated with an appropriate glyphosate herbicide in October and again early the following spring before most desirable species emerge.
4. Herbicide treatments shall be applied according to label instructions.

Year 2 Maintenance

1. Areas of invasive species such as reed canary grass and thistles shall be treated with herbicide early in spring prior to the emergence of most desirable species.
2. The seeded buffers shall be mowed to a height of 6 to 8 inches between June 1 and July 15 to allow for light penetration and to prevent seed set on weedy species.
3. Invasive and non-native species in wetland and buffer shall be spot sprayed twice annually at times that are effective for control of the problem species present.
4. Stands of reed canary grass in buffers shall be treated with an appropriate glyphosate herbicide in October.
5. Herbicide treatments shall be applied according to label instructions.

Rate Table: Seed Mix 35-241 (Mesic Prairie General)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
Grasses				
Big bluestem	<i>Andropogon gerardii</i>	2.00	5.48	7.35
Side-oats grama	<i>Bouteloua curtipendula</i>	1.60	4.39	3.53
Kalm's brome	<i>Bromus kalmii</i>	0.50	1.37	1.47
Nodding wild rye	<i>Elymus canadensis</i>	1.17	3.20	2.23
Slender wheatgrass	<i>Elymus trachycaulus</i>	1.00	2.73	2.53
Switchgrass	<i>Panicum virgatum</i>	0.06	0.17	0.32
Little bluestem	<i>Schizachyrium scoparium</i>	1.60	4.39	8.82
Indian grass	<i>Sorghastrum nutans</i>	2.00	5.48	8.82
Prairie dropseed	<i>Sporobolus heterolagus</i>	0.07	0.18	0.39
	Total Grasses	10.00	27.39	35.46
Forbs				
Blue giant hyssop	<i>Asystasia foeniculum</i>	0.06	0.15	1.82
Lead plant	<i>Amorpha canescens</i>	0.06	0.15	0.25
Common milkweed	<i>Asclepias syriaca</i>	0.04	0.10	0.06
Butterfly milkweed	<i>Asclepias tuberosa</i>	0.04	0.10	0.06
Canada milk vetch	<i>Astragalus canadensis</i>	0.06	0.17	0.39
White prairie clover	<i>Dalea candida</i>	0.06	0.17	0.44
Purple prairie clover	<i>Dalea purpurea</i>	0.19	0.51	1.03
Canada tick trefoil	<i>Desmodium canadense</i>	0.06	0.18	0.13
Stiff sunflower	<i>Helianthus pauciflorus</i>	0.06	0.17	0.09
On-eye	<i>Helianthus bellidifolius</i>	0.13	0.34	0.29
Rough blazing star	<i>Liatris aspera</i>	0.03	0.08	0.18
Great blazing star	<i>Liatris pycnostachya</i>	0.03	0.09	0.13
Wild bergamot	<i>Monarda fistulosa</i>	0.06	0.17	1.61
Stiff goldenrod	<i>Oligoneuron rigidum</i>	0.06	0.17	0.94
Black-eyed Susan	<i>Rudbeckia hirta</i>	0.31	0.86	10.56
Heath aster	<i>Symphoricaricum ericoides</i>	0.03	0.09	2.30
Smooth aster	<i>Symphoricaricum laeve</i>	0.06	0.17	1.26
Blue vervain	<i>Verbena hastata</i>	0.04	0.12	1.50
Honey vervain	<i>Verbena stricta</i>	0.06	0.17	0.64
Golden alexanders	<i>Zizia aurea</i>	0.06	0.15	0.23
	Total Forbs	1.50	4.11	23.89
Cover Crop				
Oats or winter wheat		25.00	68.50	11.14
	Total Cover Crop	25.00	68.50	11.14
	Total Mix:	36.50	100.00	70.49
Purpose General mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings.				

LANDSCAPE LEGEND:



REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (*Celtis occidentalis*), Kentucky Coffeetree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Sentry Linden (*Tilia americana* 'American Sentry'), Autumn Blaze Maple (*Acer Freemani* 'Autumn Blaze'), Sienna Glen Maple (*Acer Freemani* 'Sienna'), Linden, American (*Tilia americana*), Linden, Redmond (*Tilia x euchiara* 'Redmond'), Maple, Sugar (*Acer saccharum*), Oak, Bur (*Quercus macrocarpa*)
- MEDIUM TREES: Honeylocust (*Gleditsia triacanthos* 'Inermis'), Ironwood (*Ostrya virginiana*), Linden, Greenspire (*Tilia cordata* 'Greenspire'), Linden, Littleleaf (*Tilia cordata*), Maple, Red (*Acer rubrum*)

EXISTING SIGNIFICANT TREE

PROPOSED OVERSTORY TREE

PROPOSED CONIFEROUS TREE

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE



ALLIANT

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE DETAILS

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

MALEAH M. MILLER, PLA
4-1-20 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216--0028.2

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

05/13/20

Subject: Structures, Inc. – Preliminary Site & Building Plan and Preliminary Plat

Applicant: Andersen Development

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2020-11

Synopsis: The applicant is requesting approval of a preliminary site & building plan and preliminary plat to construct a new office/warehouse building with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres). Tonight we are looking at a plan to develop north of the NSP highline in Outlot A.

In December 2018, the Structures, Inc. Concept Plan was approved. In April 2019, the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PID-9) were approved. Since that time the applicant has done soil testing and have concluded that there are parts of the site with very poor soils. Because of this, the layout of the site has shifted to avoid poor soil areas for the building. Tonight we are looking at a revised preliminary site & building plan and preliminary plat that shows this shift.

Main Changes to Layout

As stated above there were poor soils observed on the site. An exhibit provided shows where these poor soils were tested, which is mainly on the eastern area of the site. Because of this the building was re-located to the west portion of the site. Previously, the building was laid out on the eastern portion with the storage yard on the west side. The building and storage yard have essentially flipped with this new site layout to avoid the building being placed in the poor soils. Even in this new location, atypical foundation systems will still be required to support the building. Building in this location will reduce costs compared to the easterly layout that might otherwise force the project to stop altogether.

In addition, to minimize the exposure into poor soils the building has been downsized approximately 3,500 square feet from its previous size.

Comments/Concerns Brought Up During Concept Plan and Initial Preliminary Plan

There were a couple comments brought up during the Concept Plan and initial Preliminary Plan review that the applicant has addressed in this revised preliminary submittal. They are the following:

- Access Points: the applicant showed in their Concept Plan access points off of Old Audubon Road and Ravoux Road; staff and the Commissions requested that the access point on Ravoux Road be removed and the access point on Old Audubon Road be relocated to show access on the shared driveway at Arbor Drive. The applicant has revised the site plan to show these requests.
- Exterior Storage Screening: staff and the Commissions requested the applicant show how the exterior storage yard was programmed and screened. The applicant has provided a detail drawing showing the areas and types of storage. They have also provided a narrative detailing the heights of the items being stored outside. Materials stored on site will be landscaping blocks, gravel, sub-grade material and other similar materials; these items will be stored in low, open bins that will not be stacked more than 6 feet high. Approximately 6 Pick-up trucks that are approximately 8' tall and 18' long, and long trailers will also be stored outside in the storage yard. An 8 foot privacy fence, some berming on the east side, and trees will be situated around the perimeter of the storage yard to screen what is in this area. Significant berming was not achievable on the south side of the site due to the location of the transmission easement. The easement area does not allow for landscaping within it.
- Noise Summary: staff and the commissions requested a noise summary be completed for the preliminary submittal indicating the type of noise that will be generated outside in the storage yard. The applicant has summarized that the pick-up trucks aforementioned will be loading up materials and leaving the site between the hours of 7:00am and 9:00am. They will return around 3:00pm-6:00pm where they will re-park, however some may stay at the job sites until work is completed. A bobcat tractor and fork lift will be used occasionally throughout the day for moving materials around the yard. All maintenance of vehicles will occur inside the building's shop space. Operations will only occur from Monday-Friday.

Goals

The goals indicated by the applicant were to provide the main headquarters for the Structures, Inc. business in the Chaska area, provide a fluent operation for their business that serves a long term relationship with the City, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlot between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan and Preliminary Plat approval for the construction of a new office/warehouse building and an exterior storage yard for the company Structures, Inc. The company is currently located in Shakopee and are a big block wall and paver stone contractor. This new location will be the main corporate headquarters to the entire company. They propose to have business operations Monday-Friday from 7:00am to 6:00pm.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the 1997 approvals for the site which guided the area north of the NSP highline as industrial.

Layout

The layout of the site is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides access to the parking lot and exterior storage yard. The building is situated more on the westerly side of the site towards Ravoux Road. The parking lot is proposed on the west portion of the site between the building and Ravoux Road. An exterior storage yard abuts the building on its east side and is situated more in the center of the site.

Building Location/Design

The new office/warehouse industrial building is planning to locate on a 5.25 acre lot and is proposed to be approximately 11,500 square feet in size. The majority of the building will be office space at 8,500 square feet, and the remainder will be warehouse/shop space at 3,000 square feet. The shop space will be for maintaining equipment like bobcats, trailers and trucks. The entrance of the building will face south. The building was oriented so that it would avoid the most compromising soils on site.

In addition to the building, the business proposes to operate an exterior storage yard on the east side of the building. This area will store materials and several bins that will hold in different types of rock and other base material; pick-up trucks and trailers will also be stored in this area. The height and trucks will stand no more than 8 feet in height in a vehicle or raw storage of materials. This exterior area is proposed to be secured off via a 8-foot privacy fence.

The proposed design of this building is generally rectangular in footprint and one-story in height; at its tallest point it will be 23 feet where the shop space is. The building proposes to have windows, brick, wood, and metal cladding for materials. The design of the building was designed to have more of a residential look so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent. The new building plans to have approximately 15 total employees in the office and 2 employees in the shop space.

Staff Recommendation/Analysis

The location of the building appears to be appropriate to take advantage of the best soils on the site. The look of the building being more residential on the front (west and south) is appropriate for the context this site is in. It will provide a more harmonious edge to the residential on the south. The privacy fence proposed is a cedar fencing, which will match, or be very similar, to the cedar board accents on the building.

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"

Structures Building Materials	
Class I	Brick, Glass (44%)
Class II	Metal Panels (48%)
Class III	Wood, Kalwall (8%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	44% Class I material; 2 different materials 48% Class II material; 1 material

According to the table above the applicant is meeting the building design/materials ordinance for industrial buildings. If brick is used on the building, then it should be advised that only full modular face brick is classified as a Class I material. Brick veneer is not a Class I material. The applicant has stated in their narrative that full modular face brick is being used.

The applicant has also included photos of the materials and colors selected for the building. Black and dark brown make up the majority of the building's colors from the metal panels and brick.

Overall, the building provides a unique look. There are numerous masses and shapes to the building which provides interest. The lower profile of the building will be oriented more towards Ravoux Road, which staff believes is an appropriate orientation to provide harmony between the industrial and residential context. The higher profile of the shop will be oriented toward the rear (east) and center of the site and thus will not be as cumbersome at the street level. The only comment staff has is that the west facade of the building looks a little plain as there is only brick shown on this façade. Because it fronts a roadway and residences it would be beneficial to incorporate similar articulation seen on the south façade.

The exterior storage proposed will be placed on pavement. The exterior storage area is going to be screened with an eight-foot privacy fence. The fence is proposed to be a cedar fence;

meant to match or be similar to the cedar accents on the building. Landscaping in the form of deciduous and coniferous plantings will also be incorporated around its exterior perimeter to provide a natural break. Small berming is also proposed on the east edge of the site adjacent to Ravoux Road to provide additional height for the screening in this area.

A couple cross sections were provided to show the exterior storage height relations between the residences to the south, as well as show the parking lot/landscaping on the west side between Ravoux Road.

Parking/Access/Circulation

The site is proposing to incorporate 69 parking spaces (20 initial construction plus 49 proof of parking). The following charts summarize 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	8,500 sf	1ps/250sf	34 parking spaces
Warehouse	3,000 sf	1ps/350sf	9 parking spaces
		REQUIRED	43 parking spaces
		PROVIDED	69 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site.

The project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be widened onto the Structures' property to accommodate two-way traffic movement. The shared driveway will then provide two accesses into the site; one into the employee parking lot; one into the exterior storage yard and access to the shop doors. This shared driveway will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will be amended to include the Structures site.

Staff Recommendation/Analysis

The layout has since been modified from the Concept Plan to incorporate changes requested by staff and the Commissions. Staff advised the applicant to eliminate the Ravoux Road access and re-orient the Old Audubon Road access to the north side of the site to connect into the shared driveway on Arbor Drive. The applicant has made these changes.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The NSP highline easement on the south side of the site provides for a 125 foot setback from most of the southern property line, which is more than the ordinance requires; this easement cannot be encroached into with buildings and parking.

The exterior storage area must also comply with the aforementioned building setbacks. The site plan is showing compliance with these.

Landscaping & Screening

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	36 caliper inches (15 trees)	38
Understory Trees	5	4
Shrubs	70	191

According to the table above the applicant is meeting the landscape ordinance; they are deficient by one tree in the understory category however they are providing a healthy amount of overstory trees, which staff believes is an amenable alternative. Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence surrounding the storage yard. Some smaller berming (1-2 feet tall) is proposed along the east, south sides along fence, and west side along the parking lot edge. Staff would point out that the south side of the parking lot should incorporate a couple coniferous trees to help screen the potential headlight glare. In addition, there is one tree on the SW corner of the site at the intersection of Ravoux Road and Ravoux Circle; this tree should be situated more on the Ravoux Road side between the property line and street. The other boulevard trees proposed on the edge of the west property line shall be moved to be within the City's Right-of-Way (ROW) between the curb of Ravoux Road and the western property line.

An 8-foot cedar fence is proposed along the perimeter of the exterior storage area to screen from the adjacent properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant has provided a picture and spec of such fence they would like to use and it appears to be in line with this, plus it will fit in with the cedar accent pieces on the building.

The east side of the site outside of the storage yard will be planted with low maintenance turf. This area will have the appearance of grass. This landscaped area will also need to be irrigated.

Lighting

The applicant has provided a photometric plan and lighting specs as a part of this submittal. Lighting is proposed on the north, west and south sides of the building above the doors. The specs indicate that they will be fully enclosed light sources that face down. Bollards are also shown on the south side leading from the parking lot to front door.

The photometric plan indicates that it meets City ordinance in terms of foot candles. However, staff questions the light sources proposed on the west side. The dock lighting is 18 feet above grade per the lighting plan, and the dock doors are only 14 feet high; lowering the wall mounts can help with the potential light being seen from neighboring residential properties.

Noise

A noise summary was provided to indicate the type of operations occurring outdoors. Pick-up trucks will begin to load their vehicles from 7:00am to 9:00am and take off for their job site. Trucks will start to come back from their job sites around 3:00pm to 6:00pm where they will park on site in the exterior storage area. A bobcat and fork lift will occasionally run throughout the day to move material around the yard. All maintenance of vehicles will be done inside the building in the shop space.

It appears that the only time of day that may produce the most amount of noise is from 7-9am. However, the applicant has also advised that the 18 foot long pick-up trucks are occasionally used only in the event that they require a larger load to transport. Most of the workers use their own personal pick-ups with the long trailers to transport material, which would produce less noise. Given the low level amount of activity happening in the exterior storage yard, staff does not believe the noise will be of atypical concern for an industrial business.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. It appears that there is one monument sign proposed; oriented towards Old Audubon Road. Signs will have to go through a separate sign permitting process.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. A future site visit is to be performed by Anderson Engineering's wetland scientists when conditions allow to confirm additional wetlands are not present on the site.

Preliminary Plat

A preliminary plat is proposed as a part of this request. The plat shows one lot with no outlots. It should be noted that the pond on the south side of the site will need to be contained in an outlot or by a Drainage & Utility easement for the City to access. In addition, an easement is needed on the north side of the site for the City's electrical distribution line.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2020-11), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
 - b. Yard Equipment and Noise Summary, submitted by Structures
 - c. Response to Request for Additional Information, submitted by Structures, dated April 24, 2020
 - d. MnDOT Standard Non Native (Turf) Seed Mixture
 - e. Storage Detail Images (A1), submitted by HTG Architects
 - f. Poor Soils Exhibit (B1), submitted by Anderson, dated April 29, 2020
 - g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated April 29, 2020
 - h. Preliminary Plat (pg C2), submitted by HTG Architects, dated April 29, 2020
 - i. Demolition Plan (pg C3), submitted by HTG Architects, dated April 29, 2020
 - j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated April 29, 2020
 - k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated April 29, 2020
 - l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated April 29, 2020
 - m. SWPPP 1 (pg C7), submitted by HTG Architects, dated April 29, 2020
 - n. SWPPP 2 (pg C8), submitted by HTG Architects, dated April 29, 2020
 - o. Civil Details – 1-3 (pg C9-C11), submitted by HTG Architects, dated April 29, 2020
 - p. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated April 29, 2020
 - q. Site Plan (pg EX7), submitted by HTG Architects, dated April 15, 2020
 - r. Snow Storage Exhibit (pg EX-A), submitted by HTG Architects, dated April 29, 2020
 - s. Site Sections (pg A0.0), submitted by HTG Architects, dated April 7, 2020
 - t. Photometric Plan (pgs 1-2), submitted by Pulse, dated April 7, 2020
 - u. Renderings (pgs 1-5), submitted by HTG Architects, dated April 7, 2020
 - v. Material Elevations (pg EX6), submitted by HTG Architects, dated April 7, 2020
 - w. Exterior Elevations (pg A3.1), submitted by HTG Architects, dated April 15, 2020
 - x. Main Level Floor Plan (pg EX8), submitted by HTG Architects, dated April 7, 2020
- 2. Adherence with the Engineers Memo dated May 5, 2020.**
- 3. Provision that vehicle access on Ravoux Road is prohibited.**
- 4. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.**
- 5. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.**
- 6. Provision to provide more articulation similar to the south façade on the west façade, and to be revised on the architectural plans for final submittal.**
- 7. Provision that storage yard will be paved with asphalt.**
- 8. Provision that exterior storage will not exceed 8 feet in height.**
- 9. Provision that additional coniferous trees are added on the south side of the parking lot, and to be revised on the landscape plan for final submittal.**

- 10. Provision that overstory tree on SW corner of Ravoux Road and Ravoux Circle be placed south of transmission easement between west property line and Ravoux Road, and to be revised on the landscape plan for final submittal.**
- 11. Provision that the boulevard trees on the west property line are moved to be between the curb of Ravoux Road and the west property line, and to be revised on the landscape plan for final submittal.**
- 12. Provision that eastern low-maintenance turf area is irrigated.**
- 13. Provision that the 18 feet high wall lighting on the west façade be lowered at least four feet.**
- 14. Provision that all mechanical equipment will be fully screened from view.**
- 15. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, to be shown on the final plat.**
- 16. Provision of a Drainage & Utility easement over the City's northern distribution line, to be shown on the final plans and plat and approved by the Electric Director.**
- 17. Coordination with the City Engineer for the provision of public utilities to the site.**
- 18. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 19. Provision of a wetland delineation report be submitted.**
- 20. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 21. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.**



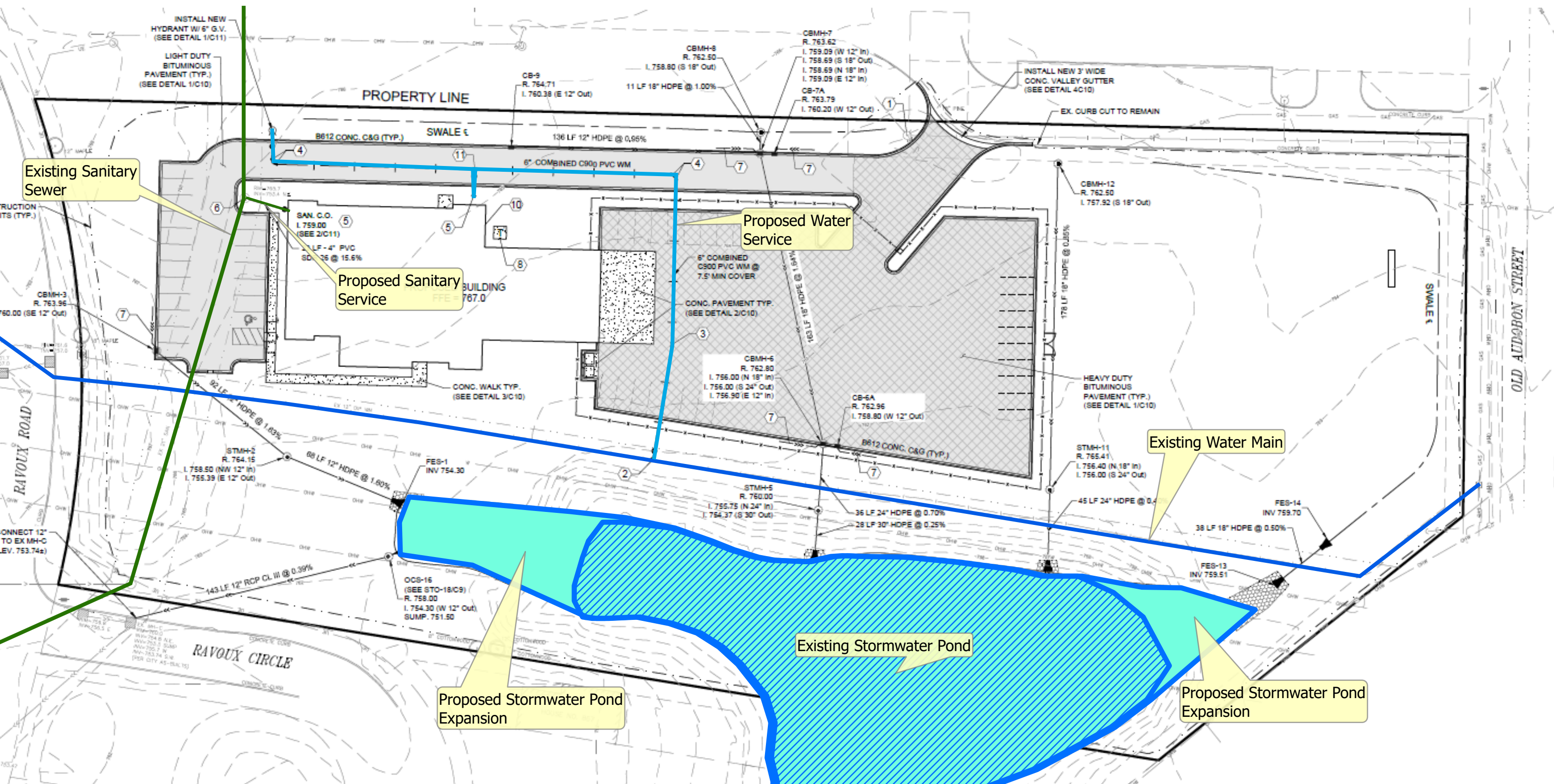
City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: May 5, 2020
Subject: Structures Inc on Old Audubon Road

The developer has submitted a revised plan to mitigate poor soils that were not identified with the previous submittal. Gravity sanitary sewer and water main exist within the property and are readily available to be connected. The final construction plans and will need to be coordinated with the city utility department. A wetland delineation report is still needed to determine whether wetlands exist.

The existing pond on the south portion of this site addresses both the Structure's Inc. site plan and existing residential development for storm water and the site plan meets the City's requirements. An easement for this pond and any alterations/expansion needed to address storm water needs for this development shall be included on the plat.

The single access to Old Audubon Road for this site, works well for the proposed land use and is well spaced between existing access points. At this time, all light industrial land uses in the area access Old Audubon Road and leaves Ravoux Road for residential traffic. The single access to Old Audubon Road provides adequate service to this proposal.



Narrative – Preliminary Plat / Preliminary Site Plan Review

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. The successful company would be a great addition to Chaska's other prosperous businesses.

On the property under consideration, Structures Inc. is proposing to build a facility that will be comprised of 8,585 sf. of office space and 3,062 sf. of shop space. The site will be accessed off Old Audubon Street via Arbor Drive, a road that will be shared with the property to the north.

Soil borings revealed that the site is not very conducive to building on. Bad soils extend down as far as 20 ft. or more for most of the site. The building is located toward the NW corner of the site because that's where the soil is best. Even in this location, atypical foundation systems will still need to be required to support the building. Building in this location will reduce costs that might otherwise force the project to stop altogether.

The front of the building will face south to the sun and views of the grassy yard. To the west of the building, there will be a 20-stall parking lot for employees and customers. To the east of the building, there will be a shop yard for housing the company's vehicles, trailers, materials and equipment. The shop yard will be surrounded by an 8'-0" tall cedar board fence.

The building will be an attractive, simple, one-story structure characterized by two primary masses; one lower one for the office space, and one taller one for the shop. The roofs will be covered with an EPDM membrane and slope gradually to the north at $\frac{1}{4}$ " per foot. On the south side of the building, over the front entry, the roof will rise to create a welcoming atmosphere. Windows all around the perimeter of the office area will allow lots of daylight in. Clerestory windows will be placed on the north and south sides of the shop to allow plenty of natural daylight to enter the space.

The exterior materials will be brick, architectural grade corrugated metal panel, and rough sawn cedar siding. Windows will be thermally broken aluminum frames. Provided images show what the building will look like.

Attractive landscaping will accent the outdoor spaces. Trash and recycling dumpsters will be located within the fenced yard area.

A monument sign complying with the City's size restrictions will be placed near the main access to the site. Any signage placed on the building will comply with the City's restrictions as well.

By locating the new facility in Chaska, Structures Inc. will contribute to the economic vibrancy of the City, and the handsome new building will add to its architectural fabric.



591 Citation Drive
Shakopee, MN 55379
888.532.3487
952.937.6257 P
952.294.4595 F
www.Structures.Build

Yard Equipment and Noise Summary

Structures Inc. performs its work at construction sites. Very little work will occur at the Chaska facility.

The yard will be used for the storage of trucks and materials that will be used at construction sites. Vehicles stored onsite will be pick-up trucks that are approximately 8' tall by 18' long, and long trailers. Materials stored onsite will be landscaping blocks and other similar materials. None of the materials will stack more than 6' high. There will also be low, open bins for storing gravel and other sub-grade materials used in constructing hardscaped areas.

From approximately 7:00 to 9:00 a.m., trucks will be loading up with materials and leaving the site. From approximately 3:00 to 6:00 p.m., trucks will be returning to the site. A bobcat tractor will be used occasionally throughout the day for moving materials around in the yard. Maintenance of vehicles will occur inside the enclosed shop.



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Response to Request for Additional Information
(Response to letter from City of Chaska dated April 17, 2020)

April 24, 2020

1. The open easterly portion of the site will be seeded with a low maintenance grass MNDOT seed mix 25-131. It requires semi-regular mowing and will be maintained by the owner.
2. The yard will be used for the storage of trucks and materials that Structures uses at construction sites. The trucks are primarily pick-ups and are 8' tall by 18' long. There will also be long trailers. One loader, which is 10'-3" tall, will be stored in the yard four to five months of the year. Materials stored onsite will be landscaping blocks and other similar materials. None of the materials will stack more than 6' high. There will also be low, open bins for storing gravel and other below-grade materials used in constructing hardscaped areas. Other than the top of the loader, everything stored in the yard will be screened by the 8'-0" tall privacy fence.
3. The west parking lot has 20 parking spaces. Currently, Structures has 9 employees that work full time at the office (8hrs a day), and two of them are in and out all day long. There are a few sales staff that work at the office one day a week, and perhaps 1 to 2 weekly visitors. Shop personnel will park in back lot. With the large number of potential parking spaces in the yard (proof or parking), Structures will have more than enough parking available.
4. See attached exhibit for photos of items typically stored in the yard.
5. Modular face brick will be used on the exterior of the building.
6. See attached exhibit for locations of soil borings taken and a description of the soils found.
7. Proof of parking can't be located along the north side of the entry drive. In order to move water around the site, a swale has been located there. Unless a parking lot were to be proposed on the east side of the storage yard, proof of parking can only occur in the storage yard.
8. The storage yard will be edged with curb and gutter and paved with asphalt.
9. The west parking lot has been shifted north to be located outside of Xcel Energy's utility easement.
10. Connection to existing watermain has been reduced to one wet tap, located near the southeast corner of the proposed building. Water service and hydrant lead will be routed around the east and north sides of the building. Hydrant location relatively unchanged from previous submittal.
11. Landscaping has been adjusted per City comments.
12. See attached exhibit for cross sections through the site showing how the parking lot and storage yard will be will screened.
13. The National Wetland Inventory classifies the existing pond as a Palustrine Unconsolidated bottom intermittently exposed excavated (PUBGx) with 5% hydric soil components on site. The pond was

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excavated in 2003 as a stormwater basin. Anderson Engineering's wetland scientists have conducted a site visit on 04/20/2020 to confirm additional wetlands are not present on site. Please see attached the "All Clear" letter furnished by Anderson Engineering.

MnDOT Standard Non_Native (Turf) Seed Mixture



25-131

Low Maintenance Turf

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
Low Maintenance Kentucky bluegrass	<i>Poa pratensis Low Maintenance</i>	40.35	36.00	16.36%	1148.70
Sheep Fescue	<i>Festuca ovina</i>	28.02	25.00	11.37%	304.22
red fescue	<i>Festuca rubra</i>	71.73	64.00	29.09%	667.00
Chewing's Fescue	<i>Festuca rubra ssp. commutata</i>	49.32	44.00	20.00%	458.60
Hard fescue	<i>Festuca trachyphylla</i>	33.63	30.00	13.64%	389.10
Perennial Ryegrass	<i>Lolium perenne</i>	23.54	21.00	9.54%	104.60
Totals:		246.59	220.00	100.00%	3072.22
Purpose: Salt, shade and drought tolerant turfgrass. Requires less frequent mowing and less fertilization than conventional turfgrass.					
Planting Area: Statewide					



The logo for HTG architects, featuring the letters 'HTG' in a large, bold, sans-serif font, with the word 'architects' in a smaller, lowercase sans-serif font below it. A thick, black, curved line sweeps under the letters, starting from the bottom left and ending at the bottom right.

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

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 ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA

BRIAN J. FIELD, P.E

57224	04.29.2020
REG. NO.	DATE



13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DRAWN BY: BJF CHECKED BY: GRJ

B1

(AE 15311)

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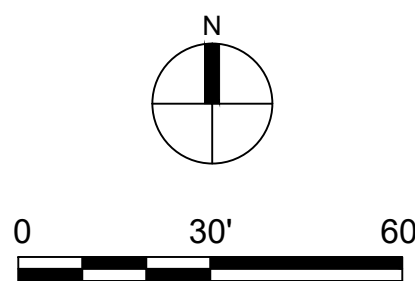


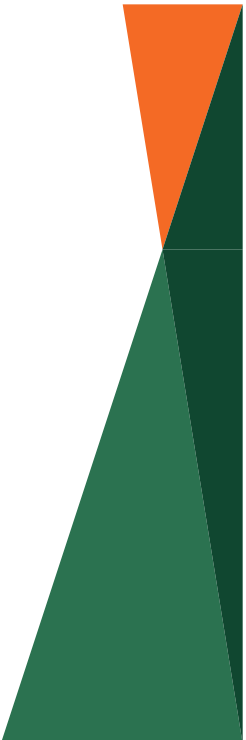
1. LOCATION OF BORINGS ARE APPROXIMATE PER GEOTECHNICAL REPORTS PREPARED BY NTI AND BRAUN INTERTEC.
2. DEPTH MEASURE TO BOTTOM OF ORGANIC SOILS. TOP OF ORGANIC MATERIAL MEASURE RANGING FROM 4' TO 12'.
3. ORGANIC SOILS MADE UP OF PRIMARILY PEAT AND ORGANIC CLAYS.

LEGEND



PROPERTY LIMITS
BRAUN INTERTEC SOIL BORING
NTI SOIL BORING





Drawing Information

Project No:
B1902599

Drawing No:
B1902599

Drawn By: JAG
Date Drawn: 3/26/19
Checked By: DJL
Last Modified: 4/9/19

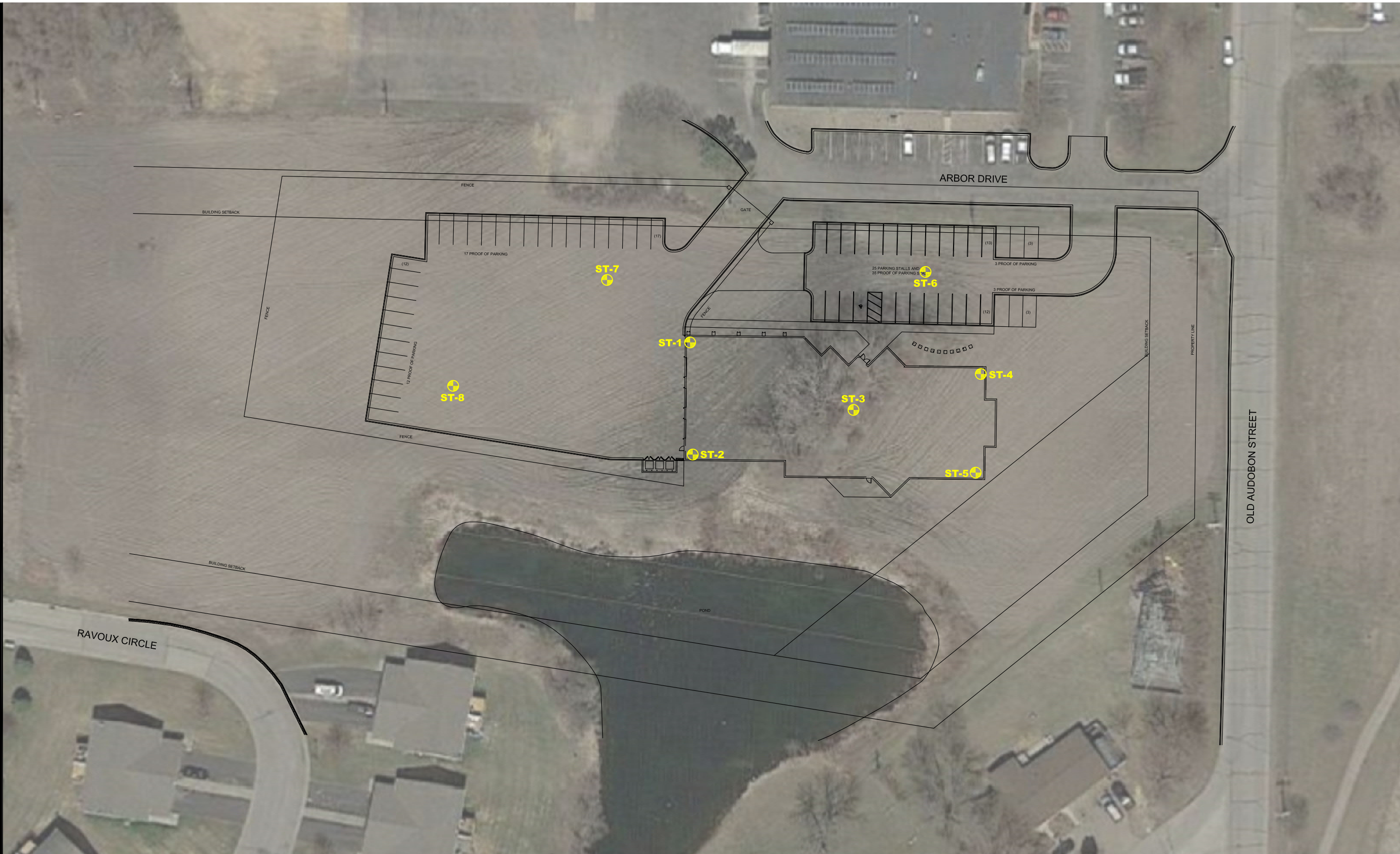
Project Information

Structures, Inc.

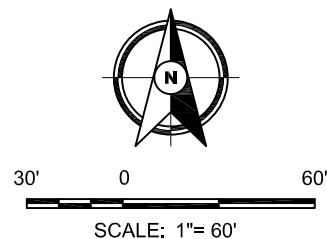
Southwest Quadrant of
Arbor Drive and Old
Audobon Road

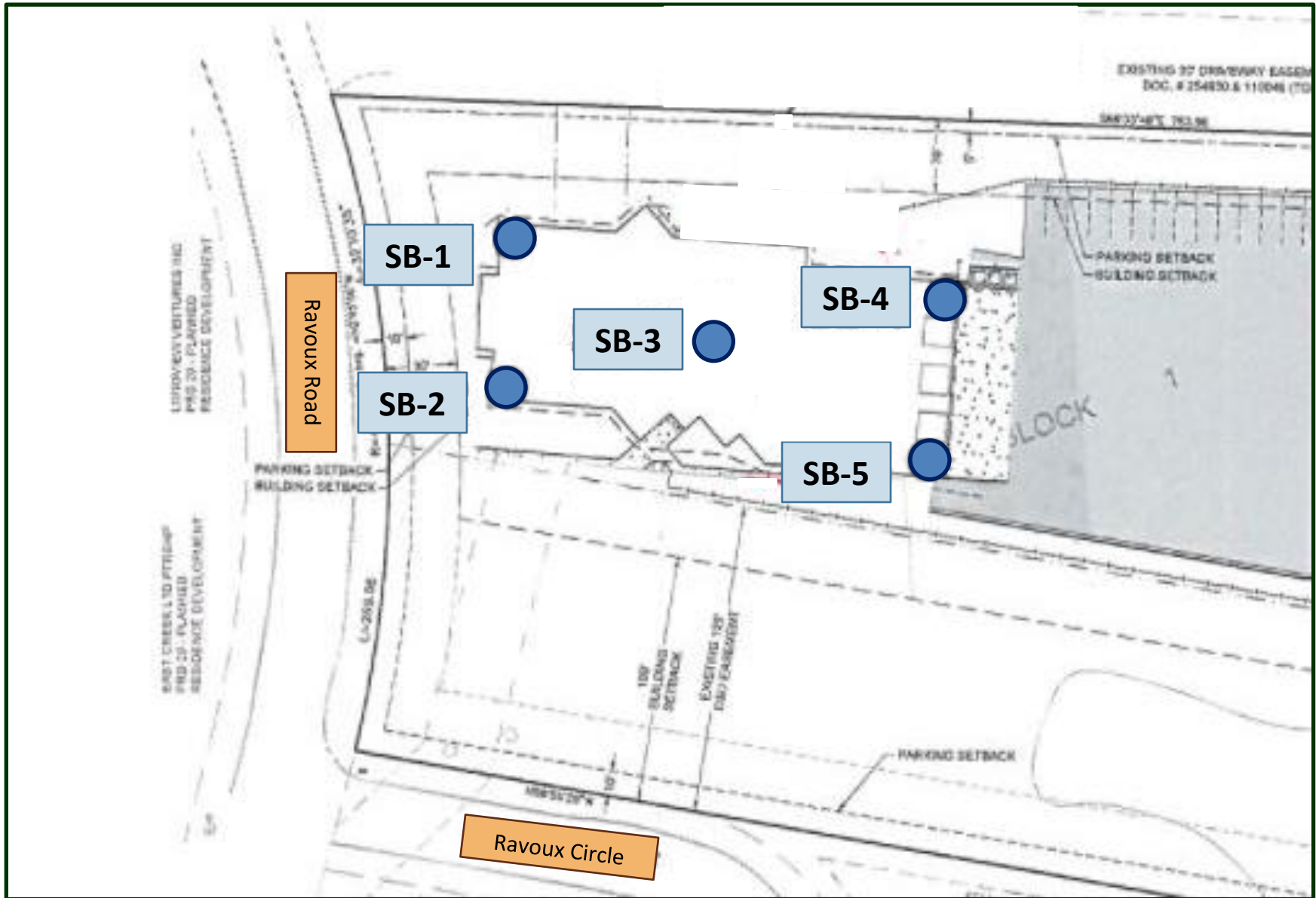
Chaska, Minnesota

Soil Boring
Location Sketch



DENOTES APPROXIMATE LOCATION OF
STANDARD PENETRATION TEST BORING





Boring Location Diagram
 Ravoux Road Development
 Chaska, Minnesota
 NTI Project #: 19.MSP09631.000

Completed Soil Borings: ●

NOTE: Boring locations are approximate.
 NOTE: Boring locations are approximate.



Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-1		
					LOCATION: See attached sketch. Benchmark: Elevations were obtained using GPS and the State of Minnesota's permanent base station network.		
					NORTHING: 159935.6	EASTING: 547710.9	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19		END DATE: 04/03/19	
SURFACE ELEVATION: 762.8 ft		RIG: 7509		METHOD: 3 1/4" HSA		SURFACING: Farm field	
						WEATHER: Sunny	
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
761.1		FILL: LEAN CLAY with SAND (CL), dark brown and, moist, (TOPSOIL FILL)					
1.7		FILL: LEAN CLAY (CL), with Sand lenses, gray, moist	⊗	2-2-2 (4) 14"			
758.8		FILL: CLAYEY SAND (SC), with fibers, gray, moist	⊗	1-1-0 (1) WOH/6" 18"		27	
4.0			⊗	0-1-2 (3) WOH/6" 12"		125	
755.8		PEAT (PT), fibrous, black, moist (SWAMP DEPOSIT)	⊗	1-1-0 (1) WOH/6" 18"			
7.0		ORGANIC CLAY with shells, and fibers, black, moist to wet (SWAMP DEPOSIT)	⊗	0-0-1 (1) WOH/12" 18"			
753.8			⊗	0-0-0 WOH/18" 18"			
9.0			⊗	0-0-1 (1) WOH/12" 18"			
744.8		POORLY GRADED SAND (SP), fine to medium sand, contains layers of Lean Clay, gray, wet, very loose (ALLUVIUM)	⊗	0-0-1 (1) WOH/12" 18"			
18.0			⊗	2-1-1 (2) 10"			
739.8		POORLY GRADED SAND with SILT (SP-SM), fine to coarse sand, trace Gravel, gray, wet, very loose (ALLUVIUM)	⊗				
23.0							
736.8							
26.0		END OF BORING					
		Boring then grouted					
							Water observed at 12.0 feet with 24.5 feet of tooling in the ground while drilling.

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-2		
					LOCATION: See attached sketch		
					NORTHING: 159864.0	EASTING: 547712.6	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19	END DATE: 04/03/19		
SURFACE ELEVATION: 761.6 ft		RIG: 7509	METHOD: 3 1/4" HSA	SURFACING: Farm field	WEATHER: Sunny		
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
760.4		FILL: SILTY SAND (SM), fine to coarse sand, dark brown, moist, (TOPSOIL FILL)		2-2-2 (4) 12" 0-0-1 (1) WOH/12" 18"		25	
1.2		FILL: LEAN CLAY (CL), contains layers of Sand, gray, moist					
754.6							
7.0		PEAT (PT), fibrous, with shells, black, moist (SWAMP DEPOSIT)					
747.6							
14.0		ORGANIC CLAY (OL), black, moist (SWAMP DEPOSIT)		0-0-0 WOH/18" 18" 0-0-0/-6" (REF) WOH/18" 18" 0-3-4 (7) WOH/6" 12"	128		
743.6			2-1-1 (2) 18"				
18.0							
		POORLY GRADED SAND (SP), fine to coarse sand, with Clay lenses, gray, wet, loose to very loose (ALLUVIUM)		2-3-2 (5)			
735.6		END OF BORING		0-0-1 (1) WOH/12" 18"			Water observed at 19.5 feet with 19.5 feet of tooling in the ground while drilling.
26.0		Boring then grouted					

ST-3 page 1 of 1

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-4		
					LOCATION: See attached sketch		
					NORTHING: 159915.4	EASTING: 547896.3	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19	END DATE: 04/03/19		
SURFACE ELEVATION: 763.1 ft		RIG: 7509	METHOD: 3 1/4" HSA	SURFACING: Farm field	WEATHER: Sunny		

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
761.9		FILL: SILTY SAND (SM), fine to coarse sand, trace Gravel, dark brown, moist, (TOPSOIL FILL)					
1.2		FILL: SILT (ML), with Sand seams, dark brown, moist	⊗	2-2-2 (4) 13"			
759.1		ORGANIC CLAY (OL), with wood debris, gray, moist (SWAMP DEPOSIT)	⊗	1-1-1 (2) 18"			
4.0		PEAT (PT), fibrous, black, wet (SWAMP DEPOSIT)	⊗	0-0-0 WOH/18" 10"		139	OC=30.0%
757.1		ORGANIC CLAY (OL), with shells, black, moist (SWAMP DEPOSIT)	⊗	0-0-1 (1) WOH/12" 12"			
6.0			⊗	0-0-1 (1) WOH/12" 18"		60	
754.1			⊗	0-2-3 (5) WOH/6" 11"			
9.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium sand, gray, wet, very loose (ALLUVIUM)	⊗	1-1-1 (2) 18"			
745.1		POORLY GRADED SAND (SP), fine to coarse sand, trace Gravel, gray, wet, very loose (ALLUVIUM)	⊗	1-1-1 (2) 18"			
18.0			⊗	1-1-1 (2) 18"			
740.1			⊗	1-1-1 (2) 18"			
23.0			⊗	1-1-1 (2) 18"			
732.1		END OF BORING	⊗	1-1-1 (2) 18"			
31.0		Boring then grouted					Water observed at 19.5 feet with 19.5 feet of tooling in the ground while drilling. Water observed at 6.0 feet with a cave-in depth of 29.5 feet at end of drilling.

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-5		
					LOCATION: See attached sketch		
					NORTHING: 159852.5	EASTING: 547893.0	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19		END DATE: 04/03/19	
SURFACE ELEVATION: 762.9 ft		RIG: 7509	METHOD: 3 1/4" HSA		SURFACING: Farm field		WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
761.8		FILL: SILTY SAND (SM), fine to medium sand, dark brown, moist, (TOPSOIL FILL)					
1.1		FILL: LEAN CLAY (CL), with Sand seams, gray, moist	⊗	1-1-2 (3) 13"			
758.9		ORGANIC CLAY (OL), black, moist (SWAMP DEPOSIT)	⊗	2-1-1 (2) 14"		48	
4.0			⊗	1-1-0 (1) WOH/6" 7"			
			⊗	1-0-1 (1) WOH/6"		32	
750.9		ORGANIC CLAY (OL), with shells, black, moist (SWAMP DEPOSIT)	⊗	0-0-0 WOH/18" 10"			
12.0			⊗	0-0-2 (2) WOH/12" 12"			
744.9		ORGANIC CLAY (OL), with Sand lenses, gray, wet (SWAMP DEPOSIT)	⊗	2-1-0 (1) WOH/6" 12"			
18.0							
739.9		POORLY GRADED SAND (SP), fine to coarse sand, trace Gravel, brown and gray, wet, very loose (ALLUVIUM)	⊗	3-1-1 (2) 18"			
23.0							
736.9							
26.0		END OF BORING					
		Boring then grouted					
							Water observed at 21.0 feet with 19.5 feet of tooling in the ground while drilling.

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-6		
					LOCATION: See attached sketch		
					NORTHING: 159980.5	EASTING: 547861.0	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19		END DATE: 04/03/19	
SURFACE ELEVATION: 762.8 ft		RIG: 7509	METHOD: 3 1/4" HSA		SURFACING: Farm field		WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
761.7		FILL: SILTY SAND (SM), fine to medium sand, dark brown, moist, (TOPSOIL FILL) FILL: LEAN CLAY (CL), brownish gray, moist	X	2-1-2 (3) 14"		39	Water not observed while drilling with 11.0 feet of tooling in the ground.
1.1							
758.8		ORGANIC CLAY (OL), with fibers, black, moist (SWAMP DEPOSIT)	X	1-1-1 (2) 18"		67	
4.0							
755.8		PEAT (PT), with shells, and fibers, black, moist (SWAMP DEPOSIT)	X	0-0-0 WOH/18" 18"			
7.0							
753.8		ORGANIC CLAY (OL), with fibers, and Sand lenses, dark gray and black, moist (SWAMP DEPOSIT)	X	0-0-0 WOH/18" 18"			
9.0							
751.8							
11.0		END OF BORING					
Boring then backfilled with auger cuttings							

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-7		
					LOCATION: See attached sketch		
					NORTHING: 159975.4	EASTING: 547658.0	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19		END DATE: 04/03/19	
SURFACE ELEVATION: 764.1 ft		RIG: 7509	METHOD: 3 1/4" HSA		SURFACING: Farm field		WEATHER: Partly cloudy
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
763.0	X	FILL: SILTY SAND (SM), fine to medium sand, dark brown, moist, (TOPSOIL FILL)	X	1-2-2 (4) 14"		3	
1.1		FILL: LEAN CLAY with SAND (CL), with Sand lenses, gray, moist, (TOPSOIL FILL)					
760.1		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to coarse sand, trace Gravel, brown to gray, wet					
4.0							
755.1							
9.0		SILTY SAND (SM), fine to medium sand, with shells, slightly organic, dark gray and black, wet (SWAMP DEPOSIT)	X	2-1-1 (2) 14"			Water observed at 6.0 feet with 4.5 feet of tooling in the ground while drilling.
753.1							
11.0	END OF BORING						
Boring then backfilled with auger cuttings							

Project Number B1902599 Geotechnical Evaluation Structures, Inc. SW Quadrant of Arbor Drive and Old Audobon Street Chaska, Minnesota					BORING: ST-8		
					LOCATION: See attached sketch		
					NORTHING: 159907.8	EASTING: 547559.8	
DRILLER: M. Nolden		LOGGED BY: D. Leffler		START DATE: 04/03/19		END DATE: 04/03/19	
SURFACE ELEVATION: 763.4 ft		RIG: 7509	METHOD: 3 1/4" HSA		SURFACING: Farm field		WEATHER: Partly cloudy
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
762.3		FILL: SILTY SAND (SM), fine to medium sand, dark brown, moist, (TOPSOIL FILL)					
1.1		FILL: SANDY SILT (ML), fine sand, with Sand lenses, brown, moist	⊗	2-1-2 (3) 18"		28	
759.4		FILL: CLAYEY SAND (SC), slightly organic, gray, moist	⊗	0-1-0 (1) WOH/12" 14"			
4.0			⊗	0-0-0 WOH/18" 18"		52	
756.4		ORGANIC CLAY (OL), fibrous, gray and black, moist (SWAMP DEPOSIT)	⊗	0-0-1 (1) WOH/12" 18"			
7.0			⊗				
754.4		PEAT (PT), fibrous, with shells, black, moist (SWAMP DEPOSIT)	⊗				
9.0							
752.4							
11.0		END OF BORING					
		Boring then backfilled with auger cuttings					Water not observed while drilling with 11.0 feet of tooling in the ground.



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BORING NUMBER SB-1

PAGE 1 OF 1

CLIENT Chaska HQ, LLC **PROJECT NAME** Ravoux Road Development

PROJECT NUMBER 19.MSP09631.000 **PROJECT LOCATION** Chaska, Minnesota

DATE STARTED 1/10/20 **COMPLETED** 1/10/20 **GROUND ELEVATION** 767.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A **AT TIME OF DRILLING** 11.75 ft / Elev 755.75 ft

LOGGED BY Drew Faherty **CHECKED BY** Deb Schroeder **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevation determined using Trimble GeoXH 6000 (NAD 1983 Minnesota GeoID 12A).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.8		TOPSOIL (10.0 Inches)	766.7	SS 1	22	2-2-2 (4)						
		CLAYEY SAND, (SC) dark brown to black, fine to coarse grained, moist, trace gravel, trace organics, occasional shells		SS 2	56	2-2-2 (4)						
4.0		(Undocumented Fill)	763.5									
5		CLAYEY SAND, (SC) dark gray, fine to coarse grained, moist, trace gravel, trace organics		SS 3	67	1-2-8 (10)						
6.5		(Undocumented Fill)	761.0									
		POORLY GRADED SAND WITH SILT, (SP-SM) reddish brown, fine to coarse grained, moist, trace gravel		SS 4	72	8-8-7 (15)						
9.0		(Undocumented Fill)	758.5									
		POORLY GRADED SAND, (SP-SM) brown to light brown, fine to coarse grained, saturated, trace gravel		SS 5	78	4-4-5 (9)						
11.5		(Undocumented Fill)	756.0									
		PEAT, (Pt) black, wet, soft (Swamp Deposit)		SS 6	67	1-2-2 (4)		235				
		NOTE: Organic content in Sample No. 6 = 54.9%		SS 7	67	1-1-3 (4)		223				
		NOTE: Organic content in Sample No. 7 = 47.3%										
19.0			748.5	SS 8	67	1-1-4 (5)		23				32
24.0			743.5									
25		SILTY SAND, (SM) light gray, fine to medium grained, saturated, very loose, trace gravel (Swamp Deposit)		SS 9	67	0-1-3 (4)		21				26
29.0			738.5	SS 10	56	10-12-9 (21)						
		POORLY GRADED GRAVEL, (GP) brown, saturated, dense to medium dense (Glacial Till)										
				SS 11	33	6-7-6 (13)						
39.0			728.5									
40.5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, saturated, medium dense, trace gravel (Glacial Till)	727.0	SS 12	67	5-6-4 (10)						



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BORING NUMBER SB-2

PAGE 1 OF 1

CLIENT Chaska HQ, LLC **PROJECT NAME** Ravoux Road Development
PROJECT NUMBER 19.MSP09631.000 **PROJECT LOCATION** Chaska, Minnesota
DATE STARTED 1/9/20 **COMPLETED** 1/9/20 **GROUND ELEVATION** 766.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**
DRILLING METHOD 3 1/4 in H.S.A **AT TIME OF DRILLING** 9.00 ft / Elev 757.50 ft
LOGGED BY Drew Faherty **CHECKED BY** Deb Schroeder **AT END OF DRILLING** ---
CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---
NOTES Elevation determined using Trimble GeoXH 6000 (NAD 1983 Minnesota GeoID 12A).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.9		TOPSOIL (11.0 Inches)	765.6	SS	56	2-2-3						
1.5		CLAYEY SAND, (SC) dark brown, fine to coarse grained, moist, trace gravel, trace organics (Undocumented Fill)	765.0	SS	67	2-2-3						
4.0		CLAYEY SAND, (SC) dark brown, fine to coarse grained, moist, trace gravel, trace organics (Undocumented Fill)	762.5	SS	67	7-10-9						
6.5		SILTY SAND, (SM) brown to gray, fine to medium grained, moist, trace gravel (Undocumented Fill)	760.0	SS	67	2-2-3		39				92
9.0		SANDY LEAN CLAY, (CL) dark gray, moist to wet, trace gravel (Undocumented Fill)	757.5	SS	67	3-3-2						
11.5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, saturated, little gravel (Undocumented Fill)	755.0	SS	56	1-1-2		256				
		PEAT, (Pt) black, wet, soft, occasional shells (Swamp Deposit)		SS	56	1-1-2		117				
		NOTE: Organic content in Sample No. 6 = 64.6% NOTE: Organic content in Sample No. 7 = 22.3%										
19.0		CLAYEY SAND, (SC) black to dark gray, saturated, very loose, trace gravel, trace organics (Swamp Deposit)	747.5	SS	56	1-1-2		27				
		NOTE: Organic content in Sample No. 8 = 1.8%										
24.0		POORLY GRADED SAND, (SP) dark gray, fine to coarse grained, saturated, very loose, trace gravel (Swamp Deposit)	742.5	SS	67	2-2-2						
29.0		POORLY GRADED SAND, (SP) gray to brown, fine to coarse grained, saturated, very loose, trace gravel (Glacial Outwash)	737.5	SS	78	1-1-1		17				
34.0		SILTY SAND, (SM) light brown, fine to coarse grained, saturated, loose, trace gravel (Glacial Outwash)	732.5	SS	67	2-2-5						
39.0		POORLY GRADED SAND, (SP) gray to brown, fine to coarse grained, saturated, medium dense, trace gravel (Glacial Outwash)	727.5	SS	67	9-8-5						
40.5			726.0	SS	67	(13)						



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BORING NUMBER SB-3

PAGE 1 OF 1

CLIENT Chaska HQ, LLC **PROJECT NAME** Ravoux Road Development
PROJECT NUMBER 19.MSP09631.000 **PROJECT LOCATION** Chaska, Minnesota
DATE STARTED 1/10/20 **COMPLETED** 1/10/20 **GROUND ELEVATION** 765 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**
DRILLING METHOD 3 1/4 in H.S.A **AT TIME OF DRILLING** 10.25 ft / Elev 754.75 ft
LOGGED BY Drew Faherty **CHECKED BY** Deb Schroeder **AT END OF DRILLING** ---
CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---
NOTES Elevation determined using Trimble GeoXH 6000 (NAD 1983 Minnesota GeoID 12A).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.8		TOPSOIL (10.0 Inches)	764.2	SS	2-3-5							
1.5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, trace gravel, occasional clay seams	763.5	SS 1	(8)							
		(Undocumented Fill)		SS 2	5-8-9							
4.0		POORLY GRADED SAND, (SP) brown, fine to coarse grained, moist, little gravel	761.0	SS 3	(17)							
6.5		(Undocumented Fill)		SS 4	8-7-3							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, trace gravel	758.5	SS 5	(10)			27				
9.0		(Undocumented Fill)		SS 6	4-2-2							
		POORLY GRADED SAND, (SP) dark brown, fine to coarse grained, moist, trace gravel	756.0	SS 7	(4)							
11.5		(Undocumented Fill)		SS 8	1-1-2			56				82
		ORGANIC CLAY, (OL) dark gray to black, wet, soft, trace gravel	753.5	SS 9	(3)							
13.0		(Swamp Deposit)		SS 10	2-1-2			132				
		PEAT, (Pt) black, wet, soft, trace gravel, occasional shells	752.0	SS 11	(3)							
15		(Swamp Deposit)		SS 12	2-1-2							
		NOTE: Organic content in Sample No. 6 = 26.5%			(3)							
		POORLY GRADED SAND WITH SILT, (SP-SM) gray, fine to coarse grained, saturated, very loose, trace gravel		SS 13	0-1-0			18				14
19.5		(Swamp Deposit)	745.5	SS 14	(1)							
		CLAYEY SAND, (SC) black, fine to medium grained, saturated, very loose, trace gravel, little organics		SS 15								
24.0		(Swamp Deposit)	741.0	SS 16								
		POORLY GRADED SAND, (SP) gray, fine to coarse grained, saturated, loose, trace gravel		SS 17	4-5-2							
29.0		(Swamp Deposit)	736.0	SS 18	(7)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, saturated, loose, trace gravel		SS 19	3-4-4							
34.0		(Glacial Outwash)	731.0	SS 20	(8)							
		POORLY GRADED SAND WITH SILT AND GRAVEL, (SP-SM) brown, saturated, dense		SS 21	6-15-10			11				9
39.0		(Glacial Outwash)	726.0	SS 22	(25)							
40.5		SILTY SAND, (SM) dark gray, fine to coarse grained, saturated, medium dense, trace gravel	724.5	SS 23	(10)							
		(Glacial Outwash)		SS 24								



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BORING NUMBER SB-4

PAGE 1 OF 1

CLIENT Chaska HQ, LLC **PROJECT NAME** Ravoux Road Development
PROJECT NUMBER 19.MSP09631.000 **PROJECT LOCATION** Chaska, Minnesota
DATE STARTED 1/13/20 **COMPLETED** 1/13/20 **GROUND ELEVATION** 765 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**
DRILLING METHOD 3 1/4 in H.S.A **AT TIME OF DRILLING** 7.00 ft / Elev 758.00 ft
LOGGED BY Drew Faherty **CHECKED BY** Deb Schroeder **AT END OF DRILLING** ---
CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---
NOTES Elevation determined using Trimble GeoXH 6000 (NAD 1983 Minnesota GeoID 12A).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.8		TOPSOIL (10.0 Inches)	764.2	SS	67	4-10-6						
1.5		SILTY SAND, (SM) dark brown, fine to coarse grained, moist, trace gravel (Undocumented Fill)	763.5	SS 1	67	(16)						
				SS 2	56	4-4-5						
						(9)						
4.0		POORLY GRADED SAND, (SP) light brown, fine to coarse grained, moist, trace gravel (Undocumented Fill)	761.0	SS 3	78	3-2-2		37	29	23	6	44
						(4)						
6.5		SILTY SAND, (SM) gray to brown, fine to medium grained, moist, trace gravel (Undocumented Fill)	758.5	SS 4	56	0-0-1		65				88
						(1)						
9.0		ORGANIC CLAY, (OL) dark gray, wet, soft, trace gravel (Swamp Deposit)	756.0	SS 5	67	0-0-2		259				
						(2)						
11.5		PEAT, (Pt) black, wet, soft, trace gravel (Swamp Deposit)	753.5	SS								
		NOTE: Organic content in Sample No. 5 = 48.3%		SS 6	56	0-0-0						
				SS 7	67	4-6-10		16				5
						(16)						
13.0		ORGANIC CLAY, (OL) dark gray to black, wet, soft, trace gravel, some sand (Swamp Deposit)	752.0									
19.0		POORLY GRADED SAND WITH SILT, (SP-SM) gray, fine to coarse grained, saturated, medium dense, trace gravel (Swamp Deposit)	746.0	SS 8	56	1-2-4						
						(6)						
24.0		POORLY GRADED SAND, (SP) brown, fine to coarse grained, saturated, medium dense to dense, trace gravel (Glacial Outwash)	741.0	SS 9	56	5-6-6						
						(12)						
34.0		POORLY GRADED SAND, (SP) gray, fine to coarse grained, saturated, medium dense, trace gravel (Glacial Outwash)	731.0	SS 10	56	12-13-12						
						(25)						
39.0		SANDY LEAN CLAY, (CL) gray, wet, medium, trace gravel, occasional silt seams (Glacial Till)	726.0	SS 11	56	3-4-8						
						(12)						
40.5			724.5	SS 12	56	1-2-4						
						(6)						



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BORING NUMBER SB-5

PAGE 1 OF 1

CLIENT Chaska HQ, LLC **PROJECT NAME** Ravoux Road Development
PROJECT NUMBER 19.MSP09631.000 **PROJECT LOCATION** Chaska, Minnesota
DATE STARTED 1/10/20 **COMPLETED** 1/10/20 **GROUND ELEVATION** 763.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**
DRILLING METHOD 3 1/4 in H.S.A **AT TIME OF DRILLING** 13.00 ft / Elev 750.50 ft
LOGGED BY Drew Faherty **CHECKED BY** Deb Schroeder **AT END OF DRILLING** ---
CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---
NOTES Elevation determined using Trimble GeoXH 6000 (NAD 1983 Minnesota GeoID 12A).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
0.8		TOPSOIL (10.0 Inches)	762.7									
		SILTY SAND, (SM) dark brown, fine to coarse grained, moist, trace gravel, occasional clay seams (Undocumented Fill)	AU 1									
			SS 2	56	4-3-3 (6)							
5												
5.0		SANDY LEAN CLAY, (CL) dark brown, saturated, trace gravel	758.5									
6.5		(Undocumented Fill)	SS 3	56	1-1-2 (3)							
								52				
		ORGANIC CLAY, (OL) dark gray, wet, soft, trace gravel (Swamp Deposit)	757.0									
			SS 4	56	1-1-1 (2)							
9.0		PEAT, (Pt) black, wet, soft, trace gravel (Swamp Deposit)	754.5					213				
10												
11.5		NOTE: Organic content in Sample No. 5 = 72.1%	752.0									
13.0		ORGANIC CLAY, (OL) dark gray, saturated, soft, trace gravel (Swamp Deposit)	750.5					35	40	12	28	
			SS 6	67	0-0-0 (0)							
			SS 7	67	9-6-5 (11)							
15		POORLY GRADED SAND, (SP) dark gray, fine to coarse grained, saturated, medium dense, little gravel (Swamp Deposit)										
19.0			744.5									
19.5		CLAYEY SAND, (SC) gray, fine to coarse grained, saturated, medium dense, trace gravel (Swamp Deposit)	744.0									
			SS 8	44	4-7-7 (14)							
		POORLY GRADED SAND, (SP) gray, fine to coarse grained, saturated, medium dense, trace gravel (Swamp Deposit)										
24.0			739.5									
25		SILTY SAND, (SM) brown, fine to coarse grained, saturated, loose, trace gravel, occasional clay seams (Glacial Outwash)						29				32
29.0			734.5									
30		POORLY GRADED GRAVEL, (GP) brown, saturated, dense (Glacial Outwash)										
			SS 10	56	11-11-11 (22)							
34.0			729.5									
35		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, saturated, medium dense, trace gravel, occasional clay seams (Glacial Outwash)						11				
			SS 11	44	5-4-5 (9)							
39.0			724.5									
40		SANDY LEAN CLAY, (CL) gray, saturated, rather stiff, trace gravel (Glacial Till)	723.0									
40.5												



PRELIMINARY PLAT OF:
STRUCTURES INC.

SITE DATA

EXISTING	
PROPERTY ADDRESS:	UNASSIGNED, CHASKA, MINNESOTA.
PID:	301460020
EX. PARCEL AREA:	5.25 ACRE
ZONING:	PRD - PLANNED RESIDENCE DEVELOPMENT
2040 COMP. PLAN:	I - INDUSTRIAL
PROPOSED	
ZONING:	I - INDUSTRIAL
BUILDING SETBACKS	
FRONT YARD:	30 FEET
REAR YARD:	30 FEET
SIDE YARD NORTH:	30 FEET
SIDE YARD SOUTH:	100 FEET
PARKING SETBACKS	
FRONT:	10 FEET
REAR:	5 FEET
SIDE NORTH:	5 FEET
SIDE SOUTH:	10 FEET
PARKING REQUIREMENTS	
OFFICES (7,574 SF):	1 SPACE / 250 SF FLOOR = 30.29 STALLS
SHOP (3,062 SF):	1 SPACE / 350 SF FLOOR = 8.74 STALLS (1 / 350 SF FLOOR PROOF OF PARKING)
PROPOSED PARKING	
REGULAR:	20 STALLS (9'x20')
HANDICAP:	1 (VAN ACCESSIBLE)
PROOF OF PARKING:	29 STALLS (9'x20')
TOTAL:	49 STALLS

PROPERTY DESCRIPTION

EXISTING LEGAL DESCRIPTION

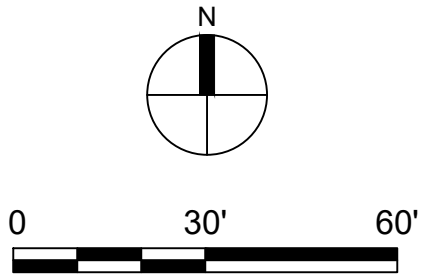
That part of Outlot A, East Creek Carriage Homes, Carver County, Minnesota, which lies Northeasterly from the following described line:
Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

PROPOSED LEGAL DESCRIPTION

Lot 1, Block 1, Structures Inc.

LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	PARKING SETBACKS
	EXISTING DRAINAGE AND UTILITY EASEMENT
	PROPOSED DRAINAGE AND UTILITY EASEMENT
	PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT



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PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.
4.15.20	1 PRICING SET
4.29.20	2 CONSTRUCTION SET

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. FIELD, P.E.

57224 REG. NO. 04.29.2020 DATE

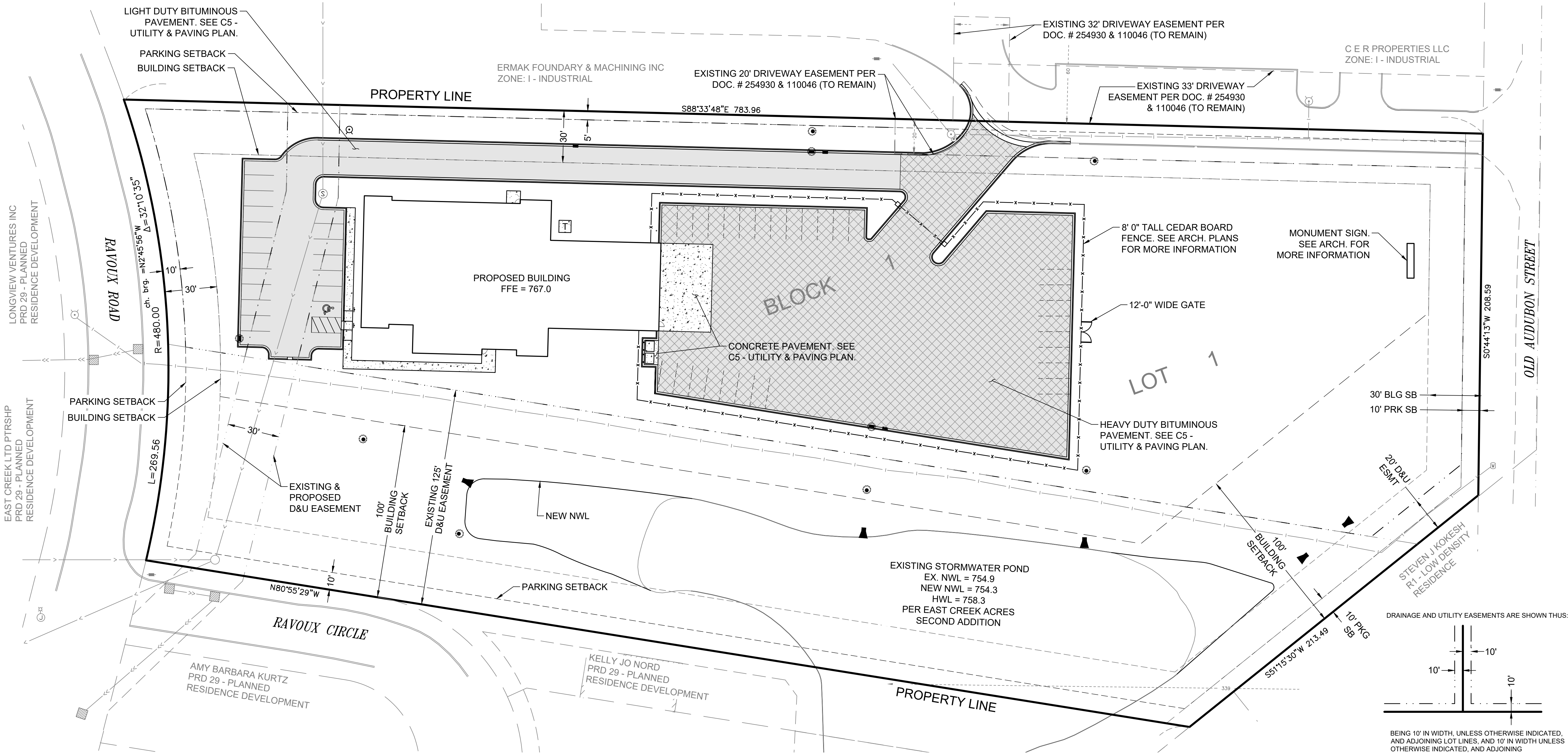


PRELIMINARY PLAT

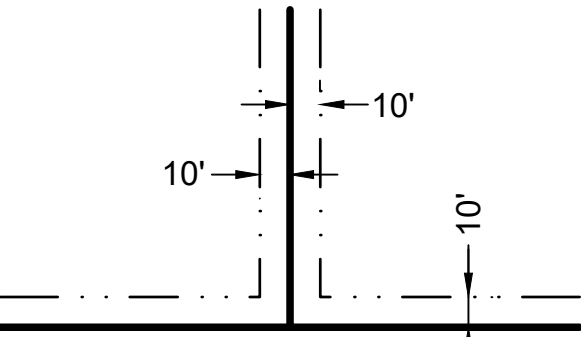
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C2

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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10' IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10' IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

1 DRAINAGE & UTILITY EASEMENTS
C2 NTS

- ① REMOVE EXISTING CONCRETE CURB & GUTTER
- ② SAWCUT 2' PARALLEL TO CONCRETE CURB & GUTTER. REMOVE EXISTING ASPHALT PAVEMENT.
- ③ DRAINAGE AND UTILITY EASEMENT (TYP.)
- ④ CLEAR & GRUB ALL TREES STUMPS AND UNDERSTORY BRUSH WITHIN LIMITS OF WORK
- ⑤ RAISE EXISTING FIRE HYDRANT TO FINISHED GRADE. SEE SHEET C4 - GRADING & DRAINAGE PLAN FOR MORE INFORMATION.
- ⑥ EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED INCLUDING POWER POLES.
- ⑦ RELOCATE EXISTING NATURAL GAS LINE.
- ⑧ RELOCATE EXISTING UNDERGROUND ELECTRICAL AS NECESSARY
- ⑨ SHARED ACCESS TO REMAIN IN USE FOR NEIGHBORING PROPERTY THROUGHOUT THE DURATION OF CONSTRUCTION.
- ⑩ INSTALL PERIMETER SILT FENCE & BIO-ROLL PRIOR TO ANY DEMOLITION ACTIVITIES.

- ① REMOVE EXISTING 12" RCP & MANHOLE STRUCTURES. STORM PIPE TO REMAIN IN-PLACE UNTIL POND GRADING COMMENCES.
- ② PROTECT EXISTING UTILITY LINE IN-PLACE.
- ③ INSTALL SILT FENCE AROUND EXISTING POND. FENCE MAY BE REMOVED FOR POND GRADING BUT SHALL BE RE-INSTALLED WITHIN 24 HOURS OF FINAL POND GRADING.
- ④ RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE. SEE SHEET C4 - GRADING & DRAINAGE PLAN FOR MORE INFORMATION.

1. UTILITIES SHOWN HERE ON IS FOR INFORMATIONAL USE ONLY AND IS NOT GUARANTEED IN IT'S ACCURACY. VERIFY ALL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY/ALL DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.
3. CONTRACTOR TO COORDINATE WITH SMALL UTILITY COMPANIES ON REMOVAL & RELOCATION OF THEIR RESPECTIVE UTILITIES.

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING GAS MAIN
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING HYDRANT AND GV
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER INLET
	REMOVE EXISTING UTILITY LINE
	REMOVE EXISTING CONCRETE C&G
	REMOVE TREE



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STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

[illegible]

STATE OF MINNESOTA


BRIAN J. FIELD, P.E.

57224	04.29.2020
REG. NO.	DATE



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Anderson Engineering of Minnesota, LLC

DEMOLITION PLAN

C3

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KEY NOTES

- 1

RAISE EXISTING FIRE HYDRANT TO FINISHED GRADE.
- 2

CONCRETE SIDE WALK CROSS SLOPE @ 2.0% AWAY FROM BUILDING (TYP.) UNLESS OTHERWISE NOTED.
- 3

MATCH EXISTING CURB & GUTTER ELEVATION.
- 4

EXISTING & PROPOSED DRAINAGE & UTILITY EASEMENT.
- 5

EXISTING OVERHEAD WIRES TO BE PROTECTED WITHIN POWER LINE EASEMENT. PREVENTIVE MEASURES MAY INCLUDE SIGNAGE POSTED AT VARIOUS LOCATION, AND/OR MARKING LINES WITH HIGHLY VISIBLE FLAGS.
- 6

EXISTING CURB CUT TO REMAIN IN PLACE. GUTTER ELEVATION AT 763.4.
- 7

RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE AT 766.20.
- 8

ELEVATION AT BUILDING TO BE 3" BELOW FFE EXCEPT AT ENTRANCES.
- 9

5' BENCH SLOPED AT 2.0% FROM BACK OF CURB (TYP.).
- 10

3' BENCH SLOPED AT 2.0% AWAY FROM BACK OF CURB (TYP.).
- 11

INSTALL 3' WIDE CURB CUT WITHIN FLOW LINE AT ELEVATION 764.65.

