IT'S HERE - NEW FIRE DEPARTMENT LADDER TRUCK DEMONSTRATION
Meet in the back of the Municipal Services Building
6:00 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, March 17, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
   - 5.A. State of the Library - Kevin Spencer
     - 5.A.i. State of the Chaska Library 2025.pptx
6. Approve Previous Meeting Minutes
   - 6.A. CC Meeting Minutes 03-03-2025
7. Consent Items
   - 7.A. Approve Addendum to the Chaska Community Center Party Package Agreement with U of M
   - 7.B. Approve Temporary Liquor Licenses for SouthWest Metro Chamber of Commerce
   - 7.C. Adopt Resolution No. 2025-20 Approving the Final Plat for Highpoint Vistas/Forestar/PC #2024-20
   - 7.D. POSTPONED TO APRIL 21st --- TABLED from 2/24/2025: Adopt Resolution No. 2025-14 and Ordinance No. 1055 Approving the Preliminary Plat and Rezoning for Fultonwood/Pulte Homes/PC #2024-21
8. Action Items

8.A. Approve Fishing with Friends Letter of Intent for Seed Funding

8.B. Adopt Resolution No. 2025-21 Approving the Concept Plan for Edco on Creek Road/Pope Design Group/PC #2025-02

8.C. Items related to Cannabis and Public Smoking

8.C.i. Adopt Ordinance 1056 Regulating the Sale and Use of Cannabis

8.C.ii. Adopt Ordinance No. 1057 Prohibiting Public Smoking

9. Bills

9.A. 3-17-2025 Accounts Payable Claims Roster

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 03/17/2025

11. Adjourn

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
MARCH 3, 2025

1. Call to Order
The meeting was called to order by Mayor Hubbard at 7 p.m.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Hubbard and Councilmembers Benesh, Grau, Hatfield, and Sheveland.

Absent: None.

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

4. Adopt the Agenda
Motion by Councilmember Grau, second by Councilmember Hatfield, to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
No one wished to present to the Council.

6. Approve Previous Meeting Minutes
6.A. Approve the February 24, 2025 City Council Meeting Minutes
Motion by Councilmember Benesh, second by Councilmember Hatfield to approve the minutes of the February 24, 2025 City Council meeting.
Motion carried.

7. Consent Agenda
Councilmember Grau thanked the Commissioners for stepping up to serve.

Motion by Councilmember Grau, second by Councilmember Sheveland to approve Consent Agenda Item A.

A. Appointment of Human Rights Commission Chair and Vice-Chair

Motion to appoint Sarah Carlson to serve as Chairperson of the Human Rights Commission and appoint Jennifer Welvaert to serve as Vice-Chairperson of the Human Rights Commission for the calendar year 2025.
Motion carried.

8. Action Items

DRAFT

8.A. Here Authorize Negotiation of Contracts for Architectural and Engineering Services and Construction Management Services for the Municipal Services Building

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

Andrew Cooper, President of Oertel Architects, also provided information on the item.

Councilmember Hatfield noted the architects are well-versed in municipal projects and also offer diversity. RJM is also a great group to work with.

Councilmember Sheveland asked if the new building would resemble the Public Safety Building. City Administrator Podhradsky stated the style of the Public Safety Building wouldn't fit well in the location of the Municipal Services Building.

Public Works Director Brian Jung added the location is great for their services.

Motion by Councilmember Sheveland to authorize staff to negotiate a contract with Oertel Architects, Ltd. for architectural and engineering services for a new Municipal Services Building.

Councilmember Grau agreed the visibility of the building is a good fit for its services. The contractors are experts in municipal buildings, so Chaska is in good hands.

Mayor Hubbard pointed out there are multiple municipal buildings in the process of construction. She reiterated the location of the site is a great fit and more cost-effective than other options that were considered.

Councilmember Benesh seconded to authorize staff to negotiate a contract with Oertel Architects, Ltd. for architectural and engineering services for a new Municipal Services Building.
Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Grau to authorize staff to negotiate a contract with RJM for construction management services.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-3-2025

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-3-2025

DRAFT

10.B. 2024 Building Inspections Year End Report

Councilmember Benesh:
- Wished his son a Happy Birthday.

Councilmember Sheveland:
- Wished her daughter a Happy Birthday.

Councilmember Hatfield:
- Wished everyone a Happy Employees Week, especially City Staff.

Councilmember Grau:
- Expressed his appreciation for coaches in various sports.

City Administrator Podhradsky
- Noted he will set up an opportunity for Council to see the new Fire Department ladder truck.

Mayor Hubbard:
- Stated the City is still looking for applicants for Christmas in May.
- Participated in the VFW's birthday celebration.
- Noted the Chaska Community Center Carnival is March 7, 2025.
- Added Staff did a great job with the building inspections report.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 7:34 p.m.
Motion carried.

REQUEST FOR ACTION

CHASKA CITY COUNCIL

03/17/2025

Subject: Carver & Scott County 4-H Birthday Party Rental

Prepared By: Mary Monteith, Assistant to the Director of Parks and Recreation

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Background:

The Carver and Scott County 4-H club would like to rent our facility for a birthday party. They completed our rental party package application, but they (Carver & Scott County 4-H via the U of M Extension) would like us to sign a proposed addendum that they prepared. In working with our city's legal department, they indicated no objection, and for the document to be reviewed by the City Council for approval.

Staff Recommendation: Based on no objection from the legal department, staff recommend Council approval.

CITY COUNCIL ACTION REQUESTED

Motion for City Council approval and acceptance of the Carver and Scott County 4-H Club documentation for a birthday party.

ADDENDUM
TO
CHASKA COMMUNITY CENTER PARTY PACKAGE APPLICATION

This Addendum is made to the Facility Use contract between Chaska Community Center ("**Landlord**") and Regents of the University of Minnesota, through its Extension ("**University**") regarding use of Pool and Gym, (the "**Facility**") for an event on March 21, 2025 (the "**Agreement**").

1. In the event of any inconsistency between this Addendum and the Agreement (including any procedures, rules and regulations, or attachments thereto), the terms of this Addendum shall control.

2. The parties agree that the Agreement will be silent as to dispute resolution (arbitration and mediation), collection charges, and attorney fees/litigation expenses. Neither Landlord nor University agrees to waive its rights to a jury trial.

3. Because the University is subject to the Minnesota Government Data Practices Act, any and all confidentiality clauses, statements and banners in the Agreement are hereby deleted and of no further force and effect.

4. This Agreement may be terminated upon one party providing notice to the other if an Uncontrollable Event makes it illegal or impossible to conduct the event(s) contemplated by this Agreement. An "**Uncontrollable Event"** means an event or circumstance that is beyond the reasonable control and without the fault of the party impacted. An Uncontrollable Event may include, but is not limited to, acts of God; civil disorder; terrorist acts or threats; acts of governing authorities; fires, floods, and other natural disasters; strikes or other labor difficulties; public health issues or disease; facility closings or operation disruptions due to severe weather, a failure or disruption of utilities or critical equipment, an active shooter, or other emergencies; or other events, whether similar or dissimilar to the foregoing. For clarity, an Uncontrollable Event will include the COVID-19 pandemic and related circumstances, whether or not foreseeable (including, without limitation, ongoing or new quarantine orders; employee travel or other restrictions; campus closure or policy changes; or federal, state or local governmental orders or advisories). If this Agreement is terminated due to an Uncontrollable Event, both parties waive any claim against the other for damages, provided that any deposits or other amounts paid by one party to the other shall be promptly refunded. Neither party shall be liable for indirect or consequential damages resulting from nonperformance of this Agreement.

5. Landlord agrees to accept University's standard insurance coverage, as evidenced by a Certificate of Insurance naming Landlord as additional insured to be provided to Landlord upon written request, as meeting all insurance requirements.

6. Liability, damage and indemnification provisions, if included in the Agreement, are hereby deleted and replaced with the following: University will be responsible for damage, loss or injury caused by University, its employees, event attendees and contractors in assigned function rooms in the Facility during the event, except to the extent caused by the willful or negligent act or omission of Landlord, its officers, agents, employees and representatives. University shall not be responsible for loss, injury or costs of any kind arising from the actions of event attendees occurring in hotel sleeping rooms, if applicable. University's liability is subject to the limits in the Minnesota Tort Claims Act, Minn. Stat. § 3.736 and other applicable law.

[Signature Page Follows]

LANDLORD CHASKA COMMUNITY CENTER:

By_____
Name: _____
Title: _____

Date: _____, 20___

REGENTS OF THE UNIVERSITY OF MINNESOTA

By_____
Name: _____
Title: _____

Date: _____, 20___

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2024

Subject: **Temporary Liquor Licenses for the SouthWest Metro Chamber of Commerce**

Prepared By: Denise Beebe - Senior Clerk

The SouthWest Metro Chamber of Commerce, 600 Market Street, #200, Chanhassen, Minnesota, 55317, has made application for a Temporary On -Sale Intoxicating License and 3.2 Malt Liquor License for their annual Taste of Chaska being held on Wednesday, May 14, 2025, with a backup rain date of May 21, 2025, at Firemen's Park. The licenses will permit them to sell both 3.2% malt liquor, wine, and strong beer from 5:00 p.m. to 9:00 p.m. at this community event. Taste of Chaska has always proven to be an enjoyable event for the community that takes place every year.

All required paperwork is on file, and they are being invoiced for payment. Staff recommends approval of the licenses.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW.25-1 and 3.2% Malt Liquor License 32.25-01 for the SouthWest Metro Chamber of Commerce at Taste of Chaska.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
03/17/2025

Subject: **Frenz & Worm Properties (Highpoint Vistas) – Final Plat**

Applicant: Forestar Group - Midwest

Location: East of Highway 212 and north of County Road 61 (Chaska Boulevard)

Case No.: 2024-20

Synopsis: Applicant seeks to obtain approval of a 56 lot final plat

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). The ROW purchased terminates at the school district's property, but will eventually need to continue southward connecting with County Road 61. See below.

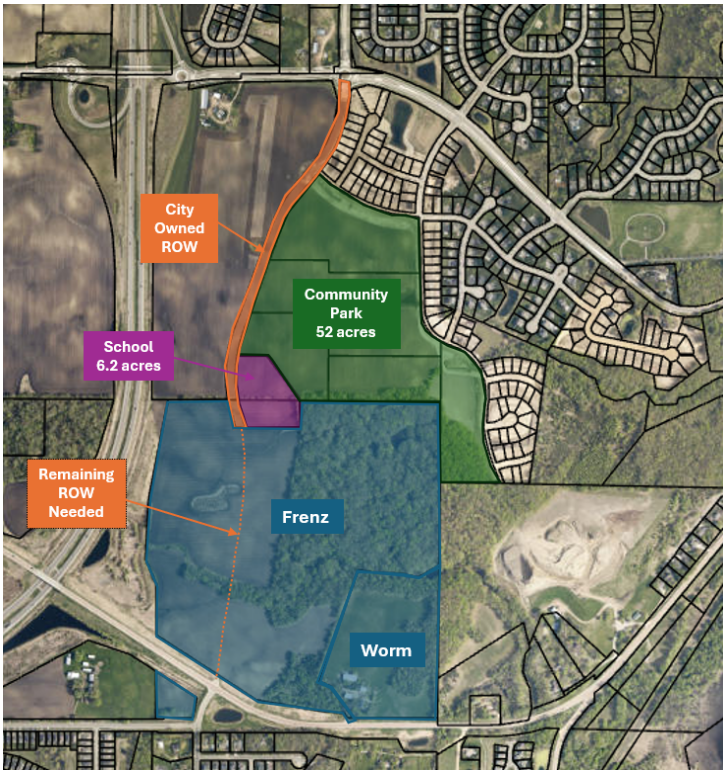


Figure 1: ROW, Community Park and School exhibit

PREVIOUS APPROVALS

In February 2022, the Concept Plan was approved for the property which showed 190 lots on a total of 127 acres.

In June 2024, the Preliminary Plat, Rezoning (PRD-86) and Variance were approved showing 162 lots on approximately 103 acres (see figure 2).

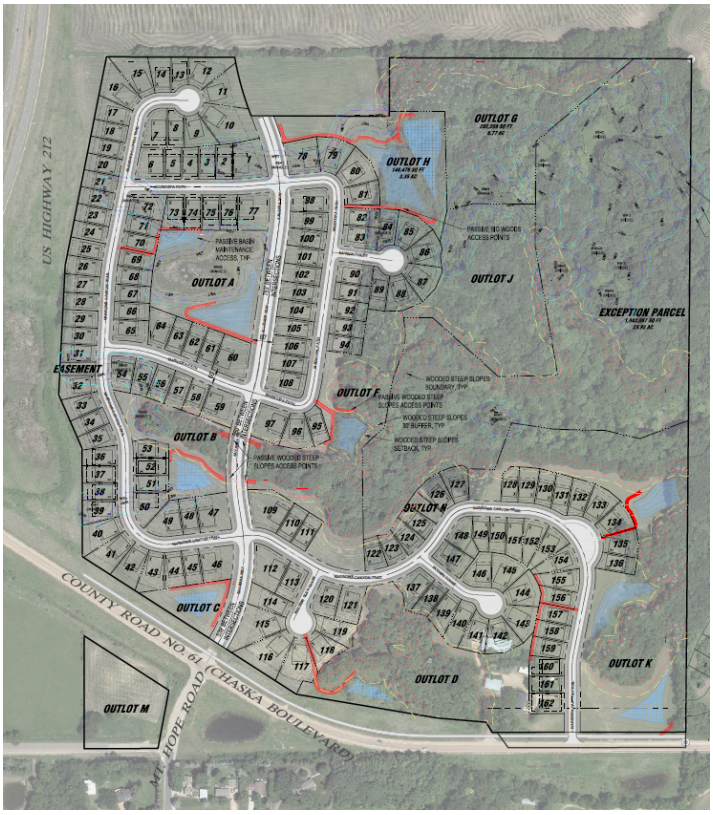


Figure 2: 2024 Approved Preliminary Plan

Final Plat (Phase 1)

The applicant is requesting approval of a Final Plat of the first phase of Highpoint Vistas. The following is intended to summarize the applicant's request and staff's analysis:

- **Existing Conditions.** The overall property is 127.42 acres in size. It is composed of two separate properties; one owned by the Worm family totaling 22.05 acres and one owned by the Frenz family totaling 105.37 acres. The overall development area will encompass a total of 103.48 acres of the 127.42 acre site as the Frenz family intends to retain 23.94 acres of their property. The Frenz family property consists of most of the Big Woods and agriculture area. The Frenz property does not contain any built structures. The Worm family property consists of farmed area with wooded steep slopes on the north and easterly boundaries of the property. The Worm property includes an existing farmstead made up of a residential home and three outbuildings. The Big Woods area makes up approximately 42 acres of the Frenz property and is oak tree savanna that includes very large hundreds of years old oak trees and other high quality tree species. A wetland delineation of the site concluded there are 15 wetlands and 6 watercourses present on site.

Figure 3: Existing Site & Adjacencies

- **Adjacent properties.** The site is bordered to the west by Highway 212; to the south by Chaska Boulevard (CR61) and City of Carver; to the east by currently undeveloped property owned by the Lano family and guided for open space and low density residential; to the north by the nearly 60-acre future City community park, elementary school site, and currently farmed property owned by the Holasek family and guided mixed residential.

- **Final Plat.** The final plat (phase 1) consists of 56 single family lots, Savanna Way platted ROW, and 9 outlots on approximately 53.5 acres. The outlots are proposed as follows:

    1. **Outlot A**: future development, stormwater, wooded steep slopes and wetland to be owned by the developer
    2. **Outlot B**: wooded steep slopes to be owned by the City of Chaska
    3. **Outlot C**: wooded steep slopes to be owned by the City of Chaska
    4. **Outlot D**: stormwater and wooded steep slopes to be owned by the City of Chaska
    5. **Outlot E**: stormwater and wooded steep slopes to be owned by the City of Chaska
    6. **Outlot F**: stormwater to be owned by the City of Chaska
    7. **Outlot G**: big woods, wooded steep slopes, and wetland and proposed park dedication area to be owned by the City of Chaska
    8. **Outlot H**: big woods, wooded steep slope and wetland to be owned by the developer
    9. **Outlot J**: future development to be owned by the developer

The area being final platted in this first phase for Highpoint Vistas does not include the entire preliminary plat area that was approved in June 2024. Staff has requested the developer to show the remaining area that was platted in the preliminary plat as a part of this first phase final plat. The developer will be required to show these remaining areas as outlots on the final plat prior to the final plat being recorded (see figure 4).

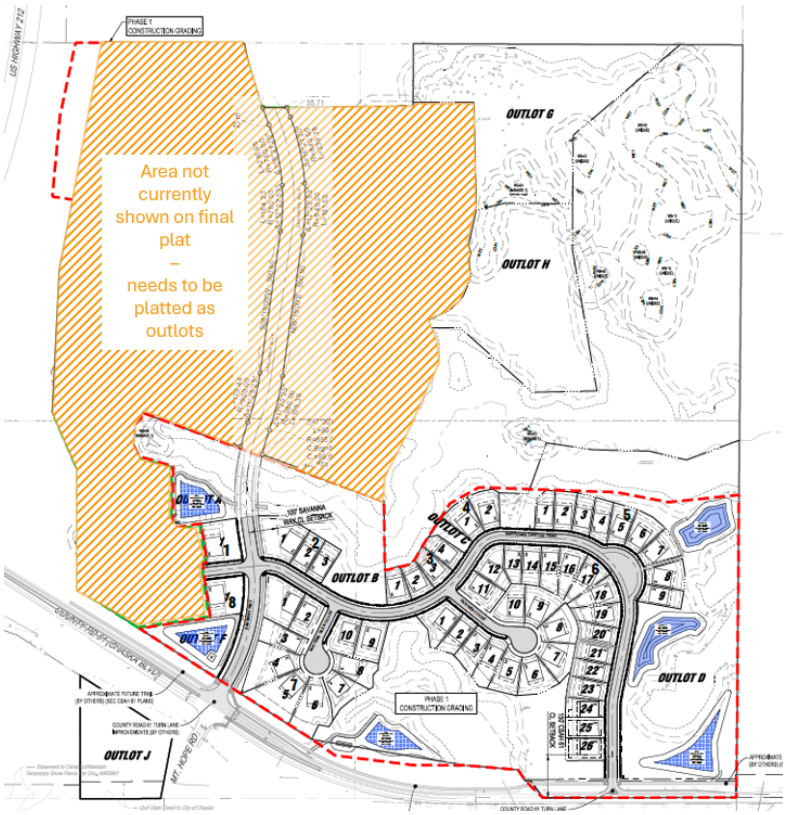


Figure 4: Proposed Final Plat

- **Land Use.** The parcels of land that this development encompasses has been rezoned to Planned Residential Development

(PRD-86). The density proposed for the 103-acre development area is approximately 2.4 dwelling units per net acre. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the north of County Road 44/Big Woods Boulevard and Rivertown Heights neighborhood to the north of this site off of the future Savanna Way connection. Minimum setbacks are proposed to be: front setback of 20 feet, side setback of 5 feet, corner lot side setback of 20 feet and rear yard setback of 25 feet.

- **Layout.** As envisioned in the Chaska Comprehensive Plan, Savanna Way will be the collector route through the overall project and provide important connections within the city. The developer plans to connect Savanna way to County Road 61 (Chaska Boulevard) and extend the collector road northward to meet where the City presently owns right-of-way next to the future school site. Eventually this collector road will extend north to connect into the round-about at Big Woods Boulevard. The developer also proposes a secondary neighborhood street access (Narrows Canyon Trail) to County Road 61 east of the collector road connection.

  The expansive woodland located in the NE area of the site is a remnant piece of big woods oak savanna and steep slope wooded ravines; a key environmental feature that the City has envisioned as open space in the Comprehensive Plan and Southwest Chaska Plan. The proposed site layout protects most of this wooded area and the pocket wetlands found there via Outlots G & H in this final plat. The development is concentrated mainly within the agricultural areas of the site. Preservation of the NE woodland area is an opportunity for this development to connect to the planned community park adjacent north through a more passive natural area experience.

- **Phasing.** The developer anticipates the project will be developed in 3 phases beginning in the southeast (see figure 5):
  - Phase 1 (2025): will include 38 acres and development of the Worm property and portions of the Frenz property located on the southeast side with 56 lots. This phase will also include the construction of both access points on County Road 61.
  - Phase 2 (~2026): will include 34 acres within the central portion of the Frenz property with 63 lots.
  - Phase 3 (~2027): will include 13 acres within the northwest portion of the Frenz property with 43 lots.

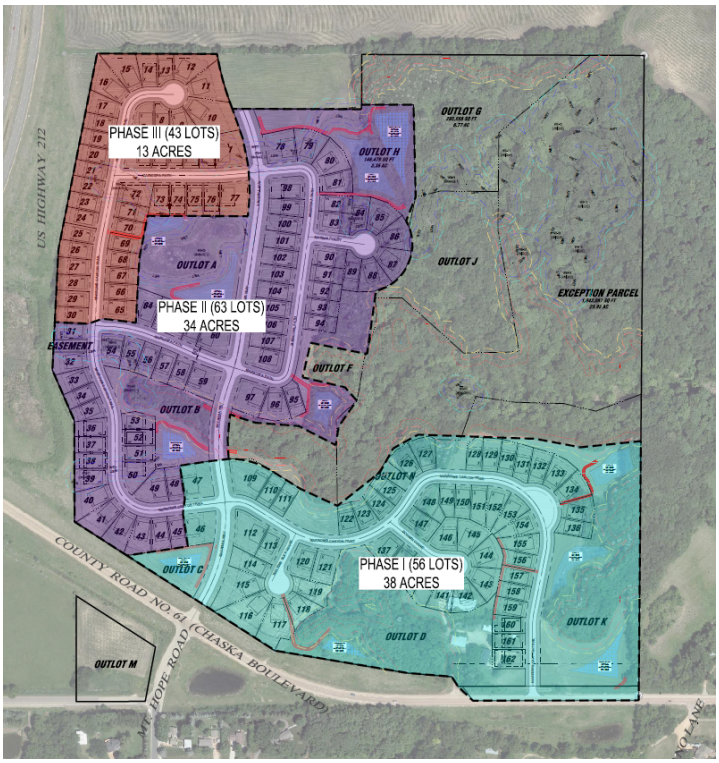


Figure 5: Development phasing from preliminary submittal

Transportation/ROW. The overall development plan proposes to provide for the extension of the Savanna Way collector road from the planned access point at Mount Hope Road intersection on County Road 61 northward to right-of-way property owned by the City next to the future school property. The collector road will not provide direct access to any of the proposed single-family lots in Highpoint Vistas. Access to the single-family lots will be provided via a network of internal residential roadways. The remaining collector road extension connecting to the roundabout on Big Woods Boulevard would occur as development north of Highpoint Vistas warrants it.

The first phase of Highpoint Vistas includes the construction of both access points proposed on Chaska Boulevard (Savanna Way and Narrows Canyon Trail). Both proposed connections to County Road 61 are consistent with the County's plan but continue to be evaluated by Carver County Public Works. The Developer will be the party responsible for delivering transportation improvements associated with the County Highway and Savanna Way. The final plans and acceptance of improvements are subject to Carver County's review and approval.

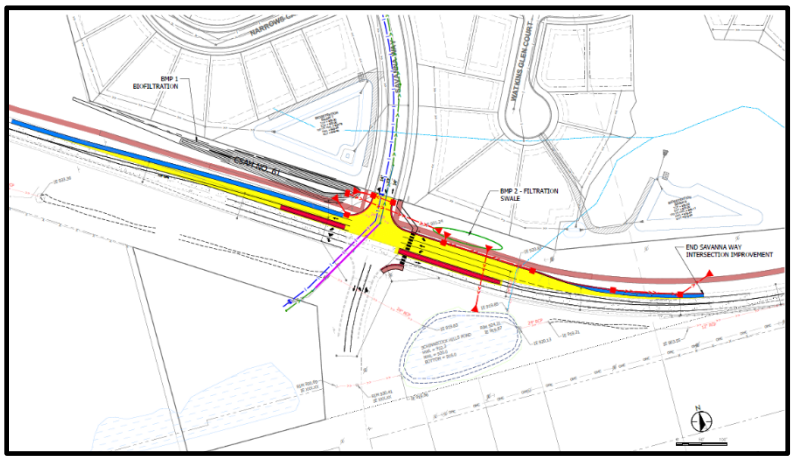


Figure 6: Savanna Way/CR61 interim condition

The access improvements planned on County Road 61 are being evaluated for interim and ultimate conditions. The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development and what would be constructed with the onset of the development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint Vistas development and surrounding development and associated traffic forecasts. It was important to understand how either condition would fit into proposed right-of-way (ROW). The developer will need to ensure with Carver County that their final plat accommodates the ROW needs prior to recording of the final plat.

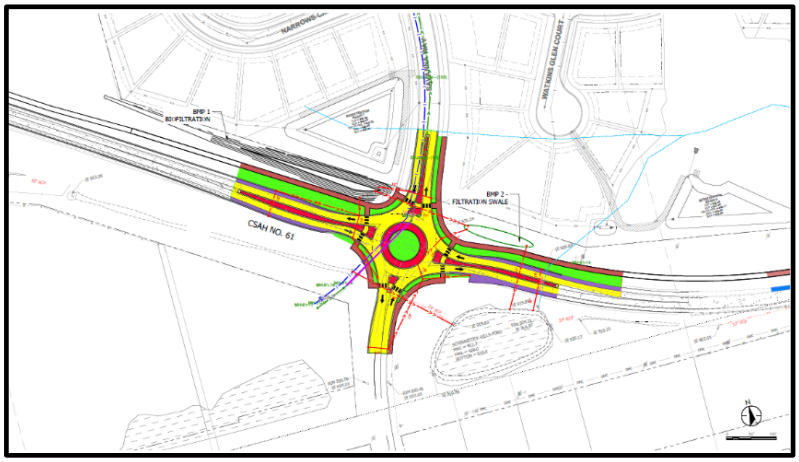


Figure 7: Savanna Way/CR61 ultimate condition

The collector road access at County Road 61 is proposed to operate as a full access. In its interim condition it will operate as a two-way stop control with dedicated left turn lanes

(see figure 6). In its ultimate condition it will operate as a single-lane roundabout (see figure 7).

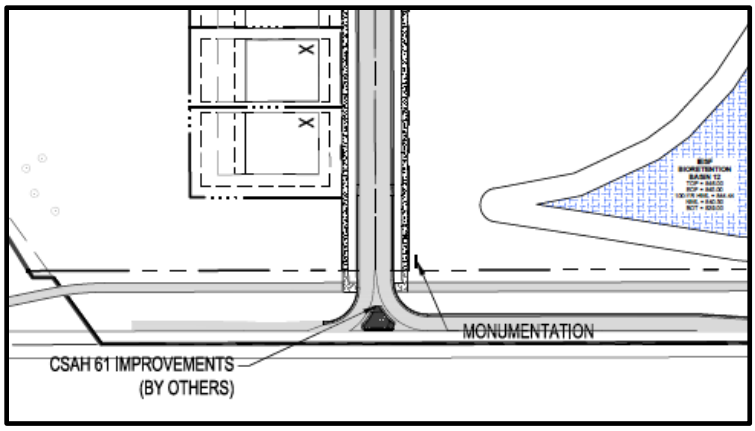


Figure 8: Access A interim condition

The Narrows Canyon Trail access at County Road 61 (Access A) is proposed to operate as a full access ultimately. However, in its interim condition it will operate as a 'porkchop' intersection allowing for right-in, right-out movements off/onto County Road 61 (see figure 8). In its ultimate condition it will be a 4-way stop control intersection connecting to the City of Carver to the south via the re-alignment of Lano Lane (see figure 9). City of Carver staff have been involved in the design of this connection and approve of the direction being taken. City of Carver agrees with the long-term intent to relocate the Lano Lane connection, and intends for this relocation to be development driven.

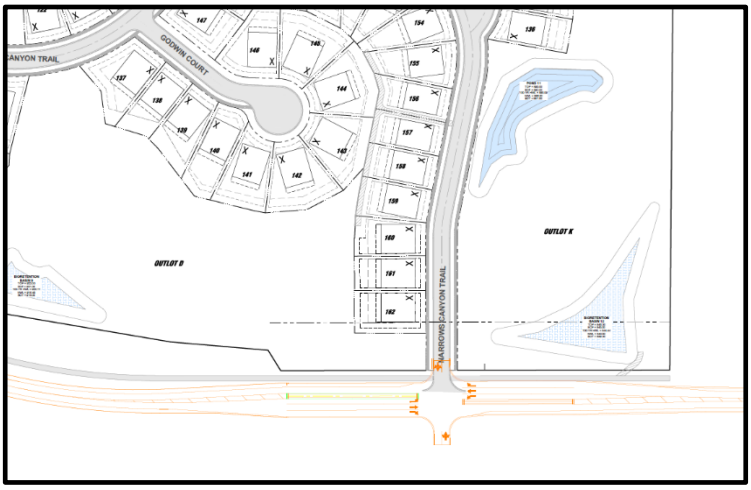


Figure 9: Access A ultimate condition

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments; the local street network will be at least 60 feet wide, and the collector road (Savanna Way) will be at least 80 feet wide.

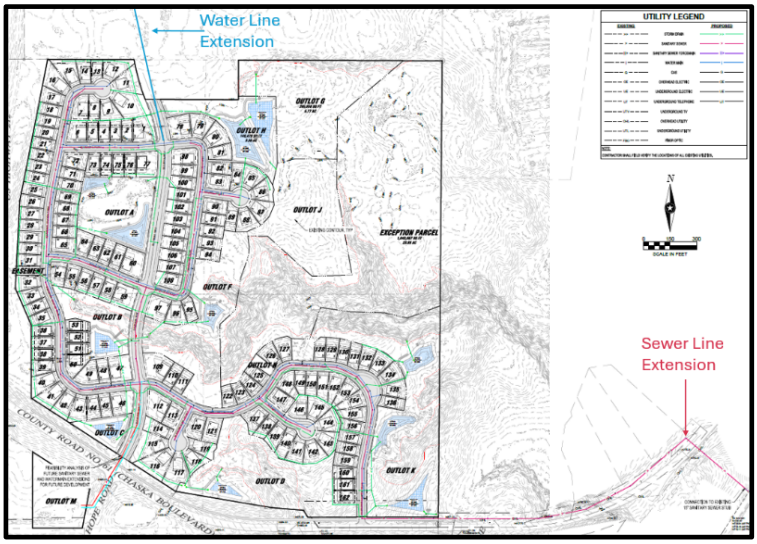


Figure 10: Utility Plan

- **Utilities.** Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way

extension (see Figure 10, blue line). The development will be responsible for completing the extension of providing water main to the development.

Sewer is being extended from the sewer interceptor that is located south and east of Chaska Boulevard. This connection will run west down Chaska Boulevard and connect into the development at the proposed secondary access of Narrows Canyon Trail (see Figure 10, red line). The extension of this line will require an easement through the Brakemeier-owned property. The city in coordination with the development will be leading a project to extend gravity sewer to the proposed development.

City staff have explained to the developer that the cost of these necessary extensions of water and sewer to their property, including property acquisitions/rights-of-way, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development, which would be to proceed north to south from Big Woods Boulevard and generally following the planned Savanna Way collector extension.

- **Stormwater and Wetlands**
  The final plan proposes a stormwater management system that includes 6 stormwater pond areas and associated infrastructure. Maintenance accesses are shown as passive (non-paved) pathways. Maintenance accesses shall be provided by way of outlots and not through private lots. This final plan is showing all maintenance accesses within outlots. The developer will need to ensure that all future phases show maintenance accesses within outlots.

  A total of 15 wetlands and 6 water courses have been identified on the overall development site. The developer has applied for the wetland impact permits and are currently being reviewed by the Technical Evaluation Panel (TEP). Final project design will need to adhere to WCA permitting/mitigation for wetland impacts and Chaska Wetland Protection Standards. Prior to final plat recording, the wetland mitigation plan needs to be completed and approved for all impacted areas, including Savanna Way improvements.

- **Setbacks**
  The setbacks will be generally consistent with single-family residential developments. Namely, the front yard setback will be no less than 20 feet. The rear yard setback will be 25 feet. The side yard setback will be 5 feet. Corner lots will have a side yard setback of 20 feet.

  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	Varies based on wetland type
Savanna Way	100 feet from centerline
County Road 61	150 feet from centerline
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater

- **Architecture**
  The developer has stated that once the project is approved, Forestar will select an official home builder for project. Forestar is a majority-owned subsidiary of national home builder DR Horton. If DR Horton is selected as the builder, the developer anticipates home exteriors, floor plans and pricing will be similar to homes in the Sagewood and Rivertown Heights developments. The proposed homes will be 2-story single-family designs. Each floor plan will have multiple elevation options, which will create variety throughout. Final Builder selection is anticipated to occur prior to the start of Land Development and is subject to the City of Chaska's approval.

  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, 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.

- **Trails, Sidewalks & Access into the Bluff Areas.**
  A 10-foot City trail currently exists on the east side of Savanna Way north of Big Woods Boulevard. This trail connection will proceed south along Savanna Way as it connects to Chaska Boulevard. Another proposed city trail is planned on the north side of Chaska Boulevard and abutting the south side of the Highpoint Vistas property. The extent of this trail is shown from the east side up to the west side of the property limits. The developer will be responsible to at least grade out this trail section with the onset of their development construction. Installation of the trail will likely come when Carver County reconstructs Chaska Boulevard in the future.

  The final plan is showing sidewalks on both sides of the street up to the bulbs of cul de sacs to meet City policy.

  Passive openings to connect to the ravine areas are shown on the plan in multiple locations within Outlots A, B, C and D. These openings and connections will encourage and facilitate safe and meaningful access to the preserved Big Woods areas that have been programmed as public open space in the City's comprehensive plan.

- **Parkland Dedication & Big Woods Acquisition**
  A neighborhood park is not identified in this area per the Comprehensive Plan due to the site's proximity to the planned community park north of the property, which will serve the neighborhood's recreational needs.

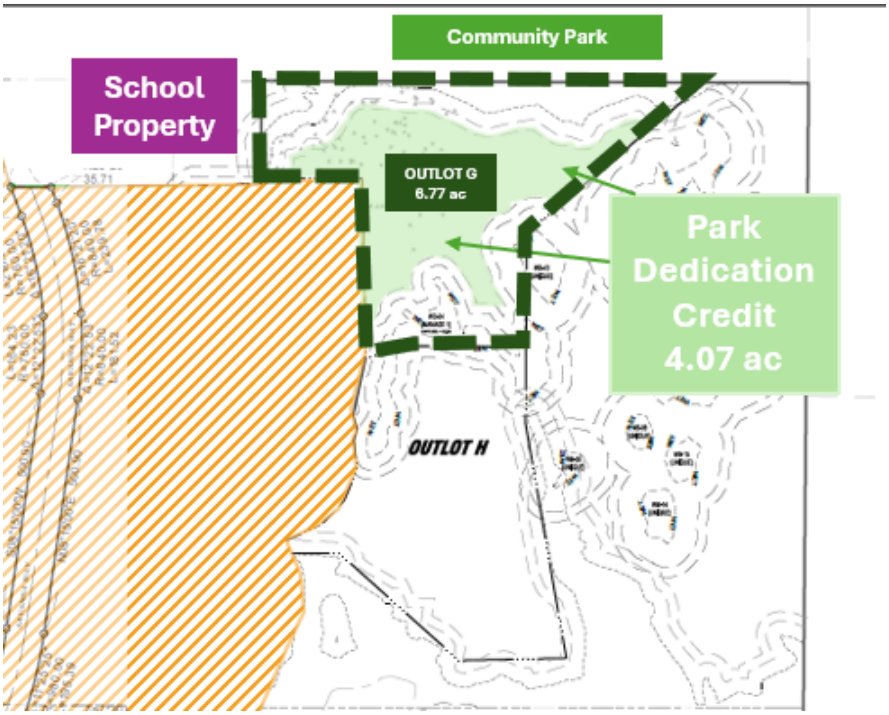


Figure 11: Park Dedication Credit Exhibit

Parkland dedication is required and can be accepted by land donation, cash donation, or a combination of both depending on the City's need and direction. Parkland credit can be given for any public park space that the City accepts and is deemed "developable". Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right of way, or land area deemed undevelopable that are dedicated to the City. If land donation is pursued then 10% of the gross area is required for parkland dedication; for this site, it would be 10.35 acres.

As the City has been evaluating the park dedication for this area, they provided direction to the developer to achieve an outlot that is approximately 4 acres in developable area and contiguous to the school and community park site. The remaining of the park dedication would be accepted as a cash in lieu fee to help supplement other park projects in the City, including development of the SW community park property adjacent north to this development.

The developer has identified Outlot G for parkland dedication which totals 6.77 acres with 4.07 acres of those as "developable" and therefore applicable as parkland dedication (previously shown as 4.01 acres in preliminary plans). Outlot G encompasses a portion of the Big Woods area and is a contiguous connection to the community park and school properties. A pedestrian connection is achieved through an adjoining outlot that can get users from the development and adjoining properties to the parkland space.

Consistent with preliminary approvals, the City can consider the 4.07 developable acres in Outlot G as credit towards a portion of the parkland dedication requirements. The 4.07 acres covers 39% of the parkland dedication requirements for the full development area

(10.35 acres). As such, the applicant will have to satisfy the remaining 61% in parkland dedication fees as was discussed at preliminary review. The developer's agreement (DA) will be the formal agreement of the details and fees owed for the development. The DA continues to be worked on and reviewed with city staff and the developer. In order for the final plat to be recorded, an executed DA approved by Chaska City Council will be required.

Big Woods Acquisition

The City is working with the developer to preserve the big woods areas through parkland dedication and city acquisition. Outlot G is being dedicated to the City as parkland dedication, which contains a portion of big woods. Outlot H, also contains a portion of big woods and is intended to be owned by the developer with the intention for the City to purchase for preservation. The City applied for two grant applications to obtain the funds necessary to purchase Outlot H. The applications are being administered through the agencies Legislative-Citizen Commission on Minnesota Resources (LCCMR) and the Department of Natural Resources (DNR). The city received good news following the preliminary approvals that both grant applications were approved. The city intends to purchase Outlot H with one of the grant applications and will hopefully use the remaining grant application towards additional big woods acquisition.

If the City is incapable of purchasing Outlot H by way of grants then it would open up the ability to develop the area. If the developer wishes to pursue development in this area they will be required to pursue all necessary land use applications such as, but not limited to, Concept Plan, Preliminary Plat, Comprehensive Plan Amendment, Rezoning, Final Plat, etc.

Park & Recreation Commission Review June 11, 2024

The Parks and Recreation Director and Park & Recreation Commission evaluated the park dedication noted during preliminary approvals at their meeting on June 11, 2024 and provided the following feedback:

- Expressed support for the preservation of the Big Woods to the greatest extent possible, while acknowledging cash contribution needs for the future community park.
- Supported the balanced approach to parkland dedication (4.01 acres in land credit and the remaining as cash contribution).

Ultimately, the commission unanimously recommended the City Council approve the parkland dedication of 4.01 acres and remaining in cash contribution in lieu of land for Highpoint Vistas.

- **Screening, Landscaping & Tree Preservation**

The landscape plan proposed shows the inclusion of landscaping in the street boulevards and along the edges to act as buffers between the major streets and homes.

This development abuts Trunk Highway 212 and County Road 61 and includes a collector road through the center. The final submittal has included a landscape plan and section drawings showing the landscaping and berming that are being incorporated along the

edges that abut these roadways. The landscaping and berming appears consistent with other developments near this project that abut major roadways.

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street.

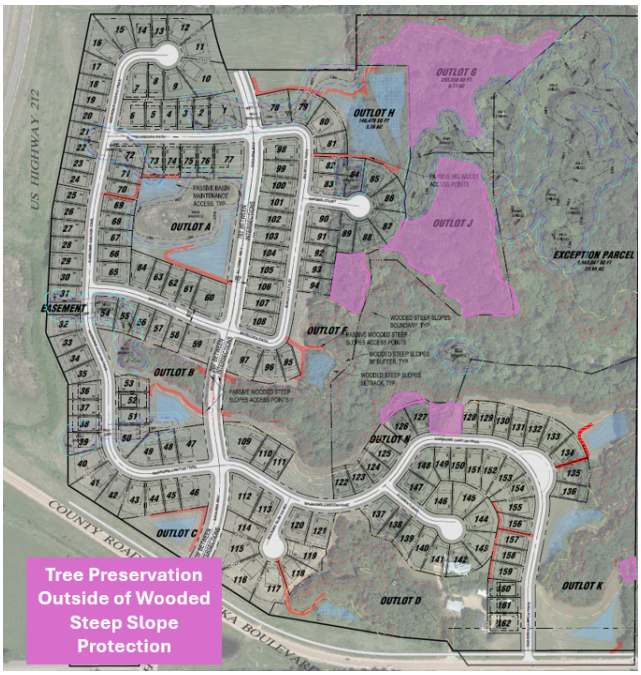


Figure 12: Tree Preservation Areas Overall Development

Although tree areas are minimal in the areas proposed for development on this site, it was noted that tree preservation is still an important piece of discussion for this development, specifically along areas where bluffs are present, and areas adjacent and encroaching into the Big Woods remnant. The applicant has provided a tree preservation plan that states 789 trees were surveyed in these areas, and 571 of those trees will be removed (218 trees saved). Of the 218 trees saved 120 significant trees will be protected, which are trees 12 inches in caliper and above. Figure 12 shows the areas proposed for tree preservation that fall outside of areas already protected. In addition to what is being saved the developer will be incorporating a large addition of new trees beyond the amount that is being removed. In staff's opinion the level of tree preservation that is proposed with this plan is proportionate.

- **Noise Study**
  The applicant conducted a noise study along the edges abutting Highway 212 and County Road 61. The results of that study showed noise readings that met or fell below the maximum noise output per MnDOT standards. MnDOT was able to review the study and did not state necessary mitigation methods based on the conclusions. They verbally indicated that the addition of berming and landscaping on the highway and county road edges shown on the development plans will help mitigate sound.

- **Retaining Wall**
  A large boulder retaining wall is proposed between the rear yards of Lots 7-8, Block 6 and Lots 28-22 Block 6. This wall varies in height but at its highest point it reaches almost 15 feet tall. The final plat shows a roughly 40 foot wide drainage and utility easement over this structure. A master HOA is proposed to be responsible for the ownership and maintenance of the retaining walls. It will be important that the design of this retaining wall does not conflict with adjacent utilities and city maintenance accesses in this easement area as there is a storm sewer pipe that runs along the upper and lower edge of this wall.

- **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 plat recording, a development agreement will be required for approval by City Council. The developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
February 26, 2025	April 27, 2025	June 26, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period.		

Planning Commission Action Taken 03/12/25:

Motion to recommend approval of Highpoint Vistas final plat for 56 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat (pgs 1-5), prepared by ISG
        i. With changes to include full preliminary plat approval area
    b. Title (pg 1), prepared by ISG inc, dated February 25, 2025
    c. Construction Notes, prepared by ISG inc, dated February 25, 2025
    d. Utility Schedules (pgs 3-5), prepared by ISG inc, dated February 25, 2025
    e. Site Details (pgs 6-12), prepared by ISG inc, dated February 25, 2025
    f. Stormwater Basin Details (pgs 13-16), prepared by ISG inc, dated February 25, 2025
    g. MnDOT Ramp Grading Details (pgs 17-22), prepared by ISG inc, dated February 25, 2025
    h. Existing Site & Removal Plan (pg 23), prepared by ISG inc, dated February 25, 2025
    i. SWPPP Narrative (pgs 24-25), prepared by ISG inc, dated February 25, 2025
    j. SWPPP Details (pgs 26-27), prepared by ISG inc, dated February 25, 2025
    k. Pre Construction SWPPP (pgs 28-34), prepared by ISG inc, dated February 25, 2025
    l. Proposed SWPPP (pgs 35-41), prepared by ISG inc, dated February 25, 2025
    m. Phasing Plan, prepared by ISG inc, dated February 25, 2025
    n. Overall Utility, prepared by ISG inc, dated February 25, 2025
    o. Hydrant Coverage, prepared ISG inc, dated February 25, 2025
    p. Utility (pgs 45-48), prepared ISG inc, dated February 25, 2025
    q. Plan & Profile (Savanna Way) (pgs 49-50), prepared by ISG inc, dated February 25, 2025
    r. Plan & Profile (Narrows Canyon Trail) (pgs 51-53), prepared by ISG inc, dated February 25, 2025
    s. Plan & Profile (Godwin Trail), prepared by ISG inc, dated February 25, 2025
    t. Storm Sewer Profiles (pgs 55-59), prepared by ISG inc, dated February 25, 2025
    u. Grading Plan (pgs 60-79), prepared by ISG inc, dated February 25, 2025
    v. Retaining Wall Detail, prepared by ISG inc, dated February 25, 2025
    w. Wetland Mitigation Plan (pgs 71-72), prepared by ISG, inc, dated February 25, 2025
    x. Tree Preservation Plan (pgs 73-77), prepared by ISG inc, dated February 25, 2025
    y. Tree Inventory (pgs 78-80), prepared by ISG inc, dated February 25, 2025
    z. Restoration Plan (pgs 81-85), prepared by ISG inc, dated February 25, 2025
    aa. Planting Plan (pgs 86-90), prepared by ISG inc, dated February 25, 2025

bb. Planting Notes and Details, prepared by ISG inc, dated February 25, 2025
cc. Signage Plan, prepared by ISG inc, dated February 25, 2025
dd. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024

2. Adherence with the City Engineer's Memo dated May 2, 2024.
3. Adherence with Carver County's memo dated February 18, 2025.
4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
    a. Front: 20 feet
    b. Rear: 25 feet
    c. Side: 5 feet
    d. Side (corner): 20 feet
    e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. Prior to final plat recording, developer shall enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
12. Provision of a wetland mitigation plan, including the Savanna Way corridor impacts, to be completed and approved prior to issuance of a grading permit and prior final plat recording.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision that the CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued and prior to final submittal.
15. Provision that all storm sewer systems on private lots are encompassed by a drainage and utility easement as directed by the engineering department and to be shown on the final plans.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on all plans.
17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
18. Provision that utilities are available to serve Outlot J per the final plat (Frenz 2 acre parcel) for future development.
19. Provision that County Road 61 access designs are fully approved by Carver County prior to construction.
20. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
21. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.

22. Provision that all retaining walls are owned and maintained by the HOA.
23. Provision of a HOA covenant be created to cover the maintenance and responsibility of retaining walls within the Highpoint Vistas development.
24. Provision of at least 10 feet clearance zone on top and bottom from the exterior edge of the boulder wall up to the centerline of the storm sewer pipe, and to be reviewed and approved by city engineering at time of building permit.
25. Provision to obtain a building permit for all retaining walls.
26. Provision that the MnDOT easement area between lots 31 and 32 in the preliminary plat be platted as an outlot, and to be shown on the final plat when that phase is submitted.
27. Provision that if development is pursued on Outlot J that applicable land use applications are applied for and approved as determined by the Planning department.
28. Provision that proposed retaining walls meet zoning section 15.28.100.F.
29. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
30. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.07 acres of developable land in Outlot G and providing cash in lieu of land as memorialized in the Development Agreement.
31. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat prior recording.
32. Provision that the full preliminary plat approved area be shown on the final plat as outlots and to be completed prior to recording the final plat.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-20 approving the Final Plat for Highpoint Vistas (PC #2024-20).

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **March 12, 2025**
Subject: **Highpoint Vistas – Final Plat**

This development represents a continuation of the City's planned residential development in the SW area of Chaska as shown in the Comprehensive Plan. In anticipation of the development, trunk sanitary sewer and water main utilities are in place to service the proposed development shown on the attached trunk utility exhibit. The existing site generally drains to a three-ravine system which ultimately combines downstream. The drainage patterns over the entire property flow west to east. There are several known wetlands within the property.

Access into the development is proposed from County State Aid Highway 61 (Chaska Boulevard) and is consistent with the County's planning and transportation studies that have been completed. Coordination with Carver County is underway with the proposed access improvements. The Developer will be the party responsible for delivering transportation improvements associated with the County Highway and Savanna Way. The final plans and acceptance of improvements are subject to Carver County's review and approval.

Gravity sewer and water main extensions are required to serve the development. The development will be responsible for completing the extension of providing water main to the development. The city in coordination with the development will be leading a project to extend gravity sewer to the proposed development.

A stormwater management plan that accommodates city and watershed stormwater management requirements are required prior to issuance of a grading permit. The grading plan proposes wetland impacts that require City consent and wetland agency permitting. An approved wetland mitigation plan is also needed for grading approval. Acceptance of grading improvements requires an engineering certification of public and private improvements including stormwater pond areas prior building permit issuance.

The development requires an agreement with financial sureties on file between the City and the Developer as a condition of final plat approval. A summary of outstanding Engineering comments for items that remain are below:

1. Grading/Wetlands

    a. All State, County, and local permit approvals will be necessary, along with financial sureties, all of which are subject to agreements with agencies prior to grading work occurring.

b. A wetland mitigation plan must be approved and executed with all agencies for wetland areas being impacted within the development prior to grading work occurring.

2. Utilities
    a. Gravity sewer and water main connections require all permitting agency approvals prior to final plat approval.

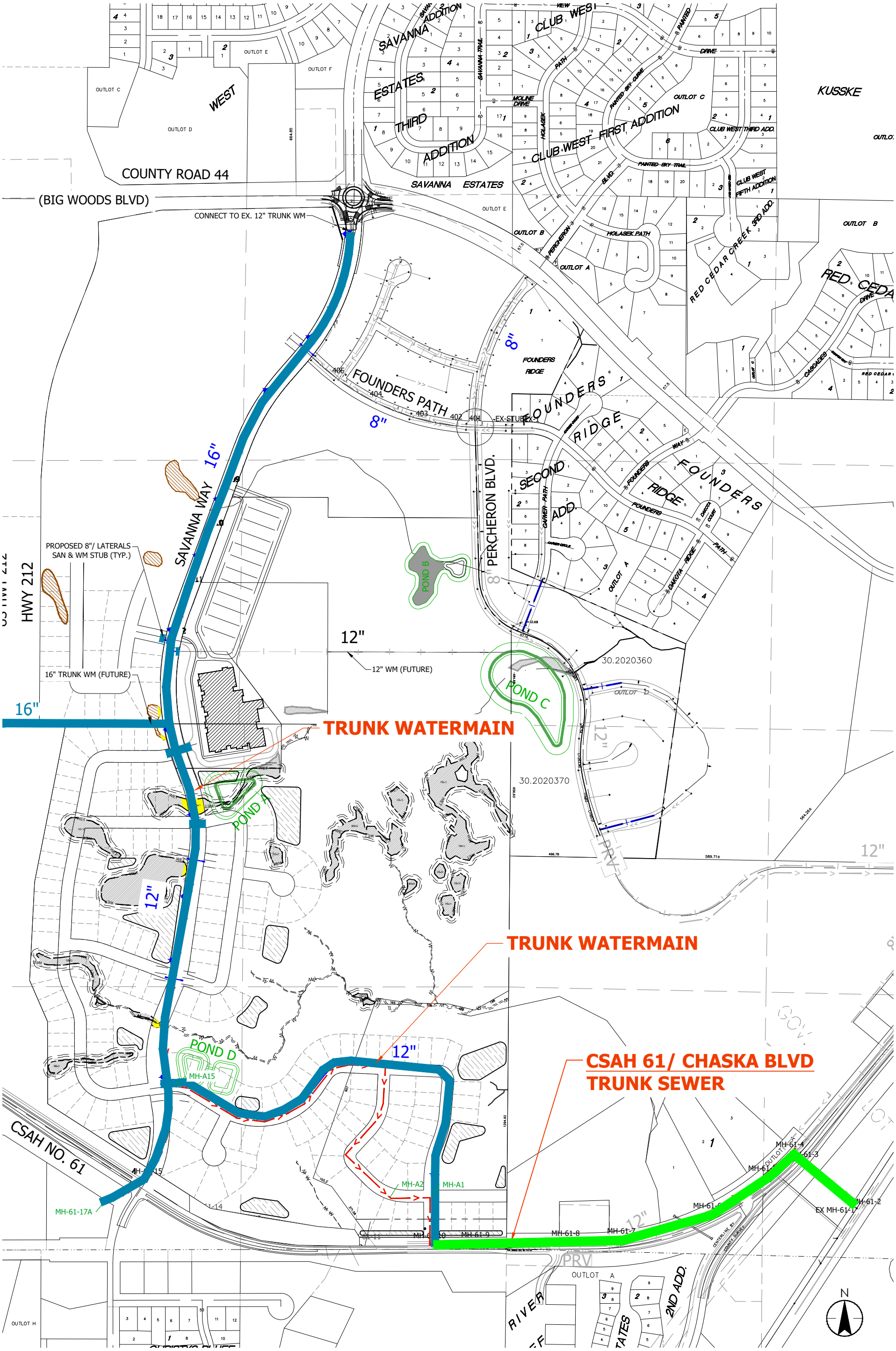
    b. The extension of trunk sewer will require easements from property owners. Final approval of the development requires easements to support the extension that are secured and on file.

3. Traffic
    a. The new Savanna Way access onto the County Highway requires Carver County consent and approval prior to the final plat being executed.

    b. Savanna Way is a state aid route, and the final construction plan requires MnDOT approval prior to construction.

    c. All planned improvements within the County right of way on CSAH 61 require County permits and approval prior to grading and construction.

        i. Prior to the final plat being approved, road and utility right of way dedication is required for public improvements.



CITY TRUNK UTILITY EXHIBIT - HIGH POINT VISTA DEVELOPMENT

0 225 450

CITY OF CHASKA

SAVANNA WAY SOUTH

FIGURE 2

DATE: 4/3/2024 PROJ. NO. 193804009

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 04/03/2024 - 3:03pm
Drawing name: \\US0291-PPFS01\workgroup\1938\active\193804009\CAD\Dwg\Figures\Cost\193804009-400-SanWM-COST-opt2.dwg
Xrefs: 193804009-XSPL, 193804009-XSAT, 193804009-XSST, 193804009-Wetlands, 193804009-XSWT, 002706?C-SITE, 193804009-XSNO, 193804009-XSSS

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN55322

February 18, 2025

Alexander D. Berlick
Development Director - North Region | Great Plains Division | Minneapolis
20860 Kenbridge Ct Suite 100
Lakeville, MN 55044

Subject: Highpoint Vistas Right of Way and Access Design

Carver County Public Works, alongside the City of Chaska, as reviewed right-of-way needs and design options for the two proposed accesses to the Highpoint Vistas development. Please see comments below. Per the City of Chaska, intersection design approval from Carver County Public Works is required prior to Final Plat approval.

Right of Way

- Cross section should be 2-lane divided rural (page 46 and 47 of PDF) west of Savannah Way with trail to the western extent of this development per City direction – 85 feet minimum right of way from highway centerline. This same cross section may continue to the east of the intersection as directed by the City due to the rural ditch in this area and drainage needs.
- Cross section should be 2-lane divided urban (page 48 and 49 of PDF) with trail east of Savannah Way, subject to direction from the City as noted above, to the eastern extent of this development per City direction – 65 feet minimum right of way from highway centerline.

Savannah Way Development Access Location

- Left turn lanes will be required for both directions of Highway 61.
- The eastbound right turn lane can remain as is. A westbound right turn lane will be required.
- The western median at the Savannah Way access should continue through the length of the left turn lane and of the eastbound approach to a minimum median width of 6' + 2' gutter on either side. Please see MnDOT standard plate 7109.
- The eastern median at the Savannah Way access should continue through the length of the left turn lane and of the westbound approach to a minimum width of 6' + 2' gutter on either side. Please see MnDOT standard plate 7109.
- Pedestrian median refuges are required for both east and west approaches as the City has sidewalk/trail planned for both sides of this intersection.
- Both of the city street legs of this intersection need to be analyzed in the TIA for the recommended lanes entering and leaving the intersection to achieve acceptable operations and safety performance for the ultimate build out of this development.

Eastern Development Access Location

- A right-in/right-out option for the eastern development access is recommend and is acceptable in lieu of a new left turn due to the upcoming planned reconstruction project on Highway 61 in this area in the next 5-years. A right turn lane will continue to be required as part of this project.
- This development shall work with our office to develop a bituminous pavement design to match the existing highway grading grade for the frost free section and meet the required traffic loading for 5-years but does not need to replicate the pre-existing concrete roadway underneath for the widening needed for the right turn lane.

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN55322

- The right-in/right-out will include a traffic island to channel traffic accordingly to not allow a left turn lane out of this access point.
- Traffic island lane openings shall be at least 18' wide to accommodate snow removal per City direction.

Trails

- All trails along Highway 61 will be either graded at a minimum, or fully constructed per City direction.

Sincerely,
Drew Pflaumer
Transportation Planning Manager
Carver County Public Works

HIGHPOINT VISTAS

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Forestar (USA) Real Estate Group Inc., a Delaware limited liability company, fee owner of the following described property situated in the County of Carver, State of Minnesota to wit::

That part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the southeast corner of Section 7, Township 115, Range 23; thence running North along the east line of Section 7 a distance of 19.62 chains to a post in the Creek; thence South 69 degrees West 3.00 chains along the Creek; thence North 77 degrees West 2.00 chains; thence North 89 degrees West 3.00 chains; thence North 82 degrees West 2.50 chains; thence South 19 degrees West 14.50 chains; thence South 66.50 degrees East 1.55 chains; thence South 36.50 degrees East 5.63 chains to a post in the line between Sections 7 and 18; thence East along said line 10.62 chains to the place of beginning.

AND

That part of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the southeast corner of said Section 7; thence North 00 degrees 29 minutes 09 seconds East, assumed bearing, along the east line of said Southeast Quarter, 1247.42 feet; thence South 69 degrees 29 minutes 09 seconds West, 198.00 feet; thence North 76 degrees 30 minutes 51 seconds West, 132.00 feet; thence North 88 degrees 30 minutes 51 seconds West, 198.00 feet; thence North 81 degrees 33 minutes 14 seconds West, 165.02 feet; thence South 19 degrees 29 minutes 09 seconds West, 189.40 feet to the point of beginning; thence North 87 degrees 55 minutes 30 seconds West, 102.17 feet; thence North 58 degrees 53 minutes 44 seconds West, 25.50 feet; thence South 78 degrees 15 minutes 38 seconds West, 46.67 feet; thence South 68 degrees 09 minutes 25 seconds West, 46.67 feet; thence South 56 degrees 53 minutes 52 seconds West, 57.30 feet; thence South 44 degrees 29 minutes 02 seconds West, 57.30 feet; thence South 34 degrees 04 minutes 47 seconds West, 84.23 feet; thence South 34 degrees 50 minutes 26 seconds West, 36.73 feet; thence South 29 degrees 30 minutes 05 seconds West, 55.87 feet; thence South 46 degrees 38 minutes 42 seconds West, 22.86 feet; thence South 81 degrees 39 minutes 04 seconds West, 34.89 feet; thence South 73 degrees 17 minutes 42 seconds West, 55.17 feet; thence North 00 degrees 45 minutes 26 seconds West, 241.21 feet; thence North 69 degrees 50 minutes 55 seconds West, 453.75 feet; thence northeasterly 89.67 feet along a non-tangential curve concave to the southeast, having a radius of 685.00 feet, a central angle of 07 degrees 30 minutes 00 seconds, a chord bearing of North 15 degrees 55 minutes 25 seconds East and a chord of 89.60 feet; thence northeasterly 195.39 feet along a tangential curve concave to the northwest, having a radius of 980.00 feet and a central angle of 11 degrees 25 minutes 25 seconds; thence North 08 degrees 15 minutes 00 seconds East, 500.90 feet; thence northerly 181.52 feet along a tangential curve concave to the west, having a radius of 840.00 feet and a central angle of 12 degrees 22 minutes 53 seconds; thence northwesterly 239.78 feet along a compound curve concave to the southwest, having a radius of 840.00 feet and a central angle of 16 degrees 21 minutes 20 seconds; thence North 20 degrees 29 minutes 12 seconds West, 35.71 feet to the south line of the north 223.00 feet of said Southeast Quarter; thence North 89 degrees 48 minutes 03 seconds West, along said south line of the north 223.00 feet, 85.51 feet; thence South 20 degrees 29 minutes 12 seconds East, 65.92 feet; thence southeasterly 216.95 feet along a tangential curve concave to the southwest, having a radius of 760.00 feet and a central angle of 16 degrees 21 minutes 20 seconds; thence southwesterly 164.23 feet along a compound curve concave to the west, having a radius of 760.00 feet and a central angle of 12 degrees 22 minutes 53 seconds; thence South 08 degrees 15 minutes 00 seconds West, 500.90 feet; thence southwesterly 179.44 feet along a tangential curve concave to the northwest, having a radius of 900.00 feet and a central angle of 11 degrees 25 minutes 25 seconds; thence southwesterly 88.94 feet along a tangential curve concave to the southeast, having a radius of 765.00 feet, a central angle of 06 degrees 39 minutes 40 seconds, a chord bearing of North 15 degrees 55 minutes 25 seconds East and a chord of 89.60 feet; thence North 69 degrees 50 minutes 55 seconds West, 365.43 feet; thence North 79 degrees 07 minutes 50 seconds West, 108.68 feet; thence South 83 degrees 47 minutes 05 seconds West, 60.58 feet; thence South 76 degrees 43 minutes 51 seconds West, 141.74 feet to a right of way line of Parcel 8 as shown on Minnesota Department of Transportation Right of Way Plat No. 10-29; thence South 23 degrees 31 minutes 36 seconds East, along said right of way line, 201.61 feet; thence South 00 degrees 06 minutes 42 seconds East, along said right of way line, 412.55 feet; thence South 57 degrees 15 minutes 41 seconds East, along said right of way line, 970.11 feet; thence South 80 degrees 25 minutes 26 seconds East, along said right of way line, 546.31 feet; thence South 85 degrees 09 minutes 20 seconds East, along said right of way line, 184.94 feet; thence South 31 degrees 55 minutes 03 seconds East, along said right of way line, 45.55 feet; thence North 89 degrees 54 minutes 33 seconds East, along said right of way line 18.92 feet; thence North 36 degrees 00 minutes 51 seconds West, 292.75 feet; thence North 66 degrees 00 minutes 51 seconds West, 102.30 feet; thence North 19 degrees 29 minutes 09 seconds East, 767.48 feet to the point of beginning.

AND

That part of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West, assumed bearing, along the north line of said Southeast Quarter, 1151.12 feet to the point of beginning; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said north line of the Southeast Quarter, 204.63 feet; thence North 90 degrees 00 minutes 00 seconds East, 211.72 feet; thence South 01 degrees 19 minutes 16 seconds East, 375.70 feet; thence North 76 degrees 30 minutes 33 seconds East, 103.37 feet; thence South 89 degrees 30 minutes 51 seconds East, 236.42 feet; thence North 00 degrees 29 minutes 09 seconds East, 238.94 feet; thence North 49 degrees 45 minutes 58 seconds East, 489.15 feet to said north line of the Southeast Quarter; thence North 89 degrees 48 minutes 03 seconds West, along said north line of the Southeast Quarter, 932.06 feet to the point of beginning.

AND

That part of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West, assumed bearing, along the north line of said Southeast Quarter, 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said north line of the Southeast Quarter, 204.63 feet; thence North 90 degrees 00 minutes 00 seconds East, 211.72 feet; thence South 01 degrees 19 minutes 16 seconds East, 375.70 feet to the point of beginning; thence North 76 degrees 30 minutes 33 seconds East, 103.37 feet; thence South 89 degrees 30 minutes 51 seconds East, 236.42 feet; thence South 00 degrees 29 minutes 09 seconds West, 158.43 feet; thence South 09 degrees 54 minutes 30 seconds East, 502.09 feet; thence South 88 degrees 44 minutes 56 seconds West, 226.37 feet; thence North 48 degrees 09 minutes 03 seconds West, 336.53 feet; thence North 89 degrees 48 minutes 03 seconds West, 111.25 feet; thence North 11 degrees 01 minutes 28 seconds West, 26.57 feet; thence North 66 degrees 20 minutes 21 seconds East, 85.32 feet; thence North 43 degrees 24 minutes 27 seconds East, 69.70 feet; thence North 22 degrees 49 minutes 02 seconds East, 69.70 feet; thence North 07 degrees 08 minutes 37 seconds West, 62.12 feet; thence North 16 degrees 52 minutes 42 seconds East, 25.47 feet; thence North 17 degrees 06 minutes 39 seconds West, 28.23 feet; thence North 12 degrees 21 minutes 50 seconds East, 125.67 feet to the point of beginning.

AND

That part of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 53 minutes 24 seconds West, assumed bearing, along the south line of said Southeast Quarter 2011.63 feet to Right of Way Boundary Corner B31 as shown on Minnesota Department of Transportation Right of Way Plat No. 10-29 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota and the point of beginning; thence North 10 degrees 39 minutes 53 seconds East, along the boundary of said Plat No. 10-29, 225.76 feet to Right of Way Boundary Corner B32; thence North 57 degrees 15 minutes 41 seconds West, along the boundary of said Plat No. 10-29, 384.01 feet; thence South 00 degrees 02 minutes 41 seconds West, 430.07 feet to the south line of said Southeast Quarter; thence North 89 degrees 53 minutes 24 seconds East along said south line 281.56 feet to the point of beginning.

Has caused the same to be surveyed and platted as HIGHPOINT VISTAS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Forestar (USA) Real Estate Group Inc., a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Forestar (USA) Real Estate Group Inc.

_____ its _____

State of _____

County of _____

This instrument was acknowledged before me on _____, 20_____ by _____ its _____, of Forestar (USA) Real Estate Group Inc., a Delaware limited liability company, on behalf of the company.

_____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____.

_____

Mark A. Schwanz, Licensed Land Surveyor

Minnesota License No. 45817

State of Minnesota

County of _____

This instrument was acknowledged before me on _____, 20_____ by Mark A. Schwanz.

_____

(signature)

_____

(print)

Notary Public, _____ County, Minnesota

My Commission expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of HIGHPOINT VISTAS was filed this _____ day of _____, 20_____, at ___ o'clock ___.M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____

ISG

HIGHPOINT VISTAS

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

N89°48'03"W 1151.12

POB

N89°48'03"W 932.07

NORTH LINE OF THE SE 1/4 SEC. 7 - T115 - R23

EAST 1/4 CORNER SEC. 7 - T115 - R23

EAST LINE OF THE SE 1/4 SEC. 7 - T115 - R23

204.62 S00°11'52"W

N89°59'55"E 211.72

SOUTHEAST 1/4

OUTLOT G

N49°45'57"E 489.16

375.70 S01°19'21"E

238.94

N00°29'09"E 397.37

158.43

S12°21'58"W 125.67

S17°06'39"E 28.23

S16°52'42"W 25.47

S07°08'37"E 62.12

S43°24'27"W 69.70

S22°49'02"W 69.70

S66°20'21"W 85.32

S11°01'28"E 26.57

SEC. 7 - T115 - R23

OUTLOT H

N09°54'30"W 92.09

S48°08'03"E 339.53

S89°48'03"E 111.25

N88°44'56"E 226.37

N89°48'03"W 85.51

N20°29'12"W 35.71

S20°29'12"E 65.92

L=216.95 R=760.00 Δ=16°21'20"

Δ=16°21'20" R=840.00 L=239.78

L=164.23 R=760.00 Δ=12°22'53"

Δ=12°22'53" R=840.00 L=181.52

SAVANNA WAY

S08°15'00"W 500.90

N08°15'00"E 500.90

L=179.44 R=900.00 Δ=11°25'25"

Δ=11°25'25" R=960.00 L=195.39

Δ=7°30'00" L=89.67 R=685.00 C.Brg=N15°55'25"E C.=89.60

453.75 N69°50'55"W

N14°27'08"E 625.57

S83°47'05"W 60.58

N79°07'50"W 108.68

S76°43'51"W 141.74

L=88.94 R=765.00 Δ=6°39'40"

365.43 N69°50'55"W

L=31.94 R=280.00 Δ=8°19'10"

N73°26'30"W 31.89

S80°44'45"W 59.82

DRAINAGE AND UTILITY EASEMENT

82.28 N75°08'18"W

L=69.75 R=280.00 Δ=14°16'21" C.Brg=N16°23'25"W C.=69.57

S23°31'36"E 201.61

N00°23'45"W 214.84

222.17 S81°28'17"W

412.55 S00°06'42"E

OUTLOT A

OUTLOT B

DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT B

N00°45'26"W 241.21

S81°39'04"W 34.89

S73°17'42"W 55.17

S84°50'26"W 36.73

S29°30'05"W 55.87

S56°53'52"W 57.30

S44°29'02"W 57.30

S68°09'25"W 46.67

S78°15'38"W 46.67

N58°53'44"W 25.50

N87°55'30"W 102.17

189.40 S19°29'09"W

(N82°W 2.5 CHAINS DEED) 165.02

N81°33'14"W

(N89°W 3.00 CHAINS DEED) 198.00

N88°30'51"W

(N77°W 2.00 CHAINS DEED) 132.00

N76°30'51"W

(S69°W 3.00 CHAINS DEED) 198.00

S69°29'09"W

SE 1/4 - SE 1/4 SEC. 7-115-23

NARROWS CANYON TRAIL

OLOT C

S34°04'47"W 84.23

(S19°W 14.34 CHAINS DEED)

S19°29'09"W 957.00

N70°30'51"W 760.48

N19°29'09"E 957.00

GODWIN TRAIL

NARROWS CANYON TRAIL

OUTLOT D

DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT D

N00°29'09"E 1247.42

(19.62 CHAINS 1294.92 FT DEED)

EAST LINE OF THE SE 1/4 OF SEC. 7-T115-R23

SW 1/4 - SE 1/4 SEC. 7-115-23

NARROWS CANYON TRAIL

SAVANNA WAY

MADISON GLEN COURT

OUTLOT F

DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT F

S57°15'41"E 970.11

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

384.01 N57°15'41"W

430.07 S00°02'41"W

OUTLOT J

PARCEL 9

FD. 3/4 IP

N10°39'53"E 225.76

N89°53'24"E 281.56

OUTLOT E

DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT E

FD. ALUMINUM CAP

S80°25'26"E 546.31

FD. ALUMINUM CAP

FD. 3/4 IP

S85°09'20"E 184.94

N31°55'03"W 45.55

N89°54'33"E 18.92

S36°00'51"E 72.92

(S66.5'E 1.55 CHAINS DEED) N66°00'51"W 102.30

(S36°W 6.65 CHAINS DEED) 402.18' (MEAS) S36°00'51"E

741.15 S89°53'24"W

65 65

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

N89°53'24"E 675.11 (MEAS.)

(EAST 10.62 CHAINS 700.92 FT DEED)

SOUTH LINE OF THE SE 1/4 OF SEC. 7-T115-R23

S89°53'24"W 2011.63

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-29

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

PARCEL 10A

WITNESS CORNER FOR THE SE CORNER OF THE SE 1/4 SEC. 7 - T115 - R23 FD CARVER COUNTY CAST IRON MONUMENT

SE CORNER OF THE SE 1/4 SEC. 7 - T115 - R23

N

0 100 200

SCALE IN FEET

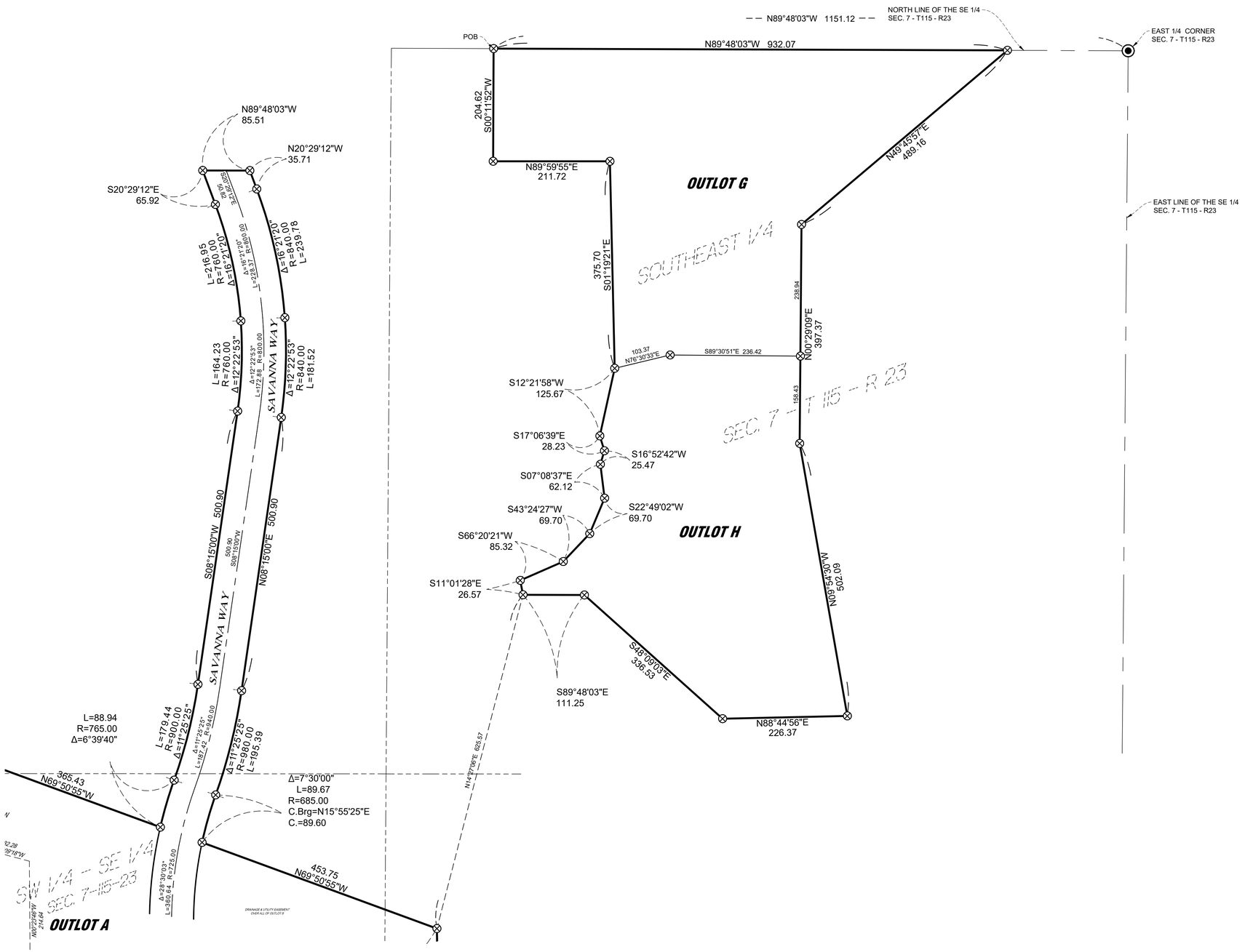
LEGEND

- ● DENOTES FOUND 1/2 INCH IRON MONUMENT
- ⊗ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG LICENSE NO. 45817.
- ◉ DENOTES FOUND CAST IRON MONUMENT

BEARING NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 115 NORTH, RANGE 23 WEST WHICH IS ASSUMED TO HAVE A BEARING OF N00°29'09"E.

HIGHPOINT VISTAS

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



N

0 100 200

SCALE IN FEET

LEGEND

- ⊗ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG LICENSE NO. 45817.
- ◉ DENOTES FOUND CAST IRON MONUMENT

BEARING NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 115 NORTH, RANGE 23 WEST WHICH IS ASSUMED TO HAVE A BEARING OF N00°29'09"E.

ISG

HIGHPOINT VISTAS

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

OUTLOT A

OUTLOT B

OUTLOT C
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT C

OUTLOT E
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT E

OUTLOT F
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT F

DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT B

NARROWS CANYON TRAIL

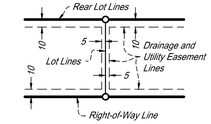
SAVANNA WAY

WATKINS GLEN COURT

SW 1/4 - SE 1/4
SEC. 7-115-23

COUNTY ROAD NO. 81 (OLSON BOULEVARD)

Drainage and Utility Easements are shown thus:



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

N

0 50 100

SCALE IN FEET

LEGEND

- ● DENOTES FOUND 1/2 INCH IRON MONUMENT
- ⊗ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG LICENSE NO. 45817.
- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10

BEARING NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 115 NORTH, RANGE 23 WEST WHICH IS ASSUMED TO HAVE A BEARING OF N00°29'09"E.

ISG

HIGHPOINT VISTAS

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

NARROWS CANYON TRAIL

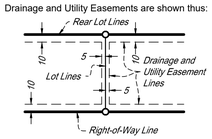
GODWIN TRAIL

OUTLOT C
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT C

OUTLOT D
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT D

OUTLOT E
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT E

Drainage and Utility Easements are shown thus:



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

N

0 50 100

SCALE IN FEET

LEGEND

- ● DENOTES FOUND MONUMENT
- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10

BEARING NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 115 NORTH, RANGE 23 WEST WHICH IS ASSUMED TO HAVE A BEARING OF N00°29'09"E.

