



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, June 10, 2020
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
 - 3.A. June 10, 2020 Planning Commission Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the May 13th, 2020 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Final Plat and Rezoning for Pinnacle/Pulte Homes/PC #2020-12
 - 7.B. Recommend Approval of the Concept Plan for Carlson Property/Destiny Homes/PC #2020-13
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the May 4th and May 18th City Council Meetings.
 - 8.A.ii. Receive the Draft Minutes of the May 4th EDA Meeting.
9. Adjourn



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CHASKA PLANNING COMMISSION MINUTES MAY 13, 2020

1. Call to Order

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

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

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

Members absent: None

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

3. Adopt the Agenda

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

Roll Call Vote: Ayes - all.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Brass, to approve the Minutes of the April 8, 2020, Planning Commission meeting.

Roll Call Vote: Ayes - all.

6. Consent Items

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

6.A. Motion to recommend to City Council approval of a Final Plat for Harvest West 2nd Addition/Tradition Development (PC #2020-10), 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.

Roll Call Vote: Ayes - all.

7. Action Items:

7.A. Recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Anderson Development/ (PC#2020-11).

City Planner Liz Hanson presented the item to the Commission and noted that staff is recommending approval.

Commissioner Rylee asked about the air conditioning units for the building and asked if they would be screened.

City Planner Hanson stated that the applicant can answer specifics about the air conditioning units but noted that they will need to have some type of screening.

Commissioner Rylee noted that he was struck by the scale between the shop facility and the office facility and asked if the landscape plan reflects that scale, so it is proportional.

City Planner Hanson stated that the Commission could provide this information to the developer as a comment. She stated that the level of species that are proposed from the storage yard will provide a nice, mature delineation around the edge.

Commissioner Rylee stated that the architecture of the building in relation to the adjacent neighborhood seems rather stark. He stated that if the goal is to blend between an industrial and a residential area, in his opinion, this style does not accomplish that goal.

Commissioner Cross stated that she feels the plainness is a good thing in this situation because of the condition of the industrial buildings to the north. She stated that she feels this has a more tidy feel than the loading dock.

Chair Dahlke opened the public hearing for comment at 7:36 p.m.

Kelly Jo Robinson stated that she and her father live next door to this property and will be sharing the pond. She asked if there would be any sound dampening for the HVAC units.

City Planner Hanson asked the applicants, Jeremy Banken or Chad Johnson to answer this question.

Jeremy Banken, Anderson Development, stated that the HVAC units will be screened and noted that they will be 200-250 feet away from the townhomes.

Bruce Dorn asked if there will be exhaust fans running in the shop during the evening hours.

Mr. Banken stated that there will not be fans running during the evening hours.

Ms. Robinson asked about how this project will affect the pond and the watershed.

Mr. Banken noted that they have sent in over 100 pages to the City on how they will manage this pond and noted that the City has mandated that it be over-sized.

Mr. Dorn stated that the original plans called for not having a hard surface for the yard.

Mr. Banken stated that they still do not want to put in a hard surface for the yard, but noted that the pond has been over-sized to account for additional hard cover.

There being no additional comments, Chair Dahlke closed the public hearing at 7:40 p.m.

Commissioner Bowe stated that she likes that there is only one entrance and likes having the building pushed up to the other industrial buildings because it will create a better buffer for the residential area. She noted that she also appreciates all the landscaping that is being provided.

Commissioner Cross stated that she agrees with Commissioner Bowe and noted that this is a difficult site and she feels the pond will improve the site.

Chair Dahlke stated that he agrees and feels it is long overdue that something is done on this site. He stated that he assumes by the final approval stage there will be more details on the hard surface concerns that were raised.

Jeremy Banken, stated that the City is proposing 21 conditions and noted that they do have some concerns with a few of them. He stated that their first concern is condition #6 relating to what the City would like to see in the facade. He stated that they would like to leave the facade as currently presented.

Commissioner Brass stated that he likes the look of the building and feels it is a breath of fresh air. He stated that he is not opposed to removing #6, but he is not sure what was meant by the reference to "more articulation".

City Planner Hanson stated that #6 was intended to continue the materials used on the rest of the building to the west façade to break it up a bit.

Chair Dahlke stated that he agrees with Commissioner Brass and likes the look of the building.

Commissioner Sailer stated that he agrees and wonders if that condition was a holdover from when the building and parking was arranged differently and faced another street.

Commissioner Rylee noted that the west elevation will be the primary view from 4 residences.

Communications Manager Kevin Wright stated that the Commission has received a question about the view from the south, how the pond will be improved, and how it will affect the backyards of the residences in the area.

Mr. Johnson stated that they are planning a berm between this façade and Ravoux Road so the whole façade will not be visible from the road.

Community Development Director Ringwald noted that the Commission has received another question about the pond improvements and asked the developer to address their plans one more time.

Mr. Banken explained that the pond should have zero impact on their back yards.

Mr. Johnson stated that they would also like to discuss conditions #12 and #7. He stated that they feel condition #12 requiring irrigation of this field is excessive and explained their plans for low maintenance landscaping in this area.

Chair Dahlke clarified that Mr. Johnson was stating that they did not want to irrigate between the fence and Old Audubon Road.

Community Development Director Ringwald noted that requiring irrigation of yards is part of the City Code.

Mr. Johnson noted that they are not even using this area as a yard.

Commissioner Brass asked about the definition of “yard” within the City Code.

Community Development Director Ringwald explained that typically if it is a front yard or something similar. He noted that this situation is somewhat unusual and noted that low maintenance landscaping can be a bit ambiguous.

Commissioner Brass asked what they were planning for their low maintenance landscaping.

Mr. Johnson stated that he believes they are planning some sort of MNDot seed mixture and it would be mowed as needed. He stated that this lot is 5.5 acres and if they have to irrigate the entire lot, this deal will not be going anywhere. He stated that he believes their plans will be a large improvement for the area from what has been there in the past.

Commissioner Bowe asked about what the neighboring buildings have for yards and irrigation on their lots so the City can, at a minimum, be consistent.

City Planner Hanson stated that it is difficult to say what they currently have on site because most of it is pavement or gravel out there with open storage yards.

Commissioner Cross stated that the low maintenance grass is perfectly fine because of its location,

but there will be plants right around the fence. She noted that trickle irrigation for the plantings to keep them looking nice and screening the lots would probably be better than irrigating the lot and having to mow the area more often.

Mr. Johnson stated that their vision of this section of the lot is no different than what the City maintains across Old Audubon because it is not irrigated between there and the creek. He stated that the City has low maintenance grass in this area and simply mows it every few weeks. He noted that they are planning irrigation around the building and for the landscaped areas.

Commissioner Brass stated that he will side with the applicant on this issue because of the nature of Old Audubon Road and this location. He that he thinks a low maintenance grass for this portion of the lot does not seem unreasonable.

Commissioner Bowe stated that she concurred and is fine with the entire lot not needing to be irrigated.

Communications Manager Wright read aloud questions submitted by Advantage Coating: They would like to know how the road is being widened and noted that there has been no contact with them since the last meeting regarding using Arbor Drive.

Commissioner Brass asked if Arbor Drive was a private road.

City Planner Hanson noted that there are cross access easements that will have to be amended to include structures.

Mr. Johnson noted that they have not had any communication with Advantage Coating since about this time last year because they were waiting to make sure this was a viable project that would be approved by the City before they moved forward and drafted agreements. He moved on to discuss condition #7 and noted that they would like to see if there a way to have this area as recycled concrete surface rather than asphalt.

Commissioner Brass asked if this issue was another City Code issue that has a requirement for outside storage areas to be paved.

Community Development Director Ringwald stated that this was correct.

Mr. Johnson stated that with the recycled concrete surface, the trees and shrubbery and fencing, dust should be a non-issue.

Commissioner Brass asked the applicant what they will be storing on the lot.

Mr. Johnson explained that they have work trucks and trailers as well as equipment such as excavators, front end loaders and skid steers. He stated that there will also be trucks coming in fully loaded with blocks and rocks. He explained that he believed that asphalt would not last long in this situation.

Commissioner Cross stated that with poor soils, no matter what is put on the top, something will

move because of the peat in this area. She stated that having it to be able to readjust it and having it be a more gravel like material would probably be wiser. She noted that in her opinion, the City cannot expect to treat a building on lousy soils the same as one that is not.

Communications Manager Wright noted that there were a few more questions that have come in: Have there have been any tests done on Arbor Drive in order to ensure they can handle the trucks?

Mr. Johnson stated that they have not conducted any testing on Arbor Drive.

Commissioner Brass asked if the City would have on file the specification and tonnage that Arbor Drive was originally built to.

Community Development Director Ringwald stated that the City would probably not have this information.

Commissioner Brass stated that he is also not opposed to this suggestion by the applicant to use the recycled concrete material rather than asphalt in this area, but would like a professional or engineering opinion on this issue.

Community Development Director Ringwald suggested that if this change is made that there be something included in the conditions regarding dust control.

Commissioner Rylee stated that he thinks it is important to address the questions from Advantage Coating regarding the ability of Arbor Drive to handle the trucks. He stated that because this will be a shared roadway, he asked how they would share responsibility for the road.

Community Development Director Ringwald stated that he thinks there are things that can be added to the conditions relative to Arbor Drive is for them to bring back an agreement with final approval, so the City knows there is agreement. He stated that it does appear the applicant may cause more wear and tear to the roadway, so perhaps the agreement will need to reflect that.

Commissioner Brass reiterated that he would support omitting condition #6 and changing #7 to allow recycled concrete material if they also submit an engineer's report to confirm what the applicant has claimed about the use of materials in the storage area. He stated that he would also add a last condition regarding an agreement with the neighbor on the shared driveway of Arbor Drive.

Mr. Dorn stated that he agrees that paving the storage area would be difficult and it won't last. He stated that he would like assurance that there will be a schedule for dust control and would like to see sodium chloride put on the surface at least a few times per year.

Amy Ann asked if the wastewater from this site will be going into the pond and expressed concerns about the wildlife such as frogs and turtles being safe.

Commissioner Brass asked if Ms. Ann was referring to wastewater or runoff.

Ms. Ann stated that she meant runoff.

Commissioner Rylee stated that there will be a requirement for an NPDES permit which will have a stormwater pollution and erosion control measures. He explained that he would like to keep Condition #6 because he thinks it is good to keep the articulation on the west because of the view from Ravoux Road.

Commissioner Urbanski stated that he has worked with crushed concrete quite a bit and after the first year it gets packed in pretty well and the dust issues are minimal.

Commissioner Brass noted that the Commission had also discussed removing Condition #12.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of the Preliminary Site & 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 of an engineers memo proposing that crushed concrete is an acceptable ground cover in the storage yard and will have adequate dust control methods applied, to be submitted at final submittal.**
- 7. Provision that exterior storage will not exceed 8 feet in height.**
- 8. 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.**
- 9. 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.**
- 10. 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.**
- 11. Provision that the 18 feet high wall lighting on the west façade be lowered at least four feet.**
- 12. Provision that all mechanical equipment will be fully screened from view.**
- 13. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, to be shown on the final plat.**
- 14. 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.**
- 15. Coordination with the City Engineer for the provision of public utilities to the site.**
- 16. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 17. Provision of a wetland delineation report be submitted.**
- 18. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 19. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.**
- 20. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**

Roll Call Vote: Brass, Bowe, Lacey, Cross, Olson, Sailer, Urbanski, and Dahlke – Aye. Rylee – Nay. Motion carried 8-1.

7.B. Recommend Approval of the Concept Plan for Pioneer Vista/Lennar/ PC#2020-08
City Planner Liz Hanson presented item to the Commission and noted that staff is recommending approval.

Commissioner Sailer asked about what is depicted in the upper right hand corner of the concept plan.

Community Development Director Ringwald noted that this is depicting the old Victory Drive.

Commissioner Rylee asked if Lennar would be able to take the fill out in order to facilitate their grading plan. He stated that he is skeptical about the cul de sac fitting without a retaining wall based on the existing fill.

Community Development Director Ringwald stated that level of detail will be dug into more thoroughly as part of the Preliminary Plat phase.

Commissioner Cross stated that the home structures look the same even though there are some size and color changes. She stated that she hopes they have something planned in order to vary the face of the townhomes.

Josh Metzger, Lennar, stated that they are excited to be exploring this opportunity in Chaska. He stated that he hopes to start working on engineering details within the next week or so.

Community Development Director Ringwald asked Mr. Metzger to give a little more detail on the units including price point and the demographics of the typical buyer.

Mr. Metzger stated that they are looking to target the homes in the low \$300,000s for their price point, but noted that they can vary. He noted that these units are unique because they have a main level, a second story, as well as a basement level. He stated that the target market for the homes is usually single people or younger families. He noted that because it is a townhome community, the look will be more standard, but there are a few options for people to choose from. He stated that they have other communities in the area and noted that he could send City Planner Hanson details on those communities so the Commission could see what those look like. He explained that the Commission is welcome to come and see the units, but because of the COVID-19 pandemic their visitors centers are only open by appointment.

Jeremy Landkammer Ely, 1368 Romeo Court, stated that he is present on behalf of the Board of Directors of the Jonathan Association and asked the Commission to refer to a letter dated March 13, 2019 where they formally requested that all developments in this area are included in the Jonathan Association.

City Planner Hanson stated that this letter had not yet been shared with the developer since the City just received a copy today but noted that she is happy to share it so they can begin communications with each other.

Mr. Landkammer Ely asked for more details on what can be expected from the homes in terms of the City's anti-monotony code.

Mr. Metzger stated that they have about 100 different color packages, but don't use them all in every project. He noted that usually there will be about 11 to choose from, but noted that there are more than just gray and white options. He offered to share additional pictures with City Planner Hanson for the Commission to see.

Mr. Landkammer Ely asked about landscaping and noted that his backyard will overlook this development area. He stated that he would like the Commission to require landscaping along

the entire railroad area in consideration for the homeowners that have backyards facing Romeo Court.

City Planner Hanson thanked Mr. Landkammer Ely for his input and noted that the landscaping plan will have more detailed information at the Preliminary Plat phase.

Greg Butler, 1355 Romeo Court, asked if there was any communication to the surrounding communities before tonight's meeting. He noted that a neighbor of his that lives a few houses down received 2 communications and he did not receive anything.

City Planner Hanson stated that per State Statute, the City is required to notify properties within 350 feet of the subject property.

Mr. Butler asked if there have been any environmental impact studies completed yet for this project.

City Planner Hanson stated that it is too early in the process for that kind of study and noted that they are usually triggered by a larger development. She stated that she suspects that this project would not fall into the category of triggering the need for an environmental study.

Mr. Butler asked if any traffic studies have been completed.

City Planner Hanson stated that at concept level the Commission only looks at conceptual plans and those types of technical documents come later in the process but noted that she is unsure if that will be requested for the preliminary plat.

Mr. Butler stated that based on previous apartments built into this area, he has concerns about parking in the area for residents as well as guests. He stated that he echoes Commissioner Cross's comments that these homes come across as cookie cutter and would like to see more creativity in their design. He stated that City Planner Hanson mentioned that Clover Ridge was originally designed for multi-family uses. He asked if, at that time, whether Pioneer Trail extension was in the mix and if the Clover Ridge Road connecting Pioneer Trail existed. He expressed his concern about squishing this many townhomes into a small area and questioned if it may be better used as a green space or something other than townhomes.

Lance Radziej, 1360 Romeo Court, stated that he would also like to see a full landscaping plan. He noted that he is surprised by the plans because this does not seem to be much of a mixed density development. He stated that his preference would be to see more mixed density. He expressed concerns about parking. He noted that he has lived in this area for a few years and there are already a lot of ponds in this area and shared his concerns for bringing in mosquitos, black flies and ticks. He stated that the plans show that they will be adding a few more ponds, which is a concern for him.

Jenny Killian, 1358 Romeo Court, noted that currently there are large trees that block the railroad track and explained that she would like to see those stay. She stated that they may actually be on the railroad property, but wanted to make sure to share her opinion on them staying. She asked if anyone had spoken to Clover Ridge Elementary to ensure that if a large number of

children move in with this development that the District will be able to support them. She asked if the only entrance will be on Clover Ridge Drive or if it will also be on Pioneer Trail.

Rick Waller, stated that he found a document on-line called the City of Chaska Land Use Plan and he feels this development is in violation of the principles that are expressed in this document. He read aloud a portion of the document.

Commissioner Olson asked what can be done regarding the anti-monotony besides the color changes because the backside is so visible.

City Planner Hanson noted that the one of the conditions requires 360 degree architecture specifically for buildings that have high exposure to public view. She gave a few examples of siding and wrapping features that can help with these concerns. She stated that this project wouldn't have a requirement to create differences between each unit but the City can carry the articulation requirement through the entire building.

Commissioner Olson stated that because this is most likely the first of many multi-family developments going up in the area, he asked how a traffic study would take that information into consideration.

City Planner Hanson stated that the City Engineer will have to weigh in on that in terms of how to best apply this information.

Commissioner Brass stated that he assumes a curb cut on Pioneer Trail will not be happening.

City Planner Hanson stated that it is up to the developer on whether to pursue that or not, but noted that Carver County would be the one deciding what would happen. She noted that from initial accounts, they would have to make a lot of improvements to the roadway in order to accommodate this development.

Commissioner Brass asked if the 2040 Comprehensive Plan has been adopted yet.

City Planner Hanson stated that it had not yet been officially adopted.

Commissioner Brass stated that the 2040 Comprehensive Plan is out for public review and noted that this land is zoned medium density residential and does fall within the current guidelines of what is proposed in the area.

City Planner Hanson stated that she believes that Mr. Waller was referencing the green belt area.

Commissioner Rylee stated that regarding mosquito control, his understanding is that part of the tax base contributes to the mosquito control district which is part of their maintenance.

Community Development Director Ringwald confirmed that residents of the metro area pay taxes and that a portion of them is used for mosquito control.

Commissioner Rylee stated that the developer is allocating 27 guest parking spaces and asked if there was any ordinance that drives that number.

City Planner Hanson stated that this value is called out in the parking code which requires 1 parking space per 2 dwelling units. She noted that this calculation has worked quite well for other townhomes to have adequate guest parking.

Community Development Director Ringwald noted that the unit parking is almost doubled for this proposal.

Commissioner Rylee stated that the large trees along the railroad already provide significant screening and asked the developer if those trees will be disturbed.

Mr. Metzger agreed that they will try to save as many of those trees as they can, but noted that they do not yet have a grading plan. He stated there are roughly 50 trees throughout the wetland area that will not be removed. He noted that it is very important to them to provide landscape buffers.

Commissioner Rylee stated that the concern raised about the potential issues for Clover Ridge Elementary are a recognized concern.

Community Development Director Ringwald noted that the City meets quite regularly with the school district and briefs them on both long range and short range plans. He stated that they are shown the development plans so they can make plans and have seen this from a long range plan perspective. He noted that they have known this parcel of land has been guided towards medium density since about 2000.

Commissioner Rylee stated that he supports the Jonathan Association as well as the philosophy that an adjacent development should be included in the association.

Chair Dahlke stated that he agrees with Commissioner Rylee regarding the Jonathan Association and asked who decides if they work together.

Community Development Director Ringwald explained that the City can facilitate the discussion but it is a value discussion on whether both sides would like this development to become part of Jonathan Association. He reiterated that it is a really a business decision between the applicant and Jonathan Association.

Mr. Landkammer Ely reiterated that the Jonathan Association Board is absolutely interested in pursuing a relationship with this development or any future developers for this area.

Motion by Commissioner Rylee, second by Commissioner Olson, to recommend to City Council approval of the Motion to recommend approval to the City Council of the Concept Plan for a 54 unit townhome development on 17 acres of land, (PC#2020-08), 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.**

Roll Call Vote: Ayes – all. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the April 20th 2020, City Council Meetings.

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

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

Commissioner Sailer

- Noted the construction on County Road 44 has been moving along well

Chairperson Dahlke

- Expressed his appreciation to City Planner Hanson and Community Development Director Ringwald for helping the Commission get through these odd circumstances in conducting the meeting.

Commissioner Bowe

- Commended staff for how well the technology has worked and provided an opportunity for the public to participate in tonight's meeting

Commissioner Lacey

- Expressed his appreciation to Communications Manager Wright for his work to help this meeting run smoothly

9. Adjourn

Motion by Commissioner Cross, second by Commissioner Bowe to adjourn the meeting at 9:34 pm.

Roll Call Vote: Ayes – all. Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

06/10/2020

Subject: Pinnacle – Del Webb at Chaska – Final Plat & Rezoning (RZ)

Applicant: Pulte Homes

Location: West of Highway 41 and south of Highland Drive

Case No.: 2020-12

Synopsis: Applicant seeks to obtain approval of a 92-lot final plat and rezoning for Del Webb at Chaska

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

At its December 12th, 2008 City Council meeting the Victoria Pointe 2nd Addition was approved. This plat encompassed the lots that abut the north side of the proposed development tonight on Moers Drive and Liberty Heights Drive.

Tonight, we are looking at a development concept that will extend the streets on the south side. Please note, this will not be an extension of the existing Victoria Pointe development, rather it will be a new development by Pulte Homes for active adults (55+).

Pulte Group sells homes under the brands Pulte Homes, Centex Homes, and Del Webb. Del Webb is a renowned brand name across the country that exclusively caters to the active adult 55+ market. Del Webb creates extremely popular, high amenity active adult neighborhoods. Many of these neighborhood names (ex. Sun City) are well known across the country. Although they have developed many Del Webb neighborhoods in northern climates to date, they have not developed any in the State of Minnesota. They have recently announced their first Minnesota Del Webb neighborhood which opened in 2019 in the City of Corcoran in the northwest part of the Twin Cities. They have been searching for a location in the southwest Twin Cities to create another large age restricted community that would serve the needs and desires of buyers who are 55 years and older. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard and snow maintenance; a safe and secure feeling; the attractiveness of a resort; and social and recreational opportunities. Pinnacle has been designed to cater to these buyers.

The Concept Plan was approved in September 2018. The preliminary plat was approved in March and June of this year (2020). A Negative Declaration for an EIS was approved in June of this year.

CURRENT PROPOSAL

The 92-lot final plat proposal on approximately 34-acres of property is located west of Highway 41 and south of Highland Drive. This new addition will essentially be an extension off of the existing Victoria Pointe development on Moers Drive and Liberty Heights Drive. Again, this will be a new development and not a part of the Victoria Pointe development.

The 92 lots proposed are 90 new detached villa lots, a lot for the amenity center, plus one lot for the Hammers Saloon.

Adjacent properties

The site is bound on the north by single family residential, Moers Drive and Liberty Heights Drive, to the west by bluffs, the south by bluffs and Veterans Park, and the east by Cardinal Street, Crown of Glory Church, Woodland Heights Townhomes and Mount Pleasant Cemetery.

Land Use

The proposed 92 lots have varying lot sizes; 44 feet wide lots, 50 feet wide lots (optional basements), and 60 feet wide lots (basements and 3-car garages); one lot will contain the amenity center and one lot will contain the preserved Hammers Saloon. The dimensions are smaller than the homes to the north of the site since these homes are geared to the active adult and will have HOA maintained yards. Minimum setbacks are proposed to be front setback of 25 feet, side setback of 5 feet, corner lot side setback of 15 feet and rear yard setback of 20 feet.

Layout

Currently, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast. These roads will be extended or re-aligned in some fashion to provide access into the development. An additional right-in access point is being proposed off of Highway 41 to provide stronger access to the development. This additional access will also act as the main entrance to the development providing an arrival drive with landscaping in the median that leads drivers directly from the main entrance to the amenity center. In order to construct the new access off of Highway 41 retaining walls are needed to support the existing grades. This retaining wall will be on average of 6 feet at its westerly edge and averaging 8-13 feet on its southern side. The retaining walls that are needed should be constructed outside the City right of way and maintained by the HOA. The retaining wall will also have to meet the City's Section 9.9.6 of the zoning ordinance.

The amenity center is situated at the westerly edge of the development which will have a clubhouse building with a fitness center, social lounge and activity room(s). It will also provide an outdoor pool, fire pit gathering area, pickleball courts and bocce ball courts.

The model homes will be situated just south of the recreation/amenity center, which will showcase the three different villas (44' wide, 50' wide and 60' wide). The 44' wide lots will be situated mainly in the center of the development; the 50' wide lots will be situated mainly around the internal edges of the site; and the 60' wide lots will be mainly situated around the south and west perimeters of the site to take advantage of the bluff vistas.

Recreation/Amenity Center

The amenity center is strategically placed at the end of the “arrival drive” at the high point of the neighborhood. The developer is proposing to preserve some scattered mature oak and maple trees along the south side the amenity center. These trees will be seen in the distance as drivers gradually approach the amenity center. It is important for the development to create a resort like experience along the arrival drive and within the amenity center in order to deliver the lifestyle expected of a Del Webb neighborhood.

The market research and experience with other Del Webb neighborhoods guides the development in terms of programming of the amenity center. It is likely to include:

- 7,200 sf clubhouse building with:
 - o Fitness center and locker rooms
 - o Social lounge
 - o Activity/craft room
 - o Club meeting rooms
 - o Kitchen
- Outdoor pool
- Outdoor fire pit area
- Outdoor event area
- 6 pickleball courts
- 2 bocce courts

The amenity center will have to meet the City’s building design and materials ordinance for commercial buildings.

Transportation/ROW

The Final Plan proposes to provide for a network of internal residential roadways with connectivity to existing roadways. Cardinal Street is proposed to be realigned with this proposal and will essentially connect to the main entrance drive into the development. This realignment was necessary to accommodate the new entrance into the development due to the extremely steep grades. An item of note is that there is one looping street provided near the main entrance that will access 6 lots. This street is designed to be a one-way, providing ingress at its easterly point and egress at its westerly point; a right-out only turning movement will be provided at the egress to connect into the grand entrance drive. This one-way movement was intentionally done to provide for adequate and safe movements.

There is a new access being proposed on Highway 41, which would provide for a right-in only movement. MnDOT would not allow for a right-in/right-out entrance but approved on a right-in only.

Currently there are two lots (south of the Hammers) that gain driveway access off of Cardinal Street today; the Brodman lot (1066 Cardinal Street) and O’Brien lot. The developer is showing an access point for these properties off the main entrance drive. Access into the driveway will come from the main entrance drive (Del Webb Parkway) from the right-in access on Highway 41; exiting the driveway will require that the homeowners turn left onto the main entrance drive (Del Webb Parkway) and exit the development via Cardinal Street. The right-in access on Highway 41 created a one-way movement only in this section of road.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments. One exception is the entrance drive which provides for an 80-foot wide right-of-way. This is due to the landscaped median that is being added to this entrance drive, which will be maintained by the development's HOA.

Utilities

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

The Brodman lot, neighbor to the south of this development at 1066 Cardinal Street, and O'Brien lot, also south of the development, have indicated their desires to gain access to City sewer as the Hammers property gets developed. The development plan currently shows a utility connection for the undeveloped O'Brien property that neighbors the City water tower. The location of the utility extension will need to be coordinated between property owners and City staff. If the Brodman's would still desire connecting to City utilities, they will have to work with their adjacent neighbors on extending utilities to their property.

Stormwater

Stormwater ponding exists on the south side of the site. More ponding is proposed as a part of this plan showing expansion of the existing pond, and additional ponding on the northeasterly areas of the site. Ponding access is shown via trails. The south pond can be accessed via the Mount Pleasant Cemetery driveway to the east. Stormwater ponding will have to meet all applicable agencies, including but not limited to, Carver County WMO, MnDNR, Corps of Engineers, and City of Chaska

Efforts to protect the bluff edge and ravine that exist over the site are important as the site has significant changes in elevation. Site specific areas that propose contributing drainage to into ponding areas must be designed to accommodate the 100-year storm event. No urbanized drainage should be permitted to directly discharge to the bluff or ravine.

Setbacks

The setbacks will be generally consistent with detached townhome developments. Namely, the front yard setback should be no less than 25 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 15 feet. This corner setback is the same found in Victoria Pointe, which is located just north of the subject site.

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

SETBACKS	
Direction	Setback
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet

Architecture

Pulte Homes will be the sole builder in this development. The proposed homes will be single-story detached townhome designs. They will be providing three different sized detached townhome varieties applicable to the three different sized lots (44', 50', and 60'). Each townhome plan will have multiple elevation options, which will create variety.

The homes planned on the 44' wide lots will be 34 feet wide and range in size from 1,300 to 1,700 square feet. These smaller floor plans are very popular for singles/widows in the active adult neighborhoods. They typically have two bedrooms and two-car garages. These homes will be slab on grade (no basements) and will value from high \$200k's to the mid \$300k's.

The homes planned on the 50' wide lots will be 40 feet wide and range in size from 1,680-1,960 square feet (excluding basements). These homes are typically the largest selling product line in the active adult neighborhoods. They typically have two bedrooms and two-car garages. This product will also offer many options such as a third bedroom, a bonus room, and/or a finished basement. These will value from the mid \$300k's to the mid \$400k's.

The homes planned on the 60' wide lots will have the same product line as for the 50' wide lots. However, all homes on the 60' wide lots will have basements and three-car garages. These lots will be situated in premium locations with the most attractive views. These will value from the high \$300k's to the low \$500k's.

Anti-Monotony Compliance & Analysis

Because the developer is not planning to build all the same product and exterior, City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, maximum 65% garage width ratio, maximum garage protrusion to not exceed 12 feet from the front wall of the home, 4-inch window trim on all windows, and 360 degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.

The Developer plans to adhere to the City's anti-monotony code as noted above with the exception to LP Smartside. The development is not proposing to incorporate LP Smartside (or cementitious siding) on the front elevation, where in other anti-monotony areas this has been required. Instead the fronts of each home will be incorporating three different materials/patterns, which would include cultured stone, and two different patterns of siding. Staff is amenable to this change as the level of articulation and quality is being met. The reason LP Smartside is required on front elevations in other developments is due to the quality and look it provides. The proposal to have cultured stone on all the homes' fronts in addition to two other siding patterns will create a very qualitative and articulative look.

The following lots will be subject to 360 degree architecture per the preliminary plat drawing approved June 1, 2020:

- Lot 9, Block 1
- Lot 12, Block 2
- Lots 2 & 17, Block 3
- Lots 1, 14, 15 & 48, Block 4

- Lots 1, 8, 9 & 15, Block 5
- Lots 1 & 4, Block 6
- Lot 7, Block 7
- Lots 1 & 6, Block 8
- Lot 1, Block 9
- Lot 10, Block 10
- Lots 1, 11, 12 & 22, Block 11
- Lots 1, 20, 22, 26 & 47, Block 12
- Lot 10, Block 13

The following lots will be subject to 360 degree architecture per the final plat drawing:

- Lots 1 and 11, Block 2
- Lot 10, Block 3
- Lots 18, 22, & 24, Block 6

Trails, Sidewalks & Access into the Bluff Areas

The developer is showing private trails in portions of the development around the stormwater ponds, and one on the south side to connect to an overlook. At three private trailhead locations, the development is also planning mini parks that are intended to be small, convenient social gathering places. They anticipate that these areas will include a bench or two, perhaps a decorative trellis, and landscaping.

The plan is proposing to include sidewalks on both sides of the street. One area that did not incorporate sidewalks is around Cardinal Circle (the one way looping street at the entrance of the development). This area

Since the bluff areas are planned to be dedicated to the City, the developer will be required to show an adequate amount of access points into the bluff areas. The plan is currently showing three access points; one on the northwest edge of the site; one between Lot 10 Block 1 and Lot 1 Block 2; and another just south of the recreation center. These access points are planned to be owned by the HOA.

Screening, Landscaping & Tree Preservation

The main entrance and arrival drive have a large amount of landscaping to deliver a resort-like experience. This includes greenery as well as color in the form of perennials and ornamental trees. Another key aspect of the landscape plan is the landscape buffers in key locations adjacent to existing homes and adjacent to the new homes along the arrival drive.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Although existing tree areas are minimal on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along the west edge area where the bluff is present. The final plan is proposing to preserve the western edge trees. There are also a couple scatterings of oaks and other trees near the central west edge and along the north edge within the proposed park expansion. Staff found during the concept plan that the small cluster

of oak trees near the central west edge are significant and would be beneficial to incorporate into the development. The applicant has shown in their tree preservation plan that they intend to preserve a portion of these central west edge trees. These include seven significant oak and maple trees ranging in size from 28 inch calipers up to 40 inches that will be located along the southern edge of the recreation area. In sum, staff feels that the applicant has provided a plan that incorporates these significant trees well.

Parkland

The final plan does not incorporate any public park space. This was due in part to the feedback received from the Park Board and Parks Department seeing that there was no need for the expansion of Moers Park, and the expansion to Veterans Park on the south side of the site would be problematic due to extreme grades and the proximity of an archery range. The one exception is that the development is showing additional access into Moers Park at its southwest corner, and an expansion to its existing access on its southeast corner. It would appear that those expansion areas could satisfy some park dedication. It should be noted that the southwest corner access should maintain at least 20 feet of opening through this outlot.

A private park space, totaling 3.28 acres, is being proposed in the west edge of the development where the amenity center is located. This area will be for the development's residents only and would not count towards park dedication.

Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City. The Park Board has requested that park dedication fees be paid in lieu of park land dedication with the exception of the small expansion areas proposed to Moers Park.

City Land Conveyance

There is a small sliver of land on the northwesterly portion of the site (0.23 acres) that is currently owned by the City that the developer wishes to add into the development. If it was not added into the development, it would have been required to provide street access to as it is developable land and cannot be made land-locked. The developer has chosen the first option to absorb this area into the development. The developer will have to compensate accordingly for this land as determined by the City Council.

Signage

The developer is proposing two monument signs at the grand entrance drive off of Highway 41, plus four secondary signs near the intersection of Cardinal Street and the grand entrance drive, and the entrances on Moers Drive and Liberty Heights Drive. Detail drawings have been provided and show the main monument signs averaging out at approximately 16 feet in height at the grand entrance, and the secondary signs at approximately 6 feet in height. These are typical of other Del Webb communities. These signs cannot be internally illuminated.

HOA Maintenance

There will be a Homeowners Association (HOA) over the entire development. They will off the following services and maintenance:

- 1. Snow removal** -The HOA clears snow from the driveways, service walks connecting driveways to front doors, and public sidewalks along the streets.

2. Lawn service – This includes regular mowing, treatments, and leaf removal services.

3. Amenity center – HOA dues fund the operation and maintenance of the clubhouse and amenities associated with the amenity center.

4. Facilitation coordinator – One of the most distinguishing aspects of a Del Webb neighborhood is its active and robust lifestyle. Not only are prospective homebuyers attracted by Pulte's reputation for excellence in customer service and construction of a quality home, they are excited and intrigued by the opportunity to enrich the quality of their lives as residents of a Del Webb neighborhood. Either a part of full-time employee will facilitate a wide variety of activities such as classes, educational workshops, trips and tours, special events, chartered clubs and interest groups that appeal to the diverse social and recreational interests of the active-adult resident.

5. Entrance experience maintenance – This includes the entrance monument and landscaping along the arrival drive, including the medians. The resort-like feel of a Del Webb community relies upon a high level of maintenance and manicuring. It is very common for an HOA to maintain plantings and monuments within public rights-of-way. It reduces the burden on City staff. A simple license agreement will be executed to enable this maintenance.

6. Private open space – Maintenance of the natural plantings in the private open spaces.

7. Private trails and trailheads – We have created some beautiful walking experiences throughout the neighborhood that provide for exercise and beautiful views.

8. Retaining wall – The HOA will maintain the wall at the entrance to the neighborhood.

9. Decorative fencing – Fencing will be placed in some areas of the perimeter of the neighborhood as shown on the landscape plan.

10. Garbage service – We find that there are economies of scale when the HOA bids garbage service for an entire neighborhood. This also benefits the City because garbage trucks create the most wear and tear on City streets. We will have one provider instead of a handful of providers driving through the neighborhood.

Development Costs (Infrastructure Improvements)

Some development area fees are the following:

- Storm Sewer
- Water & Sanitary Sewer
- Parks
- Trails

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

The City is willing to give park credit for the two small slivers being added to Moers Park. However, as stated previously in the concept plan, park dedication will not be given for stormwater ponding areas nor bluff areas as we have not done so in the past. Expansion of the cemetery would not be credited as this is a necessary conveyance to the City to ensure potential burial impacts are being avoided. Expansion of Firemen's Park shown on the south side of their site would also not be credited as the Park Board already determined that they would not accept parkland credit here, and because the area is not usable public park space.

The notion on providing excessive private open space would also not be suitable as park dedication. Trail fees will be required for the development.

Final Plat

The request this evening is for final plat of 92 lots for 90 new detached villa lots, a lot for the amenity center, plus one lot for the Hammers Saloon. The outlots are as follows:

- a. Outlot A: Future 55 years and older single-family development and Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- b. Outlot B: Future 55 years and older single-family development proposed by Pulte Homes
- c. Outlot C: Unbuildable bluff area to be owned by the City of Chaska
- d. Outlot D: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- e. Outlot E: Future 55 years and older single-family development proposed by Pulte Homes
- f. Outlot F: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over pond
- g. Outlot G: Future 55 years and older single-family development proposed by Pulte Homes and Unbuildable Bluff Area
- h. Outlot H: Private Open Space to be owned by the HOA
- i. Outlot I: Private Open Space to be owned by the HOA
- j. Outlot J: Future 55 years and older single-family development proposed by Pulte Homes
- k. Outlot K: Private Open Space/Stormwater Pond to be owned by the City of Chaska; drainage & utility easement over the pond
- l. Outlot L: Monument Sign Area to be owned by the HOA
- m. Outlot M: Monument Sign Area to be owned by the HOA
- n. Outlot N: Private Open Space to be owned by Crown of Glory Church
- o. Outlot O: Future 55 years and older single-family development proposed by Pulte Homes

Phasing

The following preliminary schedule for development is envisioned based on current information and the below preliminary phasing plan. As development progresses, phase boundaries will be refined.

- Spring/summer 2020 Preliminary plat approval
- Summer/fall 2020 Development of Phase 1
- July 1, 2021 Grand opening – beginning of sales
- 2022 Development of Phase 2
- 2023 Development of Phase 3
- 2024-2025 Full build out

Many buyers wish to see a completed and beautiful arrival drive prior to purchasing a home. Therefore, the developer will be delaying the beginning of sales until mid-2021. It should also

be noted that they will be building four model homes adjacent to the future amenity center (Block 13, Lots 1, 2, 3, and 4).

Rezoning

The 86 acre property is being rezoned from Open (O) to Planned Residential District (PRD-75).

HPC Meeting March 3, 2020 & Hammers Saloon:

The City conducted a Heritage Preservation Commission meeting on Tuesday, March 3, 2020. At this meeting the HPC reviewed a Site Alteration Permit (SAP) to alter the exterior of the Hammers Saloon (1092 Cardinal Street) that was proposed by Kierstin Case. The HPC approved the SAP, which would allow Kierstin to re-side, re-roof, un-enclose the front porch, and replace the windows on the historic home. Her wishes are to make the property a residential use that could potentially have short-term rental ability. This structure is being parceled out on its own lot. This structure is not planned to be a part of the Del Webb community.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Thursday, May 21, 2020. Pursuant to Minnesota State Statutes the City must act on this request by **Monday, July 20, 2020 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Friday, September 18, 2020. The City may with the petitioner's consent extend the review period beyond the Friday, September 18, 2020 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land, subject to the following conditions:

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

- a. Narrative (pgs 1-2), prepared by Del Webb, dated February 22, 2020
- b. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- c. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- d. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- e. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- f. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- g. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- h. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- i. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- j. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- k. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- l. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020

- m. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - n. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - o. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - p. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - q. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - r. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - s. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - t. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - u. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - v. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - w. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - x. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
 - y. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - z. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - aa. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - bb. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - cc. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - dd. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ee. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ff. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - gg. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - hh. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ii. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
2. Adherence with the City Engineer's Memo dated June 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way width for the arrival drive.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the

City for the provision of necessary infrastructure and associated development costs.

- 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.**
- 10. 30 foot buffer for the wetlands being preserved.**
- 11. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.**
- 13. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.**
- 14. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.**
- 15. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.**
- 16. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.**
- 17. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff.**
- 18. Urbanized drainage should be avoided to directly discharge to the bluff or ravine, and reviewed and approved by the City Engineer prior to issuance of a grading permit.**
- 19. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).**
- 20. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.**
- 21. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.**
- 22. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.**
- 23. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.**
- 24. Provision that 4 inch window trim is used on all windows.**
- 25. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat approved June 1, 2020:**
 - a. Lot 9, Block 1**
 - b. Lot 12, Block 2**
 - c. Lots 2 & 17, Block 3**
 - d. Lots 1, 14, 15 & 48, Block 4**
 - e. Lots 1, 8, 9 & 15, Block 5**
 - f. Lots 1 & 4, Block 6**
 - g. Lot 7, Block 7**
 - h. Lots 1 & 6, Block 8**
 - i. Lot 1, Block 9**
 - j. Lot 10, Block 10**

- k. Lots 1, 11, 12 & 22, Block 11**
 - l. Lots 1, 20, 22, 26 & 47, Block 12**
 - m. Lot 10, Block 13**
- 26. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.**
- 27. Tree Preservation to be consistent with the Tree Preservation Plan.**
- 28. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.**
- 29. Parkland credit will be given for the small slivers of land dedicated to Moers Park.**
- 30. Parkland fees will be required for remainder of park dedication requirement.**
- 31. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.**
- 32. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.**
- 33. Trail credit will not be given for any proposed trails.**
- 34. Trail fees will be required.**
- 35. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.**

Motion to recommend approval of the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75).

ORDINANCE NO. xxx

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF
CHASKA FROM THE OPEN (O) ZONING DISTRICT TO PLANNED RESIDENTIAL
DEVELOPMENT DISTRICT NO. 75 (PRD-75) AND BY ESTABLISHING PERMITTED USES
AND REGULATIONS FOR PRD-75 (DEL WEBB AT CHASKA)

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. **Rezoning.** The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate situated in the City of Chaska is hereby removed from the Open Zoning District (O) and rezoned to Planned Residential Development District No. 75 (PRD-75) for all of Blocks 1-6 of Del Webb at Chaska.

The following graphic exhibits shall serve as the general guide for development of the Del Webb at Chaska area:

1. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
2. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
3. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
4. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
5. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
6. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
7. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
8. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
9. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
10. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
11. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
12. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
13. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
14. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
15. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020

16. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
17. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
18. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
19. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
20. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
21. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
22. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
23. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
24. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
25. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
26. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
27. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
28. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
29. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
30. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
31. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
32. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
33. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
34. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020

Section II. **PRD-75 District regulations.** Permitted uses and regulations applicable to the PRD-75 District is hereby amended to read as follows:

A. Intent

The intent of PRD-75 is to create a Low Density Residential neighborhood that serves an active older community at 55 years and older.

B. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-6 of the recorded plat of Del Webb at Chaska, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be

those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.

2. The principle building setbacks for Del Webb at Pinnacle shall be:
 - a. Front, house: 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side, corner: 15 feet
3. The accessory structure setbacks for the development shall be:
 - a. Front: 25 feet
 - b. Rear: 5 feet
 - c. Side, corner: 15 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of trees as denoted in the Tree Preservation Plan.
5. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
6. 4" window wrap on all elevations shall be required for each home.
7. The fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding (lap, shakes, or board & batten) in lieu of using LP Smartside siding.
8. The garage walls shall not exceed 65 percent of the length of the front wall of the house.
9. No garage shall protrude in excess of twelve feet beyond the front wall of the house.
10. Maximum height shall be 35 feet for principal structures.

C. Recreation Center

The following described real estate shall be limited in its use to a private recreation center for all of Lot 1, Block 5 of the recorded plat of Del Webb at Chaska, Carver County, Minnesota.

35. Permitted Uses shall be a 7,200 sf clubhouse building with:

- a. Fitness center and locker rooms
- b. Social lounge
- c. Activity/craft room
- d. Club meeting rooms
- e. Kitchen
- f. Outdoor pool
- g. Outdoor fire pit area
- h. Outdoor event area
- i. 6 pickleball courts
- j. 2 bocce courts

D. Outlots

The following described real estate shall be limited in its use to:

- a. Outlot A: Future 55 years and older single-family development and Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- b. Outlot B: Future 55 years and older single-family development proposed by Pulte Homes
- c. Outlot C: Unbuildable bluff area to be owned by the City of Chaska
- d. Outlot D: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- e. Outlot E: Future 55 years and older single-family development proposed by Pulte Homes
- f. Outlot F: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over pond
- g. Outlot G: Future 55 years and older single-family development proposed by Pulte Homes and Unbuildable Bluff Area
- h. Outlot H: Private Open Space to be owned by the HOA
- i. Outlot I: Private Open Space to be owned by the HOA
- j. Outlot J: Future 55 years and older single-family development proposed by Pulte Homes
- k. Outlot K: Private Open Space/Stormwater Pond to be owned by the City of Chaska; drainage & utility easement over the pond
- l. Outlot L: Monument Sign Area to be owned by the HOA
- m. Outlot M: Monument Sign Area to be owned by the HOA
- n. Outlot N: Private Open Space to be owned by Crown of Glory Church
- o. Outlot O: Future 55 years and older single-family development proposed by Pulte Homes

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

Passed and adopted by the City Council of the City of Chaska, Minnesota
this 15th day of June 15, 2020.

Windschitl, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 5, 2020
Subject: Pinnacle Residential Development

The Pinnacle Residential Development plan was reviewed by City Council in June of 2020. The Engineering comments on the proposed preliminary site plan are as follows:

1. Street and Utility Improvements

- a. Sanitary Sewer

- i. Gravity sanitary sewer exists at the edge of the Woodland Drive that is readily available for extension to service the proposed development. Due to the sensitivity of the cemetery and neighboring property the final construction plans will need to address limiting the grading and construction impacts along Woodland Drive. Any additional easements necessary for extending the sewer will be further reviewed with the final plat submittal.
 - ii. The development plan currently shows a utility connection for the undeveloped O'Brien property that neighbors the City water tower. The location of the utility extension will need to be coordinated between property owners and City staff as a part of the final plan approval.
 - iii. A Future lift station is being proposed to service six of the future residential properties located near the development entrance due to the sewer depth elevations. When these properties are being incorporated into a future development phase, the lift station and sewer extensions will be privately owned and maintained.

b. Water Main

- i. Two trunk water mains exist that will service the overall property. Water trunk service is available at Cardinal Street as well as with a trunk main pipe that extends through the property today. The property is situated in between two pressure zone areas. The development phasing and the final plans will be dictated by the design of the overall watermain system but overall, the site can be readily served. The final plans will need to ensure the trunk water mains remain intact while work occurs over the site during grading and utility extensions.

2. Site Grading

a. Existing Conditions

- i. The overall site rests on the top of the West Creek ravine bluff area and generally drains into the existing ravine systems, and to a drainage pond that was constructed on the south side of the site. The drainage pond was constructed in 2015 in efforts to protect Veterans Park and Firemens Park Lake from erosion that was occurring over the years. The overall site grading plan proposes new stormwater ponds that will discharge into the existing drainage ravine near the proposed entrance. The plan also includes expansion of the existing pond on the south edge of the property which was planned to be utilized when development occurred as well as a replacement pond for the Crown of Glory Church.

b. Grading Plan

- i. The proposed site grading plan will require mass grading over the entire 80 acre site with changes to the existing topography. The grading and drainage plan propose routing water through storm sewer piping systems and providing treatment with storm water retention ponds which is consistent with the City's stormwater standards. It will be important that as a part of the final grading plan to restrict where possible overland surface drainage to the ravines/bluffs to minimize erosion.
- ii. The applicant has noted that steep wooded slopes do exist and are to be preserved. The overall grading plan shall meet all applicable building (50') and grading (30') setback

requirements. With this in mind, an analysis(report) of the bluff and steep slope conditions will determine any further restrictions for any properties along the bluff edge with the final plat. The slope analysis intends to identify any restrictions where building locations are proposed adjacent to bluff and will be required as part of the grading plan approval and final plat. The bluff/ravine area located along the west edge of the property is susceptible to erosion given the City's experience with the rain event that occurred in 2014.

- iii. In order to construct the new access off of TH 41 retaining walls are needed to support the existing grades. The retaining walls that are needed should be constructed outside the City right of way and maintained by the HOA.
- iv. The retaining wall shown in the ponding area if outlot I needs to be further evaluated for options to eliminate.

3. Storm Water

- a. Efforts to protect the bluff edge and ravine that exist over the site are important as the site has significant changes in elevation. New ponding areas must be designed to accommodate the 100-year storm event.
- b. The stormwater pond that was created on the south edge of the property remain may not be negatively impacted from area development. The design standards that were incorporated with the original design when the pond was constructed will need to be incorporated into the final stormwater design prior to approval of the grading plan.
- c. Over land drainage to the bluff edge will need to be limited and restricted to the residential homes along the bluffs.
- d. Stormwater reuse irrigation is being proposed with the development. Consistent with all previous development plans where stormwater reuse has been implemented, the HOA will be responsible for ownership and maintenance of the system.
- e. All agency regulatory requirements must be met, including but not limited to Carver County WMO, MnDNR, Corps of Engineers, and City of Chaska.

4. Wetlands (See Wetlands Exhibit)

- a. Wetland delineations have been completed for the overall site and are shown on the Exhibit. Three wetlands were identified and are

shown as being directly impacted. In total the wetland area equals .46 acres over the entire 86 plus acre site.

- b. A wetland mitigation plan is required for the overall site with all agency approvals prior to a grading approval.

5. Traffic

- a. The Developer has completed a very detailed traffic study for the property. In summary the proposed development given it's unique character of older active community will have a less intense impact on nearby intersections during peak hours, especially TH 41 and Victoria Drive, when compared to a non-age restricted single-family residential development. Further, the traffic analysis identified that the Project site as proposed will not generate traffic volumes that cannot be handled by the existing or proposed street system. The internal street layout is adequate to handle traffic flow and will connect to Cardinal Street, Liberty Heights Drive and Moers Drive. To lessen the traffic load on Victoria Drive, the developer proposed a right in/right out connection to TH 41. MnDOT has now formally approved a right in access that will require an access permit from the State.
- b. Construction traffic access will need to be restricted to entering the new development via TH 41.

6. Cardinal Street Right of Way Vacation

- a. The proposed right of way vacation will require relocation of City electric distribution facilities and trunk water utilities and other small utilities that exist within the right of way. The developer will need to coordinate the vacation process with utilities and City approvals with the final plat.



“DEL WEBB AT CHASKA”

**APPLICATION FOR:
Final Plat – Additional Information**

**CHASKA, MINNESOTA
February 22, 2020**

Final Plat – Satisfaction of Incomplete Items

The purpose of this document is to outline either additional information intended to satisfy the City letter of incompleteness dated May 13, 2020 or changes made since the original final plat application.

1. Plan revisions

Sidewalks were revised according to the letter and street names were added.

2. Final Plat revisions

Easements were placed over all monument outlots and street names were added. Please note that we also added the amenity outlot to the first addition final plat.

3. Retaining Wall Detail

We have provided the following additional detail for the main entrance retaining wall:

- Photo of an example boulder wall recently construction by Pulte in the Twin Cities. We have generally built only boulder walls in recent years due to the attractive nature of these walls.
- Cross-section showing how the wall will relate to other features at the main entrance.
- An example of the detailed level of design which will be undertaken at the appropriate time.

4. Outlot Disposition

We have created a detailed table outlining ownership and areas of all final plat outlots.

5. Administrative Subdivisions

Previously, we submitted an administrative subdivision request for both the Church property and the Hammers property to facilitate transactions with these parties. We are now only in need of the administrative subdivision for the Church property.

Attachments:

- *Revised plans*
- *Revised final plat*
- *Photo of example retaining wall at main entrance*
- *Cross-section showing the elevation grades of the main entrance*
- *Example design plan for boulder retaining wall at main entrance*
- *Outlot table showing ownership and areas*

		PLAT FILE NO.	
		C.R. DOC. NO.	
DEL WEBB AT CHASKA			
KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:			
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota described as follows:			
Beginning at the Northwest corner of the Southeast Quarter of said Section 5; thence on an assumed bearing of South 88 degrees 43 minutes 30 seconds East along the North line of said Southeast Quarter, a distance of 1,253.47 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence South 00 degrees 48 minutes 04 seconds East along the East line of said Northwest Quarter of the Southeast Quarter a distance of 190.17 feet; thence South 88 degrees 43 minutes 30 seconds East a distance of 650.00 feet along the South line of Hammers Addition, according to the recorded plat thereof; thence continuing North 79 degrees 57 minutes 54 seconds East along the South line of said Hammers Addition a distance of 101.98 feet; thence continuing South 88 degrees 43 minutes 30 seconds East along the South line of said Hammers Addition a distance of 200.00 feet; thence continuing North 79 degrees 19 minutes 07 seconds East along the South line of said Hammers Addition a distance of 133.01 feet to the Westerly right of way of Cardinal Street; thence South 22 degrees 31 minutes 30 seconds East along the Westerly right of way line of said Cardinal Street a distance of 485.79 feet to the intersection with the East line of Southeast Quarter of said Section 5; thence South 01 degrees 36 minutes 37 seconds East along the East line of the Southeast Quarter of said Section 5, a distance of 179.83 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 140.25 feet; thence South 01 degrees 36 minutes 37 seconds East a distance of 162.33 feet; thence North 89 degrees 03 minutes 52 seconds West a distance of 114.20 feet; thence South 03 degrees 25 minutes 56 seconds West a distance of 350.36 feet; thence South 01 degrees 36 minutes 38 seconds East a distance of 70.00 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 366.68 feet; thence South 00 degrees 15 minutes 44 seconds West a distance of 373.90 feet; thence South 88 degrees 23 minutes 24 seconds West a distance of 151.09 feet; thence South 00 degrees 48 minutes 04 seconds East a distance of 866.78 feet to the South line of the Southeast Quarter of said Section 5; thence North 89 degrees 23 minutes 40 seconds West along the South line of the Southeast Quarter of said Section 5, a distance of 204.34 feet; to a point on said South line, distant 257.66 feet Easterly from the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 03 degrees 35 minutes 04 seconds West a distance of 257.97 feet; thence North 83 degrees 57 minutes 27 seconds West a distance of 147.68 feet; thence North 05 degrees 26 minutes 54 seconds West a distance of 177.20 feet; thence North 72 degrees 39 minutes 14 seconds West a distance of 88.47 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter distant 473.11 feet Northerly from the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 72 degrees 39 minutes 14 seconds West a distance of 408.22 feet; thence North 23 degrees 29 minutes 27 seconds West a distance of 1,215.19 feet; thence North 89 degrees 17 minutes 16 seconds West a distance of 257.54 feet; thence North 17 degrees 00 minutes 00 seconds West a distance of 151.89 feet; thence North 48 degrees 13 minutes 45 seconds West a distance of 144.16 feet to the West line of the Southeast Quarter of said Section 5; thence North 00 degrees 00 minutes 00 seconds West along the West line of the Southeast Quarter of said Section 5, a distance of 704.00 feet to the Point of Beginning.			
AND			
The South 1.42 feet of that part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, lying Southwesterly of the centerline of Victoria Drive and West of Highland Acres, according to the recorded plat thereof, Carver County, Minnesota.			
EXCEPTING THEREFROM THE FOLLOWING FOUR PARCEL DESCRIPTIONS			
That part of the Southeast Quarter and that part of the Southwest Quarter of the Northeast Quarter all in Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:			
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet to the point of beginning; thence continuing North 00 degrees 07 minutes 37 seconds West, along said west line, a distance of 703.86 feet to the northwest corner of said Southeast Quarter; thence continuing North 00 degrees 07 minutes 37 seconds West, along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 1.42 feet to the north line of the South 1.42 feet of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 50 minutes 49 seconds East, along said north line, a distance of 1,061.22 feet along said north line of the South 1.42 feet; thence South 01 degree 25 minutes 14 seconds West, a distance of 266.32 feet; thence southerly, along a tangential curve, concave to the east, having a central angle of 5 degrees 58 minutes 53 seconds, a radius of 1,031.50 feet for an arc distance of 107.68 feet; thence South 88 degrees 34 minutes 46 seconds East, not tangent to said curve, a distance of 186.67 feet; thence South 10 degrees 23 minutes 37 seconds East, a distance of 102.13 feet; thence South 21 degrees 01 minute 51 seconds East, a distance of 290.85 feet; thence southwesterly, along a non-tangential curve, concave to the southeast, having a central angle of 16 degrees 55 minutes 55 seconds, a radius of 840.00 feet for an arc distance of 248.23 feet; the chord of said curve bears South 64 degrees 45 minutes 51 seconds West; thence South 56 degrees 17 minutes 53 seconds West, tangent to said curve, a distance of 258.20 feet; thence northwesterly along a non-tangential curve concave to the northeast having a central angle of 05 degrees 09 minutes 04 seconds, a radius of 1080.00 feet for an arc distance of 97.10 feet, the chord of said curve bears North 29 degrees 00 minutes 13 seconds West; thence South 68 degrees 09 minutes 56 seconds West, not tangent to said curve, a distance of 282.42 feet; thence North 82 degrees 29 minutes 15 seconds West, a distance of 179.16 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 74.32 feet; thence North 89 degrees 24 minutes 35 seconds West, a distance of 257.54 feet; thence North 17 degrees 07 minutes 19 seconds West, a distance of 151.89 feet; thence North 48 degrees 21 minutes 04 seconds West, a distance of 144.20 feet to the point of beginning.			
AND			
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:			
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 71 degrees 09 minutes 28 seconds East, a distance of 1078.83 feet to the point of beginning; thence North 56 degrees 17 minutes 53 seconds East, a distance of 198.15 feet; thence northeasterly, along a tangential curve, concave to the southeast, having a central angle of 03 degrees 50 minutes 03 seconds, a radius of 760.00 feet for an arc distance of 50.86 feet; thence southeasterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 08 minutes 14 seconds, a radius of 770.00 feet for an arc distance of 189.99 feet, the chord of said curve bears South 44 degrees 03 minutes 44 seconds East; thence South 38 degrees 52 minutes 09 seconds West, not tangent to said curve, a distance of 124.77 feet; thence South 51 degrees 12 minutes 13 seconds East, a distance of 3.81 feet; thence South 38 degrees 48 minutes 28 seconds West, a distance of 124.54 feet; thence northwesterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 23 minutes 57 seconds, a radius of 1,020.00 feet for an arc distance of 256.34 feet; the chord of said curve bears North 43 degrees 59 minutes 33 seconds West to the point of beginning.			
AND			
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:			
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence North 85 degrees 41 minutes 07 seconds East, a distance of 1917.55 feet to the point of beginning; thence South 30 degrees 10 minutes 54 seconds East, a distance of 231.02; thence South 68 degrees 21 minutes 52 seconds East, a distance of 389.81 feet to the west line of RLS No. 117, according to the recorded plat thereof, said Carver County; thence North 01 degrees 44 minutes 20 seconds West, along said west line, a distance of 81.16 feet to the north line of said RLS No. 117; thence North 88 degrees 15 minutes 40 seconds East, along said north line, a distance of 140.25 feet to the east line of said Southeast Quarter; thence North 01 degrees 44 minutes 20 seconds West, along said east line, a distance of 223.20 feet to the southwesterly line of Cardinal Street; thence North 24 degrees 07 minutes 42 seconds West, along said southwesterly right of way line, a distance of 101.25 feet; thence westerly along a non-tangential curve, concave to the north, having a central angle of 8 degrees 03 minutes 38 seconds, a radius of 692.70 feet for an arc distance of 97.45 feet, the chord of said curve bears South 86 degrees 43 minutes 45 seconds West; thence North 89 degrees 14 minutes 26 seconds West, tangent to said curve, a distance of 246.30 feet; thence southwesterly along a tangential curve, concave to the south, having a central angle of 29 degrees 06 minutes 54 seconds, a radius of 460.00 feet for an arc distance of 233.75 feet to the point of beginning.			
AND			
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:			
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 61 degrees 13 minutes 41 seconds East, a distance of 1028.00 feet to the point of beginning; thence South 43 degrees 13 minutes 37 seconds East, a distance of 158.25 feet; thence South 32 degrees 32 minutes 40 seconds East, a distance of 67.23 feet; thence South 52 degrees 25 minutes 40 seconds East, a distance of 129.85 feet; thence South 13 degrees 27 minutes 38 seconds East, a distance of 170.03 feet; thence South 76 degrees 32 minutes 22 seconds West, a distance of 131.84 feet; thence South 73 degrees 55 minutes 46 seconds West, a distance of 60.15 feet; thence South 69 degrees 19 minutes 21 seconds West, a distance of 256.47 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 249.51 feet; thence North 42 degrees 41 minutes 53 seconds East, a distance of 130.86 feet; thence North 81 degrees 11 minutes 25 seconds East, a distance of 43.72 feet; thence northeasterly along a non-tangential curve concave to the southeast having a central angle of 37 degrees 05 minutes 05 seconds, a radius of 60.00 feet for an arc distance of 38.84 feet, the chord of said curve bears North 09 degrees 43 minutes 58 seconds East; thence North 61 degrees 43 minutes 29 seconds West, a distance of 120.00 feet; thence North 28 degrees 16 minutes 31 seconds East, a distance of 31.39 feet; thence North 48 degrees 03 minutes 42 seconds East, a distance of 62.79 feet; thence North 67 degrees 50 minutes 53 seconds East, a distance of 156.11 feet to the point of beginning.			
7.A. PUBLIC HEARING: Recommend...			
Packet Page 42 of 194			
Page 25 of...			

TOGETHER WITH
That part of the following described property:
All that part of the Southwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota, described as follows: Beginning at a point on the West line of said Southwest Quarter of said Section 4, a distance of 495 feet southerly from the Northwest corner of said Southwest Quarter, as measured along the West line thereof; thence North 01 degrees 56 minutes 08 seconds West, assumed bearing, along the West line of said Southwest Quarter 495 feet to the Northwest corner of said Southwest Quarter; thence North 89 degrees 20 minutes 20 seconds East, along the North line of said Southwest Quarter, 208.57 feet to the centerline of State Trunk Highway No. 41; thence South 01 degrees 42 minutes 45 seconds East, along said centerline a distance of 712.86 feet; thence along the arc of a tangential curve concave to the West (radius 1145.92 feet, central angle 04 degrees 58 minutes 12 seconds, a distance of 99.4 feet; thence North 33 degrees 56 minutes 08 seconds West, a distance of 379.39 feet to the point of beginning.
AND
All that part of Section 4 and Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 4; thence South 01 degrees 56 minutes 08 seconds East, assumed bearing, along the West line of said Southwest Quarter 457.71 feet to an intersection with the Southeasterly extension of the centerline of Cardinal Street, as platted in the plat of Highland Acres, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Carver County, Minnesota; thence North 24 degrees 19 minutes 28 seconds West, and along said centerline and its Southeasterly extension 764.56 feet; thence North 69 degrees 00 minutes 26 seconds East, and along the center line of a sanitary sewer line, 530.47 feet to the centerline of State Highway no. 41; thence South 01 degrees 42 minutes 45 seconds East along said centerline 426.36 feet to the North line of the Southwest Quarter of said Section 4; thence South 89 degrees 20 minutes 20 seconds West, along said line 208.57 feet, to the point of beginning.
Excepting therefrom the above two parcels, Parcel 3, City of Chaska Right of Way Plat No. 1, according to the recorded plat thereof, Carver County, Minnesota.
Lying Southerly of the following described line:
Commencing at the northwest corner of the Southwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota; thence South 01 degrees 44 minutes 20 seconds East, assumed bearing along the west line of said Southwest Quarter, a distance of 457.71 feet to an intersection with the Southeasterly extension of the centerline of Cardinal Street, as platted in the plat Highland Acres, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for said Carver County, Minnesota; thence North 24 degrees 07 minutes 42 seconds West, along said centerline and its southeasterly extension, a distance of 87.09 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 26 seconds East, a distance of 30.71 feet; thence easterly along a tangential curve, concave to the north, having a central angle of 21 degrees 37 minutes 38 seconds, a radius of 275.00 feet for an arc distance of 103.80 feet; thence North 28 degrees 05 minutes 49 seconds West, not tangent to said curve, a distance of 26.34 feet; thence North 61 degrees 54 minutes 11 seconds East, a distance of 27.00 feet; thence South 28 degrees 05 minutes 49 seconds East, a distance of 28.01 feet to the easterly extension of said curve; thence easterly along the easterly extension of said curve and along a non-tangential curve, concave to the north, having a central angle of 07 degrees 15 minutes 34 seconds, a radius of 275.00 feet for an arc distance of 34.84 feet to the westerly right of way line per the CITY OF CHASKA RIGHT OF WAY PLAT NO. 1, according to the recorded plat thereof, said Carver County, and said line there terminating, the chord of said curve bears North 58 degrees 58 minutes 44 seconds East.
TOGETHER WITH
The southwesterly one-half of the following described property:
That part of Cardinal Street lying in the Southeast Quarter of Section 5 and the Southwest Quarter of Section 4, both in Township 115, Range 23, said Carver County, Minnesota lying southerly of the south line of Cardinal Street as dedicated on the plat of HAMMERS ADDITION, according to the recorded plat thereof, Carver County,Minnesota and its easterly extension and also lying northerly of the following described line and its westerly extension:
Commencing at the southeast corner of Lot 1, Block 1, said HAMMERS ADDITION; thence South 24 degrees 07 minutes 42 seconds East, assumed bearing along the southwesterly line of said Cardinal Street, a distance of 319.87 feet to the point of beginning of the line to be described; thence North 89 degrees 14 minutes 26 seconds West, a distance of 39.84 feet; thence easterly along a tangential curve, concave to the north, having a central angle of 05 degrees 40 minutes 53 seconds, a radius of 325.00 feet for an arc distance of 32.23 feet to the northeasterly line of said Cardinal Street and said line there terminating.
KNOW ALL PERSONS BY THESE PRESENTS: That Hammers Family Limited Partnership, a Minnesota limited partnership, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:
That part of the Southeast Quarter and that part of the Southwest Quarter of the Northeast Quarter all in Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet to the point of beginning; thence continuing North 00 degrees 07 minutes 37 seconds West, along said west line, a distance of 703.86 feet to the northwest corner of said Southeast Quarter; thence continuing North 00 degrees 07 minutes 37 seconds West, along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 1.42 feet to the north line of the South 1.42 feet of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 50 minutes 49 seconds East, along said north line, a distance of 1,061.22 feet along said north line of the South 1.42 feet; thence South 01 degree 25 minutes 14 seconds West, a distance of 266.32 feet; thence southerly, along a tangential curve, concave to the east, having a central angle of 5 degrees 58 minutes 53 seconds, a radius of 1,031.50 feet for an arc distance of 107.68 feet; thence South 88 degrees 34 minutes 46 seconds East, not tangent to said curve, a distance of 186.67 feet; thence South 10 degrees 23 minutes 37 seconds East, a distance of 102.13 feet; thence South 21 degrees 01 minute 51 seconds East, a distance of 290.85 feet; thence southwesterly, along a non-tangential curve, concave to the southeast, having a central angle of 16 degrees 55 minutes 55 seconds, a radius of 840.00 feet for an arc distance of 248.23 feet, the chord of said curve bears South 64 degrees 45 minutes 51 seconds West; thence South 56 degrees 17 minutes 53 seconds West, tangent to said curve, a distance of 258.20 feet; thence northwesterly along a non-tangential curve concave to the northeast having a central angle of 05 degrees 09 minutes 04 seconds, a radius of 1080.00 feet for an arc distance of 97.10 feet, the chord of said curve bears North 29 degrees 00 minutes 13 seconds West; thence South 68 degrees 09 minutes 56 seconds West, not tangent to said curve, a distance of 282.42 feet; thence North 82 degrees 29 minutes 15 seconds West, a distance of 179.16 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 74.32 feet; thence North 89 degrees 24 minutes 35 seconds West, a distance of 257.54 feet; thence North 17 degrees 07 minutes 19 seconds West, a distance of 151.89 feet; thence North 48 degrees 21 minutes 04 seconds West, a distance of 144.20 feet to the point of beginning.
TOGETHER WITH
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 71 degrees 09 minutes 28 seconds East, a distance of 1078.83 feet to the point of beginning; thence North 56 degrees 17 minutes 53 seconds East, a distance of 198.15 feet; thence northeasterly, along a tangential curve, concave to the southeast, having a central angle of 03 degrees 50 minutes 03 seconds, a radius of 760.00 feet for an arc distance of 50.86 feet; thence southeasterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 08 minutes 14 seconds, a radius of 770.00 feet for an arc distance of 189.99 feet; the chord of said curve bears South 44 degrees 03 minutes 44 seconds East; thence South 38 degrees 52 minutes 09 seconds West, not tangent to said curve, a distance of 124.77 feet; thence South 51 degrees 12 minutes 13 seconds East, a distance of 3.81 feet; thence South 38 degrees 48 minutes 28 seconds West, a distance of 124.54 feet; thence northwesterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 23 minutes 57 seconds, a radius of 1,020.00 feet for an arc distance of 256.34 feet; the chord of said curve bears North 43 degrees 59 minutes 33 seconds West to the point of beginning.
TOGETHER WITH
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 71 degrees 09 minutes 28 seconds East, a distance of 1078.83 feet to the point of beginning; thence North 56 degrees 17 minutes 53 seconds East, a distance of 198.15 feet; thence northeasterly, along a tangential curve, concave to the southeast, having a central angle of 03 degrees 50 minutes 03 seconds, a radius of 760.00 feet for an arc distance of 50.86 feet; thence southeasterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 08 minutes 14 seconds, a radius of 770.00 feet for an arc distance of 189.99 feet; the chord of said curve bears South 44 degrees 03 minutes 44 seconds East; thence South 38 degrees 52 minutes 09 seconds West, not tangent to said curve, a distance of 124.77 feet; thence South 51 degrees 12 minutes 13 seconds East, a distance of 3.81 feet; thence South 38 degrees 48 minutes 28 seconds West, a distance of 124.54 feet; thence northwesterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 23 minutes 57 seconds, a radius of 1,020.00 feet for an arc distance of 256.34 feet; the chord of said curve bears North 43 degrees 59 minutes 33 seconds West to the point of beginning.
TOGETHER WITH
That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence North 85 degrees 41 minutes 07 seconds East, a distance of 1917.55 feet to the point of beginning; thence South 30 degrees 10 minutes 54 seconds East, a distance of 231.02; thence South 68 degrees 21 minutes 52 seconds East, a distance of 389.81 feet to the west line of RLS No. 117, according to the recorded plat thereof, said Carver County; thence North 01 degrees 44 minutes 20 seconds West, along said west line, a distance of 81.16 feet to the north line of said RLS No. 117; thence North 88 degrees 15 minutes 40 seconds East, along said north line, a distance of 140.25 feet to the east line of said Southeast Quarter; thence North 01 degrees 44 minutes 20 seconds West, along said east line, a distance of 223.20 feet to the southwesterly line of Cardinal Street; thence North 24 degrees 07 minutes 42 seconds West, along said southwesterly right of way line, a distance of 101.25 feet; thence westerly along a non-tangential curve, concave to the north, having a central angle of 8 degrees 03 minutes 38 seconds, a radius of 692.70 feet for an arc distance of 97.45 feet, the chord of said curve bears South 86 degrees 43 minutes 45 seconds West; thence North 89 degrees 14 minutes 26 seconds West, tangent to said curve, a distance of 246.30 feet; thence southwesterly along a tangential curve, concave to the south, having a central angle of 29 degrees 06 minutes 54 seconds, a radius of 460.00 feet for an arc distance of 233.75 feet to the point of beginning.
Westwood Professional Services, Inc.

DEL WEBB AT CHASKA

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

TOGETHER WITH

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 61 degrees 13 minutes 41 seconds East, a distance of 1028.00 feet to the point of beginning; thence South 43 degrees 13 minutes 37 seconds East, a distance of 158.25 feet; thence South 32 degrees 32 minutes 40 seconds East, a distance of 67.23 feet; thence South 52 degrees 25 minutes 40 seconds East, a distance of 129.85 feet; thence South 13 degrees 27 minutes 38 seconds East, a distance of 170.03 feet; thence South 76 degrees 32 minutes 22 seconds West, a distance of 131.84 feet; thence South 73 degrees 55 minutes 46 seconds West, a distance of 60.15 feet; thence South 69 degrees 19 minutes 21 seconds West, a distance of 256.47 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 249.51 feet; thence North 42 degrees 41 minutes 53 seconds East, a distance of 130.86 feet; thence North 81 degrees 11 minutes 25 seconds East, a distance of 43.72 feet; thence northeasterly along a non-tangential curve concave to the southeast having a central angle of 37 degrees 05 minutes 05 seconds, a radius of 60.00 feet for an arc distance of 38.84 feet, the chord of said curve bears North 09 degrees 43 minutes 58 seconds East; thence North 61 degrees 43 minutes 29 seconds West, a distance of 120.00 feet; thence North 28 degrees 16 minutes 31 seconds East, a distance of 31.39 feet; thence North 48 degrees 03 minutes 42 seconds East, a distance of 62.79 feet; thence North 67 degrees 50 minutes 53 seconds East, a distance of 156.11 feet to the point of beginning.

Has caused the same to be surveyed and platted as **DEL WEBB AT CHASKA** and does hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.

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

PULTE HOMES OF MINNESOTA LLC

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ its _____ of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Hammers Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

HAMMERS FAMILY LIMITED PARTNERSHIP

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ its _____ of Hammers Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Craig W. Morse, 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_____.

CRAIG W. MORSE, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NO. 23021

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by Craig W. Morse, Licensed Land Surveyor, Minnesota License No. 23021.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of **DEL WEBB AT CHASKA** 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: _____ By: _____

COUNTY SURVEYOR, Carver County, Minnesota

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

Brian Praske, County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that taxes payable in 20_____ 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 _____ was filed this _____ day of _____, 20_____, at _____ o'clock _____M., as Document No. _____.

Kaaren Lewis, County Recorder

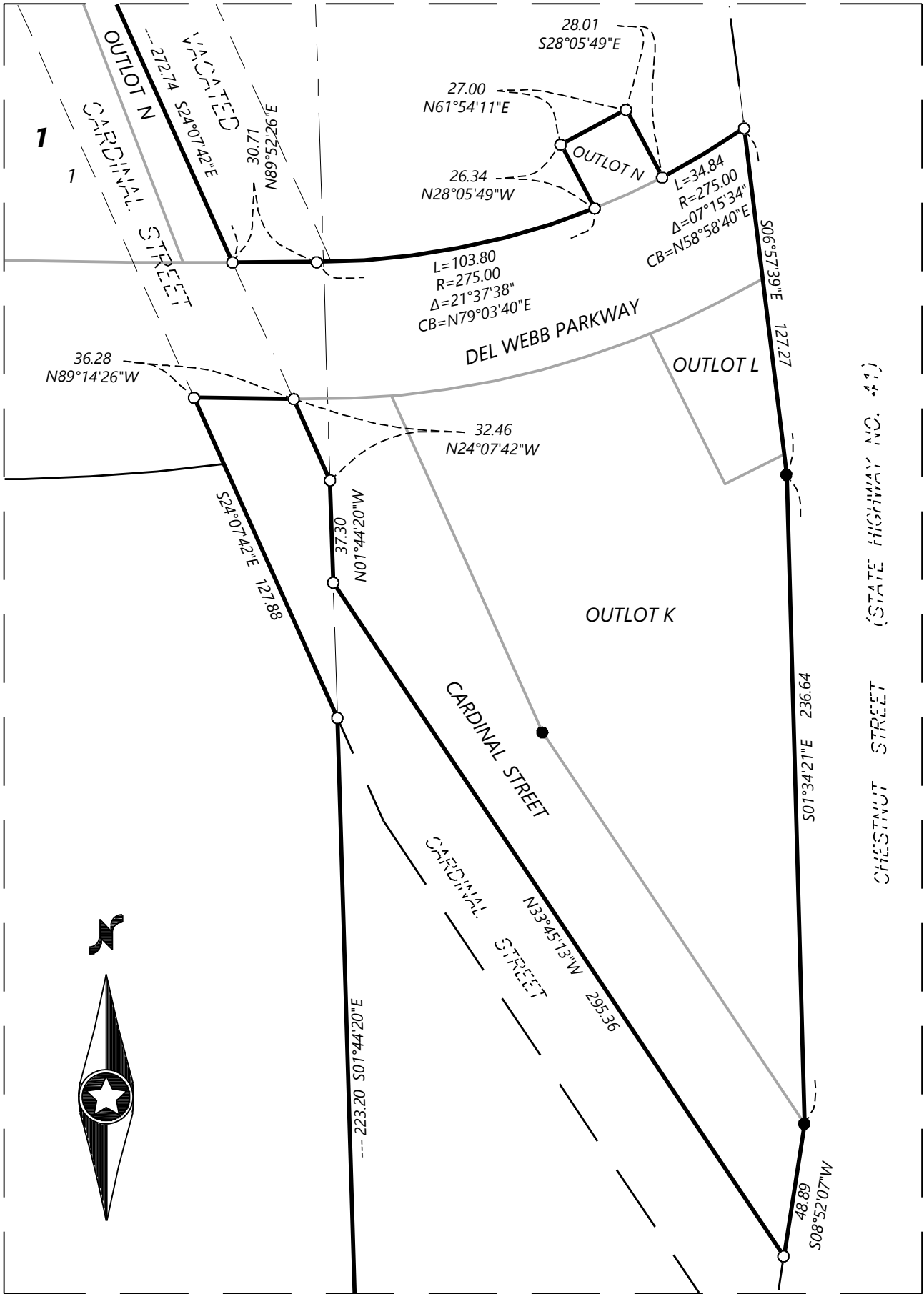
DEL WEBB AT CHASKA

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

OVERALL PLAT BOUNDARY DETAIL (SEE SHEETS 4 THROUGH 9 SHEETS FOR MORE INFORMATION)

DETAIL A

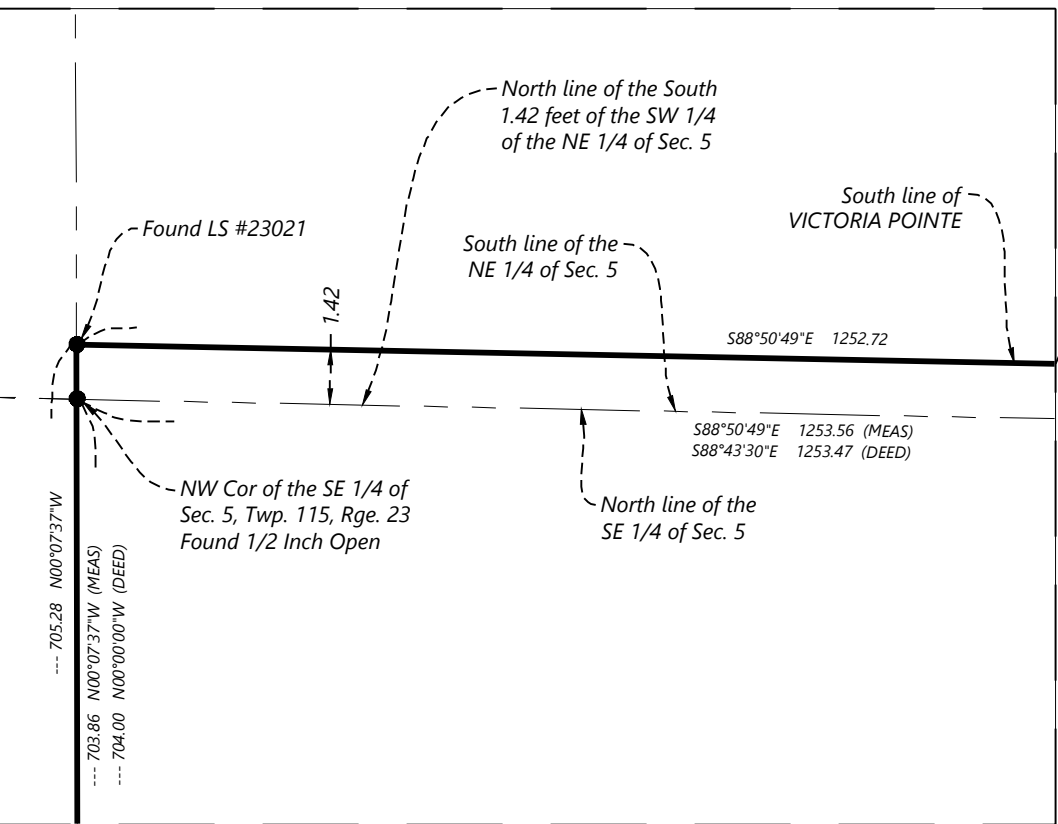
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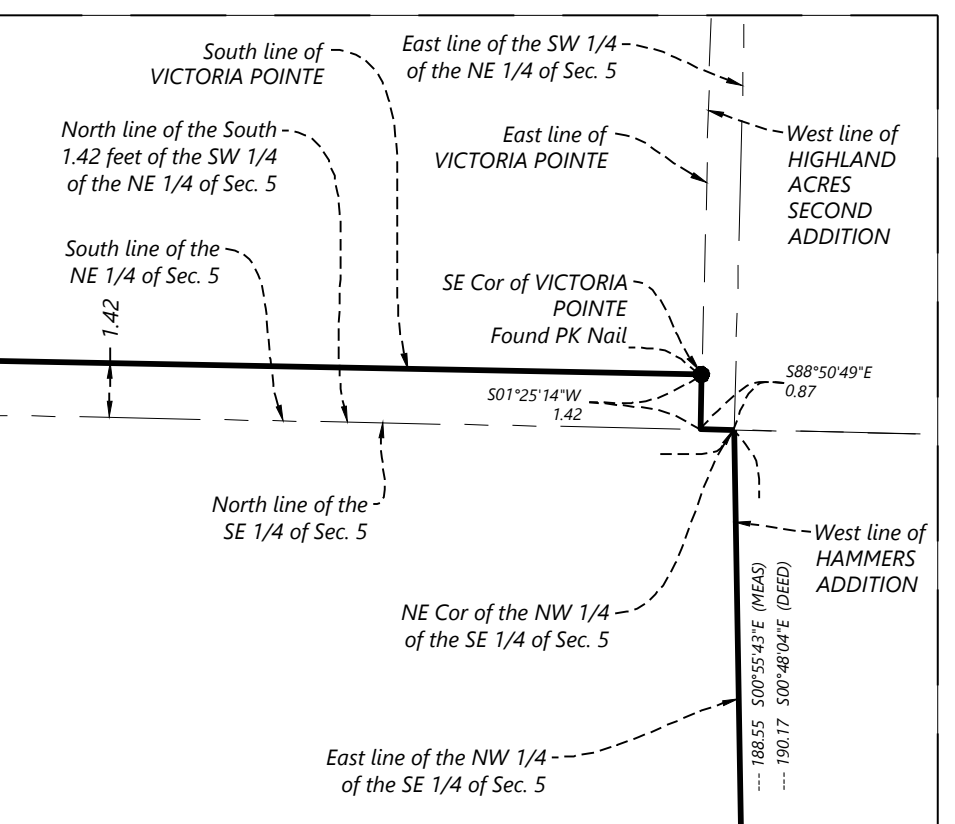
DETAIL A

(SEE SHEETS 4 THROUGH 9 SHEETS FOR MORE INFORMATION)

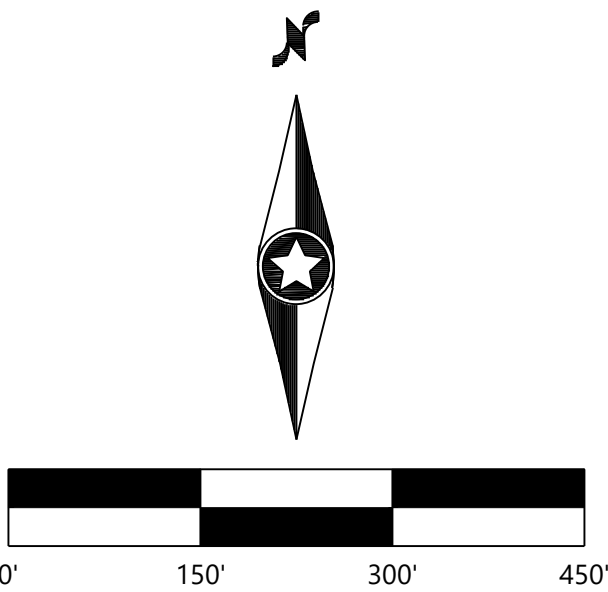
DETAIL B (NOT TO SCALE)



DETAIL C (NOT TO SCALE)

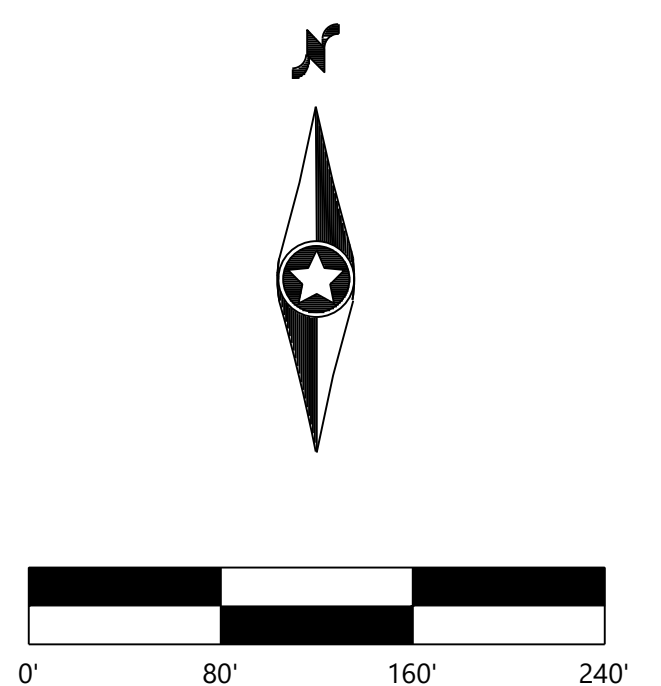
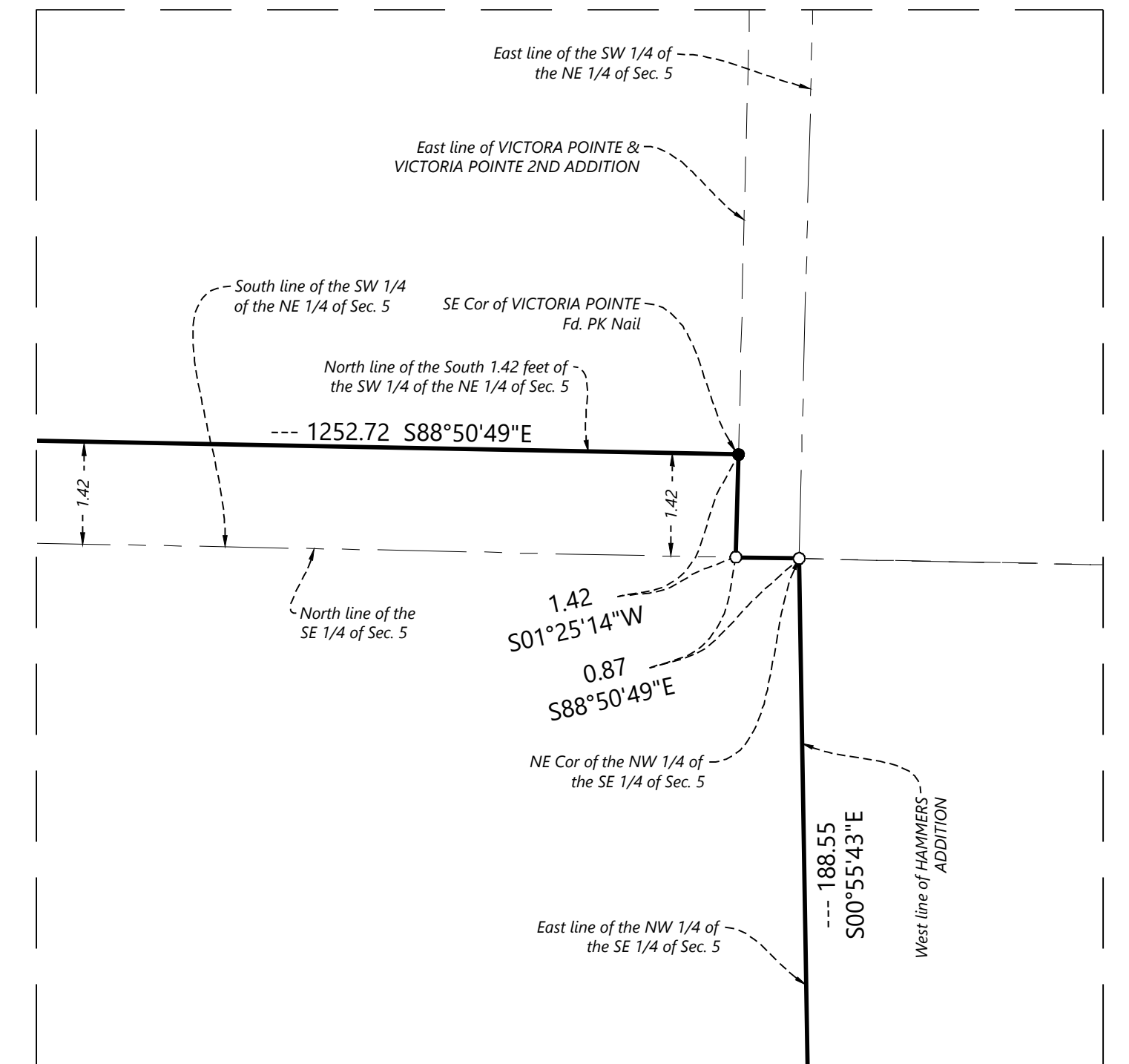


- SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
 - FOUND MONUMENT AS NOTED ON SURVEY
- THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 115, RANGE 23 HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)



Westwood
Professional Services, Inc.

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



- SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
- FOUND MONUMENT AS NOTED ON SURVEY
- THE EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 5, TOWNSHIP 115, RANGE 23
HAS A BEARING OF S 01°44'20"E
(CARVER COUNTY, NAD83, 1986)

Westwood

Professional Services, Inc.

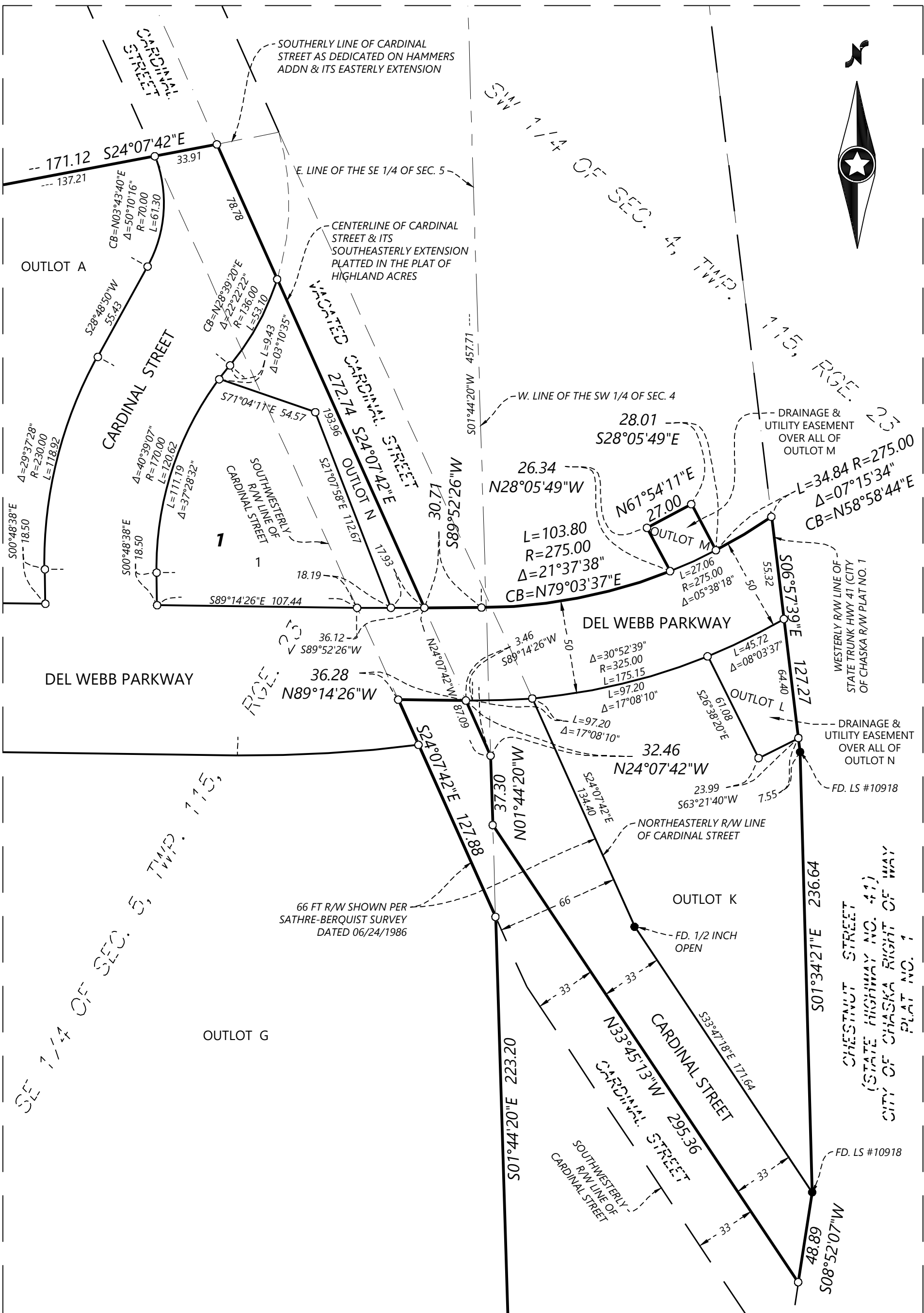
DEL WEBB AT CHASKA

PLAT FILE NO.

C.R. DOC. NO.

DETAIL E

(SCALE: 1 INCH = 50 FEET)

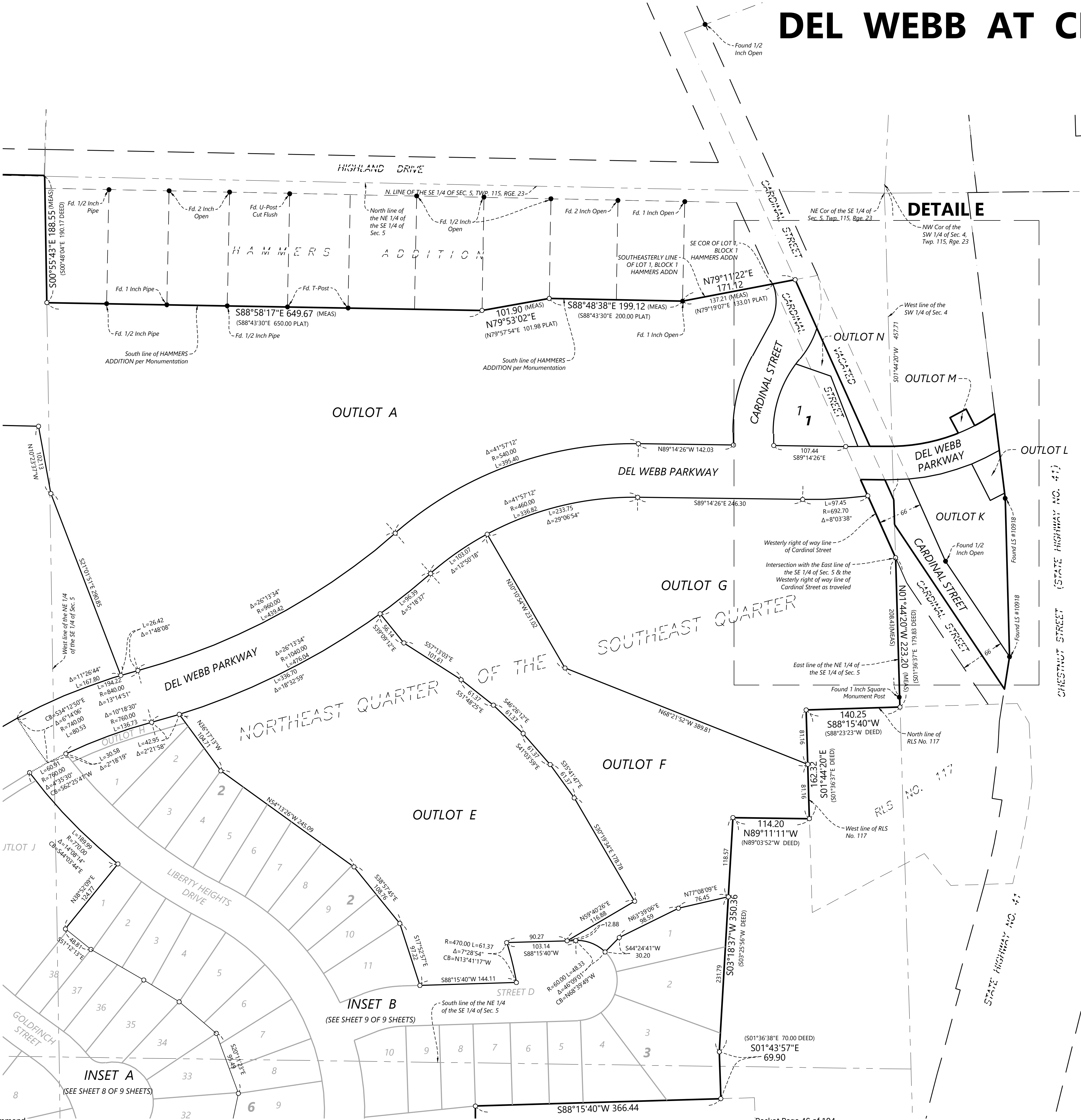


○ SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021

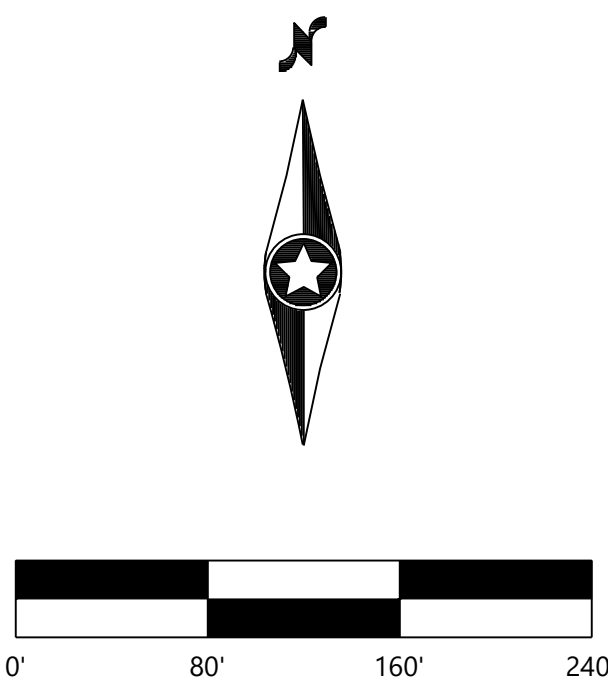
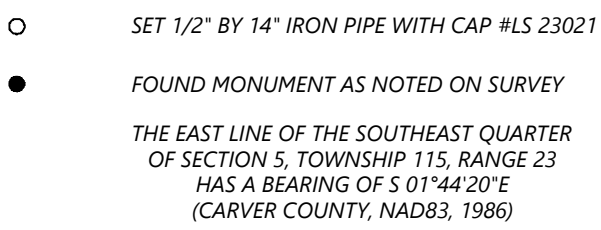
● FOUND MONUMENT AS NOTED ON SURVEY

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 115, RANGE 23 HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)

Westwood
Professional Services, Inc.



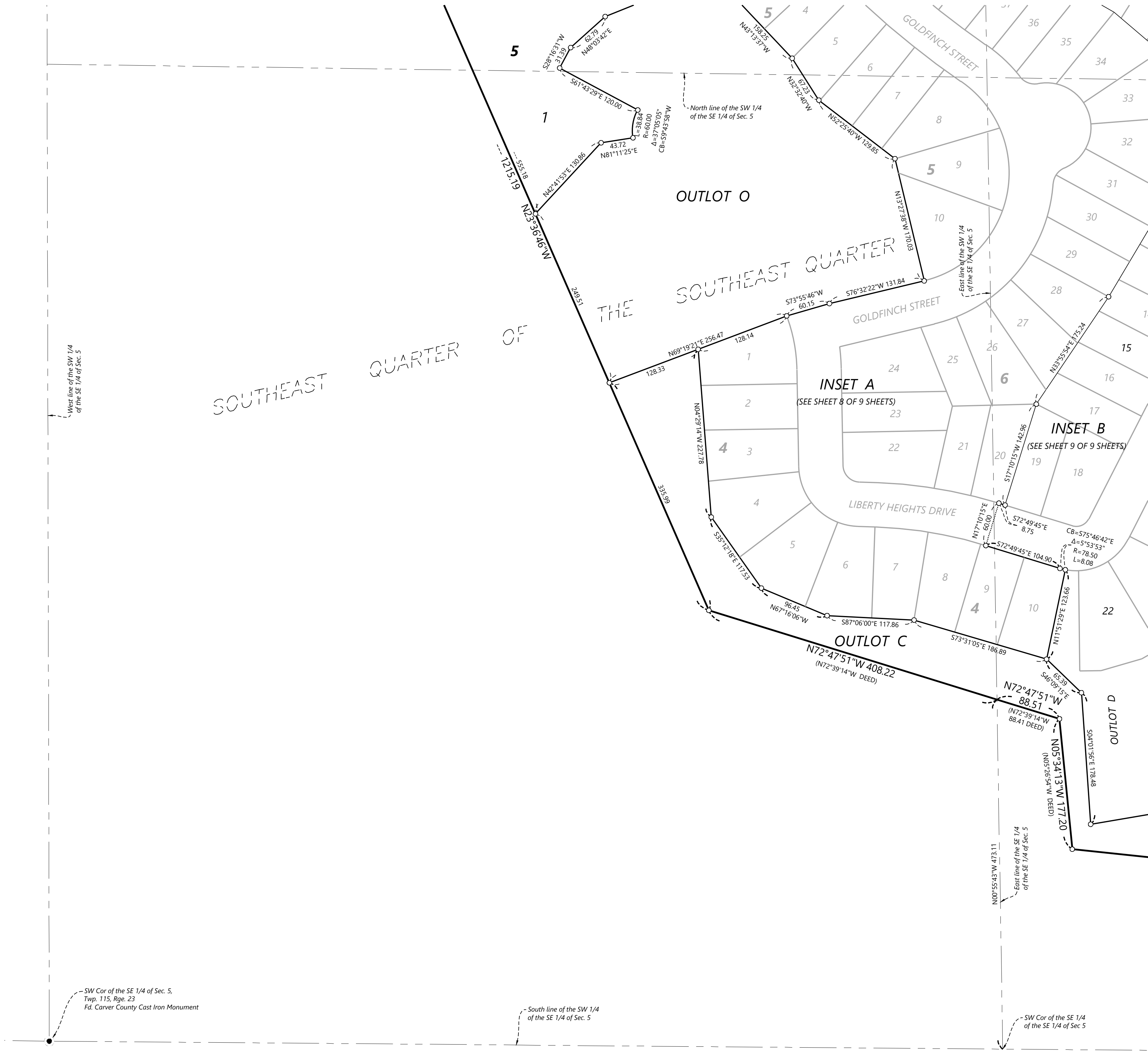
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C.R. DOC. NO.



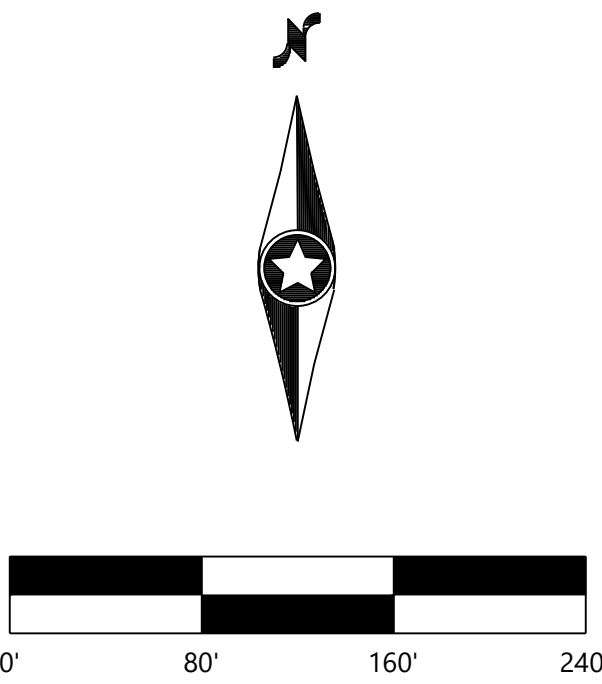
Westwood
Professional Services, Inc.

DEL WEBB AT CHASKA

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



○ SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
● FOUND MONUMENT AS NOTED ON SURVEY
THE EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 5, TOWNSHIP 115, RANGE 23
HAS A BEARING OF S 01°44'20"E
(CARVER COUNTY, NAD83, 1986)

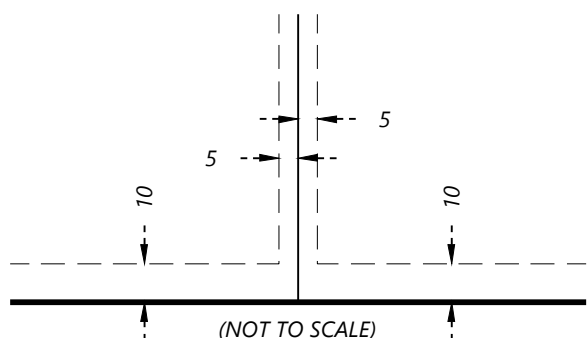


DEL WEBB AT CHASKA

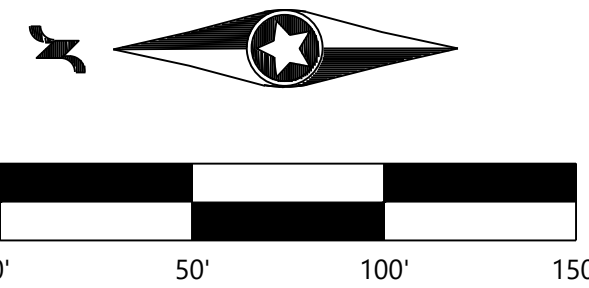
INSET A
(FROM SHEETS 4-7 OF SHEET 9)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



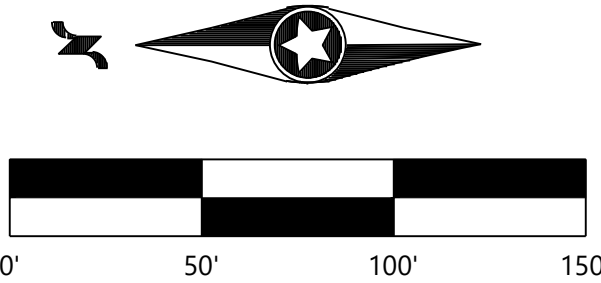
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 - FOUND MONUMENT AS NOTED ON SURVEY
- THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11S, RANGE 23S HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)



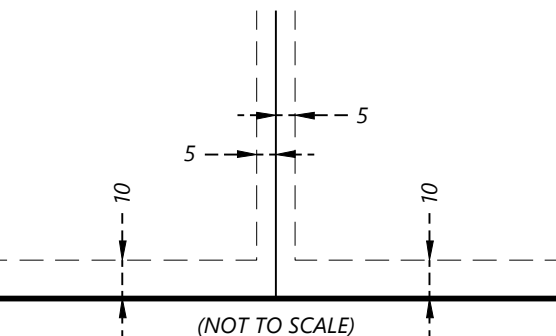
DEL WEBB AT CHASKA

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

INSET B
(FROM SHEETS 4-7 OF 9 SHEETS)

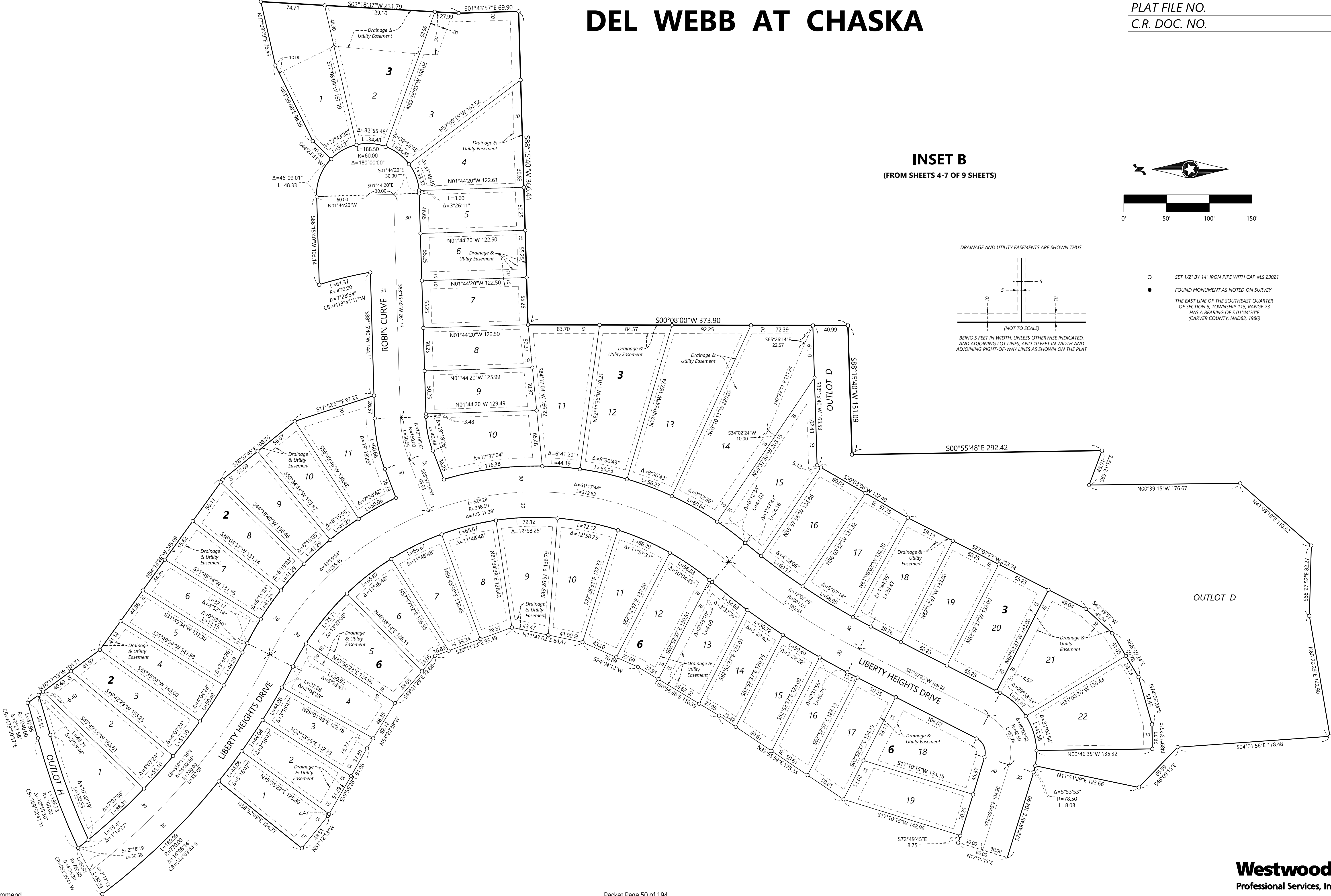


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
- FOUND MONUMENT AS NOTED ON SURVEY
- THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11S, RANGE 23 HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT



CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE AND EROSION CONTROL

FOR

DEL WEBB AT CHASKA

CHASKA, MN

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670

EDEN PRAIRIE, MN 55344

CONTACT: CHAD ONSGARD

PHONE: 952-229-0723

EMAIL: CHAD.ONGSARD@PULTEGROUP.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0015521.00

CONTACT: RYAN M. BLUHM



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
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02	Grading Drainage & Erosion Control - Overall
03	Grading Drainage & Erosion Control
04	Grading Drainage & Erosion Control
05	Grading Drainage & Erosion Control
06	Grading Drainage & Erosion Control
07	Grading Drainage & Erosion Control
08	Topsoil Management Plan
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10	Typical Lot Sections
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12	Street Profiles
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14	Details
15	Details
16	Tree Preservation Plan - Overall
17	Tree Preservation Plan
18	Tree Preservation Plan
19	Tree Preservation Plan
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21	Tree Preservation Plan
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24	Home Construction Erosion Control Plan
25	Home Construction Erosion Control Details

NO.	DATE	REVISION	SHEETS
1	05/21/20	CITY COMMENTS	ALL
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CONSTRUCTION PLANS

FOR
GRADING, DRAINAGE AND EROSION CONTROL
FOR
DEL WEBB AT CHASKA
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/23/20 SHEET: 01 OF 25

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	150'
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	----
△	----
△	----
△	----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

Packet Page 52 of 194

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
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Westwood Professional Services, Inc.

**GRADING DRAINAGE &
EROSION CONTROL -
OVERALL**

PROJECT NUMBER: 0015521.00

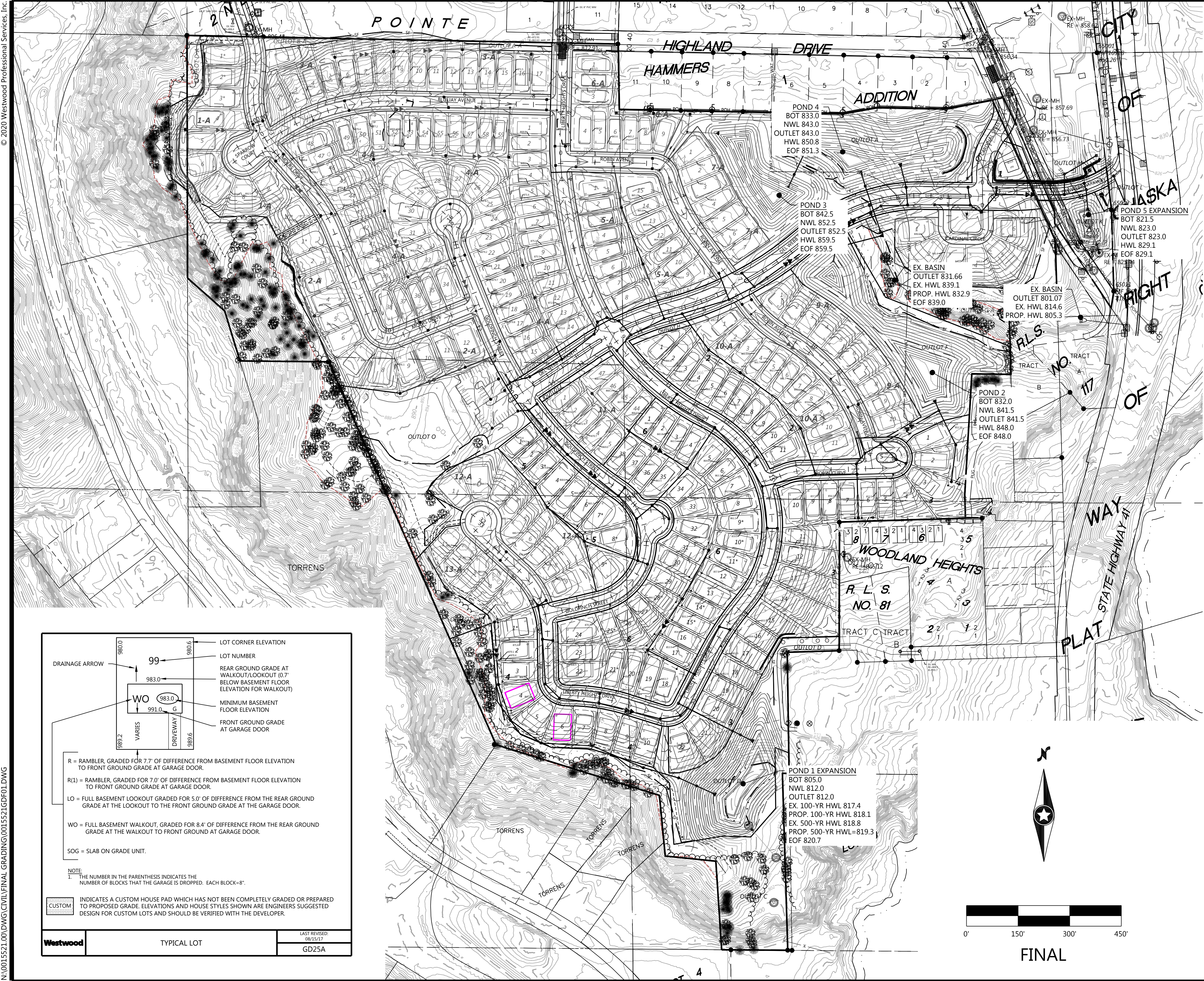
SHEET NUMBER:

02

OF

25

DATE: 05/21/20



GRADING & EROSION CONTROL LEGEND

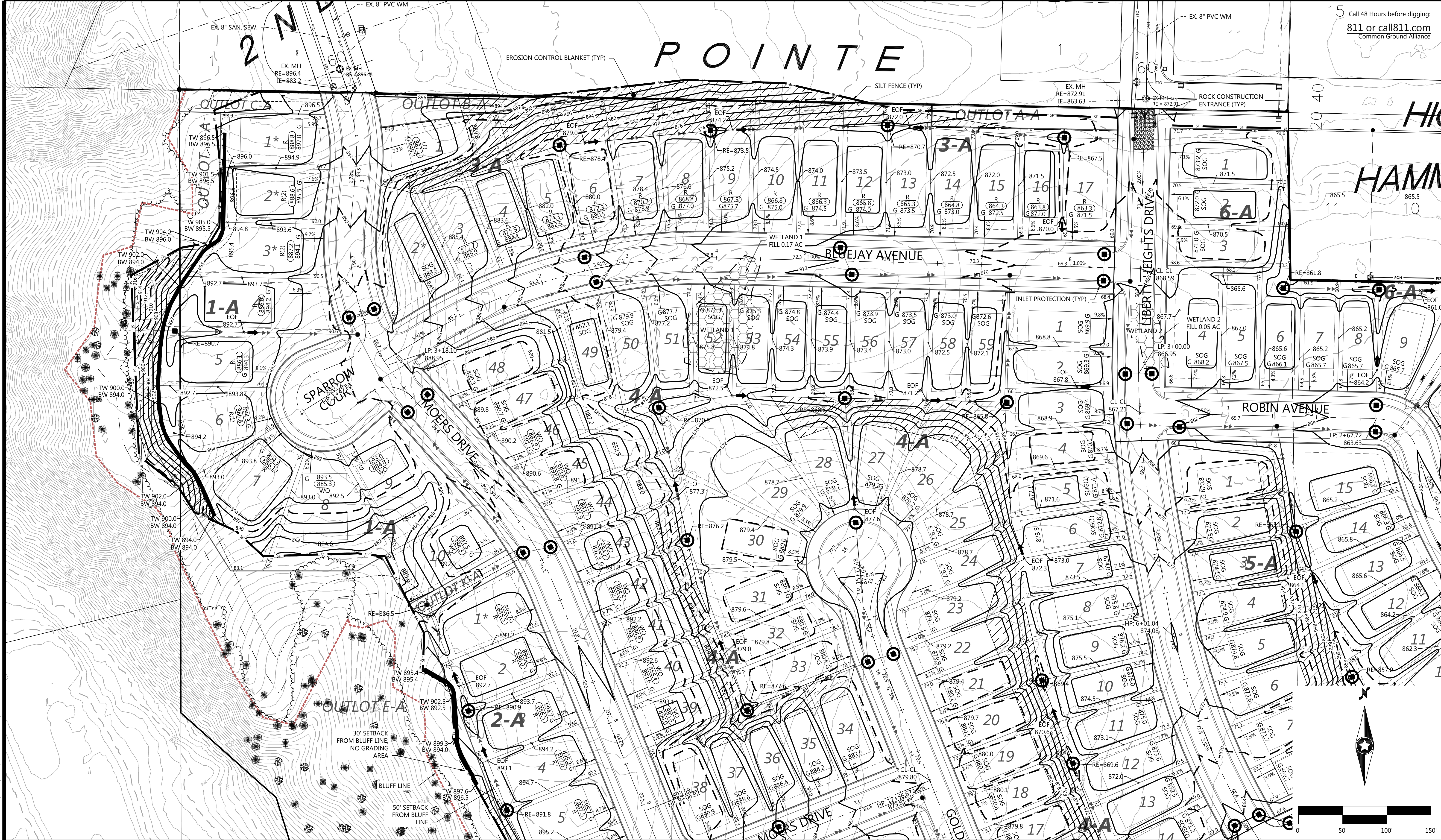
EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

**DND
GRADING & DRAINAGE NOTES**

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 651-454-0002.
- THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

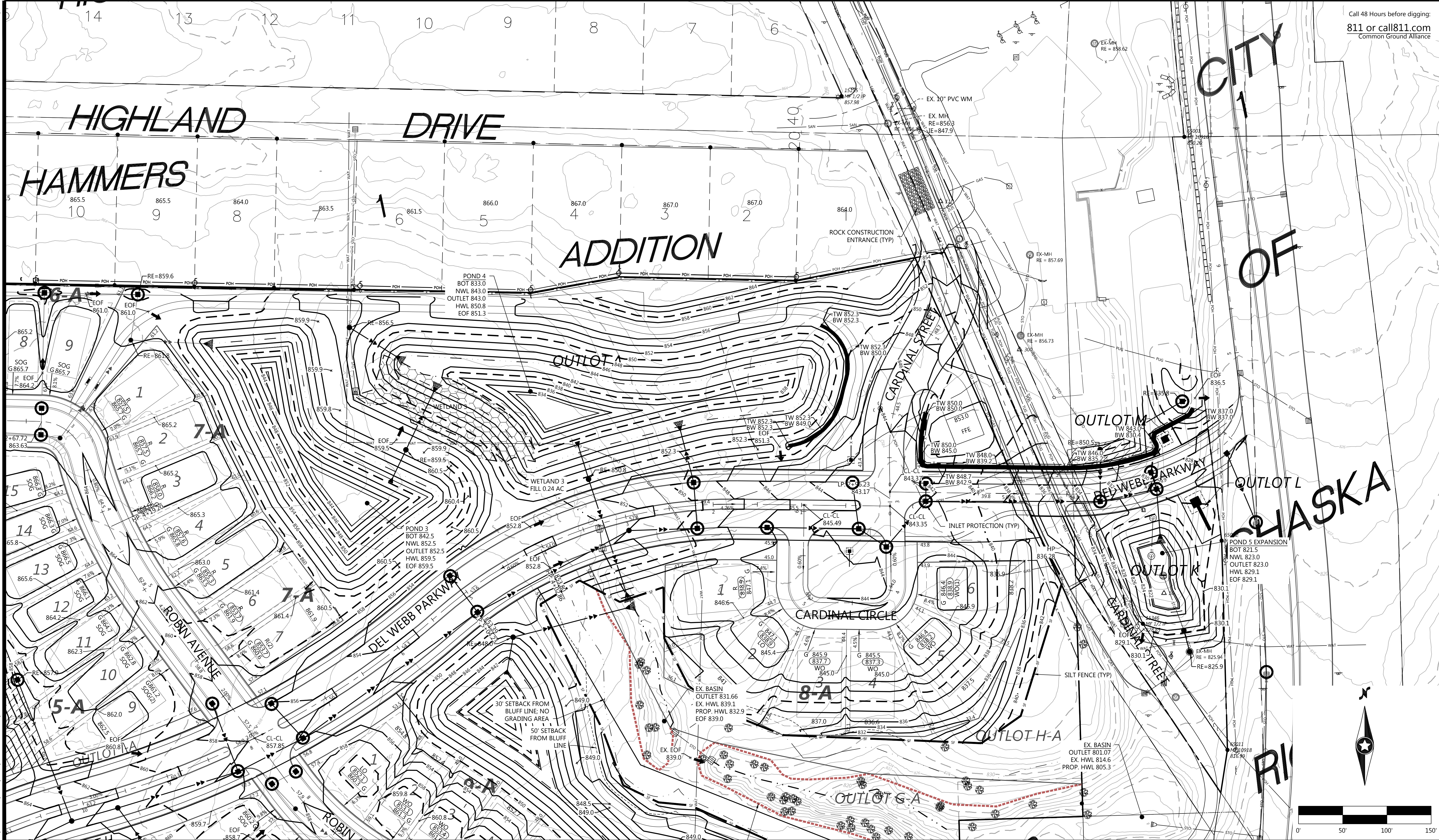


DESIGNED: CHECKED: DRAWN: HORIZONTAL SCALE: 50' VERTICAL SCALE: 10' OR 5'	INITIAL ISSUE: 04/23/20 REVISIONS: 05/21/20 CITY COMMENTS 05/21/20 05/21/20 05/21/20	PREPARED FOR: PULTE GROUP 7500 FLYING CLOUD DRIVE, SUITE 670 EDEN PRAIRIE, MN 55344	RYAN M. BLUHM DATE: 05/21/20 LICENSE NO. 41257	DEL WEBB AT CHASKA CHASKA, MN	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minneapolis, MN 55433 Toll Free (888) 937-5150 westwoods.com Westwood Professional Services, Inc.	GRADING DRAINAGE & EROSION CONTROL	SHEET NUMBER: 03 OF 25 DATE: 05/21/20
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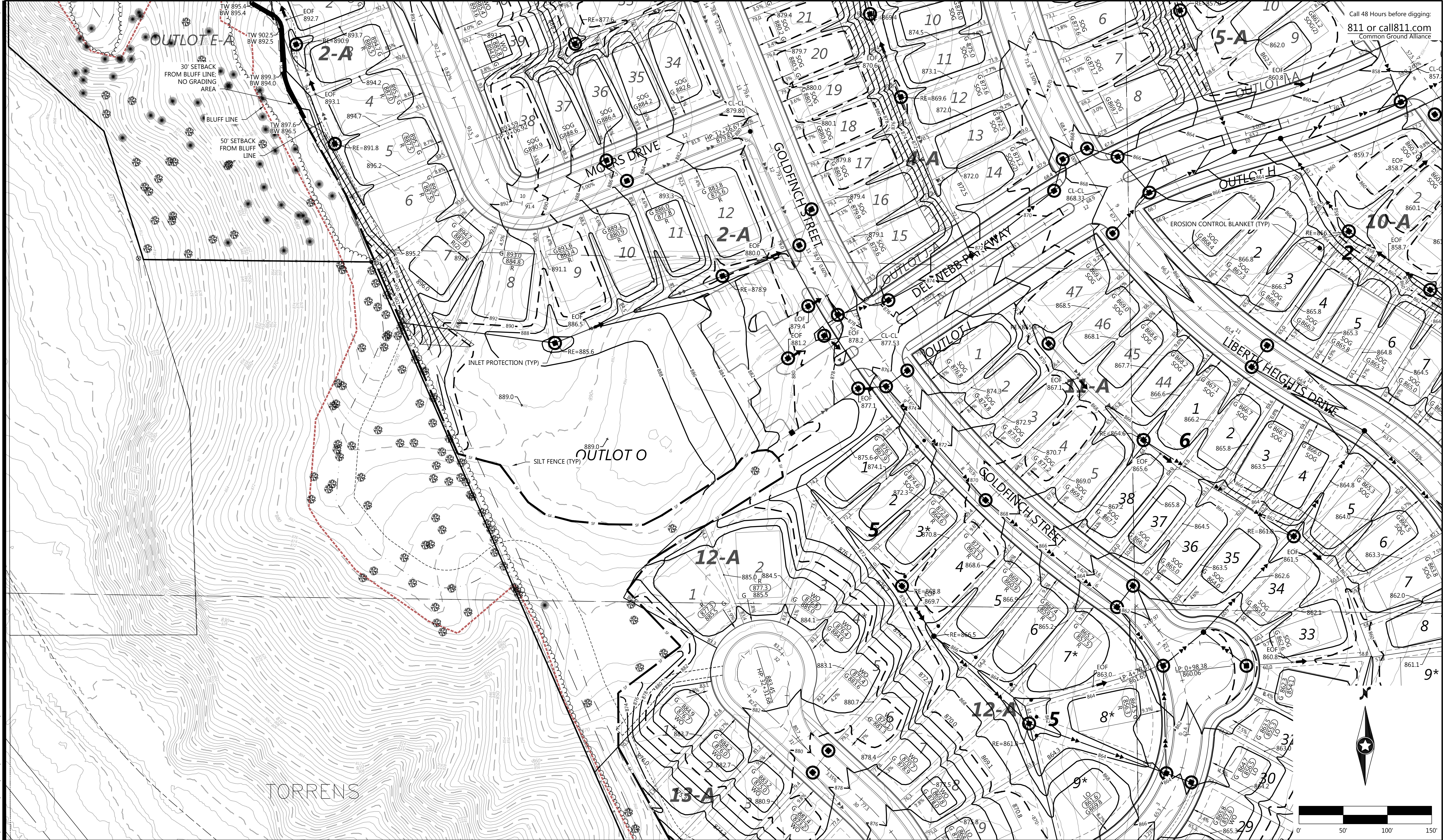
7.A. PUBLIC HEARING: Recommend...
Page 36 of...