CONTRACTOR NOTES

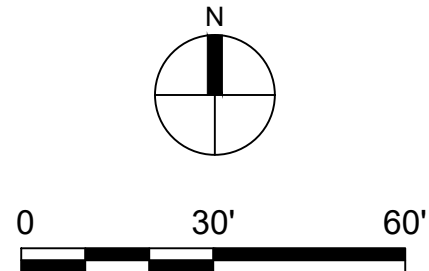
1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.
2. SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION. THE TOTAL DISTURBED AREA IS EQUAL TO 4.94 ACRES. AN MPCA PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.
3. THE TOTAL PROPOSED IMPERVIOUS AREA UPON COMPLETION IS EAQUAL TO 63,229 SF OR 27.6% OF THE ENTIRE SITE.
4. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
5. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.
6. SEE SHEET C6 FOR SEDIMENT & EROSION CONTROL PLAN.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	SOIL BORING LOCATION
	DRAINAGE ARROW
	GUTTER LINE SLOPE
	PROPOSED CONCRETE C&G

SPOT ELEVATION KEY

FG	FINISHED GRADE
EG	EXISTING GRADE
FL	GUTTER FLOW LINE
HP	HIGH POINT ELEVATION
R	RIM ELEVATION
INV	INVERT ELEVATION
EOF	EMERGENCY OVERFLOW ELEVATION
FFE	FINISHED FLOOR ELEVATION



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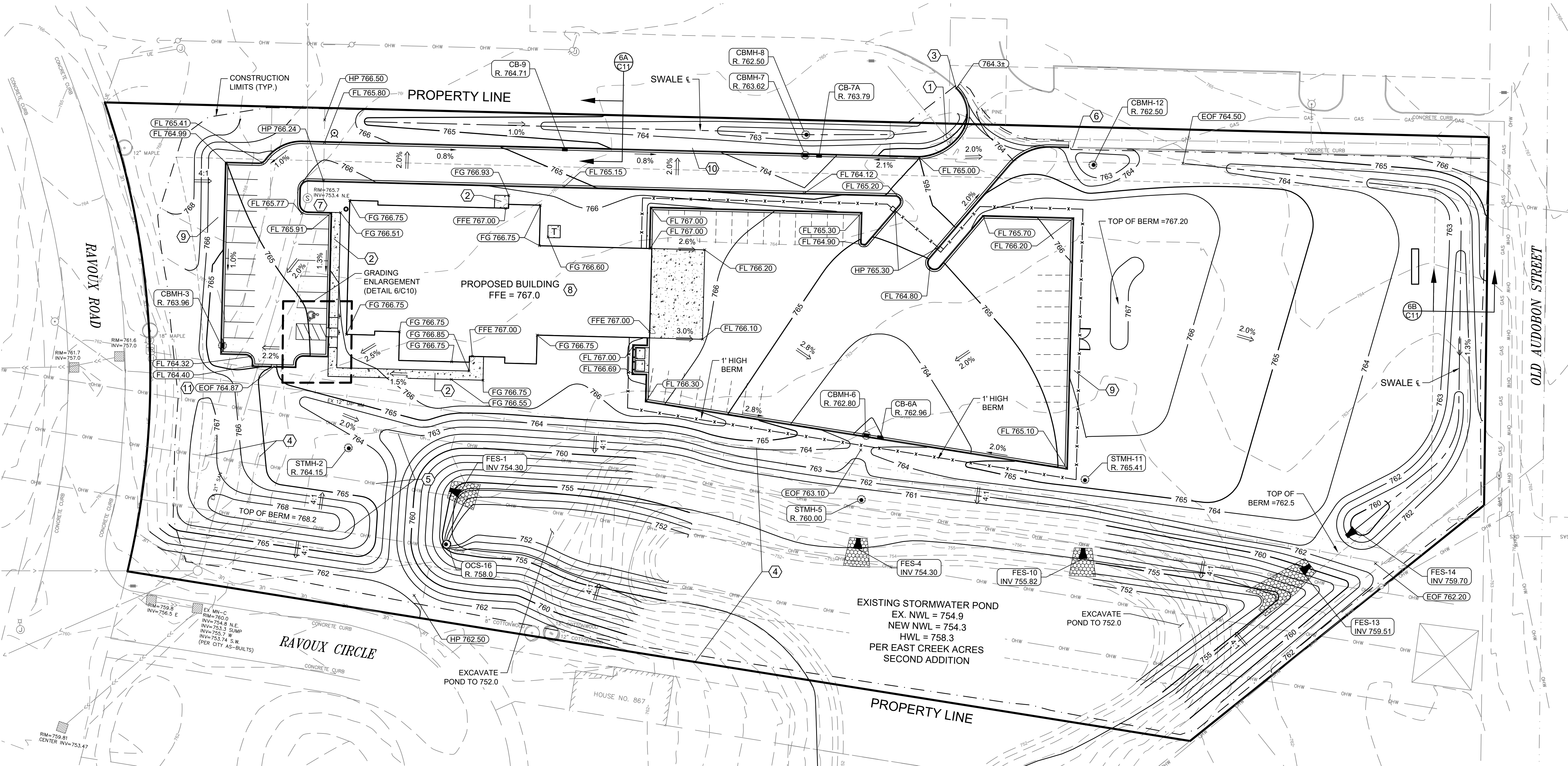
GRADING &
DRAINAGE PLAN

DRAWN BY: BJF CHECKED BY: GRJ

C4

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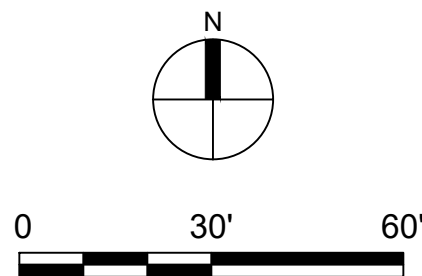


KEY NOTES

- 1
- RAISE EXISTING FIRE HYDRANT TO FINISHED GRADE.
- 2
- WET TAP EXISTING 12" DIP WATERMAIN. INSTALL 6" GATE VALVE.
- 3
- INSTALL 11.25° BEND AS SHOWN.
- 4
- INSTALL TWO (2) 45° BEND AS SHOWN.
- 5
- STUB UTILITY 5' FROM BUILDING OUTLINE. COORDINATE WITH PLUMBING CONTRACTOR FOR FINAL LOCATION.
- 6
- RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE AT 766.20. CONNECT 4" PVC SANITARY VIA CORE DRILL TO EXISTING MANHOLE AT ELEVATION 755.40.
- 7
- INSTALL 4" PERFORATED PVC 20 LF MIN. IN EACH DIRECTION BEHIND BACK OF CURB AT ALL LOW POINTS. (SEE DETAILS STO-12/C9 & STO-14/C9).
- 8
- 7'X7" CONCRETE PAD FOR ELECTRICAL TRANSFORMER
- 9
- INSTALL RIP-RAP AT FES LOCATION PER DETAIL STO-11/C9. EXTEND RIP-RAP TO NWL.
- 10
- FIRE DEPARTMENT CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR FOR FINAL LOCATION.
- 11
- INSTALL 6X6 TEE WITH 6" GATE VALVE.

CONTRACTOR NOTES

- 1
- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- 2
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF CHASKA CODE AND STANDARDS, AND THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.
- 3
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.
- 4
- THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
- 5
- ALL HANDICAPPED STALLS AND ACCESS RAMPS SHALL COMPLY WITH CURRENT ADA STANDARDS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF BUILDING ENTRANCES.
- 6
- LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
- 7
- PROVIDE MINIMUM 10" HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.
- 8
- ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5" MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT. WATERMAIN TO BE INSTALLED PER C.E.A.M. SPECIFICATIONS, WHERE COVER DEPTHS CANNOT BE ACHIEVED, CONTRACTOR SHALL PROVIDE A MINIMUM OR 4" INSULATION OVER WATERMAIN AND CONTACT THE ENGINEER.
- 9
- WATER SERVICE MATERIALS SHALL BE PCV C900. CONTRACTOR SHALL VERIFY EXISTING WATERMAIN SIZE AND MATERIAL PRIOR TO CONSTRUCTION. ALL INSTALLED PIPE WILL REQUIRE TESTING PER CITY AND STATE REQUIREMENTS. THIS WILL INCLUDE, AT A MINIMUM, CONDUCTIVITY AND PRESSURE TESTING, AS WELL AS TESTING FOR BACTERIA AND PROPER DISINFECTION. FOLLOW C.E.A.M STANDARD SPECIFICATION UNLESS NOTED OTHERWISE. INSTALL TRACER WIRE, JOINT RESTRAINTS AND THRUST BLOCKING ON ALL WATERMIAN PIPE AND FITTINGS, PER CITY OF CHASKA STANDARDS.
- 10
- ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED. PROVIDE 8 MIL POLYWRAP ON DIP WATERMAIN PER CITY STANDARDS.
- 11
- SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M. STANDARDS WHERE 7.5 FOOT COVER DEPTHS ATE NOT ACHIEVED. ALL SANITARY SEWER PIPE WILL REQUIRE TESTING PER CITY AND C.E.A.M. STANDARDS. THIS WILL INCLUDE, AT A MINIMUM. LEAKAGE AND ALIGNMENT TESTING.
- 12
- PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714, TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F656 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
- 13
- ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER CITY SPECIFICATIONS.
- 14
- HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONCEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER. STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1). ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714 , SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.
- 16
- SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.
- 17
- UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED WATERMAIN FITTING
- PROPOSED SANITARY MANHOLE AND CLEANOUT
- PROPOSED STORM INLETS
- FLARED END SECTION



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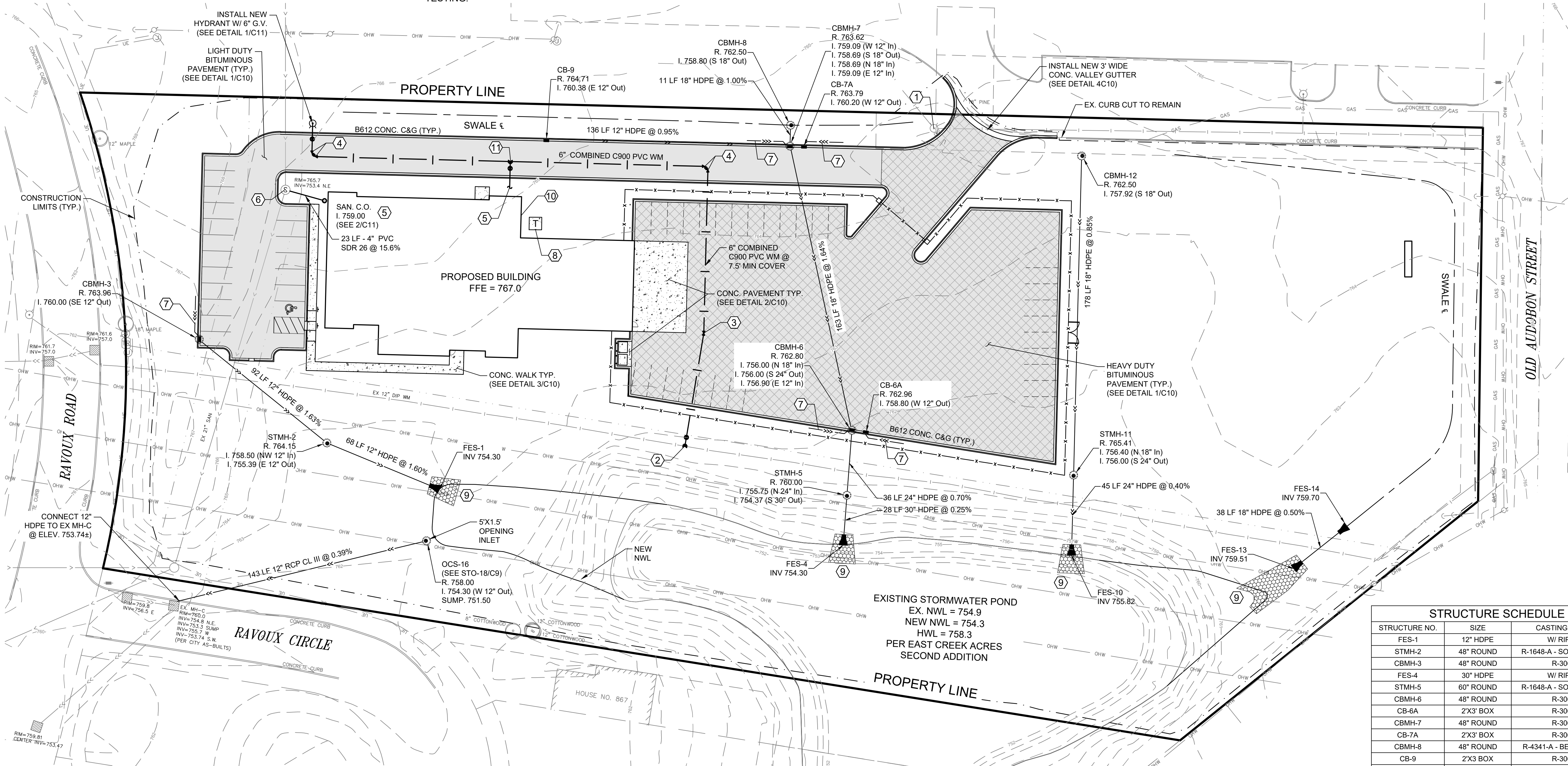
UTILITY & PAVING PLAN

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STRUCTURE SCHEDULE		
STRUCTURE NO.	SIZE	CASTING / NOTES
FES-1	12" HDPE	W/ RIP RAP
STMH-2	48" ROUND	R-1648-A - SOLID "STORM"
CBMH-3	48" ROUND	R-3067-L
FES-4	30" HDPE	W/ RIP RAP
STMH-5	60" ROUND	R-1648-A - SOLID "STORM"
CBMH-6	48" ROUND	R-3067-L
CB-6A	2'X3' BOX	R-3067-L
CBMH-7	48" ROUND	R-3067-L
CB-7A	2'X3' BOX	R-3067-L
CBMH-8	48" ROUND	R-4341-A - BEEHIVE TYPE
CB-9	2'X3 BOX	R-3067-L
FES-10	24" HDPE	W/ RIP RAP
STMH-11	48" ROUND	R-1648-A - SOLID "STORM"
CBMH-12	48" ROUND	R-4341-A - BEEHIVE TYPE
FES-13	18" HDPE	W/ RIP RAP
FES-14	18" HDPE	W/ TRASH GAURD
OCS-16	60" ROUND	SEE DETAIL (STO-18/C9)

STORM WATER POLLUTION PREVENTION PLAN NOTES:

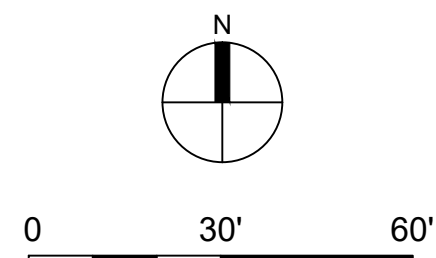
- GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICABLE IN THE FOLLOWING ORDER:
- A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
 - B. SILT FENCE
 - C. TEMPORARY CULVERTS
 - D. TEMPORARY SEDIMENTATION BASINS AND OUTLET FACILITIES
 - E. BORMATEM POND CONSTRUCTION
 - F. COMMON EXCAVATION AND EMBANKMENT (GRAVINO)
 - G. SEED AND MULCH OR SOD
 - H. BIO-ERODIBLE BARRIERS IN WETTED GRADED AREAS
 - I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE I PERMITTING REGULATIONS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SILT ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE RECOVERED WITH A MINIMUM 4" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.
- | SEED MIX | MULCH | MDOT NO. 25-141 350# / ACRE |
|------------|--------|-------------------------------|
| FERTILIZER | TYPE 1 | 2 TONS / ACRE (DISK ANCHORED) |
| | TYPE 2 | 225-10 350# / ACRE |
- ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER SHALL HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREA YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES.
- | TYPE OF SLOPE | TIME (Maximum time an area can remain open when the area is not actively being worked) |
|-------------------|--|
| STEEPER THAN 3:1 | 7 DAYS |
| 10% TO 3:1 | 4 DAYS |
| FLATTER THAN 10:1 | 1 DAY |
7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
8. CONTRACTORS GRADING AND EROSION CONTROL SHALL PLACE WEEDS WITHIN THE CONSTRUCTION LIMITS.
9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
13. DEWATERING AND / OR BASH DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF SLOTTED WEIR / EROSION DISSIPATION DEVICES.
14. ALL SOD WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MDOT 2075 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY OF MINNEAPOLIS STANDARDS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REGULATIONS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY NOT BE AVAILABLE WITH STANDARD EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MDOT STANDARD SPECIFICATIONS. THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING, SHALL BE USED TO COMPLETE THE WORK.
- THESE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE COMBINED INDIVIDUALLY OR IN COMBINATION.
- | METHOD | RAPID STABILIZATION |
|--------|---|
| 1 | TYPE 1 MULCH WITH DISK ANCHORING |
| 2 | TYPE 3 MULCH WITH SOD SEEDING |
| 3 | TYPE 1 MULCH WITH MULCH WITH SEED MIXTURE 22-11 |
| 4 | CATEGORY 3 EROSION CONTROL BASKET WITH SEED MIXTURE |
| 5 | HYDROSEEDING, SOD SALE OR CLOUTON ON PROPERTY |
- THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL, BOD ITEM.
16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUYERS), THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING RESPONSIBILITY FOR THE PROJECT, SALE OR CLOSURE OF THE PROPERTY.
17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED EROSION CONTROL SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:
- A. STAKED FIBER LOG ROLL AT BACKED UP OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE
 - B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM EDGE IN WITH SOIL. FIRMLY COMPACTED.
 - C. ROCK CONSTRUCTION ENTRANCE SLAYS TO "T" TO CLEAR ROCK OVER GEOTEXTILE FABRIC.
 - D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.
- INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECHMS UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT WATER. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO A STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE I AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMPs AS APPROVED BY THE ENGINEER.
21. IF FLEED ACCREDITATION IS APPLICABLE, A CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DAILY STAMPED PHOTOS. REPORT SHALL BE SUBMITTED TO THE CITY OF MINNEAPOLIS. REPORT SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMPs INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND MEASURES TO PREVENT SOIL LOSS DUE TO WIND. REPORT SHALL INCLUDE A SUMMARY OF ANY CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF THE PHOTOGRAPH.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

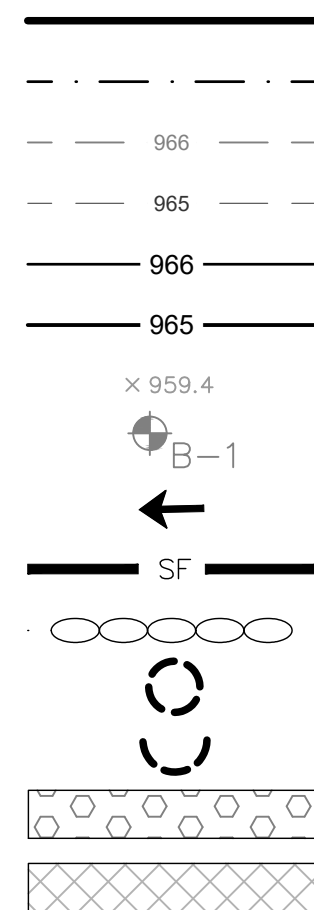
ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED.

KEY NOTES

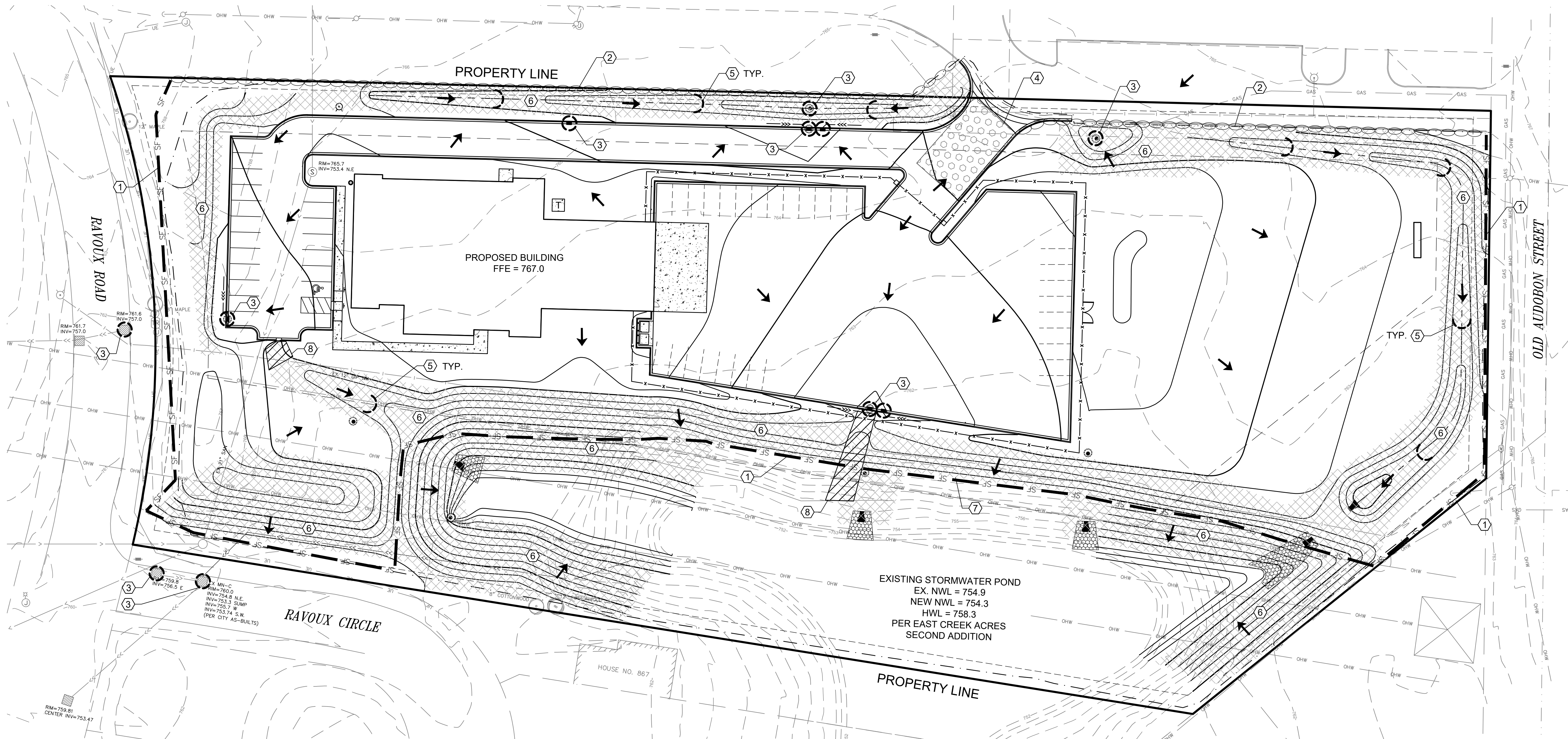
- ① INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION. (SEE DETAIL ERO-1C / C9)
- ② INSTALL BIO-ROLL PERIMETER SEDIMENT PROTECTION.
- ③ INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION. (SEE DETAIL ERO-4B / C9)
- ④ INSTALL TEMP ROCK ENTRANCE (MIN. 1) AT CONSTRUCTION INGRESS & EGRESS LOCATION(S). (SEE DETAIL ERO-7 / C9)
- ⑤ INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.). (SEE DETAIL ERO-5 / C9)
- ⑥ INSTALL EROSION CONTROL BLANKET & SEED WITHIN SWALE(S) AND WITHIN AREAS WITH A SLOPE OF 4:1 OR STEEPER. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885. (SEE DETAIL ERO-2 / C9)
- ⑦ COORDINATE INSTALLATION OF SILT FENCE WITH POND EXCAVATION AND STORM SEWER INSTALLATION. FENCE MAY BE REMOVED FOR POND GRADING BUT SHALL BE RE-INSTALLED WITHIN 24 HOURS OF FINAL POND GRADING OR PRIOR TO ANY RAIN EVENT.
- ⑧ PLACE TURF REINFORCEMENT MAT BEHIND EMERGENCY OVERFLOW AS SHOWN PER MNDOT SPEC 2575.



LEGEND



PROPERTY LIMITS
CONSTRUCTION LIMITS
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
EXISTING SPOT ELEVATION
SOIL BORING LOCATION
DRAINAGE ARROW
SILT FENCE
BIO-ROLL
INLET SEDIMENT PROTECTION
DITCH CHECK
ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET



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PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.
4.15.20	1
4.29.20	2

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

Erin J. Truel

BRIAN J. FIELD, P.E.

57224	04.29.2020
REG. NO.	DATE



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SEDIMENT & EROSION CONTROL PLAN

DRAWN BY: BJF

CHECKED BY: GR.

C6

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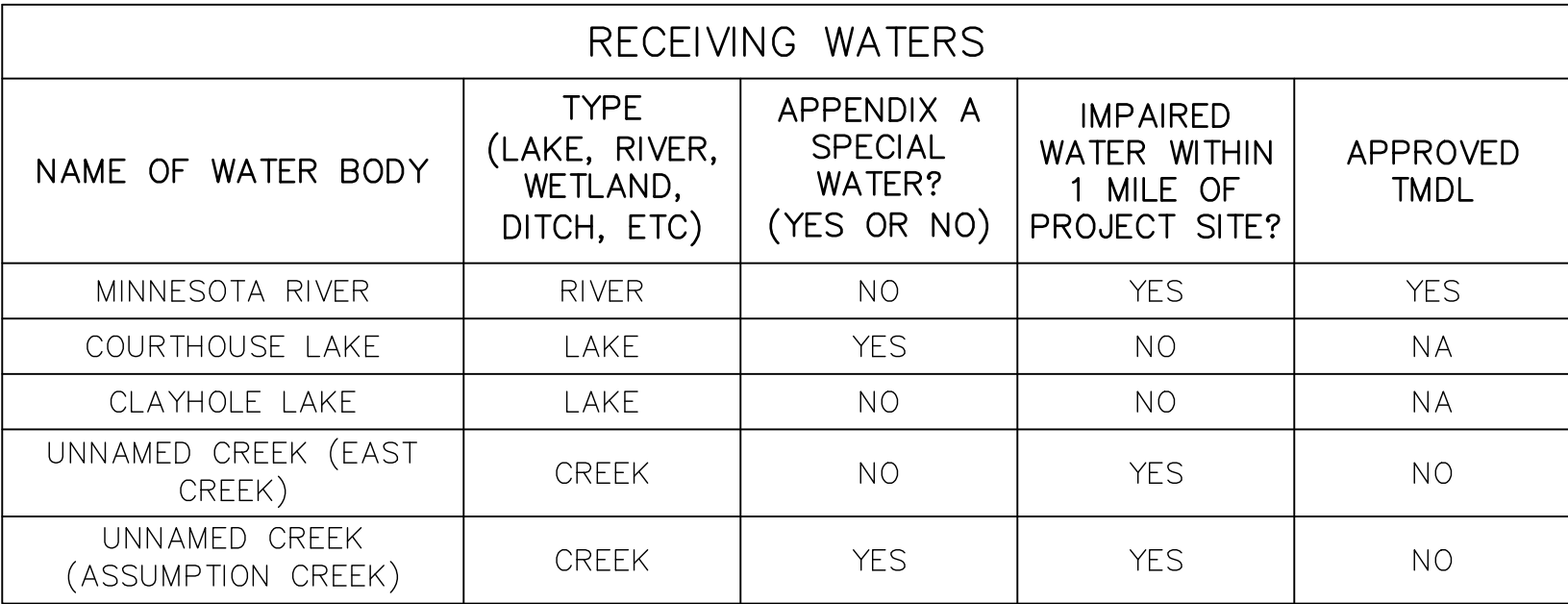
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PROJECT PERSONNEL AND TRAINING

PROJECT IS LOCATED IN THE CITY OF CHASKA, CARVER COUNTY, MINNESOTA. THE PURPOSE OF THIS PROJECT IS TO BUILD A NEW PROPOSED BUILDING AND PARKING FACILITIES. THE 5.25 ACRE PROPERTY IS BOUNDED BY ARBOR DRIVE TO THE NORTH, OLD AUDUBON ROAD TO THE EAST, AND RAVOUX ROAD TO THE WEST. LIGHT INDUSTRIAL BUILDINGS ARE LOCATED NORTH OF THE PROPERTY BOUNDARY. RESIDENTIAL NEIGHBORHOODS ARE LOCATED IMMEDIATELY SOUTH OF THE PROPERTY.

- THE INSTALLATION OF EROSION CONTROL MEASURES AS REQUIRED FOR THE MASS GRADING OF THE SITE.
- GRADING AS REQUIRED FOR THE INSTALLATION OF THE STRUCTURES AND PARKING LOT
- INSTALLATION OF SANITARY SEWER, WATERMAIN, AND STORM SEWER.
- PLACEMENT OF CONCRETE AS REQUIRED TO ESTABLISH CURB, GUTTER, AND SIDEWALKS THROUGHOUT THE SITE.
- CONSTRUCTION OF A NEW BUILDING AND ADJOINING PARKING LOT.

THESE WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THE RECEIVING WATERS, THE BMPS DESCRIBED IN APPENDIX A OF THE NPDES PERMIT MAY APPLY TO ALL AREAS OF THE SITE.



1. PERMITEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES CONSTRUCTION GENERAL PERMIT, AND COMPLETE THE STABILIZATION WITH SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

SOIL TYPES TYPICALLY FOUND ON THIS PROJECT CONSIST OF SILTY SAND AND CLAY, PEAT, ORGANIC CLAY, AND LOOSE SANDS BRAUN INTERTEC. REPORT IS TO BE KEPT ON SITE AS PART OF THE SWPPP AND IS TO BE MADE AVAILABLE UPON REQUEST.

STRUCTURES INC. PLANS TO ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONSITE POND WITH THE CITY OF CHASKA THAT IDENTIFIES THE AGENCY THAT IS RESPONSIBLE FOR ONGOING MAINTENANCE, AND HOW RESPONSIBILITY WILL BE TRANSFERRED TO OTHER AGENTS.

PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE PRECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

PROVIDE AT LEAST ONE CERTIFIED INSTALLER FOR EACH CONTRACTOR OR SUBCONTRACTOR THAT
 INSTALLS THE PRODUCTS LISTED IN SPECIFICATION SECTION 2573.3.A.2 PROVIDE PROOF OF
 CERTIFICATION AT THE PRECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL
 PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

THE OWNER AND CONTRACTOR ARE CO-PERMITTEES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED.

*CERTIFIED FOR DESIGN OF CONSTRUCTION SWPPP BY UNIVERSITY OF MINNESOTA, EXPIRES 5/31/22

SITE INSPECTION AND MAINTENANCE

CONTRACTOR SHALL PROVIDE NAME, CONTACT INFO, AND TRAINING DOCUMENTATION FOR THE PERSON RESPONSIBLE FOR SWPPP IMPLEMENTATION AND INSPECTION/MAINTENANCE OF BMPS.

INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.

RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:

- A. DATE AND TIME OF INSPECTIONS
B. NAME OF PERSONS CONDUCTING INSPECTIONS
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
D. CORRECTIVE ACTION TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
F. DOCUMENTS AND CHANGES MADE TO THE SWPPP

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:

- A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
- B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES ½ THE HEIGHT AND/OR DEPTH OF THE DEVICE.
- C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED ½ THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
- D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATER INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZED ANY AREA THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATION. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS.
- E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING
- F. MAINTAIN ALL BMPs UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCa.

ACREAGE SUMMARY	
AREA	ACRES
PROPERTY AREA	5.25
DISTURBED AREA	4.94
IMPERVIOUS AREA PRE-CONSTRUCTION	0.07
IMPERVIOUS AREA POST-CONSTRUCTION	1.46
NEW IMPERVIOUS AREA	1.39
PERVIOUS AREA AT COMPLETION	3.79

IF SITE REQUIRES PERMANENT STORMWATER MANAGEMENT HYDROLOGIC AND WATER QUALITY MODELING
DATA IS AVAILABLE UPON REQUEST.

THE SWPPP COORDINATOR MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- SUBMIT THE NPDES PERMIT APPLICATION AND COMPLY WITH ALL REQUIREMENTS
- IMPLEMENT THE SWPPP.
- OVERSEE INSTALLATION AND MAINTENANCE PRACTICES AND REPAIRS IDENTIFIED IN THE SWPPP.
- IMPLEMENT AND OVERSEE EMPLOYEE TRAINING AND RECORD IN OR WITH THE SWPPP.
- CONDUCT OR PROVIDE FOR INSPECTION AND MONITORING ACTIVITIES AND MAINTAIN LOGS AS PERMIT REQUIRES.
- IDENTIFY OTHER POTENTIAL POLLUTANT SOURCES NOT LISTED IN THE SWPPP AND ADD THEM.
- IDENTIFY ANY DEFICIENCIES IN THE SWPPP AND CORRECT THEM.
- ENSURE THAT CHANGES TO CONSTRUCTION PLANS ARE ADDRESSED IN THE SWPPP.
- FILE THE NOTICE OF TERMINATION UPON PROJECT COMPLETION.

AFTER THE NOTICE OF TERMINATION HAS BEEN FILED, THE OWNER SHALL BE RESPONSIBLE FOR ASSIGNING RESPONSIBILITY FOR PERMANENT MAINTENANCE MEASURES.

ALL AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE SEED OR SOD ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE DISTURBED AREA. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE.

1. INITIATE INLET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.

2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMPS. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
 - A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 – AUGUST 1, SEED WITH SEED MIXTURE 21-111
 - B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
 - C. MULTI YEAR CONSTRUCTION 22-111
5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.



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STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

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1961

Wm. J. Trill

BRIAN J. FIELD, P.E.

57224	04.29.2020
REG. NO.	DATE



DRAWN BY: BJF CHECKED BY: GRJ

C7

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PROJECT

STRUCTURES INC.