ISG

FORESTAR

HIGHPOINT VISTAS (PHASE I)

CONSTRUCTION PLANS

CHASKA, MINNESOTA

ISG PROJECT # 23-27575

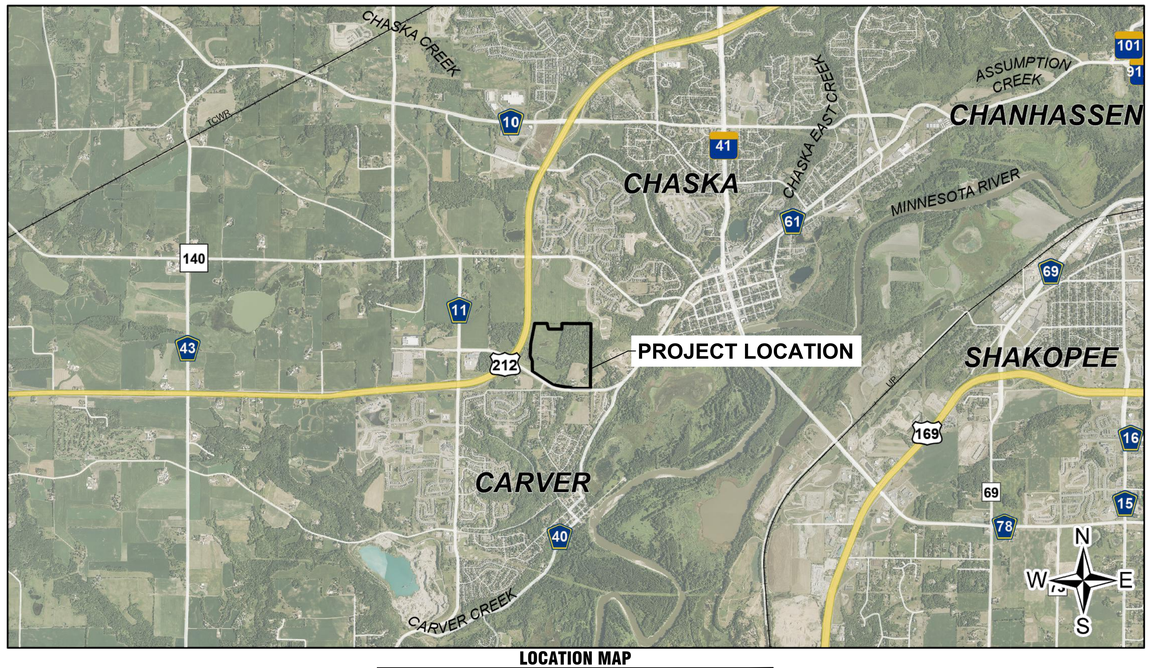
LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE



LOCATION MAP

0 3,000 6,000

SCALE IN FEET

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4	UTILITY SCHEDULES
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30	PRE-CONSTRUCTION SWPPP (NW)
31	PRE-CONSTRUCTION SWPPP (W)
32	PRE-CONSTRUCTION SWPPP (S)
33	31 PRE-CONSTRUCTION SWPPP (E)
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35	PROPOSED SWPPP (OVERALL)
36	PROPOSED SWPPP (N)
37	PROPOSED SWPPP (NW)
38	PROPOSED SWPPP (W)
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90	PLANTING PLAN (SE)
91	PLANTING NOTES AND DETAILS
92	SIGNAGE PLAN

ABBREVIATIONS:

AC	ACRE	CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION
ADA	AMERICANS WITH DISABILITIES ACT	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADD	ADDENDUM	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AGG	AGGREGATE	CONST	CONSTRUCTION	FPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
APPROX	APPROXIMATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
ARCH	ARCHITECT, ARCHITECTURAL	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RAD	RADIUS	TNFH	TOP NUT OF FIRE HYDRANT
BFE	BASEMENT FLOOR ELEVATION	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BIT	BITUMINOUS	DEMO	DEMOLITION	GA	GAUGE	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BM	BENCHMARK	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND TELEPHONE
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY		
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	VCP	VITRIFIED CLAY PIPE
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/O	WITHOUT
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	W/	WITH
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YD	YARD
CJ	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE	YR	YEAR

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:
FORESTAR
STEPHEN W. GARDINER
20860 KENBRIDGE CT (SUITE 100)
LAKEVILLE/MN/55044
PH: 612.581.8940

PROJECT ADDRESS / LOCATION:

SEC 7/TOWNSHIP 115N/RANGE 23W

CARVER COUNTY
CHASKA, MN

MANAGING OFFICE:

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHASKA REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CARVER COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=948.96

MnDOT GSID Station #108660
LOCATED 0.75 MILES NE FROM JUNCTION OF HIGHWAY 212 AND JONATHAN CARVER PARKWAY IN CHASKA

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FALL OF 2022 AND FALL OF 2023 BY ISG.

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TITLE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

1

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:25 PM

SOIL AND CONSTRUCTION NOTES

1. TOP OF THE GRADING GRADE: THE TOP OF GRADING GRADE FOR THIS PROJECT IS DEFINED AS THE BOTTOM OF THE AGGREGATE BASE.

2. SUITABLE GRADING MATERIAL: ON THIS PROJECT SUITABLE GRADING MATERIAL SHALL INCLUDE ALL MINERAL SOILS IN ACCORDANCE WITH THE TRIAXIAL CHART IN THE MnDOT GRADING AND BASE MANUAL, EXCEPT SILT. UNSUITABLE MATERIALS SHALL INCLUDE DEBRIS, MARL, PEAT, WOOD, OR ANY OTHER ORGANIC SOILS. SELECT GRADING MATERIAL SHOULD BE RESERVED FOR EMBANKMENT PLACEMENT WITHIN THE ROADWAY CORE.

3. STRIP ALL INPLACE TOPSOIL AND SLOPE DRESSING IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. INPLACE TOPSOIL AND SLOPE DRESSING, ENCOUNTERED IN THE AREAS OF PROPOSED CONSTRUCTION.

4. PROVIDE A SAWCUT WHERE PLACING NEW PAVEMENT NEXT TO INPLACE PAVEMENT TO ENSURE A UNIFORM JOINT. THE CONTRACTOR SHALL SAWCUT THE EXISTING BITUMINOUS PAVEMENT AT ALL LOCATIONS WHERE THE NEW PAVEMENT MATCHES IN PLACE PAVEMENT, PROVIDING A CLEAN STRAIGHT EDGE. PRIOR TO PAVING THE WEAR COURSE, THE CONTRACTOR SHALL MILL THE EDGE OF ADJACENT PAVEMENTS TO PROVIDE FULL DEPTH OF THE WEAR COURSE TO THE EDGE. SAW CUTTING AND MILLING OF THE EDGES OF THE EXISTING PAVEMENTS AT THE CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO PAVING. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CLEAN THE UNDERLYING PAVEMENT SURFACE PRIOR TO PAVING THE WEAR COURSE. A WATER TRUCK AND PICK-UP STREET SWEEPER WILL BE REQUIRED FOR THIS WORK TO MINIMIZE DUST AND DIRT IMPACTS ON ADJACENT RESIDENCES.

5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION AND EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE RECYCLED TO THE EXTENT ALLOWED IN BASE AND SURFACING ITEMS OR DISPOSED OF OFF THE PROJECT LIMITS IN ACCORDANCE WITH MnDOT SPECIFICATION SPEC. 2104.3C3.

6. OBTAIN COMPACTION ON THE GRADING PORTION OF PERMANENT CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IF IT ISNT SPECIFICALLY OUTLINED THEN FOLLOW THE "QUALITY COMPACTION METHOD" REQUIREMENTS.

7. OBTAIN COMPACTION ON THE MnDOT CLASS 5 PORTION OF THE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF CHASKA.

8. TEST ROLLING SHALL BE REQUIRED ON ALL ROADWAYS WITH A LOADED TRI-AXLE DUMP TRUCK AT THE BOTTOM OF THE SUBGRADE AND THE TOP OF THE AGGREGATE BASE.

9. IN ANY PROPOSED CONSTRUCTION THE CONTRACTOR SHALL STRIVE TO SUBSTANTIALLY MATCH THE SOILS INPLACE IN THE TOP 4' OF THE ROADWAYS. GRANULAR BACKFILL SHALL NOT BE PERMITTED ADJACENT TO INPLACE NON-GRANULAR SOILS IN ORDER TO PREVENT AN ABRUPT SOILS DIFFERENTIAL.

10. THE BOTTOM OF ALL SUBCUTS SHALL BE SHAPED AND COMPACTED BY THE "QUALITY COMPACTION METHOD".

11. IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL, PROVIDE A 1(V):20(H) TRANSITION TAPER BETWEEN THE CHANGES IN MATERIAL TO PREVENT AN ABRUPT SOILS DIFFERENTIAL. THE 1(V):20(H) TAPER SHALL BE CONSTRUCTED SO THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOILS BACKFILL.

12. WHERE CONNECTING NEW SURFACING ADJACENT TO ANY INPLACE PAVEMENTS TO BE WIDENED, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICH EVER IS DEEPER, THEN AT A 2(V):1(H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.

13. WHERE SUBCUTS RUN INTO DRIVEWAYS OR LOCAL ROADS, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1(V):4(H) TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.

14. THE CONTRACTOR IS HEREBY REMINDED OF THEIR RESPONSIBILITY UNDER STATE LAW TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THIS AREA. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE-CALL.

15. SLOPE DRESSING ON THIS PROJECT IS DEFINED AS THE TOPSOIL OR OTHER SOIL PLACED DURING CONSTRUCTION TO PROVIDE A MEDIUM FOR ESTABLISHING TURF.

16. ANY DEBRIS WHICH MAY BE ENCOUNTERED DURING GRADING SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT RIGHT OF WAY IN A SUITABLE DISPOSAL AREA.

17. EXTREME CARE SHALL BE TAKEN SO THAT ALL EXISTING TREES LOCATED WITHIN & ADJACENT TO THE CONSTRUCTION AREAS ARE NOT REMOVED OR DAMAGED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE OWNER WITH ANY POTENTIAL CONFLICTS.

18. UNLESS OTHERWISE RECOMMENDED, PROVIDE FOR ALL SUBCUTS AND BACKFILL ACCORDINGLY THROUGHOUT THE ENTIRE PROJECT AS DEFINED ON THE GRADING PLANS.

19. PROVIDE 1(V):20(H) TAPERS WHEN CHANGING SUBCUT DEPTHS.

20. PIPE SEWERS CONNECTING MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MNDOT SPEC. 2503 AND CITY OF CHASKA REQUIREMENTS. BEDDING AND BACKFILL SHALL CONSIST OF UNIFORM SUITABLE GRADING MATERIAL MATCHING ADJACENT SOILS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

21. NO EXTRA PAYMENT WILL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT AND/OR BORROW MATERIAL.

22. CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN SUCH A MANNER THAT ACCESS IS MAINTAINED TO ALL RESIDENCES. WHERE CONSTRUCTION OPERATIONS REQUIRE CLOSURE OF ACCESS TO SITE OR SURROUNDING PROPERTIES, CONTRACTOR SHALL COORDINATE WITH SAID PROPERTY OWNER AT LEAST 24 HOURS BEFORE THE ANTICIPATED ACCESS INTERRUPTION AND ALL ACCESS SHALL BE AT LEAST TEMPORARILY RESTORED EACH NIGHT BEFORE THE END OF THE WORK DAY. NO PROPERTY OWNER SHALL BE LEFT WITHOUT ADEQUATE ACCESS OVERNIGHT OR OVER THE WEEKEND. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AS WELL.

23. AS SHOWN ON THE PLANS, VARIOUS UTILITIES ARE LOCATED WITHIN THE PROJECT LIMITS. THERE ARE ADDITIONAL UTILITIES THAT MAY EXIST AND ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND/OR ADJACENT PROPERTY OWNERS AND WILL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UTILITIES IN THEIR EXISTING LOCATION (POWER POLES, PEDESTALS, ETC.). THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITIES AND/OR ADJACENT PROPERTY OWNERS TO ARRANGE SUPPORTING/RELOCATE AND/OR REPAIRS TO ALL FACILITIES AS NEEDED FOR ALL UTILITY AND STREET IMPROVEMENTS. THE OWNER SHALL NOT INCUR ADDITIONAL COSTS IF THE LOCATIONS OF UTILITIES ARE NOT SHOWN ON THE PLANS FOR FOR DELAYS IN CONSTRUCTION CAUSED FROM CONFLICTS WITH PRIVATE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH CARVER COUNTY, THE CITY OF CHASKA, AND ALL UTILITY COMPANIES FOR ANY NECESSARY REMOVAL AND RELOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL PERFORM GRADING OPERATIONS AROUND ALL OVERHEAD ELECTRIC POWER POLES AND GUY WIRES. COORDINATE WITH LOCAL ELECTRIC COMPANY.

24. STORAGE AREAS ARE ONLY FOR NEW MATERIALS TO BE INCORPORATED INTO THE WORK OR MATERIALS SALVAGED FROM THE PROJECT THAT ARE TO BE REINSTALLED AS PART OF THE PROJECT. CONTRACTOR WILL NOT BE ALLOWED TO STORE PROJECT REMOVAL ITEMS (SUCH AS CONCRETE PAVEMENTS, SIDEWALKS, OLD MANHOLE STRUCTURES, ETC.) FOR LATER DISPOSAL. THOSE TYPES OF MATERIALS SHALL BE REMOVED FROM THE PROJECT AREA ON THE DAY THAT IT IS REMOVED FROM ITS EXISTING LOCATION,. THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER SYSTEM TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE STORAGE AREA. THE BARRIER SYSTEM SHALL BE APPROVED BY THE ENGINEER AND ERECTED PRIOR TO STORING MATERIALS. THE STORAGE AREAS SHALL BE RESTORED TO EXISTING OR BETTER QUALITY PRIOR TO PROJECT ACCEPTANCE. ALL COSTS INCURRED BY THE CONTRACTOR TO PROVIDE, MAINTAIN AND REMOVE THE TEMPORARY BARRIER SYSTEM AND RESTORE THE STORAGE AREA ARE INCIDENTAL TO THE PROJECT.

25. CONCRETE WASHOUT SHALL BE IN ACCORDANCE WITH MnDOT SPECIFICATION 1717 AND AS MAY BE MODIFIED IN THE SPECIAL PROVISIONS. ALL MATERIALS AND WORK NECESSARY TO CONSTRUCT AND MAINTAIN THE CONCRETE WASHOUT AREA SHALL BE INCIDENTAL TO CONCRETE PAY ITEMS.

26. ANY DISTURBED PROPERTY PINS SHALL BE REPLACED AND RESET AT NO COST TO THE OWNER.

27. ALL CURB RAMPS & SIDEWALKS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.

28. UTILITY TRENCHES SHALL BE COMPACTED BY THE METHODS LISTED IN THE GEOTECHNICAL REPORT. IF MEANS ARE NOT SPECIFIED THEN FOLLOW THE THE "QUALITY COMPACTION METHOD" PER MnDOT SPECIFICATIONS.

29. THE REMOVAL OF BITUMINOUS/CONCRETE PAVEMENT SHALL INCLUDE ALL NECESSARY SAWCUTS AS INCIDENTAL.

30. ALL FIELD TILES CROSSING THE EXISTING AND/OR NEW RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES. TILE LINES MARKED ON THIS PLAN AND ANY LOCATED DURING CONSTRUCTION OPERATIONS SHALL BE VERIFIED TO BE IN WORKING ORDER AT THE COMPLETION OF MASS EARTHWORK AND AGGREGATE PLACEMENT OPERATIONS. INSPECTION, DOCUMENTATION AND REPAIR/REPLACEMENT OF TILE LINES, IF NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

31. THE CONTRACTOR SHALL INSTALL TEMPORARY MAIL BOXES AND SUPPORTS AT LOCATIONS DESIGNATED BY THE POST MASTER DURING CONSTRUCTION OPERATIONS, INCIDENTAL.

32. IT IS SUSPECTED THAT UNKNOWN TILES ARE LOCATED WITHIN THE EXCAVATION AREA. SHOULD A TILE BE BROKEN DURING EXCAVATION ACTIVITES AND DETERMINED TO BE A LIVE TILE, THE CONTRACTOR SHALL FURNISH AND UTILIZE THE SAME OR SIMILAR MATERIAL AS THE BROKEN PIPE TO RECONNECT THE BROKEN TILE. WHERE THE NEW PIPING AND EXISTING PIPE ARE OF DIFFERENT SIZES AND/OR MATERIALS, THE CONTRACTOR SHALL FURNISH AND INSTALL ECCENTRIC FITTINGS OR "FERNCOS" TO PROVIDE A CONSTANT FLOW LINE ELEVATION AND WATERTIGHT CONNECTION.

ISG

FORESTAR

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TITLE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES

SHEET

2

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:25 PM

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	ALIGNMENT	STATION	LOCATION	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-8	NARROWS CANYON TRAIL SE	23+75	0' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	21.99	867.49	845.50	SP-8
S-9	NARROWS CANYON TRAIL SE	21+55	1' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	17.76	884.27	866.51	SP-9
S-10	NARROWS CANYON TRAIL SE	20+20	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	16.14	894.62	878.48	SP-10
S-11	NARROWS CANYON TRAIL SE	18+21	2' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	14.52	903.15	888.63	SP-11
S-12	NARROWS CANYON TRAIL SE	17+17	3' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	14.35	908.38	894.04	SP-12
S-13	NARROWS CANYON TRAIL SE	16+14	5' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	12.86	912.33	899.47	SP-13
S-14	NARROWS CANYON TRAIL SE	14+84	2' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.02	921.61	902.59	SP-14
S-15	NARROWS CANYON TRAIL SE	12+28	1' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	20.66	924.73	904.07	SP-15
S-16	NARROWS CANYON TRAIL SE	11+52	2' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.00	923.55	904.55	SP-16
S-17	NARROWS CANYON TRAIL SE	10+22	6' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.32	923.62	905.30	SP-17
S-18	NARROWS CANYON TRAIL SE	9+61	5' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.48	924.19	905.71	SP-18
S-18A	GODWIN CT	122+43	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.40	925.17	906.77	SP-18A
S-18B	GODWIN CT	123+86	37' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	12.15	919.77	907.62	SP-18B
S-19	NARROWS CANYON TRAIL SE	7+93	11' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	16.57	927.09	910.52	SP-19
S-20	NARROWS CANYON TRAIL SE	6+38	9' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.92	931.32	911.40	SP-20
S-21	NARROWS CANYON TRAIL SE	5+51	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.94	930.89	911.95	SP-21
S-21A	WATKINS GLEN COURT	113+24	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	15.92	929.15	913.23	SP-21A
S-22	NARROWS CANYON TRAIL SE	3+24	2' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.36	931.51	913.15	SP-22
S-23	SAVANNA WAY	5+15	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	16.89	930.66	913.77	SP-23
S-23A	NARROWS CANYON TRAIL SE	0+45	1' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.52	936.21	917.69	SP-23A
S-24	SAVANNA WAY	6+61	1' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	13.85	928.55	914.70	SP-24
S-25	SAVANNA WAY	8+80	10' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	12.57	928.69	916.12	SP-25
S-26	SAVANNA WAY	10+73	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	15.90	933.28	917.38	SP-26
S-27	SAVANNA WAY	3+50	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.34	933.04	914.70	SP-27
S-28	SAVANNA WAY	1+64	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.98	935.71	915.73	SP-28
S-29	SAVANNA WAY	1+01	56' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	17.86	934.10	916.24	SP-29

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	ALIGNMENT	STATION	LOCATION	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-9	NARROWS CANYON TRAIL SE	21+55' to 23+75'	1' R to 0' R	S-9	866.51	S-8	855.52	8	PVC	SDR-35	5.00%	220
SP-10	NARROWS CANYON TRAIL SE	20+20' to 21+55'	0' to 1' R	S-10	878.48	S-9	871.71	8	PVC	SDR-35	5.00%	135
SP-11	NARROWS CANYON TRAIL SE	18+21' to 20+20'	-2' L to 0'	S-11	888.63	S-10	878.68	8	PVC	SDR-35	5.00%	199
SP-12	NARROWS CANYON TRAIL SE	17+17' to 18+21'	-3' L to -2' L	S-12	894.04	S-11	888.83	8	PVC	SDR-35	5.00%	104
SP-13	NARROWS CANYON TRAIL SE	16+14' to 17+17'	-5' L to -3' L	S-13	899.47	S-12	894.24	8	PVC	SDR-35	5.00%	105
SP-14	NARROWS CANYON TRAIL SE	14+84' to 16+14'	-2' L to -5' L	S-14	902.69	S-13	899.67	8	PVC	SDR-26	2.33%	130
SP-15	NARROWS CANYON TRAIL SE	12+28' to 14+84'	-1' L to -2' L	S-15	904.07	S-14	902.79	8	PVC	SDR-26	0.50%	257
SP-16	NARROWS CANYON TRAIL SE	11+52' to 12+28'	-2' L to -1' L	S-16	904.55	S-15	904.17	8	PVC	SDR-26	0.50%	75
SP-17	NARROWS CANYON TRAIL SE	10+22' to 11+52'	6' R to -2' L	S-17	905.30	S-16	904.65	8	PVC	SDR-26	0.50%	130
SP-18	NARROWS CANYON TRAIL SE	9+61' to 10+22'	5' R to 6' R	S-18	905.71	S-17	905.40	8	PVC	SDR-26	0.50%	62
SP-18A	GODWIN CT	122+43' to 120+50'	0' to 0'	S-18A	906.77	S-18	905.81	8	PVC	SDR-26	0.50%	193
SP-18B	GODWIN CT	123+86' to 122+43'	37' R to 0'	S-18B	907.62	S-18A	906.87	8	PVC	SDR-26	0.50%	150
SP-19	NARROWS CANYON TRAIL SE	7+93' to 9+61'	11' R to 5' R	S-19	910.52	S-18	905.81	8	PVC	SDR-26	2.77%	170
SP-20	NARROWS CANYON TRAIL SE	6+38' to 7+93'	9' R to 11' R	S-20	911.40	S-19	910.62	8	PVC	SDR-26	0.50%	158
SP-21	NARROWS CANYON TRAIL SE	5+51' to 6+38'	0' to 9' R	S-21	911.95	S-20	911.50	8	PVC	SDR-26	0.50%	89
SP-21A	WATKINS GLEN COURT	113+24' to 111+00'	0' to 0'	S-21A	913.23	S-21	912.11	8	PVC	SDR-26	0.50%	224
SP-22	NARROWS CANYON TRAIL SE	3+24' to 5+51'	-2' L to 0'	S-22	913.15	S-21	912.05	8	PVC	SDR-26	0.49%	227
SP-23	NARROWS CANYON TRAIL SE	2+28' to 3+24'	0' to -2' L	S-23	913.77	S-22	913.25	8	PVC	SDR-26	0.55%	95
SP-23A	NARROWS CANYON TRAIL SE	0+45' to 2+28'	-1' L to 0'	S-23A	917.69	S-23	913.87	8	PVC	SDR-35	2.08%	183
SP-23B	NARROWS CANYON TRAIL SE	0+37' to 0+45'	-2' L to -1' L	8" PLUG	917.85	S-23A	917.69	8	PVC	SDR-35	2.08%	8
SP-24	SAVANNA WAY	6+61' to 5+15'	-1' L to 0'	S-24	914.70	S-23	913.82	8	PVC	SDR-35	0.60%	146
SP-25	SAVANNA WAY	8+80' to 6+61'	-10' L to -1' L	S-25	916.12	S-24	914.80	8	PVC	SDR-35	0.60%	220
SP-26	SAVANNA WAY	10+73' to 8+80'	0' to -10' L	S-26	917.38	S-25	916.22	8	PVC	SDR-35	0.60%	194
SP-26A	SAVANNA WAY	10+72' to 10+73'	22' R to 0'	ST--554	917.59	S-26	917.48	8	PVC	SDR-35	0.50%	22
SP-26B	SAVANNA WAY	10+74' to 10+73'	-10' L to 0'	ST--553	917.53	S-26	917.48	8	PVC	SDR-35	0.50%	10
SP-27	SAVANNA WAY	3+50' to 5+15'	0' to 0'	S-27	914.70	S-23	913.87	8	PVC	SDR-26	0.50%	165
SP-28	SAVANNA WAY	1+64' to 3+50'	0' to 0'	S-28	915.73	S-27	914.80	8	PVC	SDR-26	0.50%	185
SP-29	SAVANNA WAY	1+01' to 1+64'	-56' L to 0'	S-29	916.24	S-28	915.83	8	PVC	SDR-26	0.50%	83
SP-30	SAVANNA WAY	0+87' to 1+01'	-56' L to -56' L	STUB	916.40	S-29	916.34	8	PVC	SDR-26	0.50%	13

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	908.03	FES-1	907.10	60	RCP	RCP	0.61%	152
P-1A	FES-1A	921.06	ST-1	920.60	54	RCP	RCP	0.90%	51
P-601	FES-601	924.50	ST-601	924.64	24	RCP	RCP	0.50%	28
P-602	ST-601	919.50	ST-602	918.93	24	RCP	RCP	0.40%	142
P-603	ST-602	918.93	ST-604	918.05	24	RCP	RCP	0.40%	223
P-604	ST-604	915.70	ST-1	915.19	36	RCP	RCP	0.35%	147
P-604A	ST-604A	916.00	ST-604	915.90	24	RCP	RCP	0.50%	20
P-604B	FES-604B	921.50	ST-604A	921.59	24	RCP	RCP	0.50%	19
P-701	ST-701	924.19	FES-701	924.00	30	RCP	RCP	0.16%	117
P-701A	ST-701A	928.31	ST-701	927.89	18	RCP	RCP	1.00%	42
P-702	ST-702	924.94	ST-701	924.39	30	RCP	RCP	0.29%	189
P-702A	ST-702A	925.42	ST-702	925.14	18	RCP	RCP	0.61%	46
P-702B	ST-702B	925.78	ST-702A	925.62	15	RCP	RCP	0.50%	31
P-702C	ST-702C	925.66	ST-702	925.14	12	RCP	RCP	1.00%	52
P-703	ST-703	925.27	ST-702	925.14	24	RCP	RCP	0.29%	43
P-704	ST-704	925.61	ST-703	925.47	18	RCP	RCP	0.30%	47
P-704A	ST-704A	926.17	ST-704	925.81	12	RCP	RCP	0.98%	37
P-705	ST-705	926.91	ST-704	925.81	15	RCP	RCP	0.50%	221
P-705A	ST-705A	927.27	ST-705	927.11	12	RCP	RCP	0.50%	31
P-901	ST-902	917.55	FES-901	917.00	24	RCP	RCP	1.12%	49
P-903	ST-903	918.49	ST-902	918.00	18	RCP	RCP	0.38%	129
P-904	ST-904	919.88	ST-903	918.69	15	RCP	RCP	0.68%	174
P-905	ST-905	920.70	ST-904	920.08	15	RCP	RCP	0.58%	107
P-906	ST-906	921.74	ST-905	920.90	15	RCP	RCP	0.58%	144
P-908	ST-908	917.91	ST-902	917.75	24	RCP	RCP	0.18%	88
P-908A	ST-908A	923.69	ST-908	918.11	15	RCP	RCP	3.90%	143
P-909	ST-909	918.30	ST-908	918.11	15	RCP	RCP	0.39%	48
P-910	ST-910	918.59	ST-909	918.30	15	RCP	RCP	0.34%	83

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-911	ST-911	919.14	ST-910	918.79	15	RCP	RCP	0.40%	89
P-912	FES-912	915.00	ST-912	915.11	24	RCP	RCP	0.52%	21
P-913	ST-912	911.00	FES-913	910.00	30	RCP	RCP	1.31%	76
P-1001	ST-1001	895.15	FES-1001	894.50	24	RCP	RCP	1.71%	38
P-1002	ST-1002	898.43	ST-1001	895.35	24	RCP	RCP	2.00%	154
P-1003	ST-1003	900.44	ST-1002	898.63	24	RCP	RCP	1.97%	92
P-1004	ST-1004	903.23	ST-1003	900.64	24	RCP	RCP	3.14%	83
P-1005	ST-1005	906.54	ST-1004	903.43	24	RCP	RCP	2.07%	150
P-1005A	ST-1005A	918.50	ST-1005	918.18	12	RCP	RCP	0.97%	33
P-1006	ST-1006	910.04	ST-1005	906.74	24	RCP	RCP	1.59%	207
P-1007	ST-1007	910.76	ST-1006	910.24	24	RCP	RCP	0.70%	75
P-1008	ST-1008	911.30	ST-1007	910.96	24	RCP	RCP	0.70%	48
P-1008A	ST-1008A	918.03	ST-1008	917.72	12	RCP	RCP	1.00%	31
P-1009	ST-1009	911.92	ST-1008	911.50	24	RCP	RCP	0.40%	103
P-1010	ST-1010	912.04	ST-1009	911.92	24	RCP	RCP	0.40%	31
P-1011	ST-1011	912.67	ST-1010	912.24	18	RCP	RCP	1.20%	35
P-1011A	ST-1011A	913.80	ST-1011	912.96	18	RCP	RCP	0.50%	168
P-1011B	ST-1011B	914.87	ST-1011A	914.00	18	RCP	RCP	0.50%	175
P-1012A	ST-1012A	918.47	ST-1011	917.79	12	RCP	RCP	2.50%	27
P-1012B	ST-1012B	919.45	ST-1012A	918.67	12	RCP	RCP	2.50%	31
P-1016	ST-1016	896.82	FES-1016	894.50	15	RCP	RCP	4.71%	49
P-1017	ST-1017	902.54	ST-1016	897.02	12	RCP	RCP	4.71%	117
P-1018	ST-1018	909.03	ST-1017	902.74	12	RCP	RCP	7.25%	87
P-1019	FES-1019	891.36	ST-1019	892.50	24	RCP	RCP	2.99%	38
P-1020	ST-1019	889.75	FES-1020	886.96	24	RCP	RCP	3.27%	85
P-1101	ST-1101	886.87	FES-1101	886.50	30	RCP	RCP	0.99%	37
P-1102	ST-1102	887.17	ST-1101	886.87	30	RCP	RCP	0.90%	33
P-1103	ST-1103	887.58	ST-1102	887.17	30	RCP	RCP	0.30%	139

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1104	ST-1104	889.44	ST-1103	887.78	18	RCP	RCP	4.51%	37
P-1105	ST-1105	891.54	ST-1104	889.64	18	RCP	RCP	5.00%	38
P-1106	ST-1106	895.06	ST-1105	891.74	18	RCP	RCP	5.00%	66
P-1107	ST-1107	897.34	ST-1106	897.21	18	RCP	RCP	1.00%	13
P-1108	ST-1108	898.47	ST-1107	897.54	18	RCP	RCP	1.00%	93
P-1109	ST-1109	899.46	ST-1108	898.67	18	RCP	RCP	0.50%	157
P-1110	ST-1110	902.06	ST-1109	899.66	12	RCP	RCP	3.00%	80
P-1111	ST-1111	905.73	ST-1110	902.26	12	RCP	RCP	3.00%	116
P-1112	ST-1112	908.45	ST-1111	905.93	12	RCP	RCP	2.41%	105
P-1113	ST-1113	911.32	ST-1112	908.65	12	RCP	RCP	1.64%	163
P-1114	ST-1114	912.22	ST-1113	911.52	12	RCP	RCP	0.82%	85
P-1115	ST-1115	901.10	ST-1106	895.26	12	RCP	RCP	5.00%	117
P-1116	ST-1116	906.28	ST-1115	901.30	12	RCP	RCP	5.00%	100
P-1117	ST-1117	908.18	ST-1116	906.48	12	RCP	RCP	5.00%	34
P-1201	ST-1201	840.31	FES-1201	839.00	24	RCP	RCP	2.00%	66
P-1202	ST-1202	868.54	ST-1201	842.00	15	RCP	RCP	29.16%	91
P-1202A	ST-1202A	869.52	ST-1202	868.74	12	RCP	RCP	2.00%	39
P-1202B	ST-1202B	870.24	ST-1202A	869.72	12	RCP	RCP	1.64%	32
P-1203	ST-1203	881.25	ST-1202	870.17	15	RCP	RCP	5.00%	222
P-1204	FES-1204	882.50	ST-1203	884.37	12	RCP	RCP	2.73%	68
P-1205	ST-1205	857.88	ST-1201	846.35	18	RCP	RCP	13.52%	85
P-1206	ST-1206	858.90	ST-1205	858.07	18	RCP	RCP	2.50%	33
P-1207	ST-1207	863.42	ST-1206	859.10	15	RCP	RCP	2.65%	163
P-1208	ST-1208	874.72	ST-1207	863.62	12	RCP	RCP	7.61%	146
P-1209	FES-1209	839.00	ST-1209	839.09	24	RCP	RCP	0.50%	19
P-1210	ST-1209	834.50	FES-1210	830.00	24	RCP	RCP	7.72%	58

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SCHEDULES
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

3

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

WATERMAIN SCHEDULE

ALIGNMENT	STATION	LOCATION	PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
NARROWS CANYON TRAIL SE	0+37 TO 0+66	-11' TO -11'	C900	29	8
NARROWS CANYON TRAIL SE	0+66 TO 0+66	-20' TO -22'	PP	3	6
NARROWS CANYON TRAIL SE	0+67 TO 0+66	-12' TO -19'	PP	7	6
NARROWS CANYON TRAIL SE	0+67 TO 1+40	-11' TO -11'	C900	73	8
SAVANNA WAY	0+87 TO 0+94	-44' TO -45'	C900	7	8
SAVANNA WAY	0+95 TO 1+59	-45' TO 12'	C900	85	8
NARROWS CANYON TRAIL SE	1+41 TO 1+46	-11' TO -11'	C900	5	8
NARROWS CANYON TRAIL SE	1+47 TO 1+52	-11' TO -11'	C900	5	8
NARROWS CANYON TRAIL SE	1+53 TO 1+57	-11' TO -11'	C900	5	8
NARROWS CANYON TRAIL SE	1+58 TO 1+84	-11' TO -11'	C900	26	8
SAVANNA WAY	1+60 TO 2+33	13' TO 16'	C900	74	8
NARROWS CANYON TRAIL SE	1+85 TO 2+36	-11' TO -11'	C900	50	8
SAVANNA WAY	2+33 TO 3+50	16' TO 16'	C900	120	8
NARROWS CANYON TRAIL SE	2+37 TO 2+38	-11' TO -11'	C900	2	12
NARROWS CANYON TRAIL SE	2+40 TO 2+54	-11' TO -11'	C900	15	12
NARROWS CANYON TRAIL SE	2+55 TO 3+15	-11' TO -14'	C900	65	12
NARROWS CANYON TRAIL SE	3+16 TO 4+04	-14' TO -11'	C900	91	12
SAVANNA WAY	3+50 TO 4+77	16' TO 13'	C900	129	8
NARROWS CANYON TRAIL SE	4+04 TO 4+04	-19' TO -11'	C900	8	6
NARROWS CANYON TRAIL SE	4+04 TO 4+04	-23' TO -20'	C900	3	6
NARROWS CANYON TRAIL SE	4+05 TO 5+18	-11' TO -11'	C900	113	12
SAVANNA WAY	4+78 TO 4+87	14' TO 14'	C900	10	8
SAVANNA WAY	4+87 TO 5+23	14' TO 12'	C900	36	8
NARROWS CANYON TRAIL SE	5+18 TO 5+63	-11' TO -12'	C900	43	12
SAVANNA WAY	5+24 TO 5+26	12' TO 11'	C900	2	12
SAVANNA WAY	5+27 TO 6+60	11' TO 11'	C900	133	12
NARROWS CANYON TRAIL SE	5+64 TO 6+36	-12' TO -3'	C900	71	12
NARROWS CANYON TRAIL SE	6+37 TO 6+76	-3' TO -9'	C900	39	12
SAVANNA WAY	6+61 TO 8+80	11' TO 2'	C900	217	12
NARROWS CANYON TRAIL SE	6+75 TO 6+76	-22' TO -18'	C900	4	6
NARROWS CANYON TRAIL SE	6+76 TO 6+77	-17' TO -10'	C900	8	6
NARROWS CANYON TRAIL SE	6+77 TO 7+93	-9' TO -1'	C900	114	12
NARROWS CANYON TRAIL SE	7+93 TO 9+58	-1' TO -6'	C900	162	12
SAVANNA WAY	8+80 TO 10+82	2' TO 13'	C900	201	12
NARROWS CANYON TRAIL SE	9+59 TO 9+69	-6' TO -7'	C900	10	12
NARROWS CANYON TRAIL SE	9+70 TO 10+22	-7' TO -6'	C900	51	12
NARROWS CANYON TRAIL SE	10+22 TO 11+51	-6' TO -13'	C900	130	12
SAVANNA WAY	10+82 TO 10+82	13' TO 18'	C900	4	8
SAVANNA WAY	10+83 TO 10+82	8' TO 12'	C900	4	8
SAVANNA WAY	10+83 TO 10+88	13' TO 13'	C900	5	12
SAVANNA WAY	10+89 TO 11+24	13' TO 33'	C900	41	12
SAVANNA WAY	11+25 TO 18+00	33' TO 38'	C900	682	12
NARROWS CANYON TRAIL SE	11+51 TO 11+85	-13' TO -14'	C900	38	12
NARROWS CANYON TRAIL SE	11+85 TO 12+19	-14' TO -14'	C900	38	12
NARROWS CANYON TRAIL SE	12+19 TO 12+89	-14' TO -10'	C900	72	12
NARROWS CANYON TRAIL SE	12+89 TO 12+89	-23' TO -20'	C900	3	6
NARROWS CANYON TRAIL SE	12+89 TO 12+89	-19' TO -11'	C900	8	6
NARROWS CANYON TRAIL SE	12+90 TO 14+85	-10' TO -13'	C900	197	12
NARROWS CANYON TRAIL SE	14+85 TO 16+13	-13' TO -17'	C900	134	12
NARROWS CANYON TRAIL SE	16+14 TO 17+00	-17' TO -12'	C900	91	12
NARROWS CANYON TRAIL SE	17+01 TO 17+03	-12' TO -12'	C900	2	12
NARROWS CANYON TRAIL SE	17+04 TO 17+08	-12' TO -13'	C900	4	12
NARROWS CANYON TRAIL SE	17+09 TO 17+10	-13' TO -13'	C900	2	12
NARROWS CANYON TRAIL SE	17+11 TO 17+17	-13' TO -14'	C900	6	12
NARROWS CANYON TRAIL SE	17+17 TO 17+49	-14' TO -9'	C900	34	12
NARROWS CANYON TRAIL SE	17+50 TO 18+20	-9' TO -13'	C900	73	12
NARROWS CANYON TRAIL SE	17+53 TO 17+50	-60' TO -10'	C900	51	6
NARROWS CANYON TRAIL SE	17+54 TO 17+53	-64' TO -61'	C900	3	6
SAVANNA WAY	18+00 TO 18+88	38' TO 34'	C900	92	12
NARROWS CANYON TRAIL SE	18+21 TO 21+55	-13' TO -10'	C900	336	12

** PIPE LENGTHS EXCLUDE ALL TEES, VALVES, AND FITTINGS

WATERMAIN SCHEDULE

ALIGNMENT	STATION	LOCATION	PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
SAVANNA WAY	18+89 TO 18+89	35' TO 39'	C900	4	8
SAVANNA WAY	18+89 TO 18+89	29' TO 33'	C900	4	8
SAVANNA WAY	18+89 TO 18+93	34' TO 34'	C900	4	12
NARROWS CANYON TRAIL SE	21+55 TO 23+19	-10' TO -10'	C900	162	12
NARROWS CANYON TRAIL SE	23+20 TO 23+22	-10' TO -10'	C900	2	6
NARROWS CANYON TRAIL SE	23+23 TO 23+25	-10' TO -13'	C900	3	6
NARROWS CANYON TRAIL SE	23+25 TO 23+25	-13' TO -19'	C900	6	6
NARROWS CANYON TRAIL SE	23+25 TO 23+25	-20' TO -22'	C900	3	6
WATKINS GLEN COURT	110+88 TO 110+90	-12' TO -12'	C900	2	8
WATKINS GLEN COURT	110+91 TO 113+08	-12' TO -12'	C900	217	8
WATKINS GLEN COURT	113+09 TO 113+60	-12' TO -30'	C900	55	8
WATKINS GLEN COURT	113+60 TO 113+62	-30' TO -31'	C900	2	6
WATKINS GLEN COURT	113+63 TO 113+67	-31' TO -32'	C900	4	6
GODWIN CT	120+41 TO 122+15	-11' TO -10'	C900	174	8
GODWIN CT	122+15 TO 122+15	-21' TO -24'	C900	3	6
GODWIN CT	122+16 TO 122+15	-11' TO -20'	C900	9	6
GODWIN CT	122+16 TO 122+39	-10' TO -10'	C900	23	8
GODWIN CT	122+39 TO 123+67	-10' TO 16'	C900	125	8
GODWIN CT	123+68 TO 123+96	16' TO -2'	C900	34	8
GODWIN CT	123+97 TO 124+02	-2' TO -6'	C900	7	6
GODWIN CT	124+03 TO 124+05	-7' TO -8'	C900	3	6

** PIPE LENGTHS EXCLUDE ALL TEES, VALVES, AND FITTINGS

WATERMAIN FITTING SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE	WEIGHT (LBS)
NARROWS CANYON TRAIL SE	0+37	-11	CAP	8"	26
NARROWS CANYON TRAIL SE	0+67	-11	TEE	8"x6"	79
SAVANNA WAY	0+87	-44	CAP	8"	26
SAVANNA WAY	0+95	-45	BEND	8"x45°	50
NARROWS CANYON TRAIL SE	1+41	-11	BEND	8"x45°	50
NARROWS CANYON TRAIL SE	1+46	-11	BEND	8"x45°	50
NARROWS CANYON TRAIL SE	1+52	-11	BEND	8"x45°	50
NARROWS CANYON TRAIL SE	1+58	-11	BEND	8"x45°	50
SAVANNA WAY	1+60	13	BEND	8"x45°	50
SAVANNA WAY	2+33	16	BEND	8"x11.25°	44
NARROWS CANYON TRAIL SE	2+36	-11	REDUCER	12"x8"	57
NARROWS CANYON TRAIL SE	2+55	-11	BEND	12"x11.25°	68
NARROWS CANYON TRAIL SE	3+16	-14	BEND	12"x22.5°	81
SAVANNA WAY	3+50	16	BEND	8"x11.25°	44
NARROWS CANYON TRAIL SE	4+04	-11	TEE	12"x6"	119
SAVANNA WAY	4+87	14	BEND	8"x11.25°	44
NARROWS CANYON TRAIL SE	5+18	-11	BEND	12"x11.25°	68
SAVANNA WAY	5+23	12	REDUCER	12"x8"	57
SAVANNA WAY	5+26	11	CROSS	12"x12"	202
NARROWS CANYON TRAIL SE	5+63	-12	TEE	12"x8"	126
NARROWS CANYON TRAIL SE	6+36	-3	BEND	12"x22.5°	81
SAVANNA WAY	6+60	11	BEND	12"x11.25°	68
NARROWS CANYON TRAIL SE	6+77	-9	TEE	12"x6"	119
NARROWS CANYON TRAIL SE	7+93	-1	BEND	12"x22.5°	81
SAVANNA WAY	8+80	2	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	9+59	-6	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	9+69	-7	TEE	12"x8"	126
NARROWS CANYON TRAIL SE	10+22	-6	BEND	12"x11.25°	68
SAVANNA WAY	10+82	18	CAP	8"	26
SAVANNA WAY	10+82	13	CROSS	12"x8"	149
SAVANNA WAY	10+83	8	CAP	8"	26
SAVANNA WAY	10+88	13	BEND	12"x22.5°	81
SAVANNA WAY	11+25	33	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	11+51	-13	BEND	12"x11.25°	68
NARROWS CANYON TRAIL SE	11+85	-14	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	12+19	-14	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	12+89	-10	TEE	12"x6"	119
NARROWS CANYON TRAIL SE	14+85	-13	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	16+13	-17	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	17+00	-12	BEND	12"x45°	108
NARROWS CANYON TRAIL SE	17+03	-12	BEND	12"x45°	108
NARROWS CANYON TRAIL SE	17+08	-13	BEND	12"x45°	108
NARROWS CANYON TRAIL SE	17+11	-13	BEND	12"x45°	108
NARROWS CANYON TRAIL SE	17+17	-14	BEND	12"x22.5°	81
NARROWS CANYON TRAIL SE	17+50	-9	TEE	12"x6"	119
SAVANNA WAY	18+00	38	BEND	12"x11.25°	68
NARROWS CANYON TRAIL SE	18+20	-13	BEND	12"x22.5°	81
SAVANNA WAY	18+89	39	CAP	8"	26
SAVANNA WAY	18+89	29	CAP	8"	26
SAVANNA WAY	18+89	34	CROSS	12"x8"	149
NARROWS CANYON TRAIL SE	21+55	-10	BEND	12"x11.25°	68
NARROWS CANYON TRAIL SE	23+19	-10	REDUCER	12"x6"	64
NARROWS CANYON TRAIL SE	23+22	-10	BEND	6"x45°	36
NARROWS CANYON TRAIL SE	23+25	-13	BEND	6"x45°	36
WATKINS GLEN COURT	113+08	-12	BEND	8"x22.5°	50
WATKINS GLEN COURT	113+60	-30	REDUCER	8"x6"	39
GODWIN CT	122+16	-10	TEE	8"x6"	79
GODWIN CT	122+39	-10	BEND	8"x11.25°	44
GODWIN CT	123+67	16	BEND	8"x45°	50
GODWIN CT	123+96	-2	REDUCER	8"x6"	39

HYDRANT SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE	BREAK
NARROWS CANYON TRAIL SE	0+66	-22	HYDRANT	5"x 7'-6"	935.51
NARROWS CANYON TRAIL SE	4+04	-23	HYDRANT	5"x 7'-6"	932.42
NARROWS CANYON TRAIL SE	6+75	-22	HYDRANT	5"x 7'-6"	931.82
NARROWS CANYON TRAIL SE	12+89	-23	HYDRANT	5"x 7'-6"	925.94
NARROWS CANYON TRAIL SE	17+54	-64	HYDRANT	5"x 7'-6"	908.03
NARROWS CANYON TRAIL SE	23+25	-22	HYDRANT	5"x 7'-6"	871.23
WATKINS GLEN COURT	113+67	-32	HYDRANT	5"x 7'-6"	929.32
GODWIN CT	122+15	-24	HYDRANT	5"x 7'-6"	925.99
GODWIN CT	124+05	-8	HYDRANT	5"x 7'-6"	921.07

VALVE SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE
NARROWS CANYON TRAIL SE	0+66	-19	GV & BOX	6"
NARROWS CANYON TRAIL SE	1+85	-11	GV & BOX	8"
NARROWS CANYON TRAIL SE	4+04	-19	GV & BOX	6"
SAVANNA WAY	4+77	14	GV & BOX	8"
NARROWS CANYON TRAIL SE	6+76	-18	GV & BOX	6"
NARROWS CANYON TRAIL SE	12+89	-20	GV & BOX	6"
NARROWS CANYON TRAIL SE	17+53	-61	GV & BOX	6"
NARROWS CANYON TRAIL SE	23+25	-20	GV & BOX	6"
WATKINS GLEN COURT	110+91	-12	GV & BOX	8"
WATKINS GLEN COURT	113+63	-31	GV & BOX	6"
GODWIN CT	122+15	-21	GV & BOX	6"
GODWIN CT	124+03	-6	GV & BOX	6"

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FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SCHEDULES
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

4

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:27 PM

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	102 Ø	RC	NEENAH 3067-VB	20.25	928.28	908.03	P-1
ST-601	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	11.00	930.50	919.50	P-602
ST-602	MnDOT 4020	48 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	11.24	930.17	918.93	P-603
ST-604	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	13.20	928.90	915.70	P-604
ST-604A	MnDOT 4020	60 Ø	RC	SKIMMER GRATE (SEE DETAIL)	11.06	927.06	916.00	P-604A
ST-701	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	14.08	934.26	920.19	P-701
ST-701A	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	6.00	934.31	928.31	P-701A
ST-702	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	6.51	931.45	924.94	P-702
ST-702A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.74	931.17	925.42	P-702A
ST-702B	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.32	931.10	925.78	P-702B
ST-702C	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	4.11	929.76	925.66	P-702C
ST-703	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	6.10	931.37	925.27	P-703
ST-704	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.50	931.11	925.61	P-704
ST-704A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	4.67	930.84	926.17	P-704A
ST-705	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	3.45	930.37	926.91	P-705
ST-705A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	3.22	930.49	927.27	P-705A
ST-902	MnDOT TYPE F	48 Ø	RC	NEENAH R-4342 BEEHIVE	3.80	921.35	917.55	P-901
ST-903	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	5.45	923.94	918.49	P-903
ST-904	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	7.55	927.42	919.88	P-904
ST-905	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	5.11	925.81	920.70	P-905
ST-906	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	2.85	924.59	921.74	P-906
ST-908	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353 BEEHIVE	4.01	921.91	917.91	P-908
ST-908A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.35	929.04	923.69	P-908A
ST-909	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.54	921.84	918.30	P-909
ST-910	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	2.76	921.34	918.59	P-910
ST-911	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	2.75	921.89	919.14	P-911
ST-912	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	9.60	920.60	911.00	P-913
ST-1001	MnDOT 4020	60 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	6.24	901.39	895.15	P-1001
ST-1002	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	12.76	907.19	894.43	P-1002
ST-1003	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	7.83	908.28	900.44	P-1003
ST-1004	MnDOT 4020	48 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	9.10	912.34	903.23	P-1004
ST-1005	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	16.37	922.92	906.54	P-1005
ST-1005A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	4.47	922.97	918.50	P-1005A
ST-1006	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	15.06	925.10	910.04	P-1006
ST-1007	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	12.81	923.57	910.76	P-1007
ST-1008	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	11.83	923.13	911.30	P-1008
ST-1008A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.61	923.64	918.03	P-1008A
ST-1009	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	12.10	924.01	911.92	P-1009
ST-1010	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	12.67	924.71	912.04	P-1010
ST-1011	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	12.01	924.67	912.67	P-1011
ST-1011A	MnDOT TYPE F	48 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	11.34	925.14	913.80	P-1011A
ST-1011B	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	4.31	919.18	914.87	P-1011B
ST-1012A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.46	923.93	918.47	P-1012A
ST-1012B	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.12	924.57	919.45	P-1012B
ST-1016	MnDOT TYPE G	48 Ø	RC	NEENAH R-4353-BEEHIVE	4.68	901.50	896.82	P-1016
ST-1017	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	3.00	905.54	902.54	P-1017
ST-1018	MnDOT TYPE G	48 Ø	RC	NEENAH R-4353-BEEHIVE	4.50	913.53	909.03	P-1018
ST-1019	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	9.75	899.50	889.75	P-1020
ST-1101	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	11.73	894.60	882.87	P-1101
ST-1102	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	7.44	894.60	887.17	P-1102
ST-1103	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353 BEEHIVE	3.67	891.25	887.58	P-1103
ST-1104	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	3.13	892.57	889.44	P-1104
ST-1105	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	4.74	896.28	891.54	P-1105
ST-1106	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	7.75	902.81	895.06	P-1106
ST-1107	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	6.54	903.88	897.34	P-1107
ST-1108	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	5.95	904.42	898.47	P-1108
ST-1109	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	3.09	902.55	899.46	P-1109
ST-1110	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	4.50	906.56	902.06	P-1110
ST-1111	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	5.82	911.55	905.73	P-1111
ST-1112	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	4.08	912.52	908.45	P-1112

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION
** STRUCTURES WITH SAFL BAFFLE (SEE DETAIL)

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1113	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	9.11	920.43	911.32	P-1113
ST-1114	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	3.75	915.97	912.22	P-1114
ST-1115	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	10.56	911.67	901.10	P-1115
ST-1116	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	7.38	913.66	906.28	P-1116
ST-1117	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	6.16	914.34	908.18	P-1117
ST-1201	MnDOT 4020	48 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	11.02	851.33	840.31	P-1201
ST-1202	MnDOT 4020	48 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	7.44	875.98	868.54	P-1202
ST-1202A	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	9.01	874.52	865.52	P-1202A
ST-1202B	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	4.38	874.62	870.24	P-1202B
ST-1203	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	10.25	891.50	881.25	P-1203
ST-1205	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	12.43	866.31	853.88	P-1205
ST-1206	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	7.58	866.48	858.90	P-1206
ST-1207	MnDOT TYPE F	48 Ø	RC	NEENAH R-4353-BEEHIVE	7.67	871.09	863.42	P-1207
ST-1208	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342-BEEHIVE	3.31	878.03	874.72	P-1208
ST-1209	MnDOT 4020	60 Ø	RC	SKIMMER GRATE (SEE DETAIL)	10.25	844.75	834.50	P-1210

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION
** STRUCTURES WITH SAFL BAFFLE (SEE DETAIL)

STORM DRAIN APRON SCHEDULE

APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.	NOTES
FES-1	60	RCP	907.10	P-1	
FES-1A	54	RCP	921.06	P-1A	
FES-601	24	RC	924.50	P-601	
FES-604B	24	RC	921.50	P-604B	
FES-701	30	RC	924.00	P-701	7 CY - CL 3 RIPRAP
FES-901	24	RC	917.00	P-901	9 CY - CL 3 RIPRAP
FES-912	24	RC	915.00	P-912	
FES-913	30	RC	910.00	P-913	7 CY - CL 3 RIPRAP
FES-1001	24	RCP	894.50	P-1001	
FES-1016	15	RC	894.50	P-1016	
FES-1019	24	RC	891.36	P-1019	
FES-1020	24	RC	886.96	P-1020	9 CY - CL 3 RIPRAP
FES-1101	30	RC	886.50	P-1101	
FES-1201	24	RC	839.00	P-1201	5 CY - CL 3 RIPRAP
FES-1204	12	RC	882.50	P-1204	
FES-1209	24	RC	839.00	P-1209	
FES-1210	24	RC	830.00	P-1210	9 CY - CL 3 RIPRAP

** PIPE LENGTH INCLUDES LENGTH OF APRON

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SCHEDULES
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

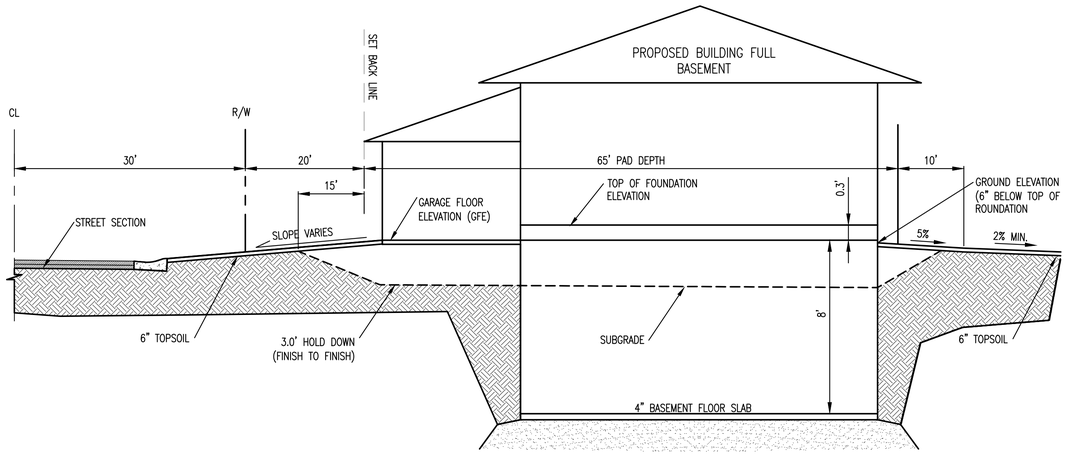
UTILITY SCHEDULES

SHEET

5 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:28 PM



SINGLE FAMILY FULL BASEMENT (FB)
3.0' HOLD DOWN

N.T.S.

NOTE:

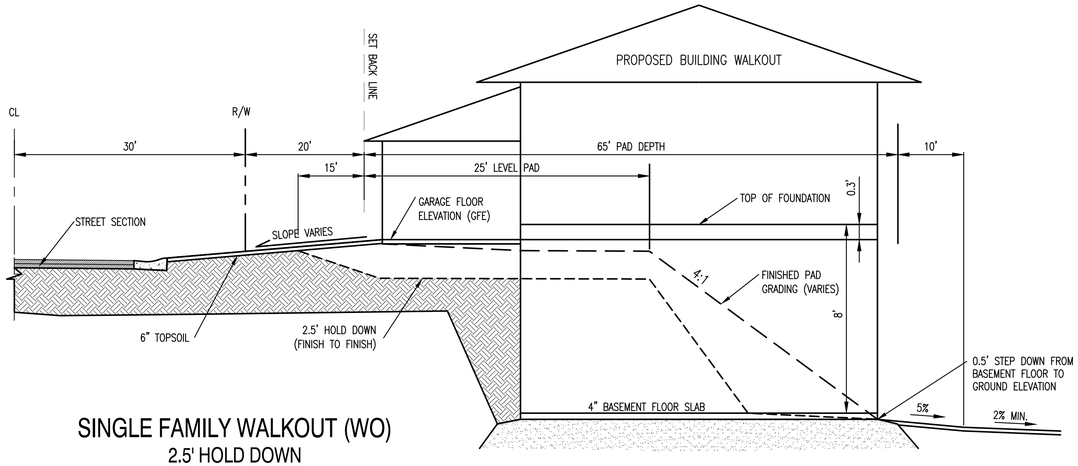
FB = FULL BASEMENT

LO = LOOK OUT BASEMENT

WO = WALKOUT BASEMENT

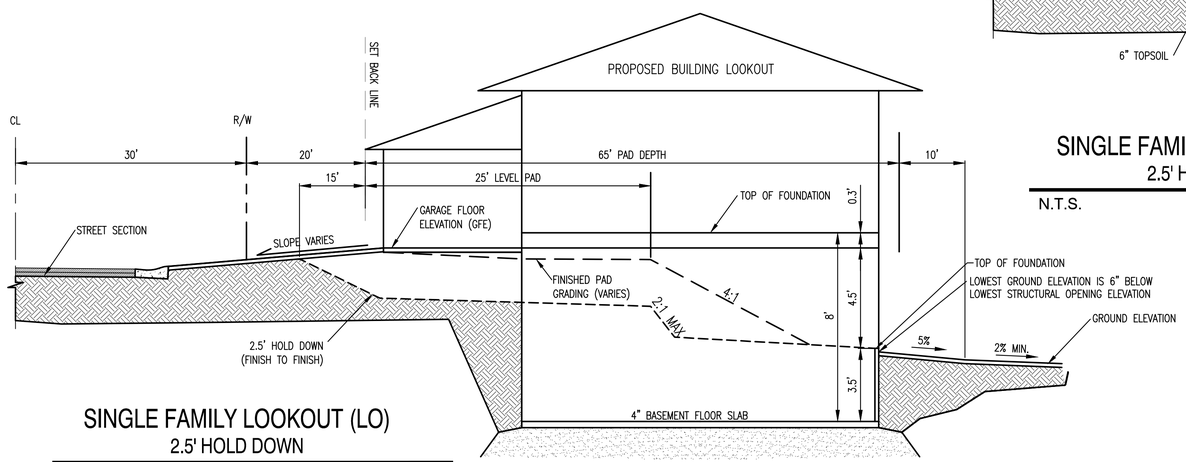
THE FIRST ELEVATION LISTED REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION LISTED REFERS TO THE LOWEST STRUCTURAL OPENING (LSO). IF NO SECOND ELEVATION IS LISTED THEN THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING.

SEE DETAILS OF EACH TYPE.



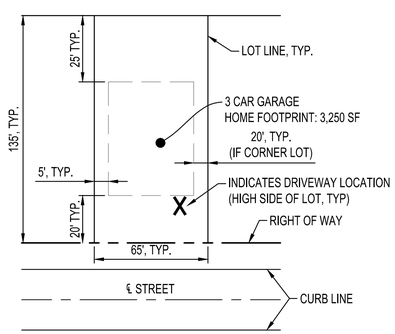
SINGLE FAMILY WALKOUT (WO)
2.5' HOLD DOWN

N.T.S.



SINGLE FAMILY LOOKOUT (LO)
2.5' HOLD DOWN

N.T.S.



65' SINGLE FAMILY TYPICAL LOT LAYOUT

NTS

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

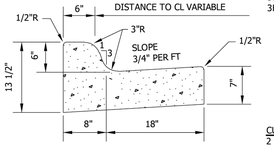
TITLE

SITE DETAILS

SHEET

6 OF 92

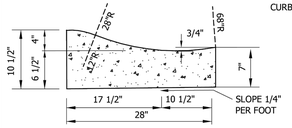
PLOT DATE: 2/25/2025 4:28 PM



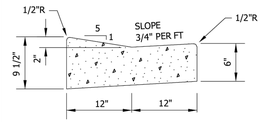
MNDOT B618

CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT

CURB REINFORCEMENT REQUIREMENTS:
2 - NO. 4 REINFORCING RODS, 20 FEET LONG, SHALL BE PLACED IN THE LOWER PORTION OF THE CURB CROSSING ALL SEWER AND WATER SERVICE TRENCHES, FIRE HYDRANT LEADS, STORM SEWER TRENCHES AND OTHER EXCAVATIONS OR TRENCHES. 2 - NO. 4 REINFORCING RODS SHALL ALSO BE PLACED ON EACH SIDE OF ALL CATCH BASINS LOCATED WITHIN THE CURB AND GUTTER.



SURMOUNTABLE



DRIVEWAY
SURMOUNTABLE

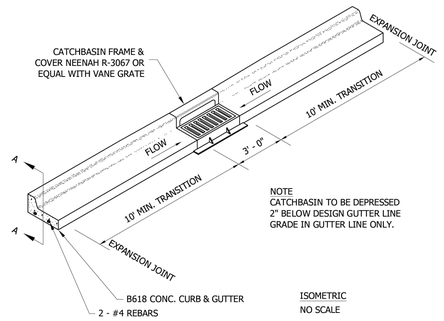
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CURB AND GUTTER

CHASKA, MINNESOTA

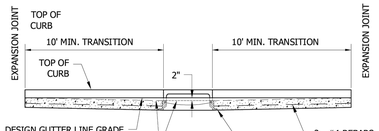
LAST REVISION: APRIL 2023

PLATE NO. STR-1



NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

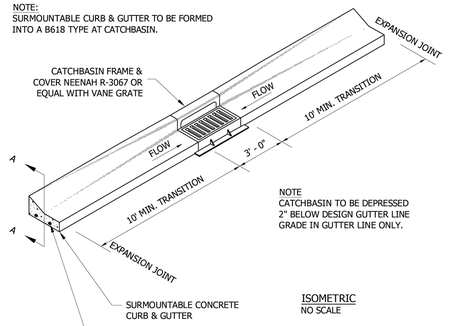
B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

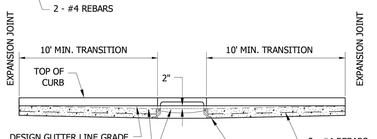
PLATE NO. STR-4

NOTE:
SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A B618 TYPE AT CATCHBASIN.



NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

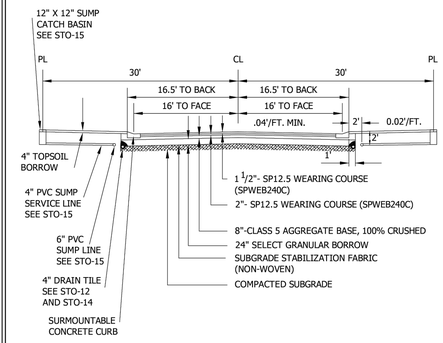
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SURMOUNTABLE CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 15TH UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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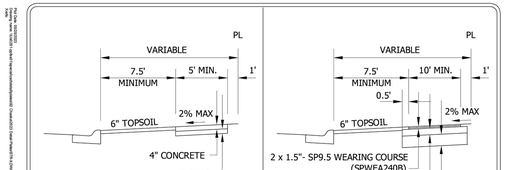
TYPICAL SECTIONS FOR
RESIDENTIAL STREETS
7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7

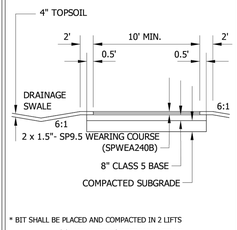


CONC. MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

NEIGHBORHOOD SIDEWALK

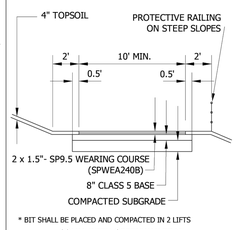
* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY ROADWAY TRAIL
URBAN SECTION



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL
SIDE SLOPE LOCATION

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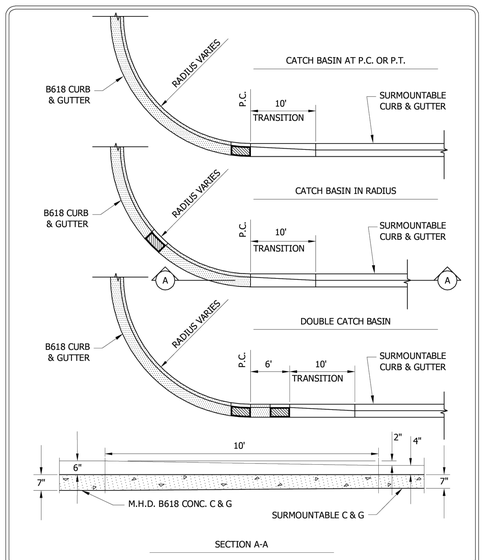
TYPICAL PLACEMENT AND SECTION
FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



SECTION A-A

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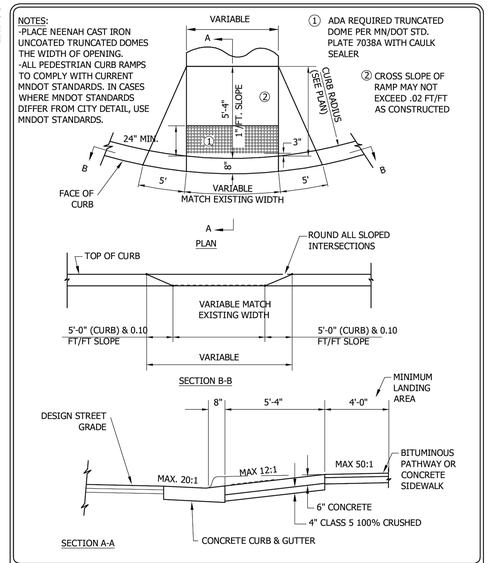
CONCRETE CURB & GUTTER
TRANSITION

CHASKA, MINNESOTA

LAST REVISION: OCT. 1989

PLATE NO. STR-10



SECTION A-A

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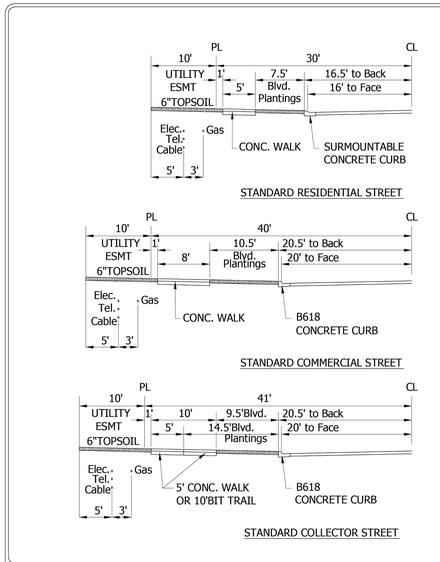
PEDESTRIAN CURB RAMP
FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: AUG 2023

PLATE NO. STR-11



STANDARD RESIDENTIAL STREET

STANDARD COMMERCIAL STREET

STANDARD COLLECTOR STREET

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TYPICAL STREET
COMPONENTS/DIMENSIONS
RESIDENTIAL, COMMERCIAL & COLLECTOR
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-16

PLOT DATE: 2/25/2025 4:28 PM

ISG

FORESTAR

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

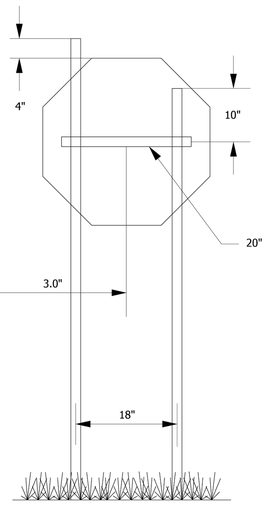
SITE DETAILS

SHEET

7

OF 92

PRELIMINARY NOT FOR CONSTRUCTION



NOTES:
STOP SIGNS SHOULD BE INSTALLED 3' BEHIND B/C

ALL STOP SIGNS SHALL BE INSTALLED WITH TWO POSTS UNLESS APPROVED BY OWNER

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STOP SIGN INSTALLATION DETAIL

CHASKA, MINNESOTA

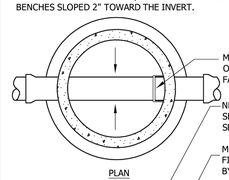
LAST REVISION: JUNE 2012

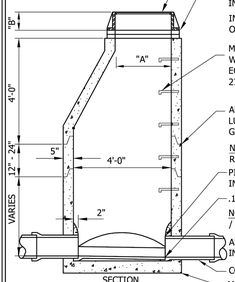
PLATE NO. STR-15

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"





MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

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, RAMNECK. AND GATOR WRAP.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS MIN.

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

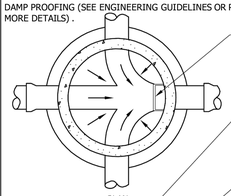
PLATE NO. SAN-1

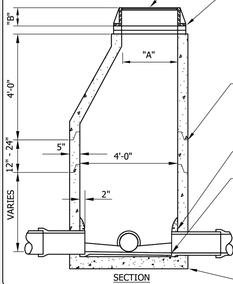
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .





MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTING RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING

INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK AND GATOR WRAP.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS (MIN.)

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

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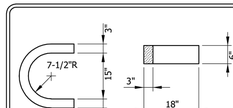
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

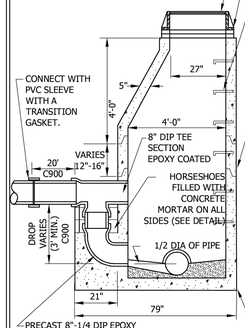
LAST REVISION: MARCH 2023

PLATE NO. SAN-2

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



HORSESHOE DETAILS



NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECS. FOR CASTING NUMBERS.

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

- 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.)

- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK, AND GATOR WRAP.

- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- NOTE: OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS).
- INTERIOR MANHOLE WALL SHALL BE COMPLETELY LINED WITH HDPE OR APPROVED SPRAY ON LINER SYSTEM, SEE SPEC FOR MORE DETAILS.
- PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE. PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

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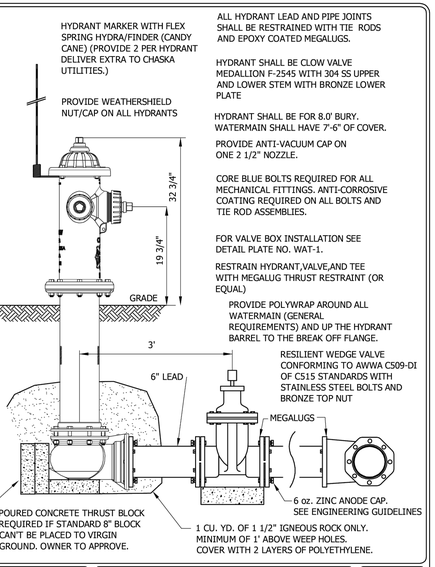
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-4



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE CLOW VALVE MEDALLION F-2545 WITH 304 SS UPPER AND LOWER STEM WITH BRONZE LOWER PLATE

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE ANTI-VACUUM CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C509-DI OF C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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CLOW MEDALLION HYDRANT AND VALVE INSTALLATION

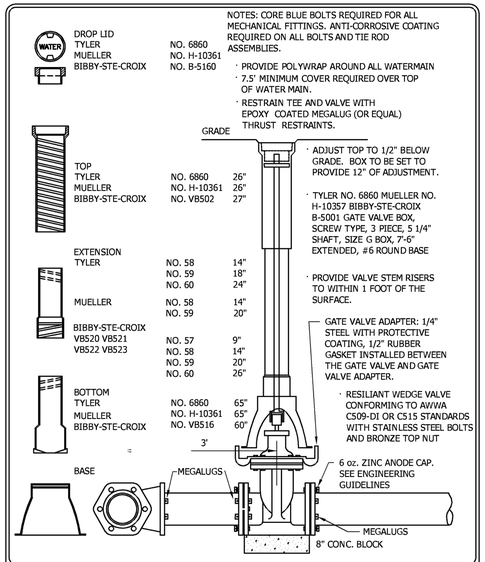
CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-11

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.



- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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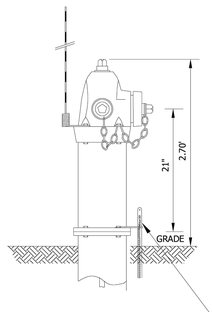
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1



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TRACER WIRE FOR PVC WATER MAIN

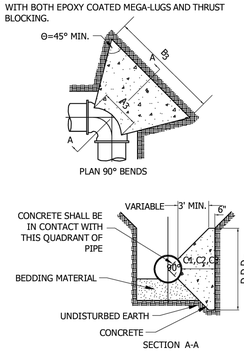
CHASKA, MN

LAST REVISION: JANUARY 2022

PLATE NO. WAT-10

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS 22 1/2° BEND B_1	D_1	45° BEND B_2	D_2	90° BEND B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



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CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

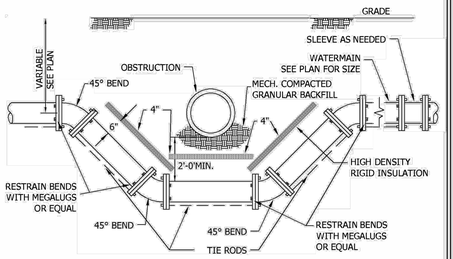
SHEET

8

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:29 PM



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

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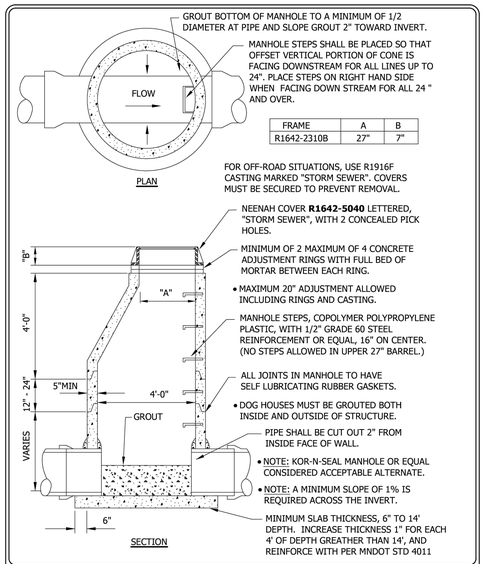
WATER MAIN LOWERING
WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



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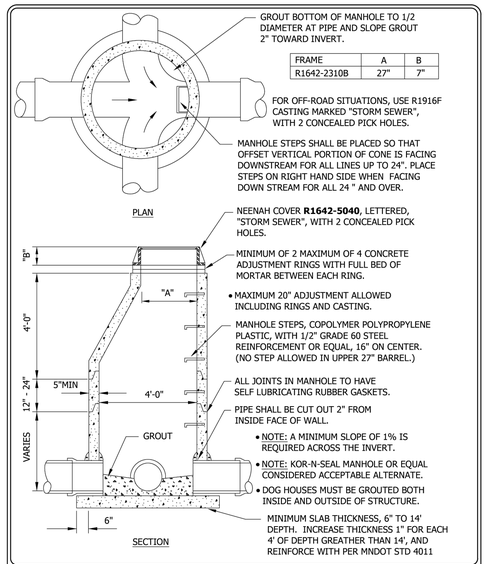
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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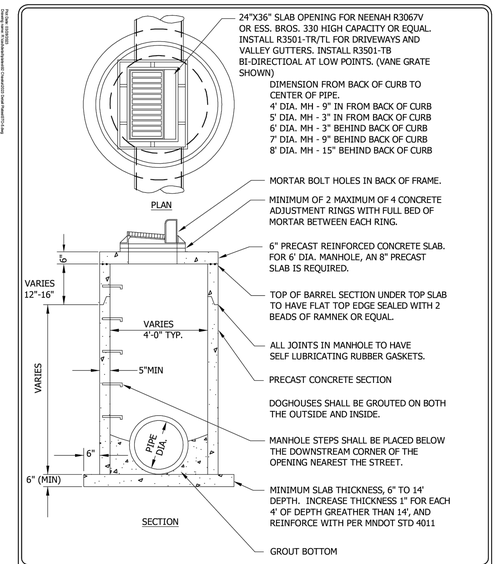
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



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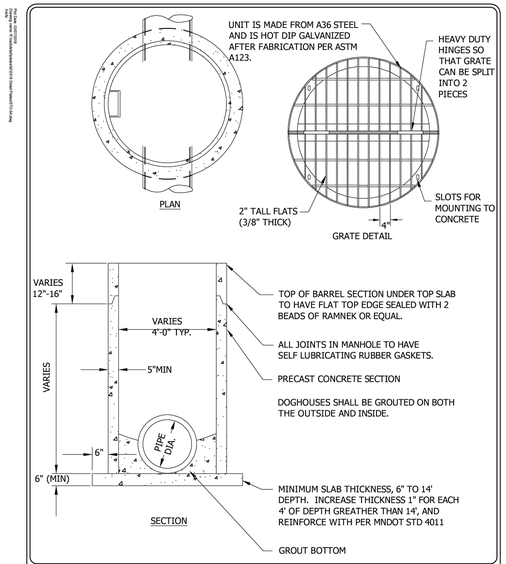
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

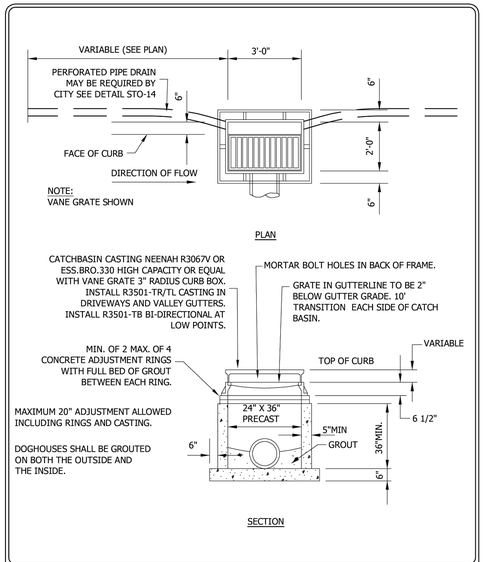
PLATE NO. STO-5



TYPE II
CATCHBASIN MANHOLE
POND SKIMMER
CARVER, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5A



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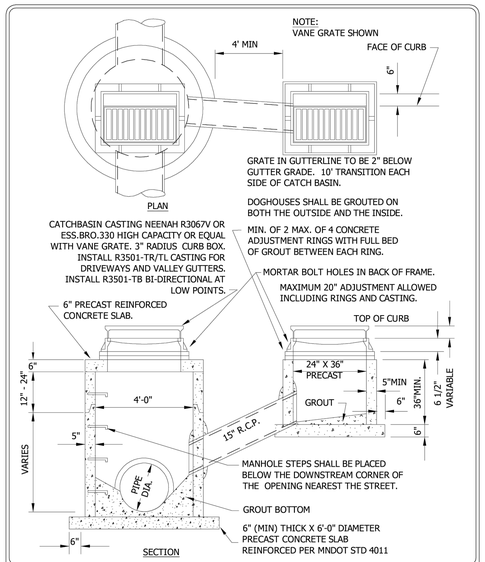
TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-6



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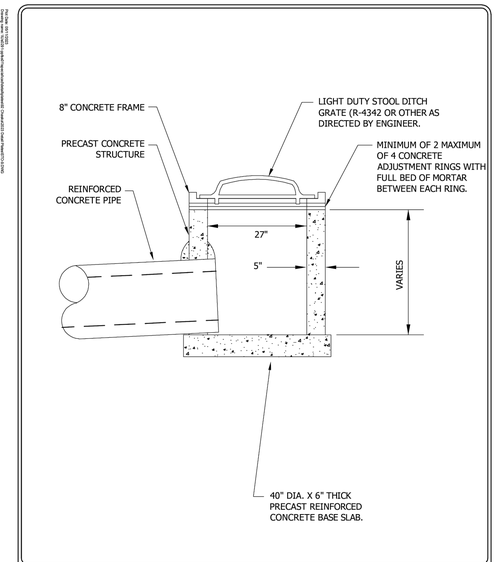
DOUBLE CATCHBASIN
TYPE II CBMH WITH TYPE II CB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-7



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PRECAST 27" SHALLOW
DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-9

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

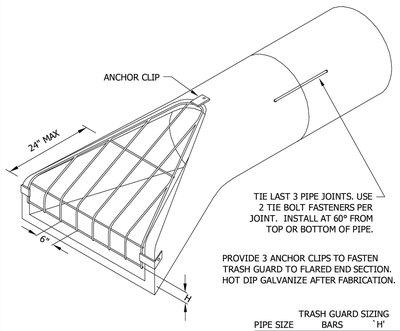
9

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:29 PM

SEE CITY PLATE NO. STO-11 FOR RIPRAP PLACEMENT.