Packet Page 53 of 194

PROJECT NUMBER: 0015521.00



DESIGNED: CHECKED: DRAWN: HORIZONTAL SCALE: 50' VERTICAL SCALE: 10' OR 5'	INITIAL ISSUE: 04/23/20 REVISIONS: 05/21/20 CITY COMMENTS 05/21/20 05/21/20 05/21/20 05/21/20	PREPARED FOR: PULTE GROUP 7500 FLYING CLOUD DRIVE, SUITE 670 EDEN PRAIRIE, MN 55344	I HEREBY CERTIFY THAT THIS PLAN 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 RYAN M. BLUHM DATE: 05/21/20 LICENSE NO. 41257	DEL WEBB AT CHASKA CHASKA, MN	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoods.com Westwood Professional Services, Inc.	GRADING DRAINAGE & EROSION CONTROL PROJECT NUMBER: 0015521.00	SHEET NUMBER: 04 OF 25 DATE: 05/21/20
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Common Ground Alliance

DEL WEBB AT CHASKA

DESIGNED:
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DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△
△
△
△

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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**GRADING DRAINAGE &
EROSION CONTROL**

SHEET NUMBER:

05 OF **25**

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HORIZONTAL SCALE: 50'	
VERTICAL SCALE: 10' OR 5'	

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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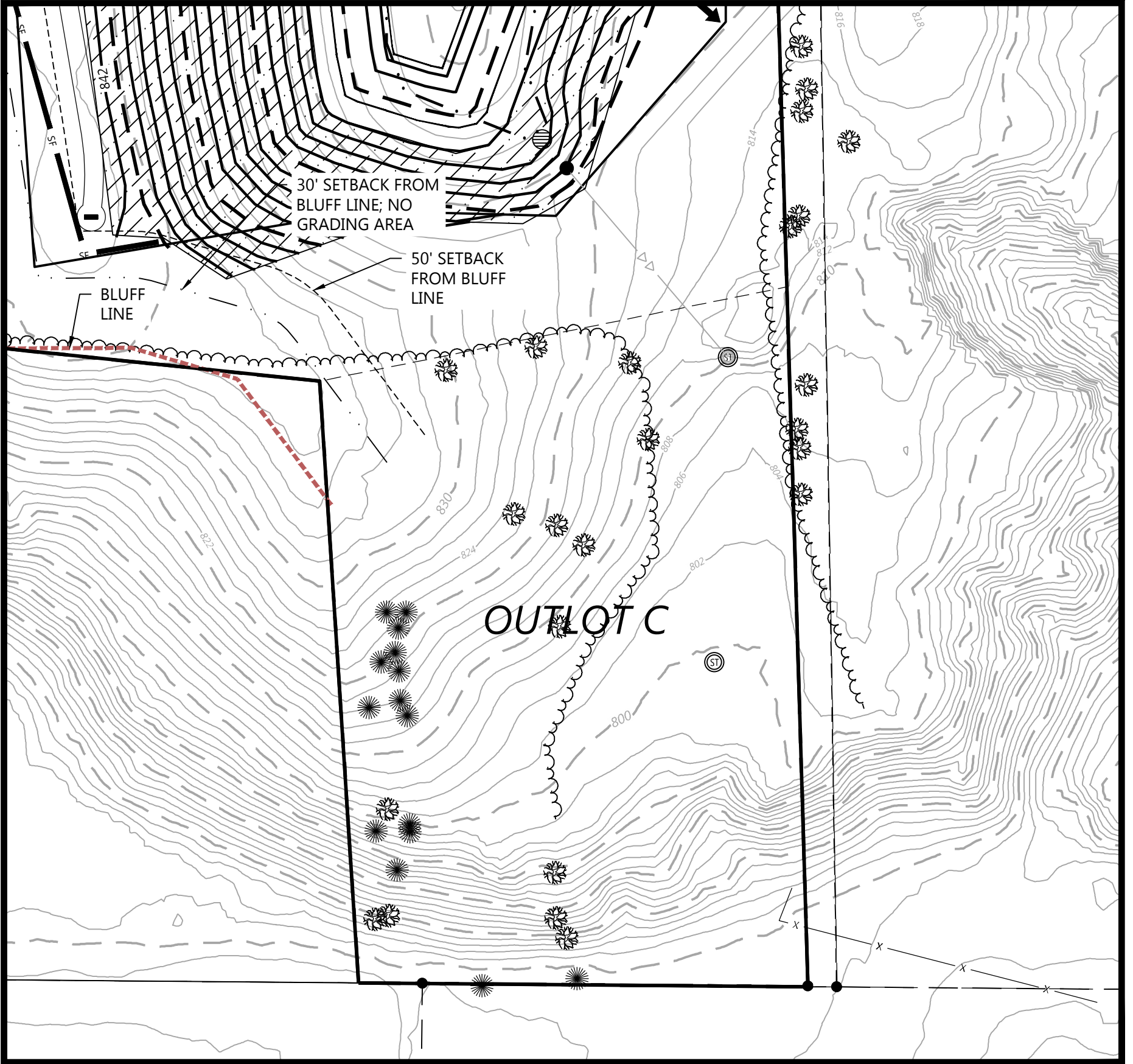
**GRADING DRAINAGE &
EROSION CONTROL**

SHEET NUMBER:

06 OF **25**

DATE: 05/21/20

PROJECT NUMBER: 0015521.00



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DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 50'	
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PREPARED FOR:

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7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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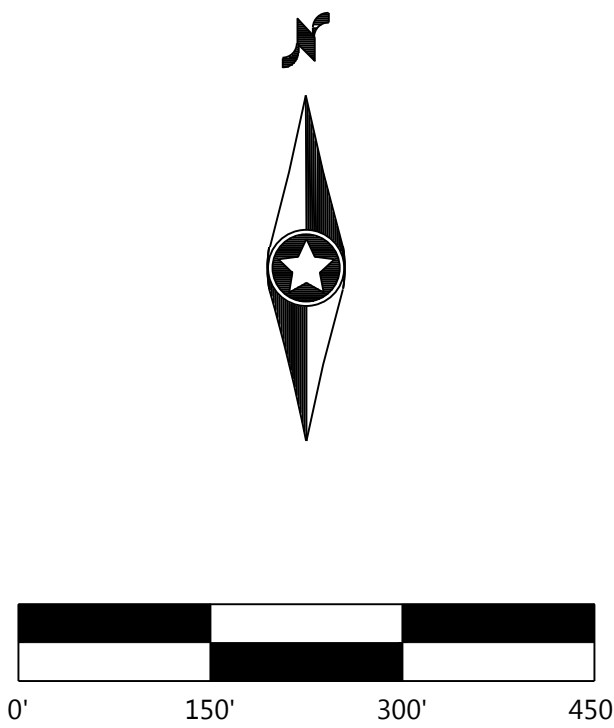
**GRADING DRAINAGE &
EROSION CONTROL**

SHEET NUMBER:

07 OF 25

DATE: 05/21/20

PROJECT NUMBER: 0015521.00



EXISTING

EXISTING	PROPOSED	
 SB-19	 SB-19	PROPERTY LINE
 980	 980	SOIL BORING LOCATION
 982	 982	INDEX CONTOUR
 × 900.00	 × 900.00	INTERVAL CONTOUR
 STD	 STD	SPOT ELEVATION
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		
		
		
		
		
		
		

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- EXISTING TOPSOIL WILL BE USED FOR RESPREAD. IN PLACE TESTING HAS BEEN COMPLETED BY BRAUN INTERTEC. THESE RESULTS ARE AVAILABLE FOR REVIEW.
2. FOR TOPSOIL STRIPPING AND STOCKPILING
 - EXISTING TOPSOIL AVAILABLE ONSITE: 121,275 CY
 - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 18,812 CY
 - TOTAL LOT AREA: 46.65 AC
 - EXISTING 1 FOOT OF DEPTH OF TOPSOIL AVAILABLE ONSITE
 - GRADING EQUIPMENT USED TO STRIP TOPSOILS SUCH AS DOZERS/SCRAPERS.
 - SILT FENCE WILL BE UTILIZED FOR EROSION CONTROL OF TOPSOIL STOCKPILES.
 - TEMPORARY SEED TOPSOIL STOCKPILES FOR EROSION CONTROL FOR STOCKPILES THAT WILL REMAIN IN PLACE FOR LONGER THAN 6 MONTHS.
3. STOCKPILING SAMPLING PROCEDURE
 - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC METERS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC METERS)
 - THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS>
 - A LOAD BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
 - THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
 - THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGER CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOILS SAMPLING CONTAINER.
 - SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER AND pH.
 - ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING
 - SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.
4. CONSTRUCTION SCHEDULE AND PHASING:
 - STOCKPILING SHOULD BEGIN IN SPRING 2020
 - GREEN SPACES SHALL HAVE 6 INCHES OF TOPSOIL IN-PLACE AFTER GRADING HAS OCCURRED.
 - INDIVIDUAL LOTS WILL HAVE 1 TO 1.5 INCHES OF TOPSOIL PUT IN-PLACE DURING MASS GRADING. AFTER FINAL GRADING HAS BEEN COMPLETED AN ADDITIONAL 6 INCHES WILL BE PUT IN-PLACE.
 - SOIL DECOMPOSITION TO A SIX-INCH DEPTH SHALL TAKE PLACE PRIOR TO PLACEMENT OF TOPSOIL.
 - STOCKPILES SHALL BE SAMPLED AND TESTED PRIOR TO TOPSOIL PLACEMENT. SEE TESTING PROCEDURES ABOVE.
 - IF TOPSOIL TESTING SHOWS THAT THE SOILS DO NOT MEET SPECIFICATIONS IN TABLE 2, SOIL SHALL BE AMENDED TO BRING THEM INTO COMPLIANCE.
 - HOME BUILDING AND FINAL LOT GRADING WILL TAKE PLACE FROM XXXXX OF 202X, UNTIL XXXX OF 20XX.
 - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR SOD.
 - IF TOPSOIL IMPACT IS NEEDED, IT SHALL MEET THE CARVER COUNTY TOPSOIL STANDARD.

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% – 15%	ASTM D 2974
pH	6.1 – 7.5	ASTM G 51
Compaction	- 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or - bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

DESIGNED:	.
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HORIZONTAL SCALE:	150'
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE: 04/23/20	
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△	05/21/20 CITY COMMENTS
△	----
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM

DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

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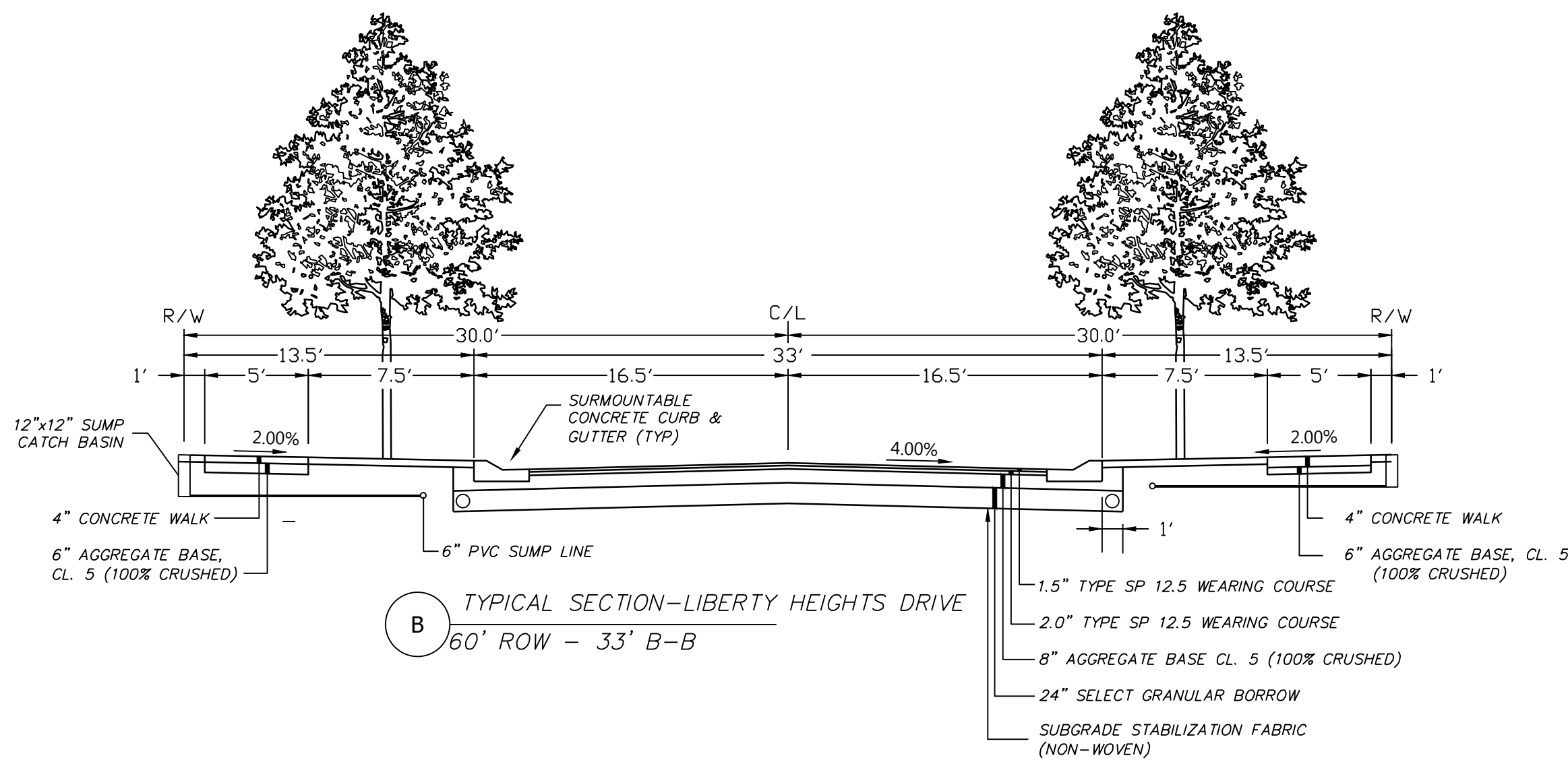
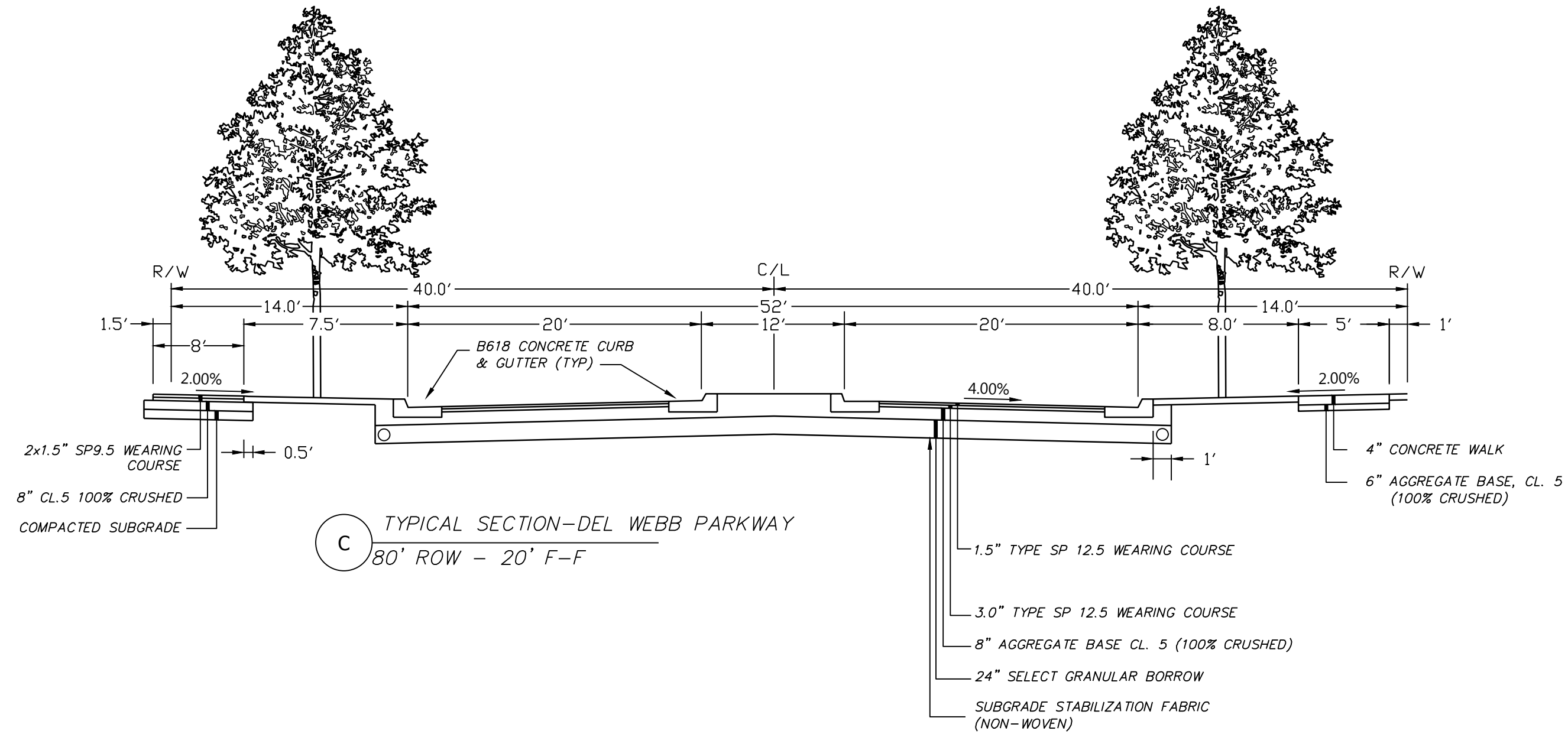
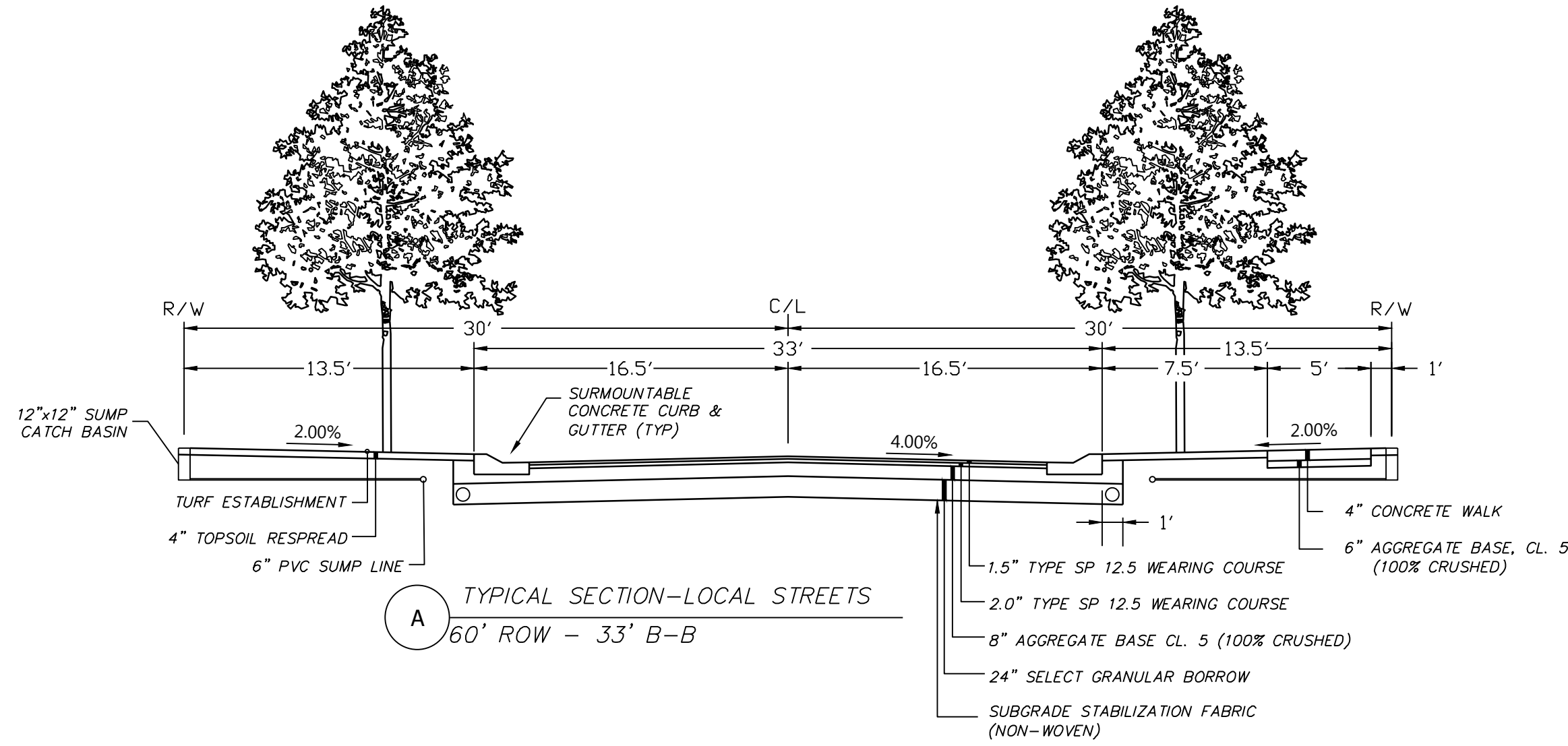
TOPSOIL MANAGEMENT PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

08 OF 25

DATE: 05/21/20



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HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

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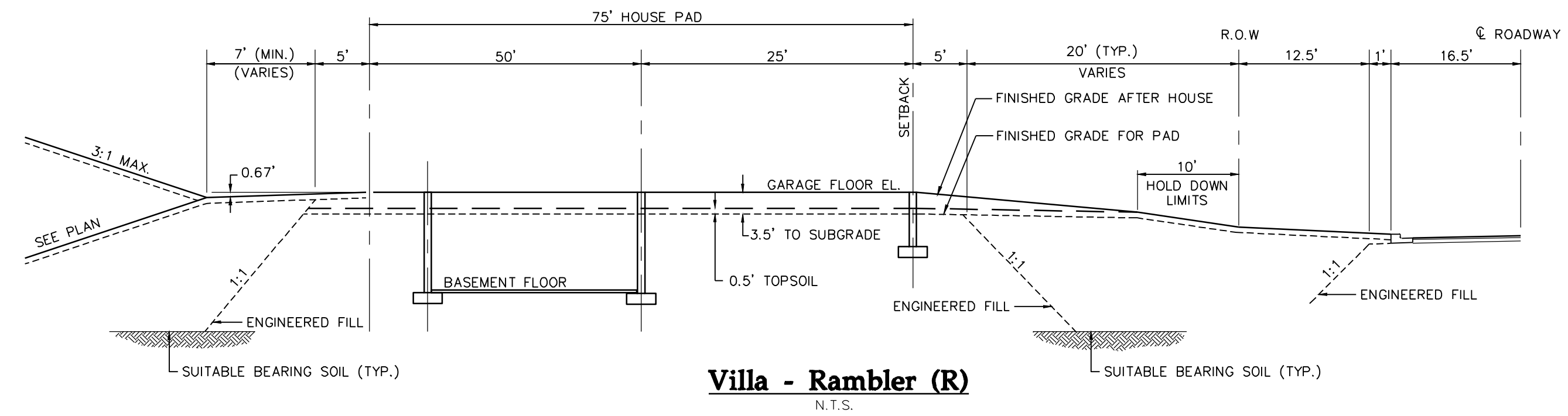
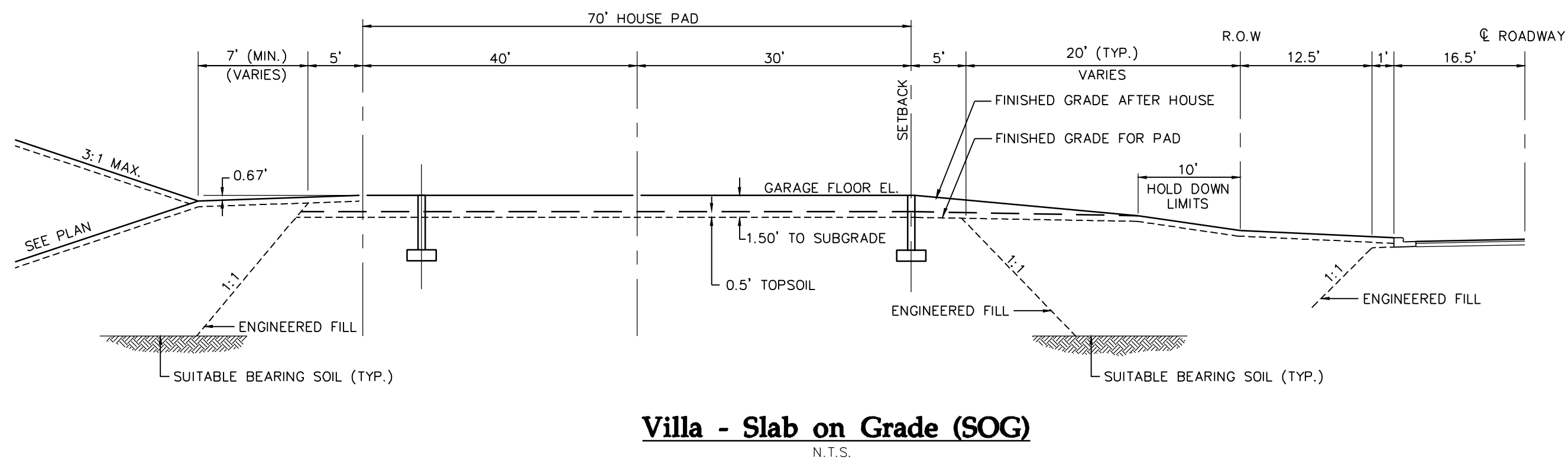
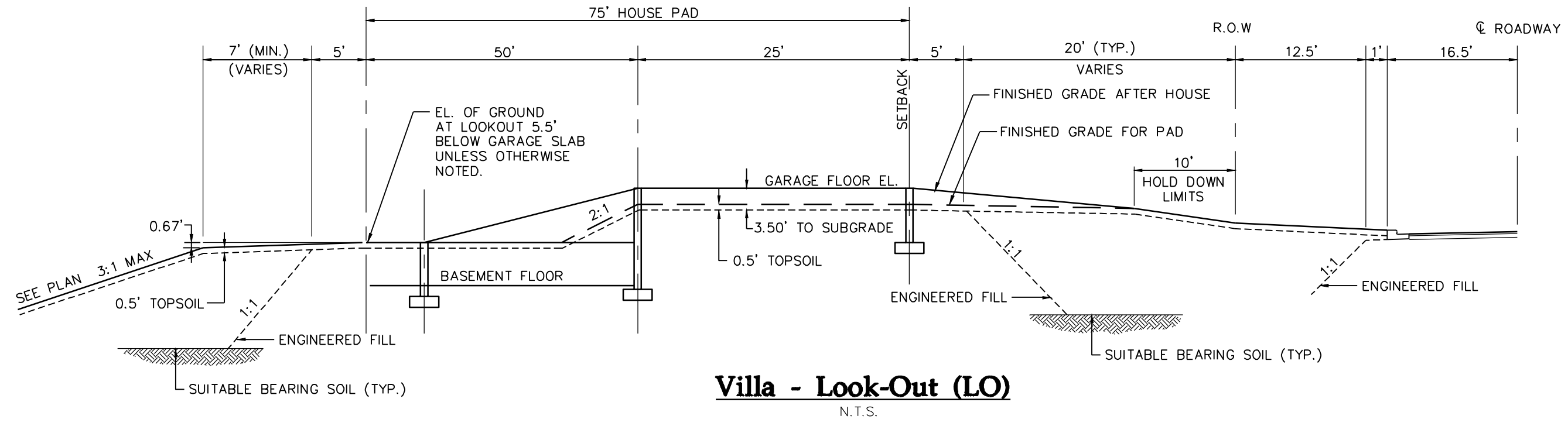
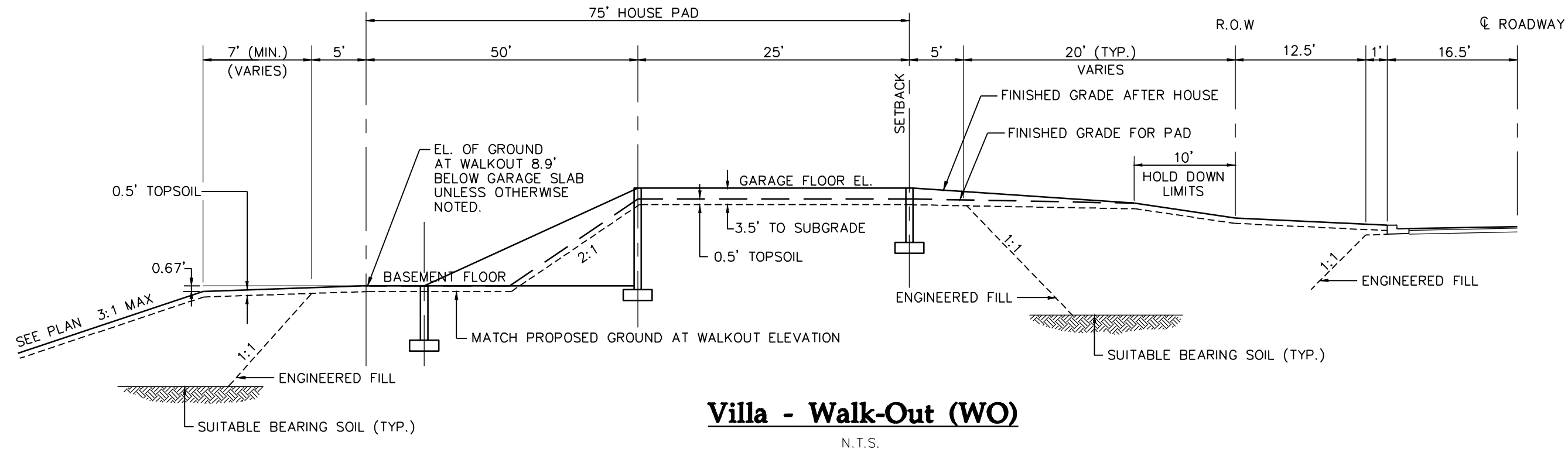
**TYPICAL STREET
SECTIONS**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

09 OF **25**

DATE: 05/21/20



DESIGNED: _____
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DRAWN: _____
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TYPICAL LOT SECTIONS

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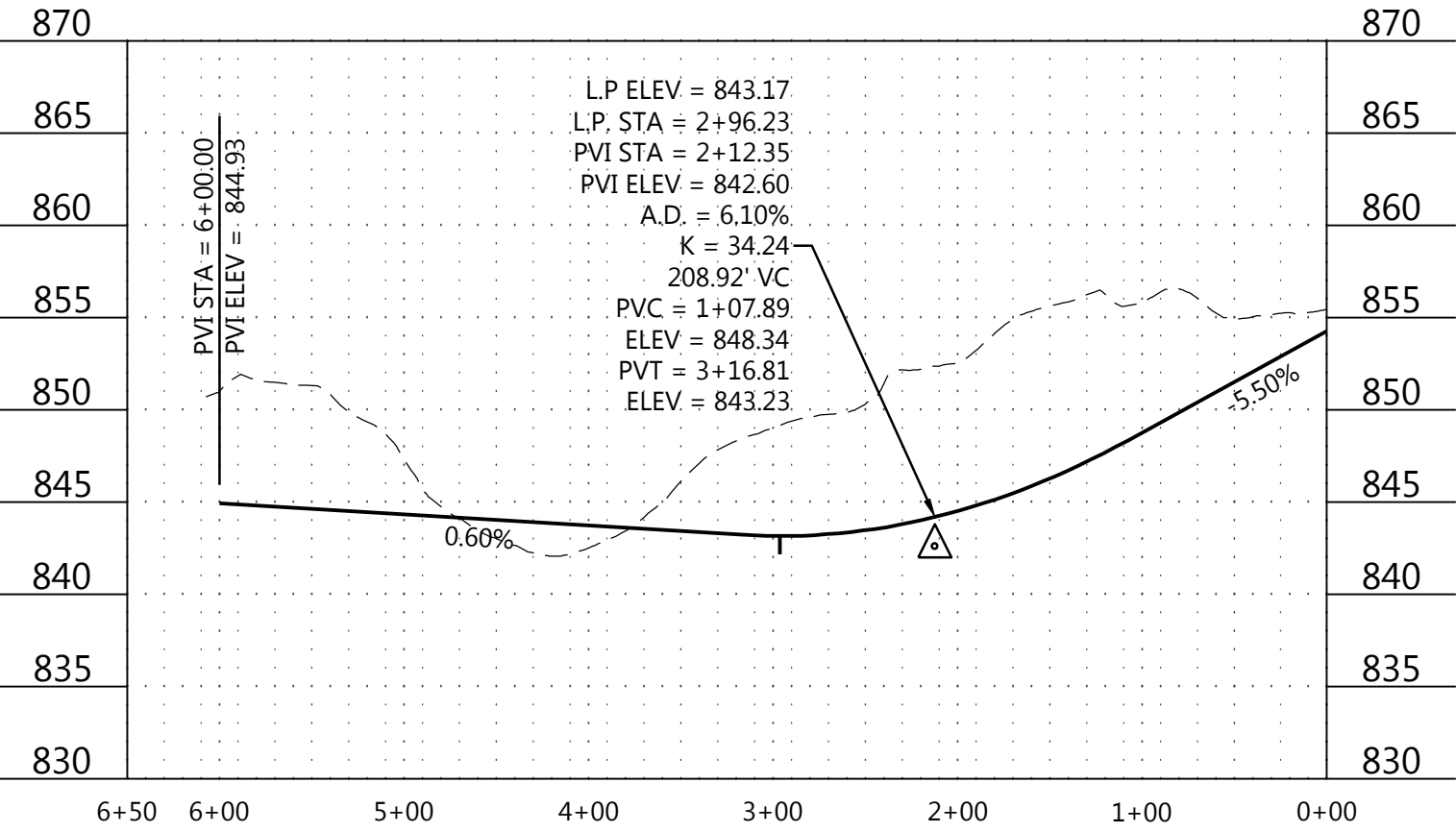
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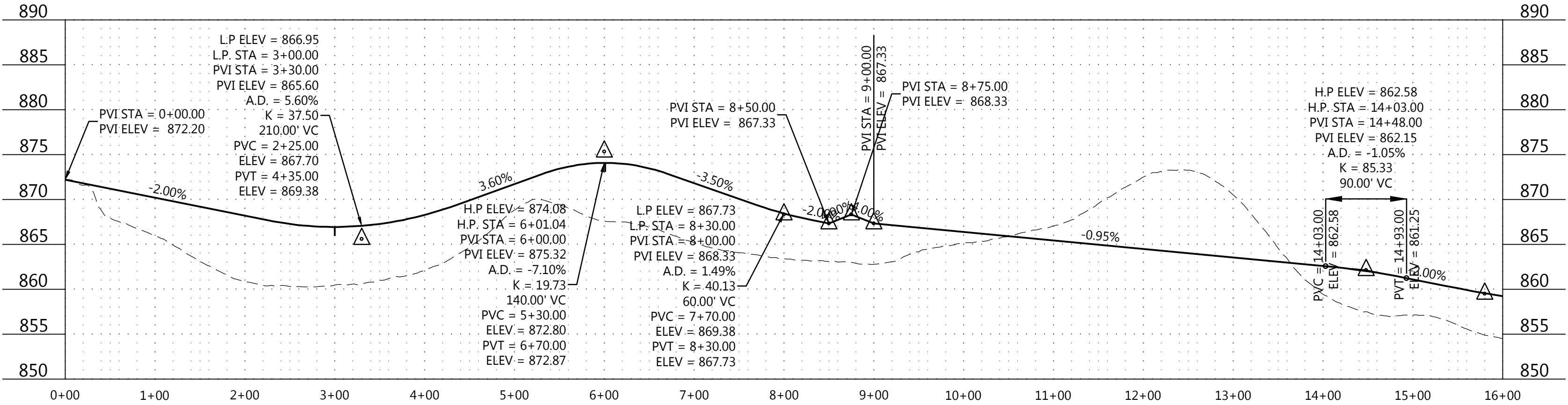
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CARDINAL STREET

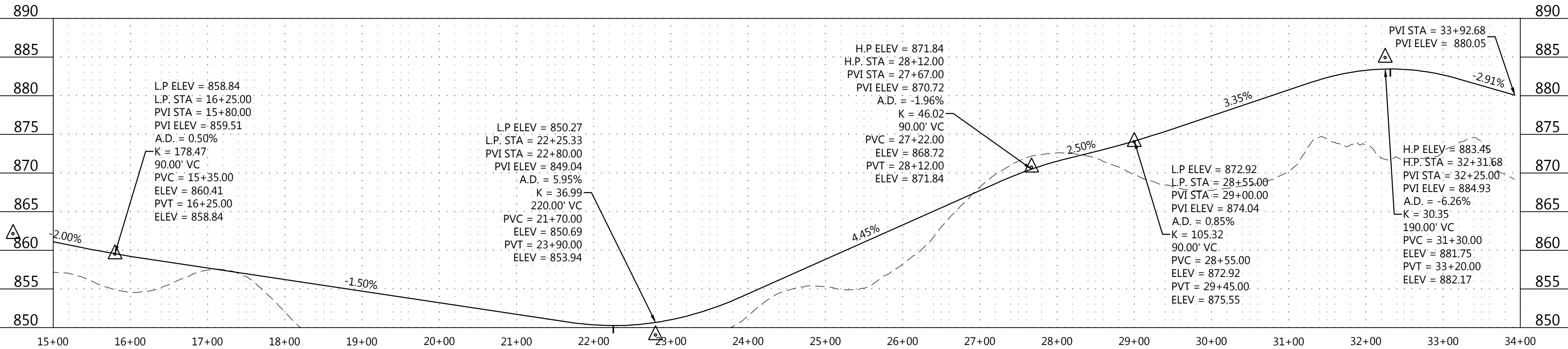


LIBERTY HEIGHTS DRIVE (0+00-16+00)

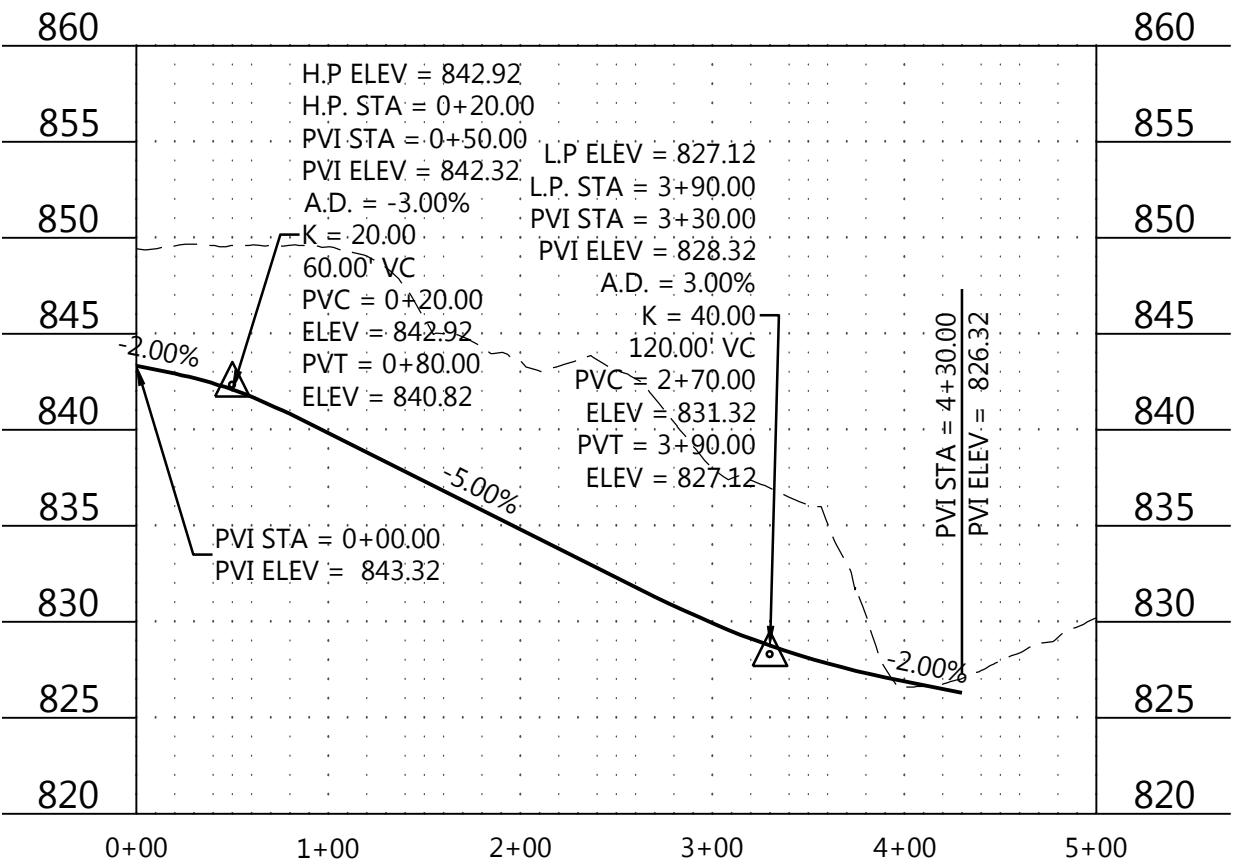


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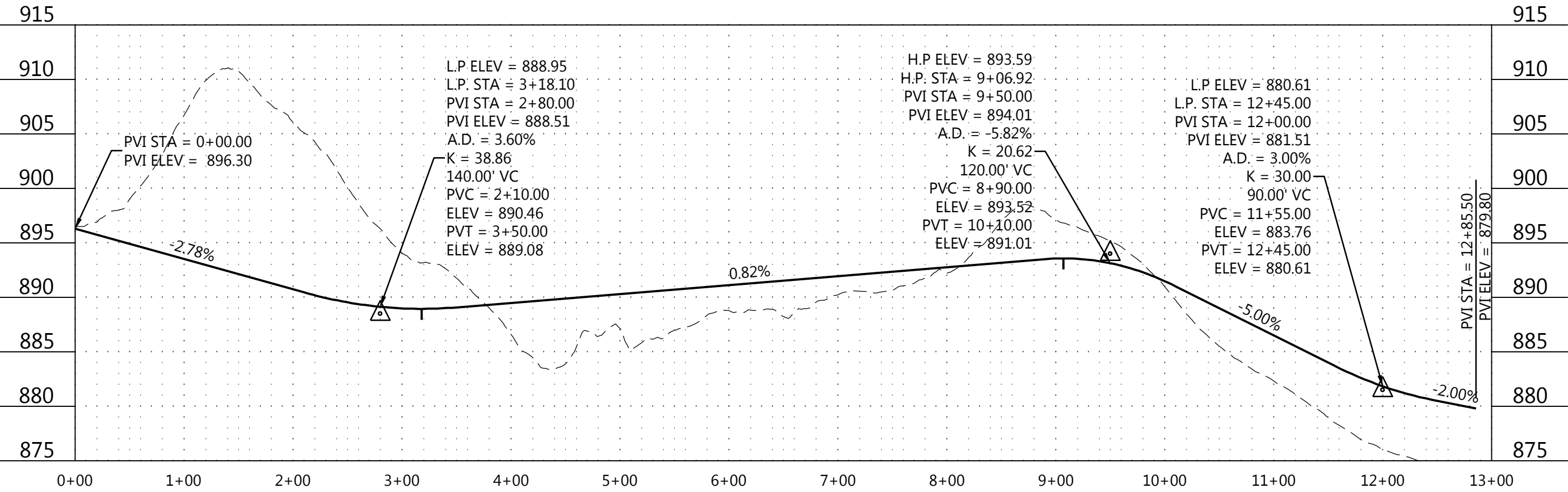
LIBERTY HEIGHTS DRIVE (15+00-34+00)



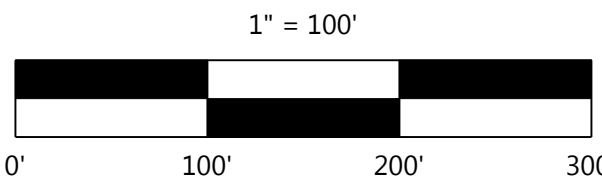
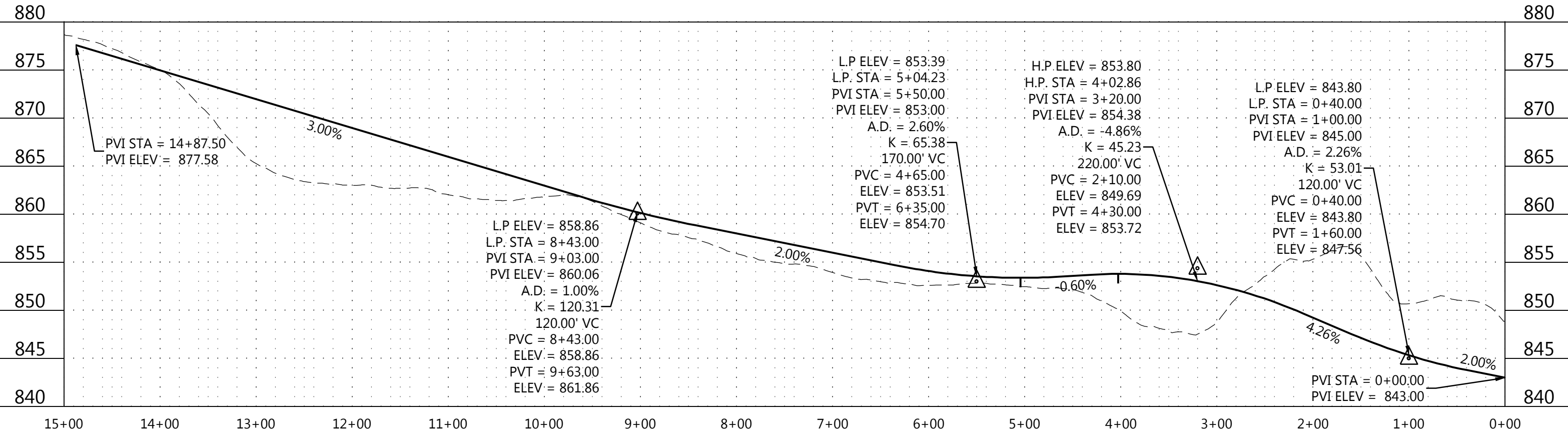
DEL WEBB PARKWAY



MOERS DRIVE



DEL WEBB PARKWAY



FINAL

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

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05/21/20 CITY COMMENTS

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STREET PROFILES

SHEET NUMBER:

11 OF 25

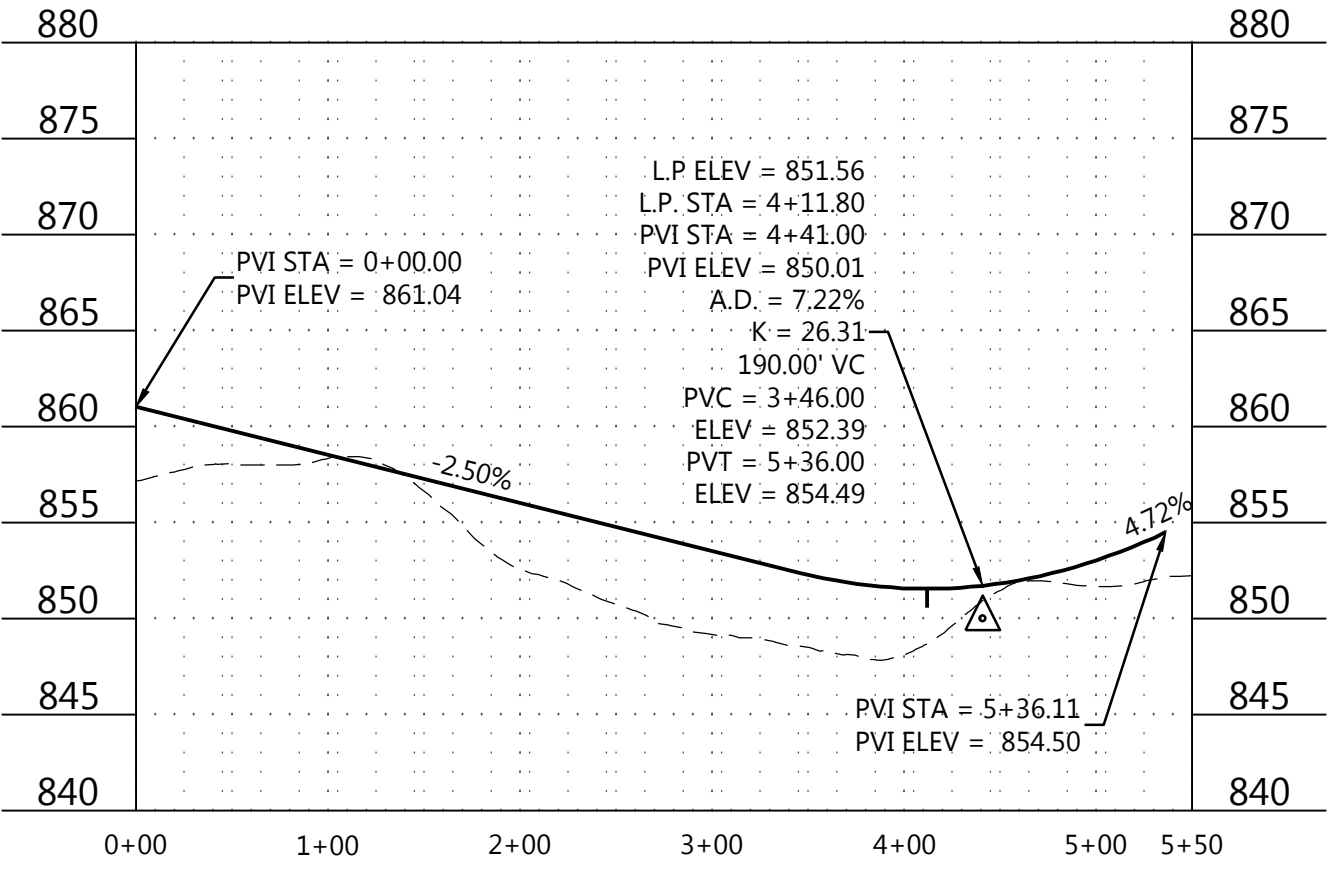
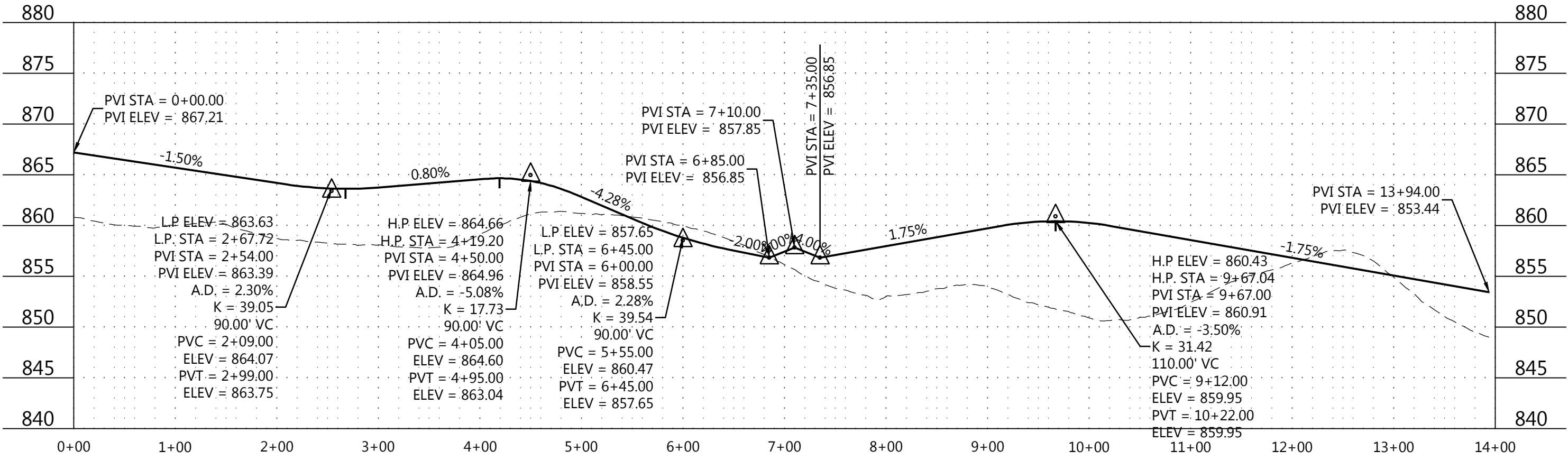
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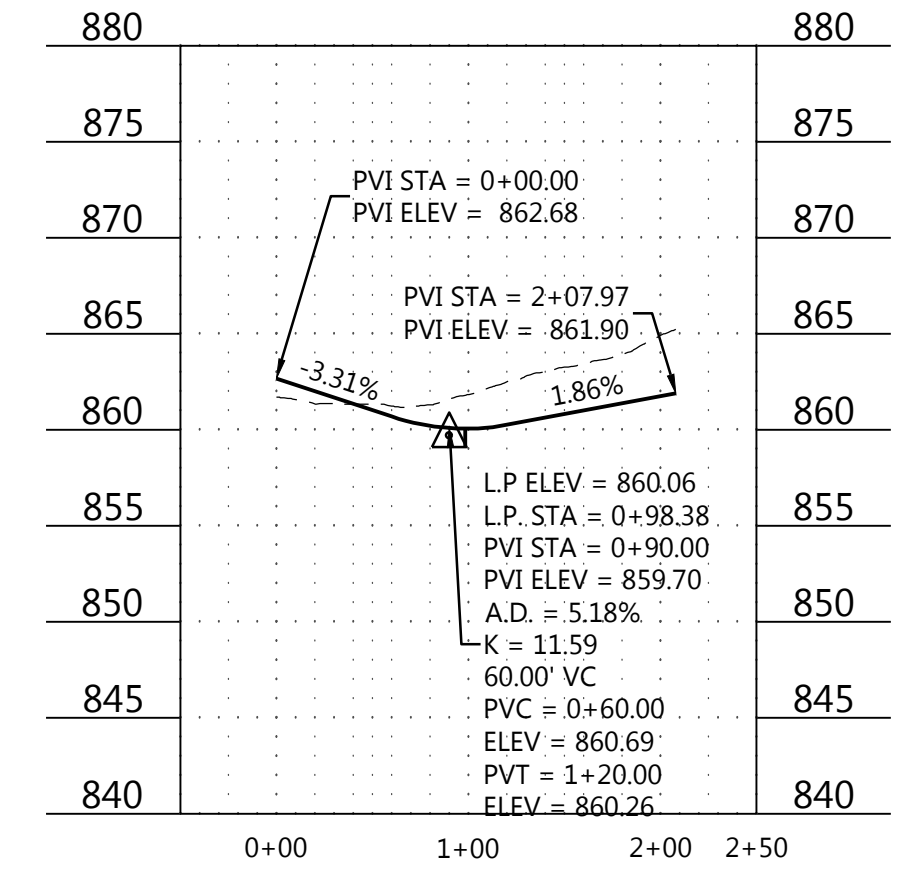
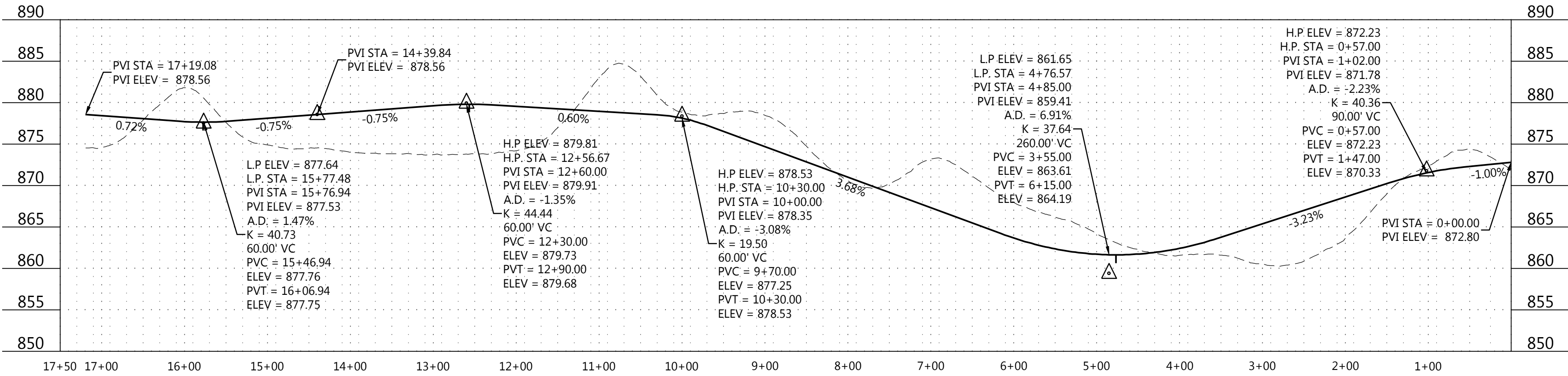
ROBIN AVENUE

ROBIN CURVE

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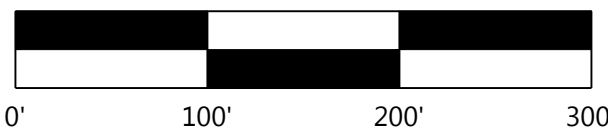
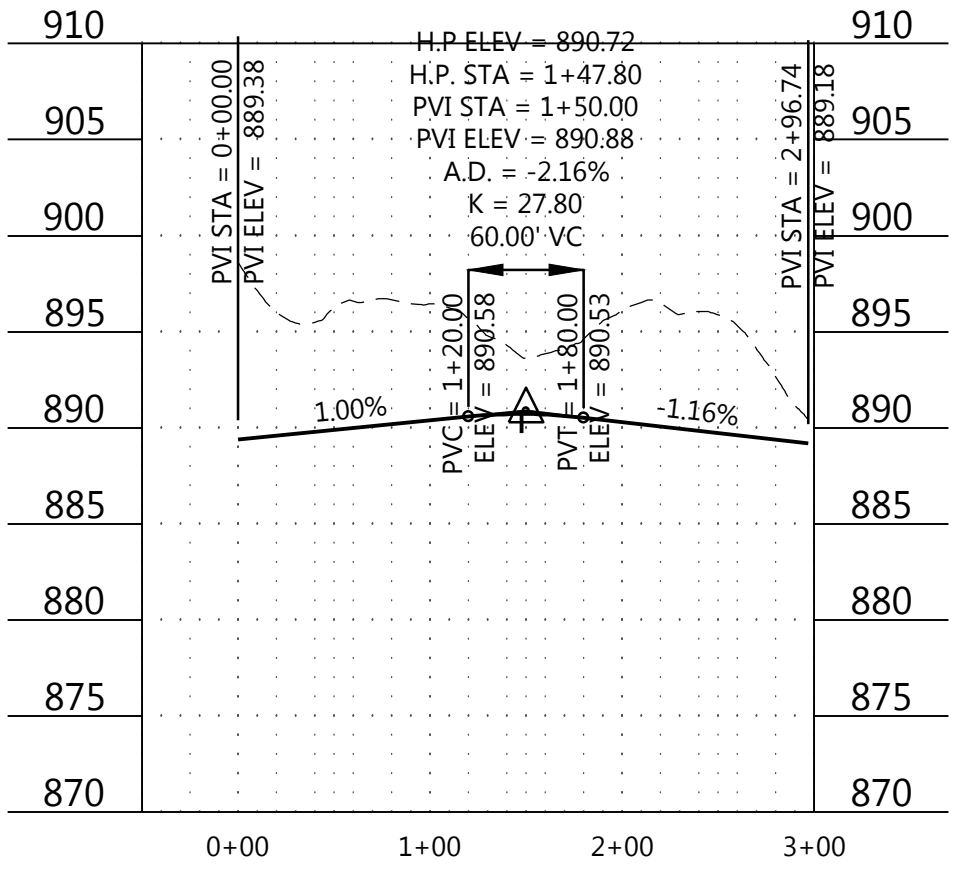
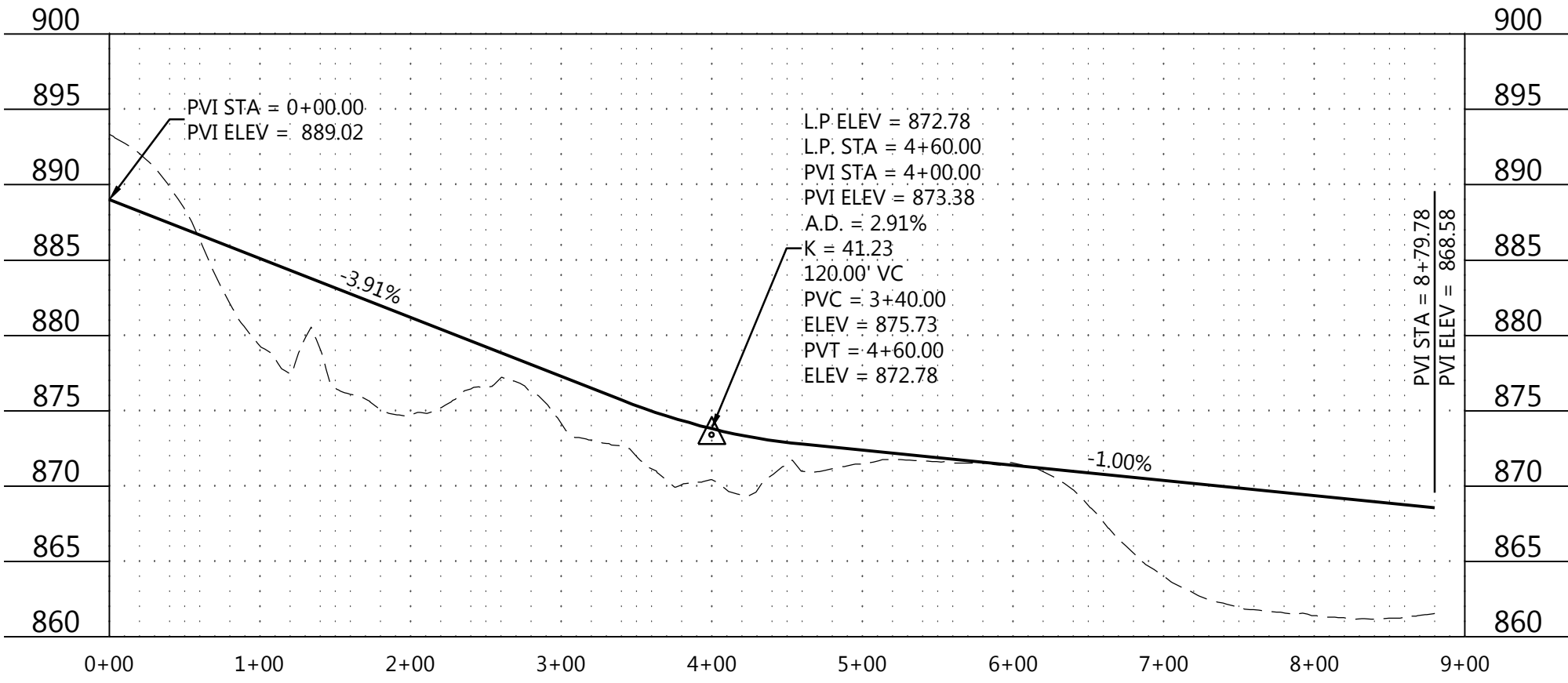


GOLDFINCH STREET



BLUEJAY AVENUE

SPARROW COURT



FINAL

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

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CHASKA, MN

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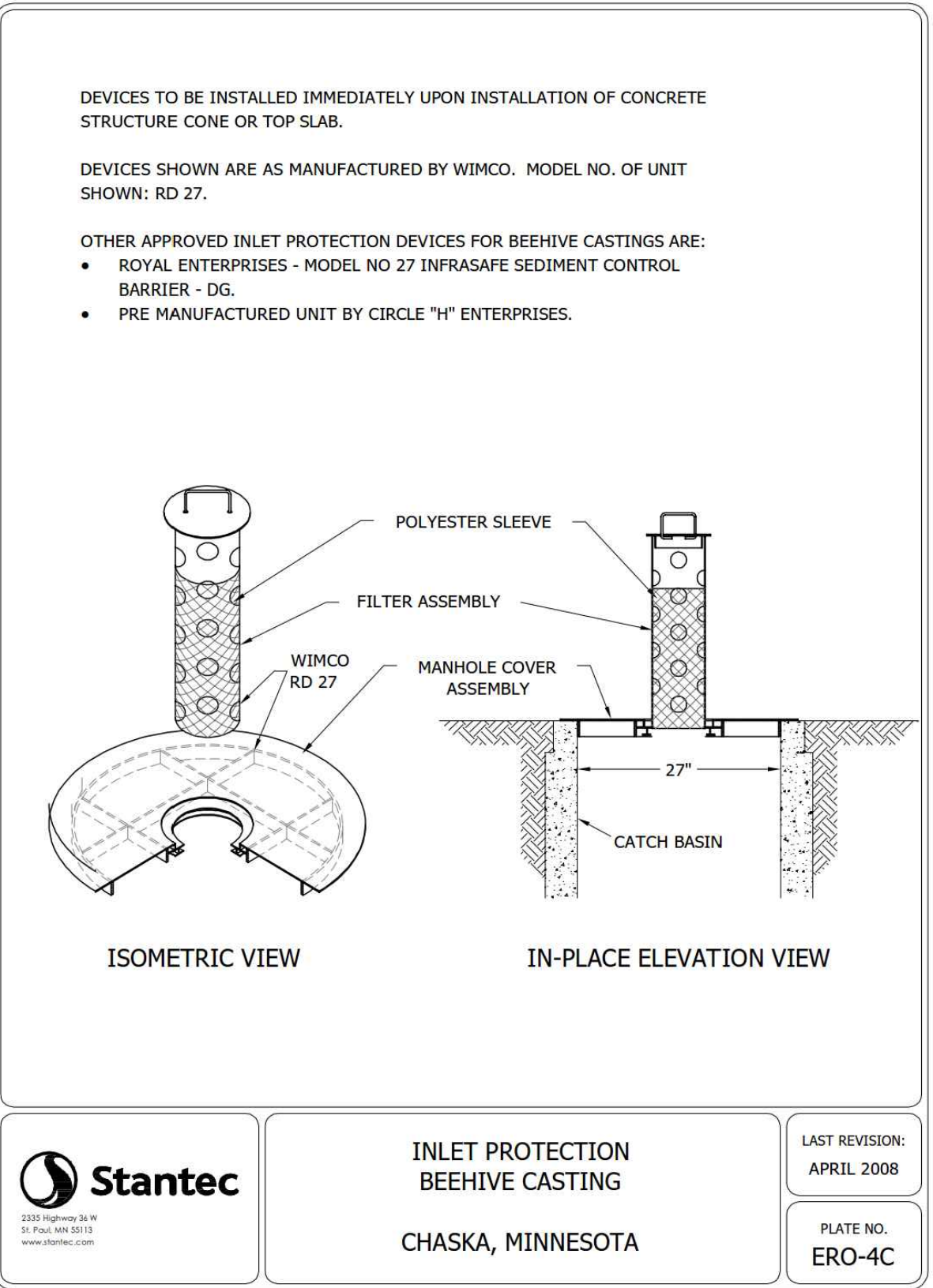
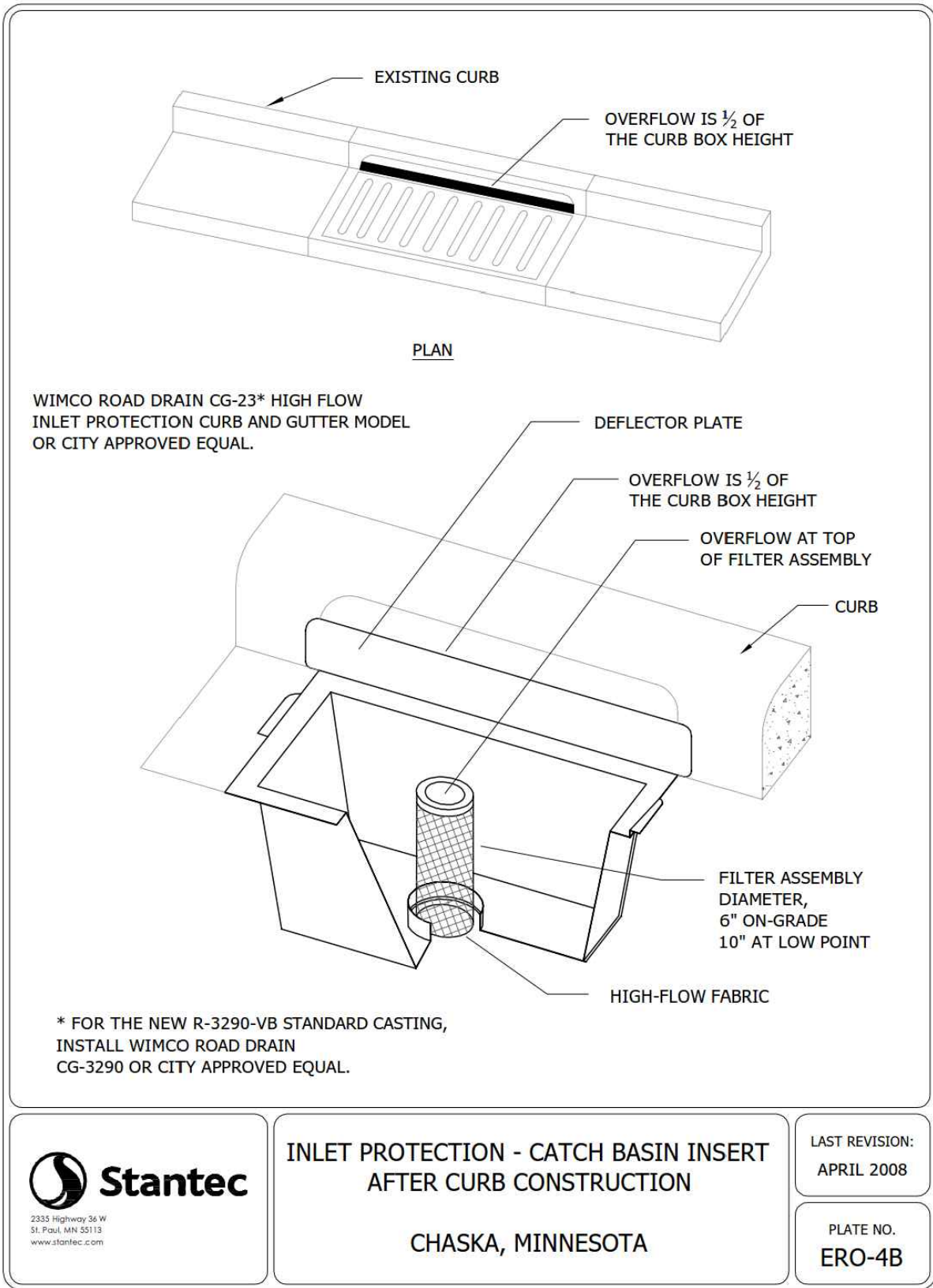
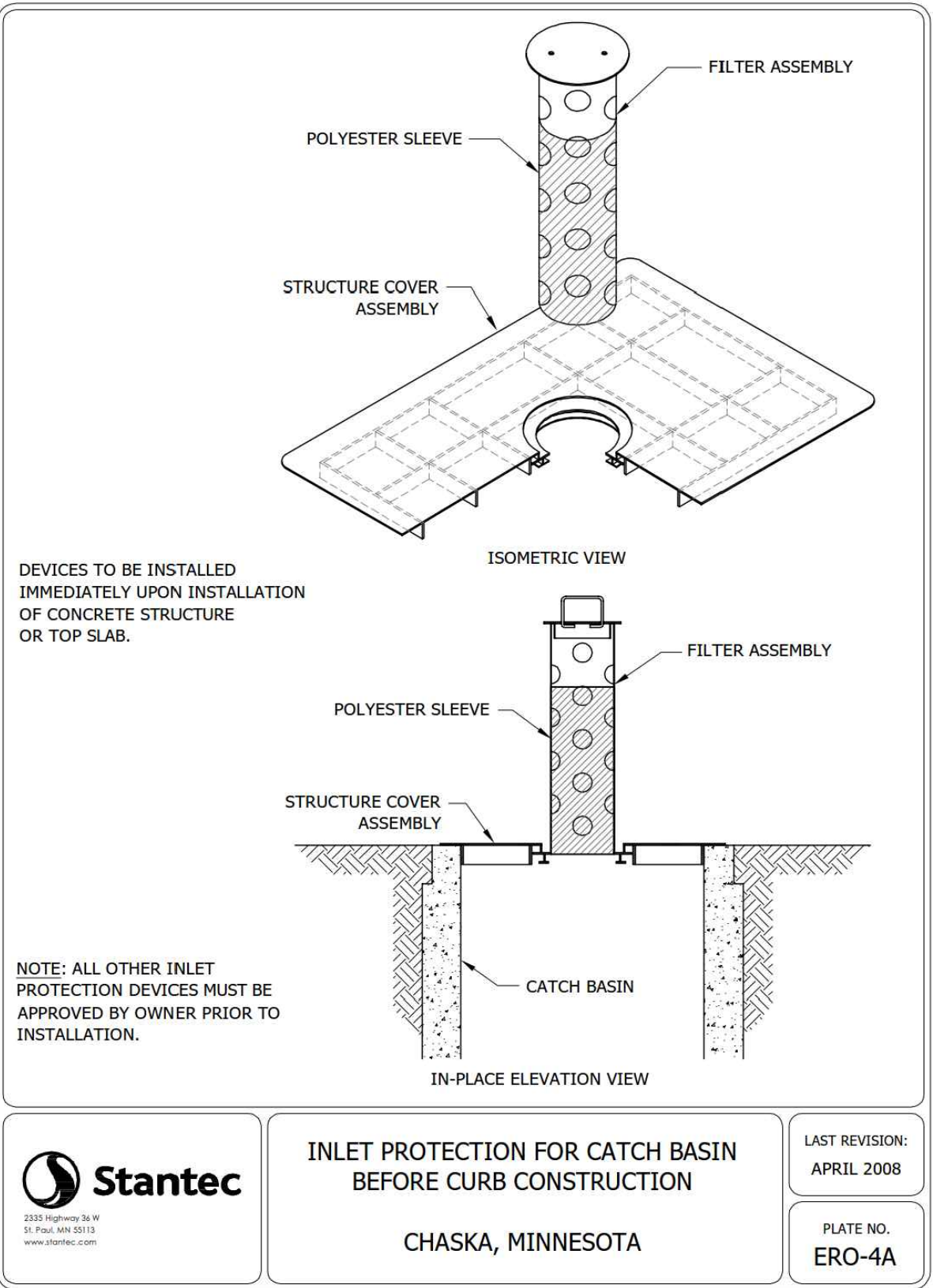
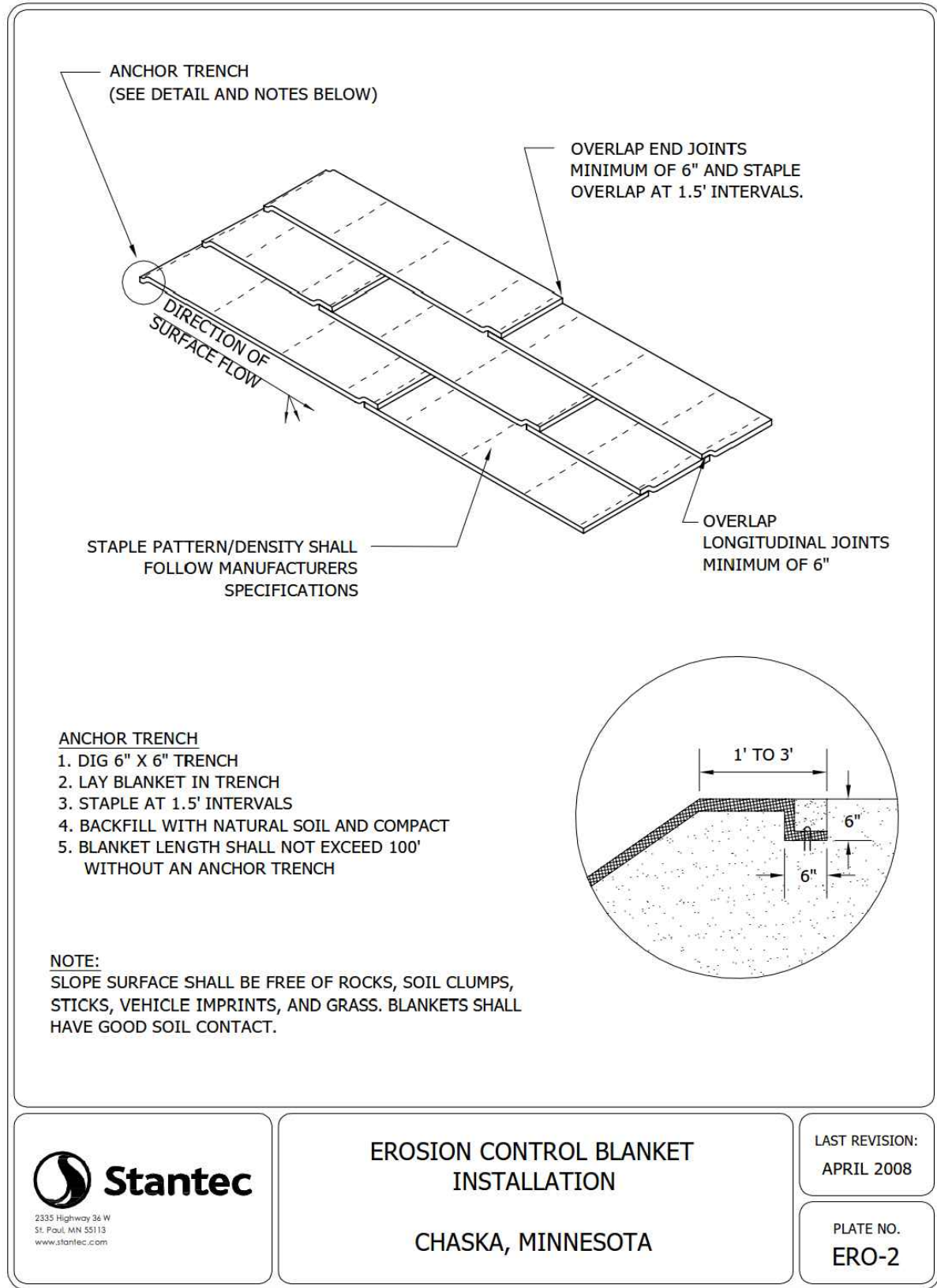
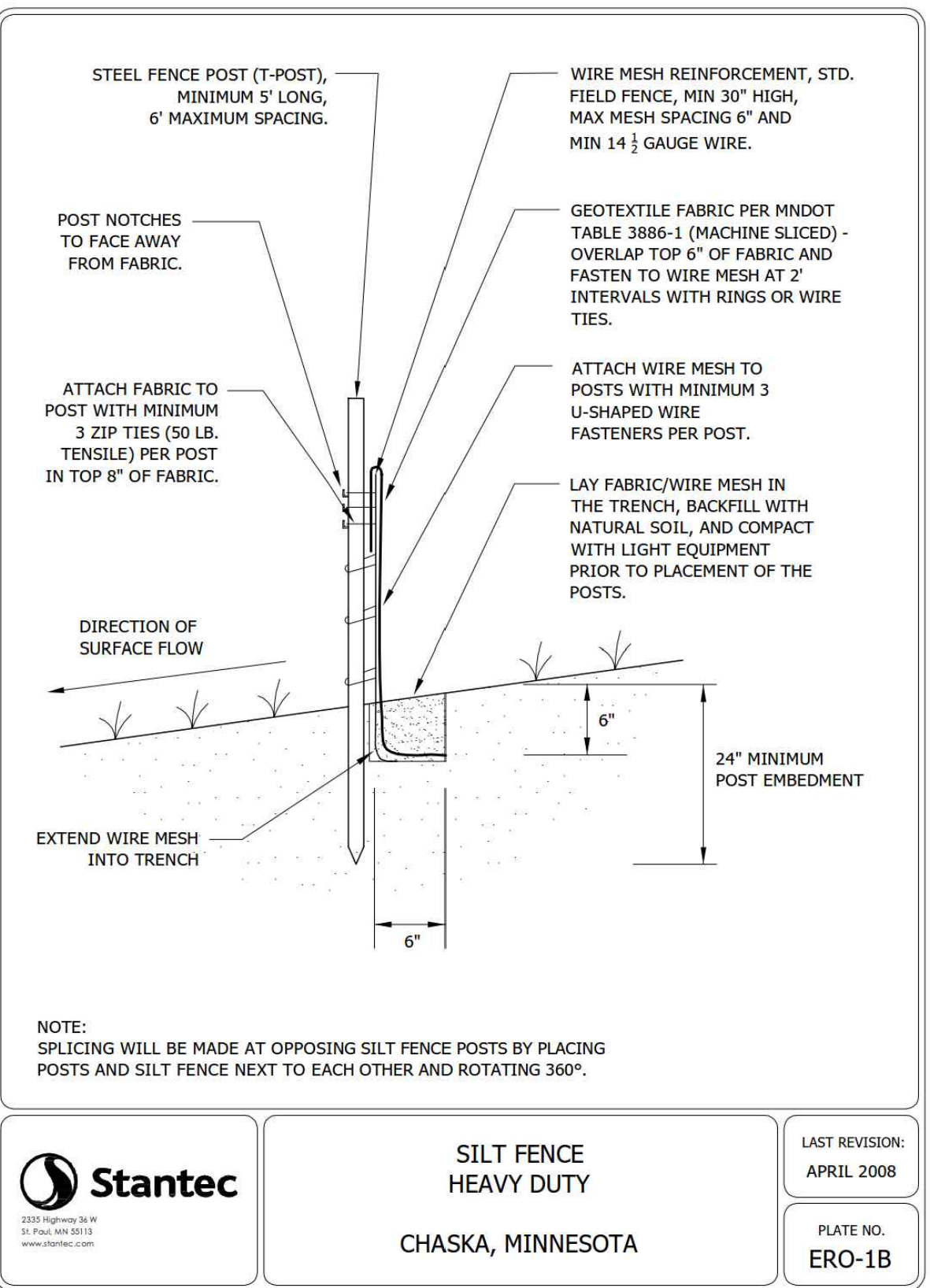
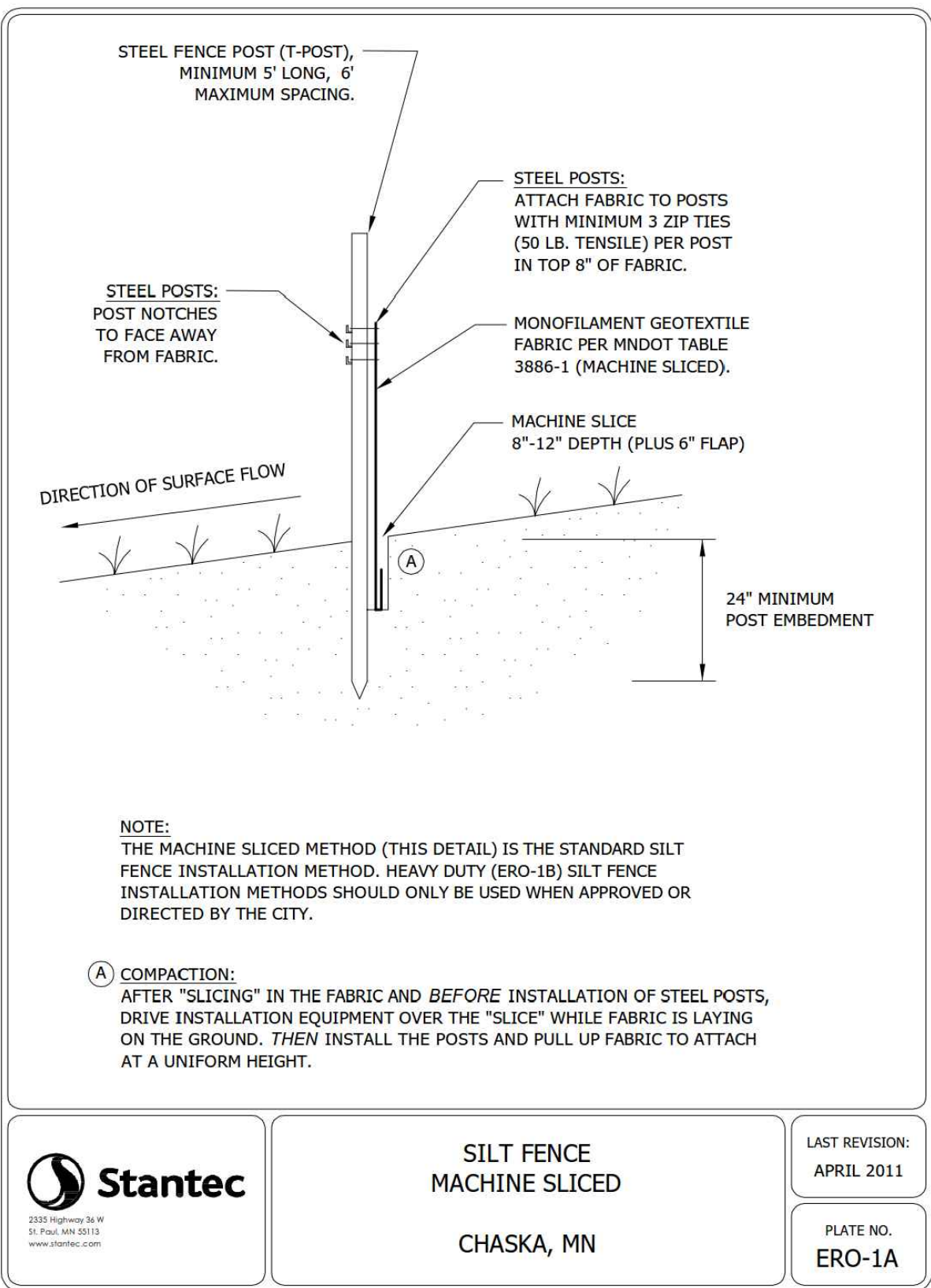
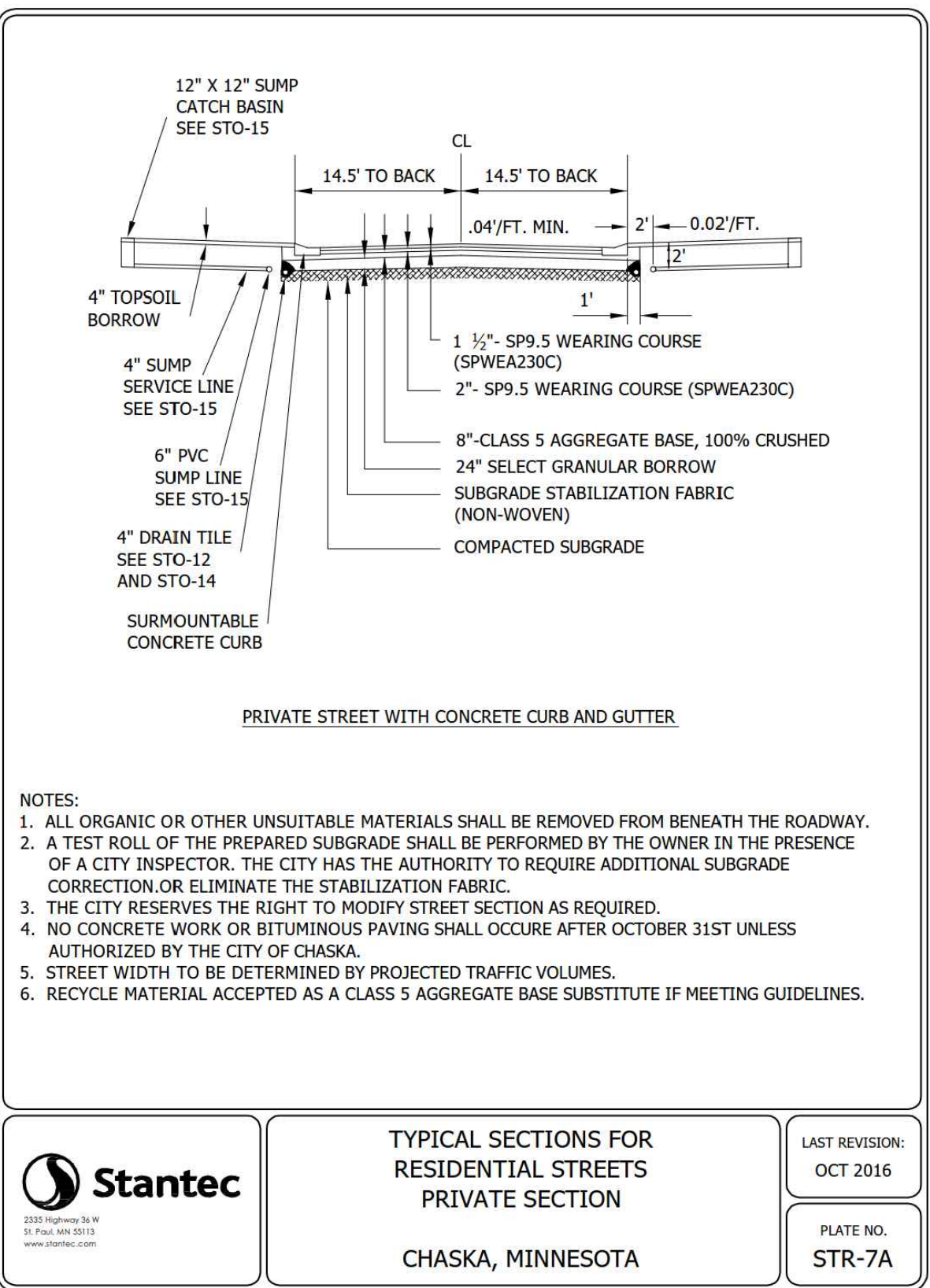
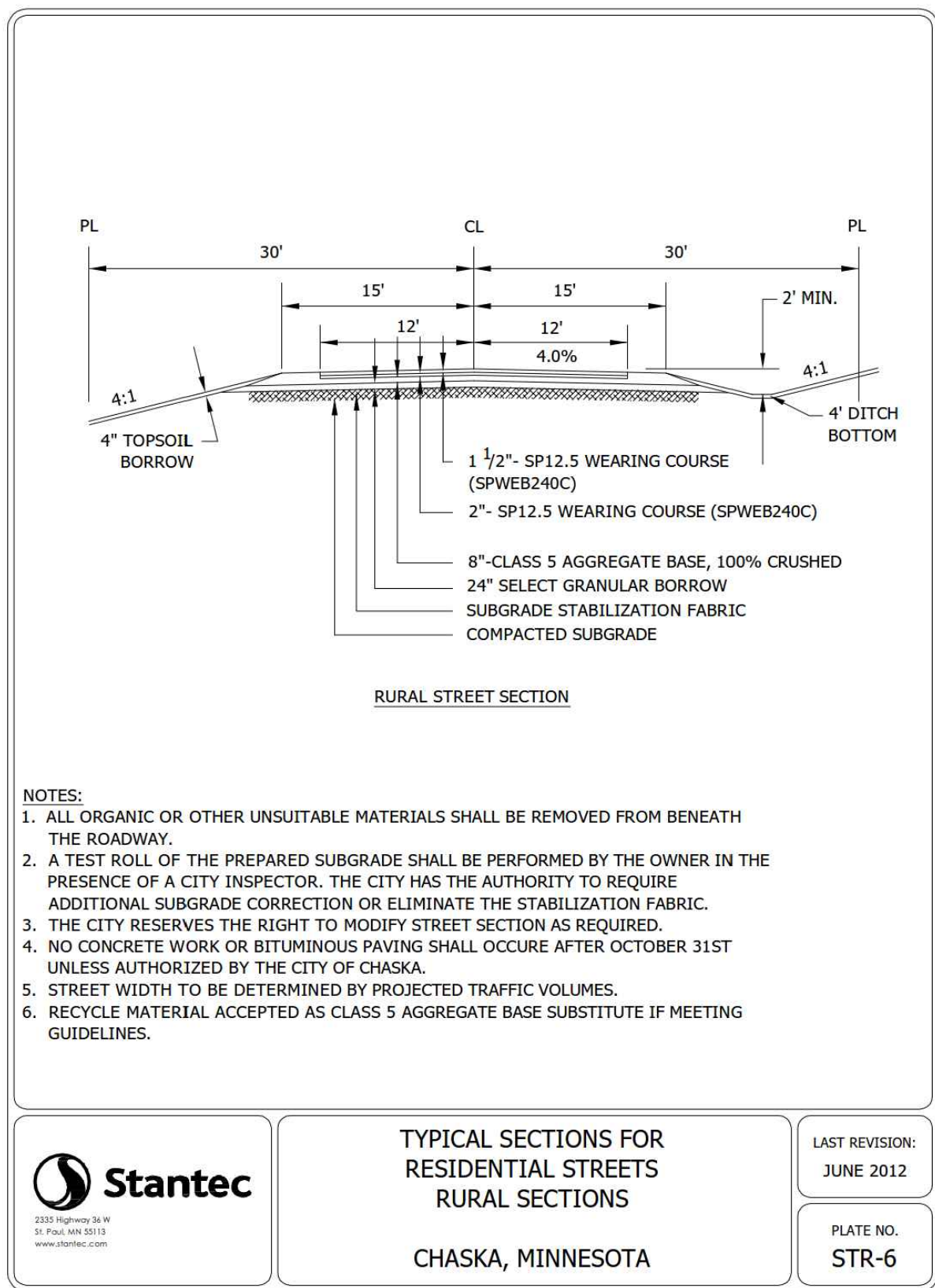
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SHEET NUMBER:

12 OF 25

DATE: 05/21/20

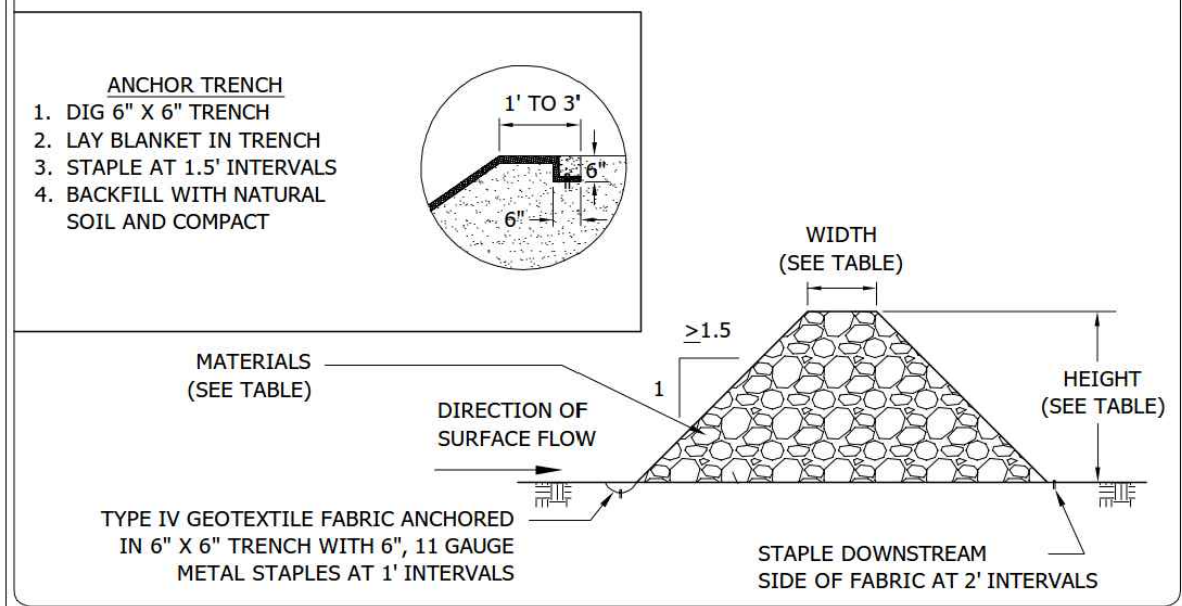
PROJECT NUMBER: 0015521.00



DITCH CHECK SPACING	
DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

NOTE: POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MnDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MnDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)



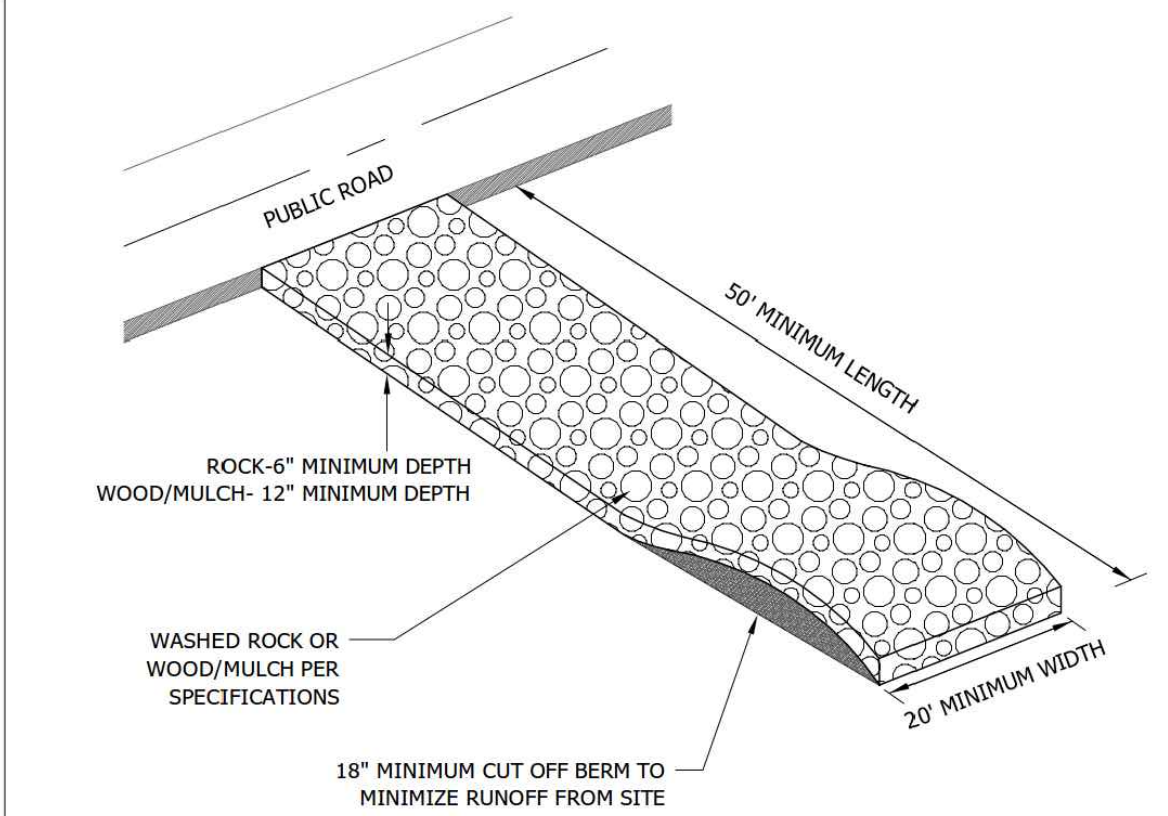
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DITCH CHECK / WEEPER
SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-5



- NOTES:
- MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
 - FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
 - CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
 - THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
 - THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
 - THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

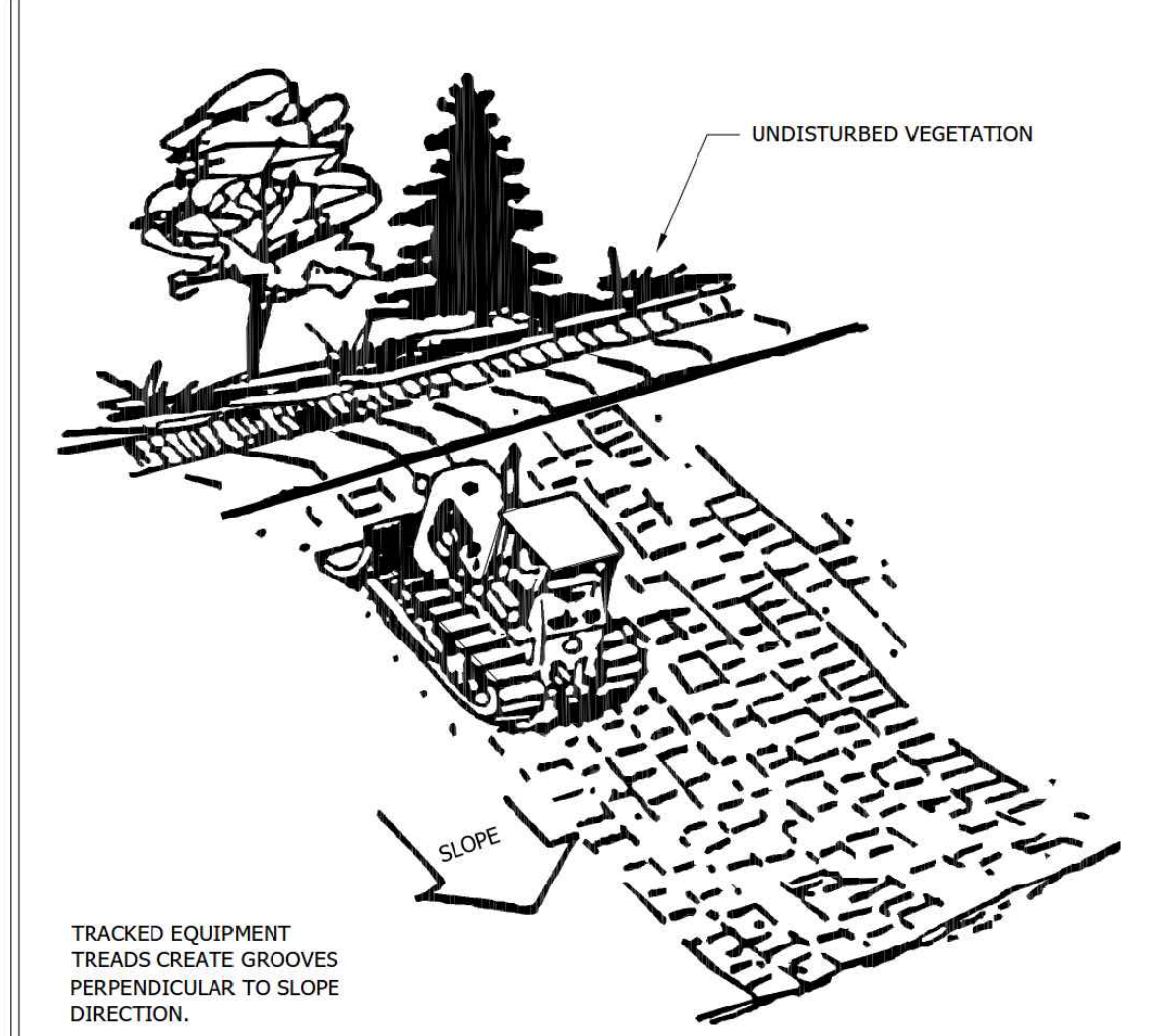
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ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-7



- TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.
- NOTE: ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

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SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION:
FEB 2004

PLATE NO.
ERO-10

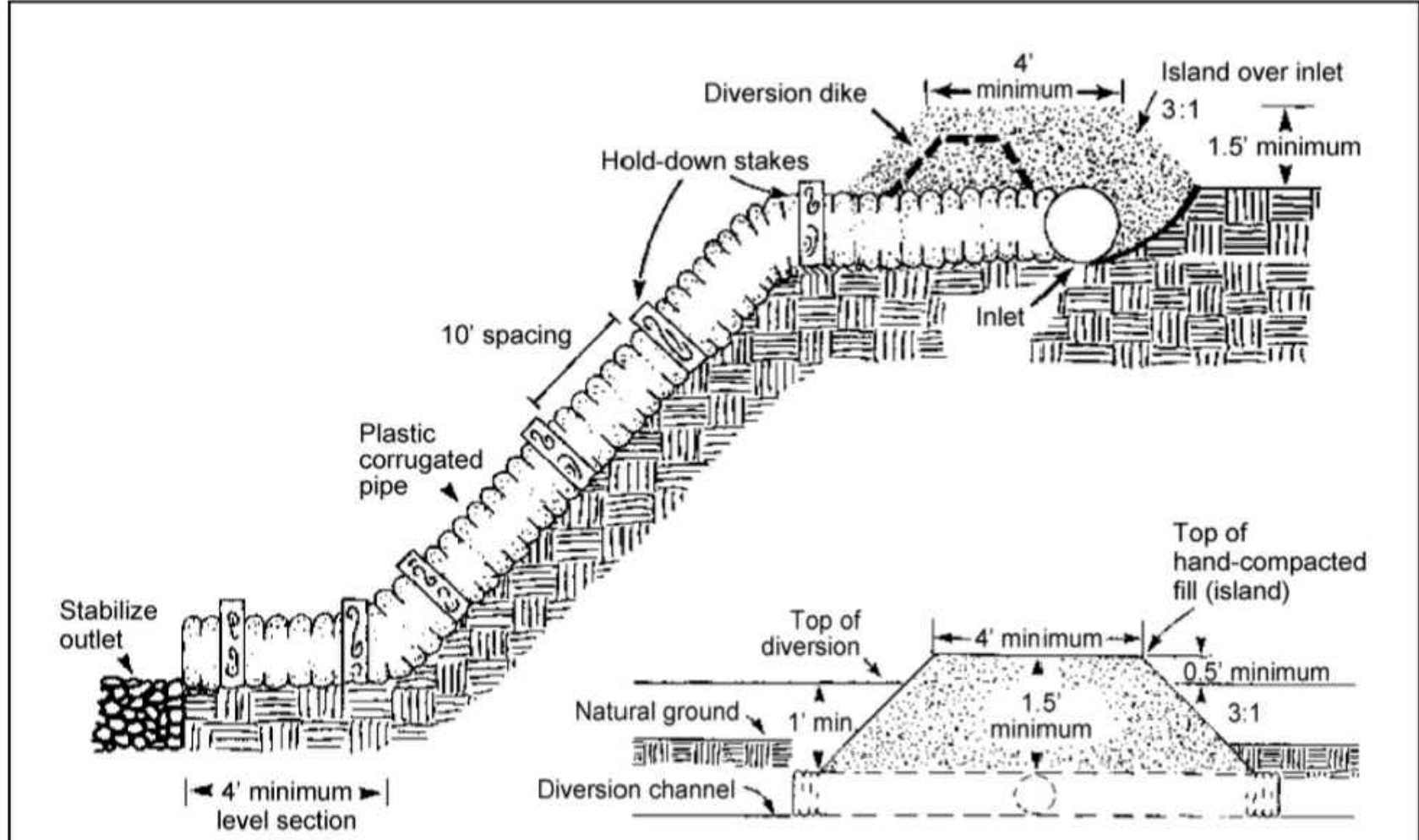
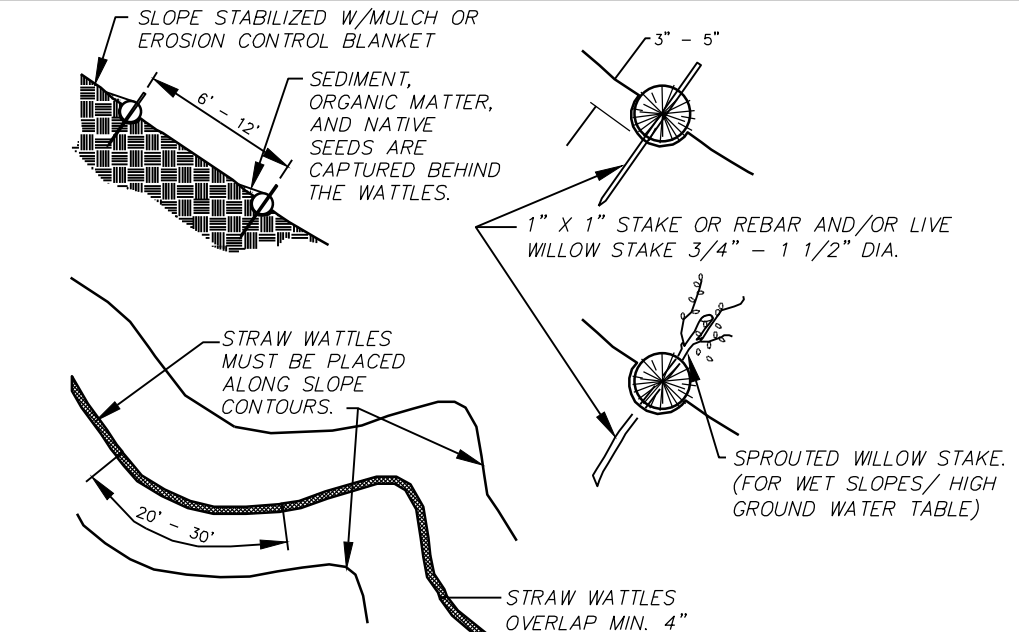
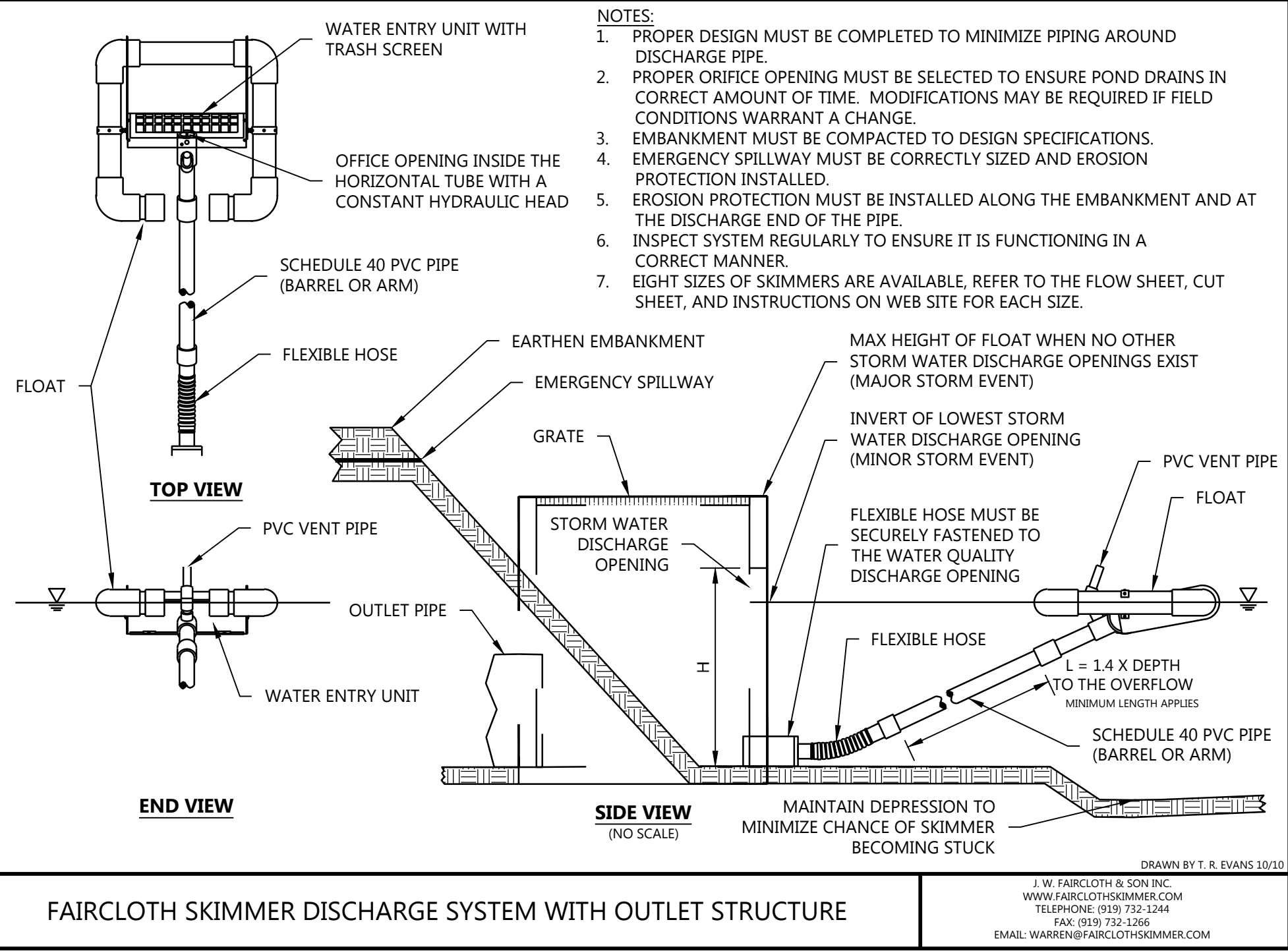
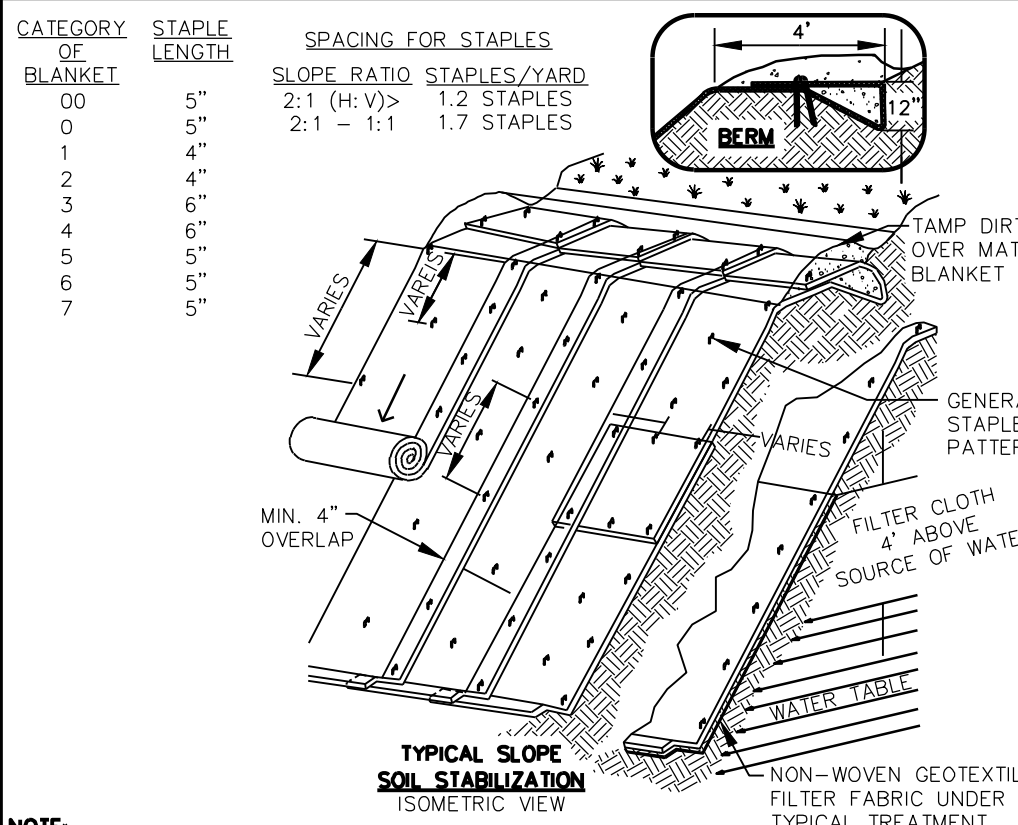


Figure 6.17-1 Cross section of a temporary a slope drain (source: North Carolina, May 1994)



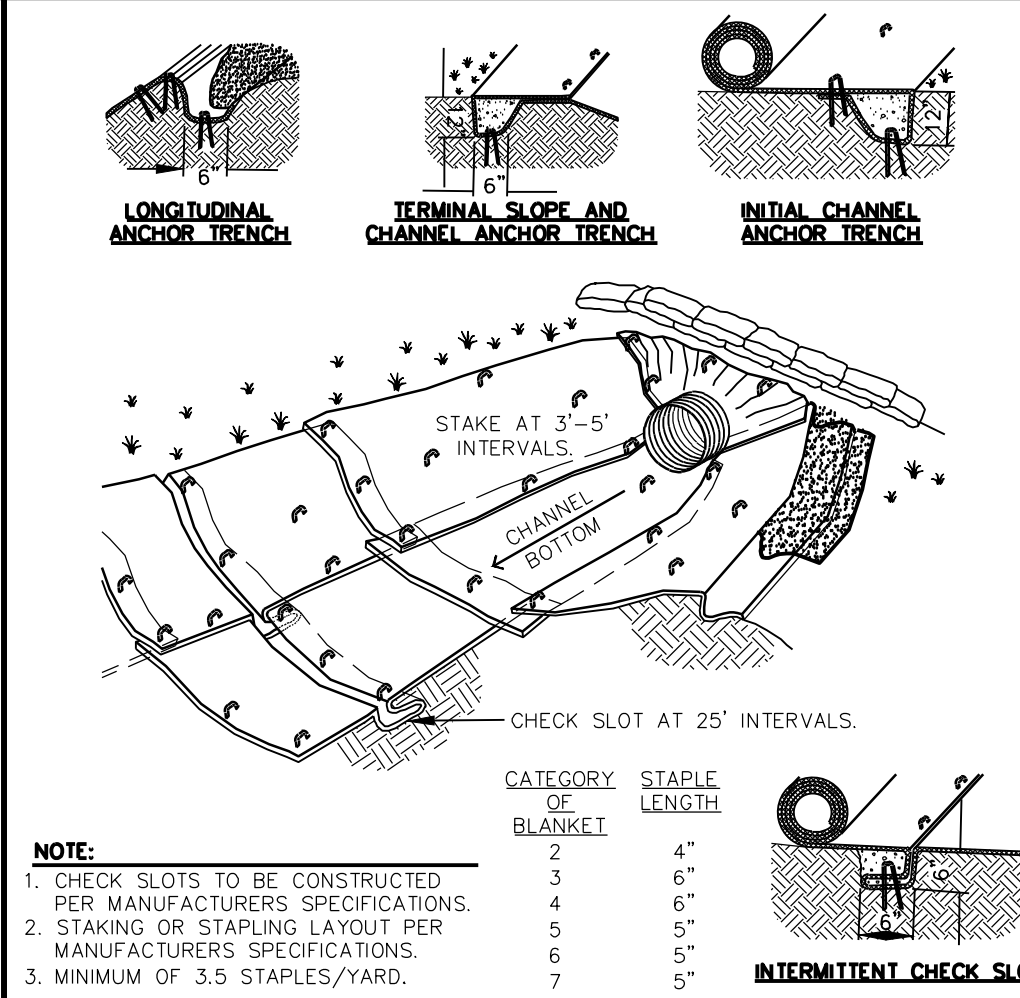
- NOTE:
- STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
 - STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE LENGTH, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
 - STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 1" - 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.
 - STRAW WATTLES USED FOR SLOPES MINIMUM 50FT LONG AND 3:1 SLOPE.
 - WOOD FIBER LOGS CAN BE SUBSTITUTED FOR STRAW.