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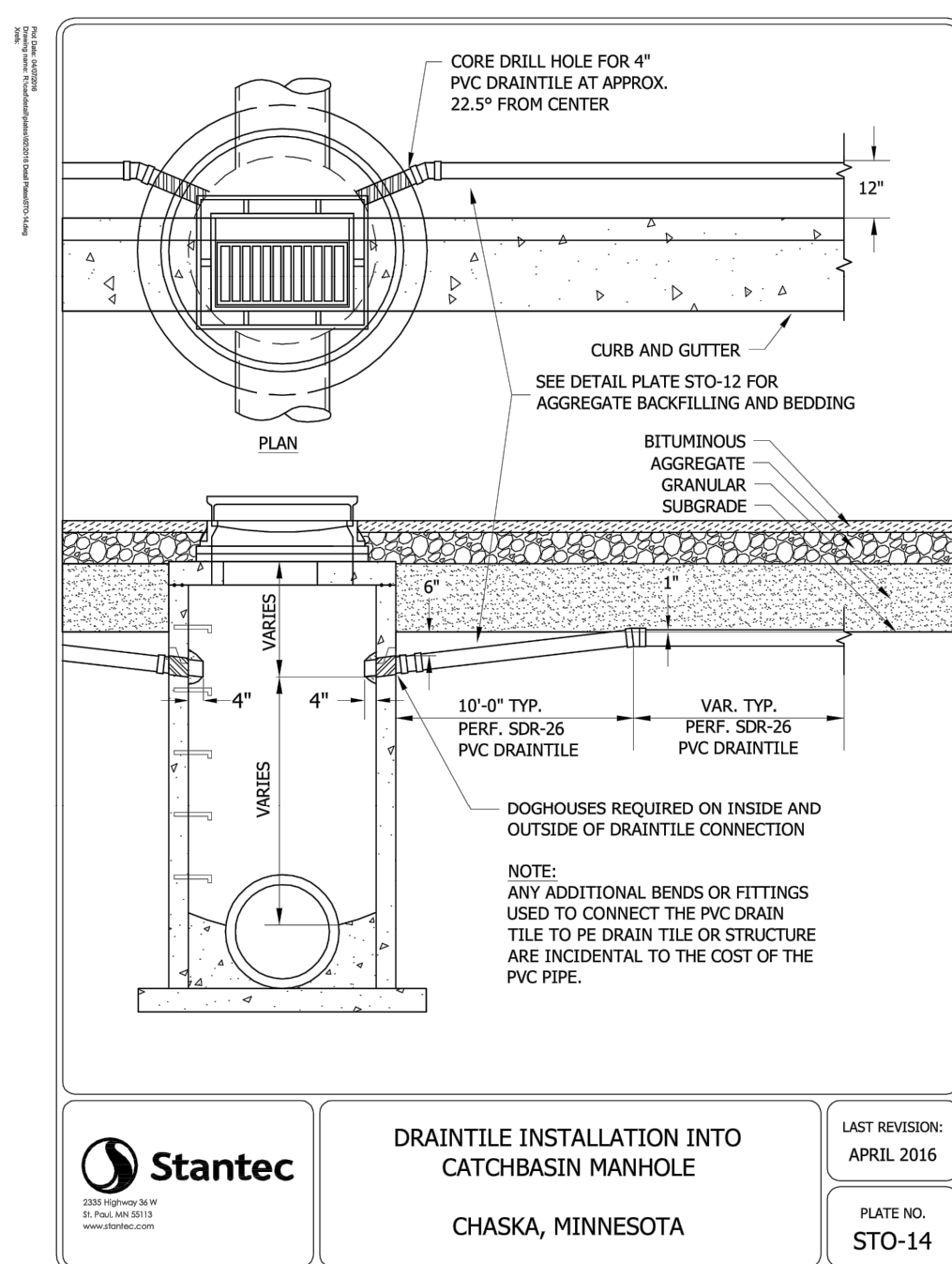
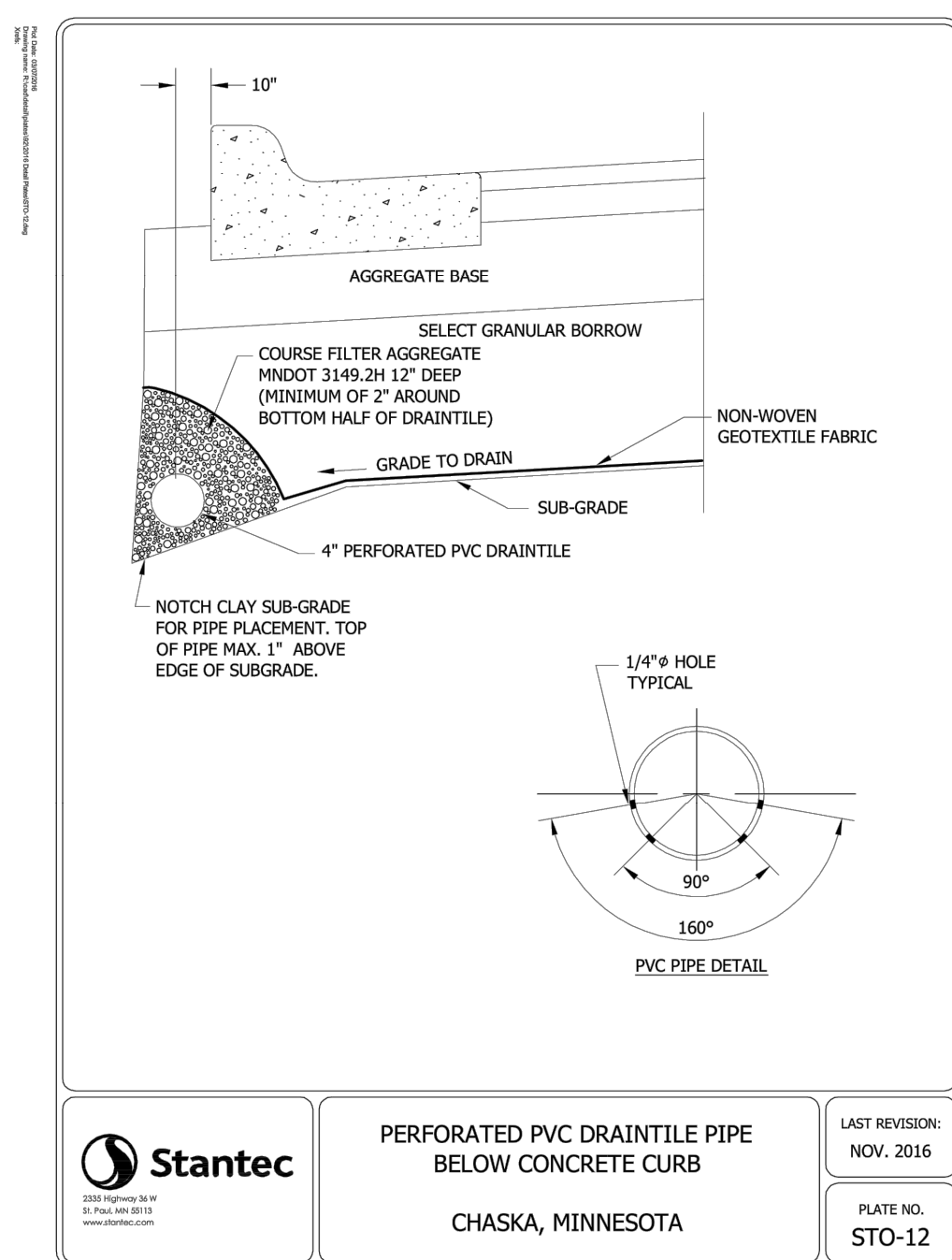
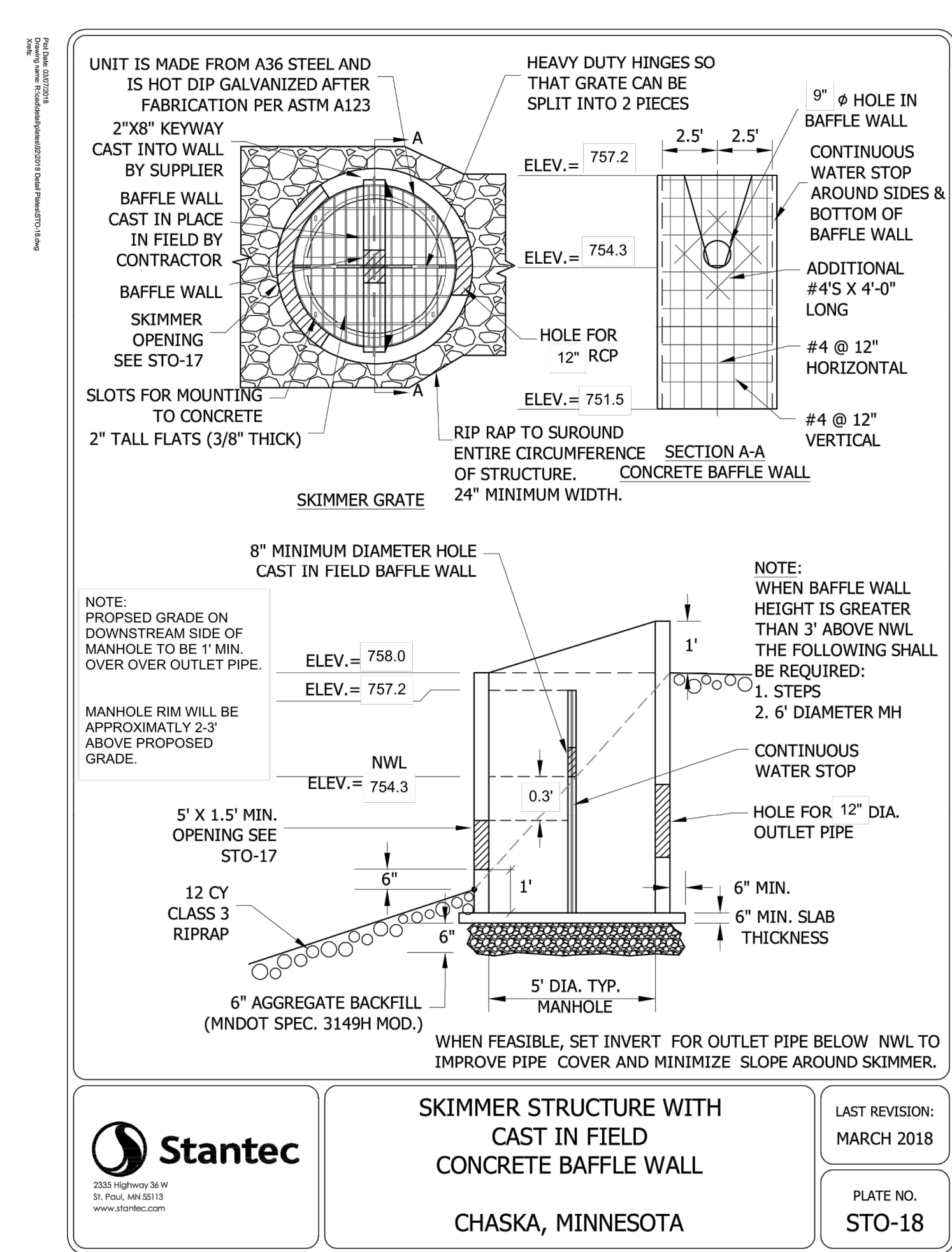
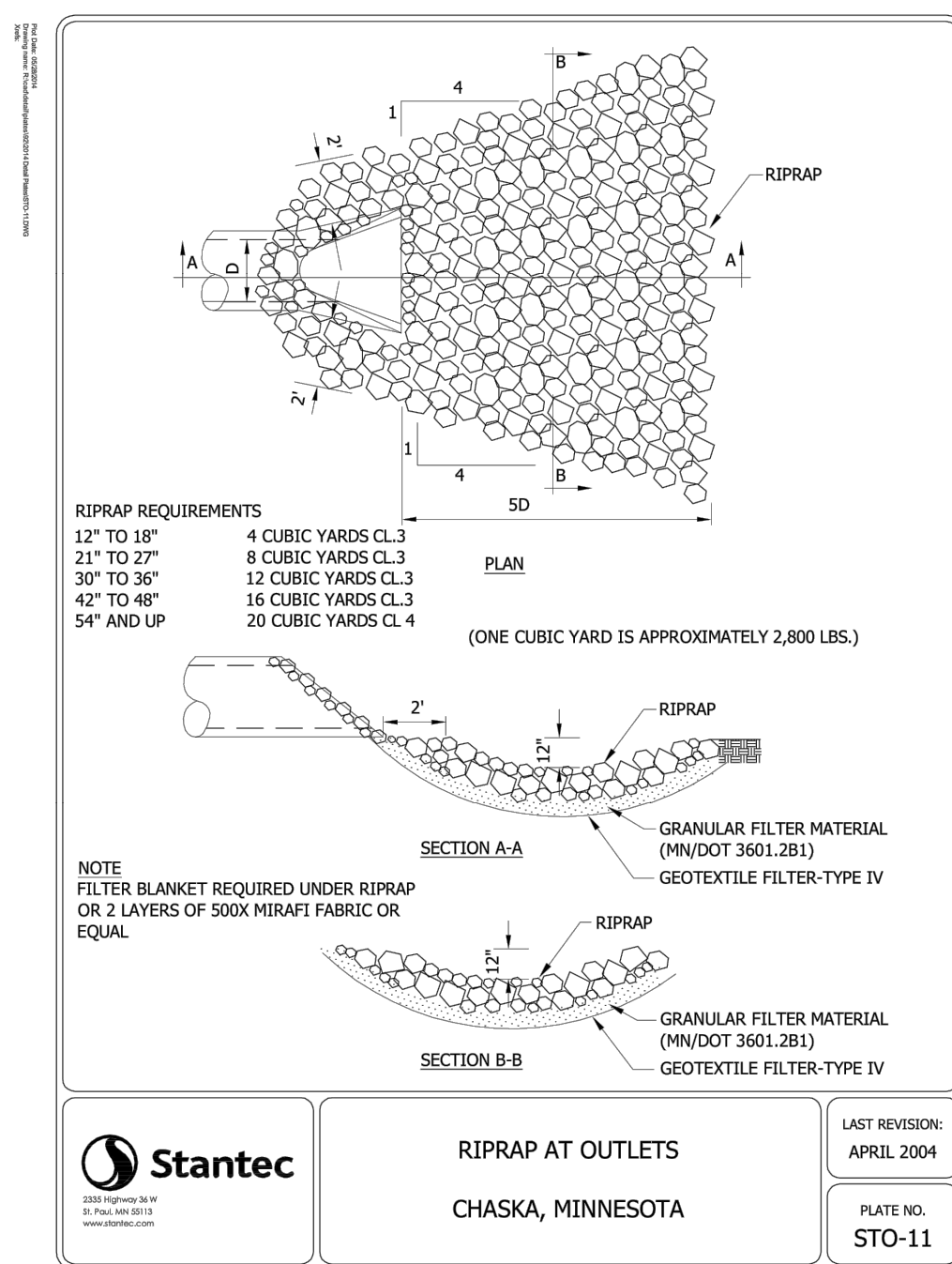
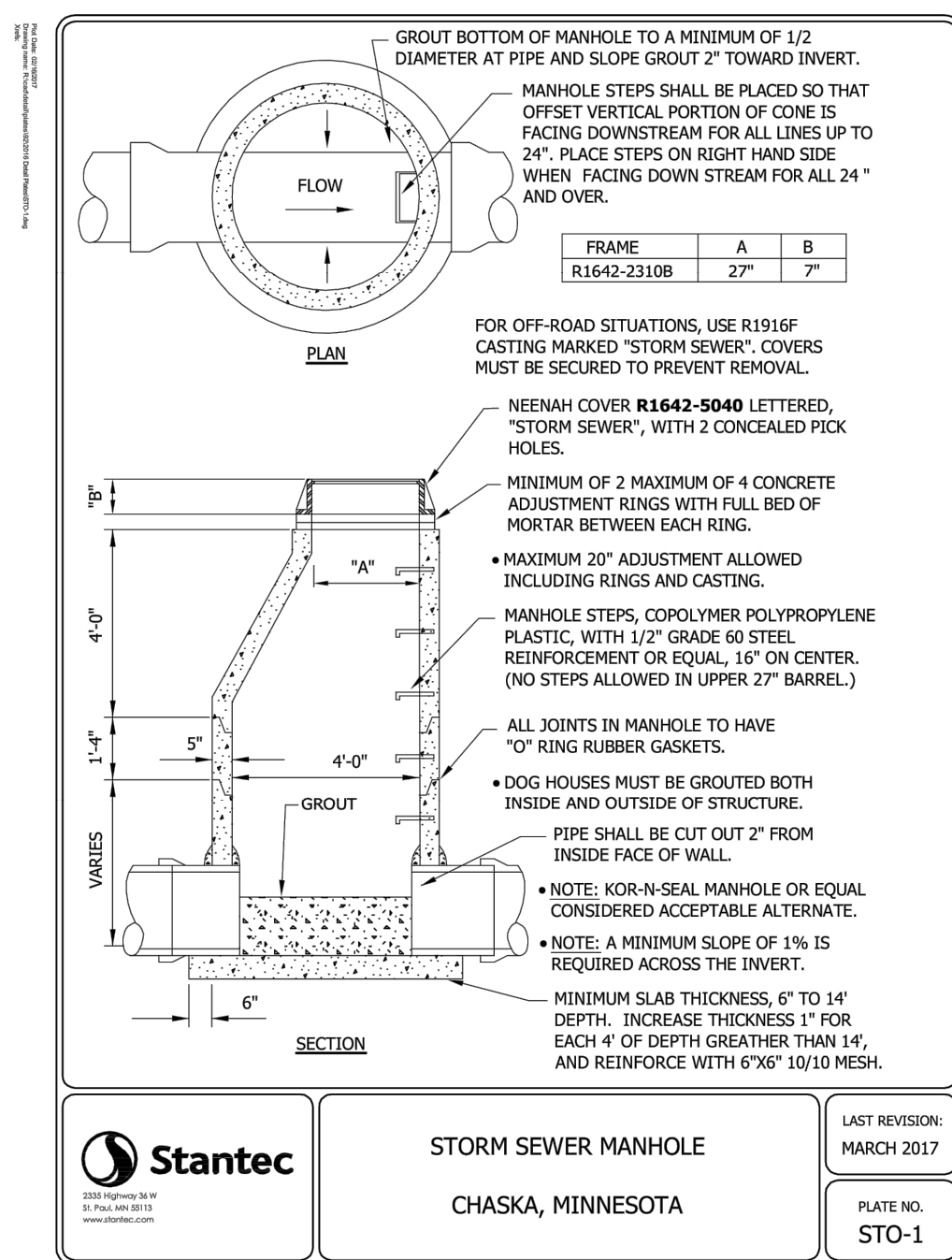
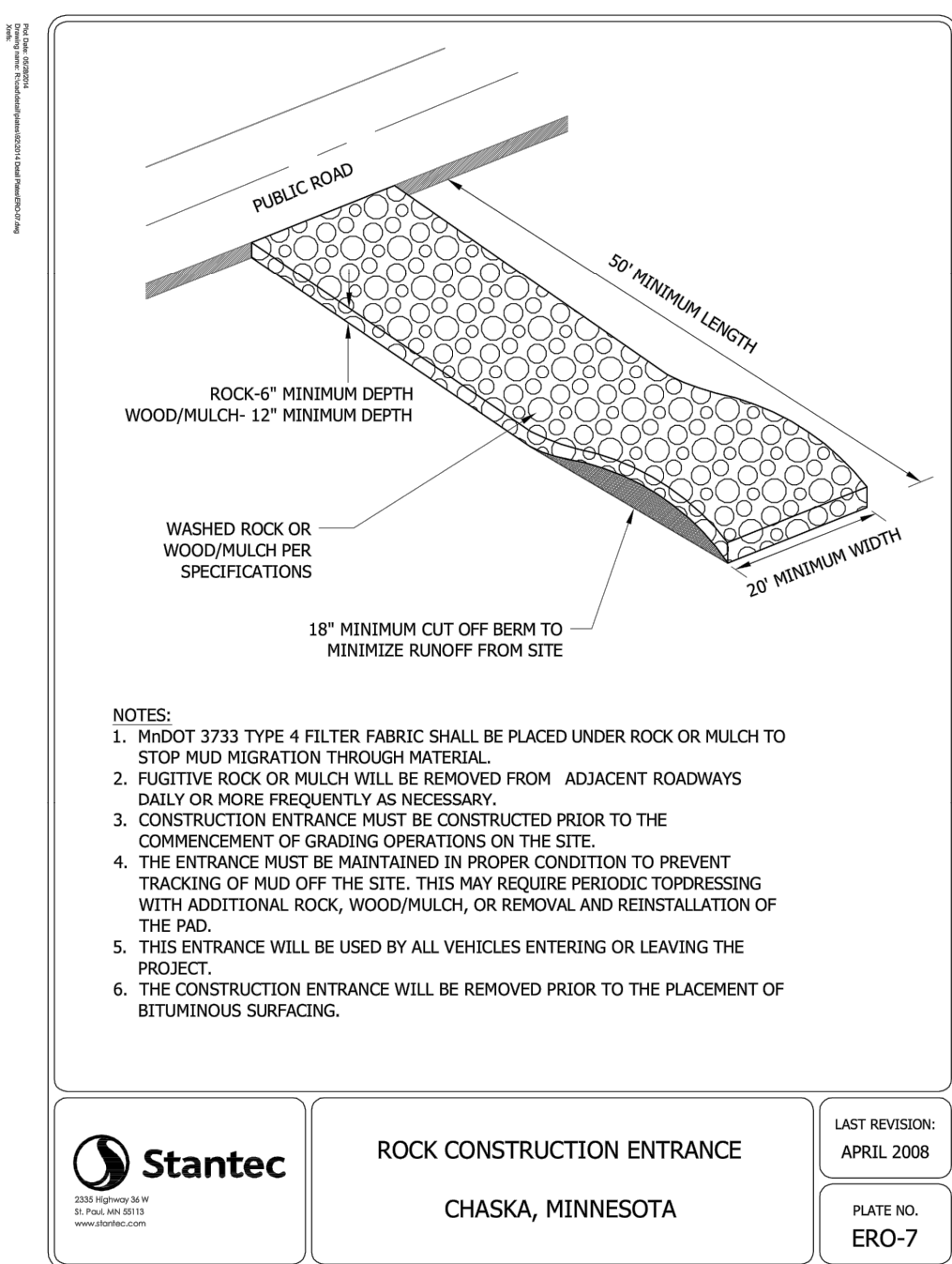
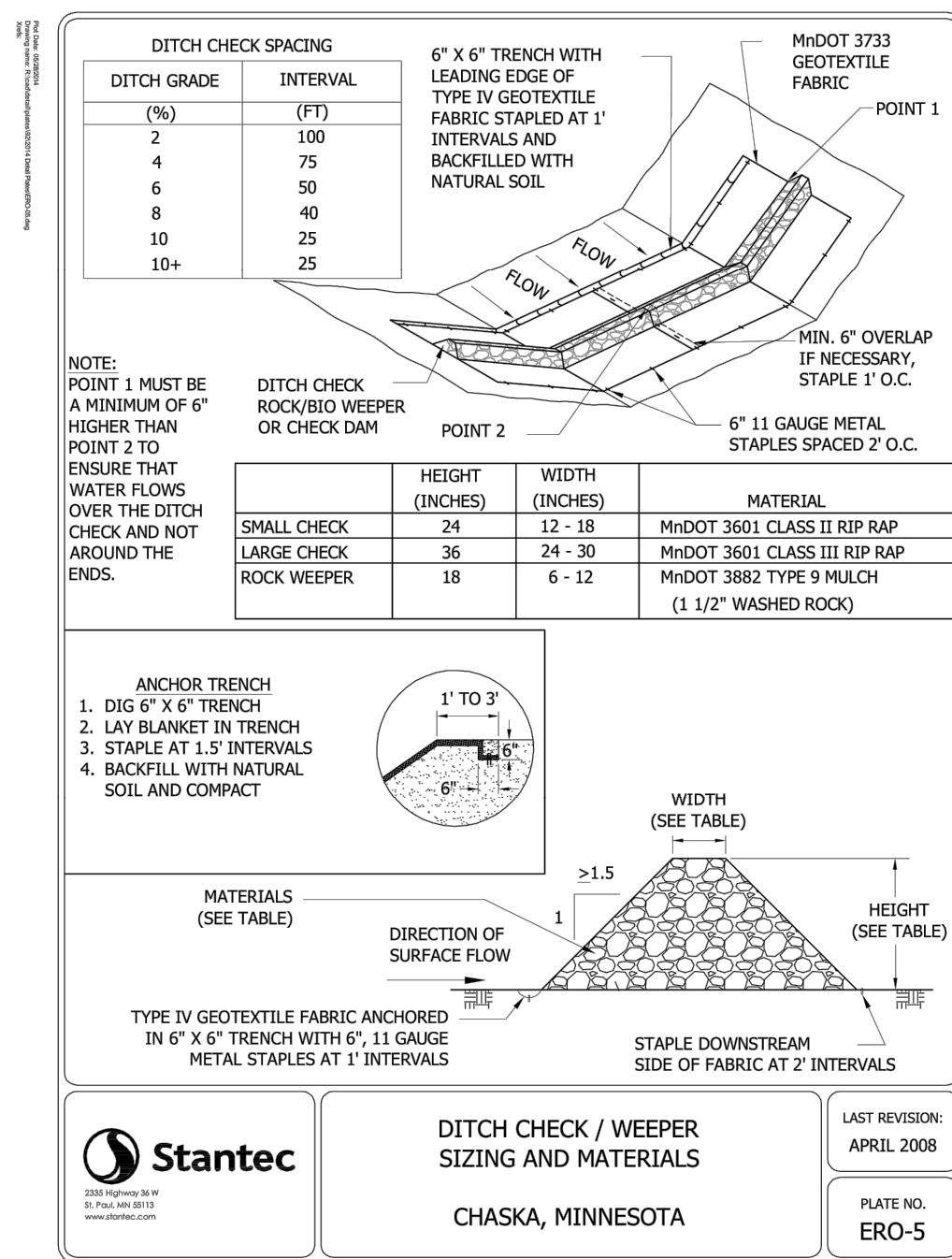
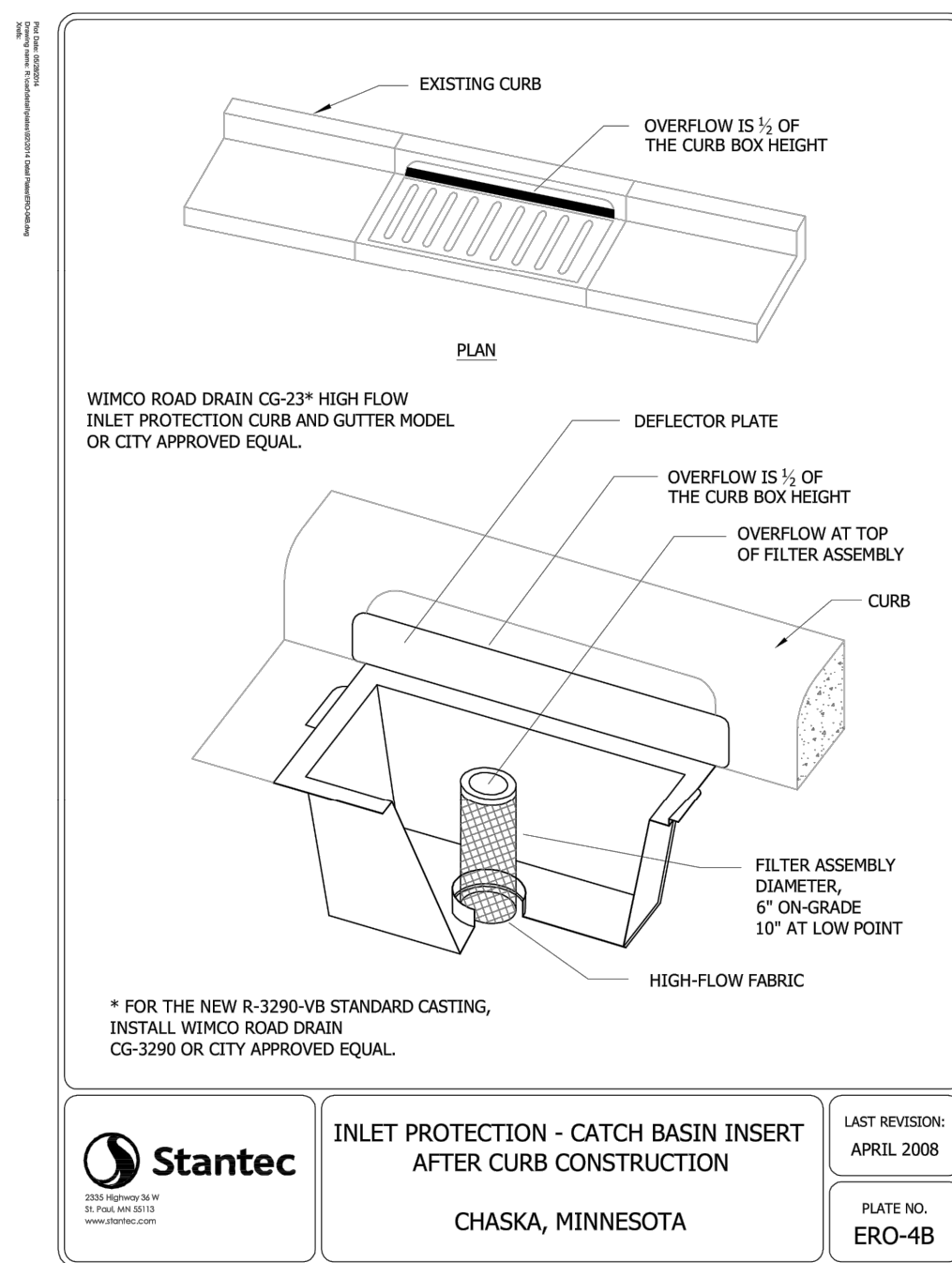
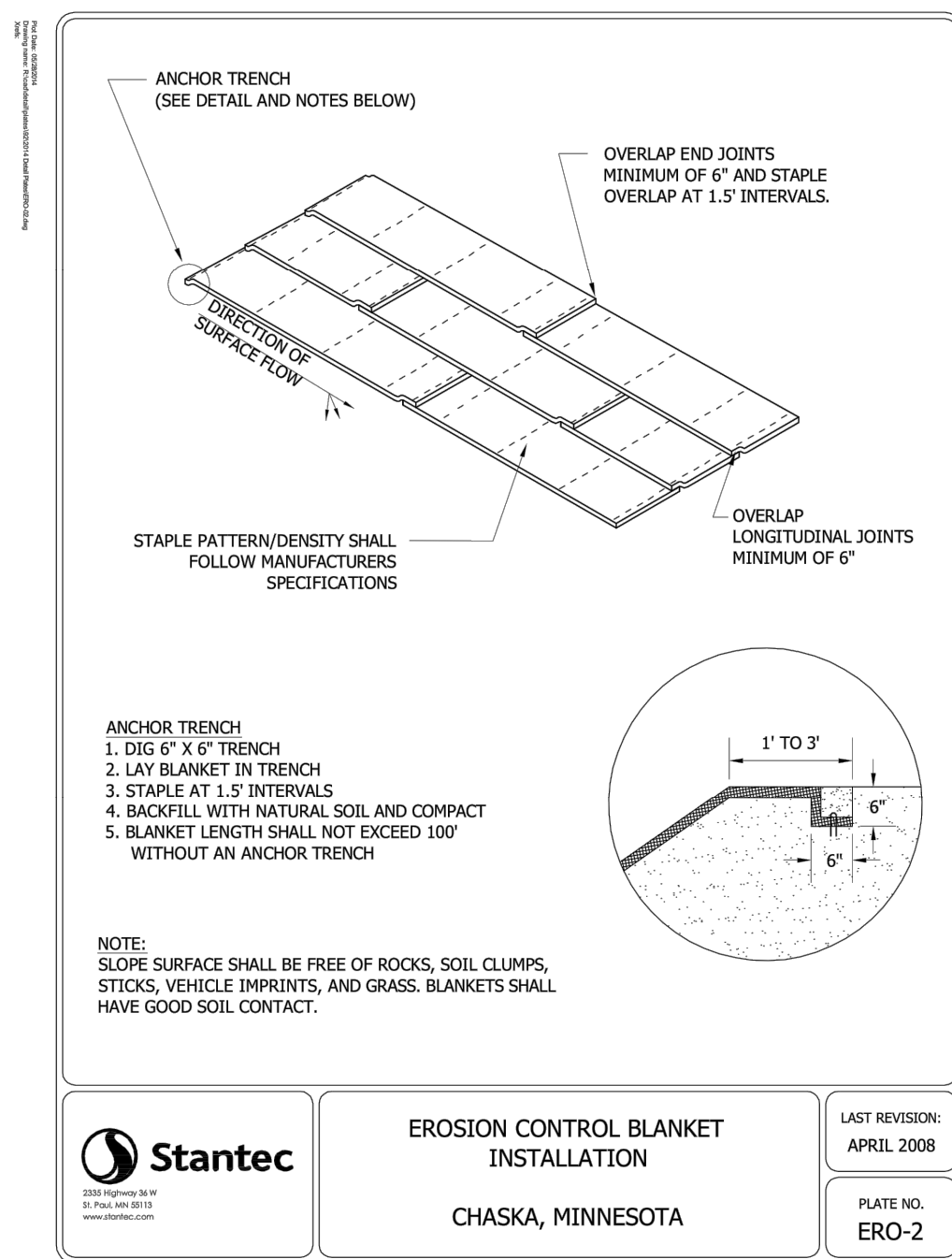
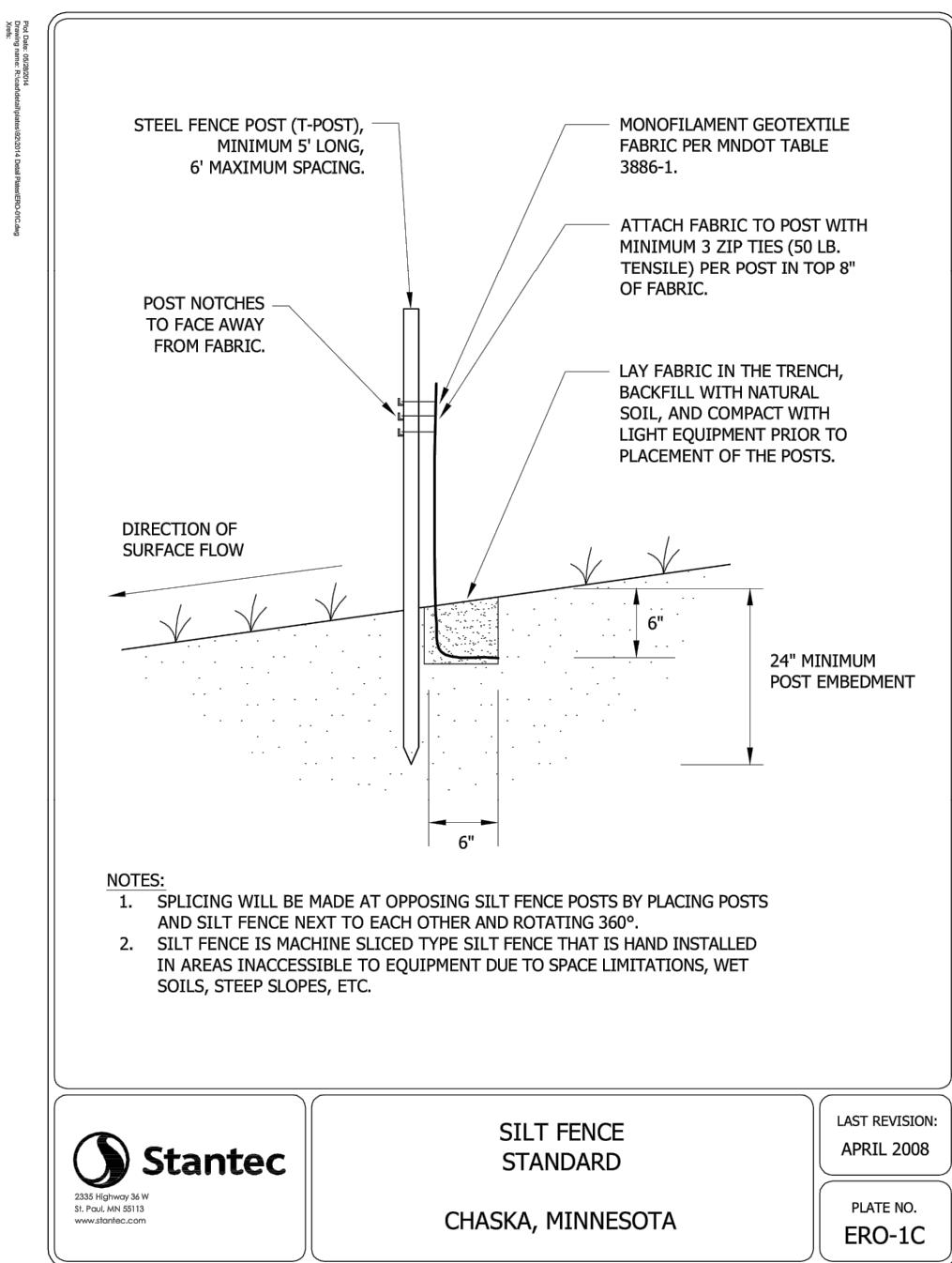
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CIVIL DETAILS - 1

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NOTE: HYDRANT TO BE 5' MIN FROM BACK OF CURB NOT TO SCALE	NOT TO SCALE	NOT TO SCALE	NOT TO SCALE
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NOTES: - INSTALL EXPANSION JOINTS AT ALL FIXED OBJECTS (BUILDING, UTILITY STRUCTURES, ETC.) - CONTRACTION / CONTROL JOINTS IN SIDEWALK AREAS ARE TO BE TOOLED (NO SAWCUTS ALLOWED). PAVEMENT JOINTS MAY BE SAW CUT. CURB TO HAVE JOINTS AS SHOWN OR EVERY 10'± MATCHING WALK SCORING OR ADJACENT PAVEMENT SCORING. - CONTRACTION JOINTS WILL BE PERMITTED AT CONTRACTION JOINT LOCATIONS AS APPROVED BY ENGINEER. - SIDEWALK JOINT SPACE = 5' - ALL JOINTS SHALL BE PARALLEL WITH AND/OR PERPENDICULAR TO BUILDING AND CURB LINES UNLESS APPROVED BY ENGINEER. - ON CURB & GUTTER INSTALL EXP. JOINTS AT ALL PTs & PCs OR CURVES & AT 50' INTERVALS ON STRAIGHT SECTIONS.			
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PROJECT

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NEW BUILDING

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ISSUED SET

REVISIONS

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4.15.20	1	CONSTRUCTION SET
4.29.20	2	

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Brian J. Field

BRIAN J. FIELD, P.E.

57224 04.29.2020
REG. NO. DATE



CIVIL DETAILS - 3

DRAWN BY: BJF CHECKED BY: GRJ

C11

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
AFJ	7	AUTUMN BLAZE MAPLE ACER X FREEMANII 'JEFFSRED'	B&B	2 - 1/2" CAL.	JCS	21	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.
COC	5	COMMON HACKBERRY CELTIS OCCIDENTALIS	B&B	2 - 1/2" CAL.	POD	23	LITTLE DEVIL NINEBARK PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	HT	RAG	46	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.
PTL	10	THE LIMEY NORWAY SPRUCE PICEA ABIES 'THE LIMEY'	B&B	6' HT.	SJA	25	JAPANESE SPIREA SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL.
PGL	9	WHITE SPRUCE PICEA GLAUCA	B&B	6' HT.	PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
PGD	7	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	6' HT.	CKF	15	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	NFW	61	WALKERS LOW CATMINT NEPETA X FAASSENII 'WALKERS LOW'	1 GAL
CAW	1	GOLDEN SHADOWS DOGWOOD CORNUS ALTERNIFOLIA 'W. STACKMAN'	B&B	2" CAL.				
MSS	3	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'	B&B	2" CAL.				

LEGEND

NEW SOD WITH IRRIGATION

NEW SEED #1 (25-131)

NEW SEED #2 (33-262)

1

3" DEEP, 1-1/2" WASHED RIVER ROCK MULCH OVER FABRIC

2

LANDSCAPE POLYEDGER

PLAN NOTES

- ALL SOD & PLANTINGS WITHIN PROPERTY LIMITS SHALL RECEIVE IRRIGATION (SEE L2 FOR IRRIGATION NOTES)
- REFER TO PLAN SHEET L2 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES
- FENCING SHALL BE OPAQUE PRIVACY FENCING

LANDSCAPE REQUIREMENTS

CITY CODE	REQUIRED	PROVIDED
TOTAL OVERSTORY TREES REQUIRED: 20 12,267.42 BLDG SF /320= 38.34 /2.5 CALIPER INCHES= 15.33= 15	15	38
TOTAL UNDERSTORY TREES REQUIRED: 5 15.33 / .25= 3.83 = 4	4	4
TOTAL NUMBER OF SHRUBS REQUIRED: 70 SITE PERIMETER = 2084.908 / 30 = 69.496 = 70+ ADJOINING A RESIDENTIAL, PUBLIC USE OR PUBLIC STREET REQUIRES SCREENING	70 + PLUS RESIDENTIAL & STREET SCREENING	191



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Minneapolis, MN 55347

Tel: 952.278.8880

Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET

REVISIONS

DATE	NO.	
4.15.20	1	PRICING SET
4.29.20	2	CONSTRUCTION SET

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

CURT H. CLAEYS, PLA

45613 REG. NO. 04/29/2020 DATE



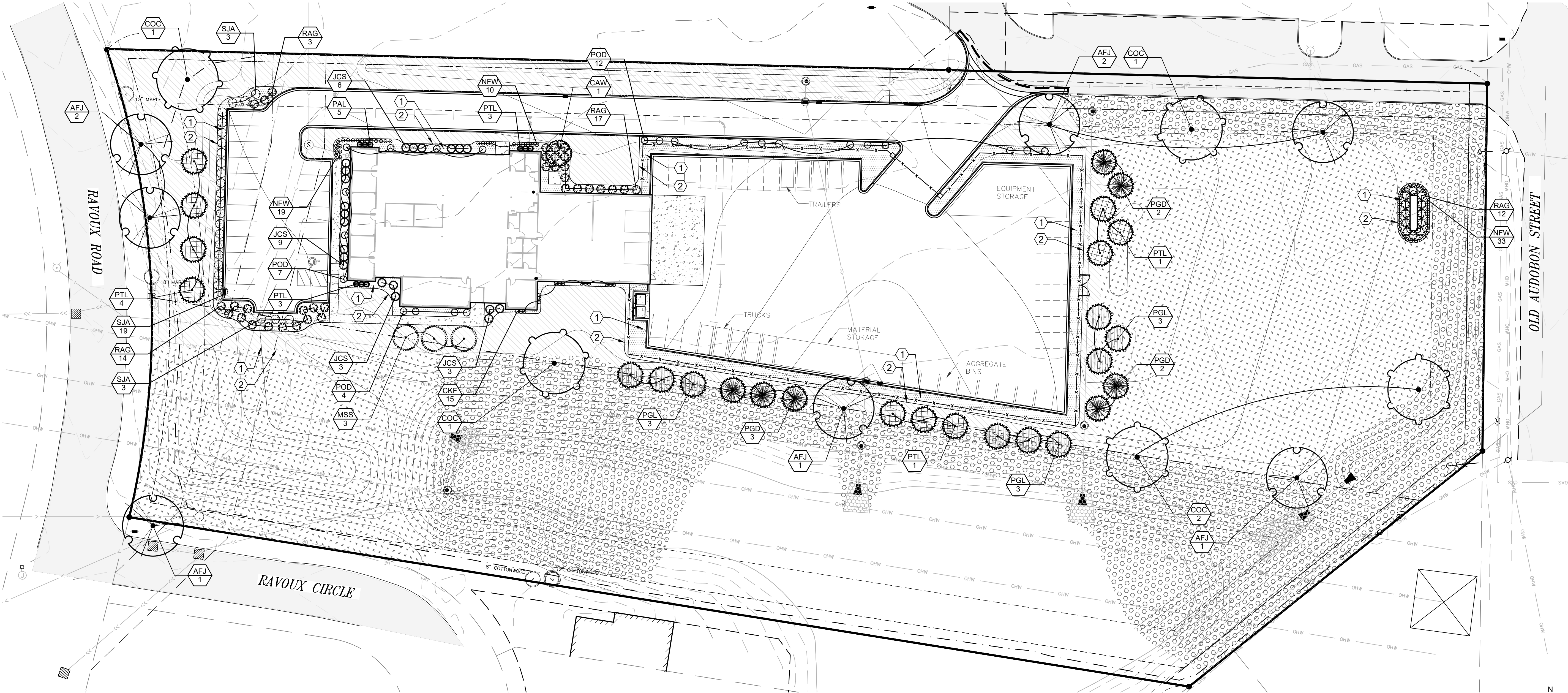
13605 1st Ave N. #100
Plymouth, MN 55441
P 763.412.4000 | ae-mn.com

PLANTING PLAN

DRAWN BY: JAF CHECKED BY: CHC

L1

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1 PLANTING PLAN
SCALE: 1" = 30'

GENERAL LANDSCAPE NOTES

1.

LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2.

ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
3.

NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
4.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
5.

IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6.

ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
8.

THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9.

ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
10.

THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO
11.

WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
12.

CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
13.

THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
14.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.
15.