ISOMETRIC

TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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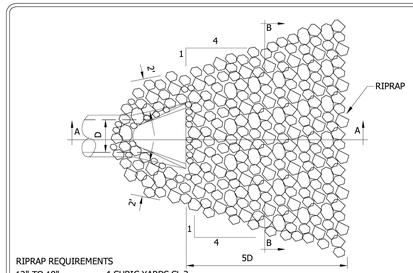
FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10

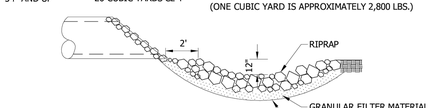


PLAN

RIPRAP REQUIREMENTS

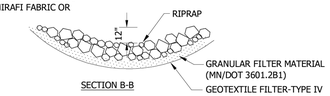
12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



SECTION B-B

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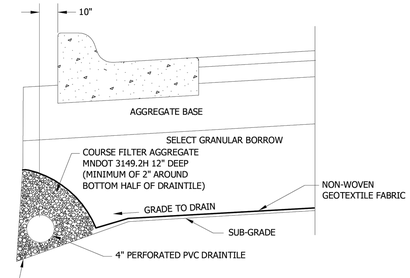
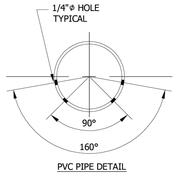
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11





PVC PIPE DETAIL

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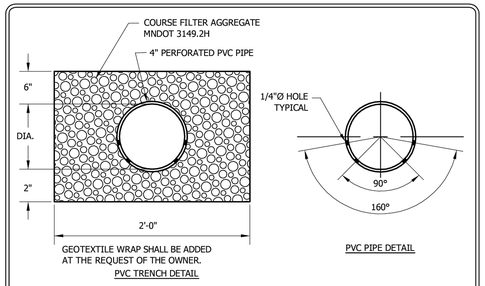
PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

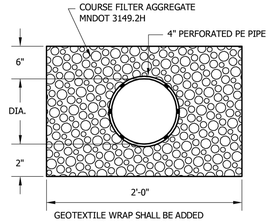
PLATE NO. STO-12



GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.

PVC TRENCH DETAIL

PVC PIPE DETAIL



GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.

P.E. TRENCH DETAIL

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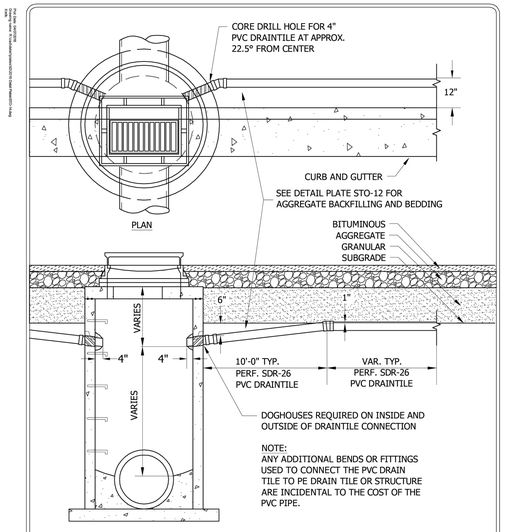
PERFORATED PIPE TRENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION: NOV. 2014

PLATE NO. STO-13



PLAN

DOGHOUSES REQUIRED ON INSIDE AND OUTSIDE OF DRAINTILE CONNECTION

NOTE:
ANY ADDITIONAL BENDS OR FITTINGS USED TO CONNECT THE PVC DRAIN TILE TO PE DRAIN TILE OR STRUCTURE ARE INCIDENTAL TO THE COST OF THE PVC PIPE.

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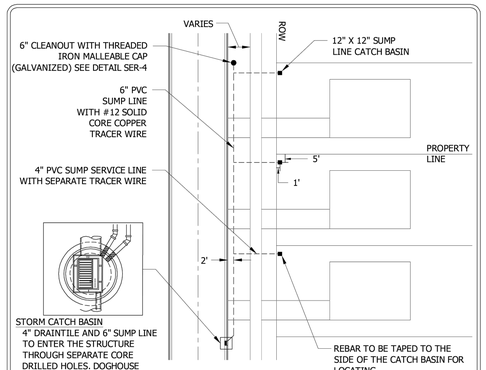
DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



STORM CATCH BASIN
4" DRAINTILE AND 6" SUMP LINE TO ENTER THE STRUCTURE THROUGH SEPARATE CORE DRILLED HOLES. DOGHOUSE REQUIRED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY ON SUMP DISCHARGE SIDE OF BUILDING.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

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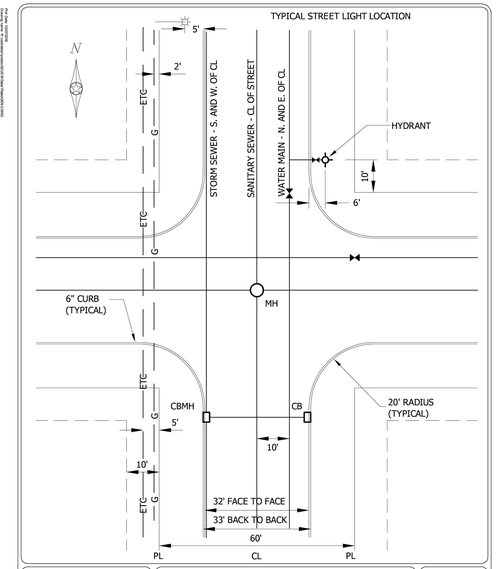
PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION: JUNE 2022

PLATE NO. STO-15



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TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

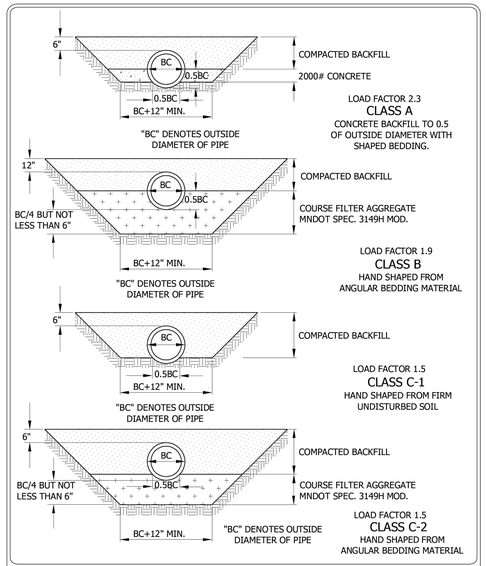
SITE DETAILS

SHEET

10 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:29 PM



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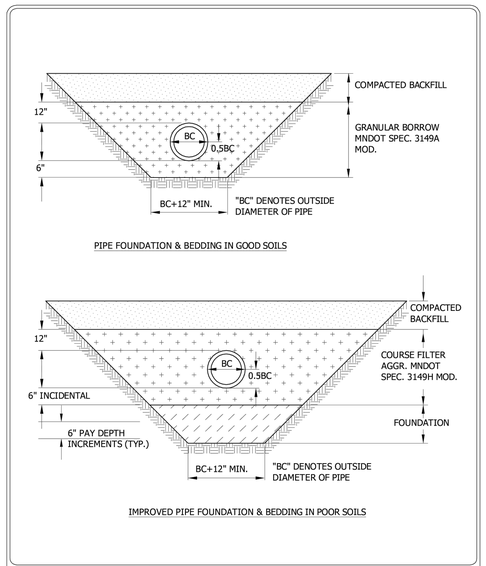
BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



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BEDDING METHODS FOR PVC

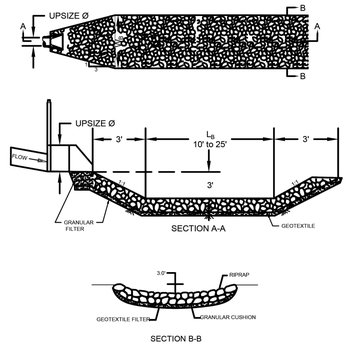
CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

TABLE OF QUANTITIES

INLET	UPSIZE	BASIN LENGTH	BASIN WIDTH	MATERIAL QUANTITIES				
DIA. OF ROUND PIPE	DIA. OF ROUND PIPE	LB	WB	GEOTEXTILE FILTER	GRANULAR FILTER UNDER APRON	RIPRAP 12" DEPTH	RIPRAP 18" DEPTH	RIPRAP 24" DEPTH
(IN.)	(IN.)	(FT)	(FT)	(SQ YD)	(CU YD)	(CU YD)	(CU YD)	(CU YD)
15 & 18	30	10	6	1	1	3	-	-
24	36	10	8	1	1	-	8	-
36	48	20	8	3	3	-	-	20
48	72	25	10	3	3	-	-	25



CARVER COUNTY

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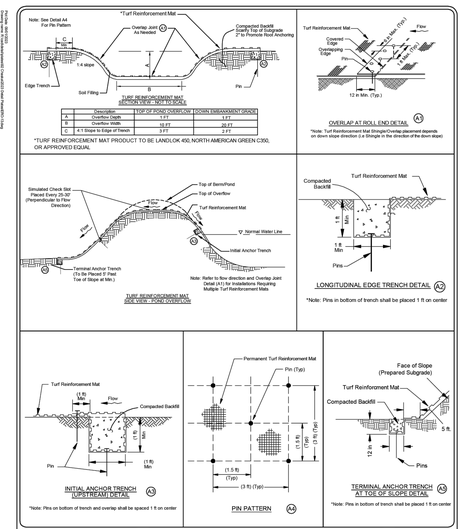
RAVINE EXAMPLE STILLING BASIN

JUNE 2023

DETAIL 16



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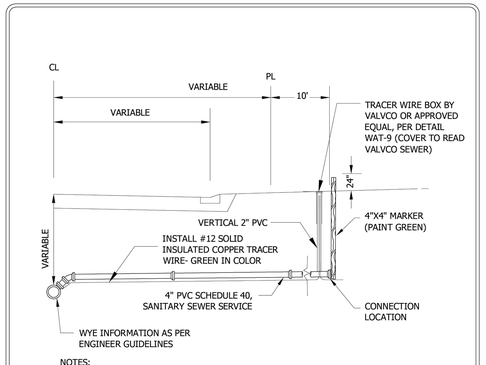
TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. ERO-13



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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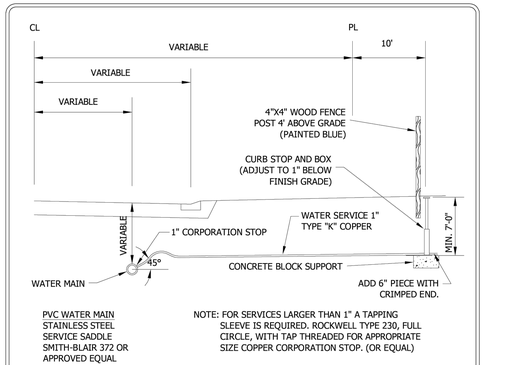
SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

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)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	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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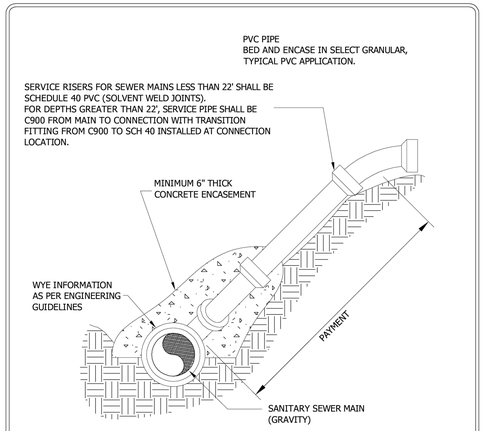
WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2



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SERVICE RISER

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-3

PLOT DATE: 2/25/2025 4:29 PM

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HIGHPOINT VISTAS (PHASE 1)

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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

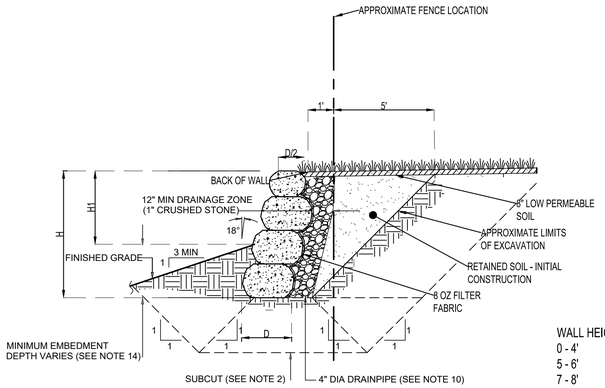
SITE DETAILS

SHEET

11

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

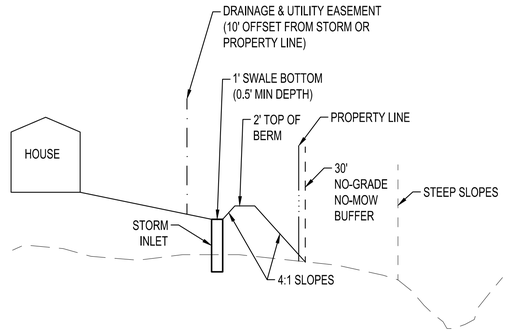


TYPICAL WALL SECTION
(FOR WALL HEIGHTS >17' SEE SHEET 9)

BOULDER WALL
DESIGN BY OTHERS

BOULDER DEPTH SCHEDULE:

WALL HEIGHT (H):	BOULDER DEPTH (D):
0 - 4'	24"
5 - 6'	28"
7 - 8'	36"
9 - 10'	44"
11 - 12'	52"
13 - 14'	60"
15 - 16'	68"
17'	72"
18 - 19'	84" + 24" Concrete



REAR YARD BERM AND SWALE
NTS

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

12

OF 92

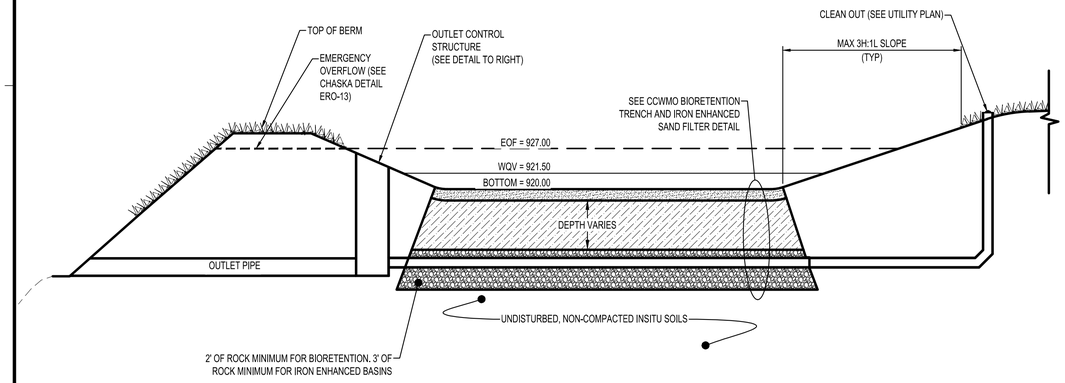
PLOT DATE: 2/25/2025 4:29 PM

FILTRATION BASIN CONSTRUCTION:

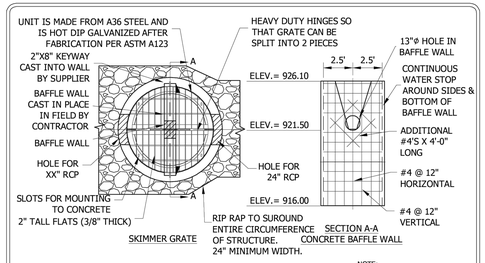
A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

BIORETENTION SOIL: 90% sand, 10% MnDOT grade 2 compost.
IRON ENHANCED MEDIA: Clean sand mixed with iron filings 5% by weight.

BASIN SEEDING: Refer to Site Restoration Plan for basin seeding requirements.



FILTRATION BASIN 6
NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
FILTRATION BASIN 6
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023
PLATE NO. STO-18C

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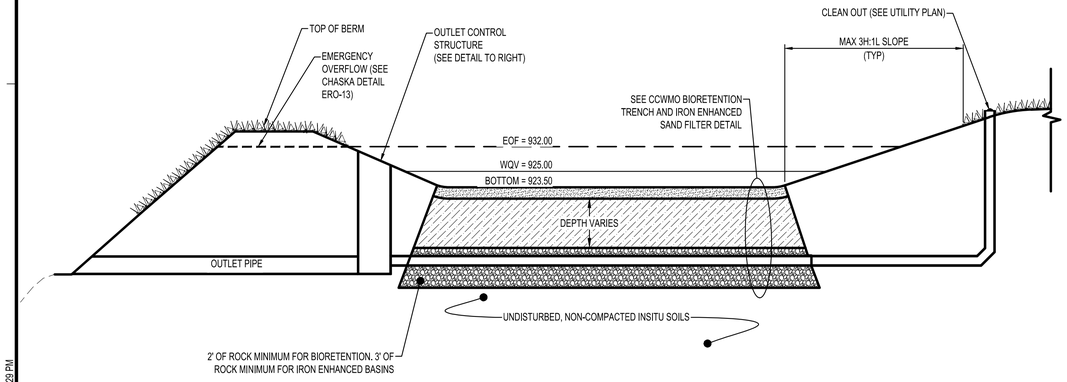
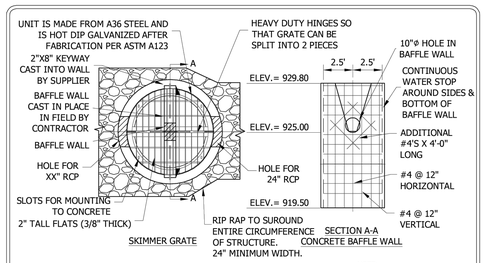


FILTRATION BASIN 7
NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
FILTRATION BASIN 7
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023
PLATE NO. STO-18C

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-STORM
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

STORMWATER BASIN DETAILS

SHEET

13 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:29 PM

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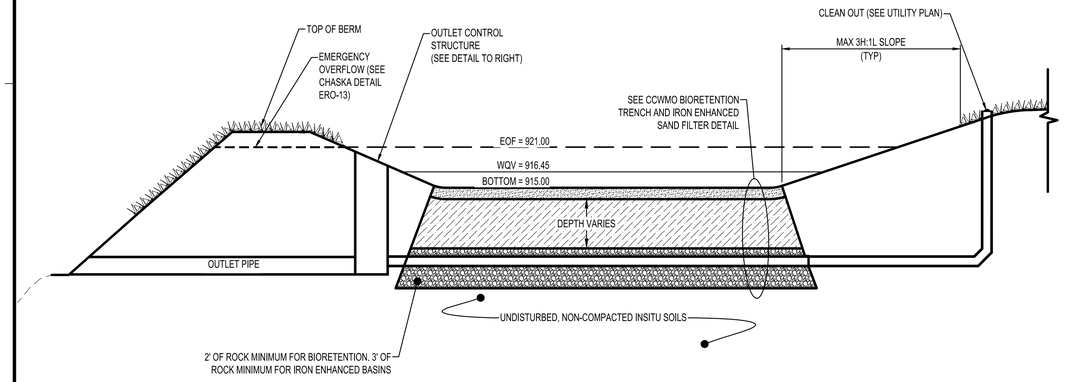
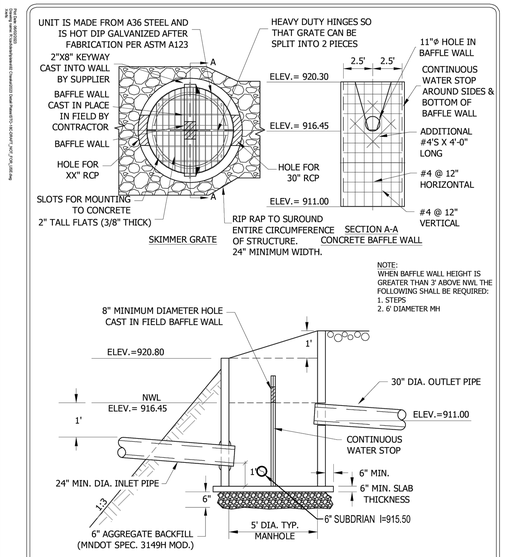


FILTRATION BASIN 9
NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
FILTRATION BASIN 9
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023
PLATE NO. STO-18C

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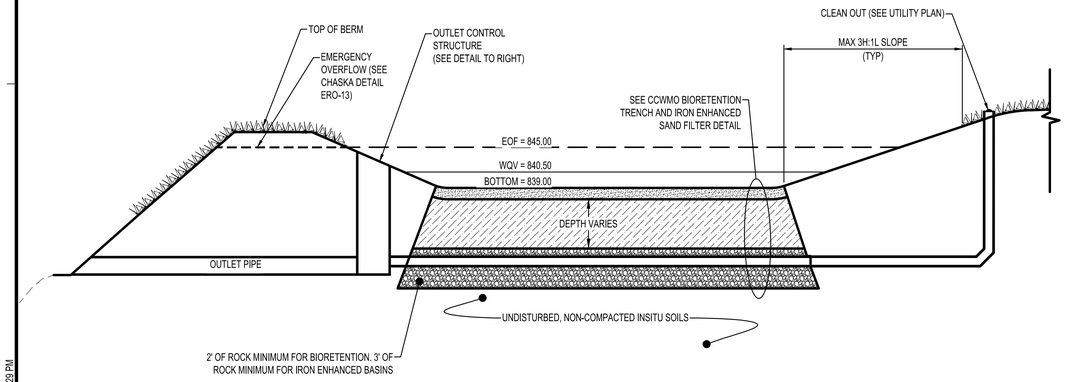
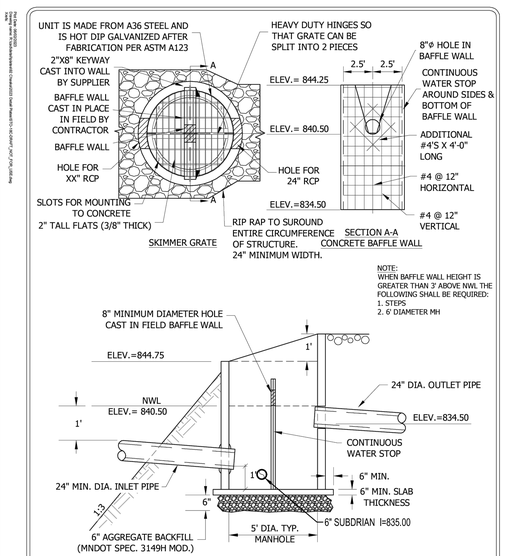


FILTRATION BASIN 12
NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
FILTRATION BASIN 12
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023
PLATE NO. STO-18C

PLOT DATE: 2/25/2025 4:29 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-STORM
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

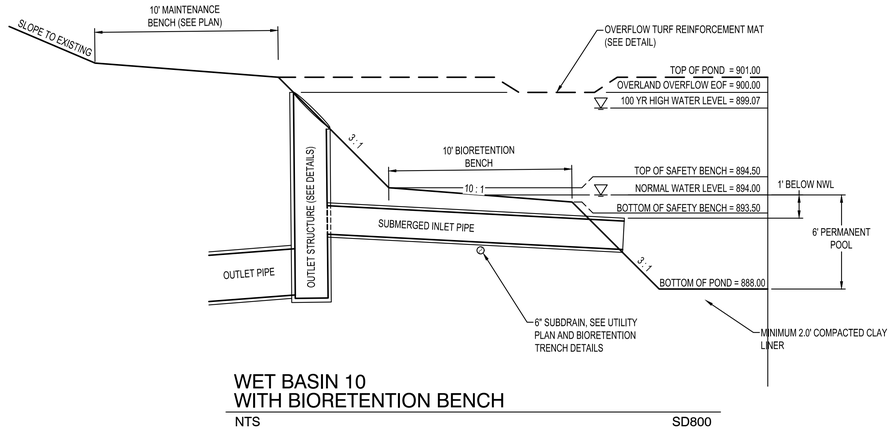
STORMWATER BASIN DETAILS

SHEET

14 OF 92

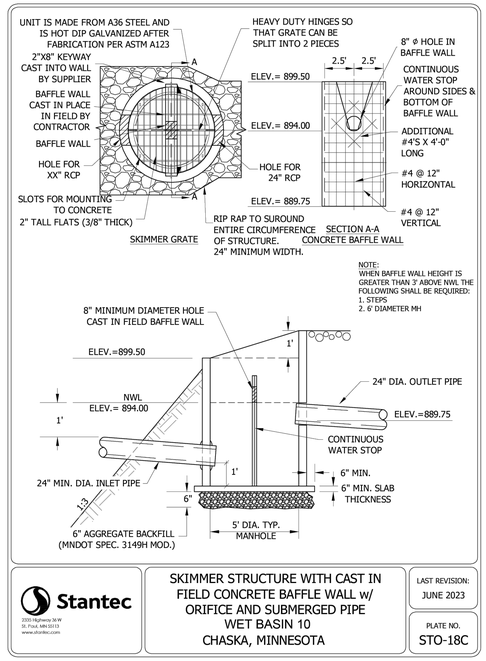
PRELIMINARY NOT FOR CONSTRUCTION

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00
10	901.00	900.00	899.07	894.00	893.50	894.50	888.00
11	893.00	892.00	890.09	886.00	885.50	896.50	881.50



WET BASIN 10
WITH BIORETENTION BENCH

NTS SD800



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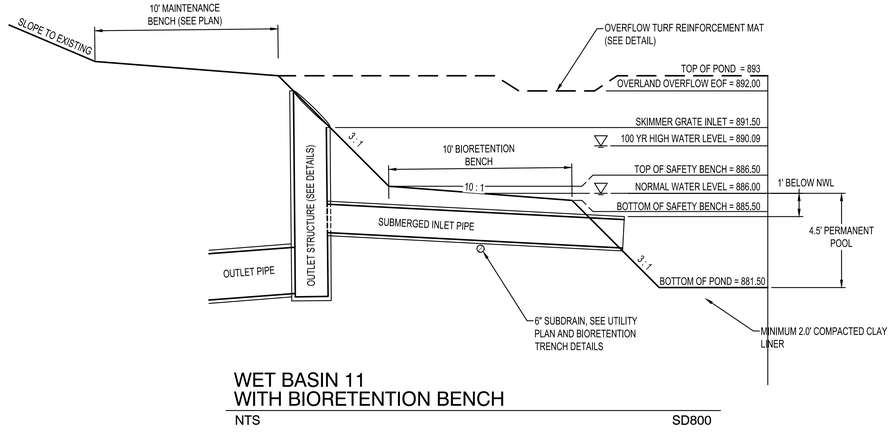
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
WET BASIN 10
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

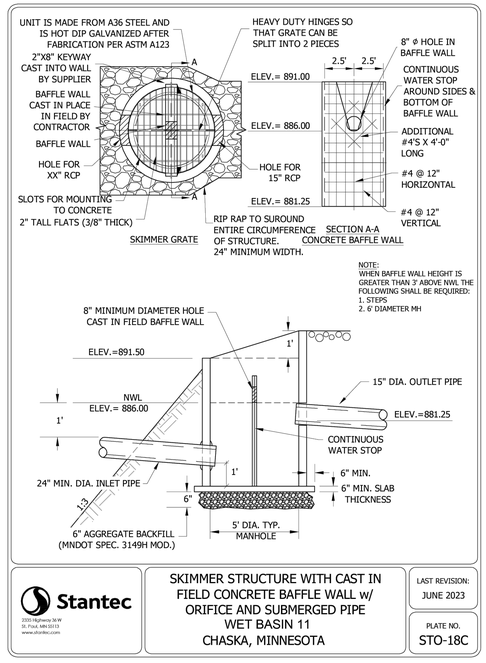
PLATE NO. STO-18C

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00
10	901.00	900.00	899.07	894.00	893.50	894.50	888.00
11	893.00	892.00	890.09	886.00	885.50	896.50	881.50



WET BASIN 11
WITH BIORETENTION BENCH

NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
WET BASIN 11
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

PLATE NO. STO-18C

PLOT DATE: 2/25/2025 4:30 PM

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
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CLIENT PROJECT NO.	-

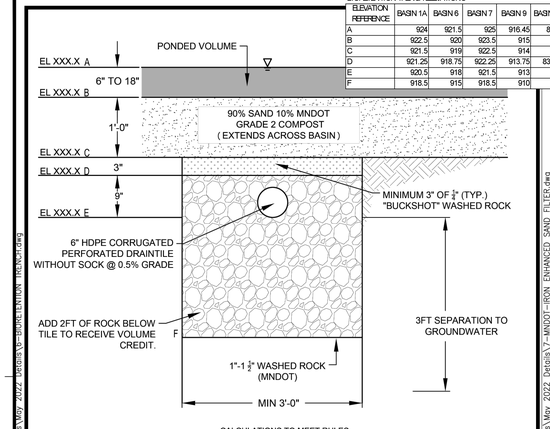
TITLE

STORMWATER BASIN DETAILS

SHEET

15 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



BIORETENTION TRENCH ELEVATIONS

ELEVATION REFERENCE	BASIN 1A	BASIN 6	BASIN 7	BASIN 9	BASIN 12
A	924	921.5	925	916.45	840.5
B	922.5	920	923.5	915	839
C	921.5	919	922.5	914	838
D	921.25	918.75	922.25	913.75	837.75
E	920.5	918	921.5	913	837
F	918.5	915	918.5	910	834

CALCULATIONS TO MEET RULES

VOLUME:

1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK VOLUME BELOW TILE.

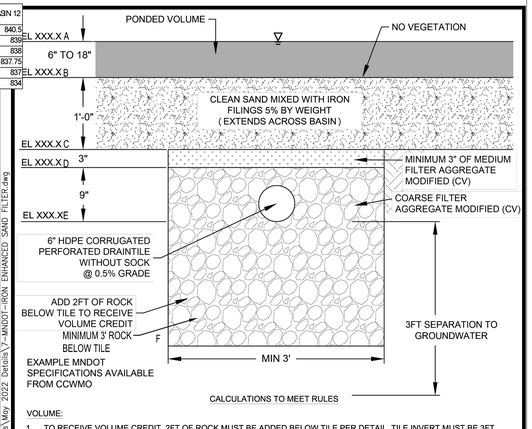
WATER QUALITY:

1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST, STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FACILITY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023	DETAIL 6



CALCULATIONS TO MEET RULES

VOLUME:

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2. VOLUME REDUCTION IS CALCULATED AS 50% OF ROCK VOLUME BELOW TILE.

WATER QUALITY:

1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
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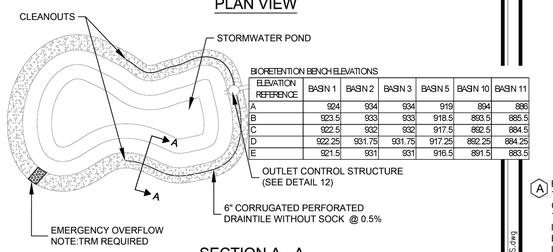
IRON FILINGS:

1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	Stantec	MNDOT IRON ENHANCED SAND FILTER	JUNE 2023	DETAIL 7

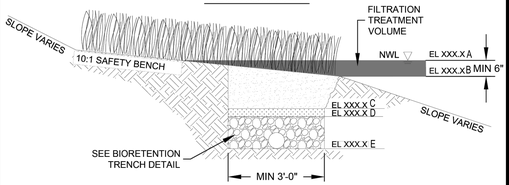
PLAN VIEW



BIORETENTION BENCH ELEVATIONS

ELEVATION REFERENCE	BASIN 1	BASIN 2	BASIN 3	BASIN 5	BASIN 10	BASIN 11
A	934	934	934	919	894	898
B	923.5	933	933	918.5	893.5	885.5
C	922.5	932	932	917.5	892.5	884.5
D	922.25	931.75	931.75	917.25	892.25	884.25
E	921.5	931	931	916.5	891.5	883.5

SECTION A - A



CALCULATIONS TO MEET RULES

VOLUME:

1. NO VOLUME REDUCTION IS GIVEN FOR BIORETENTION BENCH.

WATER QUALITY:

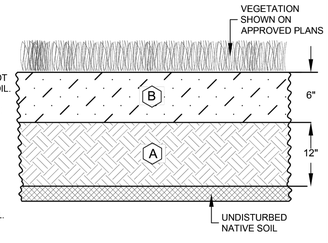
1. PAIRED WITH A NURP POND VOLUME, BIORETENTION BENCHES RECEIVE 90% TP REDUCTION AND 90% TSS REDUCTION. PAIRED WITH A MN STORMWATER MANUAL POND VOLUME, BIORETENTION BENCHES RECEIVE 75% TP AND 80% TSS REDUCTION.

PERFORMANCE REQUIREMENTS:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.
3. WHEN PAIRED WITH A STORMWATER REUSE PRACTICE, NATIVE SOILS TO BE COMPACTED PRIOR TO ROCK/TILE INSTALLATION.

CARVER COUNTY	Stantec	BIORETENTION BENCH	JUNE 2023	DETAIL 3

DISTURBED SOILS



A BEFORE REPLACEMENT OF ANY TOPSOIL, APPLY 1 INCH OF MNDOT GRADE 2 COMPOST OVER SUBSOIL. TILL TO A MINIMUM DEPTH OF 12 INCHES USING RIP-TYPE TILLAGE EQUIPMENT. DURING TILLING, INSTALLATION MUST STOP IF SMEARING AND COMPACTION IS OCCURRING.

B INCORPORATE MNDOT GRADE 2 COMPOST IN THE TOPSOIL AT A RATE OF 2 INCHES OF COMPOST PER 6 INCHES TOTAL OF TOPSOIL. ALL TOPSOIL SHOULD MEET CARVER COUNTY SPEC.

CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED USING 0.5 INCHES OVER THE AMENDED AREA.

NOTE: CONTRACTOR SHALL SUBMIT AN AMENDED SOILS WORK PLAN TO WMO REPRESENTATIVE AT PRECONSTRUCTION MEETING. AMENDED SOILS WORK PLAN SHALL INCLUDE INFORMATION ON METHOD, EQUIPMENT TO BE USED, PHASING, NAME OF RESTORATION SUBCONTRACTOR, AND OTHER INFORMATION RELEVANT TO ENSURING THE GOAL OF THE AMENDED SOILS WILL BE MET. FINAL APPROVAL WILL NOT BE GRANTED WITHOUT SATISFACTORY AMENDED SOILS WORK PLAN.

CARVER COUNTY	Stantec	AMENDED SOILS	JUNE 2023	DETAIL 2

ISG

FORESTAR

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-STORM
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

STORMWATER BASIN DETAILS

SHEET

16 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:30 PM
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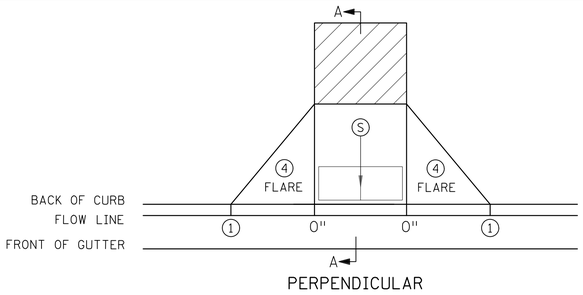
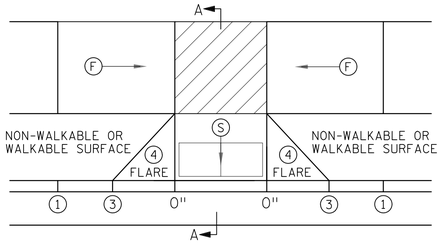
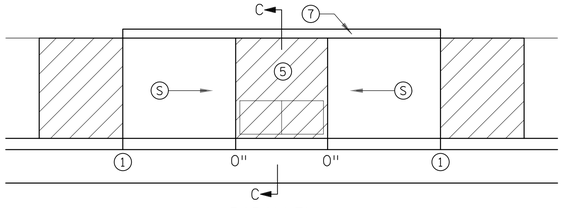
\\us0242-pprfs01\shared_projects\227704851\drafting\Standard Detail Plates\May 2022 Details\2-MNDOT-IRON ENHANCED SAND FILTER.dwg
\\us0242-pprfs01\shared_projects\227704851\drafting\Standard Detail Plates\May 2022 Details\2-AMENDED SOILS.dwg
\\us0242-pprfs01\shared_projects\227704851\drafting\Standard Detail Plates\May 2022 Details\3-BIORETENTION BENCH.dwg



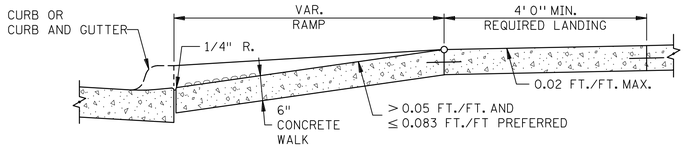
PERPENDICULAR



TIERED PERPENDICULAR

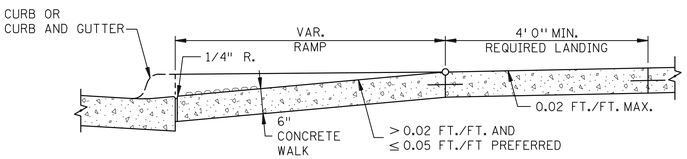


PARALLEL



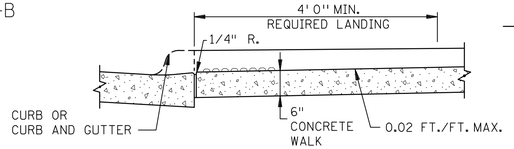
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



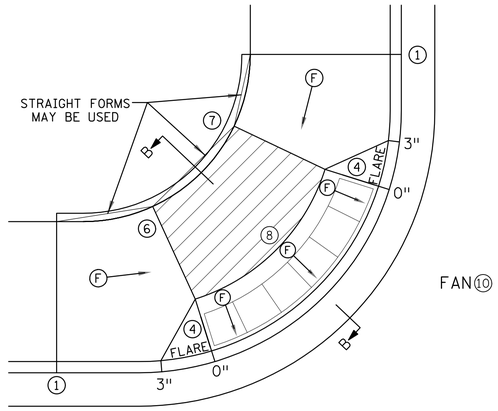
SECTION B-B

FAN

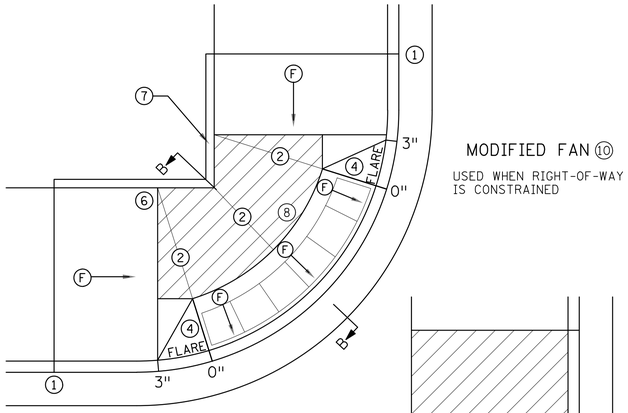


SECTION C-C

PARALLEL/DEPRESSED CORNER

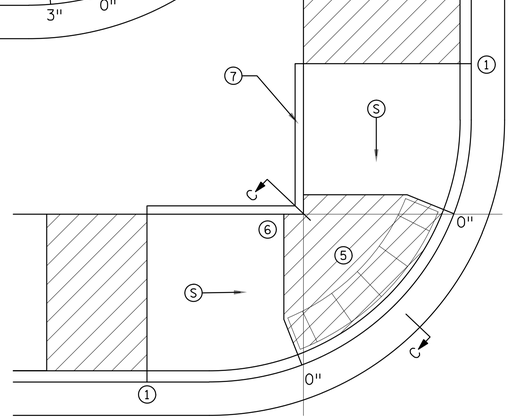


FAN⑩

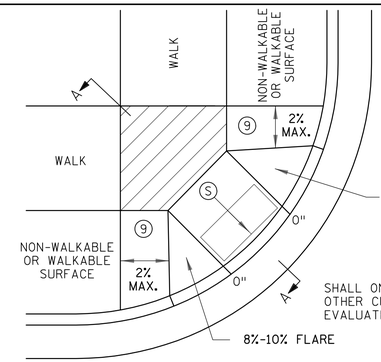


MODIFIED FAN⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

PLOT DATE: 2/25/2025 4:39 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

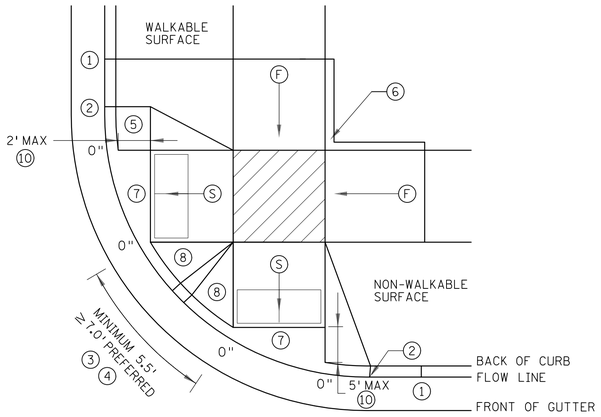
MNDOT RAMP GRADING DETAILS

SHEET

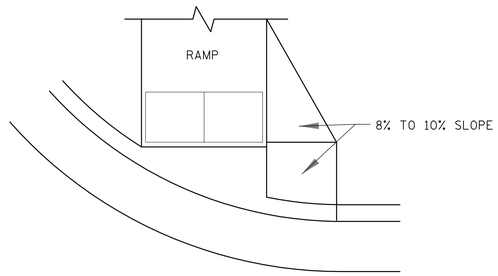
17

OF 92

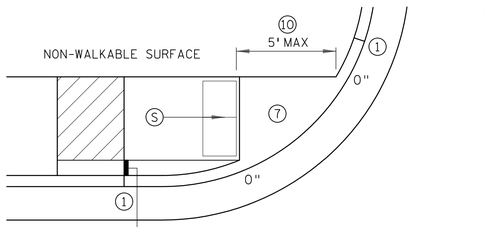
PRELIMINARY NOT FOR CONSTRUCTION



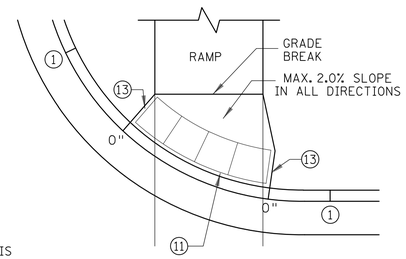
COMBINED DIRECTIONAL ⑨



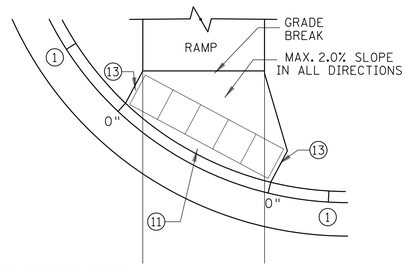
DIRECTIONAL RAMP WALKABLE FLARE

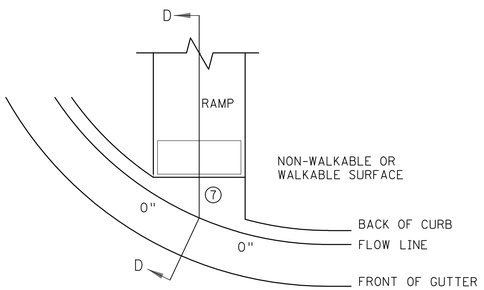


STANDARD ONE-WAY DIRECTIONAL ⑨

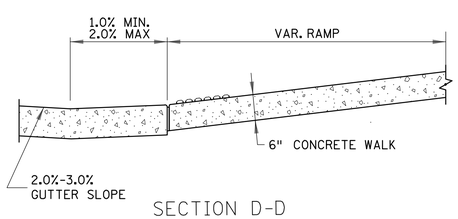


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

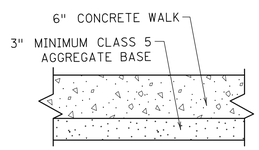




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

REVISED:
APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

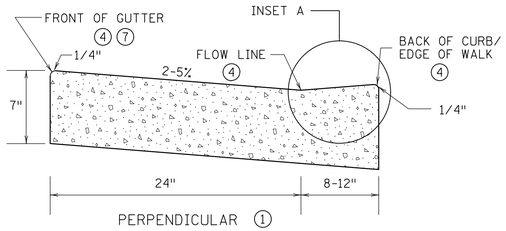
TITLE

MNDOT RAMP GRADING DETAILS

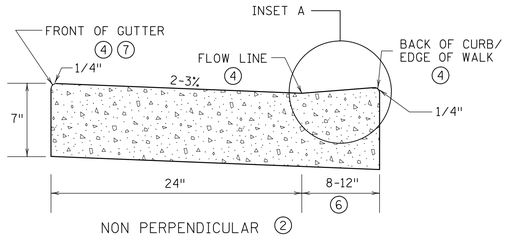
SHEET
18
OF 92

PRELIMINARY NOT FOR CONSTRUCTION

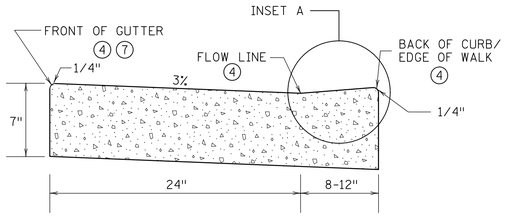
PLOT DATE: 2/5/2025 4:39 PM



PERPENDICULAR (1)

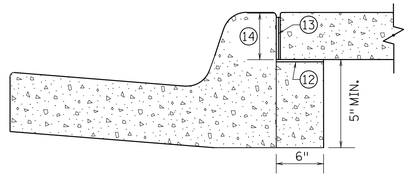


NON PERPENDICULAR (2)



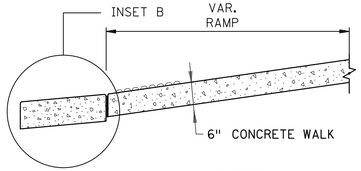
FOR CURB MACHINE PLACEMENT AROUND RADIUS (3)
(REGARDLESS OF RAMP TYPE)

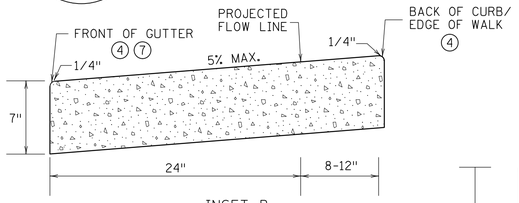
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



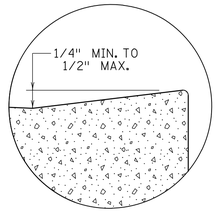
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

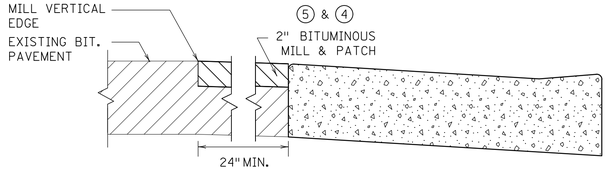


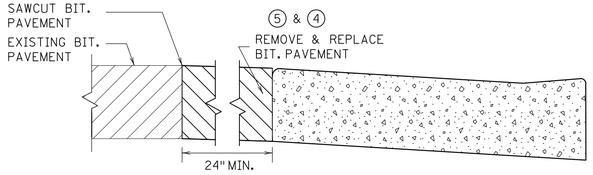


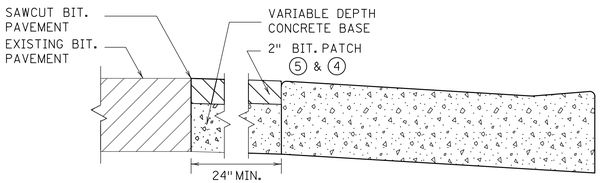
INSET B
OUTFLOW GUTTER (8)



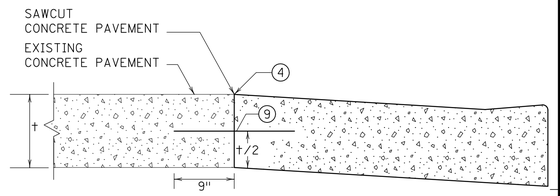
INSET A





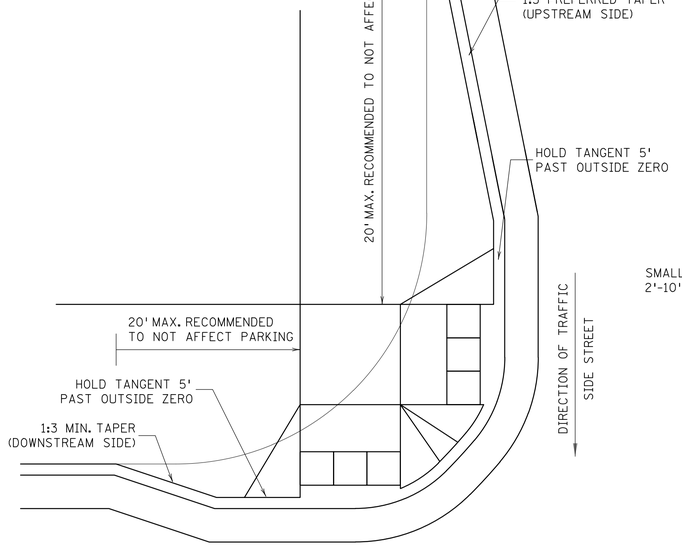


ONLY ALLOWED PER ENGINEER'S APPROVAL



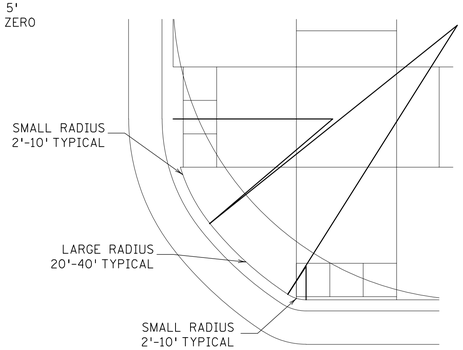
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) (11)

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL (10)
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

(9) DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

(10) HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

(12) PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

(13) 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

(14) DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:

APPROVED:
1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

PLOT DATE: 2/25/2025 4:30 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

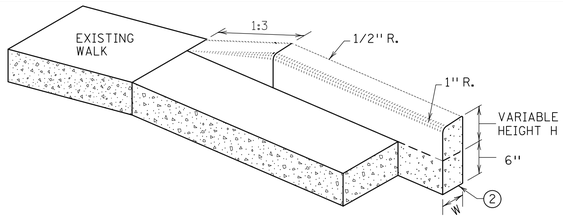
MNDOT RAMP GRADING DETAILS

SHEET

19

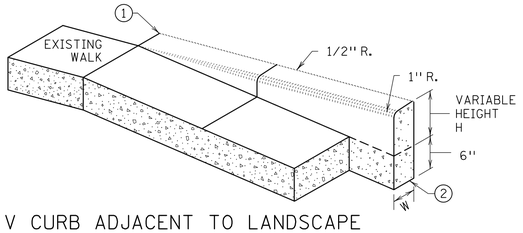
OF 92

PRELIMINARY NOT FOR CONSTRUCTION



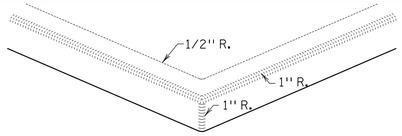
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

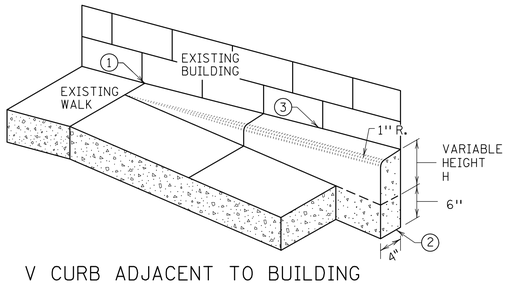


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

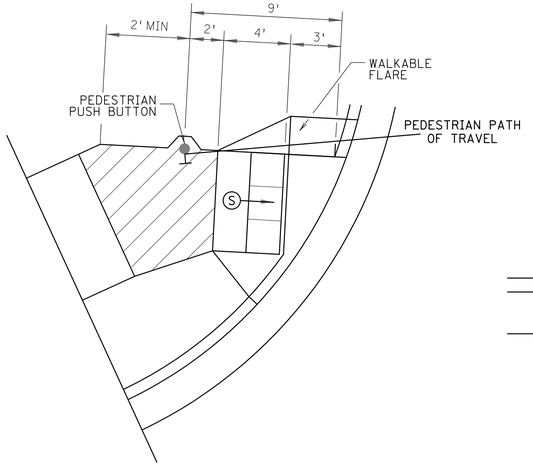


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

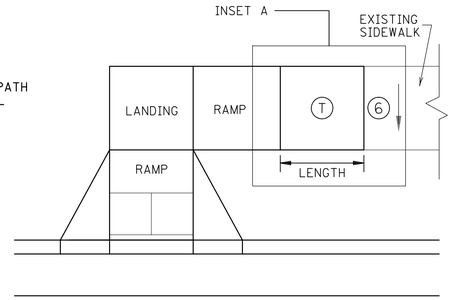
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

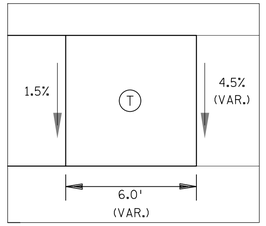


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

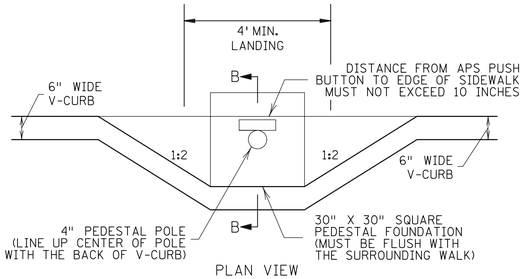
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



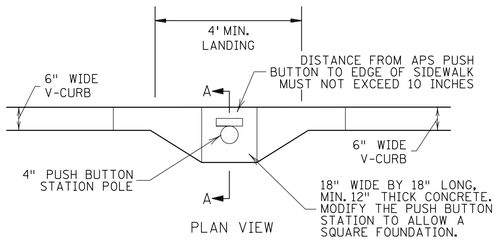


INSET A

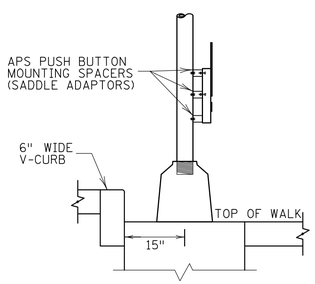
TRANSITION PANEL ④⑤



PLAN VIEW

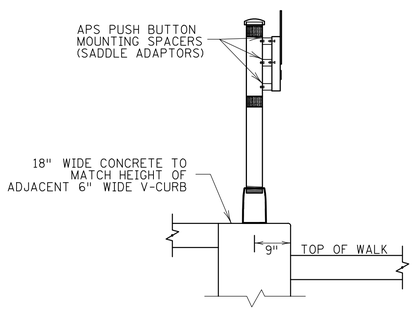


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

PLOT DATE: 2/25/2025 4:39 PM

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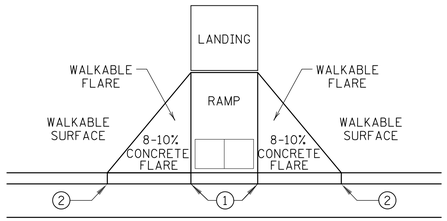
MNDOT RAMP GRADING DETAILS

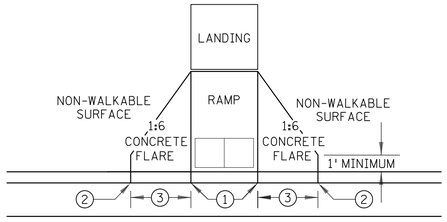
SHEET

20

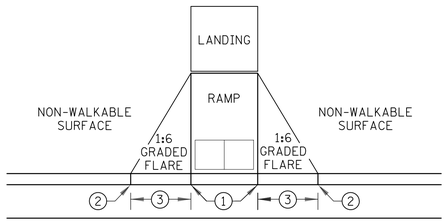
OF 92



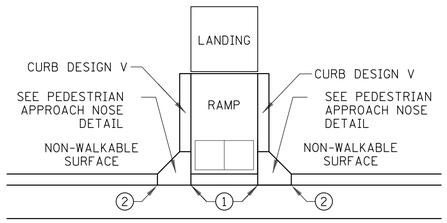
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

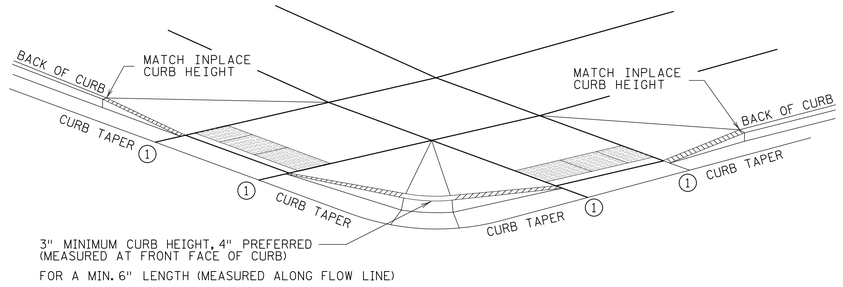


GRADED FLARES

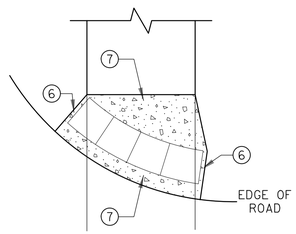


RETURNED CURB ⑤

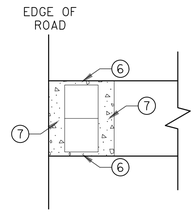
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

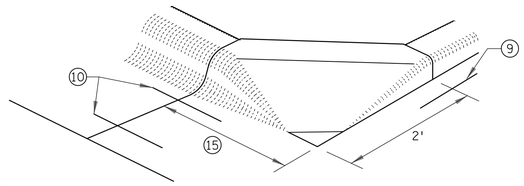


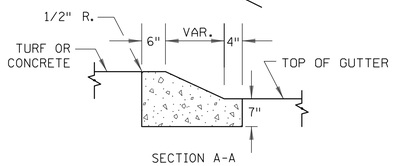
RADIAL DETECTABLE WARNING



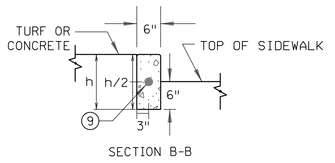
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

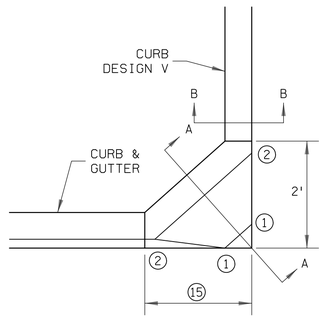




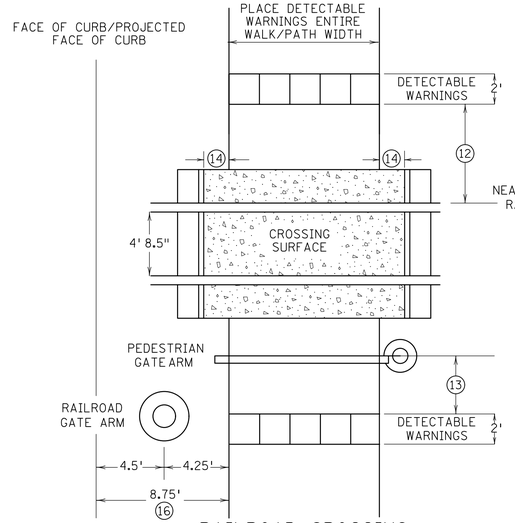
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

REVISED:

APPROVED:
1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

ISG

FORESTAR

NOTE:
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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

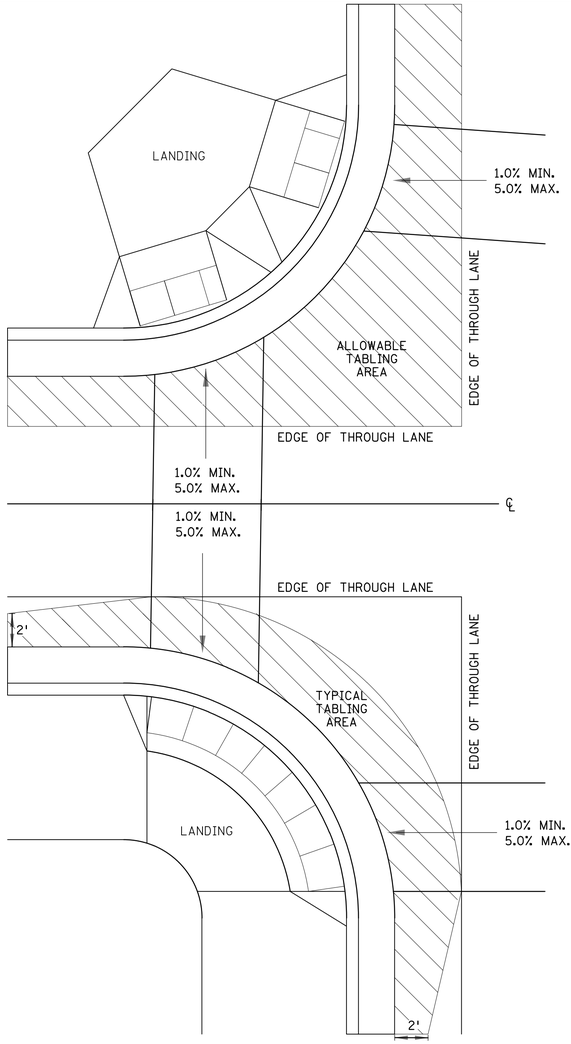
MNDOT RAMP GRADING DETAILS

SHEET

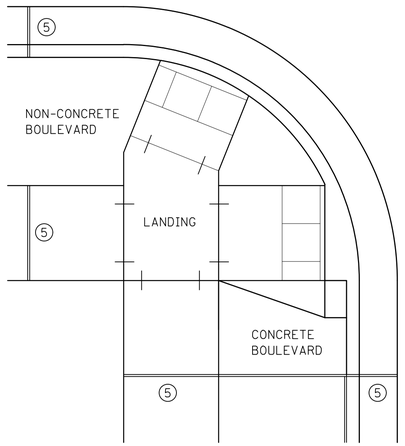
21 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

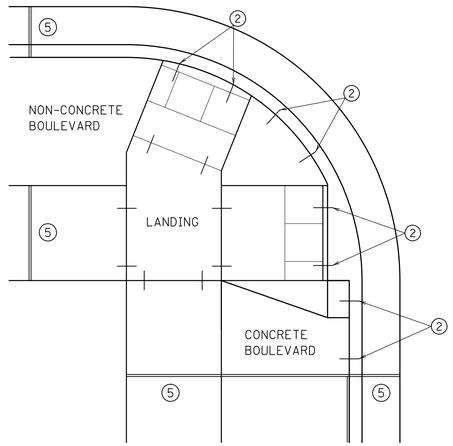
PLOT DATE: 2/25/2025 4:30 PM



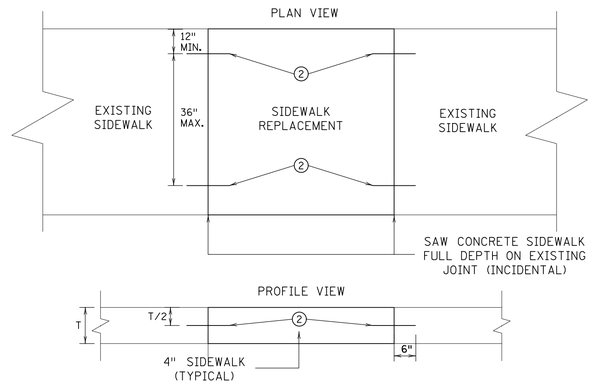
CURB LINE AND ROAD CROSSING ADJUSTMENTS



EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS

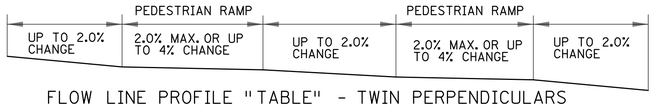


OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④

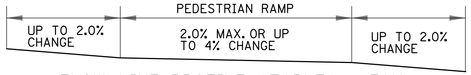


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



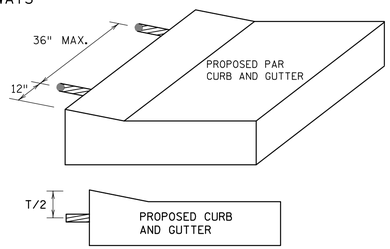
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



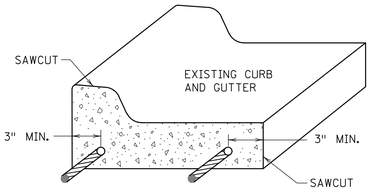
FLOW LINE PROFILE "TABLE" - FAN

FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

FLOW LINE PROFILE RAISE - FAN

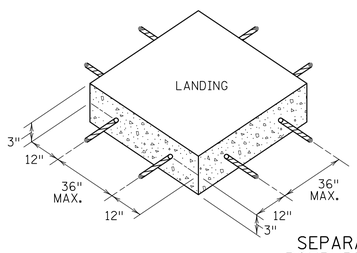


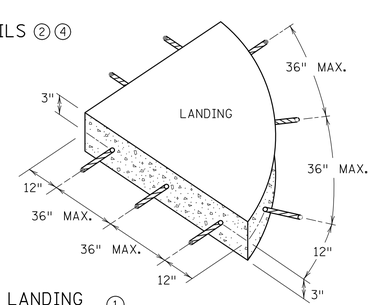
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
2. DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
4. THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
5. 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

PLOT DATE: 2/5/2025 4:30 PM

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-DETAILS-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

MNDOT RAMP GRADING DETAILS

SHEET

22

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-EXISTING
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE & REMOVAL PLAN

SHEET

23

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:30 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: HIGHPOINT VISTAS
PROJECT LOCATION: 4130 CHASKA BLVD
CITY/TOWNSHIP: CHASKA
COUNTY/STATE: CARVER, MINNESOTA
ZIP CODE: 55318
LATITUDE/LONGITUDE: 44.7794, -93.6298
SECTION, TOWNSHIP, RANGE: S7, T115N, R23W

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF A NEW TWO-LANE NORTH/SOUTH COLLECTOR ROADWAY LOCAL MUNICIPAL STREETS, SIDEWALK, WATERMAIN, SANITARY AND STORM SEWER, AND 162 SINGLE FAMILY UNITS. THE DEVELOPMENT IS NORTH OF C.R. 61 (CHASKA BOULEVARD) AND IS ON THE SOUTHERN BORDER OF THE CHASKA, MN CITY LIMITS. THIS PROJECT ALSO INCLUDES THE CONSTRUCTION OF CORRESPONDING STORMWATER MANAGEMENT, CURRENTLY PLANNED AS BOTH WET BASINS AND BIOFILTRATION BASINS. THIS PROJECT AREA INCLUDES A NEW TWO-LANE NORTH/SOUTH COLLECTOR ROADWAY THAT IS ADJECENT TO THE PROJECT AND WILL BE DESIGNED BY THE CITY OF CHASKA.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF, CLEARING AND GRUBBING, TREE REMOVALS, UTILITIES, GRADING, PAVING, LANDSCAPING, AND OTHER RELATED SITE WORK.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	APRIL - MAY 2025
UTILITIES	JUNE – JULY 2025
CURB & GUTTER/SIDEWALK	AUGUST – SEPTEMBER 2025
PAVING	SEPTEMBER – OCTOBER 2025
INITIAL TURF, LIGHTING	OCTOBER 2025
LANDSCAPING, FINAL TURF, MISC.	APRIL 2026

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 76.13 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
TOTAL AREA TO BE DISTURBED (PHASE 1) = 50.49
****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****
IMPERVIOUS AREA: PRE-CONSTRUCTION (ON-SITE) = 0.77 ACRES/POST-CONSTRUCTION = 26.21 ACRES
NET INCREASE OF IMPERVIOUS AREA = 25.44 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: FORESTAR (STEPHEN GARDINER, REAL ESTATE INVESTMENT & DEVELOPMENT DIRECTOR)
20860 KENBRIDGE CT, SUITE 100
LAKEVILLE, MN 55044
612.581.8940 / STEPHENGARDINER@FORESTAR.COM

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE ON THE NPDES PERMIT (THROUGH EXECUTION OF AN NPDES PERMIT MODIFICATION FORM) AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS AND IS RESPONSIBLE FOR SECTIONS 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (LEANNA MARKOVICS)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/LEANNA.MARKOVICS@ISGINC.COM

PERMANENT STORMWATER MANAGEMENT SYSTEM:
ISG INC. (BECKY GUENTHER)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55416
952-426-0699/BECKY.GUENTHER@ISGINC.COM

AGENCY CONTACTS			
AGENCY	**PERMIT**	**NAME**	**PHONE NUMBER/E-MAIL**
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	JOSH NORMAN	651-757-2389/JOSH.NORMAN@STATE.MN.US
CITY OF CHASKA	GRADING PERMIT	BRENT ALCOTT	952-227-7525/BALCOTT@CHASKAMN.GOV
WCA	WCA	BRENT ALCOTT	952-227-7525/BALCOTT@CHASKAMN.GOV
CCWMO - WATERSHED DISTRICT	WATER MANAGEMENT	TIM SUNDBY	651-324-7246/TSUNDBY@CARVERCOUNTYMN.GOV

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED FILTRATION BASINS AND WET SEDIMENTATION BASINS. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS UNABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO ON-SITE SOILS THAT ARE NOT CONDUCIVE TO INFILTRATION.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	**TITLE**	**LOCATION (SHEET NAME)**
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE USDA-NRCS MAPPED SOILS ON THIS SITE ARE SHOWN AS POTENTIALLY HIGHLY ERODIBLE ON THE COUNTY SOIL SURVEY MAP. PARTICLE SIZE AND COARSE FRAGMENT DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED VIA SWALES INTO STORMWATER PONDS AND BASINS. PROJECT DISCHARGE POINTS (OVERFLOWS FROM AND PONDS) DISCHARGE TO MULTIPLE RAVINES THROUGHOUT THE SITE, WETLAND WB-04, AS WELL AS A CULVERT CROSSING CR61 (CHASKA BOULEVARD). GENERALLY, DISCHARGE FROM THE NORTH END OF THE SITE DISCHARGES THROUGH A SWALE WHICH DRAINS TO AN UNIMPAIRED SECTION OF CHASKA CREEK WHILE THE SOUTH PORTION OF THE SITE DRAINS THROUGH A SWALE TO CHASKA LAKE WHICH UTIMATELY OUTLETS TO CHASKA CREEK AND THE MINNESOTA RIVER OVER 1 MILE FROM THE SITE DISCHARGE. THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS AND DITCHES. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID =E03EF170FA3E41F6BE92F9FAFEC100CC) ON 06/17/2024. BASED ON THIS REVIEW, THE SEARCH SHOWED NO IMPAIRED WATERS OR WATERS SUBJECT TO TMDLS WITHIN THE PROJECT LIMITS. IT IS NOTABLE THAT ALTHOUGH THERE IS AN IMPAIRED WATER WITHIN ONE MILE OF THE SITE, THE SITE DISCHARGES TO UNIMPAIRED WATERS, AS NOTED ABOVE.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24-HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITTEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS CONSTRUCTION PHASING AND STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE PER PHASE AS SHOWN IN PLANS. THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING & TRAFFIC CONTROL PLAN" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 14 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 06/17/24 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT. THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS. AREAS OF HIGH ENVIRONMENTAL RISKS ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS, AS IDENTIFIED ON THTE SWPPP SHEETS OF THE CONSTRUCTION PLAN SET. OPERATOR SHALL SUBMIT A SITE PLAN FOR THE IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS. EACH SITE PLAN MUST DETAIL PROPOSED ACTIVITIES, CORRESPONDING SCHEDULING, STAGING, TEMPORARY EROSION AND SEDIMENT CONTROLS, AND BMP DETAILS PER SECTION 1717 OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. SITE PLANS MUST BE APPROVED BY PROJECT ENGINEER PRIOR TO INITIATING THE SPECIFIED WORK WITHIN EACH SITE PLAN AREA.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES DO NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY.

FISH EXCLUSION DATES:
FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: THERE ARE SEVERAL WETLANDS WITHIN THE PROJECT AREA AND MUST BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. 1.49 ACRES OF WETLAND FILLED/EXCAVATION HAS BEEN PERMITTED AS ILLUSTRATED ON THE PLAN SHEETS. PERMITTED AREAS OF WETLAND IMPACT WILL BE PROTECTED WITH SILT FENCE ALONG THE PERIMETER OF THE FILL OR EXCAVATION LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS" TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

TOPSOIL MANAGEMENT:

NOTES: 6 INCHES OF TOPSOIL MUST BE RESTORED TO ALL PERVIOUS AREAS. TOPSOIL MUST MEET THE CCMWO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMMENDED TO MEET STANDARD (STANDARD IN TABLE BELOW). SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF TOPSOIL AND THE CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED. QUANTITY OF TOPSOIL NEEDED IS PROVIDED IN THE QUANTITIES BASED OFF THE AREA SHOWN ON THE SITE RESTORATION PLAN AS PROPOSED GREENSPACE. TOPSOIL TESTING SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, MNDOT 2574 AND 3877; THE CONTRACTOR SHALL CONDUCT FERTILITY TESTINF IN ACCORDANCE WITH THE STANDARD TESTINF PROCEDURES OF THE UNIVERSITY OF MINNESOTA SOILS TESTING LABORATORY, SOIL SCIENE DEPARTMENT.

CARVER COUNTY TOPSOIL STANDARD		
REQUIREMENT	**RANGE**	**TEST METHOD**
MATERIAL PASSING IN THE ¾ IN (19 MM)	100%	ASTM D 422
MATERIAL PASSING IN THE NO. 4 IN (4.75 MM)	≥85%	-
CLAY	5%-33%	ASTM D 422
SILT	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	ASTM D 422
SAND	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	ASTM D 422
ORGANIC MATTER	REFER TO "DEWATERING" SECTION	ASTM D 2974
PH	6.1-8.0	ASTM G 51
COMPACTION	-1,400 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 CENTIMETERE G/CM³ IN THE UPPER 12 INCHES OF SOIL.	FIELD TEST

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON-SITE BMPS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPS MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

1. THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.

2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
   D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
   E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.

3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.

ISG

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP NARRATIVE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

SWPPP NARRATIVE

SHEET

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PRELIMINARY NOT FOR CONSTRUCTION

4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

   THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	**SWPPP AMENDMENT DETAILS**	**SUBMITTAL TIMEFRAME**
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	7 DAYS PRIOR TO INITIATING WORK
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

5. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON-SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, AND MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC., MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS), AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 14 DAY TIMEFRAME.

FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF WOTUS AND THAT DRAIN TO THESE WATERS WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 14 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS, HOWEVER, MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 (V:H) WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURER'S RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS TO PREVENT OFF-SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH UNLESS AN ALTERNATIVE, MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELANDIN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A 2-YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED, THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

SEDIMENT TRAPS: SAFL BAFFLES ARE PROPOSED THROUGHOUT THE SITE AS A METHOD OF PRETREATMENT. FOLLOWING FINAL STABILIZATION, THESE PRACTICES MUST BE CLEANED.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR CONDUITS AND DITCHES, UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER. STREET SWEEPING WILL OCCURR AS NEEDED AND WILL BE INDICATED ON INSPECTION REPORTS IF REQUIRED.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. UTILITY TRENCHING, CULVERT CONSTRUCTION, AND NEW POND GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMPS TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA.

1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.

2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.

3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

4. OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

   THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2511.507	RANDOM RIPRAP, CLASS III	CY	64
2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	72
2573.502	CULVERT END CONTROL	EACH	7
2573.503	SILT FENCE, PREASSEMBLED	LF	27,571
2573.503	SEDIMENT CONTROL LOG	LF	2,916
2573.501	STABILIZED CONSTRUCTION EXIT	EACH	2
2575.504	EROSION CONTROL BLANKET, CATEGORY 20N	SY	39,231
2575.504	TURF REINFORCEMENT MAT, CATEGORY 55	SY	330
2575.504	TURF REINFORCEMENT MAT, CATEGORY 60	SY	266
	CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT, NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

ISG

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP NARRATIVE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

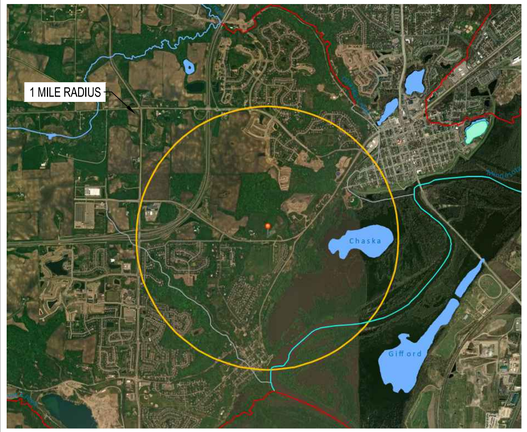
TITLE

SWPPP NARRATIVE

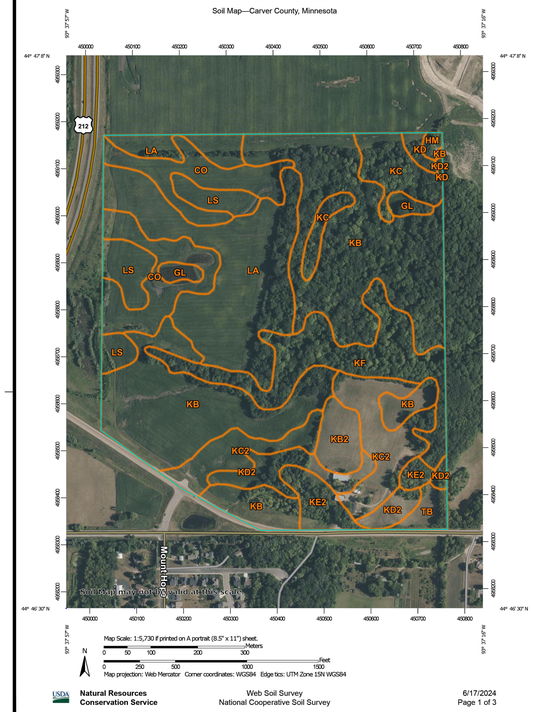
SHEET

25 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

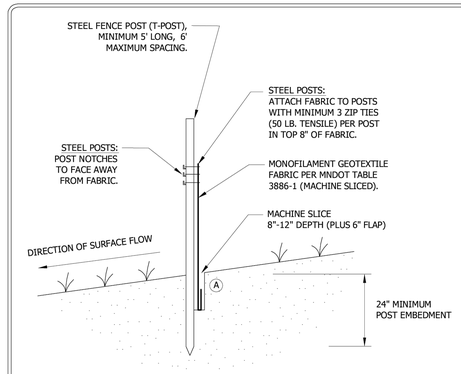


IMPAIRED WATERS MAP



USDA **Natural Resources Conservation Service** Web Soil Survey National Cooperative Soil Survey 6/17/2024 Page 1 of 3

WEB SOIL SURVEY MAP



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.