Westwood	TEMPORARY FILTER LOG SLOPE BREAK	LAST REVISED: 03/03/08 GD20
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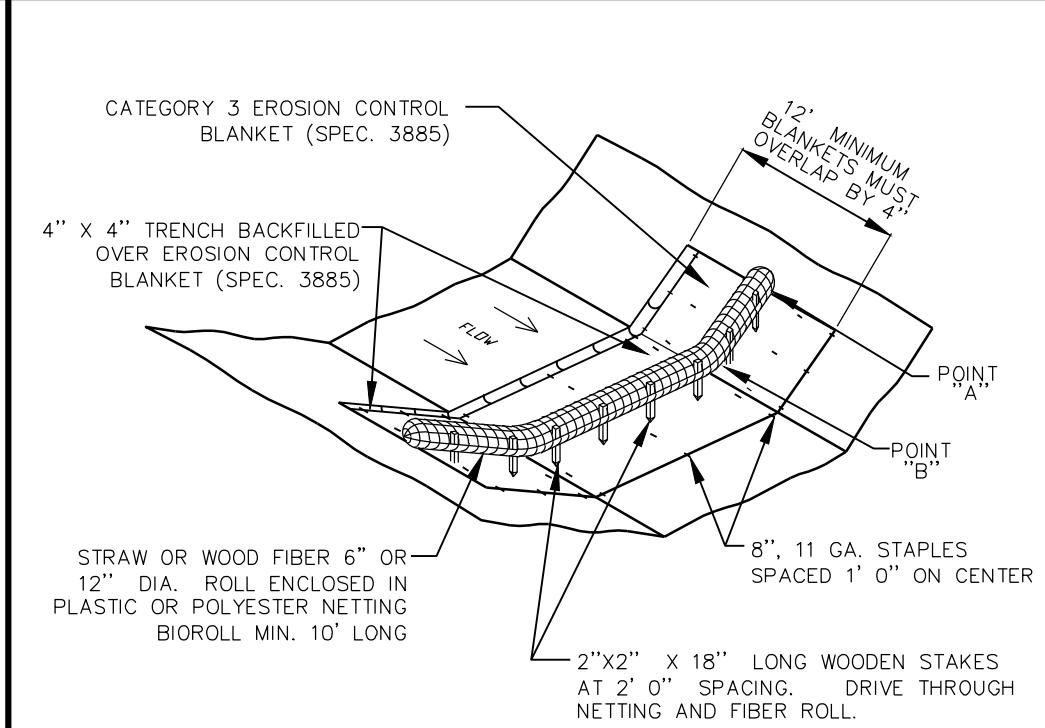


- NOTE:
- MATS/BANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
 - MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT.
 - LAY BANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
 - DO NOT STRETCH.

Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 03/03/08 GD21
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Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR CHANNELS	LAST REVISED: 03/03/08 GD22
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- NOTE:
- POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
 - TYPE 3 SPEC. 3889

Westwood	TEMPORARY BIROLL BLANKET SYSTEM (DITCH APPLICATION)	LAST REVISED: 03/03/08 GD23
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM

DATE: 05/21/20 LICENSE NO. 41257

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14

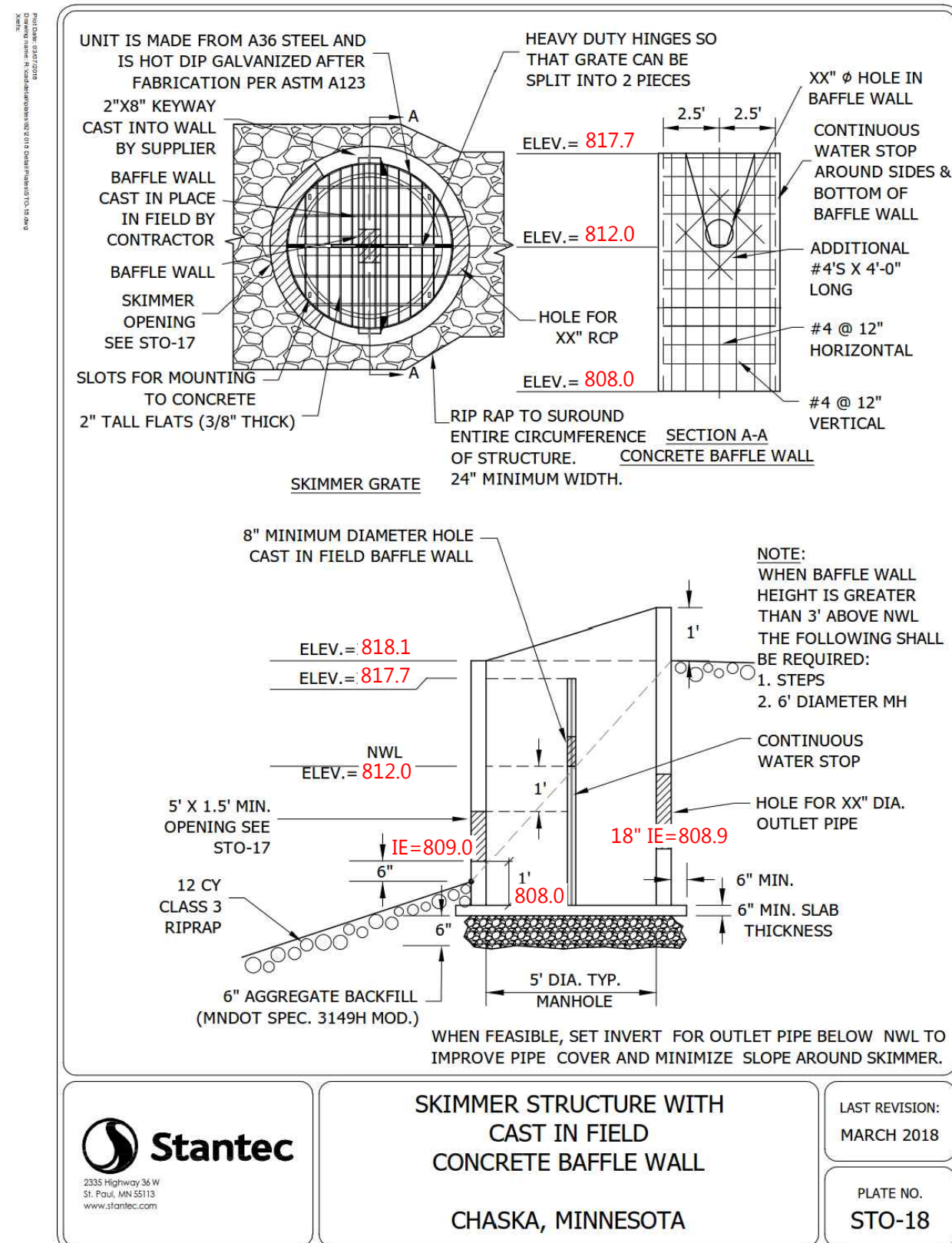
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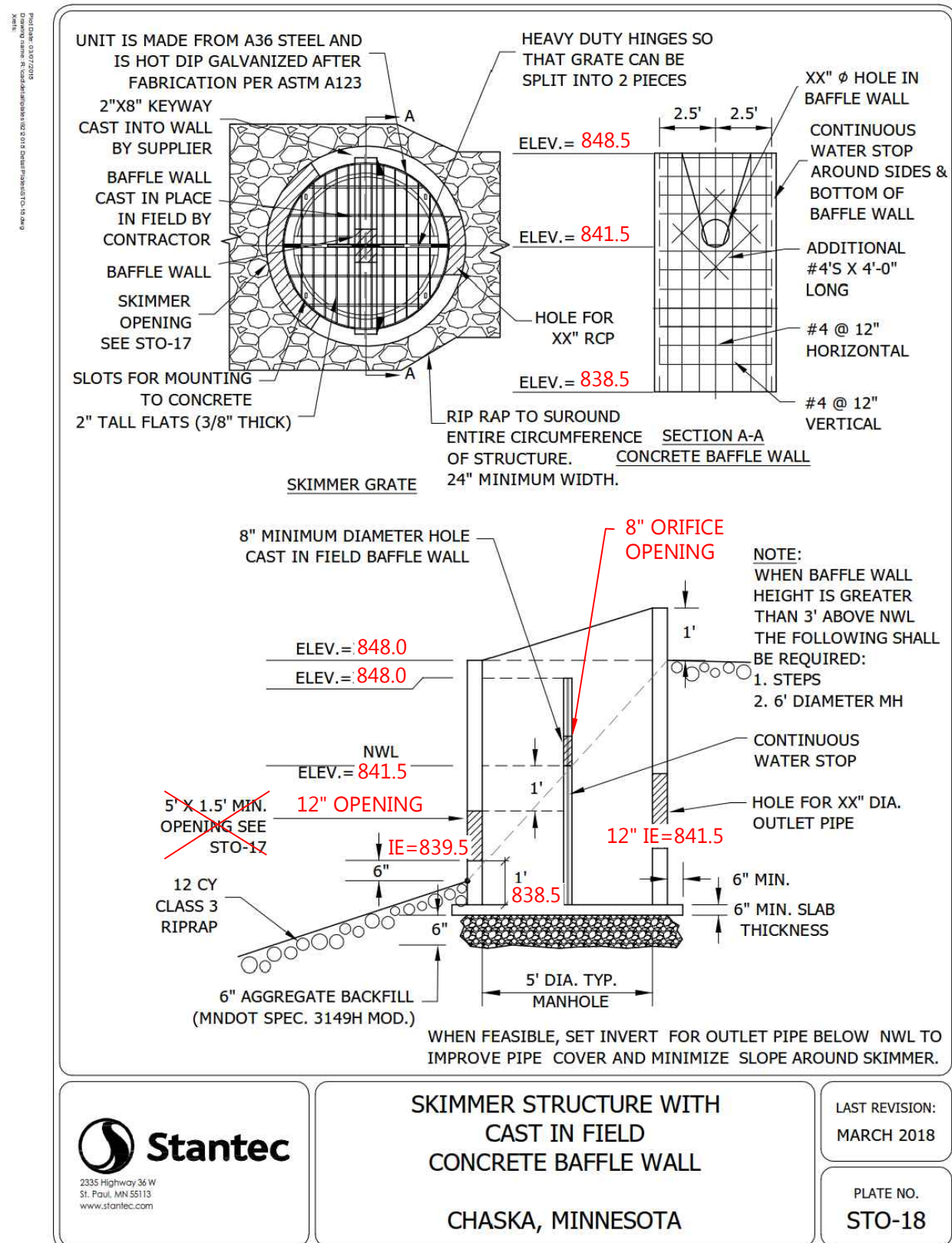
DETAILS

PROJECT NUMBER: 0015521.00

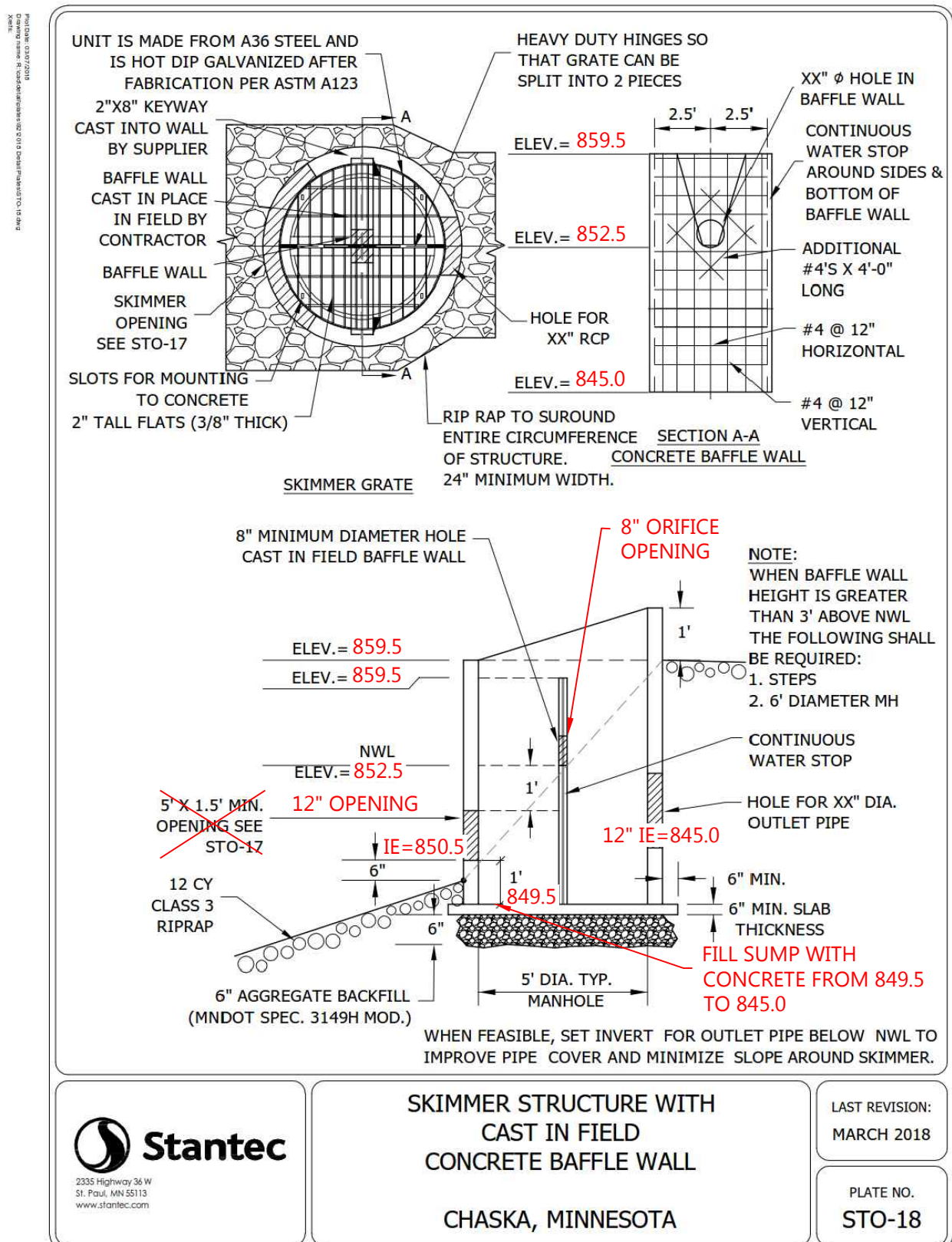
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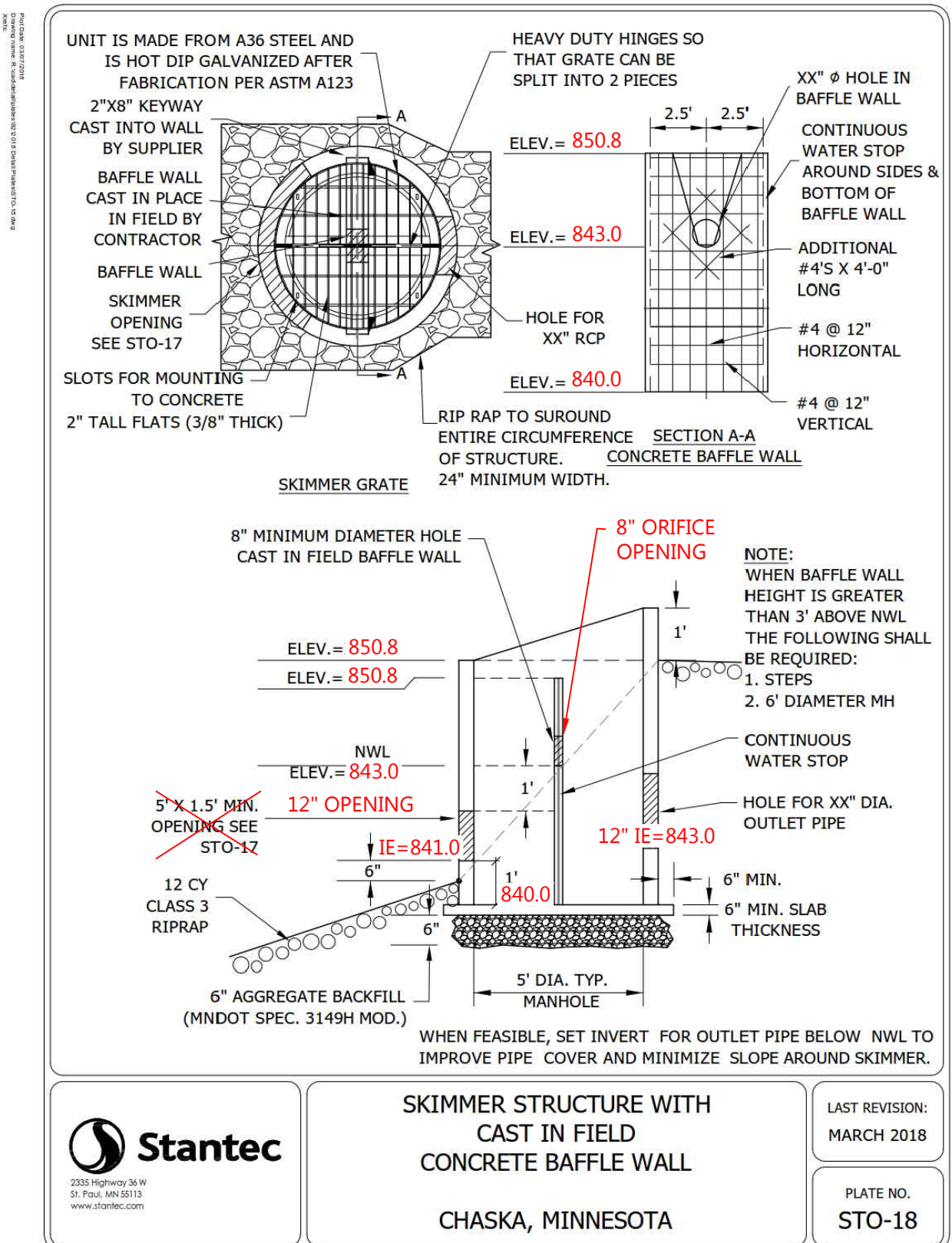
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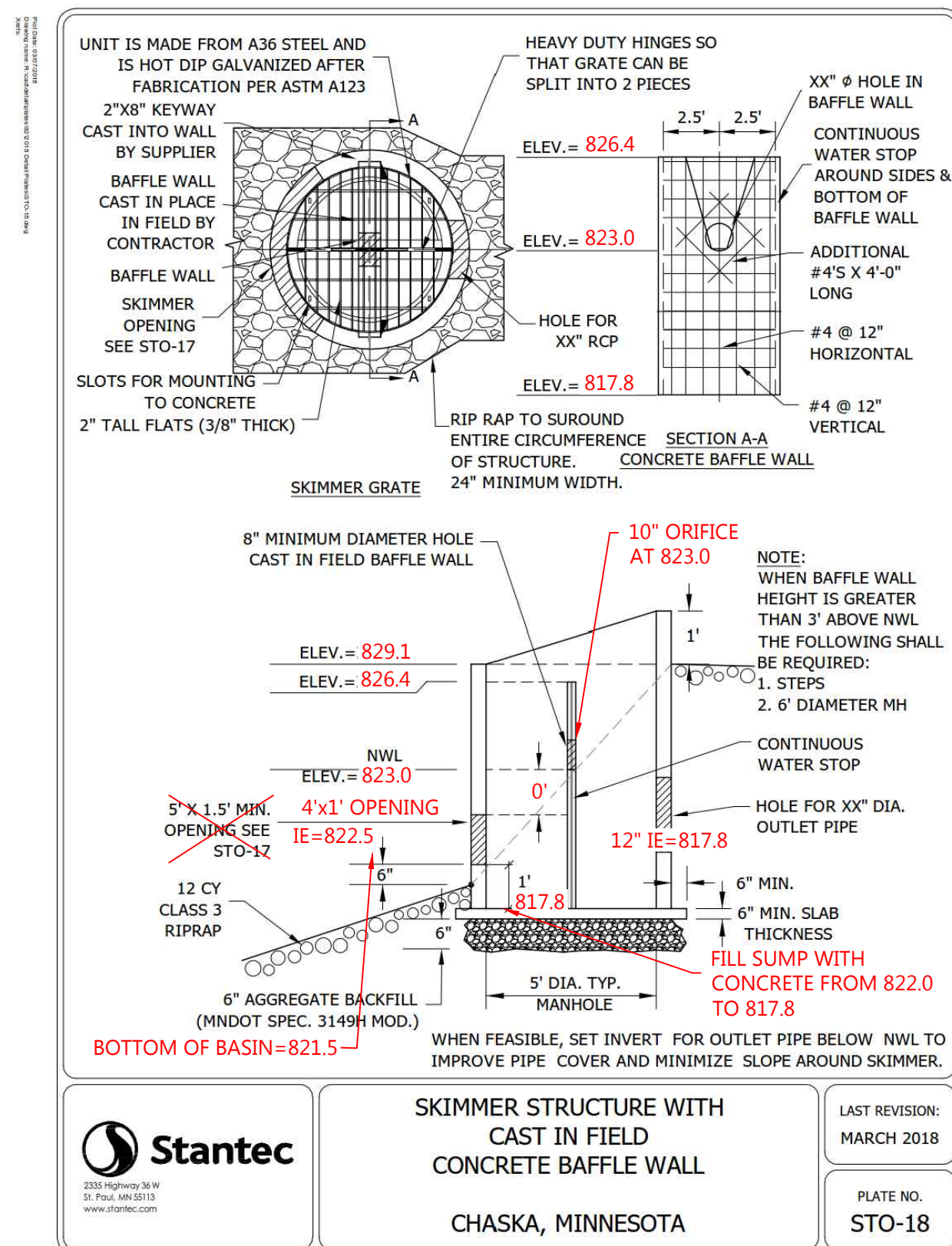
POND 2 - OCS-261



POND 3 - OCS-451



POND 4 - OCS-351



POND 5 - OCS-550

DESIGNED: _____ .
 CHECKED: _____ .
 DRAWN: _____ .
 HORIZONTAL SCALE: _____ ###
 VERTICAL SCALE: _____ ### OR ##

INITIAL ISSUE: 04/23/20

REVISIONS:

	05/21/20	CITY COMMENTS
△	----	.
△	----	.
△	----	.
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 05/21/20 LICENSE NO. 41257

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15

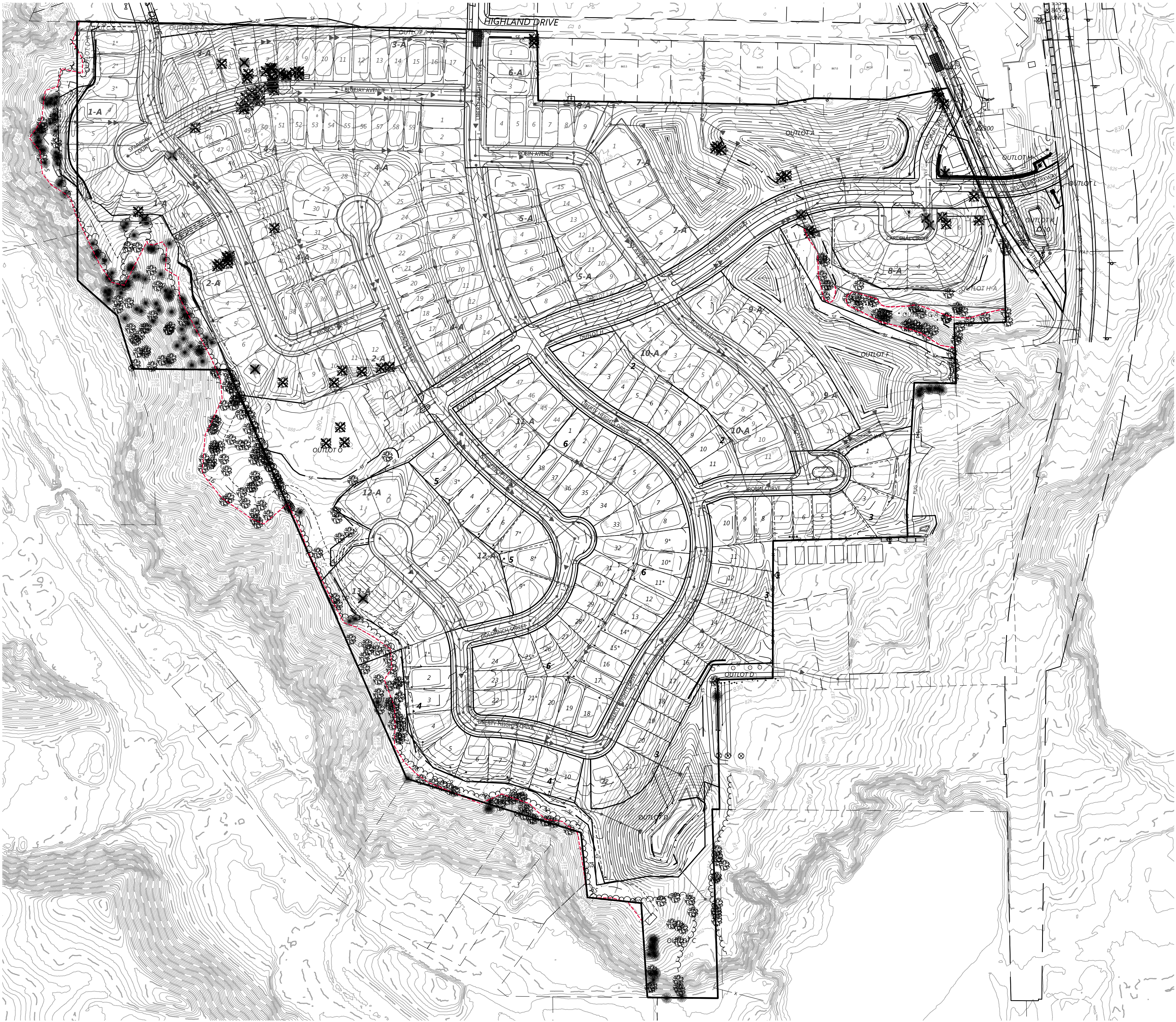
OF

25

DETAILS

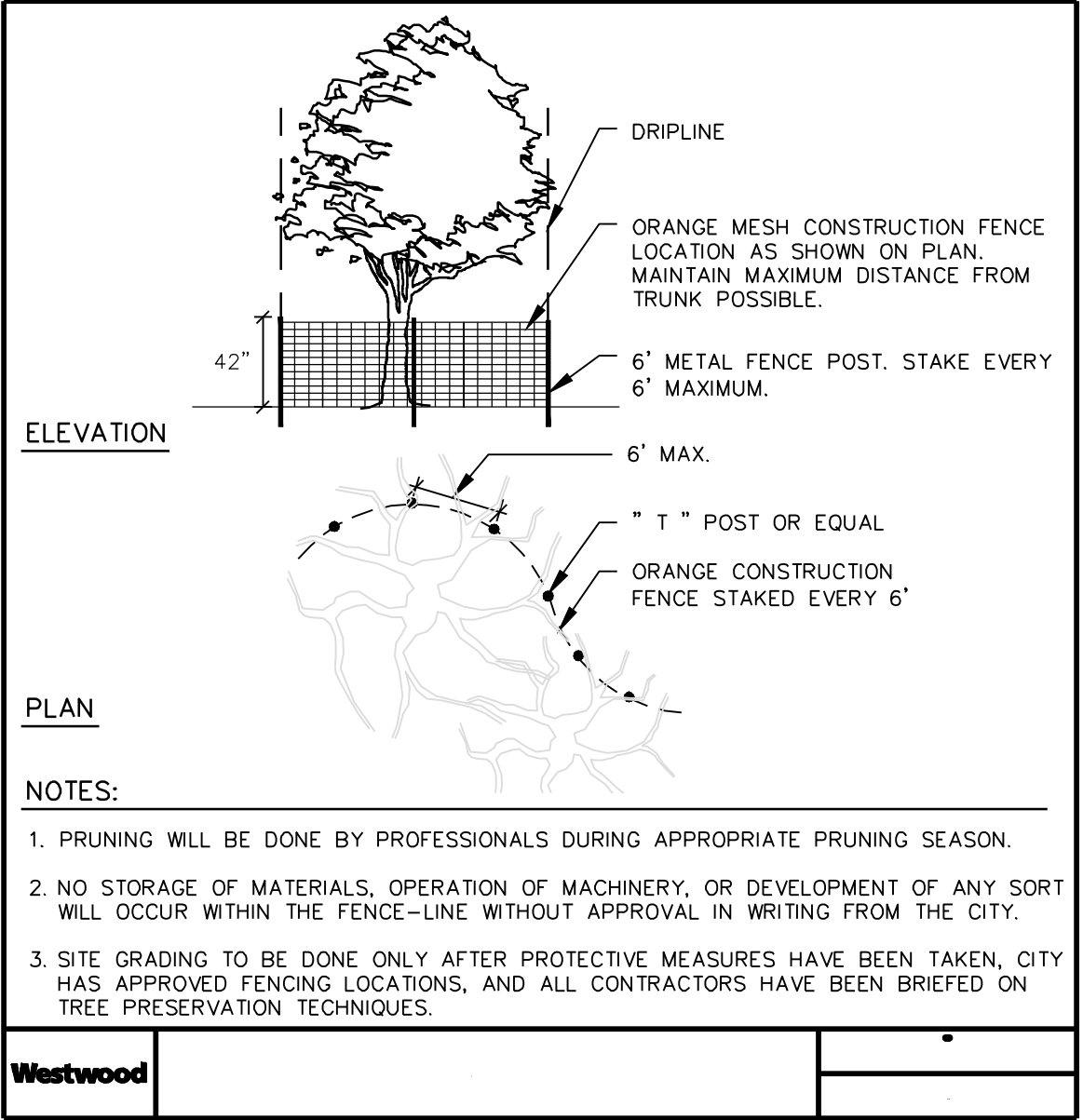
PROJECT NUMBER: 0015521.00

DATE: 05/21/20



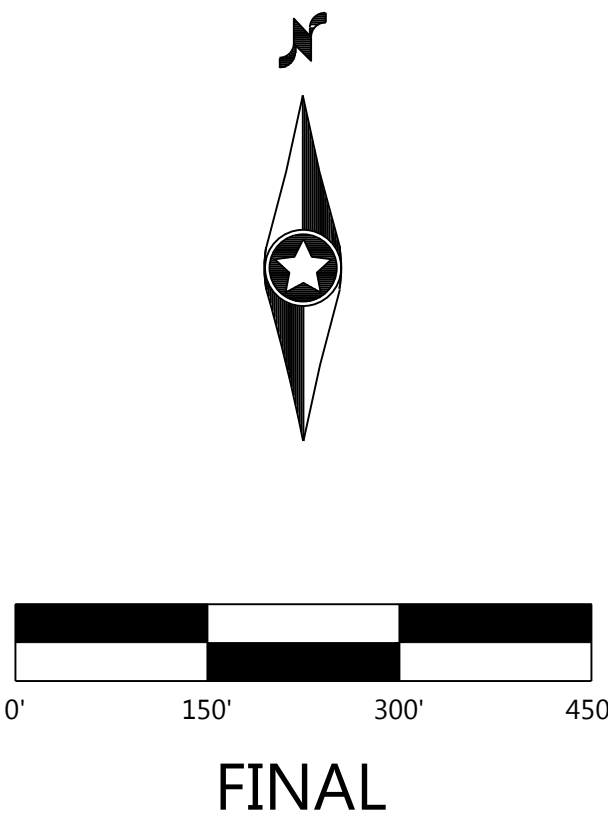
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TREE PROTECTION DETAIL



TREE INVENTORY CALCULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES - 12" DBH OR LARGER
CONIFEROUS TREES - 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE:
1' HT. = 2.4" DBH 15' HT. = 7" DBH



DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	△ 05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 1/8" = 1'-0"	△ ----
VERTICAL SCALE: 3/8" = 1'-0"	△ ----

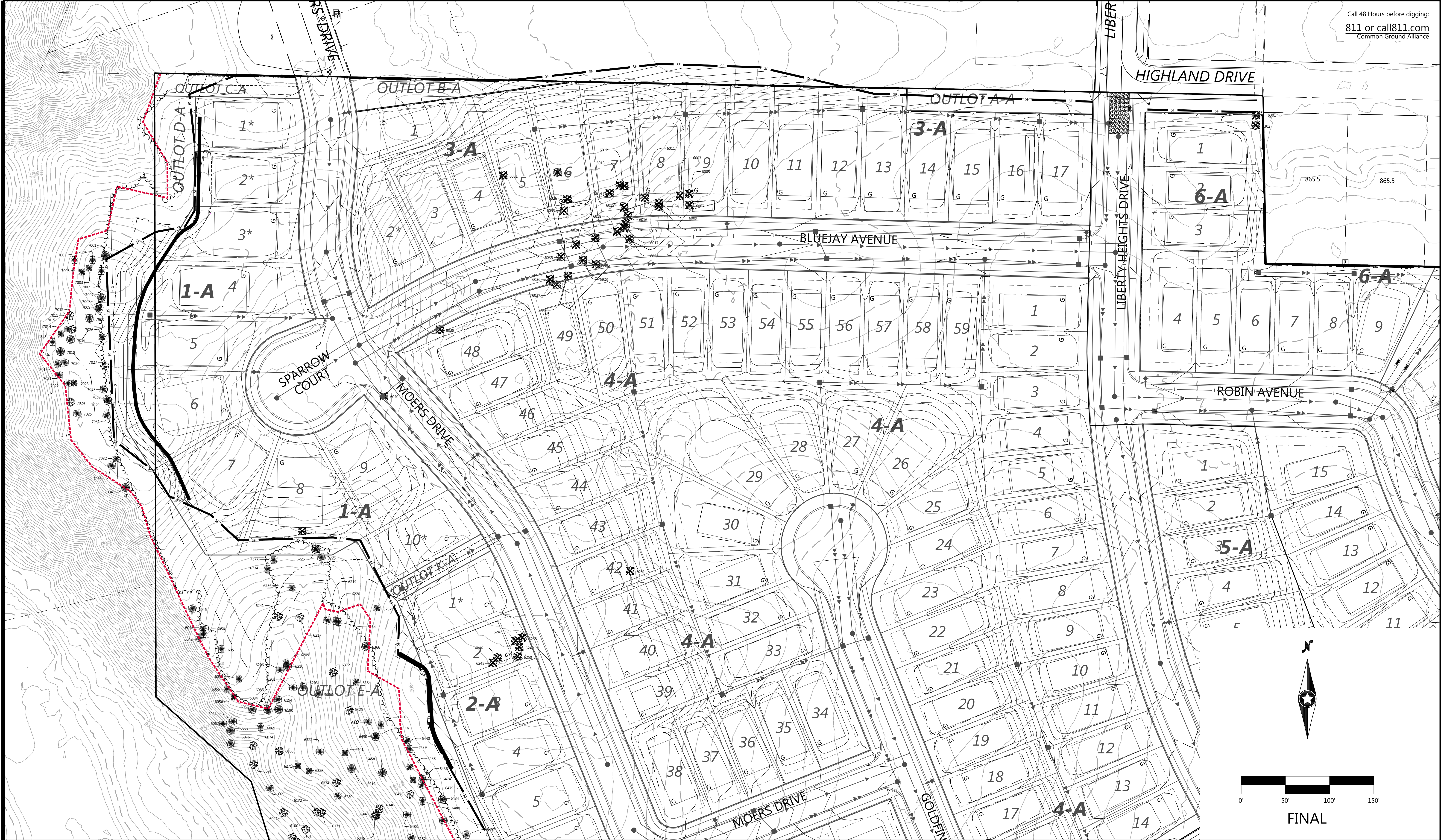
PREPARED FOR:	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
PULTE GROUP	NICHOLAS T. MEYER
7500 FLYING CLOUD DRIVE, SUITE 670	DATE: 05/21/20 LICENSE NO. 53774
EDEN PRAIRIE, MN 55344	

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CHASKA, MN

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TREE PRESERVATION
PLAN - OVERALL

SHEET NUMBER:	16	OF	25
DATE:	05/21/20		
PROJECT NUMBER:	0015521.00		



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50.000002"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
05/21/20
05/21/20
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05/21/20

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 05/21/20 LICENSE NO. 53774

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TREE PRESERVATION
PLAN

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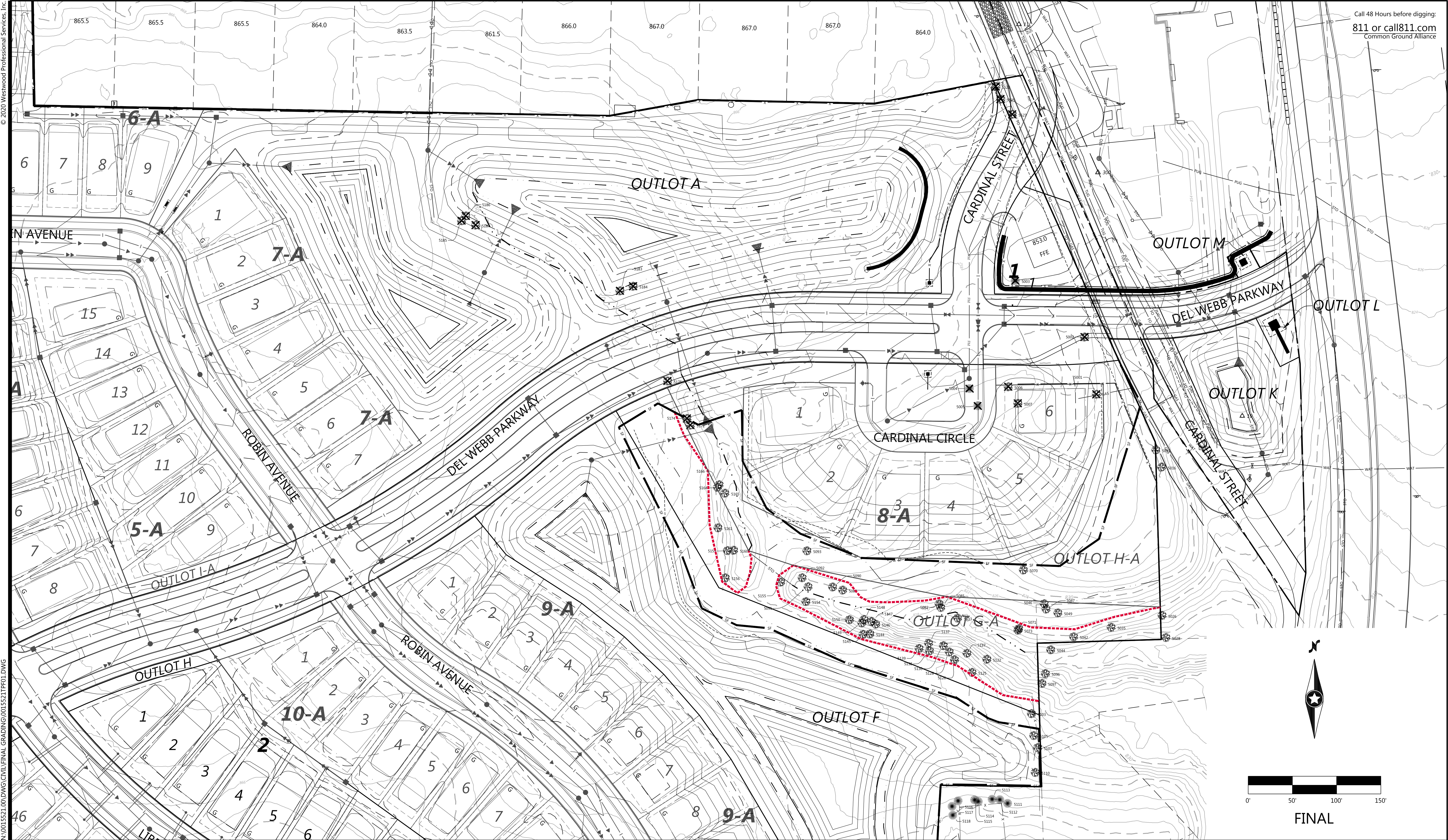
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17 OF 25

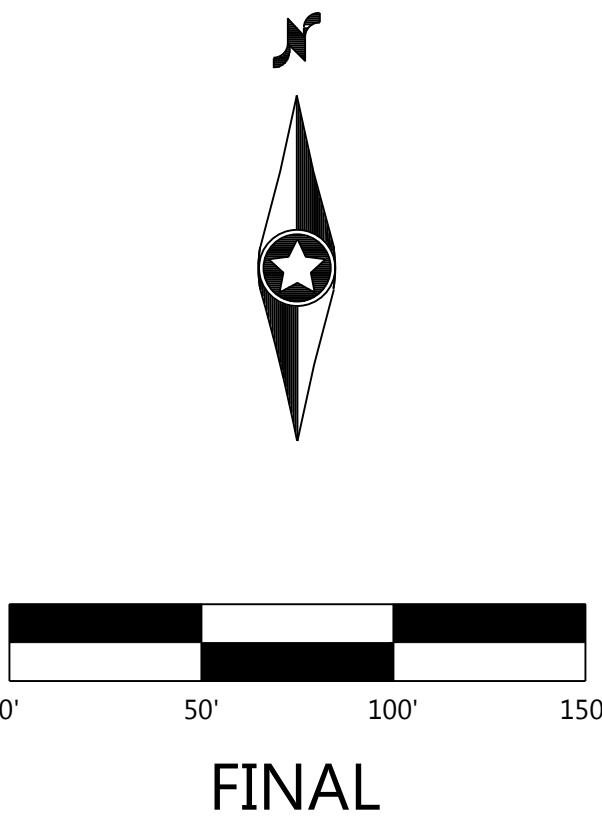
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FINAL

DEL WEBB AT CHASKA

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000002"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
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△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 05/21/20 LICENSE NO. 53774

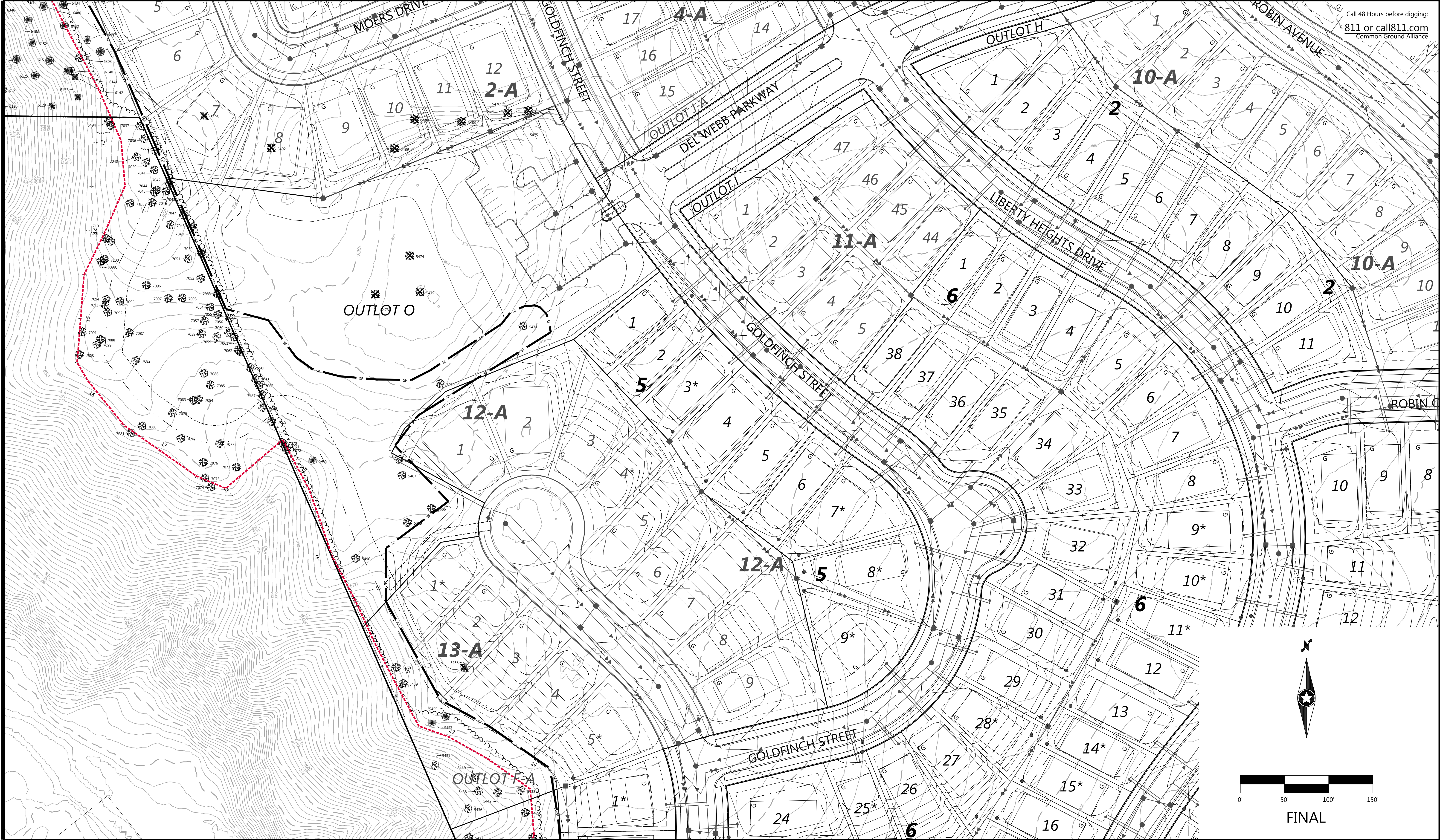
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**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0015521.00

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18 OF **25**
DATE: 05/21/20



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DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 50.0000002"	
VERTICAL SCALE: 10' OR 5'	

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER

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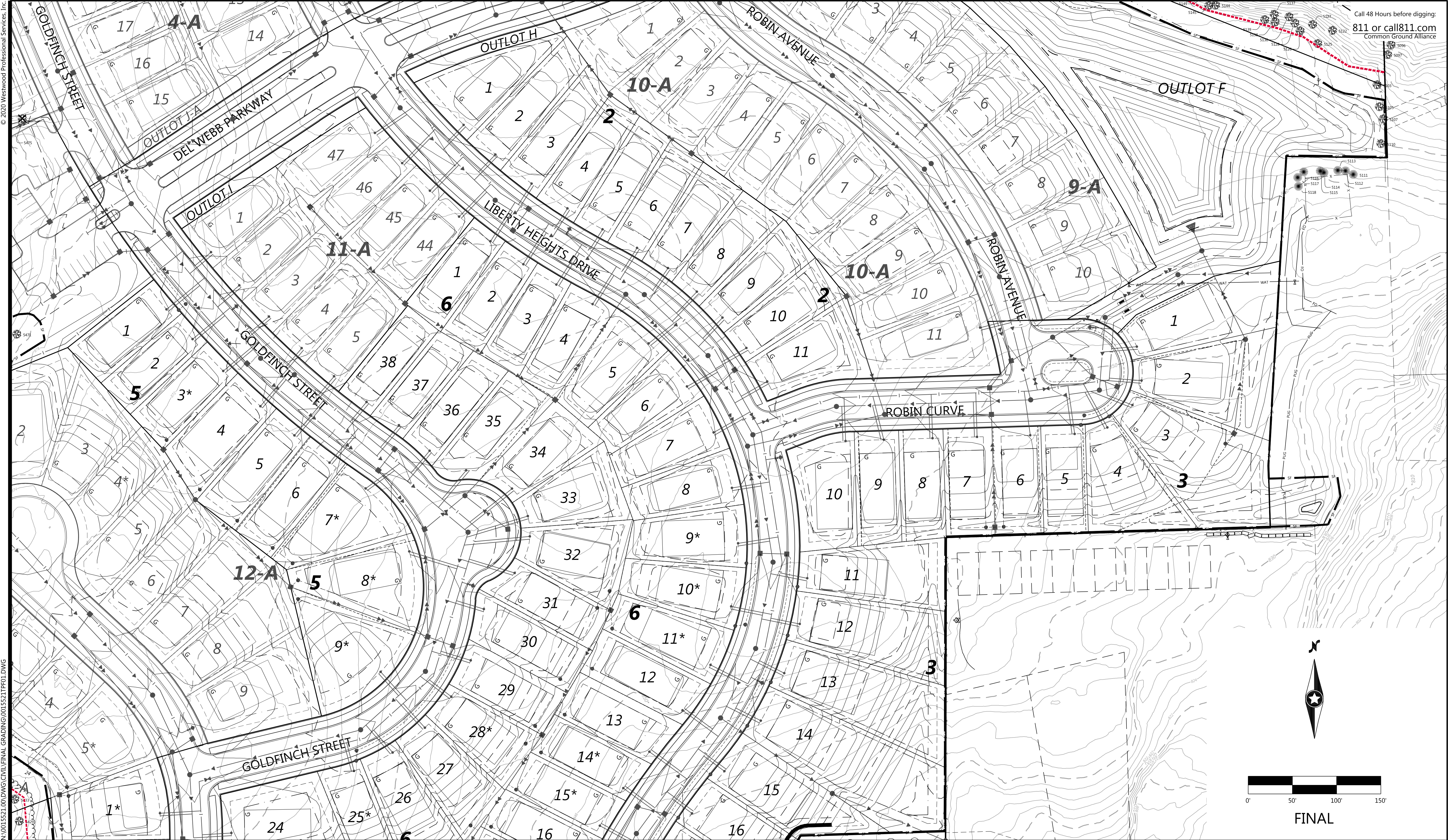
**TREE PRESERVATION
PLAN**

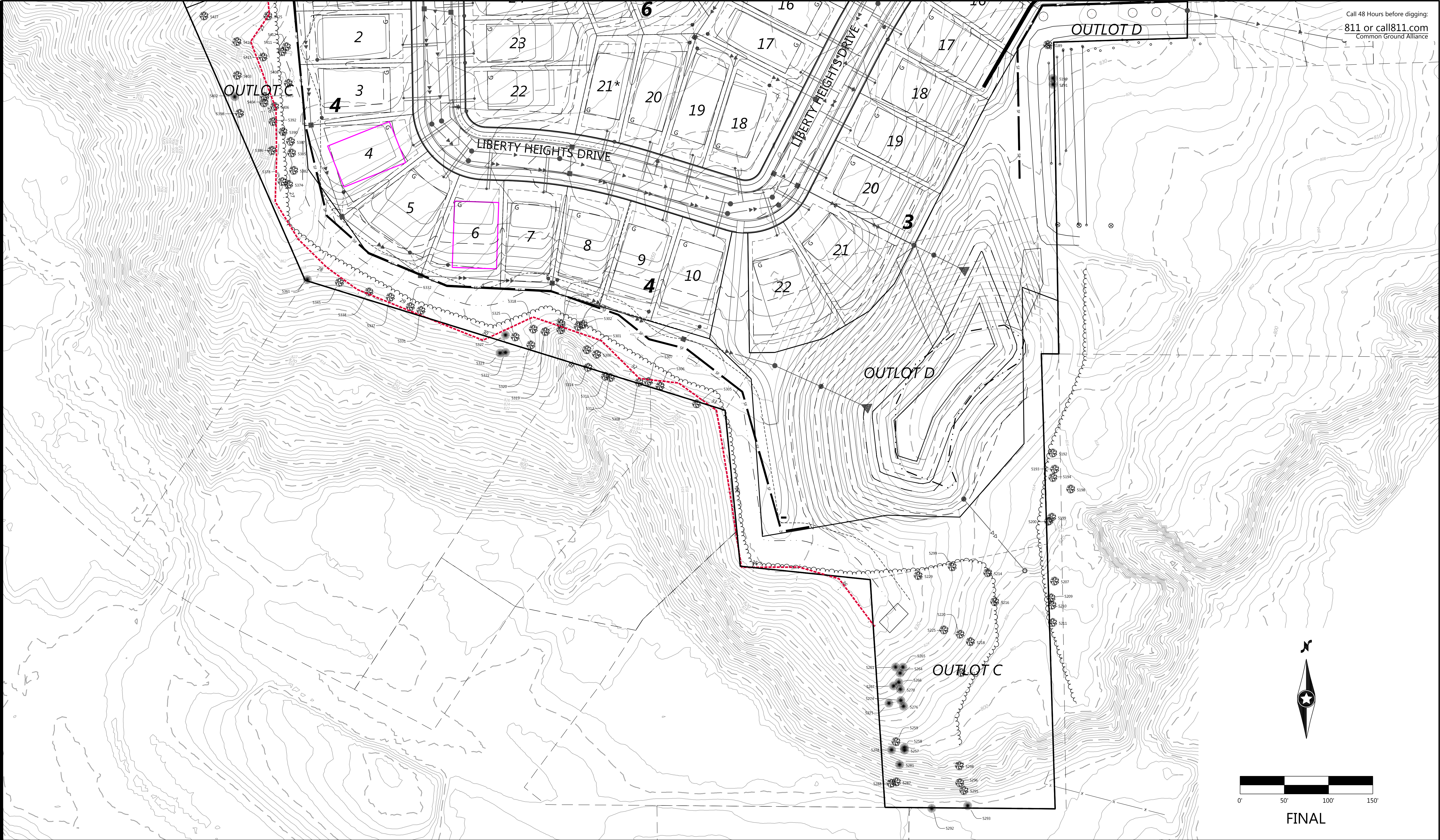
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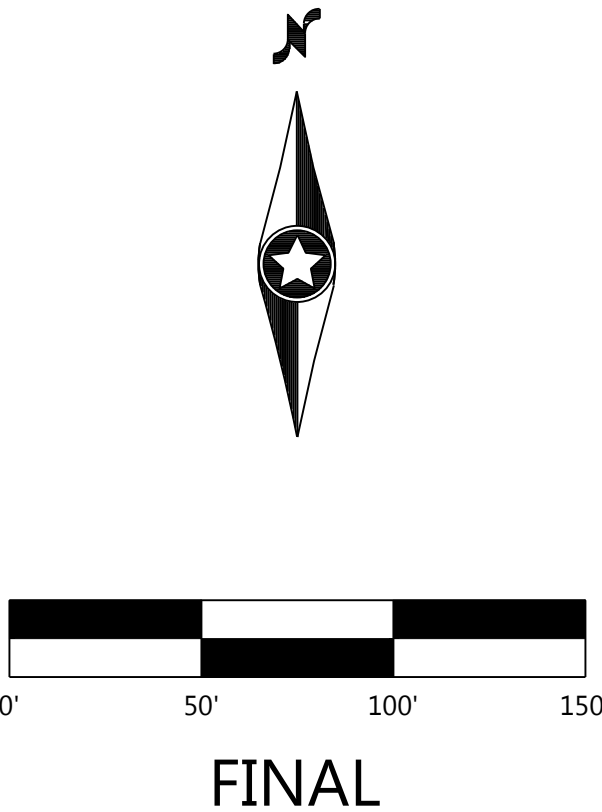
19 OF **25**

DATE: 05/21/20





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HORIZONTAL SCALE: 50.0000002"
VERTICAL SCALE: 10' OR 5'

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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

21 OF **25**

DATE: 05/21/20

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
5001	Sugar Maple	20			REMOVED
5002	Sugar Maple	23			REMOVED
5003	Colorado Spruce	16			REMOVED
5004	Colorado Spruce	12			REMOVED
5005	Colorado Spruce	10			REMOVED
5006	Sugar Maple	15			REMOVED
5007	Sugar Maple	35			REMOVED
5013	Hackberry	15			SAVED(OFFSITE)
5016	Ash	12		EAB	SAVED(OFFSITE)
5026	Hackberry	32			SAVED(OFFSITE)
5028	Ash	12		EAB	SAVED(OFFSITE)
5035	American Elm	17	BD		SAVED
5042	Sugar Maple	12			SAVED
5044	Hackberry	16			SAVED(OFFSITE)
5046	Boxelder	14			SAVED
5047	Boxelder	12			SAVED
5049	Boxelder	12			SAVED
5070	Sugar Maple	13			SAVED
5071	Hackberry	19			SAVED
5073	Boxelder	17			SAVED
5082	Ash	23		EAB	SAVED
5085	Ash	18		EAB	SAVED
5089	Boxelder	28			SAVED
5090	American Elm	18			SAVED
5091	Black Willow	30			SAVED
5092	Hackberry	21			SAVED
5093	Boxelder	20			SAVED
5096	American Elm	13	BD		SAVED(OFFSITE)
5097	Sugar Maple	17			SAVED(OFFSITE)
5103	Hackberry	13			SAVED
5105	Hackberry	15			SAVED
5107	Boxelder	15			SAVED
5110	Hackberry	18			SAVED
5111	Red Pine	8			SAVED(OFFSITE)
5112	Red Pine	9			SAVED(OFFSITE)
5113	Red Pine	8			SAVED(OFFSITE)
5114	Red Pine	12			SAVED(OFFSITE)
5115	Red Pine	9			SAVED(OFFSITE)
5116	Red Pine	11			SAVED(OFFSITE)
5117	Red Pine	9			SAVED(OFFSITE)
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5122	Sugar Maple	36			SAVED
5125	Basswood	14			SAVED
5126	Hackberry	16			SAVED
5127	Siberian Elm	17		INVASIVE	SAVED
5128	Siberian Elm	14		INVASIVE	SAVED
5130	Ash	12		EAB	SAVED
5133	Cottonwood	28			SAVED
5137	Sugar Maple	14			SAVED
5138	Sugar Maple	12			SAVED
5139	Ash	15		EAB	SAVED
5144	Ash	27		EAB	SAVED
5145	Boxelder	14	PD		SAVED
5146	American Elm	12			SAVED
5147	American Elm	18			SAVED
5148	American Elm	18			SAVED
5149	Boxelder	21			SAVED
5150	Boxelder	20			SAVED
5154	Boxelder	18			SAVED
5155	Boxelder	18			SAVED
5156	Boxelder	13			SAVED
5159	American Elm	12			SAVED
5160	American Elm	15			SAVED
5161	American Elm	32			SAVED
5164	Hackberry	13			SAVED
5165	Hackberry	12			SAVED
5166	Hackberry	13			SAVED
5172	Boxelder	14			REMOVED
5174	Boxelder	16			REMOVED
5175	Hackberry	16			REMOVED
5183	Black Willow	12			REMOVED
5184	Black Willow	28			REMOVED
5185	Boxelder	12			REMOVED
5186	Boxelder	15			REMOVED
5187	Boxelder	13			REMOVED
5189	Boxelder	35			SAVED
5190	Eastern Red Cedar	14			SAVED
5191	Eastern Red Cedar	15			SAVED
5192	Boxelder	21			SAVED(OFFSITE)
5193	Boxelder	13			SAVED(OFFSITE)
5194	Boxelder	12			SAVED(OFFSITE)
5198	Boxelder	12			SAVED(OFFSITE)
5199	Boxelder	23			SAVED(OFFSITE)
5200	Boxelder	16			SAVED(OFFSITE)
5207	Boxelder	15			SAVED(OFFSITE)
5209	Boxelder	18			SAVED(OFFSITE)
5210	Boxelder	19			SAVED(OFFSITE)
5211	Boxelder	15			SAVED(OFFSITE)
5214	Boxelder	13			SAVED
5216	Boxelder	18			SAVED
5218	Boxelder	12			SAVED
5220	Boxelder	14	BD		SAVED
5225	Boxelder	12			SAVED
5229	Boxelder	15			SAVED
5241	American Elm	12			SAVED
5257	Eastern Red Cedar	9			SAVED
5258	Eastern Red Cedar	8			SAVED
5259	Bur Oak	14			SAVED
5261	Eastern Red Cedar	10			SAVED
5264	Eastern Red Cedar	8			SAVED

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
5265	Eastern Red Cedar	11			SAVED
5266	Eastern Red Cedar	9			SAVED
5267	Eastern Red Cedar	12			SAVED
5270	Eastern Red Cedar	10			SAVED
5274	Eastern Red Cedar	8			SAVED
5275	Eastern Red Cedar	8			SAVED
5276	Eastern Red Cedar	8			SAVED
5278	Eastern Red Cedar	10			SAVED
5281	Eastern Red Cedar	11			SAVED
5287	American Elm	12			SAVED
5288	American Elm	12			SAVED
5292	Colorado Spruce	14			SAVED(OFFSITE)
5293	Colorado Spruce	13			SAVED
5295	Siberian Elm	13		INVASIVE	SAVED
5296	Siberian Elm	75		INVASIVE	SAVED
5298	Hackberry	12			SAVED
5299	Boxelder	26	BD		SAVED
5300	Ash	23		EAB	SAVED
5301	Boxelder	16			SAVED
5302	Siberian Elm	18		INVASIVE	SAVED
5305	Boxelder	13			SAVED(OFFSITE)
5306	Boxelder	12	BD		SAVED
5307	Boxelder	18			SAVED
5308	Boxelder	13			SAVED
5311	Boxelder	12			SAVED(OFFSITE)
5312	Boxelder	13			SAVED(OFFSITE)
5314	Ash	16		EAB	SAVED
5315	Boxelder	13			SAVED
5316	Boxelder	13			SAVED
5317	Boxelder	12			SAVED
5318	Boxelder	15			SAVED
5319	Boxelder	12	PD		SAVED
5320	Ash	18		EAB	SAVED
5322	Eastern Red Cedar	11			SAVED(OFFSITE)
5323	Eastern Red Cedar	7			SAVED(OFFSITE)
5325	Siberian Elm	13		INVASIVE	SAVED
5327	Eastern Red Cedar	8			SAVED
5331	Siberian Elm	22		INVASIVE	SAVED
5332	Siberian Elm	24		INVASIVE	SAVED
5337	Boxelder	16			SAVED
5338	Boxelder	12			SAVED
5345	Hackberry	13			SAVED
5361	Eastern Red Cedar	9			SAVED
5374	Siberian Elm	12		INVASIVE	SAVED
5377	Basswood	20			SAVED
5378	Basswood	18			SAVED
5382	Red Oak	16			SAVED
5385	American Elm	20			SAVED
5386	Red Oak	30			SAVED
5387	Basswood	14			SAVED
5390	Basswood	12			SAVED
5392	Siberian Elm	13		INVASIVE	SAVED
5398	Cottonwood	29			SAVED
5402	Eastern Red Cedar	7			SAVED
5403	Sugar Maple	17			SAVED
5404	Siberian Elm	14		INVASIVE	SAVED
5405	Siberian Elm	12		INVASIVE	SAVED
5406	Hackberry	14			SAVED
5408	Basswood	29			SAVED
5411	Hackberry	18			SAVED
5412	Hackberry	20			SAVED
5415	Bur Oak	22	BD		SAVED
5416	Bur Oak	38			SAVED
5425	Siberian Elm	14		INVASIVE	SAVED
5427	Siberian Elm	12		INVASIVE	SAVED
5429	Siberian Elm	20		INVASIVE	SAVED
5433	American Elm	13			SAVED
5436	American Elm	16			SAVED
5438	Siberian Elm	18		INVASIVE	SAVED
5440	Ironwood	14			SAVED
5442	Siberian Elm	20		INVASIVE	SAVED
5451	Bur Oak	31			SAVED
5455	Eastern Red Cedar	7			SAVED
5457	Eastern Red Cedar	12			SAVED
5458	Eastern Red Cedar	10			REMOVED
5459	Sugar Maple	40	BD		SAVED
5460	Red Oak	28			SAVED
5465	Sugar Maple	32			SAVED
5466	Sugar Maple	38			SAVED
5467	Sugar Maple	32			SAVED
5468	Bur Oak	28			SAVED
5469	Eastern Red Cedar	9			SAVED
5470	Sugar Maple	38			SAVED
5471	Bur Oak	40			SAVED
5472	Bur Oak	33			REMOVED
5473	Sugar Maple	28			REMOVED
5474	Bur Oak	28			REMOVED
5475	Basswood	23			REMOVED
5476	Hackberry	18			REMOVED
5483	Boxelder	15			REMOVED
5488	Sugar Maple	43			REMOVED
5489	Ash	22		EAB	REMOVED
5492	Sugar Maple	36			REMOVED
5493	Eastern Red Cedar	8			REMOVED
5494	Red Oak	20			SAVED(OFFSITE)
5496	Bur Oak	28			SAVED
5522	Hackberry	20			REMOVED(OFFSITE)
5525	Siberian Elm	25		INVASIVE	REMOVED(OFFSITE)
5527	Hackberry	13			REMOVED(OFFSITE)
6001	American Elm	13			REMOVED

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
6003	American Elm	13			REMOVED
6005	American Elm	18			REMOVED
6009	American Elm	16			REMOVED
6010	American Elm	16			REMOVED
6011	Boxelder	19			REMOVED
6012	Boxelder	12			REMOVED
6013	Boxelder	12			REMOVED
6014	Boxelder	22			REMOVED
6015	Boxelder	14			REMOVED
6016	Boxelder	14			REMOVED
6017	Boxelder	20			REMOVED
6018	Boxelder	17			REMOVED
6019	Boxelder	24			REMOVED
6021	American Elm	19			REMOVED
6022	American Elm	14			REMOVED
6023	Boxelder	13			REMOVED
6024	Boxelder	26			REMOVED
6026	Boxelder	18			REMOVED
6027	Eastern Red Cedar	7			REMOVED
6031	Boxelder	26			REMOVED
6033	Cottonwood	26			REMOVED
6034	American Elm	16			REMOVED
6035	Boxelder	22			REMOVED
6036	Boxelder	26			REMOVED
6037	American Elm	16			REMOVED
6038	Boxelder	12			REMOVED
6039	Boxelder	26			REMOVED
6040	Eastern Red Cedar	7			REMOVED
6046	Eastern Red Cedar	8			SAVED
6048	Eastern Red Cedar	8			SAVED
6049	Eastern Red Cedar	10			SAVED
6050	Eastern Red Cedar	8			SAVED
6051	Eastern Red Cedar	7			SAVED
6054	Eastern Red Cedar	10			SAVED
6055	Eastern Red Cedar	12			SAVED
6056	Eastern Red Cedar	10			SAVED
6057	Eastern Red Cedar	8			SAVED
6061	Eastern Red Cedar	9			SAVED
6062	Eastern Red Cedar	10			SAVED
6063	Eastern Red Cedar	7			SAVED
6069	Eastern Red Cedar	8			SAVED
6074	Ash	14		EAB	SAVED
6076	Eastern Red Cedar	20			SAVED
6083	Eastern Red Cedar	8			SAVED
6084	Eastern Red Cedar	7			SAVED
6086	Ash	16		EAB	SAVED
6091	Siberian Elm	13		INVASIVE	SAVED
6095	Eastern Red Cedar	18			SAVED
6097	American Elm	18			SAVED
6100	Boxelder	16			SAVED
6101	American Elm	16			SAVED
6103	Boxelder	12			SAVED
6107	American Elm	12			SAVED
6109	Hackberry	20			SAVED
6111	Ash	22		EAB	SAVED
6112	American Elm	14			SAVED
6115	American Elm	22			SAVED
6119	Boxelder	14			SAVED
6120	Eastern Red Cedar	7			SAVED
6121	Siberian Elm	12		INVASIVE	SAVED
6125	Eastern Red Cedar	18			SAVED
6129	Eastern Red Cedar	10			SAVED
6133	Eastern Red Cedar	14			SAVED
6140	Eastern Red Cedar	8			SAVED
6141	Eastern Red Cedar	7			SAVED
6142	Eastern Red Cedar	7			SAVED
6151	Eastern Red Cedar	11			SAVED
6152	Eastern Red Cedar	12			SAVED
6154	Eastern Red Cedar	20			SAVED
6171	Boxelder	14			SAVED
6172	American Elm	14			SAVED
6190	Eastern Red Cedar	8			SAVED
6194	Eastern Red Cedar	8			SAVED
6201	Eastern Red Cedar	8			SAVED
6203	Eastern Red Cedar	8			SAVED
6206	Eastern Red Cedar	7			SAVED
6209	Eastern Red Cedar	8			SAVED
6210	Eastern Red Cedar	7			SAVED
6217	Birch	14			SAVED
6219	Eastern Red Cedar	10			SAVED
6220	Eastern Red Cedar	13			SAVED
6225	Eastern Red Cedar	7			SAVED
6226	Eastern Red Cedar	8			REMOVED
6231	American Elm	14			REMOVED
6233	Eastern Red Cedar	10			SAVED
6234	Eastern Red Cedar	8			SAVED
6236	Eastern Red Cedar	7			SAVED
6241	American Elm	12			SAVED
6245	Boxelder	13			REMOVED
6246	American Elm	13			REMOVED
6247	Boxelder	20			REMOVED
6248	American Elm	12			REMOVED
6249	Boxelder	20			REMOVED
6250	Boxelder	18			REMOVED
6251	Sugar Maple	22			REMOVED
6252	Eastern Red Cedar	8			SAVED
6254	Eastern Red Cedar	11			SAVED
6263	Eastern Red Cedar	10			SAVED
6271	Eastern Red Cedar	8			SAVED
6280	Eastern Red Cedar	7			SAVED



LEGEND:

	DENOTES SOIL BORING
	DENOTES PRE-GRADING SEDIMENT BARRIER
	DENOTES POST-GRADING SEDIMENT BARRIER
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED CONTOURS
	DENOTES EXISTING STORM SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES INLET SEDIMENT CONTROL
	DENOTES AREA INLET PROTECTION DEVICE
	ANTI-TRACKING CONTROL
	DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
	DND DENOTES DO NOT DISTURB

PULTE HOMES ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY.

	Stockpiles		Inlet Protection Devices
	Curb Logs		Pavement (driveways)
	Silt Fence		Sod (with install date)
	Temporary Mulch Cover		Port-O-Potty
	Temporary Hydromulch		Dumpsters
	Erosion Control Blanket		
	Active Construction Rock Driveway (with install date)		

GENERAL NOTES:

- GRADING DESIGN SHOWN ON THIS PLAN IS BY OTHERS. REFER TO APPROVED GRADING PLAN FOR DETAILS.
- BASINS SHALL NOT BE LOCATED IN WETLAND, OR BUFFER AREAS.
- GRADE SITE TO DRAIN TO TEMPORARY BASIN DURING MASS GRADING AND UTILITY PHASE.
- MULCH AND SEED EXPOSED SOILS FOLLOWING MASS GRADING.

CONSTRUCTION STAGING

STAGE	BMP
MASS GRADING	PERIMETER CONTROL, EXISTING INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY SEDIMENTATION BASINS, STABILIZATION BMP'S.
UTILITY	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY SEDIMENTATION BASINS, TEMPORARY STABILIZATION BMP'S.
HOME CONSTRUCTION	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY AND PERMANENT STABILIZATION BMP'S.

DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 150'	
VERTICAL SCALE: 30' OR 15'	

7.A. PUBLIC HEARING: Recommend...

Page 56 of...

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LAND DEVELOPMENT
EROSION CONTROL PLAN

SHEET NUMBER: 23 OF 25

DATE: 05/21/20

PROJECT NUMBER: 0015521.00



LEGEND:

- Denotes Soil Boring
- Denotes Pre-Grading Sediment Barrier
- Denotes Post-Grading Sediment Barrier
- Denotes Existing Contours
- Denotes Proposed Contours
- Denotes Existing Storm Sewer
- Denotes Proposed Storm Sewer
- Denotes Inlet Sediment Control
- Denotes Area Inlet Protection Device
- Anti-Tracking Control
- Denotes Stabilization BMP (Erosion Control Blanket) (3:1 and Steeper Slopes)
- Denotes Do Not Disturb

PULTE HOMES ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY.

Stockpiles	Inlet Protection Devices
Curb Logs	Pavement (driveways)
Silt Fence	Sod (with install date)
Temporary Mulch Cover	Port-O-Potty
Temporary Hydromulch	Dumpsters
Erosion Control Blanket	
Active Construction Rock Driveway (with install date)	

GENERAL NOTES:
MULCH AND SEED EXPOSED SOILS FOLLOWING MASS GRADING.

CONSTRUCTION STAGING

STAGE	BMP
HOME CONSTRUCTION	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY AND PERMANENT STABILIZATION BMP'S.

* SEE LANDSCAPE PLAN BY WESTWOOD FOR PERMANENT SEED MIXES AND LOCATIONS.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL.

Aaron R. Mlynec
DATE: 05/21/20 CPSC NO. 3344

DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 150'	
VERTICAL SCALE: 30' OR 15'	

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**HOME CONSTRUCTION
EROSION CONTROL PLAN**

SHEET NUMBER:
24 OF **25**
DATE: 05/21/20
PROJECT NUMBER: 0015521.00

STEEL FENCE POST (T-POST), MINIMUM 5' LONG, 6' MAXIMUM SPACING.

STEEL POSTS: ATTACH FABRIC TO POSTS WITH MINIMUM 3 ZIP TIES (50 LB. TENSILE) PER POST IN TOP 8" OF FABRIC.

STEEL POSTS: POST NOTCHES TO FACE AWAY FROM FABRIC.

MONOFILAMENT GEOTEXTILE FABRIC PER MNDOT TABLE 3886-1 (MACHINE SLICED).

MACHINE SLICE 8"-12" DEPTH (PLUS 6" FLAP)

24" MINIMUM POST EMBEDMENT

DIRECTION OF SURFACE FLOW

NOTE: THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

A COMPACTION: AFTER "SLICING" IN THE FABRIC AND BEFORE INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. THEN INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

2332 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION:
APRIL 2011

PLATE NO.
ERO-1A

STEEL FENCE POST (T-POST), MINIMUM 5' LONG, 6' MAXIMUM SPACING.

POST NOTCHES TO FACE AWAY FROM FABRIC.

ATTACH FABRIC TO POST WITH MINIMUM 3 ZIP TIES (50 LB. TENSILE) PER POST IN TOP 8" OF FABRIC.

WIRE MESH REINFORCEMENT, STD. FIELD FENCE, MIN 30" HIGH, MAX MESH SPACING 6" AND MIN 14 1/2 GAUGE WIRE.

GEOTEXTILE FABRIC PER MNDOT TABLE 3886-1 (MACHINE SLICED) - OVERLAP TOP 6" OF FABRIC AND FASTEN TO WIRE MESH AT 2' INTERVALS WITH RINGS OR WIRE TIES.

ATTACH WIRE MESH TO POSTS WITH MINIMUM 3 U-SHAPED WIRE FASTENERS PER POST.

LAY FABRIC/WIRE MESH IN THE TRENCH, BACKFILL WITH NATURAL SOIL, AND COMPACT WITH LIGHT EQUIPMENT PRIOR TO PLACEMENT OF THE POSTS.

EXTEND WIRE MESH INTO TRENCH

6"

24" MINIMUM POST EMBEDMENT

DIRECTION OF SURFACE FLOW

NOTE: SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

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St. Paul, MN 55113
www.stantec.com

SILT FENCE
HEAVY DUTY

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-1B

EXISTING CURB

OVERFLOW IS 1/2 OF THE CURB BOX HEIGHT

PLAN

DEFLECTOR PLATE

OVERFLOW IS 1/2 OF THE CURB BOX HEIGHT

OVERFLOW AT TOP OF FILTER ASSEMBLY

CURB

FILTER ASSEMBLY DIAMETER, 6" ON-GRADE 10" AT LOW POINT

HIGH-FLOW FABRIC

* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

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St. Paul, MN 55113
www.stantec.com

INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-4B

DITCH CHECK SPACING

DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

6" X 6" TRENCH WITH LEADING EDGE OF TYPE IV GEOTEXTILE FABRIC STAPLED AT 1' INTERVALS AND BACKFILLED WITH NATURAL SOIL

MNDOT 3733 GEOTEXTILE FABRIC

POINT 1

MIN. 6" OVERLAP IF NECESSARY, STAPLE 1' O.C.

6" 11 GAUGE METAL STAPLES SPACED 2' O.C.

POINT 2

NOTE: POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK ROCK/BIO WEEPER OR CHECK DAM

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MNDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MNDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MNDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)

ANCHOR TRENCH

- DIG 6" X 6" TRENCH
- LAY BLANKET IN TRENCH
- STAPLE AT 1.5' INTERVALS
- BACKFILL WITH NATURAL SOIL AND COMPACT

1' TO 3'

6"

1

≥1.5

WIDTH (SEE TABLE)

HEIGHT (SEE TABLE)

DIRECTION OF SURFACE FLOW

TYPE IV GEOTEXTILE FABRIC ANCHORED IN 6" X 6" TRENCH WITH 6", 11 GAUGE METAL STAPLES AT 1' INTERVALS

STAPLE DOWNSTREAM SIDE OF FABRIC AT 2' INTERVALS

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St. Paul, MN 55113
www.stantec.com

DITCH CHECK / WEEPER
SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-5

HOME BUILDING NOTES

- SEDIMENT BARRIERS SHOWN WILL BE INSTALLED AS NEEDED ON A LOT BY LOT BASIS DEPENDING UPON SITE ACTIVITY.
- ANTI-TRACKING CONTROL WILL BE INSTALLED AS NEEDED ON A LOT BY LOT BASIS DEPENDING UPON SITE ACTIVITY.
- CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.
- INSTALL SEDIMENT BARRIERS UP GRADIENT FROM SIDEWALKS & TRAILS.
- INSTALL ANTI-TRACKING CONTROLS FROM BACK OF CURB TO PAD, WHEN SIDEWALK IS PRESENT ROCK BOTH SIDES SIDEWALK.

SEDIMENT BARRIERS

- SILT FENCE (MNDOT 3886)
 - CURB LOG
 - ROCK WEEPER
- INLET PROTECTION DEVICES
- WIMCO (MNDOT TYPE A & C)
 - INFRASAFE STORM DRAIN/CULVERT
 - SILT SACK (MNDOT TYPE A)
 - DANDY BAG (MNDOT TYPE B)

ANTI-TRACKING CONTROL

- 3/4" - 1 1/2" AGGREGATE

TEMPORARY SEED MIX

- MNDOT-100 (OATS 20-120 DAY STABILIZATION)
 - MNDOT-150 (1-2 YEAR STABILIZATION)
- PERMANENT SEED MIX/STABILIZATION

- MNDOT 270 (RESIDENTIAL TURF)
 - SOD
- STABILIZATION BMP'S

- STRAW/HAY
MNDOT TYPE 1 MULCH
EROSION CONTROL BLANKET
MNDOT CAT. 3
- HYDROMULCH
MNDOT TYPE 5
- TURF REINFORCEMENT MAT
SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

PONDING AREA
NWL=XXX.X
HWL=XXX.X

SILT FENCE AT FRONT AND BACK OF LOT LINE

INSTALL BIOROLL ALONG SIDE LOT LINES

HEAVY DUTY SILT FENCE ALONG PROPERTY IF POND OR WETLAND PRESENT

WO

HOUSE STYLE

TEMPORARY ROCK OR WOODCHIP CONSTRUCTION ENTRANCE

XXX.X

5'

TYP. DRAINAGE/UTILITY EASEMENT

TYPICAL STREET CURB AND GUTTER

TYPICAL STREET CENTERLINE

HEAVY DUTY SILT FENCE ALONG BACK SIDE OF CURB LINE.

EROSION CONTROL DEVICES ON STORM STRUCTURES

- INSTALL SILT FENCE PER DETAIL ERO-1A ALONG REAR AND SIDE PROPERTY LINES. INSTALL HEAVY DUTY SILT FENCE PER DETAIL ERO-1B ALONG BACK SIDE OF CURB.
- IF THERE IS A WETLAND OR PONDING AREA ADJACENT TO LOT, HEAVY DUTY SILT FENCE SHALL BE INSTALLED ALONG THAT SIDE OF LOT.
- CREATE ONE TEMPORARY CONSTRUCTION ENTRANCE PER LOT. SEE DETAIL ERO-7.
- INSTALL INLET PROTECTION ON ALL STORM STRUCTURES SUSCEPTIBLE TO RUNOFF FROM LOT. SEE DETAIL ERO-4B.

2332 Highway 36 W
St. Paul, MN 55113
www.stantec.com

EROSION CONTROL FOR LOT GRADING

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2011

PLATE NO.
ERO-11

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

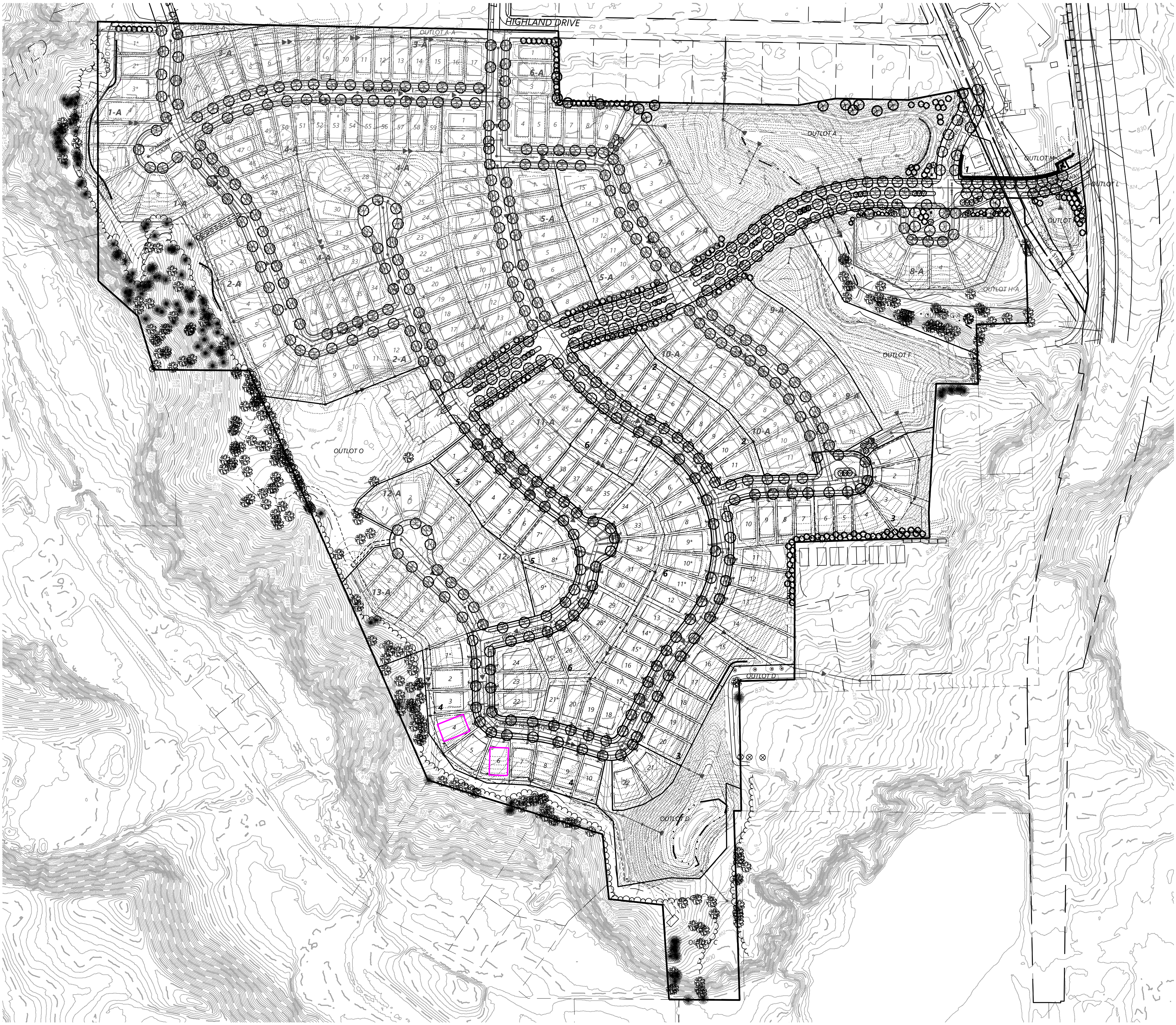
HOME CONSTRUCTION
EROSION CONTROL
DETAILS

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

25 OF 25

DATE: 05/21/20



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Final Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY DECIDUOUS TREES					
ABM	27	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	H 50'-60' W 40'
SUM	37	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
RSM	31	Red Sunset Maple / Acer rubrum 'Franksred'	2.5" BB	AS SHOWN	H 45' W 35'
FFM	41	Fall Fiesta Maple / Acer saccharum 'Bailista'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	21	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
REO	31	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
NPO	40	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	H 50'-60' W 40'-50'
SWO	19	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
WHO	15	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-60' W 40'
BUO	6	Swamp White Oak / Quercus macrocarpa	2.5" BB	AS SHOWN	H 50'-60' W 40'
PRE	24	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
ACE	35	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
FYL	31	Frontyard Linden / Tilia americana 'Frontyard'	2.5" BB	AS SHOWN	H 60'-70' W 30'-40'
REL	27	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
SEL	18	Sentry Linden / Tilia americana 'McKsentry'	2.5" BB	AS SHOWN	H 50' W 30'-40'
HAK	5	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
AGG	23	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold'	2.5" BB	AS SHOWN	H 50' W 30'
ELP	20	Exclamation London Planetree / Plantanus acerifolia 'Morton Circle'	2.5" BB	AS SHOWN	H 55'-65' W 40'-50'
BUFFER EVERGREEN TREES					
BHS	8	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS8	1	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS10	7	Black Hills Spruce / Picea glauca densata	10' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS12	6	Black Hills Spruce / Picea glauca densata	12' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	18	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
COS	21	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
WHP	18	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	26	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP	25	Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP8	2	Ponderosa Pine / Pinus ponderosa	8' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP10	3	Ponderosa Pine / Pinus ponderosa	10' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP12	1	Ponderosa Pine / Pinus ponderosa	12' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
CCF	23	Concolor Fir / Abies concolor	6' HT., BB	AS SHOWN	H 40'-50' W 15'-30'
ORNAMENTAL TREES					
TCH	12	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
JTL	18	Japanese Tree Lilac / Syringa reticulata	2" BB	AS SHOWN	H 25'-30' W 20'-25'
ALS	27	Allegheny Serviceberry / Amelanchier laevis	8' HT., BB CLUMP, 5-7 STEMS	AS SHOWN	H 15'-25' W 15'-25'
SDC	13	Snowdrift Crab / Malus 'Snowdrift'	2" BB	AS SHOWN	H 20' W 20'
PRC	6	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN	H 20' W 20'
QUA	4	Quaking Aspen / Populus tremuloides	2" BB	AS SHOWN	H 20' W 20'
QUA*	3	Quaking Aspen / Populus tremuloides	12" HT. BB CLUMP, 3-5 STEMS	AS SHOWN	H 20' W 20'
NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.					

Single Family Landscape Requirements

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS: 417 TREES
- ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET
ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 1/2" CALIPER.
THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION
AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART.
(20,917 LINEAR FEET OF FRONTAGE)

Single Family Landscape Provisions

TOTAL SINGLE FAMILY LANDSCAPING PROVIDED: 697 TREES
* STREET TREES: 438 TREES
* BUFFER DECIDUOUS TREES: 17 TREES
* BUFFER EVERGREEN TREES: 159 TREES
* BUFFER ORNAMENTAL TREES: 83 TREES

Native Seeding Legend

STORMWATER NATIVE SEED MIX (33-261)
TOTAL AREA (X.X AC)

MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (X.X AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

NOTES:
1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL STREET TREES NOT APART OF THE MAIN ENTRY BOULEVARD SHALL BE INSTALLED ON FRONT OF INDIVIDUAL SINGLE FAMILY LOTS 16.5' FROM BACK OF CURB OR 3' BACK OF SIDEWALK/TRAIL IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.
5. ALL STREET TREES THAT ARE PART OF ENTRY BOULEVARD SHALL BE INSTALLED 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.

1" = 150'

0' 150' 300' 450'

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 150.0000002"
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 02/04/20
REVISIONS:
02/26/20 CITY COMMENTS

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
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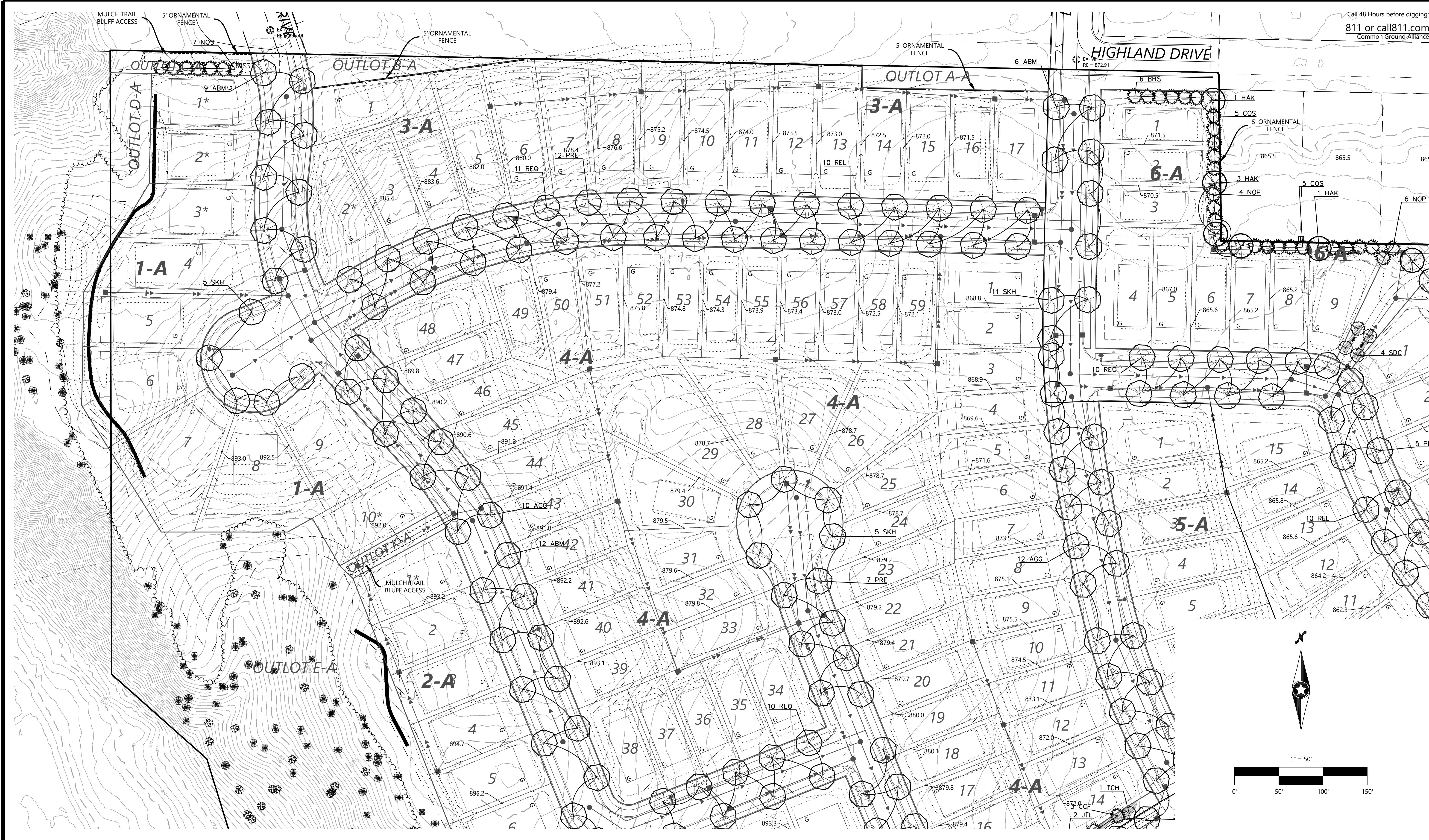
OVERALL LANDSCAPE
PLAN

SHEET NUMBER:
1 OF 14

DATE: 04/06/20

PROJECT NUMBER: 0015521.00

DEL WEBB AT CHASKA



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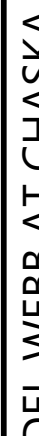
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CHECKED:	REVISIONS:
DRAWN:	02/26/20 CITY COMMENTS
HORIZONTAL SCALE: #####	----
VERTICAL SCALE: ### OR ###	----

PREPARED FOR:	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
PULTE GROUP	NICHOLAS T. MEYER
7500 FLYING CLOUD DRIVE, SUITE 670	DATE: 04/06/20 LICENSE NO. 53774
EDEN PRAIRIE, MN 55344	

DEL WEBB AT CHASKA
CHASKA, MN

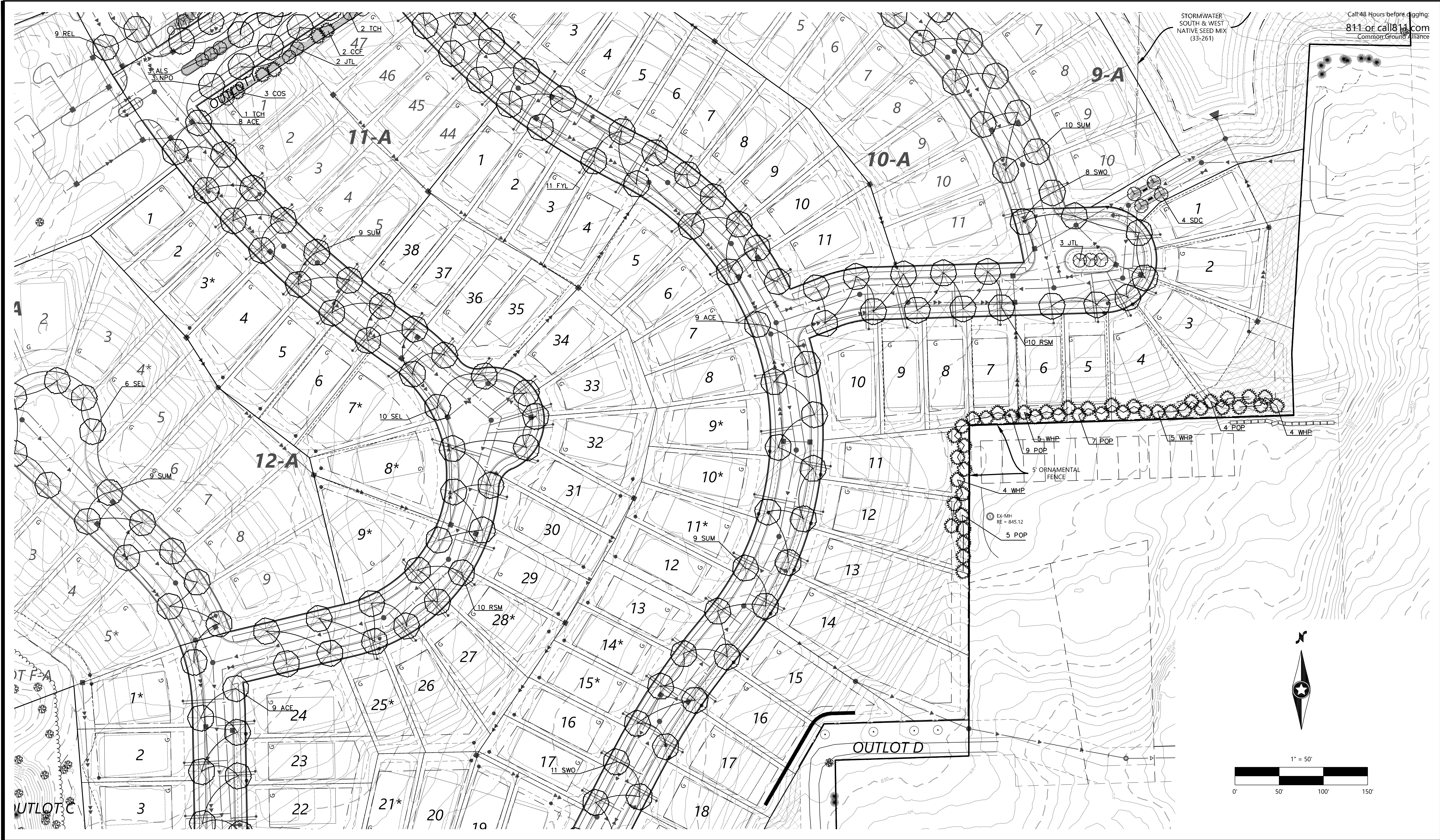
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Toll Free (888) 937-5150 westwoodps.com
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LANDSCAPE PLAN
SHEET NUMBER: 2 OF 14
PROJECT NUMBER: 0015521.00 DATE: 04/06/20



PROJECT NUMBER: 0015521.00





DESIGNED:	INITIAL ISSUE: 02/04/20
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HORIZONTAL SCALE: #####	
VERTICAL SCALE: ### OR ###	

7.A. PUBLIC HEARING: Recommend...
Page 63 of...

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

Packet Page 80 of 194

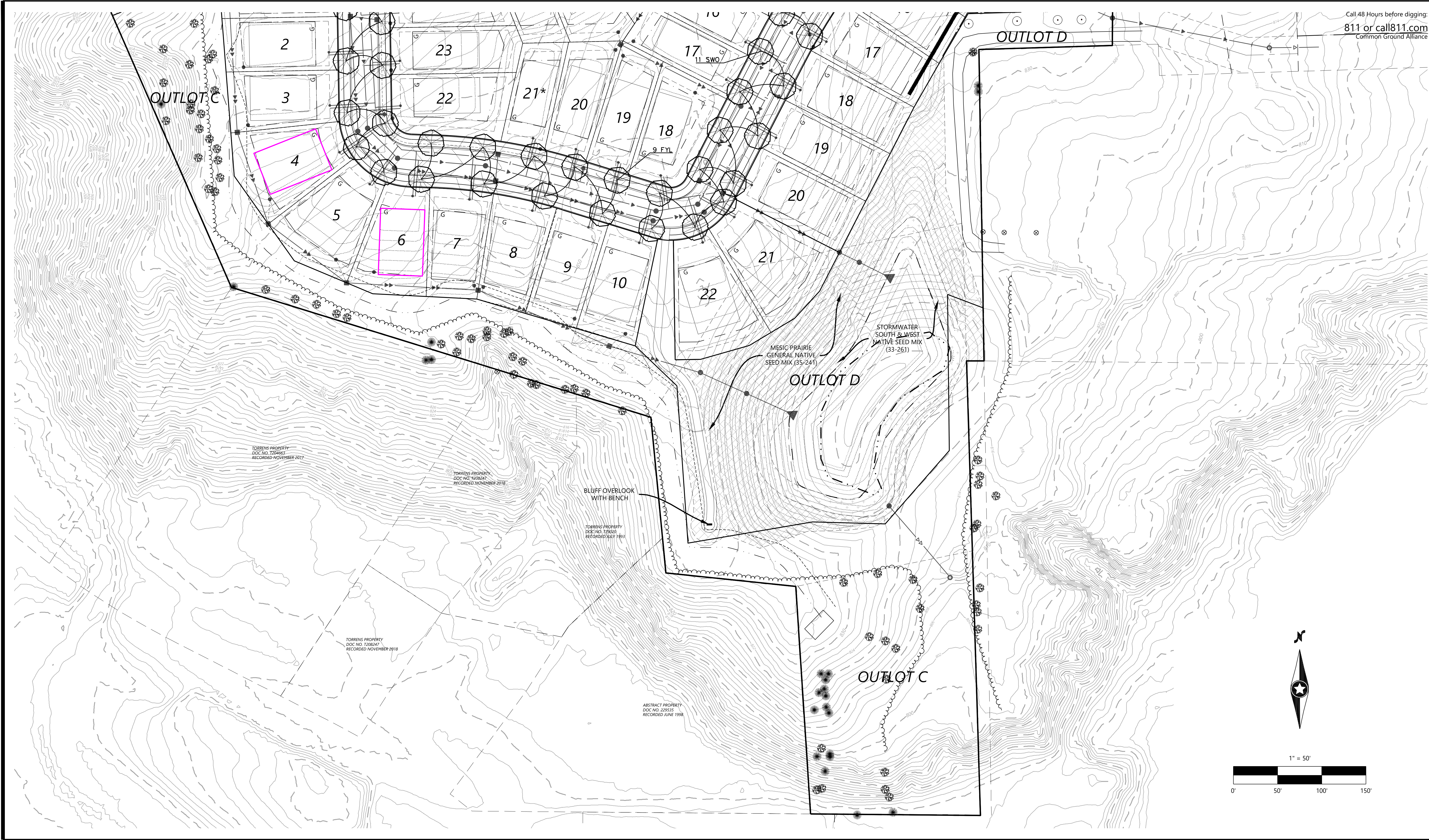
DEL WEBB AT CHASKA
CHASKA, MN

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LANDSCAPE PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
5 OF **14**
DATE: 04/06/20



DESIGNED: _____
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DRAWN: _____
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 02/04/20
REVISIONS:
△ 02/26/20 CITY COMMENTS
△ ----
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△ ----

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
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LANDSCAPE PLAN

SHEET NUMBER:

6

OF

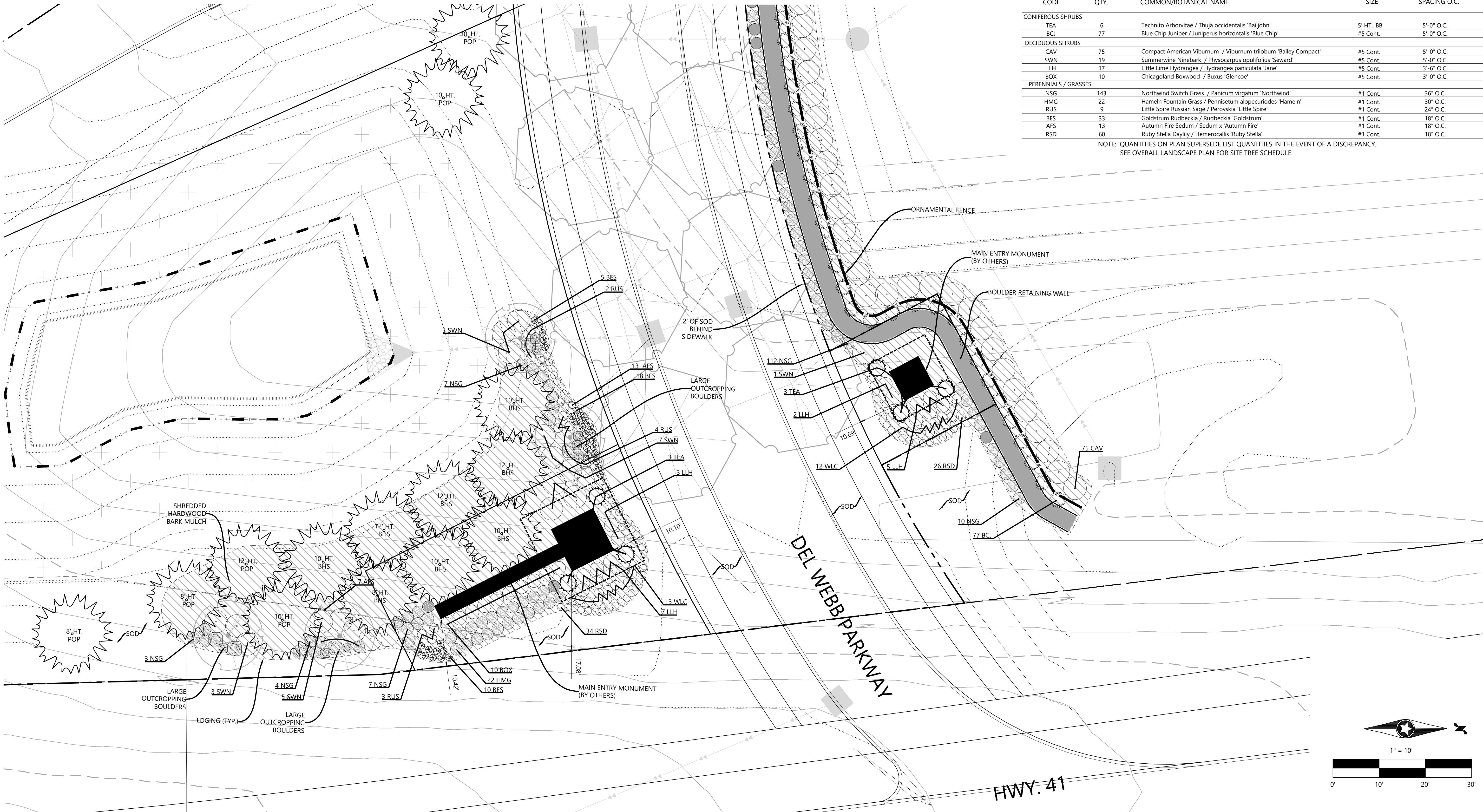
14

DATE: 04/06/20

PROJECT NUMBER: 0015521.00

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
CONIFEROUS SHRUBS				
TEA	6	Technito Arborvitae / Thuja occidentalis 'Bailljohn'	5' HT. BB	5'-0" O.C.
BCJ	77	Blue Chip Juniper / Juniperus horizontalis 'Blue Chip'	#5 Cont.	5'-0" O.C.
DECIDUOUS SHRUBS				
CAV	75	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#5 Cont.	5'-0" O.C.
SWN	19	Summerwine Ninebark / Physocarpus opulifolius 'Seward'	#5 Cont.	5'-0" O.C.
LLH	17	Little Lime Hydrangea / Hydrangea paniculata 'Jane'	#5 Cont.	3'-6" O.C.
BOX	10	Chicagoland Boxwood / Buxus 'Glenceo'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
NSG	143	Northwind Switch Grass / Panicum virgatum 'Northwind'	#1 Cont.	36" O.C.
HMG	22	Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'	#1 Cont.	30" O.C.
RUS	9	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
BES	33	Goldstrum Rudbeckia / Rudbeckia 'Goldstrum'	#1 Cont.	18" O.C.
AFS	13	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
RSD	60	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



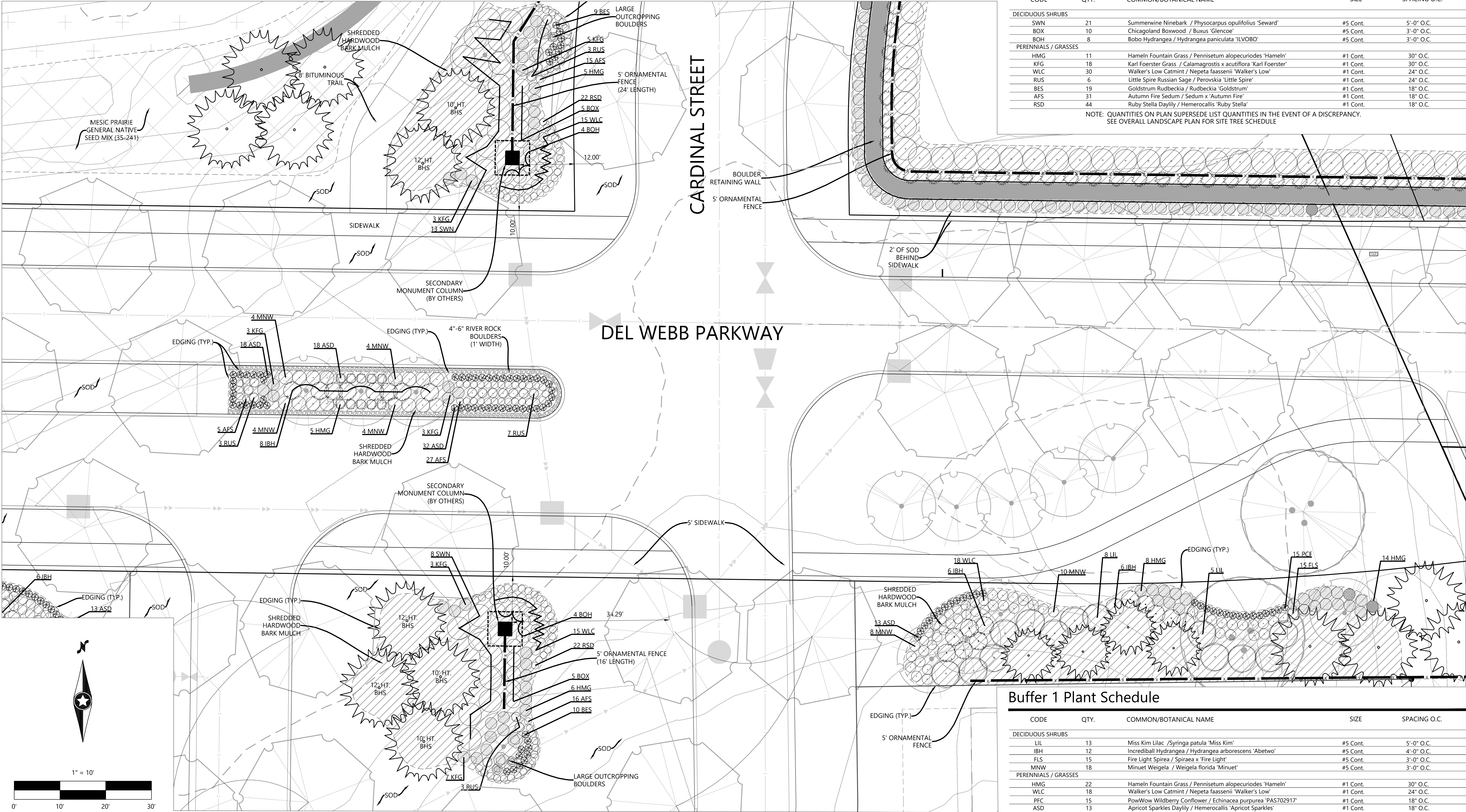
Secondary Entrance Planting Detail

Secondary Monument Plant Schedule

Call 48 Hours before digging:
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Common Ground Alliance

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
SWN	21	Summerwine Ninebark / Physocarpus opulifolius 'Seward'	#5 Cont.	5'-0" O.C.
BOX	10	Chicagoland Boxwood / Buxus 'Glencoe'	#5 Cont.	3'-0" O.C.
BOH	8	Bobo Hydrangea / Hydrangea paniculata 'ILVOBO'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	11	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
KFG	18	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
WLC	30	Walker's Low Catmint / Nepeta faassenii 'Walker's Low'	#1 Cont.	24" O.C.
RUS	6	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
BES	19	Goldstrum Rudbeckia / Rudbeckia 'Goldstrum'	#1 Cont.	18" O.C.
AFS	31	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
RSD	44	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



Buffer 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
LIL	13	Miss Kim Lilac / Syringa patula 'Miss Kim'	#5 Cont.	5'-0" O.C.
IBH	12	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
FLS	15	Fire Light Spirea / Spiraea x 'Fire Light'	#5 Cont.	3'-0" O.C.
MNW	18	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	22	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
WLC	18	Walker's Low Catmint / Nepeta faassenii 'Walker's Low'	#1 Cont.	24" O.C.
PCF	15	PowWow Wildberry Conflower / Echinacea purpurea 'PAST02917'	#1 Cont.	18" O.C.
ASD	13	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

Median 1 and Buffer Planting Detail

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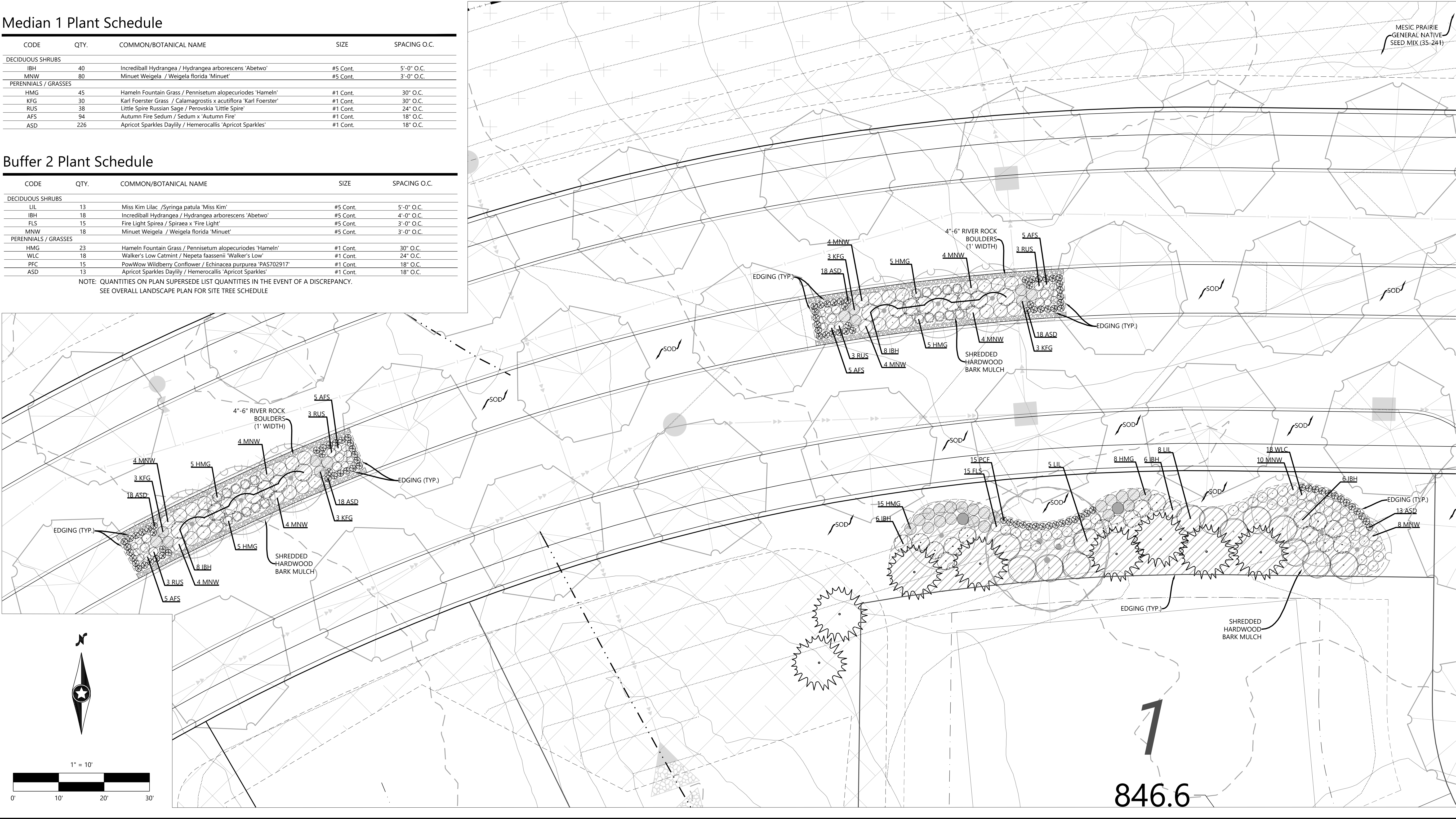
Median 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	40	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	80	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	45	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
KFG	30	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	38	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	94	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	226	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

Buffer 2 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
LIL	13	Miss Kim Lilac / Syringa patula 'Miss Kim'	#5 Cont.	5'-0" O.C.
IBH	18	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
FLS	15	Fire Light Spirea / Spirea x 'Fire Light'	#5 Cont.	3'-0" O.C.
MNW	18	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	23	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
WLC	18	Walker's Low Catmint / Nepeta faassenii 'Walker's Low'	#1 Cont.	24" O.C.
PFC	15	PowWow Wildberry Conflower / Echinacea purpurea 'PAS702917'	#1 Cont.	18" O.C.
ASD	13	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



DESIGNED:	02/04/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	#####
VERTICAL SCALE:	### OR ###

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ENTRY MEDIAN 1
PLANTING DETAIL

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

9

OF

14

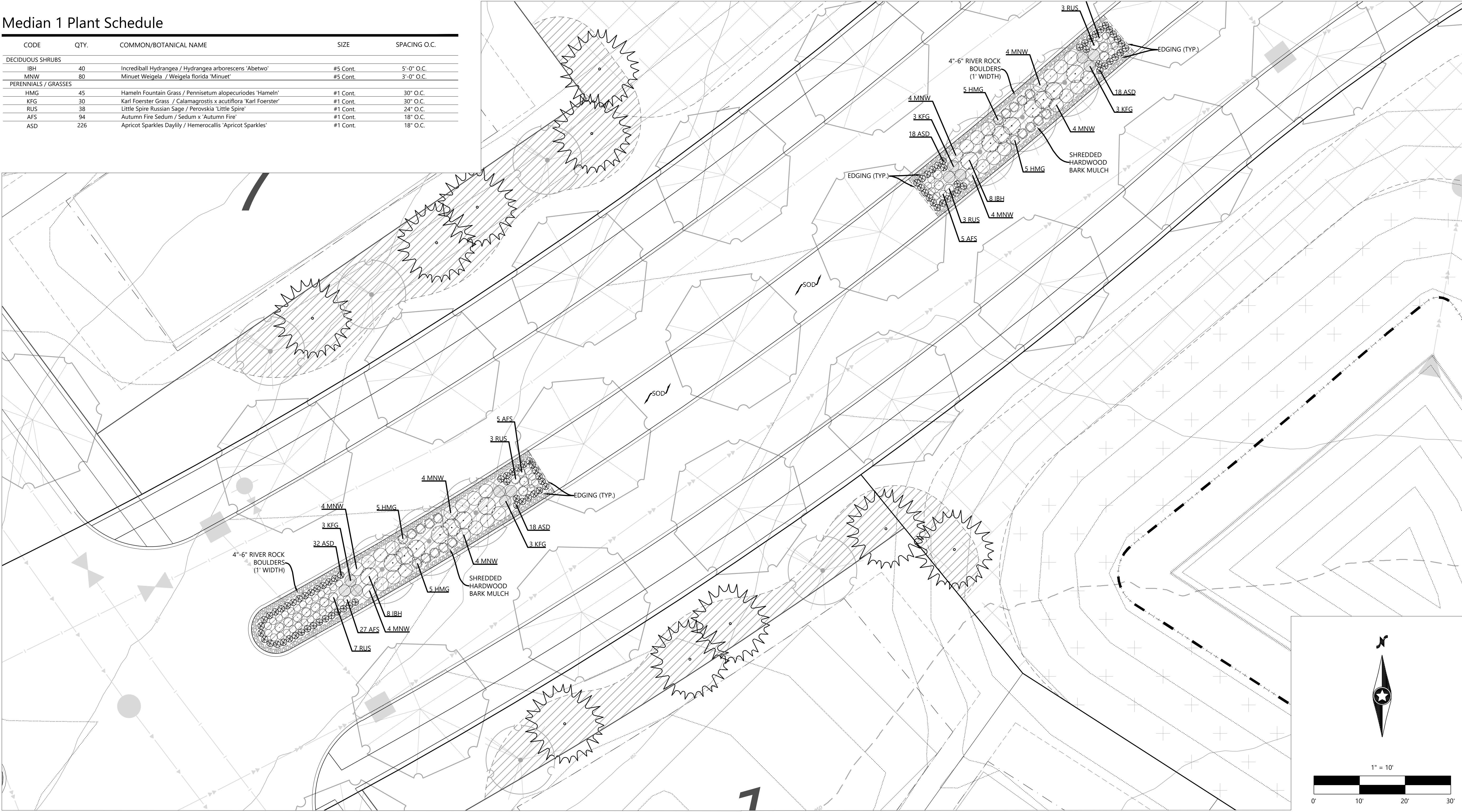
DATE: 04/06/20

Median 1 Planting Detail

Call 48 Hours before digging:
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Common Ground Alliance

Median 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	40	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	80	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	45	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
KFG	30	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	38	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	94	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	226	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.



Median 2 Plant Schedule

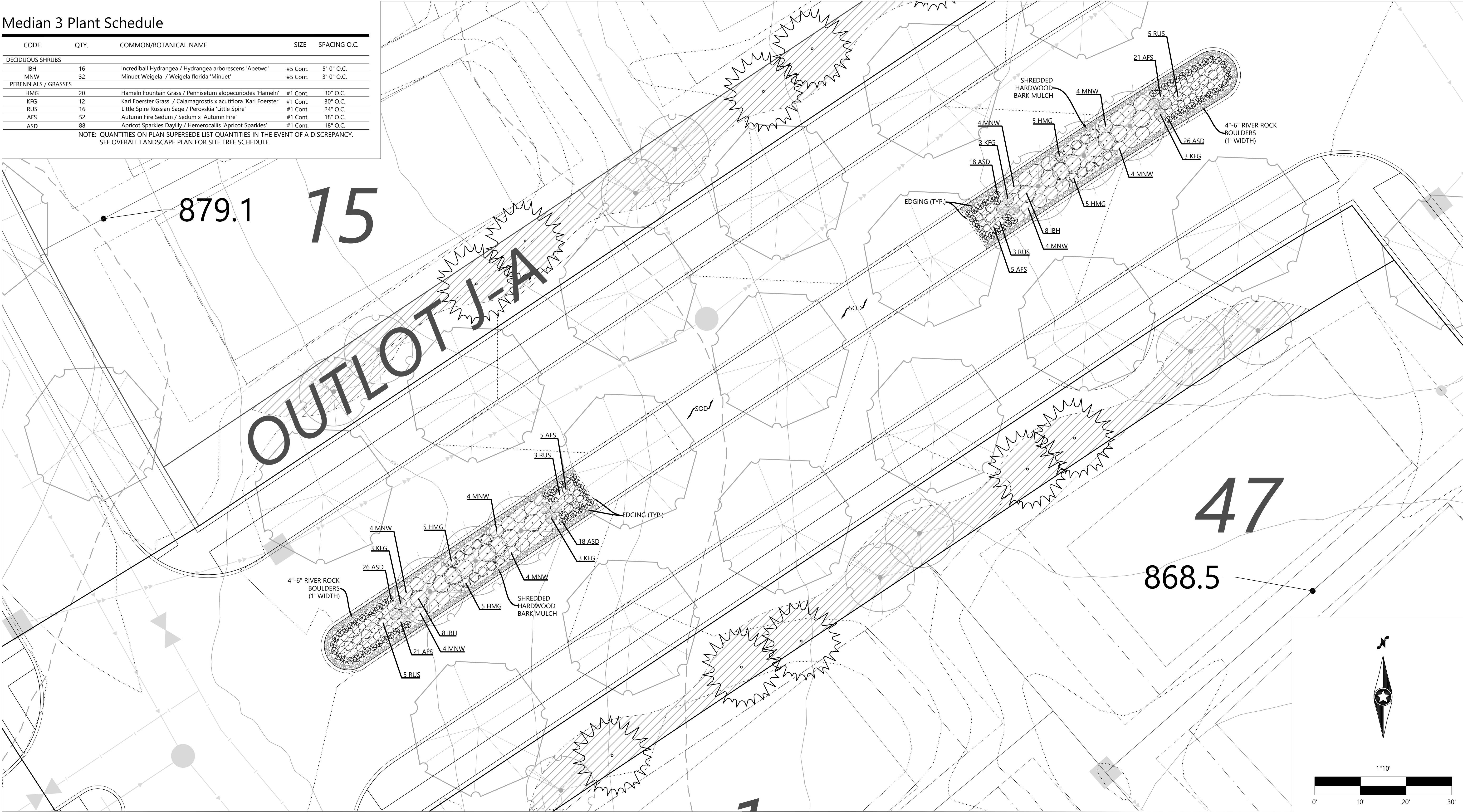
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Median 3 Planting Detail

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Median 3 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	16	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	32	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	20	Hameln Fountain Grass / Pennisetum alopecuriodes 'Hameln'	#1 Cont.	30" O.C.
KFG	12	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	16	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	52	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	88	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE				



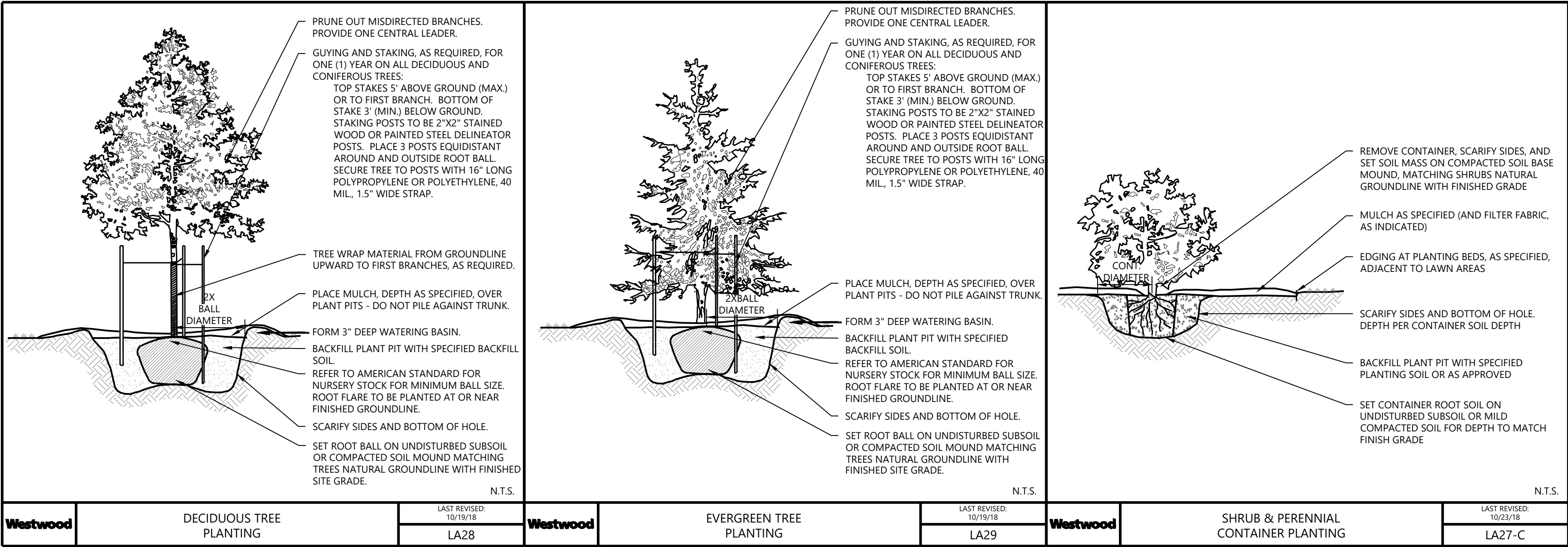
© 2020 Westwood Professional Services, Inc.