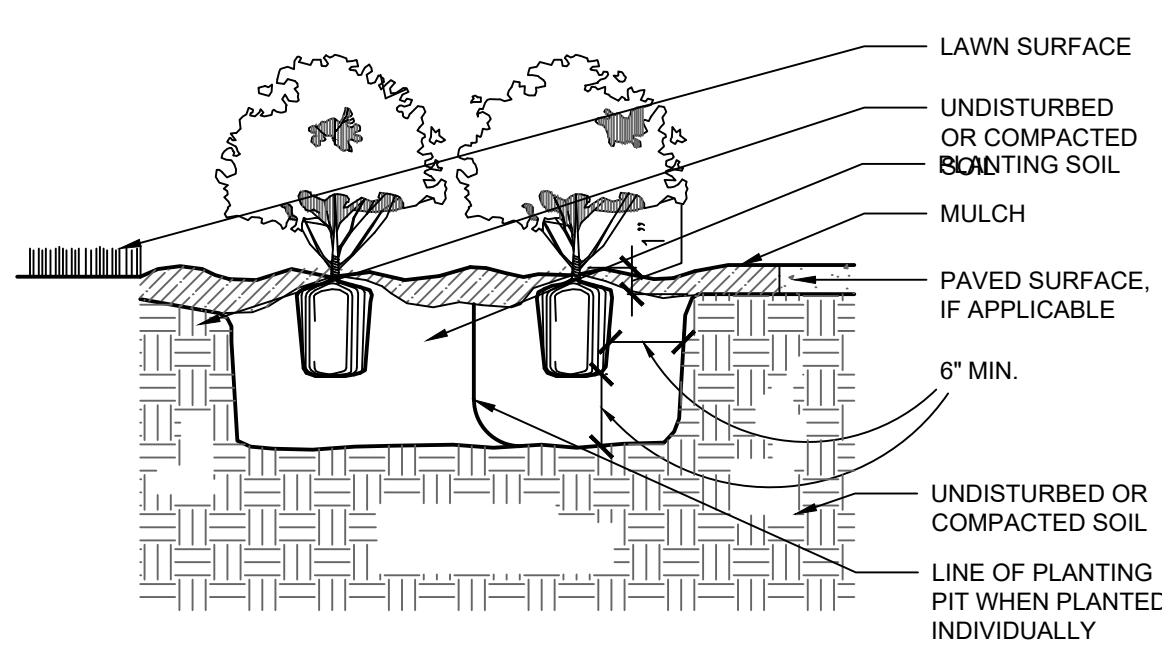
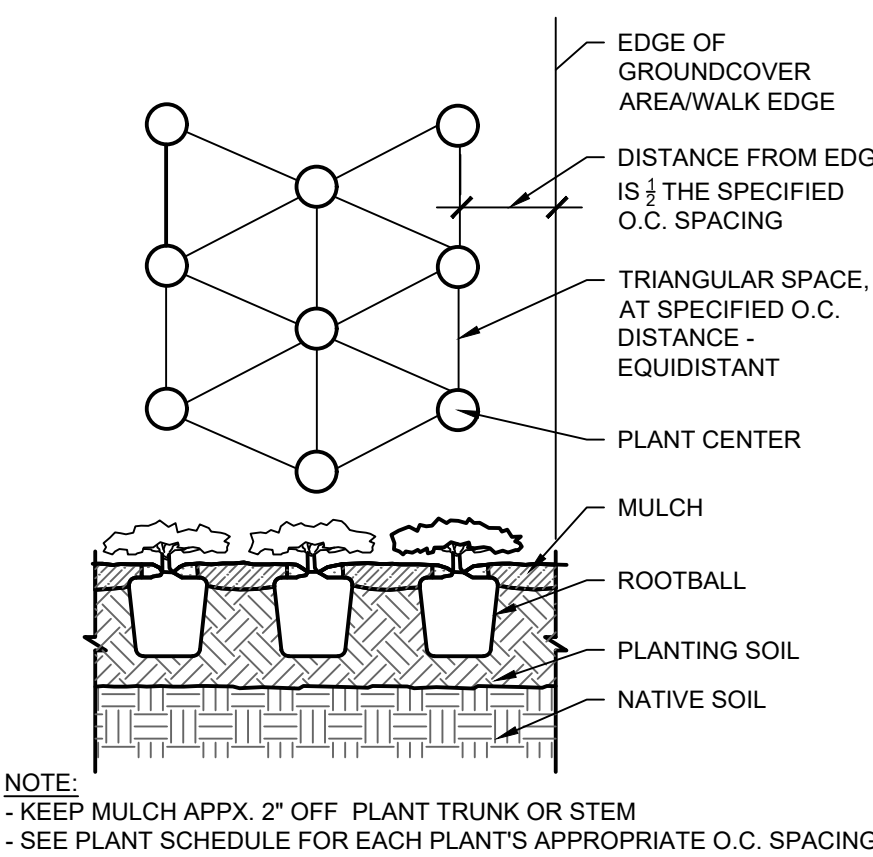
LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
16.

INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
17.

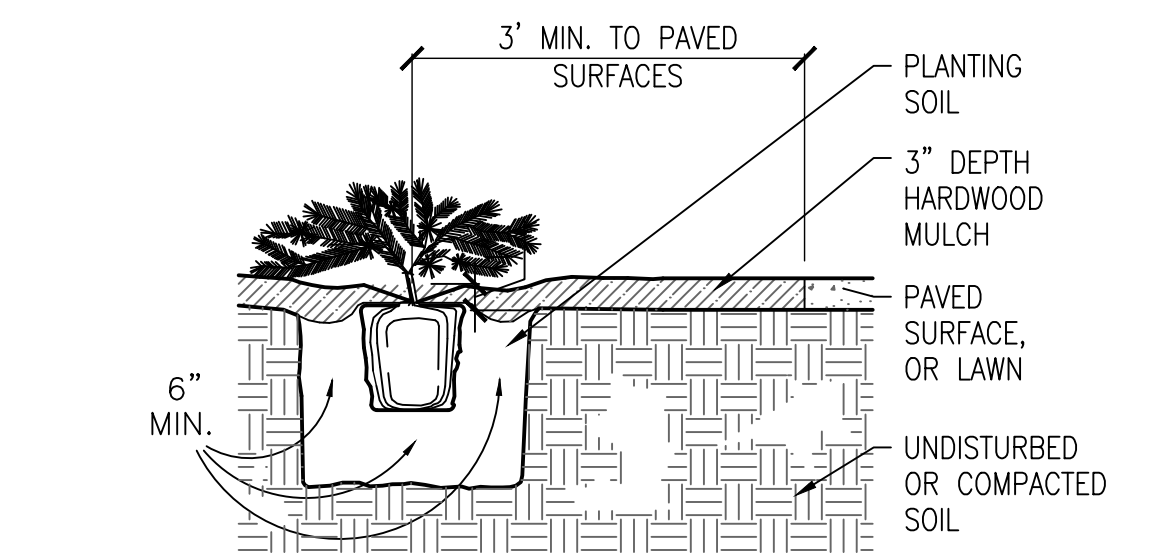
CONTRACTOR TO FURNISH & INSTALL METAL EDGING AS SHOWN ON THE PLANS & DETAILS. METAL EDGING SHALL BE ALUMINUM OR STEEL, BLACK IN COLOR, WITH A MINIMUM THICKNESS OF 1/8" AND 4" DEEP. INSTALL 1 METAL STAKE EVERY 3-1/2 FEET OF EDGING.
18.

LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V.

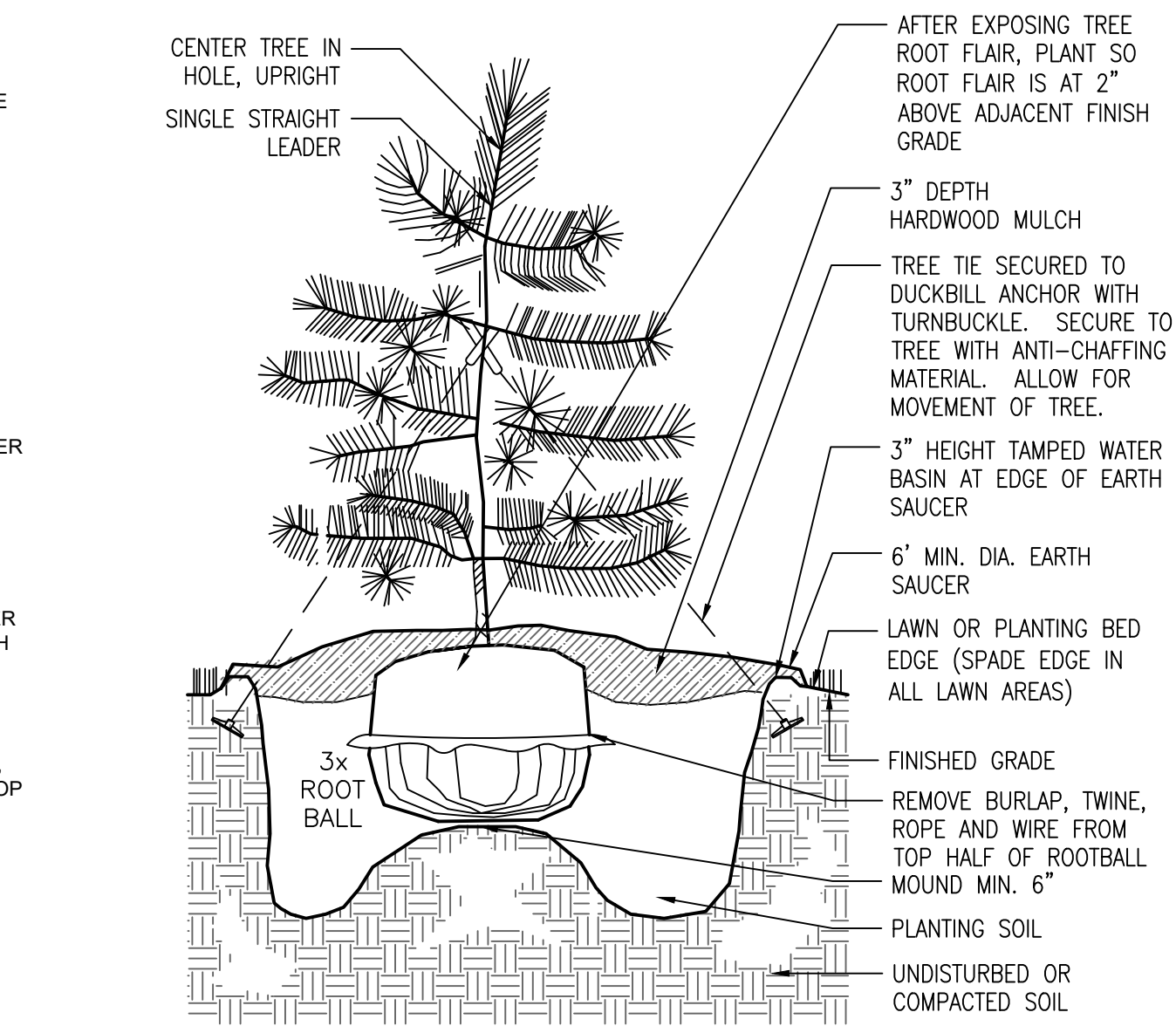
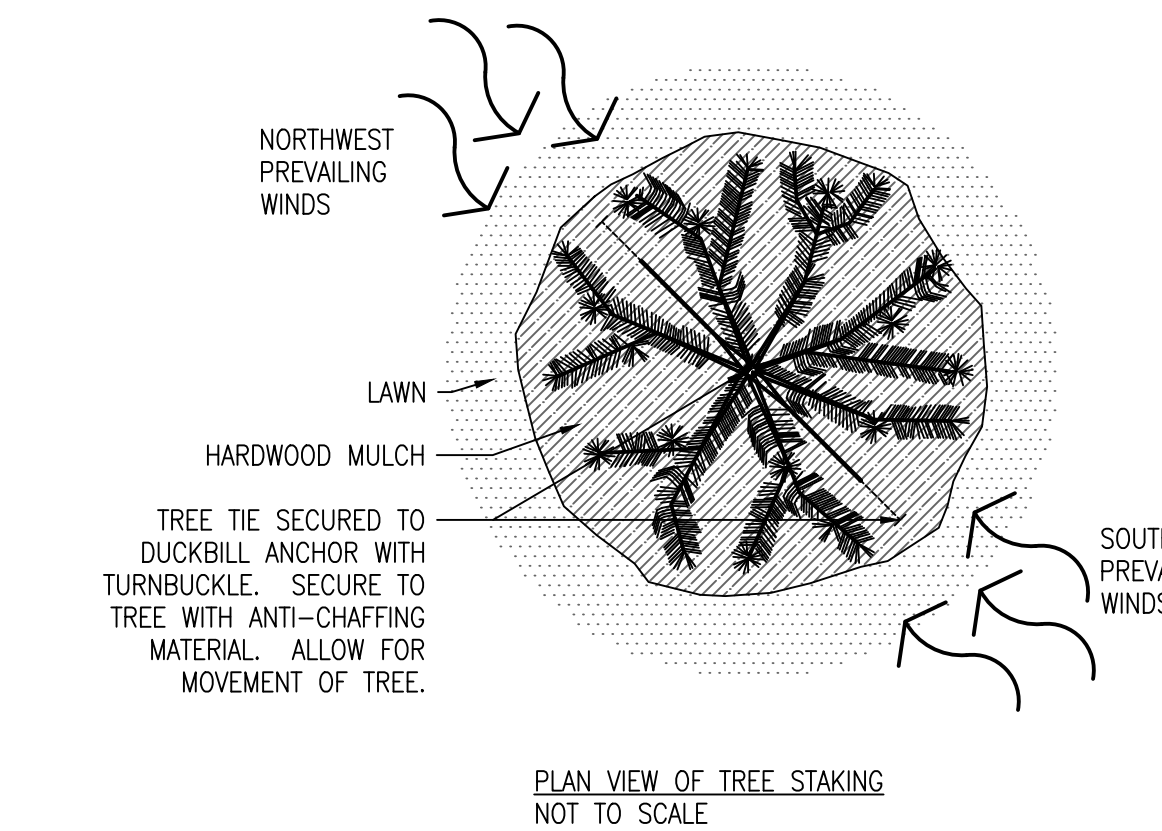
- THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
- 3" DEPTH OF 1"TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
- SHRUBS SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.



3 DECIDUOUS SHRUB PLANTING (TYP.)
SCALE: N.T.S.



4 EVERGREEN SHRUB PLANTING (TYP.)
SCALE: N.T.S.



NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

6 EVERGREEN TREE PLANTING (TYP.)
SCALE: N.T.S.

GENERAL IRRIGATION NOTES

1.

PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2.

THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
3.

VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
4.

CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5.

CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6.

SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7.

RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8.

PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
9.

AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
10.

WITHIN EXTREME SLOPED AREAS:

10.1.

INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS

10.2.

INSTALL LATERAL PIPES PARALLEL TO SLOPE

10.3.

IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
11.

LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12.

DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13.

MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
14.

IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY
15.

TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
16.

TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
17.

MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
18.

OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
19.

INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
20.

IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
21.

CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:

21.1.

ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.

21.2.

SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.

21.3.

PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.

21.4.

PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.

21.5.

ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.

21.6.

ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.

21.7.

ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.

21.8.

GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
22.

SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

GENERAL SODDING, SEEDING, FERTILIZER & TOPSOIL NOTES:

1.

ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:

1.1.

SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).

1.2.

SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
2.

ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:

2.1.

45% APPROVED TOPSOIL (ONE SITE PREFERRED)

2.2.

45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)

2.3.

10% SAND (FINE CLEAN MASONRY SAND)
3.

AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
4.

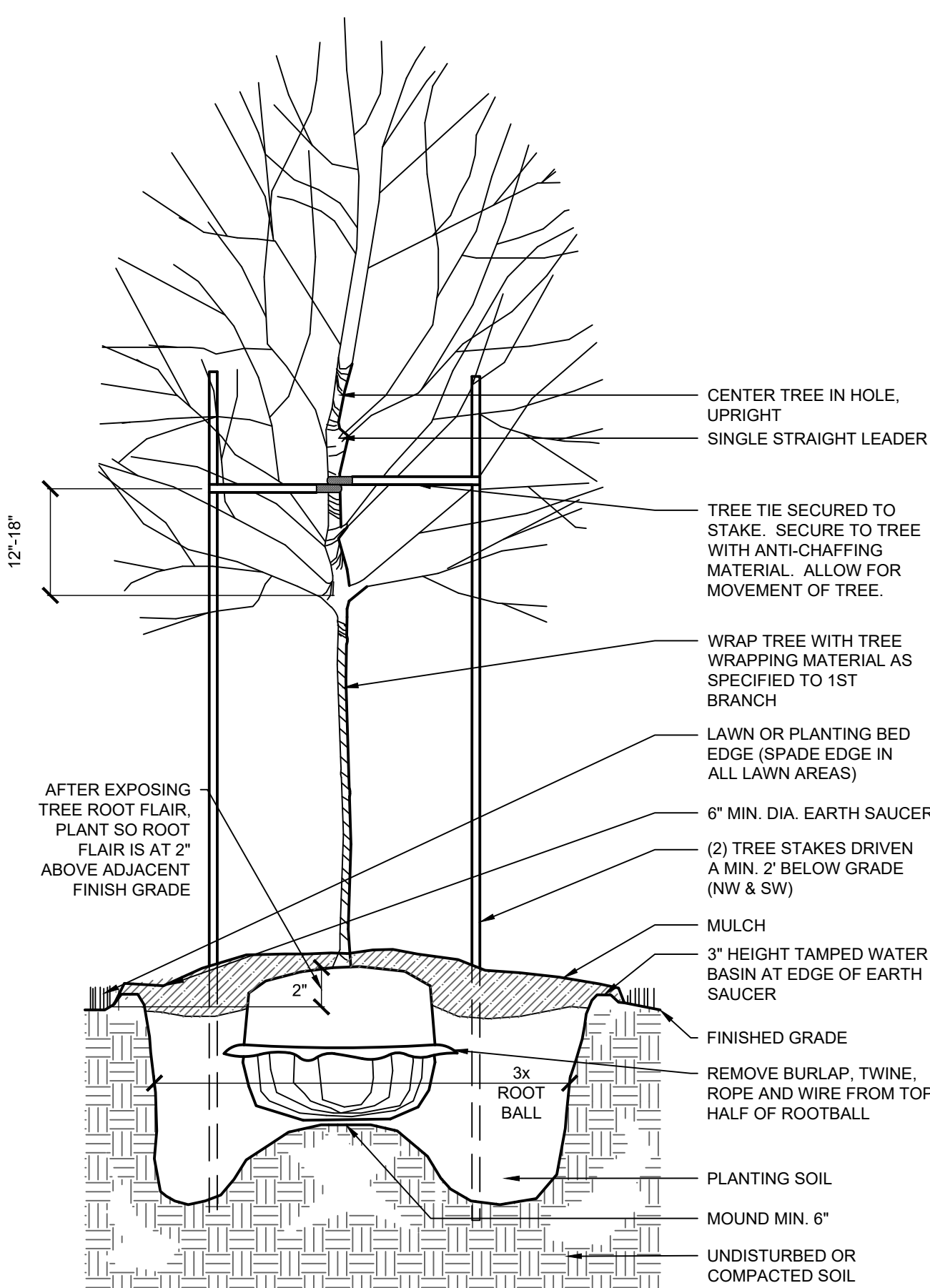
AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
5.

SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
6.

ALL AREAS SPECIFIED AS "SEED #1" TO BE SEEDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 25-131" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.
7.

ALL AREAS SPECIFIED AS "SEED #2" TO BE SEEDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 33-262" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.

2 LANDSCAPE EDGER DETAIL
SCALE: N.T.S.



NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

5 DECIDUOUS TREE PLANTING (TYP.)
SCALE: N.T.S.



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Tampa

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PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET		REVISIONS	
DATE	NO.		
4.15.20	1	PRICING SET	
4.29.20	2	CONSTRUCTION SET	

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

CURT H. CLAEYS, PLA
45613 REG. NO. 04/29/2020 DATE

ANDERSON
13605 1st Ave N. #100
Plymouth, MN 55441
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PLANTING DETAILS

DRAWN BY: JAF CHECKED BY: CHC

L2

13311
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ZONING INFORMATION:	
REZONED:	FID
BUILDING SETBACKS:	SEE CIVIL: C2
PARKING STALL:	9x18'
PARKING REQUIREMENTS:	OFFICE 1 STALL PER 250 SF SHOP 1 STALL PER 350 SF
OFFICE: (EXCLUDES MECH RMS, TOILET RMS, HALLWAYS, CLOSETS, STORAGE)	7,574 SF
SHOP:	3,062 SF
TOTAL BLDG.	10,636 SF
OFFICE 1 STALL PER 250 SF =	30.29 STALLS
SHOP 1 STALL PER 350 SF =	8.74 STALLS
TOTAL =	39.03 or 40 STALLS
MAX NUMBER OF EMPLOYEES IN SHOP AT ONE TIME =	2
MAX NUMBER OF EMPLOYEES IN OFFICE AT ONE TIME =	15
TOTAL BLDG. EMPLOYEES =	17
PARKING PROVIDED	
PROVIDED PARKING	20
PROOF OF PARKING	29
TOTAL PROVIDED	49



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Minneapolis, MN 55347
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PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

PERMIT SET 04/15/20

REVISIONS

DATE NO

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 Architect under the laws of the State of Minnesota

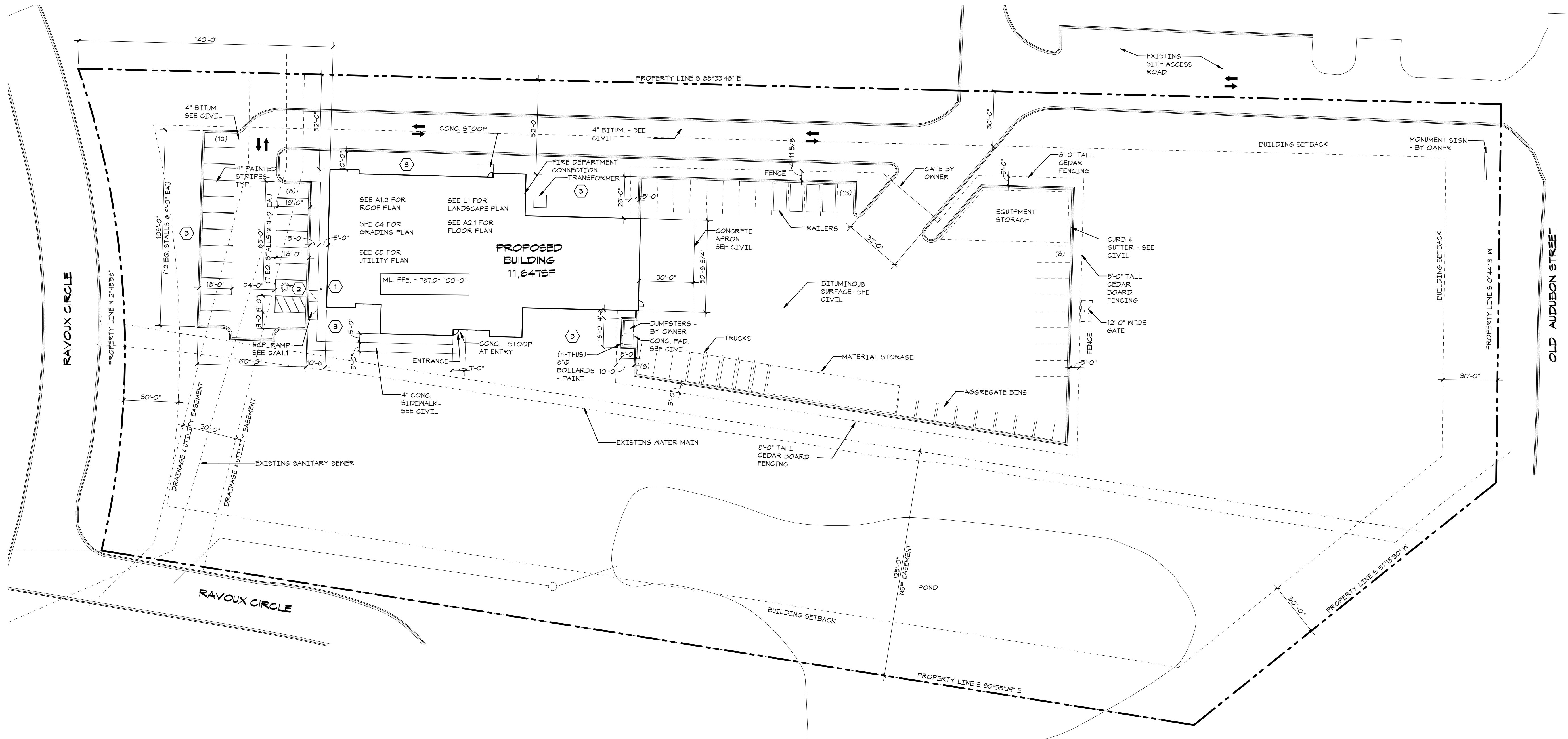
Thomas R. Moorsee
Tom Moorsee
#22894 04/15/20
Reg No. Date

SITE PLAN

Drawn By: KMJ Checked By: JTK

EX7

191112
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1 SITE PLAN
EXT 1" = 30'-0"





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STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

[illegible]

EX-A

(AE 15311)

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NEW BUILDING

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
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STATE OF MINNESOTA

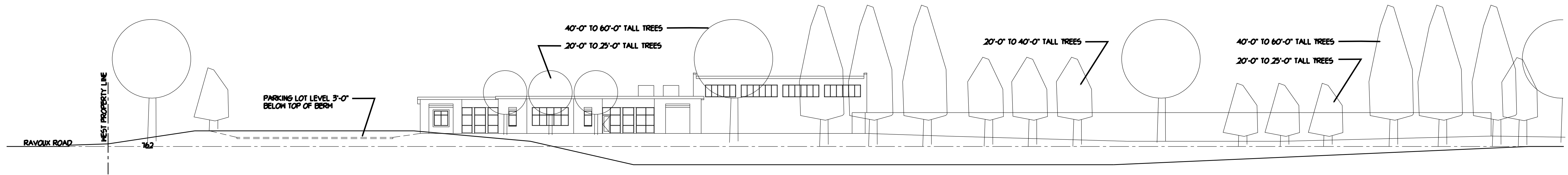
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SITE SECTIONS

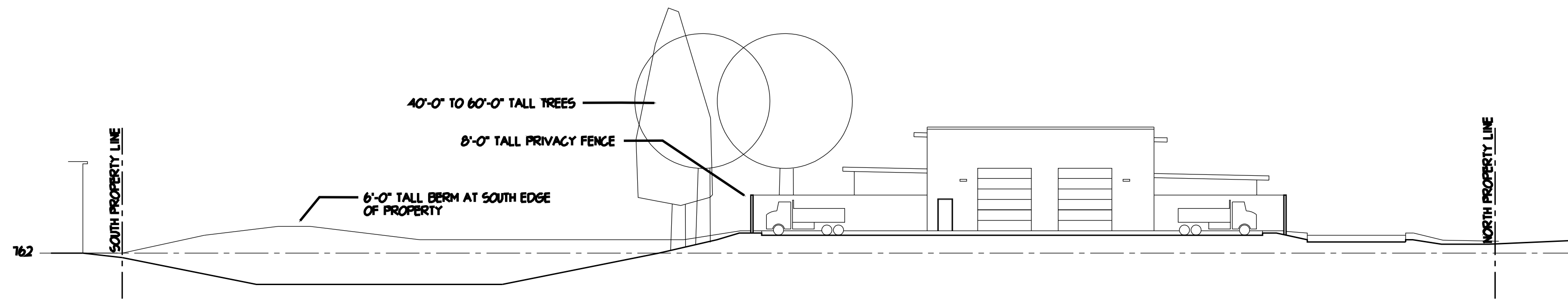
DRAWN BY: RMQ CHECKED BY: JTK

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191112 SITE SECTIONS
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2 SITE E-W SECTION CUT LOOKING NORTH
A.O.O. 1"=20'-0"




 SITE N-S SECTION CUT LOOKING WEST
 1"=20'-0"

Luminaire Schedule						Arr. Watts	Lum. Lumens
Symbol	Qty	Label	Arrangement	LLF	Description		
○	21	DD	SINGLE	0.900	LCR6159FSE010MW-4000K	14.9	1478
□	2	FF	SINGLE	0.900	RAYON T890 LED 40-19 UN12-40K-BZ	18.9	674
□	2	JJ	SINGLE	0.900	LUMARK AXCL6A @ 18FT	56.43	7594
○	4	SS	SINGLE	0.900	WAC DS-WD05-F35S-BZ	49.568	4893

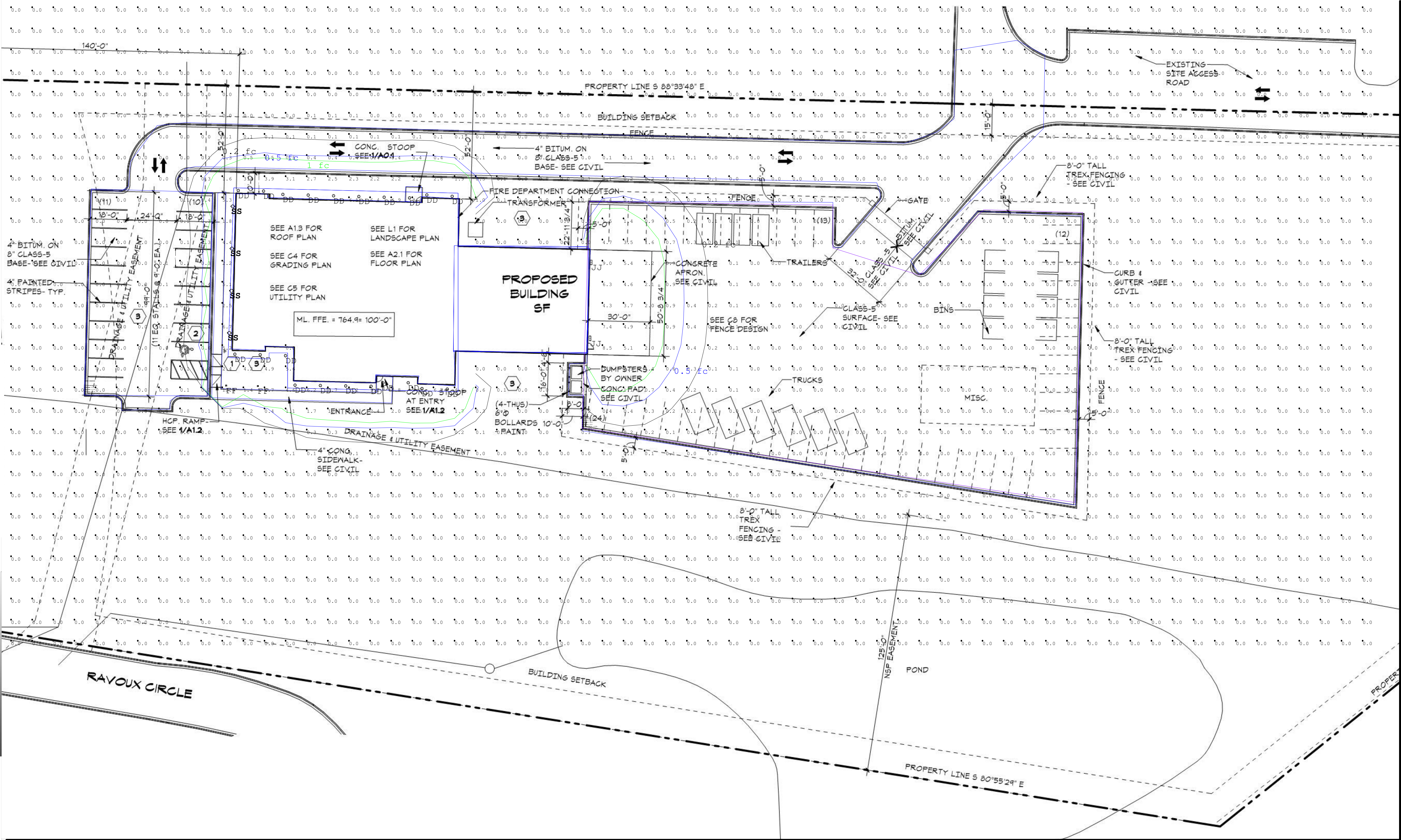
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPis 1	Illuminance	Fc	0.17	12.8	0.0	N.A.
FRONT PARKING	Illuminance	Fc	0.09	0.6	0.0	N.A.
LOT B	Illuminance	Fc	0.41	9.0	0.0	N.A.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.



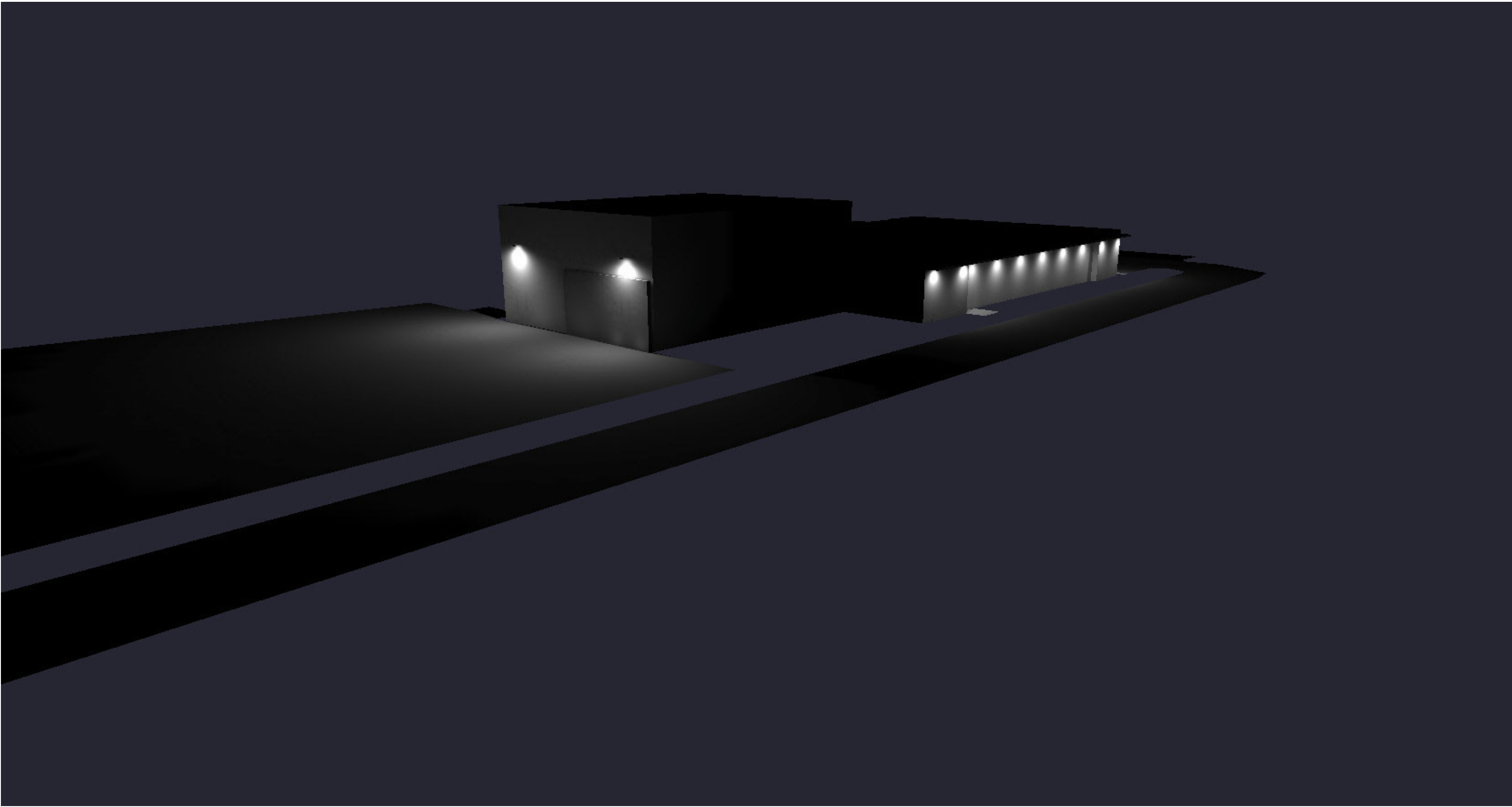
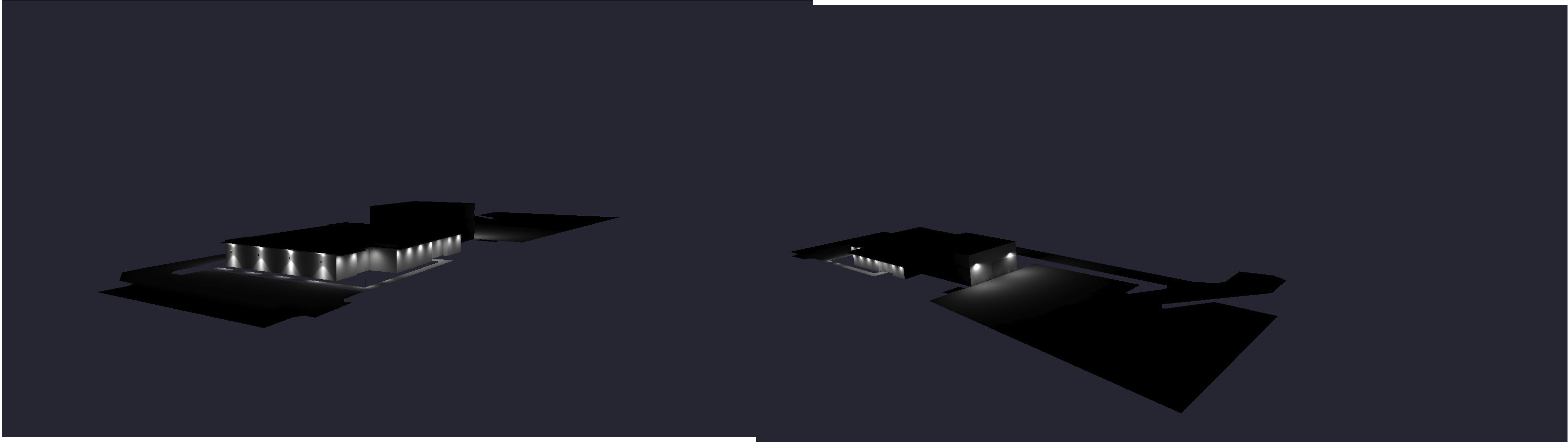
Plan View
Scale: 1 inch= 25 Ft.