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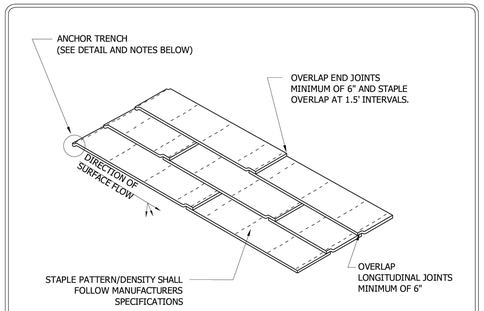
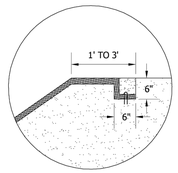
SILT FENCE
MACHINE SLICED
CHASKA, MN

LAST REVISION: APRIL 2011
PLATE NO. ERO-1A



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

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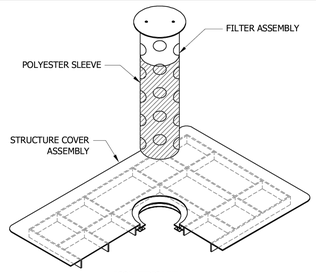
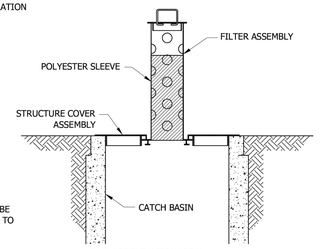
EROSION CONTROL BLANKET INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-2



ISOMETRIC VIEW

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



IN-PLACE ELEVATION VIEW

NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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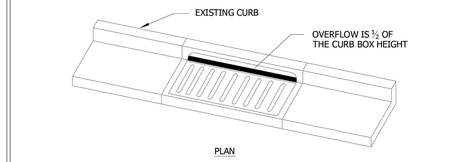
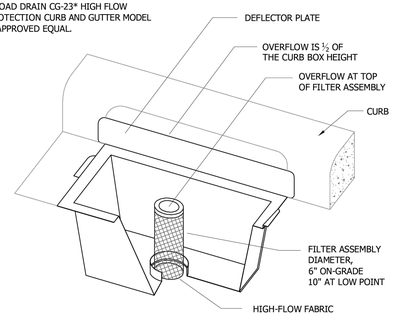
INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4A



WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



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

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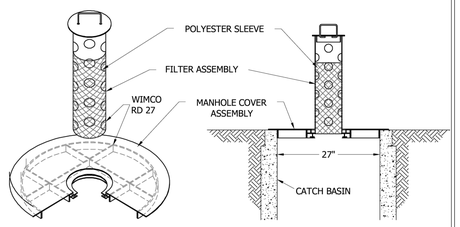
INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4B

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONE OR TOP SLAB.

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 INFRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "H" ENTERPRISES.

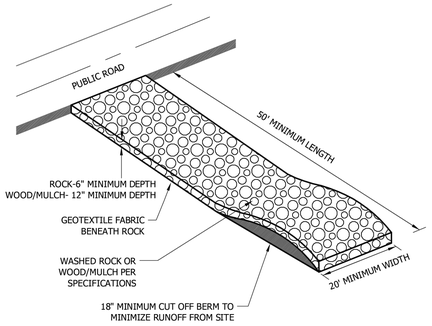


ISOMETRIC VIEW IN-PLACE ELEVATION VIEW

Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com

INLET PROTECTION BEEHIVE CASTING
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4C



NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. 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.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

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ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

LAST REVISION: MAY 2023
PLATE NO. ERO-7

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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP NARRATIVE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

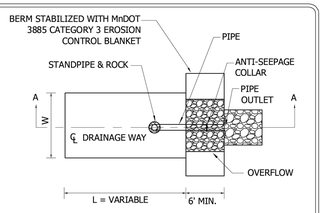
TITLE

SWPPP DETAILS

SHEET **26** OF 92

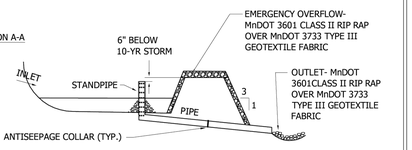
PRELIMINARY NOT FOR CONSTRUCTION

I. PLAN VIEW

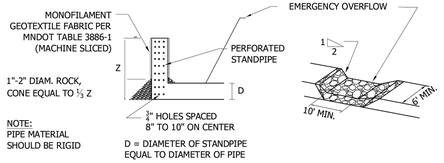


NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

II. SECTION A-A



III. BASIN STANDPIPE AND EMERGENCY OVERFLOW



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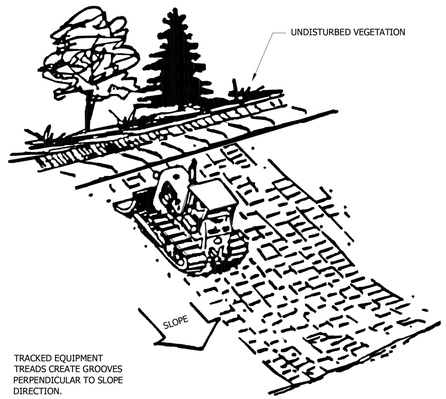
TEMPORARY SEDIMENTATION BASIN
STANDPIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-8B



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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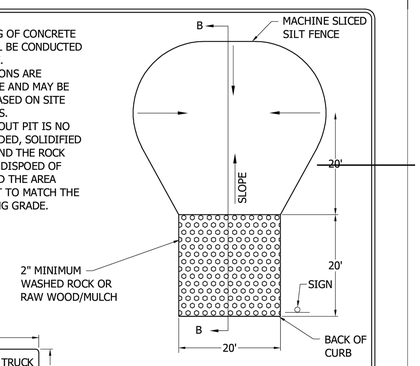
SLOPE TRACKING

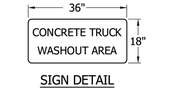
CHASKA, MINNESOTA

LAST REVISION: FEB 2004

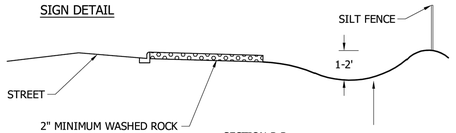
PLATE NO. ERO-10

1) ALL WASHING OF CONCRETE TRUCKS WILL BE CONDUCTED AT THIS SITE.
2) ALL DIMENSIONS ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON SITE CONSTRAINTS.
3) WHEN WASHOUT PIT IS NO LONGER NEEDED, SOLIDIFIED CONCRETE AND THE ROCK PAD WILL BE DISPOED OF OFF-SITE AND THE AREA LEVELED OUT TO MATCH THE SURROUNDING GRADE.





SIGN DETAIL



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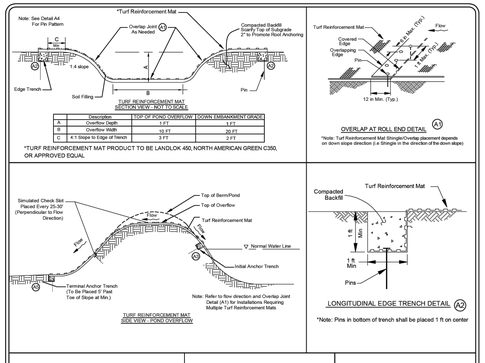
CONCRETE WASHOUT PIT

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-12



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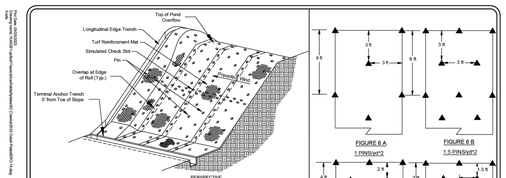
TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

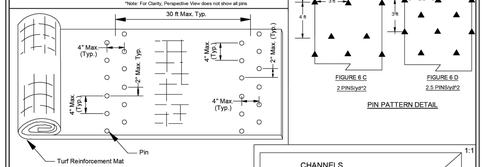
PLATE NO. ERO-13

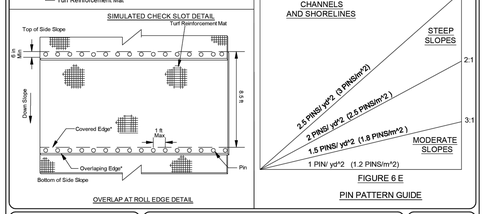


OVERVIEW OF TURF REINFORCEMENT MAT ON SLOPE

*Note: For Clarity, Perspective View does not show all pins.

PIN PATTERN DETAIL





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TURF REINFORCEMENT MAT ON SLOPE
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-14

PRELIMINARY NOT FOR CONSTRUCTION

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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP NARRATIVE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

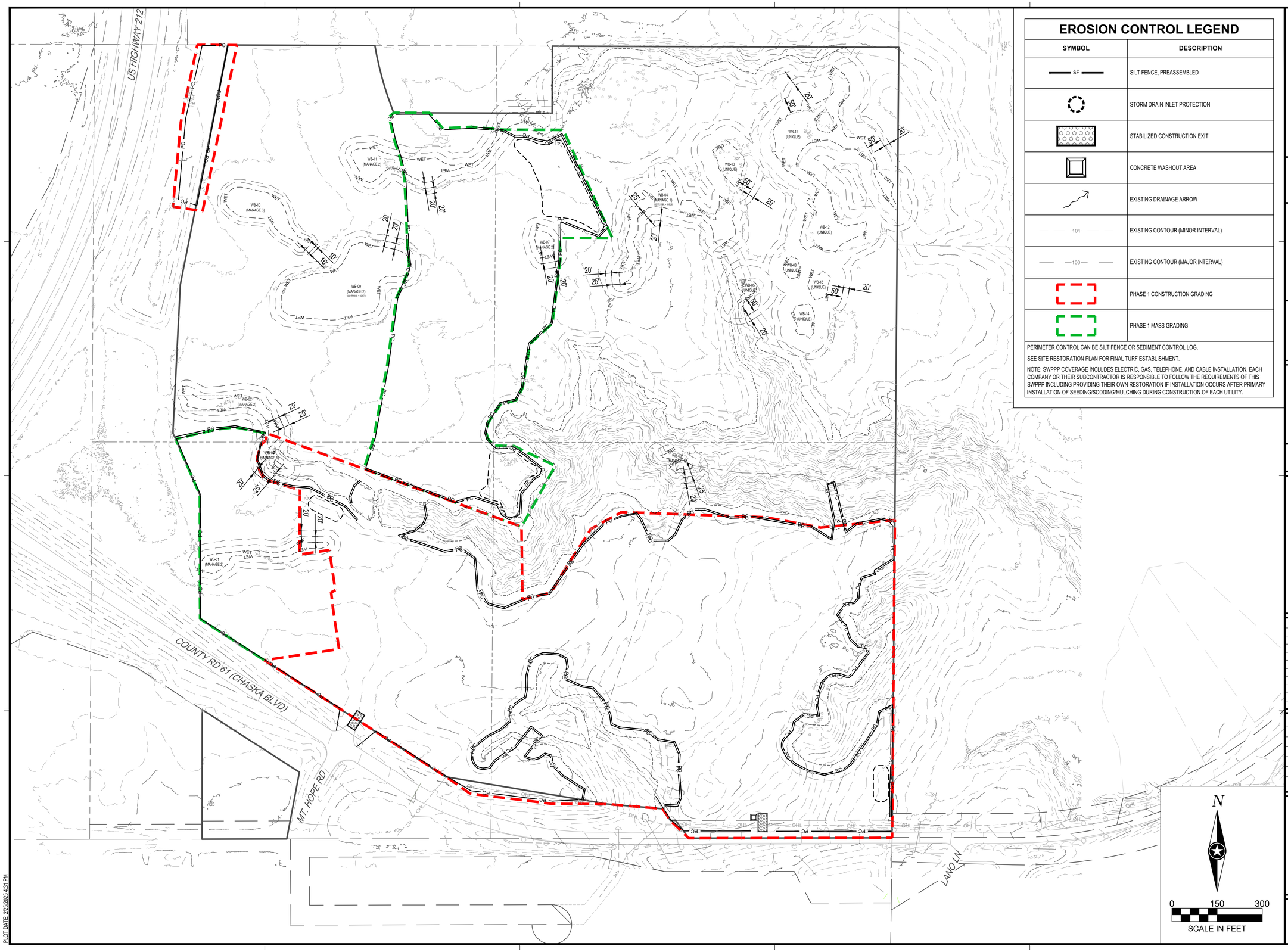
TITLE

SWPPP DETAILS

SHEET

27

OF 92



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
	PHASE 1 CONSTRUCTION GRADING
	PHASE 1 MASS GRADING

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION SWPPP (OVERALL)

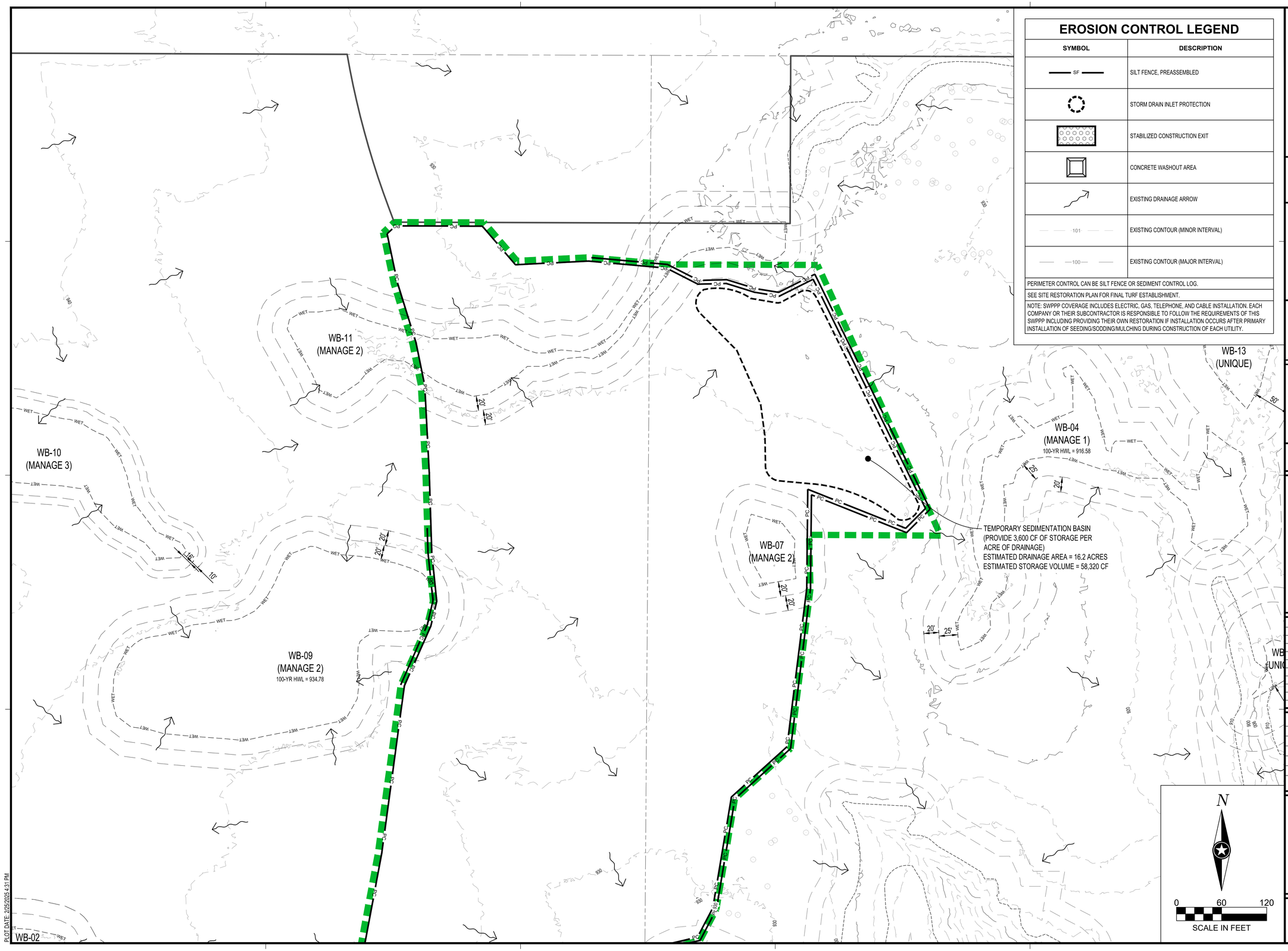
SHEET

28

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:31 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION SWPPP (N)

SHEET

29 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:31 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

OFF-SITE BERM LOCATION

WB-11
(MANAGE 2)

WB-10
(MANAGE 3)

WB-09
(MANAGE 2)
100-YR HWL = 934.78

WB-07
(MANAGE 2)

TEMPORARY SEDIMENTATION BASIN
(PROVIDE 3,600 CF OF STORAGE PER ACRE OF DRAINAGE)
ESTIMATED DRAINAGE AREA = 16.2 ACRES
ESTIMATED STORAGE VOLUME = 58,320 CF

N

0 ## ###
SCALE IN FEET

PLOT DATE: 2/25/2025 4:31 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

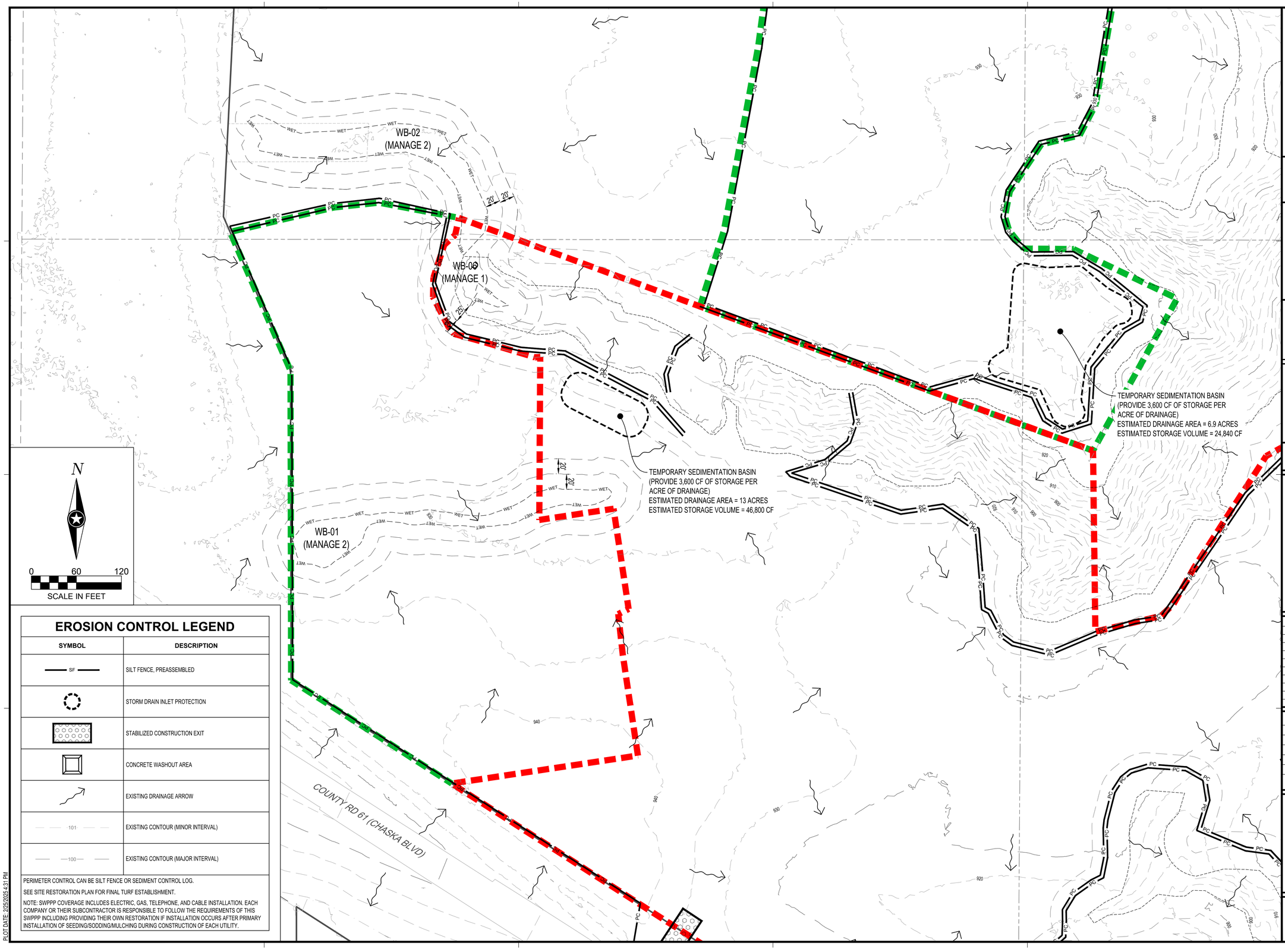
TITLE

PRE-CONSTRUCTION SWPPP (NW)

SHEET

30 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



N

0 60 120

SCALE IN FEET

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

PLOT DATE: 2/25/2025 4:31 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION SWPPP (W)

SHEET

31 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

TEMPORARY SEDIMENTATION BASIN
(PROVIDE 3,600 CF OF STORAGE PER ACRE OF DRAINAGE)
ESTIMATED DRAINAGE AREA = 13 ACRES
ESTIMATED STORAGE VOLUME = 46,800 CF

TEMPORARY SEDIMENTATION BASIN
(PROVIDE 3,600 CF OF STORAGE PER ACRE OF DRAINAGE)
ESTIMATED DRAINAGE AREA = 6.9 ACRES
ESTIMATED STORAGE VOLUME = 24,840 CF

MT. HOPE RD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

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SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

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N

0 60 120
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

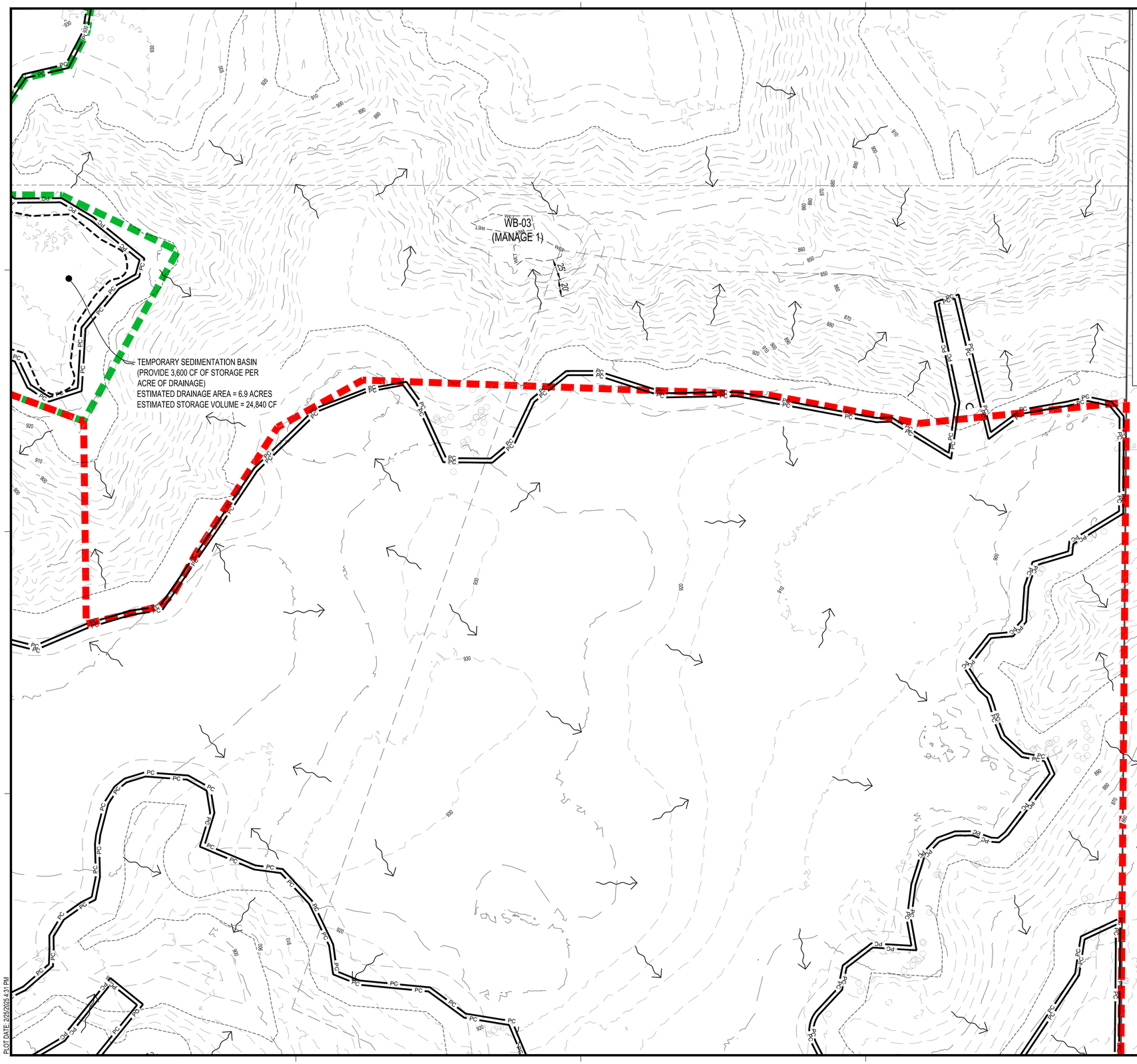
PRE-CONSTRUCTION SWPPP (S)

SHEET

32 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:31 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP-PRE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

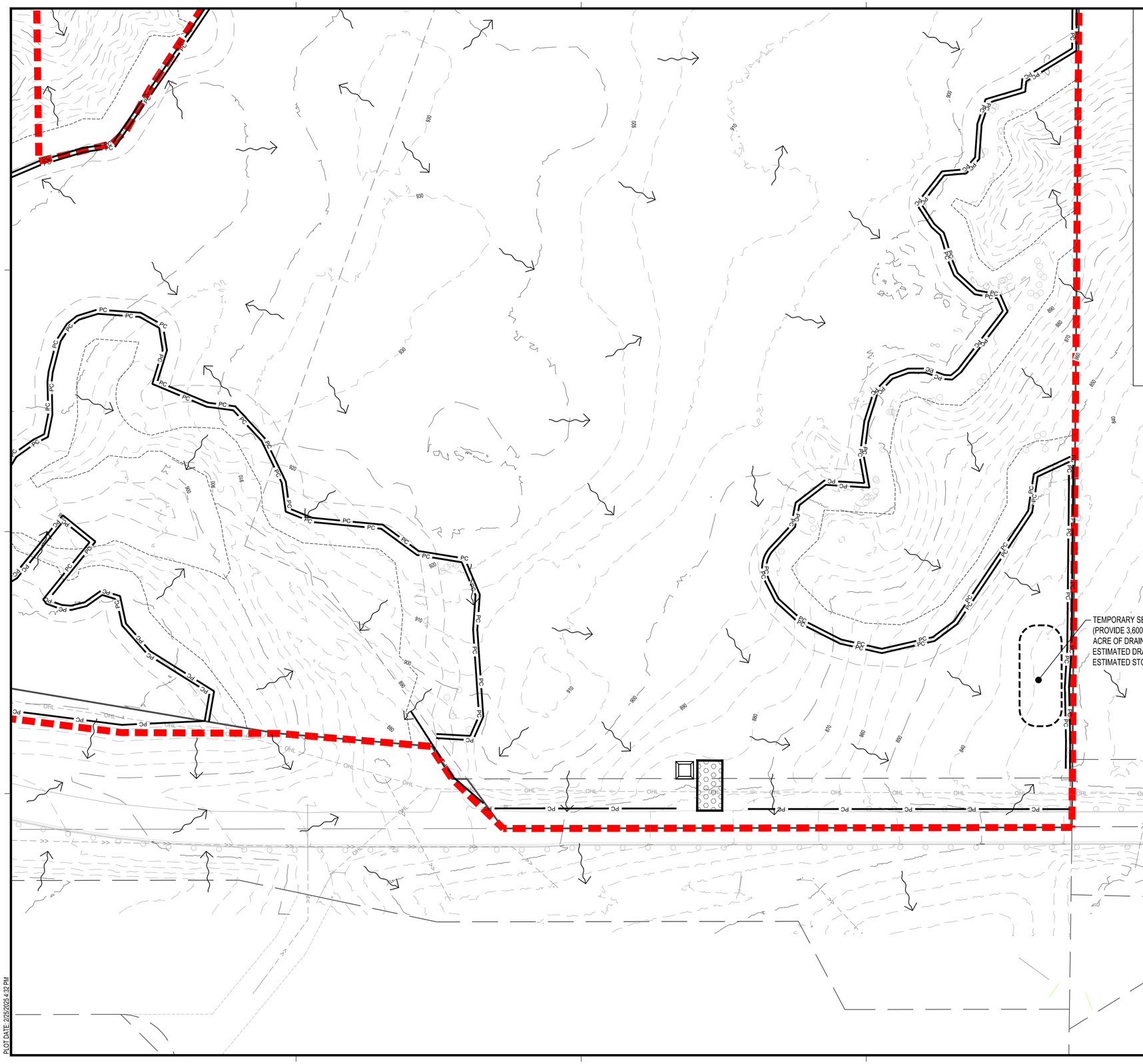
31
PRE-CONSTRUCTION SWPPP (E)

SHEET

33 OF 92

PLOT DATE: 2/25/2025 4:31 PM

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

31 PRE-CONSTRUCTION SWPPP (SE)

SHEET

34 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:32 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 CONSTRUCTION GRADING
	PHASE 1 MASS GRADING

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

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N

0 150 300

SCALE IN FEET

ISG

FORESTAR

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HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

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CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (OVERALL)

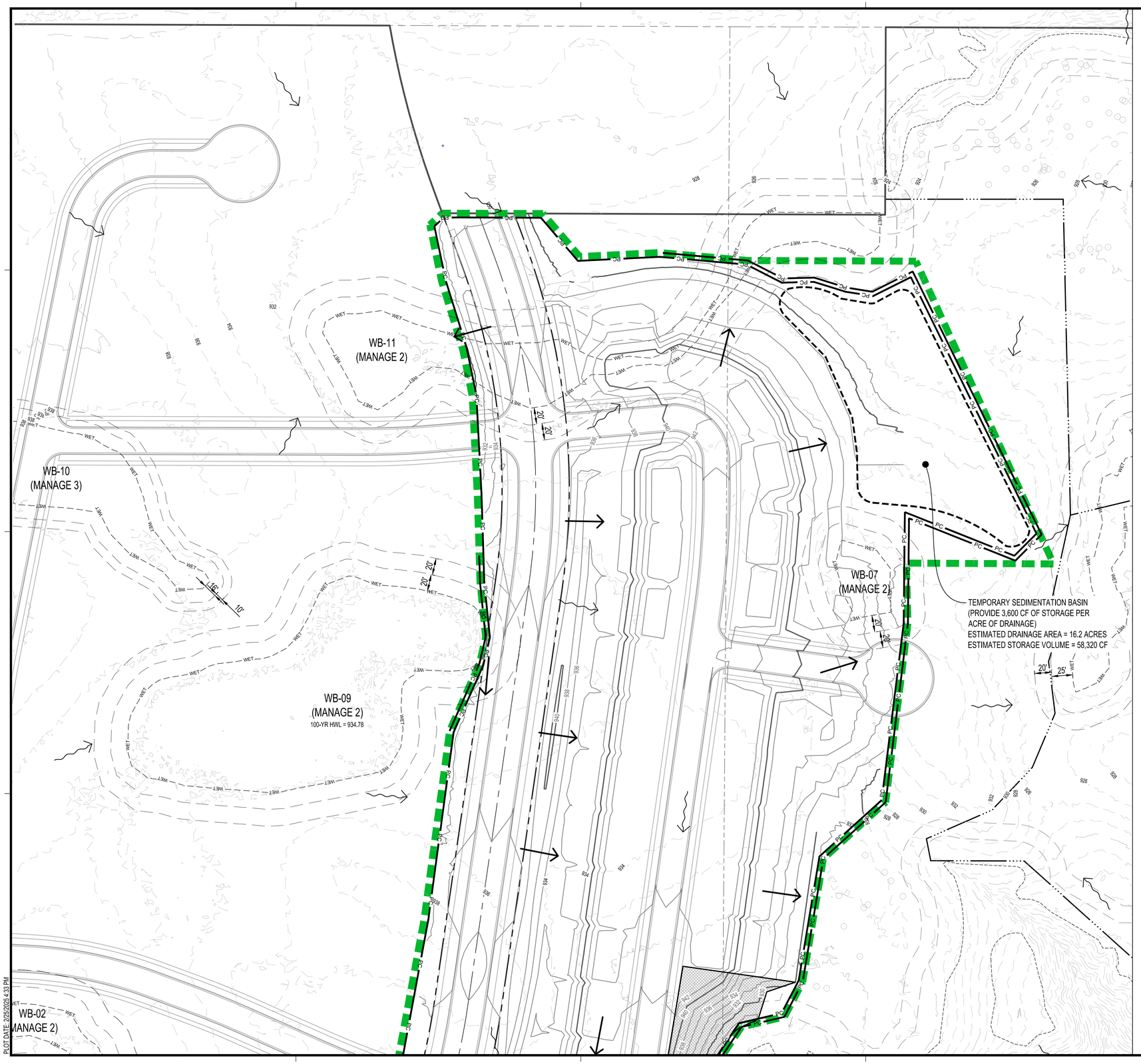
SHEET

35

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:33 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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N

0 60 120

SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (N)

SHEET

36 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:33 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE

	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N

	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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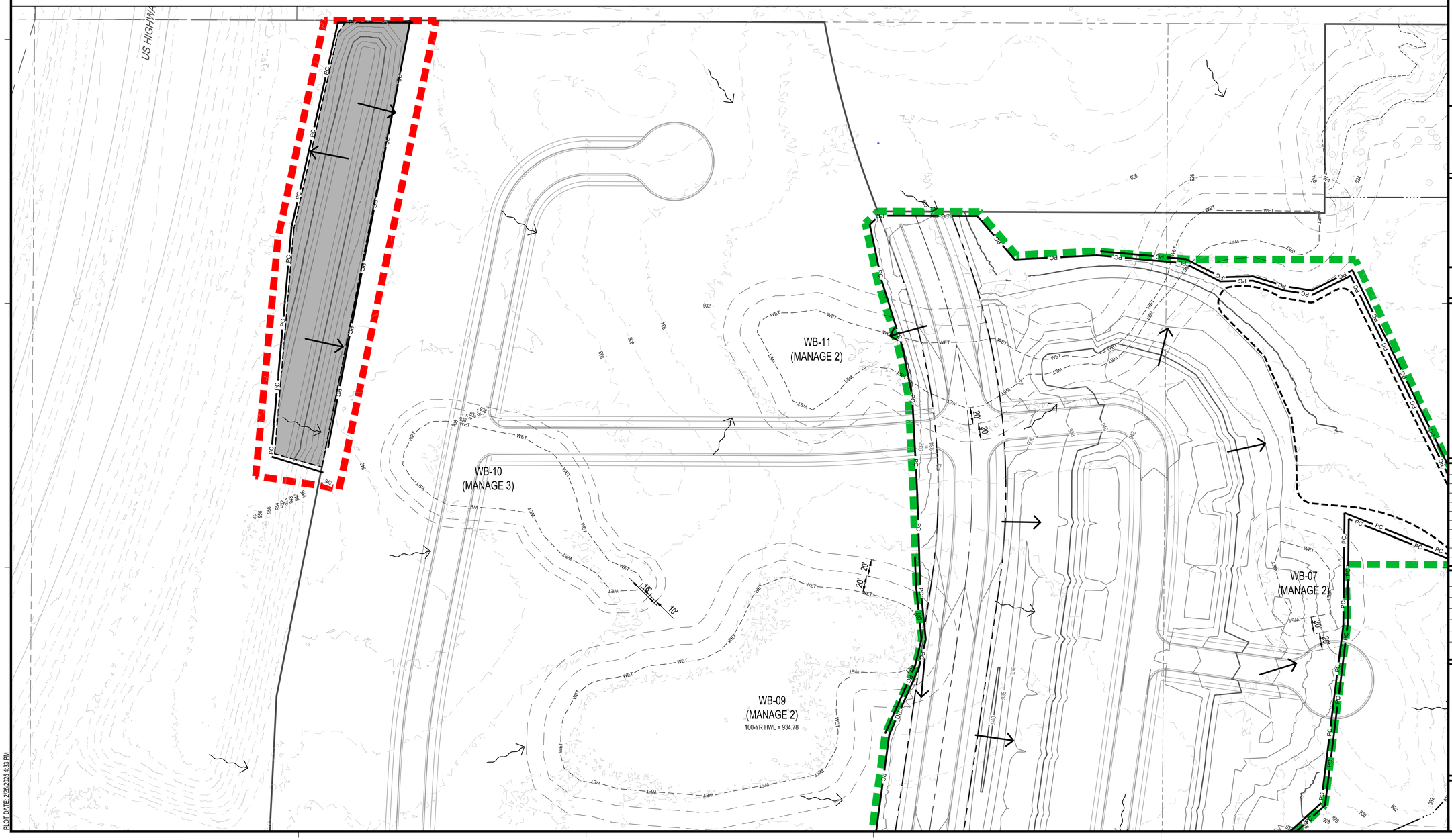
N

0 60 120

SCALE IN FEET



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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (NW)

SHEET

37 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:33 PM

N

0 60 120

SCALE IN FEET

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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WB-02 (MANAGE 2)

WB-06 (MANAGE 1)

WB-01 (MANAGE 2)

AMEND SOIL (SEE CARVER COUNTY DETAIL)

AMEND SOIL (SEE CARVER COUNTY DETAIL)

IESF BIORETENTION BASIN 6
TOP = 928.00
EOF = 927.00
100-YR HWL = 926.08
NWL = 921.50
BOT = 920.00

IESF BIORETENTION BASIN 7
TOP = 933.00
EOF = 932.00
100-YR HWL = 929.70
NWL = 925.00
BOT = 923.50

25'x10' STILLING BASIN (SEE CARVER COUNTY DETAIL)

TEMPORARY SEDIMENTATION BASIN (PROVIDE 3,600 CF OF STORAGE PER ACRE OF DRAINAGE)
ESTIMATED DRAINAGE AREA = 6.9 ACRES
ESTIMATED STORAGE VOLUME = 24,840 CF

OUTLOT B

SAVANNA WAY

WATKINS GLEN COURT

COUNTY RD 61 (CHASKA BLVD)

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SWPPP
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (W)

SHEET

38 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 1:33 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED

TPF TPF	TREE PROTECTION FENCE		STABILIZED CONSTRUCTION EXIT		CONCRETE WASHOUT AREA
	STORM DRAIN INLET PROTECTION		EROSION CONTROL BLANKET, CATEGORY 20N		EXISTING DRAINAGE ARROW
	CULVERT END CONTROL		EROSION CONTROL BLANKET, CATEGORY 60		PROPOSED DRAINAGE ARROW
	SEDIMENT CONTROL LOG		TURF REINFORCEMENT MAT, CATEGORY 55	101	EXISTING CONTOUR (MINOR INTERVAL)

100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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PLOT DATE: 2/25/2025 4:33 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	23-27575
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DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (S)

SHEET

39 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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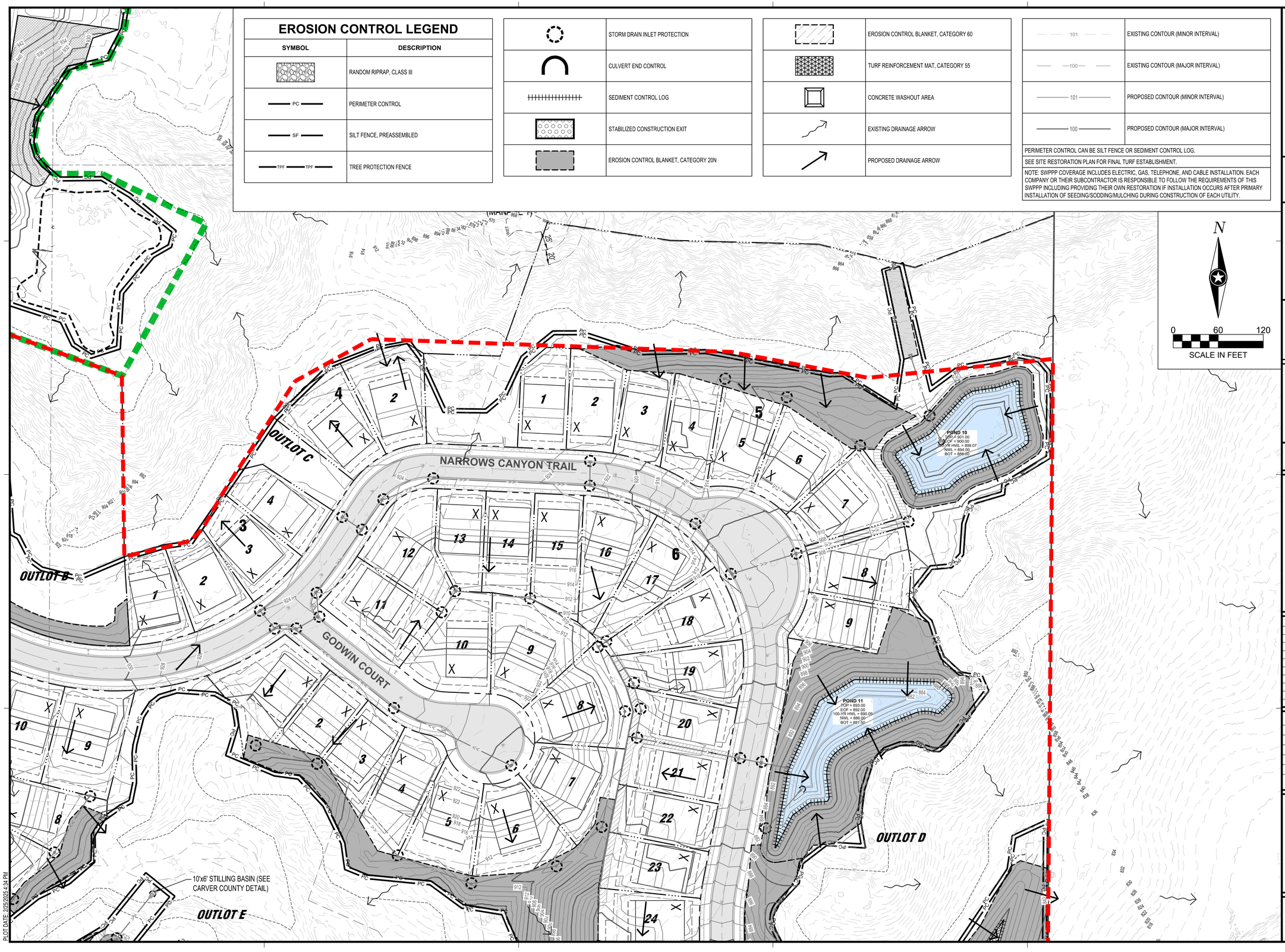

PLOT DATE: 3/25/2025 4:24 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

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CLIENT PROJECT NO.	-

TITLE

36 PROPOSED SWPPP (E)

SHEET

40 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	EROSION CONTROL BLANKET, CATEGORY 60
	TURF REINFORCEMENT MAT, CATEGORY 55
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

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N

0 60 120

SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

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CLIENT PROJECT NO.	-

TITLE

36 PROPOSED SWPPP (SE)

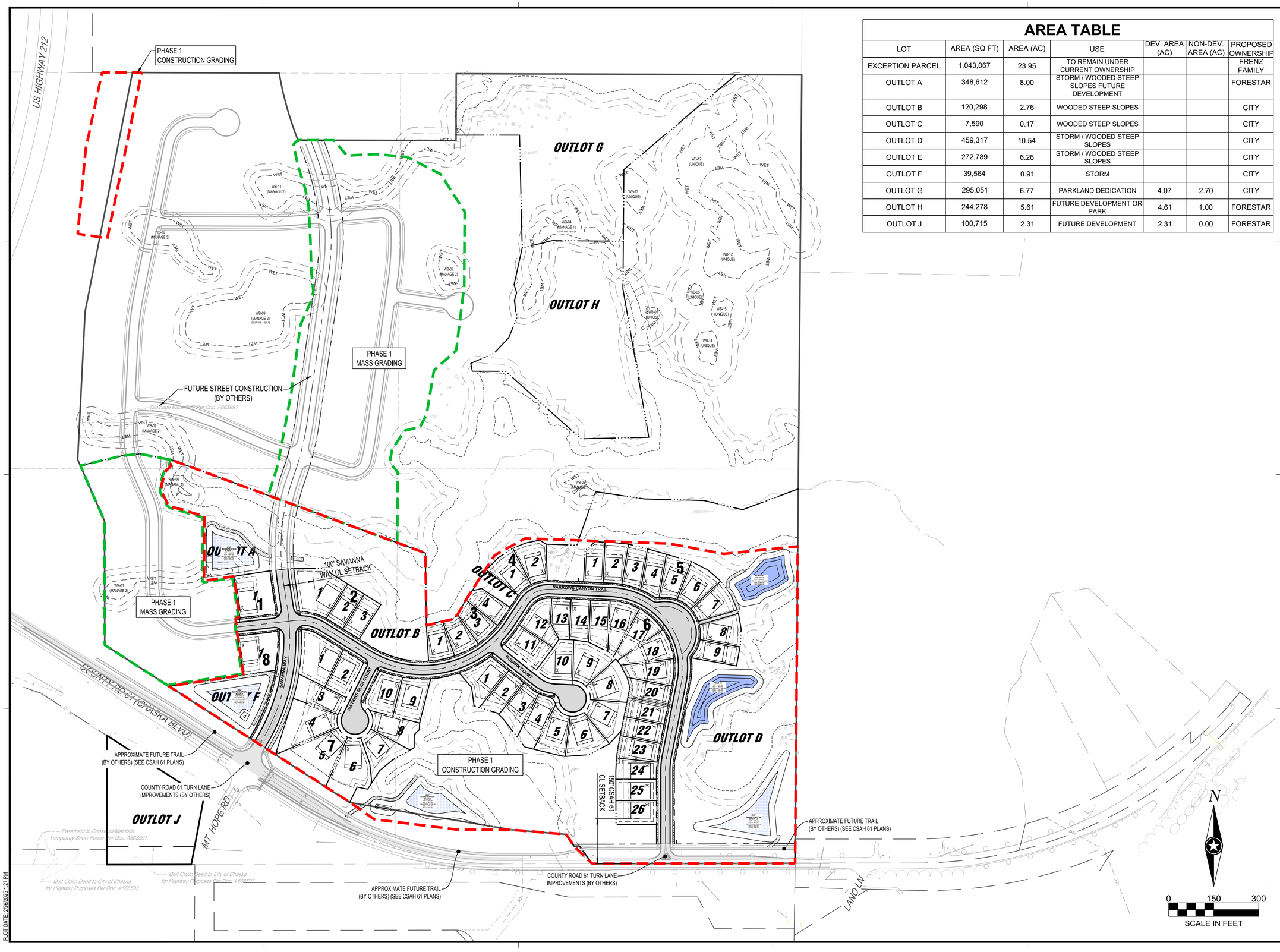
SHEET

41

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:34 PM



AREA TABLE

LOT	AREA (SQ FT)	AREA (AC)	USE	DEV. AREA (AC)	NON-DEV. AREA (AC)	PROPOSED OWNERSHIP
EXCEPTION PARCEL	1,043,067	23.95	TO REMAIN UNDER CURRENT OWNERSHIP			FRENZ FAMILY
OUTLOT A	348,612	8.00	STORM / WOODED STEEP SLOPES FUTURE DEVELOPMENT			FORESTAR
OUTLOT B	120,298	2.76	WOODED STEEP SLOPES			CITY
OUTLOT C	7,590	0.17	WOODED STEEP SLOPES			CITY
OUTLOT D	459,317	10.54	STORM / WOODED STEEP SLOPES			CITY
OUTLOT E	272,789	6.26	STORM / WOODED STEEP SLOPES			CITY
OUTLOT F	39,564	0.91	STORM			CITY
OUTLOT G	295,051	6.77	PARKLAND DEDICATION	4.07	2.70	CITY
OUTLOT H	244,278	5.61	FUTURE DEVELOPMENT OR PARK	4.61	1.00	FORESTAR
OUTLOT J	100,715	2.31	FUTURE DEVELOPMENT	2.31	0.00	FORESTAR

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-OVERALL
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PHASING PLAN

SHEET

42 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2025 1:27 PM

N

0 150 300

SCALE IN FEET

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

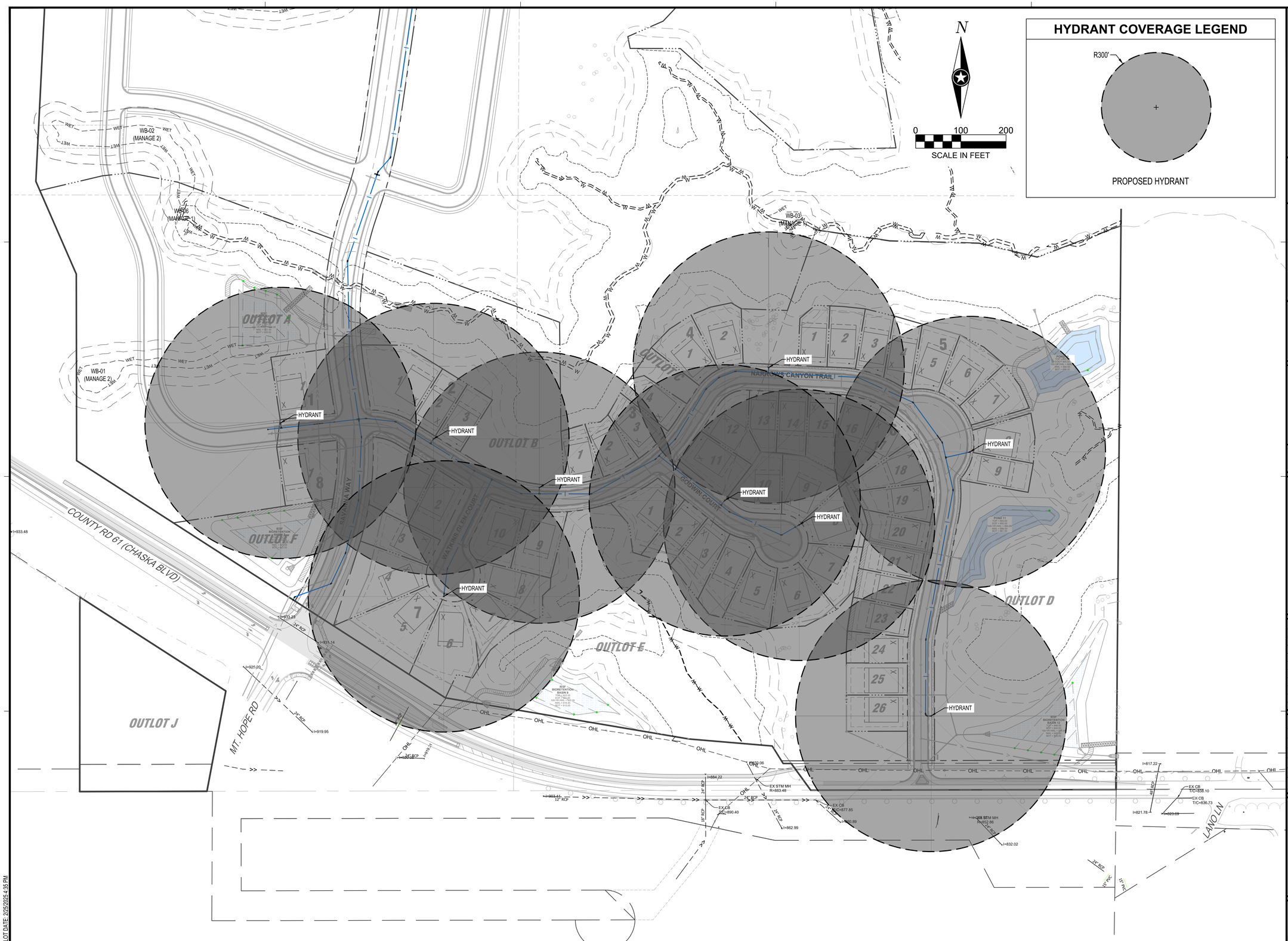
OVERALL UTILITY

SHEET

43 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:34 PM



PRELIMINARY NOT FOR CONSTRUCTION

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

HYDRANT COVERAGE

SHEET

44

OF 92

PLOT DATE: 2/25/2025 4:35 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
	SUBDRAIN	
	SUBDRAIN SERVICE	
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

12" OFF-SITE WATERMAIN (BY OTHERS)

WB-11 (MANAGE 2)

FUTURE STREET CONSTRUCTION (TYP)

CONNECT 12" OFF-SITE WATERMAIN TO PROPOSED 12" WATERMAIN

8" CAP

8" CAP

12"x8" CROSS

12"x11.25° BEND

12" WATERMAIN

12" WATERMAIN

WB-10 (MANAGE 3)

WB-09 (MANAGE 2)
100-YR HWL = 934.78

WB-07 (MANAGE 2)

WB-0 (MANAG
100-YR HWL =

N

0 60 120
SCALE IN FEET

PLOT DATE: 2/25/2025 4:35 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

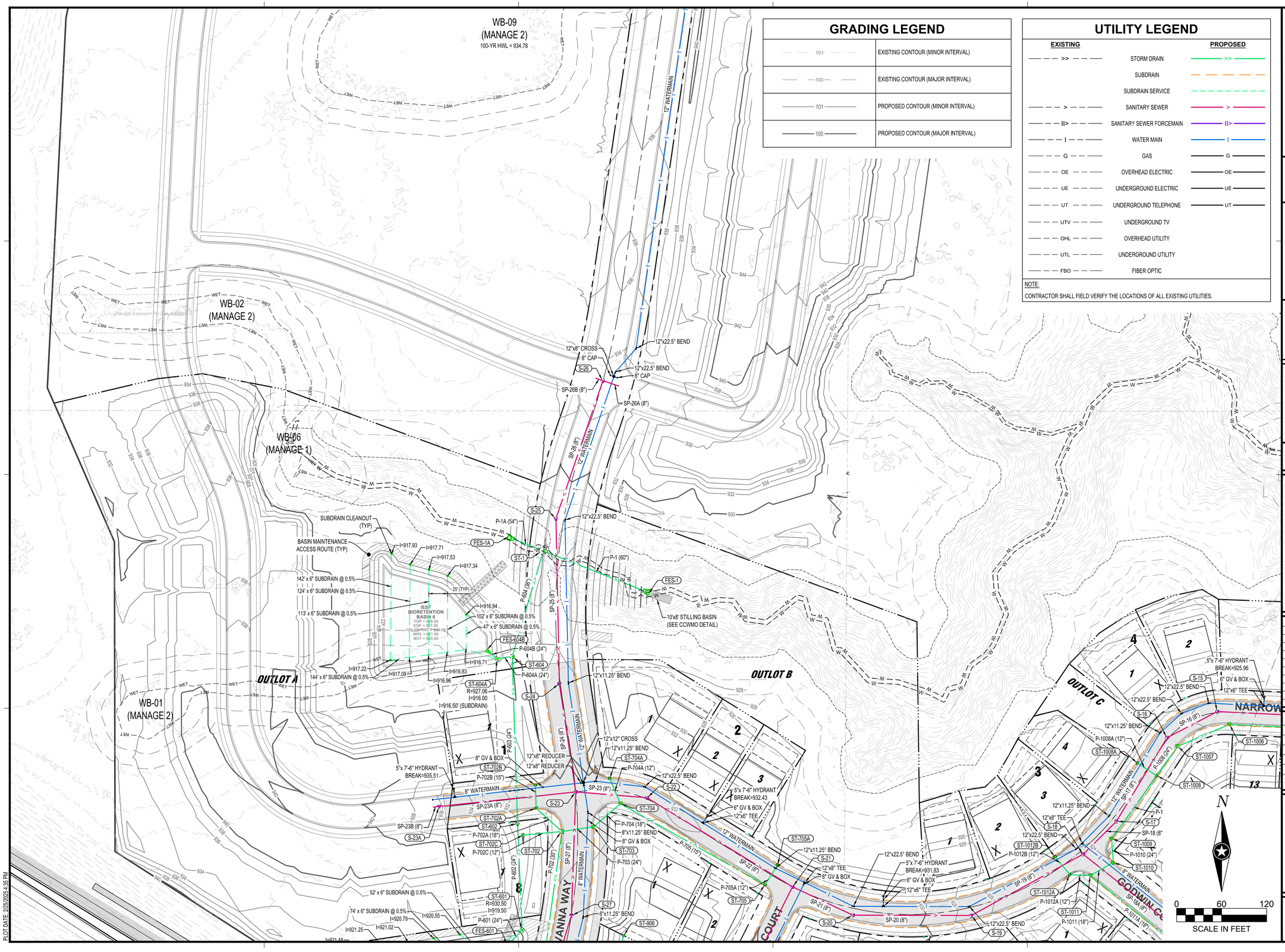
TITLE

UTILITY (N)

SHEET

45 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
	SUBDRAIN	
	SUBDRAIN SERVICE	
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

0 60 120
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

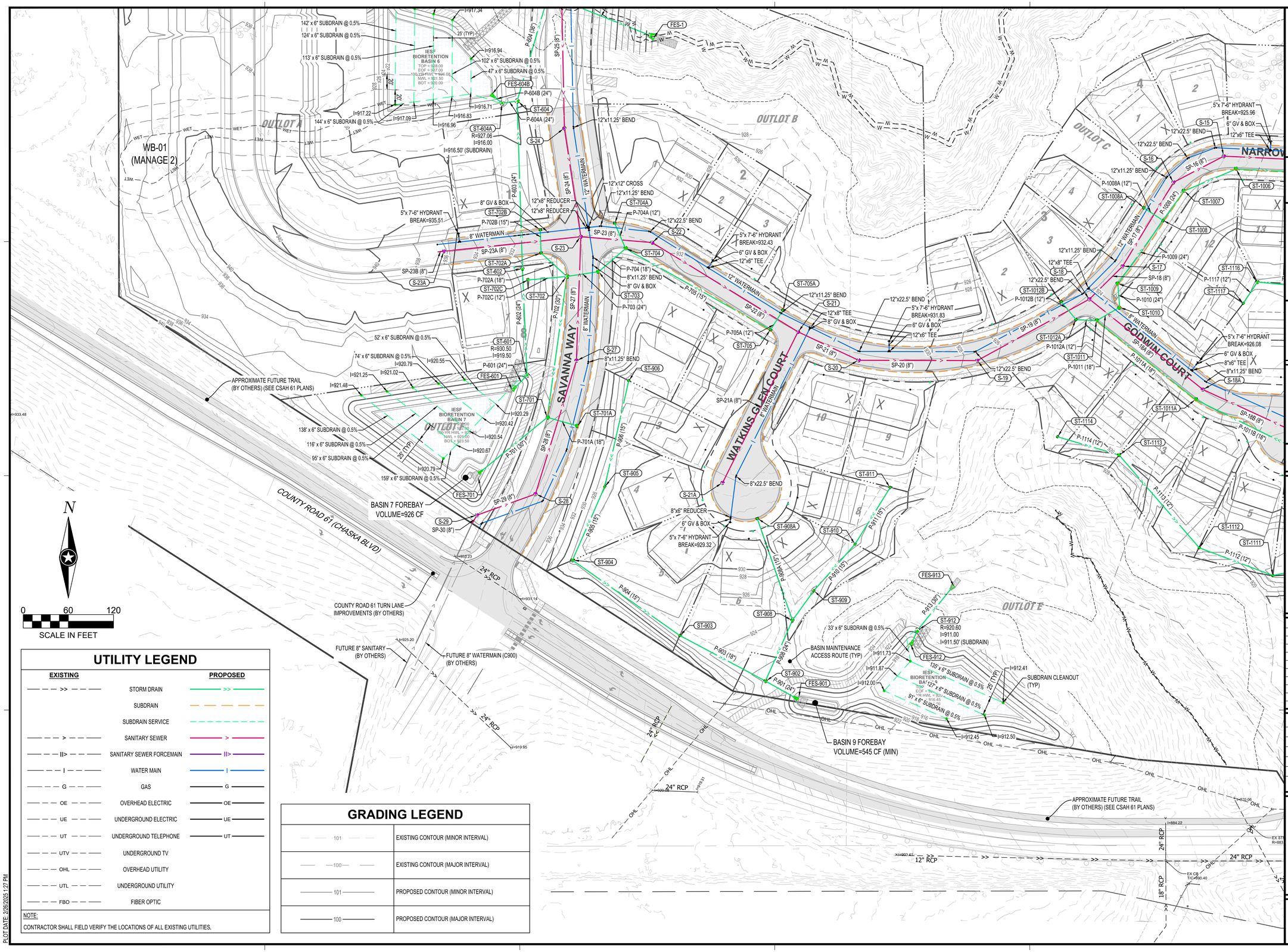
UTILITY (CENTRAL)

SHEET

46 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:35 PM



UTILITY LEGEND

EXISTING		PROPOSED
—— — — >> — — ——	STORM DRAIN	——>>——
	SUBDRAIN	— — — — —
	SUBDRAIN SERVICE	— — — — —
—— — — > — — ——	SANITARY SEWER	——>——
—— — — II> — — ——	SANITARY SEWER FORCEMAIN	——II>——
—— — — I — — ——	WATER MAIN	——I——
—— — — G — — ——	GAS	——G——
—— — — OE — — ——	OVERHEAD ELECTRIC	——OE——
—— — — UE — — ——	UNDERGROUND ELECTRIC	——UE——
—— — — UT — — ——	UNDERGROUND TELEPHONE	——UT——
—— — — UTV — — ——	UNDERGROUND TV	
—— — — OHL — — ——	OVERHEAD UTILITY	
—— — — UTL — — ——	UNDERGROUND UTILITY	
—— — — FBO — — ——	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PLOT DATE: 2/6/2025 1:27 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

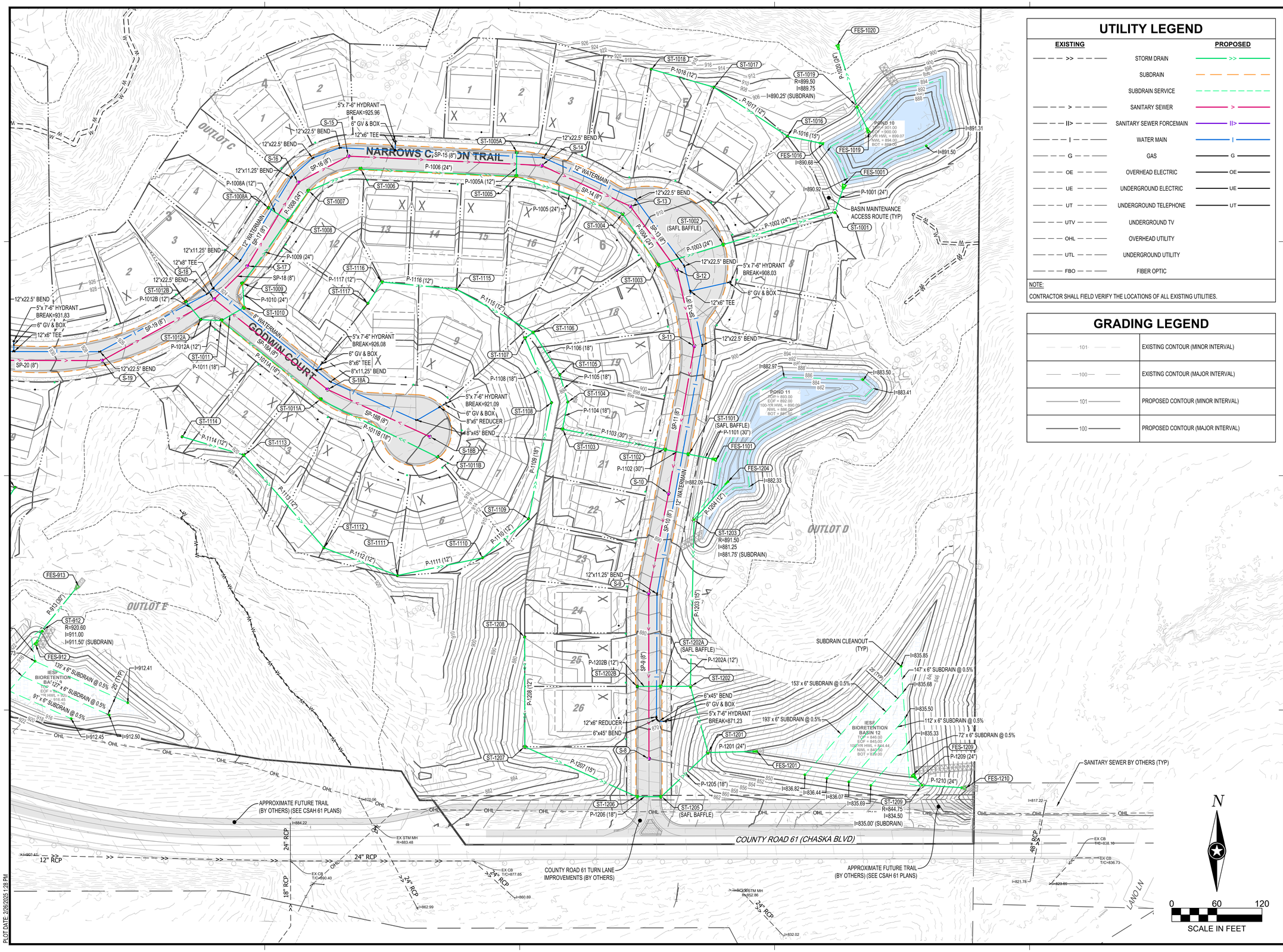
TITLE

UTILITY (SW)

SHEET

47 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
	SUBDRAIN	
	SUBDRAIN SERVICE	
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-UTILITY
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

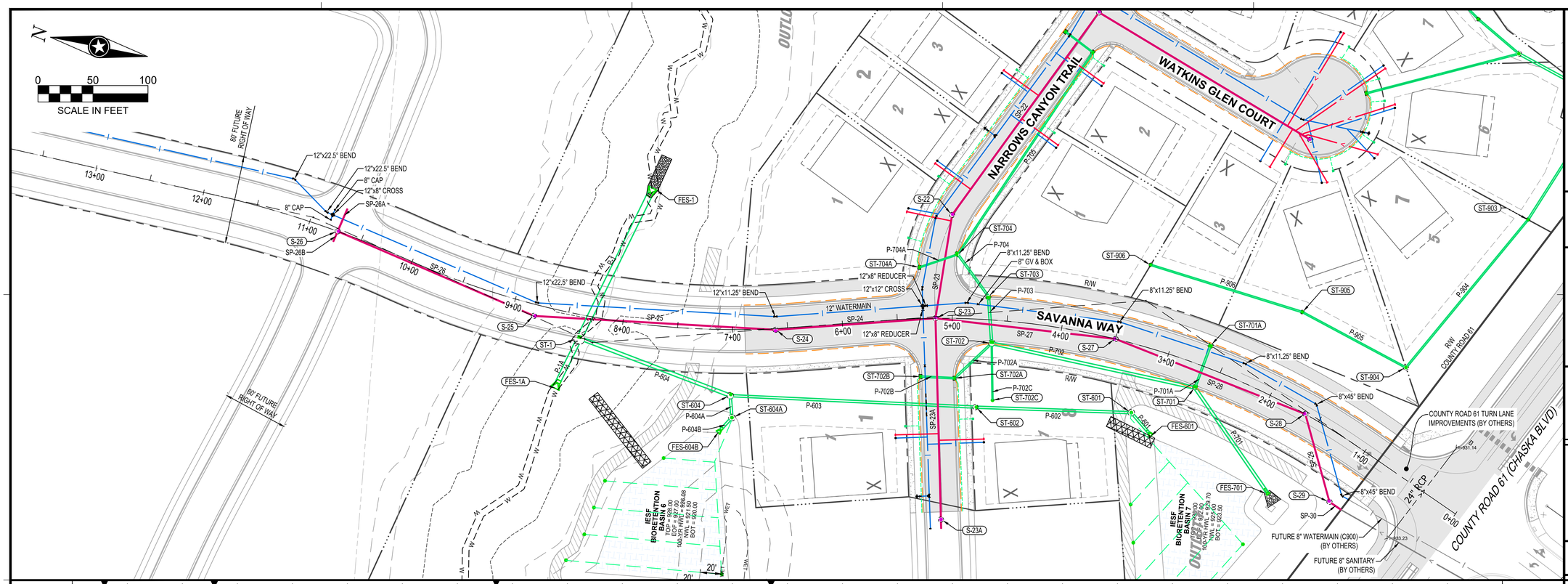
UTILITY (SE)

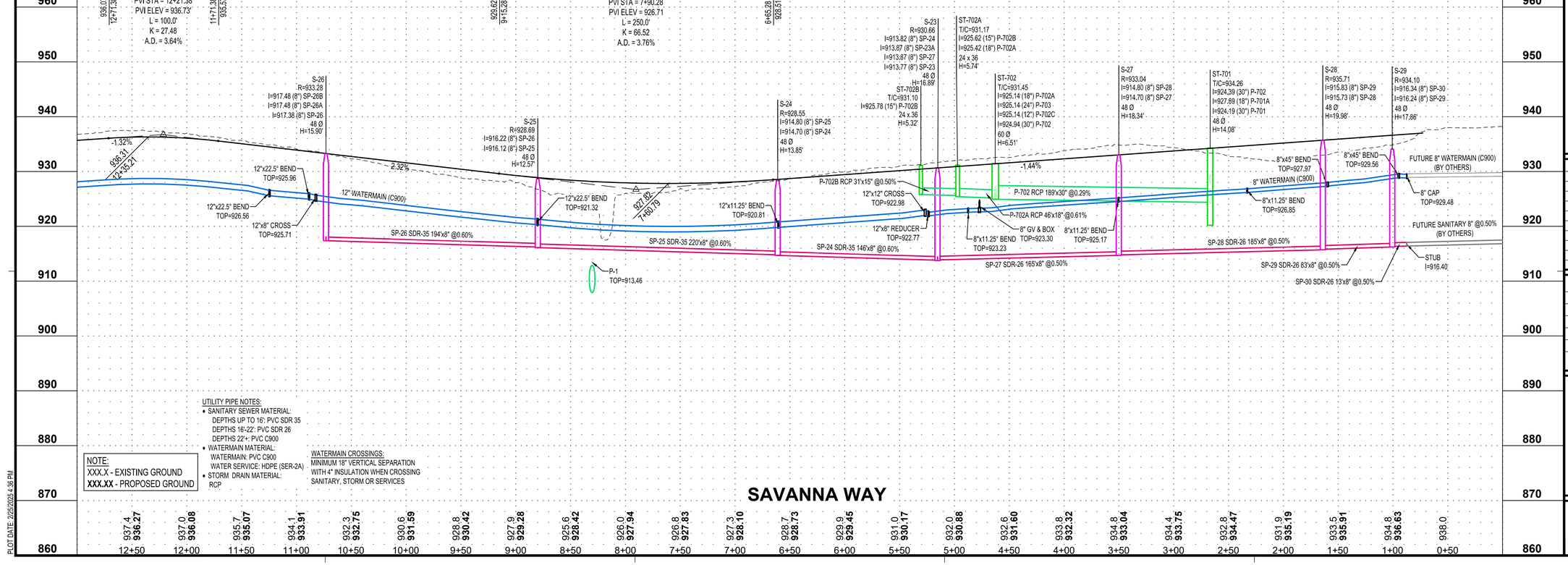
SHEET

48 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2025 1:28 PM





NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 18" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 2/5/2025 4:36 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (SAVANNAH)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

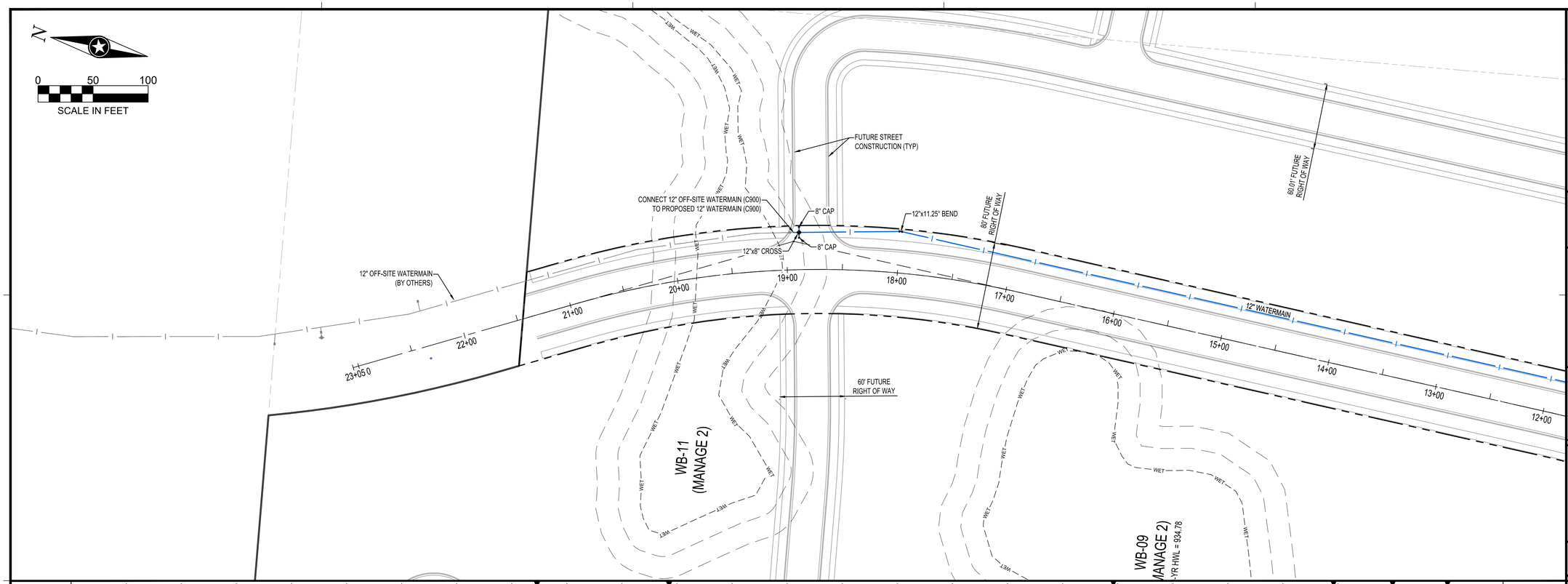
TITLE

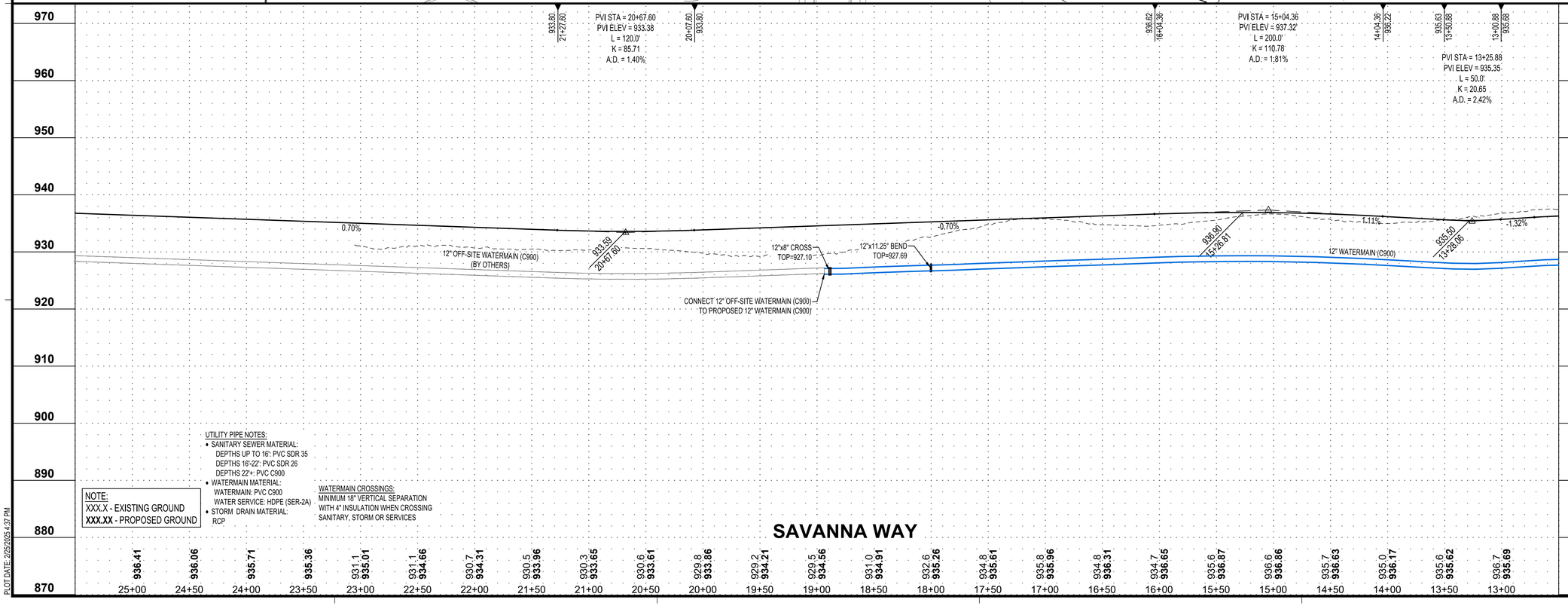
PLAN & PROFILE (SAVANNA WAY)