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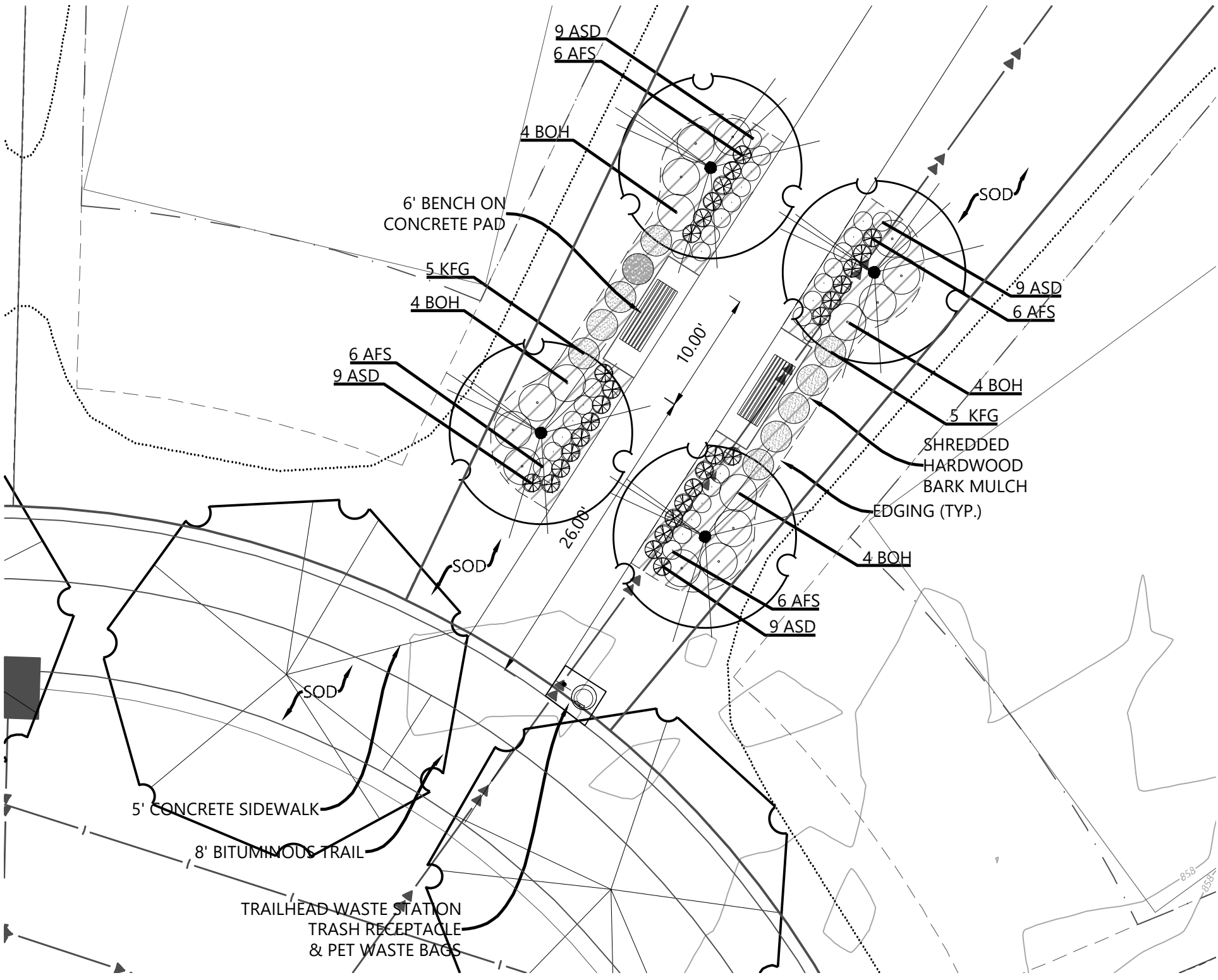
Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECTS' OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

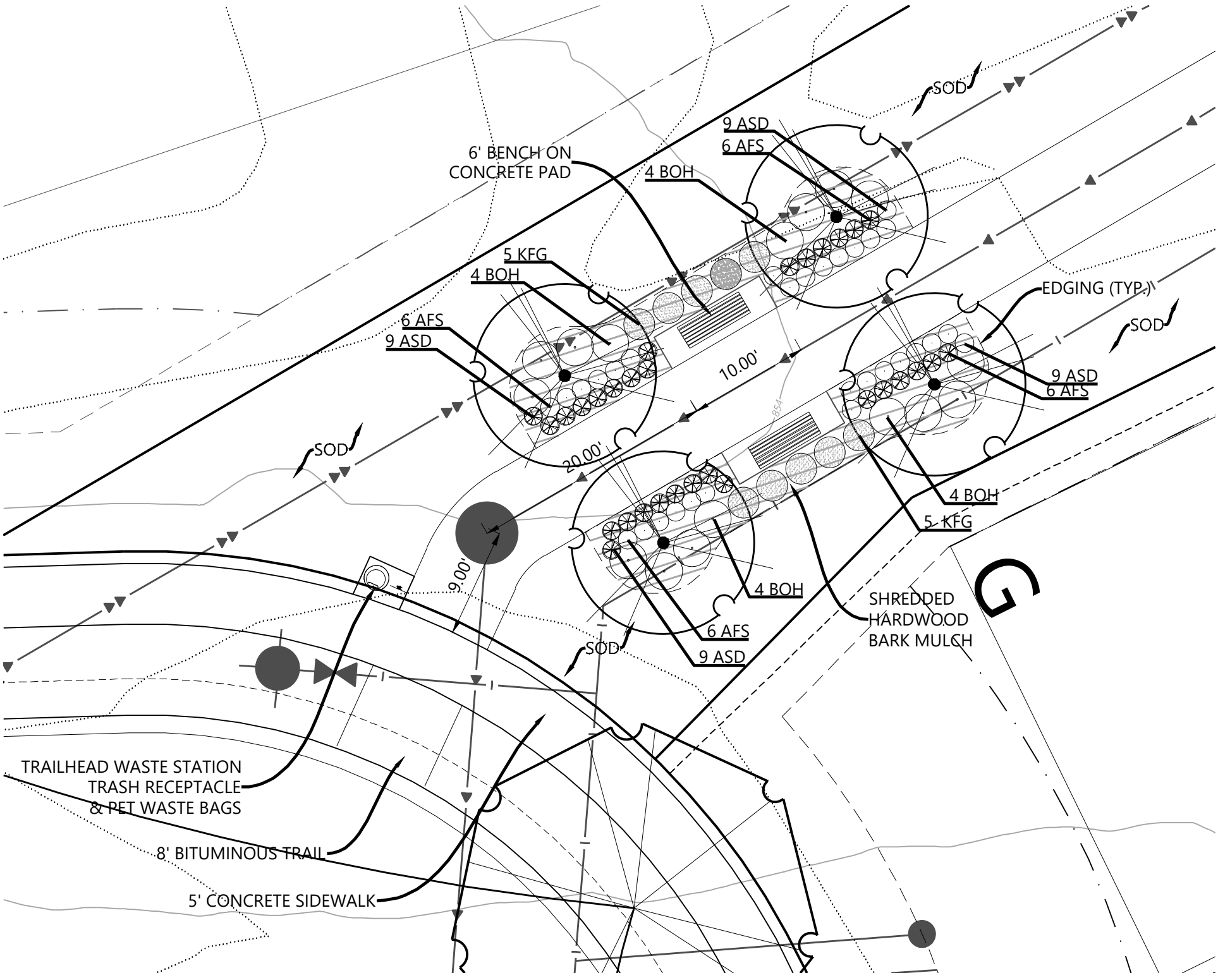
Landscape Planting Details



Trailhead Detail North

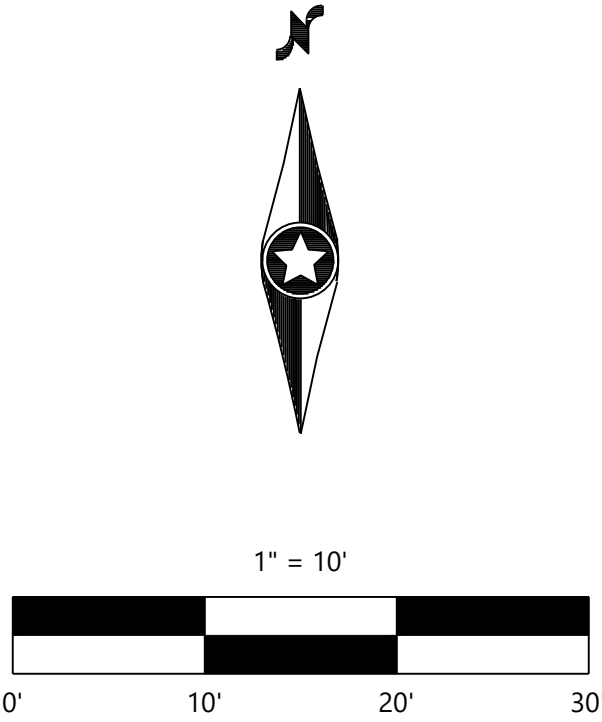


Trailhead Detail South



Trailhead Plant Schedule (x2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
BOH	16	Bobo Hydrangea / Hydrangea paniculata 'ILVOBO'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
KFG	10	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
AFS	24	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	36	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.



PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

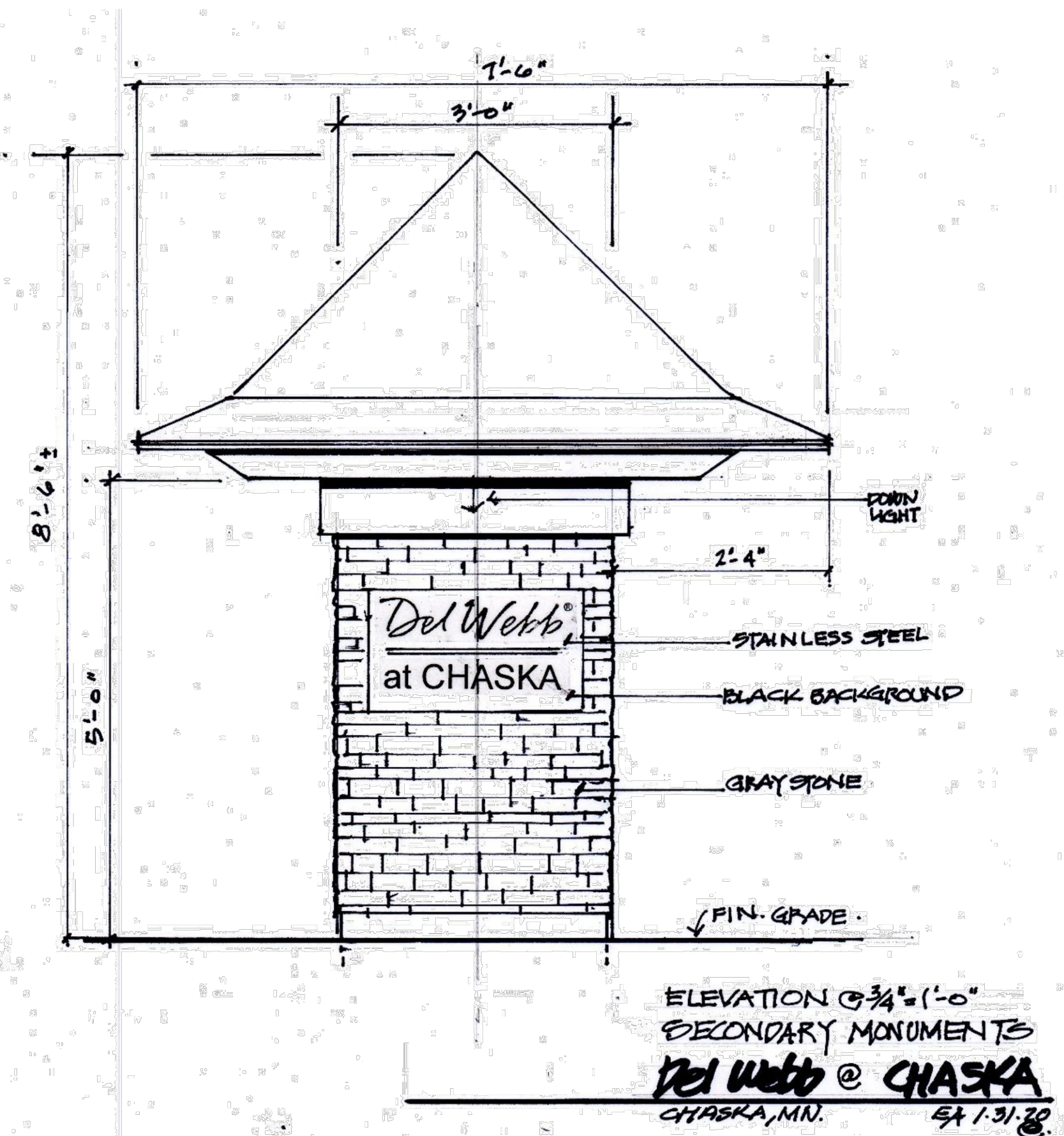
LANDSCAPE NOTES AND
DETAILS

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

13 OF 14

DATE: 04/06/20



DEL WEBB AT CHASKA

DEL WEBB PARKWAY ILLUSTRATIVE SECTION





CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

DEL WEBB AT CHASKA

CHASKA, MN

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670

EDEN PRAIRIE, MN 55344

CONTACT: CHAD ONSGARD

PHONE: 952-229-0723

EMAIL: CHAD.ONGSARD@PULTEGROUP.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0015521.00

CONTACT: RYAN M. BLUHM

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	Cover
02	Overall Plan
03	Casting Schedule
04	Removal and Demolition Plan
05	Sanitary Sewer and Watermain Construction Plan
06	Sanitary Sewer and Watermain Construction Plan
07	Sanitary Sewer and Watermain Construction Plan
08	Sanitary Sewer and Watermain Construction Plan
09	Sanitary Sewer and Watermain Construction Plan
10	Sanitary Sewer and Watermain Construction Plan
11	Sanitary Sewer and Watermain Construction Plan
12	Storm Sewer and Street Construction Plan
13	Storm Sewer and Street Construction Plan
14	Storm Sewer and Street Construction Plan
15	Storm Sewer and Street Construction Plan
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21	Storm Sewer Construction Plan
22	Intersection Details
23	Intersection Details
24	Turn Lane Removal and Geometric Design
25	Turn Lane Stripping and Signage
26	Typical Street Sections
27	Details
28	Details
29	Details
30	Details
31	Details
32	Details
33	Details



Vicinity Map
(NOT TO SCALE)

NO.	DATE	REVISION	SHEETS
1	05/21/20	CITY COMMENTS	ALL
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CONSTRUCTION PLANS

FOR
SANITARY SEWER, WATERMAIN,
STORM SEWER AND STREETS
FOR
DEL WEBB AT CHASKA
CHASKA, MN

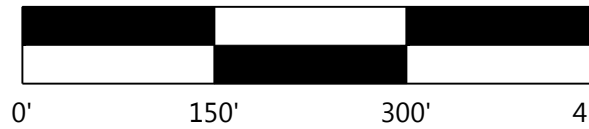
INITIAL SUBMITTAL DATE: 04/23/20 SHEET: 01 OF 33

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STD			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION FOR THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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
RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
02 OF **33**
DATE: 05/21/20

STORM SEWER CASTING SCHEDULE			
Number	Structure		Casting Type
	Type	Dia.	
1	CB	2'x3'	R-3067-V
100	FES	27"	TRASHGUARD
101	STMH	48"	R-1642B
101A	STMH	48"	R-1642B
102	CBMH	48"	R-3067-VB
103	CBMH	48"	R-3067-VB
104	STMH	48"	R-1642B
105	CBMH	48"	R-4342
106	CBMH	48"	R-4342
107	CBMH	27"	R-4342
108	CBMH	48"	R-3067-V
109	CB	2'x3'	R-3067-V
110	STMH	48"	R-1642B
111	STMH	48"	R-1642B
112	CBMH	48"	R-3067-V
113	CB	2'x3'	R-3067-V
114	STMH	48"	R-1642B
115	STMH	48"	R-1642B
116	CBMH	48"	R-3067-V
117	CB	2'x3'	R-3067-V
118	STMH	48"	R-1642B
119	CB	2'x3'	R-3067-V
130	FES	12"	TRASHGUARD
131	STMH	48"	R-1642B
132	STMH	48"	R-1642B
133	CBMH	48"	R-4342
134	CBMH	48"	R-4342
135	CBMH	48"	R-4342
136	CBMH	48"	R-4342
137	CBMH	48"	R-4342
138	CB	27"	R-4342
150	OCS	60"	SEE DETAIL
200	FES	36"	TRASHGUARD
201	STMH	84"	R-1642B
202	STMH	60"	R-1642B
203	CBMH	48"	R-3067-VB
204	CB	2'x3'	R-3067-VB
205	CBMH	60"	R-3067-V
212	CBMH	60"	R-3067-V
213	CBMH	72"	R-3067-V
213A	CB	27"	R-4342
214	STMH	48"	R-1642B
215	CB	27"	R-4342
216	STMH	60"	R-1642B
217	CBMH	48"	R-3067-V
218	CB	2'x3'	R-3067-V
219	CBMH	48"	R-3067-V
220	CB	2'x3'	R-3067-V
221	STMH	84"	R-1642B
222	CBMH	48"	R-3067-V
223	CB	27"	R-3067-V
225	CBMH	48"	R-4342

226	CBMH	48"	R-4342
228	STMH	48"	R-1642B
229	CB	2'x3'	R-3067-VB
230	CBMH	60"	R-3067-VB
231	CBMH	60"	R-3067-V
232	CB	2'x3'	R-3067-V
233	CBMH	48"	R-4342
234	STMH	48"	R-1642B
235	CB	27"	R-4342
236	CBMH	48"	R-3067-V
237	CB	2'x3'	R-3067-V
238	CBMH	48"	R-3067-V
239	CB	2'x3'	R-3067-V
240	CBMH	48"	R-3067-V
249	STMH	48"	R-1642B
250	CB	27"	R-4342
260	FES	12"	TRASHGUARD
261	OCS	60"	SEE DETAIL
262	FES	12"	-
300	FES	30"	TRASHGUARD
301	CBMH	60"	R-3067-V
302	CBMH	72"	R-3067-V
303	STMH	48"	R-1642B
304	CBMH	48"	R-3067-VB
305	CB	2'x3'	R-3067-VB
306	CBMH	48"	R-3067-V
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312	CB	27"	R-4342
313	STMH	60"	R-1642B
315	CBMH	60"	R-3067-V
315A	CB	2'x3'	R-3067-V
316	CBMH	48"	R-3067-V
316A	CBMH	48"	R-3067-V
316B	CBMH	48"	R-3067-V
316C	CBMH	48"	R-3067-V
317	STMH	60"	R-1642B
321	CB	48"	R-3067-V
321A	CBMH	60"	R-3067-V
350	FES	12"	TRASHGUARD
351	OCS	60"	SEE DETAIL
352	FES	12"	-
450	FES	12"	TRASHGUARD
451	OCS	60"	SEE DETAIL
452	FES	12"	-
460	FES	12"	TRASHGUARD
461	STMH	48"	R-1642B
500	FES	21"	TRASHGUARD
501	CBMH	60"	R-3067-V
502	CBMH	2'x3'	R-3067-V
503	CBMH	48"	R-3067-V
504	STMH	48"	R-1642B

505	CB	27"	R-4342
507	CBMH	48"	R-3067-V
507A	CB	2'x3'	R-3067-V
508	CBMH	48"	R-3067-V
509	CBMH	48"	R-3067-V
510	CB	2'x3'	R-3067-V
511	CB	2'x3'	R-3067-V
549	STMH	48"	R-1642B
550	OCS	60"	SEE DETAIL

DESIGNED: _____

CHECKED: _____

DRAWN: _____

HORIZONTAL SCALE: ###

VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/23/20

REVISIONS:

△ 05/21/20 CITY COMMENTS

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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670

EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME

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Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

CASTING SCHEDULE

PROJECT NUMBER: 0015521.00

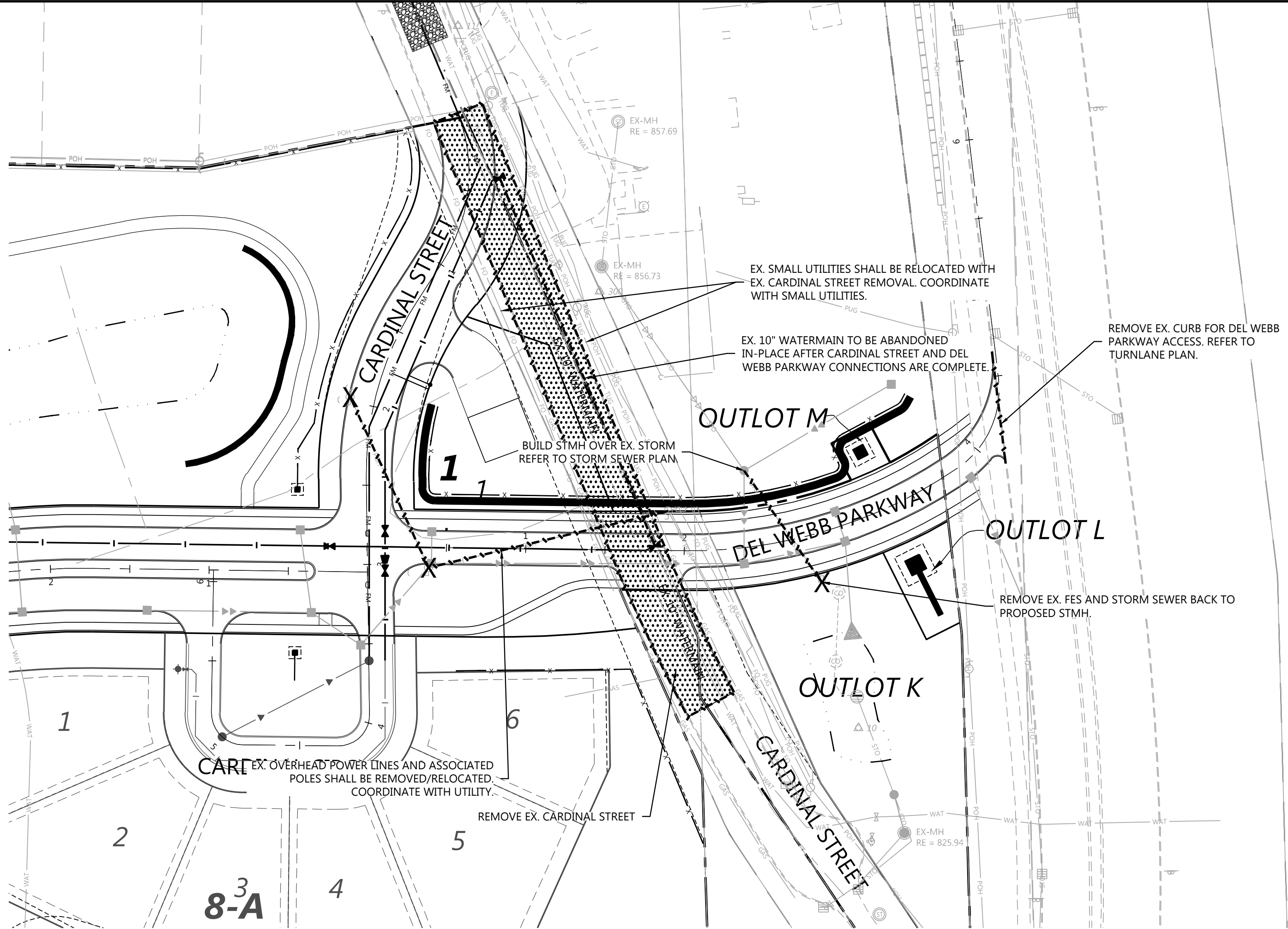
SHEET NUMBER:

03

OF

33

DATE: 05/21/20



Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATERMAIN CONNECTION NOTE:

WATERMAIN CONNECTIONS TO EXISTING 10" WATERMAIN SHALL BE COORDINATED WITH THE CITY OF CHASKA. EXISTING 10" WATERMAIN SHALL REMAIN AND STAY IN OPERATION UNTIL DEL WEBB PARKWAY AND CARDINAL STREET CONNECTIONS ARE COMPLETE. CONNECTION AT CARDINAL STREET WILL HAVE A TEMPORARY WET TAP TO ALLOW FOR INSTALLATION AT WATERMAIN INTO THE PROJECT. WATERMAIN CONNECTION AND LOWERING WORK IN DEL WEBB PARKWAY WILL NEED TO BE COMPLETED IN A 24 HOUR PERIOD. ONCE THIS CONNECTION IS COMPLETED THE TEMPORARY WET TAP WILL NEED TO BE REPLACED WITH A 10"x8" TEE AND THE EXISTING WATERMAIN BETWEEN THE DEL WEBB PARKWAY AND CARDINAL STREET CONNECTIONS SHALL BE ABANDONED.



DESIGNED:	
CHECKED:	
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HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	----
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

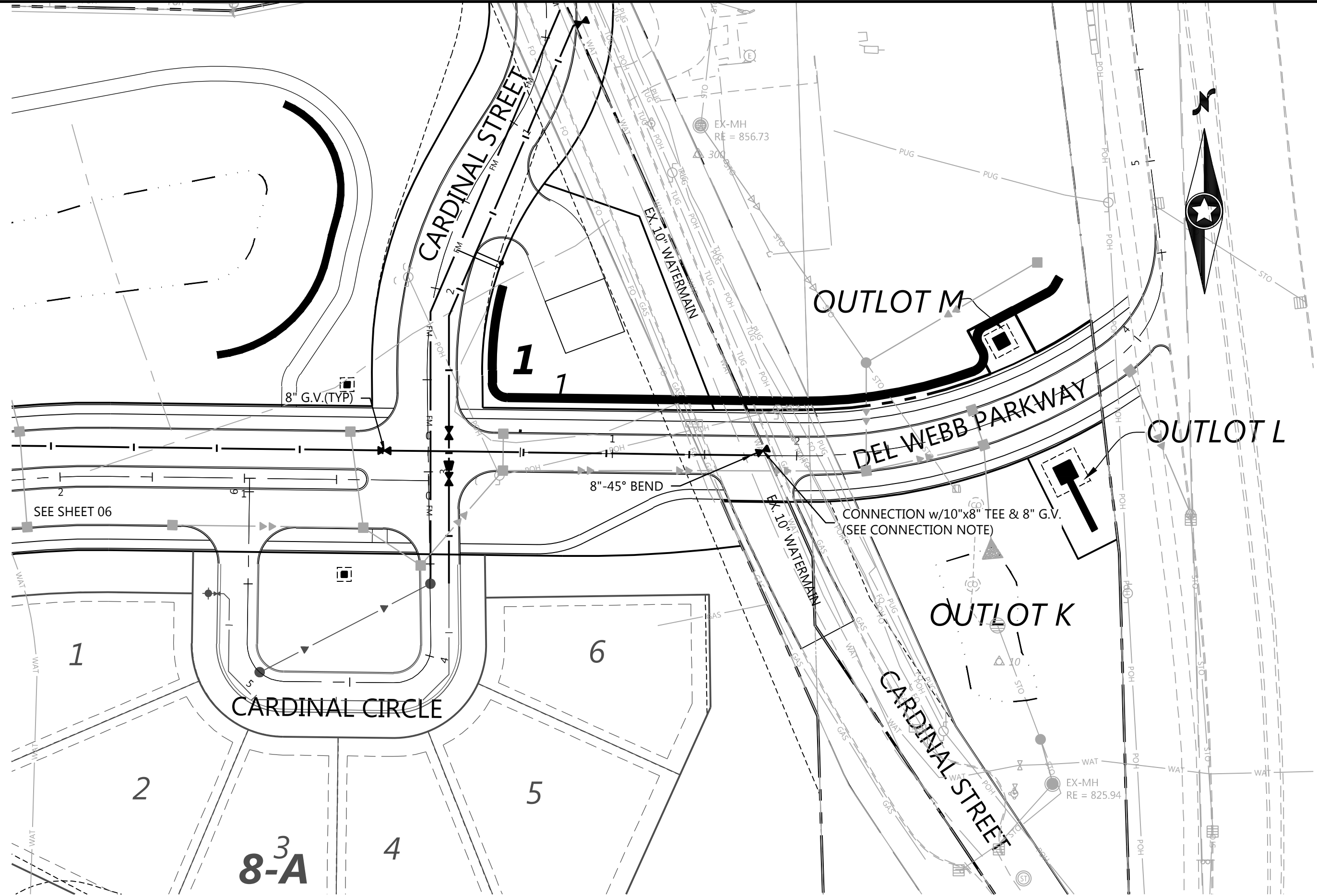
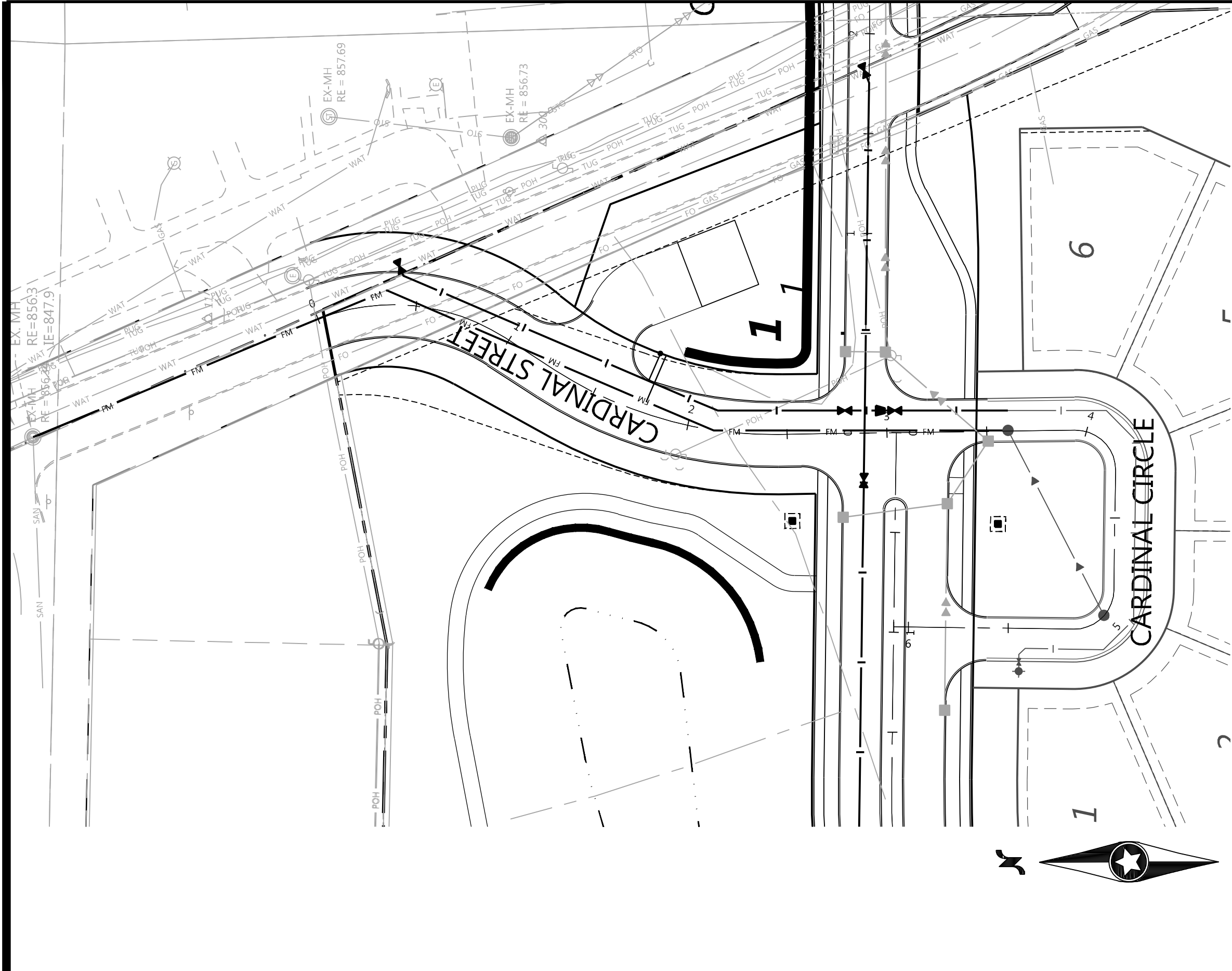
REMOVAL AND
DEMOLITION PLAN

PROJECT NUMBER: 0015521.00

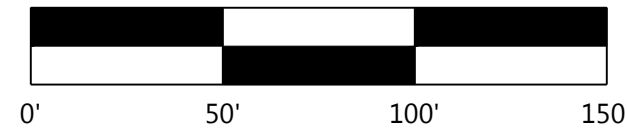
SHEET NUMBER:

04 OF 33

DATE: 05/21/20

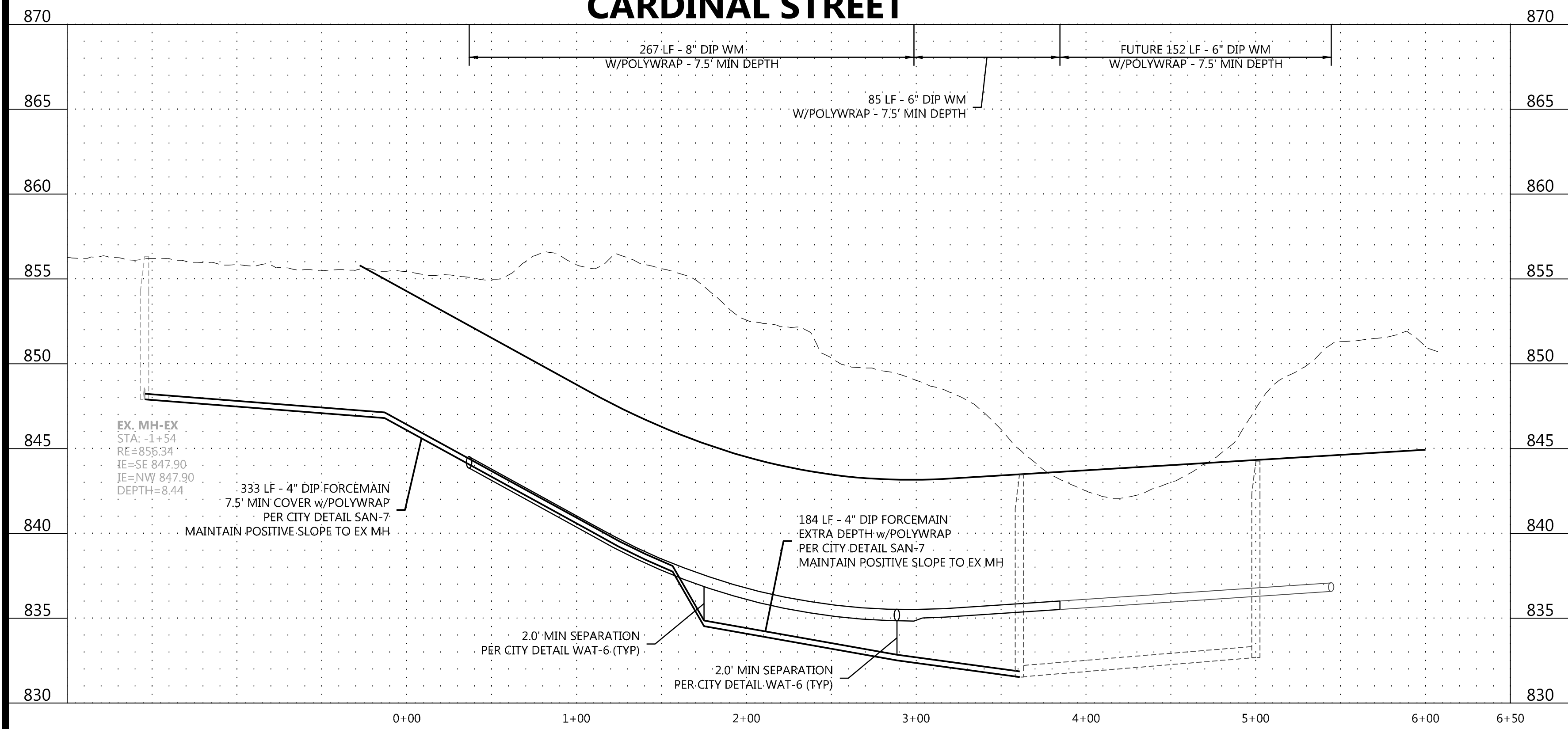


- XXXX
- WYE = X+XX
- X.X' RISER
- XXXX
- A
- B
- C

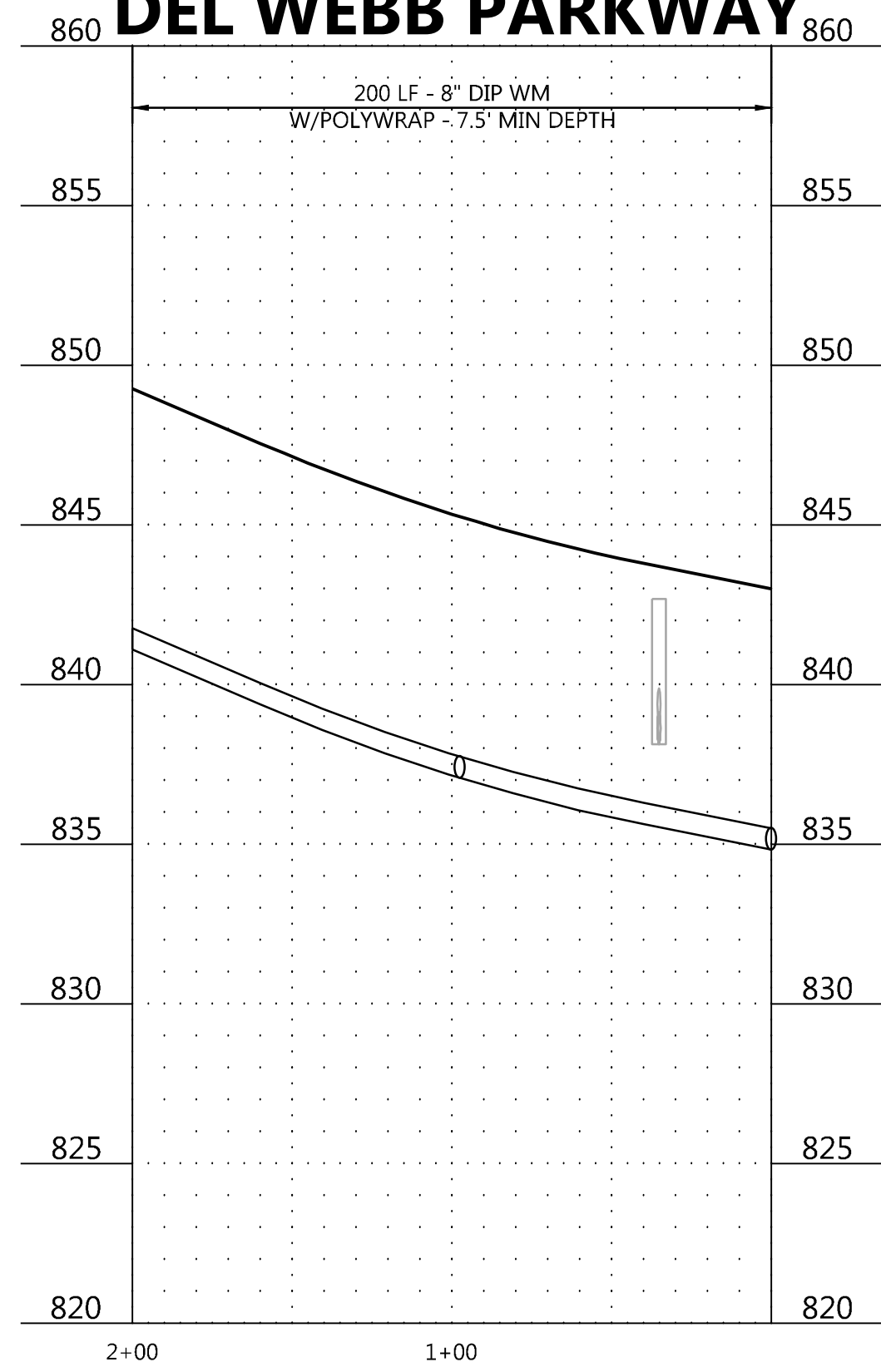


Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

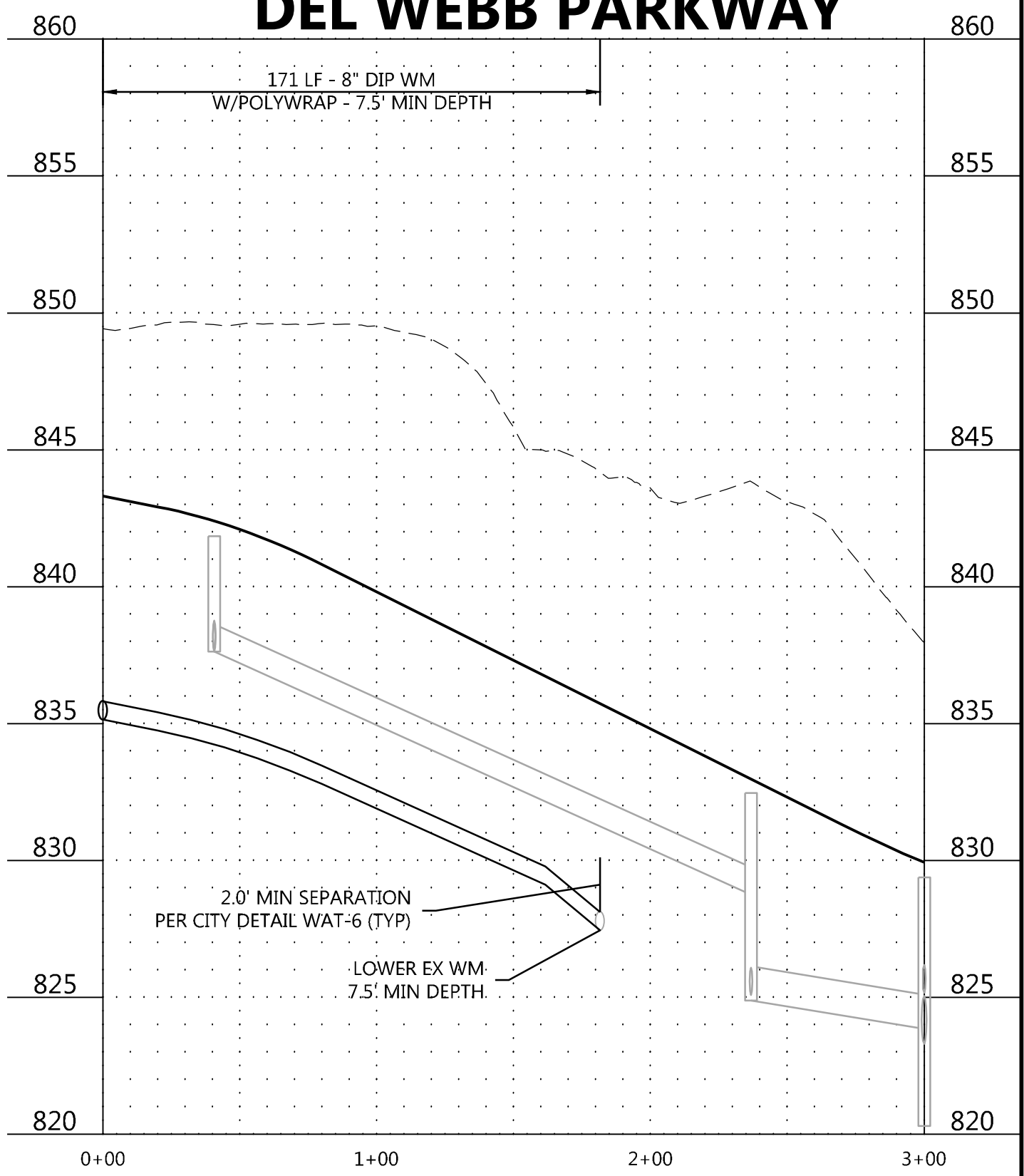
CARDINAL STREET



DEL WEBB PARKWAY



DEL WEBB PARKWAY



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ####
VERTICAL SCALE: ### OR ###

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PREPARED FOR:

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EDEN PRAIRIE, MN 55344

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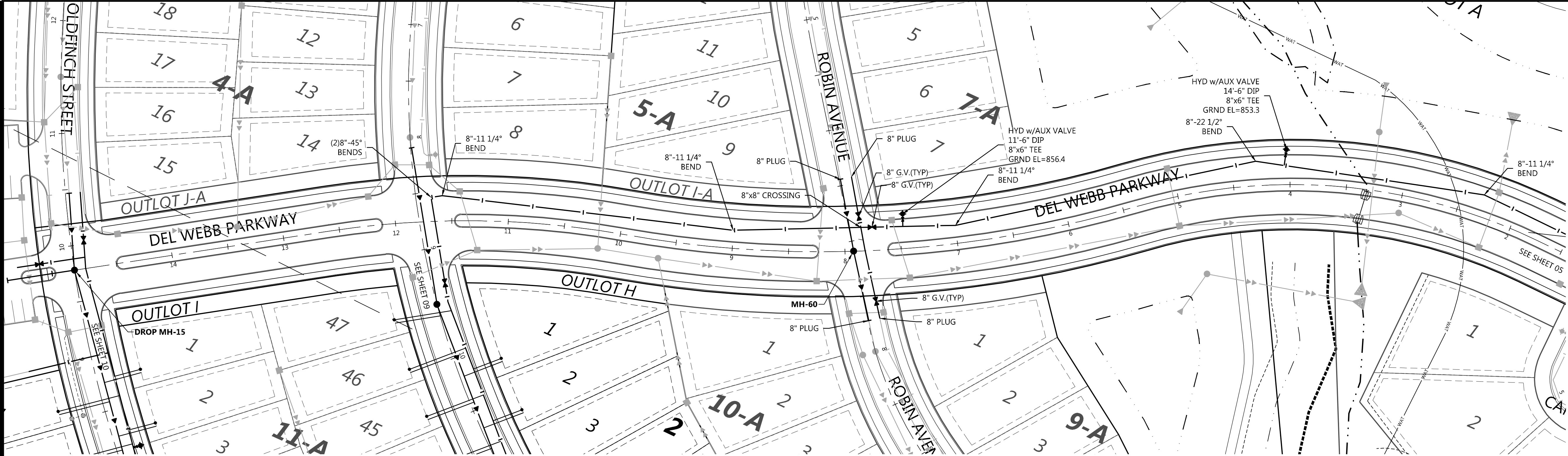
**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

05 OF **33**

DATE: 05/21/20

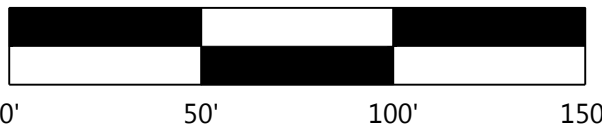
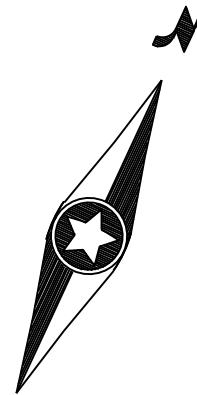


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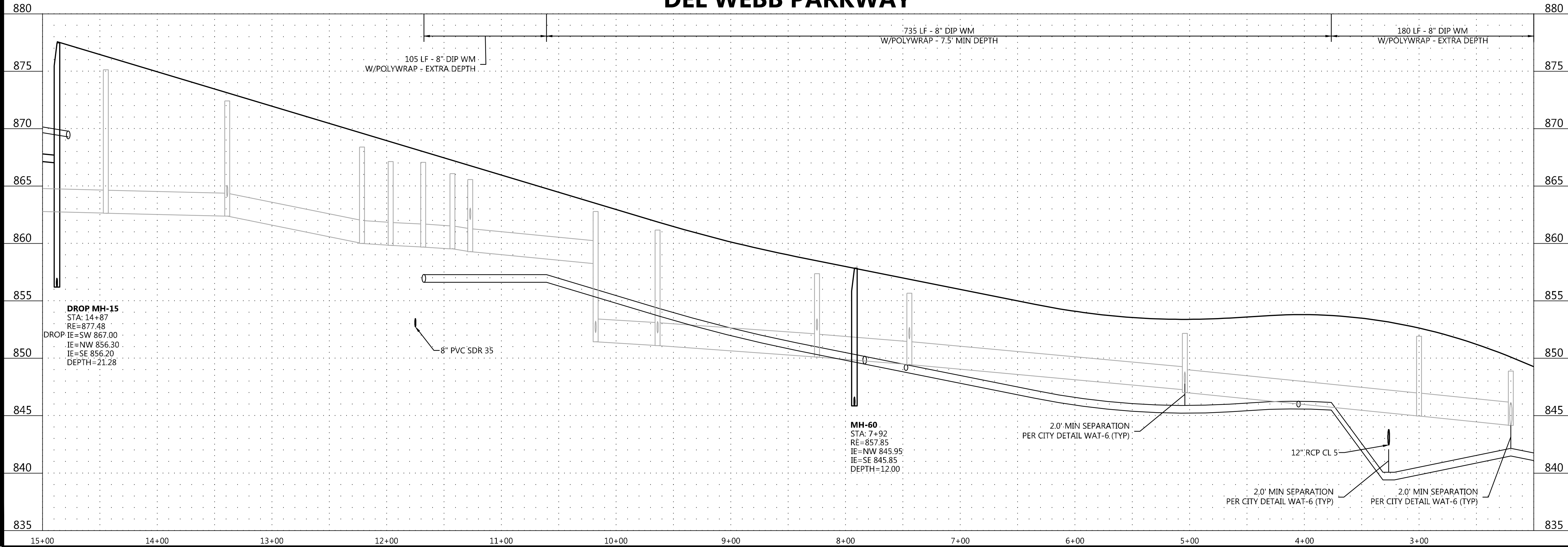
- XXXX
WYE = X+XX
X.X' RISER
XXXX
- SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 1.5 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE
- (C) WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

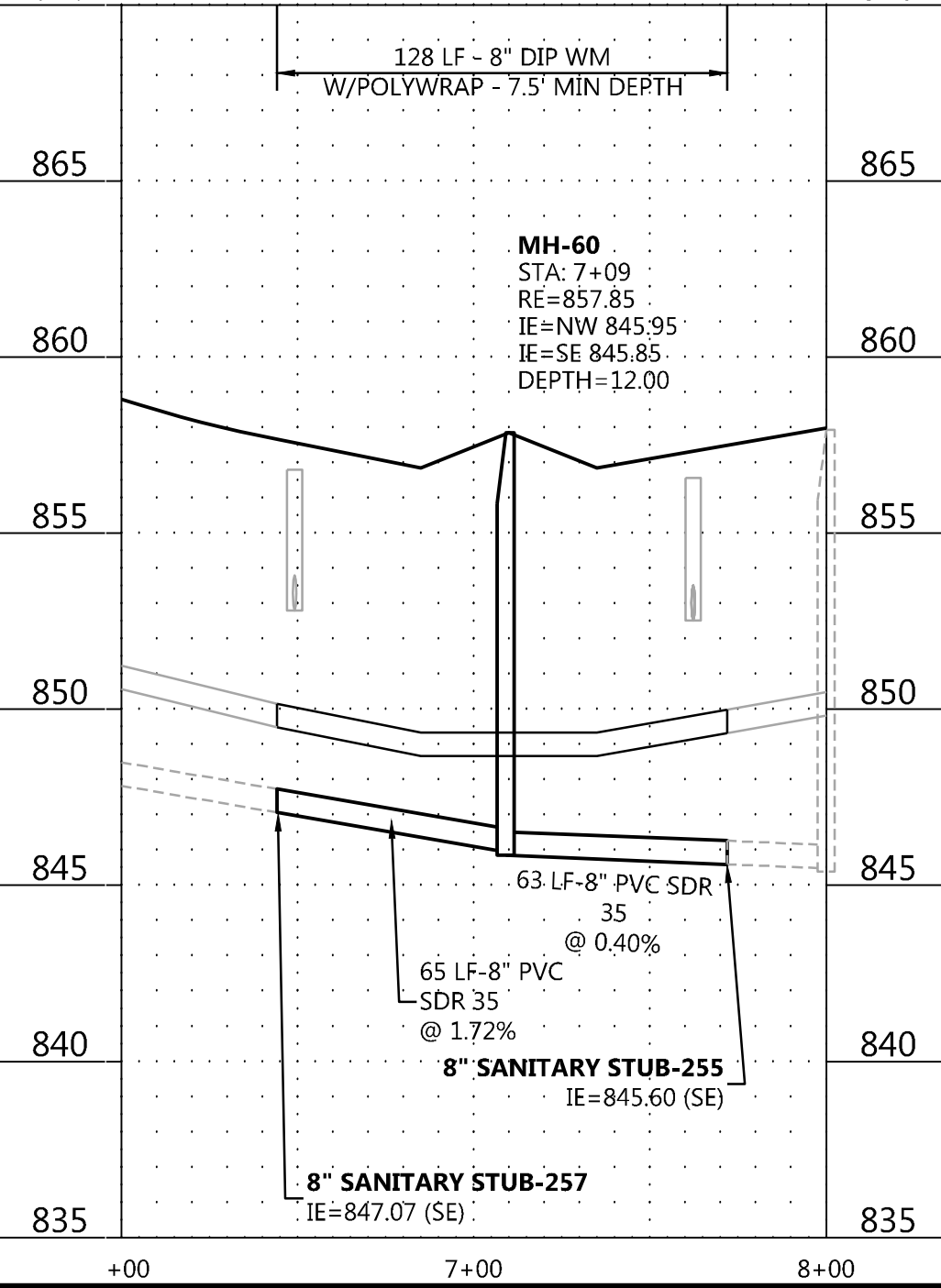
- FLAG HYDRANTS.
- EXTEND RODS ON OVER DEPTH VALVES.
- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04
- USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN
PER CITY DETAIL SER-3
- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2



DEL WEBB PARKWAY



ROBIN AVENUE



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: 04/23/20
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PREPARED FOR:
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EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

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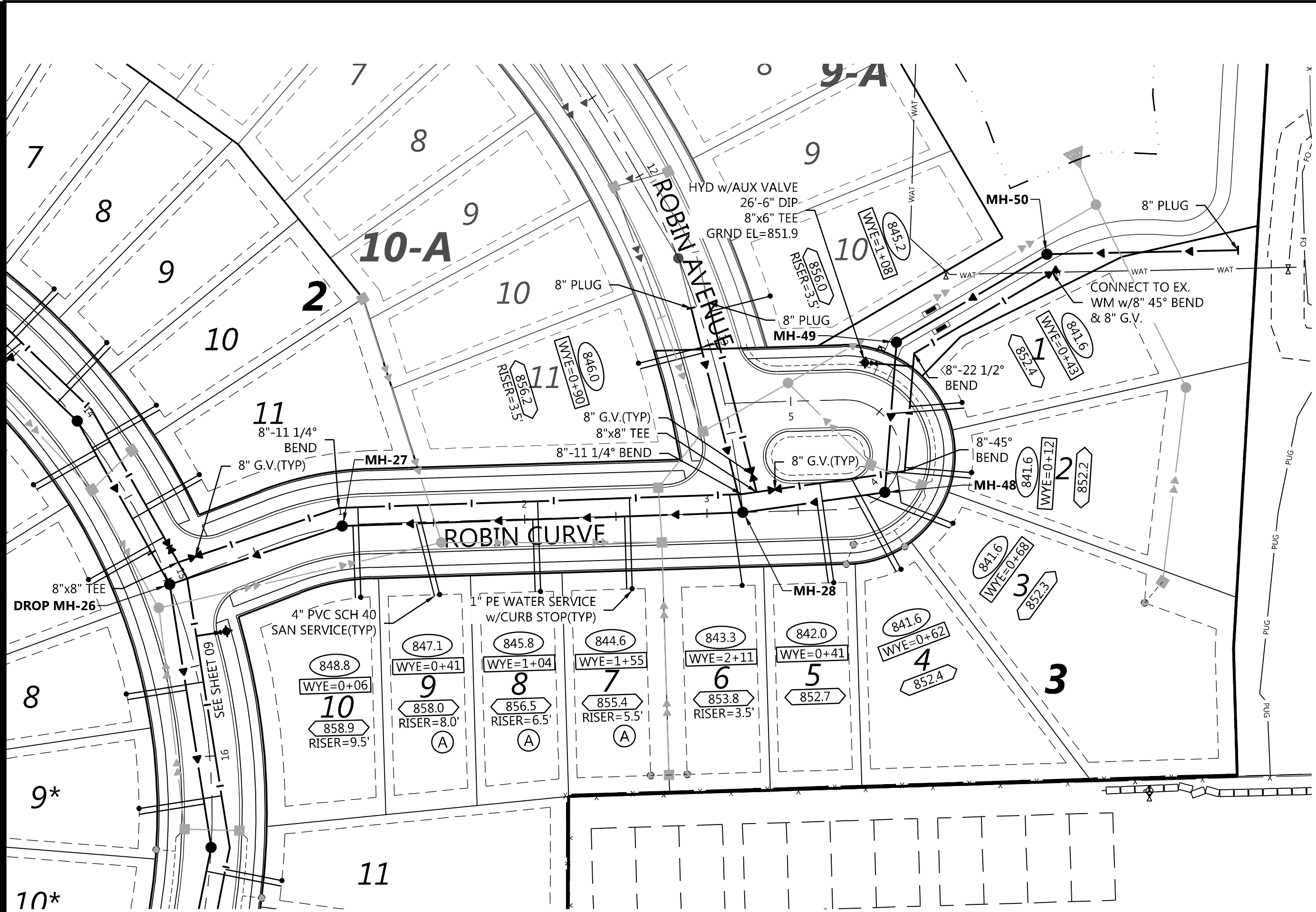
**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

06 OF **33**

DATE: 05/21/20



Call 48 Hours before digging:

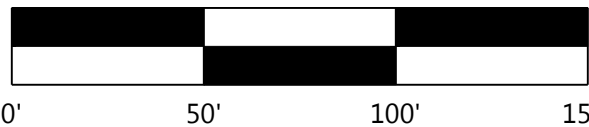
811 or call811.com
Common Ground Alliance

LEGEND

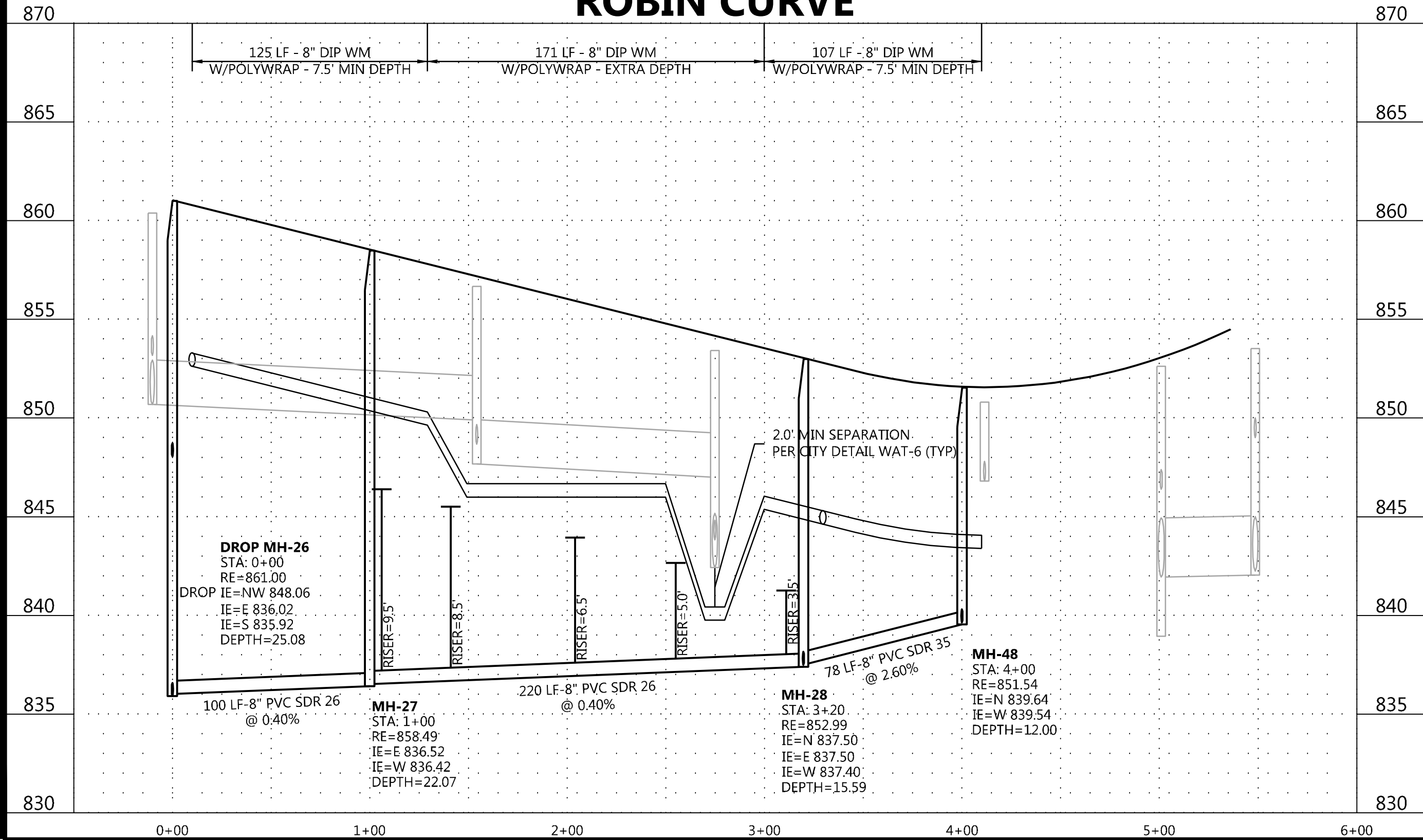
- XXXX SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
XX' RISER
XXXX SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- XXXX DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- A WATER SERVICE TO THIS LOT SHALL BE
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& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 1.5 FEET
- B SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE
- C WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

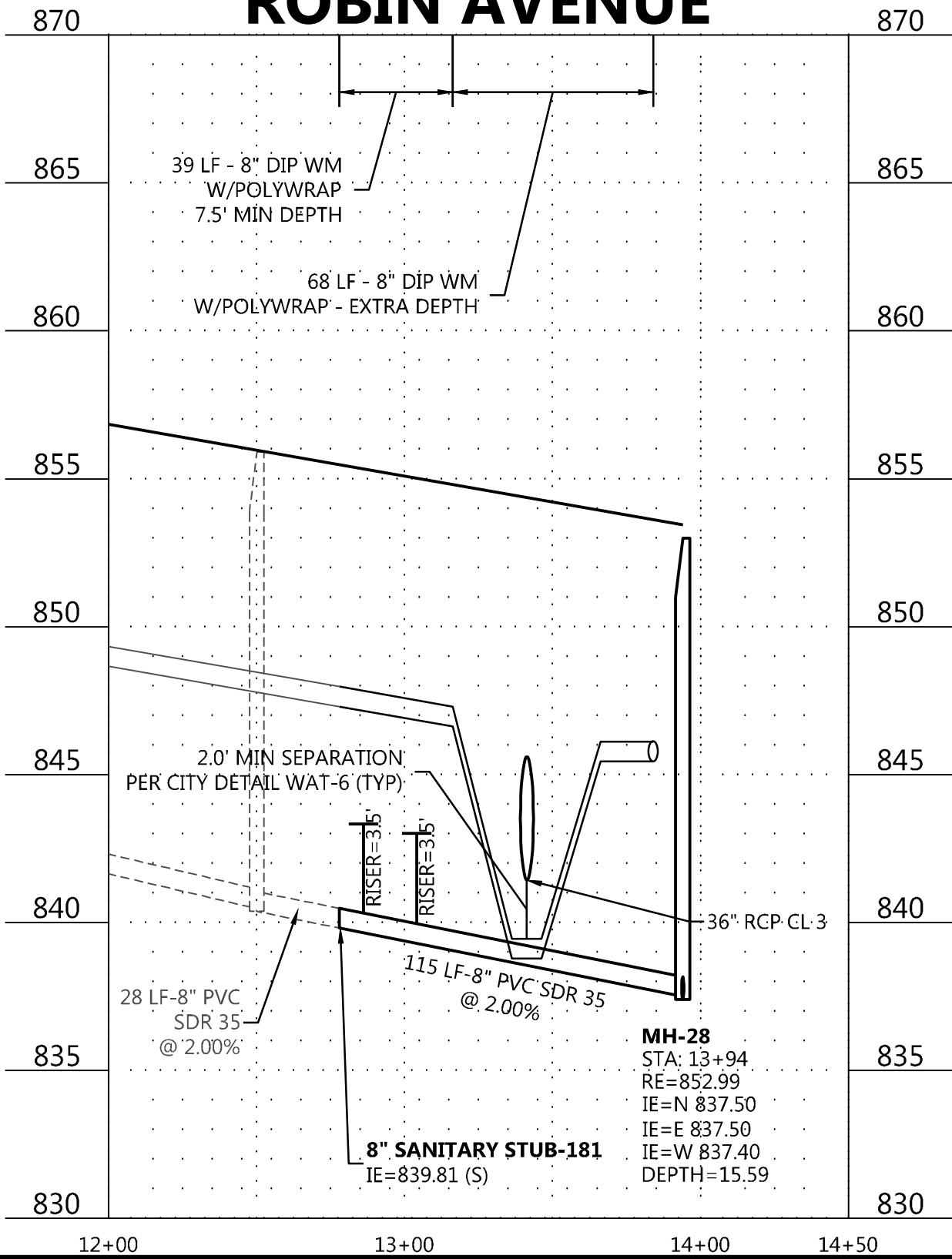
- FLAG HYDRANTS.
- EXTEND RODS ON OVER DEPTH VALVES.
- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04
- USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN
PER CITY DETAIL SER-3
- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2



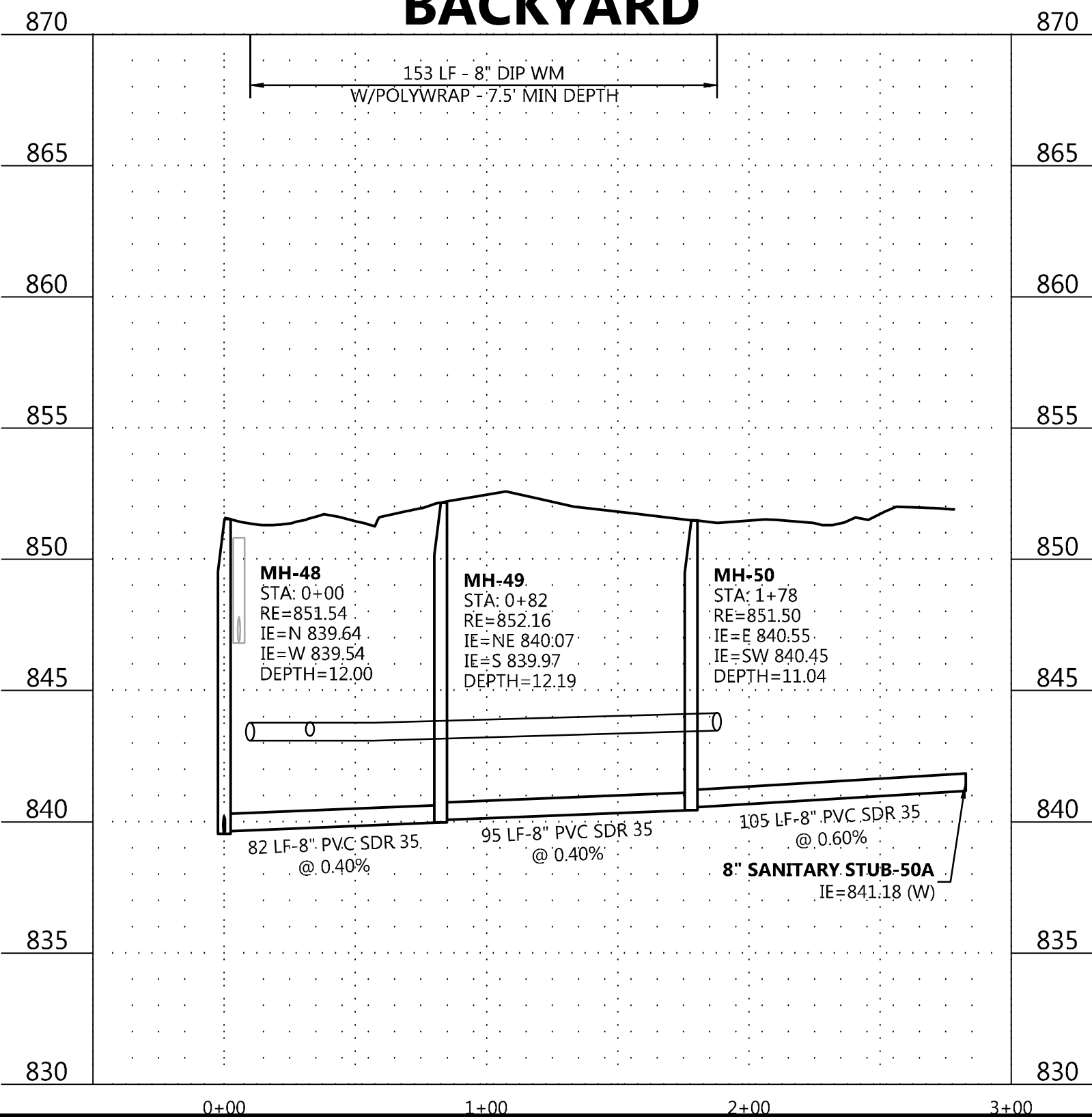
ROBIN CURVE



ROBIN AVENUE



BACKYARD



DESIGNED:	INITIAL ISSUE: 04/23/20
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HORIZONTAL SCALE: ###	
VERTICAL SCALE: ### OR ###	

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 05/21/20 LICENSE NO. 41257

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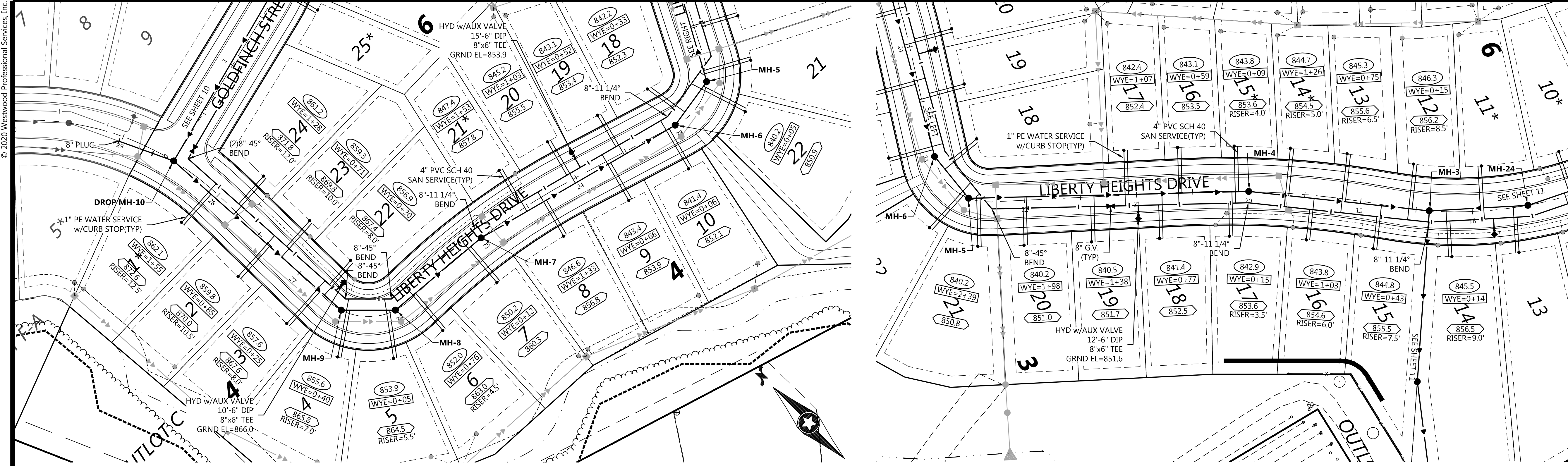
**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

07 OF **33**

DATE: 05/21/20

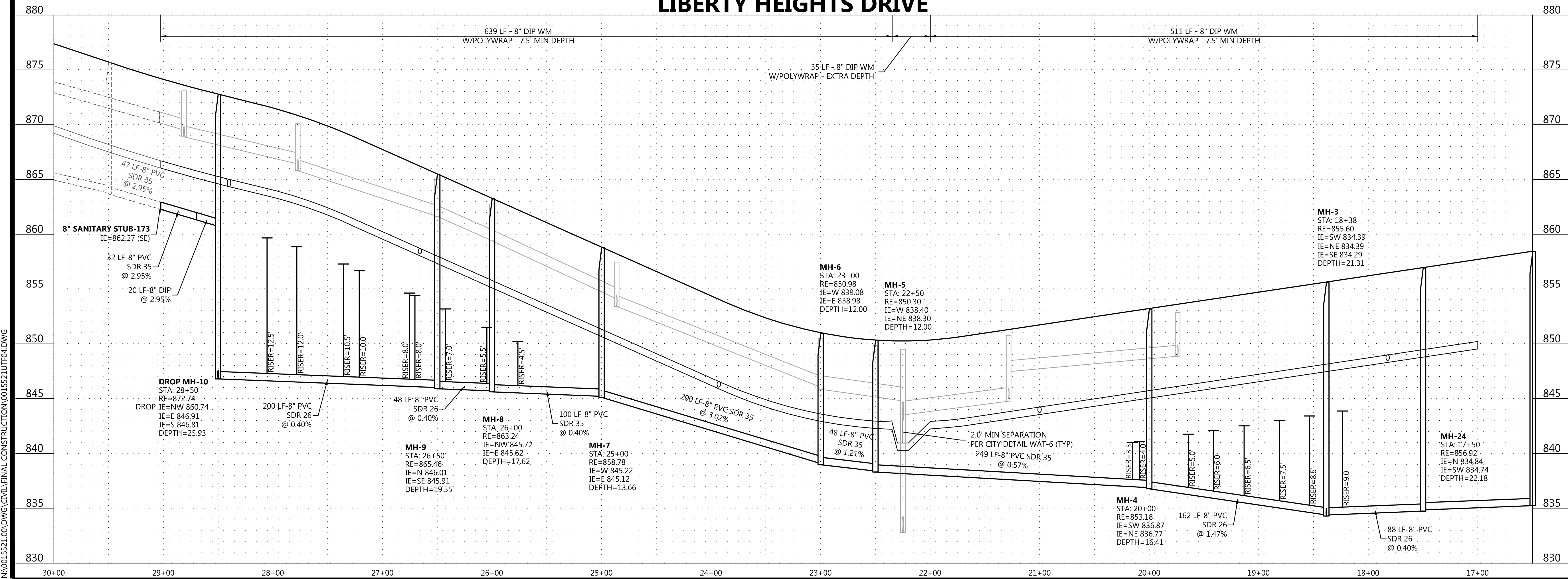
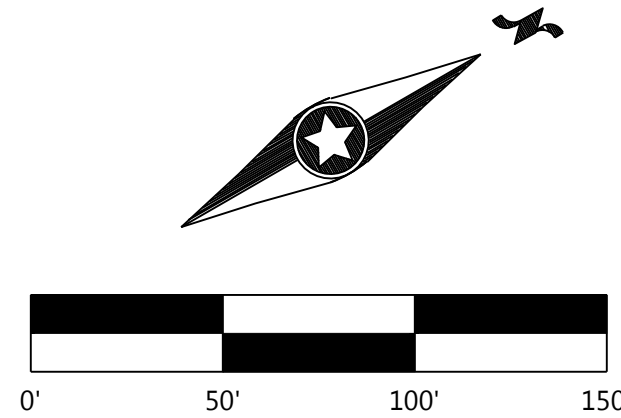


LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- XXXX WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 1.5 FEET
- XXXX SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
- XXXX WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

- FLAG HYDRANTS.
- EXTEND RODS ON OVER DEPTH VALVES.
- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04
- USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN PER CITY DETAIL SER-3
- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2



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DEL WEBB AT CHASKA

DESIGNED:	04/23/20
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DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ###

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

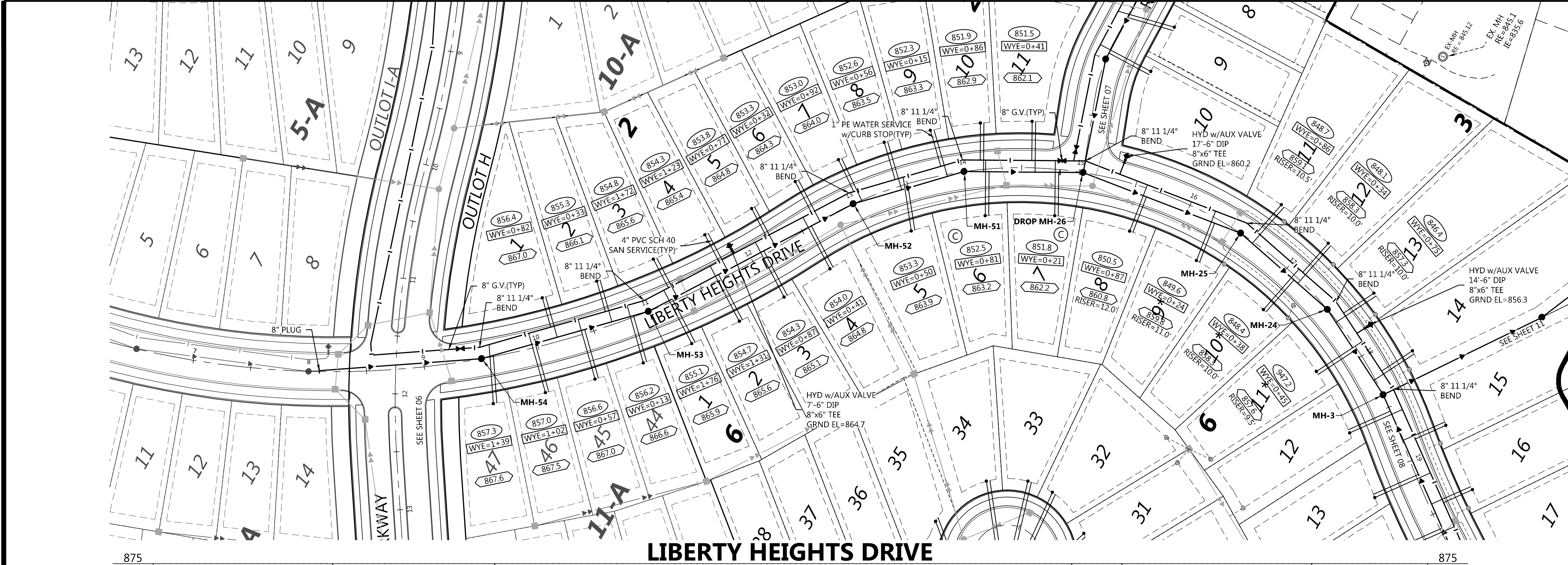
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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
08 OF **33**
DATE: 05/21/20

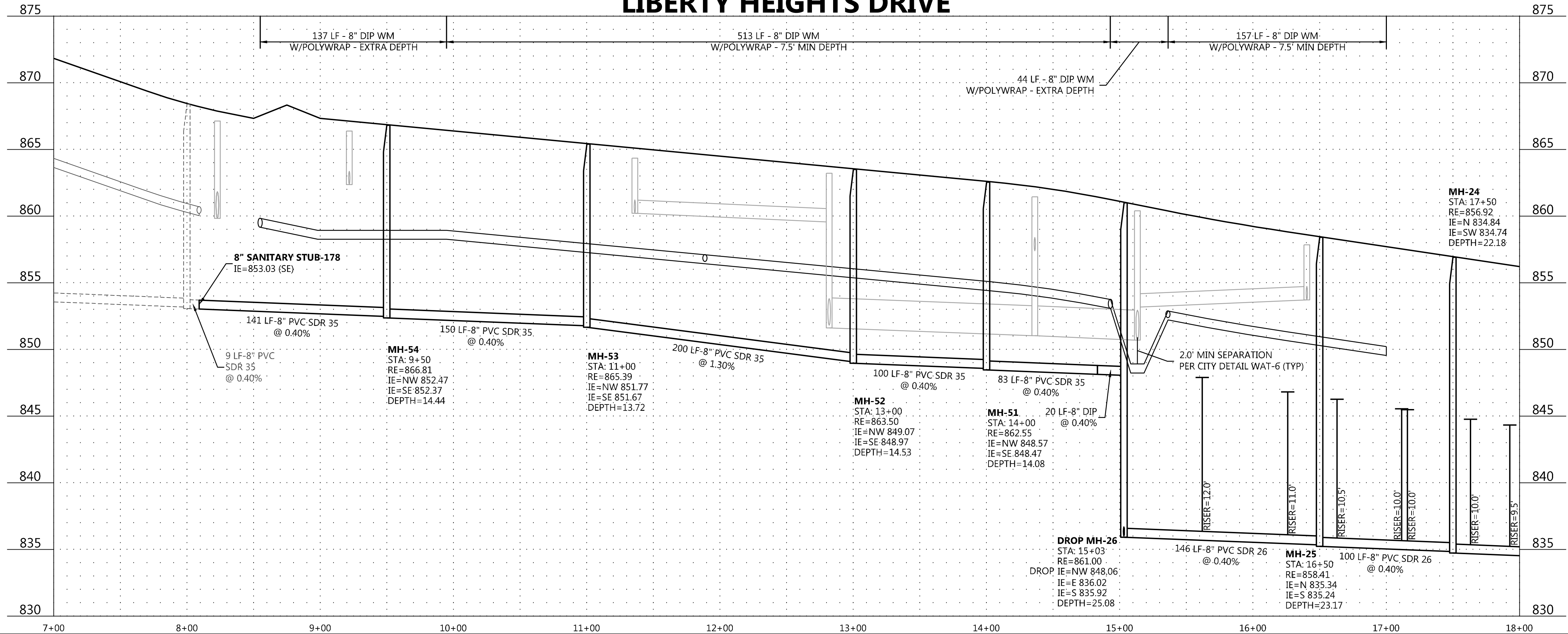
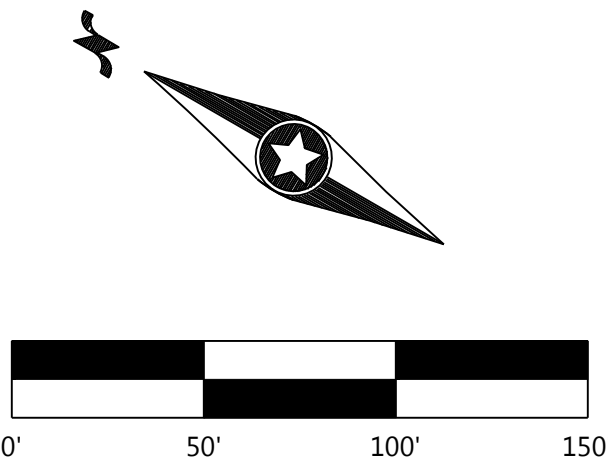


LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- X'X' RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
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- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 1.5 FEET
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- (C) WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

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DESIGNED: _____
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HORIZONTAL SCALE: ####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/23/20
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△ 05/21/20 CITY COMMENTS
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PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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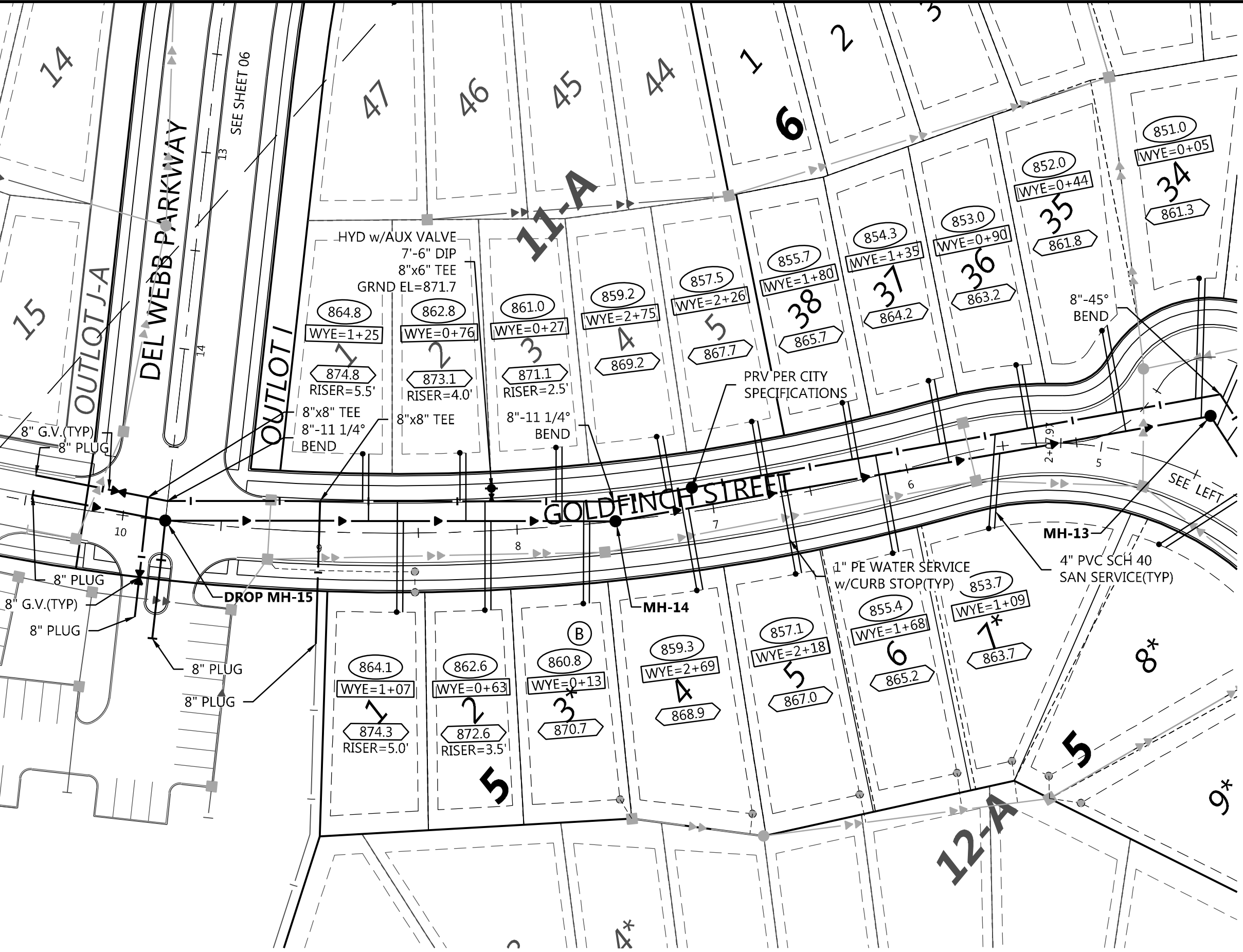
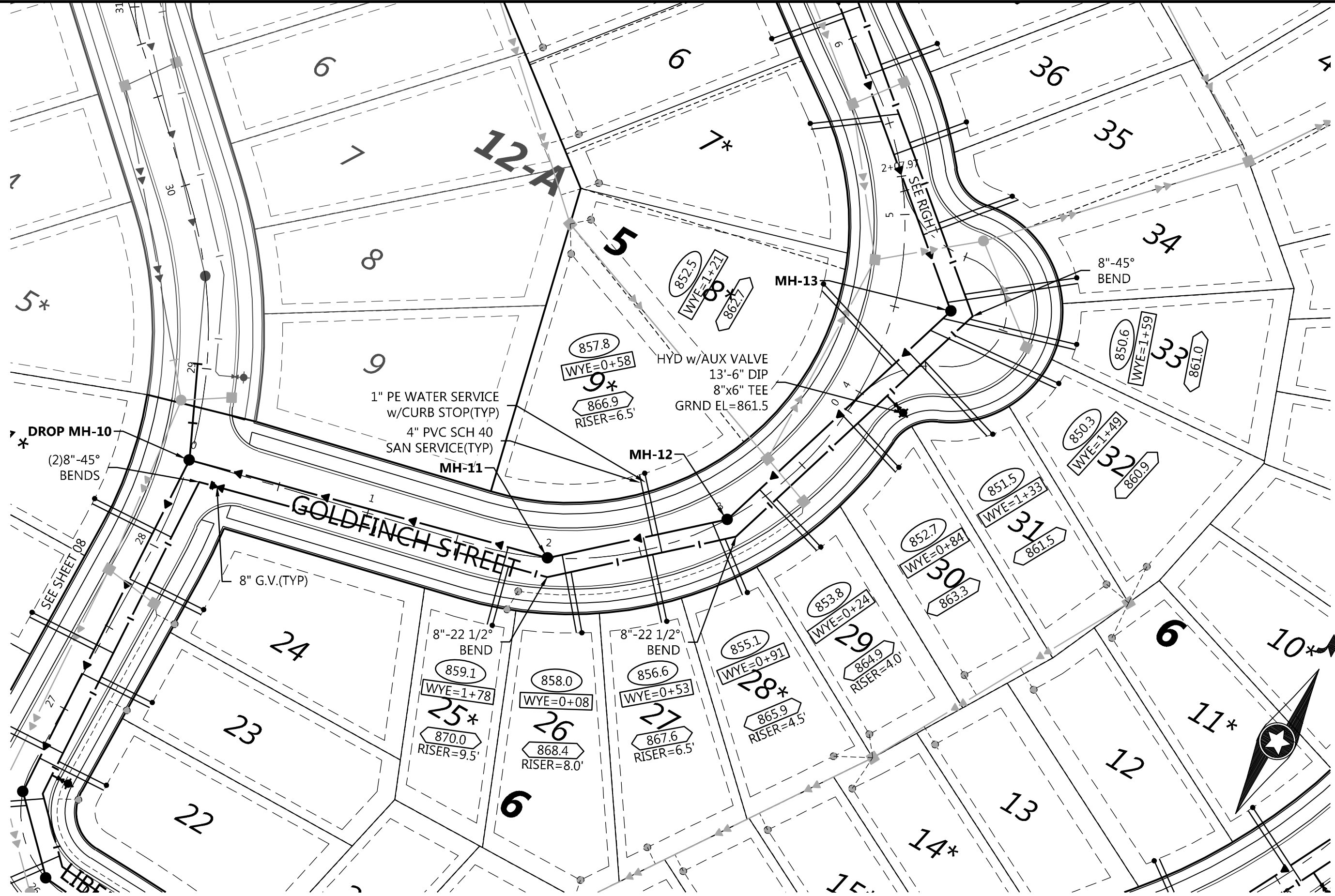
DEL WEBB AT CHASKA
CHASKA, MN

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**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
09 OF **33**
DATE: 05/21/20



LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
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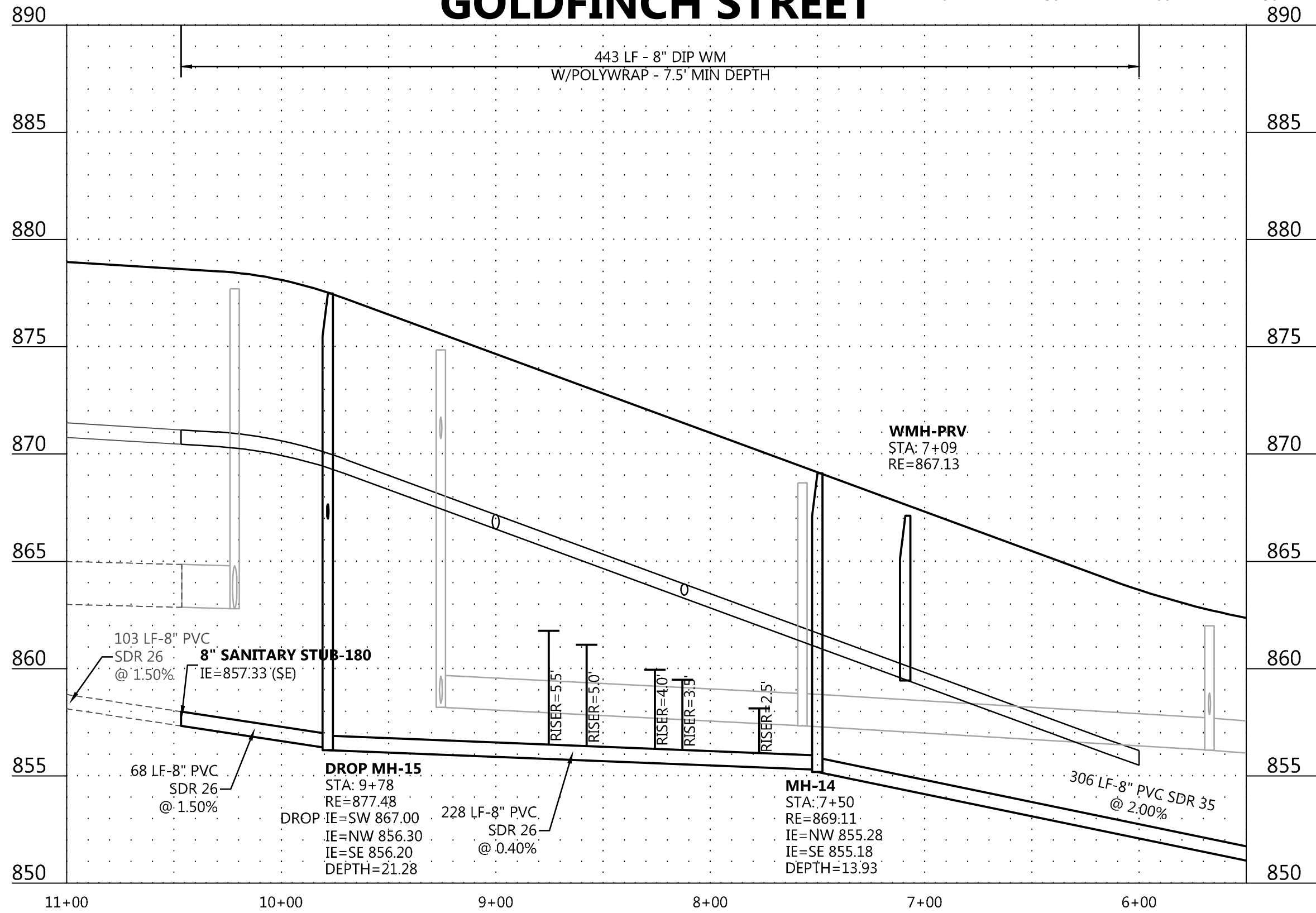
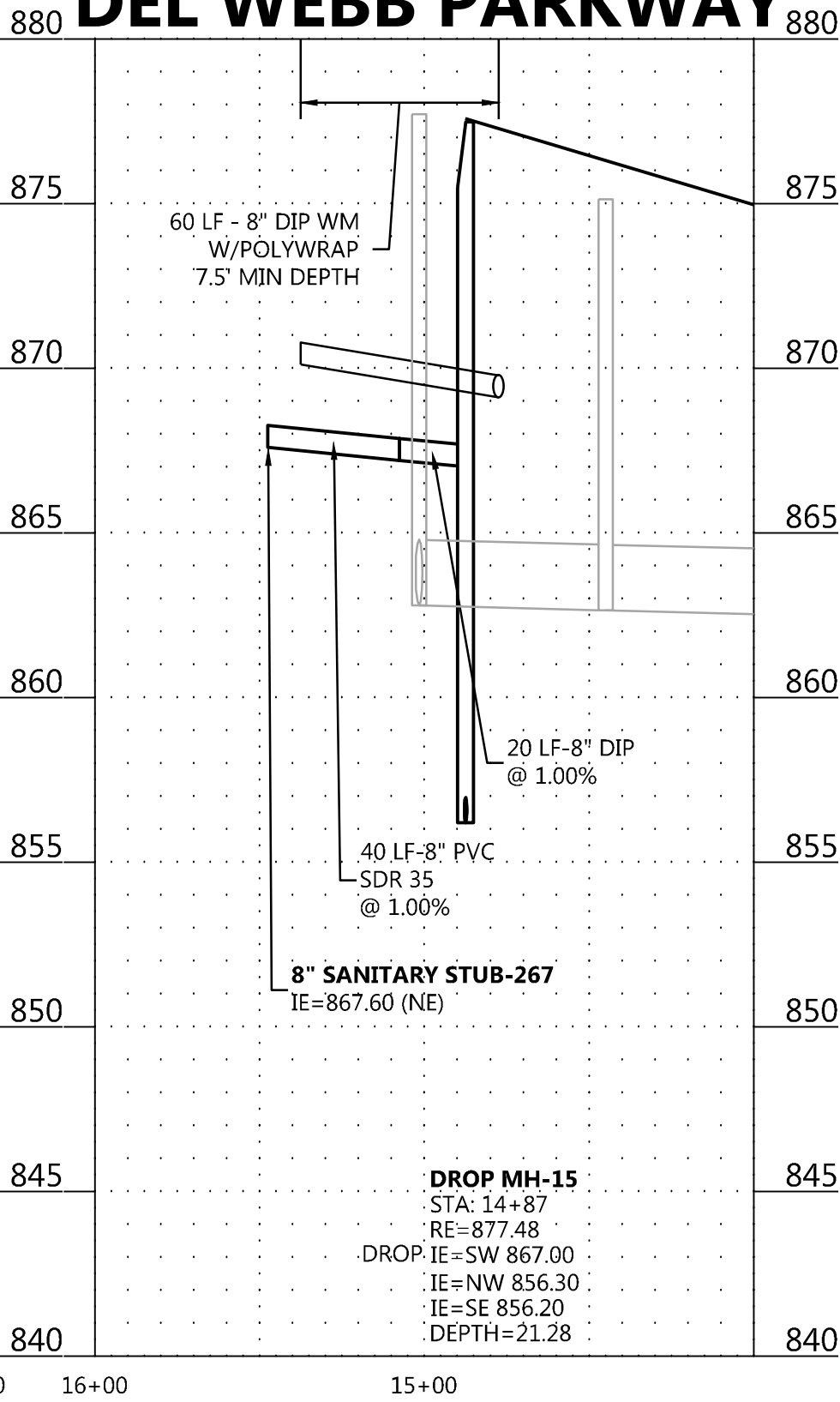
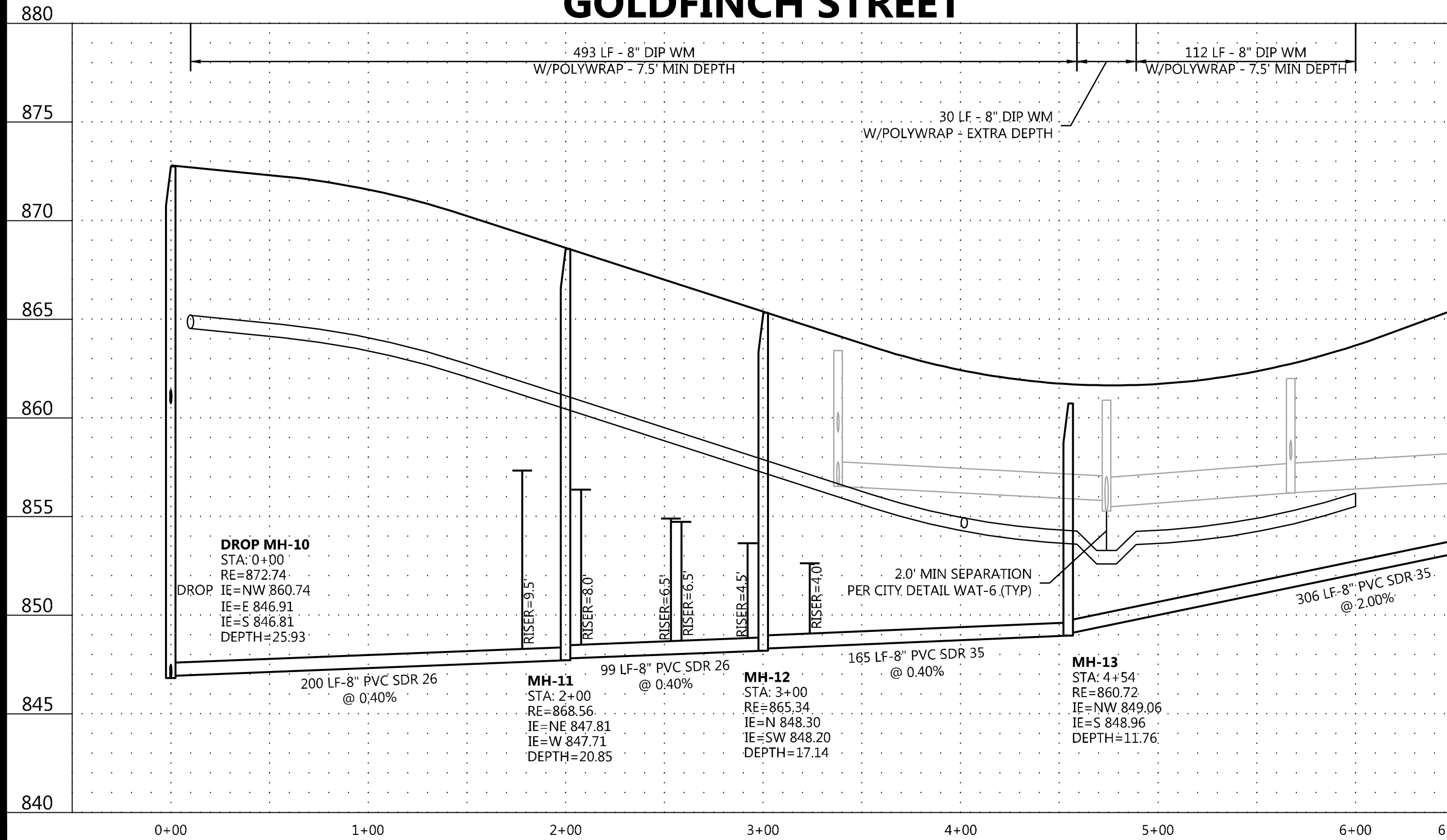
GENERAL NOTES

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- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04
- USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN PER CITY DETAIL SER-3
- 1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

GOLDFINCH STREET

DEL WEBB PARKWAY

GOLDFINCH STREET



DESIGNED:	INITIAL ISSUE: 04/23/20
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PREPARED FOR:

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EDEN PRAIRIE, MN 55344

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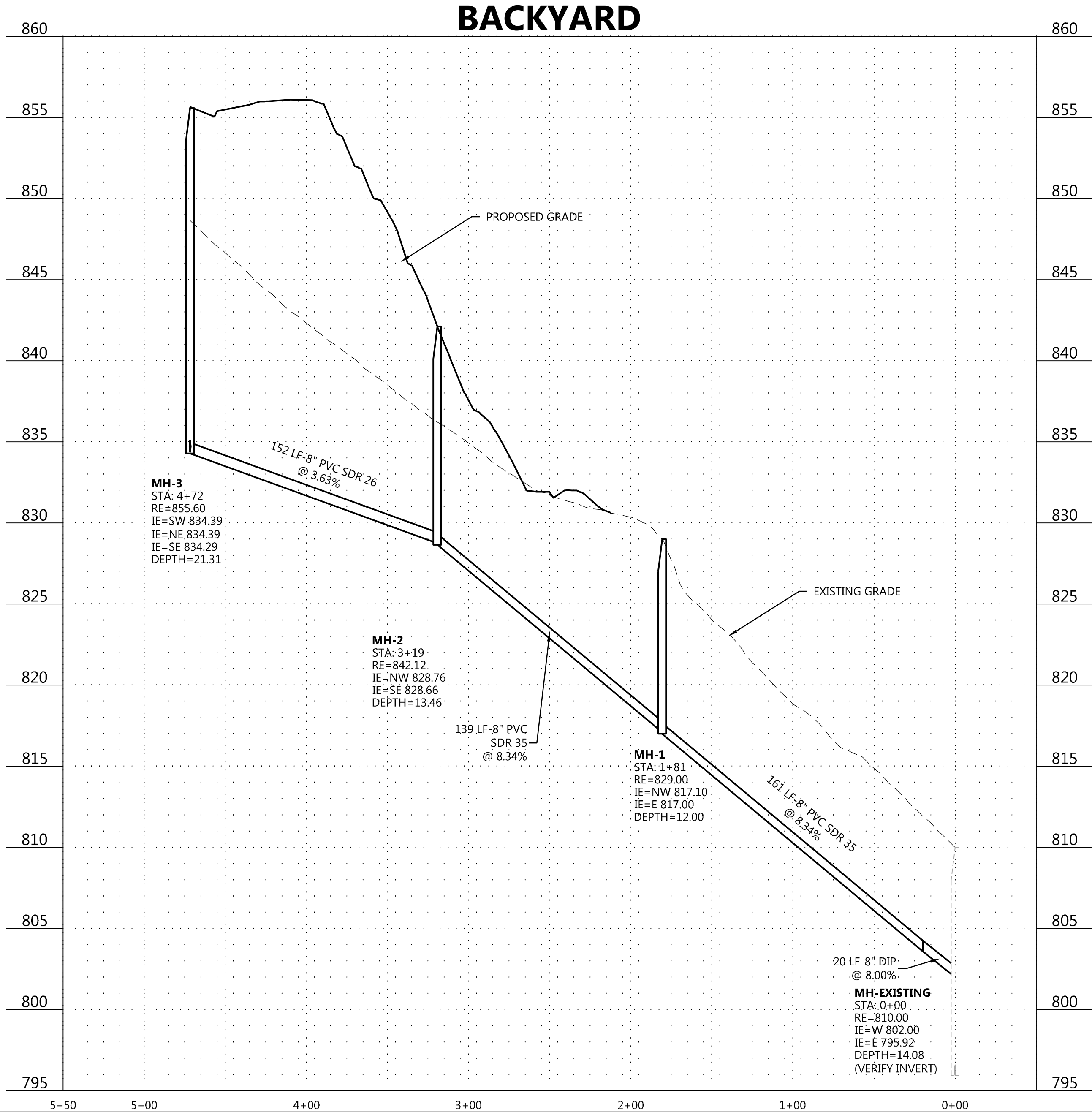
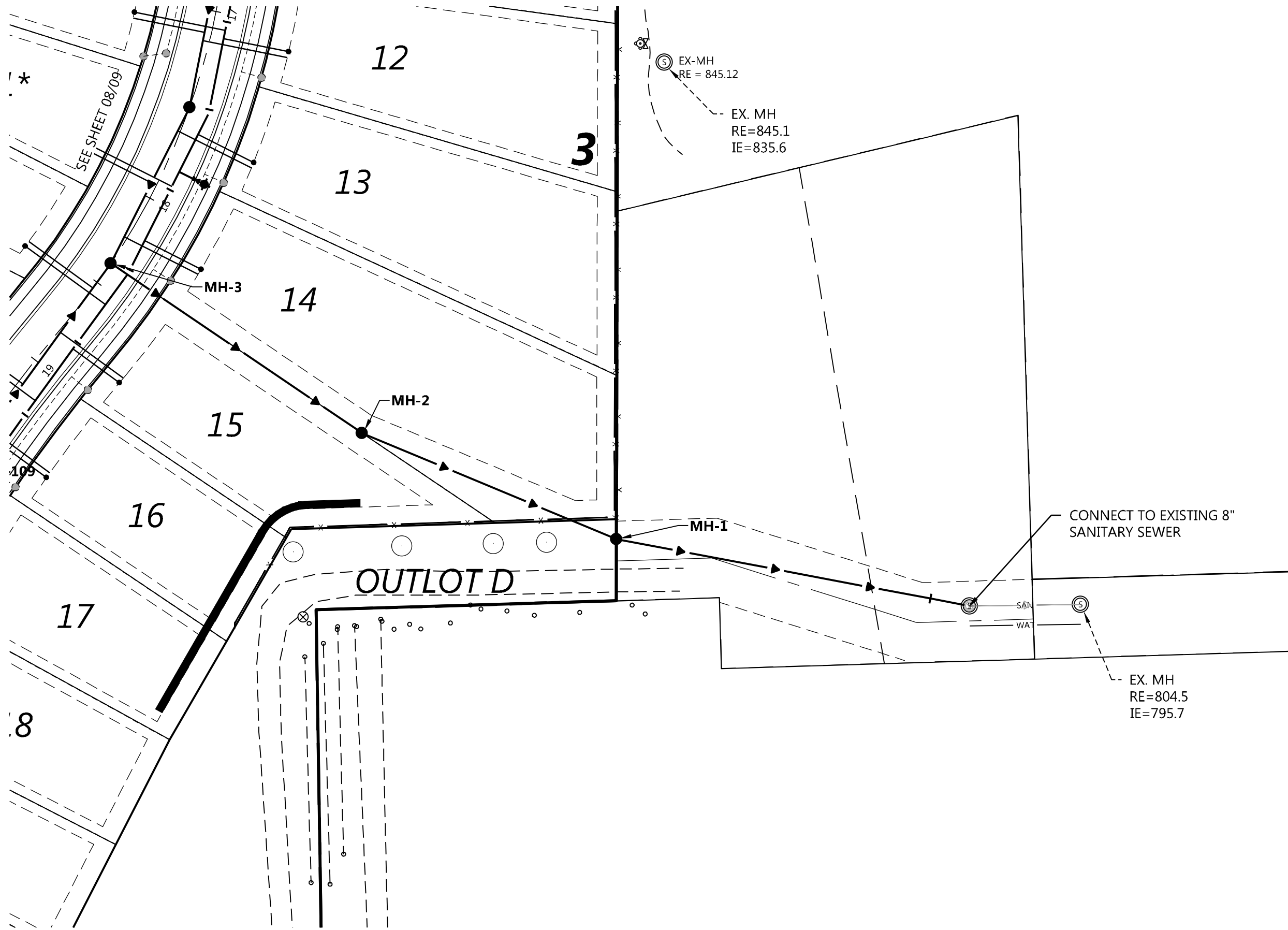
**SANITARY SEWER AND
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PROJECT NUMBER: 0015521.00

SHEET NUMBER:

10 OF **33**

DATE: 05/21/20

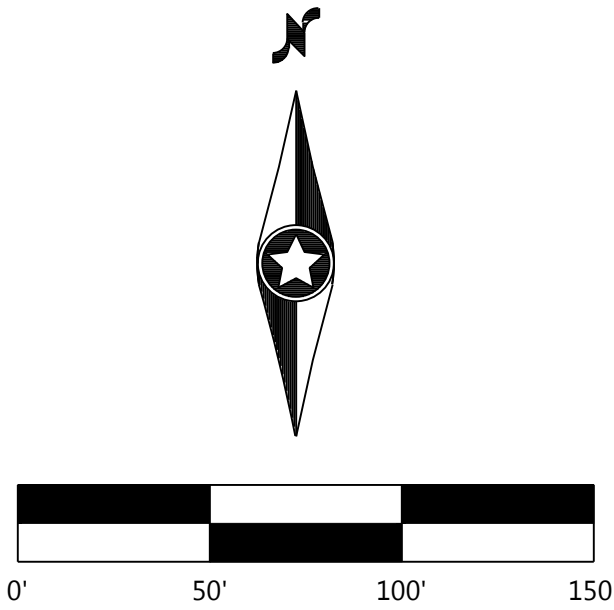


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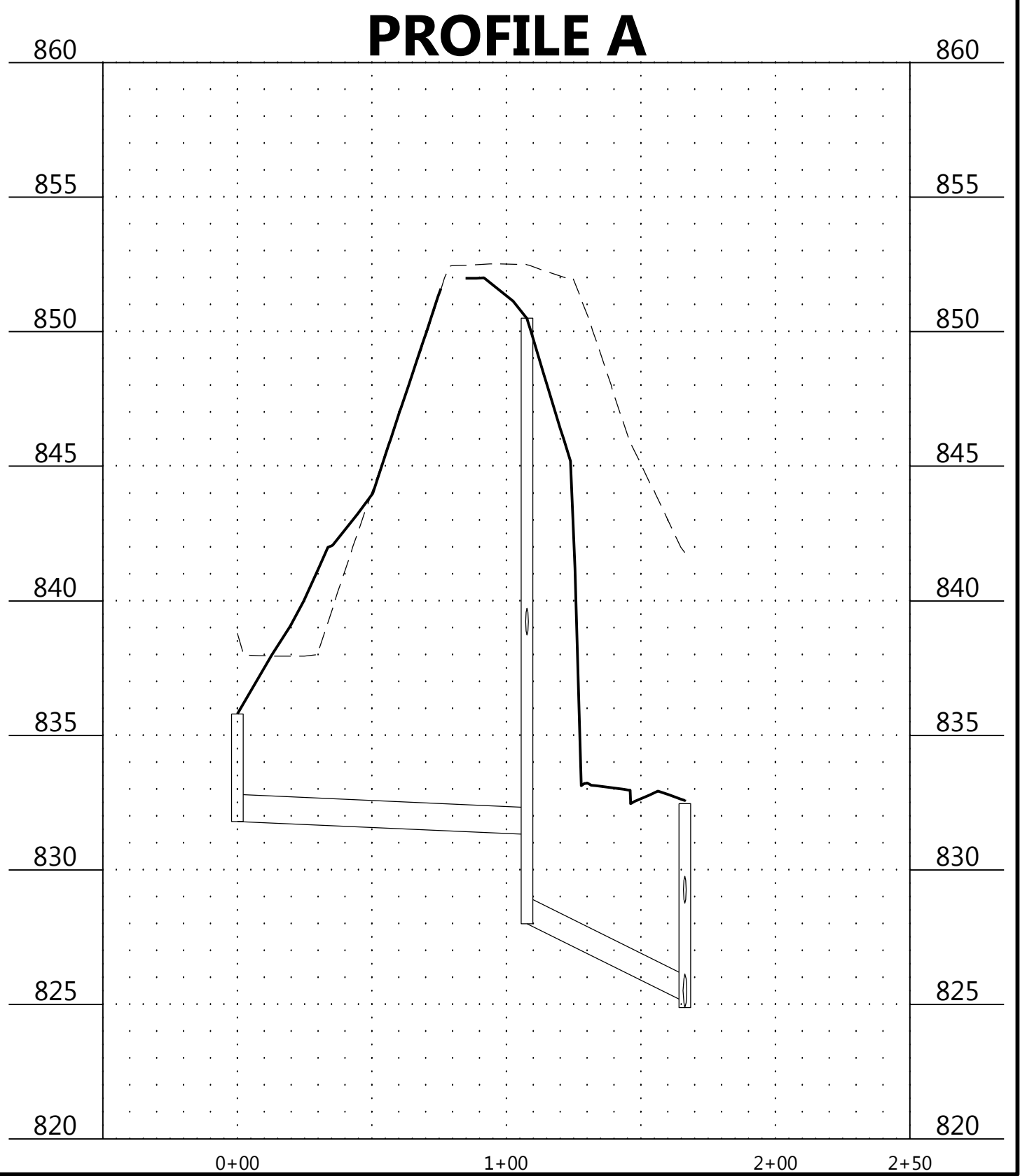
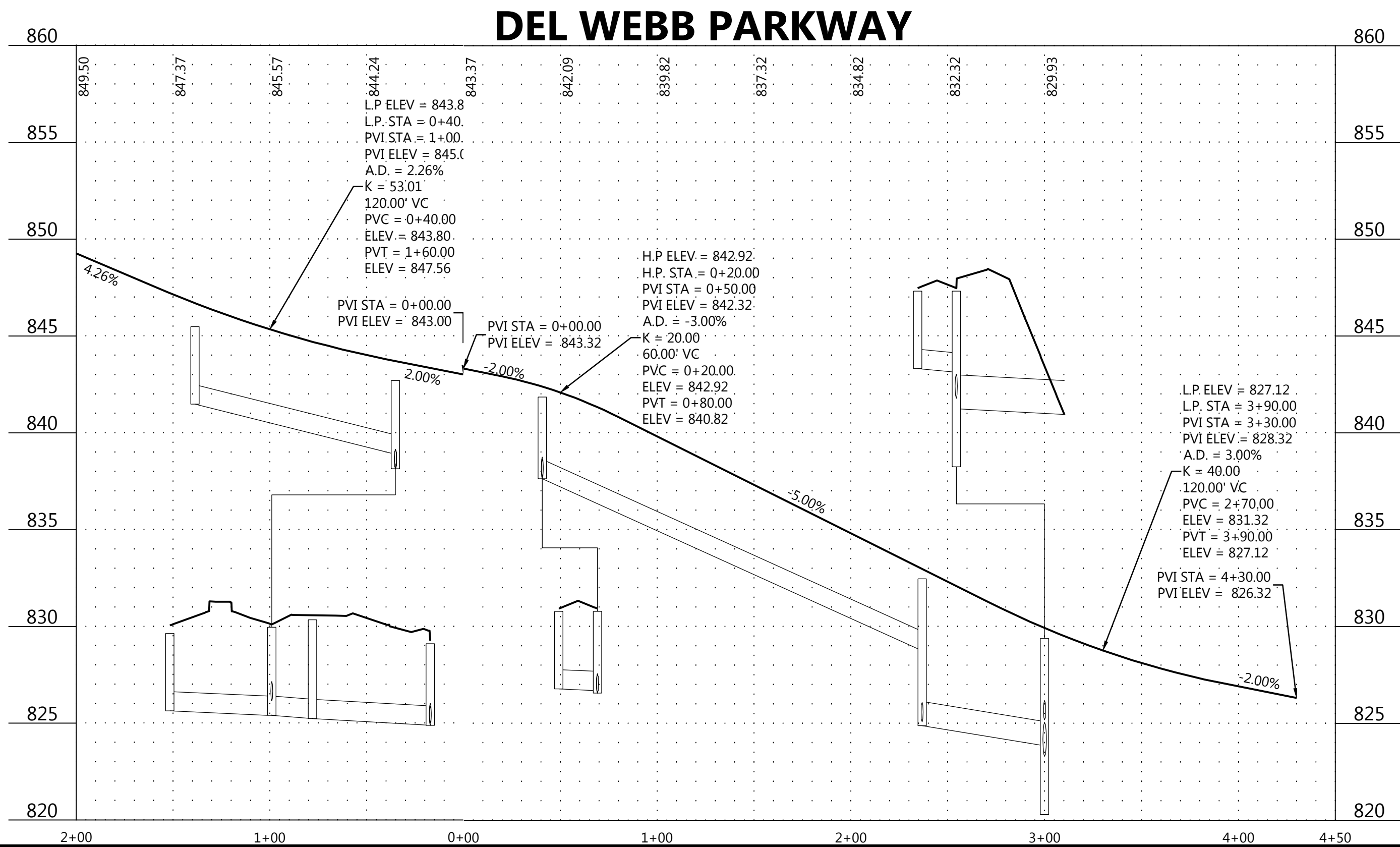
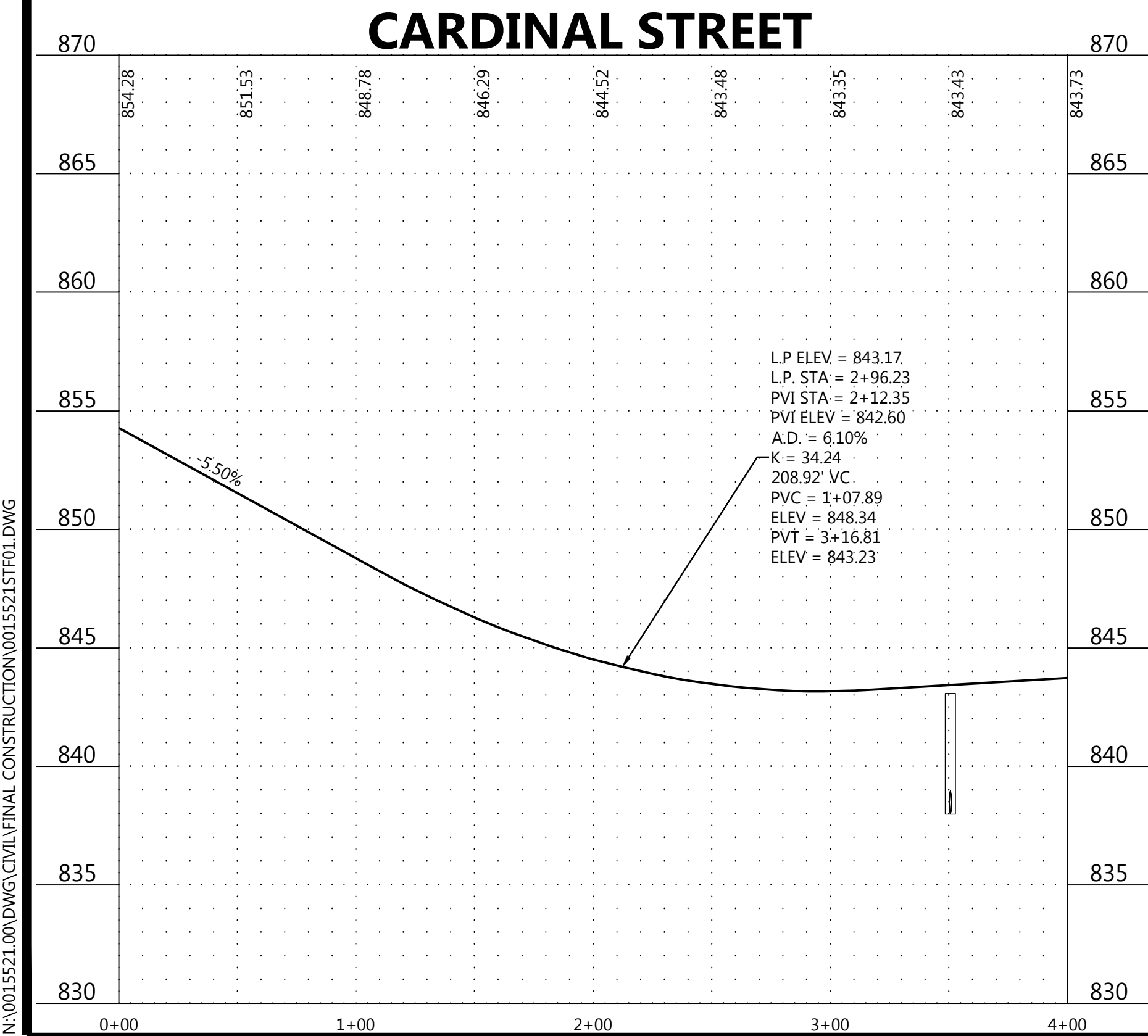
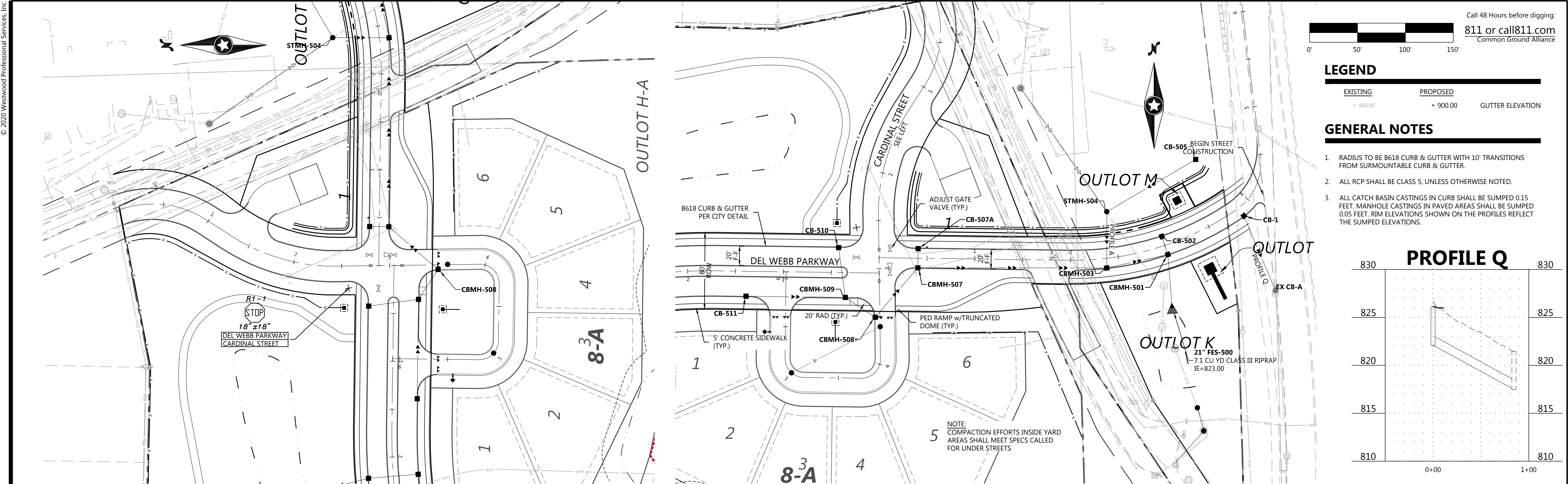
**SANITARY SEWER AND
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CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

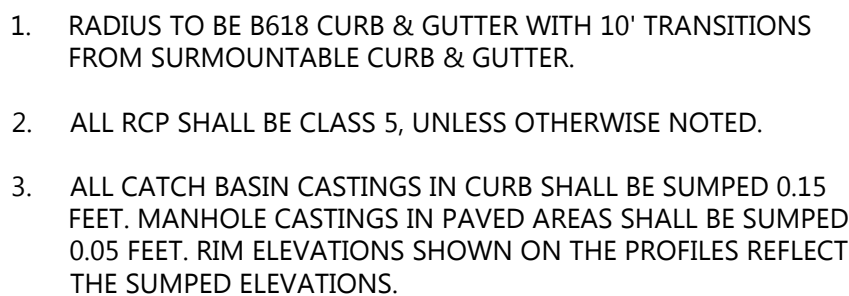
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11 OF **33**

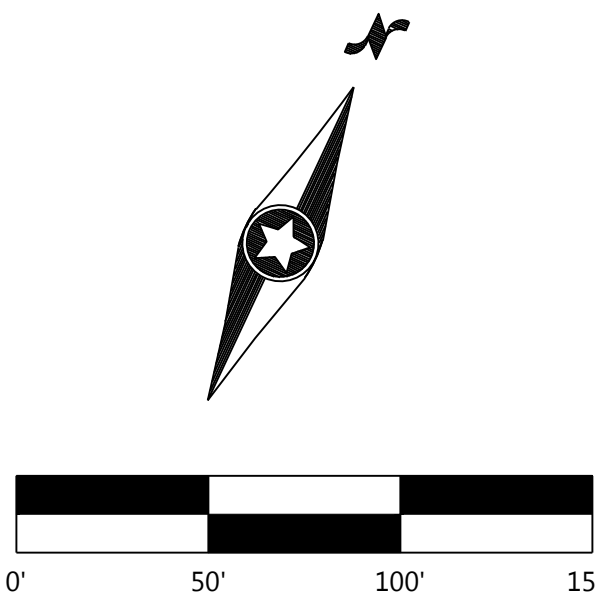
DATE: 05/21/20



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DEL WEBB AT CHASKA

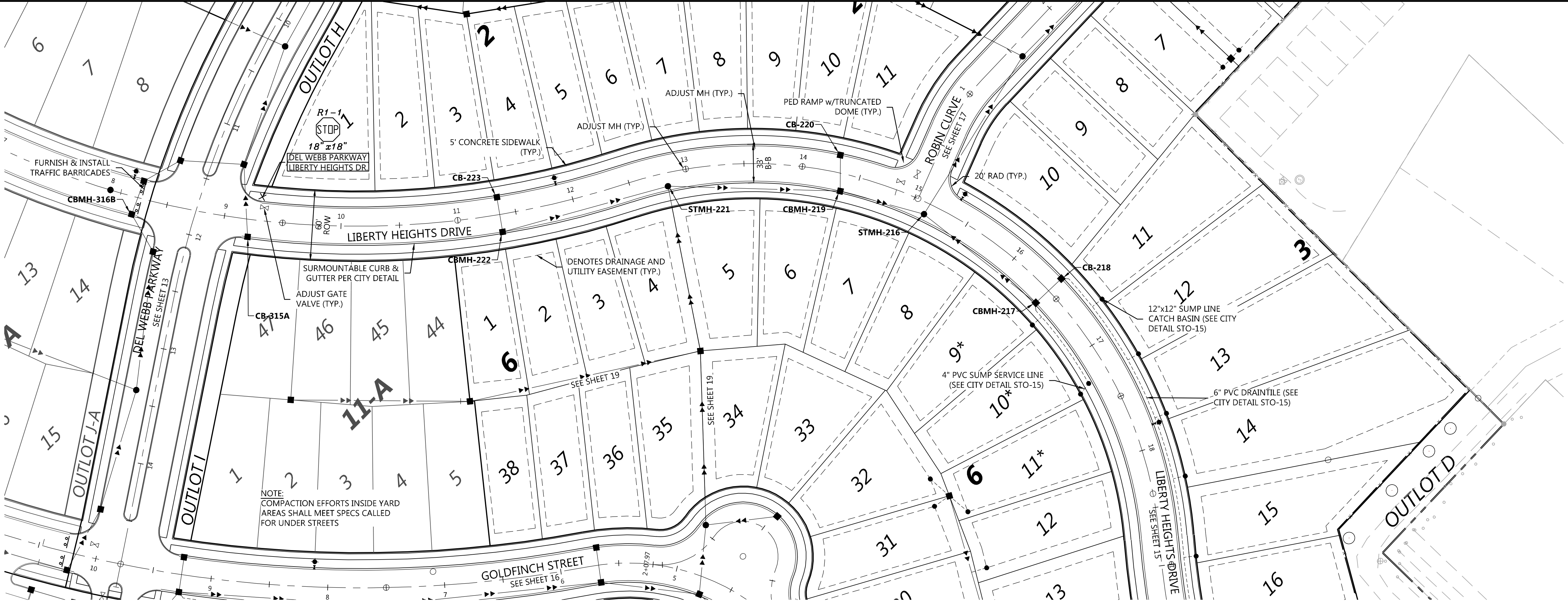
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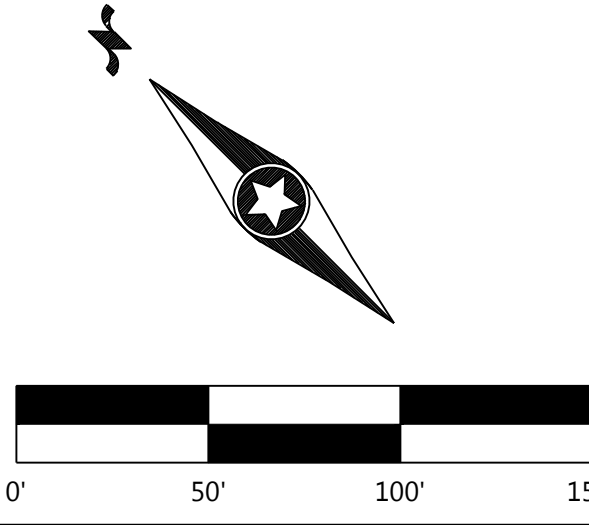
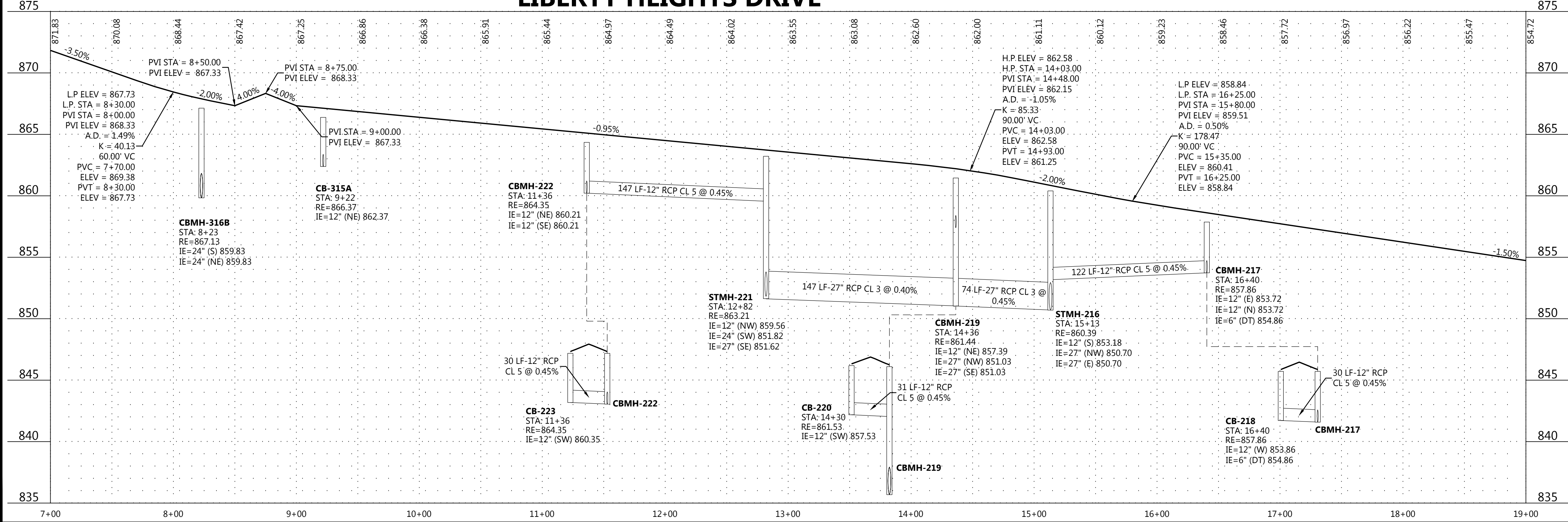
EXISTING PROPOSED
+ 900.00 × 900.00 GUTTER ELEVATION

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.