Revisions	
#	Comments

Drawn By: JILL BJORNBERG LC	Checked By: JILL	Date: 4/7/2020
Scale: AS NOTED		

STRUCTURES INC	CHASKA, MN
----------------	------------







WEST AND SOUTH ELEVATION VIEWED FROM SW CORNER

EX1



SOUTH ELEVATION VIEWED FROM SW CORNER

EX2

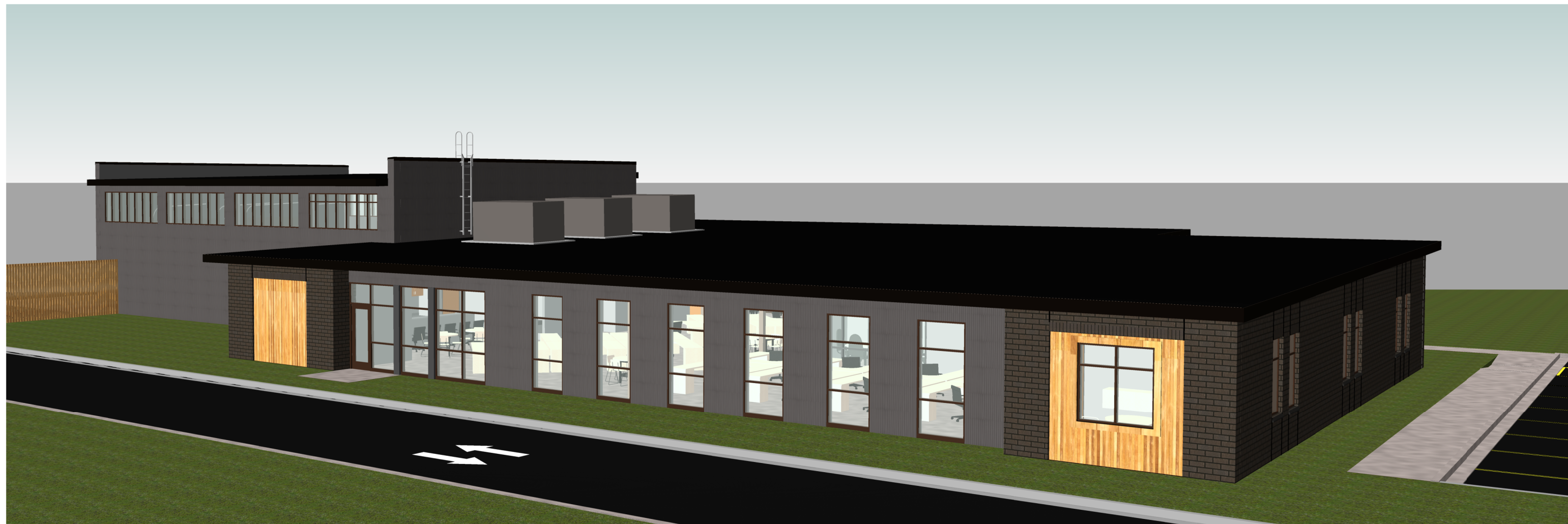
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 7.A. PUBLIC HEARING RECOMMENDATION
 04/06/20



SOUTH ELEVATION VIEWED FROM SE CORNER

EX3

STRUCTURES INC.
 7.A. PUBLIC HEARING Recommendation
 04/07/20



NORTH ELEVATION VIEWED FROM NW CORNER

EX4

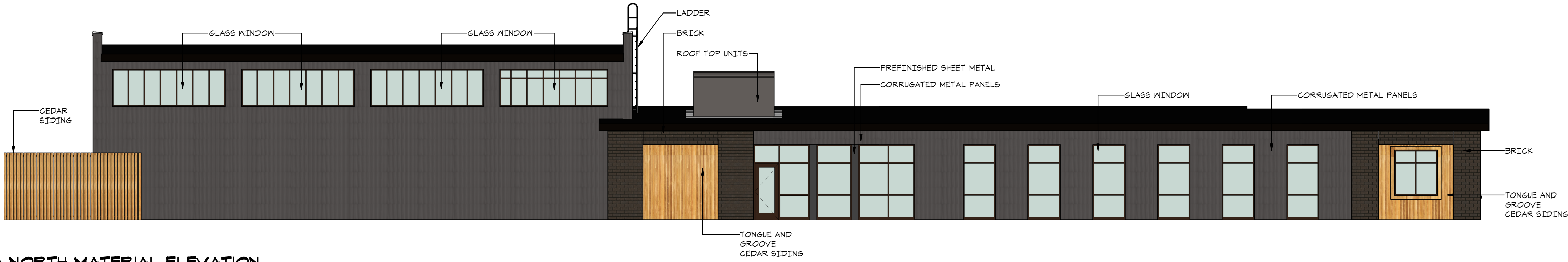
STRUCTURES INC.
INCIS, Recommended
04/07/20



EAST AND NORTH ELEVATION VIEWED FROM NE CORNER

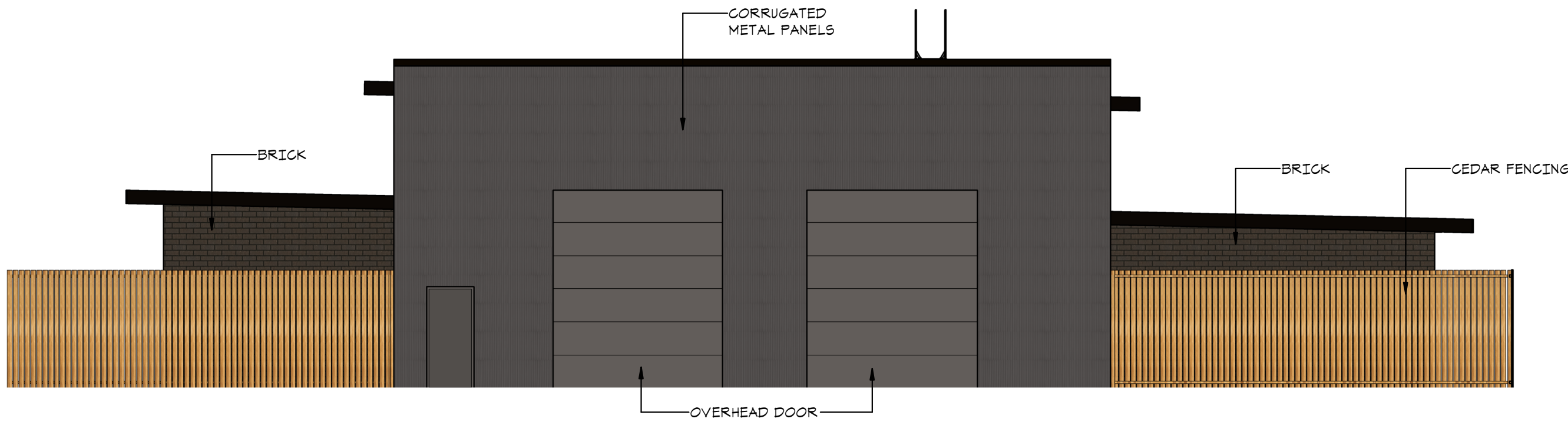
EX5

STRUCTURES INC.
 7.A. PUBLIC HEARING Recommendation
 04/07/20



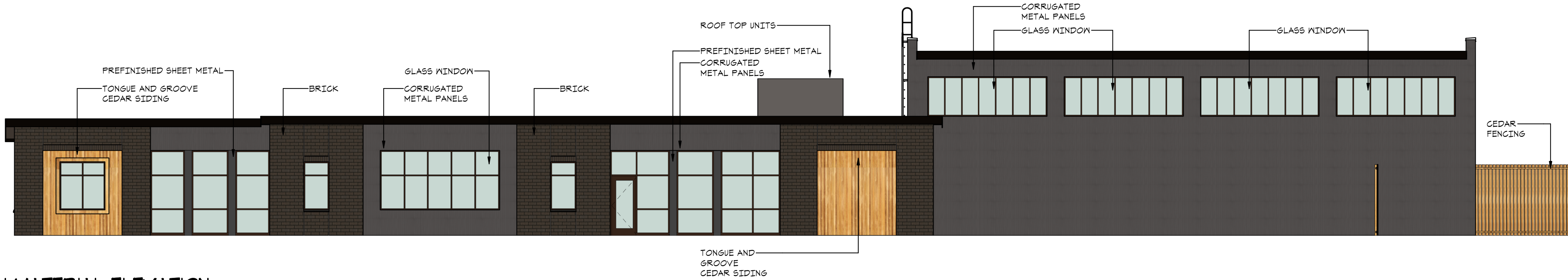
BUILDING ELEVATION MATERIALS	
BRICK S.F.	200 S.F.
METAL S.F.	1,420 S.F.
GLASS S.F.	699 S.F.
WOOD S.F.	144 S.F.
CLASS 1	
899 S.F.	
BUILDING S.F.	2,463 S.F.
PERCENTAGE	37%

1 NORTH MATERIAL ELEVATION
EX6 1/8" = 1'-0"



BUILDING ELEVATION MATERIALS	
BRICK S.F.	461 S.F.
METAL S.F.	795 S.F.
METAL DOORS	358 S.F.
GLASS 1	461 S.F.
BUILDING S.F.	1,620 S.F.
PERCENTAGE	24%

2 EAST MATERIAL ELEVATION
EX6 1/8" = 1'-0"



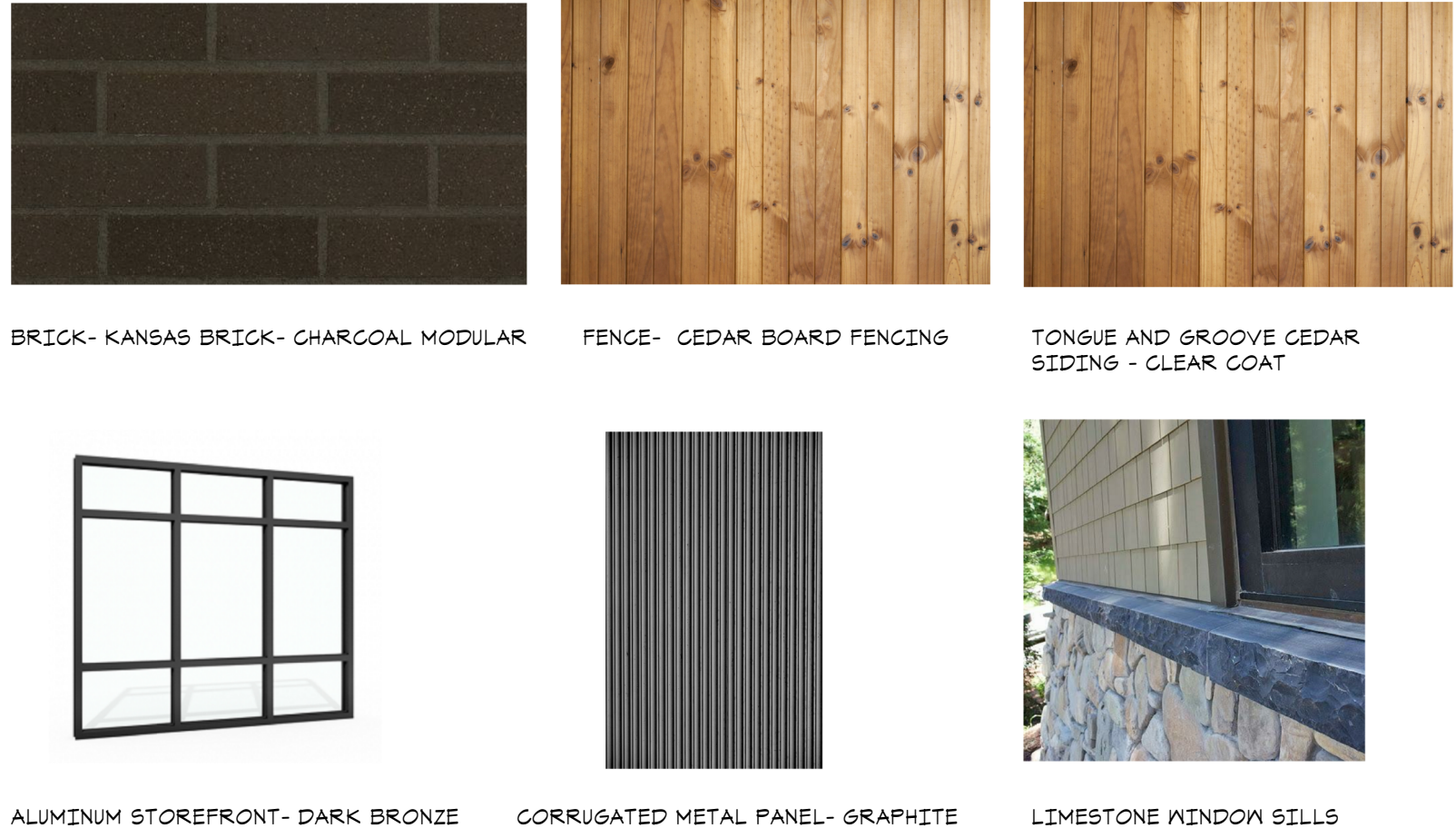
BUILDING ELEVATION MATERIALS	
BRICK S.F.	506 S.F.
METAL S.F.	1,320 S.F.
GLASS S.F.	762 S.F.
WOOD S.F.	186 S.F.
CLASS 1	1,268 S.F.
BUILDING S.F.	2,774 S.F.
PERCENTAGE	46%

3 SOUTH MATERIAL ELEVATION
EX6 1/8" = 1'-0"



BUILDING ELEVATION MATERIALS	
BRICK S.F.	979 S.F.
METAL S.F.	494 S.F.
GLASS S.F.	102 S.F.
CLASS 1	1,081 S.F.
BUILDING S.F.	1,576 S.F.
PERCENTAGE	61%

4 WEST MATERIAL ELEVATION
EX6 1/8" = 1'-0"



TOTAL BUILDING ELEVATION MATERIALS	
BRICK S.F.	2,152 S.F.
METAL S.F.	4,029 S.F.
GLASS S.F.	1,569 S.F.
WOOD S.F.	330 S.F.
METAL DOORS	358 S.F.
CLASS 1	3,715 S.F.
BUILDING S.F.	8,432 S.F.
PERCENTAGE	44%

EX6

MATERIAL ELEVATIONS

1/8" = 1'-0"

STRUCTURES INC.
CHASKA, MINNESOTA
04/07/20



STRUCTURES INC.

NEW BUILDING
THASKA, MINNESOTA

[illegible]

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

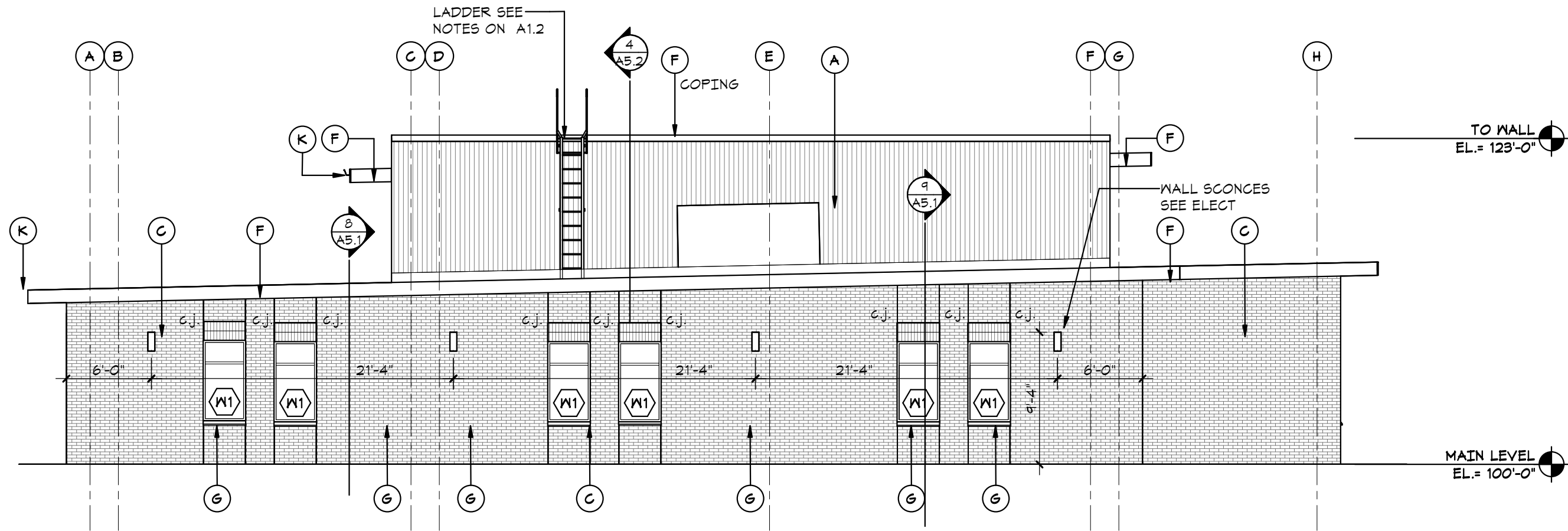
Thomas R. Moore
Tom Moore
#22894 04/15/20
Reg No. Date

EXTERIOR ELEVATIONS

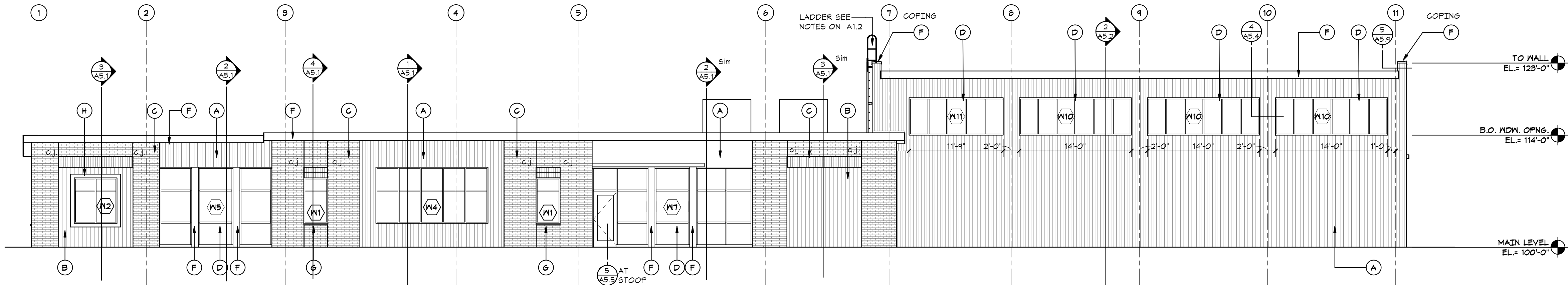
Drawn By: KMJ Checked By: JTK

A3.1

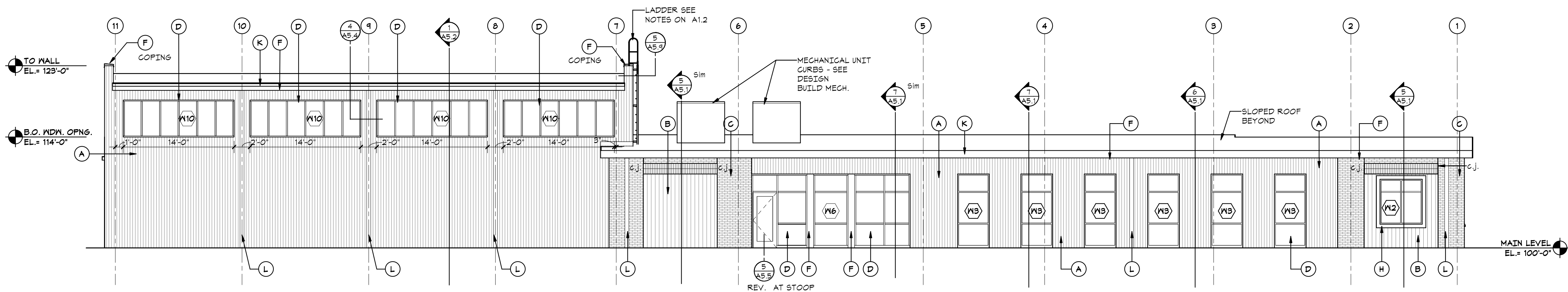
1112
COPYRIGHT © HTG ARCHITECTS



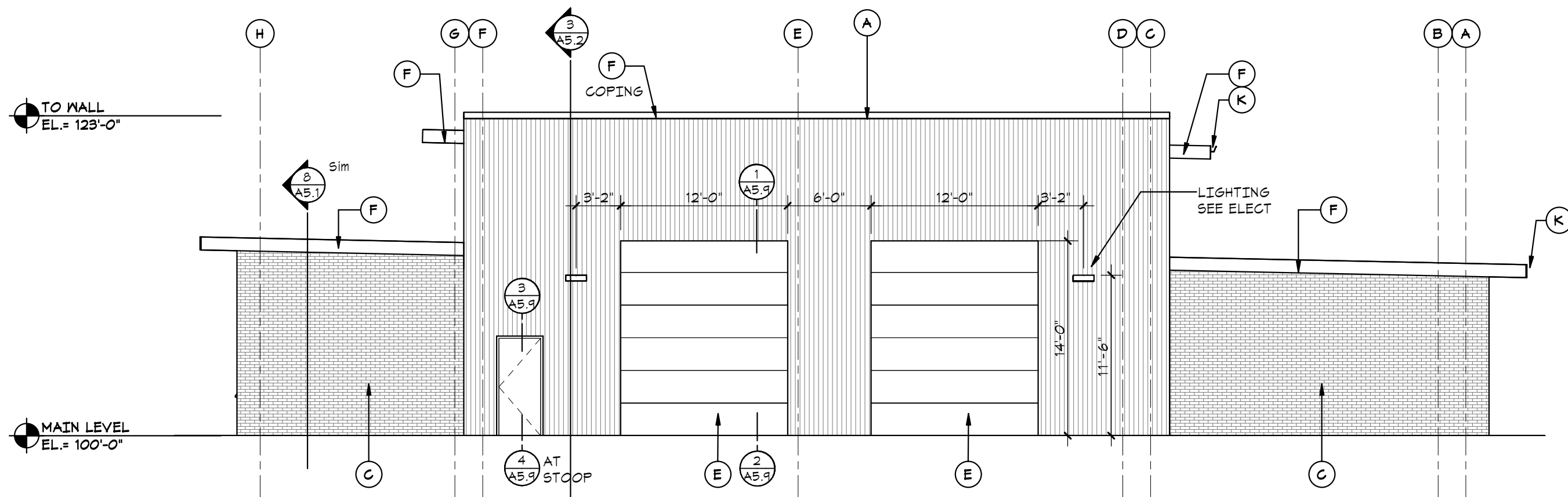
1 WEST ELEVATION
A3.1 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



3 NORTH ELEVATION
A3.1 1/8" = 1'-0"



4 EAST ELEVATION
A3.1 1/8" = 1'-0"

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

[illegible]

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

Tom Moore	
#22894	
Reg No.	Date

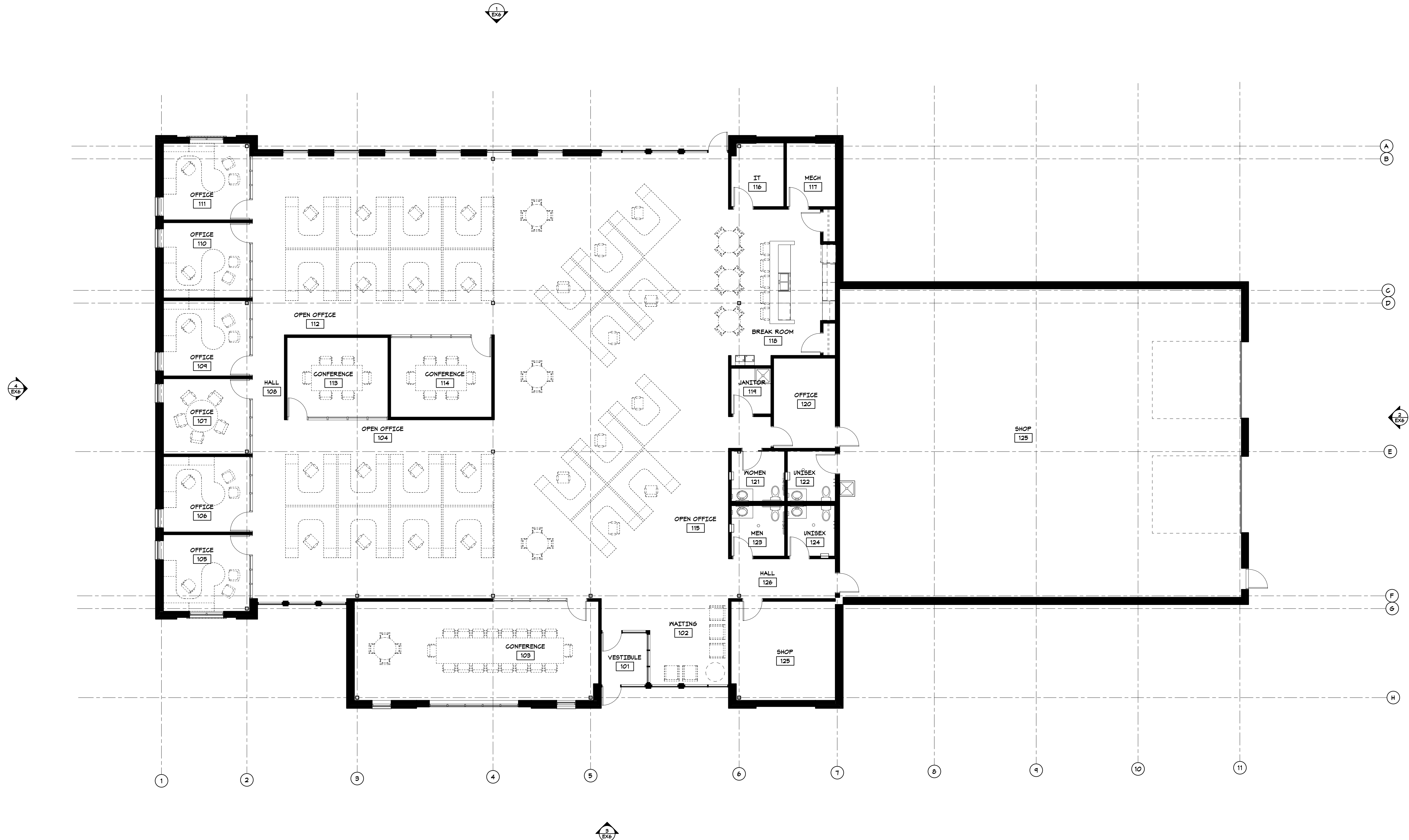
MAIN LEVEL FLOOR PLAN

Drawn By: KMJ Checked By: JTK

EX8

Project Number

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1
EX8

MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

05/13/2020

Subject: Pioneer Vista - Concept Plan

Applicant: Lennar

Location: South of Pioneer Trail, East of Clover Ridge Drive, North of Twin Cities & Western Railroad

Case No.: 2020-08

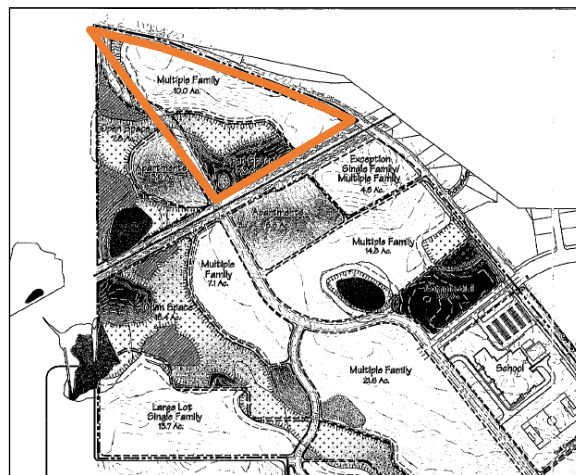
Synopsis: Applicant seeks to obtain approval of a 54 unit townhome development on approximately 17 acres of land just north of Clover Ridge

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

Back in 2000 when the Clover Ridge development was being planned, the property just north of the Twin Cities & Western railroad was also conceptually looked at for use as multi-family. See below.



No formal concept plan or land use applications were applied for, so tonight we are looking at a Concept Plan to develop this area.

Project Goals

The identified goals in creating this new neighborhood include the following:

- A concept plan that considers the wetlands, open space, landscape buffering on the property.
- Views of the neighborhood from the surrounding streets and within the neighborhood.
- Attractiveness of the homes.
- Quality of home construction.

Comprehensive Plan & Land Use

The Comprehensive Plan guides this area to be Medium Density Residential and Open Space. The proposal tonight is consistent with this guidance.

The parcel of land that this development encompasses is currently zoned Rural (R), which is. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Adjacent properties

The site is bound on the south by the Twin Cities & Western railway and the Clover Ridge development; to the west by Clover Ridge Drive; the north by Pioneer Trail; and the east by single family residential in Clover Ridge.

Existing Conditions

The subject property is located on the western edge of Chaska. The site is 16.9 gross acres in size, 13.2 of which are developable, and is currently vacant open space which is thinly wooded and is not being utilized for agricultural purposes. One wetland has been delineated on the site which is 3.64 acres in size. There are some significant grades on the property so grading will be required to balance the site in preparation for home construction and stormwater management.

A tree survey has already been conducted on the property, which included the area west of Clover Ridge Drive. The survey shows that there are a number of eastern red cedars very small in caliper (1-2 inch caliper), plus a number of box elders and elms.

CURRENT PROPOSAL

The proposed Pioneer Vista community would consist of 54 row townhome units (4.1 units/acre net density) off of a private drive that stems from Clover Ridge Drive. The 54 units are dispersed across 11 separate buildings; ranging from 4 units per building up to 6 units. Each unit will be owner-occupied, thus resulting in their own lot.

The existing wetland is intended to remain undisturbed with appropriate buffers included with the development. Retention ponds and possibly infiltration basins will be created on site for purposes of stormwater treatment. An amenity or gather area of some type is proposed in the center of the neighborhood near the wetland and ponding area.

Layout

Access for the new neighborhood will be from Clover Ridge Drive approximately 400 feet south of Pioneer Trail. This will be the only access into the development, which will terminate into a cul de sac on the easterly side of the site. The road and townhomes are mainly situated on the north side of the site to avoid impacting the wetland on the south side. The centerline building setback from Pioneer Trail requires that most of the townhome buildings to be situated south of the private drive. There will only be three buildings on the north side of the private towards the entrance of the development.

The Concept Plan was designed to create a landscape buffer along Pioneer Trail and the northerly portion of Clover Ridge Drive so the public streetscape view will mostly be that of trees, shrubs, and grasses. Those travelling northbound on Clover Ridge Drive will have views

of the large open space and wetland area leading to views of landscaping at the rear perimeter of townhome buildings, as well as moderate views of the rear townhome elevations all of which will have a deck or porch. Due to the curvature of the internal private street of Pioneer Vista many of the townhome buildings are offset and angled from one another which creates visual variation and interest from the public view. Lennar's anti-monotony code will offer additional variation through the use of multiple color packages so each building will be unique from the next.

36 of the 54 homes have been intentionally angled to the open space, wetlands, and ponds so that will be their main focal point. Other homes will have views of landscape buffering and partial views of Pioneer Trail or Clover Ridge Drive and open space or neighborhoods beyond. With each home having a patio, deck, or porch these residents will have both indoor and outdoor viewsheds. The development will be nearly 50% open space and wetlands.

Transportation/ROW/Parking

The Concept Plan proposes to provide for a private drive with connectivity to Clover Ridge Drive. Due to the site constraints (Pioneer Trail right-of-way setback, existing wetland, required wetland buffer) Lennar prefers the street be private which allows for reduced road width and right-of-way requirements, as well as reduced structure setbacks. The private drive that extends off of Clover Ridge Drive is located where there is a current driveway stub. The plan appears to show road widths (29 feet) that are consistent with private drive designs. Private drives can be smaller since City crews will not be maintaining these streets. However, it should be noted that if private drives are pursued then private utilities will also have to be installed.

Townhouse units are required to provide two spaces per unit, plus at least one space per two units in common lots for visitor parking use. A 54 unit townhome development would require 27 visitor parking spaces. The concept plan is currently showing 21 visitor parking spaces. The applicant will have to show in their preliminary submittal how they meet the visitor parking requirement.

Utilities

Sewer and water utilities are available. Water and sewer are stubbed to the access point on the west. The plan proposes to have a private street but public utilities (maintained by the City), as the homeowners associations from Lennar are not equipped or designed to oversee and handle maintenance of watermain and sanitary sewer. City staff is not supportive of this request as having to maintain public utilities under a private street poses a lot of maintenance concerns. The City would require that either public streets and public utilities, or private streets and private utilities are pursued. It cannot be a mix.

Stormwater

Stormwater ponding is proposed as a part of this proposal on the south side of the site. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal. Stormwater ponding will have to meet all Carver County WMO and City standards.

Schedule

Land development work could begin in Summer 2020 with construction on model homes beginning late Fall 2020. Ideally Lennar would have a home ready for the Spring 2021 Parade

of Homes. The overall project will likely be developed in one or two phases. In most cases Lennar project sales at a rate of two homes per month. Therefore, based on the 54 homes the timeline for full occupancy would be approximately 24-30 months.

Setbacks

Namely, the front yard setback should be no less than 20 feet. The setback between townhome buildings shall be 20 feet.

In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	Setback
Pioneer Trail	125 feet from centerline
Clover Ridge	15 feet
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Railway	50 feet

Architecture

Lennar will be the sole builder in this development. The Liberty townhomes are a two-story building consisting of four to six units per building. The Liberty series offers five floorplans each with 3 bedrooms, 2-3 bathrooms, front-loaded 2-car garage, and include a basement with option to finish. These townhomes have also been built, or are being built, in Lakeville, Rosemount, Woodbury, and Maple Grove. 54 units are proposed that will be built in 11 separate buildings ranging from 4-6 units per building. The base price range is \$308,000-\$316,000. Square footage will range from 1,720 square feet up to 1,830 square feet.

Lennar homes include varying amounts of stone on most facades and the siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. All Lennar townhome units are equipped with fire sprinklers. Lennar's design team will carefully plan the color packages of each building to avoid monotony and to ensure a visually appealing streetscape. Staff would also point out that 360-degree architecture shall be used on the facades seen from public view.

Trails & Sidewalks

There are no public trail installations proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement. The adjacent regional trail system will be accessed via Clover Ridge Drive and Pioneer Trail. The developer has also indicated that they will explore trail opportunities along the wetlands and ponds within the development. Staff would encourage this as it could be a beneficial amenity for the residents.

The concept plan does not show the inclusion of sidewalks in the development along the roadway, which is typical with a private street.

Screening, Landscaping & Tree Preservation

Because this development abuts the Twin Cities and Western railway it will be important that the homes that back up to this use have adequate screening. Typically a mix of deciduous and coniferous trees with a level of berming is the best practice adjacent to railways. The applicant will have to show in their preliminary landscape plan how this screening will be achieved on the south side. In addition, it will be important to see how the north edge adjacent to Pioneer Trail will be addressed for screening as the development abuts a major roadway.

A detail plan will need to be provided for the landscaping proposed around the buildings. This will need to be provided in the preliminary submittal.

The applicant has already conducted and submitted a tree survey as a part of this proposal. As noted previously, the survey shows that there are a number of eastern red cedars very small in caliper (1-2 inch caliper), plus a number of box elders and elms. Per observation, there were no significant, valuable trees noted by staff in the areas impacted by development. The developer has indicated that there will be a level of preservation along the railroad corridor and wetland area. The developer will have to provide a tree preservation plan during their preliminary submittal.

Parkland & Amenities

A park is not planned for this development, nor does the Comprehensive Plan guide the area for a public park. The developer will be required to pay park dedication fees.

For multi-family residential developments (townhomes), it is required to show a level of gathering open space options that can be used by the residents. For townhomes, 1,000 square feet of common open gathering space per unit is required, which could include walking trails around the wetland area. The developer will have to show in their preliminary how they meet this requirement and how the amenity area will be programmed.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Pioneer Vista Concept Plan for a 54 unit townhome development on 17 acres of land, subject to the following conditions:

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

- a. Project Narrative (pgs 1-5), prepared by Lennar, dated February 21, 2020
 - b. Existing Conditions, prepared by Westwood, dated February 26, 2020
 - c. Site Forces Exhibit, prepared by Westwood, dated February 26, 2020
 - d. Concept Sketch Plan, prepared by Westwood, dated February 26, 2020
 - e. Alta/NSPS Land Title Survey, prepared by Westwood, dated November 7, 2017
 - f. Topographical Survey, prepared by Westwood, dated November 7, 2017
 - g. Tree Inventory (pgs 1-2), prepared by Westwood, dated November 14, 2017
 - h. Home Plans (pgs 1-18), prepared by Lennar
2. Adherence with the City Engineer's Memo dated May 7, 2020.
 3. Provision of at least 27 visitor parking spaces for 54 townhome units, to be shown on the preliminary plan.
 4. Provision that private driveways are at least 22 feet in length.
 5. Provision of a detail plan for the landscaping around the buildings and to be submitted at preliminary submittal.
 6. Provision of adequate berming and landscaping along south edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.
 7. Provision of adequate screening and landscaping along north edge abutting Pioneer Trail, to be addressed at Preliminary submittal.
 8. Provision to further explore a trail system within the site around the wetland and connect to Clover Ridge Drive, and to be addressed at preliminary submittal.
 9. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Between Buildings: 20 feet
 - c. Clover Ridge Drive: 20 feet
 - d. Pioneer Trail: 125 feet from centerline
 - e. Railroad: 50 feet
 10. Provision of 360 degree architecture be used on all facades seen from public view.
 11. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 12. Preservation of wetlands and a 30 foot buffer.
 13. Provision of a storm water management plan meeting City and Carver County WMO standards.
 14. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
 15. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
 16. Provision of an amenity detail provided at 1,000 square feet per unit, to be included at preliminary submittal.
 17. Provision of a private street and private utility setup.
 18. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: May 7, 2020
Subject: Pioneer Vista Concept Plan

The proposed Pioneer Vista home development site abuts just south of Pioneer Trail and borders Clover Ridge Drive and accounts in total of nearly 17 acres of which approximately 13 acres is proposed for development. The existing drainage patterns over site slope to an existing wetland that is approximately 3.5 acres in size. The comprehensive plan identified the property as residential property with open space that would allow flexibility with development due to the terrain but also to preserve the wetland area that exists. The size and physical characteristics of the site will have a direct impact with every development component such as private streets to reduce roadway widths and structure setbacks. The premise of protecting the existing wetland will influence the site design features.

When Clover Ridge Drive was constructed in the mid 2000's the City worked closely with the landowner to preserve an access that would support a future development street extension. The Concept plan proposes a private street extension from the current intersection to serve as the entrance and exit for the housing development. Again, one design feature proposed involves private streets that do not require dedication of public right of way, thereby reducing structure setbacks. In such a situation, ownership and maintenance/upkeep of the streets, including curb and sidewalks, reverts to the homeowners association (HOA). Although a private street and cul-de-sac are proposed the development will need adhere to the City private design standards.

Gravity sanitary sewer and water main piping stubs are currently in place at the proposed intersection located along Clover Ridge Drive and are available to service the site. Although the City has instances where the utilities (sanitary sewer, water main and storm sewer) underlying private streets are public (municipal), Chaska has experienced problems maintaining utilities within these restricted corridors, as well as conflicts between street and utility work where maintenance responsibilities vary. Based on these experiences, the Developer needs to be aware the City has moved toward a private street/private utility setup.

Developing the grading plan that includes wetland protection and storm water is a work in progress. The concept plan shows that City and Watershed standards can be met. City and watershed storm water standards will require that ponds be sized to capture, store, and treat the development area as well as accommodate offsite drainage that passes through the property. A storm water management plan that meets all agency requirements will be required as is consistent with all City development.



NARRATIVE: Lennar Townhome Community Concept Review
(working community name is Pioneer Vista)

U.S. Home Corp, dba Lennar, is pleased to submit this Concept Plan for City review for the proposed townhome community at Pioneer Trail and Clover Ridge Drive.

Developer/Builder

Lennar (Josh Metzger)
Josh.Metzer@Lennar.com
952-249-3068

Owner Representative

Chaska Investment Limited Partnership
mbenson@wallingfordproperties.net
952-835-4111 x 104

Lennar Core Values and Guiding Principles

Our commitment to Quality, Value, and Integrity is the underlying foundation upon which Lennar was built, and these three fundamental principles still guide us in caring for our customers, associates, shareholders, and community.

- **Quality**: Lennar continually maximizes the quality of its building efforts. Not only do we harness our national purchasing power to increase quality building materials while lowering costs to deliver greater value, but we observe internal quality assurance programs and external third-party inspection processes to guarantee the quality of every new home.
- **Value**: Lennar delivers unprecedented value through its industry-leading incentives. Our Everything's Included® approach gives buyers the new home features and finishes they want at the best possible value, while a personal myLennar account simplifies the homeownership experience with easy-to-access tools, resources, and rewards. Also, our family of companies can assist with mortgage, title, and insurance needs to ensure a smooth closing.
- **Integrity**: At Lennar, we are committed to doing the right thing for the right reason. We are dedicated to being an innovator in the industry, constantly focused on improving the quality of our homes and approaching each day with the highest level of integrity for our customers, associates, shareholders, trade partners, community, and environment.

Existing Conditions

(please see Existing Conditions exhibit)

The subject property is located on the western edge of Chaska and is bounded by Pioneer Trail on the north, Clover Ridge Drive on the west and south, and the Twin Cities and Western Railroad on the southeast. The site is 16.9 gross acres in size, 13.2 of which are developable, and is currently vacant open space which is thinly wooded and is not being utilized for agricultural purposes. One wetland has been delineated on the site which is 3.64 acres in size. There are some significant grades on the property so grading will be required to balance the site in preparation for home construction and stormwater management.

Development Overview

(please see Site Forces and Concept Sketch Plan exhibits)

- **Homes**: The proposed Pioneer Vista community would consist of 54 row townhomes (4.1 units/acre) from our Liberty series. **Infrastructure**: The townhomes will ideally be served by a private street and public utilities.
- **Wetlands & Ponding**: The existing wetland is intended to remain undisturbed with appropriate buffers included with the development. Retention ponds and possibly infiltration basins will be created on site for purposes of stormwater treatment.