SHEET

49 OF 92

PRELIMINARY NOT FOR CONSTRUCTION





UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN CROSSINGS:
MINIMUM 18" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 2/25/2025 4:37 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (SAVANNAH)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

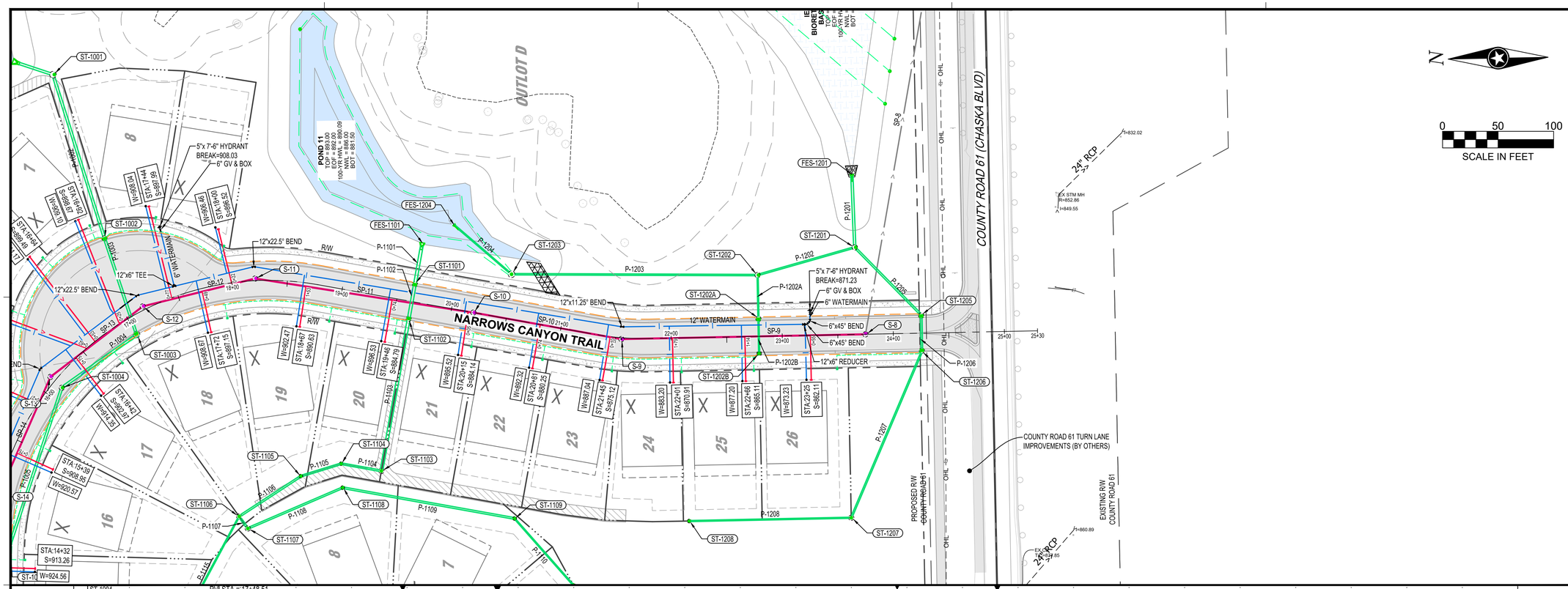
TITLE

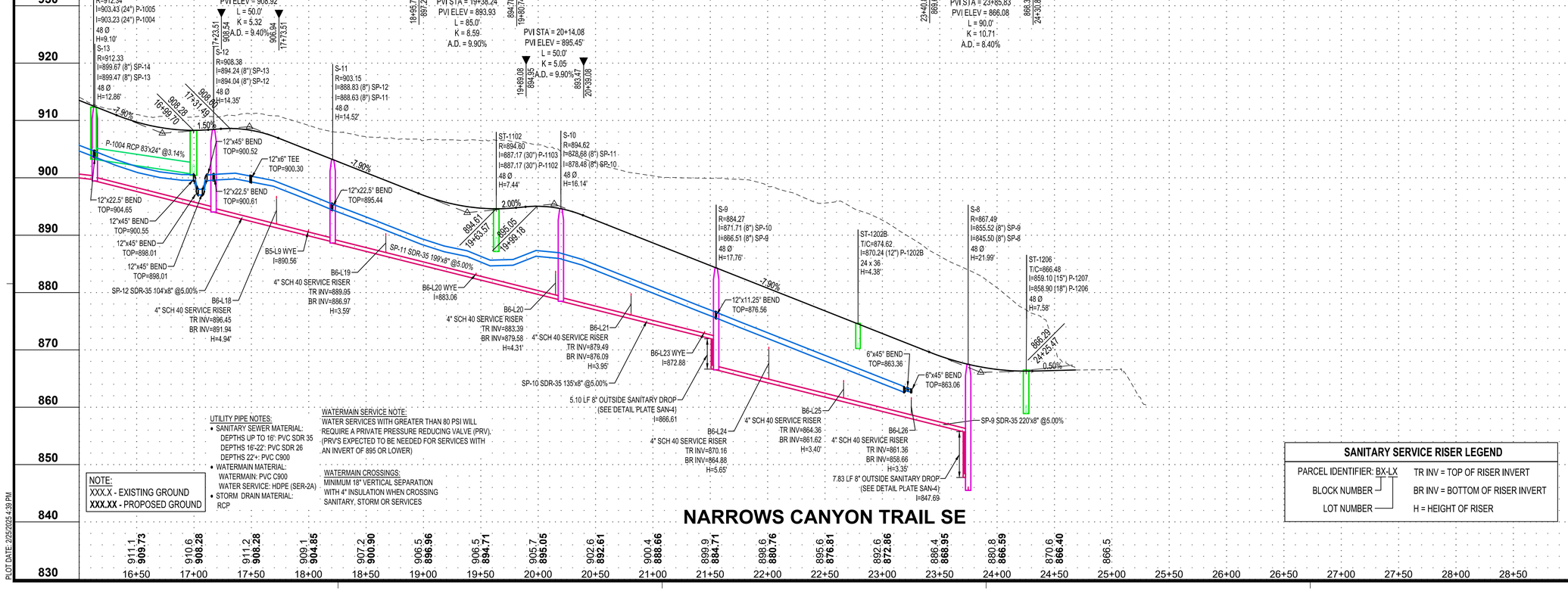
PLAN & PROFILE (SAVANNA WAY)

SHEET

50 OF 92

PRELIMINARY NOT FOR CONSTRUCTION





NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN SERVICE NOTE:
WATER SERVICES WITH GREATER THAN 80 PSI WILL REQUIRE A PRIVATE PRESSURE REDUCING VALVE (PRV). (PRV'S EXPECTED TO BE NEEDED FOR SERVICES WITH AN INVERT OF 895 OR LOWER)

WATERMAIN CROSSINGS:
MINIMUM 18" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

SANITARY SERVICE RISER LEGEND

PARCEL IDENTIFIER: BX-LX
BLOCK NUMBER
LOT NUMBER
TR INV = TOP OF RISER INVERT
BR INV = BOTTOM OF RISER INVERT
H = HEIGHT OF RISER

NARROWS CANYON TRAIL SE

PLOT DATE: 2/5/2025 4:39 PM

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (N CANYON SE)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

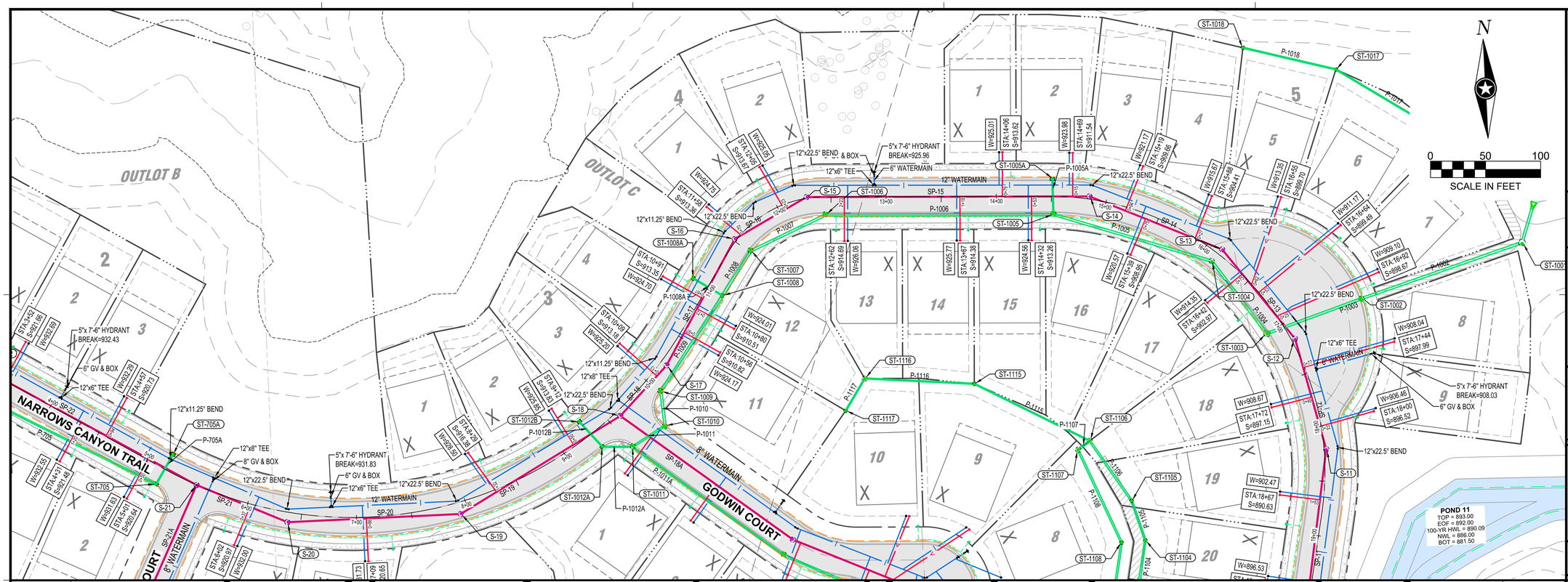
TITLE

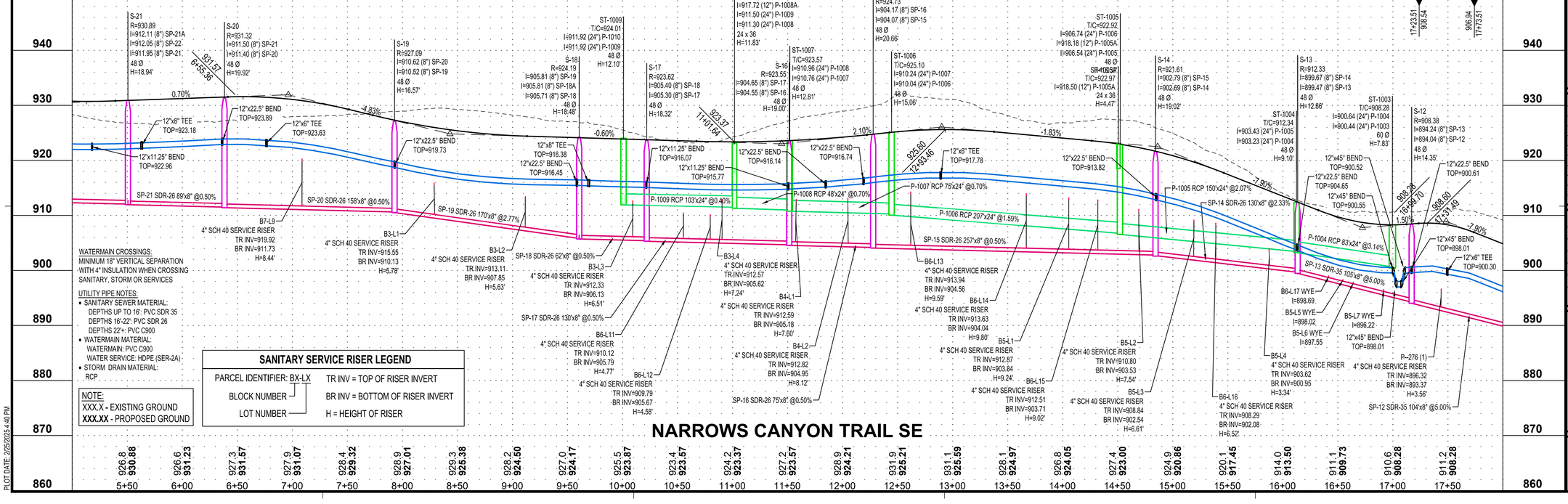
PLAN & PROFILE (NARROWS CANYON TRAIL)

SHEET

51 OF 92

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 2/5/2025 4:40 PM

NOTE:
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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (N CANYON SE)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

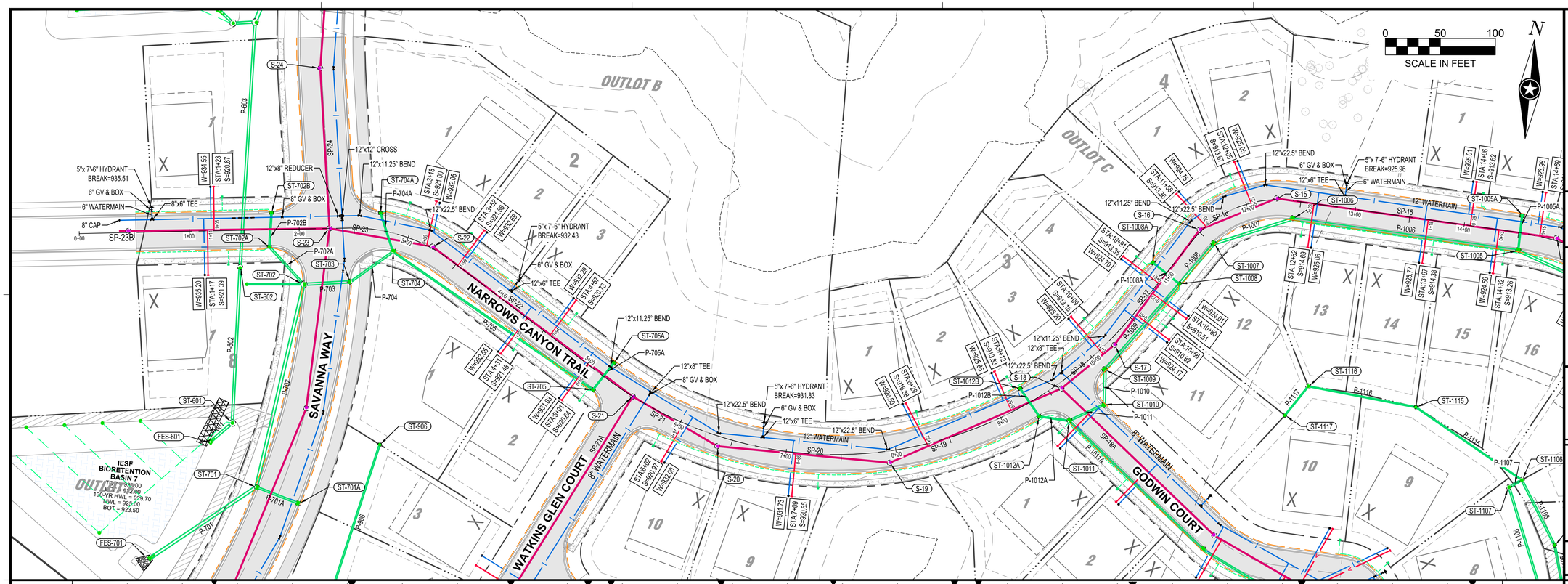
TITLE

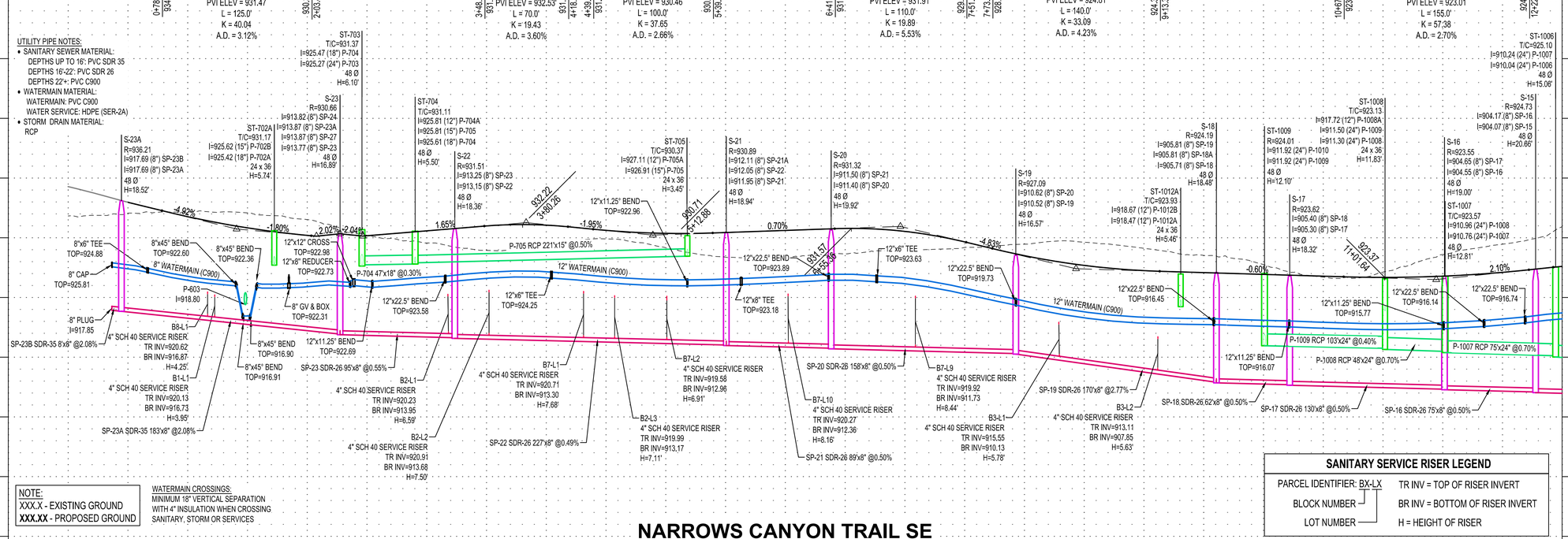
PLAN & PROFILE (NARROWS CANYON TRAIL)

SHEET

52 OF 92

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 2/5/2025 4:41 PM

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (N CANYON SE)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

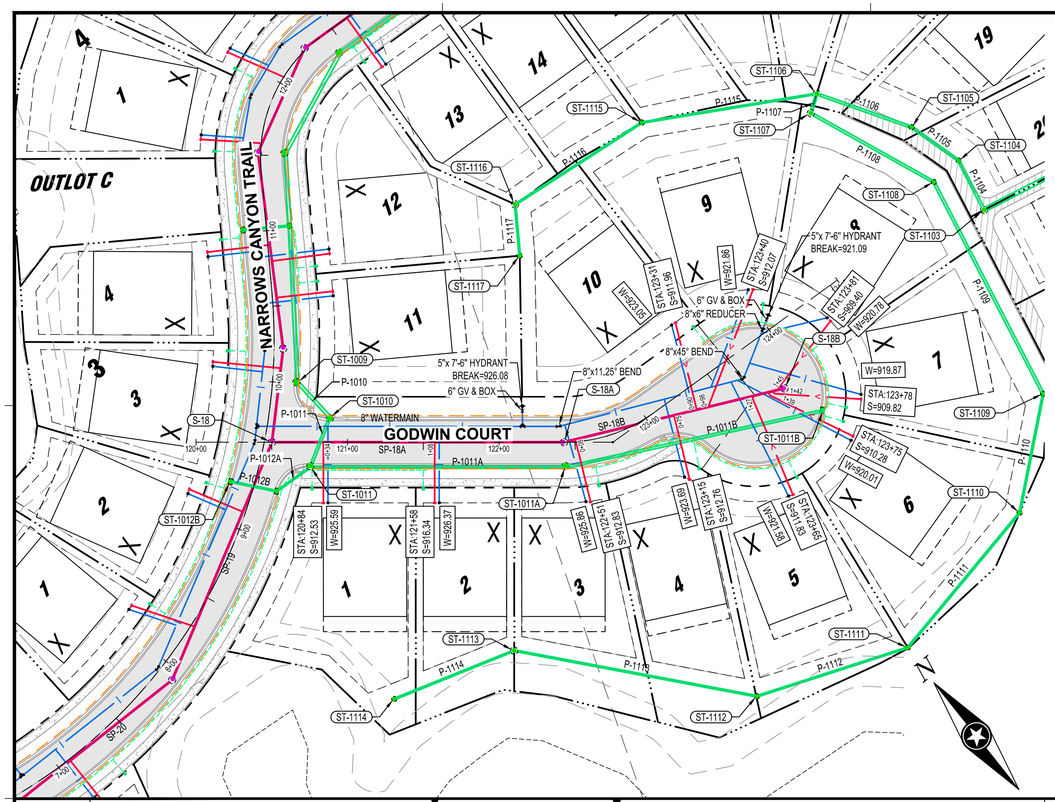
TITLE

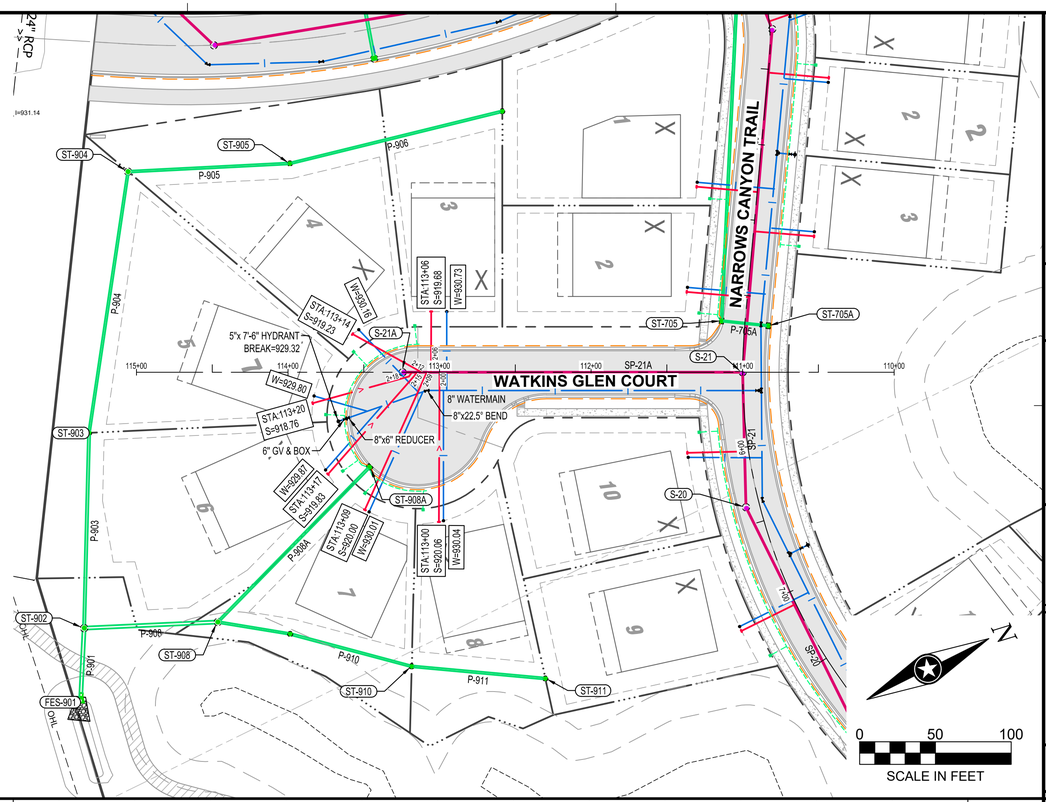
PLAN & PROFILE (NARROWS CANYON TRAIL)

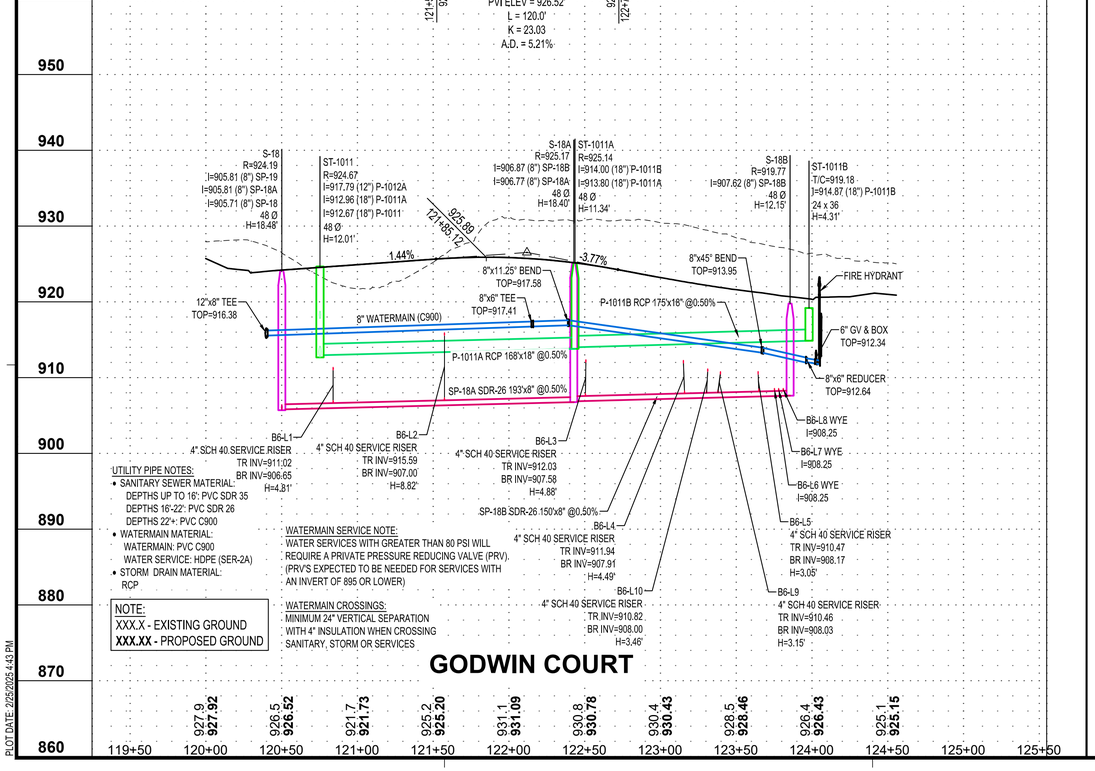
SHEET

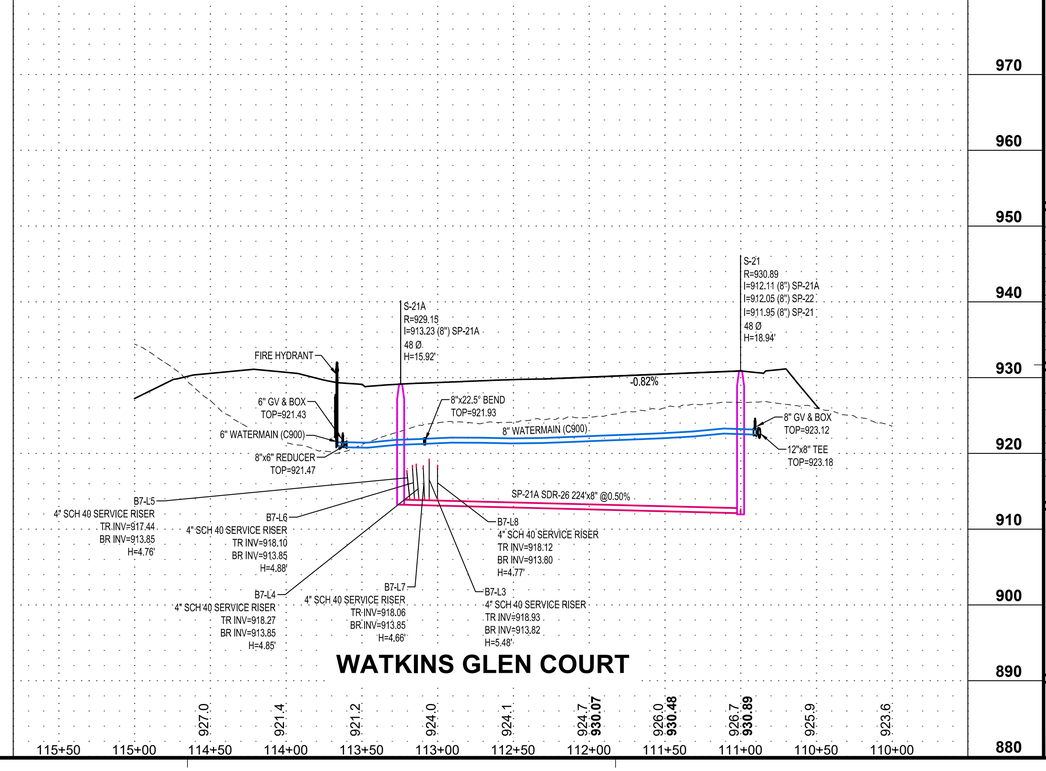
53 OF 92

PRELIMINARY NOT FOR CONSTRUCTION









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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (CDS)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

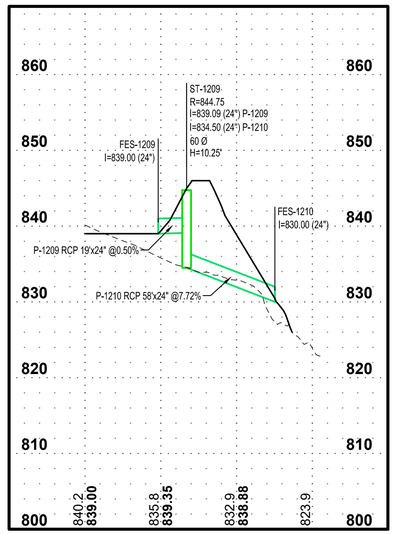
PLAN & PROFILE (GODWIN TRAIL)

SHEET

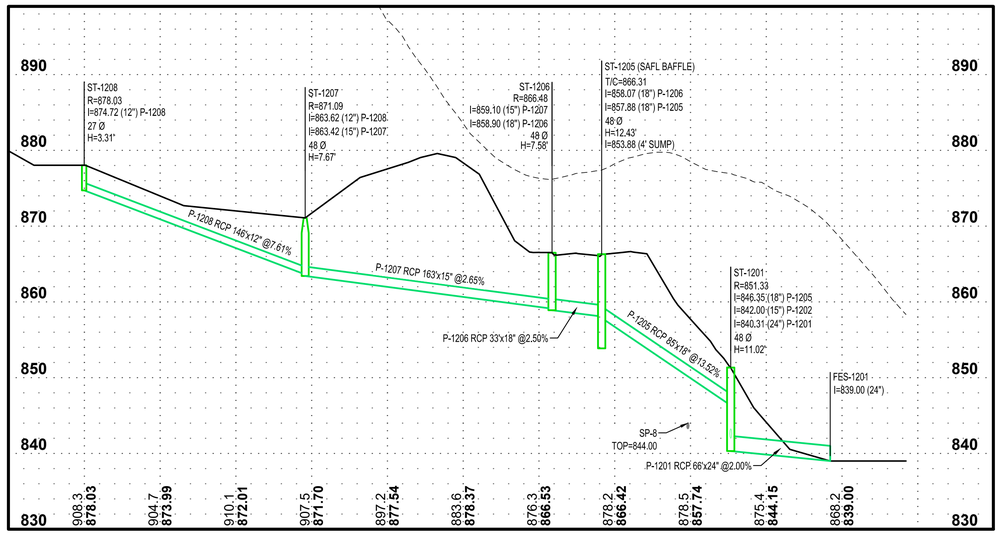
54 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

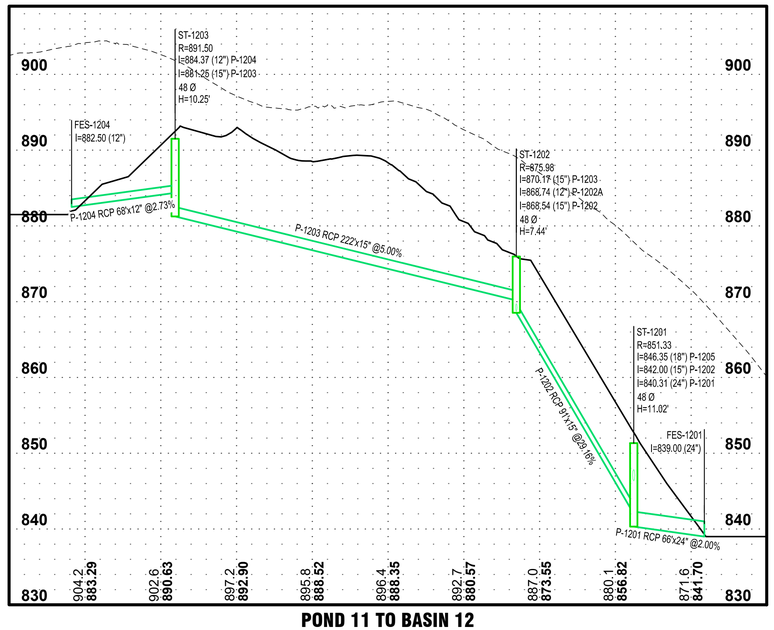
PLOT DATE: 2/5/2025 4:43 PM



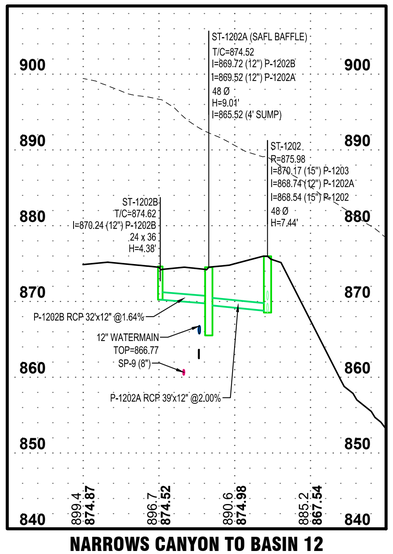
P12 - OUTLET STRUCTURE



BACKYARDS (161-162) TO BASIN 12



POND 11 TO BASIN 12



NARROWS CANYON TO BASIN 12

PROFILE LEGEND

	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION BETWEEN SANITARY AND STORM SEWER. WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP). WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (STORM)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

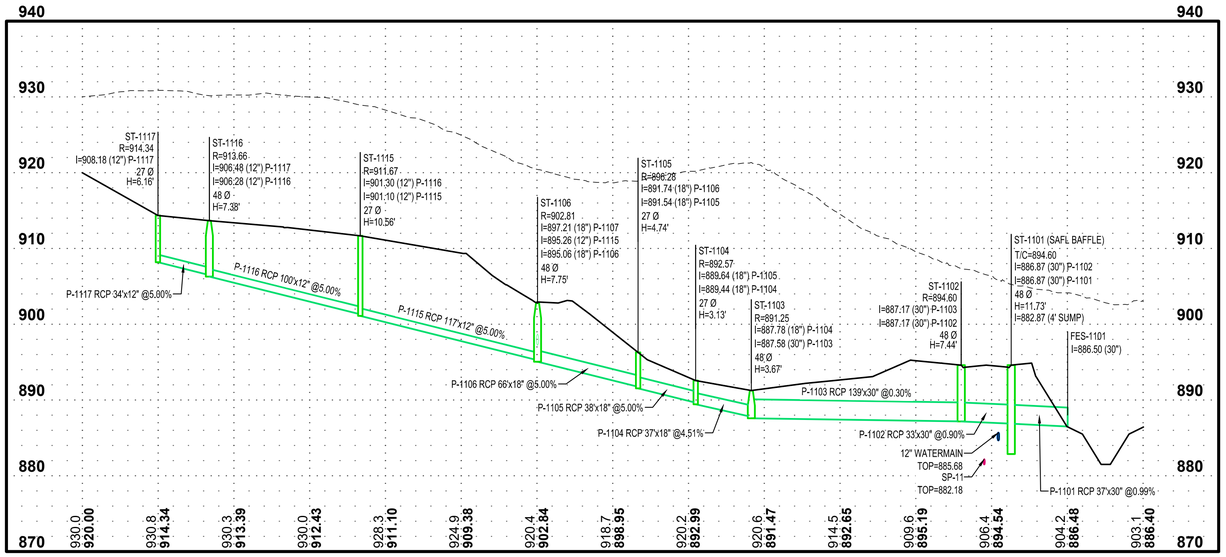
STORM SEWER PROFILES

SHEET

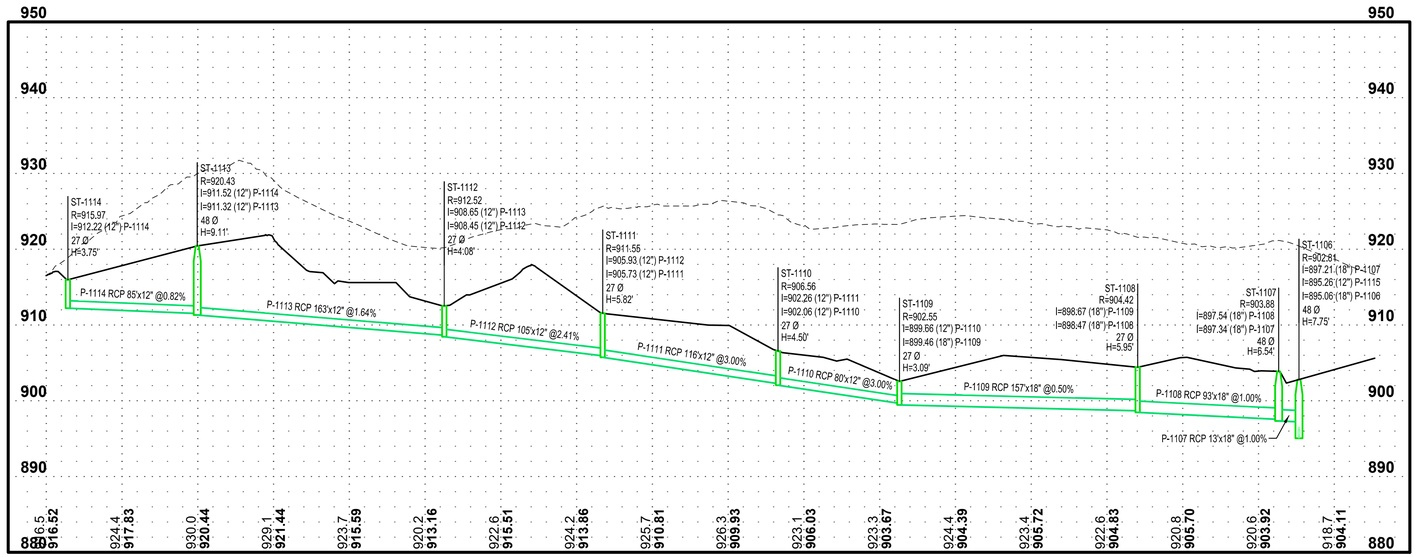
55 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:44 PM



GODWIN CT. (N) TO POND 11



GODWIN CT. (S) TO POND 11

PROFILE LEGEND

– – – –	EXISTING GROUND
———	PROPOSED GROUND
1000.0 / 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (STORM)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

STORM SEWER PROFILES

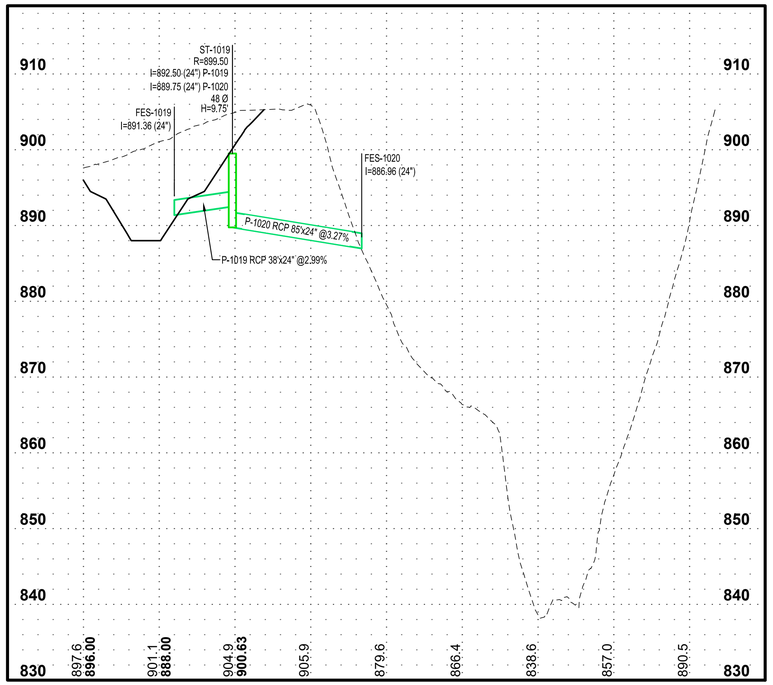
SHEET

56

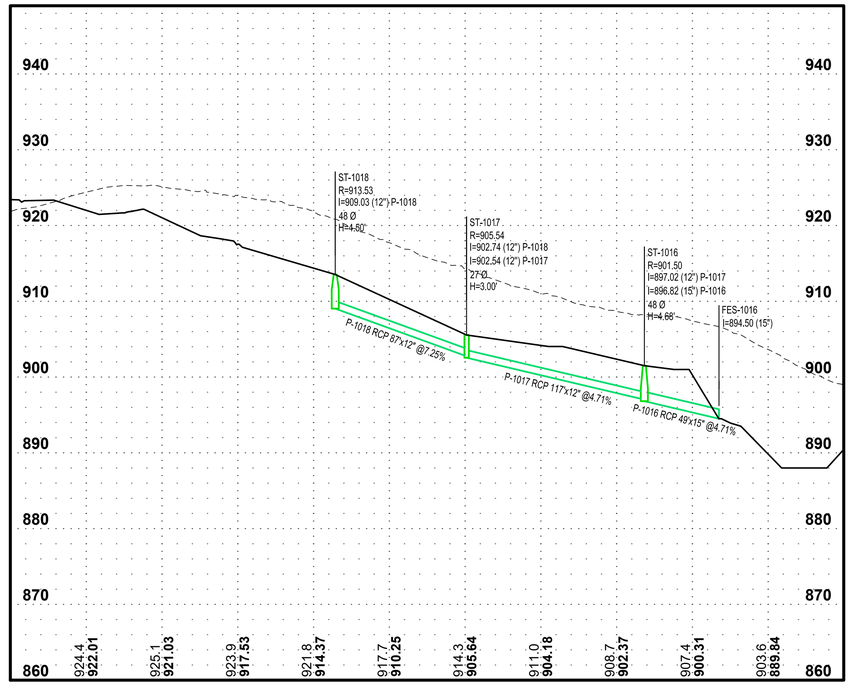
OF 92

PRELIMINARY NOT FOR CONSTRUCTION

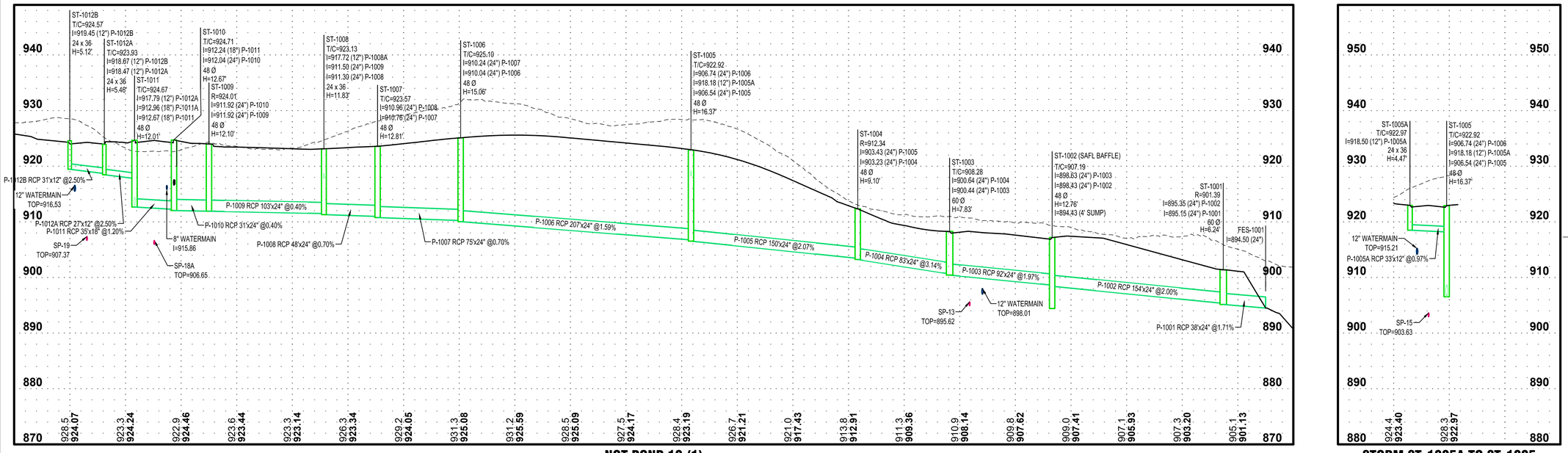
PLOT DATE: 2/5/2025 4:45 PM



P10 - OUTLET



P10 - BACK YARDS (N) (1)



NCT POND 10 (1)

STORM ST-1005A TO ST-1005

PROFILE LEGEND

- - - -	EXISTING GROUND
———	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION BETWEEN SANITARY AND STORM SEWER. WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP). WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (STORM)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

STORM SEWER PROFILES

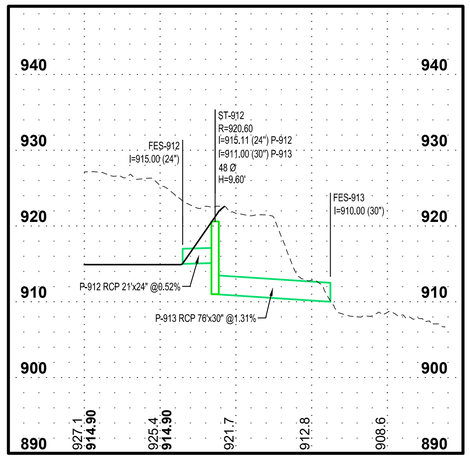
SHEET

57

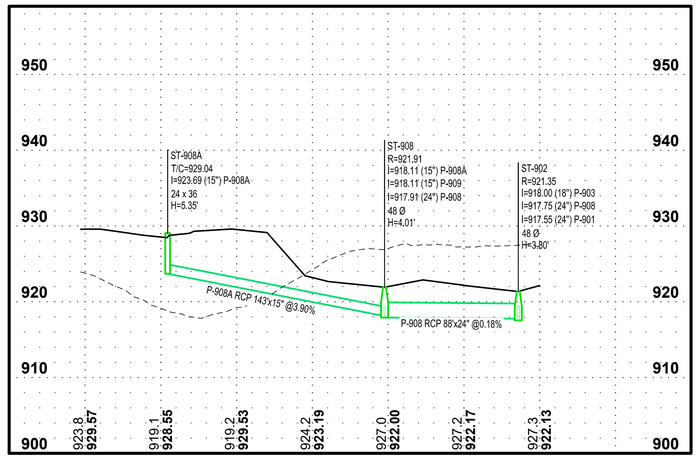
OF 92

PRELIMINARY NOT FOR CONSTRUCTION

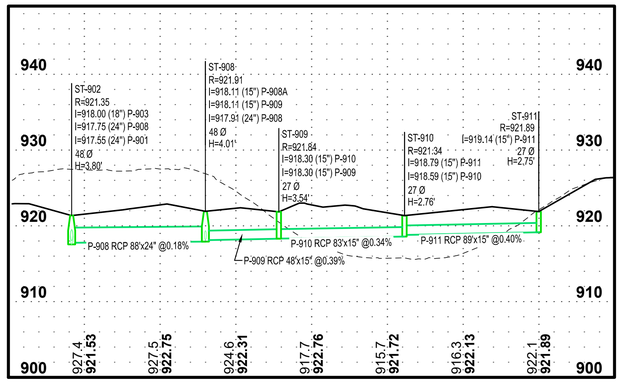
PLOT DATE: 2/25/2025 4:45 PM



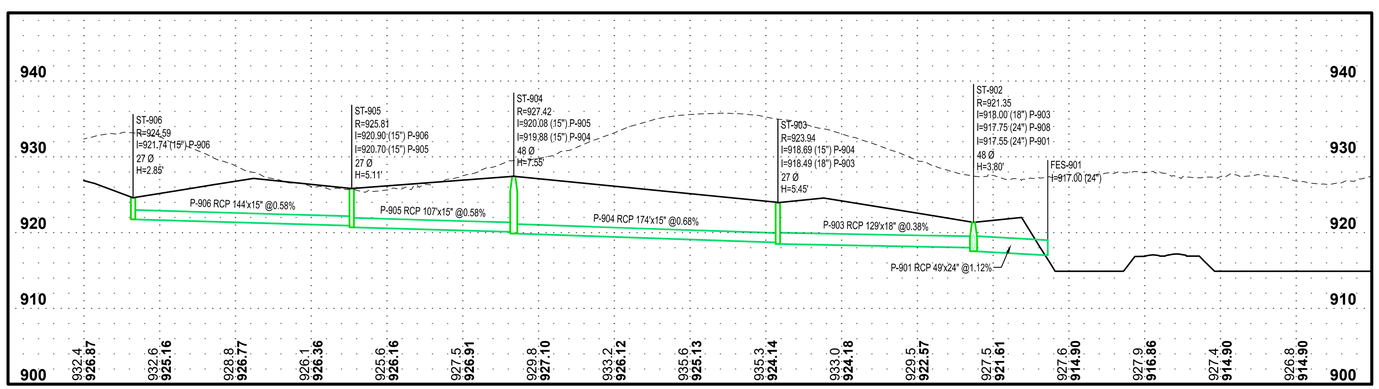
P9 - OUTLET



P9 SOUTH CUL-DE-SAC



BASIN 9 - EAST BACKYARDS



P9 - BACKYARDS

PROFILE LEGEND

- - - -	EXISTING GROUND
———	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (STORM)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

STORM SEWER PROFILES

SHEET

58

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

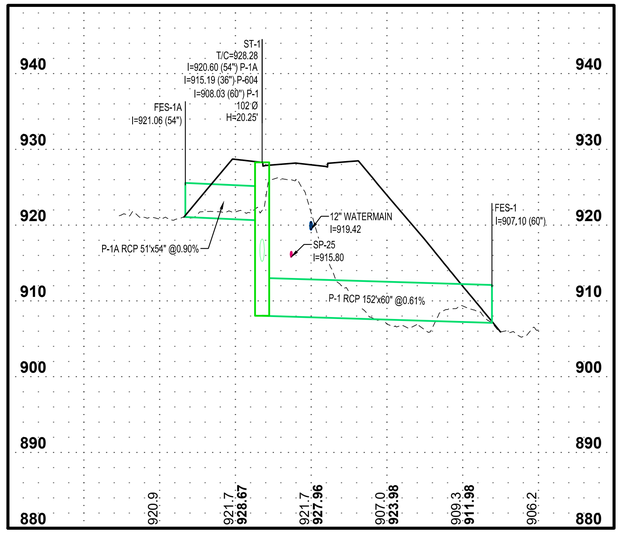
PLOT DATE: 2/5/2025 1:46 PM

WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION BETWEEN SANITARY AND STORM SEWER. WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP). WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

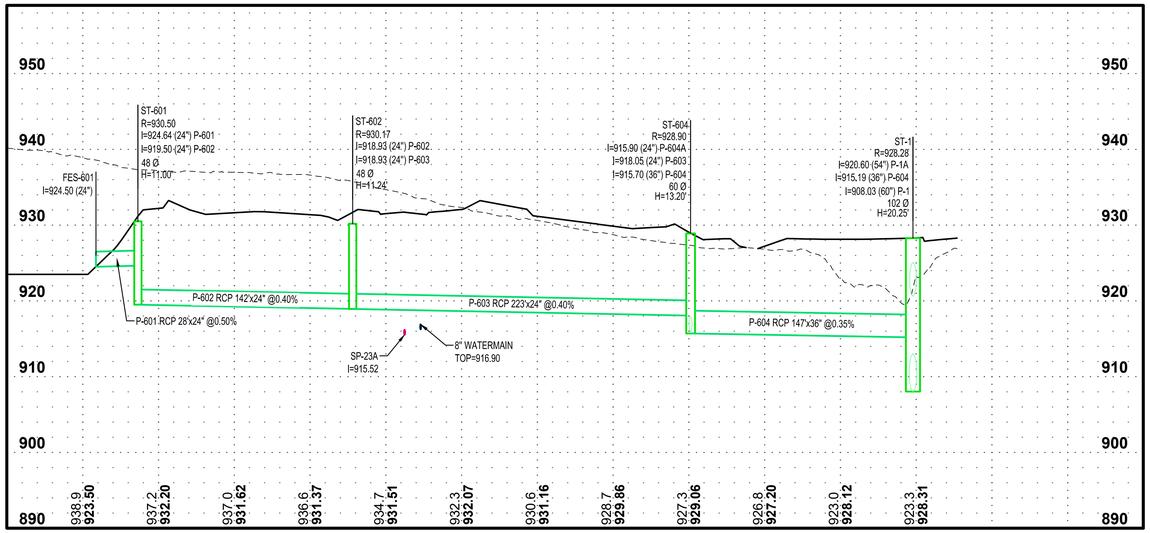
PROFILE LEGEND

- - - - -	EXISTING GROUND
———	PROPOSED GROUND
1000.0 / 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

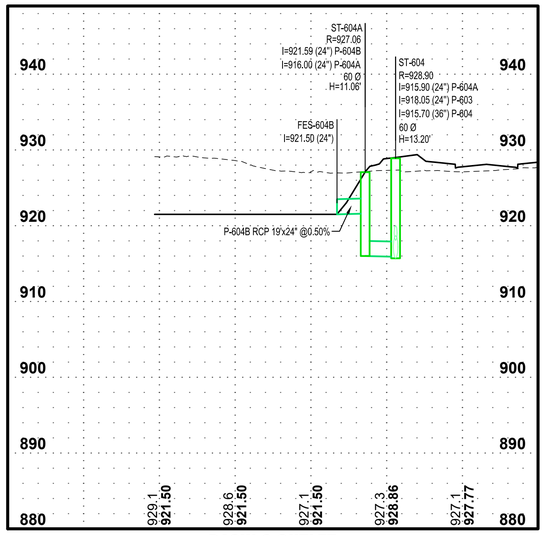
NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND



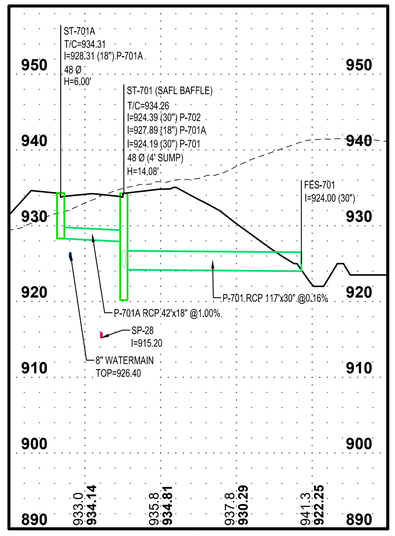
SAVANNA WAY CULVERT CROSSING



ST-1 TO BASIN 7



BASIN 6 OUTLET



ST-701A TO POND 7

PRELIMINARY NOT FOR CONSTRUCTION

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FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-PROF (STORM)
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

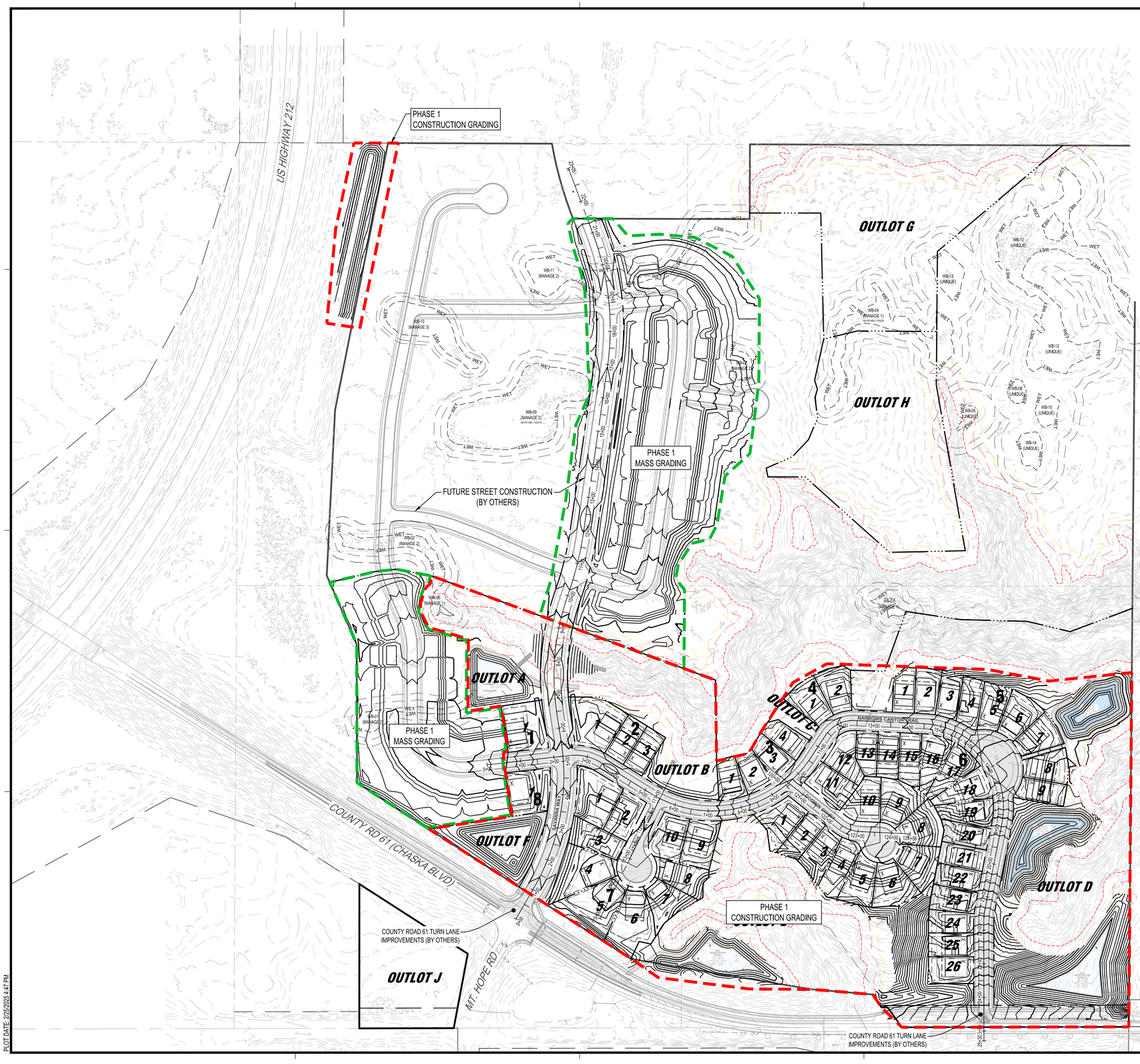
STORM SEWER PROFILES

SHEET

59

OF 92

PLOT DATE: 2/25/2025 4:47 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 CONSTRUCTION GRADING
	PHASE 1 MASS GRADING

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-O
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

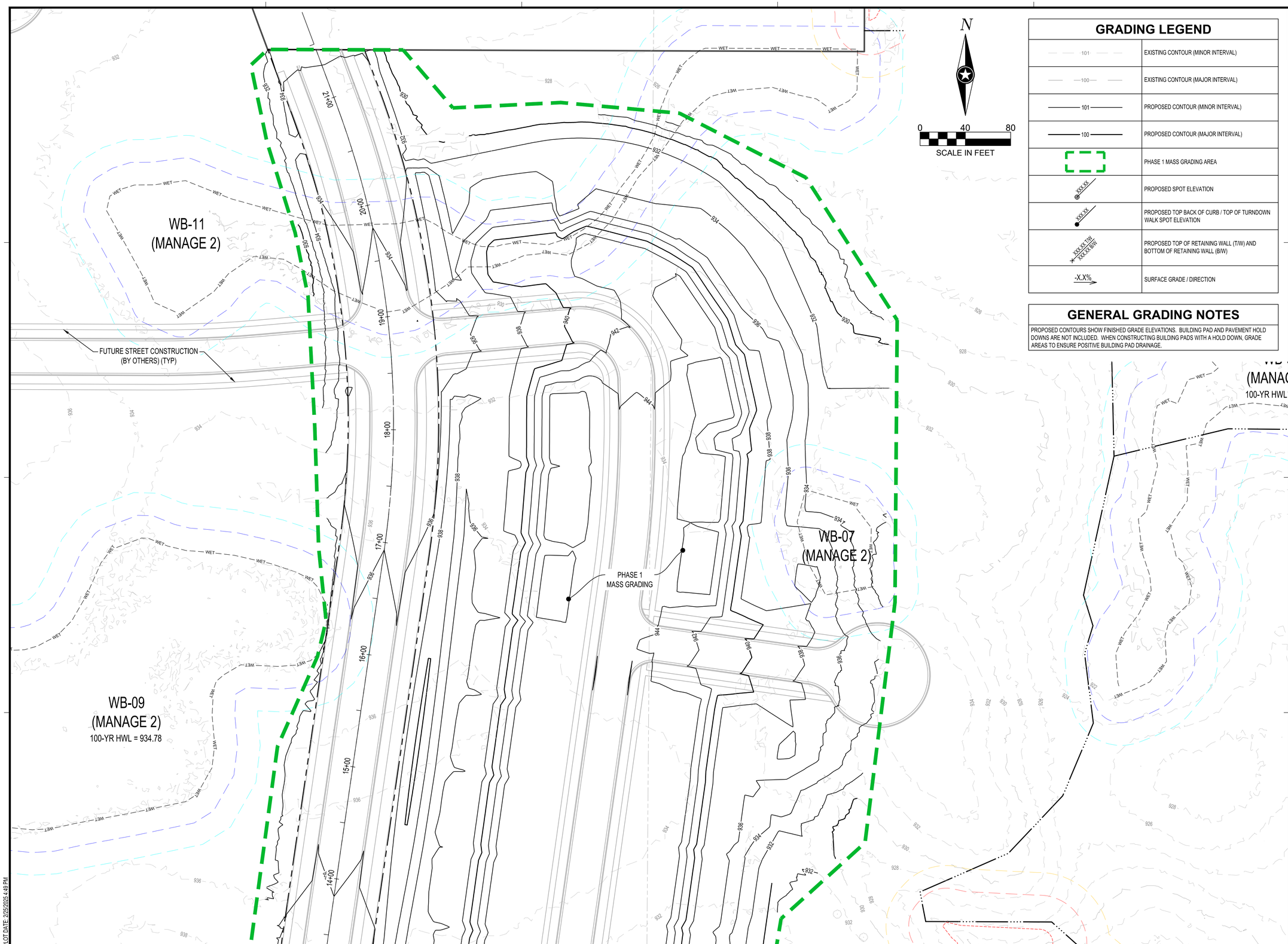
GRADING PLAN (OVERALL)

SHEET

60 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:47 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 MASS GRADING AREA
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX T/W XXXX.XX B/W	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

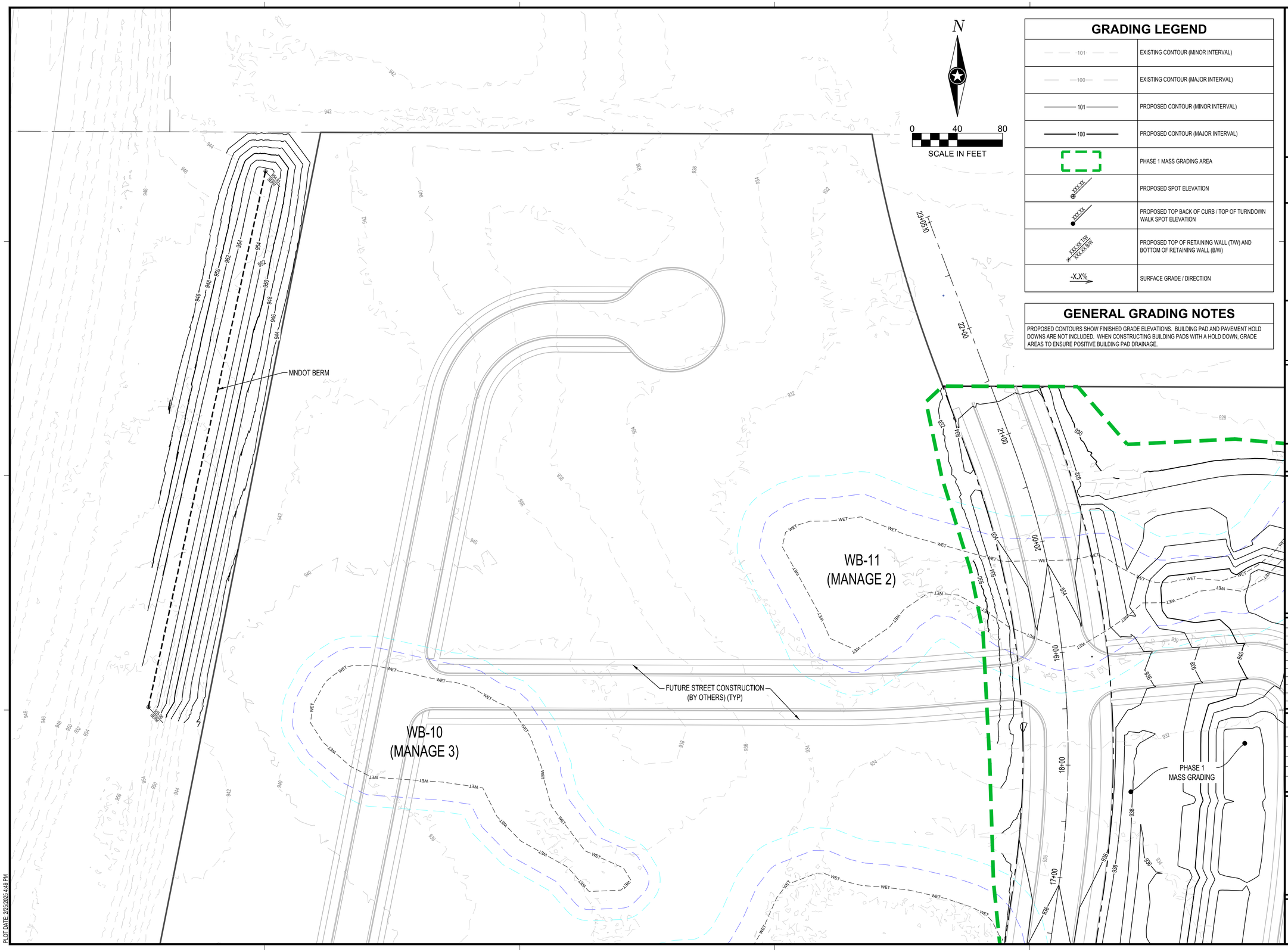
GRADING PLAN (NE)

SHEET

61 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 1:49 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 MASS GRADING AREA
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (NW)

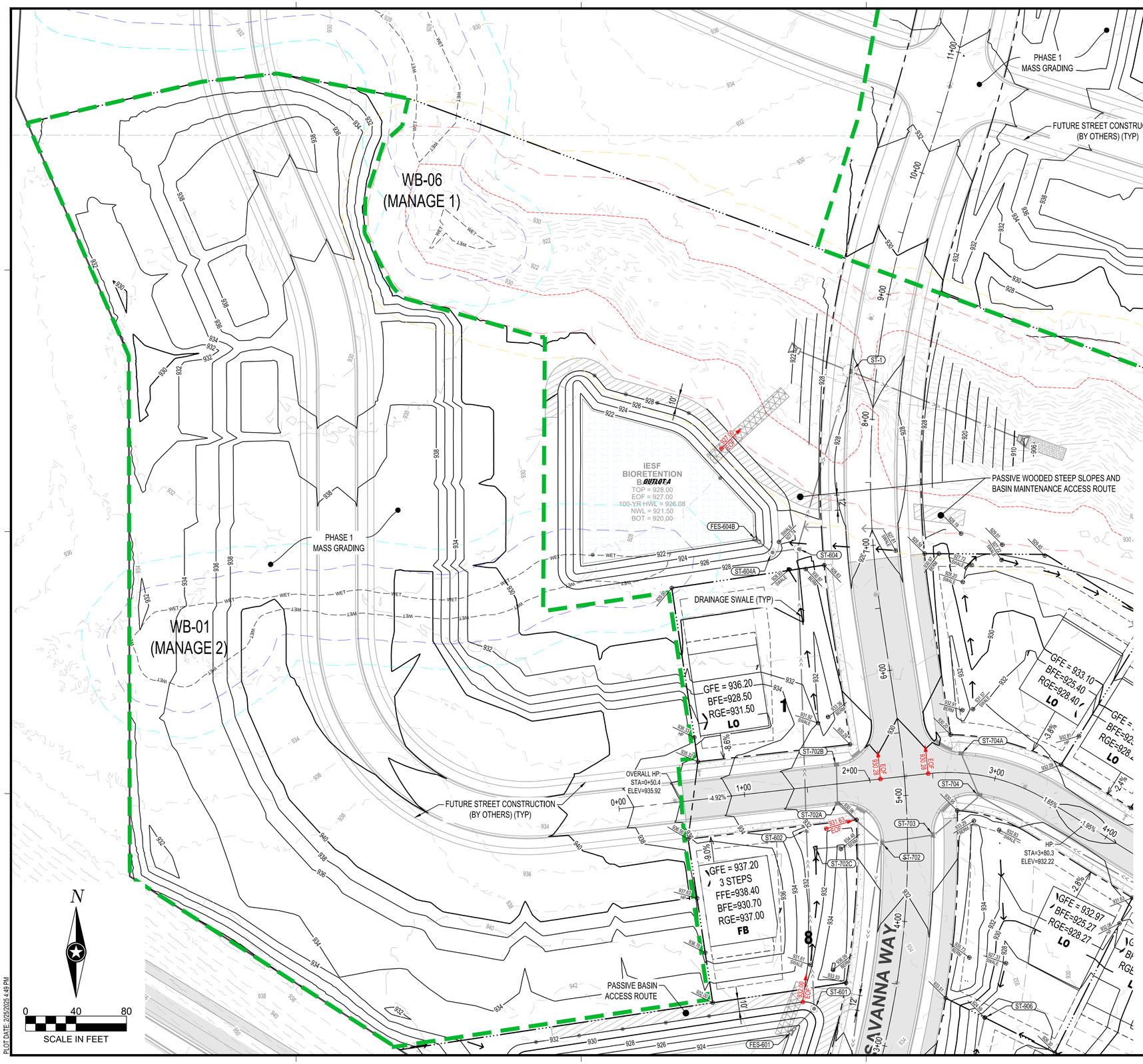
SHEET

62

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:16 PM



LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 MASS GRADING AREA
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

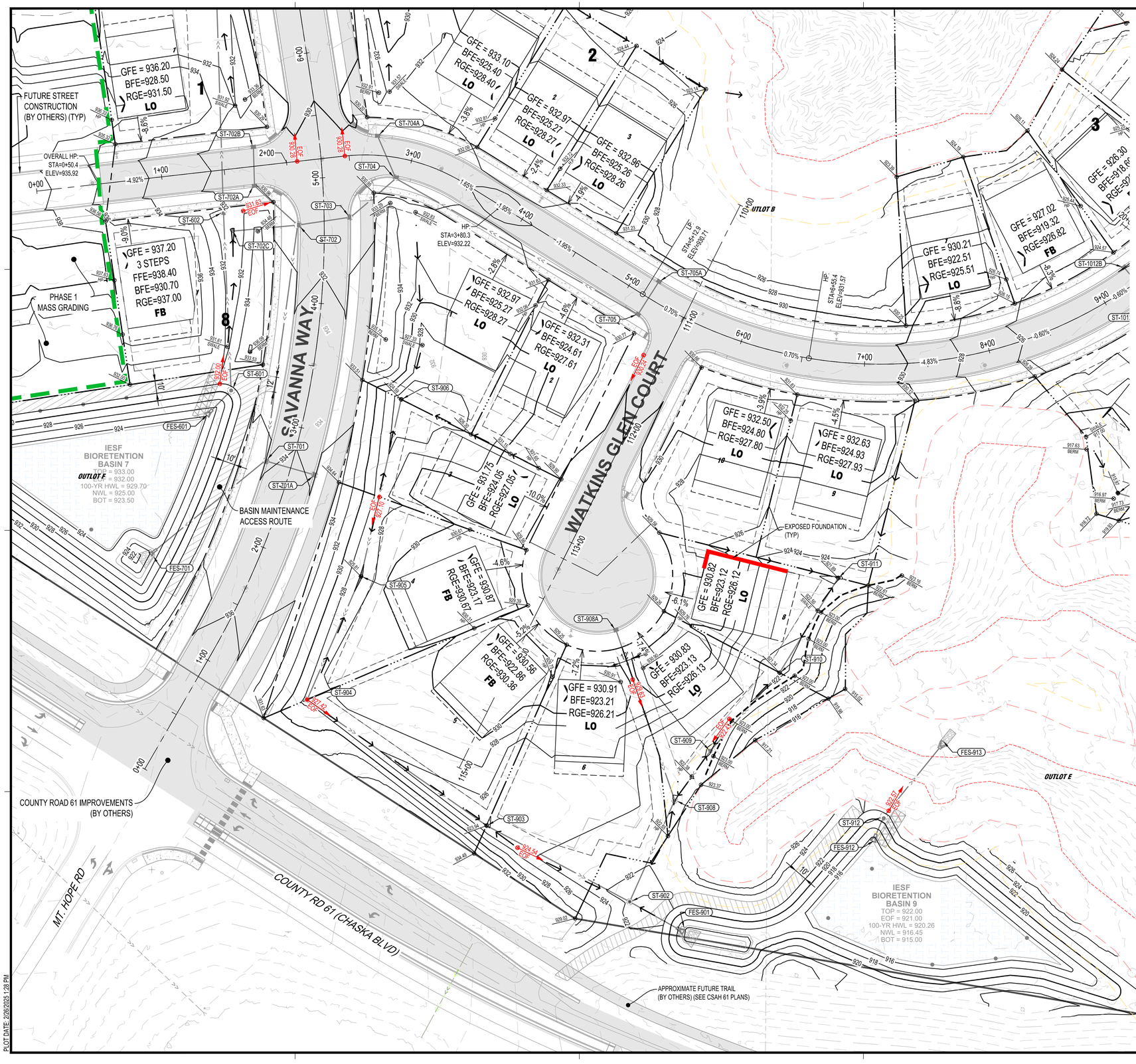
GRADING PLAN (SW)

SHEET

63

OF 92

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	PHASE 1 MASS GRADING AREA
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW / XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (CENTRAL)

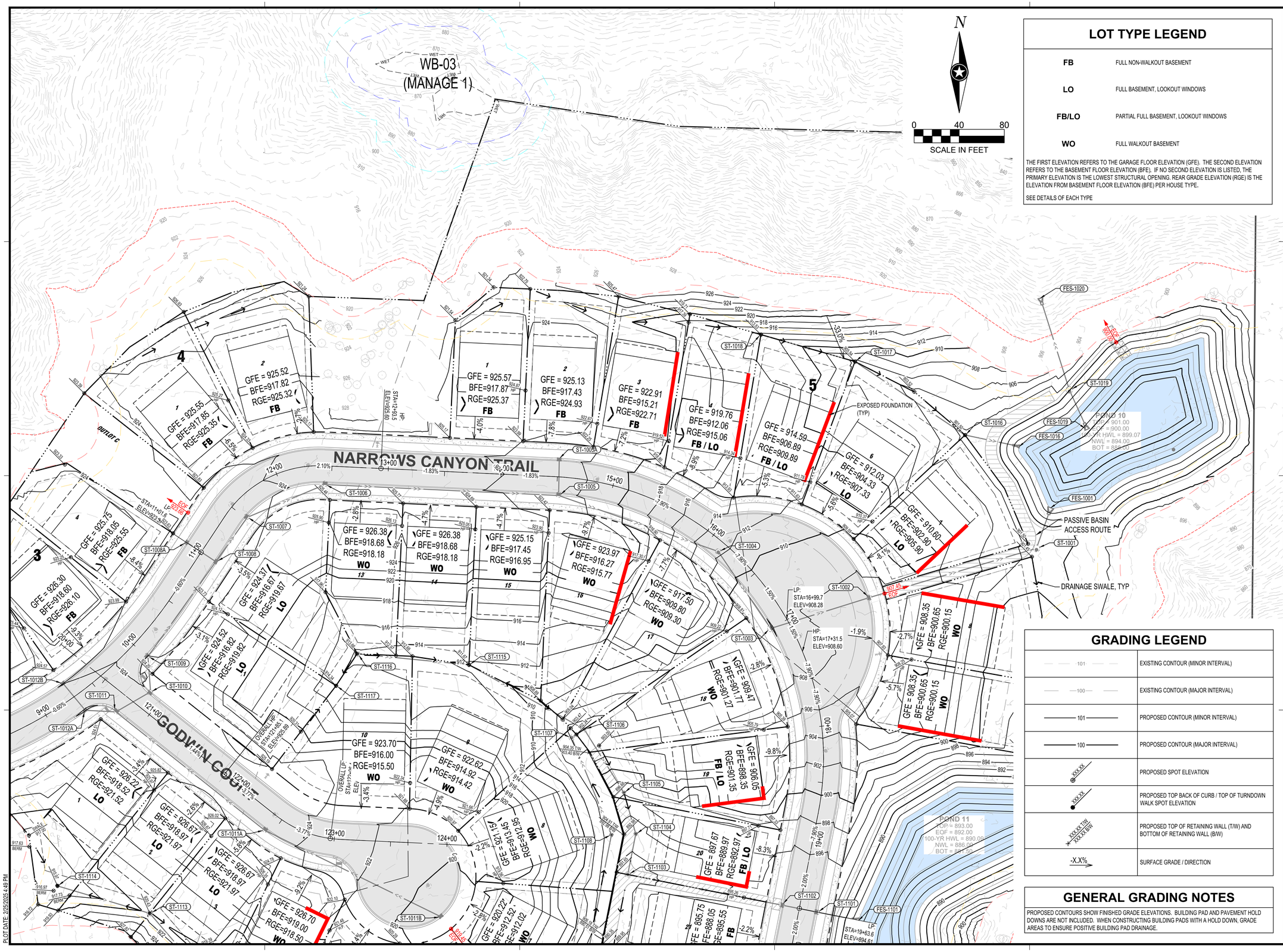
SHEET

64

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2025 1:28 PM



LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX T/W XXX.XX B/W	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