LIBERTY HEIGHTS DRIVE



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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
RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STORM SEWER AND
STREET CONSTRUCTION
PLAN
PROJECT NUMBER: 0015521.00

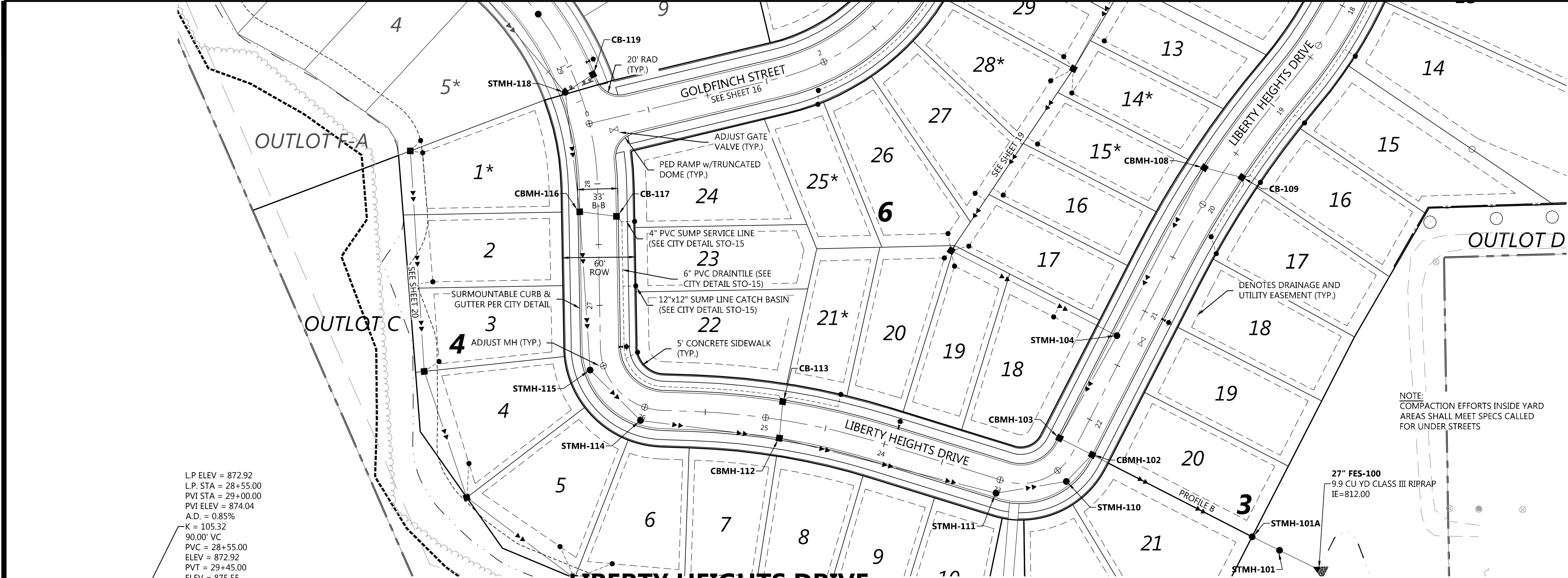
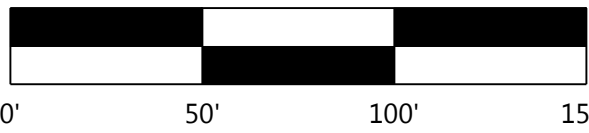
SHEET NUMBER:
14 OF **33**
DATE: 05/21/20

LEGEND

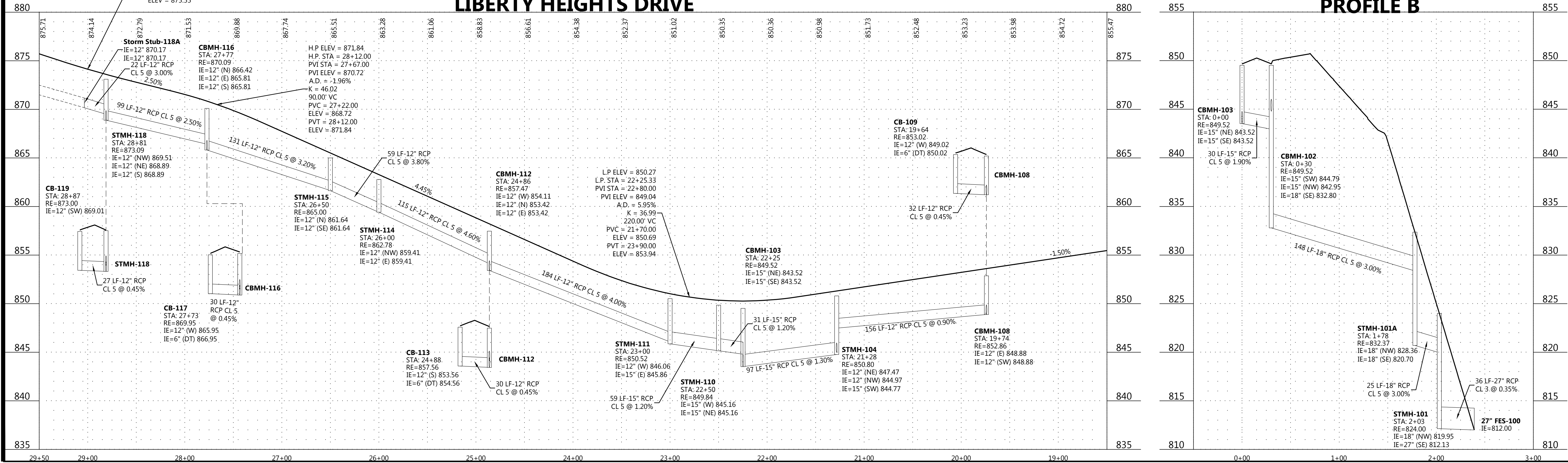
EXISTING
PROPOSED
GUTTER ELEVATION

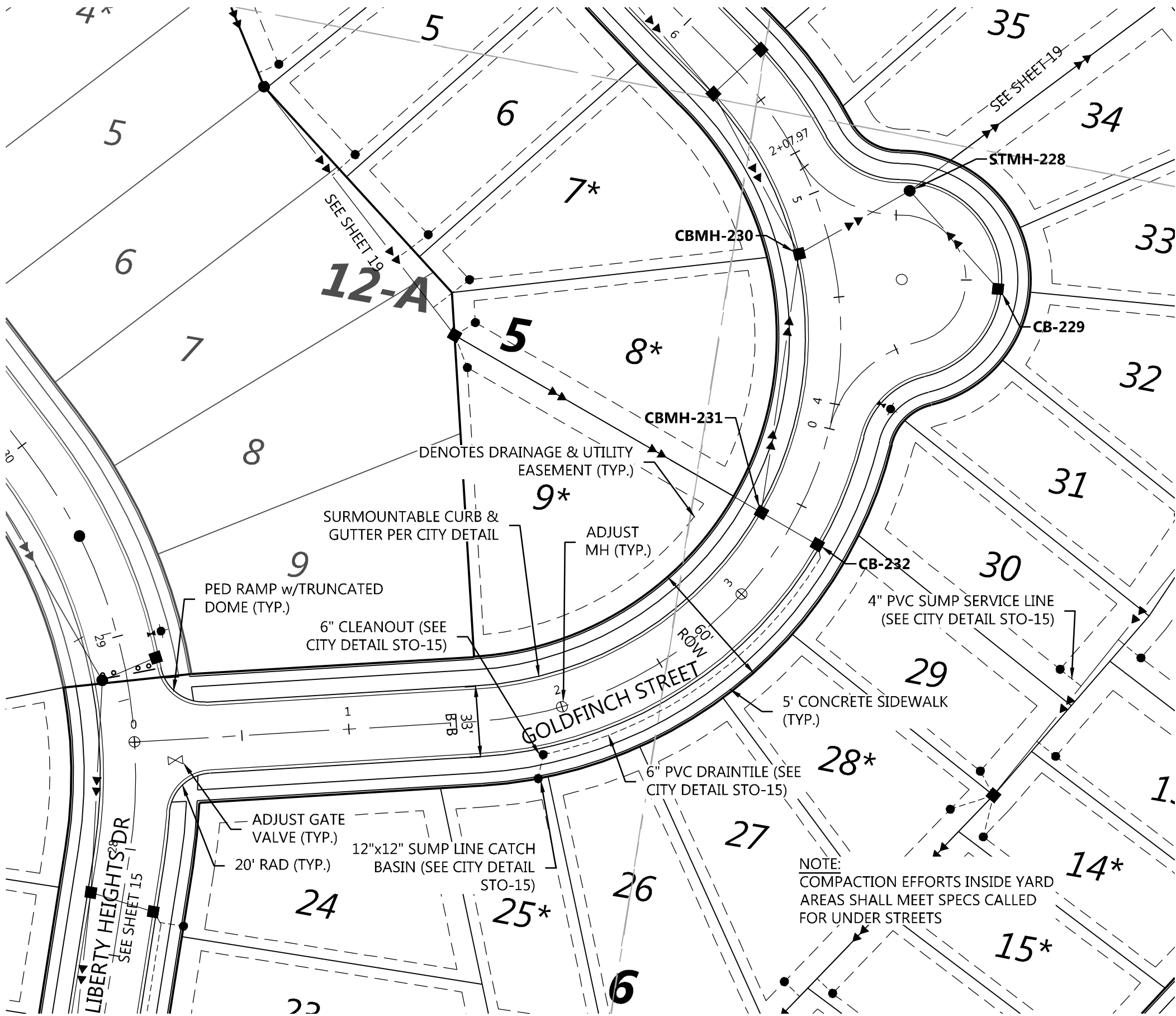
GENERAL NOTES

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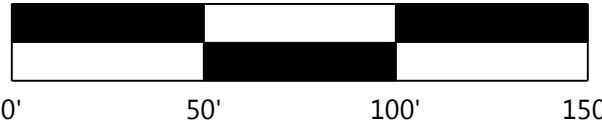
PROFILE B



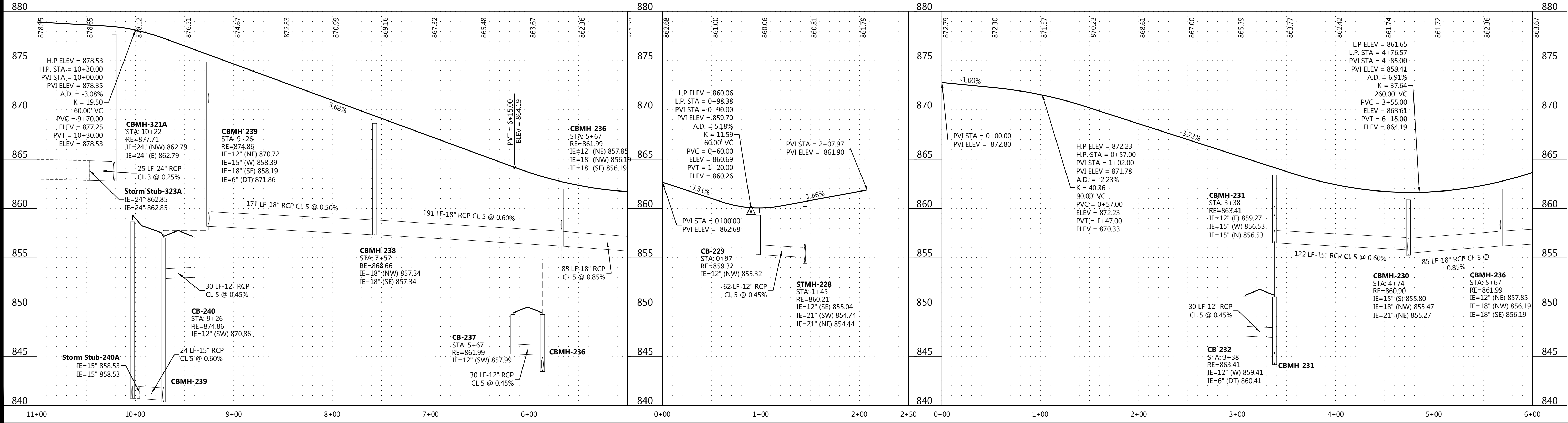


<u>EXISTING</u>	<u>PROPOSED</u>	
* 900.00	* 900.00	GUTTER ELEVATION

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.



GOLDFINCH STREET



DEI WEBB AT CHASKA

DESIGNED: _____	INITIAL ISSUE: <u>04/23/20</u>
CHECKED: _____	REVISIONS: _____
DRAWN: _____	 <u>05/21/20</u> CITY COMMENTS
HORIZONTAL SCALE: <u>1"=100'</u>	 _____
VERTICAL SCALE: <u>1"=10'</u>	 _____
	 _____
	 _____
	 _____

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

CHASKA, MN

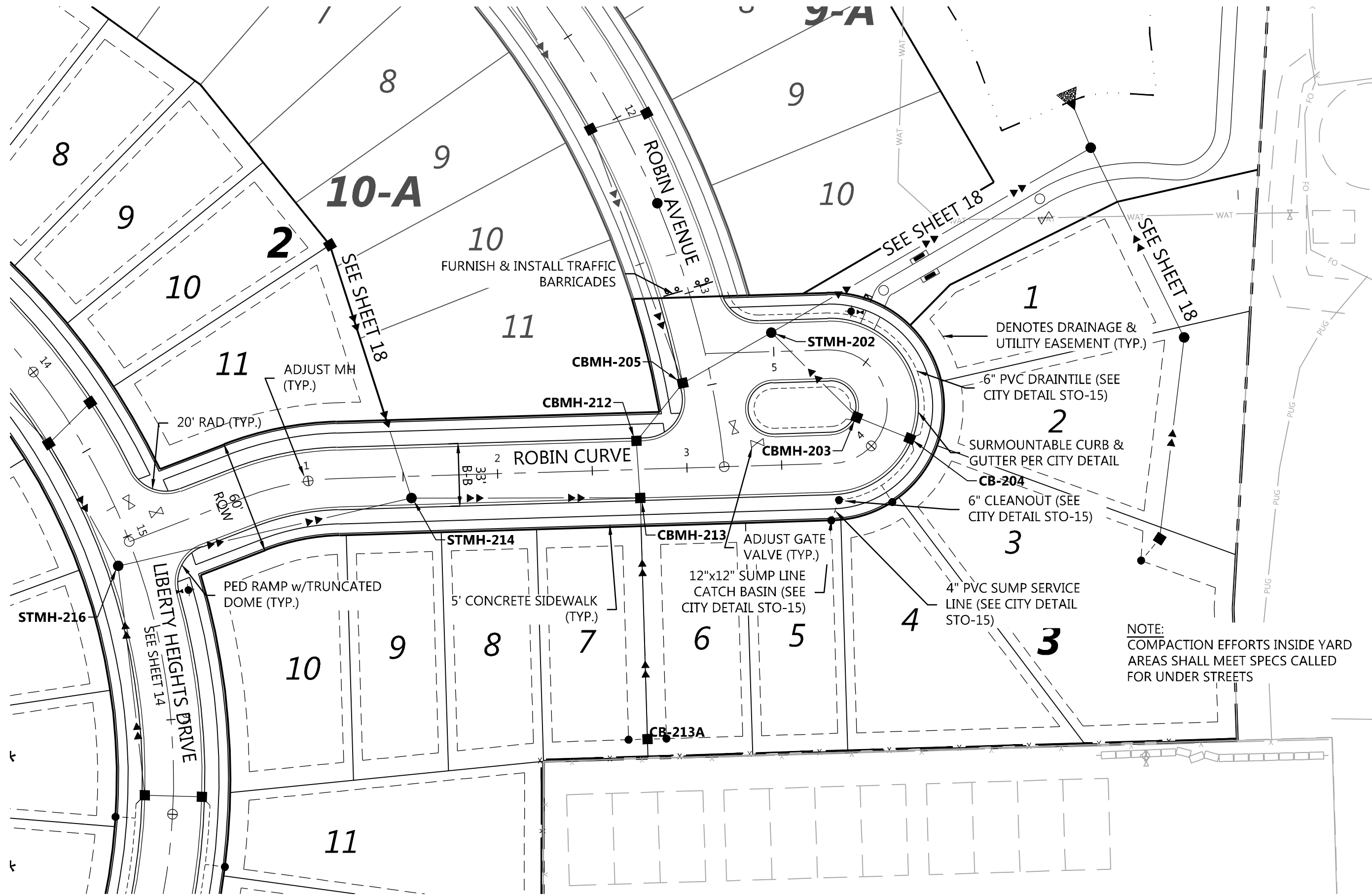
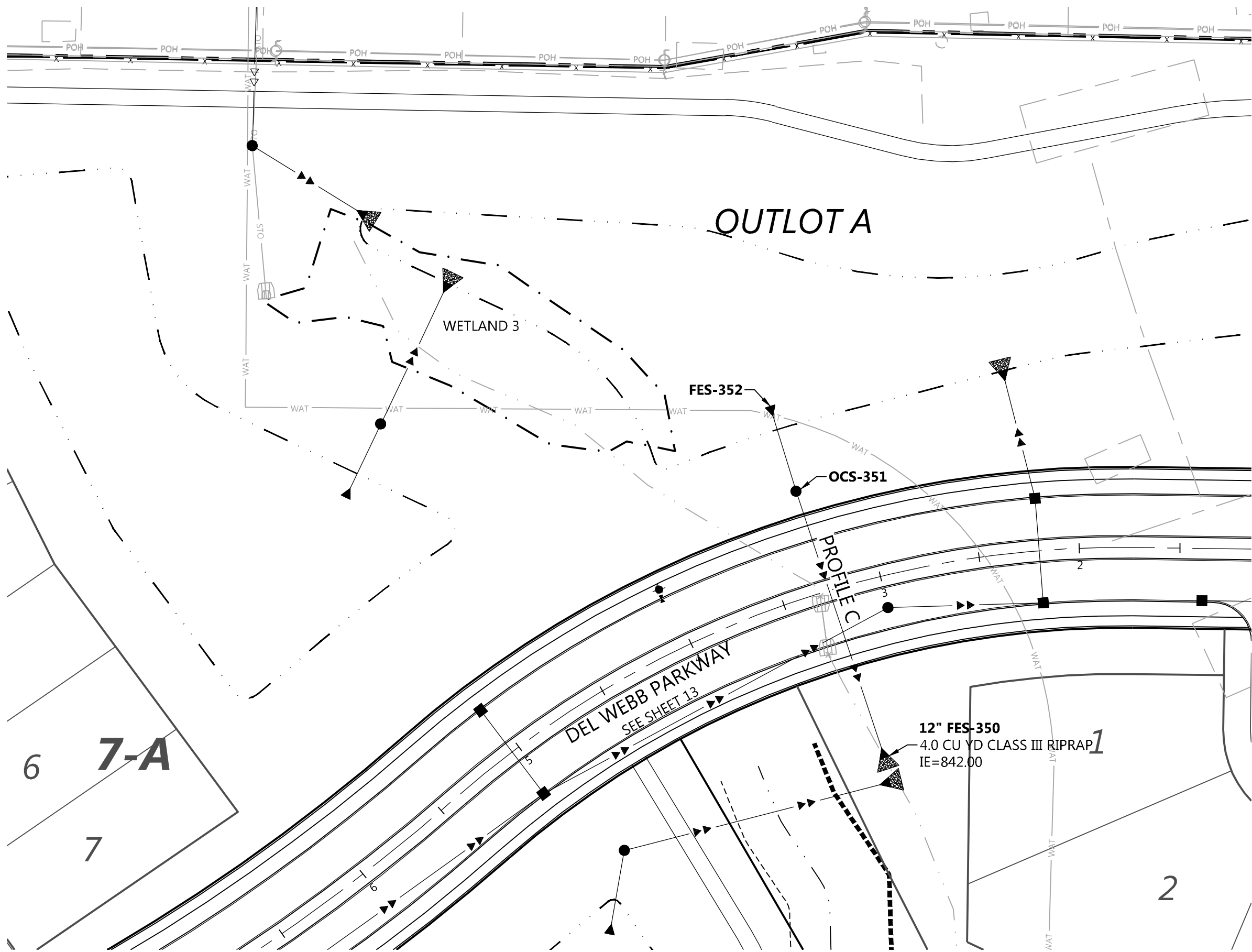
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

PROJECT NUMBER: 0015521.00

16 OF 33

DATE: 05/21/20



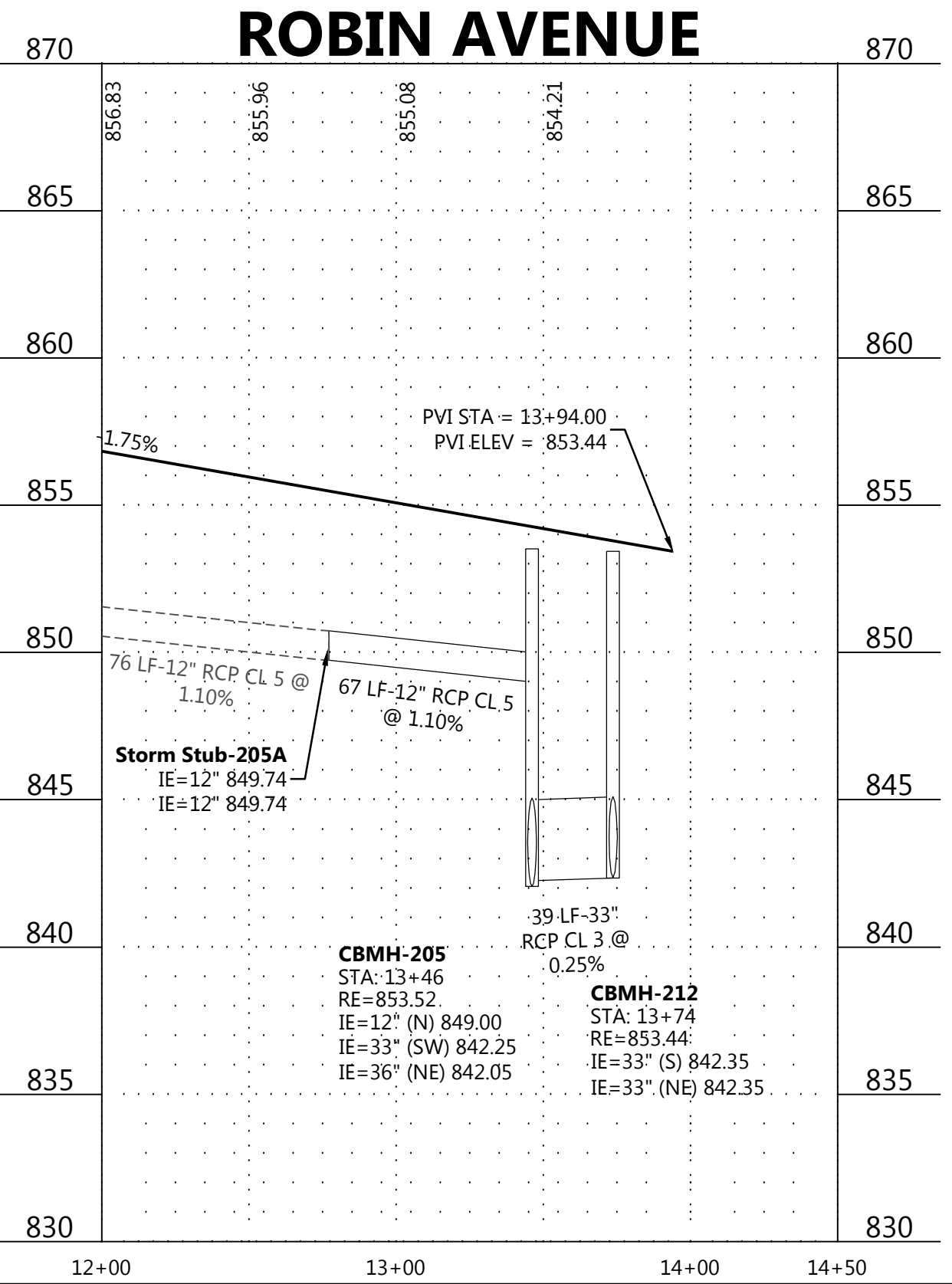
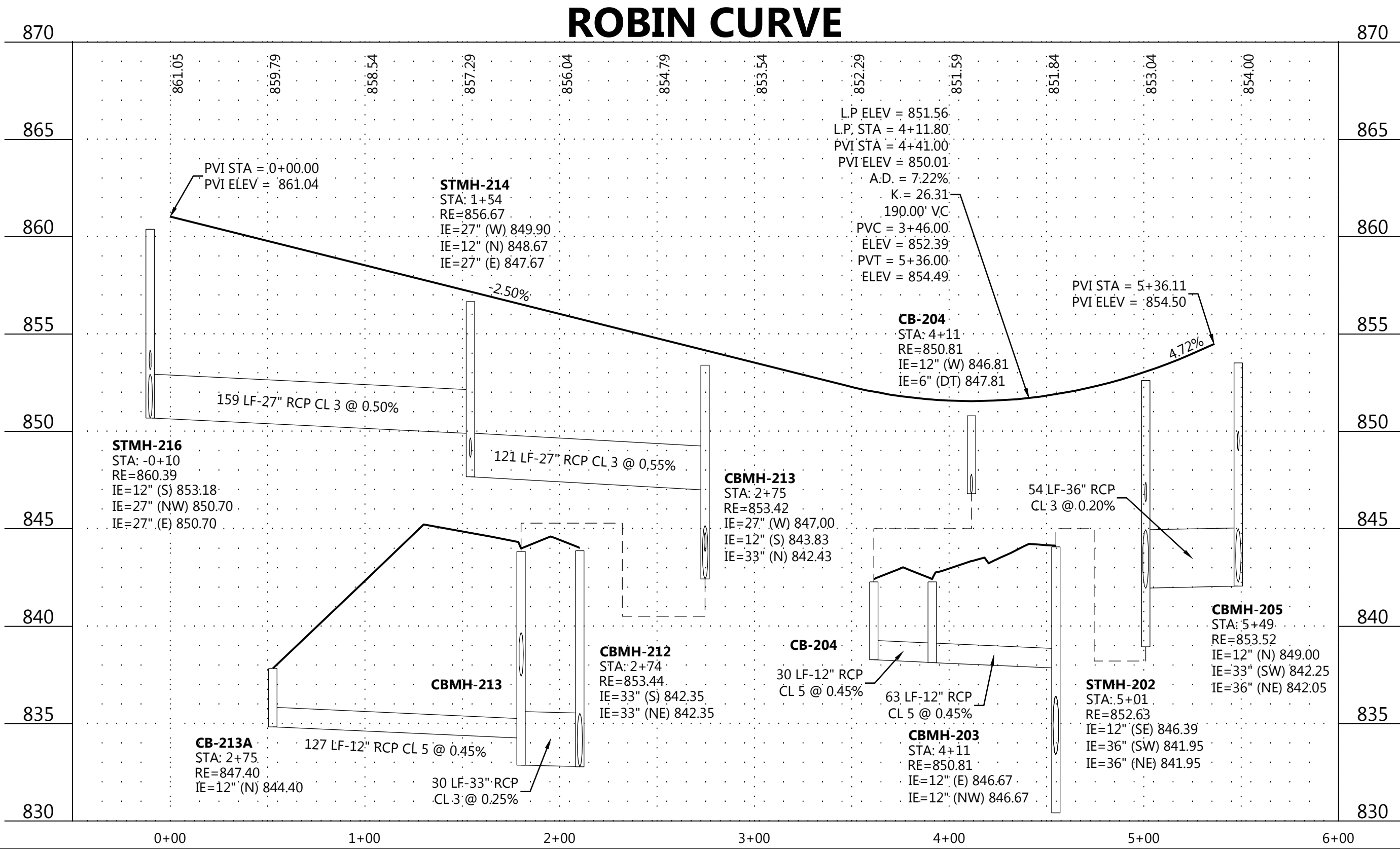
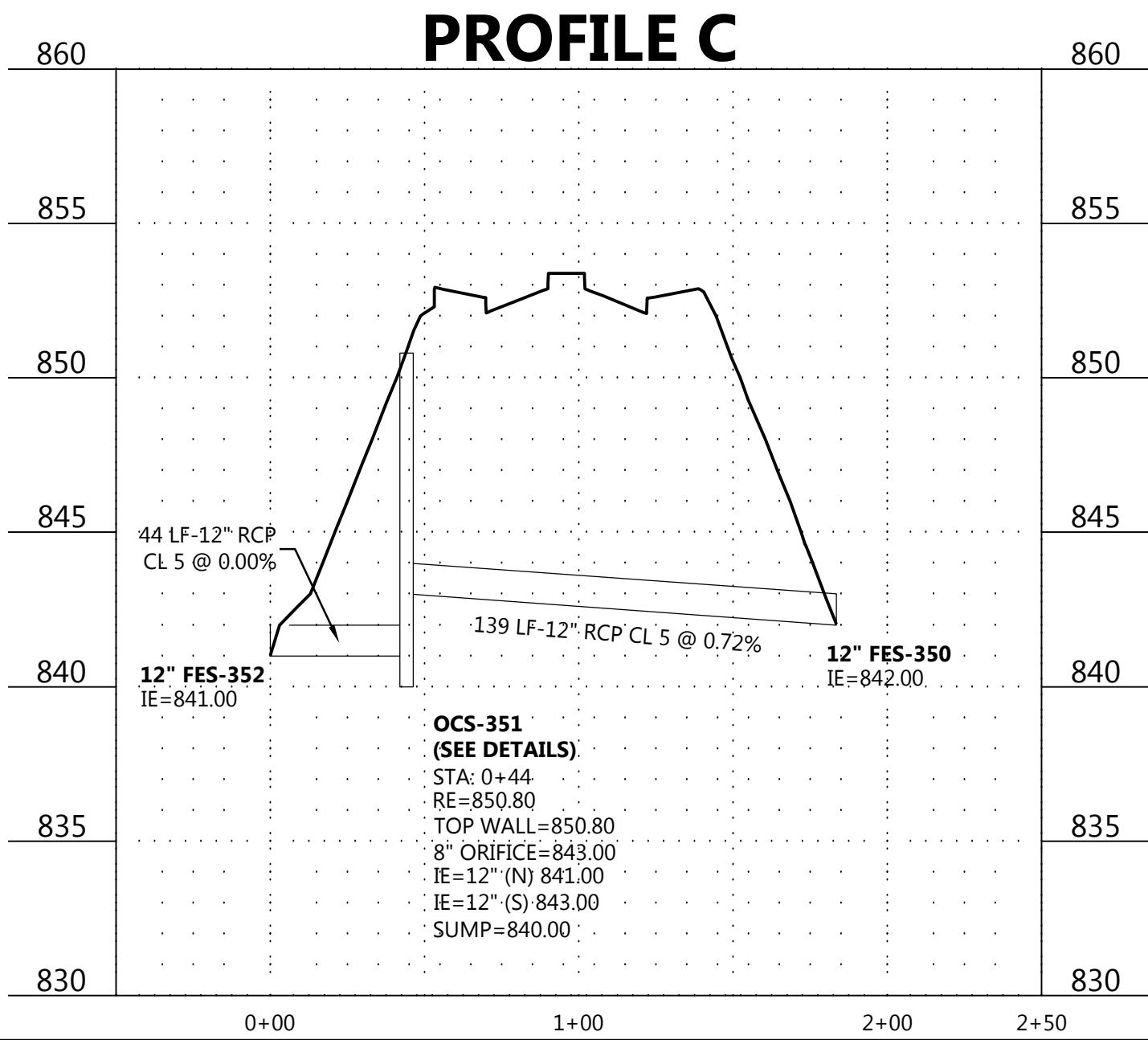
LEGEND

EXISTING PROPOSED

× 900.00 × 900.00 GUTTER ELEVATION

GENERAL NOTES

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DESIGNED: _____

CHECKED: _____

DRAWN: _____

HORIZONTAL SCALE: 50'

VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20

REVISIONS:

△	05/21/20	CITY COMMENTS
△	----	----
△	----	----
△	----	----
△	----	----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM

DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

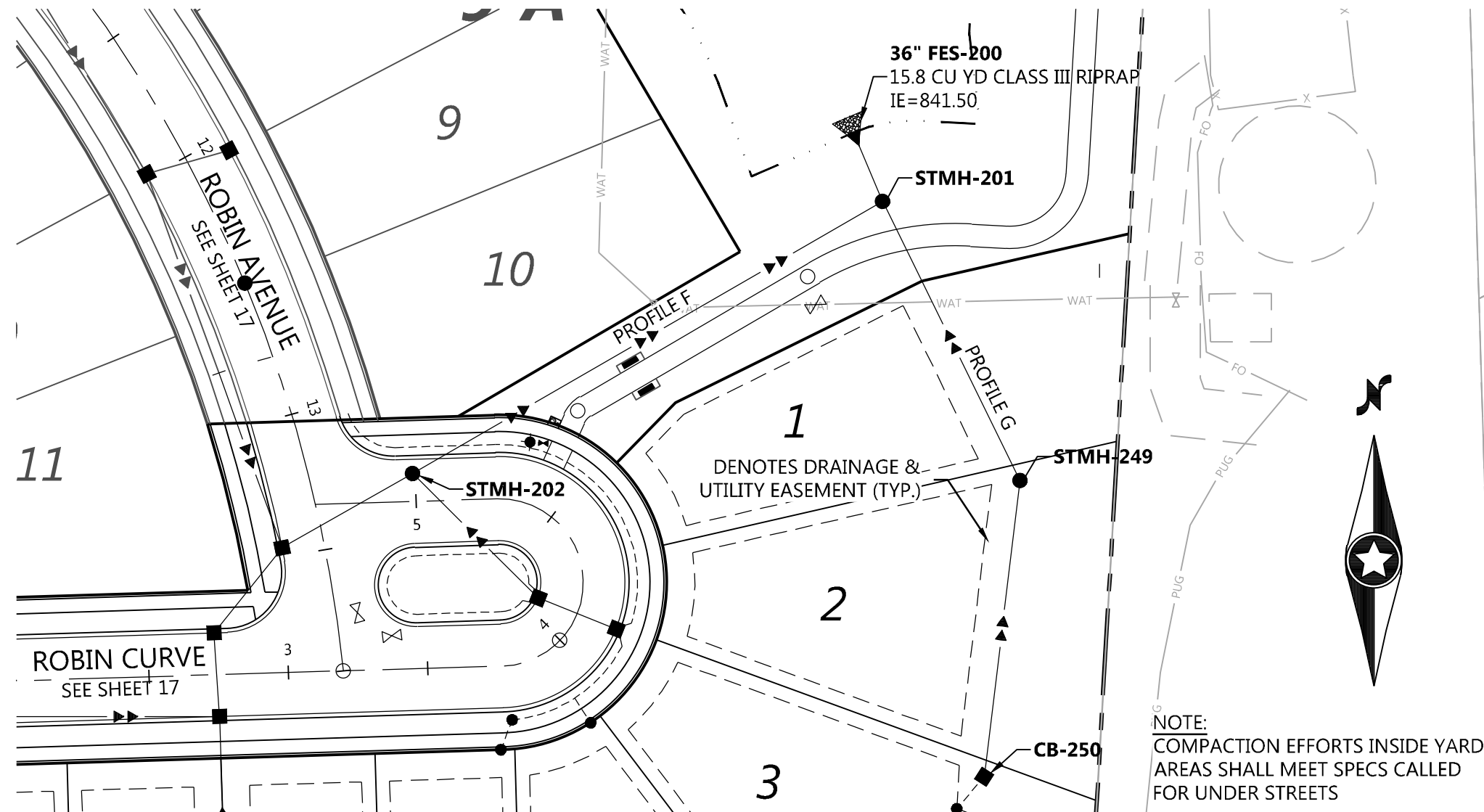
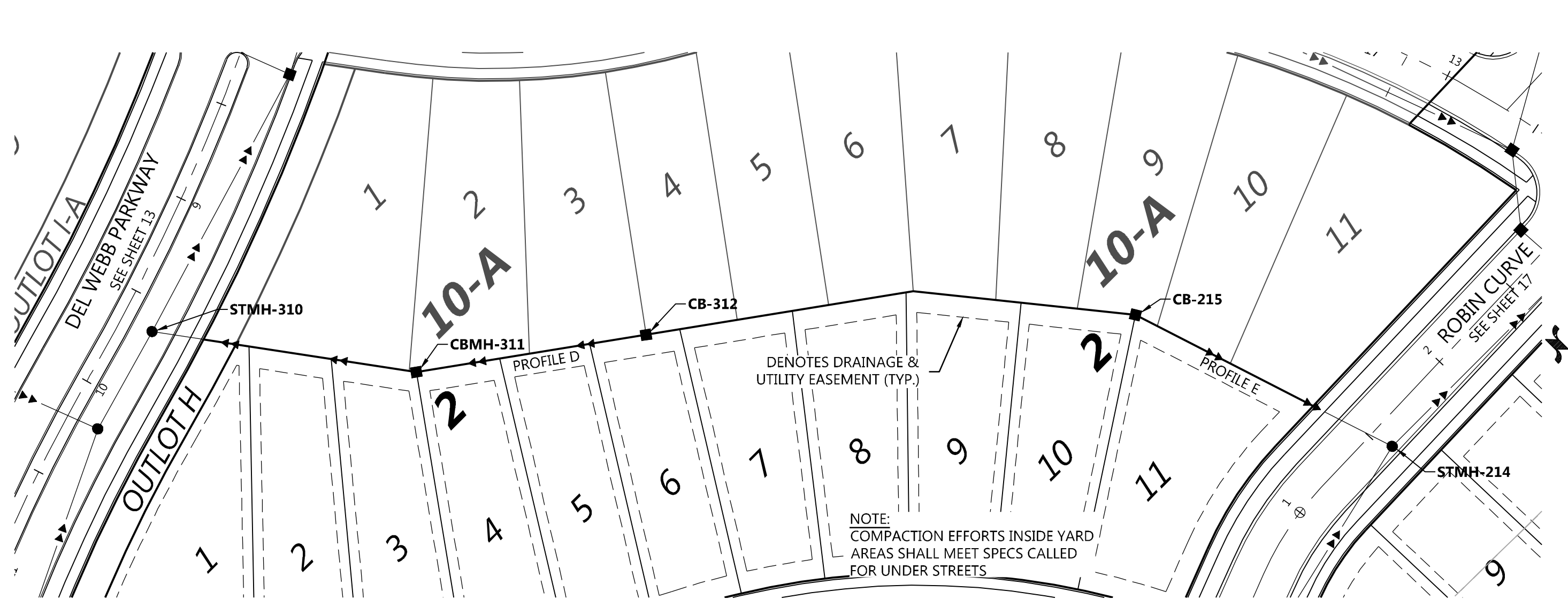
**STORM SEWER AND
STREET CONSTRUCTION
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

17 OF **33**

DATE: 05/21/20



LEGEND

EXISTING
+ 900.00

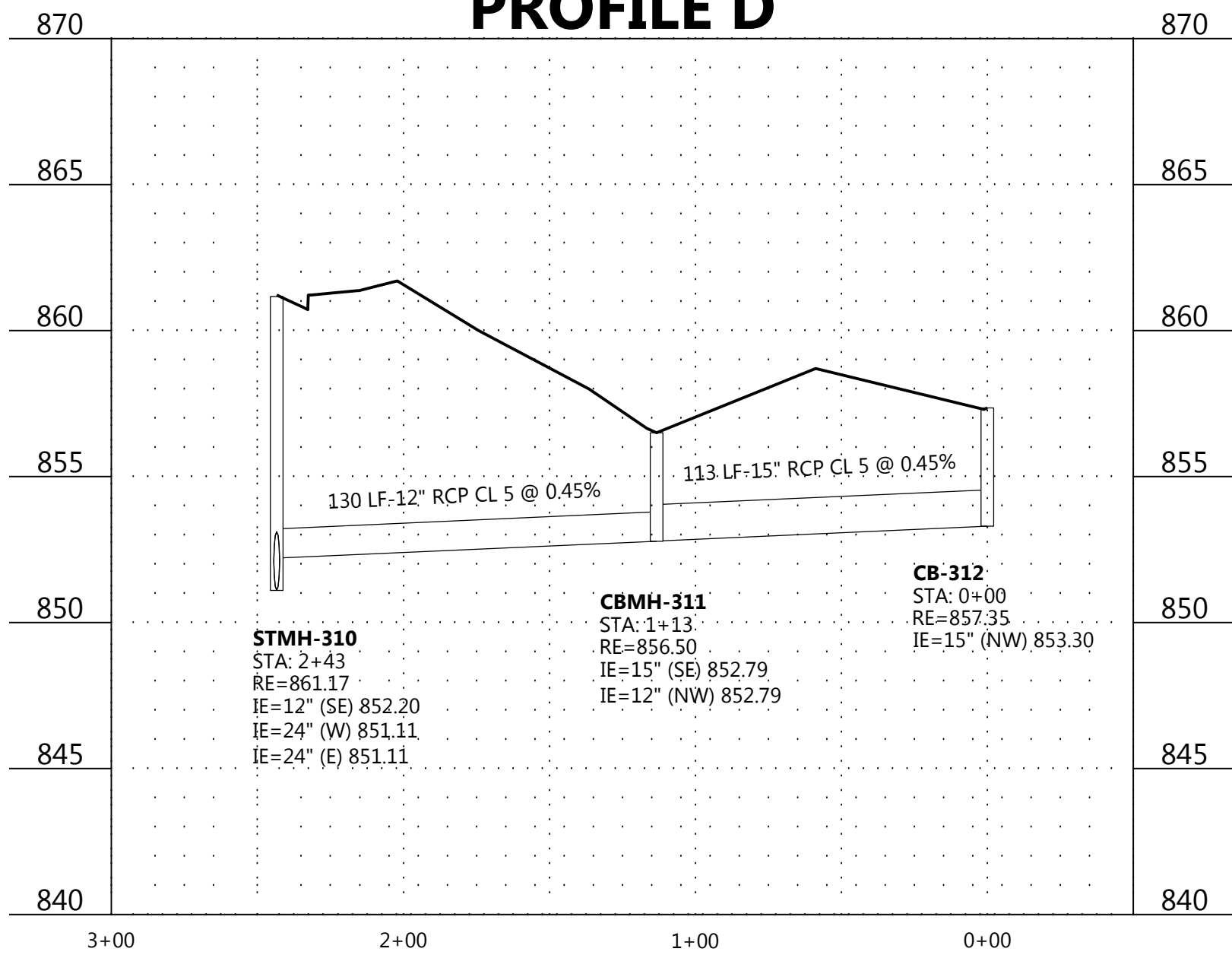
PROPOSED
x 900.00

GUTTER ELEVATION

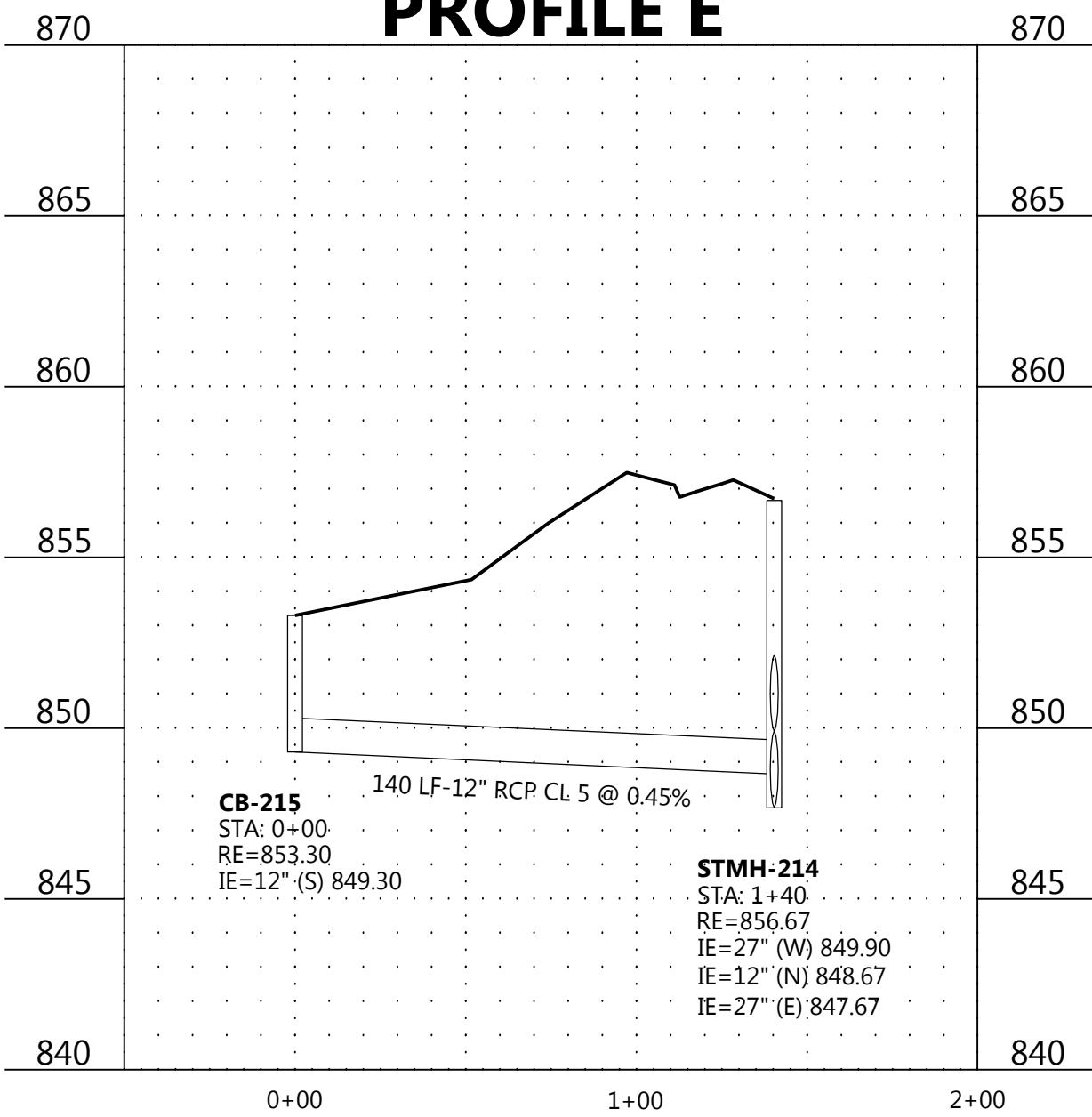
GENERAL NOTES

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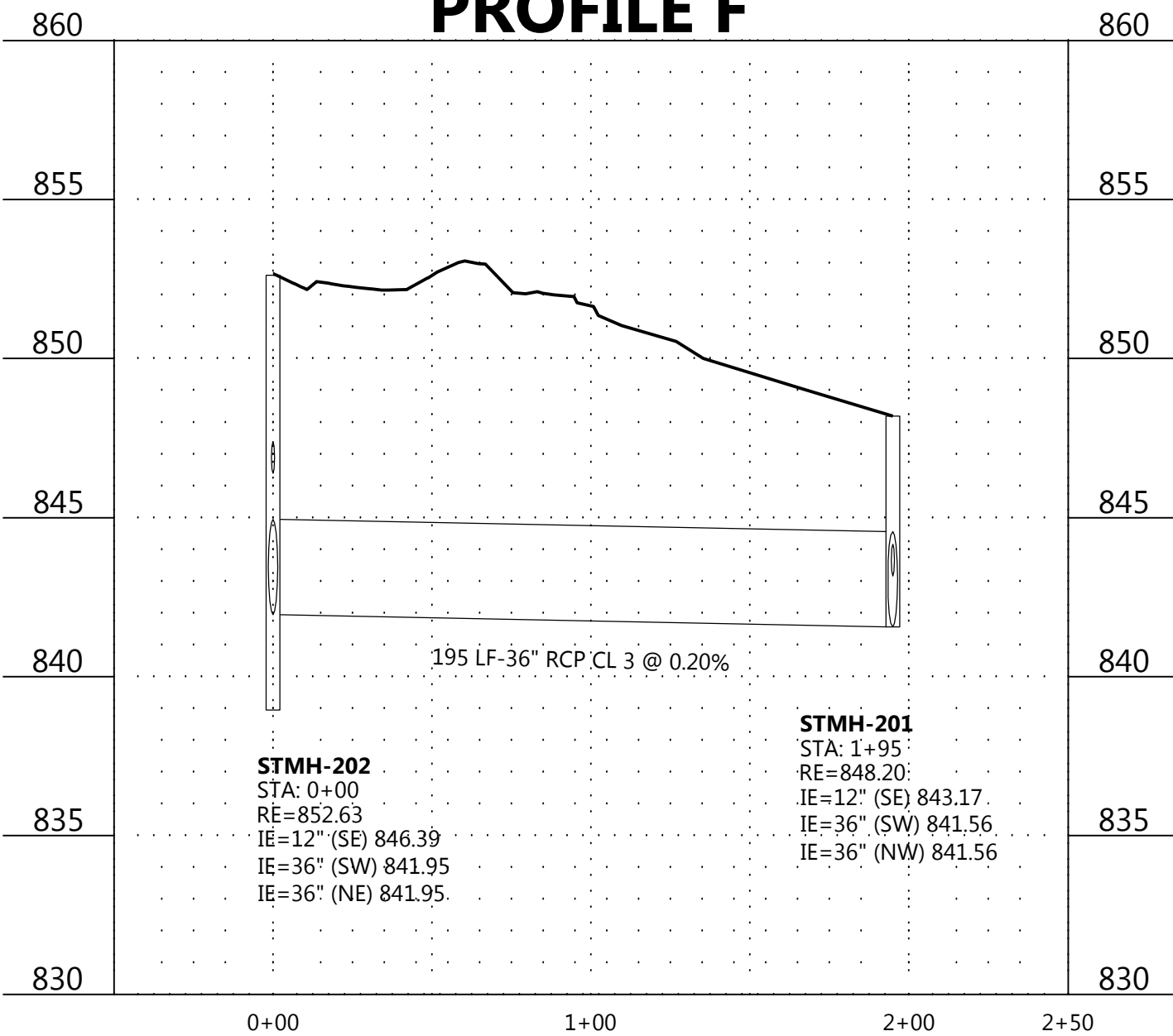
PROFILE D



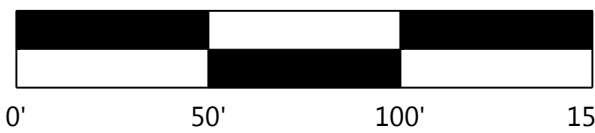
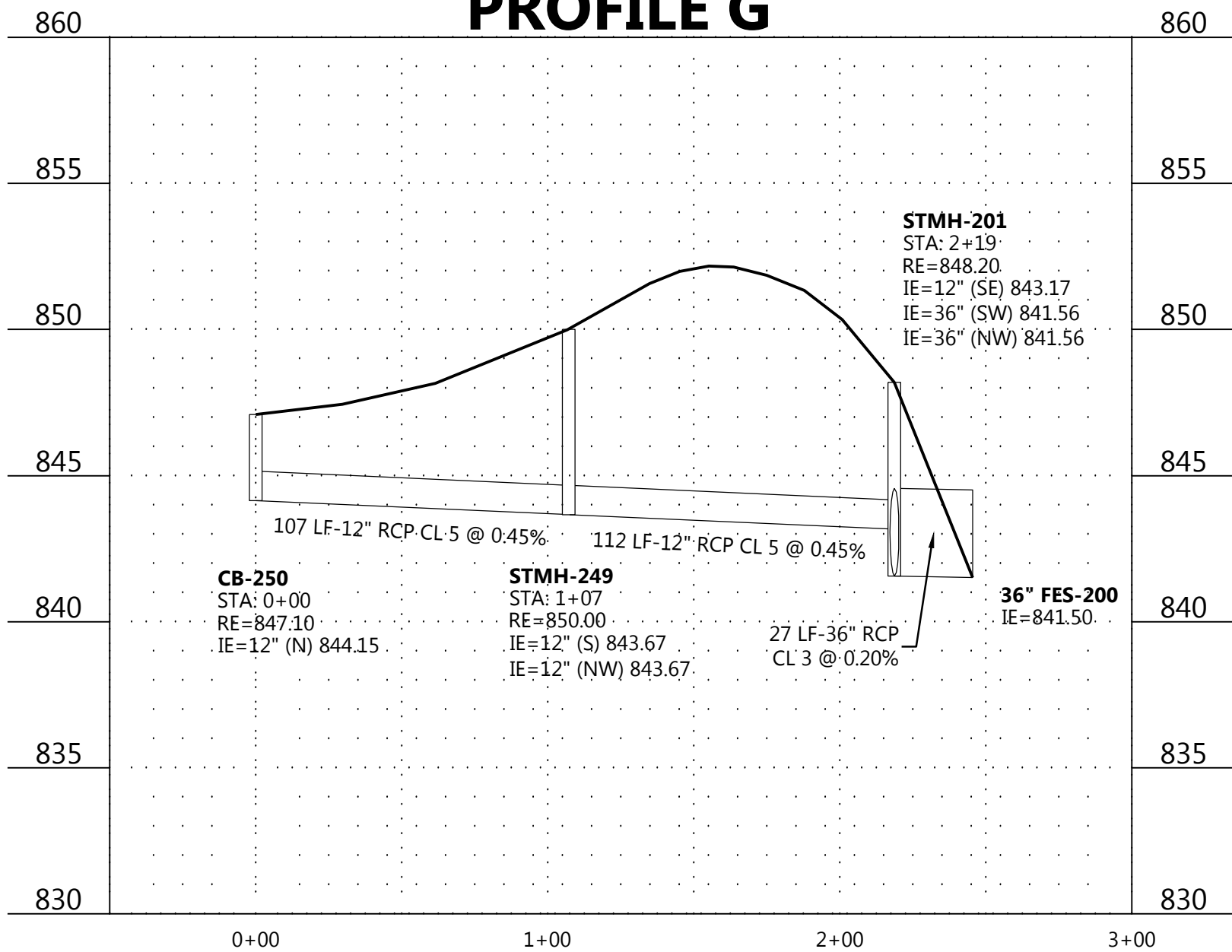
PROFILE E



PROFILE F



PROFILE G



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ ----
△ ----
△ ----
△ ----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

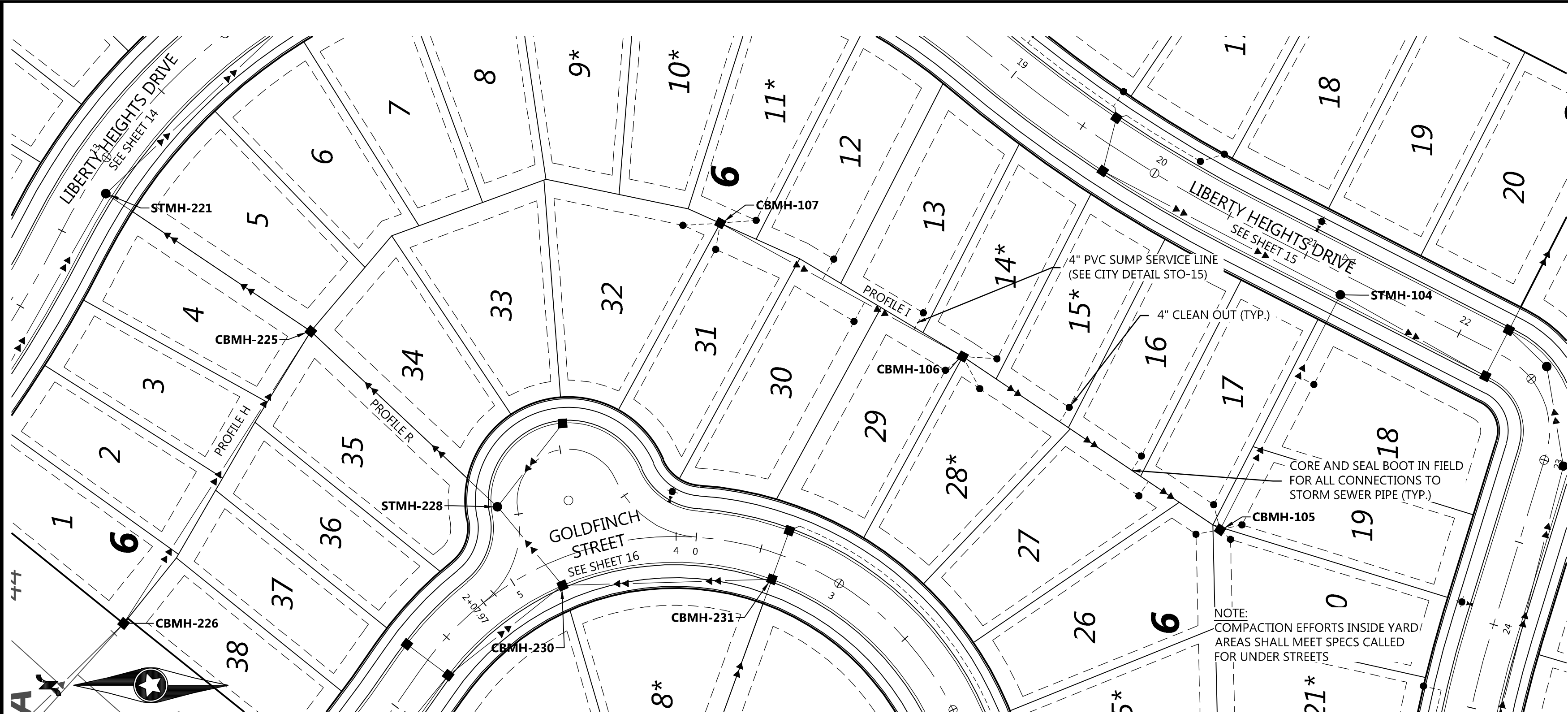
STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0015521.00

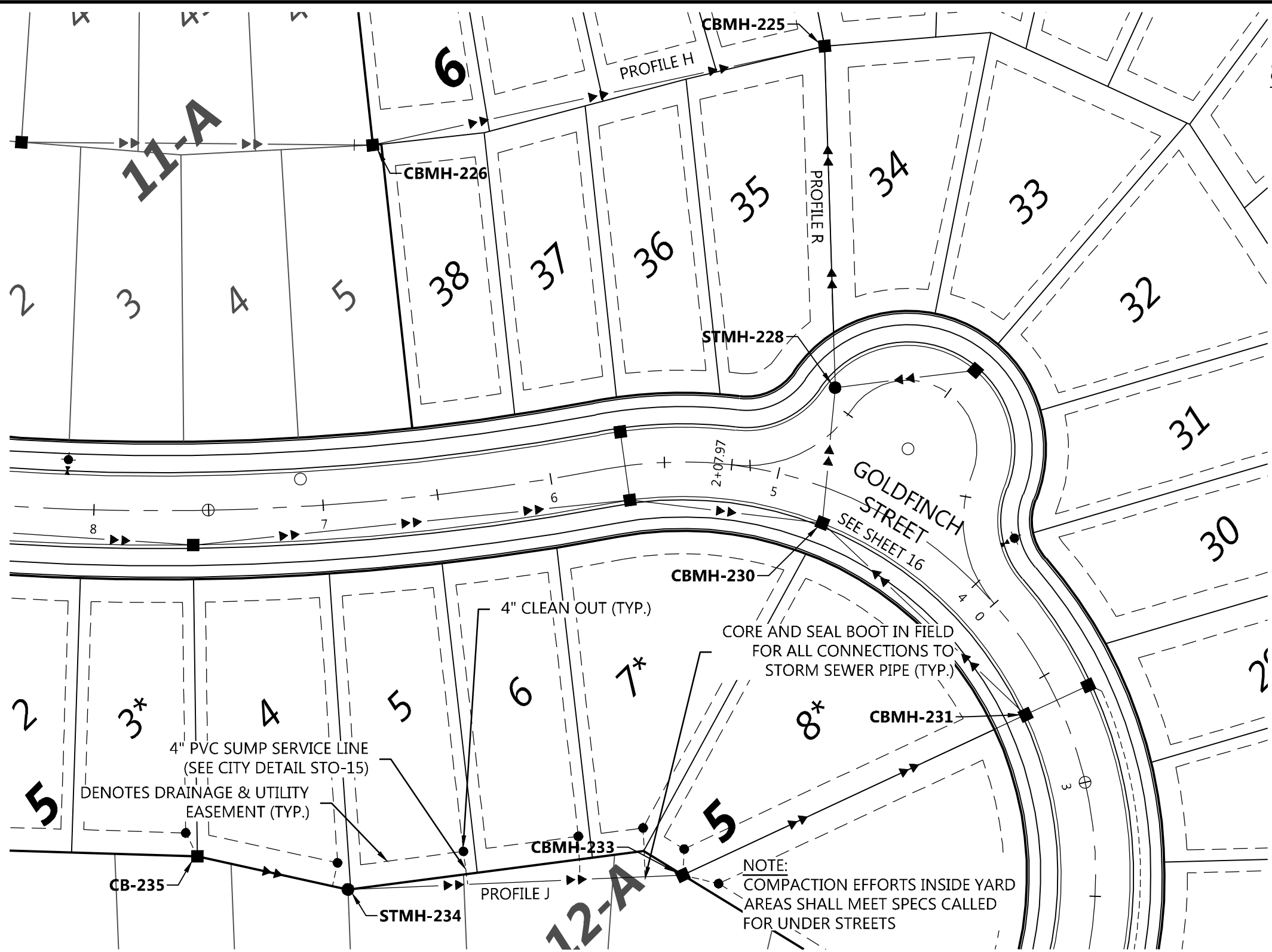
SHEET NUMBER:

18 OF 33

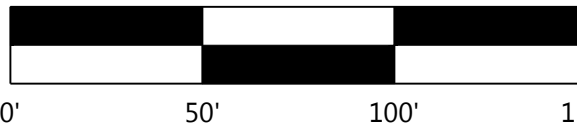
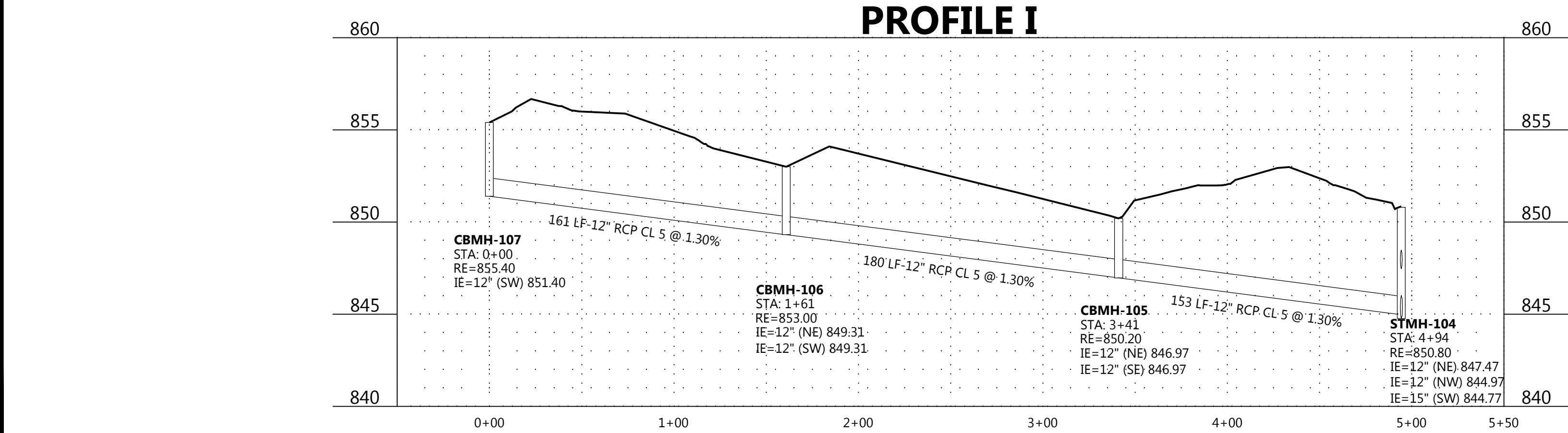
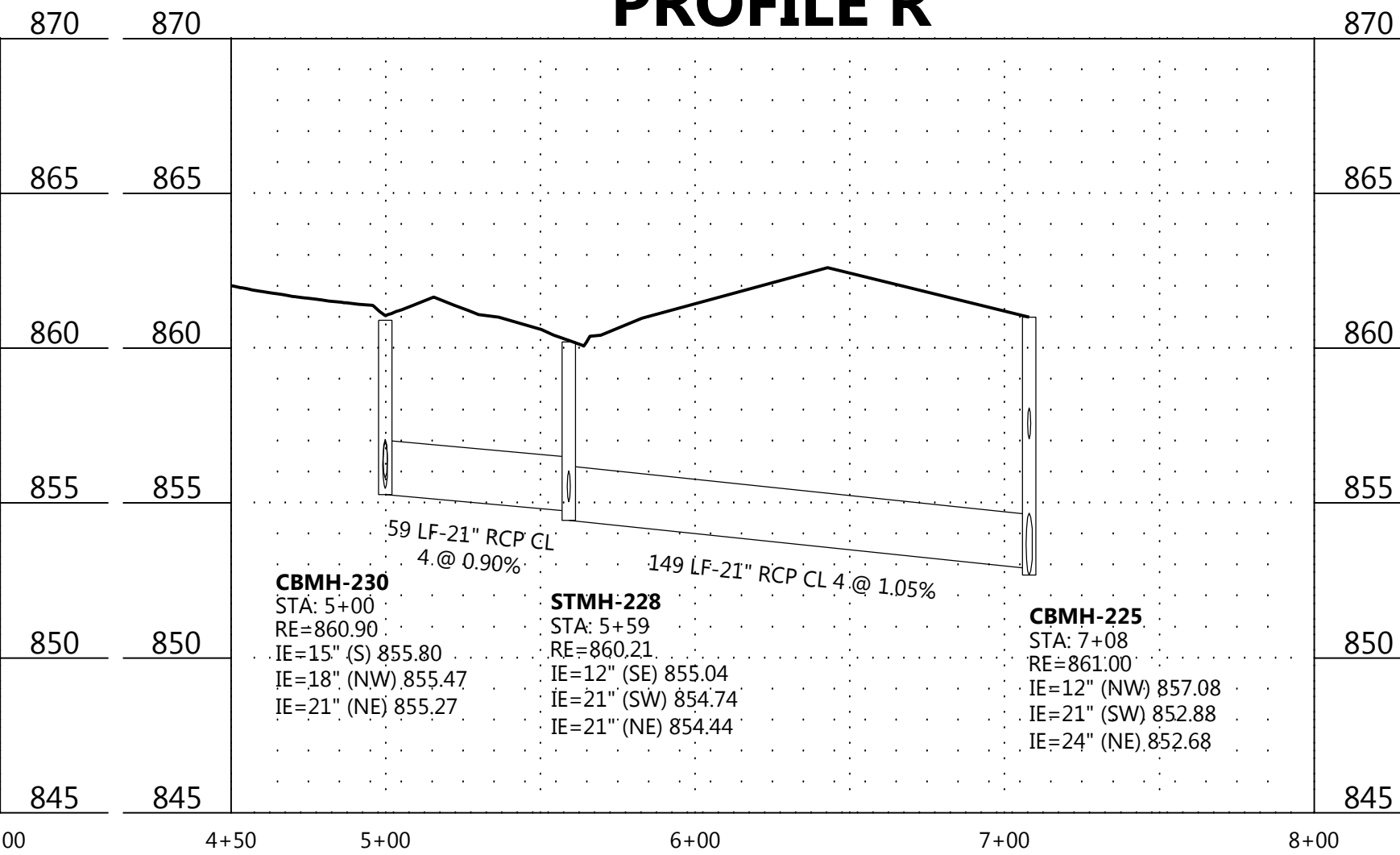
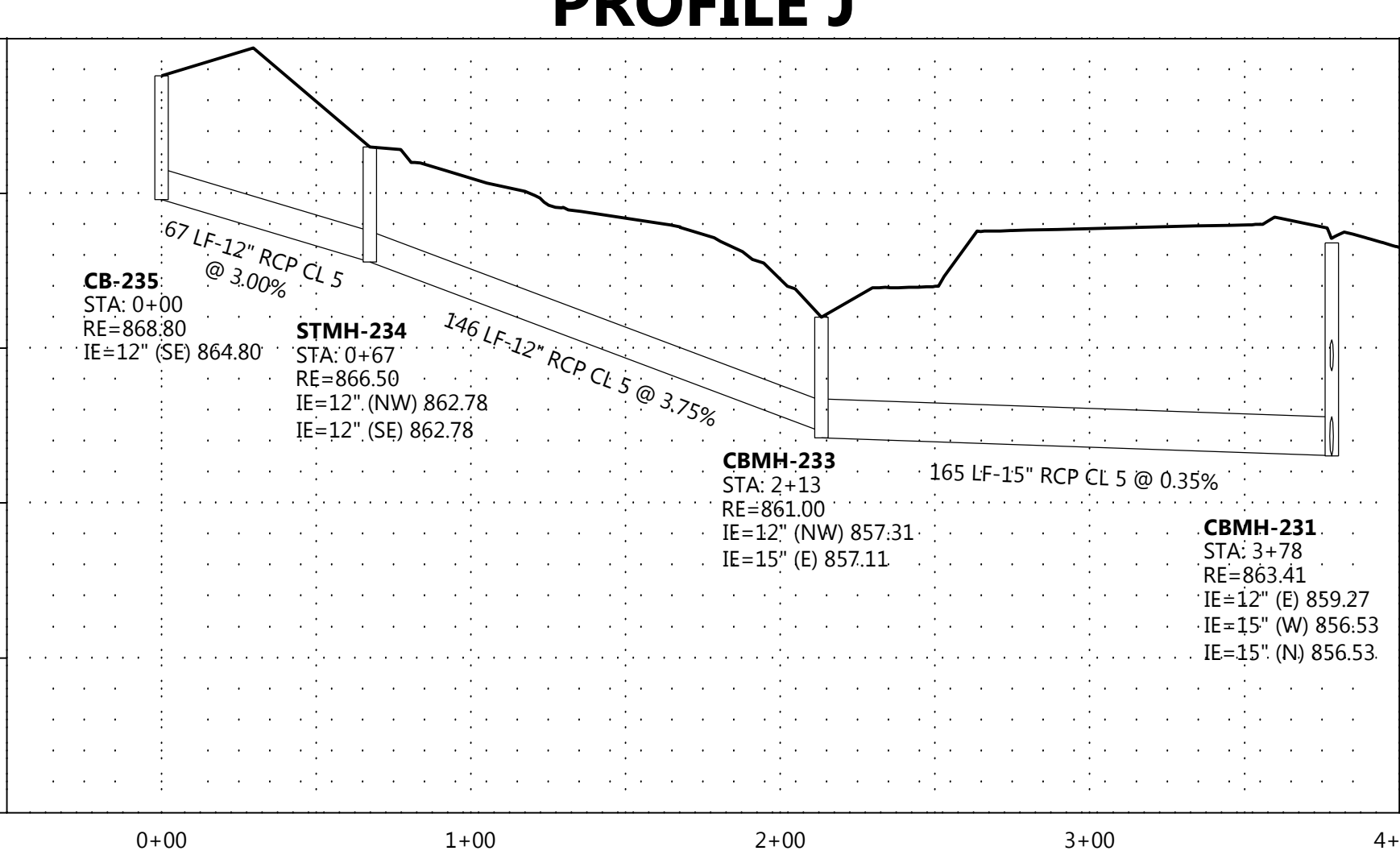
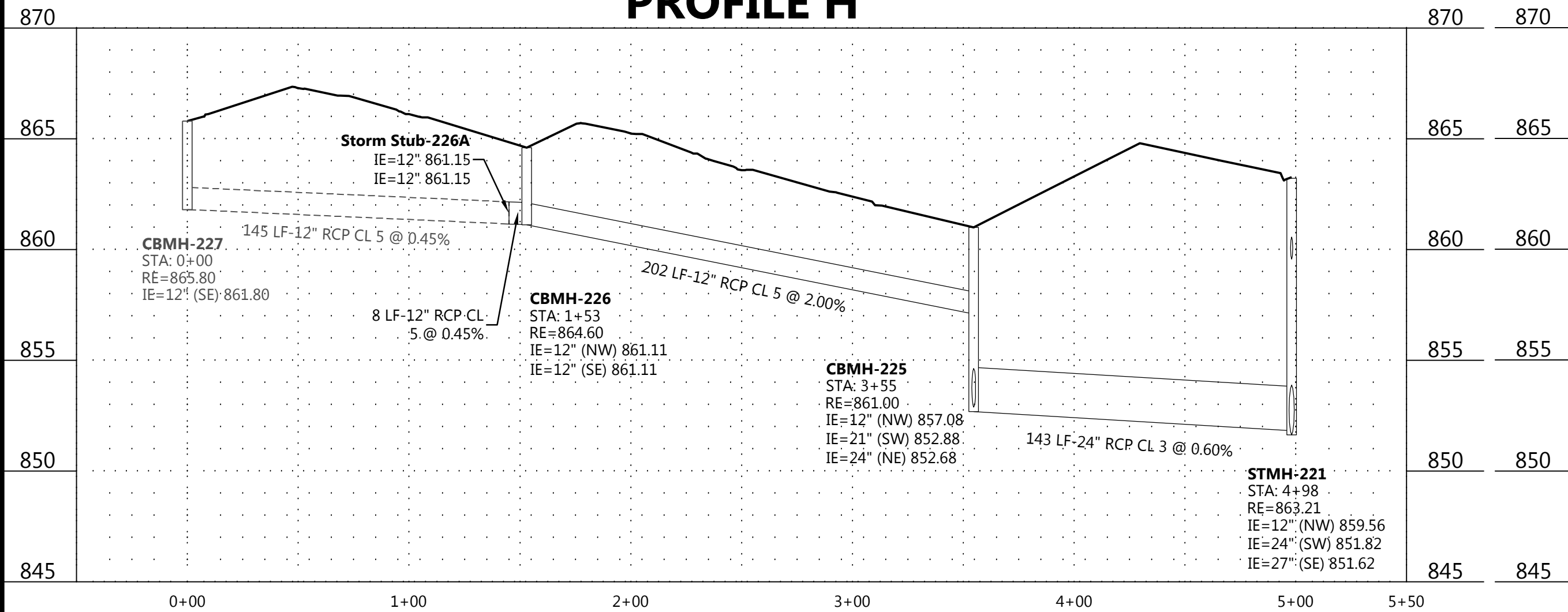
DATE: 05/21/20



PROFILE H



PROFILE R



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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
RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

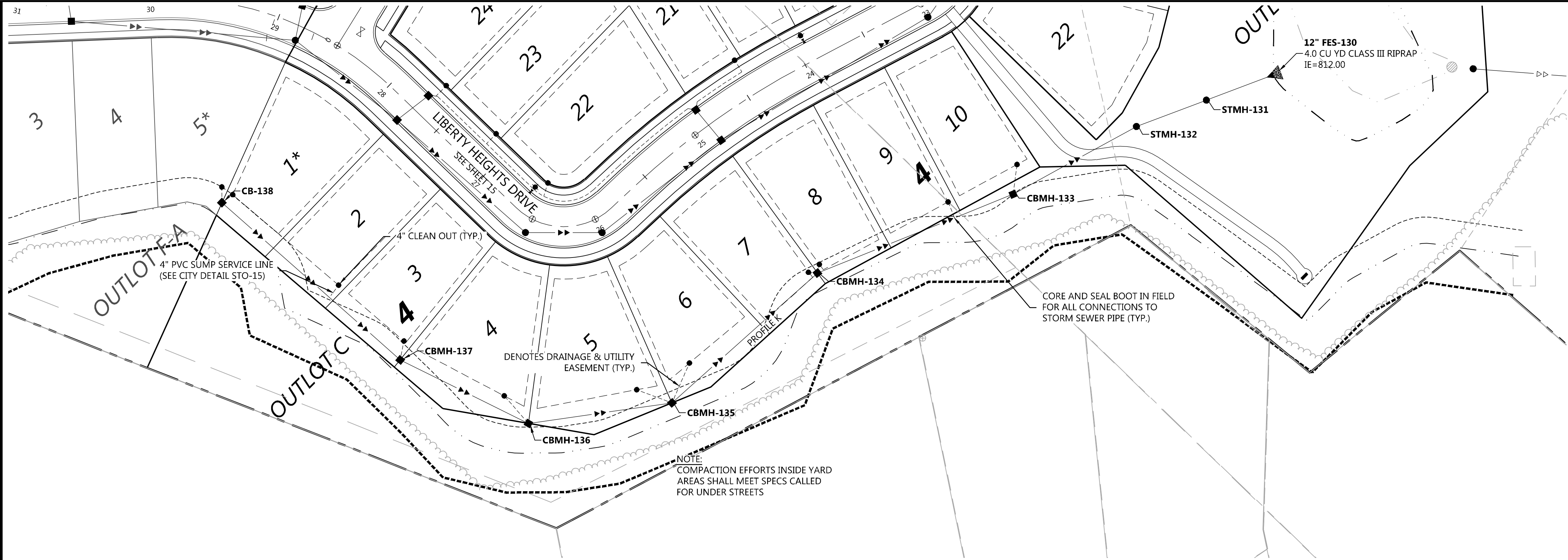
DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STORM SEWER
CONSTRUCTION PLAN**

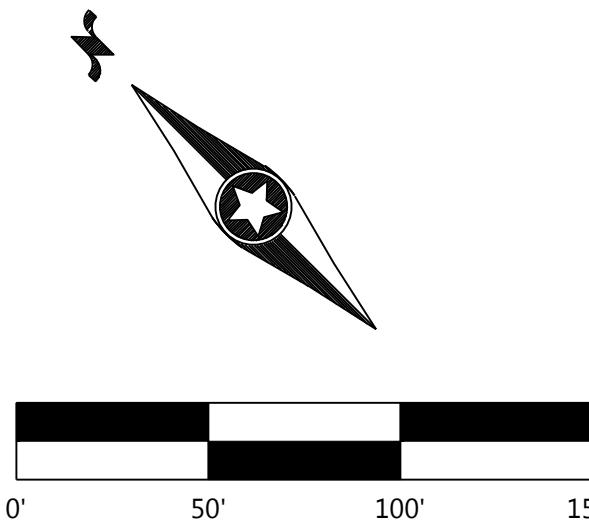
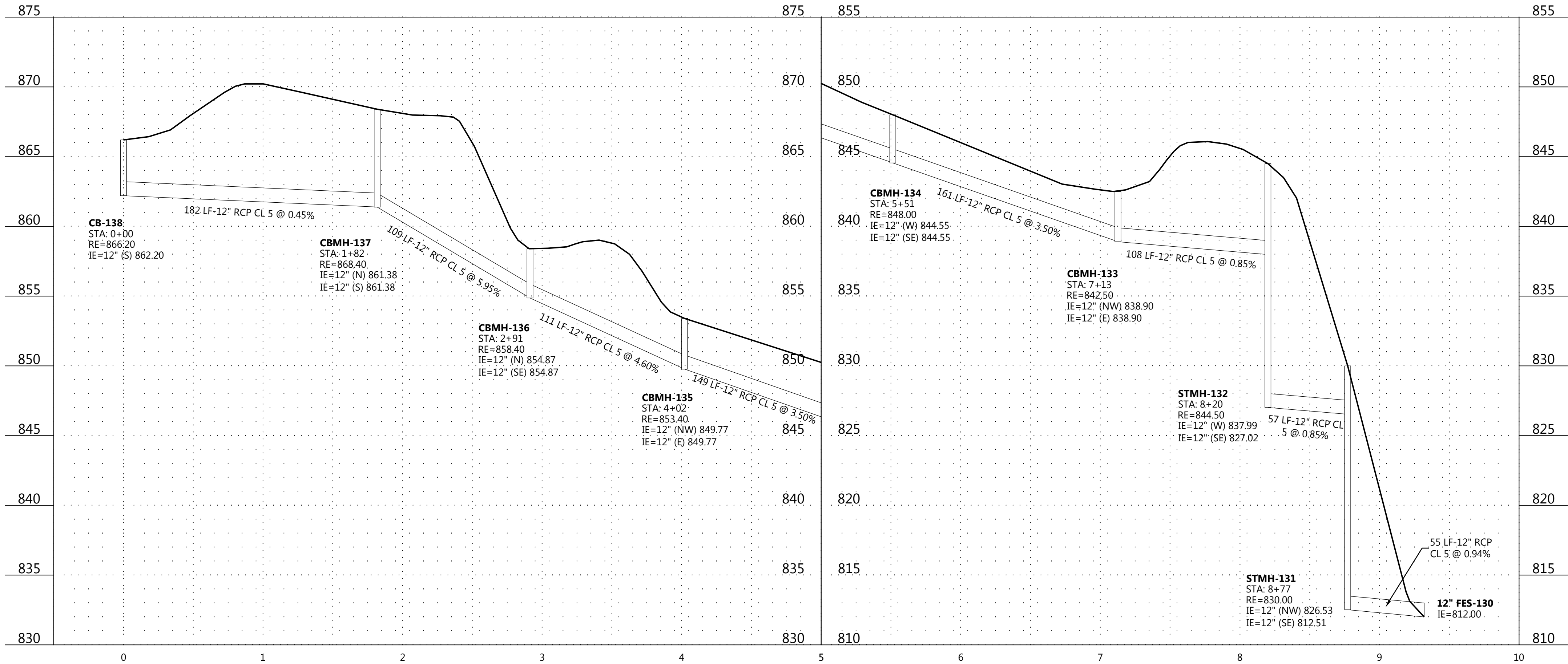
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
19 OF **33**
DATE: 05/21/20



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PROFILE K



N:\0015521\00 DWG\CIVIL\FINAL CONSTRUCTION\0015521STF05.DWG

DEL WEBB AT CHASKA

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

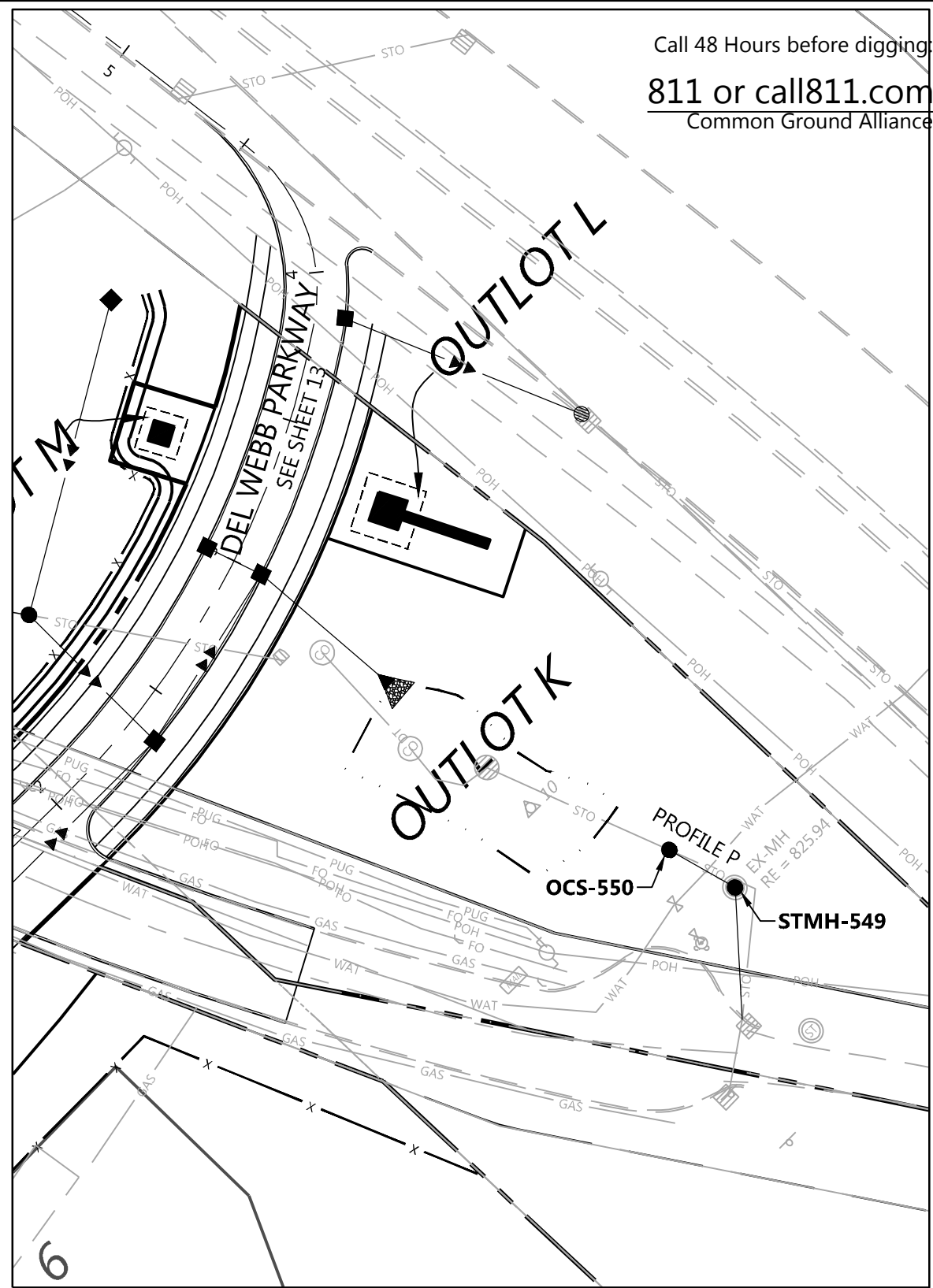
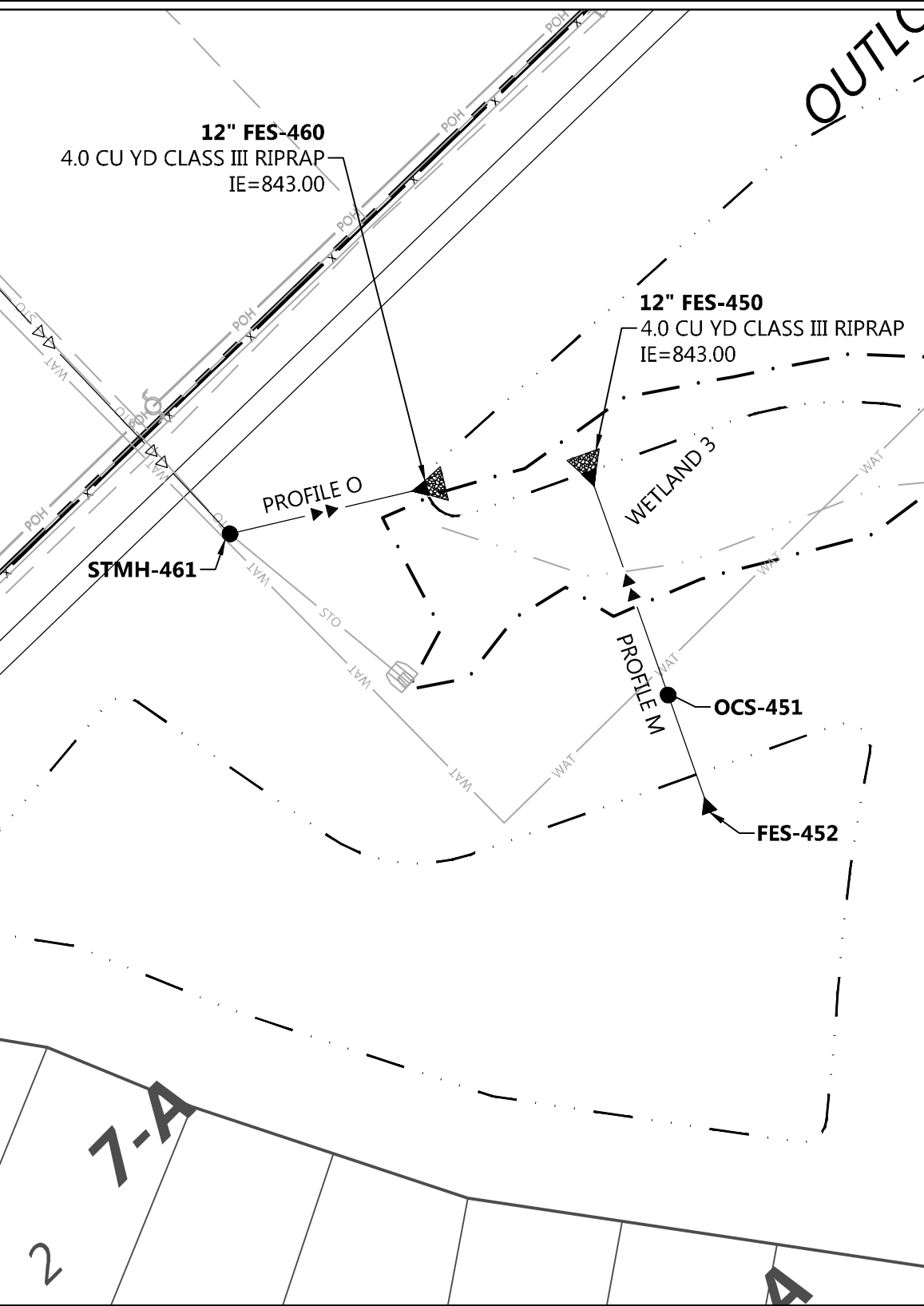
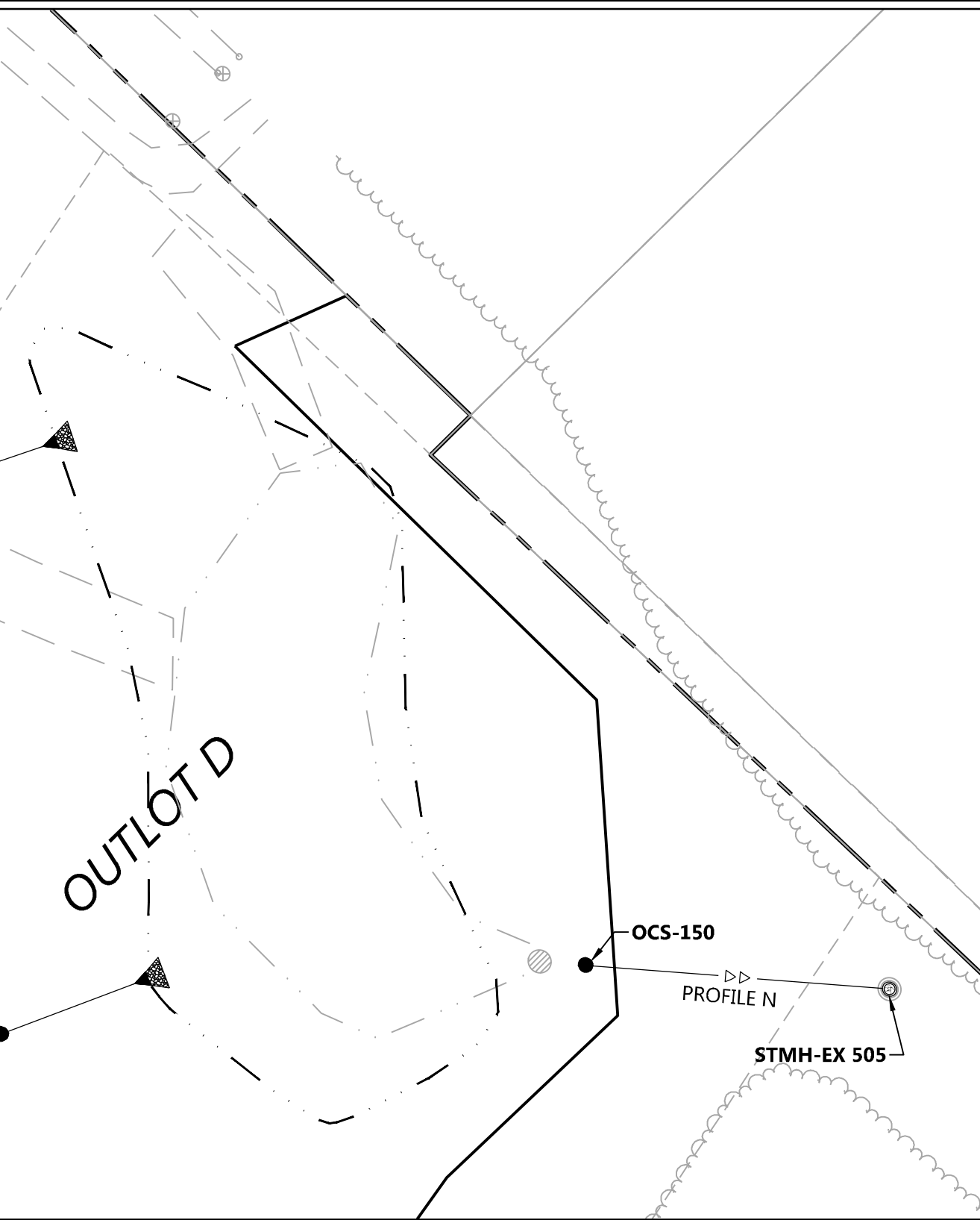
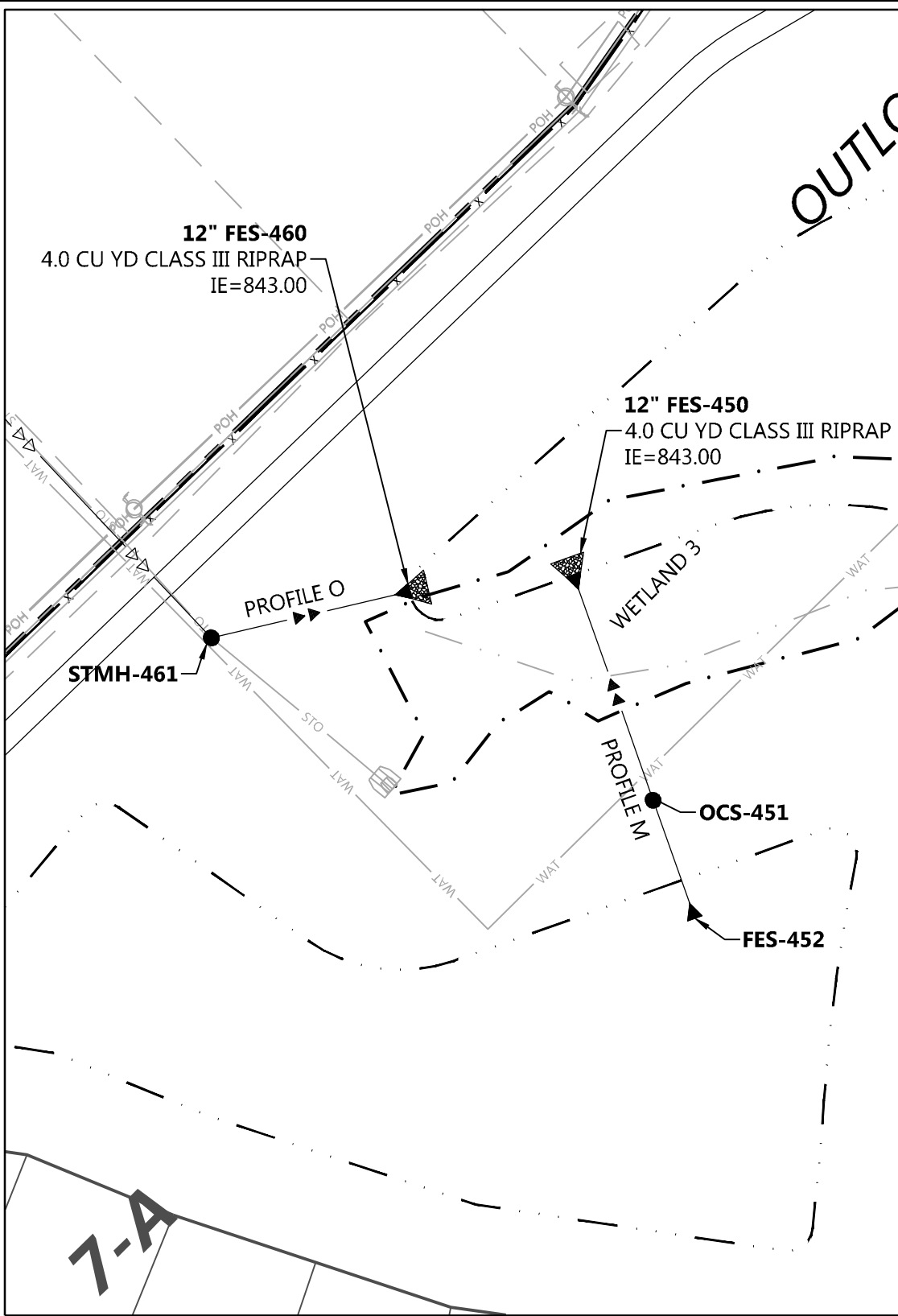
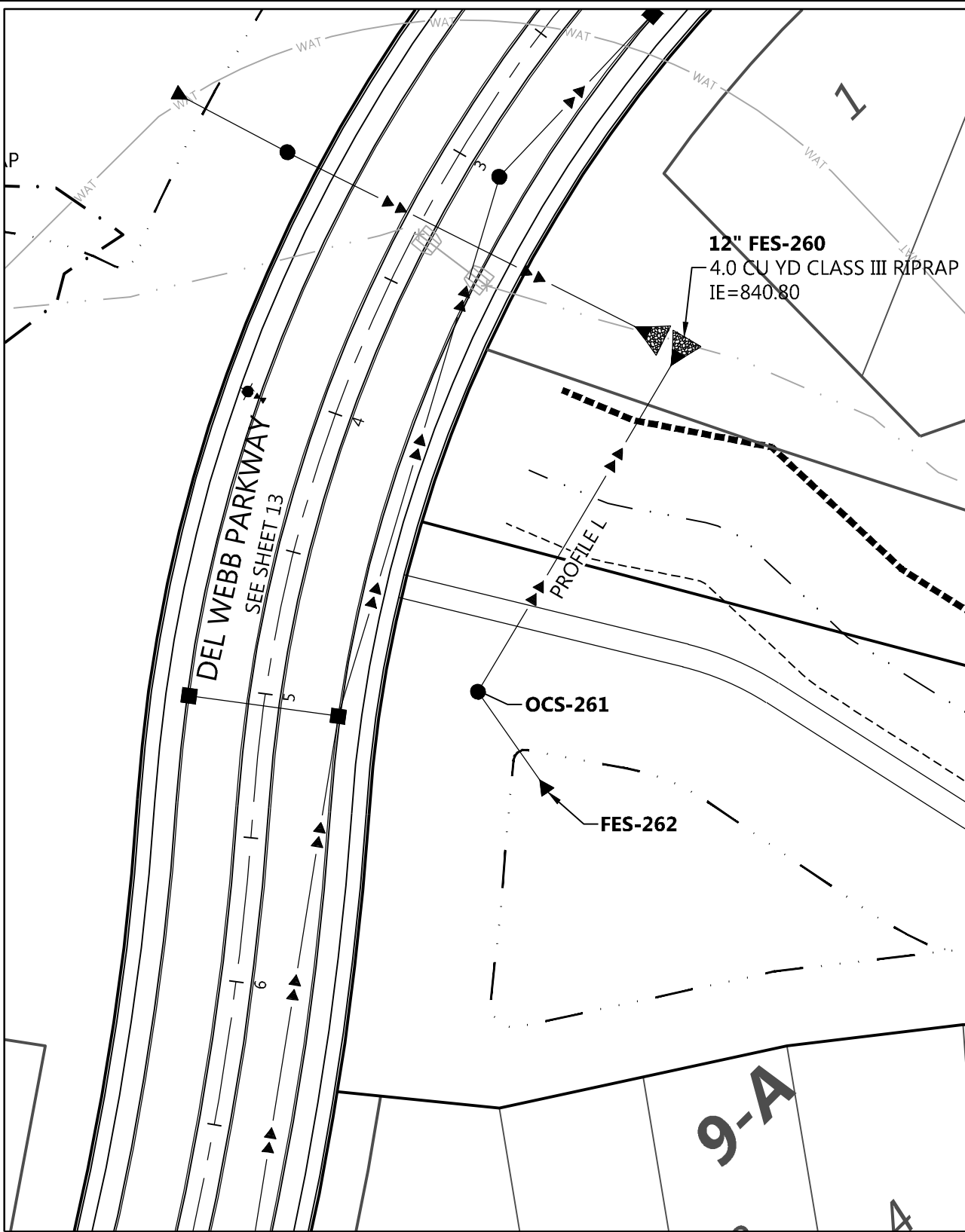
DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

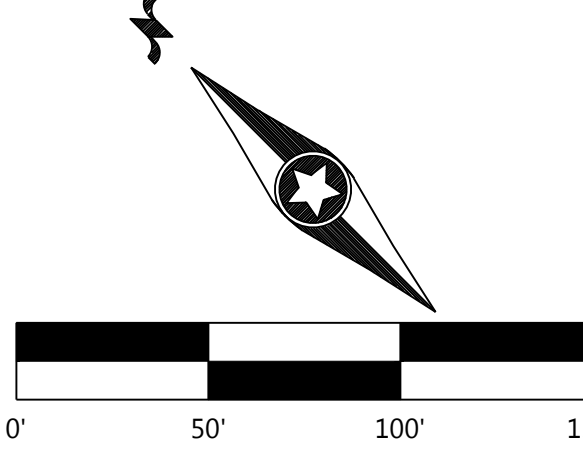
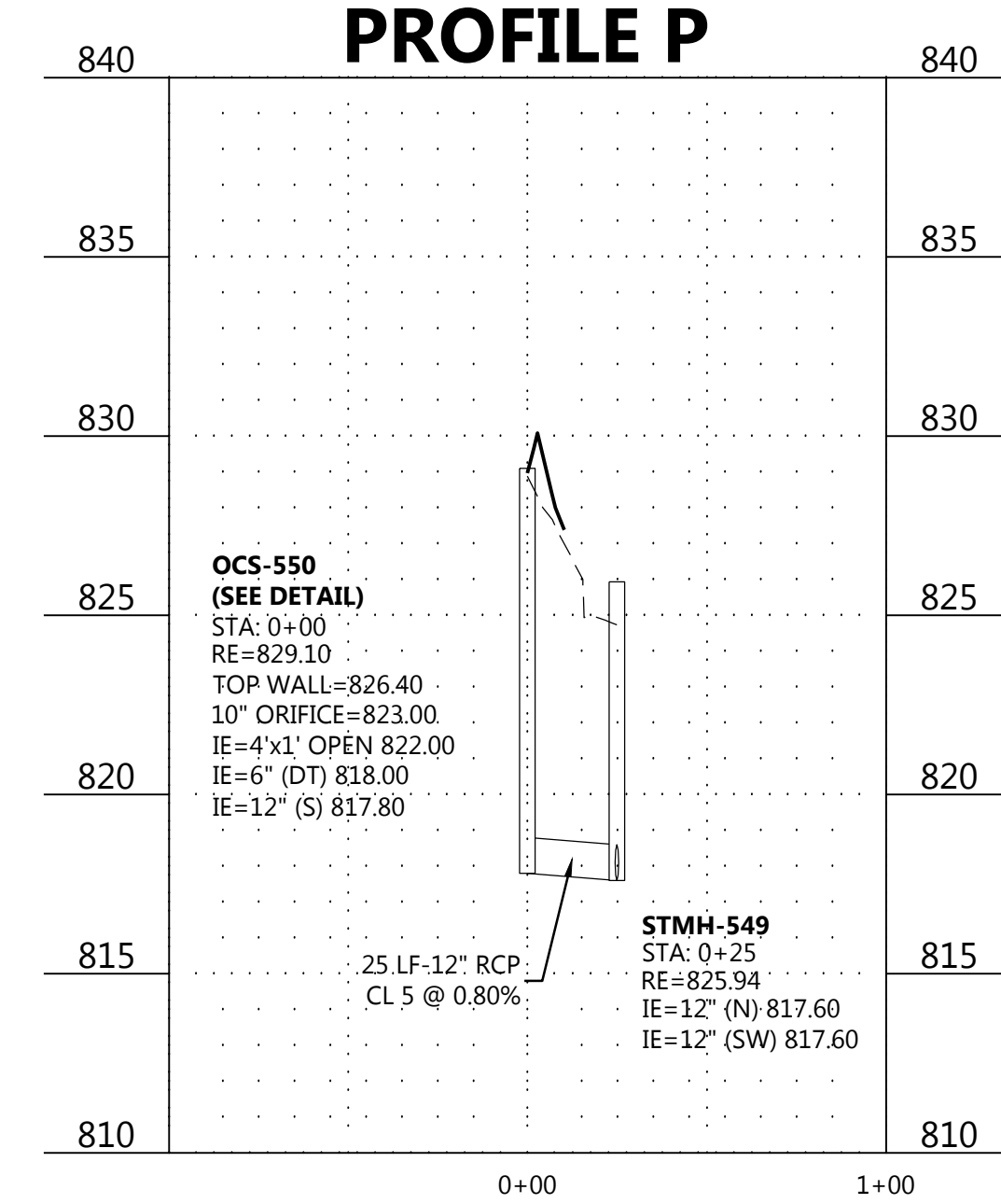
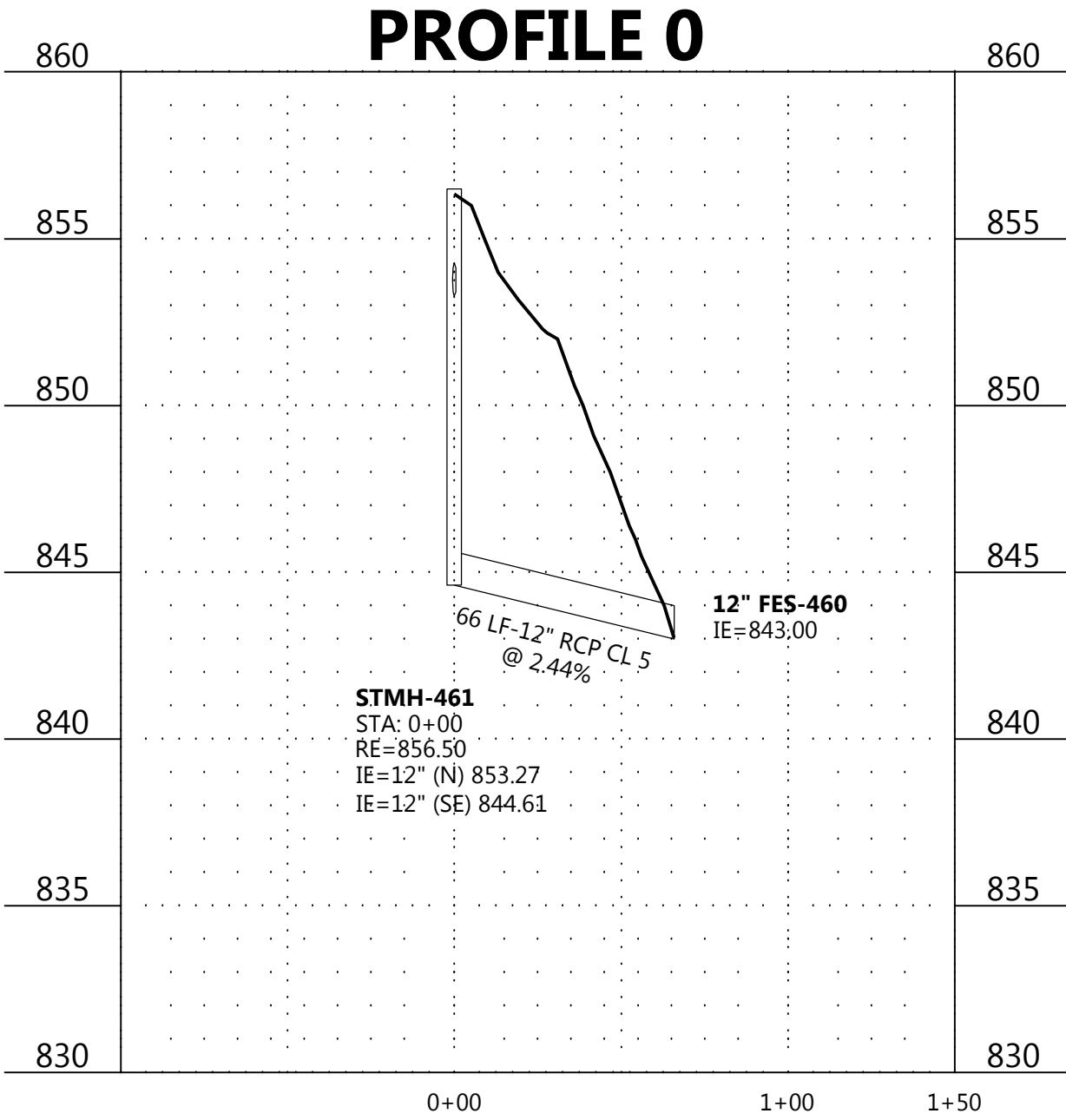
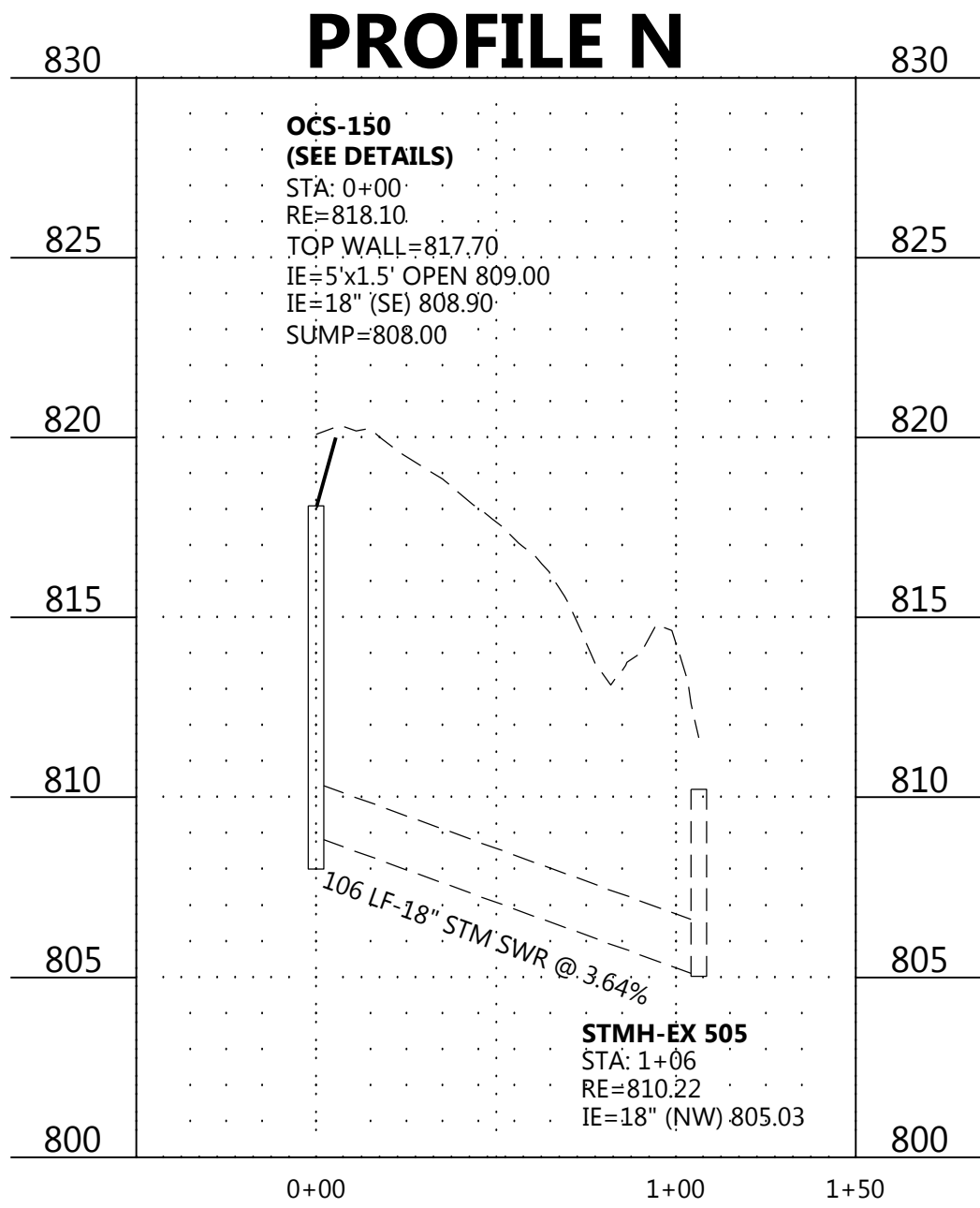
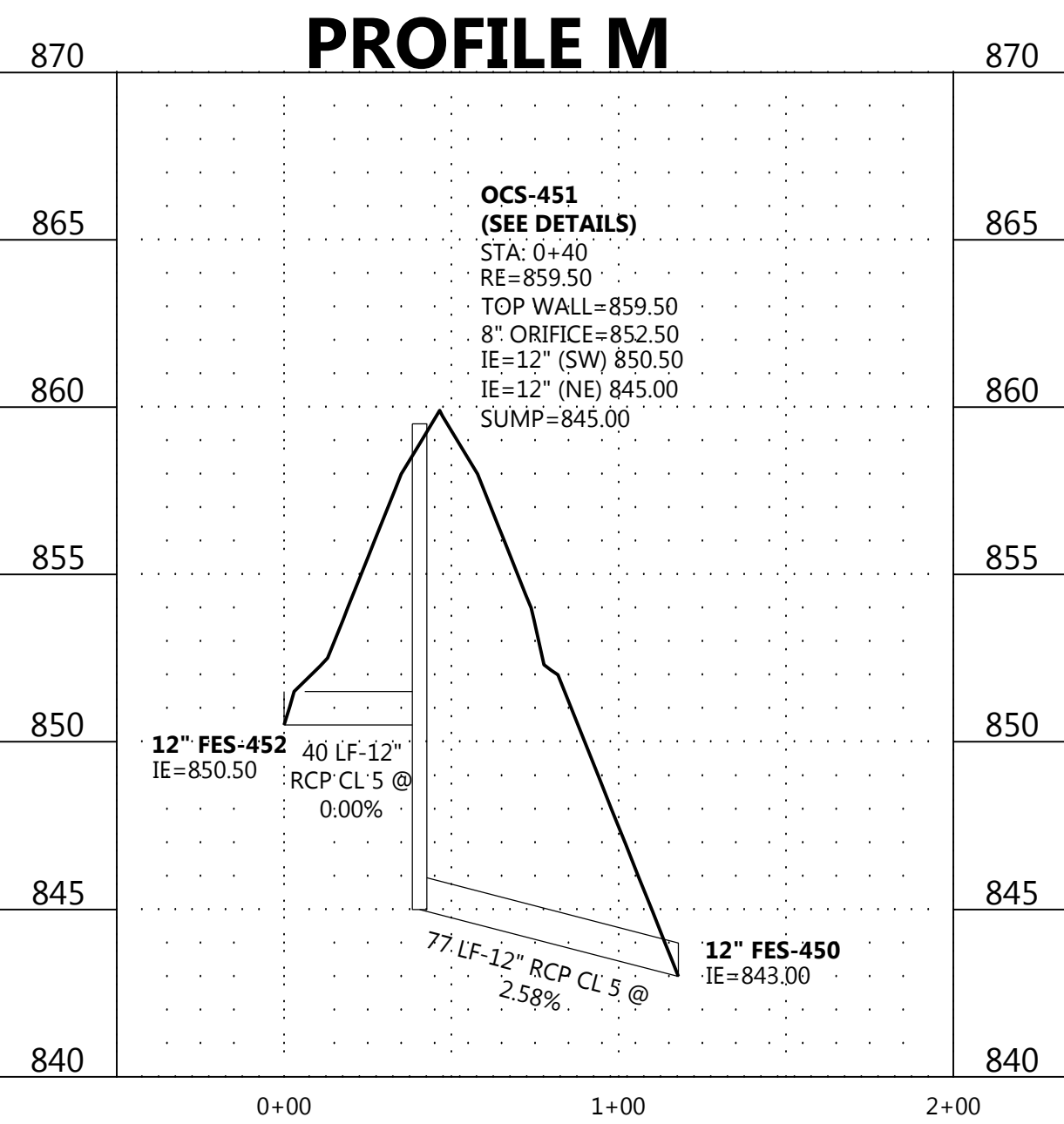
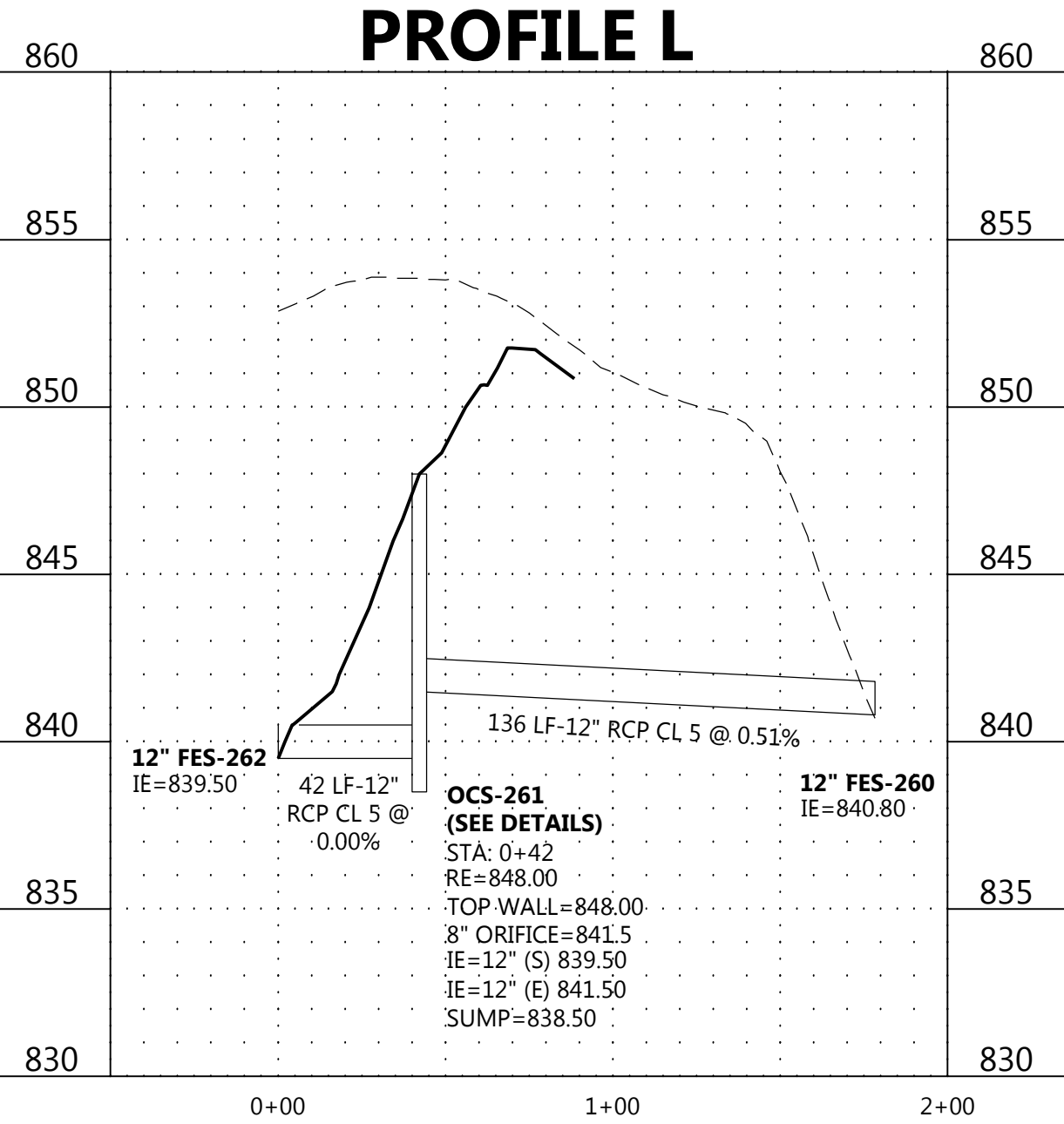
**STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
20 OF **33**
DATE: 05/21/20