- Landscaping: Trees will be planted around the perimeter of the development and amongst the townhome buildings as well as trees being preserved, where possible, along the railroad corridor to serve as a landscape buffer for new residents of Pioneer Vista and existing residents of neighboring developments.
- Amenity Area: We are proposing an amenity or gather area of some type in the center of the neighborhood near the wetland and ponding area.
- Developer/Builder: Lennar will act as both developer of the property and builder of the homes within Pioneer Vista.

Proposed Homes and Architecture

(please see exterior renderings, photos, and floorplans)

The Liberty townhomes are a two-story building consisting of four to six units per building. The Liberty series offers five floorplans each with 3 bedrooms, 2-3 bathrooms, front-loaded 2-car garage, and include a basement with option to finish. These townhomes have also been built, or are being built, in Lakeville, Rosemount, Woodbury, and Maple Grove.

- **2-Story Liberty Townhome (row-style basement townhome)**

<u>Total Units</u> :	54 (11 buildings, 4-6 units per building)
<u>Base Price Range</u> :	**\$308,000 - \$316,000
<u>Square Footage</u> :	1,720 - 1,830 (3 bedrooms, 2-3 baths, 2-car garage)
<u>Bedroom</u> :	3 bedrooms
<u>Bathrooms</u> :	2-3 bathrooms
<u>Garage</u> :	front-loaded two-car garage

***Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on most facades and the siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. All Lennar townhome units are equipped with fire sprinklers. Architectural renderings of the townhomes are included with this submittal. Lennar's design team will carefully plan the color packages of each building to avoid monotony and to ensure a visually appealing streetscape.

Infrastructure

Pioneer Vista is located adjacent to existing residential development. As a result, all infrastructure is readily available and adequately sized to handle additional development. No trunk infrastructure will need to be constructed to serve this development. Watermain, sanitary sewer, and storm sewer are available in Clover Ridge Drive at our proposed community entrance.

An existing culvert carries stormwater from the existing wetland on the subject property westward under Clover Ridge Drive to a larger wetland. Stormwater will be treated in two ponds located on the north side and south side of the community. Street and townhome drainage will be collected by storm sewer and discharged into the City storm sewer system or into infiltration basins or retention ponds for treatment. The treated stormwater is then discharged into the local the wetland complex. Management of the development's stormwater runoff will be designed to meet City and County standards.

Access for the new neighborhood will be from Clover Ridge Drive approximately 400 feet south of Pioneer Trail. This will be the only access as we are proposing this as a cul-de-sac street. Clover Ridge Drive is designed to accommodate the daily traffic that will be generated by this new townhome community. Due to the site constraints (Pioneer Trail right-of-way setback, existing wetland, required wetland buffer) Lennar prefers the

street be private which allows for reduced road width and right-of-way requirements, as well as reduced structure setbacks. This would allow us to preserve the wetland without impacting it. We would also request the utilities be public (maintained by the City) because our homeowners associations are not equipped or designed to oversee and handle maintenance of watermain and sanitary sewer.

Open Space and Trails

The Pioneer Vista community will be nearly 50% open space and wetlands. With 36 of the 54 homes backing directly up to the open space and wetlands the natural environment will be a strong aesthetic of the neighborhood. The regional trail system will be accessed via Clover Ridge Drive and Pioneer Trail. We may also explore adding some trails within the development along the wetland and ponds.

Viewsheds

- Views from Pioneer Trail and Clover Ridge Drive: The Concept Plan was designed to create a landscape buffer along Pioneer Trail and the northerly portion of Clover Ridge Drive so the public streetscape view will mostly be that of trees, shrubs, and grasses. Those travelling northbound on Clover Ridge Drive will have views of the large open space and wetland area leading to views of landscaping at the rear perimeter of townhome buildings, as well as moderate views of the rear townhome elevations all of which will have a deck or porch. Due to the curvature of the internal private street of Pioneer Vista many of the townhome buildings are offset and angled from one another which creates visual variation and interest from the public view. Lennar's anti-monotony code will offer additional variation through the use of multiple color packages so each building will be unique from the next.
- Views from homes: As previously mentioned, 36 of the 54 homes have been intentionally angled to the open space, wetlands, and ponds so that will be their main focal point. Other homes will have views of landscape buffering and partial views of Pioneer Trail or Clover Ridge Drive and open space or neighborhoods beyond. With each home having a patio, deck, or porch these residents will have both indoor and outdoor viewsheds.

Amenities

As described above, there will likely be an amenity area or gathering space created at the center of the neighborhood adjacent to the wetland and ponding area. Potential amenities might include a grilling area, pergola seating space, wetland/open space lookout point, etc. We anticipate this area will be social gathering place for residents of Pioneer Vista.

Connectivity to Area Resources and Amenities

The subject property's proximity to the following area resources and amenities are a major part of what we believe will make this a quality and successful community:

- Downtown Chaska;
- Chaska Town Course and Hazeltine National Golf Club;
- Eastern Carver County Schools;
- Chaska Community Park and access to Chaska's vast recreational trail network;
- Wide variety of retail and dining establishments;
- Two Twelve Medical Center.

Description of Requests

Lennar will be requesting a rezoning of the subject property from R-Rural to PRD-Planned Residence Development in order to provide for greater flexibility and creativity in the homesite configuration which will result in an efficient use of land through the preservation of existing wetlands and open space. The PRD zoning will also match that of surrounding neighborhoods.

The Chaska Comprehensive Plan guides the subject property both Medium Density Residential and Open Space. The portion of the property guided Medium Density Residential will be developed as townhomes. The portion guided Open Space will remain open space. Therefore, our proposed plan is in conformance with the Chaska Comprehensive Plan.

Land uses surrounding the subject property include:

- North – single-family homes (Bella Vista), townhomes, Chaska Town Course;
- South/Southeast – single-family and townhomes (Clover Field);
- South/Southwest – vacant land guided for high density residential;
- West – vacant land zoned and guided for low density residential.

Chaska Core Strategies

The following is a summary of how Pioneer Vista contributes to and supports the City's core strategies.

➤ Chaska's High Quality of Life is Enhanced

Pioneer Vista will offer existing Chaska residents, or those looking to live in Chaska, the opportunity to purchase a new home within the City, particularly first time home buyers and empty nesters. This new neighborhood will provide new homeowners with access to golf courses, retail and dining, medical facilities, regional transportation, a quality school, City parks and trail system, and proximity to downtown Chaska. The new neighborhood will also include a large preserved wetland and open space area with trails. This development will establish a homeowners association which will facilitate and encourage the residents to maintain and strengthen their neighborhood.

➤ Taxpayers Perceive they are Getting Cost-Effective Service

As an infill development, all infrastructure is in place to serve the new homes. The City will receive a significant amount of infrastructure impact fees and park dedication fees, of which little will be expended with this development. In addition, the new homes will generate tax revenue, a significant increase from the current vacant status of the property. This will aid the City in providing cost-effective services to Chaska residents.

➤ Well-Planned and Orderly Community Development is a Priority

Development of this infill site is highly efficient and desirable from an infrastructure and orderly growth standpoint. It makes efficient use of the significant amount of public infrastructure immediately accessible in Clover Ridge Drive. The proposed townhome community with preserved open space is consistent with the Medium Density Residential and Open Space land use designations. The proximity of homes and the proposed amenity/gathering area will encourage and enhance community relations. And as mentioned, Lennar homes include quality materials including stone, vinyl, and LP in varying styles such as lap siding, shakes, and board and batten. The townhome buildings will be angled to create a pleasing coving effect and Lennar's anti-monotony code will offer additional variation through the use of multiple color packages.

➤ A Sense of Community and Small Town Values are Maintained

Adding new residents to this location is ideal from the standpoint of the broader community. These new residents will strengthen and add vibrancy to the nearby golf courses, restaurants, retail establishments, schools, and City parks and trail system. Downtown businesses are also likely to benefit from the addition of a new community within Chaska. The Pioneer Vista neighborhood will also form its own sense of community at the neighborhood level with the use of the community amenity area, trails, open space, and participation within the Pioneer Vista homeowners association.

➤ A Commitment to Excellence

Excellence in Pioneer Vista will be evident in many ways:

- A concept plan that considers the wetlands, open space, landscape buffering on the property.

- Views of the neighborhood from the surrounding streets and within the neighborhood.
- Attractiveness of the homes.
- Quality of home construction.

Schedule

Land development work could begin in Summer 2020 with construction on model homes beginning late Fall 2020. Ideally we would have a home ready for the Spring 2021 Parade of Homes. The overall project will likely be developed in one or two phases. In most cases we project sales at a rate of two homes per month. Therefore, based on the 54 homes the timeline for full occupancy would be approximately 24-30 months.

Lennar has a long standing history of building successful communities throughout the Twin Cities, including similar communities under development at Avonlea (Lakeville), Highlands of Falmoor Glen (Rosemount), Harvest Commons (Woodbury), and Rush Creek Commons (Maple Grove). We invite you to visit any of these communities and our website at <https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>. We look forward to working with the City of Chaska and thank the City for its support.

Regards,

Josh Metzger
Land Entitlement Manager
Lennar Minnesota

Existing Conditions

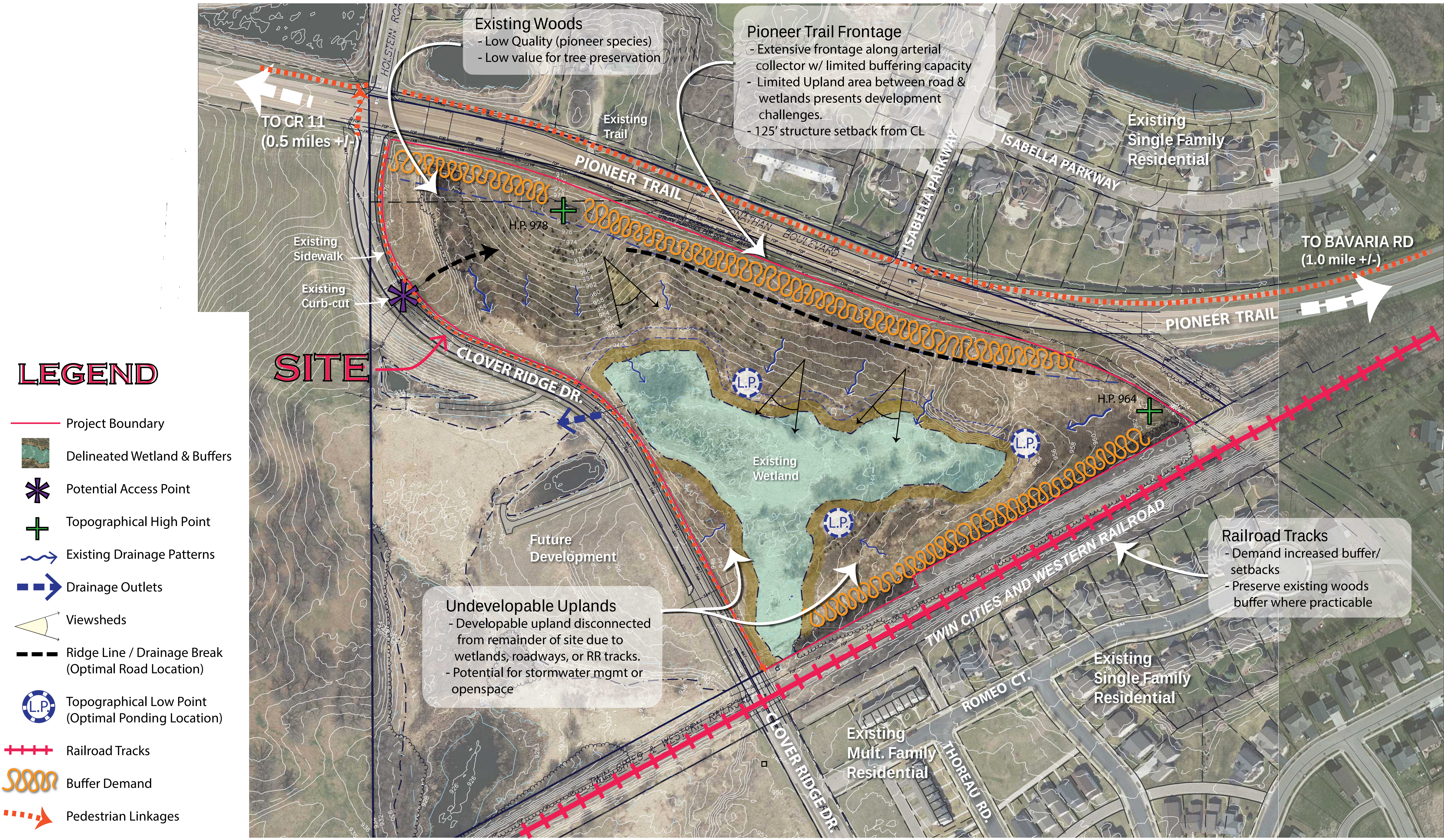


SITE DATA

Gross Site Area:	16.9 ac
(As outlined)	
Existing Wetlands:	3.7 ac
Net Developable Area:	13.2 ac

Aerial photography from State of Minnesota;
Topography from State LIDAR

Site Forces



Concept Sketch Plan



Concept Development Data

Existing Zoning:	R- Rural
Proposed Zoning:	PRD
Gross Site Area:	16.9 ac.
(Excludes CR 11 and Clover Ridge Drive R/W or easements)	
Existing Wetlands:	3.7 ac
Net Developable Area:	13.2 ac
Project Open Space:	~6.8 ac
(ponding & road buffers; excludes wetlands)	
Proposed Rowhomes:	54 homes
25' x 55' typical unit dimensions	
Net Density:	4.1 un/ac
54 units / 13.2 ac	

Aerial photography from State of Minnesota;
Topography from State LIDAR

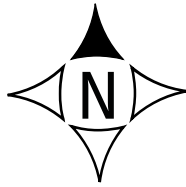
Proposed PRD Multi-Family (TH)
Development Standards

Front Setback from Exterior ROW:	20' min. to Porch; 25' min. to primary bldg. face
Building Setback to CR 11:	125' to CL of CR 11
Front Setback to Private Street B.O.C.	22' min.
Side Setback to Private Drive B.O.C.	15' min. primary bldg to private drive
Side Setbacks - Attached TH:	20' min. (side to side)
Bldg. Setback to Wetland Buffer:	20' min.
Private Street Widths:	29' B-B in 30' Outlot
Private Driveway Length:	22' typ.
Off-street Guest Parking required:	27 stalls (0.5 stall/unit x 54 units)

Westwood

LENNAR

Pioneer Vista
Chaska, MN





PROPERTY DESCRIPTION

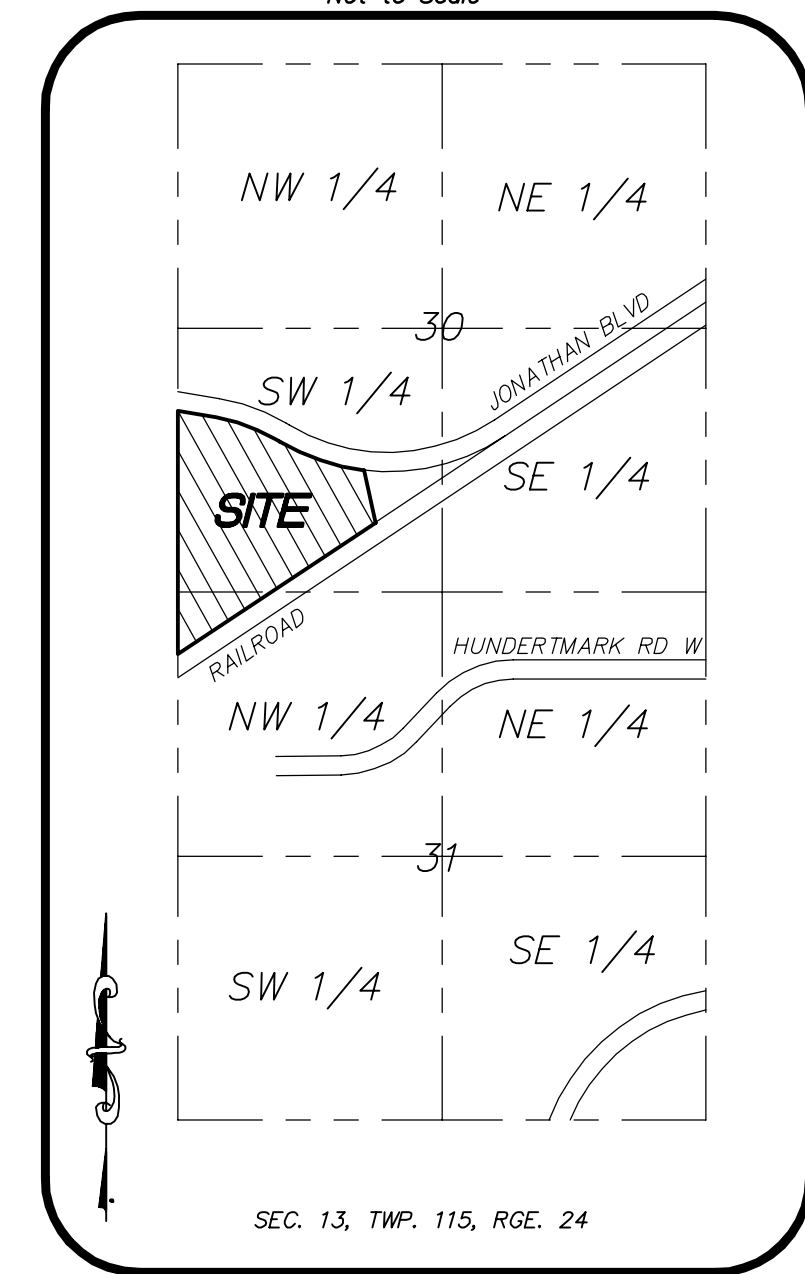
That part of the Northwest Quarter of the Southwest Quarter, and that part of the South Half of the Southwest Quarter of Section 30, and that part of the Northwest Quarter of the Northwest Quarter of Section 31, all in Township 116, Range 23, Carver County, Minnesota, which lies North of the northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, and South of Chaska Town Course, according to the recorded plat thereof, Carver County, Minnesota.

GENERAL NOTES

- This survey was prepared using Carver County Abstract & Title Co., Inc. as issuing agent for Chicago Title Insurance Company, Title Commitment Number CA28978, having an effective date of September 27, 2017.
- There is no address for the surveyed property. (Table A Item 2)
- The City of Chaska does not participate in the FEMA Flood Maps. (Table A Item 3)
- Subject property contains 1,492,060 Sq.Ft. or 34.253 acres. (Table A Item 4)
- Vertical Datum that was used on surveyed property is 1988NAVD in US Survey Feet. (Table A Item 5)
- No Zoning information provided by the client. (Table A Item 6 (a))
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise 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 information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 173052453 & 173052452). (Table A Item 11)
- Bearings based on 1983NAD (1986ad) Carver County Coordinate System in US Survey Feet.
- No adjoining deeds were provided by Title Company.
- Adjoining owners shown per Carver County parcel website
- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.
- Unconfined Easement for electric transmission purposes granted to Minnesota Valley Electric Cooperative as created in Easement, dated May 11, 1938, filed June 21, 1938, in Book 43 of Deeds on page 73. Released/Confirmed by Partial Releases files as Document Nos. 114791 and 350956. LIES ON ADJACENT PROPERTY, AS SHOWN ON SURVEY.
- Easement for gas line purposes granted to Minnesota Natural Gas Company by Easement dated June 3, 1988, filed June 7, 1988, as Document No. 4121 in Book 94 of Deeds on pages 648-649. LIES ON ADJACENT PROPERTY, AS SHOWN ON SURVEY.
- Permanent Easement for Roadway and Utility Purposes dated May 21, 2009, as Document No. A484797 to City of Chaska. LIES ON PROPERTY, AS SHOWN ON SURVEY.
- Subject to County Road No. 14 right of way over the Northerly 33 feet more or less, as disclosed on county maps. IT APPEARS COUNTY ROAD NO. 11 RUNS ALONG THE NORTHEAST SIDE OF SUBJECT PROPERTY. SURVEYORS COULD NOT FIND ANY ROADS KNOWN AS COUNTY ROAD NO. 14 IN THIS AREA. THERE ARE MANY NAMES FOR THIS ROAD INCLUDING: VICTORIA DRIVE, PIONEER TRAIL, MARSH LAKE ROAD, JONATHAN BOULEVARD AND ALSO COUNTY ROAD NO. 11
- Subject to Clover Ridge Drive right of way as disclosed on various county maps.
- Subject to the rights of the State of Minnesota on the Department of Natural Resources, if any, in or to the wetlands, as shown on available maps.

Vicinity Map

Not to Scale

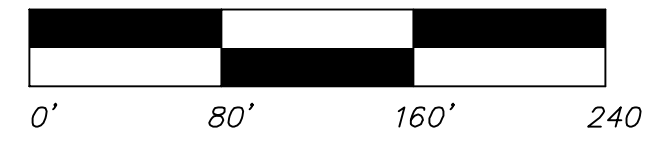


CERTIFICATION

To Chaska Investment Limited Partnership and Carver County Abstract & Title Co., Inc., as issuing agent for Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11 and 13 of Table A thereof. The field work was completed on October 26, 2017.

Craig W. Morse
November 7, 2017
Date
Craig W. Morse
Minnesota License No. 23021
craig.morse@westwoodps.com



Date: 11/7/2017 Sheet: 1 of 1
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Westwood

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Toll Free (888) 937-8150 westwoodps.com

Revisions

Crew

KJK
Checked: CWM
Drawn: SRS
Record Drawing by/date:

Prepared for

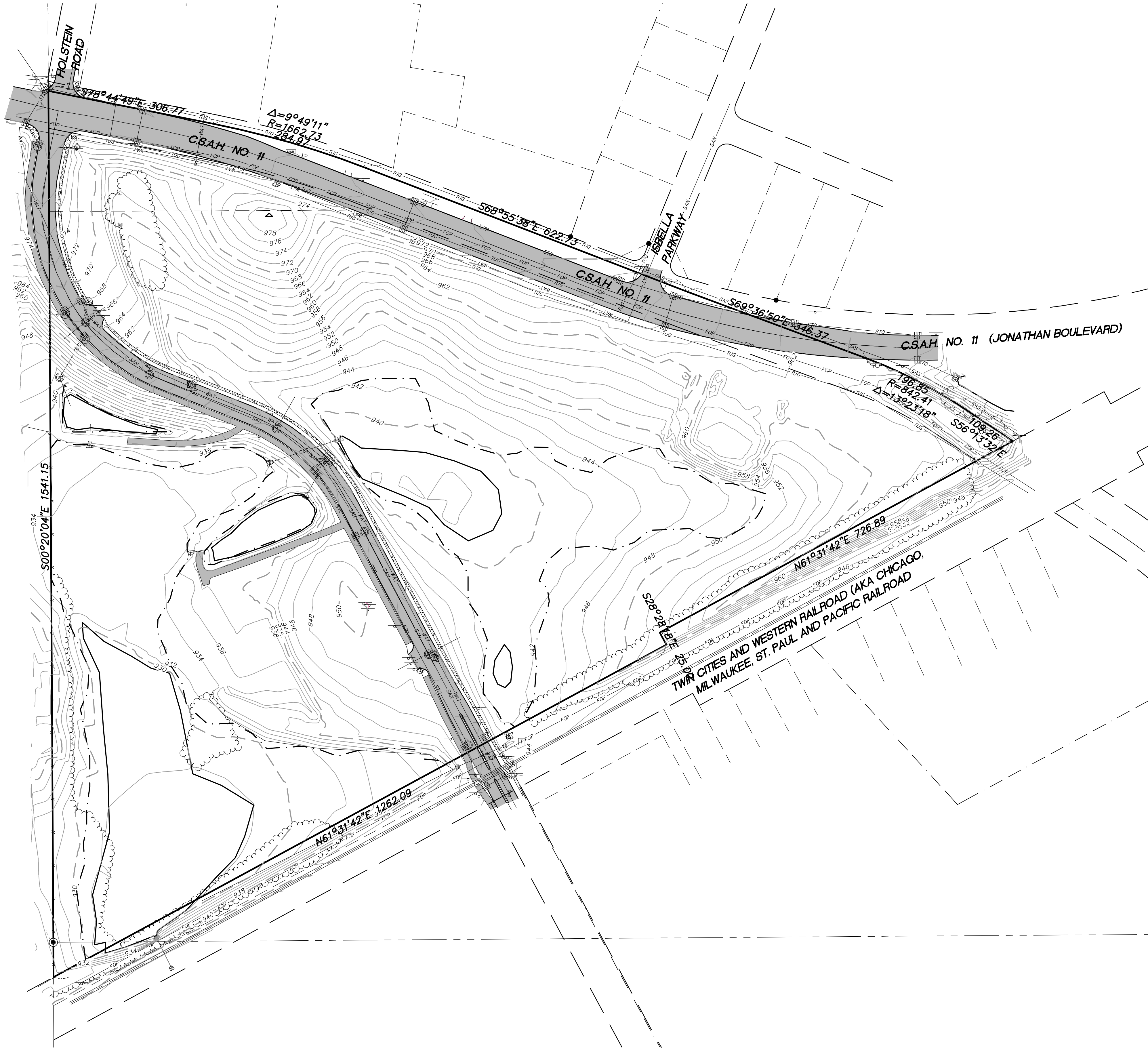
Chaska Investment Limited Partnership

9531 West 78th Street, Suite 300
Eden Prairie, MN 55344

Bella Vista

ALTA/NSPS Land Title Survey

Chaska, Minnesota

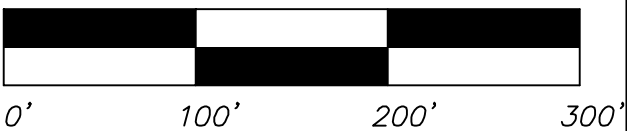


PROPERTY DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter, and that part of the South Half of the Southwest Quarter of Section 30, and that part of the Northwest Quarter of the Northwest Quarter of Section 31, all in Township 116, Range 23, Carver County, Minnesota, which lies North of the northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, and South of Chaska Town Course, according to the recorded plat thereof, Carver County, Minnesota.

LEGEND

- | | | |
|-----------------------|--------------------------|------------------------------|
| ③ SANITARY MANHOLE | ⊠ ELECTRIC METER | ⊠ GAS METER |
| ⊙ SEWER CLEANOUT | ⊙ ELECTRIC MANHOLE | ⊙ STEEL/WOOD POST |
| ⊙ STORM MANHOLE | ⊠ ELECTRIC TOWER | — SIGN—TRAFFIC/OTHER |
| ⊠ CATCH BASIN | ⊠ GATE VALVE | — SIGN—TRAFFIC/OTHER |
| ⊕ BEEHIVE CATCH BASIN | ⊠ HYDRANT | ⊠ MAIL BOX |
| ⊠ FLARED END SECTION | ⊠ WATER METER | ⊠ HANDICAPPED STALL |
| ⊠ POWER POLE | ⊠ CURB STOP BOX | ⊠ PERC TEST |
| ⊠ GUY WIRE | ⊠ WATER MANHOLE | ⊠ MONITORING WELL |
| ⊠ ELECTRIC BOX | ⊠ WELL | ⊠ FIRE HOSE CONNECTION |
| ⊠ CULVERT | ⊠ SOIL BORING | ⊠ FLOOD LIGHT |
| ⊠ TELEPHONE BOX | ⊠ BUSH/SHRUB | — TOH— TELEPHONE OVERHEAD |
| ⊠ TELEPHONE MANHOLE | ⊠ WETLAND | — TUG— TELEPHONE UNDERGROUND |
| ⊠ CABLE TV BOX | — TREE LINE | — WAT— WATERMAIN |
| ⊠ TRAFFIC CONTROL BOX | — CTV— CABLE TV | — X— FENCE LINE |
| ⊠ HAND HOLE | — GAS— GAS LINE | — CURB & GUTTER |
| ⊠ TRAFFIC LIGHT | — POH— POWER OVERHEAD | — Δ— ACCESS CONTROL |
| ⊠ STREET LIGHT | — PUG— POWER UNDERGROUND | ⊠ CONCRETE SURFACE |
| ⊠ CONIFEROUS TREE | — SAN— SANITARY SEWER | ⊠ BITUMINOUS SURFACE |
| ⊠ DECIDUOUS TREE | — STO— STORM SEWER | ⊠ GRAVEL SURFACE |
| ⊠ GAS VALVE | — FOP— FIBER OPTIC | |
- Denotes Iron Monument Set
● Denotes Iron Monument Found
⊙ Denotes Cast Iron Monument Found



Date: 11/7/2017 Sheet: 1 OF 1
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Westwood

Phone (952) 937-5150 7699 Anagram Drive
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Toll Free (888) 937-5150 westwoodps.com

Revisions:

Crew:

Checked: CWM

Drawn: SRS

Record Drawing by/date

Prepared for:

Chaska Investment Limited Partnership

9531 West 78th Street, Suite 350
Eden Prairie, MN 55344

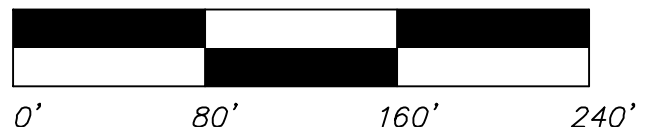
Bella Vista

Chaska, Minnesota

**Topographical
Survey**

LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE



Date: 11/14/2017 Sheet: 1 of 2
0013251TPP01.dwg

Westwood

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Revisions:

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Drawn: RAH

Record Drawing by/date:

Prepared for:

Chaska Investment Limited Partnership

9531 West 78th Street, Suite 350
Eden Prairie, MN 55344

Bella Vista

Chaska, Minnesota

Tree Inventory

TAG#	SPECIES	DBH	MULTI-STEM	NORTHING	EASTING	TAG#	SPECIES	DBH	MULTI-STEM	NORTHING	EASTING	TAG#	SPECIES	DBH	MULTI-STEM	NORTHING	EASTING	TAG#	SPECIES	DBH	MULTI-STEM	NORTHING	EASTING	TAG#	SPECIES	DBH	MULTI-STEM	NORTHING	EASTING
5001	Box Elder	6		496364.5	449272	5113	Eastern Red Cedar	1		496356.0	449331.9	5342	Eastern Red Cedar	1		496334.6	449281	6032	American Elm	14		496334.6	449281	6146	Eastern Red Cedar	2		496347.2	449577.6
5002	Box Elder	7		496367.9	449273.3	5114	Eastern Red Cedar	1		496355.8	449329.9	5343	Eastern Red Cedar	2		496354.8	449430.5	6033	Slippery Elm	14		496330.5	449319.2	6147	Eastern Red Cedar	1		496347.5	449581.7
5003	Box Elder	14 x		496367.5	449273.5	5115	Eastern Red Cedar	1 x		496355.9	449329.9	5344	Eastern Red Cedar	1		496354.3	449432.3	6034	Box Elder	6		496330.4	449320.9	6148	Eastern Red Cedar	1		496348.0	449582.4
5004	Box Elder	12	pd-2nd trunk 80%	496357.8	449273.7	5116	Eastern Red Cedar	1		496355.6	449334.9	5345	Eastern Red Cedar	1		496354.2	449430.5	6035	Box Elder	18		496330.1	449319	6149	Cottonwood	1		496344.7	449569.7
5005	American Elm	8		496357.4	449278.1	5117	Eastern Red Cedar	1		496354.9	449325.2	5346	Eastern Red Cedar	1		496354.8	449446.4	6036	American Elm	6		496330.2	449324.5	6150	Black Willow	8 x		496344.1	449582
5006	American Elm	8		496357.3	449279.2	5118	Eastern Red Cedar	1		496353.9	449340.6	5347	Eastern Red Cedar	1		496354.3	449433.3	6037	Ash	14		496329.3	449433.2	6151	Black Willow	20		496341.8	449578.1
5007	American Elm	6		496357.2	449281.5	5119	Eastern Red Cedar	1		496353.7	449343.5	5348	Eastern Red Cedar	1		496354.2	449357.6	6038	Ash	20	pd-15%	496329.3	449433.6	6152	Cottonwood	6		496344.3	449584.9
5008	American Elm	6		496357.0	449284.6	5120	Eastern Red Cedar	1		496353.4	449345.9	5349	Eastern Red Cedar	1		496354.5	449355.9	6039	American Elm	6		496328.6	449433.4	6153	Cottonwood	6		496345.0	449581.6
5009	American Elm	6		496356.9	449284.6	5121	Eastern Red Cedar	1		496353.0	449351.6	5350	Eastern Red Cedar	2		496354.3	449356.4	6040	Ash	8		496328.7	449326.4	6154	Cottonwood	7		496343.9	449582.6
5010	Box Elder	7 x		496356.6	449284.6	5122	Eastern Red Cedar	1		496352.8	449350	5351	Eastern Red Cedar	1		496354.3	449432.1	6041	Box Elder	6 x		496328.6	449328.3	6155	American Elm	6		496319.7	449241.3
5011	American Elm	12		496356.3	449281.8	5123	Eastern Red Cedar	2		496352.6	449353.6	5352	Eastern Red Cedar	3		496352.6	449432.9	6042	Ash	8		496328.3	449330.8	6156	American Elm	9		496319.5	449238.1
5012	Box Elder	6		496356.4	449285	5124	Eastern Red Cedar	2		496354.0	449358.7	5353	Eastern Red Cedar	1		496351.9	449434.9	6043	Ash	10		496328.6	449333	6157	American Elm	6		496318.7	449238.4
5013	American Elm	6		496356.1	449286.5	5125	Eastern Red Cedar	2		496351.8	449371.7	5354	Eastern Red Cedar	1		496351.9	449438.8	6044	Ash	7		496328.5	449329.4	6158	American Elm	6		496318.1	449241.3
5014	Box Elder	8		496355.7	449281.5	5126	Eastern Red Cedar	1		496353.3	449371.7	5355	Eastern Red Cedar	2		496351.7	449412.2	6045	Box Elder	10		496327.6	449317.4	6159	Red Oak	39		496319.6	449236.3
5015	American Elm	8		496355.1	449283.5	5127	Eastern Red Cedar	2		496351.2	449373.3	5356	Eastern Red Cedar	1		496351.7	449438.6	6046	Ash	6		496328.9	449318.5	6160	Black Cherry	6		496321.0	449240.7
5016	Box Elder	9		496354.7	449286.3	5128	Eastern Red Cedar	1		496351.1	449374.5	5357	Eastern Red Cedar	1		496351.3	449439.9	6047	American Elm	6		496329.3	449317.2	6161	Sugar Maple	8		496323.1	449246.2
5017	Box Elder	10		496354.5	449287.9	5129	Eastern Red Cedar	1		496350.8	449376.3	5358	Eastern Red Cedar	2		496351.9	449446.3	6048	Ash	10		496329.6	449310.6	6162	Black Cherry	9		496321.8	449242.7
5018	Box Elder	9		496354.2	449289.7	5130	Eastern Red Cedar	2		496350.5	449368.3	5359	Eastern Red Cedar	1		496352.5	449395.7	6049	Eastern Red Cedar	1		496329.3	449345.7	6163	Red Oak	15		496322.6	449241.8
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5021	Box Elder	9		496353.1	449295.1	5133	Eastern Red Cedar	1		496349.7	449368.1	5362	Eastern Red Cedar	2		496352.5	449461.6	6052	Box Elder	13		496340.7	449237.7	6167	American Elm	12		496320.9	449238.2
5022	Box Elder	8		496352.9	449295.4	5134	Eastern Red Cedar	1		496349.4	449369	5363	Eastern Red Cedar	2		496351.9	449462.6	6053	American Elm	12		496346.4	449234.4	6168	American Elm	13		496320.2	449238.2
5023	Box Elder	7		496352.8	449296.2	5135	Eastern Red Cedar	2		496349.5	449375.8	5364	Eastern Red Cedar	2		496351.8	449469.2	6054	Box Elder	12		496346.5	449235.4	6169	American Elm	2		496320.5	449239
5024	Box Elder	18	pd-50%	496351.9	449309.6	5136	Cottonwood	6		496348.6	449402.4	5365	Eastern Red Cedar	1		496351.3	449453.8	6055	Ash	8		496325.9	449403.3	6170	American Elm	24 x		496321.3	449239.6
5025	Eastern Red Cedar	1		496353.4	449308.7	5137	Cottonwood	9		496348.7	449405.4	5366	Eastern Red Cedar	2		496351.4	449452.1	6056	Ash	6		496326.3	449362.5	6171	American Elm	9		496320.9	449237.8
5026	Eastern Red Cedar	1		496353.4	449310.7	5138	Cottonwood	10		496347.0	449396.4	5367	Eastern Red Cedar	2		496351.6	449458.2	6057	Ash	10		496326.8	449363.1	6172	American Elm	16		496320.5	449237.3
5027	Eastern Red Cedar	1		496353.5	449311.1	5139	Slippery Elm	6		496346.1	449398.4	5368	Eastern Red Cedar	2		496351.2	449462.3	6058	Ash	8		496326.6	449362.1	6173	American Elm	12		496320.7	449237.9
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5029	Eastern Red Cedar	1		496353.7	449310	5141	Box Elder	9		496345.7	449401.9	5370	Eastern Red Cedar	2 x		496351.0	449475.5	6060	Box Elder	8 x		496329.4	449361.8	6175	American Elm	16 x		496321.8	449238.2
5030	Eastern Red Cedar	1		496353.7	449310.3	5142	Black Willow	8		496343.5	449401.3	5371	Eastern Red Cedar	2		496350.5	449476	6061	Ash	12		496329.4	449361.8	6176	American Elm	10		496322.6	449238.2
5031	American Elm	8		496354.9	449298.6	5143	Box Elder	10		496338.2	449478.6	5372	Eastern Red Cedar	2		496350.2	449473	6062	American Elm	8		496329.4	449361.8	6177	American Elm	12		496322.6	449238.2
5032	Eastern Red Cedar	1		496353.9	449298.5	5144	American Elm	11		496337.8	449484.9	5373	Eastern Red Cedar	2 x		496350.3	449473.2	6063	American Elm	10		496329.4	449361.8	6178	American Elm	6		496322.6	449238.2
5033	American Elm	8		496355.2	449295.3	5145	Box Elder	7		496337.2	449486.4	5374	Eastern Red Cedar	2		496350.1	449472.2	6064	American Elm	14		496329.4	449361.8	6179	American Elm	12		496322.6	449238.2
5034	American Elm	6		496357.5	449283.4	5146	Box Elder	6		496334.5	449491.9	5375	Eastern Red Cedar	1		496349.6	449476.6	6065	American Elm	10		496329.4	449361.8	6180	American Elm	8		496322.6	449238.2
5035	American Elm	6		496357.8	449280.7	5147	Eastern Red Cedar	1		496334.8	449509	5376	Eastern Red Cedar	2		496349.2	449444.1	6066	Box Elder	7		496329.4	449361.8	6181	American Elm	8		496322.6	449238.2
5036	Box Elder	9	pd-Woodpecker damage	496357.9	449283.8	5148	Eastern Red Cedar	2		496334.9	449514	5377	Eastern Red Cedar	2		496349.6	449442.8	6067	American Elm	8		496329.4	449361.8	6182	American Elm	6		496322.6	449238.2
5037	Box Elder	7	pd-Tree fell on it	496358.1	449284.4	5149	Eastern Red Cedar	1		496335.7	449513.8	5378	Eastern Red Cedar	1		496349.9	449444.3	6068	Box Elder	7		496329.4	449361.8	6183	American Elm	8		496322.6	449238.2
5038	Box Elder	8		496358.5	449284.2	5150	Eastern Red Cedar	1		496335.5	449517.1	5379	Eastern Red Cedar	1		496350.7	449438	6069	American Elm	6		496329.4	449361.8	6184	American Elm	8		496322.6	449238.2
5039	Box Elder	8		496358.7	449285	5151	Eastern Red Cedar	1		496335.1	449519.8	5380	Box Elder	6		496350.1	449438	6070	Box Elder	8		496329.4	449361.8	6185	American Elm	8		496322.6	449238.2
5040	Box Elder	9		496358.6	449283.4	5152	Eastern Red Cedar	1		496336.2	449522.9	5381	American Elm	9		496350.2	449438	6071	Box Elder	8 x		496329.4	449361.8	6186	American Elm	12		496322.6	449238.2
5041	Box Elder	9		496359.2	449283.2	5153	Eastern Red Cedar	1		496336.5	449521.4	5382	Box Elder	10		496350.3	449476	6072	Box Elder	8		496329.4	449361.8	6187	American Elm	12 x		496322.6	449238.2
5042	Box Elder	12		496359.5	449278	5154	Eastern Red Cedar	2		496336.2	449523.6	5383	Box Elder	6		496350.4	449473	6073	Ash	6		496329.4	449361.8	6188	American Elm	12		496322.6	449238.2
5043	Box Elder	8		496359.1	449282.9	5155	Eastern Red Cedar	1		496336.1	449524.9	5384	Eastern Red Cedar	1		496350.3	449473	6074	Ash	7		496329.4	449361.8	6189	American Elm	12		496322.6	449238.2
5044	Eastern Red Cedar	1		496358.3	449299.6	5156	Eastern Red Cedar	2		496336.1	449527.8	5385	Box Elder	6		496350.4	449473	6075	American Elm	7		496329.4	449361.8	6190	American Elm	6		496322.6	449238.2
5045	Eastern Red Cedar	1		496358.2	449300.2	5157	Eastern Red Cedar	1		496336.7	449526.3	5386	Ash	7		496350.5	449473	6076	Ash	11		496329.4							