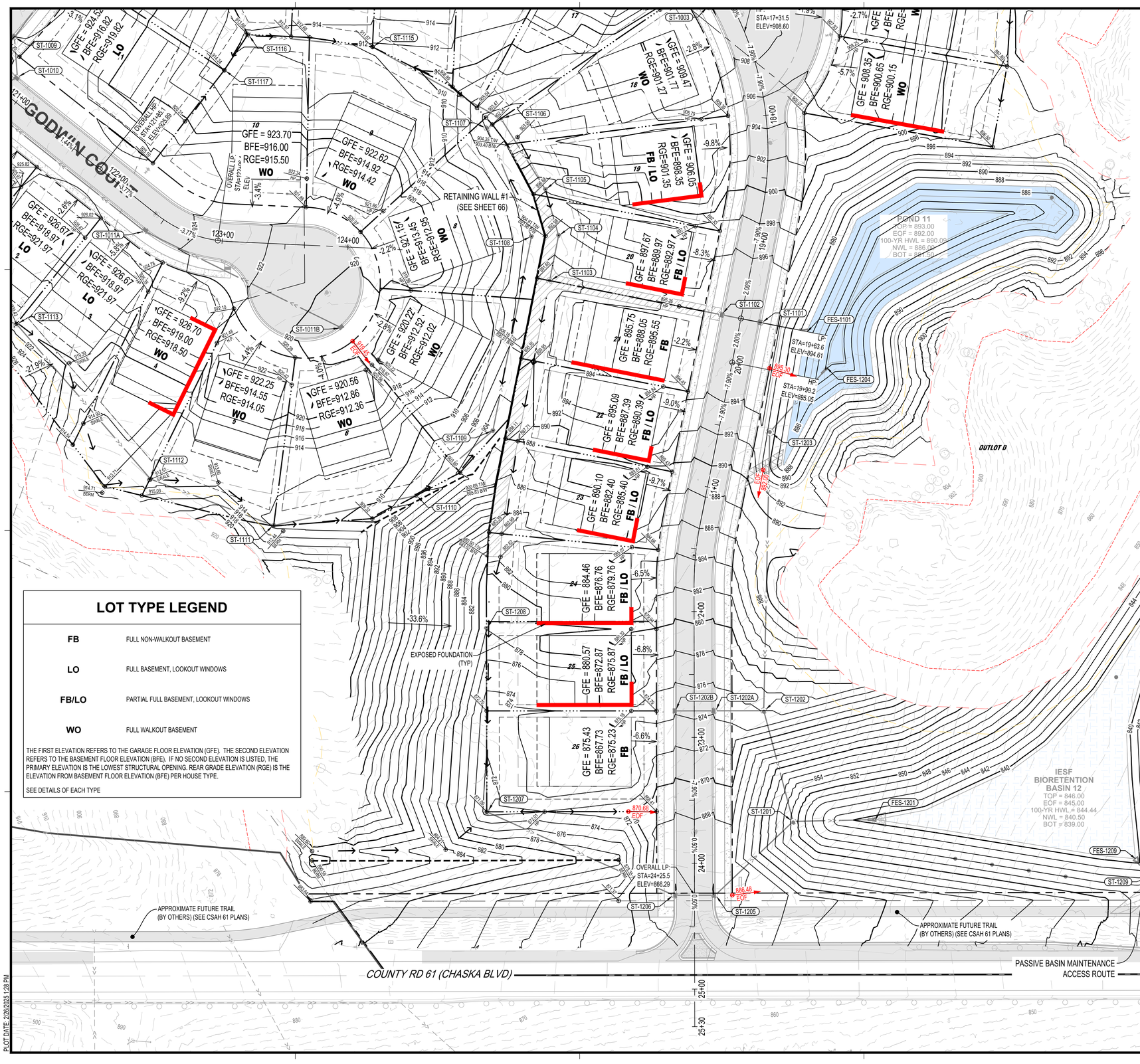
GRADING PLAN (E)

SHEET

65 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 1:49 PM



LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (SE)

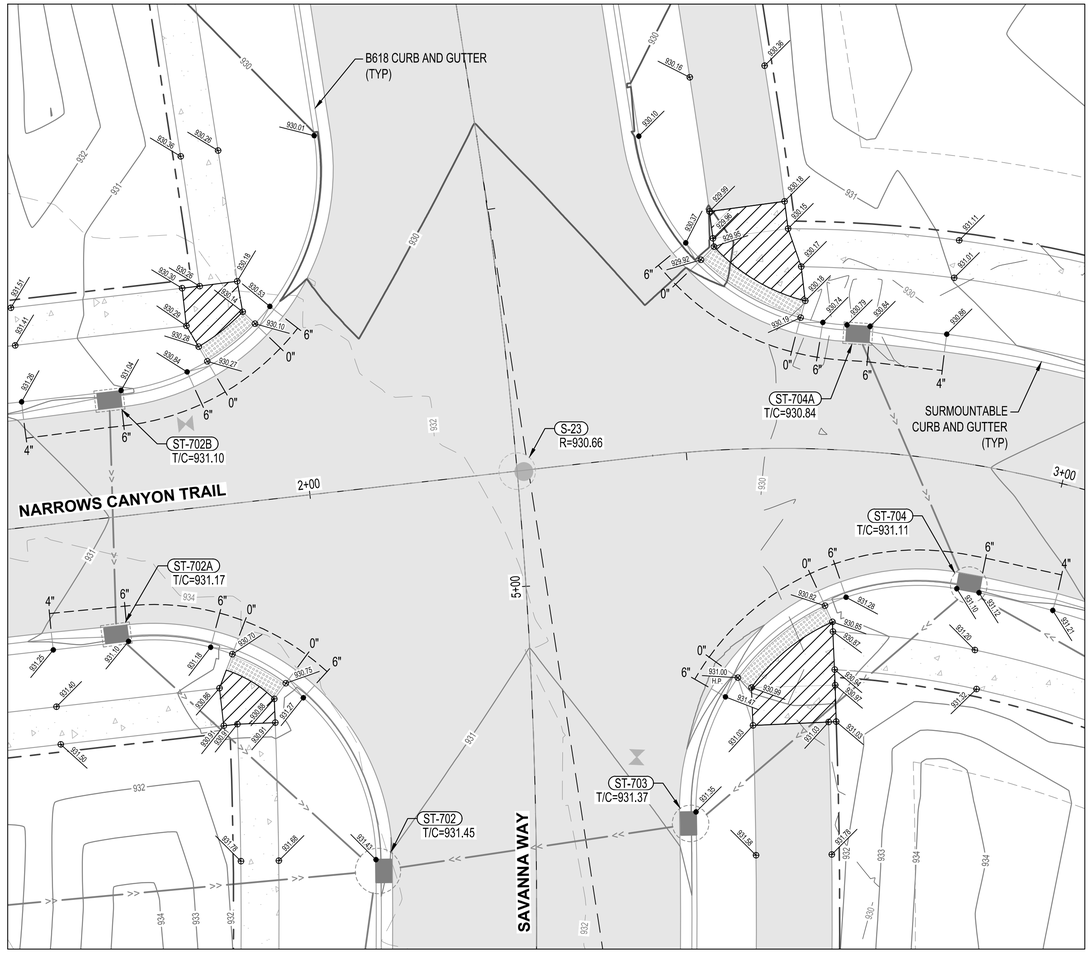
SHEET

66

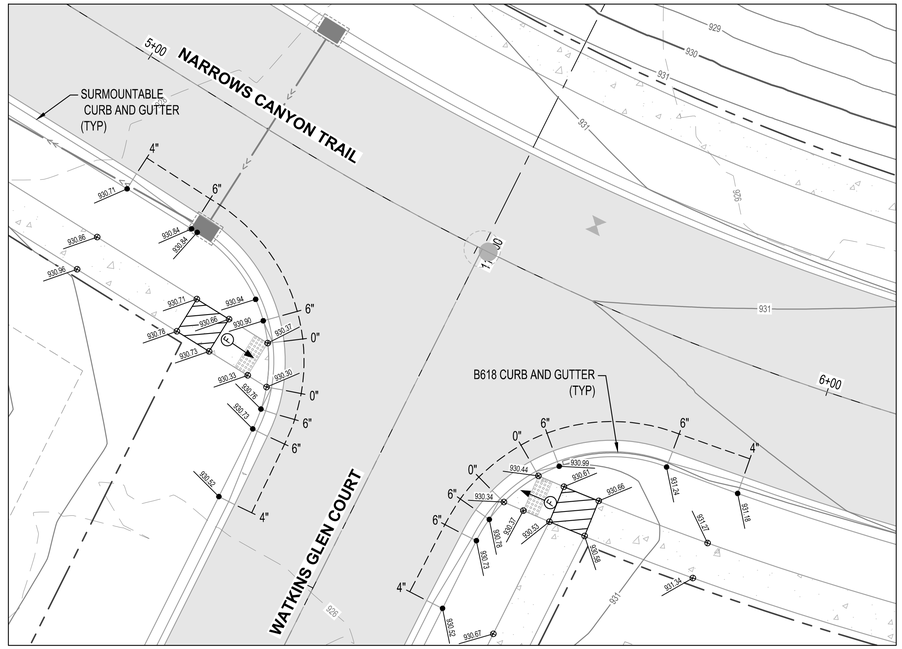
OF 92

PRELIMINARY NOT FOR CONSTRUCTION

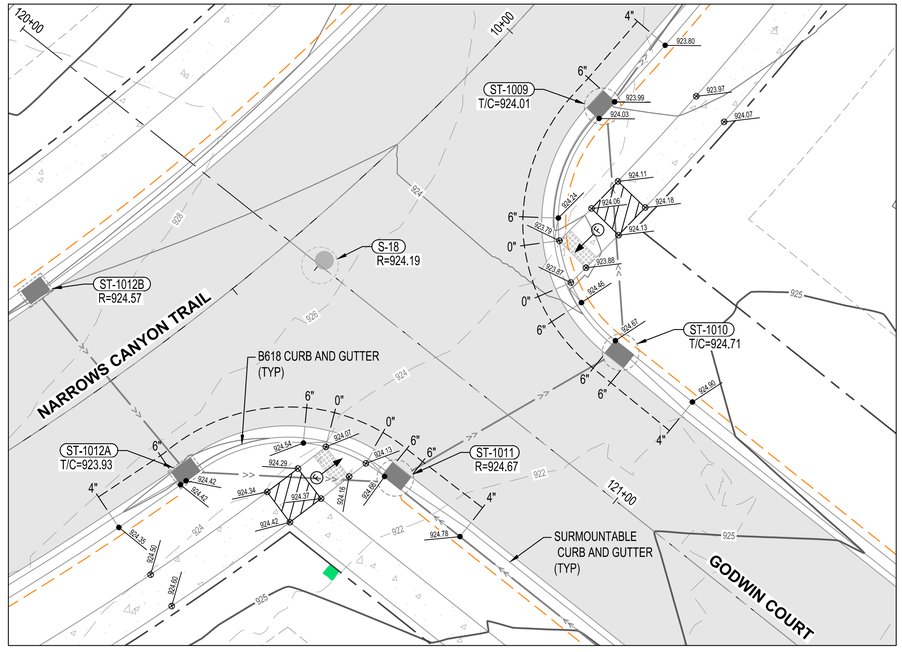
PLOT DATE: 2/26/2025 1:28 PM



NARROWS CANYON TRAIL & SAVANNAH WAY



NARROWS CANYON TRAIL AND WATKINS GLEN COURT



NARROWS CANYON TRAIL AND GODWIN COURT

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
F	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
S	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

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SCALE IN FEET

PLOT DATE: 2/25/2025 4:51 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

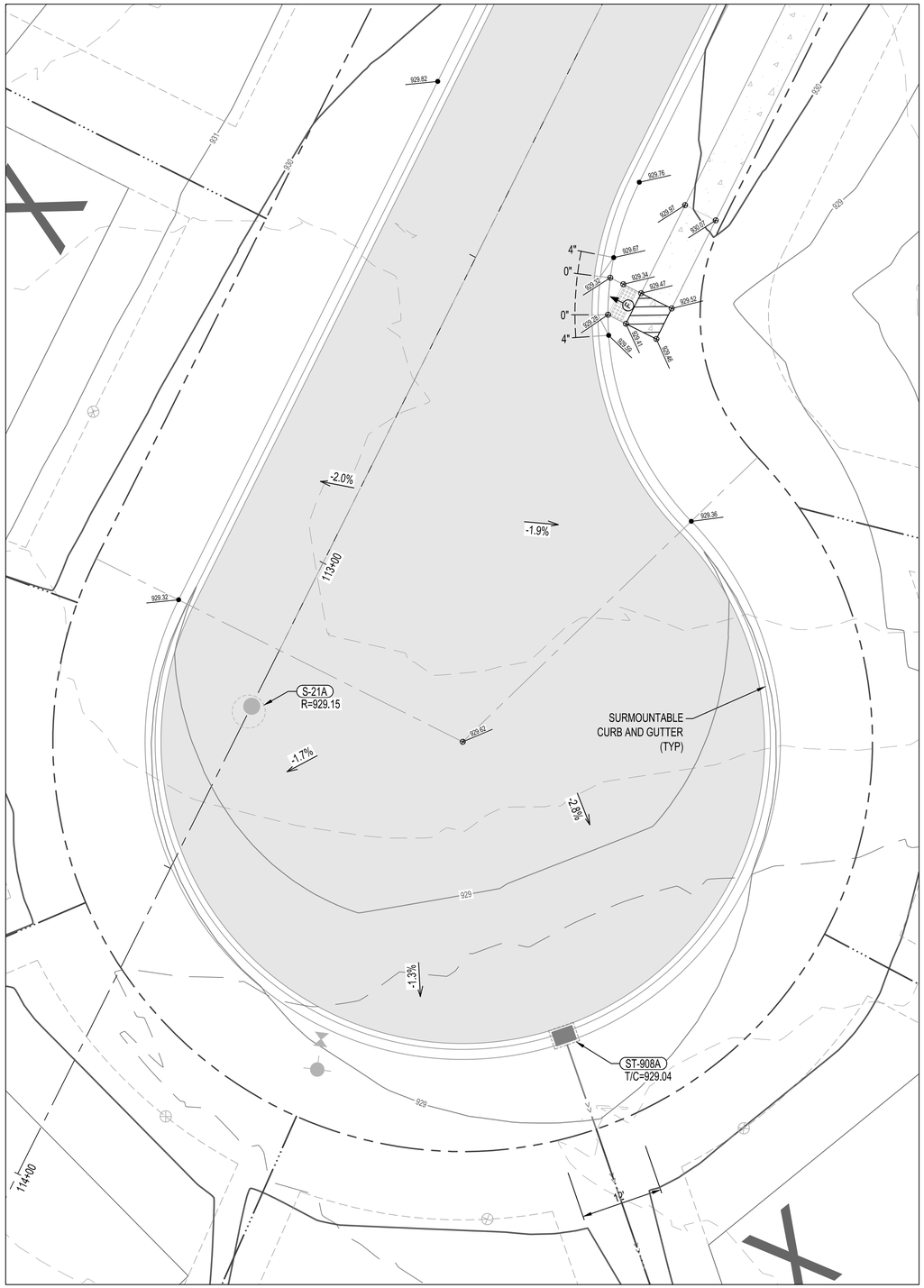
GRADING PLAN (INTERSECTIONS)

SHEET

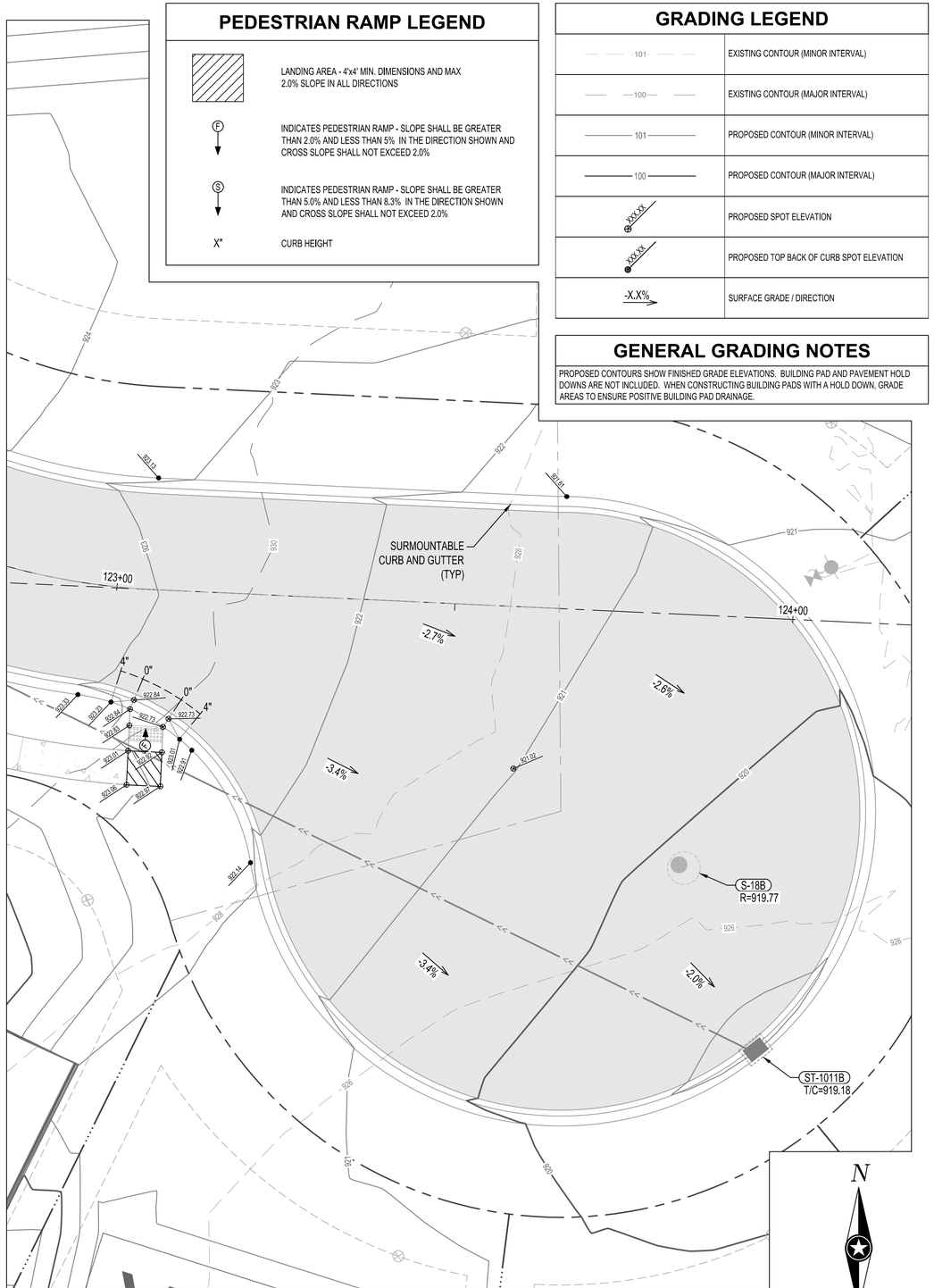
67

OF 92

PRELIMINARY NOT FOR CONSTRUCTION



WATKINS GLEN COURT CUL-DE-SAC



GODWIN COURT CUL-DE-SAC

PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
(F)	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
(S)	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (INTERSECTIONS)

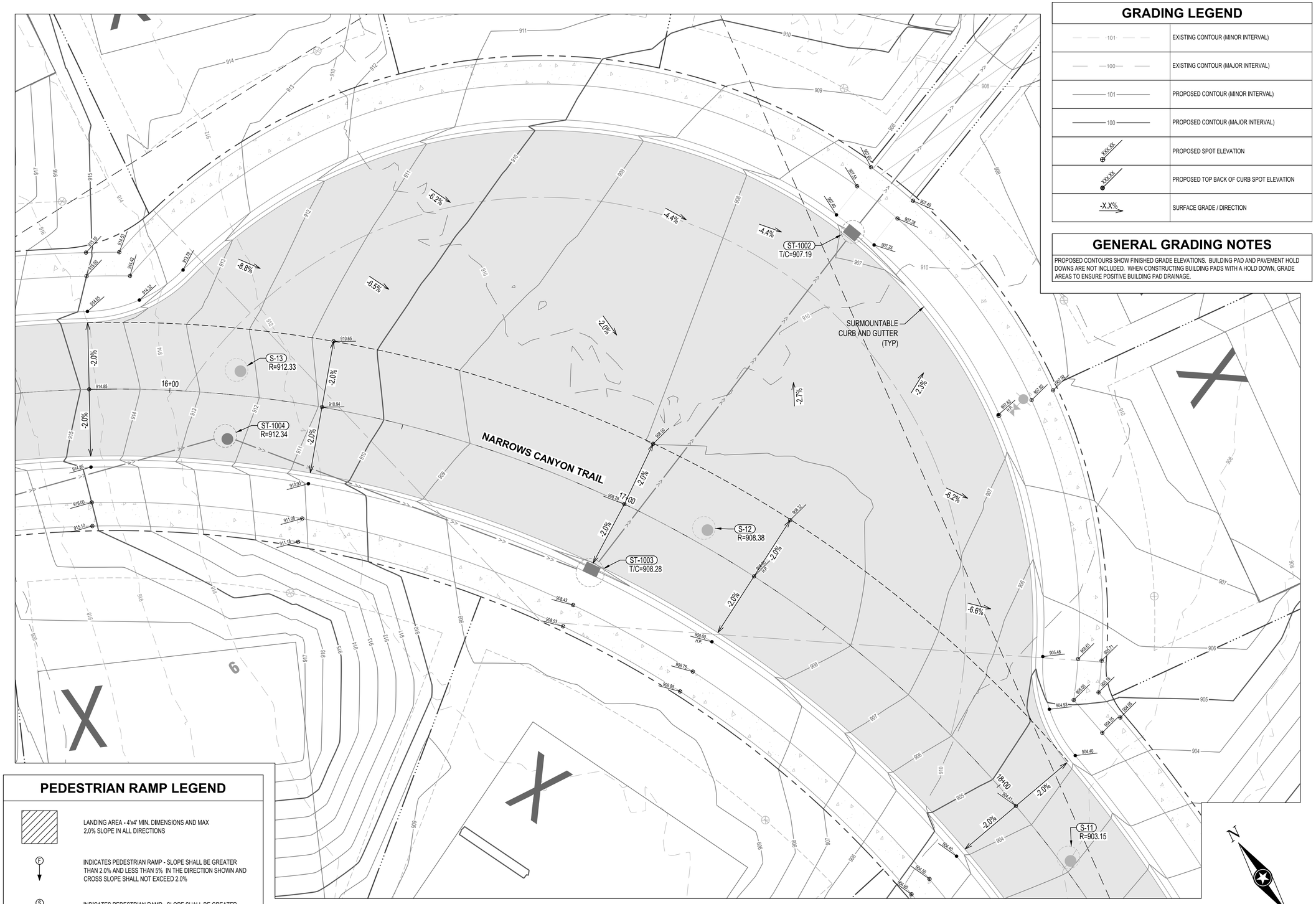
SHEET

68

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:51 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
(F) ↓	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
(S) ↓	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

0 10 20
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-ADA
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (INTERSECTIONS)

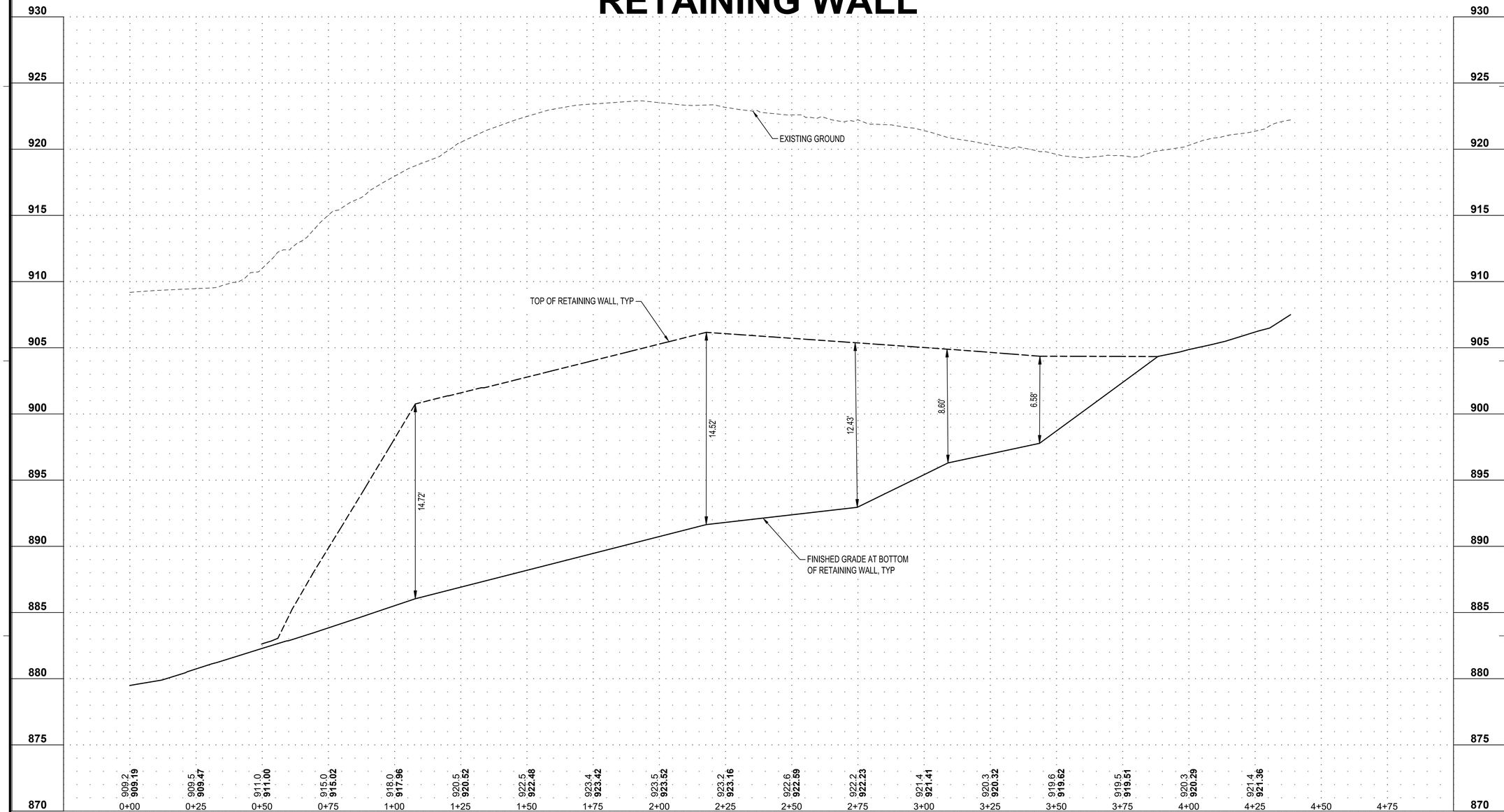
SHEET

69 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:51 PM

RETAINING WALL



0 20 40
SCALE IN FEET

PLOT DATE: 2/5/2025 4:52 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-GRADE-D
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

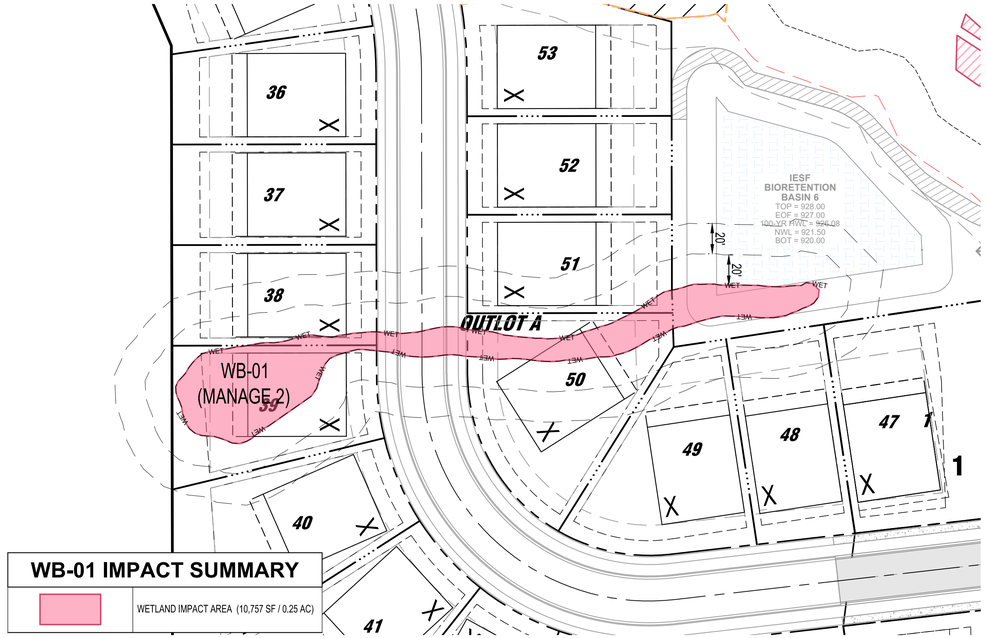
RETAINING WALL DETAIL

SHEET

70

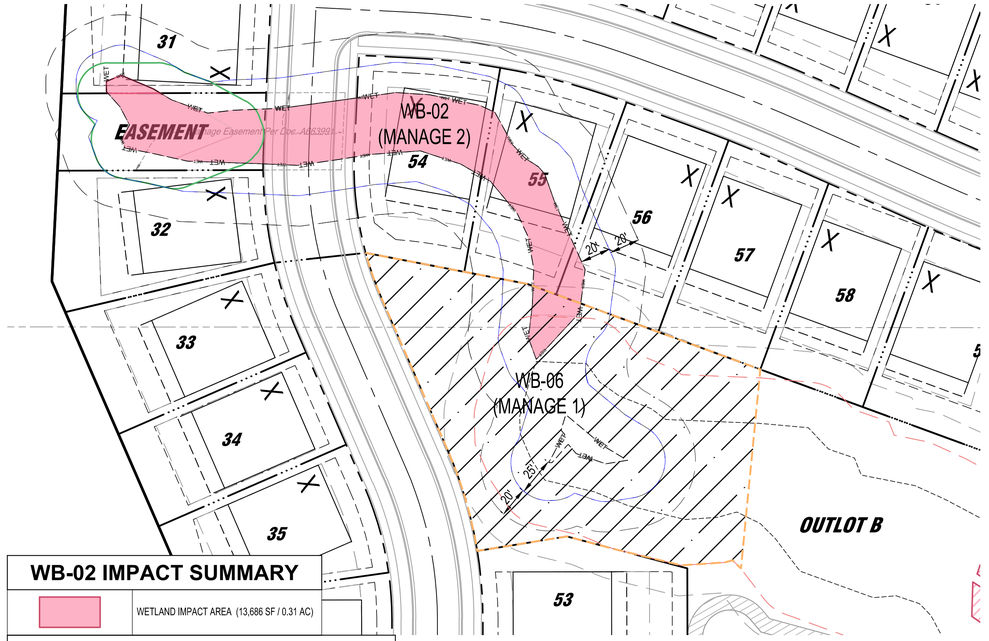
OF 92

PRELIMINARY NOT FOR CONSTRUCTION



WB-01 IMPACT SUMMARY

	WETLAND IMPACT AREA (10,757 SF / 0.25 AC)

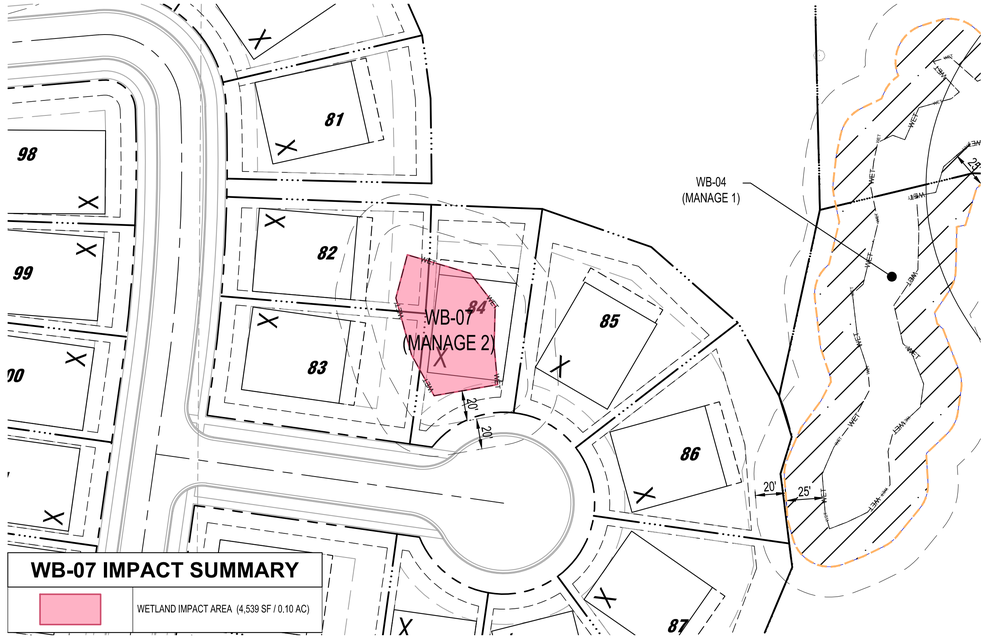


WB-02 IMPACT SUMMARY

	WETLAND IMPACT AREA (13,686 SF / 0.31 AC)

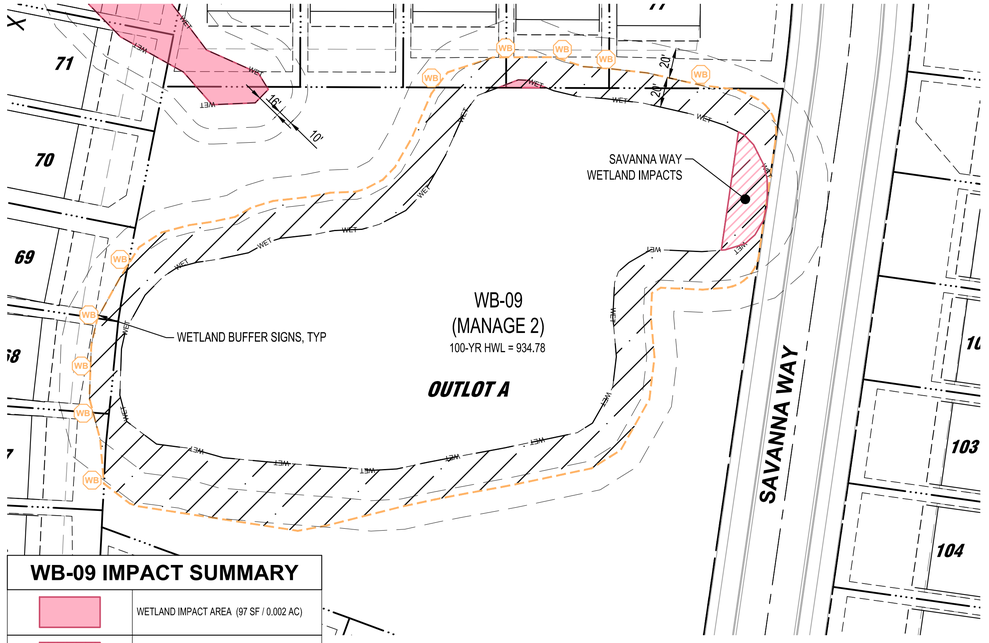
WB-06 BUFFER

	REQUIRED WETLAND BUFFER = 30,328 SF	PROVIDED WETLAND BUFFER = 34,275 SF



WB-07 IMPACT SUMMARY

	WETLAND IMPACT AREA (4,539 SF / 0.10 AC)



WB-09 IMPACT SUMMARY

	WETLAND IMPACT AREA (97 SF / 0.002 AC)
	SAVANNA WAY - WETLAND IMPACT AREA (1,505 SF / 0.035 AC)

WB-09 BUFFER

	REQUIRED WETLAND BUFFER = 29,824 SF	PROVIDED WETLAND BUFFER = 31,215 SF

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-WETLAND
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

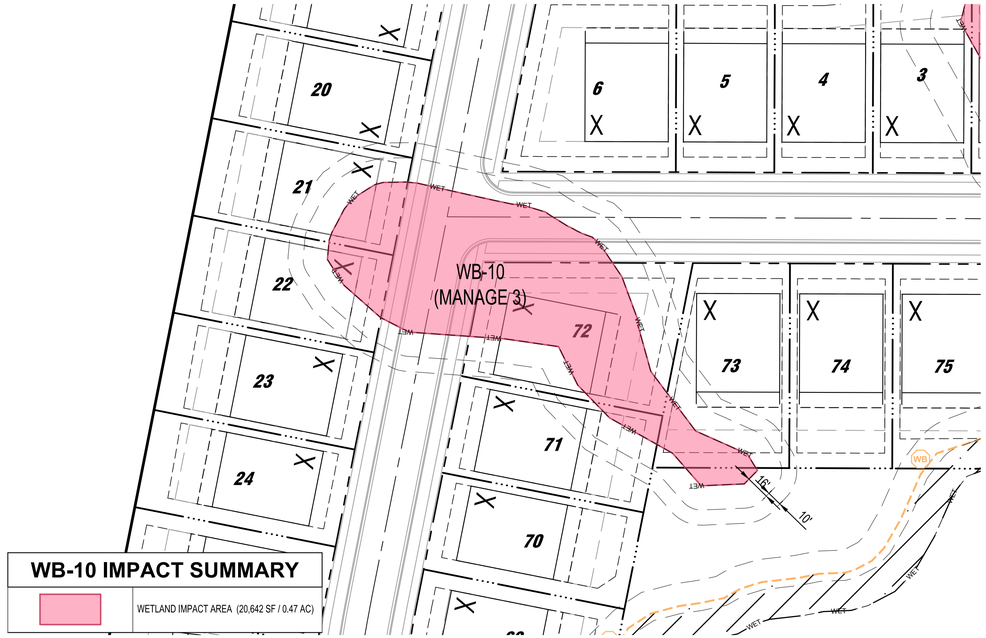
TITLE

WETLAND MITIGATION PLAN

SHEET

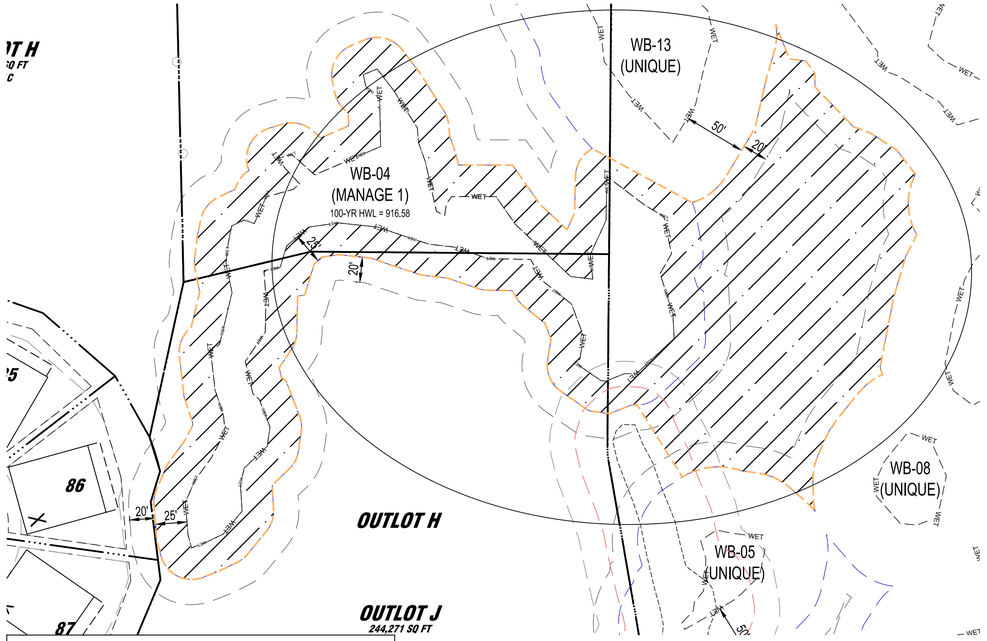
71 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



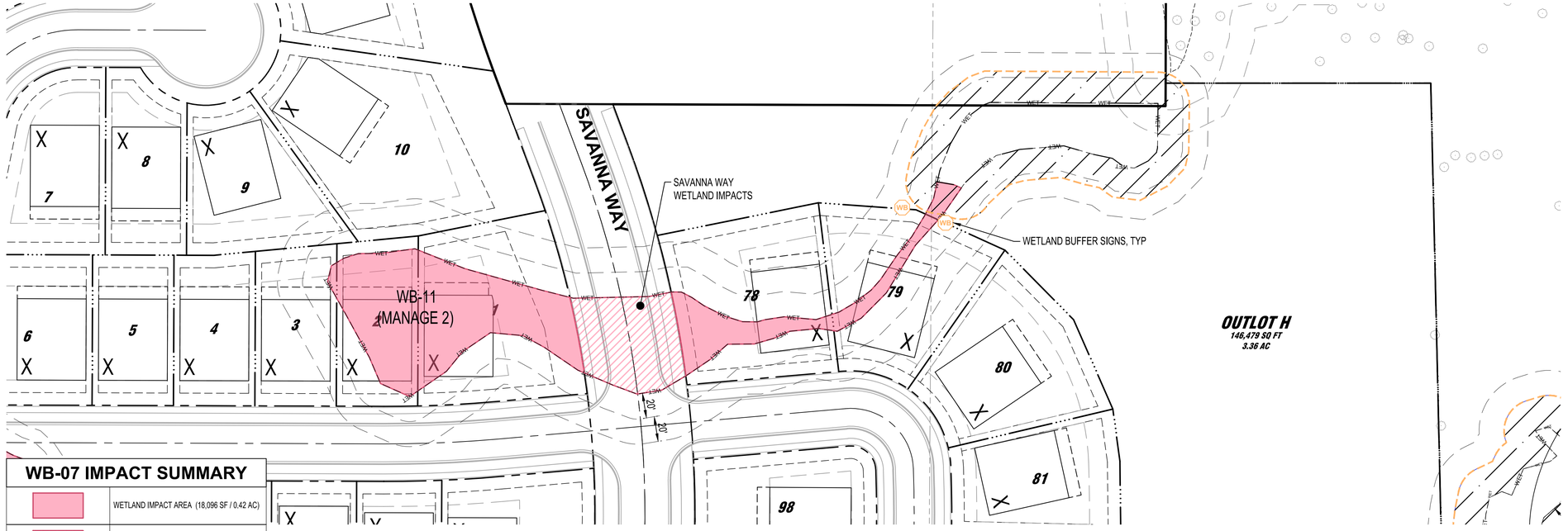
WB-10 IMPACT SUMMARY

	WETLAND IMPACT AREA (20,642 SF / 0.47 AC)



WB-04 BUFFER

	REQUIRED WETLAND BUFFER = 86,184 SF	PROVIDED WETLAND BUFFER = 86,942 SF



WB-07 IMPACT SUMMARY

	WETLAND IMPACT AREA (18,096 SF / 0.42 AC)
	SAVANNA WAY - WETLAND IMPACT AREA (5,779 SF / 0.13. AC)

WB-09 BUFFER

	REQUIRED WETLAND BUFFER = 13,162 SF	PROVIDED WETLAND BUFFER = 13,162 SF

PLOT DATE: 2/25/2025 4:52 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-WETLAND
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

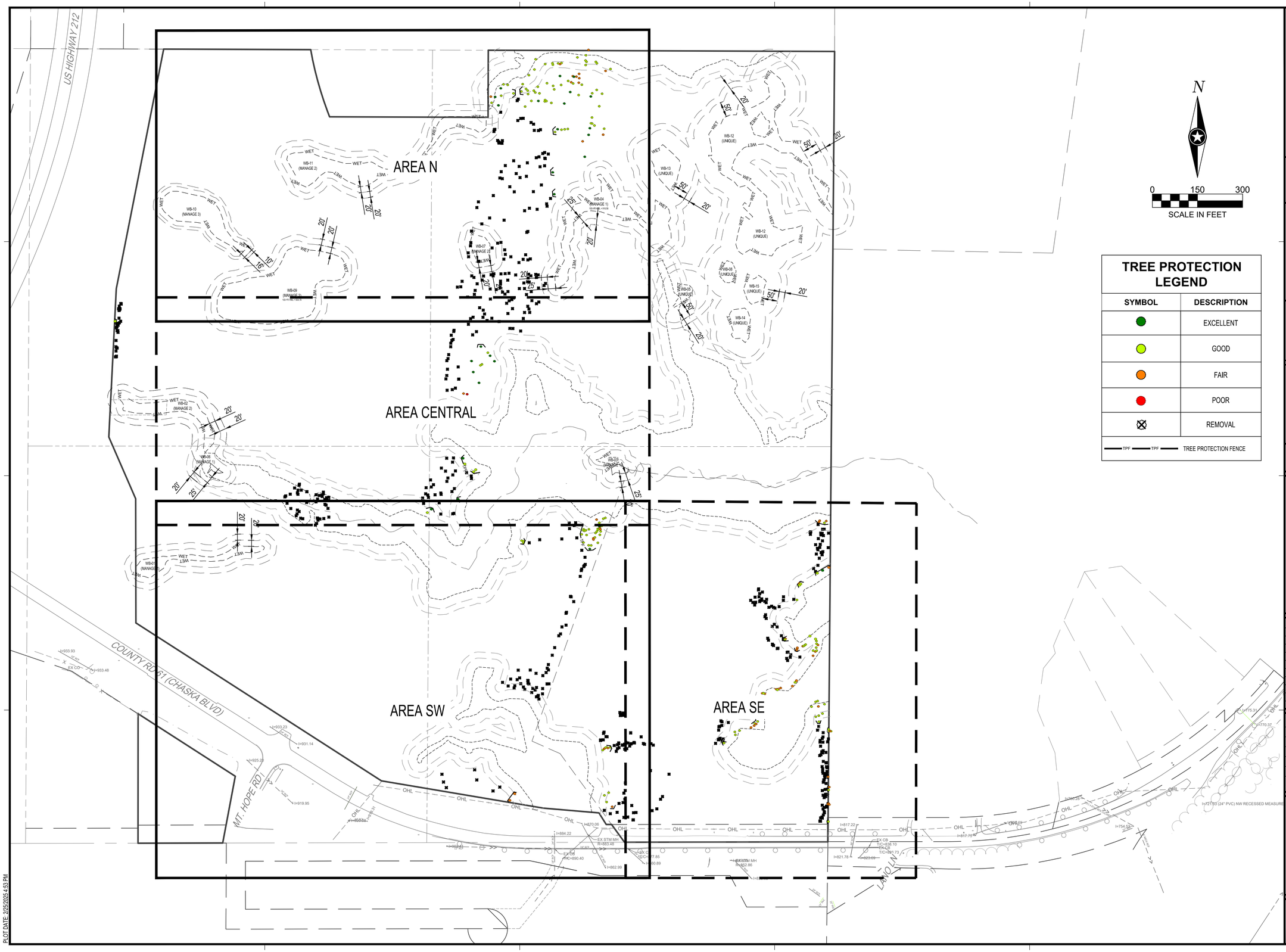
TITLE

WETLAND MITIGATION PLAN

SHEET

72 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION PLAN (OVERALL)

SHEET

73 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/5/2025 4:53 PM

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

WB-11
(MANAGE 2)

WB-10
(MANAGE 3)

WB-09
(MANAGE 2)
100-YR HWL = 934.78

WB-07
(MANAGE 2)

WB-0
(MANAG
100-YR HWL =

FUTURE PHASES

TREE PROTECTION FENCE, TYP

WET

20'

25'

15'

10'

PLOT DATE: 2/25/2025 4:53 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

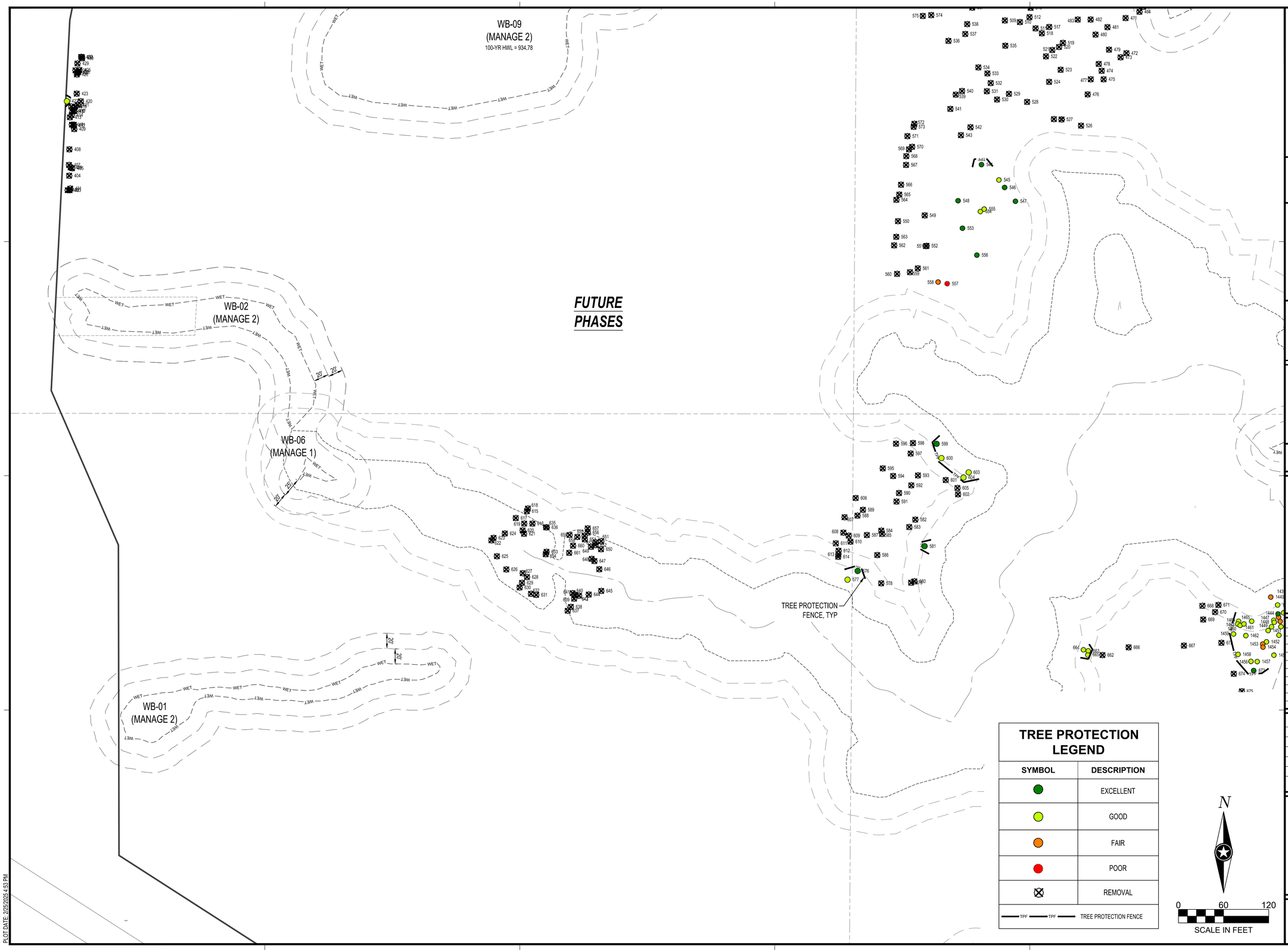
TITLE

TREE PRESERVATION PLAN (N)

SHEET

74

OF 92



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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION PLAN (C)

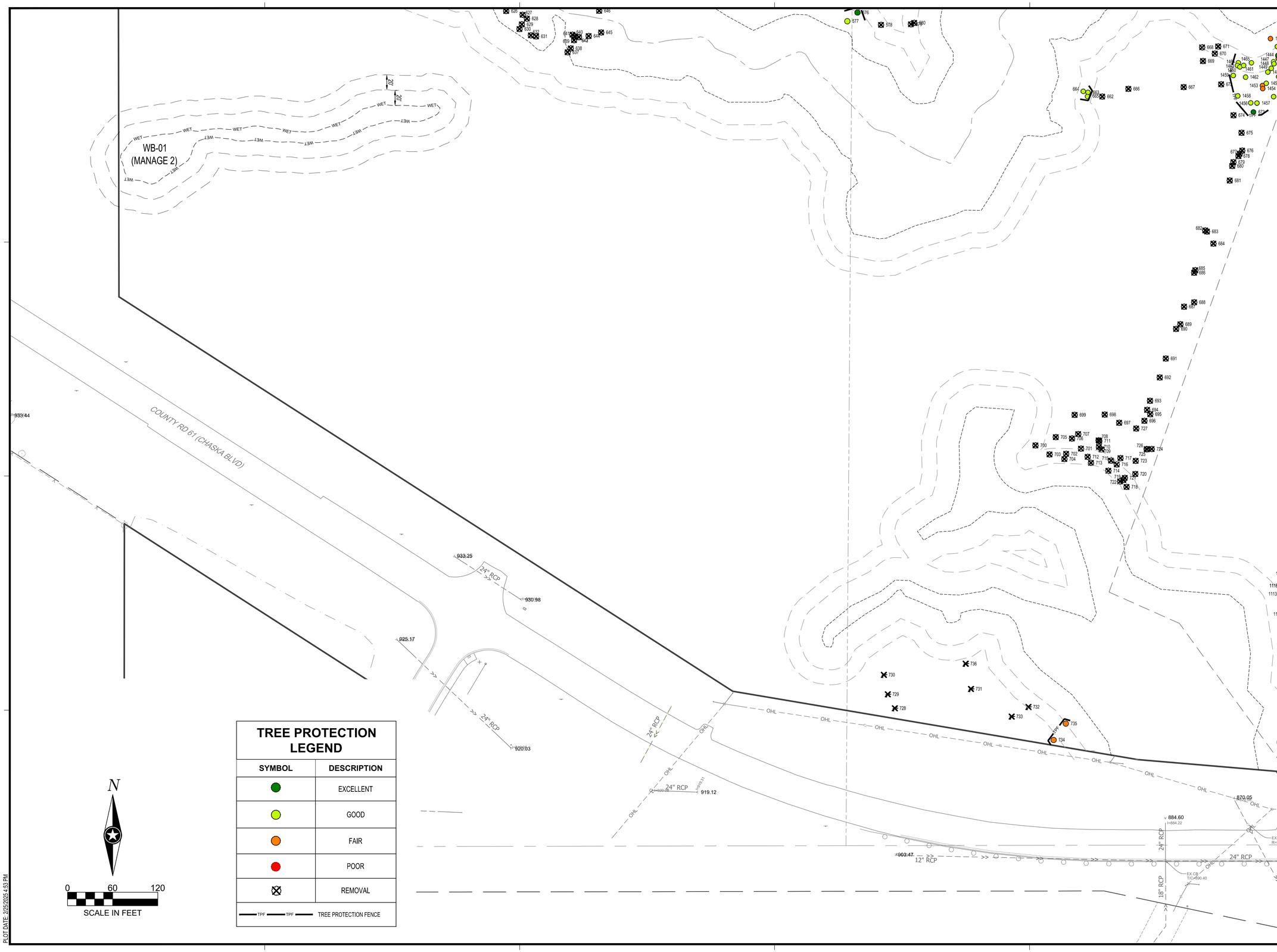
SHEET

75

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:53 PM



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

PLOT DATE: 2/25/2025 4:53 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

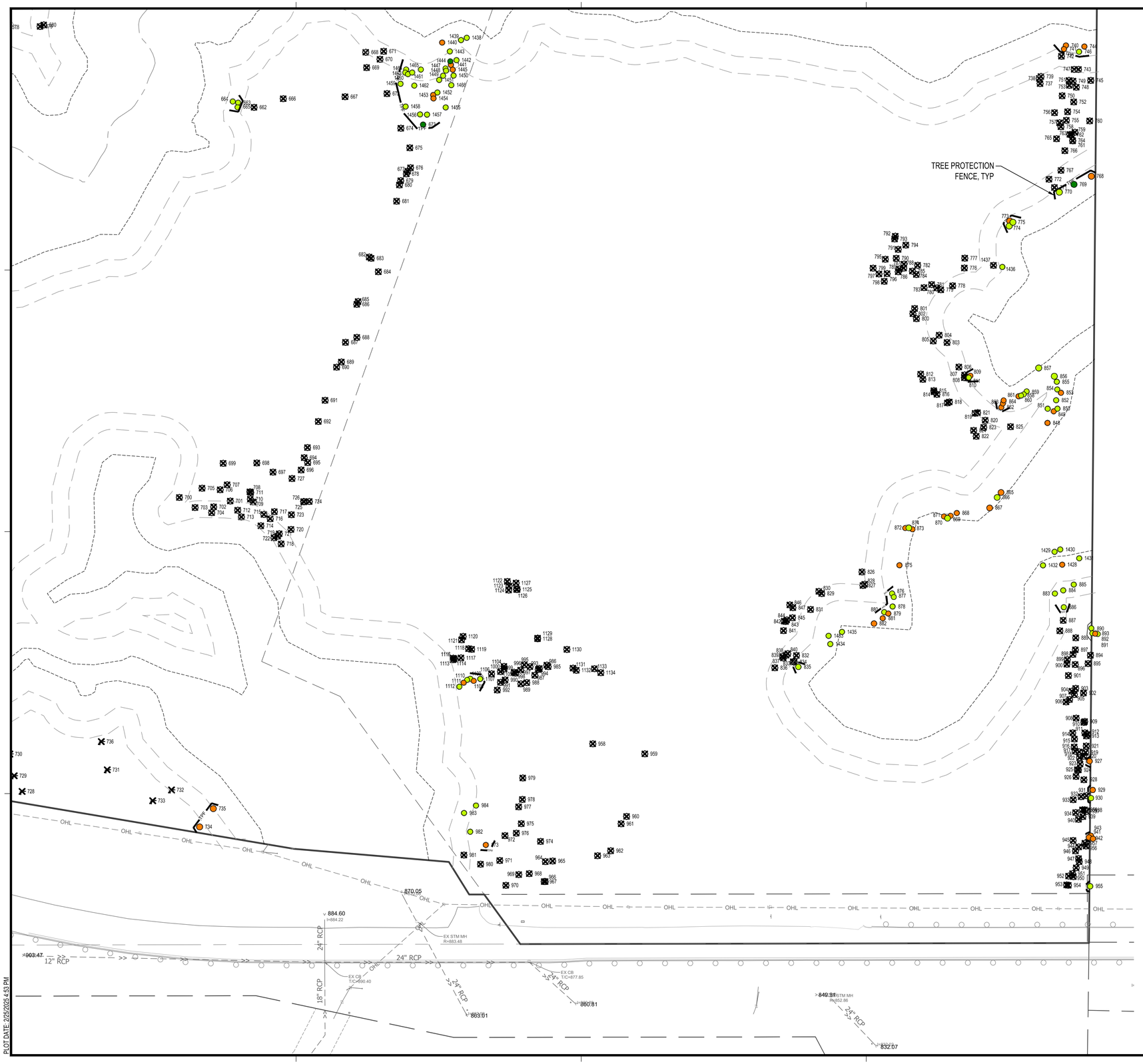
TITLE

TREE PRESERVATION PLAN (SW)

SHEET

76 OF 92

PRELIMINARY NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION PLAN (SE)

SHEET

77

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:53 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
401	Hackberry	7	2-Good	2-Good		X
402	Walnut, Black	44	3-Fair	3-Fair	X	X
403	Walnut, Black	13	2-Good	2-Good	X	X
404	Elm, American	8	2-Good	2-Good		X
405	Ironwood	8.5	2-Good	2-Good		X
406	Ironwood	11	2-Good	2-Good	X	X
407	Ironwood	9.5	2-Good	2-Good		X
408	Ironwood	10	3-Fair	3-Fair	X	X
409	Oak, Bur	30	2-Good	2-Good	X	X
410	Basswood, American	10	2-Good	2-Good	X	X
411	Basswood, American	9	2-Good	2-Good		X
412	Basswood, American	9	2-Good	2-Good		X
413	Ash, White	8	2-Good	2-Good		X
414	Ash, White	9	2-Good	2-Good		X
415	Ash, White	8	2-Good	2-Good		X
416	Ash, White	7	2-Good	2-Good		X
417	Ash, White	8	2-Good	2-Good		X
418	Ash, White	10	2-Good	2-Good		X
419	Oak, Bur	6	2-Good	2-Good		X
420	Basswood, American	12	2-Good	2-Good	X	X
421	Basswood, American	15.5	2-Good	2-Good	X	X
422	Hickory, Bitternut	8	2-Good	2-Good		
423	Hickory, Bitternut	10.5	2-Good	2-Good	X	X
424	Ash, White	8	2-Good	2-Good		X
425	Ash, White	9.5	2-Good	2-Good		X
426	Ash, White	8.5	2-Good	2-Good		X
427	Ash, White	7	2-Good	2-Good		X
428	Ash, White	7.5	2-Good	2-Good		X
429	Ash, White	11.5	2-Good	2-Good		X
430	Ash, White	7	2-Good	2-Good		X
431	Ash, White	10	2-Good	2-Good		X
432	Ash, White	13	2-Good	2-Good		X
433	Oak, Northern Red	8.5	2-Good	2-Good		X
434	Elm, American	6.5	2-Good	2-Good		X
435	Ash, White	9	2-Good	2-Good		X
436	Oak, Northern Red	19.5	2-Good	2-Good	X	X
437	Oak, White	16	2-Good	2-Good	X	X
438	Basswood, American	15.5	2-Good	2-Good	X	X
439	Oak, Bur	21	2-Good	2-Good	X	X
440	Oak, White	25	2-Good	2-Good	X	X
441	Oak, Bur	22	2-Good	2-Good	X	X
442	Oak, Bur	36	2-Good	2-Good	X	X
443	Oak, White	24	1-Excellent	1-Excellent	X	X
444	Oak, White	28.5	2-Good	2-Good	X	X
445	Oak, Bur	37.5	1-Excellent	1-Excellent	X	X
446	Oak, Bur	23	2-Good	2-Good	X	X
447	Oak, Bur	31	1-Excellent	1-Excellent	X	X
448	Elm, American	10	2-Good	2-Good	X	X
449	Oak, White	30.5	1-Excellent	1-Excellent	X	X
450	Basswood, American	40	3-Fair	3-Fair	X	X
451	Oak, White	36	1-Excellent	1-Excellent	X	X
452	Oak, Bur	27	2-Good	2-Good	X	X
453	Oak, Bur	25.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
454	Oak, Bur	30.5	3-Fair	3-Fair	X	X
455	Elm, American	16.5	2-Good	2-Good	X	X
456	Basswood, American	8.5	2-Good	2-Good		X
457	Elm, American	7.5	2-Good	2-Good		X
458	Oak, Bur	31	3-Fair	3-Fair	X	X
459	Ironwood	16	3-Fair	3-Fair	X	X
460	Elm, Slippery	7.5	2-Good	2-Good	X	X
461	Maple, Sugar	8	2-Good	2-Good	X	X
462	Elm, American	8	2-Good	2-Good	X	X
463	Ironwood	11.5	2-Good	2-Good	X	X
464	Oak, Bur	27	2-Good	2-Good	X	X
465	Oak, Bur	22	1-Excellent	1-Excellent	X	X
466	Maple, Sugar	13	2-Good	2-Good	X	X
467	Oak, Bur	24.5	2-Good	2-Good	X	X
468	Maple, Sugar	20	3-Fair	3-Fair	X	X
469	Maple, Sugar	9	3-Fair	3-Fair	X	X
470	Maple, Sugar	15	2-Good	2-Good	X	X
471	Maple, Sugar	26	3-Fair	3-Fair	X	X
472	Maple, Sugar	23	2-Good	2-Good	X	X
473	Maple, Sugar	33	2-Good	2-Good	X	X
474	Maple, Sugar	21	2-Good	2-Good	X	X
475	Maple, Sugar	22.5	2-Good	2-Good	X	X
476	Maple, Sugar	25	2-Good	2-Good	X	X
477	Maple, Sugar	25	3-Fair	3-Fair	X	X
478	Maple, Sugar	14.5	2-Good	2-Good	X	X
479	Maple, Sugar	17.5	2-Good	2-Good	X	X
480	Maple, Sugar	15	2-Good	2-Good	X	X
481	Maple, Sugar	18.5	3-Fair	3-Fair	X	X
482	Maple, Sugar	17	2-Good	2-Good	X	X
483	Maple, Sugar	25	2-Good	2-Good	X	X
484	Maple, Sugar	13	1-Excellent	1-Excellent	X	X
485	Maple, Sugar	15.5	2-Good	2-Good	X	X
486	Maple, Sugar	15.5	1-Excellent	1-Excellent	X	X
487	Maple, Sugar	22.5	2-Good	2-Good	X	X
488	Maple, Sugar	24.5	2-Good	2-Good	X	X
489	Elm, American	12	2-Good	2-Good	X	X
490	Elm, American	10	2-Good	2-Good	X	X
491	Maple, Sugar	9	1-Excellent	1-Excellent	X	X
492	Elm, American	12	2-Good	2-Good	X	X
493	Ash, White	36	3-Fair	3-Fair	X	X
494	Oak, Bur	29.5	2-Good	2-Good	X	X
495	Oak, Bur	36	1-Excellent	1-Excellent	X	X
496	Elm, American	7.5	2-Good	2-Good		X
497	Basswood, American	11	1-Excellent	1-Excellent	X	X
498	Elm, American	9	2-Good	2-Good	X	X
499	Cherry, Black	10	2-Good	2-Good	X	X
500	Boxelder	23.5	2-Good	2-Good	X	X
501	Elm, American	9.5	2-Good	2-Good	X	X
502	Maple, Sugar	8	1-Excellent	1-Excellent	X	X
503	Elm, American	19	1-Excellent	1-Excellent	X	X
504	Redcedar, Eastern	9	2-Good	2-Good	X	X
505	Oak, White	30.5	1-Excellent	1-Excellent	X	X
506	Oak, White	30.5	1-Excellent	1-Excellent	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
507	Oak, White	32	1-Excellent	1-Excellent	X	X
508	Oak, White	50.5	3-Fair	3-Fair	X	X
509	<Null>	36	4-Poor	4-Poor	X	X
510	Oak, Bur	28	2-Good	2-Good	X	X
511	Elm, American	7.5	3-Fair	3-Fair		X
512	Elm, American	7	3-Fair	3-Fair		X
513	Elm, American	8.5	2-Good	2-Good	X	X
514	Oak, White	20.5	2-Good	2-Good	X	X
515	Elm, American	7	3-Fair	3-Fair		X
516	Basswood, American	22.5	2-Good	2-Good	X	X
517	Basswood, American	18	3-Fair	3-Fair	X	X
518	Basswood, American	34.5	2-Good	2-Good	X	X
519	Ironwood	7	3-Fair	3-Fair		X
520	Maple, Sugar	7.5	2-Good	2-Good		X
521	Maple, Sugar	9	2-Good	2-Good	X	X
522	Maple, Sugar	9.5	2-Good	2-Good	X	X
523	Oak, Bur	30	2-Good	2-Good	X	X
524	Hackberry	8	3-Fair	3-Fair	X	X
525	Redcedar, Eastern	14	3-Fair	3-Fair	X	X
526	Maple, Sugar	31	1-Excellent	1-Excellent	X	X
527	Oak, White	23.5	2-Good	2-Good	X	X
528	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
529	Elm, American	9	3-Fair	3-Fair	X	X
530	Oak, White	40	3-Fair	3-Fair	X	X
531	Elm, American	8	2-Good	2-Good	X	X
532	Oak, Bur	17	2-Good	2-Good	X	X
533	Oak, Bur	17.5	3-Fair	3-Fair	X	X
534	Oak, Bur	37	2-Good	2-Good	X	X
535	Oak, White	35	4-Poor	4-Poor	X	X
536	Oak, Bur	34	2-Good	2-Good	X	X
537	Elm, American	8.5	3-Fair	3-Fair	X	X
538	Oak, Northern Red	6.5	3-Fair	3-Fair		X
539	Oak, Bur	35	1-Excellent	1-Excellent	X	X
540	Oak, Bur	21	2-Good	2-Good	X	X
541	Oak, Bur	26	1-Excellent	1-Excellent	X	X
542	Maple, Sugar	8	1-Excellent	1-Excellent		X
543	Maple, Sugar	6.5	1-Excellent	1-Excellent		X
544	Oak, Northern Red	6	1-Excellent	1-Excellent		
545	Oak, Northern Red	8	2-Good	2-Good		
546	Oak, Northern Red	8.5	1-Excellent	1-Excellent		
547	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
548	Oak, Bur	30	1-Excellent	1-Excellent	X	
549	Oak, Northern Red	9	1-Excellent	1-Excellent		X
550	Oak, Northern Red	8	1-Excellent	1-Excellent		X
551	Oak, Northern Red	7	1-Excellent	1-Excellent		X
552	Oak, Northern Red	8	2-Good	2-Good		X
553	Oak, Bur	29.5	1-Excellent	1-Excellent	X	
554	Redcedar, Eastern	6.5	2-Good	2-Good	X	
555	Redcedar, Eastern	9	2-Good	2-Good	X	
556	Oak, Bur	35.5	1-Excellent	1-Excellent	X	
557	Oak, Bur	28	4-Poor	4-Poor	X	
558	Maple, Sugar	9	3-Fair	3-Fair		
559	Oak, White	30	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
560	Oak, Northern Red	8	1-Excellent	1-Excellent		X
561	Oak, Northern Red	7	1-Excellent	1-Excellent		X
562	Redcedar, Eastern	9.5	1-Excellent	1-Excellent	X	X
563	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
564	Oak, Bur	7.5	2-Good	2-Good		X
565	Oak, Northern Red	8	1-Excellent	1-Excellent		X
566	Redcedar, Eastern	7	2-Good	2-Good		X
567	Oak, Northern Red	12.5	1-Excellent	1-Excellent	X	X
568	Oak, Northern Red	7	1-Excellent	1-Excellent		X
569	Oak, Northern Red	8	1-Excellent	1-Excellent		X
570	Oak, Bur	10	1-Excellent	1-Excellent	X	X
571	Oak, Northern Red	10	2-Good	2-Good	X	X
572	Oak, Bur	7.5	1-Excellent	1-Excellent		X
573	Redcedar, Eastern	6	1-Excellent	1-Excellent		X
574	Ash, White	8.5	2-Good	2-Good		X
575	Oak, Bur	6.5	2-Good	2-Good		X
576	Oak, Bur	31	1-Excellent	1-Excellent	X	
577	Oak, Bur	25	2-Good	2-Good	X	
578	Oak, Bur	26.5	3-Fair	3-Fair	X	X
579	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
580	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
581	Oak, Bur	33	1-Excellent	1-Excellent	X	
582	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
583	Oak, Bur	26	1-Excellent	1-Excellent	X	X
584	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
585	Basswood, American	38.5	1-Excellent	1-Excellent	X	X
586	Redcedar, Eastern	8.5	1-Excellent	1-Excellent	X	X
587	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
588	Oak, Northern Red	8.5	1-Excellent	1-Excellent		X
589	Oak, Northern Red	8	1-Excellent	1-Excellent		X
590	Redcedar, Eastern	6.5	2-Good	2-Good	X	X
591	Redcedar, Eastern	9	2-Good	2-Good	X	X
592	Oak, Northern Red	8	1-Excellent	1-Excellent		X
593	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
594	Oak, Bur	28	2-Good	2-Good	X	X
595	Oak, Bur	33.5	1-Excellent	1-Excellent	X	X
596	Redcedar, Eastern	8.5	1-Excellent	1-Excellent		X
597	Oak, Bur	40	2-Good	2-Good	X	X
598	Oak, Bur	35	2-Good	2-Good	X	X
599	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
600	Ironwood	6.5	2-Good	2-Good		
601	Redcedar, Eastern	7.5	1-Excellent	1-Excellent		X
602	Oak, Bur	34	1-Excellent	1-Excellent	X	X
603	Maple, Sugar	20.5	2-Good	2-Good	X	
604	Maple, Sugar	16.5	2-Good	2-Good	X	
605	Oak, Bur	27	3-Fair	3-Fair	X	X
606	Oak, Northern Red	7	1-Excellent	1-Excellent		X
607	Oak, Northern Red	7	2-Good	2-Good		X
608	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
609	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X
610	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
611	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
612	Oak, Northern Red	7	1-Excellent	1-Excellent		X
613	Oak, Northern Red	7	2-Good	2-Good		X
614	Oak, Northern Red	6	1-Excellent	1-Excellent		X
615	Elm, American	12	2-Good	2-Good	X	X
616	Elm, American	15	1-Excellent	1-Excellent	X	X
617	Hickory, Bitternut	10	1-Excellent	1-Excellent	X	X
618	Hickory, Bitternut	6.5	2-Good	2-Good		X
619	Elm, American	18	3-Fair	3-Fair	X	X
620	Maple, Sugar	6	2-Good	2-Good		X
621	Elm, American	14.5	3-Fair	3-Fair	X	X
622	Basswood, American	8.5	3-Fair	3-Fair		X
623	Basswood, American	18	3-Fair	3-Fair	X	X
624	Basswood, American	14.5	3-Fair	3-Fair	X	X
625	Ash, White	11.5	2-Good	2-Good	X	X
626	Elm, American	14	4-Poor	4-Poor	X	X
627	Elm, American	7	2-Good	2-Good		X
628	Maple, Sugar	10	3-Fair	3-Fair	X	X
629	Elm, American	6.5	2-Good	2-Good		X
630	Ash, White	11.5	3-Fair	3-Fair	X	X
631	Elm, American	21.5	3-Fair	3-Fair	X	X
632	Elm, American	7	3-Fair	3-Fair		X
633	Elm, American	8	3-Fair	3-Fair		X
634	Elm, American	13	3-Fair	3-Fair	X	X
635	Elm, American	11	3-Fair	3-Fair	X	X
636	Elm, American	10	3-Fair	3-Fair	X	X
637	Maple, Sugar	10	2-Good	2-Good	X	X
638	Maple, Sugar	7.5	2-Good	2-Good		X
639	Ash, White	17	2-Good	2-Good	X	X
640	Hackberry	7	2-Good	2-Good		X
641	Basswood, American	24	2-Good	2-Good	X	X
642	Maple, Sugar	16	2-Good	2-Good	X	X
643	Basswood, American	48.5	3-Fair	3-Fair	X	X
644	Maple, Sugar	25.5	3-Fair	3-Fair	X	X
645	Maple, Sugar	21	2-Good	2-Good	X	X
646	Maple, Sugar	10	2-Good	2-Good	X	X
647	Oak, Northern Red	32.5	3-Fair	3-Fair	X	X
648	Maple, Sugar	9	2-Good	2-Good		X
649	Maple, Sugar	6.5	2-Good	2-Good		X
650	Maple, Sugar	10	3-Fair	3-Fair	X	X
651	Maple, Sugar	10	3-Fair	3-Fair	X	X
652	Maple, Sugar	9	3-Fair	3-Fair		X
653	Hickory, Bitternut	16	3-Fair	3-Fair	X	X
654	Maple, Sugar	13	3-Fair	3-Fair	X	X
655	Elm, American	10.5	3-Fair	3-Fair	X	X
656	Maple, Sugar	15	3-Fair	3-Fair	X	X
657	Elm, American	7.5	3-Fair	3-Fair		X
658	Elm, American	13	3-Fair	3-Fair	X	X
659	Elm, American	18	3-Fair	3-Fair	X	X
660	Maple, Sugar	24.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
661	Elm, American	15	2-Good	2-Good	X	X
662	Oak, Northern Red	9	3-Fair	3-Fair		X
663	Oak, Northern Red	8.5	2-Good	2-Good		
664	Oak, Northern Red	7	2-Good	2-Good		
665	Oak, Northern Red	7	2-Good	2-Good		
666	Oak, Bur	38.5	1-Excellent	1-Excellent	X	X
667	Oak, Bur	41	1-Excellent	1-Excellent	X	X
668	Oak, Bur	34	2-Good	2-Good	X	X
669	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
670	Redcedar, Eastern	11	1-Excellent	1-Excellent	X	X
671	Elm, American	7	2-Good	2-Good		X
672	Oak, Bur	32.5	3-Fair	3-Fair	X	X
673	Oak, Northern Red	16	1-Excellent	1-Excellent	X	
674	Redcedar, Eastern	15	2-Good	2-Good	X	X
675	Oak, Northern Red	24	2-Good	2-Good	X	X
676	Redcedar, Eastern	13	3-Fair	3-Fair	X	X
677	Oak, Northern Red	11	3-Fair	3-Fair	X	X
678	Elm, American	9.5	2-Good	2-Good		X
679	Oak, Northern Red	12	3-Fair	3-Fair	X	X
680	Elm, American	9.5	3-Fair	3-Fair		X
681	Elm, American	19	2-Good	2-Good	X	X
682	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
683	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
684	Ash, White	11	3-Fair	3-Fair	X	X
685	Oak, Northern Red	15	2-Good	2-Good	X	X
686	Oak, Northern Red	9	3-Fair	3-Fair		X
687	Hackberry	9	2-Good	2-Good		X
688	Boxelder	9	2-Good	2-Good		X
689	Redcedar, Eastern	15.5	1-Excellent	1-Excellent	X	X
690	Redcedar, Eastern	18	2-Good	2-Good	X	X
691	Redcedar, Eastern	12	2-Good	2-Good	X	X
692	Redcedar, Eastern	7.5	2-Good	2-Good	X	X
693	Ash, White	15	3-Fair	3-Fair		X
694	Redcedar, Eastern	15	2-Good	2-Good	X	X
695	Redcedar, Eastern	22	2-Good	2-Good	X	X
696	Ash, White	11.5	3-Fair	3-Fair		X
697	Ash, White	11	3-Fair	3-Fair		X
698	Redcedar, Eastern	13.5	2-Good	2-Good		X
699	Redcedar, Eastern	7	3-Fair	3-Fair		X
700	Ash, White	9	3-Fair	3-Fair		X
701	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
702	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
703	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
704	Redcedar, Eastern	9	2-Good	2-Good	X	X
705	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
706	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
707	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
708	Ash, White	7	1-Excellent	1-Excellent		X
709	Redcedar, Eastern	10	2-Good	2-Good	X	X
710	Redcedar, Eastern	7	3-Fair	3-Fair	X	X