NOTE:
COMPACTION EFFORTS INSIDE YARD
AREAS SHALL MEET SPECS CALLED
FOR UNDER STREETS



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

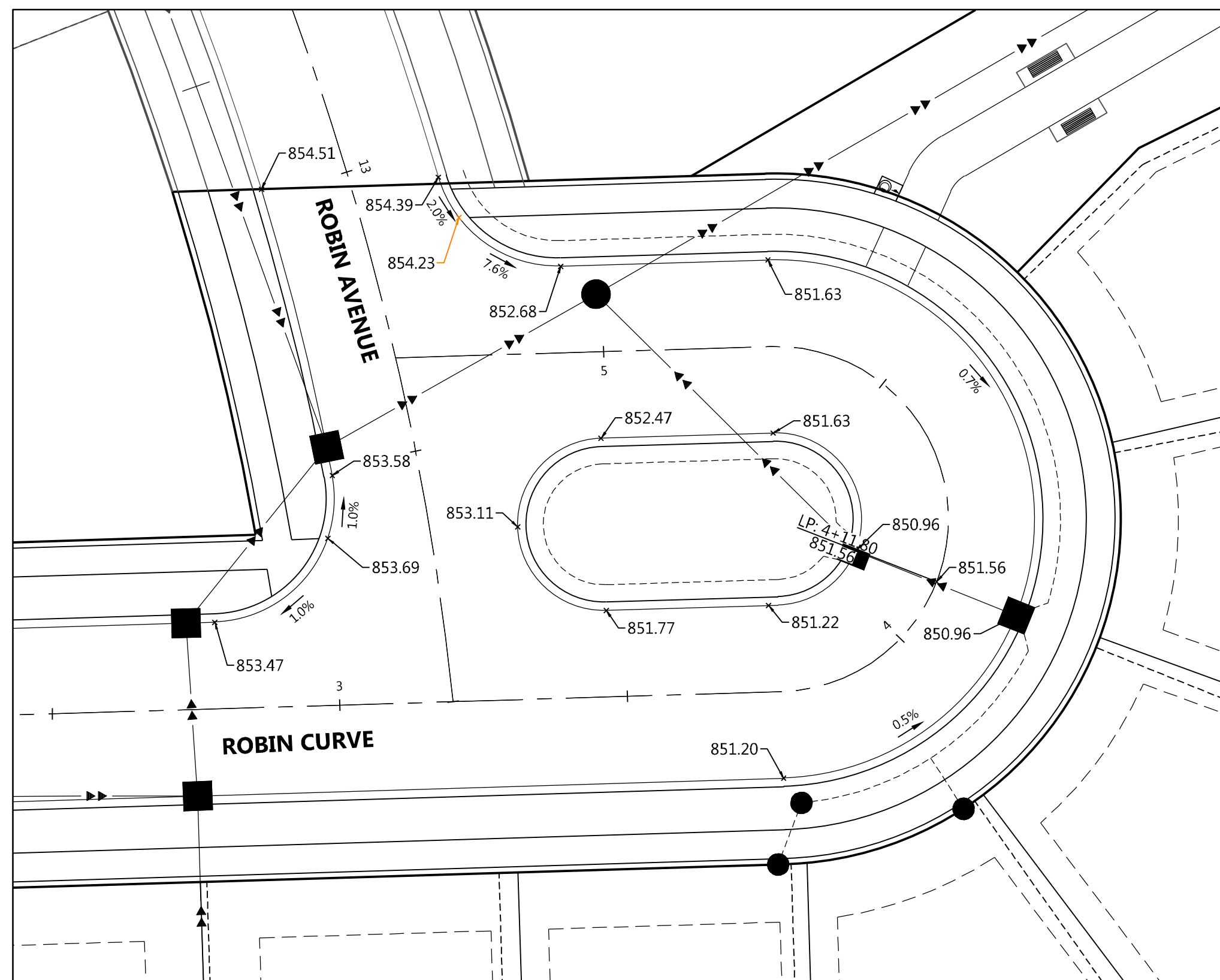
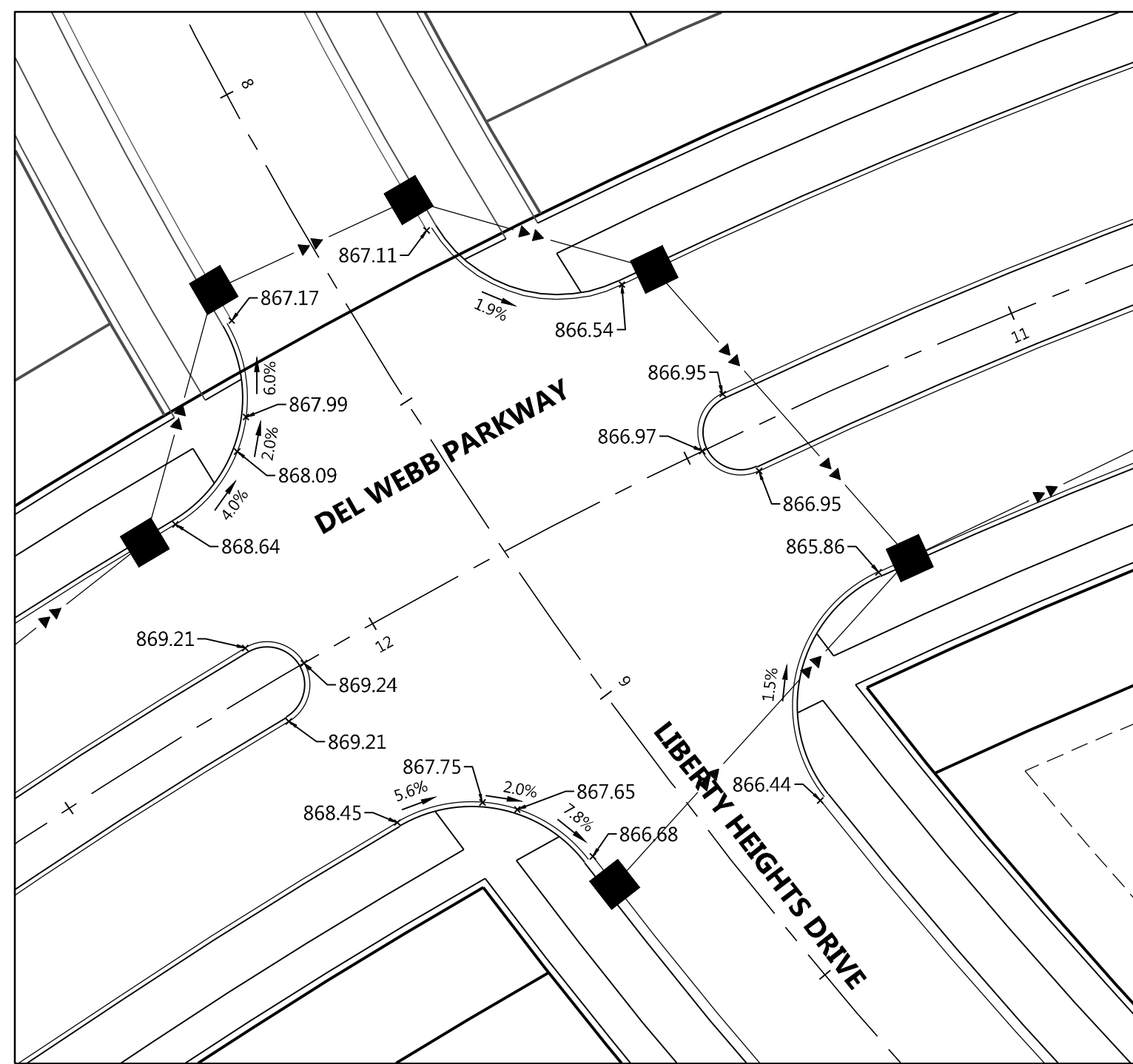
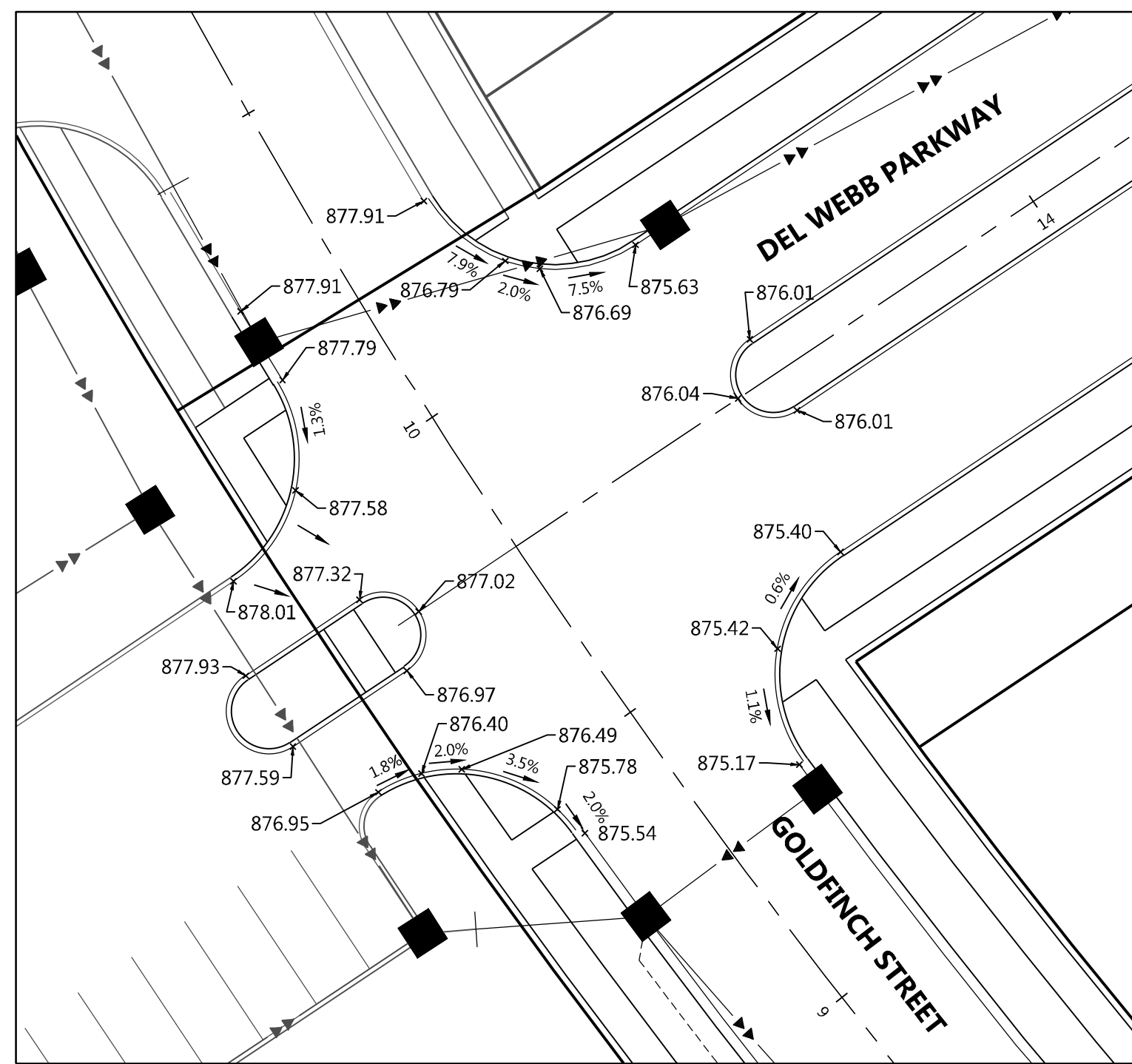
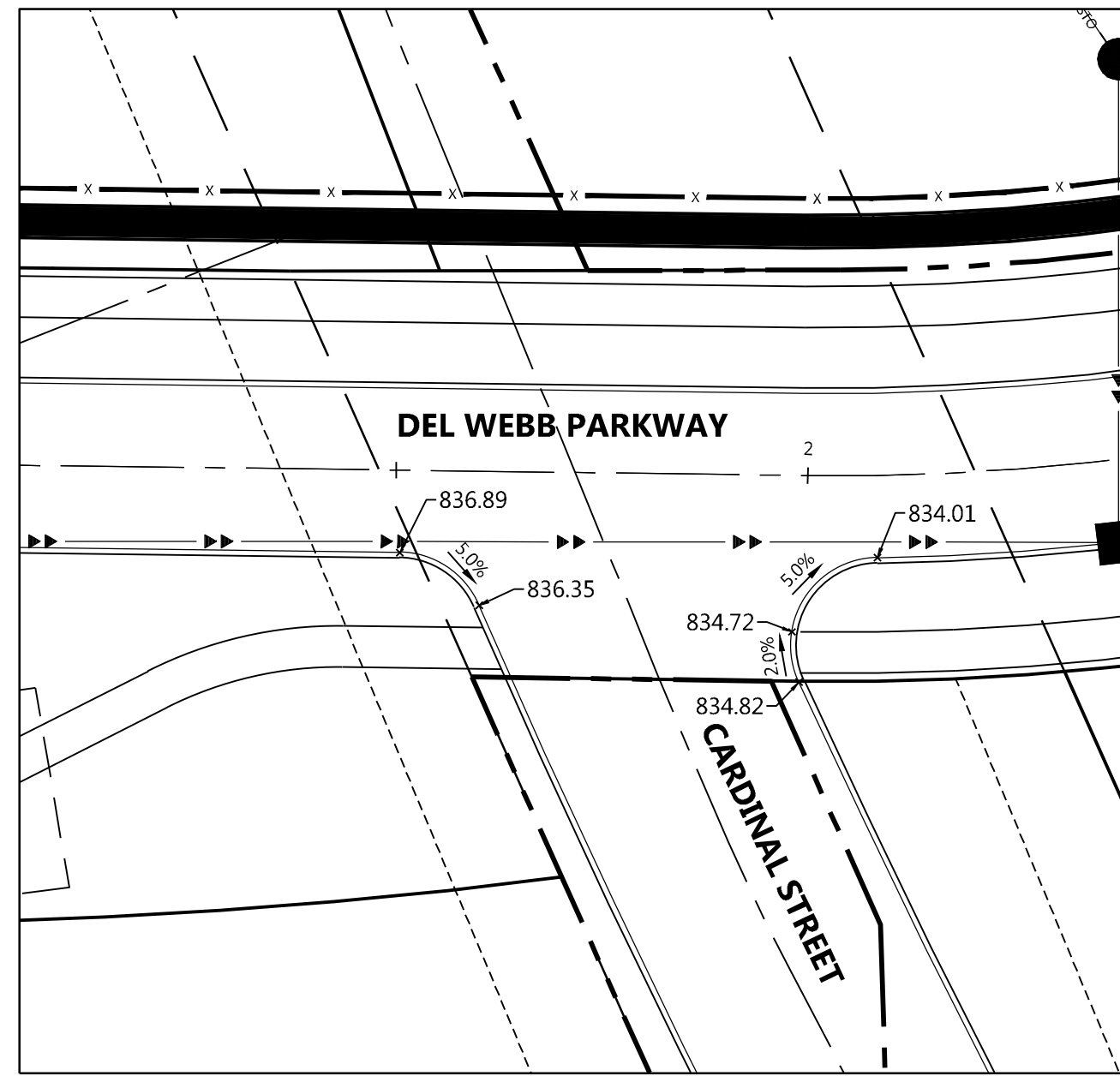
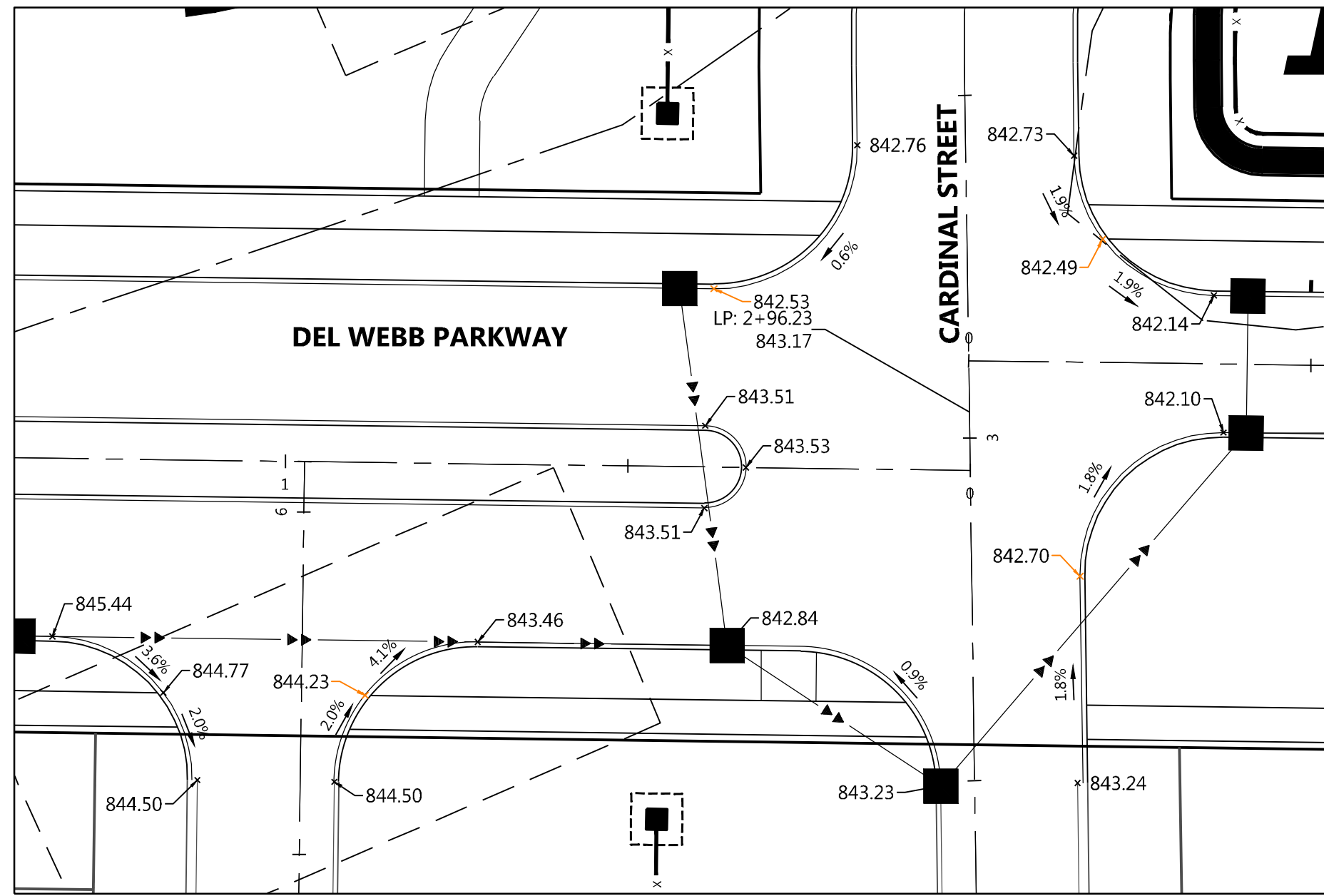
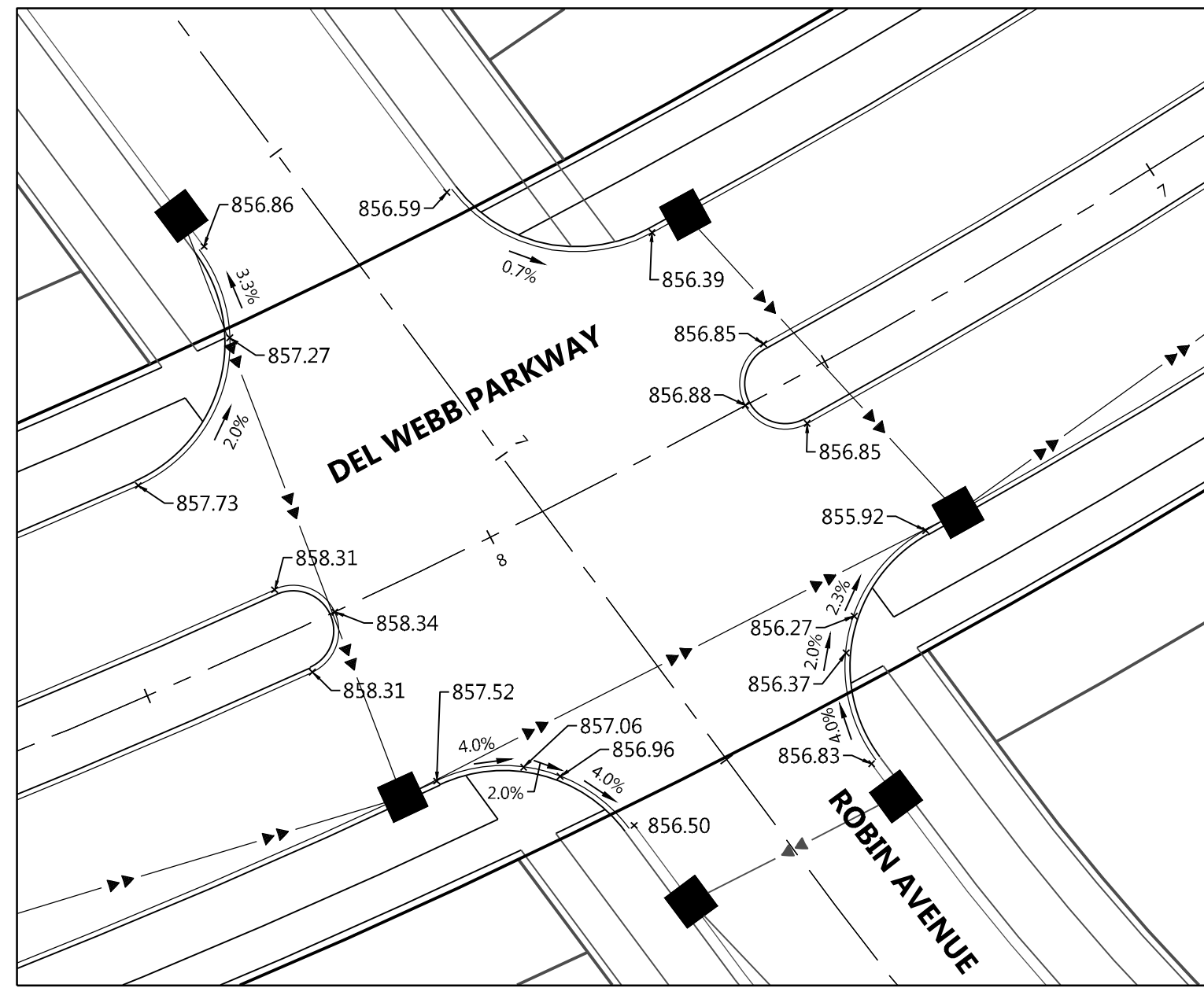
**STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

21 OF **33**

DATE: 05/21/20



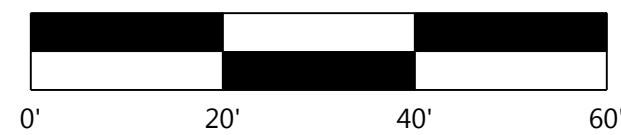
LEGEND

EXISTING	PROPOSED	
 × 900.00	 × 900.00	GUTTER ELEVATION
	 × TC 900.00	TOP OF CURB ELEVATION
	 0.00% →	FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
 STD 1:12		STORM SEWER

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance



DESIGNED: _____ .

CHECKED: _____ .

DRAWN: _____ .

HORIZONTAL SCALE: _____ ###

VERTICAL SCALE: _____ ### OR ###

INITIAL ISSUE:		04/23/20
REVISIONS:		
△	05/21/20	CITY COMMENTS
△	****	,
△	****	,
△	****	,
△	****	,

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

Packet Page 113 of...

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

Westwood Professional Services, Inc.

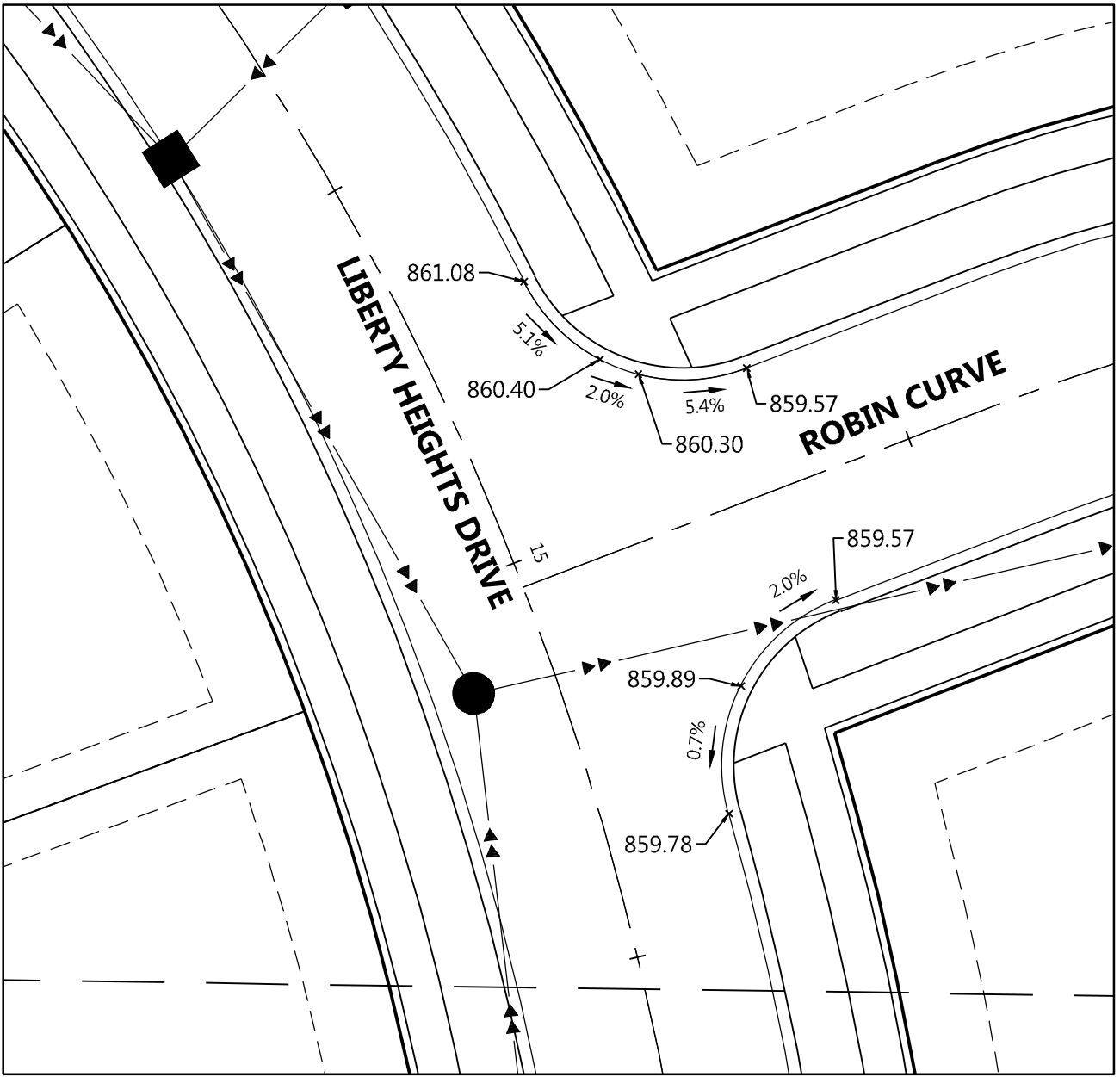
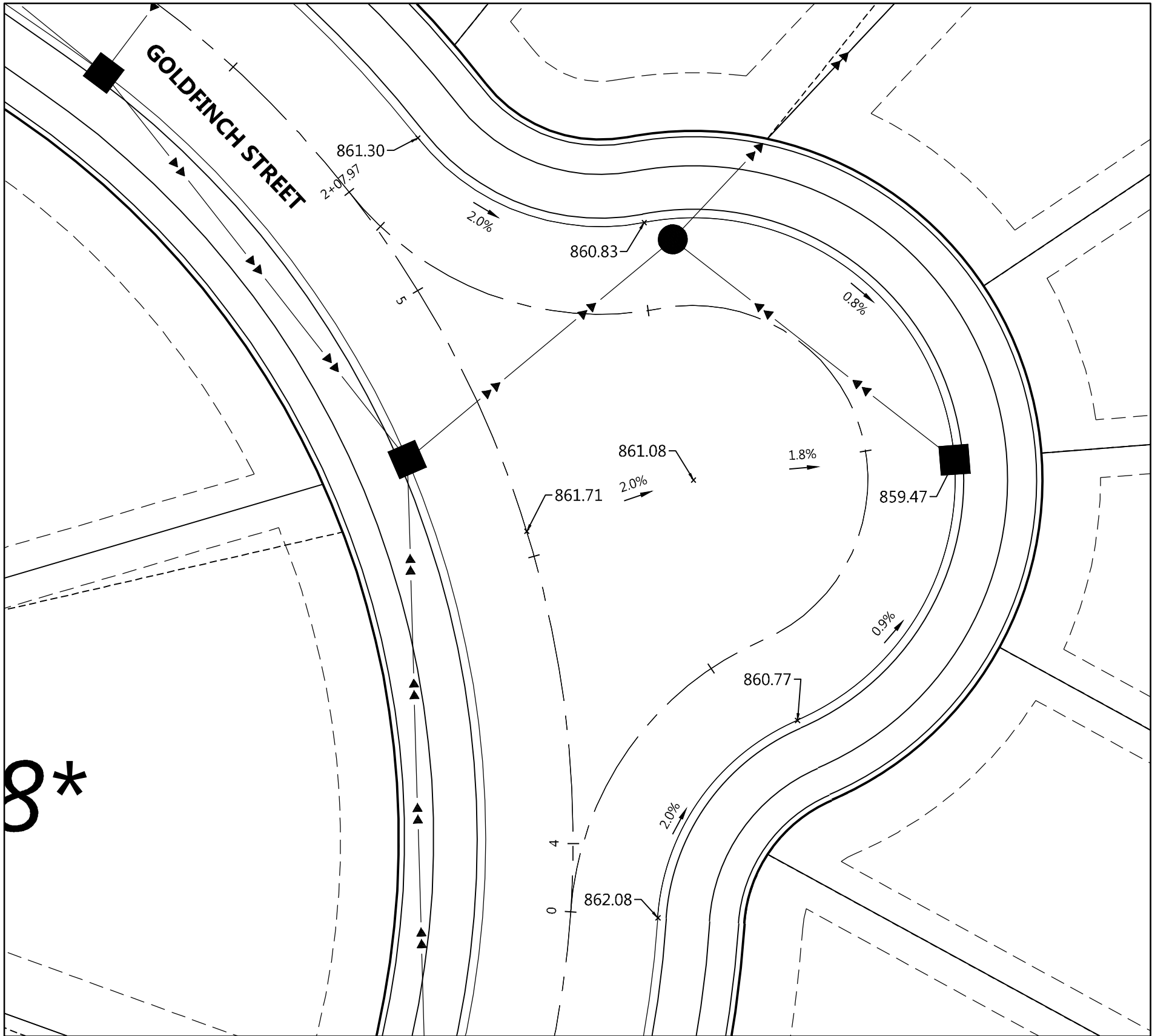
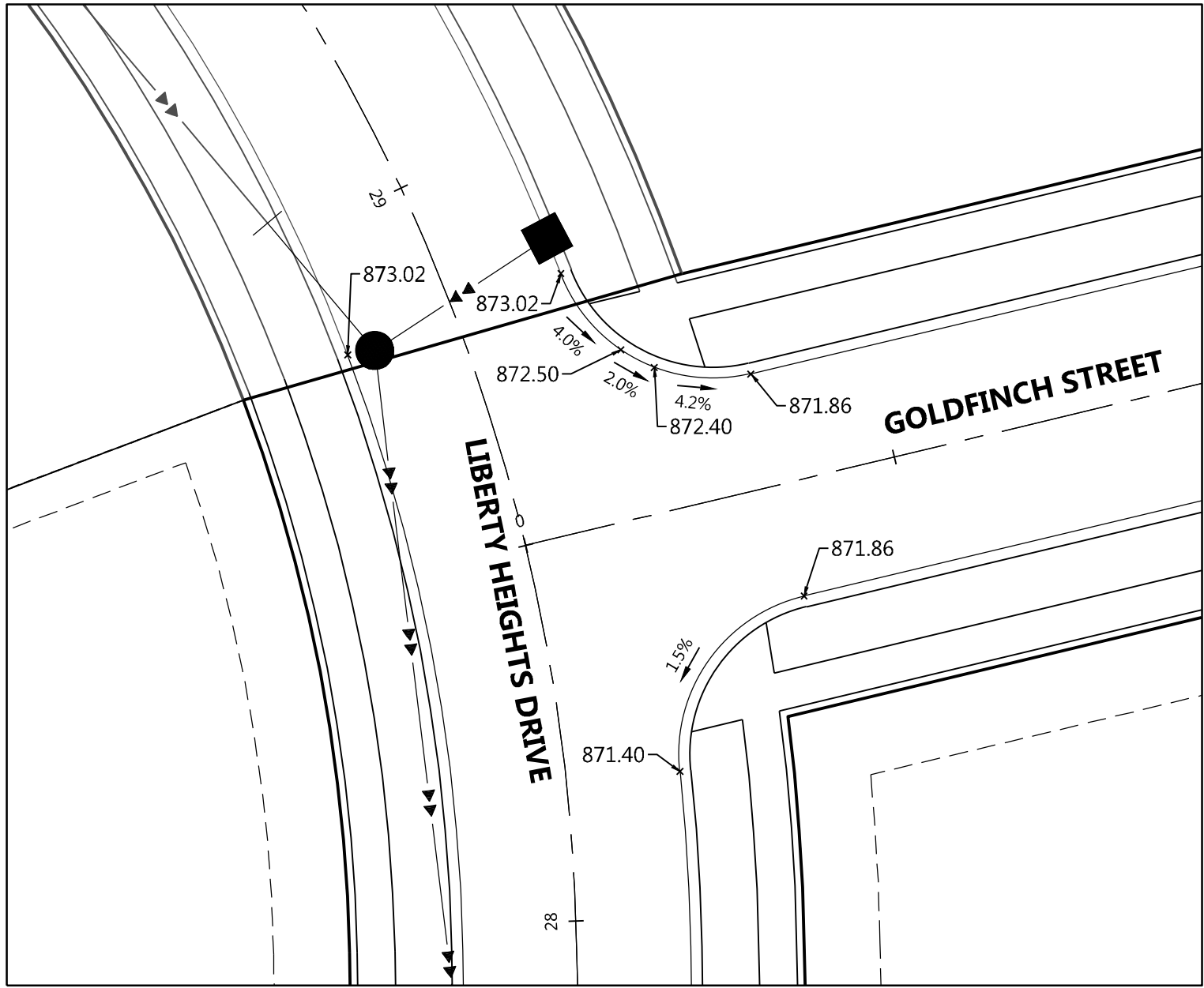
INTERSECTION DETAILS

SHEET NUMBER:

22 OF 33

DATE: 05/21/20

PROJECT NUMBER: 0015521.00

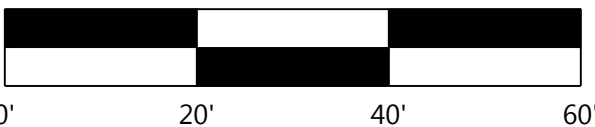


LEGEND

EXISTING	PROPOSED	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
0.00%		FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
STD		STORM SEWER

Call 48 Hours before digging:

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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
△ 05/21/20	CITY COMMENTS
△	
△	
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
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OF THE STATE OF MINNESOTA

RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

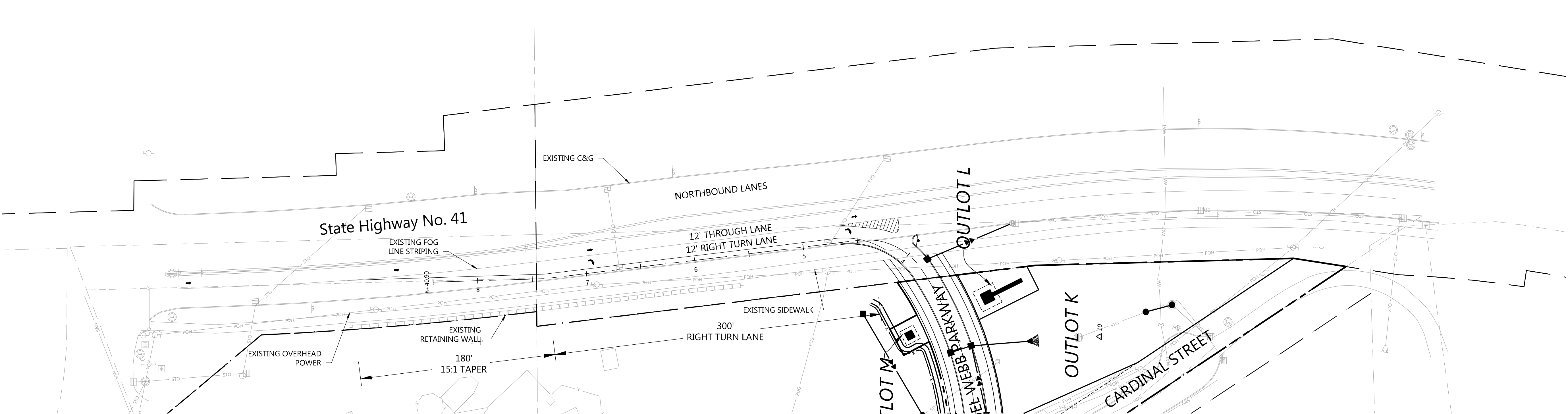
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

23 OF 33

DATE: 05/21/20

Geometric Layout

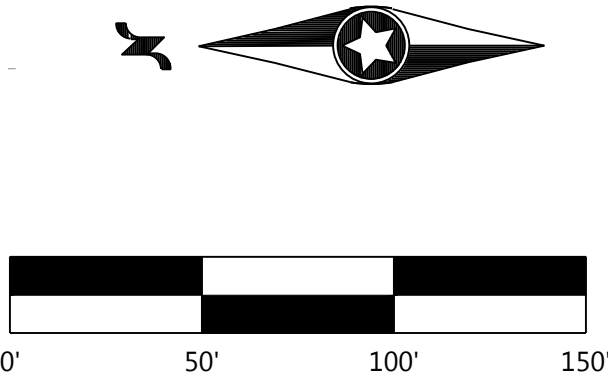


Removals Plan



Legend

- Existing Pavement
- Removal Limits
- New Pavement
- Limits



DESIGNED:	
CHECKED:	
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HORIZONTAL SCALE:	###
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EDEN PRAIRIE, MN 55344

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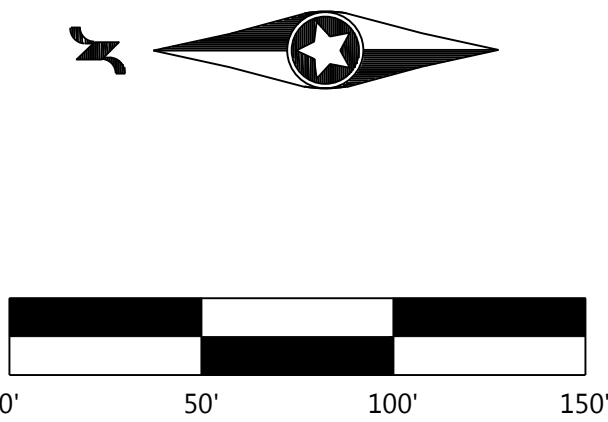
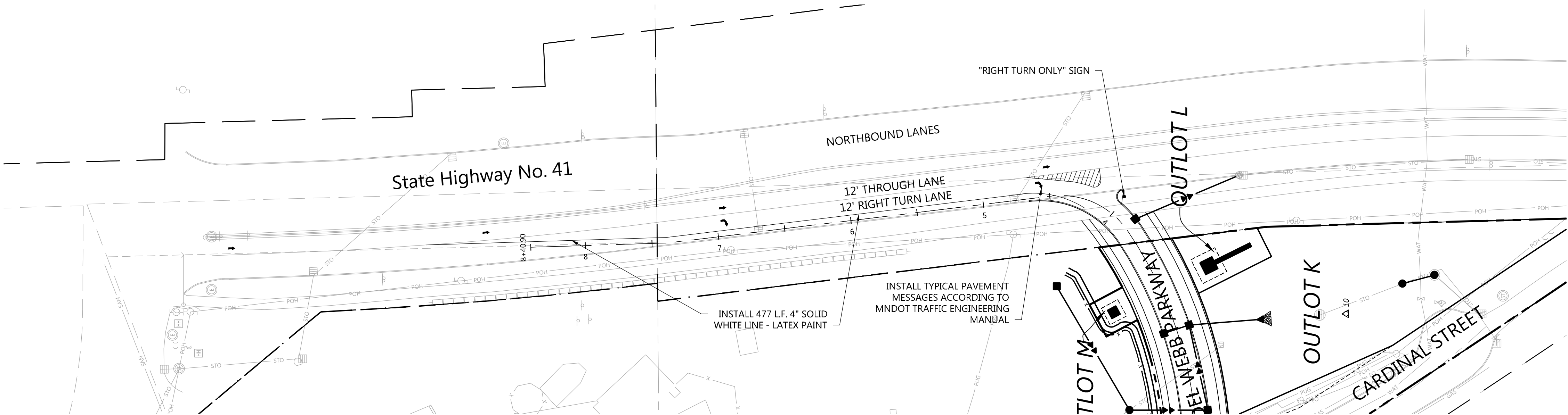
TURN LANE REMOVAL
AND GEOMETRIC DESIGN

SHEET NUMBER:
24 OF **33**
DATE: 05/21/20
PROJECT NUMBER: 0015521.00

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
XX.XX	XX.XX	FLOW LINE ELEVATION
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		FLOW DIRECTION
		RETAINING WALL (MODULAR BLOCK)
		SILT FENCE
		INLET PROTECTION
		EROSION CONTROL BLANKET

Striping and Signage Plan



N:\0015521\00 DWG\CIVIL\FINAL CONSTRUCTION\0015521\TLR01.DWG

DEL WEBB AT CHASKA

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△	
△	
△	
△	

PREPARED FOR:

PULTE GROUP

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EDEN PRAIRIE, MN 55344

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TURN LANE STRIPPING
AND SIGNAGE

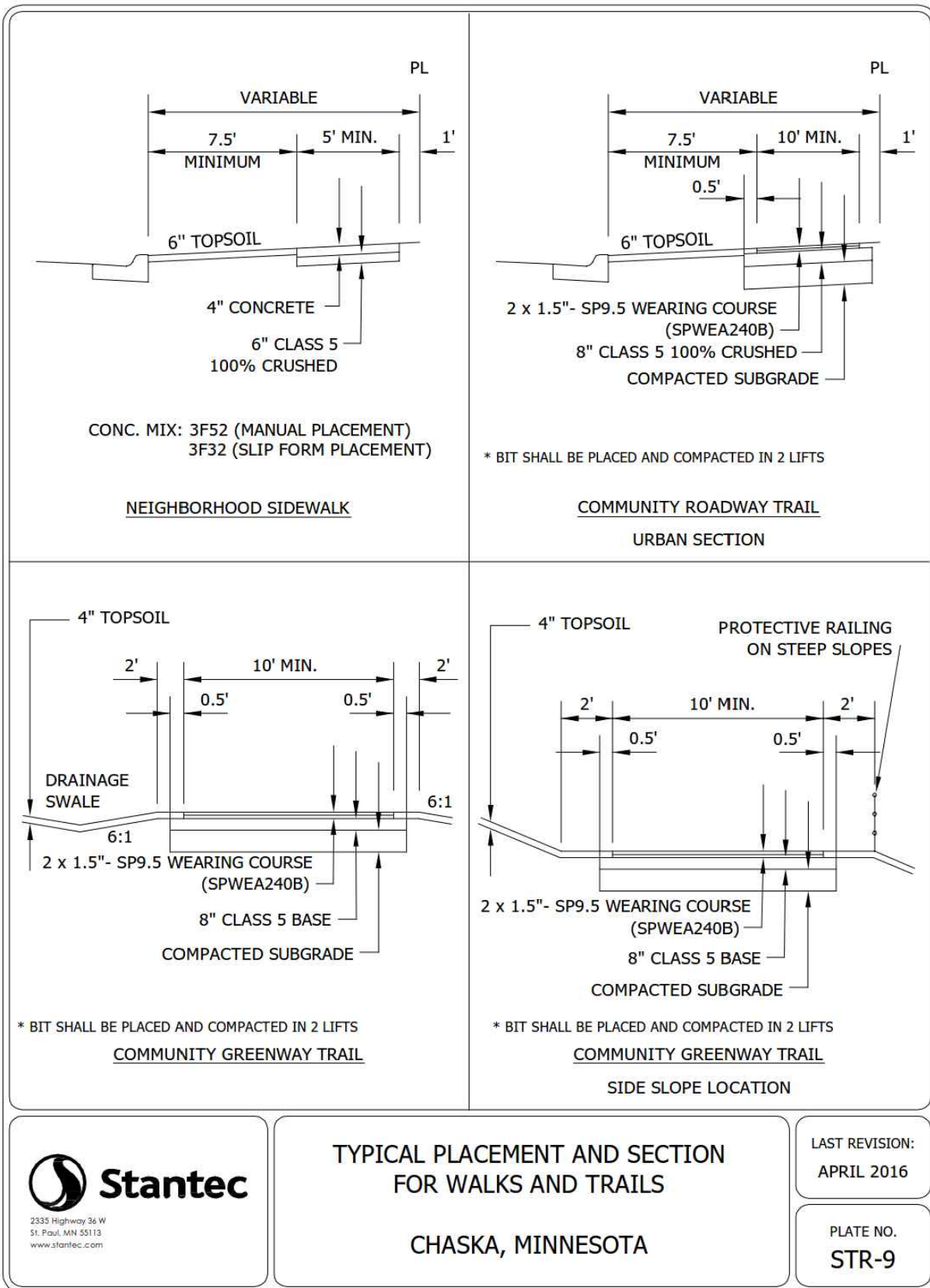
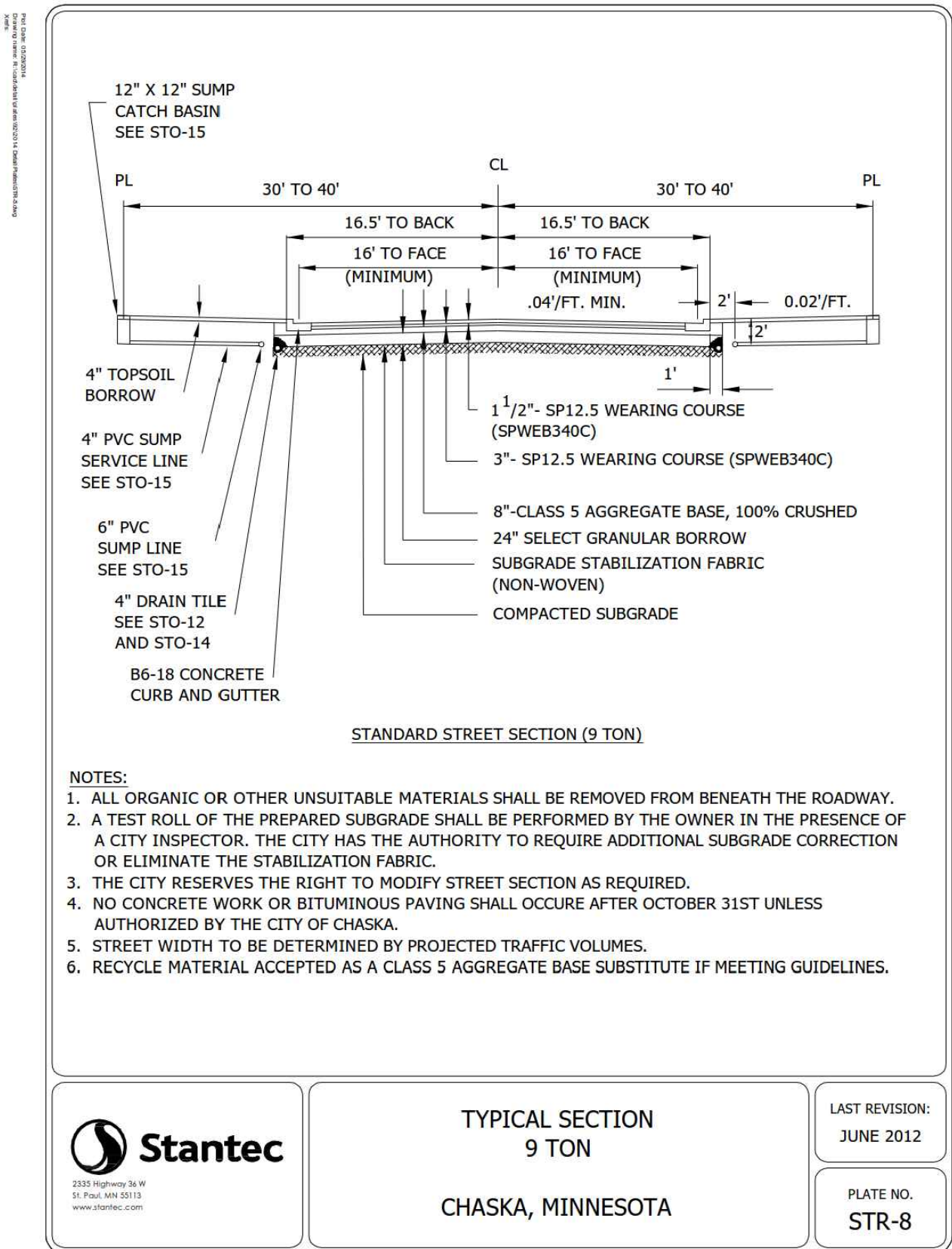
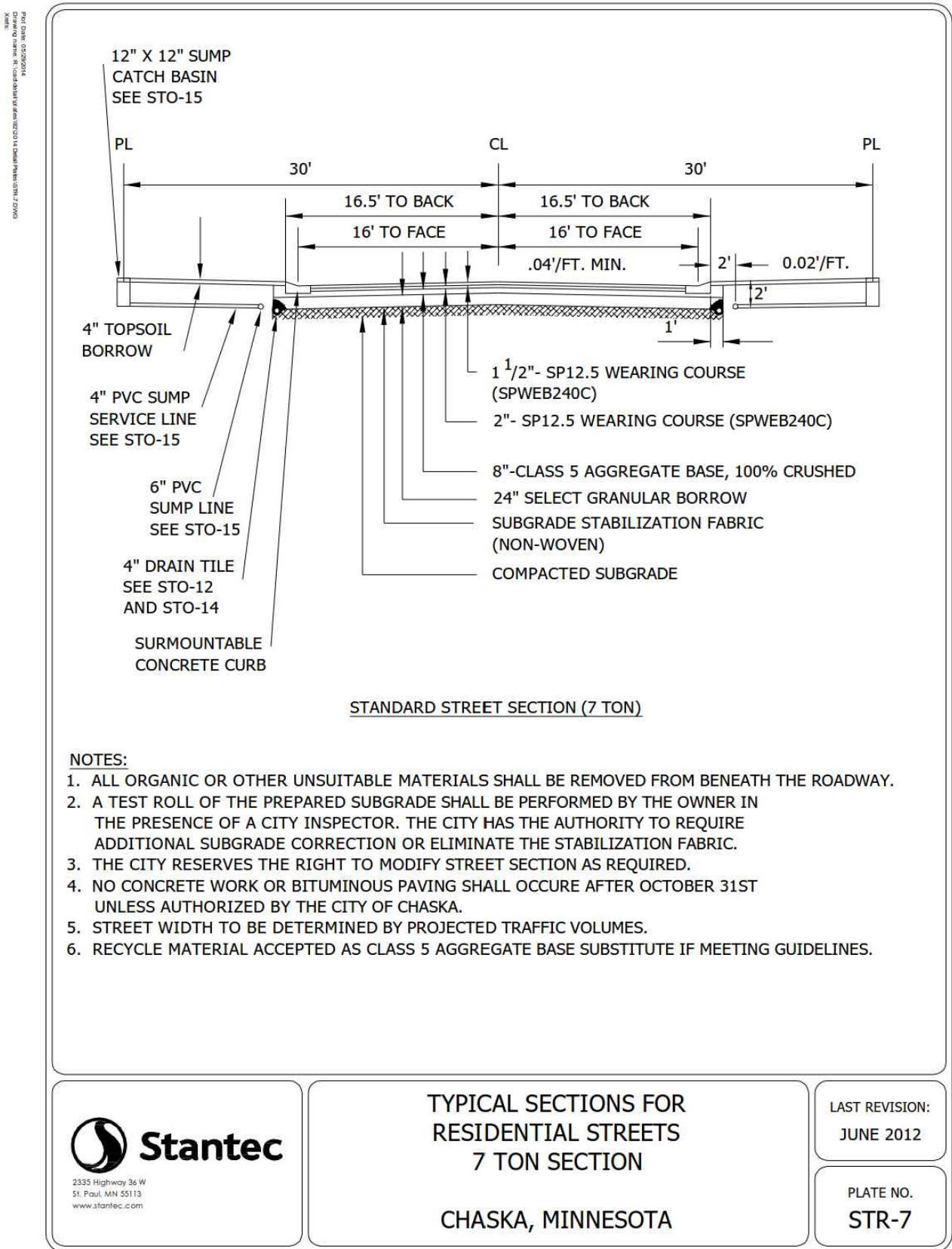
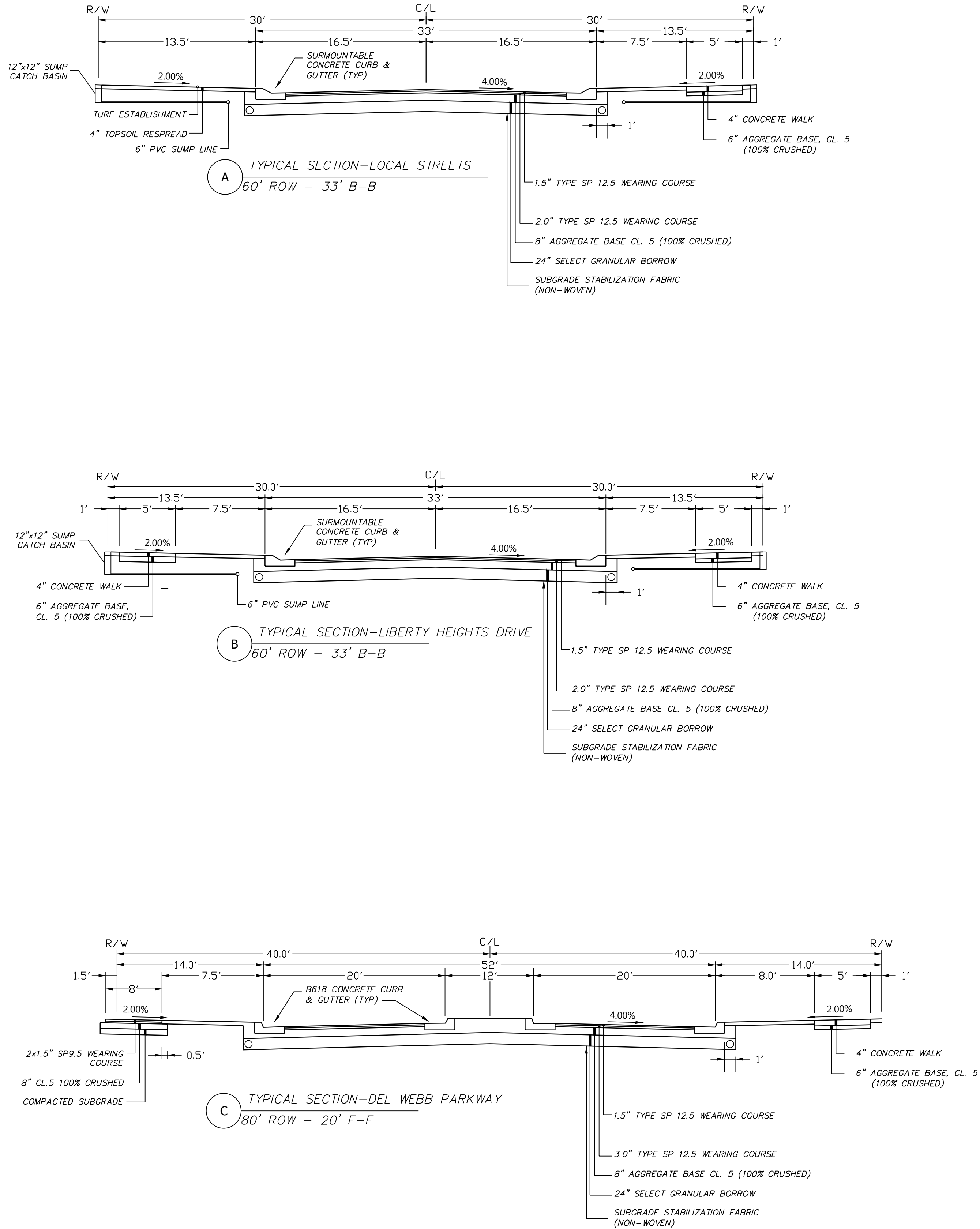
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

25 OF 33

DATE: 05/21/20

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DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: ###	
VERTICAL SCALE: ### OR ##	

7.A. PUBLIC HEARING: Recommend...
Page 100 of...

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 05/21/20 LICENSE NO. 41257

Packet Page 117 of...

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TYPICAL STREET SECTIONS

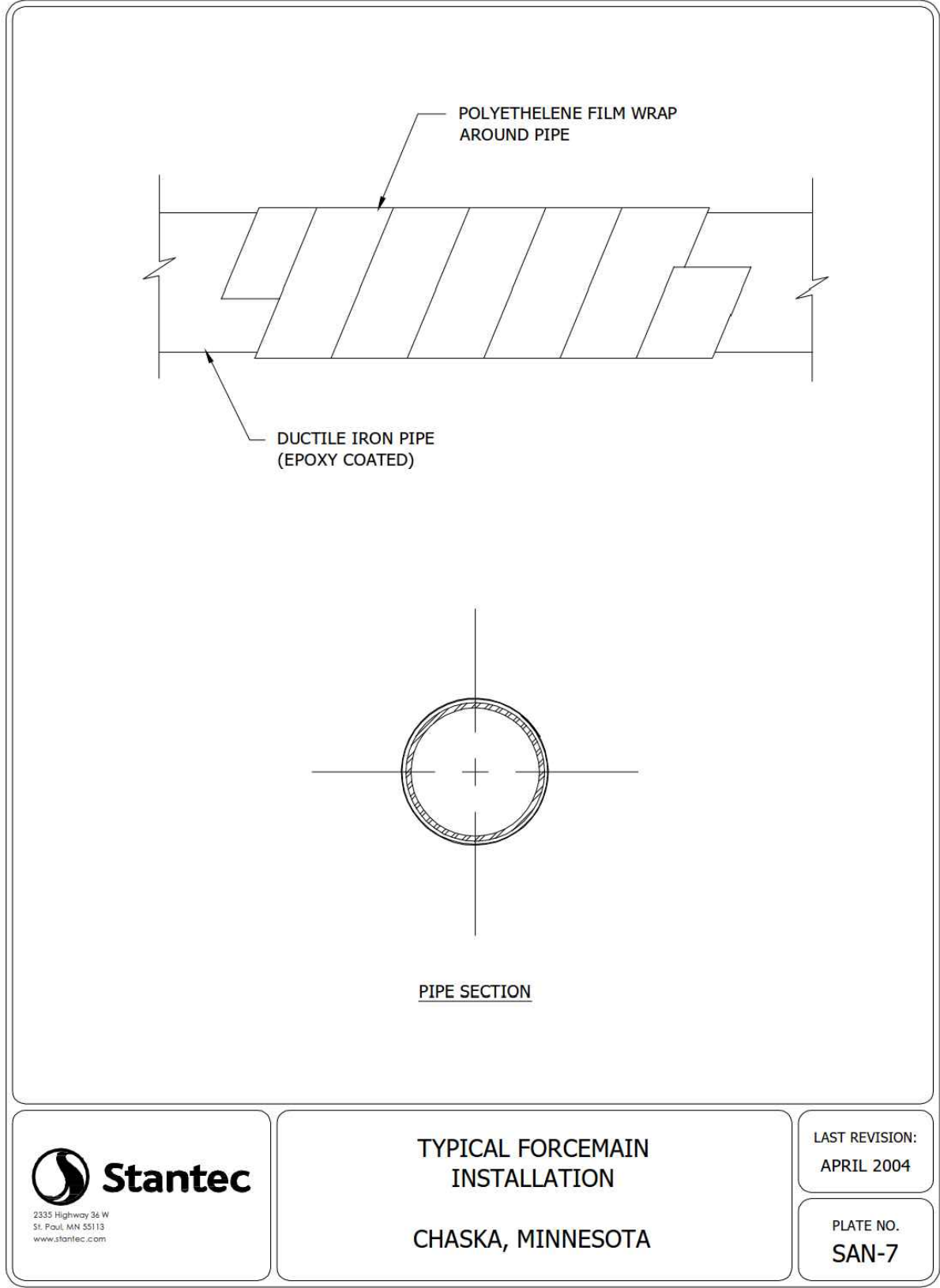
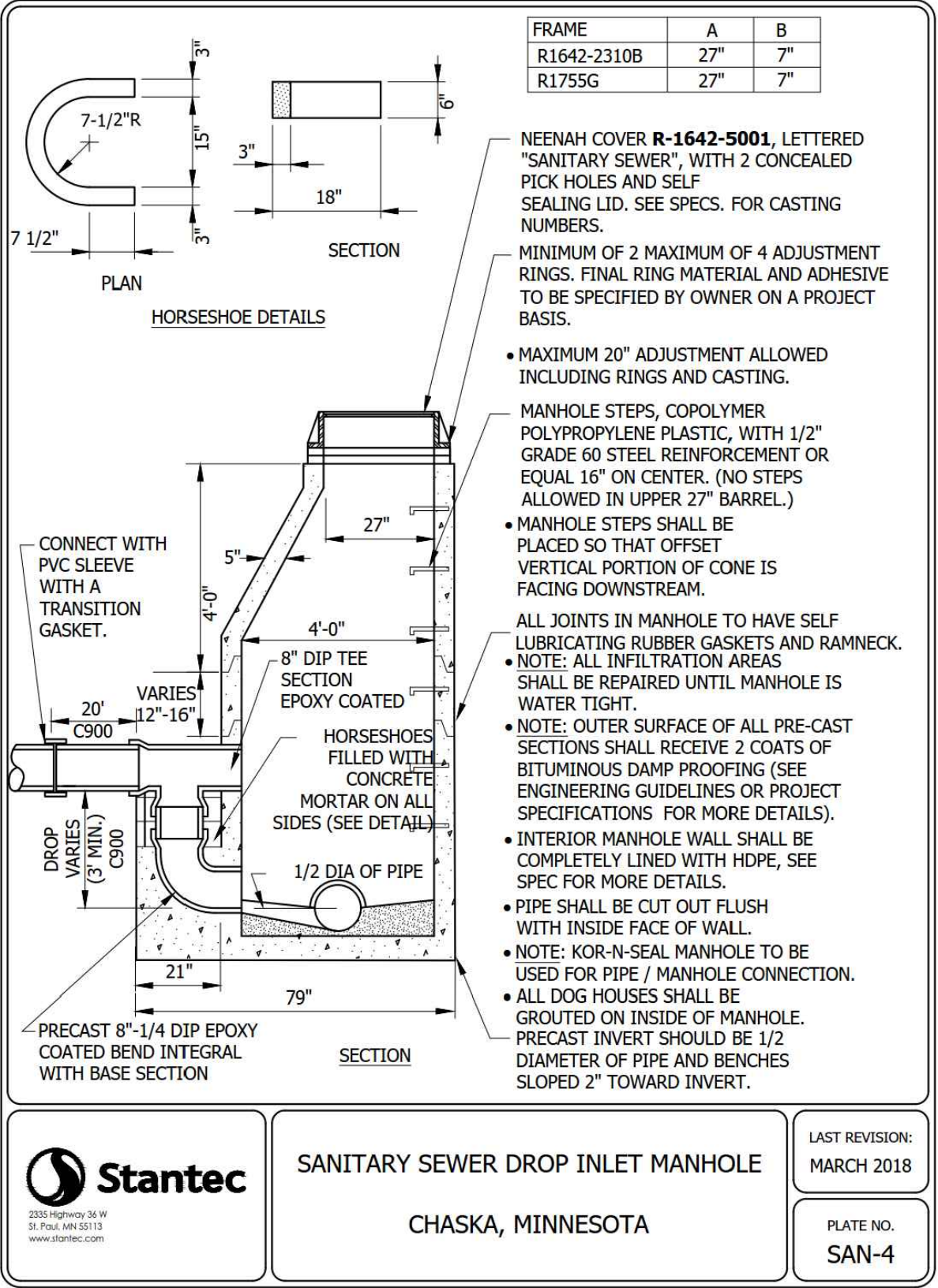
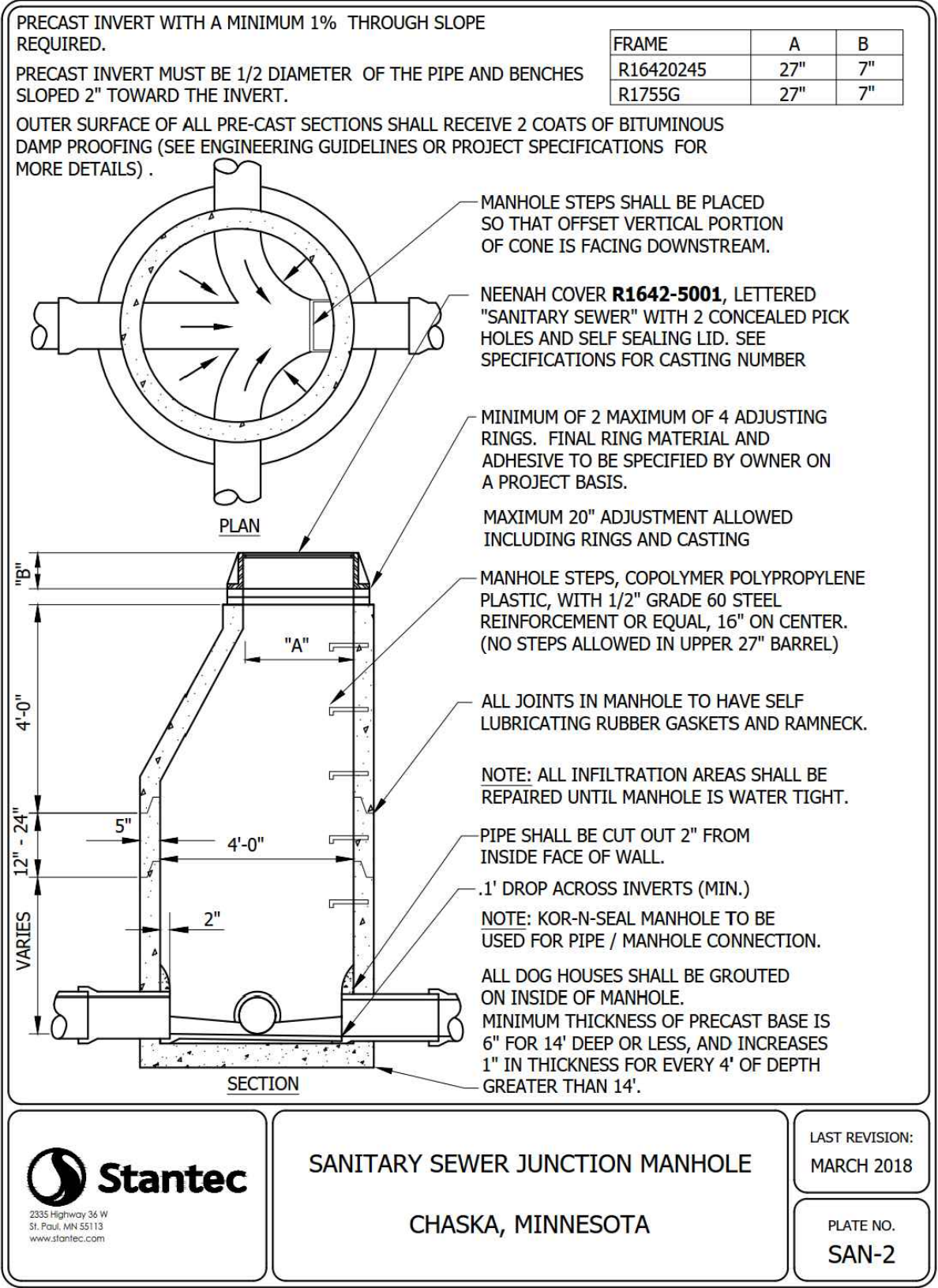
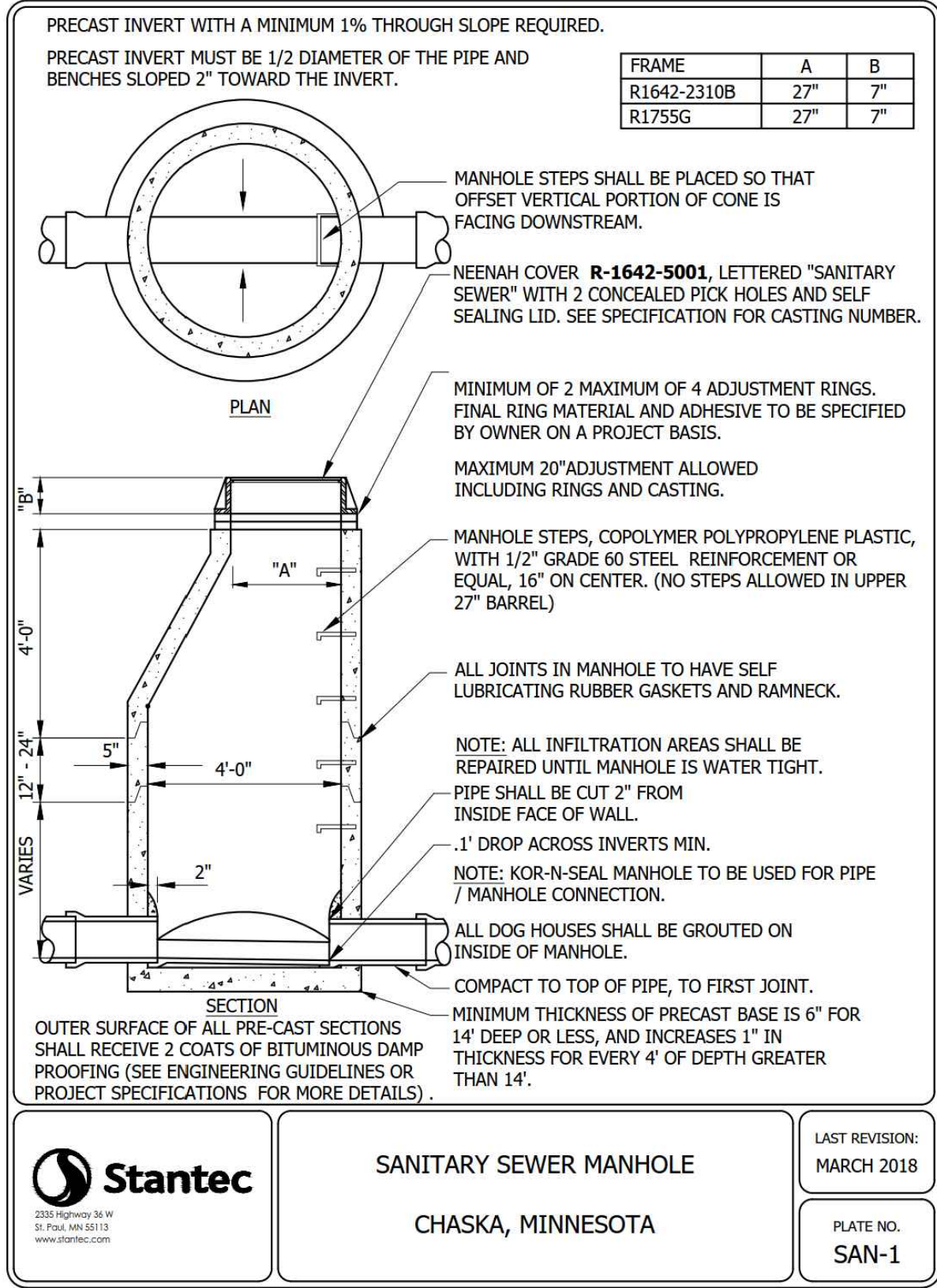
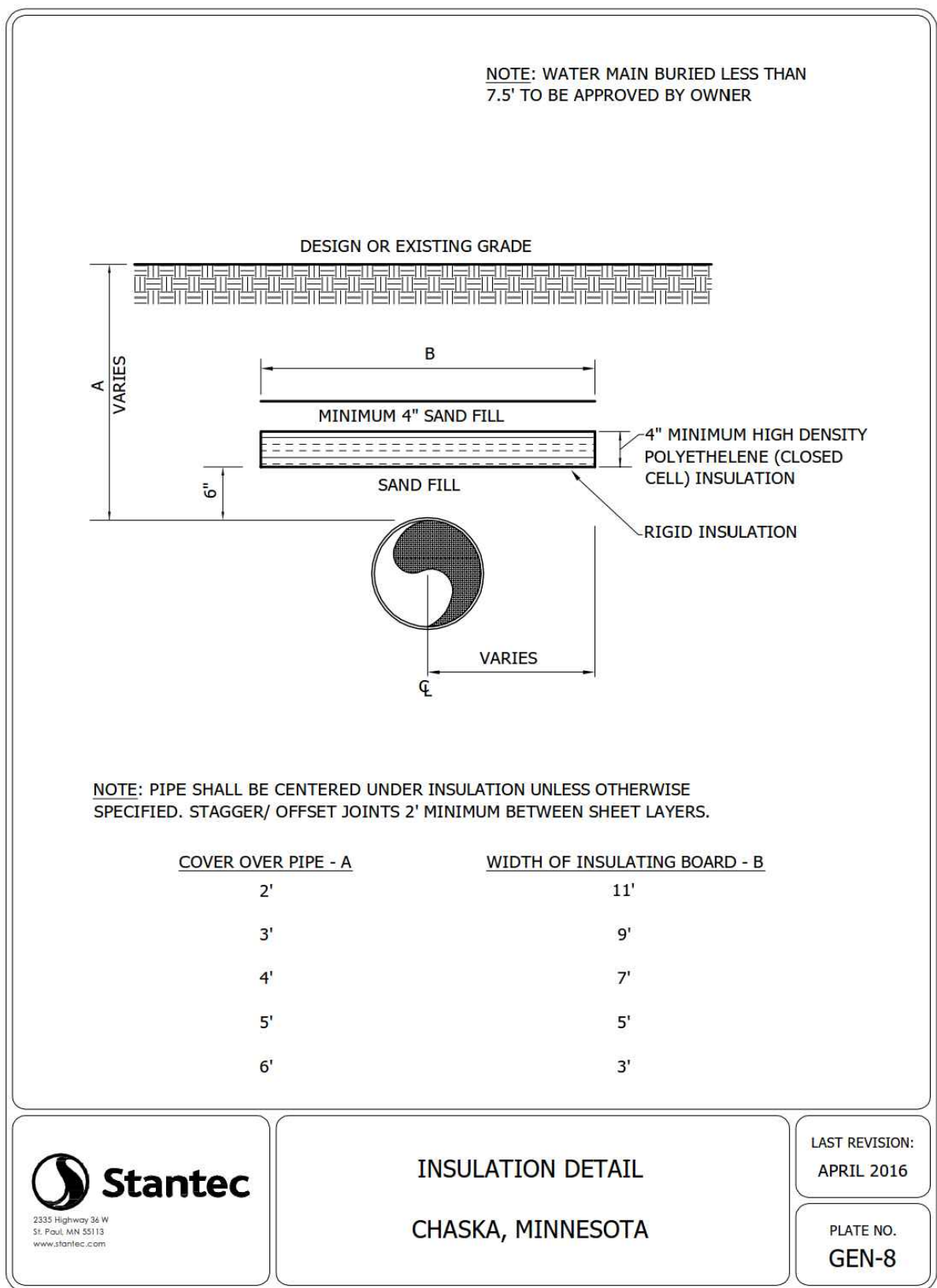
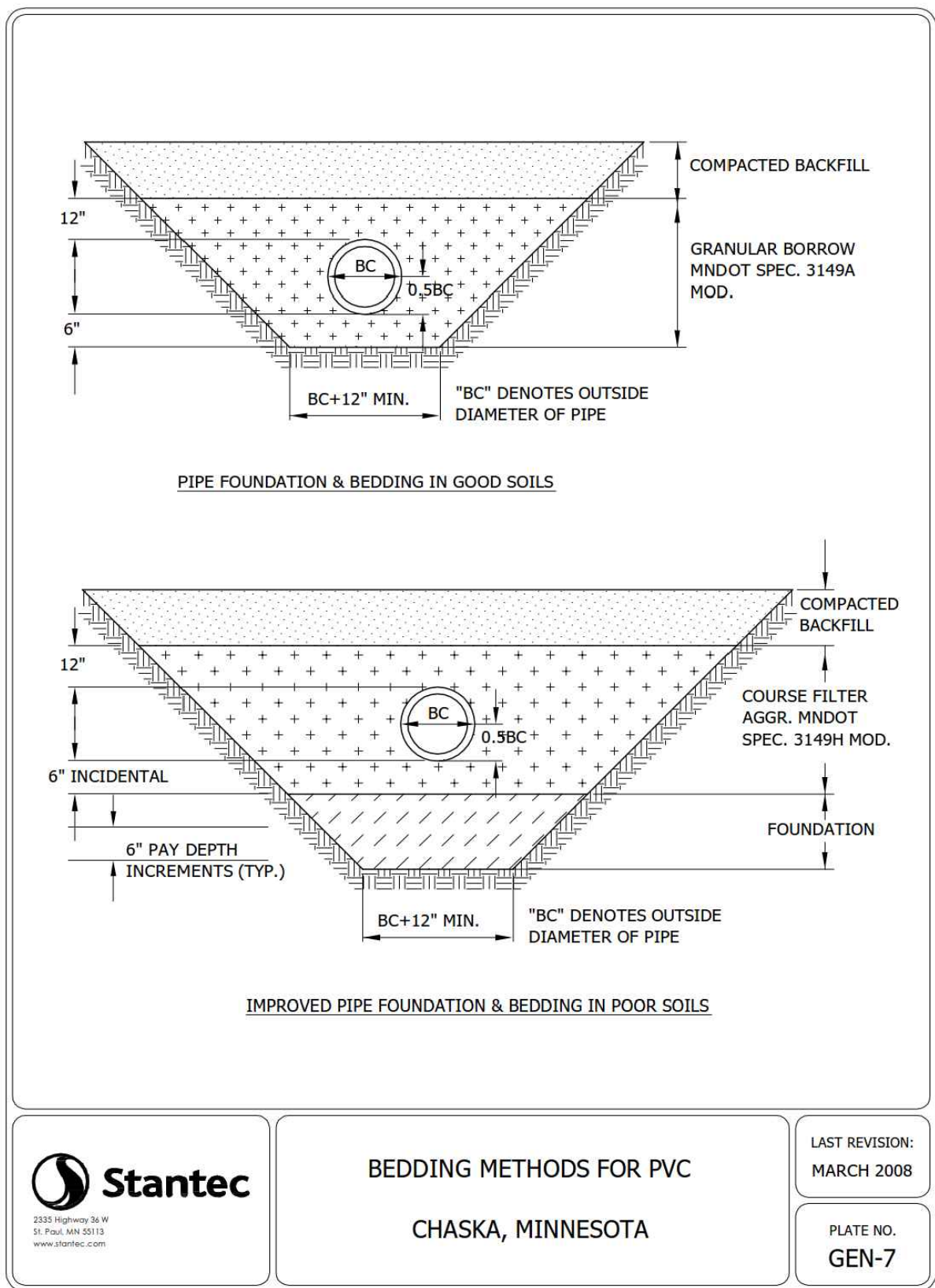
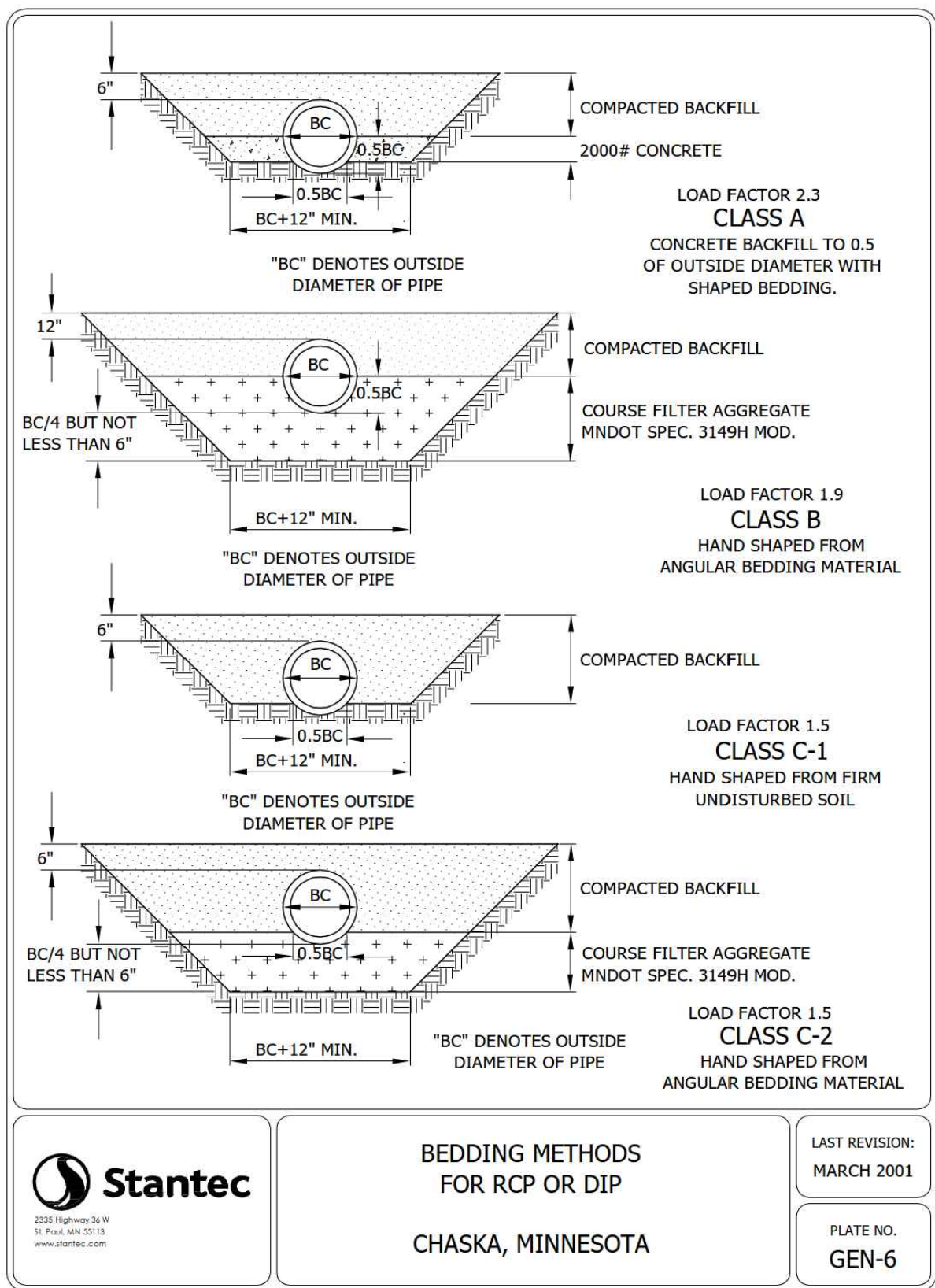
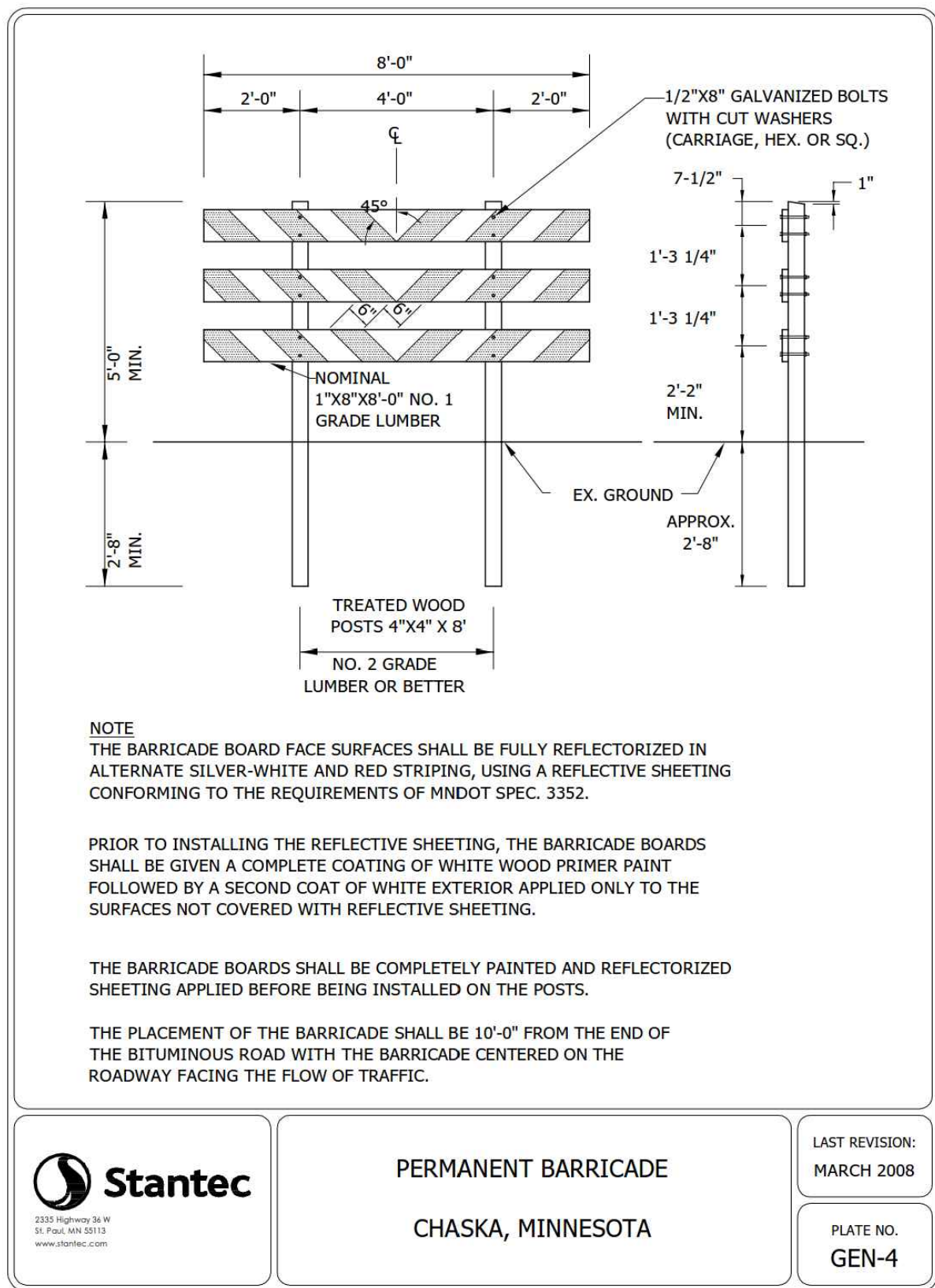
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

26 OF 33

DATE: 05/21/20

DEL WEBB AT CHASKA



PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DEL WEBB AT CHASKA
CHASKA, MN

Packet Page 118 of...

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DETAILS

PROJECT NUMBER: 0015521.00

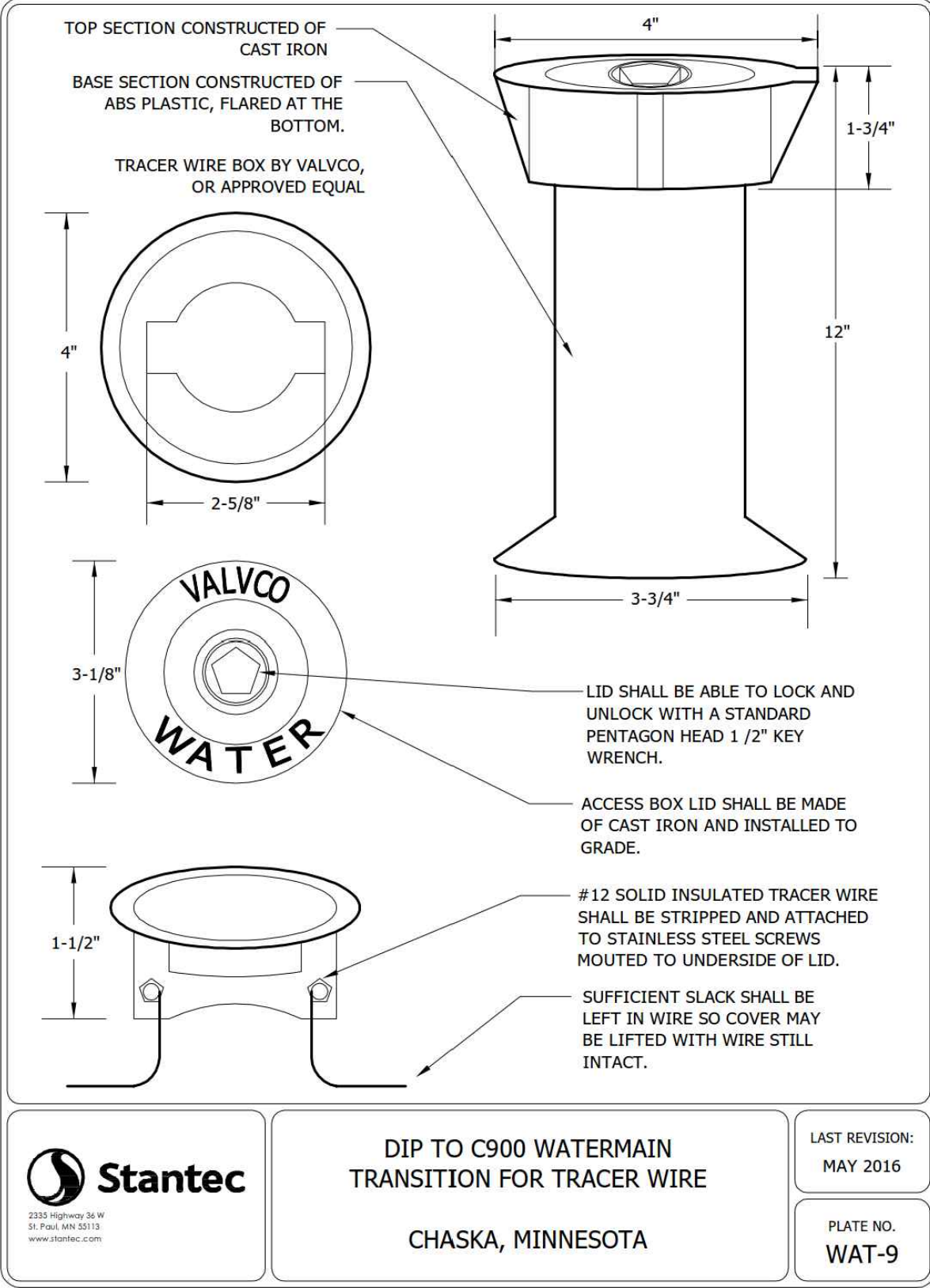
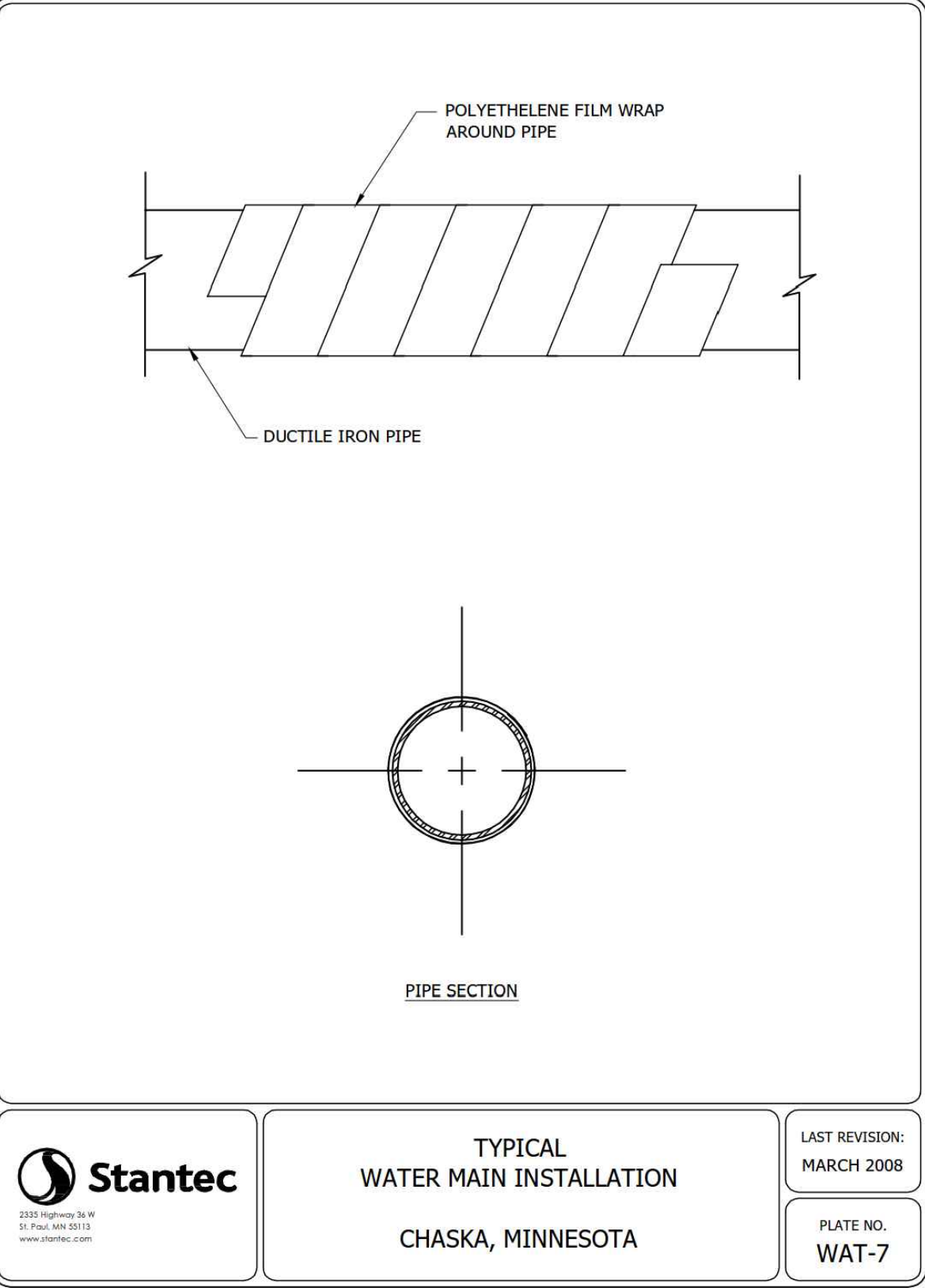
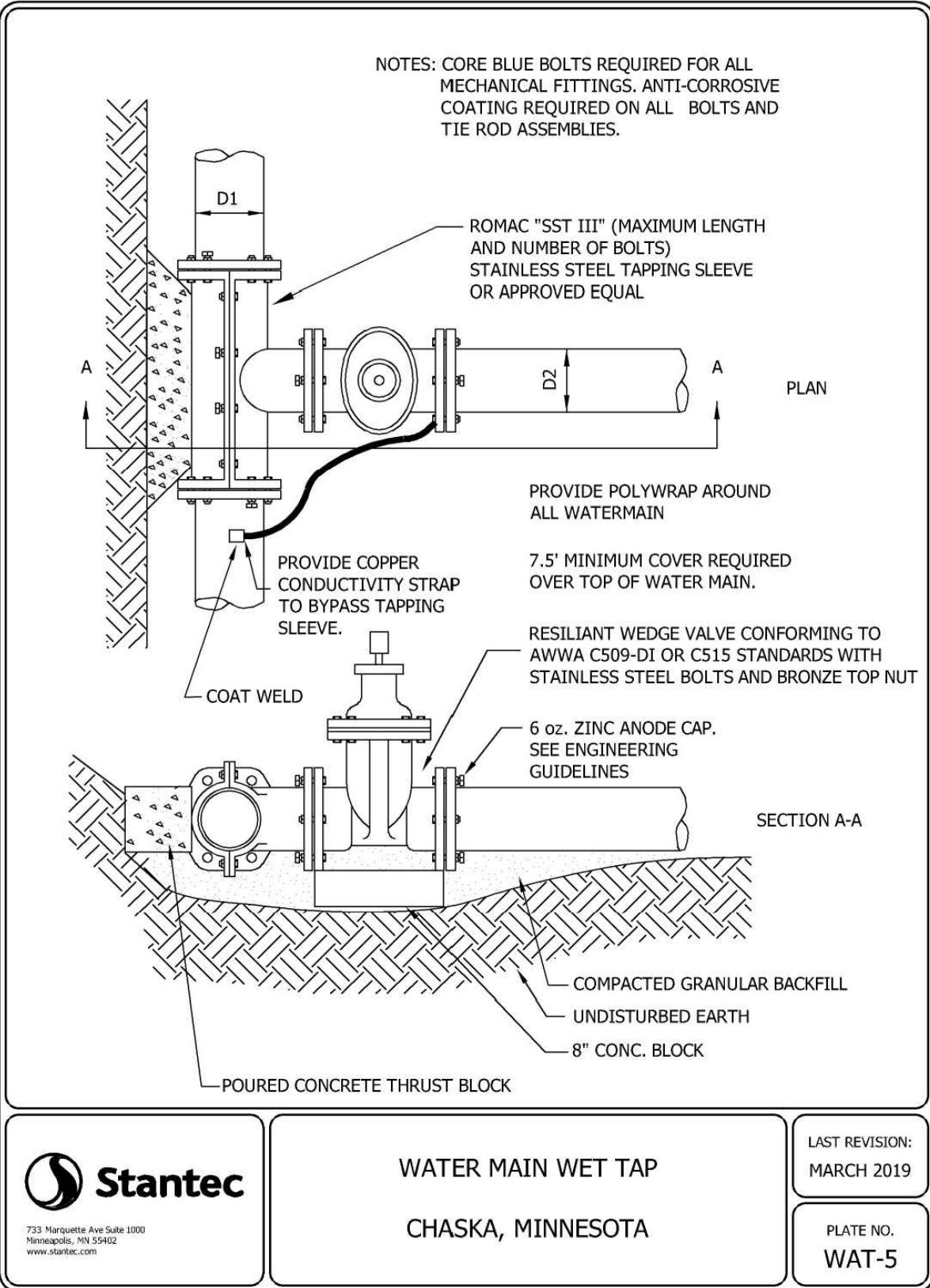
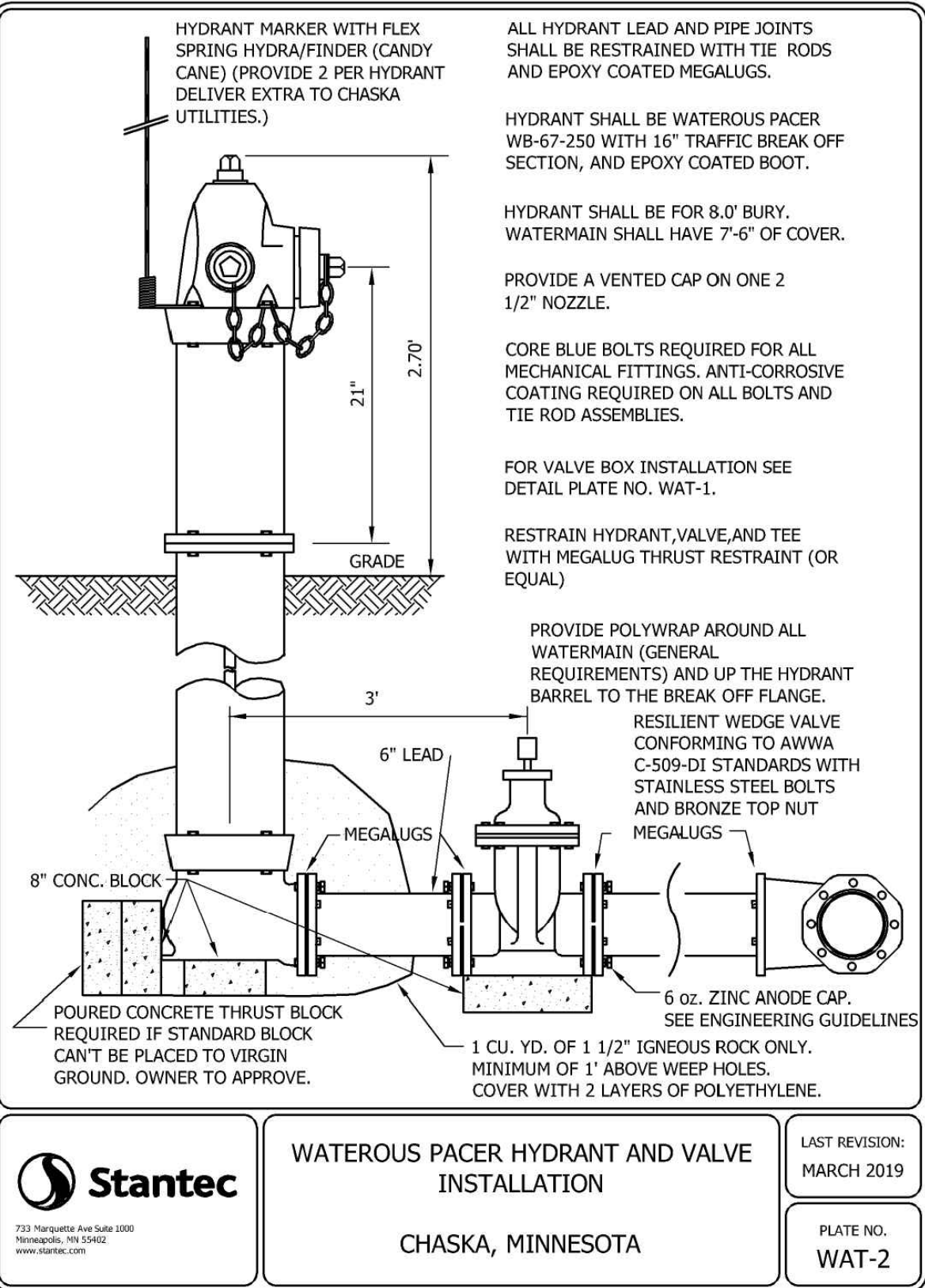
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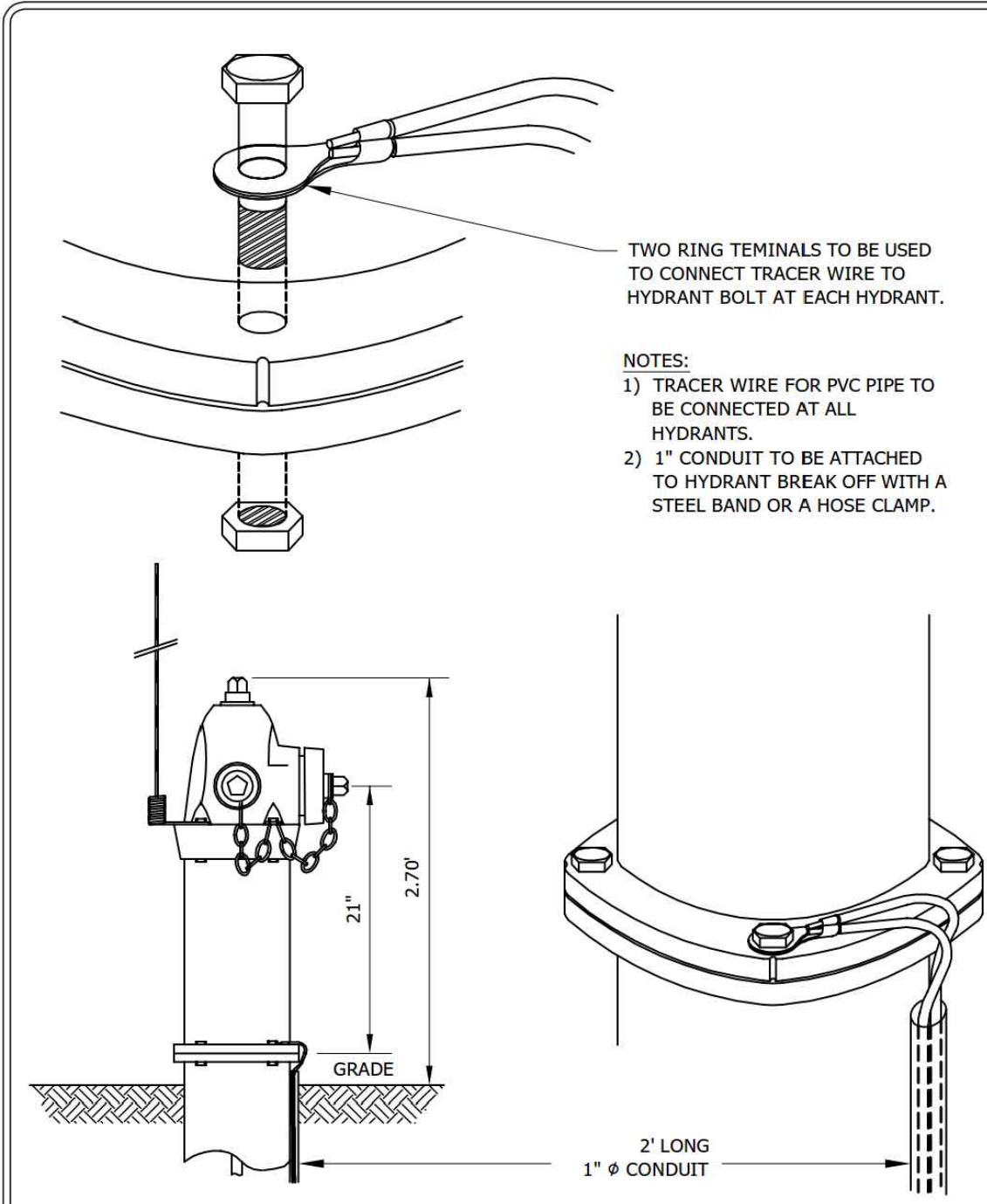
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OF

33

DATE: 05/21/20





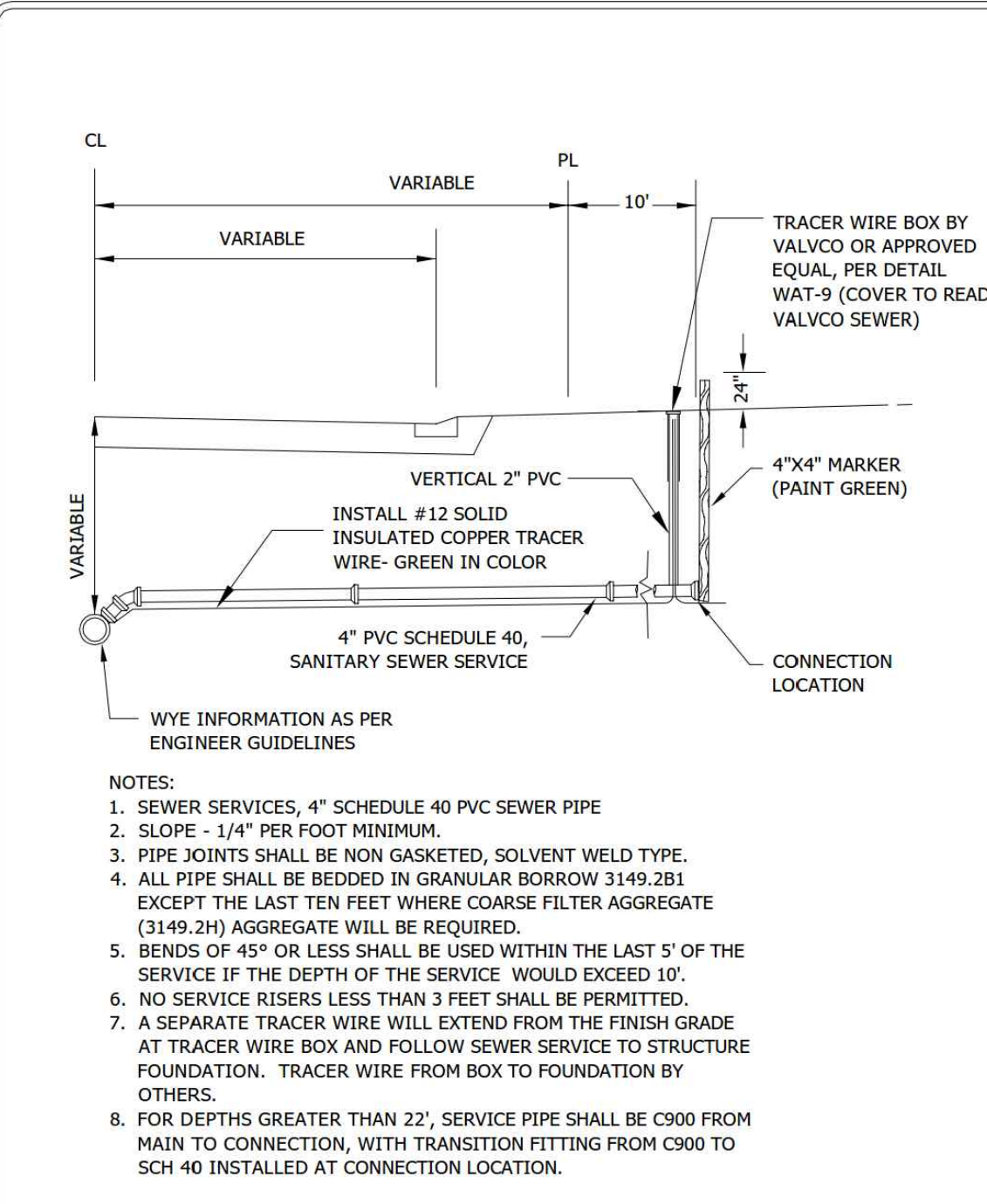
- NOTES:
- 1) TRACER WIRE FOR PVC PIPE TO BE CONNECTED AT ALL HYDRANTS.
 - 2) 1" CONDUIT TO BE ATTACHED TO HYDRANT BREAK OFF WITH A STEEL BAND OR A HOSE CLAMP.