The Richmond EI



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7. B. Recommend Approval of the Concept. Packet Page 121 of 138

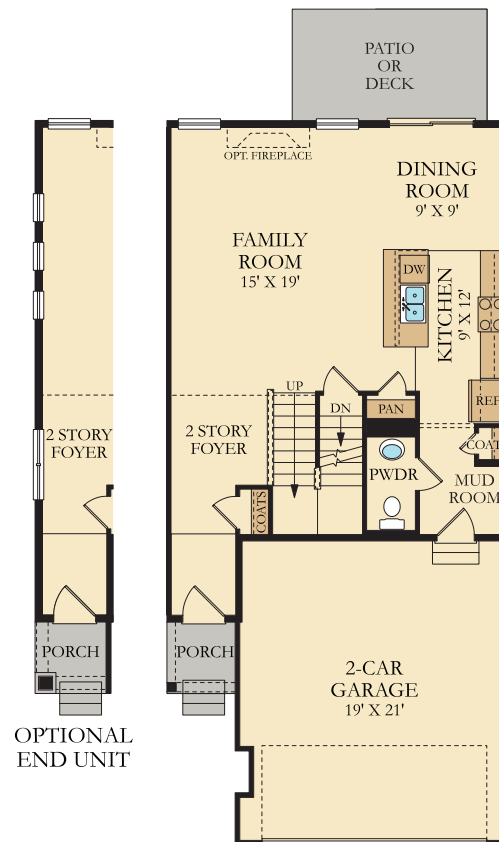
Page 20 of 38



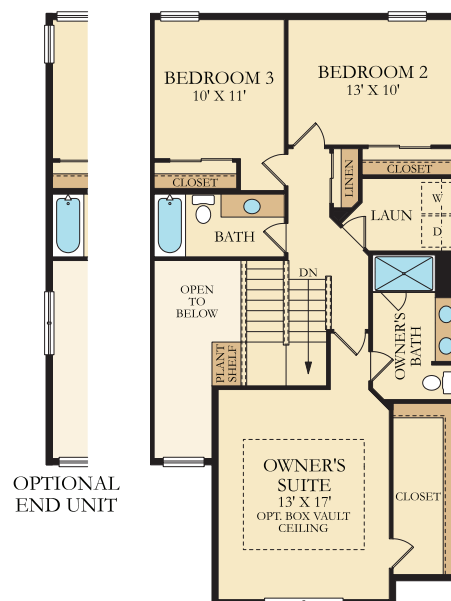
1,719 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage

The Richmond EI



Main Level



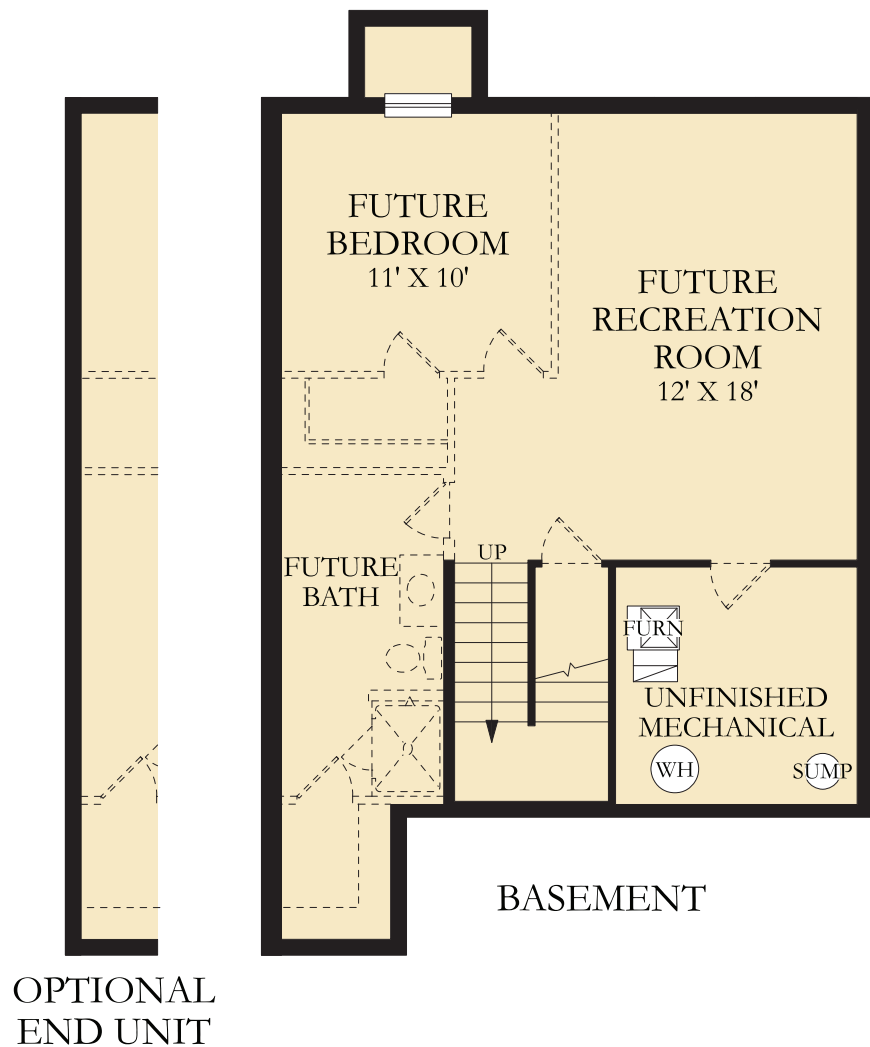
Upper Level

16305 36th Ave. N. Suite 600, Plymouth, MN 55446



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The Richmond EI

Lower Level
678 sq. ft.EVERYTHING'S
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A wide-angle photograph of a modern townhome development. The image shows a long row of townhome units, each with a two-car garage and a gabled roof. The exterior features a mix of light-colored siding and darker horizontal accents. The townhomes are set back from a dark asphalt road by a green lawn. The sky is bright blue with scattered white clouds.



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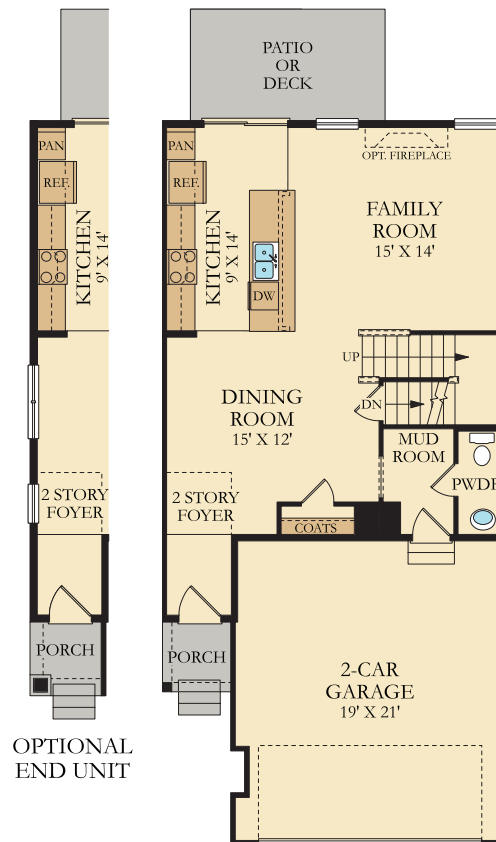
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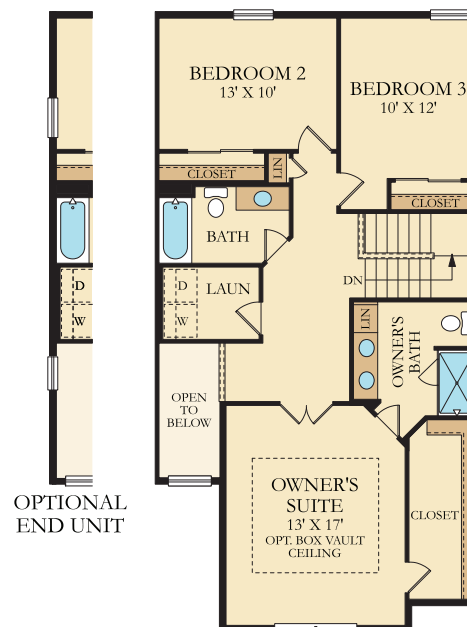
1,774 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage

The St. Croix EI



Main Level



Upper Level

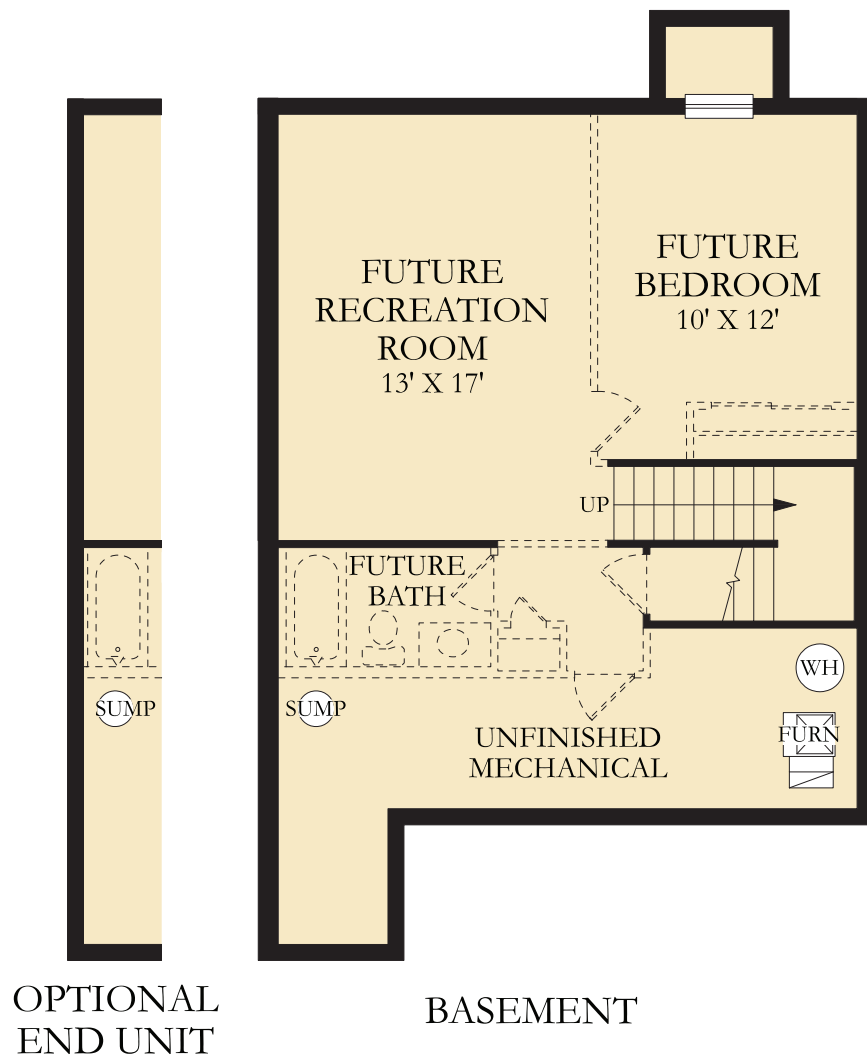


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The St. Croix EI

Lower Level
586 sq. ft.



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The Taylor EI



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7. B. Recommend Approval of the Concept Packet Page 127 of 138

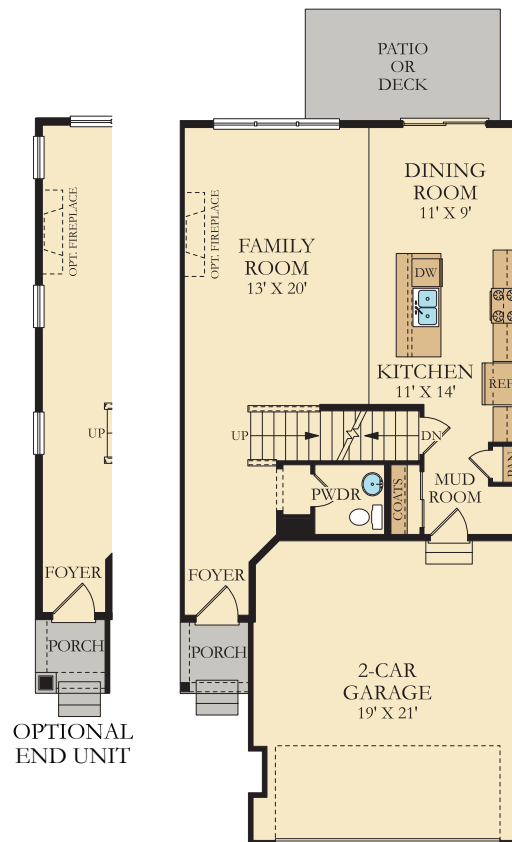
Page 26 of 38



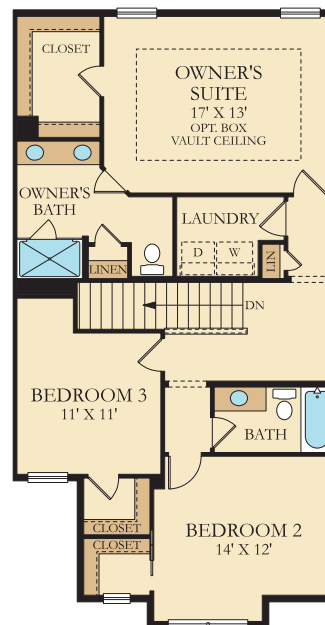
1,831 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage

The Taylor EI



Main Level



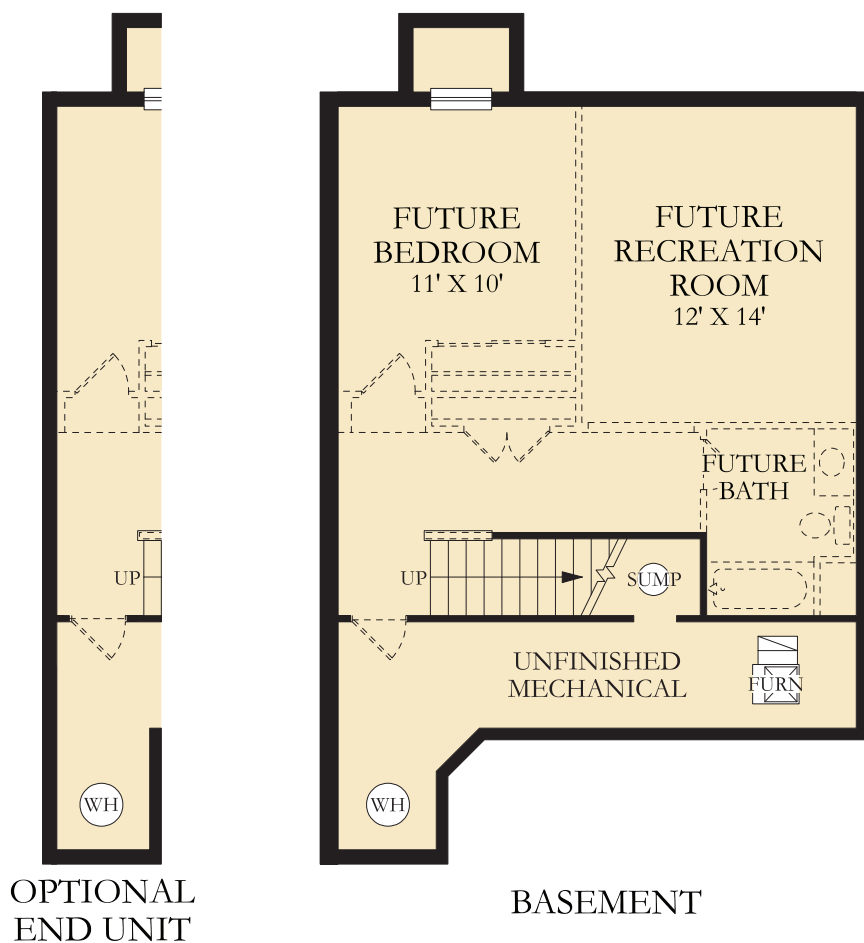
Upper Level



EVERYTHING'S
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The Taylor EI

Lower Level
618 sq. ft.EVERYTHING'S
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St. Clair EI

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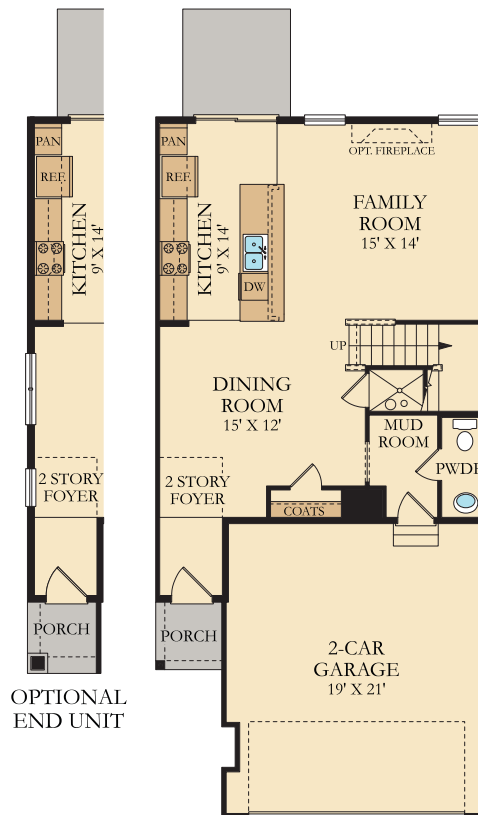
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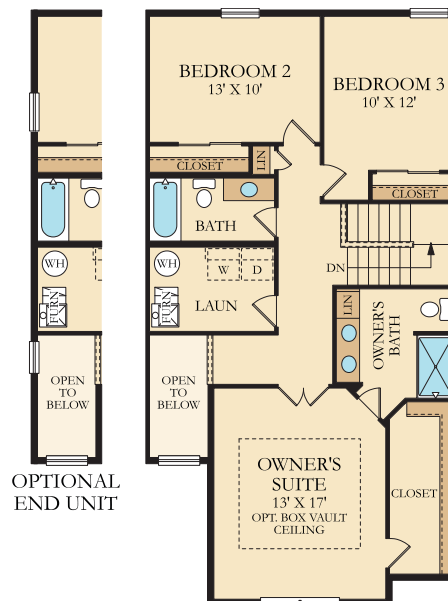
1,777 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage

St. Clair EI



Main Level



Upper Level



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B. Recommend Approval of the Concept Packet Page 132 of 138

Page 32 of 58

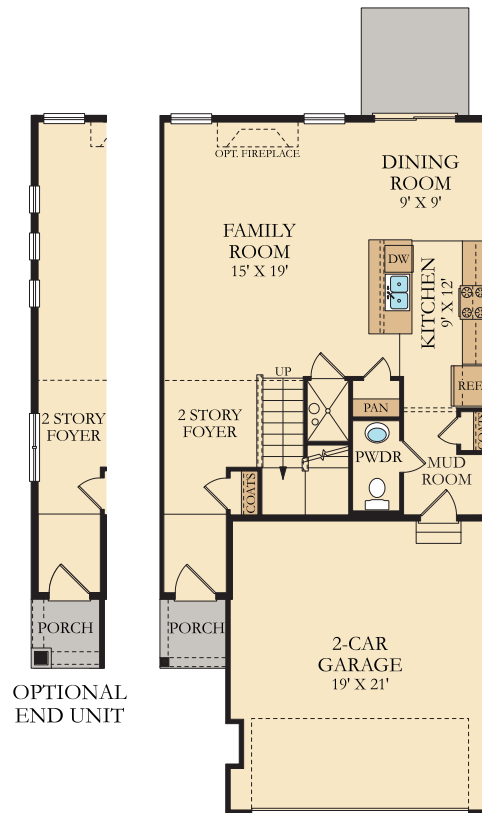
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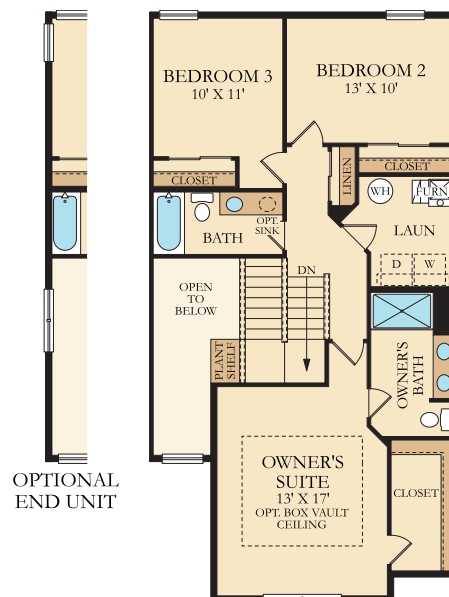
1,719 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage

Raleigh EI



Main Level



Upper Level



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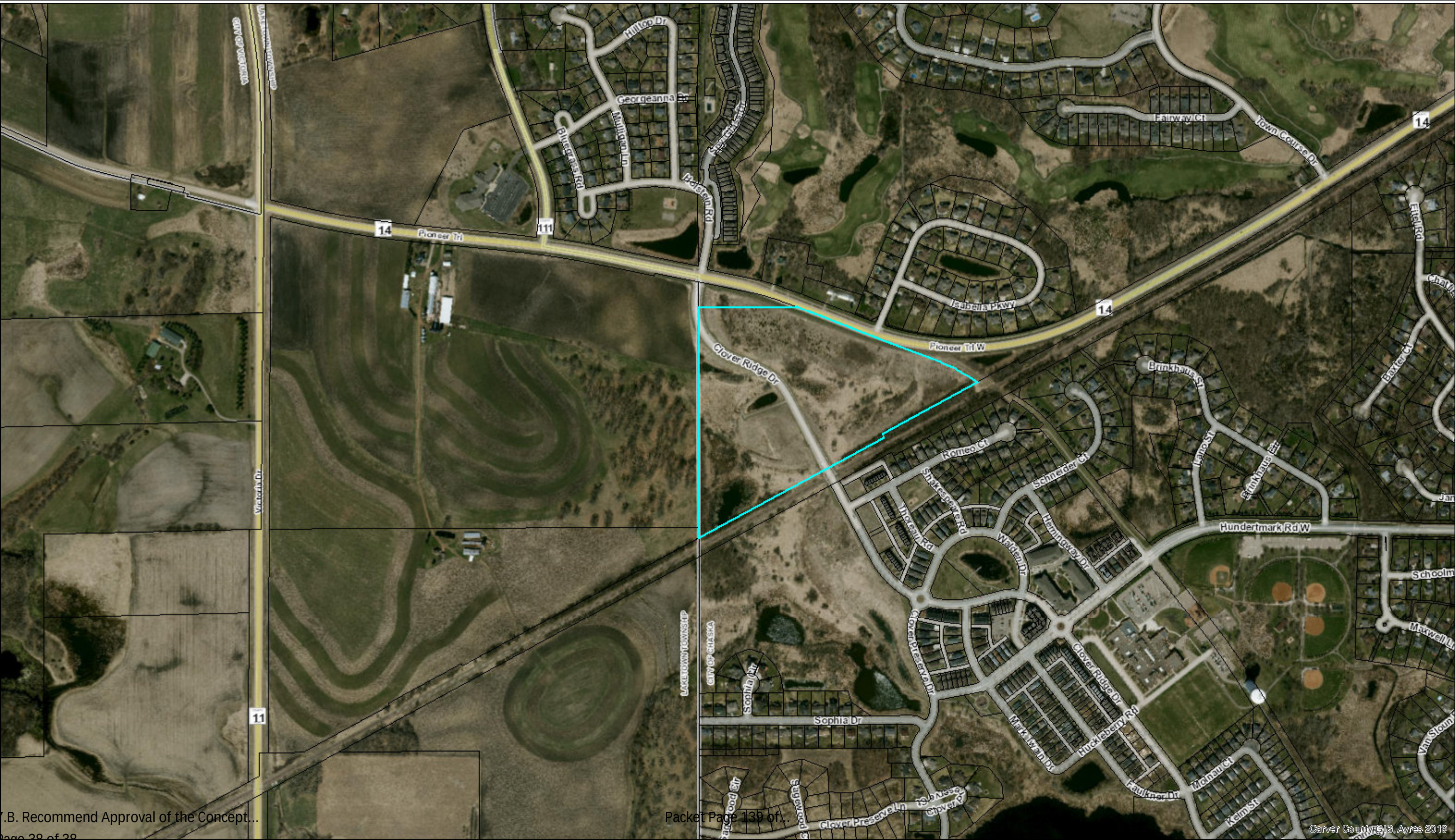






LENNAR
Rush Creek Commons
WELCOME CENTER





- MINUTES -
CHASKA CITY COUNCIL
April 20, 2020

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. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Luke Melchert, City Attorney; and Matt Podhradsky, City Administrator. *(Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Overview of COVID-19 Pandemic Response

Dr. Richard Scott, Carver County Health & Humans Services Deputy Division Director and COVID-19 Unified Command, Incident Co-Commander, provided an overview of the pandemic response.

Councilmember Grau inquired if the seasonal flu that was hard hitting early in the year is done.

Dr. Scott explained that due to social distancing, influenza cases have radically decreased.

Councilmember Huang inquired if the pace of the COVID-19 serology-based testing is known and how that would look for testing across a population.

Dr. Scott provided further detail regarding the benefits of this type of testing and the challenges that exist with it.

Mayor Windschitl asked for further clarity regarding mass testing and whether someone is immune to COVID-19 once having it.

Dr. Scott gave additional information about mass testing and potential immunity.

Councilmember Hubbard inquired if those who contracted COVID-19 a second time had it less severe than the first time.

Dr. Scott stated he has not read the research on that but would suspect it would be the case.

Councilmember Hubbard also asked what resources are available to businesses to put best practices in place if they are allowed to reopen.

Dr. Scott referred to prepared reopening documents and stated the goal is preserve the health and safety of stakeholders and implementing practices that do this are important. He stated the MN Department of Health will be working closely with the Governor to outline these strategies.

Councilmember Hubbard inquired when the proper PPE supply is anticipated.

Dr. Scott stated that is hard to know but flattening the curve allows time for those supplies to catch up with the need.

5.B. Overview of COVID-19 Pandemic Response

Tim Wiebe, EOC Director, provided an update on the City's COVID-19 pandemic response.

Mayor Windschitl and City Administrator Podhradsky shared their thoughts on how the City has responded to the pandemic.

Mayor Windschitl spoke briefly about some light-hearted actions happening in Chaska during this time and along with City Administrator Podhradsky, provided an update on Chaska Cares.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the March 16, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through F:

- A. Approve Resolution 2020-25, Approving Parking Restrictions on Stoughton Ave and Beech Street
Motion to adopt Resolution No. 2020-25, Prohibiting Parking on Stoughton Avenue from Fifth to Sixth Street and the East side of Beech Street between Fourth Street and Fifth Street.
- B. Adopt Resolution 2020-26, Accepting Gifts and Donations
Motion to adopt Resolution No. 2020-26, acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2020 through March 31, 2020.
- C. Adopt Resolution 2020-27, Approve Bond Sale Reimbursement
Motion to adopt Resolution No. 2020-27 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

- D. Approve Transient Accommodations Renewals
Motion to approve all 2020-2021 transient accommodation licenses effective May 1, 2020 through April 30, 2021.
- E. Adopt Resolution 2020-28, Approving the Final Site & Building Plan for QualiTech, Inc. at 150 Jonathan Blvd N/Omar Haque/PC #2020-09
Motion to adopt Resolution No. 2020-28 approving the Final Site & Building Plan for QualiTech, Inc. (PC# 2020-09).
- F. Adopt the Chaska ADA Transition Plan for Public Right of Way
Motion to Adopt the Chaska ADA Transition Plan for Public Right of Way.

Motion carried.

A representative from QualiTech thanked the Council.

8. Action Items

8.A. Approve McKnight Wetland Bank Application

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Mayor Windschitl inquired about how this project commenced.

City Administrator Podhradsky and City Engineer Clark explained the history of the project.

Mayor Windschitl asked if this project will be hired out.

City Engineer Clark stated what can be done in-house will be, and the rest will be hired out.

Councilmember Huang looked for more explanation regarding the need to replace wetland if this project does not to occur.

City Engineer Clark gave further detail into the steps from Wetland Conservation Act.

Motion by Councilmember Huang, second by Councilmember Grau to Approve the McKnight Wetland Bank Application. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 4-20-2020

The Council requested further information about bills on pages 6, 8, 12, 24, 27, 36, 48, 68, 69, 78, 104, and also about Rotary Club dues and Webex fees.

City Administrator Podhradsky, Assistant Administrator Kabat, and City Engineer Clark provided further information regarding those bills.

Motion by Councilmember Hatfield, second by Councilmember Huang 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. Bi-Weekly – April 20, 2020

10.C. Other Meeting Minutes

10.C.i. Receive the Minutes of the March 11th Planning Commission Meeting.

10.C.ii. Receive the Draft Minutes of the 02-27-2020 Human Rights Commission Meeting.

10.C.iii. Receive the Draft Minutes of the April 11th Planning Commission Meeting.

Councilmember Grau:

- Reported he had a constituent asking about raising chickens in the City. City Administrator Podhradsky offered to present the former power point presentation that had been done regarding this topic. Mayor Windschitl commented that this is a difficult topic but there has not been much City-wide interest in the past.
- Commended the residents of Chaska in their response to COVID-19.

Councilmember Hatfield:

- Reported the Auxiliary Easter Bunny Parade went well and was a fun and thanked Chaska Cares for partnering with them.

Councilmember Hubbard:

- Welcomed the new police chief Ryan Seibert.
- Noted the Highway 10 corridor study is happening, and residents can go onto the Carver County website for information and for public input.
- Reminded residents to input their information for the 2020 Census. City Attorney Melchert also noted that entering census data is critical and the data entry process is quite easy.
- Reported she is sitting on a call tomorrow with Representative Nash, Senator Jensen, and Beacon Interfaith.

Councilmember Huang:

- Noted the input now from residents directly affects the funding for the Highway 10 corridor project. City Administrator Podhradsky reported that this will be an item at the next work session.
- Noted Representative Phillips is having a ZOOM conference call hosted by the SouthWest Metro Chamber of Commerce on Thursday at 2:30 pm.
- Updated the Council on SouthWest Transit status and funding possibilities through the CARES Act.
- Also commended the residents for making the most of this hard time.

Mayor Windschitl:

- Noted Christmas in May will occur this year, albeit in a different format.

- Reported the Chaska Clean-up Day is May 2, 2020 from 8am to 2pm.
- Noted there is a Carver County Foundation that has money that is able to be given out to different 501.C3s and stated Chaska is looking to start a fund locally.
- Welcomed Chief Seibert.
- Noted the next Council Meeting is May 4th via ZOOM, and that the meeting on May 18th, if occurring in person, will be at the Community Center.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 10:03 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
APRIL 20, 2020

1. Call to Order

President Windschitl called the meeting to order at 10:05 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau, Huang, and President Windschitl. (*Commissioners Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021*).

Absent: None.

Also Present: Executive Director Matt Podhradsky, Executive Director. (*Nate Kabat, Assistant Director participated remotely*).

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Huang to approve the minutes of the March 16, 2020 EDA meeting.

President Windschitl requested that if an EDA item is discussed at length in the preceding Council Meeting, he would prefer that noted in the EDA minutes.

Motion carried.

5. Adopt Resolution EDA 2020-4, TIF 19 - Chaska Heights Assignment of TIF Note

Assistant Director Kabat presented the item to the Commission.

Commissioner Huang inquired if the taxes from the School District are made at a later date.

Executive Director Podhradsky provided further explanation about why the taxes from the School District are not put off to a later date.

President Windschitl looked to ensure the City is comfortable doing this during the COVID-19 pandemic.

Executive Director Podhradsky stated they are.

Motion by Commissioner Hatfield, second by Commissioner Grau to adopt Resolution No. EDA 2020-4 approving and authorizing the execution of assignment documents.

Motion carried.

6. Other Business

President Windschitl noted that the Norwood Inn has been sold.

Assistant Director Kabat provided more detail regarding the sale and the group who purchased it.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Hubbard to adjourn the meeting at 10:14 pm.

Motion carried.

Chaska Park Board
Meeting Minutes
March 9, 2020

1. Call to Order

The March 9th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm in the Council Chambers at City Hall.

2. Roll Call

Present: Dave Roan, Jason Branch, Matt Udermann, Josh Ives, Elizabeth Wynveen, Vincent Kim, Dave Downs, Georgiann Keyport, Zac Saueressig.

Staff: Marshall Grange, Mary Monteith

3. Adopt Agenda

Motion by Udermann, second by Downs to adopt the March 9th, 2020 meeting agenda.

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

Motion by Udermann, second by Branch to approve the Chaska Park Board meeting minutes of January 13th, 2020. Motion carried.

6. Receive Council and Planning Meeting Minutes

- 6A. Council minutes January 6th
- 6B. Council minutes January 27th
- 6C. Council minutes February 3rd
- 6D. Planning Commission minutes January 8th

7. Old Business

- 7A. Preliminary Plan Review Del Webb At Chaska

Parks & Recreation Director, Marshall Grange, talked through the initial concept plan the developer submitted back in 2018 to inform new Park Board members. Grange discussed the recommendations the Park Board made regarding park and trail elements in the concept plan which were submitted to the Chaska Planning Commission and approved by Chaska City Council. Grange then reviewed the preliminary plan the developer submitted to the City and how the developer had accounted for the recommendations the Park Board made. The Park

Board did not need to take any formal action; thus, this agenda item was an update for the board prior to the preliminary plan going to the Planning Commission.

7B. Bicycle Friendly Community Project

Grange shared some history on this project for the new members. When we last met on Feb. 26th, the various sub committees reported on the work they were doing specific to their 5 E's. Progress was made on identifying routes and gaps within the trail system by the engineering committee. Educational materials will be put out on bike safety and enforcement. There are a couple events coming up in May, Bike to Work on May 19th as well as Bike to School (date not yet identified). May 31st is the Cycle Chaska community event currently being planned by Parks and Recreation. Work is also happening with looking into access to a bike fleet as well as a joint bike rodeo in partnership with Chaska Police.

A project page will be created on the city website to keep the public up to date with on-going progress, as well as allow them to respond with questions.

Grange also shared the opportunity recently presented by Carver County for funding a Bicycle Pedestrian Master Plan. This is a great opportunity for us and will help greatly with submission of the bike friendly application. A request for proposal will be finalized in the next week to get out to vendors. The hope would be that a plan is done by the end of summer. This plan would measure where we are at currently as well as areas of weakness. Both which will help strengthen the application we submit next spring for Bike Friendly Community.

Discussions pursued on what comes with the bike friendly designation:

- Recognition as a bike friendly community

- A sense of pride for the community

- Brings in outside business, good economically for downtown

- Realtors use it to market the community

- Can re-apply every 4 years and attempt to expand to the next level at that time

7C. Mountain Bike Trail Project

Parks and Recreation have been working with Carver Trails for development of biking trails along Pioneer and Audubon Roads. A 3-way LUP was recently approved by the city of Chaska and Carver County and is on the agenda for city of Chanhassen tonight. A lot of time and effort put forth by Grange to keep this project moving, finally coming to fruition.

Questions asked on volunteer opportunities with the trails group. Grange will talk with Tim Vossberg and get back to you. The school group has designed the trail area along with Vossberg. It is a beginner trail, 18 inches wide, and could be year-round. Carver County is assisting with signage for the site. Hoping to start on the trails as soon as weather allows.

8. Other Business

8A. Staff Reports-Grange talked about the Coronavirus; he attended a couple meeting this week. Administration is looking at planning and what potentially could become of this. Tim Wiebe, the Emergency Preparedness Chief, is defining priority services and putting a list together. A statement has been added to the city website and will be updated as things change. Grange will be drafting a note out to members of the CCC and Curling on our plan. Staff have ramped things up as far as cleaning and disinfecting touchpoints throughout the buildings. We are going day by day as things are changing so quick. Downs mentioned that people coming to the CCC if not feeling well, should stay home.

8B. Department Happenings-Grange covered the various events happening throughout the month.

8C. Park Board Round Table

- Udermann-My family had a great time at the CCC carnival! What a great season both the lady Hawks and boys Hawks basketball teams had, as well as Dance! Shout out to Brian Jung on city trails, they are looking awesome. Udermann recently ran into a nice elderly man who had just left the Lodge, he shared how much he loves visiting there. I also recently attended 3 events at the Event Center, a true gathering place for this community.
- Kim-Sports did great this winter, especially swim! Good to see the mountain bike project moving forward.
- Branch-none
- Ives-Mountain bike trails, they seem small, concerns about a walker on the path getting hurt. There will be signage up to help with that.
- Liz-Shared the Par 30 is close to the goal of \$750,000 for construction. Exciting news!
- Zac-Was recently at Friday night open swim with daughter, observed a situation between a lifeguard and adult, the lifeguard handled the situation with the adult phenomenally.
- Downs asked about the Nick Mason fund and how that is coming along. Staff are working on it with Anna, looking at other similar programs out there. Will be defining a process and specific criteria for eligibility. We are hoping to roll out within 6-months.
- Roan-I would like to applaud the staff at the CCC, I have observed many staff wiping areas down. Really appreciate that.

9. Adjourn Meeting

Motion to adjourn the March 9th Chaska Park Board meeting by Ives, second by Kim.

Next Meeting April 13th