PLOT DATE: 2/25/2025 4:53 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

TREE INVENTORY

SHEET

78 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
711	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
712	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
713	Redcedar, Eastern	10.5	1-Excellent	1-Excellent	X	X
714	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
715	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
716	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
717	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
718	Ash, White	14.5	3-Fair	3-Fair		X
719	Redcedar, Eastern	8.5	2-Good	2-Good	X	X
720	Hackberry	12	3-Fair	3-Fair	X	X
721	Maple, Sugar	11.5	2-Good	2-Good	X	X
722	Redcedar, Eastern	12	1-Excellent	1-Excellent	X	X
723	Hackberry	10	3-Fair	3-Fair	X	X
724	Hackberry	9	2-Good	2-Good		X
725	Oak, Northern Red	10	3-Fair	3-Fair	X	X
726	Redcedar, Eastern	10	3-Fair	3-Fair	X	X
727	Redcedar, Eastern	19	2-Good	2-Good	X	X
728	Redcedar, Eastern	29	3-Fair	3-Fair	X	X
729	Redcedar, Eastern	30	4-Poor	4-Poor	X	X
730	Redcedar, Eastern	33.5	4-Poor	4-Poor	X	X
731	Redcedar, Eastern	26.5	3-Fair	3-Fair	X	X
732	Redcedar, Eastern	24	2-Good	2-Good	X	X
733	Redcedar, Eastern	25	2-Good	2-Good	X	X
734	Redcedar, Eastern	25	3-Fair	3-Fair	X	
735	Boxelder	22	3-Fair	3-Fair	X	
736	Redcedar, Eastern	27.5	4-Poor	4-Poor	X	X
737	Oak, Northern Red	8.5	2-Good	2-Good		X
738	Oak, Northern Red	9.5	2-Good	2-Good		X
739	Oak, Northern Red	11	2-Good	2-Good	X	X
740	Elm, American	6	3-Fair	3-Fair		
741	Ash, White	11	3-Fair	3-Fair	X	
742	Oak, White	7	2-Good	2-Good		X
743	Maple, Sugar	15	2-Good	2-Good	X	X
744	Ash, White	13.5	3-Fair	3-Fair		
745	Ash, White	8	2-Good	2-Good		X
746	Maple, Sugar	11	2-Good	2-Good	X	
747	Hackberry	16	2-Good	2-Good	X	X
748	Oak, Northern Red	18.5	2-Good	2-Good	X	X
749	Maple, Sugar	12.5	1-Excellent	1-Excellent	X	X
750	Ash, White	19.5	2-Good	2-Good	X	X
751	Hackberry	12.5	2-Good	2-Good	X	X
752	Oak, Northern Red	15	2-Good	2-Good	X	X
753	Oak, White	9	2-Good	2-Good		X
754	Ash, White	14	2-Good	2-Good	X	X
755	Oak, Northern Red	16.5	3-Fair	3-Fair	X	X
756	Oak, Northern Red	19.5	2-Good	2-Good	X	X
757	Ash, White	14	3-Fair	3-Fair	X	X
758	Oak, Northern Red	12	2-Good	2-Good	X	X
759	Oak, Northern Red	12.5	2-Good	2-Good	X	X
760	Oak, Northern Red	10	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
761	Oak, Northern Red	17.5	2-Good	2-Good	X	X
762	Oak, Northern Red	7	2-Good	2-Good		X
763	Oak, Northern Red	16	2-Good	2-Good	X	X
764	Ash, White	25.5	3-Fair	3-Fair		X
765	Ash, White	16	2-Good	2-Good		X
766	Elm, American	12	2-Good	2-Good	X	X
767	Ash, White	16	3-Fair	3-Fair	X	X
768	Basswood, American	14	3-Fair	3-Fair	X	
769	Oak, Northern Red	9.5	1-Excellent	1-Excellent		
770	Oak, Northern Red	13	2-Good	2-Good	X	
771	Oak, White	7	2-Good	2-Good		X
772	Basswood, American	8	2-Good	2-Good		X
773	Ash, White	9	3-Fair	3-Fair		
774	Ash, White	10	2-Good	2-Good		
775	Cherry, Black	7	2-Good	2-Good		
776	Elm, American	10.5	2-Good	2-Good	X	X
777	Oak, Northern Red	6	2-Good	2-Good		X
778	Oak, Northern Red	17.5	2-Good	2-Good	X	X
779	Oak, White	7.5	2-Good	2-Good		X
780	Ash, White	7	3-Fair	3-Fair		X
781	Ash, White	8	3-Fair	3-Fair		X
782	Ash, White	12.5	3-Fair	3-Fair		X
783	Ash, White	14.5	3-Fair	3-Fair		X
784	Ash, White	7	3-Fair	3-Fair		X
785	Ash, White	12.5	2-Good	2-Good		X
786	Hackberry	13	2-Good	2-Good	X	X
787	Elm, American	7.5	3-Fair	3-Fair		X
788	Ash, White	9	2-Good	2-Good		X
789	Ash, White	12.5	2-Good	2-Good		X
790	Ash, White	8.5	4-Poor	4-Poor		X
791	Ash, White	14.5	3-Fair	3-Fair		X
792	Elm, American	14	3-Fair	3-Fair	X	X
793	Elm, American	8	3-Fair	3-Fair		X
794	Elm, American	7	3-Fair	3-Fair		X
795	Ash, White	24	4-Poor	4-Poor		X
796	Basswood, American	17	3-Fair	3-Fair	X	X
797	Oak, Northern Red	23	3-Fair	3-Fair	X	X
798	Basswood, American	13	3-Fair	3-Fair	X	X
799	Elm, American	11	3-Fair	3-Fair	X	X
800	Hackberry	8	2-Good	2-Good		X
801	Hackberry	12	2-Good	2-Good	X	X
802	Ash, White	11.5	3-Fair	3-Fair		X
803	Elm, American	20	3-Fair	3-Fair	X	X
804	Oak, Northern Red	27	3-Fair	3-Fair	X	X
805	Oak, Northern Red	34.5	3-Fair	3-Fair	X	X
806	Ash, White	14	3-Fair	3-Fair		X
807	Ash, White	11.5	3-Fair	3-Fair		X
808	Ash, White	9	3-Fair	3-Fair		X
809	Boxelder	24	3-Fair	3-Fair	X	
810	Ash, White	10	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
811	Hackberry	9	2-Good	2-Good		
812	Ash, White	8	2-Good	2-Good		X
813	Elm, American	13	3-Fair	3-Fair	X	X
814	Ash, White	8	2-Good	2-Good		X
815	Ash, White	6	3-Fair	3-Fair		X
816	Ash, White	6	3-Fair	3-Fair		X
817	Ash, White	7.5	2-Good	2-Good		X
818	Ash, White	6.5	2-Good	2-Good		X
819	Ash, White	9	3-Fair	3-Fair		X
820	Oak, Northern Red	20	2-Good	2-Good	X	X
821	Ash, White	8	3-Fair	3-Fair		X
822	Oak, Northern Red	8	2-Good	2-Good		X
823	Oak, Northern Red	11	3-Fair	3-Fair	X	X
824	Oak, Northern Red	10	3-Fair	3-Fair	X	X
825	Oak, Northern Red	7.5	2-Good	2-Good		X
826	Ash, White	9	3-Fair	3-Fair		X
827	Ash, White	15	3-Fair	3-Fair		X
828	Ash, White	6.5	3-Fair	3-Fair		X
829	Elm, American	7	2-Good	2-Good		X
830	Elm, American	16	3-Fair	3-Fair	X	X
831	Boxelder	28.5	4-Poor	4-Poor	X	X
832	Elm, American	9	2-Good	2-Good		X
833	Elm, American	7.5	2-Good	2-Good		X
834	Oak, Northern Red	10	2-Good	2-Good	X	X
835	Oak, Northern Red	10	2-Good	2-Good	X	
836	Elm, American	7	2-Good	2-Good		X
837	Elm, American	6	3-Fair	3-Fair		X
838	Oak, Northern Red	11.5	4-Poor	4-Poor	X	X
839	Elm, American	18	2-Good	2-Good	X	X
840	Elm, American	7	2-Good	2-Good		X
841	Oak, Northern Red	13	3-Fair	3-Fair	X	X
842	Elm, American	10	2-Good	2-Good	X	X
843	Elm, American	6	2-Good	2-Good		X
844	Elm, American	8.5	3-Fair	3-Fair		X
845	Boxelder	30	4-Poor	4-Poor	X	X
846	Elm, American	8	2-Good	2-Good		X
847	Elm, American	7	2-Good	2-Good		X
848	Oak, Northern Red	9	3-Fair	3-Fair		
849	Ash, White	9	3-Fair	3-Fair		
850	Oak, Northern Red	10.5	2-Good	2-Good	X	
851	Basswood, American	13.5	2-Good	2-Good	X	
852	Oak, Northern Red	15	2-Good	2-Good	X	
853	Oak, Northern Red	13.5	3-Fair	3-Fair	X	
854	Oak, Northern Red	15.5	2-Good	2-Good	X	
855	Elm, American	20.5	2-Good	2-Good	X	
856	Hackberry	15.5	2-Good	2-Good	X	
857	Ironwood	14.5	2-Good	2-Good	X	
858	Maple, Sugar	7	2-Good	2-Good		
859	Maple, Sugar	9	2-Good	2-Good		
860	Maple, Sugar	6.5	2-Good	2-Good		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
861	Boxelder	8.5	3-Fair	3-Fair		
862	Boxelder	11	3-Fair	3-Fair	X	
863	Boxelder	7	3-Fair	3-Fair		
864	Boxelder	9	3-Fair	3-Fair		
865	Ash, White	14.5	3-Fair	3-Fair		
866	Ash, White	39	2-Good	2-Good		
867	Ironwood	7.5	3-Fair	3-Fair		
868	Ash, White	15.5	3-Fair	3-Fair	X	
869	Ash, White	8.5	3-Fair	3-Fair		
870	Ash, White	13	2-Good	2-Good	X	
871	Ash, White	8	3-Fair	3-Fair		
872	Boxelder	8	3-Fair	3-Fair		
873	Boxelder	7	3-Fair	3-Fair		
874	Elm, American	23	2-Good	2-Good	X	
875	Boxelder	7	3-Fair	3-Fair		
876	Ash, White	13	2-Good	2-Good		
877	Ash, White	13.5	2-Good	2-Good		
878	Elm, American	8	2-Good	2-Good		
879	Elm, American	7	3-Fair	3-Fair		
880	Ash, White	12.5	2-Good	2-Good		
881	Hackberry	7	3-Fair	3-Fair		
882	Maple, Sugar	7	3-Fair	3-Fair		
883	Basswood, American	11	2-Good	2-Good	X	
884	Ash, White	11	2-Good	2-Good		
885	Hackberry	9	2-Good	2-Good		
886	Elm, American	7.5	2-Good	2-Good		
887	Boxelder	10.5	3-Fair	3-Fair	X	X
888	Hackberry	12.5	2-Good	2-Good	X	X
889	Hackberry	7.5	2-Good	2-Good		X
890	Ash, White	12.5	2-Good	2-Good		
891	Ash, White	9	3-Fair	3-Fair		
892	Ash, White	11	2-Good	2-Good		
893	Oak, Northern Red	16	2-Good	2-Good	X	
894	Ash, White	9	2-Good	2-Good		X
895	Oak, Northern Red	6.5	2-Good	2-Good		X
896	Hackberry	11	2-Good	2-Good	X	X
897	Ironwood	7.5	3-Fair	3-Fair		X
898	Ash, White	13	2-Good	2-Good	X	X
899	Oak, Northern Red	8.5	3-Fair	3-Fair		X
900	Ash, White	9.5	2-Good	2-Good		X
901	Oak, Northern Red	7.5	3-Fair	3-Fair		X
902	Boxelder	9.5	3-Fair	3-Fair		X
903	Elm, American	8	3-Fair	3-Fair		X
904	Elm, American	9	2-Good	2-Good		X
905	Elm, American	11	3-Fair	3-Fair	X	X
906	Elm, American	8.5	3-Fair	3-Fair		X
907	Elm, American	8	3-Fair	3-Fair		X
908	Elm, American	18	2-Good	2-Good	X	X
909	Ash, White	7.5	3-Fair	3-Fair		X
910	Elm, American	6.5	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
911	Ash, White	11	2-Good	2-Good		X
912	Boxelder	6	3-Fair	3-Fair		X
913	Boxelder	6	3-Fair	3-Fair		X
914	Elm, American	6.5	3-Fair	3-Fair		X
915	Ash, White	14.5	2-Good	2-Good		X
916	Elm, American	8.5	3-Fair	3-Fair		X
917	Elm, American	8	3-Fair	3-Fair		X
918	Elm, American	6	3-Fair	3-Fair		X
919	Elm, American	7.5	3-Fair	3-Fair		X
920	Elm, American	8	3-Fair	3-Fair		X
921	Oak, Northern Red	9.5	2-Good	2-Good		X
922	Hackberry	6.5	3-Fair	3-Fair		X
923	Elm, American	11.5	2-Good	2-Good	X	X
924	Elm, American	8.5	3-Fair	3-Fair		X
925	Hackberry	9	3-Fair	3-Fair		X
926	Elm, American	11.5	2-Good	2-Good	X	X
927	Hackberry	6	3-Fair	3-Fair		
928	Hackberry	10	3-Fair	3-Fair	X	X
929	Boxelder	7.5	3-Fair	3-Fair		
930	Hackberry	12.5	2-Good	2-Good	X	
931	Hackberry	10	2-Good	2-Good	X	X
932	Hackberry	10.5	2-Good	2-Good	X	X
933	Elm, American	14	2-Good	2-Good	X	X
934	Hackberry	16	3-Fair	3-Fair	X	X
935	Hackberry	10.5	2-Good	2-Good	X	X
936	Hackberry	6.5	3-Fair	3-Fair		X
937	Hackberry	7	3-Fair	3-Fair		X
938	Hackberry	11	2-Good	2-Good	X	
939	Hackberry	10.5	3-Fair	3-Fair	X	X
940	Hackberry	9	3-Fair	3-Fair		X
941	Boxelder	7	3-Fair	3-Fair		
942	Hackberry	8.5	3-Fair	3-Fair		
943	Hackberry	7	3-Fair	3-Fair		
944	Elm, American	12.5	4-Poor	4-Poor	X	X
945	Hackberry	11.5	2-Good	2-Good	X	X
946	Hackberry	6.5	3-Fair	3-Fair		X
947	Hackberry	11	2-Good	2-Good	X	X
948	Hackberry	8	2-Good	2-Good		X
949	Hackberry	10	3-Fair	3-Fair	X	X
950	Elm, American	7.5	3-Fair	3-Fair		X
951	Hackberry	14.5	2-Good	2-Good	X	X
952	Elm, American	17	2-Good	2-Good	X	X
953	Oak, Northern Red	16	3-Fair	3-Fair	X	X
954	Boxelder	6.5	3-Fair	3-Fair		X
955	Hackberry	10	2-Good	2-Good	X	
956	Hackberry	6.5	3-Fair	3-Fair		X
957	Hackberry	10	3-Fair	3-Fair	X	X
958	Ash, White	23	1-Excellent	1-Excellent		X
959	Ash, White	17	2-Good	2-Good		X
960	Elm, American	28	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
961	Spruce, Colorado	17.5	2-Good	2-Good	X	X
962	Spruce, Colorado	21.5	2-Good	2-Good	X	X
963	Elm, American	9	3-Fair	3-Fair		X
964	Boxelder	27	4-Poor	4-Poor	X	X
965	Boxelder	17	4-Poor	4-Poor	X	X
966	Boxelder	14	4-Poor	4-Poor	X	X
967	Boxelder	12	4-Poor	4-Poor	X	X
968	Spruce, Colorado	7	3-Fair	3-Fair	X	X
969	Spruce, Colorado	9	2-Good	2-Good	X	X
970	Oak, White	24	2-Good	2-Good	X	X
971	Oak, Northern Red	13.5	2-Good	2-Good	X	X
972	Spruce, Colorado	6	2-Good	2-Good	X	X
973	Maple, Sugar	6.5	3-Fair	3-Fair		
974	Boxelder	22	2-Good	2-Good	X	X
975	Ash, White	12	3-Fair	3-Fair		X
976	Maple, Sugar	17.5	2-Good	2-Good	X	X
977	Maple, Silver	14	2-Good	2-Good	X	X
978	Maple, Silver	20	2-Good	2-Good	X	X
979	Elm, American	40.5	2-Good	2-Good	X	X
980	Maple, Sugar	19	2-Good	2-Good	X	X
981	Maple, Silver	19.5	2-Good	2-Good	X	X
982	Maple, Silver	23	2-Good	2-Good	X	
983	Cottonwood, Eastern	19	2-Good	2-Good	X	
984	Maple, Silver	22	2-Good	2-Good	X	
985	Boxelder	14.5	3-Fair	3-Fair	X	X
986	Elm, American	12	3-Fair	3-Fair	X	X
987	Spruce, Colorado	15	2-Good	2-Good	X	X
988	Spruce, Colorado	6	2-Good	2-Good		X
989	Spruce, Colorado	16	2-Good	2-Good	X	X
990	Spruce, Colorado	15	2-Good	2-Good	X	X
991	Spruce, Colorado	10.5	2-Good	2-Good	X	X
992	Spruce, Colorado	20.5	3-Fair	3-Fair	X	X
993	Ash, White	12	4-Poor	4-Poor		X
994	Ash, White	15	3-Fair	3-Fair		X
995	Ash, White	7	3-Fair	3-Fair		X
996	Ash, White	8.5	3-Fair	3-Fair		X
997	Ash, White	8.5	3-Fair	3-Fair		X
998	Ash, White	11	3-Fair	3-Fair		X
999	Ash, White	11.5	3-Fair	3-Fair		X
1000	Ash, White	12.5	3-Fair	3-Fair		X
1104	Ash, White	9.5	3-Fair	3-Fair		X
1105	Ash, White	9.5	3-Fair	3-Fair		X
1106	Ash, White	11	3-Fair	3-Fair		X
1107	Ash, White	15	2-Good	2-Good		
1108	Ash, White	7	3-Fair	3-Fair		
1109	Ash, White	17	2-Good	2-Good		
1110	Ash, White	11	2-Good	2-Good		
1111	Ash, White	9	3-Fair	3-Fair		
1112	Ash, White	17	2-Good	2-Good		
1113	Boxelder	12.5	3-Fair	3-Fair	X	X

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 23-27575
FILE NAME 27575-TREE
DRAWN BY AJR/LMM/LHH
DESIGNED BY AJR/LMM/LHH
REVIEWED BY RAG
ORIGINAL ISSUE DATE 10/01/24
CLIENT PROJECT NO. -

TITLE

TREE INVENTORY

SHEET

79 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:53 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1114	Boxelder	10	3-Fair	3-Fair	X	X
1115	Boxelder	10	3-Fair	3-Fair	X	X
1116	Boxelder	10.5	3-Fair	3-Fair	X	X
1117	Boxelder	9	3-Fair	3-Fair		X
1118	Boxelder	14	3-Fair	3-Fair	X	X
1119	Boxelder	10	3-Fair	3-Fair	X	X
1120	Boxelder	15	3-Fair	3-Fair	X	X
1121	Boxelder	7.5	3-Fair	3-Fair		X
1122	Elm, American	13	3-Fair	3-Fair	X	X
1123	Elm, American	14	3-Fair	3-Fair	X	X
1124	Elm, American	6.5	3-Fair	3-Fair		X
1125	Elm, American	6	3-Fair	3-Fair		X
1126	Elm, American	14	3-Fair	3-Fair	X	X
1127	Elm, American	7	3-Fair	3-Fair		X
1128	Boxelder	10	3-Fair	3-Fair	X	X
1129	Boxelder	12.5	3-Fair	3-Fair	X	X
1130	Cottonwood, Eastern	23	2-Good	2-Good	X	X
1131	Ash, White	15.5	2-Good	2-Good		X
1132	Ash, White	9.5	3-Fair	3-Fair		X
1133	Ash, White	14.5	2-Good	2-Good		X
1133	Ash, White	14.5	2-Good	2-Good		X
1308	Oak, White	33	1-Excellent	2-Good	X	X
1309	Oak, White	33	1-Excellent	2-Good	X	
1310	Maple, Sugar	8	2-Good	2-Good		
1311	Redcedar, Eastern	7	3-Fair	3-Fair		
1312	Oak, White	33	1-Excellent	2-Good	X	
1313	Oak, White	21	2-Good	2-Good	X	
1314	Oak, White	28	1-Excellent	2-Good	X	
1315	Ironwood	10	2-Good	2-Good	X	
1316	Oak, White	23	2-Good	2-Good	X	
1317	Oak, White	25.5	2-Good	2-Good	X	
1318	Oak, White	21.5	2-Good	2-Good	X	
1319	Oak, White	28.5	2-Good	2-Good	X	
1320	Oak, White	29	2-Good	2-Good	X	
1321	Maple, Sugar	10	2-Good	2-Good	X	
1322	Oak, White	25	2-Good	2-Good	X	
1323	Oak, White	28.5	2-Good	2-Good	X	
1324	Oak, White	25.5	2-Good	2-Good	X	
1325	Maple, Sugar	21.5	3-Fair	3-Fair	X	
1326	Oak, White	19.5	2-Good	2-Good	X	
1327	Oak, White	25	2-Good	2-Good	X	
1328	Oak, White	20	2-Good	2-Good	X	
1329	Oak, White	13	3-Fair	3-Fair	X	
1330	Oak, White	29	2-Good	2-Good	X	
1331	Oak, White	18	2-Good	2-Good	X	
1332	Oak, White	27	2-Good	2-Good	X	
1333	Oak, White	18.5	2-Good	2-Good	X	
1334	Oak, White	26.5	2-Good	2-Good	X	
1335	Oak, White	25	2-Good	2-Good	X	
1336	Redcedar, Eastern	7	3-Fair	4-Poor		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1337	Maple, Sugar	25	2-Good	2-Good	X	
1338	Oak, White	22	2-Good	2-Good	X	
1339	Oak, White	28	2-Good	2-Good	X	
1340	Oak, White	31	1-Excellent	2-Good	X	
1341	Maple, Sugar	7	2-Good	2-Good		
1342	Oak, White	29	2-Good	2-Good	X	
1343	Oak, White	31.5	1-Excellent	2-Good	X	
1344	Maple, Sugar	6.5	3-Fair	3-Fair		
1345	Ironwood	6.5	2-Good	2-Good		
1346	Maple, Sugar	7	3-Fair	3-Fair		
1347	Maple, Sugar	6.5	2-Good	2-Good		
1348	Maple, Sugar	7	3-Fair	3-Fair		
1349	Maple, Sugar	6.5	3-Fair	3-Fair		
1350	Maple, Sugar	6.5	3-Fair	3-Fair		
1351	Oak, White	29	1-Excellent	2-Good	X	
1352	Ironwood	8	3-Fair	3-Fair		
1353	Maple, Sugar	8	2-Good	2-Good		
1354	Oak, White	29	1-Excellent	2-Good	X	
1355	Oak, White	22	2-Good	2-Good	X	
1356	Oak, White	21.5	2-Good	2-Good	X	
1357	Oak, White	28.5	2-Good	2-Good	X	
1358	Maple, Sugar	24	2-Good	2-Good	X	
1359	Oak, White	21.5	2-Good	2-Good	X	
1360	Oak, White	23	2-Good	2-Good	X	
1361	Oak, White	24	2-Good	2-Good	X	
1362	Oak, White	24.5	2-Good	2-Good	X	
1363	Oak, White	17.5	2-Good	2-Good	X	
1364	Oak, White	18	2-Good	2-Good	X	
1365	Oak, White	16	2-Good	2-Good	X	
1366	Oak, White	15.5	2-Good	2-Good	X	
1367	Oak, White	22	2-Good	2-Good	X	X
1368	Oak, White	20	2-Good	2-Good	X	X
1369	Oak, White	18	2-Good	2-Good	X	
1370	Oak, White	23.5	2-Good	2-Good	X	
1371	Oak, White	26	2-Good	2-Good	X	
1372	Oak, White	26	1-Excellent	2-Good	X	
1373	Oak, White	17.5	2-Good	2-Good	X	
1374	Oak, White	17.5	2-Good	2-Good	X	
1375	Oak, White	25	2-Good	2-Good	X	
1376	Maple, Sugar	8	2-Good	2-Good		
1377	Oak, White	25.5	1-Excellent	2-Good	X	
1378	Oak, Northern Red	9	2-Good	2-Good	X	
1379	Butternut	8.5	2-Good	2-Good	X	
1380	Hickory, Bitternut	7	2-Good	2-Good		
1381	Poplar, White	7.5	2-Good	2-Good		
1382	Oak, White	28.5	1-Excellent	2-Good	X	
1383	Oak, Northern Red	7	2-Good	2-Good		
1384	Oak, White	7	3-Fair	3-Fair		
1385	Oak, White	33.5	1-Excellent	2-Good	X	
1386	Maple, Sugar	10	3-Fair	2-Good	X	

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1387	Oak, White	27	1-Excellent	2-Good	X	
1388	Oak, White	28	1-Excellent	2-Good	X	
1389	Oak, Northern Red	8	2-Good	2-Good		
1390	Ash, White	6.5	2-Good	2-Good		
1391	Ash, White	9	2-Good	2-Good		
1392	Oak, Northern Red	13	2-Good	2-Good	X	
1393	Oak, Northern Red	8.5	2-Good	2-Good		X
1394	Oak, Northern Red	7.5	2-Good	2-Good		X
1395	Oak, White	26	1-Excellent	2-Good	X	X
1396	Oak, White	32.5	1-Excellent	2-Good	X	X
1397	Elm, American	6.5	3-Fair	3-Fair		X
1398	Oak, White	19	2-Good	2-Good	X	X
1399	Oak, White	34	1-Excellent	2-Good	X	X
1400	Cherry, Black	7.5	2-Good	2-Good		X
1401	Redcedar, Eastern	19	2-Good	2-Good	X	X
1402	Ash, White	8	2-Good	2-Good		X
1403	Ash, White	7	2-Good	2-Good		X
1404	Oak, White	33	1-Excellent	2-Good	X	X
1405	Oak, White	24.5	2-Good	2-Good	X	X
1406	Oak, White	29	1-Excellent	2-Good	X	X
1407	Oak, White	31	1-Excellent	2-Good	X	X
1408	Oak, White	24.5	2-Good	2-Good	X	X
1409	Oak, White	24.5	2-Good	2-Good	X	X
1410	Oak, White	24.5	2-Good	2-Good	X	X
1411	Elm, American	8	2-Good	2-Good		X
1412	Oak, White	13	3-Fair	3-Fair	X	X
1413	Oak, White	17	2-Good	2-Good	X	X
1414	Oak, White	24	2-Good	2-Good	X	X
1415	Oak, White	17	2-Good	2-Good	X	X
1416	Oak, White	28	1-Excellent	2-Good	X	
1417	Oak, White	26.5	1-Excellent	2-Good	X	
1418	Oak, White	24	2-Good	2-Good	X	X
1419	Oak, White	19	2-Good	2-Good	X	X
1420	Oak, White	22	2-Good	2-Good	X	X
1421	Maple, Sugar	24.5	2-Good	2-Good	X	X
1422	Oak, White	32	1-Excellent	2-Good	X	X
1423	Oak, White	31.5	1-Excellent	2-Good	X	X
1424	Oak, Northern Red	6.5	2-Good	2-Good		X
1425	Elm, American	6.5	3-Fair	3-Fair		X
1426	Elm, American	8	3-Fair	3-Fair		X
1427	Oak, White	26.5	1-Excellent	2-Good	X	X
1428	Hackberry	8	3-Fair	3-Fair		
1429	Boxelder	7	2-Good	2-Good		
1430	Hackberry	14.5	2-Good	2-Good	X	
1431	Ash, White	14.5	2-Good	2-Good	X	
1432	Redcedar, Eastern	9	2-Good	2-Good	X	
1433	Maple, Sugar	7.5	2-Good	2-Good		
1434	Elm, American	16	2-Good	2-Good	X	
1435	Oak, White	18	2-Good	2-Good	X	
1436	Ironwood	6.5	3-Fair	3-Fair		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1437	Basswood, American	10.5	2-Good	2-Good	X	X
1438	Maple, Sugar	7	2-Good	2-Good		
1439	Maple, Sugar	11	2-Good	2-Good	X	
1440	Oak, White	6.5	3-Fair	3-Fair		
1441	Basswood, American	8	3-Fair	3-Fair		
1442	Basswood, American	11	2-Good	2-Good	X	
1443	Oak, Northern Red	7	2-Good	2-Good		
1444	Oak, Northern Red	25	1-Excellent	2-Good	X	
1445	Ironwood	7	3-Fair	3-Fair		
1446	Maple, Sugar	11.5	3-Fair	3-Fair	X	X
1447	Oak, Northern Red	12.5	2-Good	2-Good	X	
1448	Oak, Northern Red	16	2-Good	2-Good	X	
1449	Oak, Northern Red	22.5	2-Good	2-Good	X	
1450	Oak, Northern Red	16.5	2-Good	2-Good	X	
1451	Oak, Northern Red	21	2-Good	2-Good	X	
1452	Oak, Northern Red	8	2-Good	2-Good		
1453	Oak, Northern Red	7	3-Fair	3-Fair		
1454	Oak, Northern Red	6.5	3-Fair	3-Fair		
1455	Oak, Northern Red	19.5	2-Good	2-Good	X	
1456	Redcedar, Eastern	8.5	2-Good	2-Good		
1457	Boxelder	8.5	2-Good	2-Good		
1458	Maple, Sugar	7	2-Good	2-Good		
1459	Oak, Northern Red	7	2-Good	2-Good		
1460	Hackberry	10	2-Good	2-Good	X	
1461	Oak, Northern Red	8.5	2-Good	2-Good		
1462	Maple, Sugar	9	2-Good	2-Good		
1463	Maple, Sugar	8.5	2-Good	2-Good		
1464	Maple, Sugar	7	2-Good	2-Good		
1465	Oak, Northern Red	8	2-Good	2-Good		X

TREE PRESERVATION SUMMARY

789 SURVEYED TREES MEETING ORDINANCE THRESHOLD
571 TOTAL PROPOSED REMOVALS

SIGNIFICANT TREES
470 TOTAL
350 PROPOSED REMOVALS

120 SIGNIFICANT TREES TO BE PROTECTED

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-TREE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

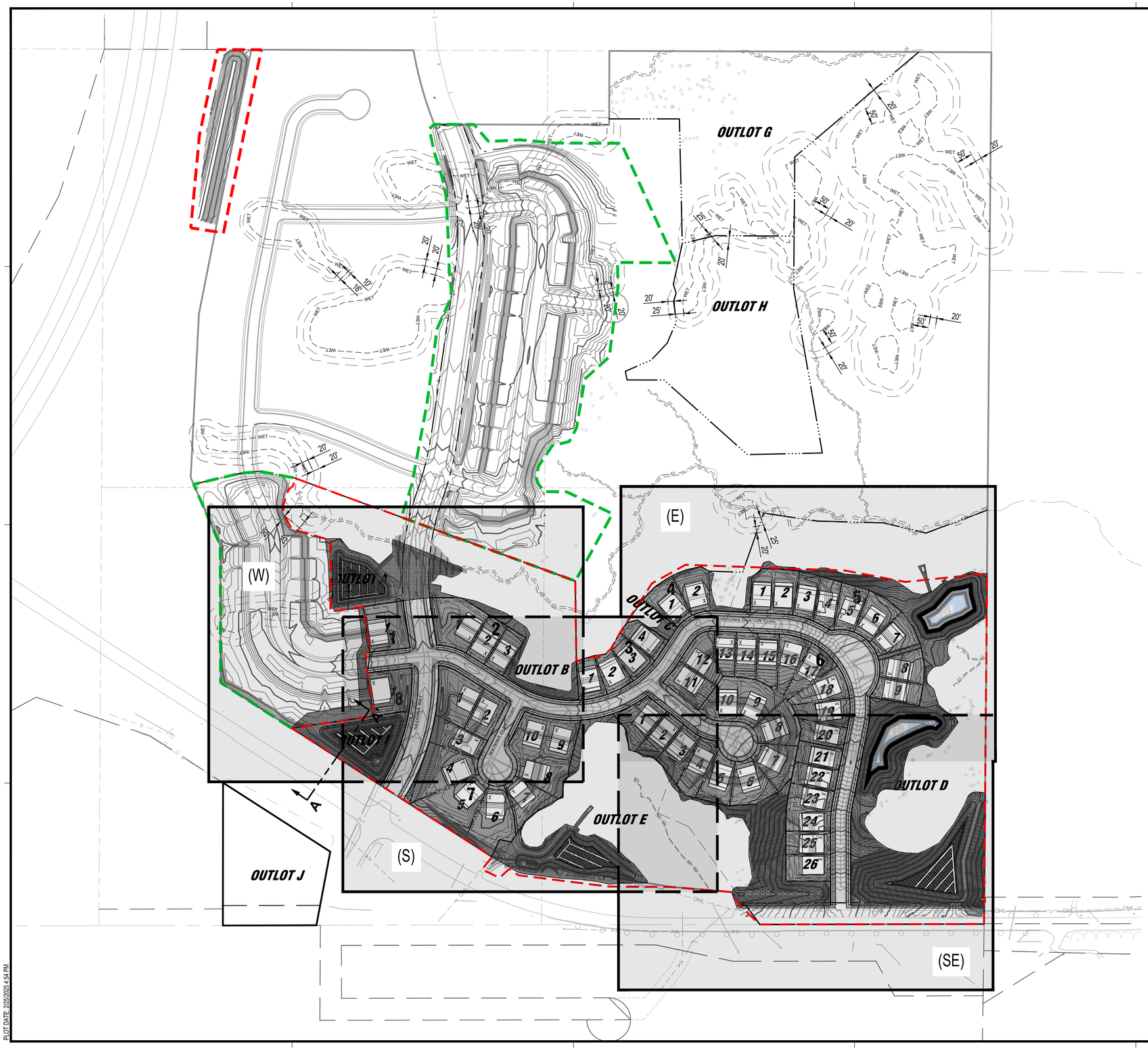
TREE INVENTORY

SHEET

80 OF 92

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:53 PM



RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	0.79 AC	DRY SWALE/POND (MNDOT 33-262)
	9.69 AC	LOW MAINTENANCE TURF (MNDOT 25-131)
	8.66 AC	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	0.26 AC	STORMWATER BASIN (MNDOT 33-261)
SOD		
	1.22 AC	SALT TOLERANT SOD

NOTE: ALL MASS GRADING AREAS SHALL BE TEMPORARILY ESTABLISHED WITH MNDOT 22-111.
MNDOT BERM SHALL BE ESTABLISHED WITH MNDOT 35-241.

N

0 150 300
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

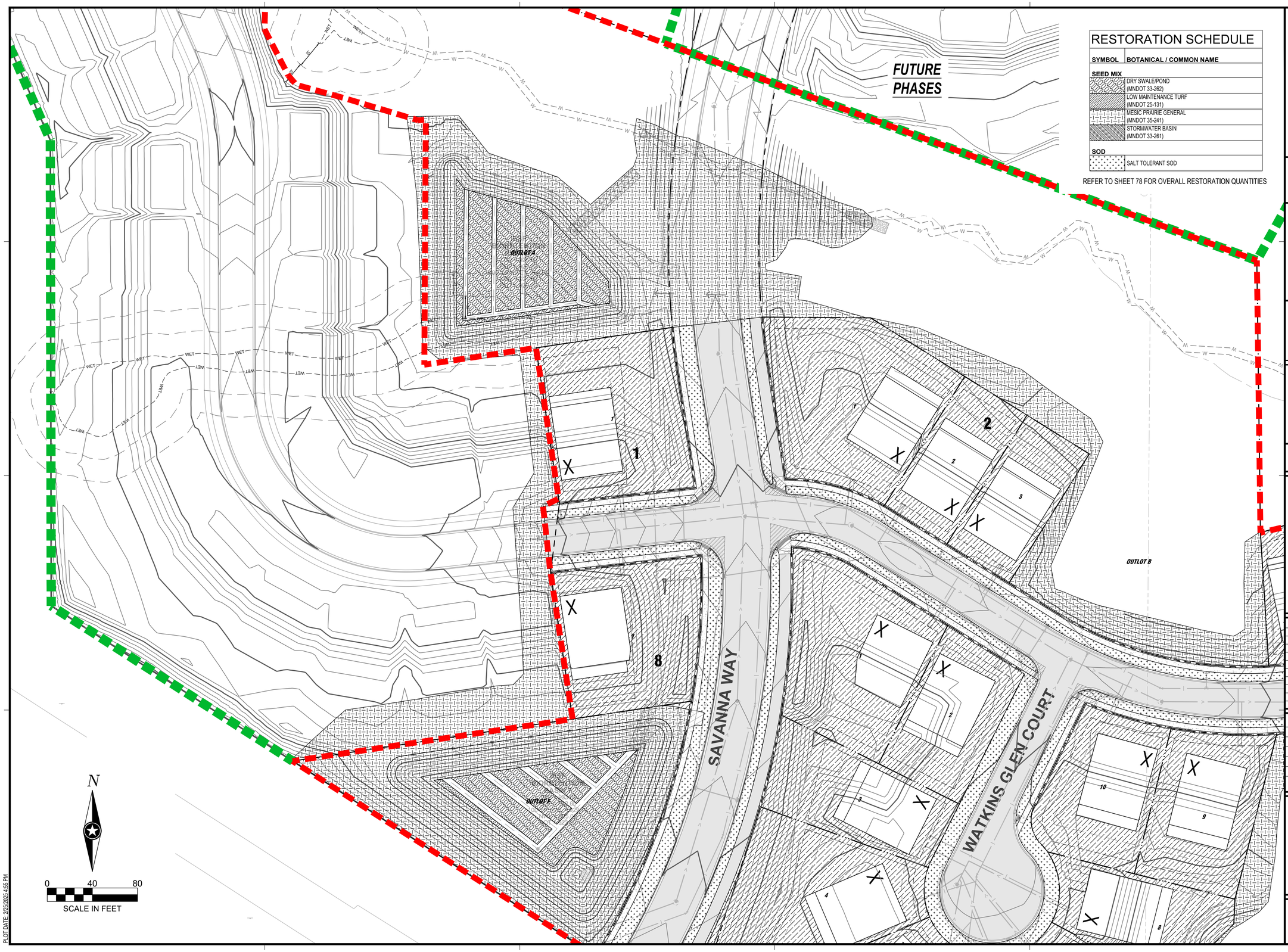
RESTORATION PLAN (OVERALL)

SHEET

81

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:54 PM



RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	DRY SWALE/POND (MNDOT 33-262)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 78 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

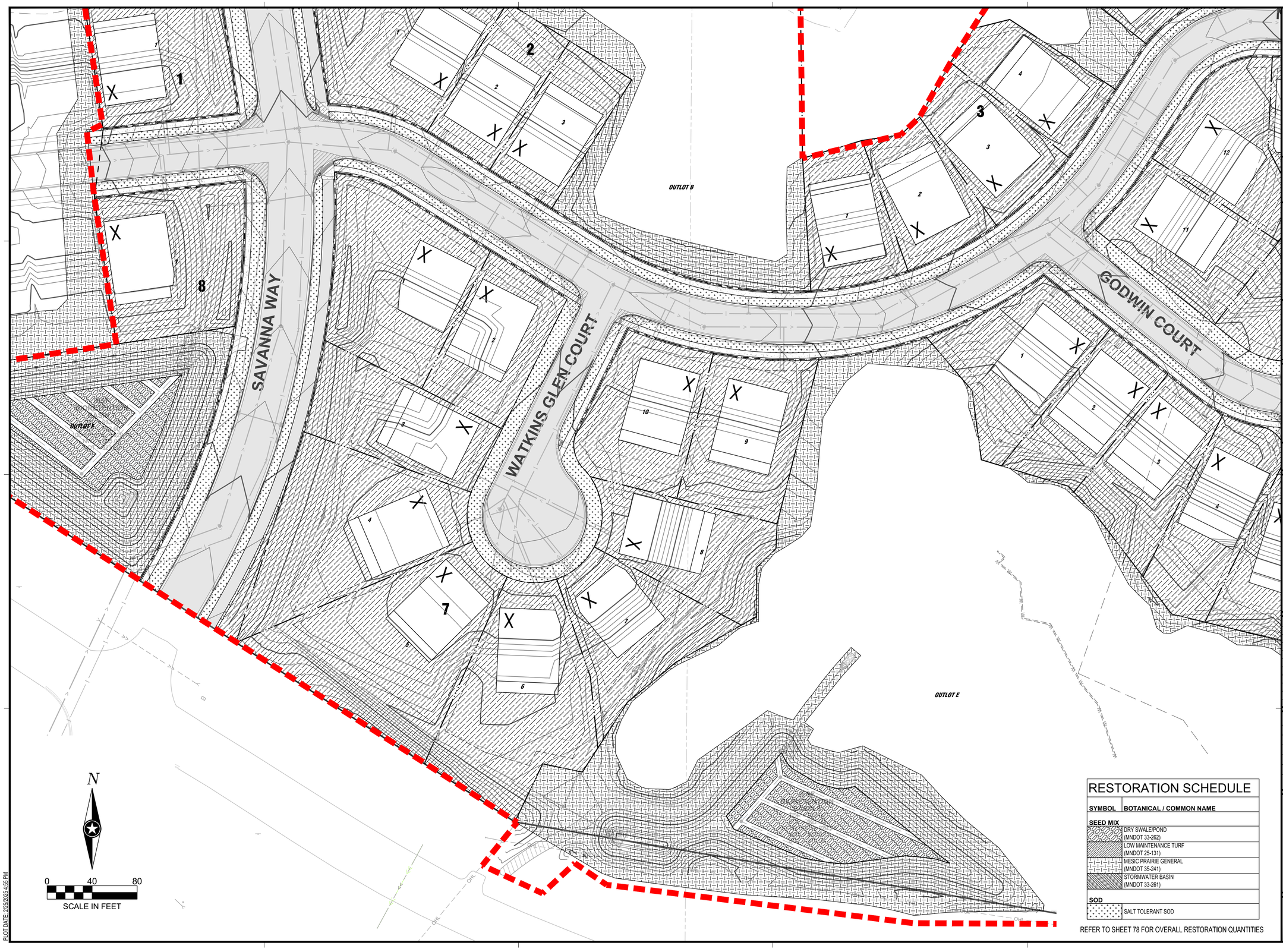
RESTORATION PLAN (W)

SHEET

82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:55 PM



RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	DRY SWALE/POND (MNDOT 33-262)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 78 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

RESTORATION PLAN (S)

SHEET

83

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:55 PM

RESTORATION SCHEDULE	
SYMBOL	**BOTANICAL / COMMON NAME**
SEED MIX	
	DRY SWALE/POND (MNDOT 33-262)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 78 FOR OVERALL RESTORATION QUANTITIES

NARROWS CANYON TRAIL

GODWIN COURT

OUTLOT C

POND 10
EOP = 901.00
EOF = 900.00
100-YR HWL = 899.07
NWL = 894.00
BOT = 888.00

POND 11
EOP = 893.00
EOF = 892.00
100-YR HWL = 890.09
NWL = 886.00
BOT = 881.00

N

0 40 80
SCALE IN FEET

PLOT DATE: 2/25/2025 4:56 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

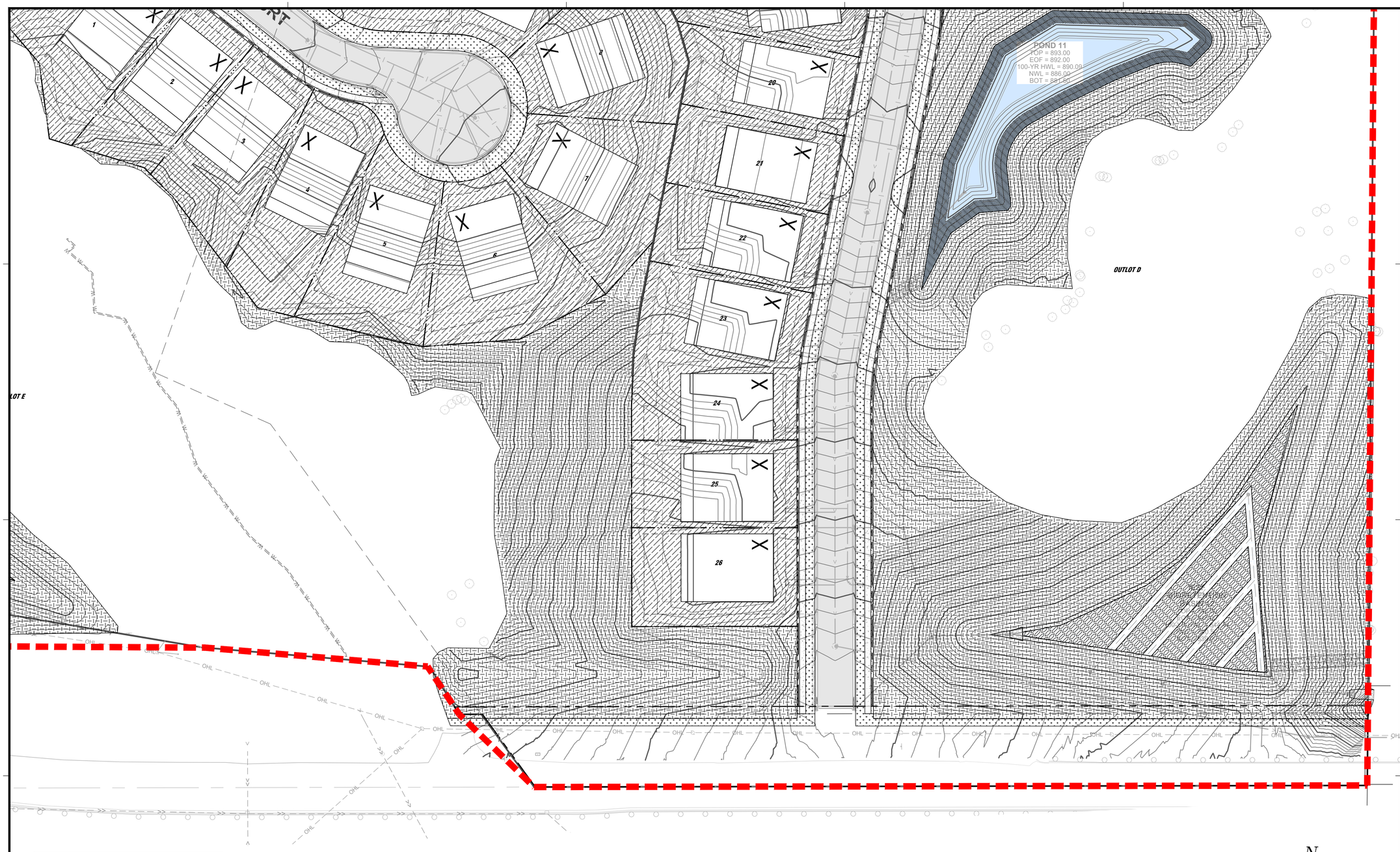
TITLE

RESTORATION PLAN (E)

SHEET

84

PRELIMINARY NOT FOR CONSTRUCTION



RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	DRY SWALE/POND (MNDOT 33-262)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 78 FOR OVERALL RESTORATION QUANTITIES

N

0 40 80

SCALE IN FEET

PLOT DATE: 2/25/2025 4:56 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

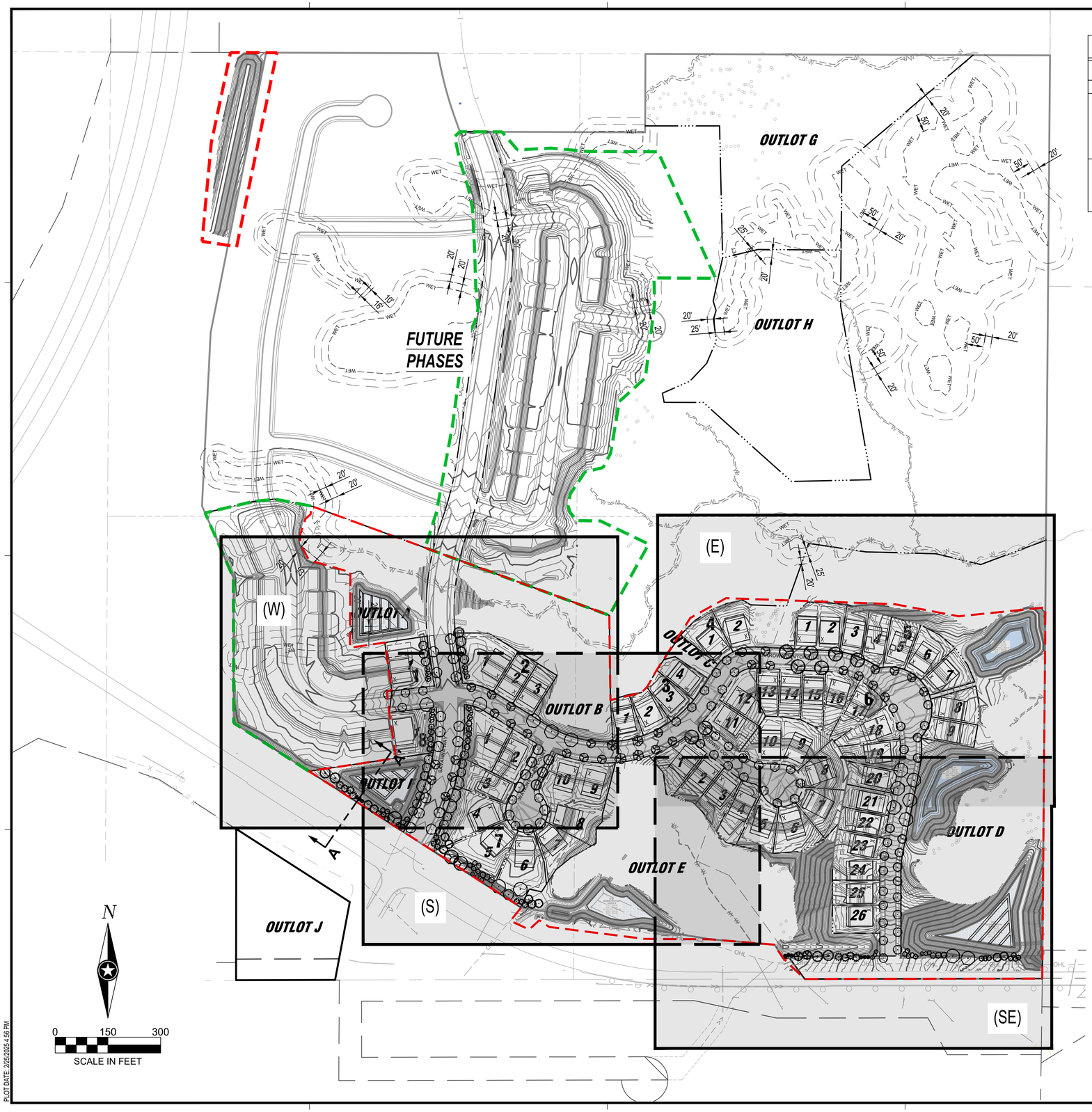
TITLE

RESTORATION PLAN (SE)

SHEET

85

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	3,528 LF OF CENTERLINE X (2) (EACH SIDE) = 141 TREES REQUIRED, 163 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	AB	17	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	8	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	16	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	2	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	10	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	4	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	9	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES					
	AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` HT. MIN.	B & B
	MS	16	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	9	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES					
	AF	15	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	20	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	9	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	36	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	20	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	19	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	11	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	29	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN (OVERALL)

SHEET

86

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:56 PM

PLANT SCHEDULE AREA 1

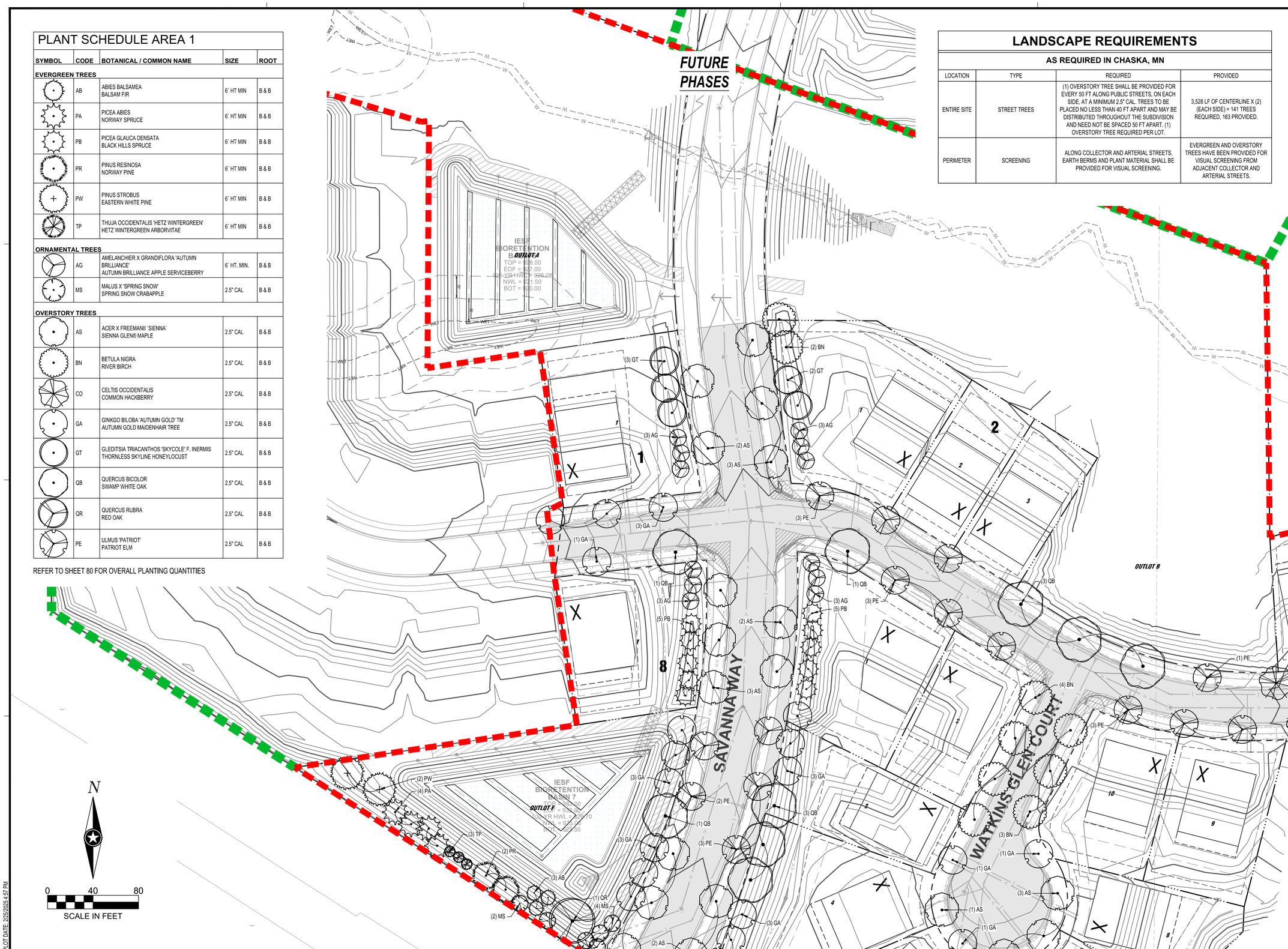
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES				
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6' HT. MIN.	B & B
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
OVERSTORY TREES				
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 80 FOR OVERALL PLANTING QUANTITIES

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	3,528 LF OF CENTERLINE X (2) (EACH SIDE) = 141 TREES REQUIRED, 163 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.



ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

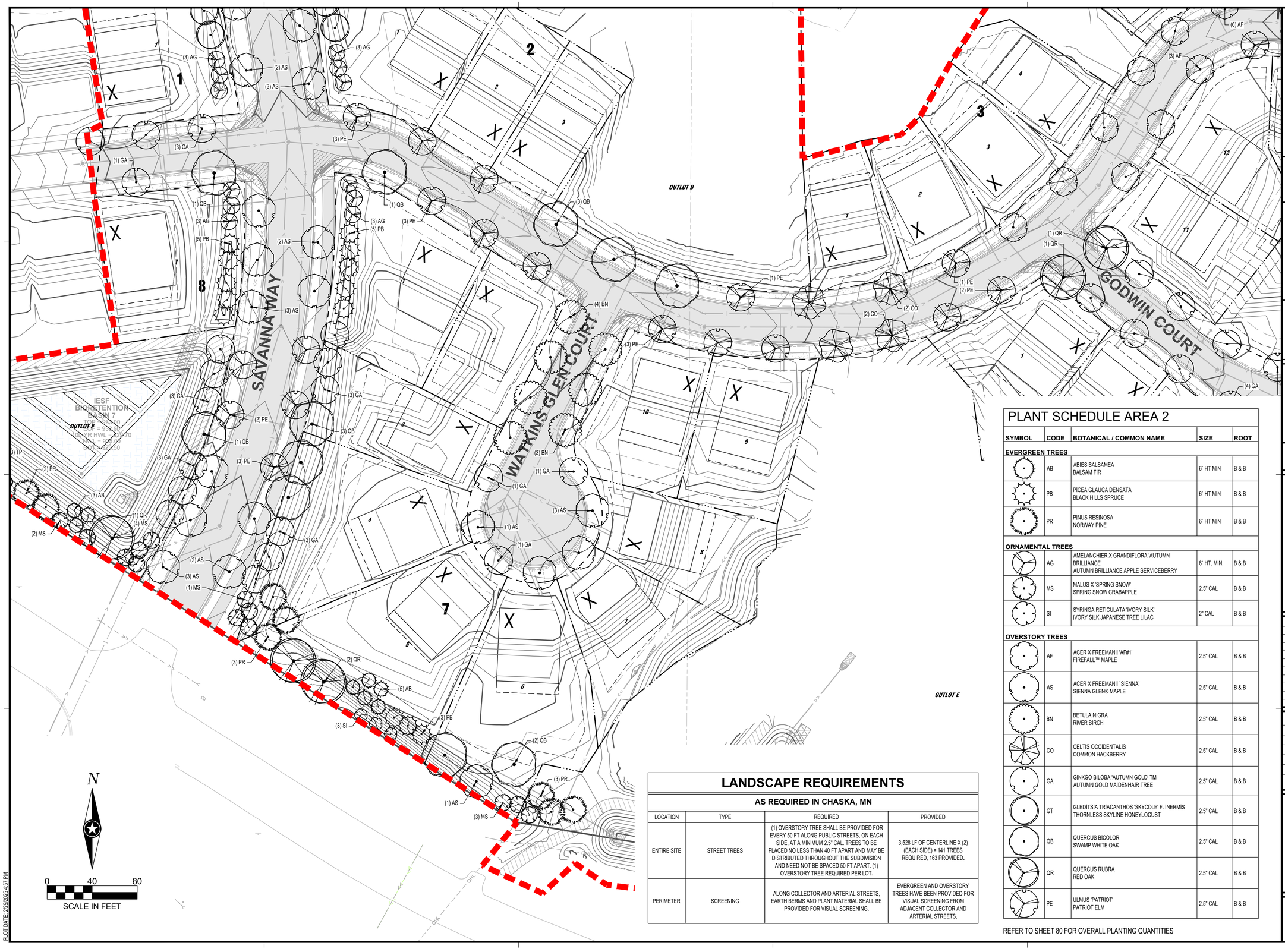
PLANTING PLAN (W)

SHEET

87

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:57 PM



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS. ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	3,528 LF OF CENTERLINE X (2) (EACH SIDE) = 141 TREES REQUIRED, 163 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
ORNAMENTAL TREES				
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` HT. MIN.	B & B
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 80 FOR OVERALL PLANTING QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN (S)

SHEET

88

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/25/2025 4:57 PM

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	3,528 LF OF CENTERLINE X (2) (EACH SIDE) = 141 TREES REQUIRED, 163 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE (E)

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 80 FOR OVERALL PLANTING QUANTITIES

NARROWS CANYON TRAIL

GODWIN COURT

OUTLOT C

(1) PE
(4) QR
(6) AF
(2) PE
(1) QR
(3) AF
(4) PE
(1) QR
(1) QR
(1) PE
(2) PE
(4) GA
(4) GA
(6) AF
(3) GT
(4) GT
(3) QB
(3) QB

POND 11
EOP = 893.00
EOF = 892.00
100-YR HWL = 890.00
NWL = 886.00
BOT = 881.50

N

0 40 80
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

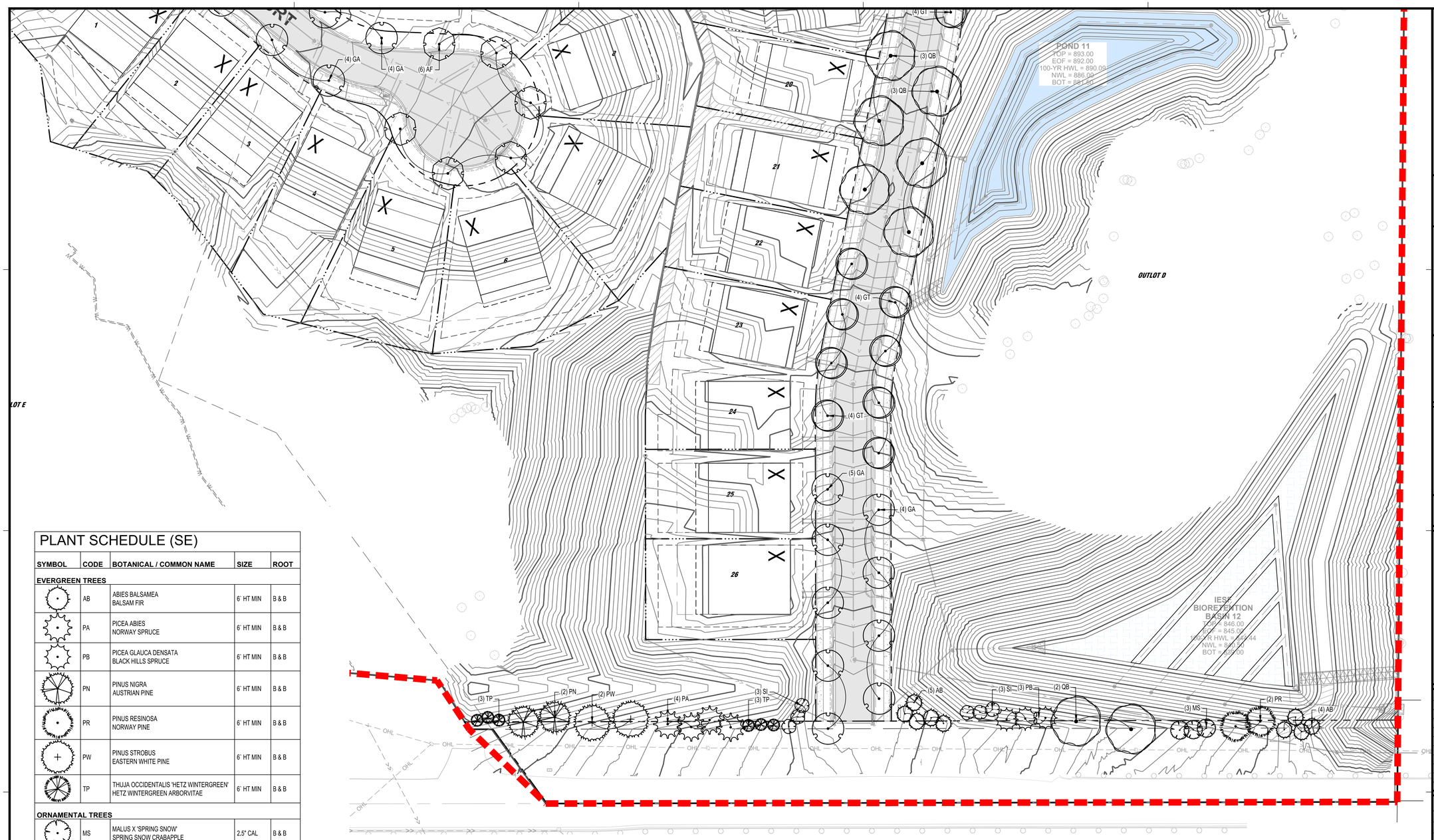
TITLE

PLANTING PLAN (E)

SHEET

89

PLOT DATE: 2/25/2025 4:59 PM



PLANT SCHEDULE (SE)

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B

REFER TO SHEET 80 FOR OVERALL PLANTING QUANTITIES

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	3,528 LF OF CENTERLINE X (2) (EACH SIDE) = 141 TREES REQUIRED, 163 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

N

0 40 80

SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

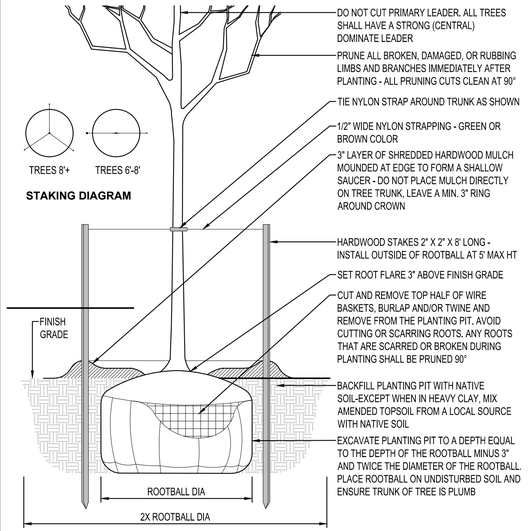
PLANTING PLAN (SE)

SHEET

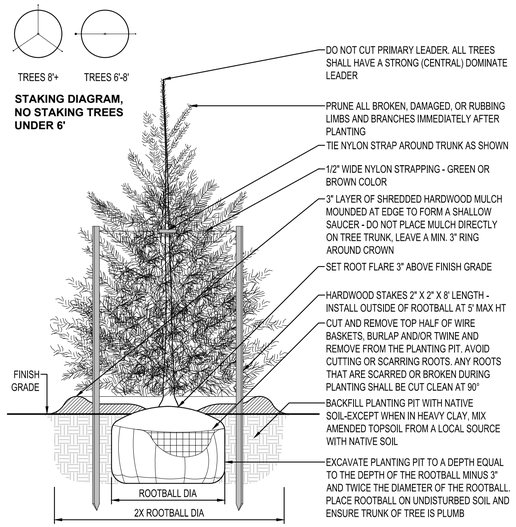
90

PRELIMINARY NOT FOR CONSTRUCTION

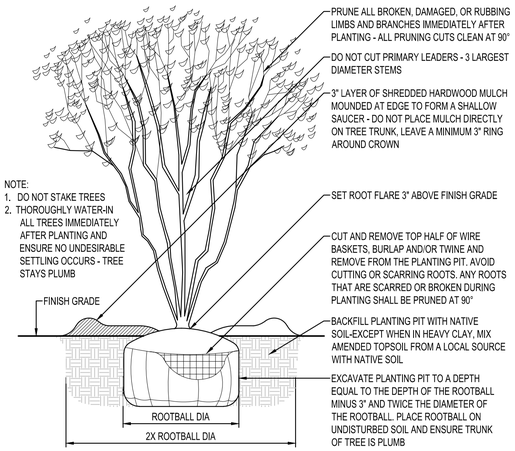
PLOT DATE: 2/25/2025 4:58 PM



DECIDUOUS TREE PLANTING
NTS



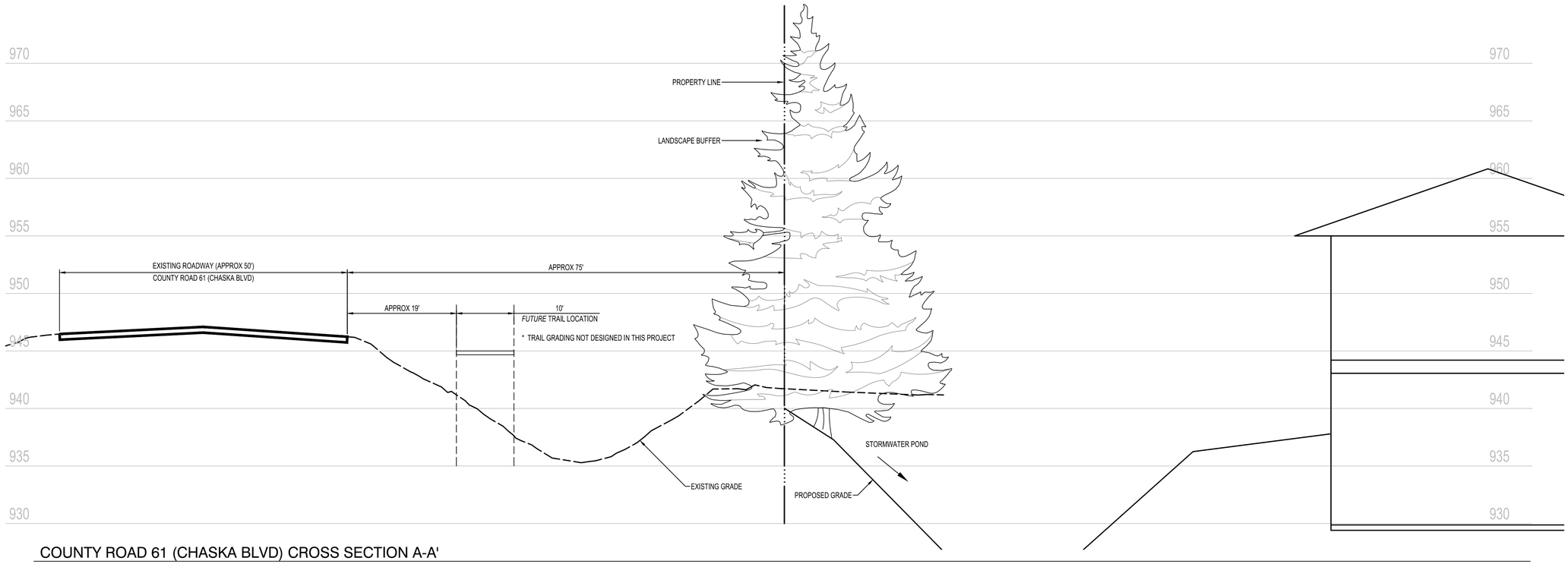
EVERGREEN TREE PLANTING
NTS



MULTI-STEM TREE PLANTING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) TO A 3" MINIMUM DEPTH IN ALL AREAS LOCATED ON PLAN. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. HARDWOOD MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
18. ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED.



COUNTY ROAD 61 (CHASKA BLVD) CROSS SECTION A-A'
1" = 10'-0" * EXISTING GRADE IS APPROXIMATE, FOR REFERENCE ONLY

PLOT DATE: 2/25/2025 4:58 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-LAND
DRAWN BY	MNA
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

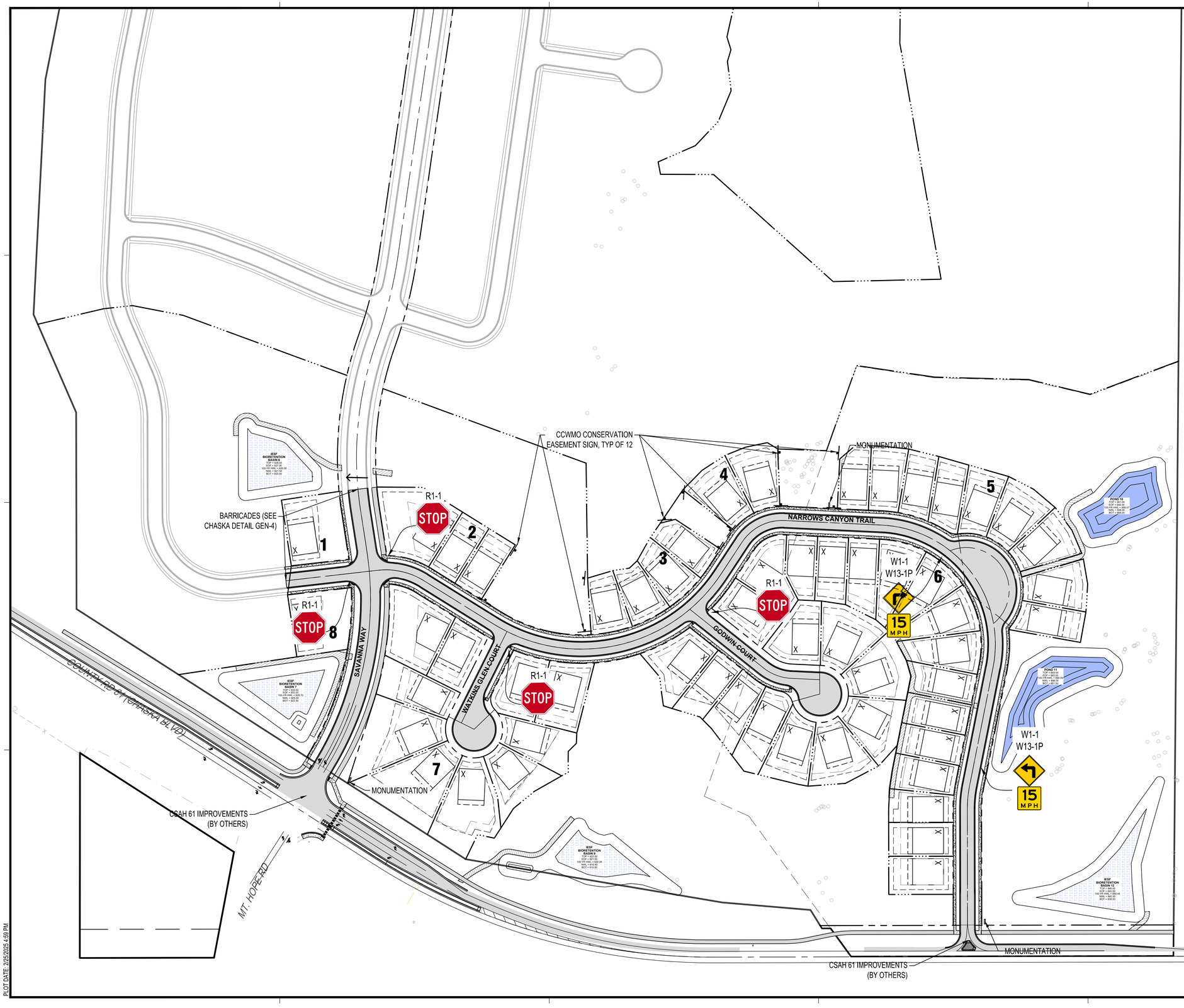
TITLE

PLANTING NOTES AND DETAILS

SHEET

91

PRELIMINARY NOT FOR CONSTRUCTION



PLOT DATE: 2/25/2025 4:59 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 1)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-SIGNAGE
DRAWN BY	AJR/LMM/LHH
DESIGNED BY	AJR/LMM/LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	10/01/24
CLIENT PROJECT NO.	-

TITLE

SIGNAGE PLAN

SHEET

92

OF 92

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 03/17/2025 RESOLUTION NO. 2025-20

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Highpoint Vistas/Forestar/P.C. No. 2024-20

WHEREAS, the Highpoint Vistas development is located on approximately 103-acres of property is located south of County Road 44, north of County Road 61, east of Trunk Highway 212, and bisected by the planned southerly extension of the Savanna Way collector road; and

WHEREAS, of the approximately 103 acres proposed for development, approximately 81 acres are currently owned by the Frenz family and used primarily for farming and approximately 22 acres are owned by the Worm family and used primarily for farming; and

WHEREAS, approximately 42 acres of the site are Big Woods and wooded steep slopes; and

WHEREAS, the Frenz family intends to maintain ownership of approximately 24 acres, defined as Exception Parcel on the preliminary plat, in the northeast portion of the site within the Big Woods area mainly composed of wetlands and wooded steep slopes; and

WHEREAS, the Exception Parcel is not included in parkland dedication calculations as a part of the Highpoint Vistas final plat; and

WHEREAS, should the Exception Parcel develop in the future parkland dedication will need to be applied to the property at that time; and

WHEREAS, the final plat includes 56 single-family lots that are mainly 60 and 65 foot wide; and

WHEREAS, the final plat identifies Outlot J as approximately 2 acres developable land located south of County Road 61 and west of Mt. Hope Road to be retained by the developer for future development and needs to be stubbed with utilities with access defined to support future development; and

WHEREAS, the area being final platted in this first phase for Highpoint Vistas does not include the entire preliminary plat area that was approved in June 2024; and

WHEREAS, staff has requested the developer to show the remaining area that was platted in the preliminary plat as a part of this first phase final plat; and

WHEREAS, the developer will be required to show these remaining areas as outlots on the final plat prior to the final plat being recorded; and

WHEREAS, the primary access to the property will be from Savanna Way as it is extended northward from County Road 61; and

WHEREAS, a secondary access (Narrows Canyon Trail) to County Road 61 east of the proposed Savanna Way connection is proposed; and

WHEREAS, the Developer will be the party responsible for delivering transportation improvements associated with the County Highway and Savanna Way, and the final plans and acceptance of improvements are subject to Carver County's review and approval; and

WHEREAS, access to the neighboring Lano property through the Highpoint Vistas development has been evaluated and determined to be a less desirable option at this time; and

WHEREAS, the owner of the Lano property agrees that other access options will be further evaluated at the time that property develops; and

WHEREAS, should the Lano property receive access through the Highpoint Vistas development, stormwater ponds will need to be relocated and accounted for as a part of the Lano property development process; and

WHEREAS, final project design will need to adhere to WCA permitting/mitigation for wetland impacts and Chaska Wetland Protection Standards; and

WHEREAS, prior to final plat recording, the wetland mitigation plan needs to be completed and approved for all impacted areas, including Savanna Way improvements; and

WHEREAS, 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; and

WHEREAS, this ordinance also requires LP Smartside (or similar material) be used on all front elevations, 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; and

WHEREAS, a 10-foot City trail currently exists on the east side of Savanna Way north of Big Woods Boulevard, and this trail connection will proceed south along Savanna Way as it connects to Chaska Boulevard; and

WHEREAS, another proposed city trail is planned on the north side of Chaska Boulevard and abutting the south side of the Highpoint Vistas property; and

WHEREAS, the extent of this trail is shown from the east side up to the west side of the property limits; and

WHEREAS, the developer will be responsible to at least grade out this trail section with the onset of their development construction; and

WHEREAS, the developer has completed a tree preservation survey to identify impacts to the trees along impacted areas of the Big Woods and throughout the development site; and

WHEREAS, the developer has delineated the wooded steep slope areas to ensure appropriate setbacks for proposed lots near these areas; and

WHEREAS, the developer will continue to work with staff to maximize preservation of the approximate 42 acre Big Woods area for preservation purposes; and

WHEREAS, if land donation is pursued then 10% of the gross area is required for parkland dedication; for this site, it would be 10.35 acres; and

WHEREAS, it has been determined that the City desires to achieve a balance of parkland dedication through land donation and fees in order to preserve the big woods area while also supporting park amenities to serve the neighborhood; and

WHEREAS, wetland areas, waterways, stormwater ponds, right-of-way, and steep slope areas are not eligible for parkland credit; and

WHEREAS, the developer has worked with staff to define the useable areas within the Big Woods area; and

WHEREAS, parkland credit will be given for the 4.07 acres that are usable within Outlot G; and

WHEREAS, parkland dedication fees will be applied to achieve the balance of the parkland dedication obligation; and

WHEREAS, the developer's agreement (DA) will be the formal agreement of the details and fees owed for the development; and

WHEREAS, in order for the final plat to be recorded, an executed developer's agreement (DA) approved by Chaska City Council will be required; and

WHEREAS, the City is actively pursuing outside grants to obtain useable areas of the Big Woods preservation area that are outside of the area obtained through parkland credits including Outlot H; and

WHEREAS, if the City is not successful in securing outside grants to obtain Outlot H, the City acknowledges that the developer may pursue development of the usable areas; and

WHEREAS, if the developer pursues development of Outlot H, a full development review process will need to be followed along with a comprehensive plan amendment; and

WHEREAS, the development plans show adequate screening to the three major roadways (i.e. Savanna Way, County Road 61, and Highway 212); and

WHEREAS, the developer has completed a noise analysis with MNDOT for Trunk Highway 212 and did not see findings to support requiring noise mitigation measures; and

WHEREAS, the screening provided on Savanna Way has been found to be consistent with the same screening done on the areas of Savanna Way that exist to the north of County Road 40 (aka. Big Woods boulevard); and

WHEREAS, a large boulder retaining wall is proposed between the rear yards of Lots 7-8, Block 6 and Lots 28-22 Block 6; and

WHEREAS, a master Homeowner's Association (HOA) is proposed to be responsible for the ownership and maintenance of the retaining walls; and

WHEREAS, it will be important that the design of this retaining wall does not conflict with adjacent utilities and city maintenance accesses in the easement area as there is a storm sewer pipe that runs along the upper and lower edge of this wall; and

WHEREAS, prior to final plat recording, the applicant will need to work with City staff to determine which of the development costs are applicable and what those fees will be; and

WHEREAS, sewer and water service is planned to extend as development proceeds from north to south through right-of-way purchased by the City in 2017 to extend Savanna Way south from the roundabout at County Road 40; and

WHEREAS, the developer is proposing to proceed with this development ahead of the City's planned natural progression of development; and

WHEREAS, the developer will be responsible to extend sewer and water service to the proposed development from its current location; and

WHEREAS, it has been determined that the most appropriate water access is currently at the west terminus of Founders Path; and

WHEREAS, the development will be responsible for completing the extension of providing water main to the development; and

WHEREAS, it has been determined that the most appropriate sewer access is currently at the Metropolitan Council's interceptor line that is generally located east of County Road 61; and

WHEREAS, on March 12, 2025 the Planning Commission recommended approval to the City Council of the Highpoint Vistas Final Plat by a 7-0 vote (PC#2024-20); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Highpoint Vistas Final Plat (PC#2024-20) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat (pgs 1-5), prepared by ISG
        i. With changes to include full preliminary plat approval area, excepting the Exception Parcel
    b. Title (pg 1), prepared by ISG inc, dated February 25, 2025
    c. Construction Notes, prepared by ISG inc, dated February 25, 2025
    d. Utility Schedules (pgs 3-5), prepared by ISG inc, dated February 25, 2025
    e. Site Details (pgs 6-12), prepared by ISG inc, dated February 25, 2025
    f. Stormwater Basin Details (pgs 13-16), prepared by ISG inc, dated February 25, 2025
    g. MnDOT Ramp Grading Details (pgs 17-22), prepared by ISG inc, dated February 25, 2025
    h. Existing Site & Removal Plan (pg 23), prepared by ISG inc, dated February 25, 2025
    i. SWPPP Narrative (pgs 24-25), prepared by ISG inc, dated February 25, 2025
    j. SWPPP Details (pgs 26-27), prepared by ISG inc, dated February 25, 2025
    k. Pre Construction SWPPP (pgs 28-34), prepared by ISG inc, dated February 25, 2025
    l. Proposed SWPPP (pgs 35-41), prepared by ISG inc, dated February 25, 2025
    m. Phasing Plan, prepared by ISG inc, dated February 25, 2025
    n. Overall Utility, prepared by ISG inc, dated February 25, 2025
    o. Hydrant Coverage, prepared ISG inc, dated February 25, 2025
    p. Utility (pgs 45-48), prepared ISG inc, dated February 25, 2025
    q. Plan & Profile (Savanna Way) (pgs 49-50), prepared by ISG inc, dated February 25, 2025
    r. Plan & Profile (Narrows Canyon Trail) (pgs 51-53), prepared by ISG inc, dated February 25, 2025
    s. Plan & Profile (Godwin Trail), prepared by ISG inc, dated February 25, 2025
    t. Storm Sewer Profiles (pgs 55-59), prepared by ISG inc, dated February 25, 2025
    u. Grading Plan (pgs 60-79), prepared by ISG inc, dated February 25, 2025
    v. Retaining Wall Detail, prepared by ISG inc, dated February 25, 2025
    w. Wetland Mitigation Plan (pgs 71-72), prepared by ISG, inc, dated February 25, 2025
    x. Tree Preservation Plan (pgs 73-77), prepared by ISG inc, dated February 25, 2025
    y. Tree Inventory (pgs 78-80), prepared by ISG inc, dated February 25, 2025
    z. Restoration Plan (pgs 81-85), prepared by ISG inc, dated February 25, 2025
    aa. Planting Plan (pgs 86-90), prepared by ISG inc, dated February 25, 2025
    bb. Planting Notes and Details, prepared by ISG inc, dated February 25, 2025
    cc. Signage Plan, prepared by ISG inc, dated February 25, 2025
    dd. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024

2. Adherence with the City Engineer's Memo dated March 12, 2025.
3. Adherence with Carver County's memo dated February 18, 2025.
4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
    a. Front: 20 feet
    b. Rear: 25 feet
    c. Side: 5 feet
    d. Side (corner): 20 feet
    e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. Prior to the City releasing the final plat for recording, developer shall enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
12. Provision of a wetland mitigation plan, including the Savanna Way corridor impacts, to be completed and approved prior to issuance of a grading permit.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision that the City of Chaska and CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued.
15. Provision that all storm sewer systems and pipes on private lots are encompassed by a drainage and utility easement as directed and approved by the engineering department prior to construction.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on all plans and plats.
17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
18. Provision that utilities are available to serve Outlot J per the final plat (Frenz 2 acre parcel) for future development.
19. Provision that County Road 61 access designs are fully approved by Carver County prior to construction and a grading permit being issued.
20. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
21. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.
22. Provision that all retaining walls are owned and maintained by the HOA.
23. Provision of a HOA covenant be created to cover the maintenance and responsibility of retaining walls within the Highpoint Vistas development, prior to issuance of a building permit.
24. Provision of at least 10 feet clearance zone on top and bottom from the exterior edge of the boulder wall up to the centerline of the storm sewer pipe, and to be reviewed and approved by city engineering at time of building permit.
25. Provision to obtain a building permit for all retaining walls.