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TRACER WIRE FOR PVC WATER MAIN
CHASKA, MN

LAST REVISION:
APRIL 2008

PLATE NO.
WAT-10



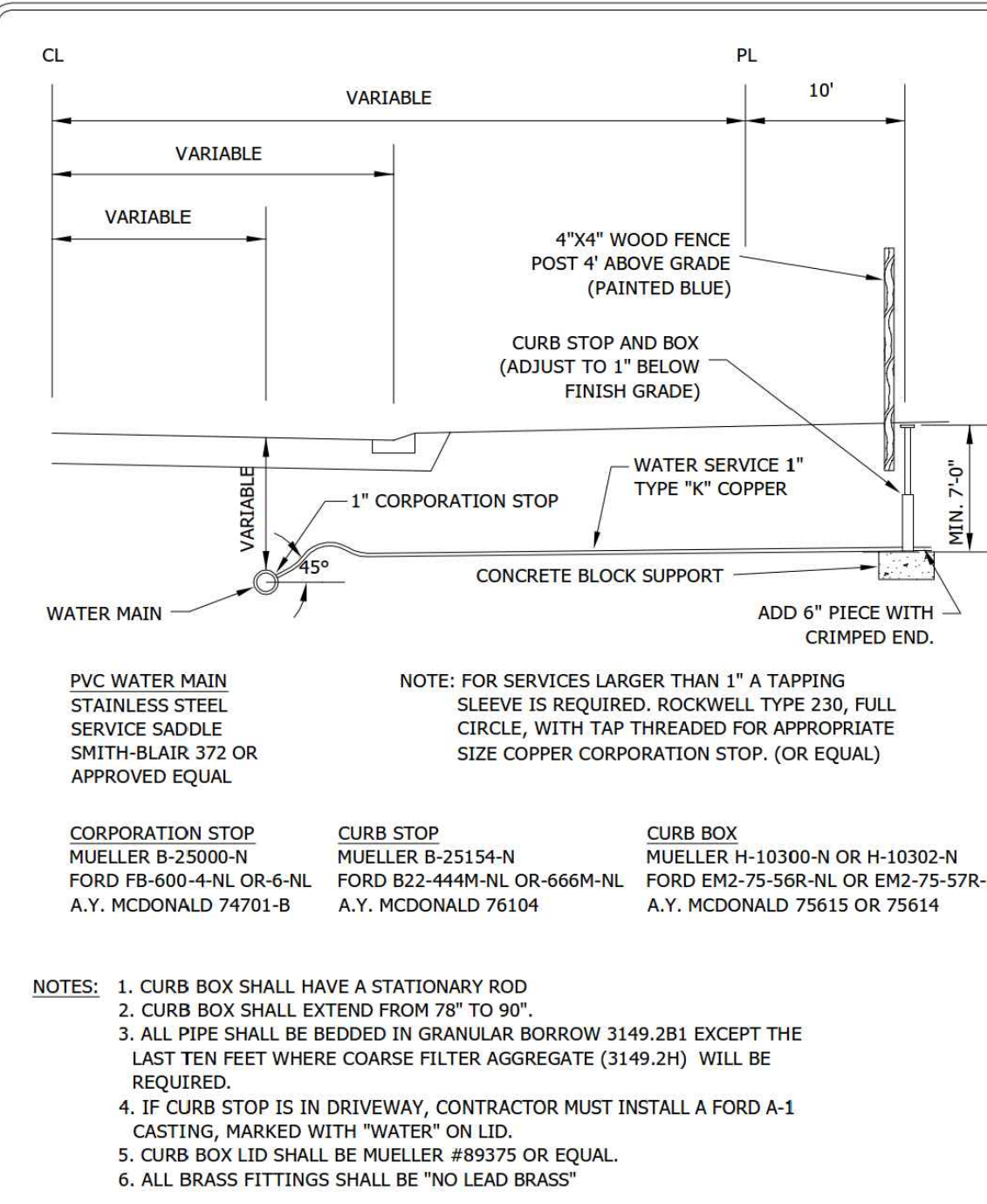
- NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
 2. SLOPE - 1/4" PER FOOT MINIMUM.
 3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
 4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
 5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
 6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
 7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
 8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
SER-1



- NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)
- PVC WATER MAIN
STAINLESS STEEL
SERVICE SADDLE
SMITH-BLAIR 372 OR
APPROVED EQUAL
- CORPORATION STOP
MUELLER B-25000-N
FORD FB-600-A-NL OR-6-NL
A.Y. McDONALD 74701-B
- CURB STOP
MUELLER B-25154-N
FORD B22-444M-NL OR-666M-NL
A.Y. McDONALD 76104
- CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. McDONALD 75615 OR 75614

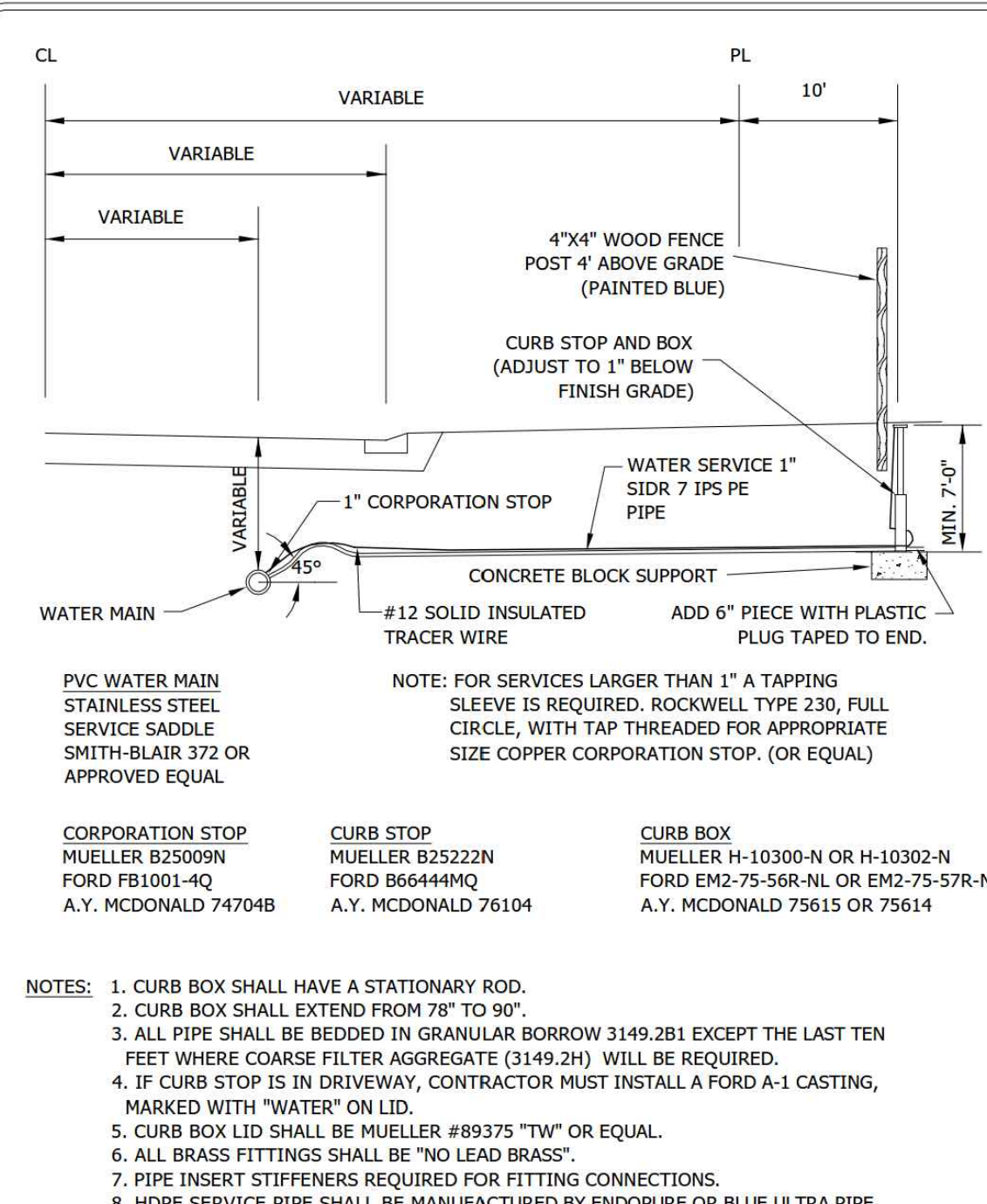
- NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
 2. CURB BOX SHALL EXTEND FROM 78" TO 90".
 3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
 4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
 5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
 6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2



- NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)
- PVC WATER MAIN
STAINLESS STEEL
SERVICE SADDLE
SMITH-BLAIR 372 OR
APPROVED EQUAL
- CORPORATION STOP
MUELLER B25009N
FORD FB1001-1Q
A.Y. McDONALD 74704B
- CURB STOP
MUELLER B25222N
FORD B66444MQ
A.Y. McDONALD 76104
- CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. McDONALD 75615 OR 75614

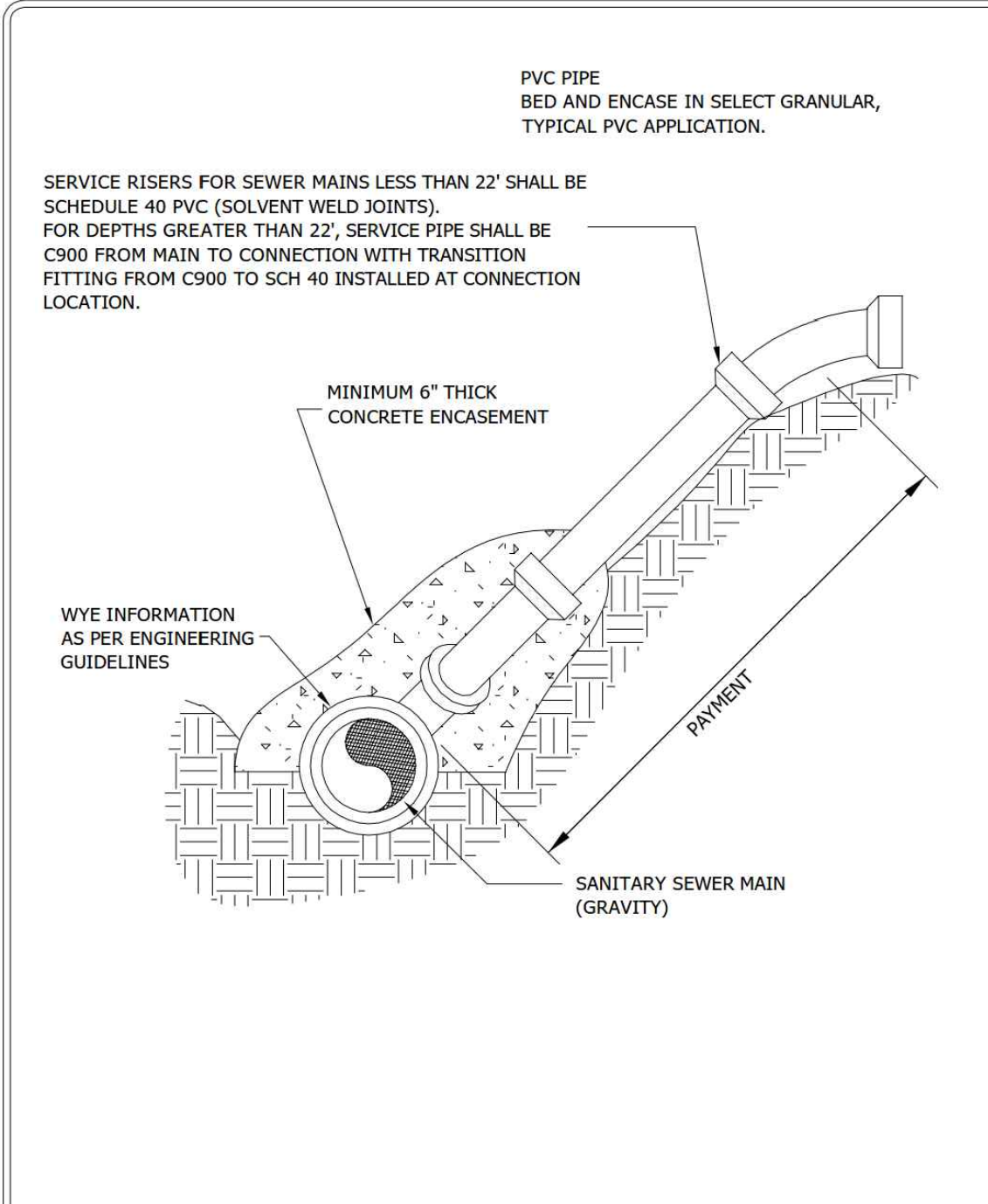
- NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
 2. CURB BOX SHALL EXTEND FROM 78" TO 90".
 3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
 4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
 5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
 6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
 7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
 8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

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WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A



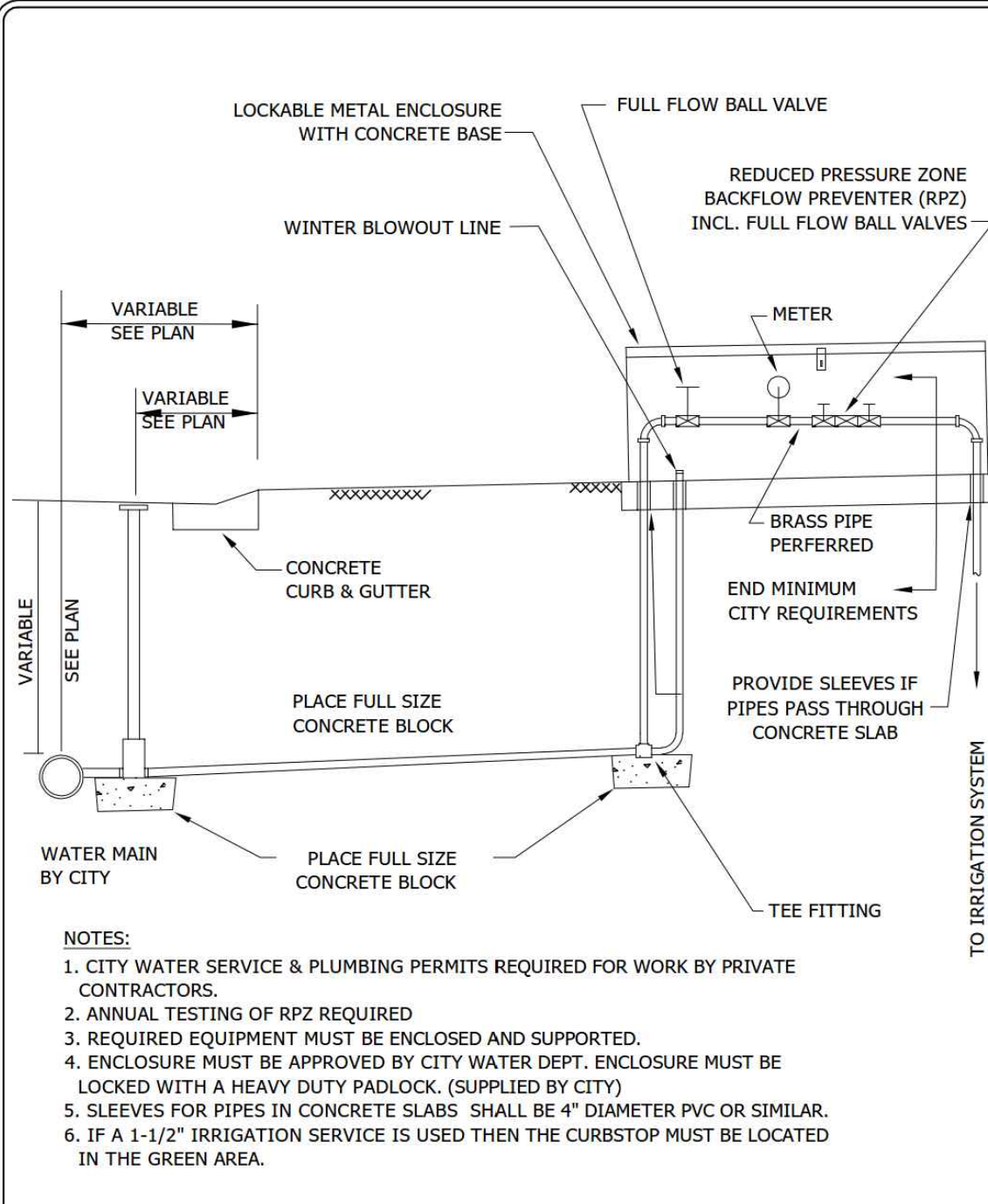
SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE SCHEDULE 40 PVC (SOLVENT WELD JOINTS). FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-3



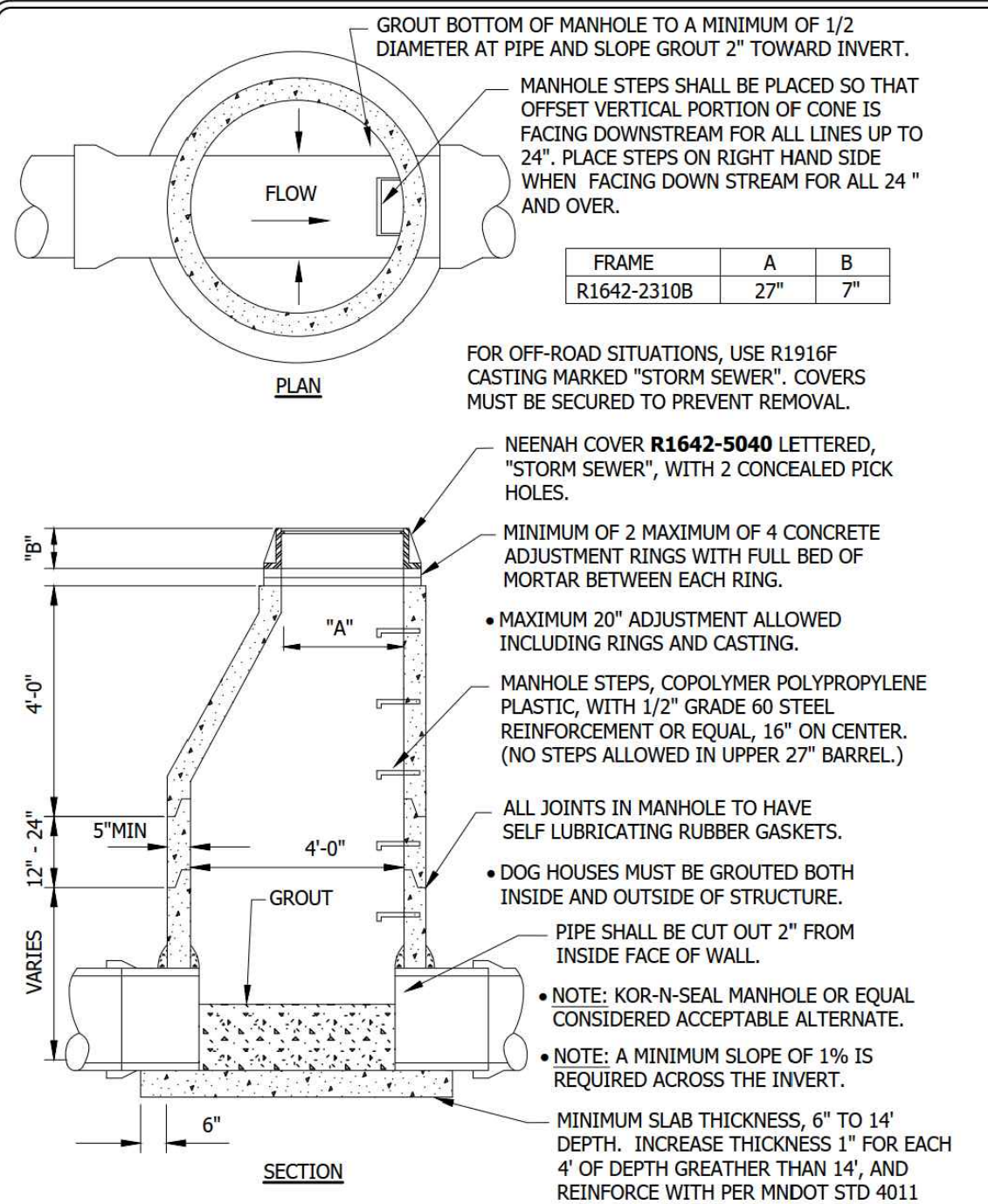
- NOTES:
1. CITY WATER SERVICE & PLUMBING PERMITS REQUIRED FOR WORK BY PRIVATE CONTRACTORS.
 2. ANNUAL TESTING OF RPZ REQUIRED
 3. REQUIRED EQUIPMENT MUST BE ENCLOSED AND SUPPORTED.
 4. ENCLOSURE MUST BE APPROVED BY CITY WATER DEPT. ENCLOSURE MUST BE LOCKED WITH A HEAVY DUTY PADLOCK. (SUPPLIED BY CITY)
 5. SLEEVES FOR PIPES IN CONCRETE SLABS SHALL BE 4" DIAMETER PVC OR SIMILAR.
 6. IF A 1-1/2" IRRIGATION SERVICE IS USED THEN THE CURBSTOP MUST BE LOCATED IN THE GREEN AREA.

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IRRIGATION SERVICE
BY PRIVATE CONTRACTOR
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
SER-6



FRAME	A	B
R1642-2310B	27"	7"

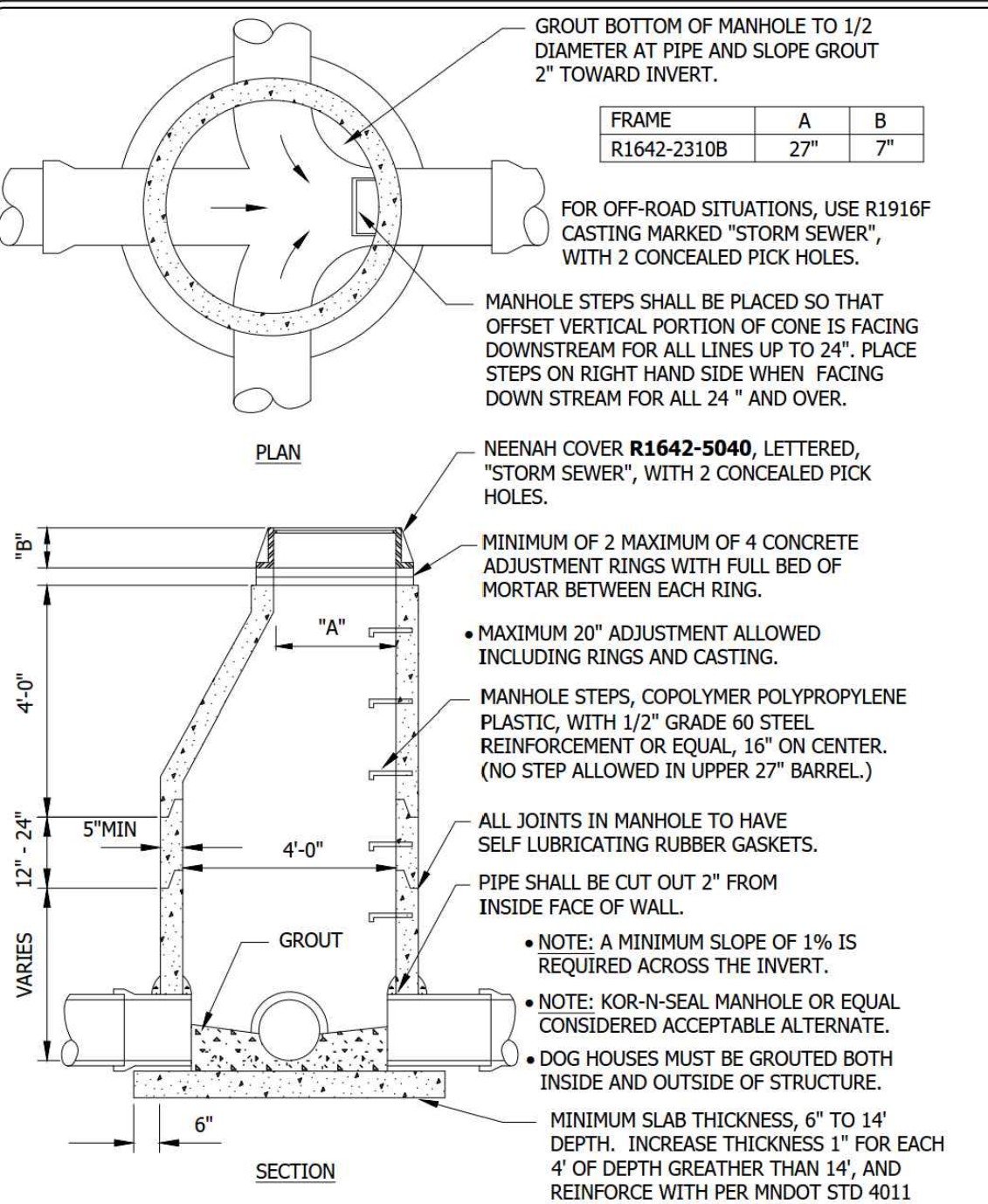
- FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER". COVERS MUST BE SECURED TO PREVENT REMOVAL.
- NEENAH COVER **R1642-5040** LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL.)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.
- DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
- PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.
- NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.
- MINIMUM SLAB THICKNESS, 6" TO 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14", AND REINFORCE WITH PER MNDOT STD 4011

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STORM SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-1



FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER", WITH 2 CONCEALED PICK HOLES.

- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24" AND OVER.
- NEENAH COVER **R1642-5040**, LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEP ALLOWED IN UPPER 27" BARREL.)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.
- PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.
- NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
- DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
- MINIMUM SLAB THICKNESS, 6" TO 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14", AND REINFORCE WITH PER MNDOT STD 4011

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STORM SEWER JUNCTION MANHOLE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-2

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 05/21/20 LICENSE NO. 41257

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CHASKA, MN

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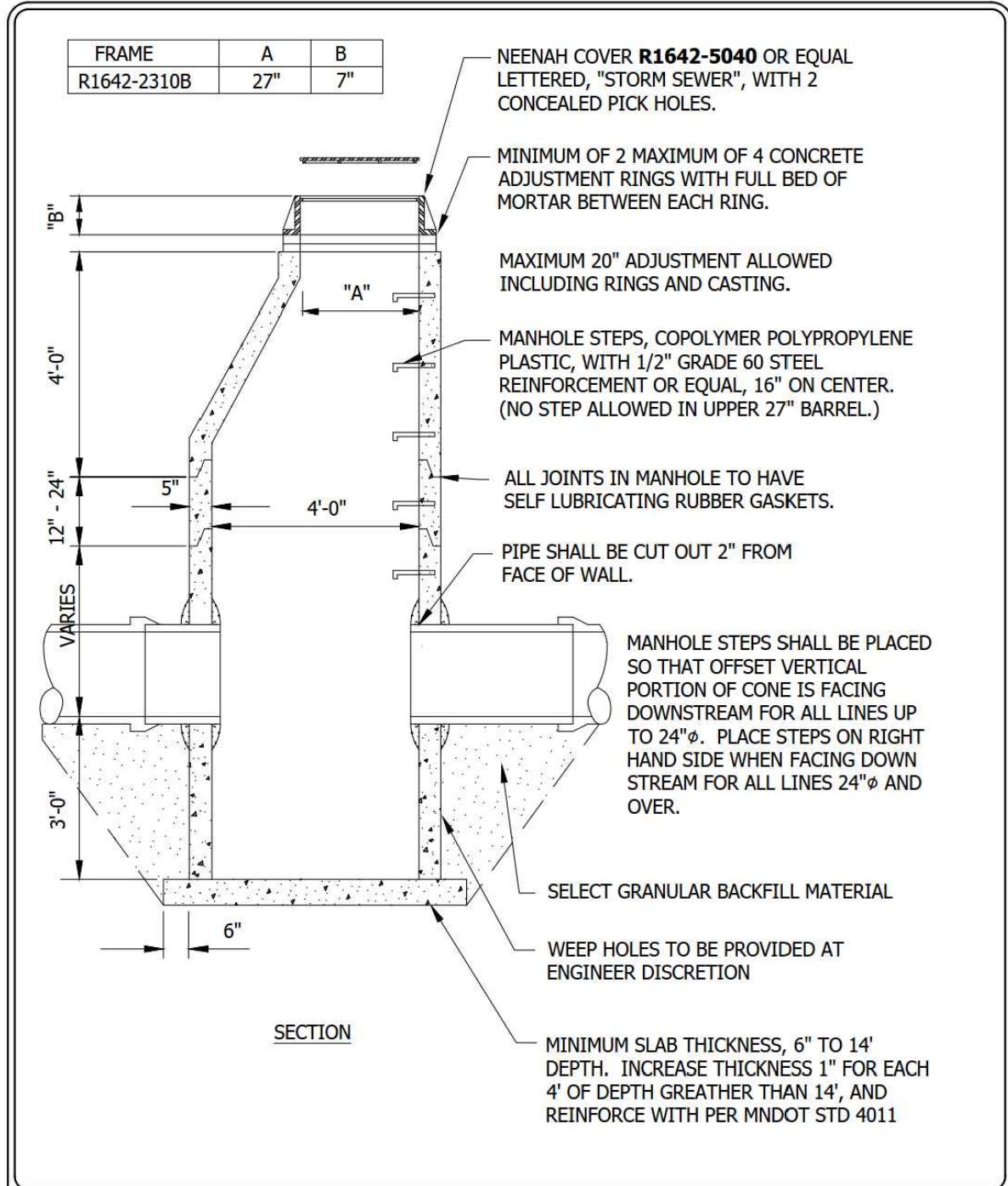
DETAILS

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

29 OF 33

DATE: 05/21/20

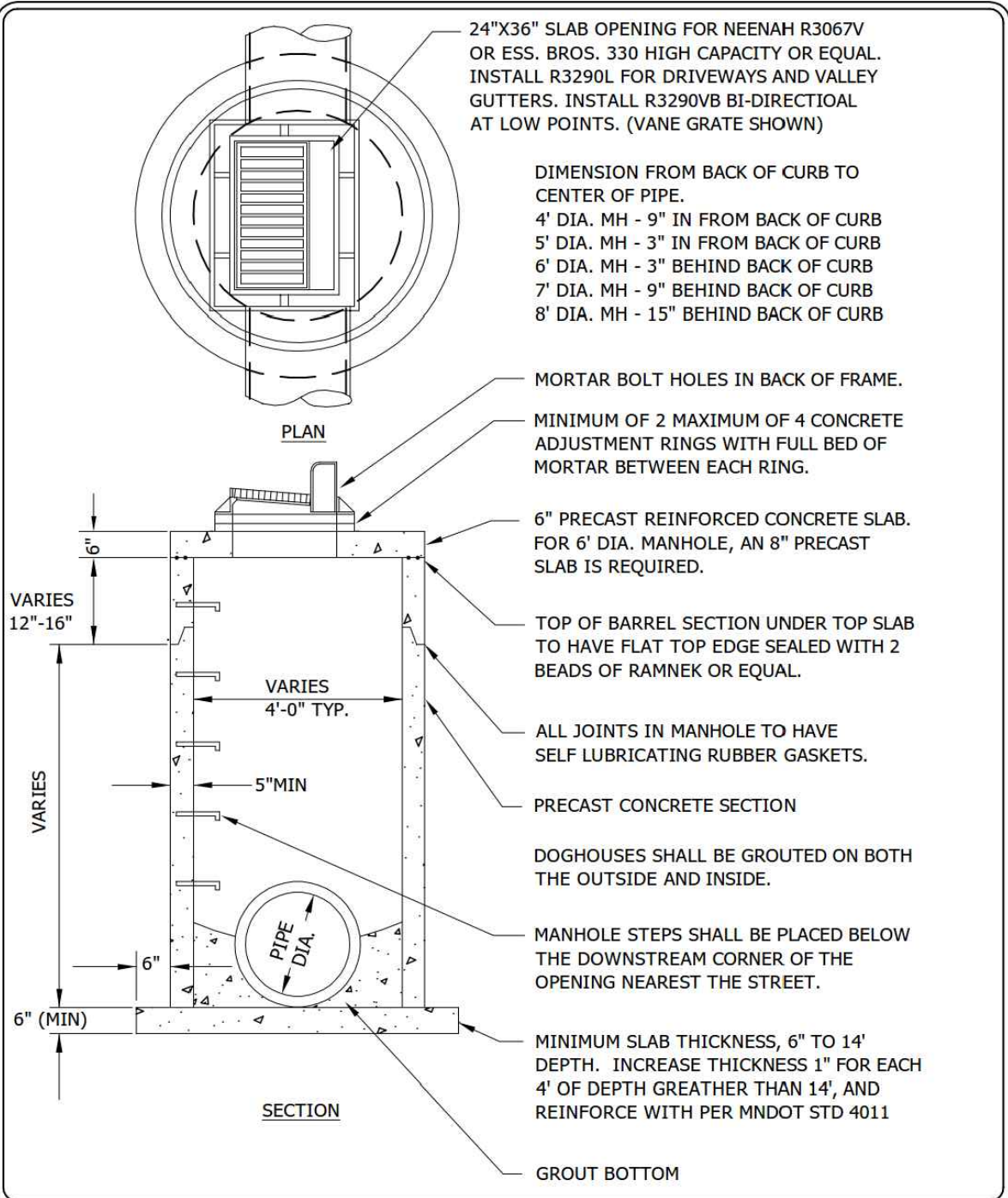


PERFORATED SUMP MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-4

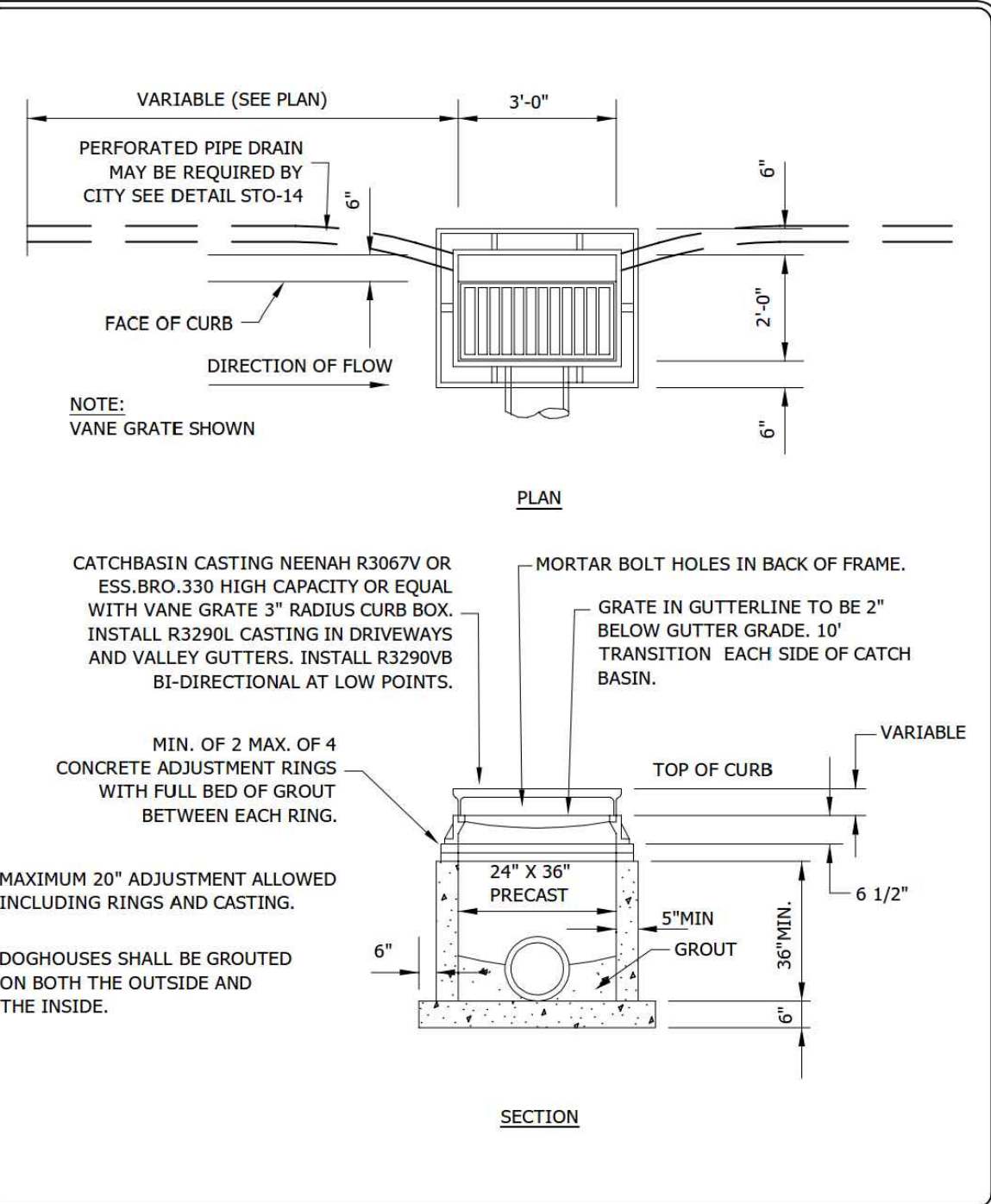


TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-5

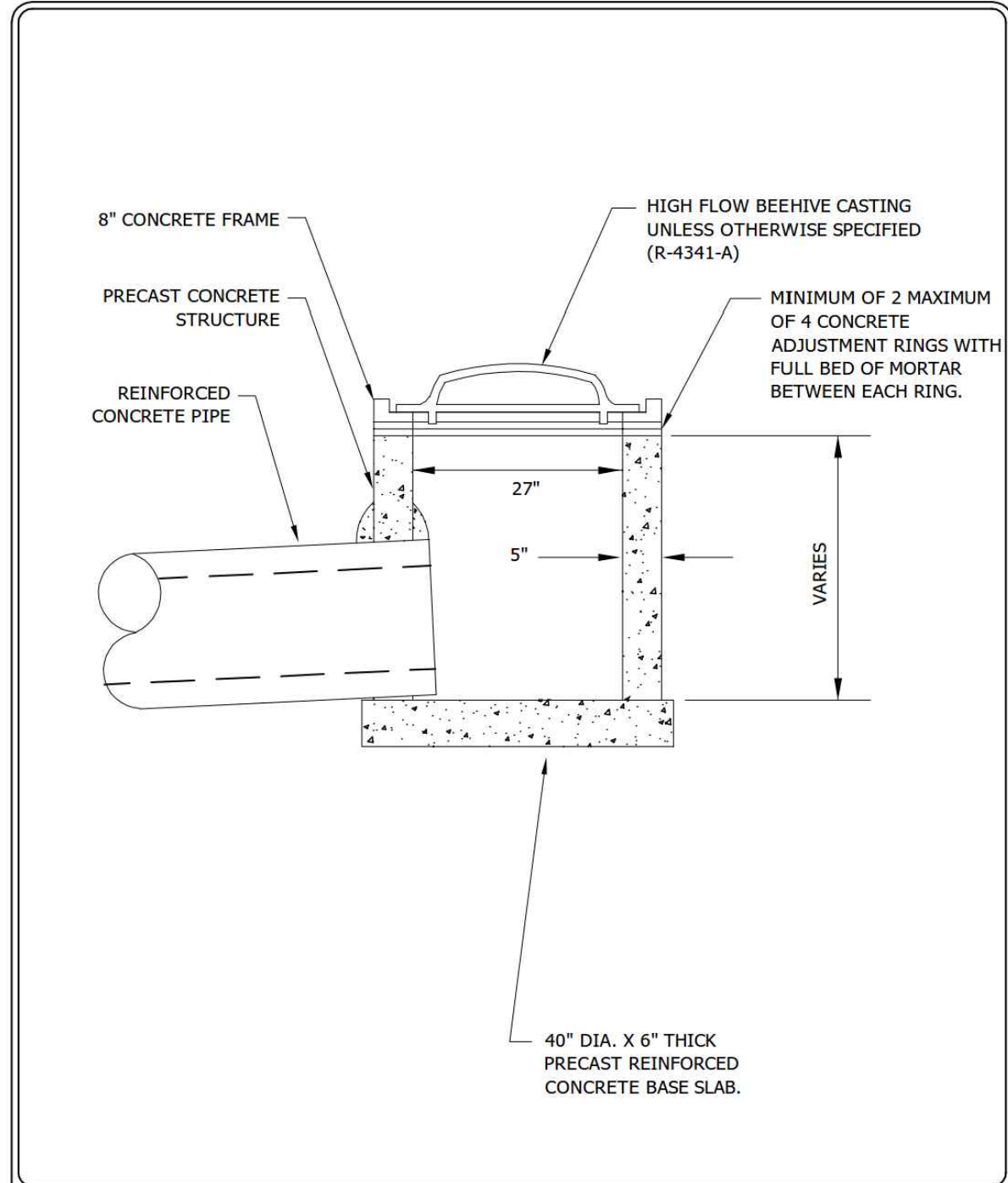


TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-6

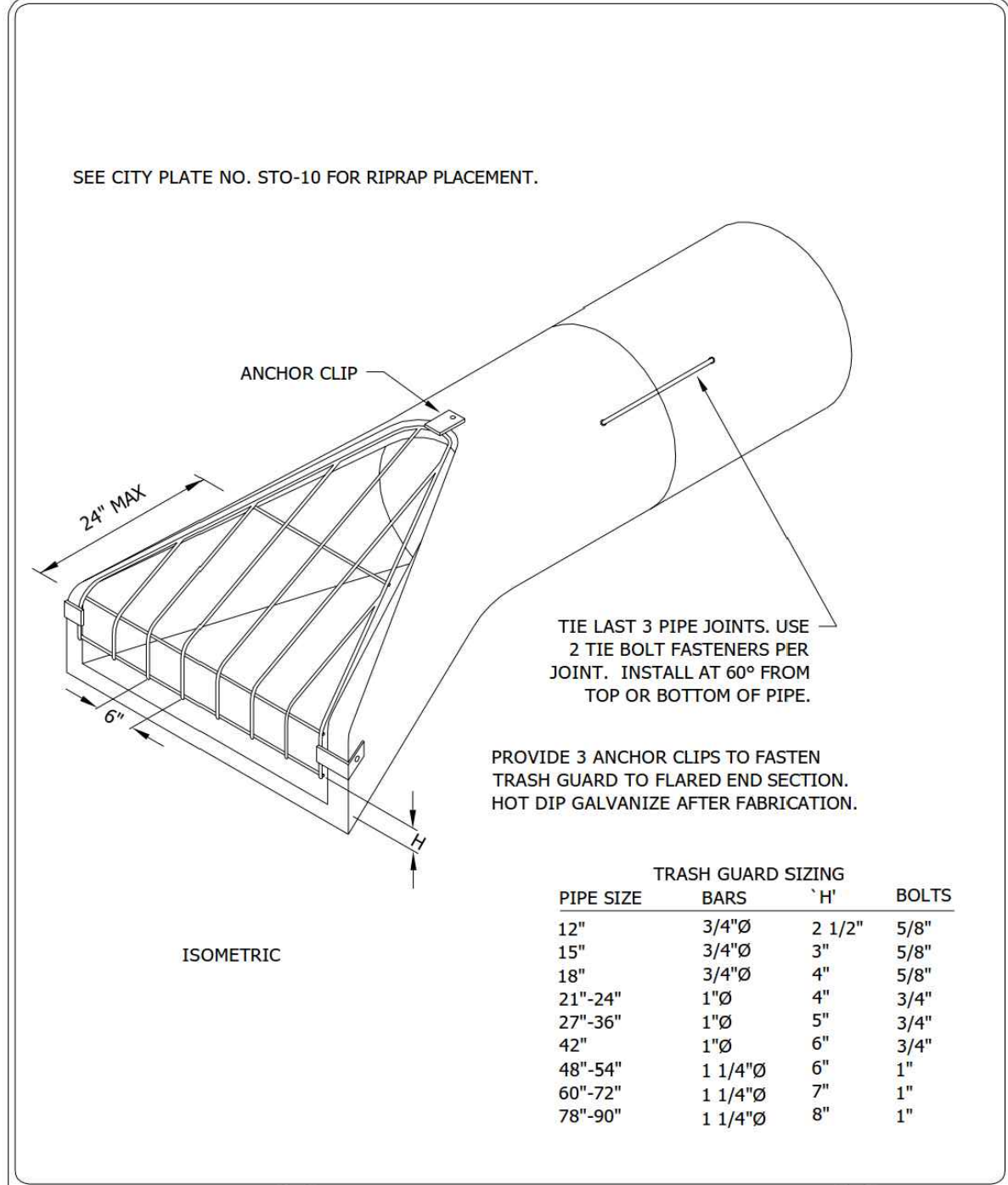


PRECAST 27" SHALLOW
DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-9

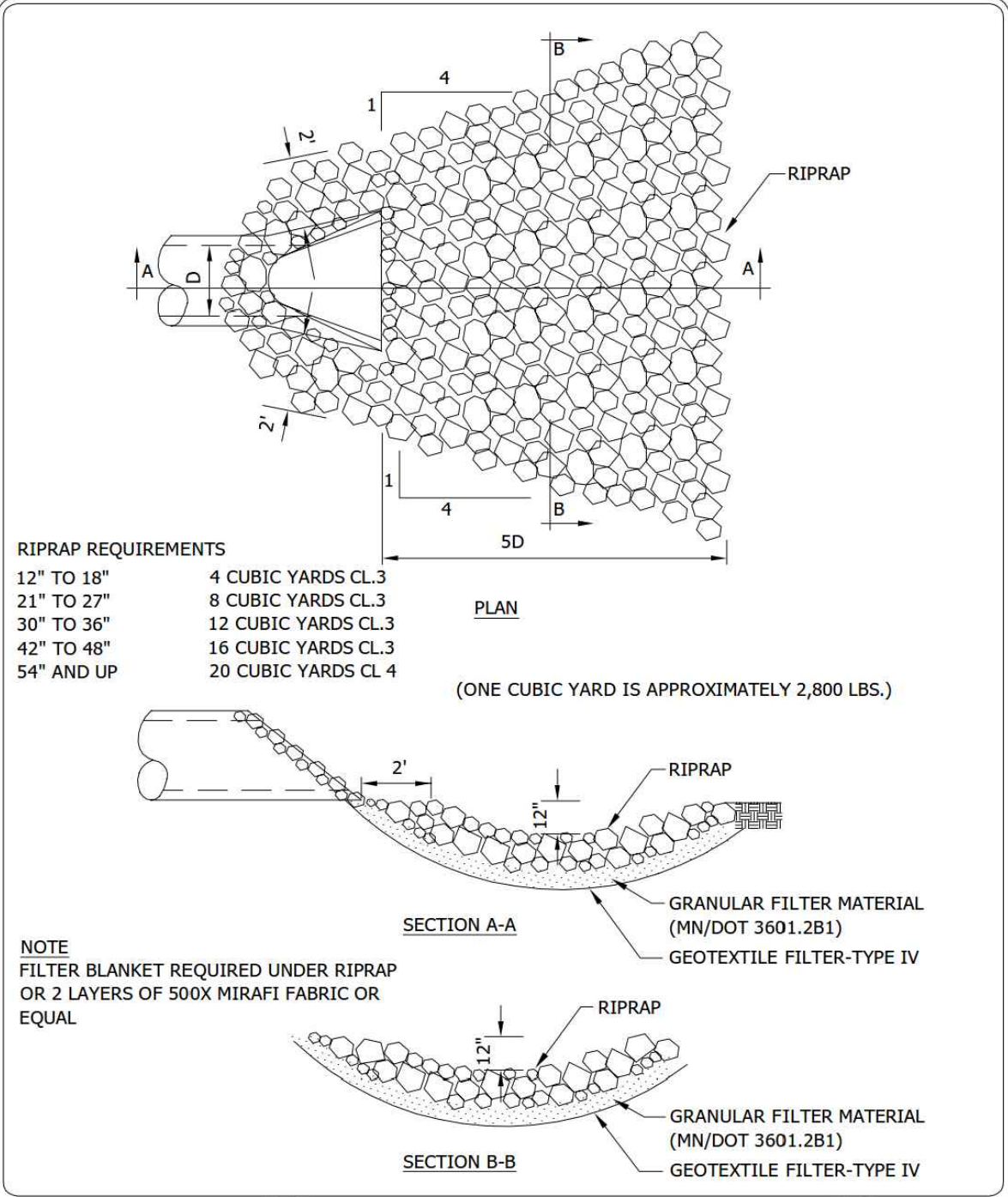


FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION:
FEB. 1995

PLATE NO.
STO-10

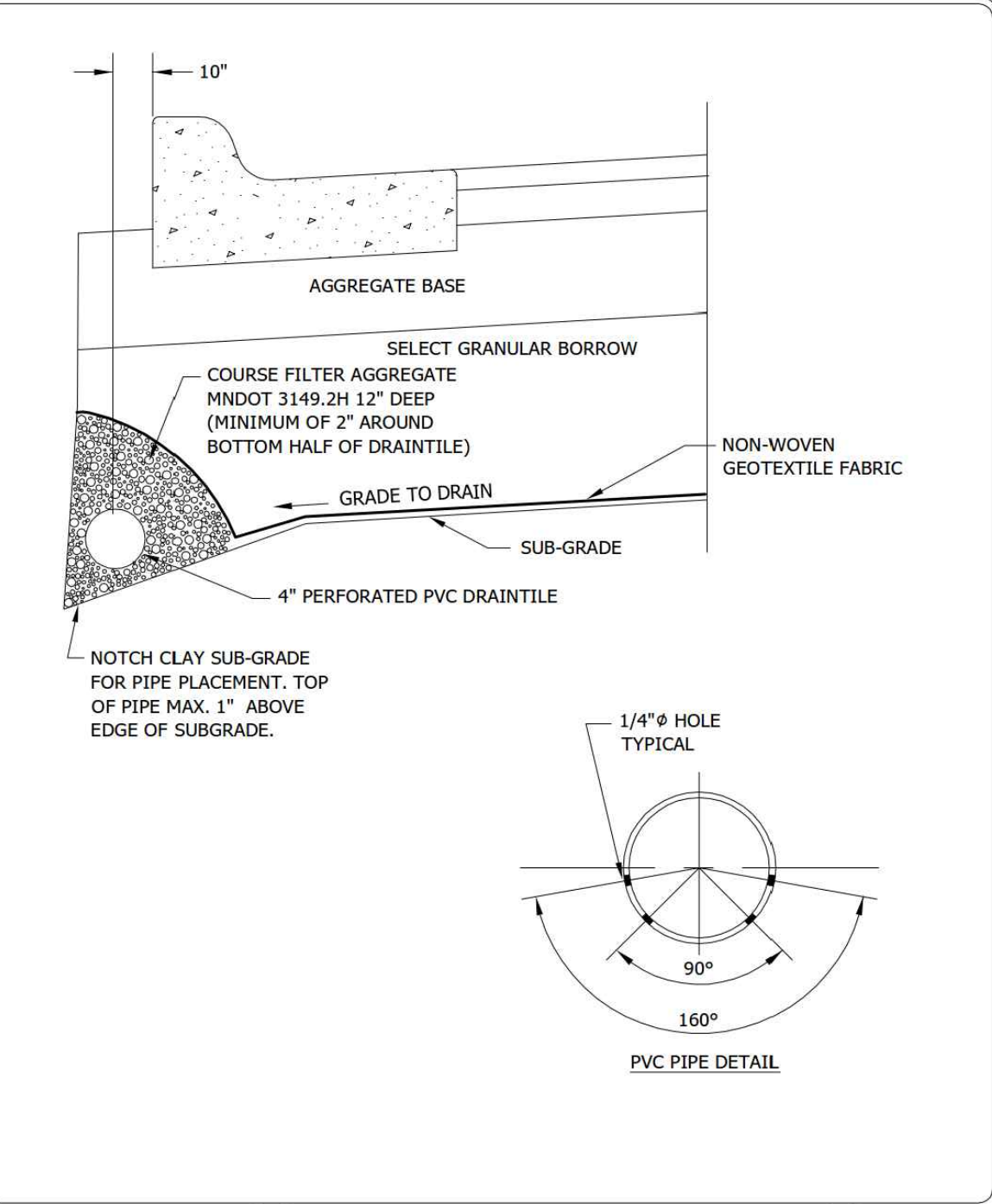


RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2004

PLATE NO.
STO-11

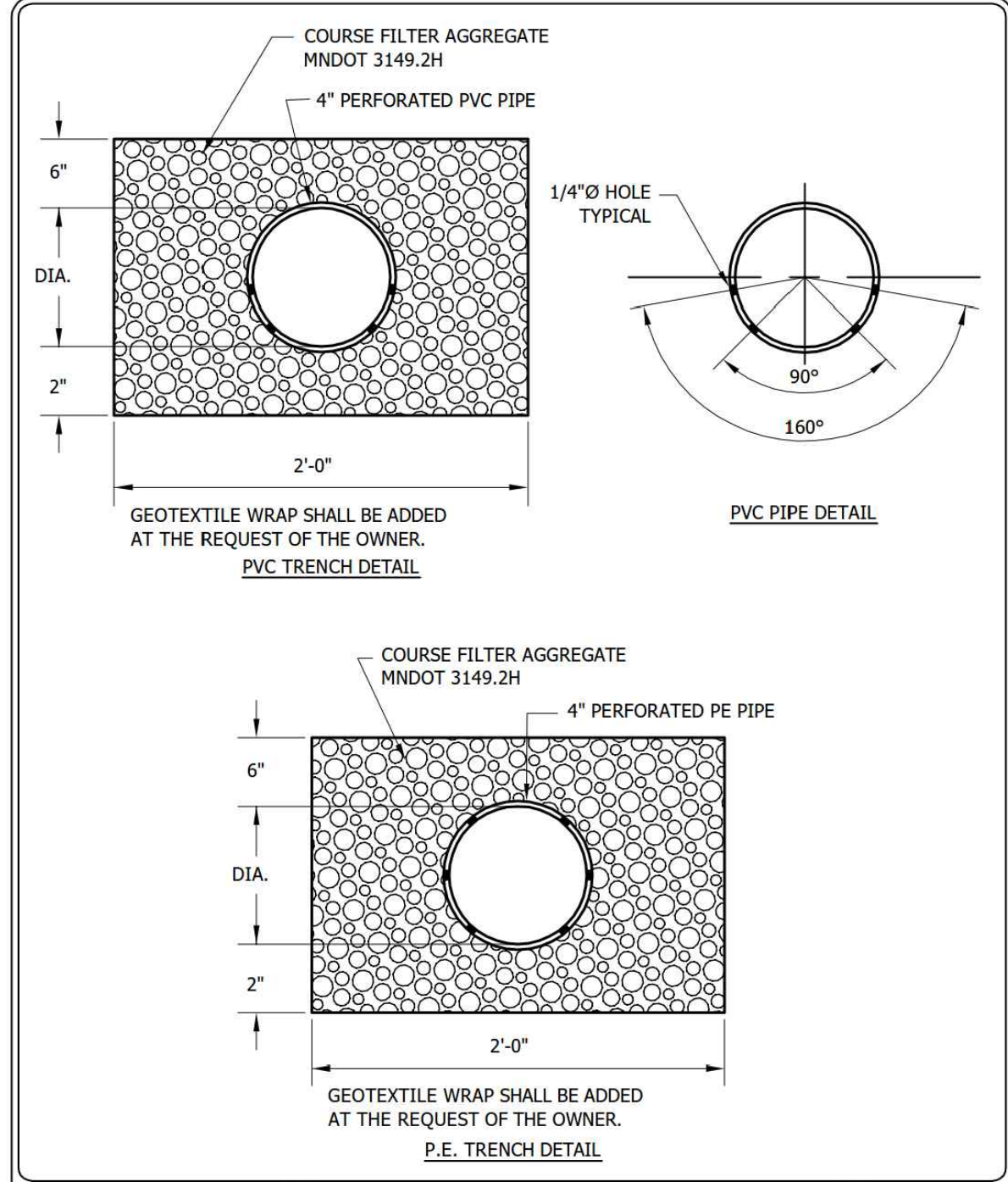


PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION:
NOV. 2016

PLATE NO.
STO-12



PERFORATED PIPE
TRENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION:
NOV. 2014

PLATE NO.
STO-13

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN 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

RYAN M. BLUHM

DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0015521.00

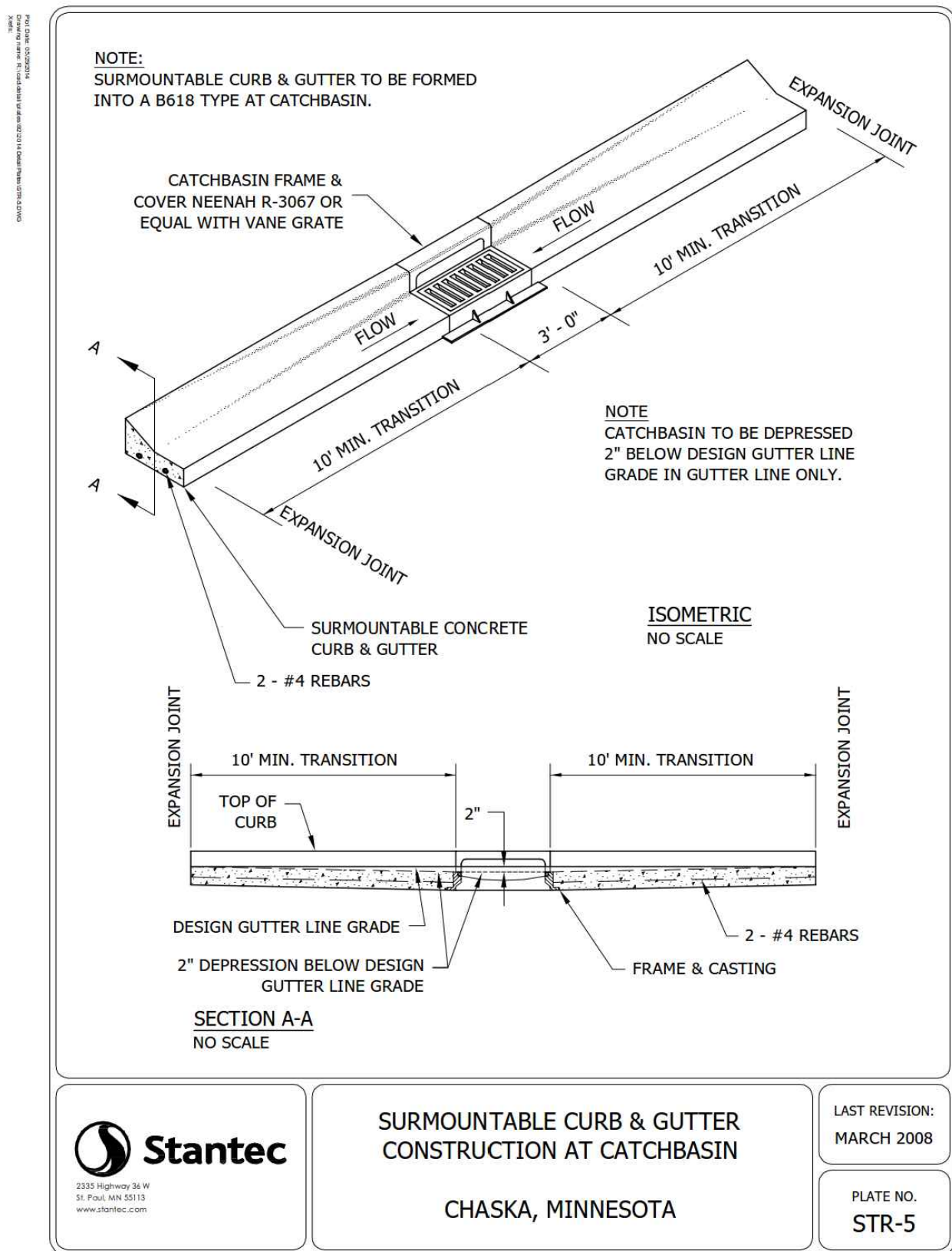
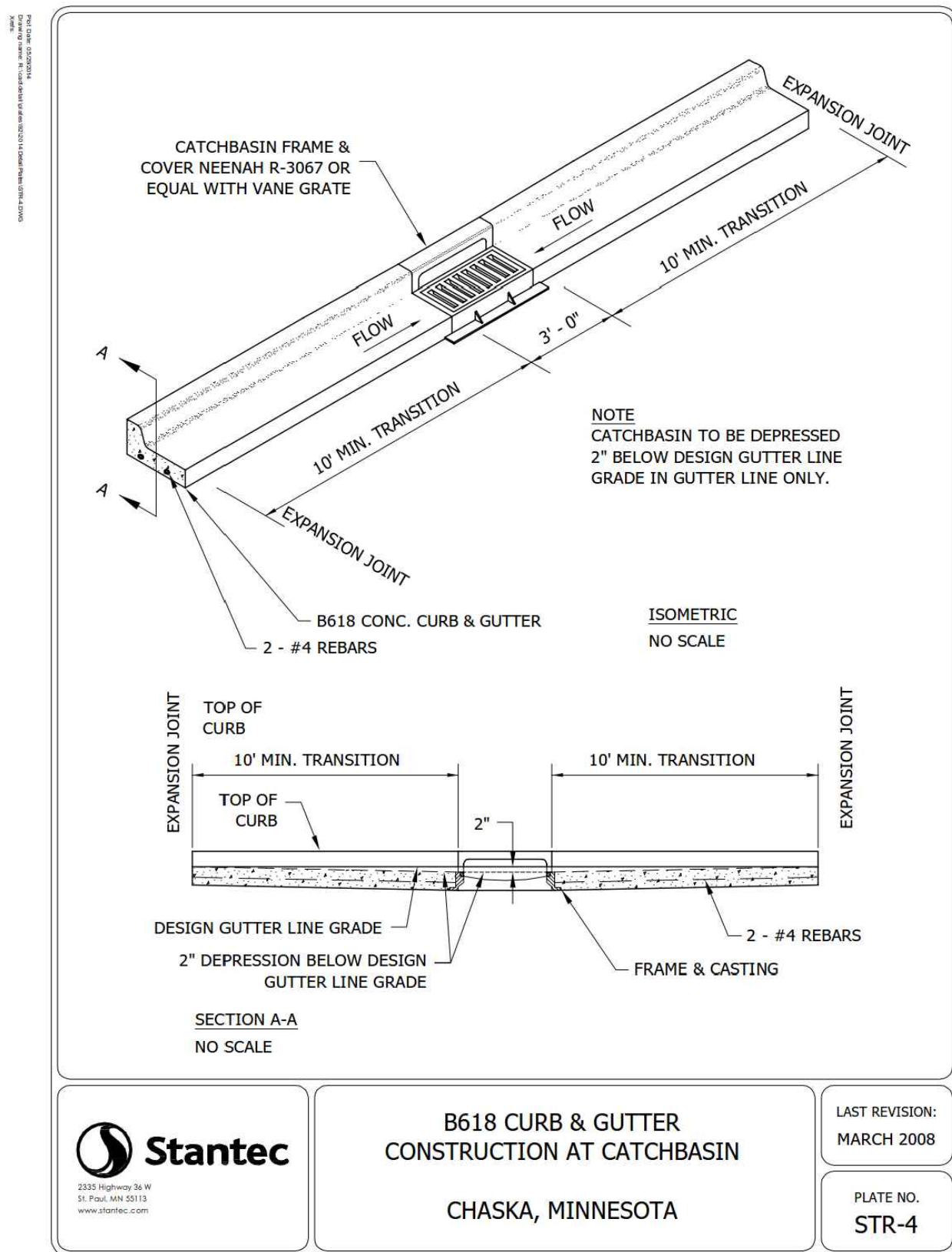
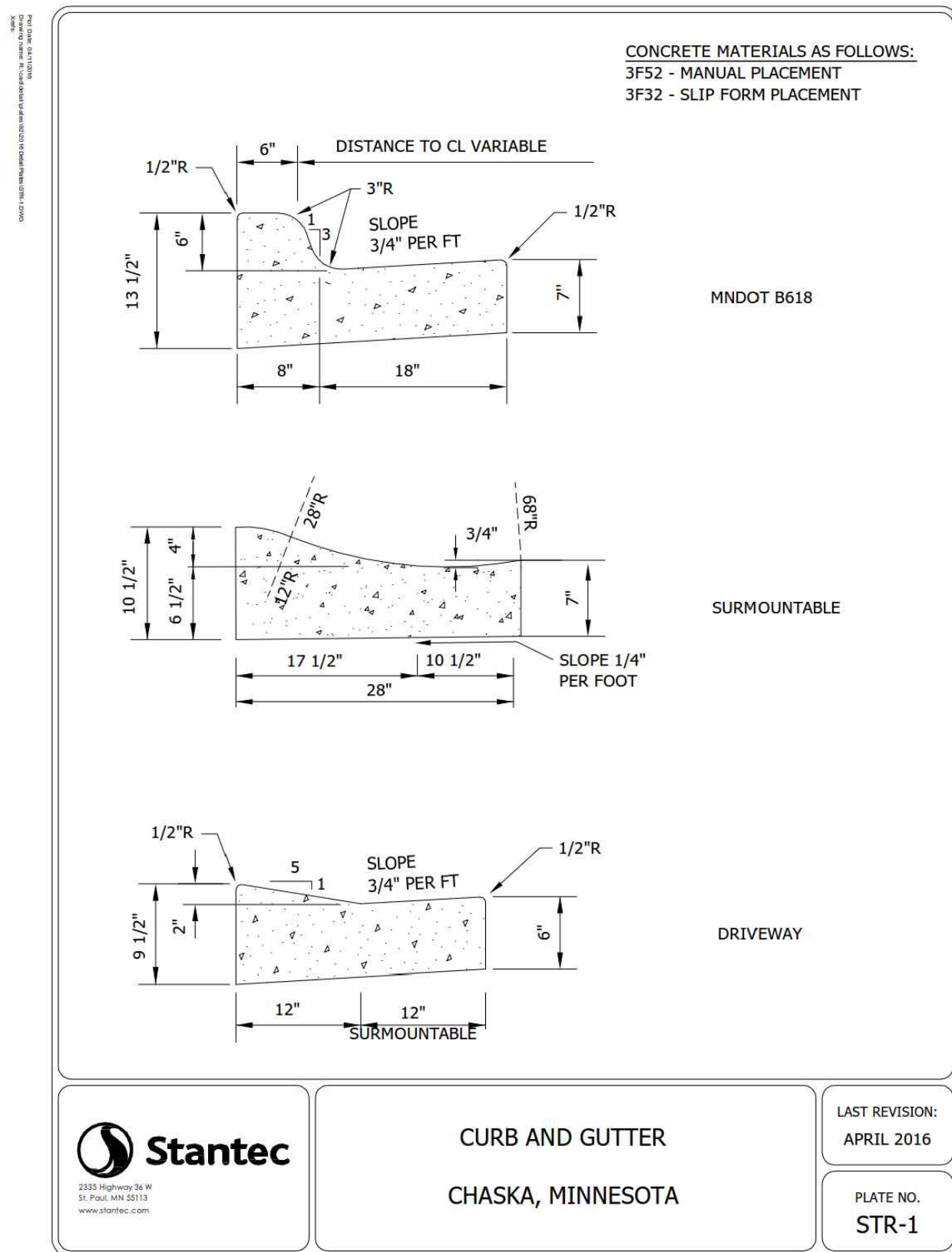
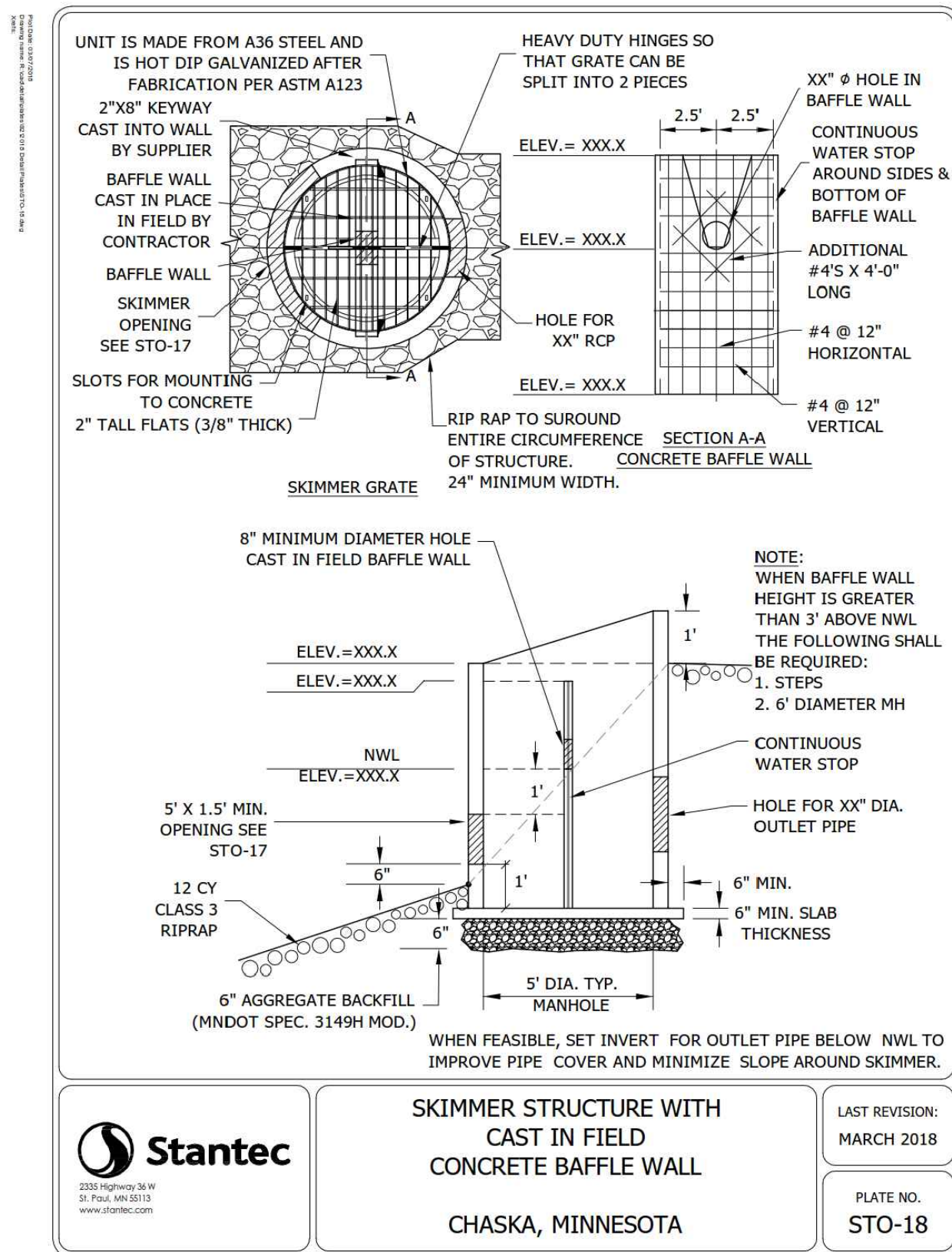
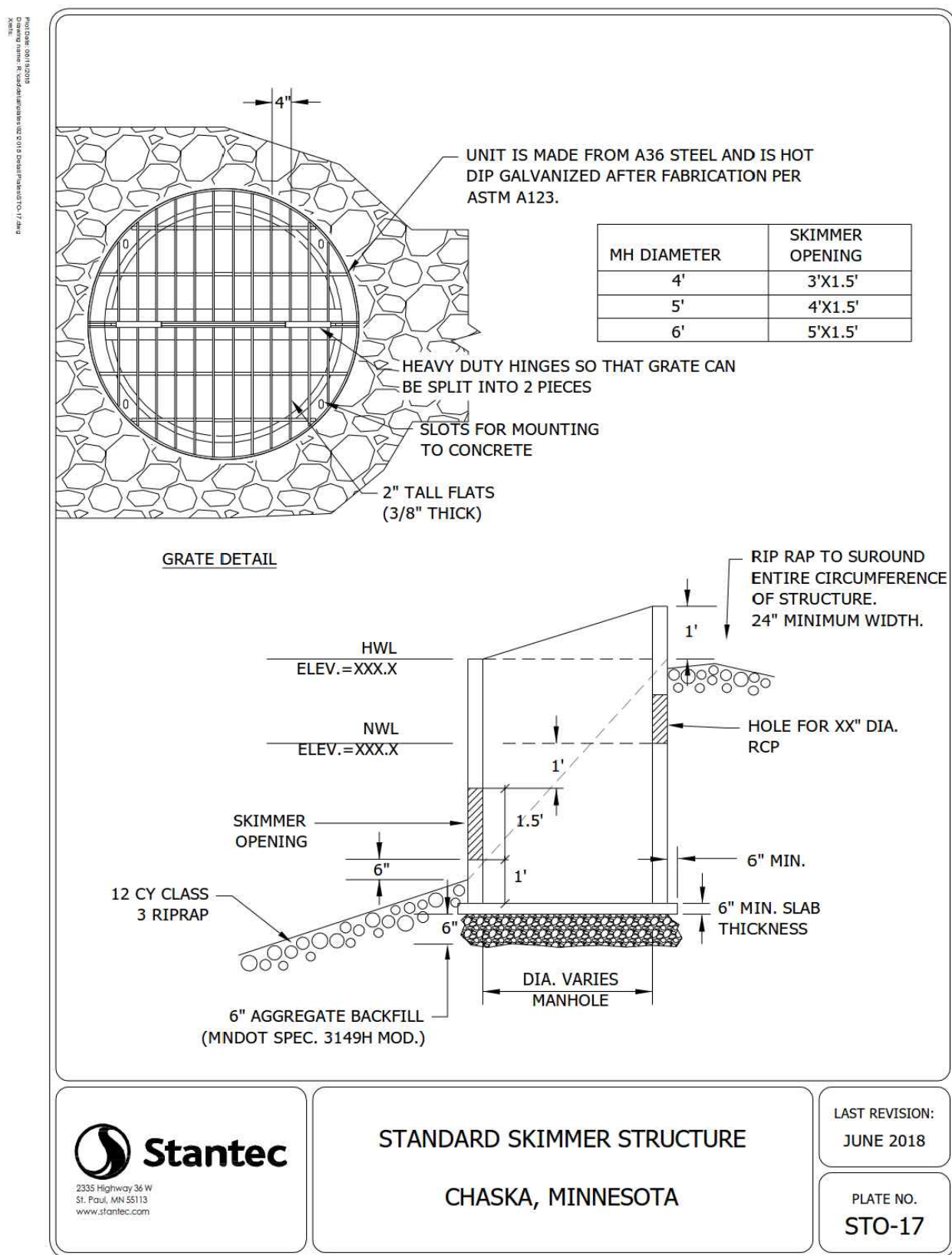
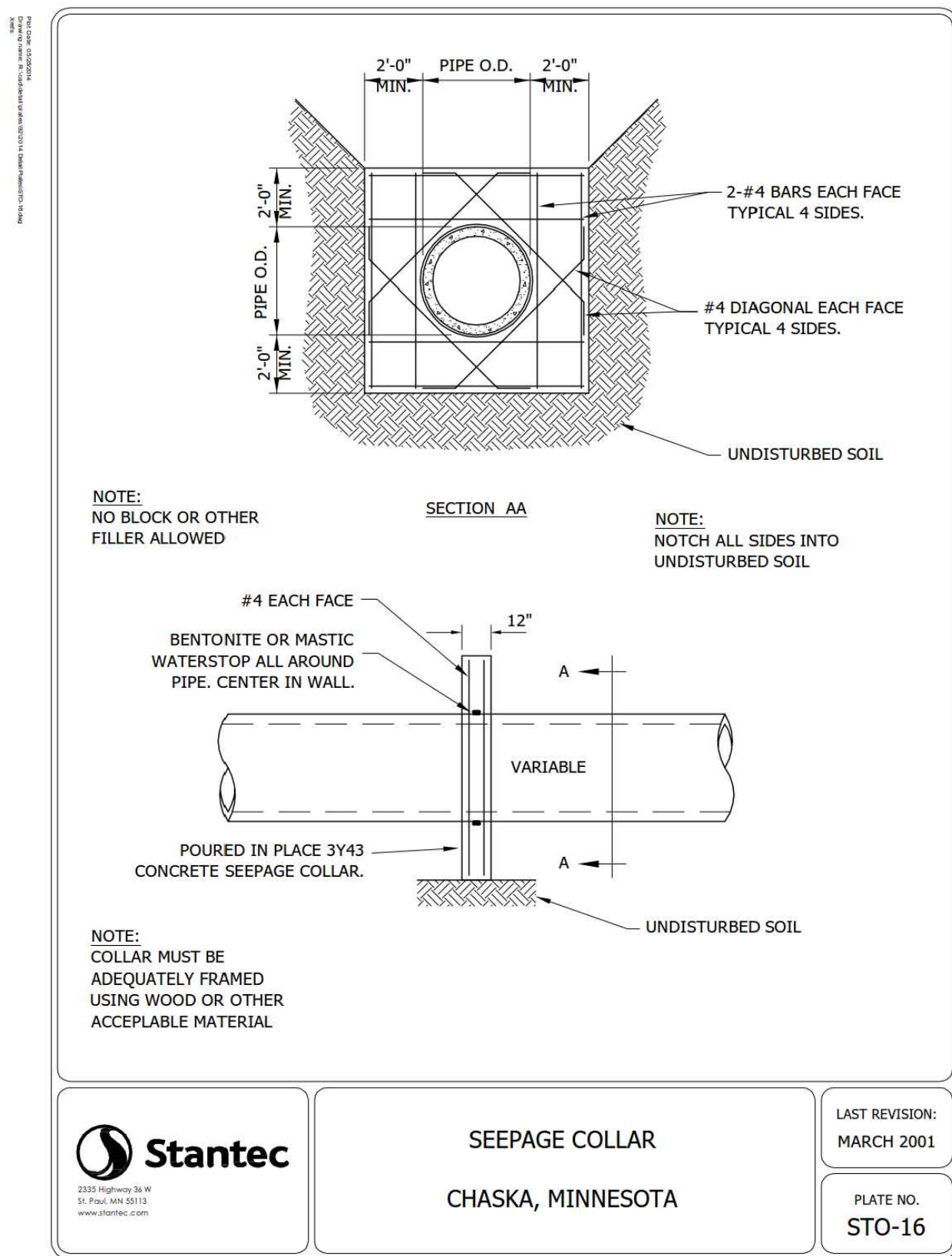
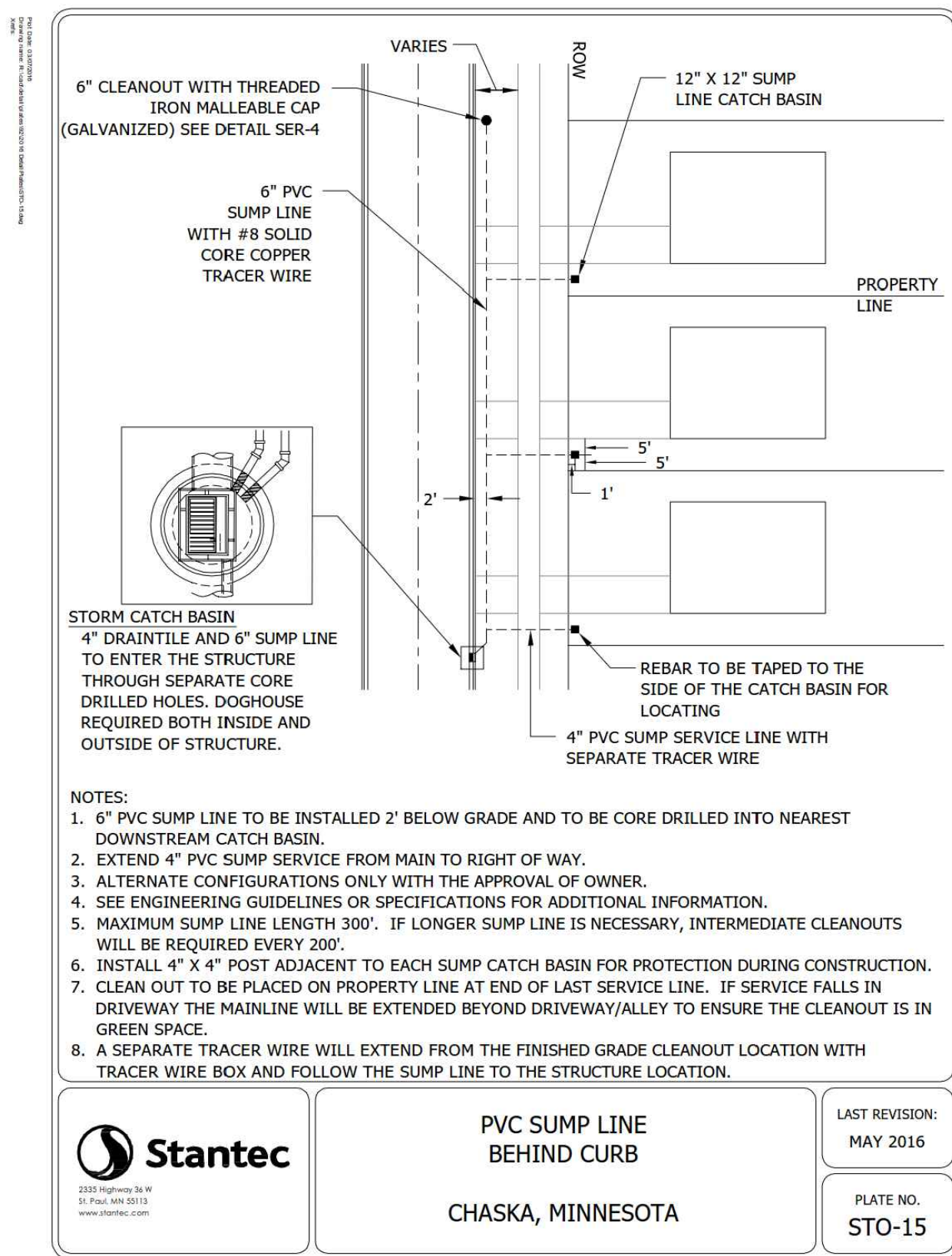
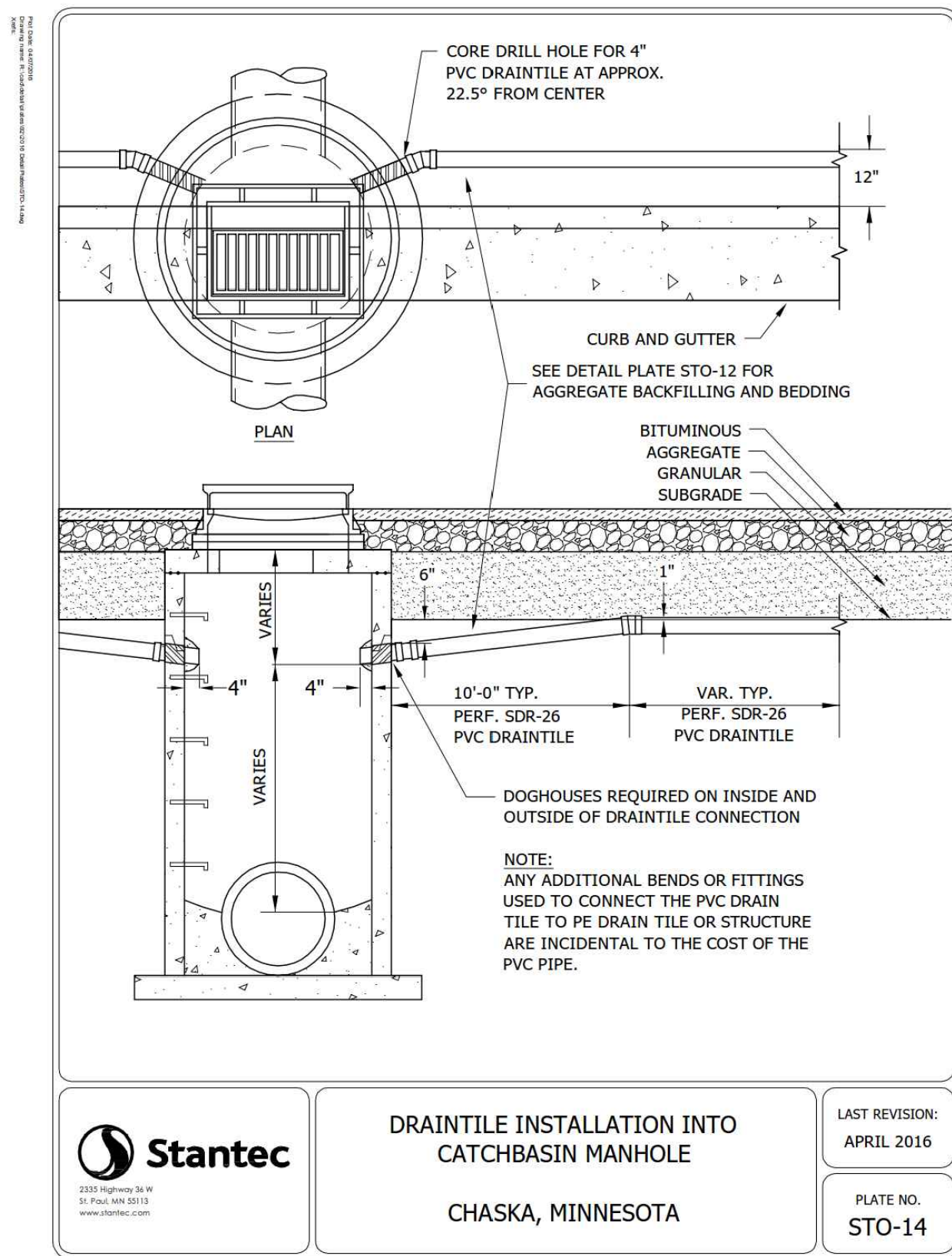
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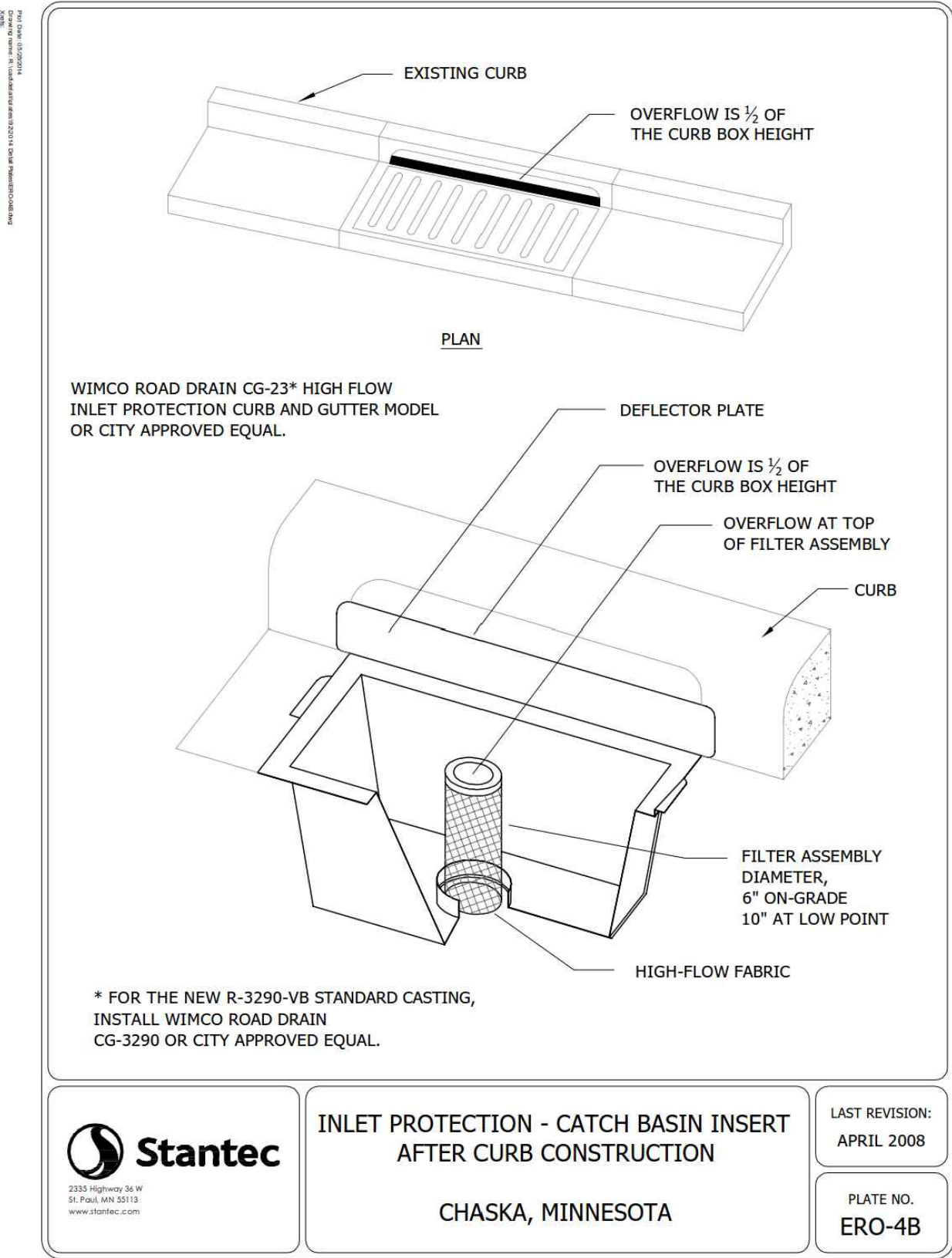
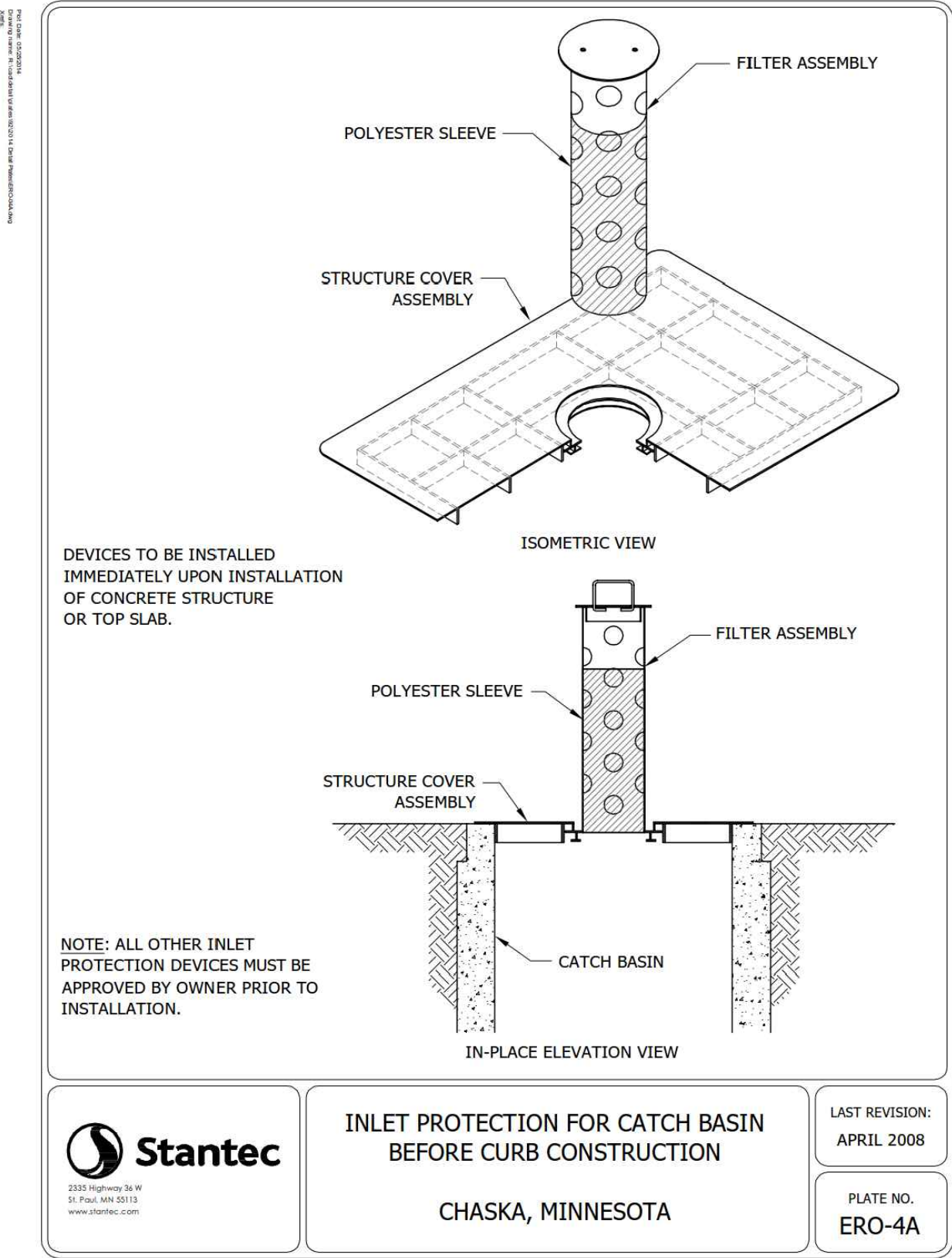
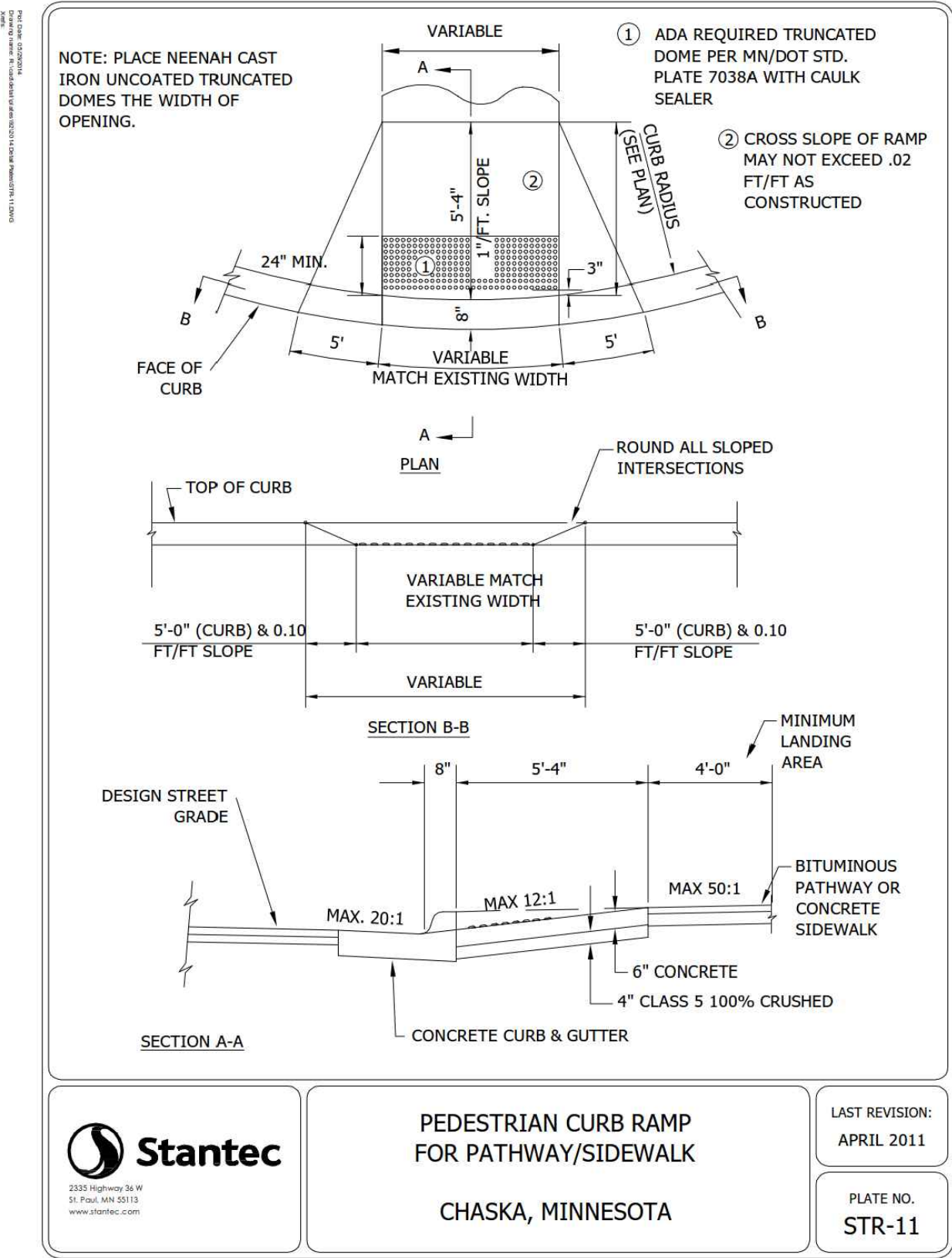
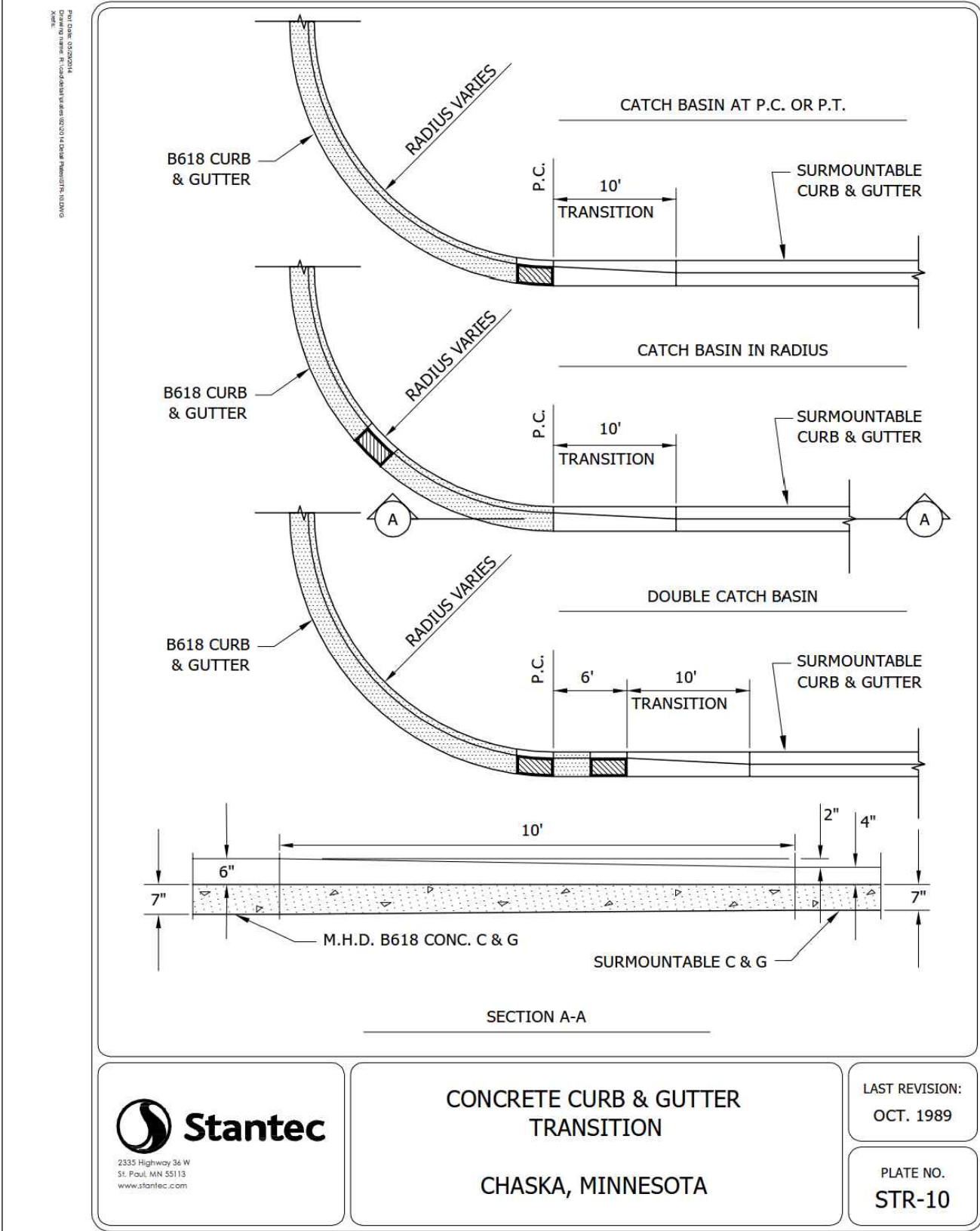
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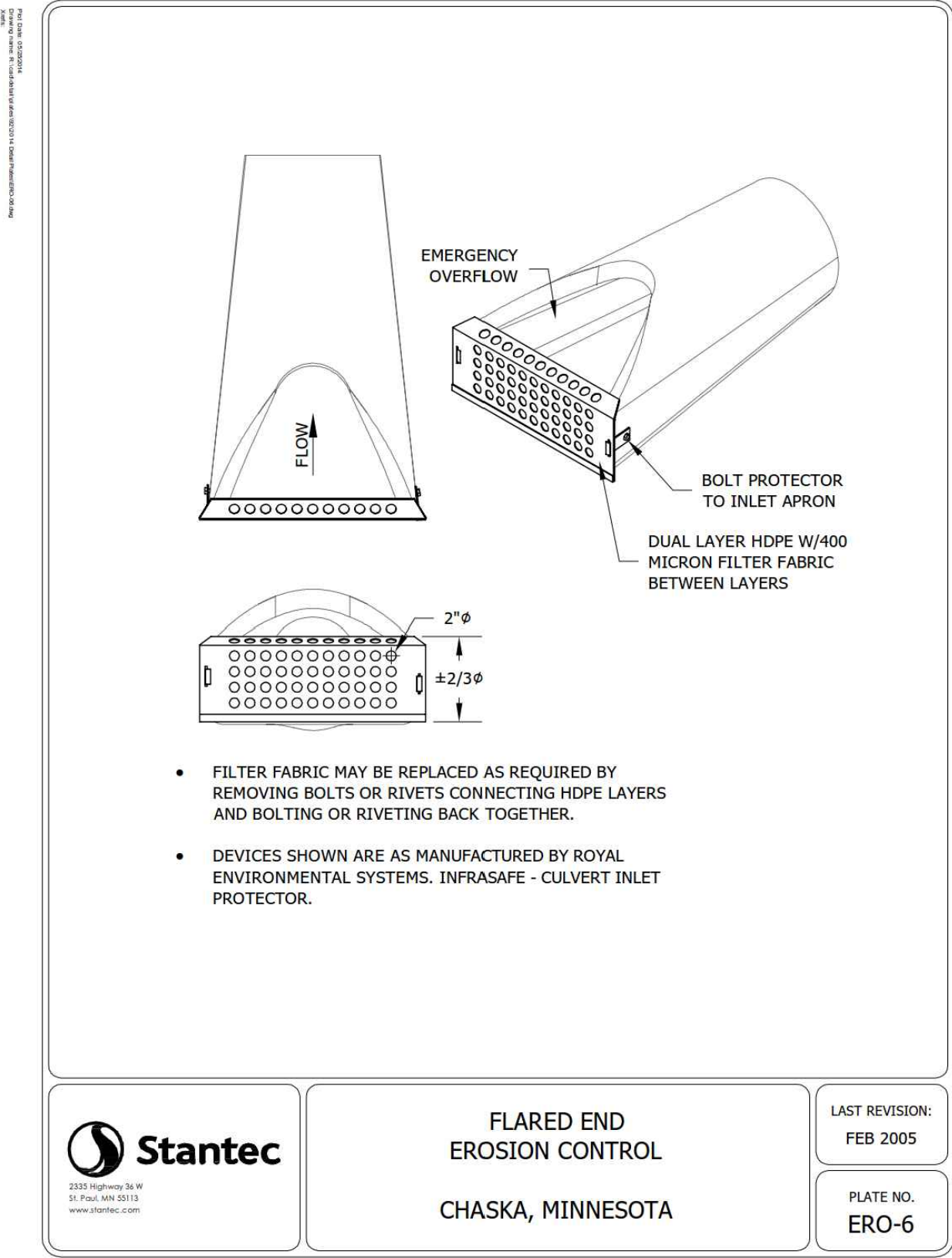
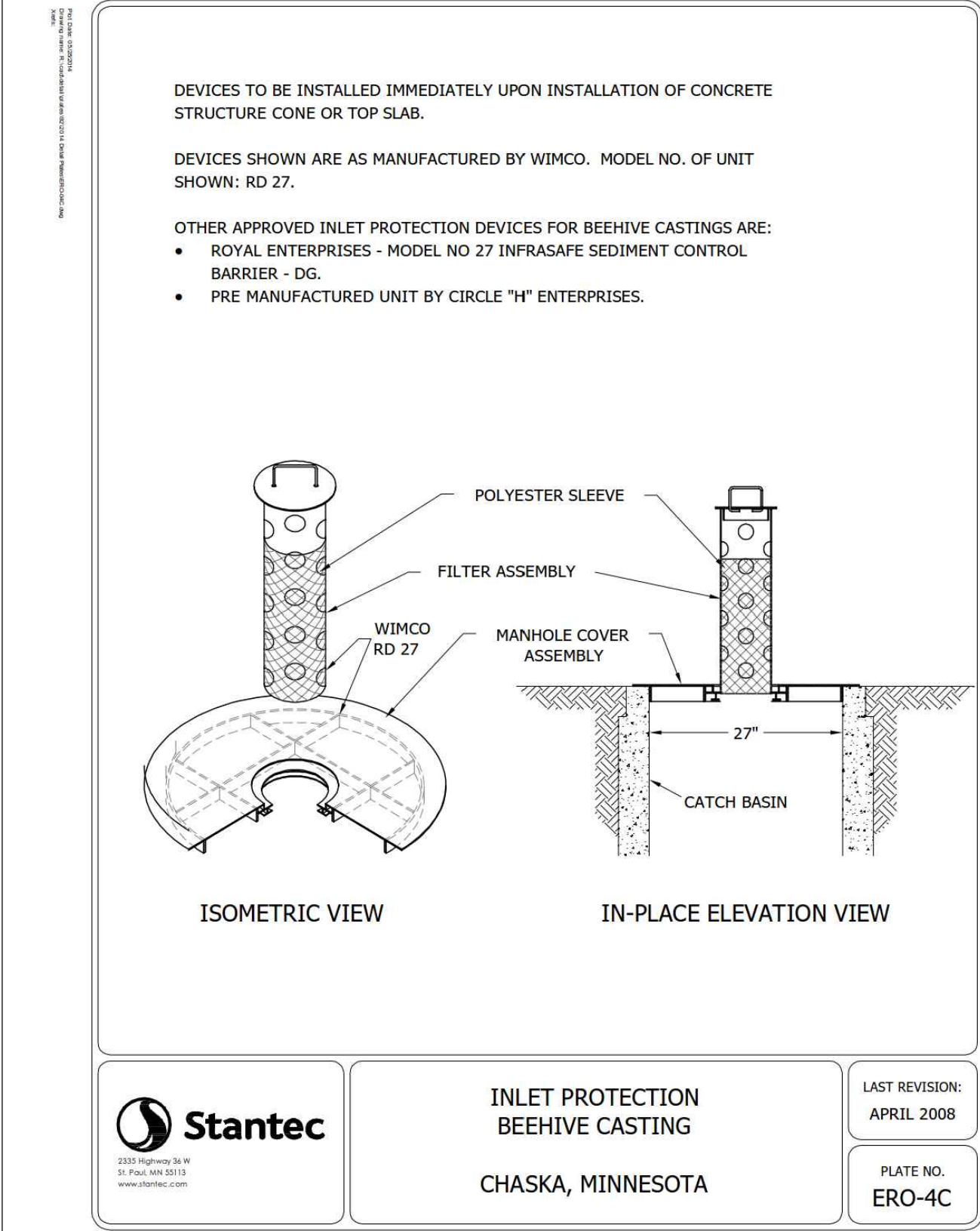
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DATE: 05/21/20





Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: ###	05/21/20
VERTICAL SCALE: ## OR ##	05/21/20

PREPARED FOR:	I HEREBY CERTIFY THAT THIS PLAN 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
PULTE GROUP	RYAN M. BLUHM
7500 FLYING CLOUD DRIVE, SUITE 670	DATE: 05/21/20 LICENSE NO. 41257
EDEN PRAIRIE, MN 55344	

DEL WEBB AT CHASKA
CHASKA, MN

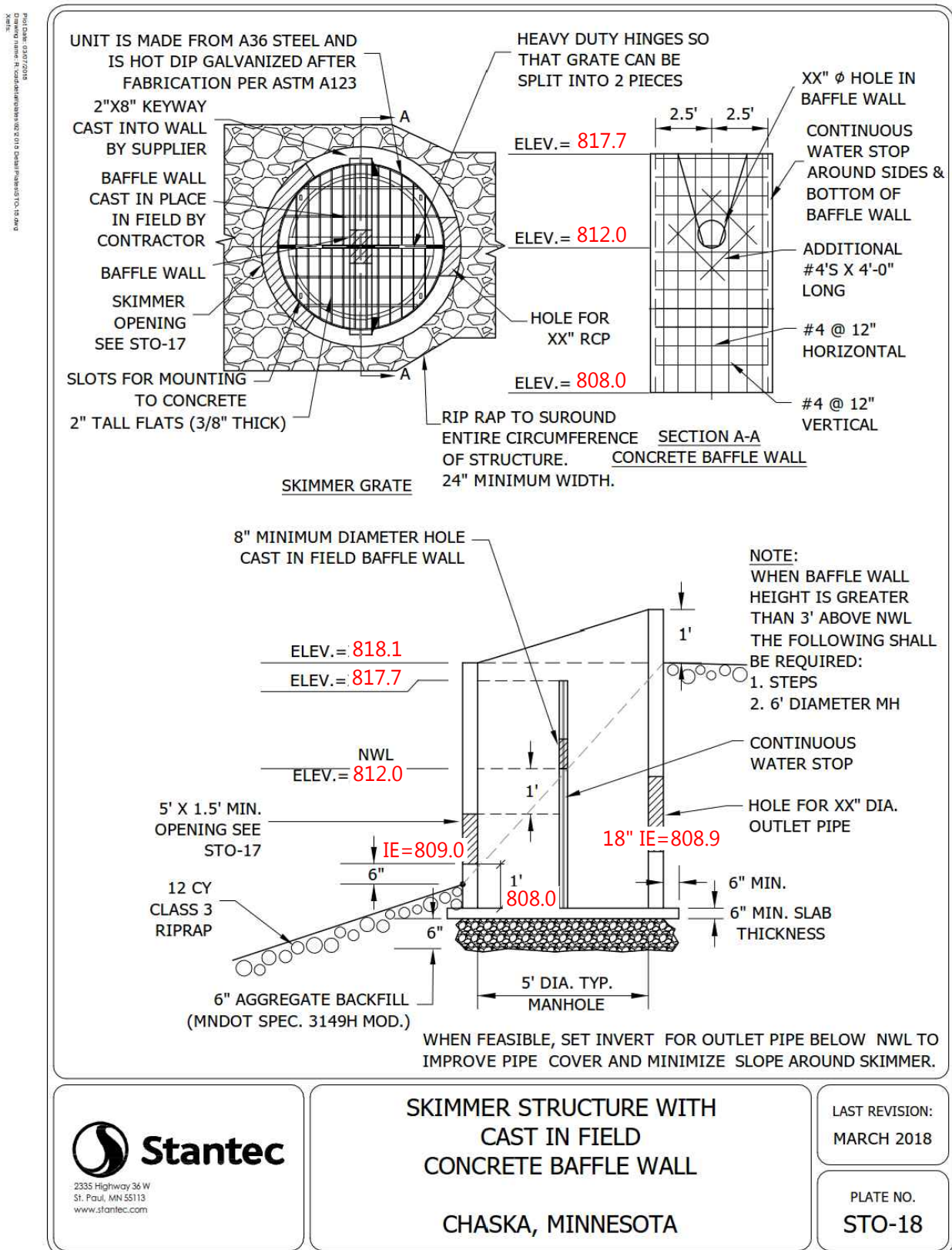
Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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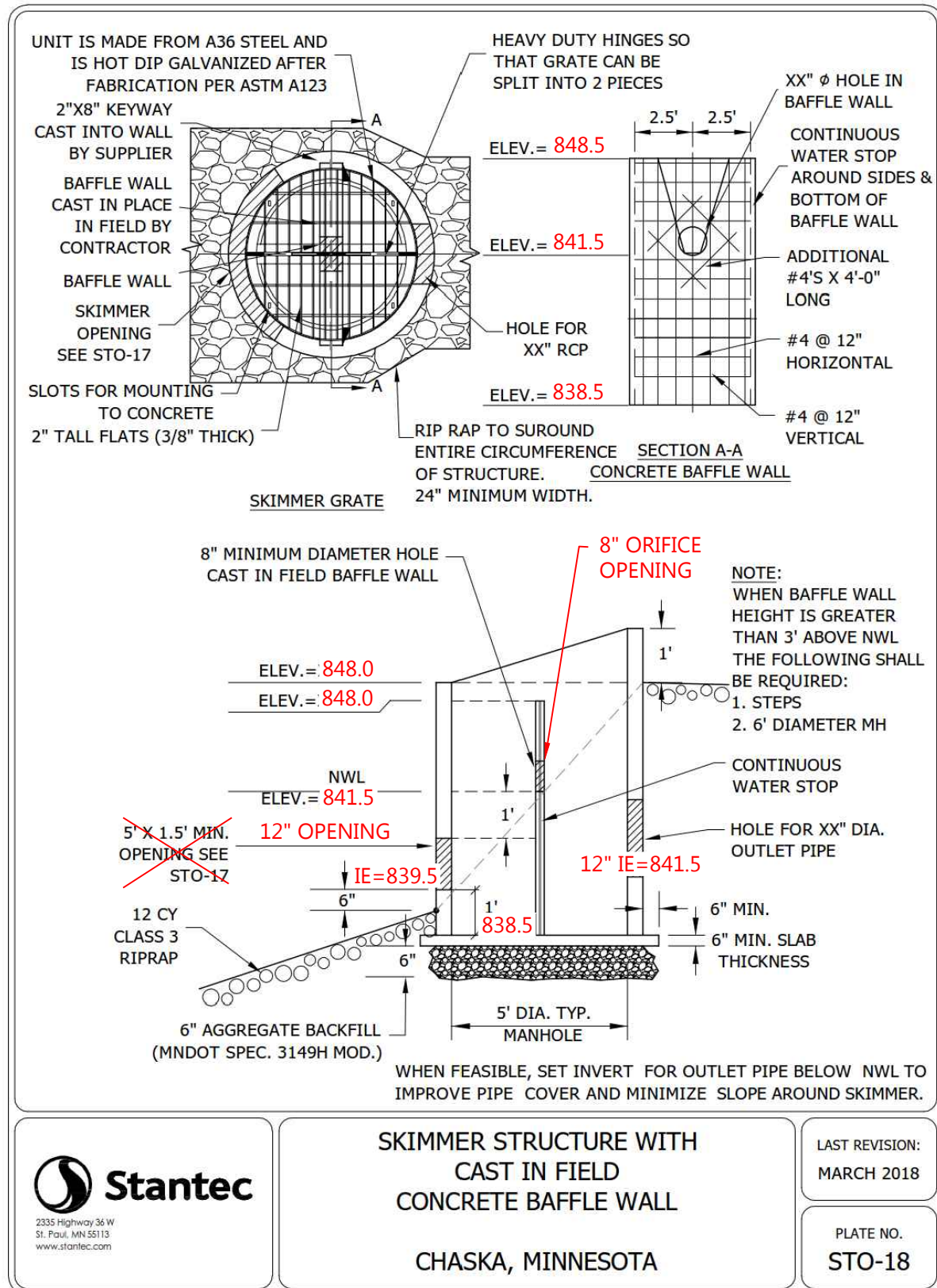
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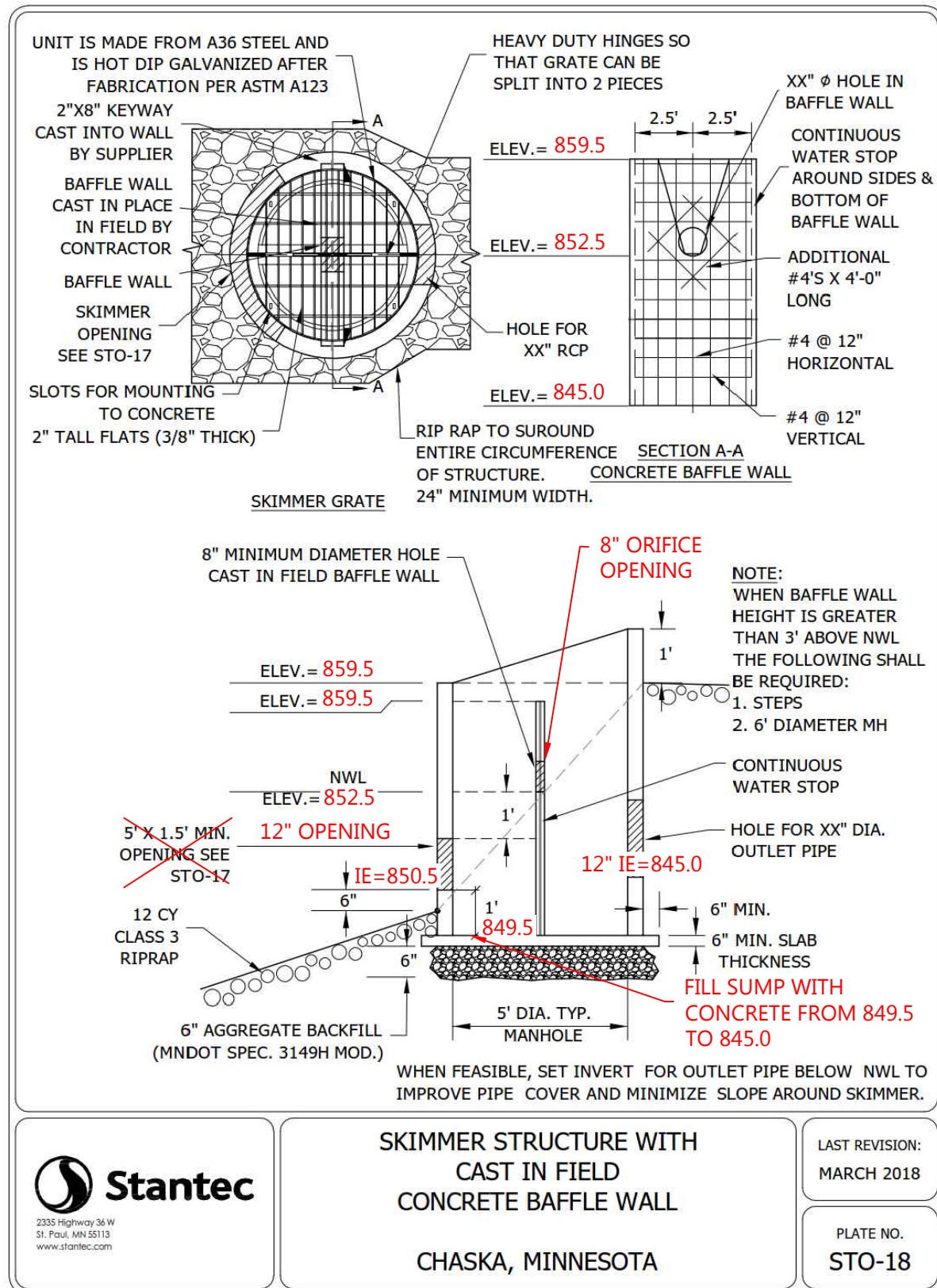
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32 OF 33
DATE: 05/21/20



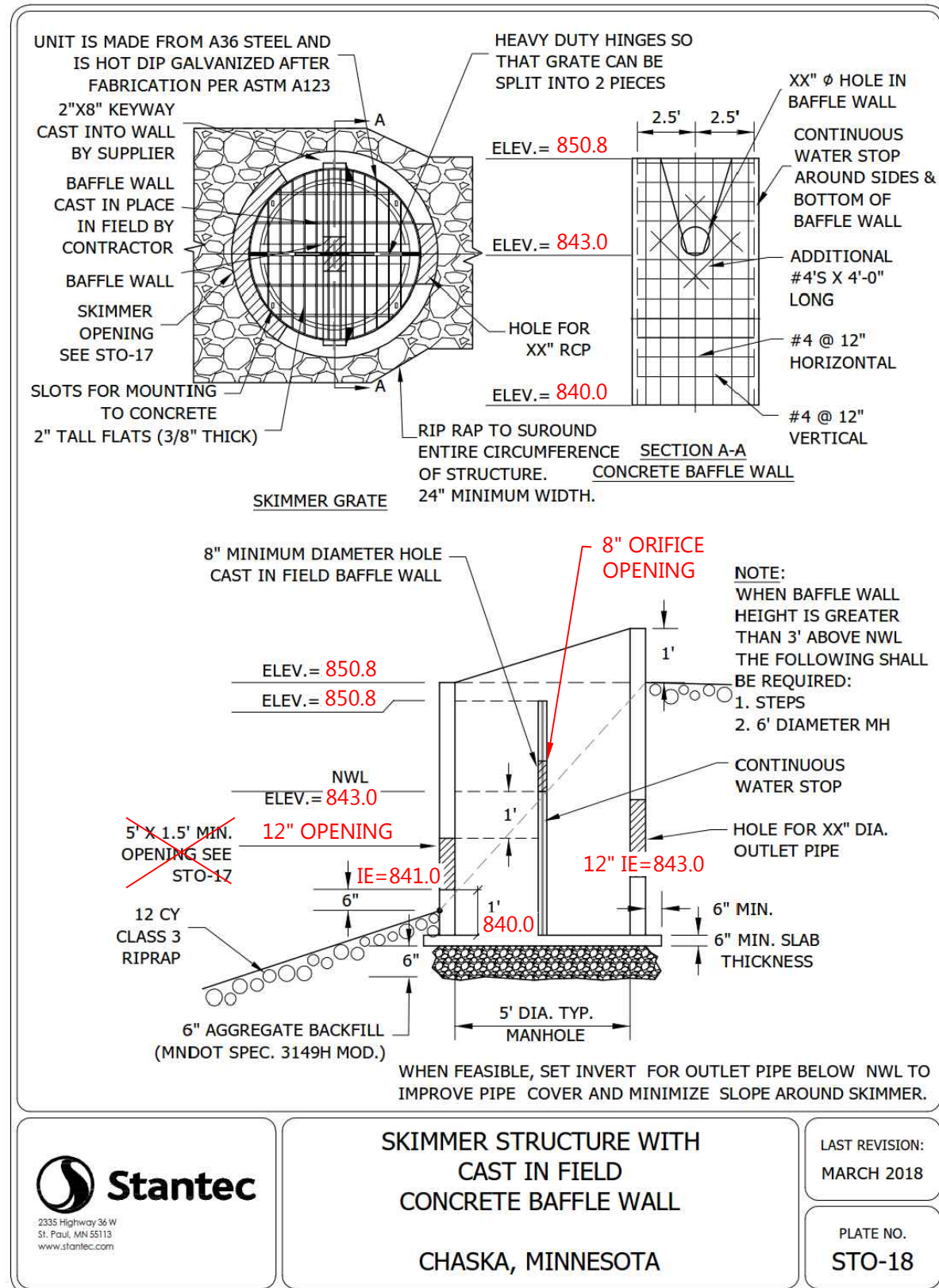
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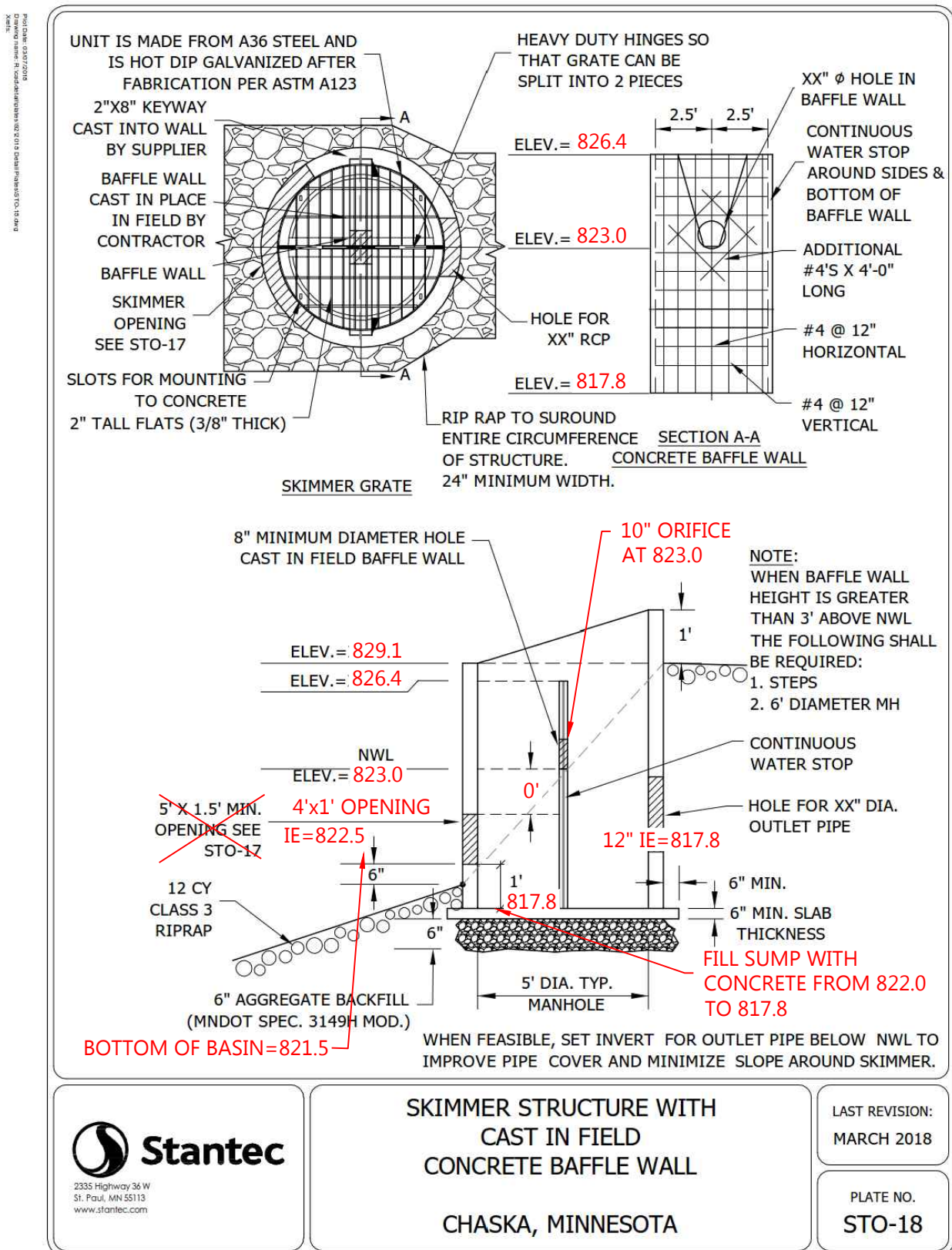
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POND 3 - OCS-451



POND 4 - OCS-351



POND 5 - OCS-550

DESIGNED:	04/23/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 05/21/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Packet Page 124 of...

Westwood

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

33 OF 33

DATE: 05/21/20

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

06/10/2020

Subject: Carlson Property - Concept Plan

Applicant: Destiny Homes

Location: 3675 Big Woods Blvd; South of County Road 44 (Big Woods Blvd) and east of Founders Ridge

Case No.: 2020-13

Synopsis: Applicant seeks to obtain approval of a 25 lot development on approximately 15 acres of land on Linda Carlson's Property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

Founders Ridge was approved in November 2013 and the 2nd addition in February 2015. The development has since been fully built. Within that development stub streets were provided to access neighboring properties for future development. One of those streets is Founders Path, which stubs up to the east edge of the development abutting Linda Carlson's property. Tonight we are looking at the continuation of this street to additional residential development.

Project Goals

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

- Create a new neighborhood on a developable piece of property that has utilities and right-of-way access available.
- Provide a unique life cycle housing option that is needed in this area.
- Maintain the creek and wooded slopes in an easement out of private individual ownership to be a benefit to the neighborhood and community as a whole.
- Design this new neighborhood with a sense of community and connection.
- Create a development for a unique housing product that stands out while at the same time fits into Chaska's sense of community and small town values.

Comprehensive Plan

The Comprehensive Plan guides this area to be Low Density Residential. The proposal tonight is consistent with this guidance.

CURRENT PROPOSAL

The 25-lot detached single-family proposal on approximately 15-acres of property is located south of County Road 44 (Big Woods Blvd) and east of the Founders Ridge development. Only the area on the north side of the creek is proposed to be developed at this time. The area south of the creek will be retained by Linda Carlson for future development. This new development will be an extension off Founders Path, but will not be part of the Founders Ridge development.

Adjacent properties

The site is bound on the north by County Road 44 (Big Woods Boulevard) and the Guardian Angels Cemetery; to the west by Founders Ridge; the south by additional Carlson owned land and the Lano Gravel Pit; and the east by the Robling property.

Existing Conditions

The Carlson property consists of about 30 Acres of wooded, rolling terrain, with one wetland and a creek dividing the property in half. There is currently a home and outbuildings on the property, all of which will be removed at the time of development. Only the roughly 15 acres on the north side of the creek is proposed to be developed at this time.

Of the 15-acre survey area of the Carlson property, approximately 12 acres is in woodland or forest cover of varying types. The remainder of the property includes the home surrounded by landscape trees, open grassland with a few scattered trees, and the wetland in the central part of the property. The woodlands consist of three cover types and include: altered, non-native woodland, big woods forest, and planted evergreen trees.

A wetland is located in the north, central part of the property in a closed depressional area. This wetland is mainly an open water body with a narrow fringe of fresh wet meadow that is dominated by reed canary grass. The floating plant lesser duckweed was observed across much of the open water part of the wetland at the time of the survey in early May. The applicant has not been able to do an official wetland report yet. Staff would require that a wetland delineation report be completed and provided at time of their preliminary submittal.

Land Use

The proposed 15-acre plan consists of 25 single family lots with a lot size of 62 feet wide with a minimum lot area of 8,600 square feet (~0.20 acres). The dimensions are slightly smaller than the homes in Founders Ridge.

The parcels of land that this development encompasses are currently zoned R1 and Open (O), which is a 'holding zone' until it develops. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

Due to its natural topography and the creek the Carlson property is divided north and south. The North portion is proposed to be developed first due to its proximity to road stubs and utilities. The South portion will likely wait until development south of Founders Ridge occurs.

The layout of the site will come from the extension of Founders Path to the west from Founders Ridge. The road will travel easterly until the eastern limits where it will stub off and provide access to the Robling parcel. A cul de sac is proposed as a north-south extension off of Founders Path on the northwest portion of the site. These roads will provide access to 25 lots.

Lot 14, just south of the wetland, is oriented east to west on Founders Path. It appears that it is out of place in the development due to this orientation. Staff would advise that this be further looked at in terms of its orientation during their preliminary submittal. The lot also extends into the area of the wetland. The lot lines would have to be pulled out of the wetland area. This is true for Lots 13 and 15.

Transportation/ROW/Construction Traffic

The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Founders Path is extended to the east to provide access to the development area. Founders Path will stub at the eastern edge of the property to provide access to the Robling parcel. One cul de sac is proposed north of Founders Path. The existing driveway access on County Road 44 will be removed and all access will come from Founders Path. No new accesses on the County Road are proposed. An adequate turnaround will be needed at the easterly terminus of Founders Path for emergency crews. This will need to be shown in the preliminary submittal.

The current concept plan appears to show road right-of-way widths that are consistent with the City's typical 60 foot wide ROWs.

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route. A construction traffic plan should be submitted for review in the preliminary submittal.

Utilities

Sewer and water utilities are available.

Stormwater

Stormwater ponding is proposed as a part of this proposal on the southwest side and northeast 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.

Setbacks

Minimum setbacks proposed are front setbacks of 30 feet, rear setbacks of 30 feet, side setbacks of 10 feet for house and 7 feet for garage, and corner setbacks are 15 feet. Staff would recommend looking at a smaller front setback for these villa homes as it could help in additional tree preservation in the rears of these properties. Typical front yard setbacks for villa homes have been 20 feet.

In addition to the above, the development must meet the following setbacks:

SETBACKS	
Direction	Setback
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 44	125 feet from centerline

The lots that abut the wooded steep slope edge appear to encroach into the 30 foot no grade/no mow setback. It would be best practice to pull the lot lines out of the 30 foot no grade/no mow setback so that the lot is not ambiguous in terms of its use. In addition it will be

required to provide a slope analysis of the wooded steep slope area so that there are not any stability issues with the edge.

Architecture

Destiny Homes will be the sole builder in this development. The builder is proposing a unique home style that will provide an additional life cycle housing option for this area. These will be single-level living luxury ranch homes. Exteriors will have pre-finished LP or Hardi siding, partial stone facades and asphalt shingles. Interiors will be painted interior woodwork with a mix of engineered wood floors, carpet and tile. The exterior will be HOA maintained and each home will have a private courtyard. This will appeal to the empty-nester, retired, snow-bird demographic.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

There are no trails 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. A public trail will be extended on the north side of Big Woods Boulevard to the Highway 212 intersection, as work on County Road 44 is completed.

The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy.

Screening, Landscaping & Tree Preservation

Because this development abuts a major roadway (Big Woods Boulevard) it will be important that the homes that back up to this use have adequate screening. The site currently contains a rich vegetative buffer on the County Road that they appear to be keeping a majority of; the existing driveway creates a small gap between the trees, which will have opportunity for filling in. The applicant will have to show in their preliminary landscape plan how the screening will be achieved. In addition, it will be important to see how the west edge will be addressed between the new development and Founders Ridge. Because these two areas offer different products it would be beneficial to provide a natural break. The applicant is also showing that this edge will have a level of tree preservation within it.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street.

Tree Preservation will be an important piece of this development. The applicant has already conducted and submitted a tree survey as a part of this proposal. The woodlands consist of three cover types and include: altered, non-native woodland, big woods forest, and planted evergreen trees.

Altered, Non-Native Woodland

This tree cover type occupies approximately 7.28 acres of the 14.5-acre survey area and is made up of trees that are relatively younger in age (40-60 years old) and are likely volunteer trees that have established over the years as the site was altered for pasturing and typical farming use. Trees that are found growing in this type of woodland include: box elder, American elm, green ash, silver maple, black walnut, quaking aspen, cottonwood, hackberry, and black cherry. This tree cover is situated mainly in the center and northern parts of the site.

Big Woods Forest

This tree cover type occupies approximately 3.95 acres of the 14.5-acre survey area and is made up of trees that range in age from young to large, mature trees that are part of the original forest cover type I this part of Chaska. In general, this forest type is relatively undisturbed and was likely not utilized for pasturing and typical farming activities. Trees that are found growing in this type of forest include: sugar maple, northern red oak, basswood, bur oak, hackberry, American elm, and black cherry. This tree cover is situated mainly in the southeast portion of the site and along the bluff edge.

Planted Evergreen Trees

This tree cover type occupies approximately 0.79 acre of the 14.5-acre survey area and is made up of trees that range in age from young to mature trees that were planted sometime in the past by the land owner. Trees that are found growing in these planted areas include: red pine, red cedar, and white spruce. This tree cover area is situated mainly in the northwest and south portions of the site.

The developer has already started to show certain areas for tree preservation, mainly along the edges of the site and around the wetland. From staff's high-level perspective, the areas encompassed by Big Woods Forest noted above should receive priority for preservation. The trees in this area are larger and more significant than the other areas; these tree areas have also been more established on the property over time (see historical aerial comparisons below). One opportunity would be to convert lot 14 into a preservation area since the lot does not fit into the development seamlessly the way it's currently proposed. Staff would ask that the Big Woods Forest area be further analyzed for additional tree preservation. The developer will have to provide a tree preservation plan during their preliminary submittal.



Historic Aerials (1991 to left; 2017 to right)

Parkland

Parkland is not proposed as a part of this development, nor does the Comprehensive Plan guide a park in this area. It will be required of the developer to pay park dedication fees.

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 Carlson Concept Plan for a 25-lot subdivision on 15 acres of land, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-4), prepared by Destiny Homes, dated May 5, 2020
 - b. Concept Plan, prepared by Pioneer Engineering, dated May 4, 2020
 - c. Existing Conditions & Site Forces Exhibit, prepared by Pioneer Engineering, dated May 4, 2020
 - d. Concept Tree Preservation, prepared by Pioneer Engineering, dated May 4, 2020
 - e. Home Plans (pgs 1-15), prepared by Destiny Homes
- 2. Adherence with the City Engineer's Memo dated June 2, 2020.**
- 3. Provision to re-orient Lot 14 to be front facing on Founders Path or be eliminated, to be addressed at preliminary submittal.**
- 4. Provision that all lot lines are outside 30 foot no grade/no mow setback and to be shown on the preliminary submittal.**
- 5. Provision that all lot lines are outside of wetland areas and to be shown on the preliminary submittal.**
- 6. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 7. Provision that boulevard trees are placed between the sidewalk and street.**
- 8. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.**
- 9. Provision of adequate screening and landscaping along north edge abutting County Road 44 to be addressed at Preliminary submittal.**
- 10. Provision to further evaluate the tree preservation efforts on Lot 14 and to be addressed at preliminary submittal.**
- 11. Provision to further evaluate tree preservation efforts in the Big Woods Forest area and to be submitted with a Tree Preservation Plan at preliminary submittal.**
- 12. Provision of sidewalks on both sides of all local streets.**
- 13. Adherence to the following building setbacks:**
 - a. Front (house): 30 feet
 - b. Rear: 30 feet
 - c. Side(house/garage): 10 feet/7 feet
 - d. Side (corner): 15 feet
- 14. Adherence to the 125 foot centerline building setback from County Road 44.**

- 15. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 16. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).**
- 17. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.**
- 18. Preservation of wetlands and a 30 foot buffer.**
- 19. 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.**
- 20. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.**
- 22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.**
- 23. Provision of a construction traffic plan to be submitted at preliminary submittal.**
- 24. No direct vehicular access onto County Road 44.**
- 25. Provision of an adequate turnaround at the easterly terminus of Founders Path, and to be shown on the preliminary plans.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: June 2, 2020
Subject: Carlson Property Concept Plan

The Carlson property development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. In anticipation of this development activity, trunk sanitary sewer and water main utilities to service the proposed development are coming from Big Wood Boulevard (CSAH 44). The existing site generally drains to an existing wetland before draining overland to the east and south towards the existing ravine. Storm water management will need to be provided on site as with all development. The known wetland that exists over the central area of the property and is planned to be preserved with the overall layout which supports the City's stormwater goals.

Access into the development proposed from the Founders Ridge development is consistent with the City's planning and transportation studies completed with the recent CSAH 44/TH212 Interchange project. It should be noted also that future access to the adjoining Robling property to the east will also be guided to extend through the proposed extension of Founder's Path as access onto CSAH 44 is restricted due to the sight lines along the highway. The proposed concept plan does a nice job in providing for a future local street connection into the Robling Property.

Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street.

A development plan that accommodates the stormwater management requirements, protecting steep slopes, tree preservation will all play a role in assisting to maintain and protect the ravine that traverses through the south edge of the site. The ravine serves a sizeable drainage area and is an important part of routing of stormwater planned in southwest Chaska.

To: City of Chaska

From: Butch Sprenger, Destiny Homes

Re: Carlson Property concept plan review

Date: May 5, 2020

Thank you for taking the time to review our concept plan for the Carlson Property.

The Property

The property consists of about 30 Acres of wooded, rolling terrain, with one wetland and a creek dividing the property in half. There is currently a home and outbuildings on the property, all of which will be removed at the time of development. Only the roughly 15 acres on the north side of the creek is proposed to be developed at this time. The property is located south of County Road 44 and the Guardian Angels Cemetery and east of Founder's Ridge. The project area does not include the Robling piece directly east. We approached the Roblings regarding this property and a transaction for this property is not feasible at this time. The Robling piece may be accessed in the future from our proposed street which will stub to the east boundary. The slopes going down to the creek will be left largely undisturbed creating nice views to the south. The proposed development around the wetland will be sensitive to maintaining existing vegetation around the wetland, specifically the large willow along the east side.

Zoning

The property is currently zoned R1&O. We will request a rezoning to R1 PUD.

Land Use

The 2040 comprehensive plan designates the property for Low Density Residential which allows for 2-5 units/acre net. The concept plan as shown is about 2.2 units/acre net.

Infrastructure

We are proposing a connection to the Founder's Ridge stub street on the west property line. There will not be direct access to County Road 44. The internal public right-of-way will stub to the east property line for future development. A temporary cul-de-sac will be designed at the east boundary. Ponding will be engineered to meet all state and local stormwater requirements. We will propose sanitary sewer to connect at Founder's Ridge running up the east boundary back to County Road 44. The site will connect to the community via County Road 44. This will give people pedestrian, bicycle, or vehicle access directly into downtown Chaska with easy access to County Road 41. The site will be mass graded around the clustered home area leaving as many of the perimeter trees in tact as possible as well as leaving the sloped woodland down to the creek undisturbed.

PUD Flexibility

The R1 zoning requires minimum 75' width and 9,000 sf area. We are proposing 62' wide lots with a minimum lot area of 8,600 sf. This allows us to meet the minimum density requirement by clustering the lots and pulling them further away from the creek and steep slopes. This will also allow the wooded land along the creek to become private or public open space not under any single private owners.

The Homes

We are proposing a unique home style that will provide an additional life cycle housing option for this area. These will be single-level living luxury ranch homes. Exteriors will have pre-finished LP or Hardi siding, partial stone facades and asphalt shingles. Interiors will be painted interior woodwork with a mix of engineered wood floors, carpet and tile. The exterior will be HOA maintained and each home will have a private courtyard. This will appeal to the empty-nester, retired, snow-bird demographic. The proposed housing product works with either the short side or long side along the frontage making lots 13 and 14 more flexible in terms of home orientation. Attached to this narrative you will find more information on the proposed product.

Tree Preservation

Of the 14.5-acre survey area of the Carlson property, approximately 12 acres is in woodland or forest cover of varying types. The remainder of the property includes the home surrounded by landscape trees, open grassland with a few scattered trees, and the wetland in the central part of the property. The woodlands consist of three cover types and include: altered, non-native woodland, big woods forest, and planted evergreen trees.

Altered, Non-Native Woodland

This tree cover type occupies approximately 7.28 acres of the 14.5-acre survey area and is made up of trees that are relatively younger in age (40-60 years old) and are likely volunteer trees that have established over the years as the site was altered for pasturing and typical farming use. Trees that are found growing in this type of woodland include: box elder, American elm, green ash, silver maple, black walnut, quaking aspen, cottonwood, hackberry, and black cherry.

Big Woods Forest

This tree cover type occupies approximately 3.95 acres of the 14.5-acre survey area and is made up of trees that range in age from young to large, mature trees that are part of the original forest cover type in this part of Chaska. In general, this forest type is relatively undisturbed and was likely not utilized for pasturing and typical farming activities. Trees that are found growing in this type of forest include: sugar maple, northern red oak, basswood, bur oak, hackberry, American elm, and black cherry.

Planted Evergreen Trees

This tree cover type occupies approximately 0.79 acre of the 14.5-acre survey area and is made up of trees that range in age from young to mature trees that were planted sometime in the past by the land owner. Trees that are found growing in these planted areas include: red pine, red cedar, and white spruce.

A total of 1,210 significant trees were inventoried within the 14.5-acre survey area and the following is a breakdown of the trees that were inventoried:

Box Elder	22.9%	(277 trees)	Norway Maple	0.9%	(11 trees)
American Elm	13.2%	(160 trees)	Butternut	0.5%	(6 trees)
Red Pine	13.1%	(158 trees)	Black Cherry	0.4%	(5 trees)
Sugar Maple	7.3%	(89 trees)	Quaking Aspen	0.4%	(5 trees)
Red Oak	6.8%	(82 trees)	Mulberry	0.3%	(4 trees)
Green Ash	5.9%	(71 trees)	Colorado Blue Spruce	0.3%	(4 trees)
Red Cedar	4.6%	(56 trees)	Apple	0.2%	(3 trees)
Black Walnut	3.3%	(40 trees)	White Cedar	0.2%	(3 trees)
Silver Maple	3.1%	(38 trees)	Paper Birch	0.2%	(2 trees)
White Spruce	2.7%	(33 trees)	Austrian Pine	0.1%	(1 tree)
Hackberry	2.6%	(32 trees)	Balsam Fir	0.1%	(1 tree)
Bur Oak	2.5%	(30 trees)	Honey Locust	0.1%	(1 tree)
Cottonwood	2.1%	(25 trees)	Ironwood	0.1%	(1 tree)
Crabapple	2.1%	(25 trees)	Ohio Buckeye	0.1%	(1 tree)
Whitecrack Willow	1.6%	(19 trees)	Weeping Willow	0.1%	(1 tree)
Basswood	1.1%	(13 trees)	White Oak	0.1%	(1 tree)
Siberian Elm	1.1%	(13 trees)			

Wetlands

Wetland A is located in the north, central part of the property in a closed depressional area. This wetland is mainly an open water body with a narrow fringe of fresh wet meadow that is dominated by reed canary grass. The floating plant lesser duckweed was observed across much of the open water part of the wetland at the time of the survey in early May.

Based on review of historical air photo imagery from the University of Minnesota, sometime between 1957 and 1964 this wetland was excavated and converted from a fresh wet meadow type wetland to more of an open water wetland.

Chaska's Mission Statement and Core Strategies

The City has goals of well-planned, orderly development and sense of community and small town values. The development we are proposing is sensitive to the environmental features of the site by placing the creek and wooded steep slopes into an easement to be either privately or publicly held, in keeping with the comprehensive plan. Clustering these homes to achieve the minimum required density creates a sense of neighborhood. These will be age targeted for the retirement demographic which also creates a sense of common bond and community. A life cycle housing option for this targeted group is needed in this area and will contribute to a more diverse community.

Project Goals and Guiding Principals

- Create a new neighborhood on a developable piece of property that has utilities and right-of-way access available.
- Provide a unique life cycle housing option that is needed in this area.
- Maintain the creek and wooded slopes in an easement out of private individual ownership to be a benefit to the neighborhood and community as a whole.
- Design this new neighborhood with a sense of community and connection.
- Create a development for a unique housing product that stands out while at the same time fits into Chaska's sense of community and small town values.

We appreciate the City taking the time to review our concept plan application. We look forward to working with the Chaska as we move forward with this exciting new neighborhood.



SITE DATA:

TOTAL GROSS AREA: ± 30.1 ACRES
GROSS AREA NORTH OF CREEK: ± 14.6 ACRES
WETLAND: ± 0.5 ACRES (NOT DELINEATED)
ADDITIONAL ROW ALONG COUNTY RD 44: 0.3 ACRES
18% SLOPE NORTH SIDE OF CREEK: ± 2.6 ACRES
NET AREA NORTH OF CREEK: ± 11.2

CURRENT ZONING: R1 & O
PROPOSED ZONING: R1 PUD
2040 COMP PLAN: LOW DENSITY RESIDENTIAL (2-5 UNITS/ACRE NET)

R1 STANDARDS:
LOT AREA: 9,000 SF
LOT WIDTH: 75'
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 10', 7'
SIDE SETBACK CORNER: 15'

PUD PROPOSED STANDARDS:
LOT AREA: 8,600 SF
LOT WIDTH: 62'
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 10', 7'
SIDE SETBACK CORNER: 15'
PROJECT PERIMETER SETBACK: 30'

SETBACK FROM 18% SLOPE: 50'

PROPOSED LOTS: 24

NET DENSITY: ± 2.1 UNITS/ACRE

LINEAR FEET OF PROPOSED ROW: 1,200

CONCEPT PLAN BASED ON AVAILABLE DATA
NO ENGINEERING

PROPOSED ARCHITECTURAL ELEVATIONS



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name
Jennifer L. Thompson
Reg. No. 44763 Date XX

Revisions

Date 5-4-2020
Designed JLT
Drawn JLT

CONCEPT PLAN

DESTINY HOMES

CARLSON PROPERTY
CHASKA, MINNESOTA

1 OF 3



A



F



B



C



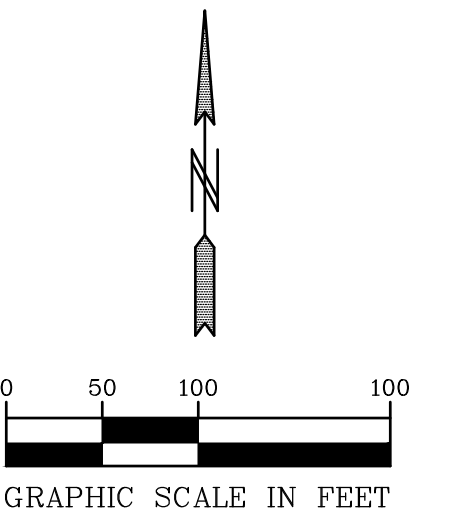
C



D



E



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Name: Jennifer L. Thompson
Reg. No.: 44763
Date: xx

Revisions

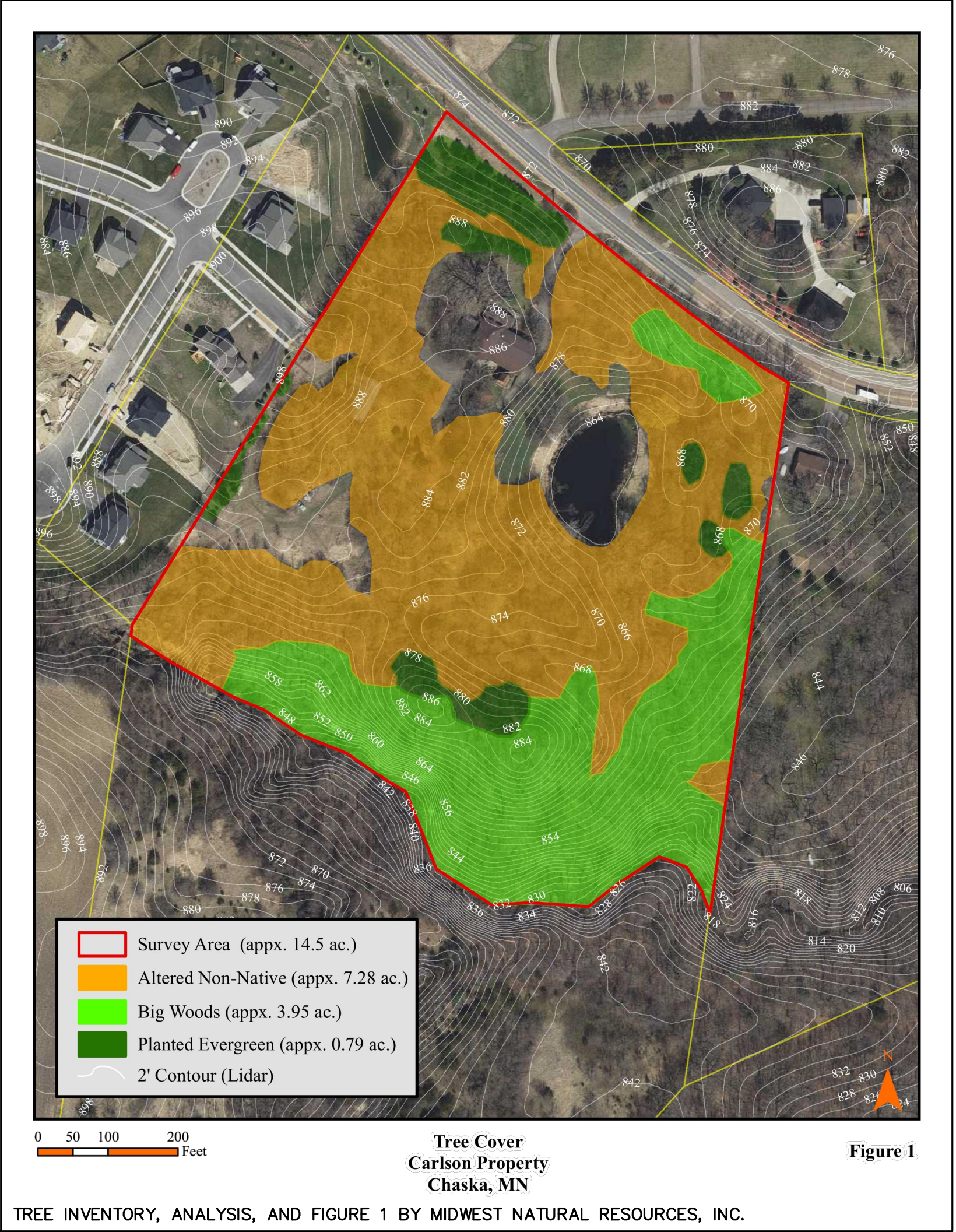
Date: 5-4-2020
Designed: JLT
Drawn: JLT

EXISTING CONDITIONS
AND SITE FORCES

DESTINY HOMES

CARLSON PROPERTY
CHASKA, MINNESOTA

2 OF 3



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
Approval of the Concept

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name
Jennifer L. Thompson
Reg. No. 44763 Date __/__/__

Revisions

Date 5-4-2020
Designed JLT
Drawn by JLT

CONCEPT TREE PRESERVATION

DESTINY HOMES

CARLSON PROPERTY
CHASKA, MINNESOTA

3 OF 3



Tag #	DBH	Common Name	Scientific Name
3226	12	American Elm	<i>Ulmus americana</i>
3227	10	Box Elder	<i>Acer negundo</i>
3228	14	Red Cedar	<i>Juniperus virginiana</i>
3229	66	Cottonwood	<i>Populus deltoides</i>
3230	14,11	Red Cedar	<i>Juniperus virginiana</i>
3231	16	Red Cedar	<i>Juniperus virginiana</i>
3232	15	Red Cedar	<i>Juniperus virginiana</i>
3233	6	American Elm	<i>Ulmus americana</i>
3234	10	Hackberry	<i>Celtis occidentalis</i>
3235	11	American Elm	<i>Ulmus americana</i>
3236	7	Hackberry	<i>Celtis occidentalis</i>
3237	7	Hackberry	<i>Celtis occidentalis</i>
3238	11	Hackberry	<i>Celtis occidentalis</i>
3239	7	Bur Oak	<i>Quercus macrocarpa</i>
3240	6	Hackberry	<i>Celtis occidentalis</i>
3241	10	American Elm	<i>Ulmus americana</i>
3242	6	Hackberry	<i>Celtis occidentalis</i>
3243	15,8	Hackberry	<i>Celtis occidentalis</i>
3244	6	American Elm	<i>Ulmus americana</i>
3245	6	Hackberry	<i>Celtis occidentalis</i>
3246	14	American Elm	<i>Ulmus americana</i>
3247	7	Hackberry	<i>Celtis occidentalis</i>
3248	16	Red Cedar	<i>Juniperus virginiana</i>
3249	14	Box Elder	<i>Acer negundo</i>
3250	8	Box Elder	<i>Acer negundo</i>
3251	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3252	18,17	Silver Maple	<i>Acer saccharinum</i>
3253	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3254	13	Green Ash	<i>Fraxinus pennsylvanica</i>
3255	8	Green Ash	<i>Fraxinus pennsylvanica</i>
3256	15,8	Silver Maple	<i>Acer saccharinum</i>
3257	18,17,12	Silver Maple	<i>Acer saccharinum</i>
3258	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3259	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3260	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3261	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3262	22	Cottonwood	<i>Populus deltoides</i>
3263	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3264	13	Mulberry	<i>Morus</i> sp.
3265	10	Green Ash	<i>Fraxinus pennsylvanica</i>
3266	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3267	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3268	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3269	7	Black Cherry	<i>Prunus serotina</i>
3270	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3271	7	Siberian Elm	<i>Ulmus pumila</i>

3272	13,13	Box Elder	<i>Acer negundo</i>
3273	14,13	Siberian Elm	<i>Ulmus pumila</i>
3274	9	Box Elder	<i>Acer negundo</i>
3275	6	American Elm	<i>Ulmus americana</i>
3276	8	American Elm	<i>Ulmus americana</i>
3277	15	Siberian Elm	<i>Ulmus pumila</i>
3278	9	Basswood	<i>Tilia americana</i>
3279	8	Crabapple	<i>Malus</i> sp.
3280	16	American Elm	<i>Ulmus americana</i>
3281	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3282	6,6	White Cedar	<i>Thuja occidentalis</i>
3283	5,5	White Cedar	<i>Thuja occidentalis</i>
3284	10,8,8	Box Elder	<i>Acer negundo</i>
3285	11,10,9	White Cedar	<i>Thuja occidentalis</i>
3286	15	Box Elder	<i>Acer negundo</i>
3287	6	Box Elder	<i>Acer negundo</i>
3288	18	Siberian Elm	<i>Ulmus pumila</i>
3289	16,10	Silver Maple	<i>Acer saccharinum</i>
3290	10	Box Elder	<i>Acer negundo</i>
3291	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3292	24	Whitecrack Willow	<i>Salix x rubens</i>
3293	10	Siberian Elm	<i>Ulmus pumila</i>
3294	10	Box Elder	<i>Acer negundo</i>
3295	6	Silver Maple	<i>Acer saccharinum</i>
3296	8	Hackberry	<i>Celtis occidentalis</i>
3297	6	Siberian Elm	<i>Ulmus pumila</i>
3298	8	Box Elder	<i>Acer negundo</i>
3299	9	Hackberry	<i>Celtis occidentalis</i>
3300	25,16	Whitecrack Willow	<i>Salix x rubens</i>
3301	11	Hackberry	<i>Celtis occidentalis</i>
3302	42	Cottonwood	<i>Populus deltoides</i>
3303	26	Whitecrack Willow	<i>Salix x rubens</i>
3304	7	Box Elder	<i>Acer negundo</i>
3305	12	Siberian Elm	<i>Ulmus pumila</i>
3306	11	Cottonwood	<i>Populus deltoides</i>
3307	8	American Elm	<i>Ulmus americana</i>
3308	13,10	Box Elder	<i>Acer negundo</i>
3309	14,11	Box Elder	<i>Acer negundo</i>
3310	31,13,11,11,11,6	Basswood	<i>Tilia americana</i>
3311	11	Box Elder	<i>Acer negundo</i>
3312	14	Silver Maple	<i>Acer saccharinum</i>
3313	15,14	Box Elder	<i>Acer negundo</i>
3314	13	Box Elder	<i>Acer negundo</i>
3315	8	Box Elder	<i>Acer negundo</i>
3316	12,7	Box Elder	<i>Acer negundo</i>
3317	18,9	Silver Maple	<i>Acer saccharinum</i>
3318	16,15	Box Elder	<i>Acer negundo</i>

3319	16	Box Elder	<i>Acer negundo</i>
3320	9	Box Elder	<i>Acer negundo</i>
3321	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3322	12,11	American Elm	<i>Ulmus americana</i>
3323	7	Black Walnut	<i>Juglans nigra</i>
3324	7	Black Walnut	<i>Juglans nigra</i>
3325	8	Black Walnut	<i>Juglans nigra</i>
3326	11	Black Walnut	<i>Juglans nigra</i>
3327	8	Box Elder	<i>Acer negundo</i>
3328	11	Black Walnut	<i>Juglans nigra</i>
3329	8	White Spruce	<i>Picea glauca</i>
3330	8	Black Walnut	<i>Juglans nigra</i>
3331	8	Box Elder	<i>Acer negundo</i>
3332	12,9	Box Elder	<i>Acer negundo</i>
3333	9	Box Elder	<i>Acer negundo</i>
3334	9	Black Walnut	<i>Juglans nigra</i>
3335	11,10,10	Crabapple	<i>Malus</i> sp.
3336	21	White Spruce	<i>Picea glauca</i>
3337	23	Siberian Elm	<i>Ulmus pumila</i>
3338	19	Norway Maple	<i>Acer platanoides</i>
3339	12,10	Crabapple	<i>Malus</i> sp.
3340	8	Red Oak	<i>Quercus rubra</i>
3341	22	Black Walnut	<i>Juglans nigra</i>
3342	21	Silver Maple	<i>Acer saccharinum</i>
3343	27	American Elm	<i>Ulmus americana</i>
3344	15	Honey Locust	<i>Gleditsia triacanthos</i>
3345	16	Green Ash	<i>Fraxinus pennsylvanica</i>
3346	12,10,6	Crabapple	<i>Malus</i> sp.
3347	12	Norway Maple	<i>Acer platanoides</i>
3348	7	American Elm	<i>Ulmus americana</i>
3349	7	American Elm	<i>Ulmus americana</i>
3350	8,6	Silver Maple	<i>Acer saccharinum</i>
3351	11,10,9	Paper Birch	<i>Betula papyrifera</i>
3352	9	Red Pine	<i>Pinus resinosa</i>
3353	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3354	17	Green Ash	<i>Fraxinus pennsylvanica</i>
3355	9	Red Pine	<i>Pinus resinosa</i>
3356	10	Red Pine	<i>Pinus resinosa</i>
3357	9	Ohio Buckeye	<i>Aesculus glabra</i>
3358	9	Black Walnut	<i>Juglans nigra</i>
3359	15	Green Ash	<i>Fraxinus pennsylvanica</i>
3360	10,7	Green Ash	<i>Fraxinus pennsylvanica</i>
3361	6	American Elm	<i>Ulmus americana</i>
3362	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3363	7	American Elm	<i>Ulmus americana</i>
3364	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3365	11	Butternut	<i>Juglans cinerea</i>

3366	4	Red Cedar	<i>Juniperus virginiana</i>
3367	5	Red Cedar	<i>Juniperus virginiana</i>
3368	5	Red Cedar	<i>Juniperus virginiana</i>
3369	5	Red Cedar	<i>Juniperus virginiana</i>
3370	5	White Spruce	<i>Picea glauca</i>
3371	5	Red Cedar	<i>Juniperus virginiana</i>
3372	4	Red Cedar	<i>Juniperus virginiana</i>
3373	11	Norway Maple	<i>Acer platanoides</i>
3374	13	Norway Maple	<i>Acer platanoides</i>
3375	6	White Oak	<i>Quercus alba</i>
3376	8	Hackberry	<i>Celtis occidentalis</i>
3377	20	Cottonwood	<i>Populus deltoides</i>
3378	9	American Elm	<i>Ulmus americana</i>
3379	11	Box Elder	<i>Acer negundo</i>
3380	8	American Elm	<i>Ulmus americana</i>
3381	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3382	6	American Elm	<i>Ulmus americana</i>
3383	14,12	American Elm	<i>Ulmus americana</i>
3384	9	Red Pine	<i>Pinus resinosa</i>
3385	7	Red Pine	<i>Pinus resinosa</i>
3386	5	Red Pine	<i>Pinus resinosa</i>
3387	7	Red Pine	<i>Pinus resinosa</i>
3388	10	Red Pine	<i>Pinus resinosa</i>
3389	11	Red Pine	<i>Pinus resinosa</i>
3390	9	Red Pine	<i>Pinus resinosa</i>
3391	8	Red Pine	<i>Pinus resinosa</i>
3392	9	Red Pine	<i>Pinus resinosa</i>
3393	8	White Spruce	<i>Picea glauca</i>
3394	13	White Spruce	<i>Picea glauca</i>
3395	12	White Spruce	<i>Picea glauca</i>
3396	7	Black Walnut	<i>Juglans nigra</i>
3397	7	Colorado Blue Spruce	<i>Picea pungens</i>
3398	11	Colorado Blue Spruce	<i>Picea pungens</i>
3399	6	White Spruce	<i>Picea glauca</i>
3400	8	White Spruce	<i>Picea glauca</i>
3401	7	Red Pine	<i>Pinus resinosa</i>
3402	8	White Spruce	<i>Picea glauca</i>
3403	11	American Elm	<i>Ulmus americana</i>
3404	5	Red Pine	<i>Pinus resinosa</i>
3405	6	Red Pine	<i>Pinus resinosa</i>
3406	7	American Elm	<i>Ulmus americana</i>
3407	9	Red Pine	<i>Pinus resinosa</i>
3408	6	Red Pine	<i>Pinus resinosa</i>
3409	7	Red Pine	<i>Pinus resinosa</i>
3410	8	Red Pine	<i>Pinus resinosa</i>
3411	8	Red Pine	<i>Pinus resinosa</i>
3412	6	Red Pine	<i>Pinus resinosa</i>

3413	6	Red Pine	<i>Pinus resinosa</i>
3414	4	Red Cedar	<i>Juniperus virginiana</i>
3415	4	Red Pine	<i>Pinus resinosa</i>
3417	6	Red Cedar	<i>Juniperus virginiana</i>
3418	4	Red Cedar	<i>Juniperus virginiana</i>
3420	5	Red Pine	<i>Pinus resinosa</i>
3421	4	Red Pine	<i>Pinus resinosa</i>
3422	9	Red Pine	<i>Pinus resinosa</i>
3423	7	Red Pine	<i>Pinus resinosa</i>
3424	4	White Spruce	<i>Picea glauca</i>
3425	8	White Spruce	<i>Picea glauca</i>
3426	7	White Spruce	<i>Picea glauca</i>
3427	8	White Spruce	<i>Picea glauca</i>
3428	6	Red Pine	<i>Pinus resinosa</i>
3429	8	American Elm	<i>Ulmus americana</i>
3430	9	Red Cedar	<i>Juniperus virginiana</i>
3431	5	White Spruce	<i>Picea glauca</i>
3432	8	White Spruce	<i>Picea glauca</i>
3433	8	White Spruce	<i>Picea glauca</i>
3434	7	White Spruce	<i>Picea glauca</i>
3435	6	White Spruce	<i>Picea glauca</i>
3436	5	Colorado Blue Spruce	<i>Picea pungens</i>
3437	5	Red Cedar	<i>Juniperus virginiana</i>
3438	3	Red Pine	<i>Pinus resinosa</i>
3439	3	Red Pine	<i>Pinus resinosa</i>
3440	6	Red Cedar	<i>Juniperus virginiana</i>
3441	5	Red Pine	<i>Pinus resinosa</i>
3442	4	Red Pine	<i>Pinus resinosa</i>
3443	5	White Spruce	<i>Picea glauca</i>
3444	5	Red Pine	<i>Pinus resinosa</i>
3445	7	White Spruce	<i>Picea glauca</i>
3446	10	Red Pine	<i>Pinus resinosa</i>
3447	6	Red Pine	<i>Pinus resinosa</i>
3448	6	Crabapple	<i>Malus sp.</i>
3449	9	Red Pine	<i>Pinus resinosa</i>
3450	6,6	Crabapple	<i>Malus sp.</i>
3451	3	Red Pine	<i>Pinus resinosa</i>
3452	8	Colorado Blue Spruce	<i>Picea pungens</i>
3453	10	Box Elder	<i>Acer negundo</i>
3454	11	Silver Maple	<i>Acer saccharinum</i>
3455	14,11	Silver Maple	<i>Acer saccharinum</i>
3456	14	Silver Maple	<i>Acer saccharinum</i>
3457	13	Silver Maple	<i>Acer saccharinum</i>
3458	13	American Elm	<i>Ulmus americana</i>
3459	13	American Elm	<i>Ulmus americana</i>
3460	9	Norway Maple	<i>Acer platanoides</i>
3461	10	Norway Maple	<i>Acer platanoides</i>

3462	10	Norway Maple	<i>Acer platanoides</i>
3463	7	Norway Maple	<i>Acer platanoides</i>
3464	9,7,6	Crabapple	<i>Malus sp.</i>
3465	10,9,9	Crabapple	<i>Malus sp.</i>
3466	13	Red Pine	<i>Pinus resinosa</i>
3467	10	Red Pine	<i>Pinus resinosa</i>
3468	13	Red Pine	<i>Pinus resinosa</i>
3469	9	Red Pine	<i>Pinus resinosa</i>
3470	13,8	Red Pine	<i>Pinus resinosa</i>
3471	6	Red Pine	<i>Pinus resinosa</i>
3472	9	Red Pine	<i>Pinus resinosa</i>
3473	14	Red Pine	<i>Pinus resinosa</i>
3474	10	Red Pine	<i>Pinus resinosa</i>
3475	11	Red Pine	<i>Pinus resinosa</i>
3476	11	Red Pine	<i>Pinus resinosa</i>
3477	13	Red Pine	<i>Pinus resinosa</i>
3478	9	Red Pine	<i>Pinus resinosa</i>
3479	16	Red Pine	<i>Pinus resinosa</i>
3480	7	Red Pine	<i>Pinus resinosa</i>
3481	7,6	Crabapple	<i>Malus sp.</i>
3482	11	Red Pine	<i>Pinus resinosa</i>
3483	11	Red Pine	<i>Pinus resinosa</i>
3484	9	Red Pine	<i>Pinus resinosa</i>
3485	6	Red Pine	<i>Pinus resinosa</i>
3486	18	American Elm	<i>Ulmus americana</i>
3487	9	Red Pine	<i>Pinus resinosa</i>
3488	6	Black Walnut	<i>Juglans nigra</i>
3489	6	Red Pine	<i>Pinus resinosa</i>
3490	11	Norway Maple	<i>Acer platanoides</i>
3491	13	Norway Maple	<i>Acer platanoides</i>
3492	7	American Elm	<i>Ulmus americana</i>
3493	12	Green Ash	<i>Fraxinus pennsylvanica</i>
3494	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3495	60	Cottonwood	<i>Populus deltoides</i>
3496	16	White Spruce	<i>Picea glauca</i>
3497	11,8,8,6,6,6	Crabapple	<i>Malus sp.</i>
3498	6	Hackberry	<i>Celtis occidentalis</i>
3499	22	Sugar Maple	<i>Acer saccharum</i>
3500	8,8,7	Crabapple	<i>Malus sp.</i>
3501	9	Crabapple	<i>Malus sp.</i>
3502	10,6	Crabapple	<i>Malus sp.</i>
3503	20	Apple	<i>Malus sp.</i>
3504	6	Crabapple	<i>Malus sp.</i>
3505	8	Crabapple	<i>Malus sp.</i>
3506	9	Crabapple	<i>Malus sp.</i>
3507	10	Crabapple	<i>Malus sp.</i>
3508	9,8	Crabapple	<i>Malus sp.</i>

3509	8	Crabapple	<i>Malus sp.</i>
3510	7	Box Elder	<i>Acer negundo</i>
3511	16	Black Walnut	<i>Juglans nigra</i>
3512	9,6,6	Crabapple	<i>Malus sp.</i>
3513	15	Green Ash	<i>Fraxinus pennsylvanica</i>
3514	14	Green Ash	<i>Fraxinus pennsylvanica</i>
3515	17	Green Ash	<i>Fraxinus pennsylvanica</i>
3516	12	Box Elder	<i>Acer negundo</i>
3517	9	Box Elder	<i>Acer negundo</i>
3518	8	Box Elder	<i>Acer negundo</i>
3519	16,16,15	Butternut	<i>Juglans cinerea</i>
3520	10	Red Oak	<i>Quercus rubra</i>
3521	10	Red Oak	<i>Quercus rubra</i>
3522	11	Red Oak	<i>Quercus rubra</i>
3523	12	Red Oak	<i>Quercus rubra</i>
3524	8	Red Cedar	<i>Juniperus virginiana</i>
3525	13	Crabapple	<i>Malus sp.</i>
3526	16	Silver Maple	<i>Acer saccharinum</i>
3527	19	Box Elder	<i>Acer negundo</i>
3528	8	Butternut	<i>Juglans cinerea</i>
3529	6	American Elm	<i>Ulmus americana</i>
3530	8	Mulberry	<i>Morus sp.</i>
3531	15	Green Ash	<i>Fraxinus pennsylvanica</i>
3532	7	American Elm	<i>Ulmus americana</i>
3533	8	Green Ash	<i>Fraxinus pennsylvanica</i>
3534	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3535	17	Green Ash	<i>Fraxinus pennsylvanica</i>
3536	17	Sugar Maple	<i>Acer saccharum</i>
3537	11	Black Walnut	<i>Juglans nigra</i>
3538	11	Black Walnut	<i>Juglans nigra</i>
3539	12,6	Black Walnut	<i>Juglans nigra</i>
3540	10	Black Walnut	<i>Juglans nigra</i>
3541	7	Black Walnut	<i>Juglans nigra</i>
3542	10	Crabapple	<i>Malus sp.</i>
3543	15	Mulberry	<i>Morus sp.</i>
3544	20,15	American Elm	<i>Ulmus americana</i>
3545	11,7	Crabapple	<i>Malus sp.</i>
3546	6	American Elm	<i>Ulmus americana</i>
3547	8	American Elm	<i>Ulmus americana</i>
3548	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3549	10	Green Ash	<i>Fraxinus pennsylvanica</i>
3550	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3551	6	American Elm	<i>Ulmus americana</i>
3552	8	Green Ash	<i>Fraxinus pennsylvanica</i>
3553	7	Sugar Maple	<i>Acer saccharum</i>
3554	11	Hackberry	<i>Celtis occidentalis</i>
3555	8	American Elm	<i>Ulmus americana</i>

3556	8	American Elm	<i>Ulmus americana</i>
3557	10	American Elm	<i>Ulmus americana</i>
3558	6	American Elm	<i>Ulmus americana</i>
3559	8	American Elm	<i>Ulmus americana</i>
3560	15,12	Silver Maple	<i>Acer saccharinum</i>
3561	6	American Elm	<i>Ulmus americana</i>
3562	25	Bur Oak	<i>Quercus macrocarpa</i>
3563	10	American Elm	<i>Ulmus americana</i>
3564	10	Green Ash	<i>Fraxinus pennsylvanica</i>
3565	10,8	Sugar Maple	<i>Acer saccharum</i>
3566	6	Sugar Maple	<i>Acer saccharum</i>
3567	11	Sugar Maple	<i>Acer saccharum</i>
3568	7	Sugar Maple	<i>Acer saccharum</i>
3569	6	Sugar Maple	<i>Acer saccharum</i>
3570	13,6	American Elm	<i>Ulmus americana</i>
3571	10	Hackberry	<i>Celtis occidentalis</i>
3572	6	Sugar Maple	<i>Acer saccharum</i>
3573	7	Sugar Maple	<i>Acer saccharum</i>
3574	7	Sugar Maple	<i>Acer saccharum</i>
3575	6	Sugar Maple	<i>Acer saccharum</i>
3576	7	Sugar Maple	<i>Acer saccharum</i>
3577	6	American Elm	<i>Ulmus americana</i>
3578	7,6	American Elm	<i>Ulmus americana</i>
3579	7	American Elm	<i>Ulmus americana</i>
3580	7	American Elm	<i>Ulmus americana</i>
3581	11	American Elm	<i>Ulmus americana</i>
3582	6	Sugar Maple	<i>Acer saccharum</i>
3583	8	American Elm	<i>Ulmus americana</i>
3584	29	Sugar Maple	<i>Acer saccharum</i>
3585	7	Hackberry	<i>Celtis occidentalis</i>
3586	6	Box Elder	<i>Acer negundo</i>
3587	10	Hackberry	<i>Celtis occidentalis</i>
3588	6	Hackberry	<i>Celtis occidentalis</i>
3589	11	American Elm	<i>Ulmus americana</i>
3590	7	Sugar Maple	<i>Acer saccharum</i>
3591	23,18	Cottonwood	<i>Populus deltoides</i>
3592	14	Black Walnut	<i>Juglans nigra</i>
3593	7	American Elm	<i>Ulmus americana</i>
3594	7	Sugar Maple	<i>Acer saccharum</i>
3595	15	Red Cedar	<i>Juniperus virginiana</i>
3596	10	American Elm	<i>Ulmus americana</i>
3597	16	Red Cedar	<i>Juniperus virginiana</i>
3598	10	Basswood	<i>Tilia americana</i>
3599	10	Red Cedar	<i>Juniperus virginiana</i>
3600	16	Red Cedar	<i>Juniperus virginiana</i>
3601	7	Bur Oak	<i>Quercus macrocarpa</i>
3602	8	Bur Oak	<i>Quercus macrocarpa</i>

3603	8	American Elm	<i>Ulmus americana</i>
3604	14	Hackberry	<i>Celtis occidentalis</i>
3605	10	Box Elder	<i>Acer negundo</i>
3606	8	American Elm	<i>Ulmus americana</i>
3607	10	Red Oak	<i>Quercus rubra</i>
3608	8	American Elm	<i>Ulmus americana</i>
3609	6	Hackberry	<i>Celtis occidentalis</i>
3610	6	Basswood	<i>Tilia americana</i>
3611	7	Sugar Maple	<i>Acer saccharum</i>
3612	10	American Elm	<i>Ulmus americana</i>
3613	9	American Elm	<i>Ulmus americana</i>
3614	6	American Elm	<i>Ulmus americana</i>
3615	18	Silver Maple	<i>Acer saccharinum</i>
3616	18	Silver Maple	<i>Acer saccharinum</i>
3617	11	Silver Maple	<i>Acer saccharinum</i>
3618	15,13,9	Silver Maple	<i>Acer saccharinum</i>
3619	15,8	Silver Maple	<i>Acer saccharinum</i>
3620	12,8	Silver Maple	<i>Acer saccharinum</i>
3621	16	American Elm	<i>Ulmus americana</i>
3622	8	Silver Maple	<i>Acer saccharinum</i>
3623	14	Silver Maple	<i>Acer saccharinum</i>
3624	6	Basswood	<i>Tilia americana</i>
3625	12	Silver Maple	<i>Acer saccharinum</i>
3626	7	Silver Maple	<i>Acer saccharinum</i>
3627	11	Silver Maple	<i>Acer saccharinum</i>
3628	20	Silver Maple	<i>Acer saccharinum</i>
3629	11	American Elm	<i>Ulmus americana</i>
3630	6	American Elm	<i>Ulmus americana</i>
3631	6	Sugar Maple	<i>Acer saccharum</i>
3632	7	Sugar Maple	<i>Acer saccharum</i>
3633	12	Red Oak	<i>Quercus rubra</i>
3634	8	Red Oak	<i>Quercus rubra</i>
3635	9	Red Oak	<i>Quercus rubra</i>
3636	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3637	9	Green Ash	<i>Fraxinus pennsylvanica</i>
3638	15	Green Ash	<i>Fraxinus pennsylvanica</i>
3639	14	Green Ash	<i>Fraxinus pennsylvanica</i>
3640	10	Box Elder	<i>Acer negundo</i>
3641	15	Box Elder	<i>Acer negundo</i>
3642	8	Red Pine	<i>Pinus resinosa</i>
3643	10	Box Elder	<i>Acer negundo</i>
3644	11	Box Elder	<i>Acer negundo</i>
3645	15	Quaking Aspen	<i>Populus tremuloides</i>
3646	13	Quaking Aspen	<i>Populus tremuloides</i>
3647	11	American Elm	<i>Ulmus americana</i>
3648	7	Basswood	<i>Tilia americana</i>
3649	13,12,11	Paper Birch	<i>Betula papyrifera</i>

3650	8,6	Bur Oak	<i>Quercus macrocarpa</i>
3651	16	Red Oak	<i>Quercus rubra</i>
3652	9	Bur Oak	<i>Quercus macrocarpa</i>
3653	65	Weeping Willow	<i>Salix babylonica</i>
3654	12,10,6	Whitecrack Willow	<i>Salix x rubens</i>
3656	8,6	Whitecrack Willow	<i>Salix x rubens</i>
3657	13,12,9	Whitecrack Willow	<i>Salix x rubens</i>
3658	10,8	Whitecrack Willow	<i>Salix x rubens</i>
3659	6	Whitecrack Willow	<i>Salix x rubens</i>
3660	20,6	Whitecrack Willow	<i>Salix x rubens</i>
3661	14	Whitecrack Willow	<i>Salix x rubens</i>
3662	6	Red Cedar	<i>Juniperus virginiana</i>
3663	4	Red Cedar	<i>Juniperus virginiana</i>
3664	23	Bur Oak	<i>Quercus macrocarpa</i>
3665	6	Red Cedar	<i>Juniperus virginiana</i>
3666	12	Red Cedar	<i>Juniperus virginiana</i>
3667	11	Red Cedar	<i>Juniperus virginiana</i>
3668	12	Red Cedar	<i>Juniperus virginiana</i>
3669	14	Red Cedar	<i>Juniperus virginiana</i>
3670	18	Red Cedar	<i>Juniperus virginiana</i>
3671	7	Red Cedar	<i>Juniperus virginiana</i>
3672	10,5	Red Cedar	<i>Juniperus virginiana</i>
3673	23	Bur Oak	<i>Quercus macrocarpa</i>
3674	25	Bur Oak	<i>Quercus macrocarpa</i>
3675	18	Quaking Aspen	<i>Populus tremuloides</i>
3676	16	American Elm	<i>Ulmus americana</i>
3677	6	Red Pine	<i>Pinus resinosa</i>
3678	6	Red Pine	<i>Pinus resinosa</i>
3679	6	Red Pine	<i>Pinus resinosa</i>
3680	3	Red Pine	<i>Pinus resinosa</i>
3681	4	Red Pine	<i>Pinus resinosa</i>
3682	12	American Elm	<i>Ulmus americana</i>
3683	16	American Elm	<i>Ulmus americana</i>
3684	8	Red Pine	<i>Pinus resinosa</i>
3685	11	Box Elder	<i>Acer negundo</i>
3686	4	Red Pine	<i>Pinus resinosa</i>
3687	8	Red Cedar	<i>Juniperus virginiana</i>
3688	4	Red Cedar	<i>Juniperus virginiana</i>
3689	5	Red Cedar	<i>Juniperus virginiana</i>
3690	3	Red Cedar	<i>Juniperus virginiana</i>
3691	3	Red Cedar	<i>Juniperus virginiana</i>
3692	25	Bur Oak	<i>Quercus macrocarpa</i>
3693	13	Red Cedar	<i>Juniperus virginiana</i>
3694	6	Hackberry	<i>Celtis occidentalis</i>
3695	7	American Elm	<i>Ulmus americana</i>
3696	10	Red Oak	<i>Quercus rubra</i>
3697	8	Red Oak	<i>Quercus rubra</i>

3698	13	Red Oak	<i>Quercus rubra</i>
3699	6	Sugar Maple	<i>Acer saccharum</i>
3700	6	Red Oak	<i>Quercus rubra</i>
3701	23	Cottonwood	<i>Populus deltoides</i>
3702	18,17	Siberian Elm	<i>Ulmus pumila</i>
3703	9	American Elm	<i>Ulmus americana</i>
3704	7	Red Cedar	<i>Juniperus virginiana</i>
3705	6	Red Pine	<i>Pinus resinosa</i>
3706	6	Red Cedar	<i>Juniperus virginiana</i>
3707	5	Red Pine	<i>Pinus resinosa</i>
3708	4	Red Pine	<i>Pinus resinosa</i>
3709	6	Red Pine	<i>Pinus resinosa</i>
3710	9	Red Pine	<i>Pinus resinosa</i>
3711	6	Silver Maple	<i>Acer saccharinum</i>
3712	9	Red Pine	<i>Pinus resinosa</i>
3713	10	Box Elder	<i>Acer negundo</i>
3714	8	American Elm	<i>Ulmus americana</i>
3715	6	Bur Oak	<i>Quercus macrocarpa</i>
3716	13	American Elm	<i>Ulmus americana</i>
3717	15	Quaking Aspen	<i>Populus tremuloides</i>
3718	15	Silver Maple	<i>Acer saccharinum</i>
3719	9	Silver Maple	<i>Acer saccharinum</i>
3720	13	Silver Maple	<i>Acer saccharinum</i>
3721	6	Silver Maple	<i>Acer saccharinum</i>
3722	15,15	Whitecrack Willow	<i>Salix x rubens</i>
3723	11,11,7,7	Whitecrack Willow	<i>Salix x rubens</i>
3724	13,12,6	Whitecrack Willow	<i>Salix x rubens</i>
3725	10,9	Whitecrack Willow	<i>Salix x rubens</i>
3726	13,13,9,7	Whitecrack Willow	<i>Salix x rubens</i>
3727	18,16,15,15	Whitecrack Willow	<i>Salix x rubens</i>
3728	7	American Elm	<i>Ulmus americana</i>
3729	15,12	Whitecrack Willow	<i>Salix x rubens</i>
3730	8	Silver Maple	<i>Acer saccharinum</i>
3731	6	Silver Maple	<i>Acer saccharinum</i>
3732	11,9	Whitecrack Willow	<i>Salix x rubens</i>
3733	6	Silver Maple	<i>Acer saccharinum</i>
3734	6	Basswood	<i>Tilia americana</i>
3735	10	Basswood	<i>Tilia americana</i>
3736	7	Basswood	<i>Tilia americana</i>
3737	7	American Elm	<i>Ulmus americana</i>
3738	12	Green Ash	<i>Fraxinus pennsylvanica</i>
3739	20	Siberian Elm	<i>Ulmus pumila</i>
3740	10	American Elm	<i>Ulmus americana</i>
3741	12	Box Elder	<i>Acer negundo</i>
3742	8	Red Oak	<i>Quercus rubra</i>
3743	11	Green Ash	<i>Fraxinus pennsylvanica</i>
3744	7	Green Ash	<i>Fraxinus pennsylvanica</i>

3745	12	Hackberry	<i>Celtis occidentalis</i>
3746	12,4	Red Cedar	<i>Juniperus virginiana</i>
3747	6	American Elm	<i>Ulmus americana</i>
3748	13	Red Oak	<i>Quercus rubra</i>
3749	7	Red Oak	<i>Quercus rubra</i>
3750	9	Red Cedar	<i>Juniperus virginiana</i>
3751	32	Red Oak	<i>Quercus rubra</i>
3752	6	Red Oak	<i>Quercus rubra</i>
3753	15	Red Cedar	<i>Juniperus virginiana</i>
3754	8	Butternut	<i>Juglans cinerea</i>
3755	6	Red Oak	<i>Quercus rubra</i>
3756	8	Sugar Maple	<i>Acer saccharum</i>
3757	12	American Elm	<i>Ulmus americana</i>
3758	26	Bur Oak	<i>Quercus macrocarpa</i>
3759	14	Hackberry	<i>Celtis occidentalis</i>
3760	6	Sugar Maple	<i>Acer saccharum</i>
3761	13	Red Oak	<i>Quercus rubra</i>
3762	6	Red Oak	<i>Quercus rubra</i>
3763	6	Hackberry	<i>Celtis occidentalis</i>
3764	7	Box Elder	<i>Acer negundo</i>
3765	8	Sugar Maple	<i>Acer saccharum</i>
3766	9	Sugar Maple	<i>Acer saccharum</i>
3767	7	Sugar Maple	<i>Acer saccharum</i>
3768	8	Sugar Maple	<i>Acer saccharum</i>
3769	12	Sugar Maple	<i>Acer saccharum</i>
3770	13	Red Oak	<i>Quercus rubra</i>
3771	12	Red Oak	<i>Quercus rubra</i>
3772	12	Red Oak	<i>Quercus rubra</i>
3773	7	Red Oak	<i>Quercus rubra</i>
3774	10	American Elm	<i>Ulmus americana</i>
3775	6	Red Oak	<i>Quercus rubra</i>
3776	6	American Elm	<i>Ulmus americana</i>
3777	6	Red Oak	<i>Quercus rubra</i>
3778	6	Red Oak	<i>Quercus rubra</i>
3779	6	Red Oak	<i>Quercus rubra</i>
3780	8	Red Oak	<i>Quercus rubra</i>
3781	7	Basswood	<i>Tilia americana</i>
3782	7	Red Oak	<i>Quercus rubra</i>
3783	8	American Elm	<i>Ulmus americana</i>
3784	6	Red Oak	<i>Quercus rubra</i>
3785	8	American Elm	<i>Ulmus americana</i>
3786	10	Box Elder	<i>Acer negundo</i>
3787	13	American Elm	<i>Ulmus americana</i>
3787	17	Box Elder	<i>Acer negundo</i>
3788	16	Red Oak	<i>Quercus rubra</i>
3790	9	Box Elder	<i>Acer negundo</i>
3791	13	Red Oak	<i>Quercus rubra</i>

3792	19	Box Elder	<i>Acer negundo</i>
3794	28	Sugar Maple	<i>Acer saccharum</i>
3795	32	Red Oak	<i>Quercus rubra</i>
3796	11	American Elm	<i>Ulmus americana</i>
3797	10	Red Oak	<i>Quercus rubra</i>
3798	7	Sugar Maple	<i>Acer saccharum</i>
3799	7	Red Oak	<i>Quercus rubra</i>
3800	6	Sugar Maple	<i>Acer saccharum</i>
3801	6	American Elm	<i>Ulmus americana</i>
3802	7	American Elm	<i>Ulmus americana</i>
3803	14	Red Oak	<i>Quercus rubra</i>
3804	6	Red Oak	<i>Quercus rubra</i>
3805	9	Red Oak	<i>Quercus rubra</i>
3806	9	Red Oak	<i>Quercus rubra</i>
3807	10	Red Oak	<i>Quercus rubra</i>
3808	7	Red Oak	<i>Quercus rubra</i>
3809	8	American Elm	<i>Ulmus americana</i>
3810	16,10	Box Elder	<i>Acer negundo</i>
3811	16,7	Box Elder	<i>Acer negundo</i>
3812	8	Box Elder	<i>Acer negundo</i>
3813	14	American Elm	<i>Ulmus americana</i>
3814	7	American Elm	<i>Ulmus americana</i>
3815	7	Box Elder	<i>Acer negundo</i>
3816	10	Box Elder	<i>Acer negundo</i>
3817	10	American Elm	<i>Ulmus americana</i>
3818	8	Hackberry	<i>Celtis occidentalis</i>
3819	8	Sugar Maple	<i>Acer saccharum</i>
3820	7	Hackberry	<i>Celtis occidentalis</i>
3821	6	Sugar Maple	<i>Acer saccharum</i>
3822	7	Sugar Maple	<i>Acer saccharum</i>
3823	18	American Elm	<i>Ulmus americana</i>
3824	8	Sugar Maple	<i>Acer saccharum</i>
3825	7	Hackberry	<i>Celtis occidentalis</i>
3826	6	Sugar Maple	<i>Acer saccharum</i>
3827	13,11,9	Box Elder	<i>Acer negundo</i>
3828	17,16,15,13	Box Elder	<i>Acer negundo</i>
3829	7,6,6	Apple	<i>Malus sp.</i>
3830	16,11	Box Elder	<i>Acer negundo</i>
3831	13,11	Box Elder	<i>Acer negundo</i>
3832	21	Black Cherry	<i>Prunus serotina</i>
3833	9,7,6	Box Elder	<i>Acer negundo</i>
3834	11	American Elm	<i>Ulmus americana</i>
3835	20	Box Elder	<i>Acer negundo</i>
3836	8	Black Cherry	<i>Prunus serotina</i>
3837	16	Black Cherry	<i>Prunus serotina</i>
3838	7	American Elm	<i>Ulmus americana</i>
3839	11	American Elm	<i>Ulmus americana</i>

3840	13	Box Elder	<i>Acer negundo</i>
3841	15,14	Box Elder	<i>Acer negundo</i>
3842	14,8	Box Elder	<i>Acer negundo</i>
3843	13	Box Elder	<i>Acer negundo</i>
3844	16,15	Box Elder	<i>Acer negundo</i>
3845	14	Box Elder	<i>Acer negundo</i>
3846	13	Box Elder	<i>Acer negundo</i>
3847	16	Box Elder	<i>Acer negundo</i>
3848	14,13,13,12,7	American Elm	<i>Ulmus americana</i>
3849	7	American Elm	<i>Ulmus americana</i>
3850	11,11	Box Elder	<i>Acer negundo</i>
3851	6	Box Elder	<i>Acer negundo</i>
3852	7	Box Elder	<i>Acer negundo</i>
3853	6	Box Elder	<i>Acer negundo</i>
3854	7	Box Elder	<i>Acer negundo</i>
3855	16	Box Elder	<i>Acer negundo</i>
3856	7	Black Walnut	<i>Juglans nigra</i>
3857	17	Box Elder	<i>Acer negundo</i>
3858	22	Box Elder	<i>Acer negundo</i>
3859	22	Box Elder	<i>Acer negundo</i>
3860	22,22	Box Elder	<i>Acer negundo</i>
3861	18	Box Elder	<i>Acer negundo</i>
3862	15	Box Elder	<i>Acer negundo</i>
3863	16,11	Box Elder	<i>Acer negundo</i>
3864	18,16	Box Elder	<i>Acer negundo</i>
3865	17	Box Elder	<i>Acer negundo</i>
3866	15,11,9	Box Elder	<i>Acer negundo</i>
3867	15	Box Elder	<i>Acer negundo</i>
3868	14	Box Elder	<i>Acer negundo</i>
3869	19	Box Elder	<i>Acer negundo</i>
3870	18	Box Elder	<i>Acer negundo</i>
3871	13,11	Box Elder	<i>Acer negundo</i>
3872	18	Box Elder	<i>Acer negundo</i>
3873	17,14	Box Elder	<i>Acer negundo</i>
3874	18	Box Elder	<i>Acer negundo</i>
3875	11	Box Elder	<i>Acer negundo</i>
3876	8,7	Box Elder	<i>Acer negundo</i>
3877	8	Box Elder	<i>Acer negundo</i>
3878	10	Black Walnut	<i>Juglans nigra</i>
3879	6	Box Elder	<i>Acer negundo</i>
3880	7	Black Walnut	<i>Juglans nigra</i>
3881	19,13	American Elm	<i>Ulmus americana</i>
3882	6	Black Walnut	<i>Juglans nigra</i>
3883	9	Black Walnut	<i>Juglans nigra</i>
3884	6	Box Elder	<i>Acer negundo</i>
3885	6	Black Walnut	<i>Juglans nigra</i>
3886	12	Black Walnut	<i>Juglans nigra</i>

3887	18	Norway Maple	<i>Acer platanoides</i>
3888	11,9	Black Walnut	<i>Juglans nigra</i>
3890	18	Balsam Fir	<i>Abies balsamea</i>
3891	8	Box Elder	<i>Acer negundo</i>
3892	8	Box Elder	<i>Acer negundo</i>
3893	8	Mulberry	<i>Morus</i> sp.
3894	9	Black Walnut	<i>Juglans nigra</i>
3895	6	Black Walnut	<i>Juglans nigra</i>
3896	8	Black Walnut	<i>Juglans nigra</i>
3897	18	Box Elder	<i>Acer negundo</i>
3898	18	Box Elder	<i>Acer negundo</i>
3899	19	Box Elder	<i>Acer negundo</i>
3900	16	Box Elder	<i>Acer negundo</i>
3901	12	Black Walnut	<i>Juglans nigra</i>
3902	9	Black Walnut	<i>Juglans nigra</i>
3903	16	Box Elder	<i>Acer negundo</i>
3904	9	Box Elder	<i>Acer negundo</i>
3905	12	Black Walnut	<i>Juglans nigra</i>
3906	6	Black Walnut	<i>Juglans nigra</i>
3907	14	White Spruce	<i>Picea glauca</i>
3908	16	White Spruce	<i>Picea glauca</i>
3909	10	Black Walnut	<i>Juglans nigra</i>
3910	16	Austrian Pine	<i>Pinus nigra</i>
3911	16,15	American Elm	<i>Ulmus americana</i>
3912	6	Crabapple	<i>Malus</i> sp.
3913	9	Black Walnut	<i>Juglans nigra</i>
3914	8	Box Elder	<i>Acer negundo</i>
3915	7	Black Walnut	<i>Juglans nigra</i>
3916	6	Black Walnut	<i>Juglans nigra</i>
3917	10,6	Whitecrack Willow	<i>Salix x rubens</i>
3918	20	American Elm	<i>Ulmus americana</i>
3919	13	Box Elder	<i>Acer negundo</i>
3920	28	Cottonwood	<i>Populus deltoides</i>
3921	6	Box Elder	<i>Acer negundo</i>
3922	24	Cottonwood	<i>Populus deltoides</i>
3923	24	Cottonwood	<i>Populus deltoides</i>
3924	30	Cottonwood	<i>Populus deltoides</i>
3925	10	Box Elder	<i>Acer negundo</i>
3926	16	American Elm	<i>Ulmus americana</i>
3927	8	Black Walnut	<i>Juglans nigra</i>
3928	19,15	Box Elder	<i>Acer negundo</i>
3929	8	Black Walnut	<i>Juglans nigra</i>
3930	6	Green Ash	<i>Fraxinus pennsylvanica</i>
3931	6	Silver Maple	<i>Acer saccharinum</i>
3932	15	Silver Maple	<i>Acer saccharinum</i>
3933	21,21,18	Silver Maple	<i>Acer saccharinum</i>
3934	7	Green Ash	<i>Fraxinus pennsylvanica</i>

3935	9	Box Elder	<i>Acer negundo</i>
3936	9	Box Elder	<i>Acer negundo</i>
3937	14	Box Elder	<i>Acer negundo</i>
3938	9	American Elm	<i>Ulmus americana</i>
3939	6	American Elm	<i>Ulmus americana</i>
3940	6	American Elm	<i>Ulmus americana</i>
3941	27	Cottonwood	<i>Populus deltoides</i>
3942	6	American Elm	<i>Ulmus americana</i>
3943	27	Cottonwood	<i>Populus deltoides</i>
3944	6	American Elm	<i>Ulmus americana</i>
3945	19	Cottonwood	<i>Populus deltoides</i>
3946	14	Cottonwood	<i>Populus deltoides</i>
3947	19	Cottonwood	<i>Populus deltoides</i>
3948	9	American Elm	<i>Ulmus americana</i>
3949	19	Cottonwood	<i>Populus deltoides</i>
3950	10	Cottonwood	<i>Populus deltoides</i>
3951	16	Cottonwood	<i>Populus deltoides</i>
3952	8	Green Ash	<i>Fraxinus pennsylvanica</i>
3953	12	Green Ash	<i>Fraxinus pennsylvanica</i>
3954	20,9,8	Cottonwood	<i>Populus deltoides</i>
3955	8	American Elm	<i>Ulmus americana</i>
3956	11	Cottonwood	<i>Populus deltoides</i>
3957	26	Cottonwood	<i>Populus deltoides</i>
3958	21	Cottonwood	<i>Populus deltoides</i>
3959	17	Cottonwood	<i>Populus deltoides</i>
3960	27	Bur Oak	<i>Quercus macrocarpa</i>
3961	6	American Elm	<i>Ulmus americana</i>
3962	28	Bur Oak	<i>Quercus macrocarpa</i>
3963	7	Green Ash	<i>Fraxinus pennsylvanica</i>
3964	8	Box Elder	<i>Acer negundo</i>
3965	9	Red Oak	<i>Quercus rubra</i>
3966	8	Red Oak	<i>Quercus rubra</i>
3967	11	Red Oak	<i>Quercus rubra</i>
3968	6	Red Oak	<i>Quercus rubra</i>
3969	12	Box Elder	<i>Acer negundo</i>
3970	9	Hackberry	<i>Celtis occidentalis</i>
3971	7	American Elm	<i>Ulmus americana</i>
3972	15	Red Oak	<i>Quercus rubra</i>
3973	15	Red Oak	<i>Quercus rubra</i>
3974	9	Red Oak	<i>Quercus rubra</i>
3975	8	Box Elder	<i>Acer negundo</i>
3976	33	Bur Oak	<i>Quercus macrocarpa</i>
3977	10,9	Basswood	<i>Tilia americana</i>
3978	9	Box Elder	<i>Acer negundo</i>
3979	6	Sugar Maple	<i>Acer saccharum</i>
3980	12	Red Oak	<i>Quercus rubra</i>
3981	16	Red Oak	<i>Quercus rubra</i>

3982	7	Box Elder	<i>Acer negundo</i>
3983	7	Box Elder	<i>Acer negundo</i>
3984	15	Box Elder	<i>Acer negundo</i>
3985	7	American Elm	<i>Ulmus americana</i>
3986	18	Red Oak	<i>Quercus rubra</i>
3987	20	Red Oak	<i>Quercus rubra</i>
3988	9	Box Elder	<i>Acer negundo</i>
3989	20	Box Elder	<i>Acer negundo</i>
3990	14,6	Box Elder	<i>Acer negundo</i>
3991	9	Box Elder	<i>Acer negundo</i>
3992	11	Box Elder	<i>Acer negundo</i>
3993	14	Box Elder	<i>Acer negundo</i>
3994	21	Box Elder	<i>Acer negundo</i>
3995	17,16	Box Elder	<i>Acer negundo</i>
3996	18	Box Elder	<i>Acer negundo</i>
3997	10	Box Elder	<i>Acer negundo</i>
3998	13	Box Elder	<i>Acer negundo</i>
3999	16,15,13,8	Box Elder	<i>Acer negundo</i>
4000	13	Box Elder	<i>Acer negundo</i>
4001	17	Box Elder	<i>Acer negundo</i>
4002	6	Black Walnut	<i>Juglans nigra</i>
4003	16,13	Box Elder	<i>Acer negundo</i>
4004	16	American Elm	<i>Ulmus americana</i>
4005	10	Box Elder	<i>Acer negundo</i>
4006	12	Box Elder	<i>Acer negundo</i>
4007	6	Box Elder	<i>Acer negundo</i>
4008	9	American Elm	<i>Ulmus americana</i>
4009	17,11	Box Elder	<i>Acer negundo</i>
4010	9	American Elm	<i>Ulmus americana</i>
4011	17,10	Box Elder	<i>Acer negundo</i>
4012	16	Box Elder	<i>Acer negundo</i>
4013	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4014	8	Box Elder	<i>Acer negundo</i>
4015	7	Box Elder	<i>Acer negundo</i>
4016	7	Box Elder	<i>Acer negundo</i>
4017	9	Box Elder	<i>Acer negundo</i>
4018	7	Box Elder	<i>Acer negundo</i>
4019	6	Box Elder	<i>Acer negundo</i>
4020	7	Box Elder	<i>Acer negundo</i>
4021	9	American Elm	<i>Ulmus americana</i>
4022	9	Box Elder	<i>Acer negundo</i>
4023	8	Box Elder	<i>Acer negundo</i>
4024	9	Box Elder	<i>Acer negundo</i>
4025	6	Box Elder	<i>Acer negundo</i>
4026	6	Box Elder	<i>Acer negundo</i>
4027	8,6	Box Elder	<i>Acer negundo</i>
4028	12	Green Ash	<i>Fraxinus pennsylvanica</i>

4029	7	American Elm	<i>Ulmus americana</i>
4030	12	Box Elder	<i>Acer negundo</i>
4031	8	Box Elder	<i>Acer negundo</i>
4032	6	Box Elder	<i>Acer negundo</i>
4033	11	Butternut	<i>Juglans cinerea</i>
4034	6	Sugar Maple	<i>Acer saccharum</i>
4035	9	American Elm	<i>Ulmus americana</i>
4036	12	Box Elder	<i>Acer negundo</i>
4037	13	Box Elder	<i>Acer negundo</i>
4038	16	Box Elder	<i>Acer negundo</i>
4039	11,7	Box Elder	<i>Acer negundo</i>
4040	6	Hackberry	<i>Celtis occidentalis</i>
4041	11	Red Oak	<i>Quercus rubra</i>
4042	17,10	Box Elder	<i>Acer negundo</i>
4043	5	Red Pine	<i>Pinus resinosa</i>
4044	11	Red Pine	<i>Pinus resinosa</i>
4045	6	Box Elder	<i>Acer negundo</i>
4046	9	American Elm	<i>Ulmus americana</i>
4047	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4048	6	Box Elder	<i>Acer negundo</i>
4049	13,8	American Elm	<i>Ulmus americana</i>
4050	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4051	13	Box Elder	<i>Acer negundo</i>
4052	6	Box Elder	<i>Acer negundo</i>
4053	16,15	Box Elder	<i>Acer negundo</i>
4054	10	Box Elder	<i>Acer negundo</i>
4055	9	Box Elder	<i>Acer negundo</i>
4056	15	Box Elder	<i>Acer negundo</i>
4057	17	Box Elder	<i>Acer negundo</i>
4058	9	Box Elder	<i>Acer negundo</i>
4059	9	Box Elder	<i>Acer negundo</i>
4060	13,9	Box Elder	<i>Acer negundo</i>
4061	10	Box Elder	<i>Acer negundo</i>
4062	10	Box Elder	<i>Acer negundo</i>
4063	10	Box Elder	<i>Acer negundo</i>
4064	9	American Elm	<i>Ulmus americana</i>
4065	8	Box Elder	<i>Acer negundo</i>
4066	9	Box Elder	<i>Acer negundo</i>
4067	8	Box Elder	<i>Acer negundo</i>
4068	12	Box Elder	<i>Acer negundo</i>
4069	15,10	Box Elder	<i>Acer negundo</i>
4070	13	Box Elder	<i>Acer negundo</i>
4071	11	Box Elder	<i>Acer negundo</i>
4072	17	Siberian Elm	<i>Ulmus pumila</i>
4073	10	Box Elder	<i>Acer negundo</i>
4074	6	Box Elder	<i>Acer negundo</i>
4075	9	American Elm	<i>Ulmus americana</i>

4076	6	Box Elder	<i>Acer negundo</i>
4077	7	Box Elder	<i>Acer negundo</i>
4078	9	Box Elder	<i>Acer negundo</i>
4079	9	Siberian Elm	<i>Ulmus pumila</i>
4080	7	Green Ash	<i>Fraxinus pennsylvanica</i>
4081	7	Box Elder	<i>Acer negundo</i>
4082	7	Green Ash	<i>Fraxinus pennsylvanica</i>
4083	7	Box Elder	<i>Acer negundo</i>
4084	7	Box Elder	<i>Acer negundo</i>
4085	17	Box Elder	<i>Acer negundo</i>
4086	7	Box Elder	<i>Acer negundo</i>
4087	9	Box Elder	<i>Acer negundo</i>
4088	8	Box Elder	<i>Acer negundo</i>
4089	9	Box Elder	<i>Acer negundo</i>
4090	6	Box Elder	<i>Acer negundo</i>
4091	8	Box Elder	<i>Acer negundo</i>
4092	12	Box Elder	<i>Acer negundo</i>
4093	12	Box Elder	<i>Acer negundo</i>
4094	6	Box Elder	<i>Acer negundo</i>
4095	8	Box Elder	<i>Acer negundo</i>
4096	11	Box Elder	<i>Acer negundo</i>
4097	7	Box Elder	<i>Acer negundo</i>
4098	7	Box Elder	<i>Acer negundo</i>
4099	6	Box Elder	<i>Acer negundo</i>
4100	12	Box Elder	<i>Acer negundo</i>
4101	10,6	Box Elder	<i>Acer negundo</i>
4102	10	Box Elder	<i>Acer negundo</i>
4103	7	Box Elder	<i>Acer negundo</i>
4104	7	Box Elder	<i>Acer negundo</i>
4105	12	Box Elder	<i>Acer negundo</i>
4106	9	Box Elder	<i>Acer negundo</i>
4107	10	Box Elder	<i>Acer negundo</i>
4108	10,6	Box Elder	<i>Acer negundo</i>
4109	6,6	Box Elder	<i>Acer negundo</i>
4110	6,6	Box Elder	<i>Acer negundo</i>
4111	6	Box Elder	<i>Acer negundo</i>
4112	6	Box Elder	<i>Acer negundo</i>
4113	10	Green Ash	<i>Fraxinus pennsylvanica</i>
4114	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4115	8	Box Elder	<i>Acer negundo</i>
4116	6	Box Elder	<i>Acer negundo</i>
4117	11	Green Ash	<i>Fraxinus pennsylvanica</i>
4118	7	Box Elder	<i>Acer negundo</i>
4119	9,8	Box Elder	<i>Acer negundo</i>
4120	6	Box Elder	<i>Acer negundo</i>
4121	16	Box Elder	<i>Acer negundo</i>
4122	4	Red Cedar	<i>Juniperus virginiana</i>

4123	3	Red Cedar	<i>Juniperus virginiana</i>
4124	6	Red Cedar	<i>Juniperus virginiana</i>
4125	3	Red Cedar	<i>Juniperus virginiana</i>
4126	7	Apple	<i>Malus sp.</i>
4127	11	Red Cedar	<i>Juniperus virginiana</i>
4128	4	Red Cedar	<i>Juniperus virginiana</i>
4129	9	Red Cedar	<i>Juniperus virginiana</i>
4130	4	Red Cedar	<i>Juniperus virginiana</i>
4131	4,3	Red Cedar	<i>Juniperus virginiana</i>
4132	7,6	Box Elder	<i>Acer negundo</i>
4133	10	Red Cedar	<i>Juniperus virginiana</i>
4134	9	Red Cedar	<i>Juniperus virginiana</i>
4135	6,6	Basswood	<i>Tilia americana</i>
4136	6	Crabapple	<i>Malus sp.</i>
4137	3	White Spruce	<i>Picea glauca</i>
4138	8	White Spruce	<i>Picea glauca</i>
4139	4	White Spruce	<i>Picea glauca</i>
4140	6	White Spruce	<i>Picea glauca</i>
4141	4	White Spruce	<i>Picea glauca</i>
4142	6	White Spruce	<i>Picea glauca</i>
4143	6	White Spruce	<i>Picea glauca</i>
4144	4	White Spruce	<i>Picea glauca</i>
4145	5	White Spruce	<i>Picea glauca</i>
4146	6	White Spruce	<i>Picea glauca</i>
4147	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4148	8	Box Elder	<i>Acer negundo</i>
4149	17	Box Elder	<i>Acer negundo</i>
4150	14,12	Box Elder	<i>Acer negundo</i>
4151	18,18,14,14,6	Box Elder	<i>Acer negundo</i>
4152	9	Box Elder	<i>Acer negundo</i>
4153	17,15	Box Elder	<i>Acer negundo</i>
4154	16	Box Elder	<i>Acer negundo</i>
4155	17	Box Elder	<i>Acer negundo</i>
4156	16	Sugar Maple	<i>Acer saccharum</i>
4157	10	Sugar Maple	<i>Acer saccharum</i>
4158	16	Box Elder	<i>Acer negundo</i>
4159	22	Box Elder	<i>Acer negundo</i>
4160	18	Box Elder	<i>Acer negundo</i>
4161	11	Box Elder	<i>Acer negundo</i>
4162	16	Box Elder	<i>Acer negundo</i>
4163	11	Box Elder	<i>Acer negundo</i>
4164	11	Box Elder	<i>Acer negundo</i>
4165	17	Box Elder	<i>Acer negundo</i>
4166	16	Box Elder	<i>Acer negundo</i>
4167	16	Box Elder	<i>Acer negundo</i>
4168	6	Sugar Maple	<i>Acer saccharum</i>
4169	17	Box Elder	<i>Acer negundo</i>

4170	12	Box Elder	<i>Acer negundo</i>
4171	11	Box Elder	<i>Acer negundo</i>
4172	9	Box Elder	<i>Acer negundo</i>
4173	14	Box Elder	<i>Acer negundo</i>
4174	11	Box Elder	<i>Acer negundo</i>
4175	9	Box Elder	<i>Acer negundo</i>
4176	11	Box Elder	<i>Acer negundo</i>
4177	7	American Elm	<i>Ulmus americana</i>
4178	14	Box Elder	<i>Acer negundo</i>
4179	15	Sugar Maple	<i>Acer saccharum</i>
4180	10	Sugar Maple	<i>Acer saccharum</i>
4181	18	Green Ash	<i>Fraxinus pennsylvanica</i>
4182	11	Sugar Maple	<i>Acer saccharum</i>
4183	8	Box Elder	<i>Acer negundo</i>
4184	8	American Elm	<i>Ulmus americana</i>
4185	12	Box Elder	<i>Acer negundo</i>
4186	18	Box Elder	<i>Acer negundo</i>
4187	12	Box Elder	<i>Acer negundo</i>
4188	6	Sugar Maple	<i>Acer saccharum</i>
4189	6	Sugar Maple	<i>Acer saccharum</i>
4190	10	Sugar Maple	<i>Acer saccharum</i>
4191	8	Box Elder	<i>Acer negundo</i>
4192	17	Green Ash	<i>Fraxinus pennsylvanica</i>
4193	12	Sugar Maple	<i>Acer saccharum</i>
4194	10	Sugar Maple	<i>Acer saccharum</i>
4195	11	Sugar Maple	<i>Acer saccharum</i>
4196	9	Sugar Maple	<i>Acer saccharum</i>
4197	6	Sugar Maple	<i>Acer saccharum</i>
4198	10	Sugar Maple	<i>Acer saccharum</i>
4199	8	Sugar Maple	<i>Acer saccharum</i>
4200	11	Sugar Maple	<i>Acer saccharum</i>
4201	8	American Elm	<i>Ulmus americana</i>
4202	6	Sugar Maple	<i>Acer saccharum</i>
4203	6	Sugar Maple	<i>Acer saccharum</i>
4204	11	Sugar Maple	<i>Acer saccharum</i>
4205	9	Box Elder	<i>Acer negundo</i>
4206	13	Box Elder	<i>Acer negundo</i>
4207	10	Box Elder	<i>Acer negundo</i>
4208	9	Box Elder	<i>Acer negundo</i>
4209	13,10	Box Elder	<i>Acer negundo</i>
4210	11	Sugar Maple	<i>Acer saccharum</i>
4211	11	American Elm	<i>Ulmus americana</i>
4212	9	American Elm	<i>Ulmus americana</i>
4213	10	Sugar Maple	<i>Acer saccharum</i>
4214	9	American Elm	<i>Ulmus americana</i>
4215	28	Sugar Maple	<i>Acer saccharum</i>
4216	12,7	Box Elder	<i>Acer negundo</i>

4217	14	Box Elder	<i>Acer negundo</i>
4218	13	Sugar Maple	<i>Acer saccharum</i>
4219	7	Sugar Maple	<i>Acer saccharum</i>
4220	6	American Elm	<i>Ulmus americana</i>
4221	7	Sugar Maple	<i>Acer saccharum</i>
4222	10	American Elm	<i>Ulmus americana</i>
4223	11	Green Ash	<i>Fraxinus pennsylvanica</i>
4224	7	Box Elder	<i>Acer negundo</i>
4225	6	American Elm	<i>Ulmus americana</i>
4226	7	Sugar Maple	<i>Acer saccharum</i>
4227	11,10	American Elm	<i>Ulmus americana</i>
4228	6	Sugar Maple	<i>Acer saccharum</i>
4229	7	Sugar Maple	<i>Acer saccharum</i>
4230	11	Butternut	<i>Juglans cinerea</i>
4231	6	Sugar Maple	<i>Acer saccharum</i>
4232	6	American Elm	<i>Ulmus americana</i>
4233	7	Sugar Maple	<i>Acer saccharum</i>
4234	8	Red Oak	<i>Quercus rubra</i>
4235	8	American Elm	<i>Ulmus americana</i>
4236	10	American Elm	<i>Ulmus americana</i>
4237	10	Basswood	<i>Tilia americana</i>
4238	14	Red Cedar	<i>Juniperus virginiana</i>
4239	25	Bur Oak	<i>Quercus macrocarpa</i>
4240	20	Bur Oak	<i>Quercus macrocarpa</i>
4241	21	Sugar Maple	<i>Acer saccharum</i>
4242	6	Ironwood	<i>Ostrya virginiana</i>
4243	8	American Elm	<i>Ulmus americana</i>
4244	9	American Elm	<i>Ulmus americana</i>
4245	21	Bur Oak	<i>Quercus macrocarpa</i>
4246	8	Sugar Maple	<i>Acer saccharum</i>
4247	7	Sugar Maple	<i>Acer saccharum</i>
4248	15	Red Oak	<i>Quercus rubra</i>
4249	6	Green Ash	<i>Fraxinus pennsylvanica</i>
4250	6	Quaking Aspen	<i>Populus tremuloides</i>
4251	12	Red Oak	<i>Quercus rubra</i>
4252	8	Sugar Maple	<i>Acer saccharum</i>
4253	6	Sugar Maple	<i>Acer saccharum</i>
4254	27	Bur Oak	<i>Quercus macrocarpa</i>
4255	6	American Elm	<i>Ulmus americana</i>
4256	30	Bur Oak	<i>Quercus macrocarpa</i>
4257	8	American Elm	<i>Ulmus americana</i>
4258	6	Sugar Maple	<i>Acer saccharum</i>
4259	23	Bur Oak	<i>Quercus macrocarpa</i>
4260	28	Bur Oak	<i>Quercus macrocarpa</i>
4261	19	American Elm	<i>Ulmus americana</i>
4262	6	Sugar Maple	<i>Acer saccharum</i>
4263	10,10	Red Oak	<i>Quercus rubra</i>

4264	11	Red Oak	<i>Quercus rubra</i>
4265	8	Red Oak	<i>Quercus rubra</i>
4266	9	Red Oak	<i>Quercus rubra</i>
4267	10	Red Oak	<i>Quercus rubra</i>
4268	6	Sugar Maple	<i>Acer saccharum</i>
4269	13	Red Oak	<i>Quercus rubra</i>
4270	13	Red Oak	<i>Quercus rubra</i>
4271	14	Red Oak	<i>Quercus rubra</i>
4272	11	Red Oak	<i>Quercus rubra</i>
4273	6	Sugar Maple	<i>Acer saccharum</i>
4274	9	Red Oak	<i>Quercus rubra</i>
4275	33	Green Ash	<i>Fraxinus pennsylvanica</i>
4276	7	American Elm	<i>Ulmus americana</i>
4277	6	Red Cedar	<i>Juniperus virginiana</i>
4278	9	American Elm	<i>Ulmus americana</i>
4279	9	American Elm	<i>Ulmus americana</i>
4280	6	American Elm	<i>Ulmus americana</i>
4281	6	American Elm	<i>Ulmus americana</i>
4282	12	Red Oak	<i>Quercus rubra</i>
4283	13	Red Oak	<i>Quercus rubra</i>
4284	7	Red Oak	<i>Quercus rubra</i>
4285	10	Red Oak	<i>Quercus rubra</i>
4286	6	Red Oak	<i>Quercus rubra</i>
4287	8	Red Oak	<i>Quercus rubra</i>
4288	11	Red Oak	<i>Quercus rubra</i>
4289	12	American Elm	<i>Ulmus americana</i>
4290	9	American Elm	<i>Ulmus americana</i>
4291	11	American Elm	<i>Ulmus americana</i>
4292	10	Sugar Maple	<i>Acer saccharum</i>
4293	7	Red Oak	<i>Quercus rubra</i>
4294	8	Sugar Maple	<i>Acer saccharum</i>
4295	7	Sugar Maple	<i>Acer saccharum</i>
4296	7	American Elm	<i>Ulmus americana</i>
4297	10	American Elm	<i>Ulmus americana</i>
4298	10	American Elm	<i>Ulmus americana</i>
4299	7	Box Elder	<i>Acer negundo</i>
4300	13	American Elm	<i>Ulmus americana</i>
4301	14,13,6	Box Elder	<i>Acer negundo</i>
4302	23	Bur Oak	<i>Quercus macrocarpa</i>
4303	11	American Elm	<i>Ulmus americana</i>
4304	6	Sugar Maple	<i>Acer saccharum</i>
4305	11	Red Oak	<i>Quercus rubra</i>
4306	12	Red Oak	<i>Quercus rubra</i>
4307	10	Red Oak	<i>Quercus rubra</i>
4308	7	Sugar Maple	<i>Acer saccharum</i>
4309	10	American Elm	<i>Ulmus americana</i>
4310	25	Bur Oak	<i>Quercus macrocarpa</i>

4311	6	Sugar Maple	<i>Acer saccharum</i>
4312	9	Red Oak	<i>Quercus rubra</i>
4313	16	Box Elder	<i>Acer negundo</i>
4314	6	American Elm	<i>Ulmus americana</i>
4316	26	Sugar Maple	<i>Acer saccharum</i>
4317	6	American Elm	<i>Ulmus americana</i>
4318	17,16	Siberian Elm	<i>Ulmus pumila</i>
4319	6	American Elm	<i>Ulmus americana</i>
4320	6	American Elm	<i>Ulmus americana</i>
4321	9	Sugar Maple	<i>Acer saccharum</i>
4322	9	Black Cherry	<i>Prunus serotina</i>
4323	5	Red Pine	<i>Pinus resinosa</i>
4324	6	Red Pine	<i>Pinus resinosa</i>
4325	12	Box Elder	<i>Acer negundo</i>
4326	16	Box Elder	<i>Acer negundo</i>
4327	9	Box Elder	<i>Acer negundo</i>
4328	9	American Elm	<i>Ulmus americana</i>
4329	8	Red Pine	<i>Pinus resinosa</i>
4330	7	Red Pine	<i>Pinus resinosa</i>
4331	8	Red Pine	<i>Pinus resinosa</i>
4332	6	Red Pine	<i>Pinus resinosa</i>
4333	6	Red Pine	<i>Pinus resinosa</i>
4334	6	Red Pine	<i>Pinus resinosa</i>
4335	9	Red Pine	<i>Pinus resinosa</i>
4336	12	Box Elder	<i>Acer negundo</i>
4337	8	Red Pine	<i>Pinus resinosa</i>
4338	5	Red Pine	<i>Pinus resinosa</i>
4339	7	Red Pine	<i>Pinus resinosa</i>
4340	9	Red Pine	<i>Pinus resinosa</i>
4341	8	Red Pine	<i>Pinus resinosa</i>
4342	9	Box Elder	<i>Acer negundo</i>
4343	8	Red Pine	<i>Pinus resinosa</i>
4344	6	Sugar Maple	<i>Acer saccharum</i>
4345	6	Red Pine	<i>Pinus resinosa</i>
4346	5	Red Pine	<i>Pinus resinosa</i>
4347	6	Red Pine	<i>Pinus resinosa</i>
4348	10	Red Pine	<i>Pinus resinosa</i>
4349	11	Red Pine	<i>Pinus resinosa</i>
4350	6	Red Pine	<i>Pinus resinosa</i>
4351	7	Red Pine	<i>Pinus resinosa</i>
4352	9	Red Pine	<i>Pinus resinosa</i>
4353	8	Red Pine	<i>Pinus resinosa</i>
4354	6	Red Pine	<i>Pinus resinosa</i>
4355	5	Red Pine	<i>Pinus resinosa</i>
4356	6	Red Pine	<i>Pinus resinosa</i>
4357	6	Red Pine	<i>Pinus resinosa</i>
4358	5	Red Pine	<i>Pinus resinosa</i>

4359	5	Red Pine	<i>Pinus resinosa</i>
4360	8	American Elm	<i>Ulmus americana</i>
4361	11	American Elm	<i>Ulmus americana</i>
4362	9	Box Elder	<i>Acer negundo</i>
4363	5	Red Pine	<i>Pinus resinosa</i>
4364	6	American Elm	<i>Ulmus americana</i>
4365	12	Box Elder	<i>Acer negundo</i>
4366	7	Red Pine	<i>Pinus resinosa</i>
4367	14,9	Box Elder	<i>Acer negundo</i>
4368	9	Box Elder	<i>Acer negundo</i>
4369	6	Red Pine	<i>Pinus resinosa</i>
4370	6	Red Pine	<i>Pinus resinosa</i>
4371	8	Red Pine	<i>Pinus resinosa</i>
4372	6	American Elm	<i>Ulmus americana</i>
4373	11	American Elm	<i>Ulmus americana</i>
4374	10	American Elm	<i>Ulmus americana</i>
4375	5	Red Pine	<i>Pinus resinosa</i>
4376	7	Red Pine	<i>Pinus resinosa</i>
4377	5	Red Pine	<i>Pinus resinosa</i>
4378	4	Red Pine	<i>Pinus resinosa</i>
4379	6	Red Pine	<i>Pinus resinosa</i>
4380	6	Red Pine	<i>Pinus resinosa</i>
4381	7	Red Pine	<i>Pinus resinosa</i>
4382	4	Red Pine	<i>Pinus resinosa</i>
4383	7	Red Pine	<i>Pinus resinosa</i>
4384	5	Red Pine	<i>Pinus resinosa</i>
4385	5	Red Pine	<i>Pinus resinosa</i>
4386	4	Red Pine	<i>Pinus resinosa</i>
4387	4	Red Pine	<i>Pinus resinosa</i>
4388	4	Red Pine	<i>Pinus resinosa</i>
4389	7	Red Pine	<i>Pinus resinosa</i>
4390	5	Red Pine	<i>Pinus resinosa</i>
4391	8	Red Pine	<i>Pinus resinosa</i>
4392	5	Red Pine	<i>Pinus resinosa</i>
4393	8	Red Pine	<i>Pinus resinosa</i>
4394	6	Red Pine	<i>Pinus resinosa</i>
4395	11	Green Ash	<i>Fraxinus pennsylvanica</i>
4396	6	Red Pine	<i>Pinus resinosa</i>
4397	7	American Elm	<i>Ulmus americana</i>
4398	9	Red Pine	<i>Pinus resinosa</i>
4399	16	American Elm	<i>Ulmus americana</i>
4400	6	Hackberry	<i>Celtis occidentalis</i>
4401	10	Red Pine	<i>Pinus resinosa</i>
4402	9	Red Pine	<i>Pinus resinosa</i>
4403	7	Red Pine	<i>Pinus resinosa</i>
4404	6	Red Pine	<i>Pinus resinosa</i>
4405	6	Red Pine	<i>Pinus resinosa</i>

4406	5	Red Pine	<i>Pinus resinosa</i>
4407	6	Sugar Maple	<i>Acer saccharum</i>
4408	6	Red Pine	<i>Pinus resinosa</i>
4410	6	Red Pine	<i>Pinus resinosa</i>
4411	8	Red Pine	<i>Pinus resinosa</i>
4412	8	Red Pine	<i>Pinus resinosa</i>
4413	6	Red Pine	<i>Pinus resinosa</i>
4414	5	Red Pine	<i>Pinus resinosa</i>
4415	5	Red Pine	<i>Pinus resinosa</i>
4416	8	Red Pine	<i>Pinus resinosa</i>
4417	6	Red Pine	<i>Pinus resinosa</i>
4418	4	Red Pine	<i>Pinus resinosa</i>
4419	7	Red Pine	<i>Pinus resinosa</i>
4420	10	American Elm	<i>Ulmus americana</i>
4421	6	Red Pine	<i>Pinus resinosa</i>
4422	6	Red Pine	<i>Pinus resinosa</i>
4423	4	Red Pine	<i>Pinus resinosa</i>
4424	4	Red Pine	<i>Pinus resinosa</i>
4425	5	Red Pine	<i>Pinus resinosa</i>
4426	4	Red Pine	<i>Pinus resinosa</i>
4427	11	Red Pine	<i>Pinus resinosa</i>
4428	11	Red Oak	<i>Quercus rubra</i>
4429	11	Red Pine	<i>Pinus resinosa</i>
4430	9	Red Pine	<i>Pinus resinosa</i>
4431	9	Red Pine	<i>Pinus resinosa</i>
4432	31	Sugar Maple	<i>Acer saccharum</i>
5784	27	Bur Oak	<i>Quercus macrocarpa</i>
5787	7	Green Ash	<i>Fraxinus pennsylvanica</i>
5788	12	Green Ash	<i>Fraxinus pennsylvanica</i>
5789	8	Green Ash	<i>Fraxinus pennsylvanica</i>
5790	12	Green Ash	<i>Fraxinus pennsylvanica</i>
5791	11	Hackberry	<i>Celtis occidentalis</i>
5837	33	Bur Oak	<i>Quercus macrocarpa</i>
5839	29	Bur Oak	<i>Quercus macrocarpa</i>
5843	25	Bur Oak	<i>Quercus macrocarpa</i>
5845	25	Bur Oak	<i>Quercus macrocarpa</i>
5849	23	Bur Oak	<i>Quercus macrocarpa</i>

P-SERIES

Live well
every day.

Luxury Ranch Homes

WITHIN LOW-MAINTENANCE,
AGE-TARGETED COMMUNITIES



LIVE WELL IN AN EPCON COMMUNITY

Luxury Ranch Homes

Our open, modern floor plans include abundant natural light, and are designed for single-level living, everything your homeowners need is on one floor – kitchen, living space, bedrooms, laundry, and storage.

Low-Maintenance Living

We know what homeowners want and need for a happier, healthier life. They can sit back and relax while we handle the mowing, mulching, edging and raking.

Age-Targeted Communities

At this stage, life is meant to be lived on your homeowners' terms. So we build homes and develop communities with attention to the details that enhance their well-being.

Private Courtyards

Whether they're enjoying a cocktail under the stars or a quiet moment with their morning coffee, homeowners can connect with the outside world while maintaining their privacy.

Lock & Leave Lifestyle

Our HOA-maintained communities provide peace of mind. Homeowners have the freedom to do what their hearts desire knowing that their home is well taken care of.

Features of Universal Design

Our homes are designed to support a homeowner's lifestyle now, and in the future, with wide hallways and open floorplans.

The Palazzo is revered for its design flexibility, luxurious options, and standard comforts. Possibilities abound from an upstairs bonus suite, walk-in spa shower, private den, restful sitting room, and much more. Regardless of the options chosen, the Palazzo is a warm and lively home energized by abundant living space, contemporary amenities, and natural light. Thanks to its flexibility and elegance, the Palazzo is the perfect fit for all personalities and lifestyles.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional 4 seasons sunroom
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Palazzo
1,518-2,027 Sq. Ft.



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The Portico is a beautiful and striking home designed with functional excellence to promote easy manageability. It offers intelligent features including a conveniently located laundry room, generous storage space, and the added versatility of a bonus suite perfect for a guest room. All things considered, the Portico provides a luxurious yet casual living experience that caters to anyone's lifestyle desires.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional sitting room, covered porch or screened porch off owner's suite
- Private, outdoor courtyard
- Den
- Optional 2nd floor bonus suite



Portico
1,775-2,501 Sq. Ft.



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The Promenade III is an elegant, open home with plenty of room for oversized sofas and dining room furniture. The gourmet kitchen with center island and pantry make it the ideal place to have a quick meal or prepare a grand feast for family and friends. An optional bonus suite adds flexibility and comfort for guests that visit. For those who believe that home is where the heart is, rejoice with the Promenade III.

- 2-4 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Den
- Generous storage space
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Promenade III
2,058-2,832 Sq. Ft.



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LIVE WELL IN AN EPCON COMMUNITY

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Our open, modern floor plans include abundant natural light, and are designed for single-level living, everything you need is on one floor – kitchen, living space, bedrooms, laundry, and storage.

Low Maintenance Living

We know what you want and need for a happier, healthier life. Sit back and relax while we handle the mowing, mulching, edging and raking.

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Live well
every day.

Luxury Ranch Homes



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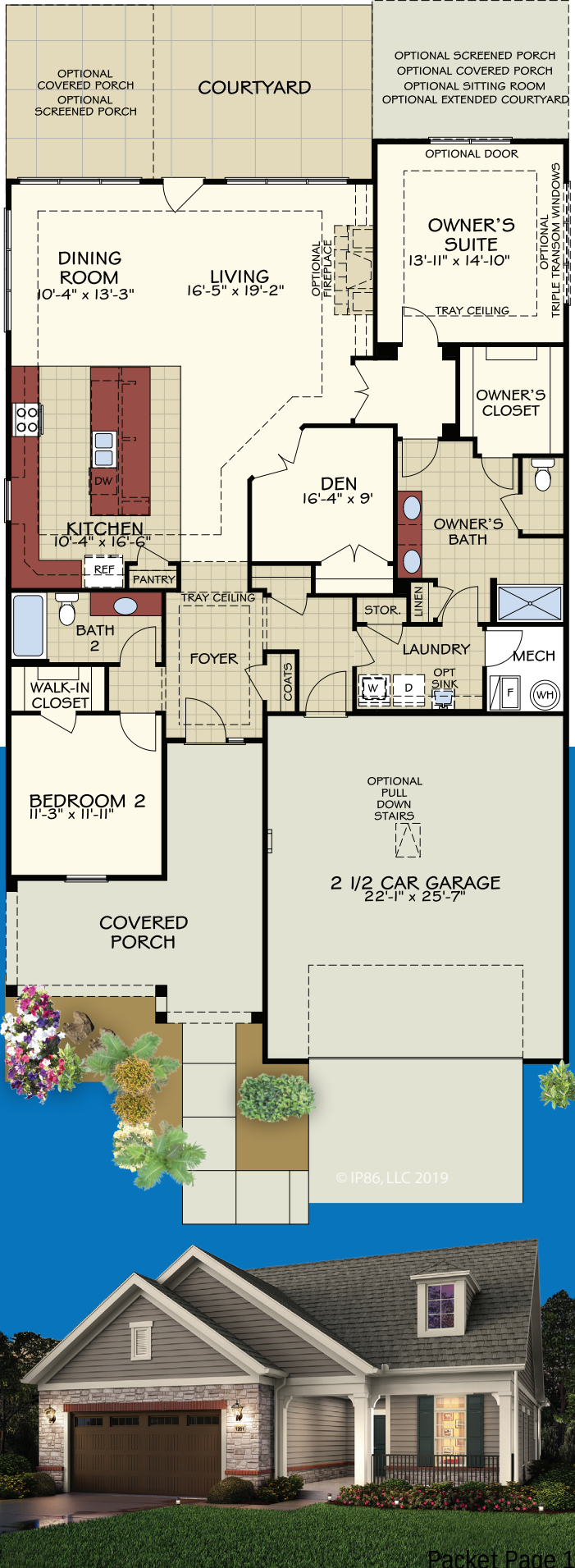


The Salerno is a striking home, designed with dramatic features like 9-foot ceilings. The elegant design includes an expansive dining room and a great room that opens to the private outdoor living space. The large eat-in kitchen is ideal for gathering with friends and family, and the owner's suite accesses the courtyard. There is generous storage space, and a bonus suite perfect for a guest room. All things considered, the Salerno provides a luxurious yet casual home that caters to anyone's lifestyle.

Salerno

1,643-2,247 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Covered porch off of living room
- Private, rear-facing courtyard
- Optional screened porch or veranda available in lieu of covered porch off living room
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite

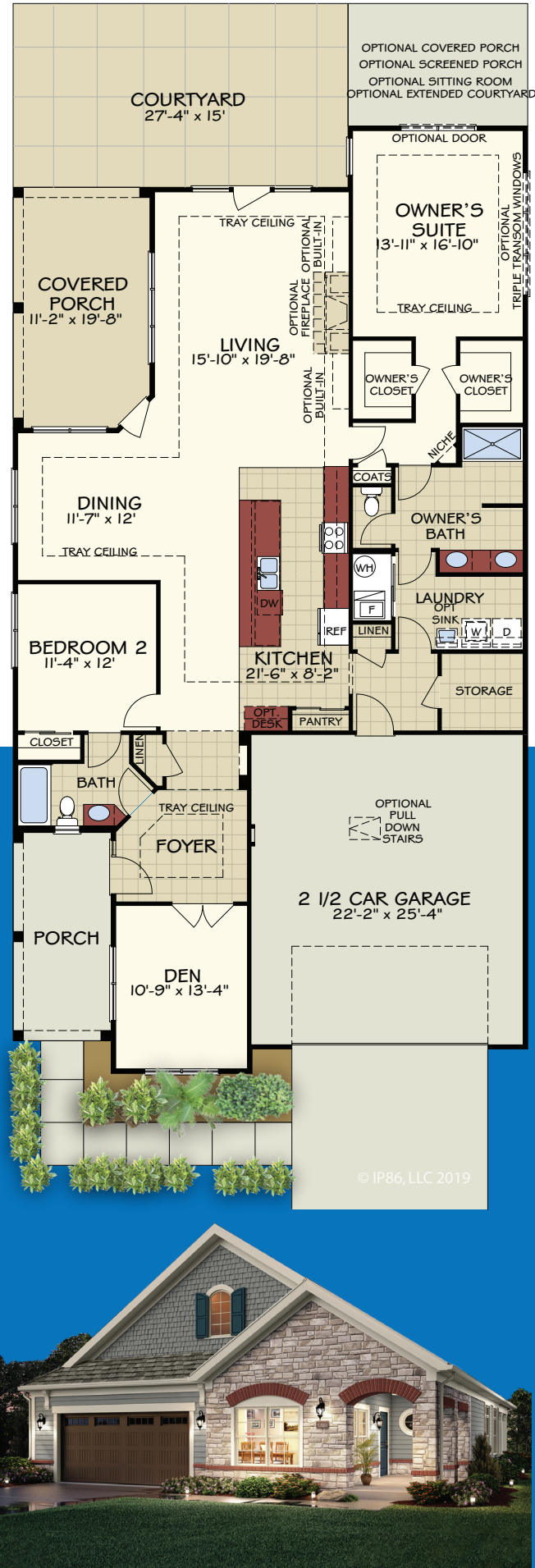


The Torino is an elegant, open home, built for entertaining. With plenty of room for oversized sofas and a large dining room table, it can comfortably fit friends and family. The gourmet kitchen is the ideal place to grab a quick meal or prepare a grand feast. Other features include the owner's suite with walk-in shower, the private courtyard, and a welcoming front porch. An optional bonus suite adds flexibility and comfort for guests. No doubt about it - everyone loves the Torino.

Torino

1,888-2,588 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Den
- Private, rear-facing courtyard
- Optional sitting room, covered porch or screened porch off owner's suite
- Optional covered porch or screened porch off courtyard
- Optional 2nd floor bonus suite



The Verona has everything exactly as it should be. The integrated living space is flexible and roomy. Details like the front porch and large entry foyer make guests feel instantly at home. And smart storage features within reach make everything easier. From preparing meals in the modern kitchen to entertaining friends in the open living room, life's everyday moments are more enjoyable and more relaxing. For a home that features the finest in intuitive design, look no further than the Verona.

Verona

2,114-2,930 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Den
- Private, rear-facing courtyard with covered porch
- Optional screened porch or veranda available in lieu of covered porch off courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite









7. I recommend Approval of the Concept.

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Forino

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Recommend Approval of the Concept

Packet Page 180 of

Verona

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- MINUTES -
CHASKA CITY COUNCIL
MAY 4, 2020

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:04 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: Matt Podhradsky, City Administrator and Luke Melchert, City Attorney. *(Kevin Ringwald, Community Development Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Noel Graczyk, Administrative Services Director participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the April 20, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

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

- A. Adopt Resolution 2020-29, Cogeneration and Small Production Tariff
Motion to Adopt Resolution 2020-29 for Cogeneration and Small Production Tariff.
- B. Approve Letter of Support - MN River Bluffs Trail
Motion to authorize the Mayor to sign a letter of support for the County's application to the Metropolitan Council's 2020 Regional Solicitation funding program.
- C. Adopt Resolution 2020-31, Approving Issuance of EAW for Public Comment for Oak Ridge Development/City of Chaska
Motion to adopt Resolution No. 2020-31, authorizing the EAW release for public comment on the proposed Oak Ridge plan.

- D. Adopt Resolution 2020-30, Adopt Resolution to Establish Parameters for Sale and Issuance of Bonds (Chaska EDA, Series 2020B)
Motion to adopt Resolution No. 2020-30 approving the issuance of taxable full-term installment purchase revenue bonds, Series 2020B by the Economic Development Authority of the City of Chaska, Minnesota; and authorizing an installment sale agreement and related documents.
- E. Approval of 2019 Interfund Transfers
Motion to approve 2019 interfund transfers to be reported as Other Financing Sources and Uses in the 2019 Comprehensive Annual Financial Report.
- F. Adopt Resolution 2020-32, Approve the Municipal State Aid Street System Revision
Motion to Adopt a Resolution No. 2020-32 Approving and Amending the Municipal State Aid Streets of the City of Chaska.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-33, Public Assessment Hearing - 2020 Downtown Street & Utility Reconstruction (File#524-91200)

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard inquired why the assessment is different for the corner lots on Stoughton and the 600 block.

City Engineer Clark provided more information about the assessment in that block.

City Administrator Podhradsky detailed the assessment appeals received.

City Engineer Clark and City Administrator Podhradsky explained Staff's recommendation regarding having a 16-year term period.

City Engineer Clark continued his presentation of the item.

City Administrator Podhradsky noted the bids came in below the engineer's estimate.

Councilmember Huang asked if the 30-day window to pay-in-full could be extended.

City Administrator Podhradsky provided more detail regarding that inquiry.

Councilmember Hubbard asked if a third payment option exists where residents can make payments for a time and then pay off the assessment.

City Administrator Podhradsky stated that option does exist and spoke into more depth regarding that option and rationale behind the 30-day pay-in-full window.
Mayor Windschitl opened the public hearing at 8:04pm.

Chris Dykstra, 747 E 7th Street, questioned the need for the one-way on 6th and Bolt and the need for the project in general.

Mayor Windschitl and City Administrator Podhradsky detailed main reasons for the project and stressed that the major issues are utilities.

Ms. Dykstra also asked for further explanation about adding a path that leads to the existing path.

City Administrator Podhradsky provided more detail regarding that concern.

Tom Barnett, 620 E 6th Street, questioned his assessment amount as his letter gave a different number than he heard in the presentation.

City Engineer Clark explained the reason for Mr. Barnett's assessment amount.

Mr. Barnett stated he was concerned about the economic hardship neighbors may be in.

The Council shared their concern for how the uncertain economic times will affect residents.

Mr. Barnett inquired if the one-way for 6th and Bolt is finalized.

City Engineer Clark stated it is.

The Council and Staff discussed the importance of continuing with street improvements despite the economic uncertainties.

Staff read communication from Michael Gilbertson asking why his assessment amount is what it is and questioning holding this public hearing now when limitations due to the pandemic may hinder public input.

City Administrator Podhradsky and City Engineer Clark addressed each of those questions in further detail.

Mayor Windschitl closed the public hearing at 8:41pm.

Councilmember Huang asked if the Council would be willing to extend the 30-day pay-in-full window.

City Attorney Melchert explained that the 30-day pay-in-full window is State Statute. He stated the Council could adopt the assessment but have the assessment roll effective at a later date to extend the 30-day window.

Mayor Windschitl inquired if delaying the effective date would postpone the project. City Administrator Podhradsky stated it would not and provided further explanation regarding the City's assessment process.

The Council discussed their thoughts regarding pushing back the effective date for the assessment roll and suggested pushing the assessment roll date back to July 1, 2020.

Administrative Services Director Graczyk stated pushing back the date will be fine.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution No. 2020-33 approving the assessment roll for the 2020 Street Reconstruction Project, with the assessment roll becoming effective July 1, 2020 to start the 30-day window allowing interest-free, penalty-free pre-payment. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 5-4-2020

The Council requested further information about bills on pages 1, 23, 25, and 26.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly- May 4, 2020

10.C. Met Council Bus Service Allocation Study

10.D. Financial Reports - March 2020

Councilmember Hubbard:

- Encouraged residents to fill out their 2020 Census data.
- Noted there is a Mother's Day take and make event at the Community Center as well as a Chaska Parks and Recreation is doing a Chaska Bike Month Bingo.
- Thanked the Fire Department and Police Department for the birthday parade.

Councilmember Grau:

- Asked if the delay in the water shut-off in the southwest area will delay projects or timelines. City Engineer Clark stated they have been able to work around that and it will not.
- Looked to confirm that once the Creek Road improvements are completed the system will be strengthened and these water shut offs will not be necessary. City Engineer Clark stated he is correct.

Councilmember Grau:

- Noted the Big Chill is Friday, January 11 at Firemen's Park from 12-3pm.

- Commented that the federal age for tobacco sales was increased to 21 and noted that increasing the age for tobacco sales in Chaska had been a topic of conversation in the past.
- Updated the Council on the Community Education Advisory Council meeting from April 21, 2020.

Councilmember Huang:

- Updated the Council on the Met Council's Regional Transit Planning Workshop that was held in April 2020.
- Noted he attended the Chaska Business Round Table and that it was a great conversation. Assistant Administrator Kabat provided a summary of the discussions and stated another meeting will be held soon.
- Wished moms a Happy Mother's Day.
- Reported SouthWest Transit is in the process of implementing additional safety protocols.
- Looked to confirm that, as discussed at the last Council meeting, overlay projects would be continuing but not playground projects. City Administrator Podhradsky stated he was correct and provided an updated timeline on the playground projects.

Councilmember Hatfield:

- Commented that the Chaska Cares initiative is a great concept.
- Noted that over 137,000 masks were brought to Fire Departments last week with 19,000 being from Chaska.

Assistant Administrator Kabat:

- Updated the Council on a project to bring more automated approaches to making improvements to ordinances.

City Administrator Podhradsky:

- Thanked the Senior Housing Communities within Chaska for conversations regarding COVID-19 planning.

Mayor Windschitl:

- Noted the Mountain Bike Club has been cutting trails at the MN Dot property at Audubon and Pioneer.
- Inquired if anyone knew why the Veterans Park was on channel 9. City Engineer Clark stated it was a military graduation.
- Noted a Chaska community fund is likely.
- Commented that the Fire and Police birthday parades are wonderful and thanked the departments for doing that.
- Noted today is International Fire Fighter's Day and thanked all the firefighters who serve their communities.
- Reported the next Council meeting is May 18 via ZOOM.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:45 pm.
Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
MAY 18, 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: Matt Podhradsky, City Administrator. *(Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the May 4, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield asked for further detail regarding the low bid in item 7.A.

City Administrator Podhradsky gave more information regarding that item.

Councilmember Huang inquired about a sound barrier plan for item 7.C.

City Planner Hanson provided further detail regarding sound mitigation for this item.

Mayor Windschitl requested City Administrator Podhradsky to speak about the plan for upcoming liquor license renewals for 2020/2021.

City Administrator Podhradsky detailed that plan.

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

- A. Adopt Resolution 2020-34, Approve 2020 Overhead to Underground Boring Project Bid Award
Motion to adopt Resolution 2020-34, awarding the bid for Directional Boring for the 2020 Overhead to Underground Electric System Conversion Project to MP Nexlevel LLC, in the low bid total amount of \$191,611.29.
- B. Adopt Resolution 2020-35, Approving Award Bid for the 2020 Downtown Street Reconstruction Project
Motion to adopt Resolution 2020-35, awarding the bid for the 2020 Downtown Street Reconstruction Project to Ryan Contracting Company, in the low bid total amount of \$3,260,349.52.
- C. Adopt Resolution 2020-36, Approving the Final Plat for Harvest West 2nd Addition/Tradition Development/PC #2020-10
Motion to adopt Resolution No. 2020-36 approving the Final Plat for Harvest West 2nd Addition (PC #2020-10).
- D. Approve 2020/2021 Liquor License Renewals
Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2020 through June 30, 2021, with contingencies as noted.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-20, Approving the Concept Plan for Sagewood 3rd Addition/DR Horton/PC #2020-06

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the land outside of the red borders is developable.

City Planner Hanson addressed the zoning for that area.

Per request of City Administrator Podhradsky, Community Development Director Ringwald spoke in detail regarding the history of this parcel.

Mayor Windschitl about site tree removal and replanting requirements.

City Planner Hanson and City Administrator Podhradsky provided explanation regarding tree removal/replanting requirements within developments.

Community Development Director Ringwald continued presenting on the history of the parcel.

Mayor Windschitl asked for clarification of the boundary of the Kelzer land.

City Planner Hanson detailed the boundary.

Councilmember Hubbard requested clarification regarding zoning of the land north of the railroad tracks and west of the Kelzer land.

City Planner Hanson further explained the zoning in those areas.

Councilmember Huang estimated the number of homes that could potentially be placed in the rural area between Victoria Drive and the township border and commented that the site is landlocked by the railroad, the Kelzer property to the north, and the rural properties to the south.

Councilmember Hubbard inquired if the proposed site was ever zoned 40-to-one.

City Planner Hanson stated that prior to the comp plan amendment in 2002 it was the rural residential classification.

City Administrator Podhradsky added that it was rezoned prior to the first house going in the Sophia neighborhood.

Councilmember Grau asked if the developer assumes the cost of installing a bridge over the creek.

City Planner Hanson stated that is correct.

Councilmember Hubbard inquired if the DNR or Army Corps needs to handle the creek crossing.

Community Development Director Ringwald provided further information regarding permits needed with the Corps or not.

Mayor Windschitl commented that looping the road to Clover Preserve makes sense.

Councilmember Hubbard asked if this site and the farmstead to the left was originally part of the green belt.

City Planner Hanson stated they were and City Administrator Podhradsky spoke further regarding that agreement.

Councilmember Grau asked what risks to that agreement would exist if development did not proceed at this point.

City Administrator Podhradsky laid out the risk as he sees it.

Councilmember Huang inquired if they owner has the right to clear cut trees right now if they so desired.

City Administrator Podhradsky stated that they do have that right.

Steve Kelzer, parcel owner, stated six trees were cut down last fall as they were either dead or damaged.

Wade Sorenson, 1456 Sophia Drive, shared a presentation detailing concerns with the Sagewood 3rd Addition.

Councilmember Hubbard voiced concern regarding the suggestion to having an alternative exit onto Victoria Drive.

Council and Staff discussed the issues with getting a road to Engler Boulevard.

Travis Olson, Sophia Drive resident, questioned what flexibility is allowed with the southern portion of that parcel to do this development right and urged the City to plan properly.

City Administrator Podhradsky pointed out that the choice of this parcel to cover the assessment occurred because that is where sewer capacity can be extended to from that neighborhood.

Community Development Director Ringwald noted that the whole western half of Clover Ridge is on a lift station. He also noted that regarding the flexibility with the southern portion, looking at that area in detail needs to occur.

Matt Smalley, 1477 Sophia Drive, inquired why stakes with the words "road" exist on the parcel.

City Planner Hanson explained why those stakes are there.

Mr. Smalley questioned the timing of when the Kelzer Farm signs appeared and stated he and his neighbors built where they did because of the green belt. He also stated that he does not believe the City should allow use of Sophia Drive for this proposed development.

Deb Ridgeway with DR Horton stated they are interested to hear Council's thoughts and concerns at this point in the process.

Councilmember Hubbard asked at what point the traffic study occurs and if it is done manually.

Western Professional Services explained the traffic study process.

Councilmember Hubbard inquired if they will also do the streets Mr. Sorenson requested.

City Administrator Podhradsky stated the streets Mr. Sorenson suggested are also streets Staff would recommend be studied.

Councilmember Hubbard asked what impact the addition of these homes has on Clover Ridge Elementary.

City Administrator Podhradsky explained that this addition would not have much impact as the district is planning for development.

Mr. Olson inquired how the traffic study's use of cell phone data will be pulled into play in the scheme of the study.

City Administrator Podhradsky provided further clarity regarding the study process.

The Council shared their concerns with the concept plan.

Councilmember Huang explaining that because previous work done was at a minimum level, rather than to the spirit of the agreement for an earlier phase, and that they needed to represent that the homeowners needs were not being addressed he would be voting against the resolution.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2020-20 approving the Concept Plan for Sagewood 3rd (PC #2020-06). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 5-18-2020

The Council requested further information about bills on pages 1, 2, 4, 5, 6, 9, 13, 15, 18, 20 and 22.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-3-2020

Councilmember Grau:

- Inquired if Crooked Pint would be opening and how the lease has been affected. City Administrator Podhradsky provided clarity regarding the lease.
- Commented that he appreciated the input of the Council and residents at tonight's meeting and encouraged Chaska to continue to stay safe.

Councilmember Huang:

- Noted the EOC Review meeting last Monday was informative.
- Noted there is a Chaska Business Roundtable on Thursday, May 21, 2020 from 2-3pm via ZOOM.
- Noted the School District selected a Superintendent.
- Updated the Council on how SouthWest Transit is doing.
- Noted he attended several drive-by birthdays over the week and encouraged residents to continue social connections smartly.
- Inquired what the franchise fee collection under the budget changes to address revenue reductions from the bi-weekly report refer to. City Administrator Podhradsky explained that section in more detail.
- Inquired if Community Center memberships are getting pushed out. City Administrator Podhradsky stated that was so.

Councilmember Hubbard:

- Noted the MN Arboretum traffic study is seeking feedback and that the virtual open house is ongoing until the end of May.
- Commented that the forum process for the Superintendent went great.
- Encouraged residents to do what they can to keep businesses that are opening up again safe by following social distancing and mask wearing. City Administrator Podhradsky stated that Chaska Cares is putting out information to support these practices.

Councilmember Hatfield:

- Noted the Chaska Business Roundtable was very informative and encouraged residents to register for and attend the next one on Thursday.
- Agreed that the Superintendent forum was excellent.
- Noted the mountain bike trails are going in along Pioneer Trail.
- Encouraged residents to honor Memorial Day to watch the recorded Memorial Day service at 10am on Monday.

Assistant Administrator Kabat:

- Reported the Chaska Business Roundtable has been posted for Thursday.

City Administrator Podhradsky:

- Mentioned the final details are being put together for the graduation event for Chaska seniors.

Mayor Windschitl:

- Encouraged residents to continue supporting local businesses.
- Reported that there was good information shared at the EOC meeting this morning.
- Noted there have been over 250 birthday patrols.
- Congratulated the new District Superintendent and thanked the former Superintendent for his time in Chaska.
- Reported the plans at this point for the graduation event on June 5th.
- Also encouraged residents to watch the recorded Memorial Day service.
- Recognized ITIS Director Palm for his work to ensure everyone has all they need to work/meet virtually during this time and Kevin Wright for his work running the ZOOM meetings.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 10:55 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MAY 4, 2020

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 9:47 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: Matt Podhradsky, Executive Director. *Nate Kabat, Assistant Executive Director participated remotely.*

3. Agenda

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

4. Minutes

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the April 20, 2019 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2020-5, Adopt Resolution to Establish Parameters for Sale and Issuance of Bonds (Chaska EDA, Series 2020B)

Executive Director Podhradsky presented the item to the Commission.

President Windschitl inquired if the property to the west will be affected.

Executive Director Podhradsky explained Staff will work on an access easement with them, but the property will not be touched.

President Windschitl asked if Baker Tilly has said anything about the percentages as far as the parameters.

Executive Director Podhradsky stated they seem to feel comfortable with the parameters.

Motion by Commissioner Hubbard, second by Commissioner Huang to adopt EDA Resolution No. 2020-05 relating to financing the purchase of City land; authorizing an installment purchase agreement for the sale of the land back to the City, and the issuance of the Authority's taxable full-term installment purchase revenue bonds, Series 2020B; and approving and authorizing the execution of documents relating thereto.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Huang to adjourn the meeting at 10:00 pm.

Motion carried.