26. Provision that proposed retaining walls meet zoning section 15.28.100.F.
27. Provision that the MnDOT easement area between lots 31 and 32 in the preliminary plat be platted as an outlot, and to be shown on the final plat when that phase is submitted.
28. Provision that if development is pursued on Outlot H that applicable land use applications are applied for and approved as determined by the Planning department.
29. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
30. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.07 acres of developable land in Outlot G and providing cash in lieu of land as memorialized in the Development Agreement.
31. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat prior recording.
32. Provision that the full preliminary plat approved area, excepting the Exception Parcel, be shown on the final plat as outlots and to be completed prior to the final plat being released for recording.
33. Acceptance of grading improvements requires an engineering certification of public and private improvements including stormwater pond areas prior building permit issuance.
34. Provision of Savanna Way's construction plans are reviewed and approved by MnDOT prior to construction.
35. Provision of a slope stability analysis to be reviewed and approved by city engineering prior to issuance of a grading permit.
36. Vertical curves to meet Section 15.36.080 and to be reviewed and approved by city engineering prior to recording the final plat.
37. Provision that all driveways in development do not exceed 10% slope.
38. Provision of an approved permit from MnDOT for any grading work within MnDOT right-of-way.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of March, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2025

Subject: **Fultonwood (Engelen & Frenz) – Preliminary Plat & Rezoning - Postponed**

Applicant: Pulte Homes

Location: 4460 Spring Creek Drive and 2-acre Frenz parcel

Case No.: P.C. No. 2024-21

Prepared By: Nate Kabut

Staff Recommendation: Motion to postpone review of preliminary plat and rezoning request by Pulte for the Fultonwood development proposal to April 21, 2025

Background

The preliminary plat and rezoning request for the Fultonwood development proposed by Pulte was considered by the City Council on February 24, 2025. At that meeting the City Council decided to table the item to March 17, 2025. The City Council stated that the developer needed to add a second access to the development and propose approaches to diversify the housing types to be developed while providing a balanced approach to density. Pulte is working with city staff to revise the preliminary plat and has requested to postpone City Council review until April 21, 2025.

Since City Council stated the date certain of March 17, 2025 in their action to table the item, the City Council needs to make a motion to further postpone the item to April 21, 2025 in order to accommodate Pulte's request.

CITY COUNCIL ACTION REQUESTED

Motion to postpone review of preliminary plat and rezoning request by Pulte for the Fultonwood development proposal to April 21, 2025.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2025

Subject: **Fishing with Friends Letter of Intent for Seed Funding**

Prepared By: **Matt Podhradsky**

In 2010, a group of Chaska volunteers worked to establish a local Chapter of the Let's Go Fishing organization in our community. Let's Go Fishing is a statewide organization created to provide opportunities for people who would not normally be able to get out on the lake to fish. In establishing this local chapter, the City of Chaska did step forward to help provide the "seed capital" to get this chapter off the ground, providing a no-interest loan of $40,000 to purchase a pontoon and supplies necessary to provide service in our community. The term of that loan was 5 years, with all $40,000 needing to be paid back by December 31, 2014. The repayment of this loan was satisfied by the end of 2014, with this organization continuing to provide services to Active Older Adults, children, and Veterans, providing them with an opportunity to get out onto Lake Minnetonka to fish.

One change that did occur over the first 15 years was that the local chapter did break away from the State Let's Go Fishing organization and started their own local chapter of Fishing with Friends. They have had this in place for the past decade. This has been a move that has been very successful for them, providing them with more local control of the services they provide, and making it easier for them to raise local dollars to support the organization.

As they move into their 15th year of operation, Fishing with Friends is in need of doing something to either replace their current boat or complete a major overhaul of the existing boat to continue to make it usable going into the future. Exploring their options, they did decide that rehabilitating their boat and replacing the motor would be the most cost-effective option for them to pursue, estimating that it will cost about $40,000 to do a complete rebuild of the existing boat and replacing the existing motor. To replace their current boat with a similar-sized new boat would now cost them close to $85,000.

With them deciding to move forward with an overhaul of the existing boat, Fishing with Friends is hoping to once again get a loan from the City for seed funding to have all repairs completed, providing payback of these funds over a 5-year period. With Fishing with Friends providing not only programming for many groups throughout our City but also providing the boat for some of the programming we provide through the City, Staff does think that it is a benefit not only to the community, but our organization in general, to see them continue to provide their services in Chaska. And with a history of demonstrating that they were able to pay back the loan dollars provided by the City the first time around, we think this is a safe investment for us to make.

Attached to this Staff report is a Letter of Intent that Staff has negotiated with Fishing with Friends that lays out the terms and conditions of a loan should the City Council decide to move

forward with this request. Specifically, Staff would recommend providing a loan to Fishing with Friends to rehabilitate their boat based on the following conditions:

- City of Chaska will appropriate up to $40,000 to the Chaska Area Fishing With Friends, with these dollars being utilized exclusively for the rehabilitation of the pontoon boat and replacement of the motor. This appropriation will be provided to the local chapter as a no-interest loan
- Chaska Area Fishing With Friends will agree to repay the total $40,000 loan by January 1, 2031, with installment payments of $8,000 due each of the 5 years of the loan by January 1st of each year.
- The City of Chaska will own the boat, motor and trailer, with the City being responsible for insuring the boat on an annual basis. The Chaska Area Fishing With Friends will lease the boat for $1 per year and will be responsible for all the costs of operations and maintenance and shall provide evidence to the City of Chaska on an annual basis that the proper liability insurance is obtained by the organization to insure the passengers and crew of the boat. Fishing with Friends should provide the City of Chaska with a Certificate of Insurance listing the City as Additionally Insured
- Upon satisfactory repayment of the loan, Fishing with Friends shall have the option of having the City of Chaska turn the titles for the boat and trailer over to Chaska Area Fishing With Friends. Should Fishing with Friends decide not to act on that option, the City of Chaska will continue to make the boat available to Fishing with Friends to lease for $1 per year
- If the total amount of $40,000 is not paid back to the City by January 1, 2031, the pontoon and motor and all other attachments on the boat will not remain available for the Chaska Area Fishing with Friends to continue utilizing
- It is understood that there will be two stages of rehabilitation to the boat, with the initial phase being the replacement of the motor and batteries prior to the beginning of the 2025 boating season, with the remainder of the work being completed after the 2025 season is completed. Payments of the loan will be made only as work is completed, and will be made directly from the City of Chaska to the company making the repairs
- In exchange for this loan, the Chaska Area of Fishing With Friends will agree to continue to work with our Parks and Recreation Department to book trips for the AOA participants in The Lodge and for kids programming through our Parks and Recreation Department.

Staff is recommending moving forward with this request based on the terms and conditions above and would recommend authorizing the Mayor to enter into a Letter of Intent with Fishing With Friends to move forward with this action.

CITY COUNCIL ACTION REQUESTED

Motion to approve the Letter of Intent with Fishing with Friends and to authorize the Mayor to execute this letter on behalf of the City.

March 17, 2025

Chaska Area Fishing with Friends
Attn: Board President Loren Simer
1661 Park Ridge Drive
Chaska, MN 55318

RE: Letter of Intent-Seed Fund Loan

Dear Loren:

The purpose of this letter is to follow up on our March 3rd meeting in which we discussed the City of Chaska providing a seed fund loan to Chaska Area Fishing with Friends to allow you to overhaul/rehabilitate your current pontoon boat and motor. As I understand, with your current boat being over 15 years old, the time has come when either a major overhaul of the current boat will need to take place, or a new boat will need to be purchased for you to continue the services you have been offering going into the future. In our discussion, it appeared that after completing your research, rehabilitating your current boat and replacing the motor will be the most cost-effective option for you to pursue, and should allow your current boat to last another 15 years before needing to be replaced.

The City of Chaska is excited about the on-going success of the Fishing with Friends organization. As we have discussed, Fishing with Friends is a great service to our area Active Older Adult (AOA) population, as it provides opportunities to take individuals 55+ on pontoon and fishing expeditions. Fishing with Friends has also been great about utilizing the boat to take out some of the kids in our community who would not normally get to go fishing on a boat and has been instrumental in helping to serve the Veterans not only in Chaska but in the surrounding area. We have greatly appreciated and valued our relationship with your organization and look forward to this continuing into the future.

As we discussed in our meeting, the City of Chaska would be willing to provide seed funding to the Chaska Area Fishing With Friends to rehabilitate your boat and motor, based on the following conditions:

- City of Chaska will appropriate up to $40,000 to the Chaska Area Fishing With Friends, with these dollars being utilized exclusively for the rehabilitation of the pontoon boat and replacement of the motor. This appropriation will be provided to the local chapter as a no-interest loan
- Chaska Area Fishing With Friends will agree to repay the total $40,000 loan by January 1, 2031, with installment payments of $8,000 due each of the 5 years of the loan by January 1st of each year.
- The City of Chaska will own the boat, motor and trailer, with the City being responsible for insuring the boat on an annual basis. The Chaska Area Fishing With Friends will lease the boat for $1 per year and will be responsible for all the costs of operations and maintenance, and shall provide evidence to the City of Chaska on an annual basis that the proper liability insurance is being obtained by the organization each year to insure

the passengers and crew of the boat. Fishing with Friends should provide the City of Chaska with a Certificate of Insurance listing the City as Additionally Insured

- Upon satisfactory repayment of the loan, Fishing with Friends shall have the option of having the City of Chaska turn the titles for the boat and trailer over to Chaska Area Fishing With Friends. Should Fishing with Friends decide not to act on that option, the City of Chaska will continue to make the boat available to Fishing with Friends to lease for $1 per year
- If the total amount of $40,000 is not paid back to the City by January 1, 2031, the pontoon and motor and all other attachments on the boat will not remain available for the Chaska Area Fishing with Friends to continue utilizing
- It is understood that there will be two stages of rehabilitation to the boat, with the initial phase being the replacement of the motor and batteries prior to the beginning of the 2025 boating season, with the remainder of the work being completed after the 2025 season is completed. Payments of the loan will be made only as work is completed, and will be made directly from the City of Chaska to the company making the repairs
- In exchange for this loan, the Chaska Area of Fishing With Friends will agree to continue to work with our Parks and Recreation Department to book trips for the AOA participants in The Lodge and for kids programming through our Parks and Recreation Department.

As you have indicated previously, it appears that you are well underway on preparing for these improvements to be made to the boat. We hope that this participation by the City will allow you to fill the gap until your local fundraising is completed and will allow you to continue providing services with no gap in coverage while these improvements are made.

If the terms and conditions of the letter above seem acceptable to your board, I would ask you please sign this letter below and return the letter to my attention. Once we receive an executed letter, we would then plan on taking this to the City Council for their consideration. In the meantime, if you have any questions, please do not hesitate to contact me at 952-227-7523.

Sincerely,

Taylor Hubbard
Mayor, City of Chaska

By signing below, the Chaska Area Fishing with Friends Chapter agrees to the terms and conditions of this letter of intent listed above.

_____
(Name – Title)

_____
(Date)

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2025

Subject: **EDCO – Creek Road – Concept Plan**

Applicant: Pope Design Group

Location: North of Creek Road, south of Engler Boulevard

Case No.: P.C. No. 2025-02

Synopsis: The applicant is requesting Concept Plan approval for a two-story office/manufacturing/warehouse building totaling approximately 240,000 square feet

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

Introduction

The property in question is located on the west edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:

Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – January 30, 2025

The developer held a neighborhood meeting on Thursday, January 30th from 5:00pm-7:00pm. 4 neighbors attended the meeting, and shared questions regarding:

- Water usage/wastewater
- Potential truck traffic
- Screening on western property line

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The site is comprised of almost 28 acres and is located north of Creek Road, south of Engler Boulevard (CR10), west of Chaska Creek Center, and east of Dahlgren Township. Rural residential properties abut the west edge of the site and are located south of Creek Road. The site is currently farmland and contains natural amenities like gently rolling hills, a creek which runs along the south property boundary, wetlands located on the north and south property boundaries, and tree cover along the north, east, and west property boundaries. A 20 foot wide electric easement encumbers the north edge of the site.

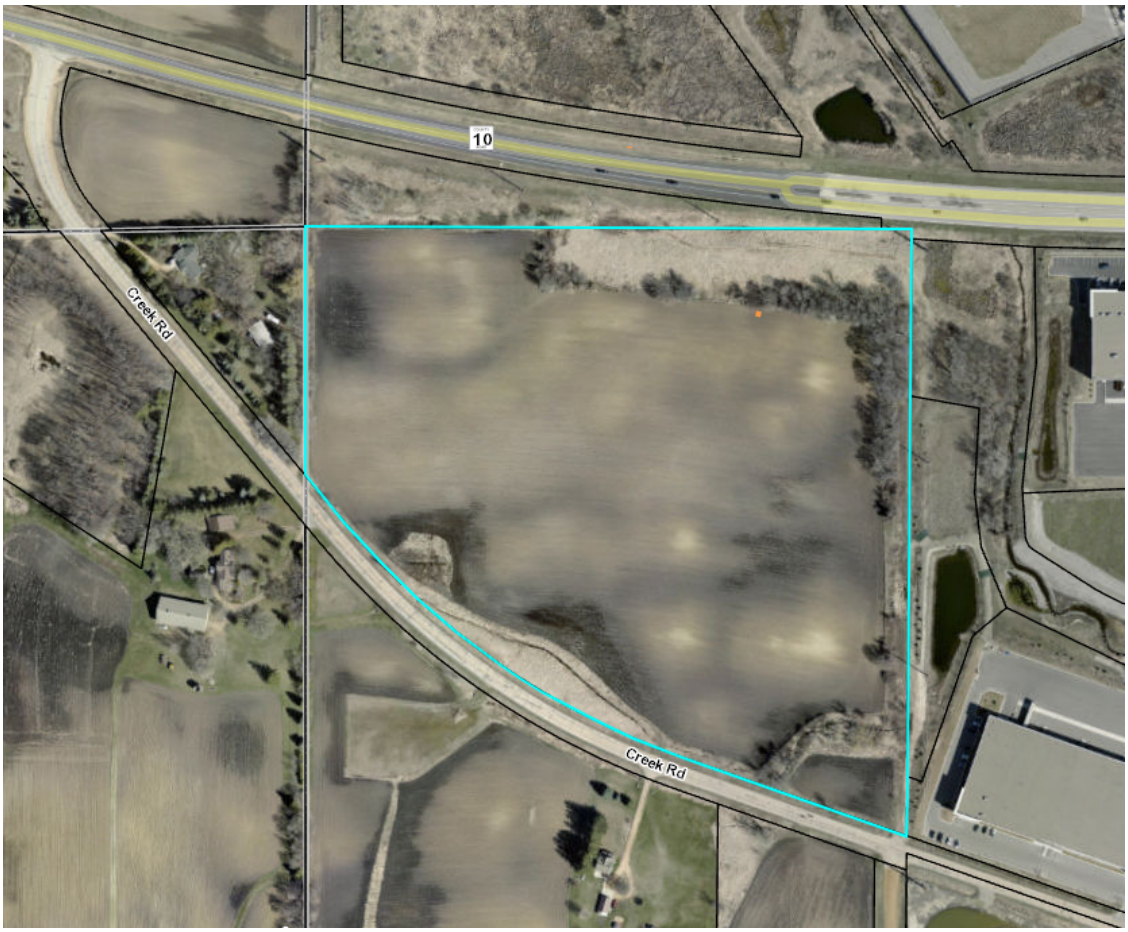

Figure 2: Existing Conditions

- **Concept Plan.** The concept plan contemplates a two-story building totaling 240,000 square feet for the business known as EDCO. A potential expansion area of approximately 120,000 square feet is shown east of the proposed building. The building would encompass office, manufacturing and warehouse functions for the business.

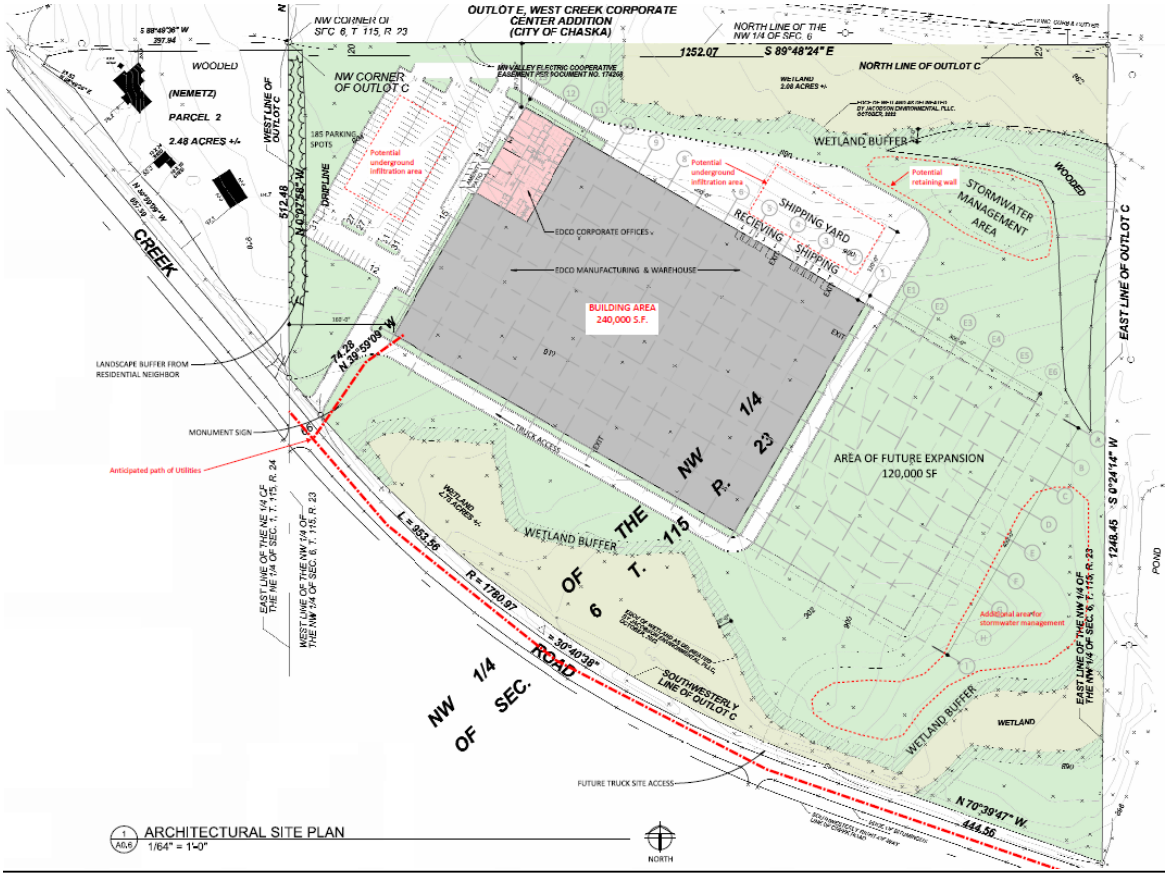

Figure 3: Proposed Concept Plan

EDCO: Started in 1946 in Hopkins, EDCO is one of the oldest and continuous running domestic metal fabricators, and is the largest manufacturer of prefinished metal siding products in the United States. Today, as the only true full-line manufacturer of exterior building materials, their product offering includes a comprehensive line of siding, roofing, soffit, fascia, and gutter systems.

EDCO currently has 2 sites in Hopkins. The south site on Excelsior Boulevard has 2 buildings that house the production portion of the business. This is the part that will be relocated to Chaska, along with warehouse space to accommodate build up of product during the winter months. The building at the intersection of Tyler and 2nd street is the distribution warehouse and will remain in Hopkins for this function.

Goals: The applicant has identified the following goals and guiding principles for the project:

- *Commitment to excellence* -
  - Proposed development creates a signature manufacturing facility in Chaska, while preserving key areas of open space on the site to maintain a rural feel.
- *Enhance Chaska's high quality of life*-
  - Providing trail connections, additional high-quality development, and manufacturing, warehousing, and office jobs to the community will enrich Chaska's already fantastic quality of life.
- *Maintain a sense of community and small town values* –
  - Planning for pedestrian connections and conservation of open space as an amenity will be guiding forces for the site as we move forward.

Parking: 185 parking stalls are provided on site west of the building.

Building Design: The building is a rectangular, 38 foot high, 240,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story storefront, and colored metal accent panels. The site is also showing a potential expansion up to 120,000 square feet on the east side of the building.

Access: One point of access is proposed off of Creek Road. A second Creek Road access is proposed on the east side of the site, but would be installed after the building is occupied and as soon as wetland mitigation is approved.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout. These will be extended along Creek Road to the west access point into the site.

Stormwater facilities are proposed on the northeast, southeast and west sides of the site. The west stormwater facility is proposed to be an underground infiltration area.

- **Land Use.** The property is currently zoned Rural Residential (RR-2). The 2040 Comprehensive Plan guides this site as Business Park (see below).

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan for EDCO on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

Figure 4: 2040 Comprehensive Plan

- **Comprehensive Plan**
  The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

  Business Park
  Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher

quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Land Use
EDCO is proposing to construct a new building on the property that would house their office, manufacturing and warehouse uses. The building is planned to accommodate one production shift (7:00am-3:00pm) consisting of 100 staff, one office shift (8:00am-4:30pm) consisting of 35 staff, and one distribution shift (3:30pm-11:00pm) consisting of 20 staff.

The parcel of land that this development encompasses is currently zoned Rural Residential (RR-2). The property will be rezoned during the preliminary request to a zoning district consistent with the Business Park guidance and proposed use.

- **Setbacks**
  The following tables summarize the required setbacks for the site:

BUILDING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Interior Property Lines	15 feet	Unknown
West Property Line	100 feet	160 feet
Engler Blvd Centerline	125 feet	Unknown
Creek Road Centerline	100 feet	Unknown
Wetlands	Varies based on wetland type	Unknown

PARKING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Street ROW/Residential	10 feet	10 feet
Interior Property Lines	5 feet	5 feet
Wetlands	Varies based on wetland type	Unknown

The applicant will have to show in their preliminary submittal if they meet these setbacks.

- **Layout**
  Access is proposed on the southwest edge of the property off of Creek Road. The proposed building will be located near the center of the site with parking on the west

side of the building. A truck driveway is shown on the south side of the site which would provide access to the shipping yard oriented on the northeast side of the building facing Engler Boulevard. A second point of access is shown on the southeast side that would be installed after the building is occupied and the wetland mitigation is approved. An expansion area is anticipated on the east side of the building totaling approximately 60,000-120,000 square feet.

The proposed EDCO site is currently owned by the Haasken family. The Haasken family also owns a 2.5 acre property that touches the northwest corner of the property (see Figure 5 below). Being that this 2.5 acre property is located on a corner of a major county highway, there is a question on how access spacing will be achieved off of Creek Road. The family is starting to discuss access options here that may involve the EDCO site. It will be important as the development prepares for preliminary that the access to this 2.5 acre site is properly being evaluated.

Figure 5: Exhibit showing 2.5 acre Haasken property

- **Parking, Circulation & Loading Docks**

The site is proposing to incorporate 185 parking spaces. The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	22,500 sf	1ps/250 sf	90
Manufacturing	Unknown	1ps/350 sf	Unknown
Warehousing	Unknown	1ps/2,000 sf	Unknown
		REQUIRED	**90+ parking spaces**
		PROVIDED	**185 parking spaces**

According to the table above it is unclear if the building is meeting parking requirements based on the proposed uses. As noted above under Land Use, the building could have a maximum of 155 employees on site at one time if shifts overlap – it appears, at a minimum, the proposed parking will accommodate the proposed employee needs in overlapping situations.

With a building expansion anticipated in the next 5 years it will be important for the applicant to show area for parking expansion as well – with approximately 120,000 square feet of added manufacturing space it would require 343 parking spaces to meet parking code. The applicant will have to show in their preliminary submittal how they meet parking requirements for the proposed and future expansion areas and explain the parking needs of the facility.

The applicant states that they will have approximately 10-12 tractor/trailer visits per day. The loading docks are proposed on the northeast side of the building. Truck access can be achieved from the main access point and via a drive aisle south and east of the proposed building. This truck access loop also serves as a fire access loop around the entirety of the building. A second point of access is shown on the southeast side that would act as the main truck access into the site once constructed. This access point will be installed once the building is occupied and wetland mitigation has been approved. Staff would advise reorienting the loading dock area to the southeast corner of the building facing Creek Road. Engler Boulevard has more traffic than Creek Road so moving the loading docks away from Engler is more ideal. It will still be important that with reorientation of the loading docks that adequate screening and berming is achieved on the edge facing Creek Road and residential areas. The applicant will have to address this in their preliminary submittal.

- **Landscaping & Screening**
  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	750 caliper inches (~300 trees)	Unknown
Understory Trees	75	Unknown
Shrubs	800	Unknown

The applicant will have to show in their preliminary submittal how they meet the landscape ordinance (Section 15.28.070), including but not limited to planting island requirements.

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The west neighbor is a residential use so it will be important that the west edge and parking lot of the site is properly screened via landscaping and berming. The proposed concept plan is contemplating a buffer edge here (see below).

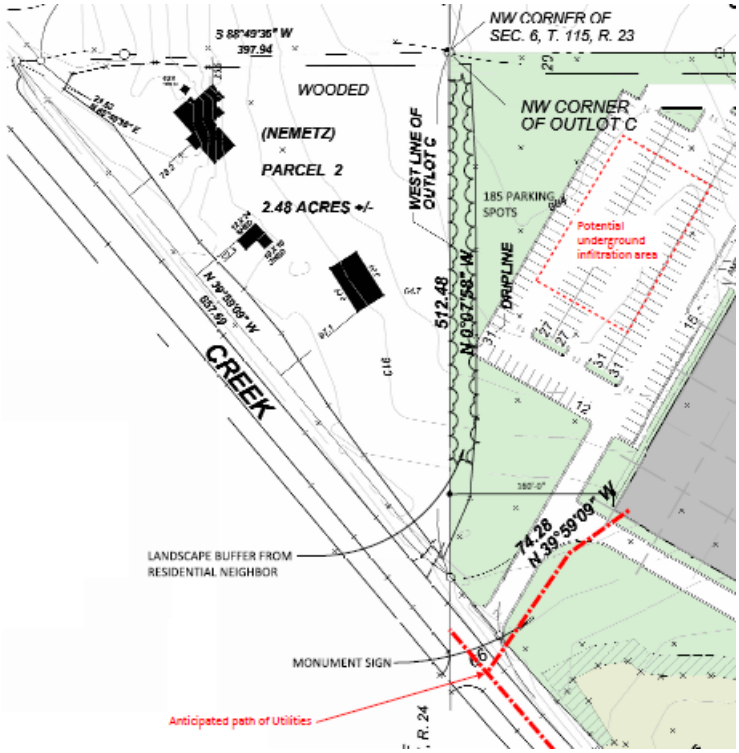

Figure 6: Buffer plan

The loading dock area also needs to be screened. Staff would advise that berming and landscaping be used to properly screen this area.

- **Building Design & Materials**
  The building is a rectangular, 38 foot high, 240,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story storefront, and colored metal accent panels. The site is also showing a potential expansion up to 120,000 square feet on the east side of the building.

Figure 7: Rendering of proposed building (northwest elevation)

The City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120). A portion of it is stated as follows:

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

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

- **Pedestrian Connections & Gathering Areas**
  The site currently does not contain any pedestrian connections. The concept plan is showing nearby pedestrian connections and the extension of the trail on the north side of Creek Road that stubs at the intersection of Creek Road and Chaska Creek Boulevard. This trail will be required to be installed up to the development limits at the time of Creek Road's reconstruction.

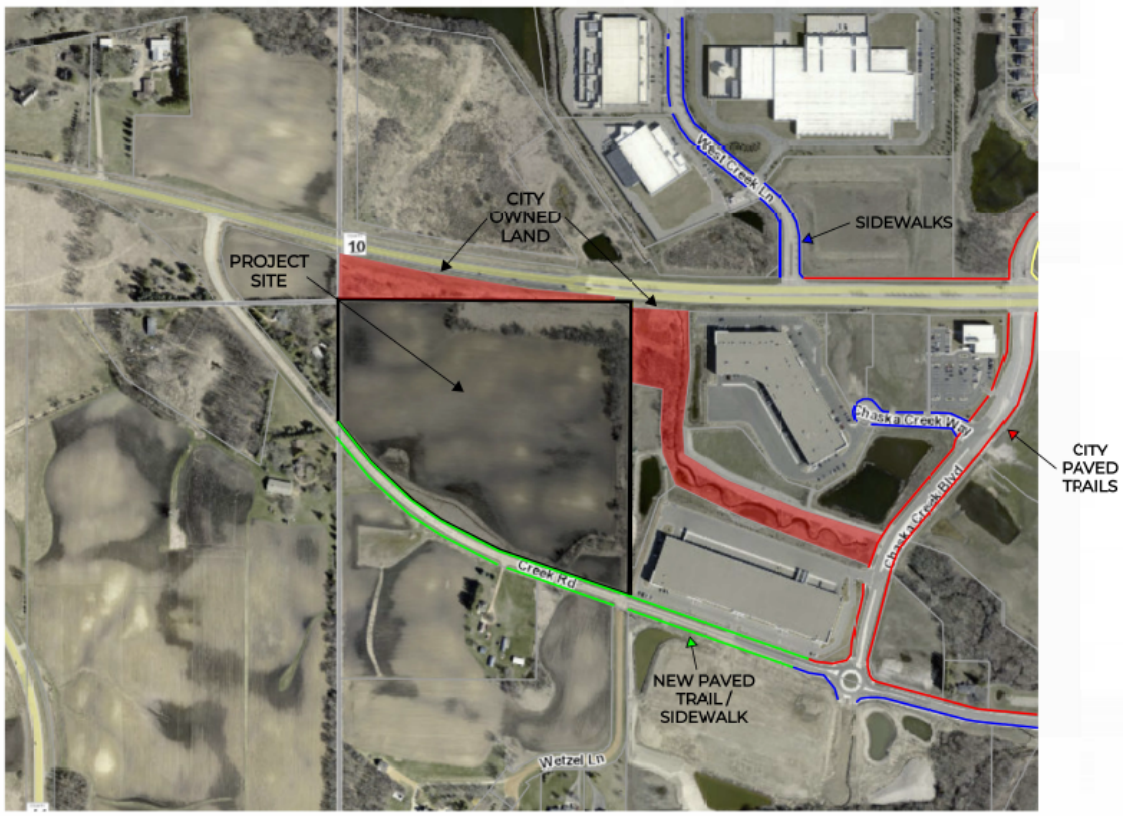

Figure 8: Exhibit showing pedestrian connections

The proposed building is located west of the business park known as Chaska Creek Business Center. At the concept plan approval of Chaska Creek Business Center, one of the main concepts that was approved was *the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site*. The business park's industrial site plans directly east of the subject site included outdoor picnic areas that were nestled into the landscaping of the site; one on the south

side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek. Several benches, or 'Repose' areas, were proposed along these same mowed pathways, offering people to sit and enjoy a more natural area overlooking the creek. The mowed pathway would provide access from the south side of Lot 1, Block 1's site and on the east side to connect into the paved pedestrian trail on Chaska Creek Boulevard.

Like the adjacent business park it will be required that the EDCO site also incorporate similar provisions. For preliminary submittal the applicant will have to show how they will incorporate pedestrian gathering places and connecting people to the natural amenities. Additionally, they will have to show how they connect into adjacent pedestrian facilities.

- **Creek Road**
  The site plan currently shows access off Creek Road, which is designated as a city municipal state aid route. The road is intended to be reconstructed to an urban section road with curb and gutter. The city continues to refine the plan and timing for this road reconstruction. The applicant will be required to coordinate with the city engineering department on this item.

- **Utilities**
  Utilities are able to serve the building. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout.

- **Stormwater**
  Stormwater management is shown as above ground systems on the northeast and southeast sides of the site. An underground system is also contemplated under the proposed parking lot. Stormwater will need to meet City and County requirements. A stormwater plan will be required at preliminary submittal.

- **Wetlands**
  Because there are known wetlands on site and a proposal to impact a portion of the south wetland with the secondary vehicle access, the applicant will have to conduct a wetland delineation report and mitigation/impact analysis for their preliminary submittal. Any wetland impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP).

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
February 27, 2025	April 28, 2025	June 27, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period.		

Planning Commission Action Taken 03/12/2025:
Motion to recommend approval to the City Council approval of the concept plan for the EDCO building on Creek Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-4), prepared by Pope Design Group, dated February 4, 2025 and revised February 25, 2025
    b. Proposed EDCO Development Neighborhood Meeting, prepared by Pope Design Group, dated January 30, 2025
    c. Existing Conditions, prepared by Pope Design Group, dated February 4, 2025
    d. Existing Land Use, prepared by Pope Design Group, dated February 4, 2025
    e. City Land Proximity Map, prepared by Pope Design Group, dated February 4, 2025
    f. Existing Conditions with photos, prepared by Pope Design Group, dated February 4, 2025
    g. Future Conditions, prepared by Pope Design Group, dated February 4, 2025
    h. Architectural Site Plan, prepared by Pope Design Group, dated February 4, 2025
    i. Exterior Elevations, prepared by Pope Design Group, dated February 4, 2025
    j. Rendering, prepared by Pope Design Group, dated February 4, 2025
2. Adherence to the City Engineer memo dated March 12, 2025.
3. Adherence to the Carver County memo when made available.
4. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:
    a. Tree inventory and preservation plan;
    b. Landscaping plans in conformance with City Code Sec. 15.28.070;
    c. Grading plans;
    d. Stormwater plan; and
    e. Wetland Mitigation Plan
    f. Truck turning exhibit
    g. Fire truck turning exhibit
    h. Lighting plans in conformance with City Code Sec. 15.28.250
    i. Parking plan meeting proposed and future needs of the site and in conformance with City Code Sec. 15.28.030
    j. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, loading dock areas and building
    k. Trail extension along Creek Road up to the western property limits
5. Evaluation and provision of the following to be submitted at preliminary submittal:
    a. Pedestrian gathering places for employees, and connecting people to the natural amenities of the site that could also connect with the adjacent Chaska Creek Business Center's site
    b. Reorientation of the loading dock to the southeast portion of the site/building
    c. Screening in the form of landscaping and berming from the proposed parking and loading dock areas and to be high enough to screen the top of the dock doors
    d. Access options to 2.5 acre Haasken property through EDCO's site
6. Coordination with:
    a. City Engineer regarding utilities, grading, drainage, access, and Creek Road reconstruction.
    b. Electrical agency Minnesota Valley on electric service requirements.
    c. Carver County Public Works on platting and right-of-way requirements along County Road 10
7. Building setbacks are as follows:

    a. Interior Property Lines: 15 – feet
    b. West Property Line: 100 - feet
    c. Engler Boulevard Centerline: 125 – feet
    d. Creek Road Centerline: 100 - feet
    e. Wetlands: Varies based on wetland type
8. Parking setbacks are as follows:
    a. Right-of-way or residential: 10 – feet
    b. Interior Property Lines: 5 – feet
    c. Wetlands: Varies based on wetland type
9. Provision of a storm water management plan meeting City and Carver County WMO standards for both proposed and future needs of the site.
10. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to preliminary submittal.
11. Cost participation agreement between the developer and city on the utility extensions and street reconstruction of Creek Road.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-21 approving the Concept Plan for EDCO (Creek Road) (PC #2025-02).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 03/17/2025 RESOLUTION NO. 2025-21

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for EDCO (Creek Road)/Pope Design Group/P.C. No. 2025-02

WHEREAS, the concept plan contemplates a two-story building totaling 38 feet high and 240,000 square feet for the business known as EDCO; and

WHEREAS, the building would encompass office, manufacturing and warehouse functions for the business; and

WHEREAS, access is proposed on the southwest edge of the property off of Creek Road; and

WHEREAS, a second point of access is shown on the southeast side that would be installed after the building is occupied and the wetland mitigation is approved; and

WHEREAS, an expansion area is anticipated on the east side of the building totaling approximately 60,000-120,000 square feet; and

WHEREAS, the proposed EDCO site is currently owned by the Haasken family, and the family also owns a 2.5 acre property that touches the northwest corner of the property; and

WHEREAS, being that this 2.5 acre property is located on a corner of a major county highway, there is a question on how access spacing will be achieved off of Creek Road; and

WHEREAS, it will be important as the development prepares for preliminary that the access to this 2.5 acre site is properly being evaluated; and

WHEREAS, the site is proposing to incorporate 185 parking spaces; and

WHEREAS, with a building expansion anticipated in the next 5 years it will be important for the applicant to show area for parking expansion as well – with approximately 120,000 square feet of added manufacturing space it would require 343 parking spaces to meet parking code; and

WHEREAS, the applicant states that they will have approximately 10-12 tractor/trailer visits per day; and

WHEREAS, the loading docks are proposed on the northeast side of the building; and

WHEREAS, staff would advise reorienting the loading dock area to the southeast corner of the building facing Creek Road as Engler Boulevard has more traffic than Creek Road so moving the loading docks away from Engler is more ideal; and

WHEREAS, it will still be important that with reorientation of the loading docks that adequate screening and berming is achieved on the edge facing Creek Road and residential areas; and

WHEREAS, the west neighbor is a residential use so it will be important that the west edge and parking lot of the site is properly screened via landscaping and berming; and

WHEREAS, the building proposes to use precast concrete panels with ribbed banding, a glazed two-story storefront, and colored metal accent panels; and

WHEREAS, the City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120), and a portion of it is stated as follows:

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

WHEREAS, the concept plan is showing nearby pedestrian connections and the extension of the trail on the north side of Creek Road that stubs at the intersection of Creek Road and Chaska Creek Boulevard; and

WHEREAS, this trail will be required to be installed up to the development limits at the time of Creek Road's reconstruction; and

WHEREAS, like the adjacent business park it will be required that the EDCO site also incorporate similar pedestrian gathering provisions; and

WHEREAS, on March 12, 2025 the Planning Commission recommended approval to the City Council of the Concept Plan for EDCO (Creek Road) (PC#2025-02); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for EDCO (Creek Road) (PC#2025-02) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-4), prepared by Pope Design Group, dated February 4, 2025 and revised February 25, 2025
    b. Proposed EDCO Development Neighborhood Meeting, prepared by Pope Design Group, dated January 30, 2025
    c. Existing Conditions, prepared by Pope Design Group, dated February 4, 2025
    d. Existing Land Use, prepared by Pope Design Group, dated February 4, 2025
    e. City Land Proximity Map, prepared by Pope Design Group, dated February 4, 2025
    f. Existing Conditions with photos, prepared by Pope Design Group, dated February 4, 2025
    g. Future Conditions, prepared by Pope Design Group, dated February 4, 2025
    h. Architectural Site Plan, prepared by Pope Design Group, dated February 4, 2025
    i. Exterior Elevations, prepared by Pope Design Group, dated February 4, 2025
    j. Rendering, prepared by Pope Design Group, dated February 4, 2025
2. Adherence to the City Engineer memo dated March 12, 2025.
3. Adherence to the Carver County memo dated March 12, 2025.
4. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:
    a. Tree inventory and preservation plan;
    b. Landscaping plans in conformance with City Code Sec. 15.28.070;
    c. Grading plans;
    d. Stormwater plan; and

e. Wetland Mitigation Plan
f. Truck turning exhibit
g. Fire truck turning exhibit
h. Lighting plans in conformance with City Code Sec. 15.28.250
i. Parking plan meeting proposed and future needs of the site and in conformance with City Code Sec. 15.28.030
j. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, loading dock areas and building
k. Trail extension along Creek Road up to the western property limits

5. Evaluation and provision of the following to be submitted at preliminary submittal:
    a. Pedestrian gathering places for employees, and connecting people to the natural amenities of the site that could also connect with the adjacent Chaska Creek Business Center's site
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9. Provision of a storm water management plan meeting City and Carver County WMO standards for both proposed and future needs of the site.
10. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to preliminary submittal.
11. Cost participation agreement between the developer and city on the utility extensions and street reconstruction of Creek Road.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of March, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
Date: **March 12, 2025**
Subject: **Edco / Haasken Concept Plan – Engineer's Memo**

The Haasken property being considered for development is located within the city's southwest development area between Creek Road and Engler Boulevard (County Highway 10). The project proposes a new industrial building that requires extension of City utilities along with new access(s) along Creek Road.

The site contains several wetlands areas requiring agency review and acceptance prior to preliminary City approvals. Any wetland areas proposed to be impacted must be approved prior to a grading permit being issued. The wetlands located near the SE corner of the property is prioritized in the City's surface water plan for potential restoration. The City's policy in terms of wetlands would be to ensure high priority wetlands are protected with the intent for opportunities to enhance or restore the areas back to previous conditions.

For preliminary plan approval, the project requires all agency storm water standards are met. The City's stormwater standards are outlined in the surface water management plan. For a grading permit for the site to be considered, all the wetland and storm water agency approvals must be secured.

In terms of city utilities, the site requires extensions of trunk water main and gravity sewer. The previous industrial park projects along Chaska Creek Boulevard combined with the extension of trunk sewer along Creek Road have provided trunk utilities with adequate capacity to support the new building site. Both trunk water and sewer stubs are located east of the property near the roundabout at Chaska Creek Boulevard and Creek Road.

The site plan currently shows access off Creek Road, which is a designated City municipal state aid route. Both the utility extension and street reconstruction require a development cost participation agreement between the City and Developer.

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN55322

March 12, 2025

Nate Kabat
Community Development Director
City of Chaska

Subject: Edco Concept Plan

Carver County Public Works has reviewed the concept plan for the proposed Edco facility at PID 306940070 (Creek Road near the intersection with CSAH 10). Additional and more specific comments will follow with the submission of Preliminary and Final plans. Please see the comments below.

Right-of-Way and Access

1. Right-of-way dedication along CSAH 10 should extend 110' from the existing CSAH 10 centerline if possible to allow for the creation of a trail in the future. A minimum of 90' shall be provided.
2. Please see the Carver County Highway 10 Corridor Study (Highway 10 Corridor Study Victoria - Chaska Area | Carver County, MN) to understand anticipated CSAH 10 intersection restrictions connected to the planned 2029 reconstruction of CSAH 10 in this area.
3. Proposed access appears to be ~1,200' from the CSAH 10 intersection, slightly below the ¼ mile spacing dictated by the access policy. Ideally access would be shifted east and/or combined with Wetzel Lane access. Is the existing wetland the controlling factor in access placement?

Traffic Impact

1. The proposed facility will likely require a Traffic Impact Analysis depending on how the land use is classified (Manufacturing or Warehouse) as well as total office space.

General Comments

1. Stormwater calculations need to be provided to demonstrate no increase in flow rates to the CSAH 10 right-of-way.

Please feel free to reach out with any questions.

Sincerely,
Drew Pflaumer
Transportation Planning Manager
Carver County Public Works

Concept Plan Narrative

02/04/2025
Revised 02/25/25

Re: TCWG, LLC – New Industrial Development
Section 06 Township 115 Range 023
Parcel 30.6940070
Project No. 71830-25009

Subject: **Concept plan narrative for proposed development**

To: City of Chaska – Planning Department

From: Brock Martinson, Pope Design Group

Dear Planning Staff,

We are submitting on behalf of our client TCWG, LLC who is currently in the process of acquiring the referenced property from Cal Haasken for the purpose of constructing a new build-to-suit industrial development to house EDCO Products' manufacturing, warehousing, and office space on the 27.91 acre site. The building will be primarily single story with a second level constructed to house office area near the main entry feature.

Response to Staff Comments (some comments are addressed in specific topic sections below)

EDCO has 2 sites in Hopkins. The south site on Excelsior Blvd. has 2 buildings that house the production portion of the business. This is the part that will be relocated to Chaska, along with warehouse space to accommodate build up of product during the winter months. The building at the intersection of Tyler and 2nd street is the distribution warehouse and will remain in Hopkins for this function.

Expansion needs are anticipated at 60,000 – 120,000 s.f., not likely for 4-5 years.

The secondary truck access is due to a preference for trucks and employee vehicle access to the site to be separate. Since the desired truck access crosses what appears to be wetlands, it is assumed that it will take longer to get approved, and mitigation plans in place. EDCO's desire is to get the building operational as soon as possible. The intent is the truck access would be added after the building is operational as soon as wetland mitigation can be approved.

The neighboring western properties were reviewed to determine if the Project would be improved by obtaining one or both, but it was determined that it would not be beneficial.

Anticipated utilities path and building area has been added to the site plan. The proposed building height is 38'+/- and a note has been added to the elevations.

Based on a survey prepared by Premier Land Surveying on 11/9/22, there does not appear to be an electrical easement on the East property line. This will be reviewed and verified by this Project's Civil Engineer before the Preliminary Site Plan submittal.

767 N. Eustis St., Ste 190
St. Paul, Minnesota 55114
651.642.9200
popedesign.com

Neighborhood Meeting

A neighborhood meeting was held on Thursday, January 30th from 5:00 pm to 7:00 pm. Meeting notices were mailed to property owners within 500 feet of the site. At the meeting location, our team presented a conceptual site plan, preliminary building elevations, and a building rendering conveying the character of the proposed building. Several neighbors were in attendance and shared questions related to water usage/wastewater and potential truck traffic. It was noted on site that EDCO's process is not heavily water or wastewater dependent, and that likely truck traffic would consist of 10-12 trucks per day. In further conversations with City Staff, our team learned of a follow up question related to screening along the western property line between the proposed site and the adjacent neighbor. Our team intends to provide the required visual buffering in this area per city code.

4 neighbors attended the meeting, all in person. See attached list. As noted above, we have shown an area of landscape screening to the Nemetz property to the West per their request.

Understanding of Place & Site Forces

The site is currently farmland located adjacent to an industrial development to the east and residential properties on the west and south. The site's primary natural amenities are gently rolling hills, a creek which runs along the south property boundary, a wetland located on the north property boundary, and tree cover along the north, east, and west property boundaries. The site has a charming, rural character which is highly visible from Creek Road. Views from Engler Blvd. are partially obscured by tree cover, but the site is still prominently visible from this viewshed as well.

The site's existing grade slopes from west to east with a significant berm occurring near the midpoint of the site. Site elevations range from a high point of 914.1 at the SW corner of the site to a low point of 881.2 at the NE corner of the site. The most gradually sloping portion of the site extends along a line running west-northwest to east-southeast near the middle portion of the site. Given the grading of the site, the middle portion accommodates the building footprint well with a loading dock oriented to the north to take advantage of existing site grade. Parking along the west side of the building would be near the likely finished floor height, and would minimize regrading needed in this area. Potential future expansion could be accommodated further to the west with stormwater ponding being located near the NE corner of the site, which is the existing low point. Site access is proposed at the SW corner of the site to avoid disrupting the existing creek and wetland that extend along the southern portion of the site, although a future second access is being considered near the SE corner of the site.

Adjacent uses include city owned property on the north and east sides of the site, industrial development on the east side of the site, and residential located at the south and west sides of the site. Existing city owned land includes a public trail system, wetlands, and an improved creek. An existing trail currently terminates near the SE corner of the project site and will be extended as part of the project.

Development of the site is dictated primarily by site grading and wetland boundaries. By placing the building footprint in the configuration illustrated, existing grading and site features are used to their full advantage and minimal disturbance to existing wooded areas is possible. We understand that the property owner to the west would like us to consider potential screening options at the west side and we are open to proposing options for how to best address those concerns.

Utility Services

Our understanding of the site is that adequate utilities are not currently available and will need to be extended as part of the extension of Creek Road. We will work with City Staff to determine planned utility sizes for our site and will size utility mains serving the building accordingly.

We anticipate the utilities will enter the building in the Southeast corner, coming from Creek Road adjacent to the main drive aisle to the parking lot. A line has been added to the site plan showing anticipated path of utilities.

Grading and Stormwater Ponding

The project site slopes west to east with an elevation change of approximately 33 feet. The building footprint will occupy the central portion of the site running west-northwest to east-southeast along the most favorably sloped portion of the site. Areas of retaining wall may be required to maintain the integrity of existing wetland areas and their associated buffers. Stormwater ponding is currently anticipated in the NE corner of the site to take advantage of existing site grades. Future stormwater ponding would likely be planned in this area as well, since it's the natural low point of the site.

Red dashed lines have been added to the Architectural Site plan to show additional pond and potential underground infiltration areas. Specific calculations of sizes needed will be included in the Preliminary Site Plan application. The intent is to utilize surface ponding and infiltration as much as possible with underground only as needed. As noted in the staff comments, the anticipated stormwater area is on a hill and will need significant reshaping. Due to the sloping site and the large building footprint, the intent is to use soil from the pond excavations as fill for the building pad and dock areas. Retaining walls may be required.

Stormwater management for potential future additions will be calculated to determine if the pond areas for Phase 1 can accommodate the expansion or if underground infiltration under the expansion truck dock area would be utilized at the time of the addition.

Parking and Turning Movements

Vehicle traffic will consist primarily of employees and limited truck traffic. Currently, the building is being planned to accommodate one (1) production shift consisting of 100 staff working between the hours of 7:00 am – 3:00 pm, one (1) office shift consisting of 35 staff working between the hours of 8:00 am – 4:30 pm, and one (1) distribution shift consisting of 20 staff working between the hours of 3:30 pm to 11:00 pm. Occasionally overtime will be required, so the hours may shift slightly over the course of the year. Approximately 10-12 Tractor/Trailer visits per day are anticipated. The primary parking area is located along the west side of the site to take advantage of the existing site grade relative to the finish floor height of the proposed building. This also allows easy access to the building entry via the main site entrance. Employees would enter through the main office area in the NW corner and report to their respective departments within the building.

We have included a truck access loop along the south side of the building to segregate truck traffic and personal vehicle traffic. This also serves as a fire access loop around the entirety of the building and would connect to the loading dock on the north side of the site.

Building Occupants

EDCO is one of the oldest and continuous running domestic metal fabricators, and is the largest manufacturer of pre-finished metal siding products in the United States. Today, as the only true full-line manufacturer of exterior building materials, their product offering includes a comprehensive line of siding, roofing, soffit, fascia, and gutter systems.
In 1946, EDCO officially incorporated by Arthur Edwards Sr. and his two sons, Arthur Edwards Jr. and John Edwards, in Hopkins, Minnesota. This began a journey with a laser-focused commitment on innovation, quality and service. When Art Edwards Jr. returned from the war and wanted to capitalize on the housing boom that was taking place across the United States, it was their vision to bring to market a lasting and affordable residential siding product. With that as the objective, the company built a manufacturing facility and began producing and distributing asphalt siding. As material advancements became available, the company shifted from asphalt to aluminum and eventually steel. Art would take this vision to new heights in the late 90's when EDCO entered the steel roofing market – and experienced immediate success. Art passed

away in 2012 however his innovative, visionary and entrepreneurial spirit live on today through all of EDCO's 200+ employees.

Chaska's Core Strategies

Though current land use is agricultural, the 2040 Comprehensive Plan indicates that the preferred land use is Business Park. The comprehensive plan outlines that these are "areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category."

The proposed development fulfills these goals and enhances Chaska's Mission statement of being the **best small town in Minnesota.** The plan presented strives to meet the city's core strategies in the following ways:

- **Commitment to excellence**
  - Proposed development creates a signature manufacturing facility in Chaska, while preserving key areas of open space on the site to maintain a rural feel.
- **Enhance Chaska's high quality of life**
  - Providing trail connections, additional high-quality development, and manufacturing, warehousing, and office jobs to the community will enrich Chaska's already fantastic quality of life.
- **Maintain a sense of community and small town values**
  - Planning for pedestrian connections and conservation of open space as an amenity will be guiding forces for the site as we move forward.

Thank you for your review, and please don't hesitate to contact me with any questions or concerns.

Regards,

POPE DESIGN GROUP

Brock Martinson
Principal

G:/project/folder/file name.docx

Proposed EDCO Development Neighborhood Meeting
January 30, 2025

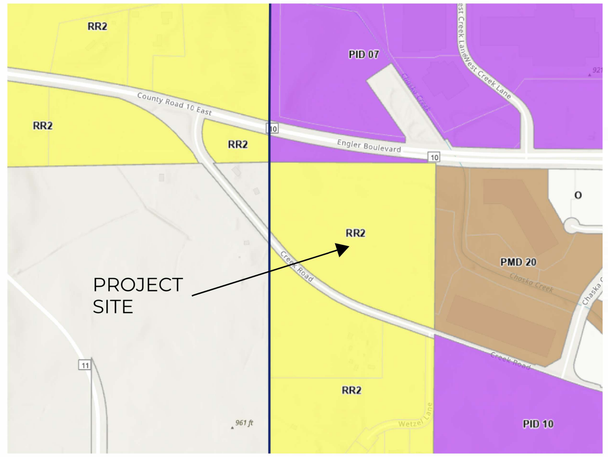
Sign In

Name	Address	e-mail	Phone
AMANDA NEMETZ	4880 CREEK	ANEMETZ4880@GMAIL	651.341.6850
PHIL SAWYER	WETHER LANE		952 917 9442.
Nathan Hacker		NHacker@gmail.com	952-448-4925
Larry VanDeVeire		VandeVeire@AOL.Com	612-517-4320

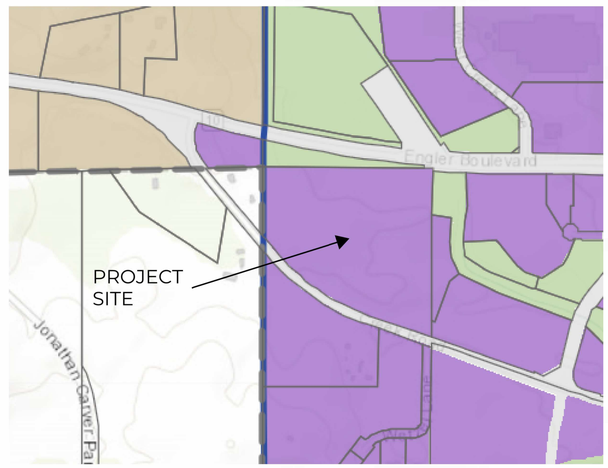
767 N. Eustis Street, Suite 190
St. Paul, Minnesota 55114
651.642.9200

popedesign.com

PROJECT SITE
Oak Creek pass playground
Captured By Crystal Ann Photography
Little Blue Ox Grooming
Clover Field Dr
Schoolmaster Dr
Clover Ridge Dr
Grimm Rd
Giga Garage Doors Repair
Blue Lotus Training & Consulting, Formerly
Legacy Ln
Shamrock
Kerber Pass
Sunset Park
Temporary Chaska Fire
Victoria Dr
Jason's Helicopter Services
Engler Blvd
Chaska Creek
Westbrook Community Church
Town Dental - Chaska
Swagelok Minnesota, North Dakota | Appleton
Newterra Corporation Inc
Liberty Heights Abstract
DANCO Commercial Painters Inc
Twin Cities Property Finder
Guernsey Ave
Image © 2025 Airbus



ZONING MAP



COMP MAP

pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | CITY LAND PROXIMITY MAP

CHASKA, MN | 02/04/25 | 22156-24140

EDCO

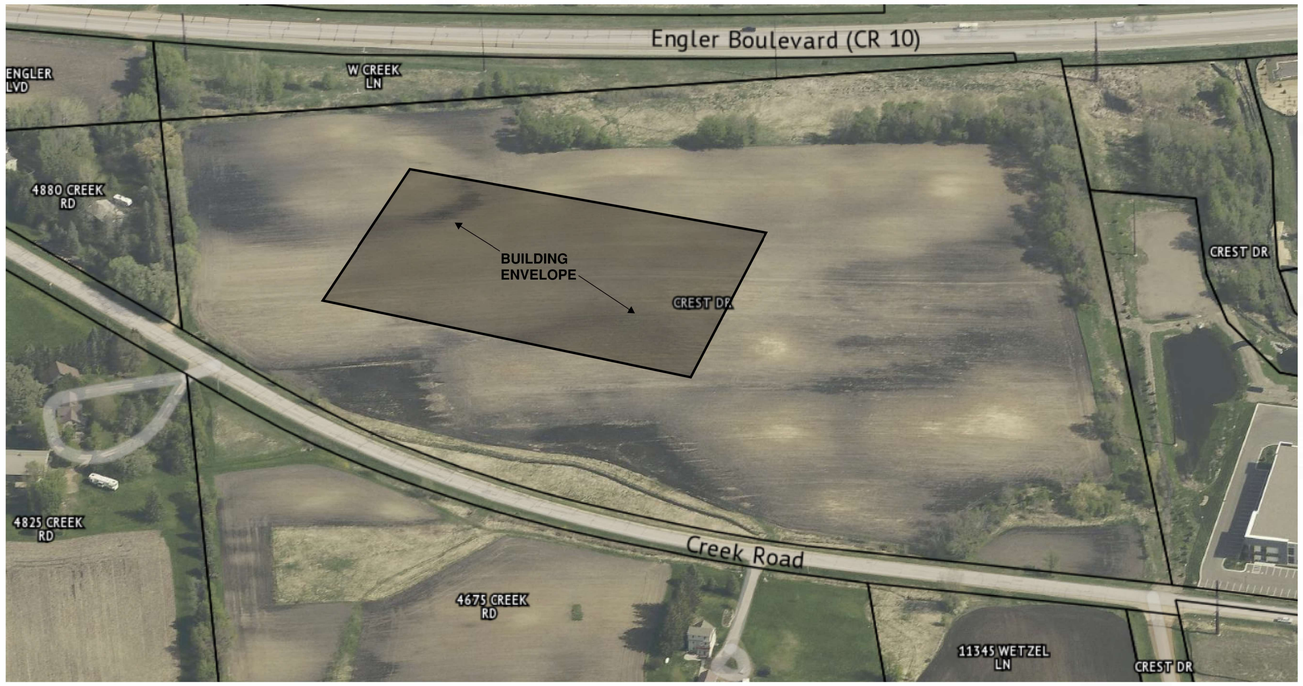
PROJECT CONTEXT MAP

1. CREEK RD VIEW LOOKING NORTH EAST

2. CREEK RD VIEW LOOKING NORTH WEST

3. ENGLER BLVD VIEW LOOKING SOUTH EAST

SITE PLAN

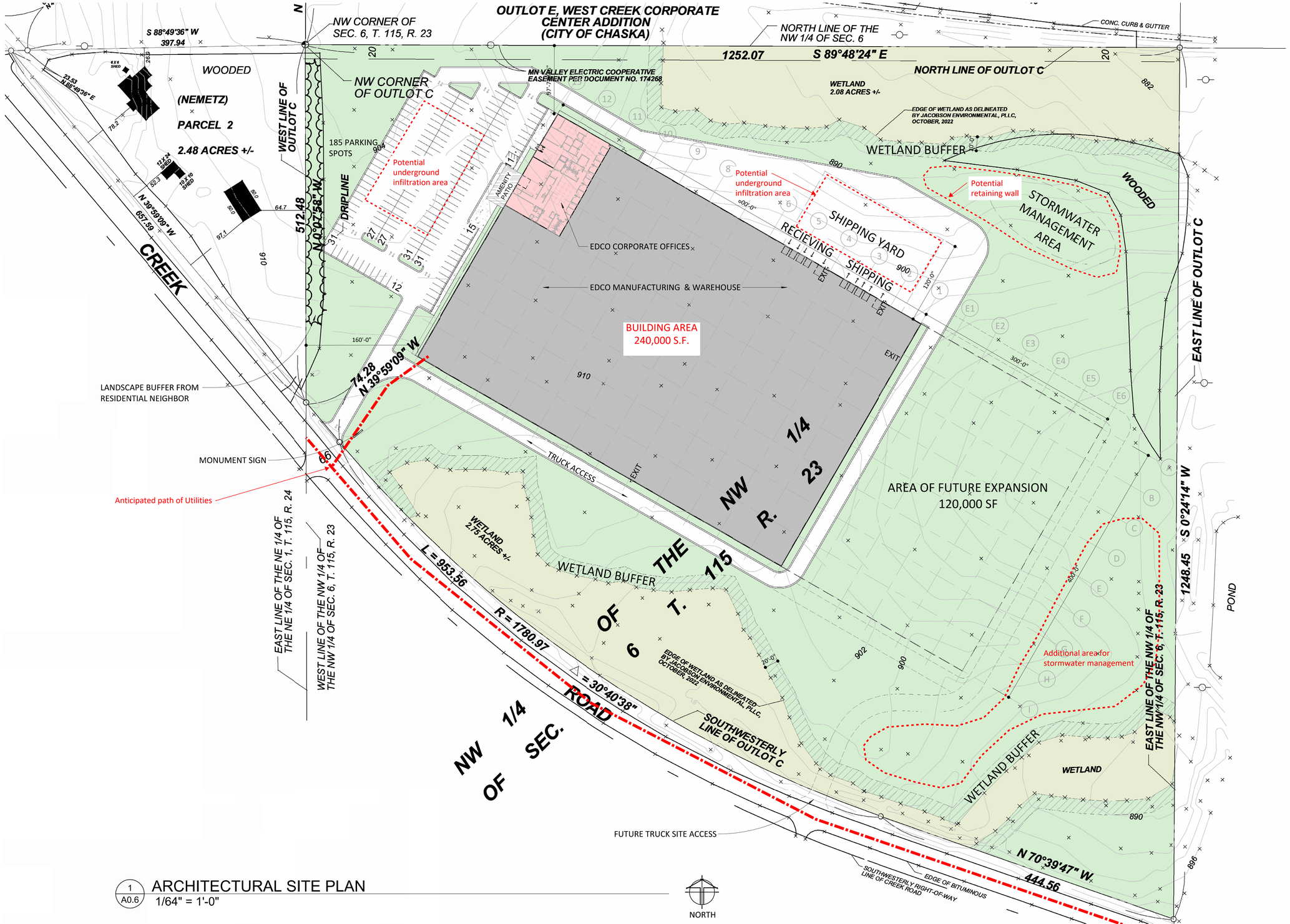


1. BIRDS-EYE VIEW FROM SOUTH

2. CREEK RD VIEW LOOKING NORTHEAST

3. CREEK RD VIEW LOOKING NORTHWEST

4. ENGLER BLVD VIEW LOOKING SOUTH



1 A0.6 ARCHITECTURAL SITE PLAN
1/64" = 1'-0"

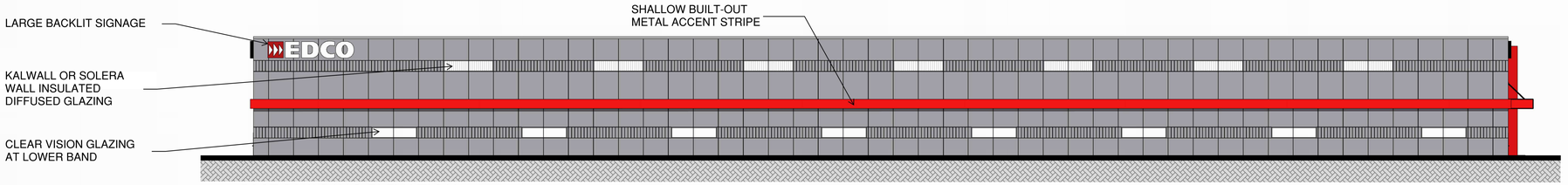
pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | ARCHITECTURAL SITE PLAN

CHASKA, MN | 02/04/25 | 22156-24140

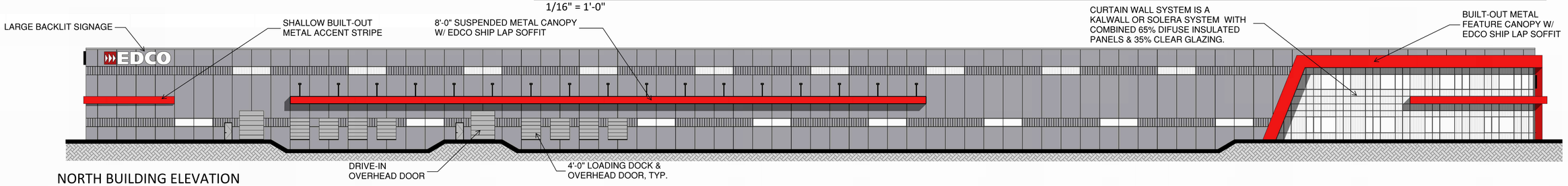
EDCO

Autodesk Docs://22156-24140_EDCO New Facility/22156-24140_EDCO New Facility_R23.rvt



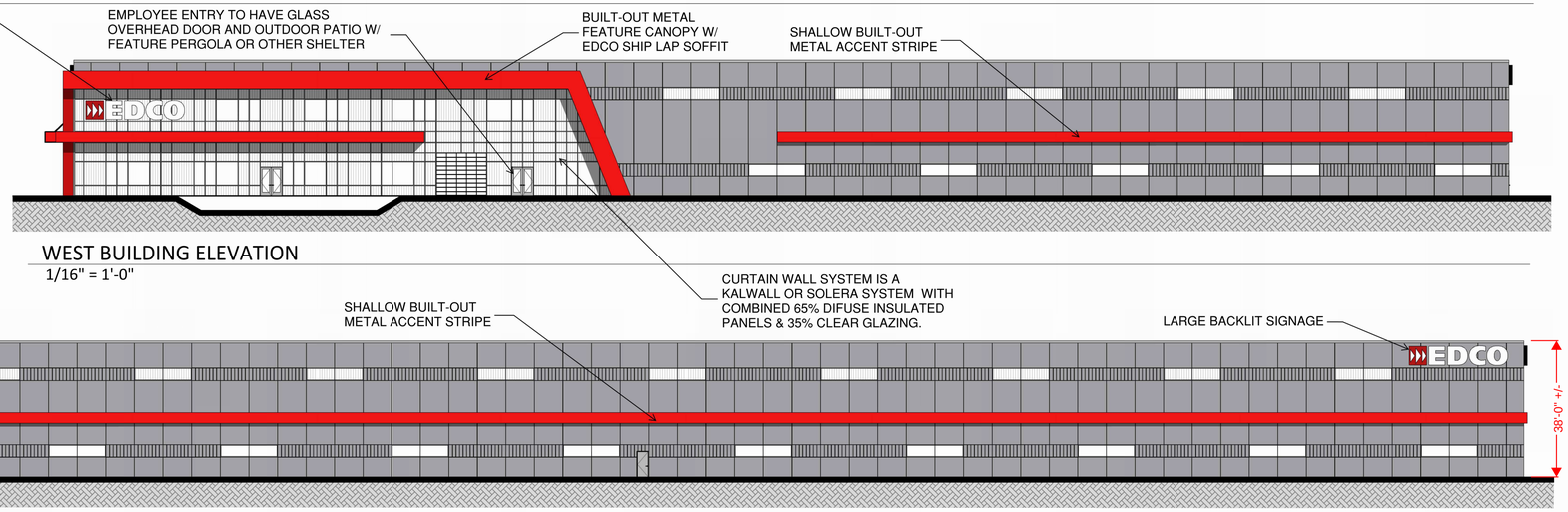
EAST BUILDING ELEVATION

1/16" = 1'-0"



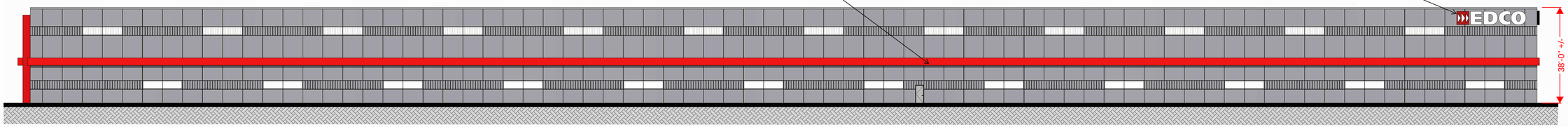
NORTH BUILDING ELEVATION

1/16" = 1'-0"



WEST BUILDING ELEVATION

1/16" = 1'-0"



SOUTH BUILDING ELEVATION

1/16" = 1'-0"

GLASS CORNER AT OFFICES

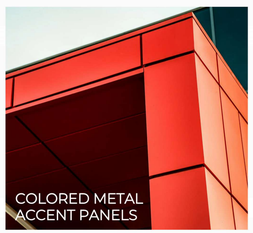
CANOPY OVER ENTRANCE

RIBBED BAND

OPAQUE GLASS

OPAQUE GLASS

FABCON CHARCOAL SANDBLASTED PCAST


COLORED METAL ACCENT PANELS

OPAQUE GLASS WALL SYSTEM

pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | EXTERIOR ELEVATIONS

CHASKA, MN | 02/04/25 | 22156-24140

EDCO

EDCO PRODUCTS - NEW FACILITY | RENDERING

CHASKA, MN | 02/04/25 | 22156-24140

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2025

Subject: **Ordinance 1056 Regulating the Sale and Use of Cannabis**

Prepared By: Elise Durbin, Assistant City Administrator

Background

In 2023, the Minnesota Legislature passed a law legalizing adult-use cannabis beginning August 1, 2023. The statute focuses on the use, possession, manufacturing and sale of cannabis as well as establishing an Office of Cannabis Management at the state level.

As part of the statute, roles for the State of Minnesota, as well as local governments were established. The role of the state is to release applications, issue licenses and develop regulations. While local governments will not issue licenses, there are roles that they play, including public safety, retail registration, and the ability to add restrictions to certain areas allowed under the statute. The roles of local governments are then to be outlined in an ordinance.

Cannabis Ordinance

In May 2024 and again on March 3, 2025, the City Council held work sessions on cannabis. In these work sessions, the City Council provided feedback to staff about what regulations, within state statute, should be put into the city ordinance. The ordinance has been drafted and is attached. Key components from the ordinance include:

Public Safety

- Cannabis products cannot be used in public places. A violation of this is a petty misdemeanor.
- All registered cannabis retailers will provide video and audio surveillance equipment.
- Compliance checks of all cannabis retailers will be conducted at least once per year.

Retail Registrations

- While the license will be issued at the state level, a retail registration will be required in the city.

- The maximum number of retail registrations will be limited to the minimum number of registrations required by statute (currently this is 1 per 12,500 residents, so a total three given the city's current population of ~30,000).
- An application process for the registration will be required and a registration fee (and subsequently renewal fee) will be charged.

Other Restrictions

- Retailers will have permitted hours of sale of 8:00 a.m.-10:00 p.m. Monday through Saturday, and 10:00 a.m. to 9:00 p.m. on Sunday. This mirrors off-sale liquor store permitted hours.
- For a temporary cannabis event, a permit is required, it can only occur from 10:00 a.m. until 9:00 p.m., and it cannot be held in a public place.

Staff Recommendation

Given the direction provided at previous work sessions, staff recommends the City Council adopt the attached cannabis ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 1056 regulating the sale and use of cannabis within the city of Chaska.

CITY OF CHASKA

ORDINANCE NO. 1056

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE REGULATING THE SALE AND USE OF CANNABIS WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Section 5.45.010 Findings and purpose.

A. Findings. The city finds that the provisions of Minnesota Statutes Chapter 342, authorize the city to protect the public health, safety, welfare of the city's residents by regulating cannabis businesses within the city's legal boundaries. The city further finds the provisions of this ordinance are in the public interest and for the public good.

B. Purpose. The purpose of this ordinance is to implement the provisions of Minnesota Statutes Chapter 342 to regulate the sale and use of cannabis within the city.

Section 2. Section 5.45.020 Authority and jurisdiction. The city has the authority to adopt this ordinance pursuant to i) Minn. Stat. §152.0263, Subd. 5, regarding the use of cannabis in public places; ii) Minn. Stat. §342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses; and iii) Minn. Stat. §342.22, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses.

Section 3. Section 5.45.030 Definitions. Words and phrases defined in Minn. Stat. §342.01 and the rules promulgated pursuant Minn. Stat. ch. 342 shall have their same meanings in this chapter, except as otherwise provided below.

Cannabis cultivation means a cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the OCM.

Cannabis retail business means the retail location(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, cannabis retailers, and lower-potency hemp edible retailers.

Cannabis retailer means any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.

Lower-potency hemp edible has the meaning given it under Minn. Stat. §342.01, subd. 50.

Office of Cannabis Management means the Minnesota Office of Cannabis Management, referred to as "OCM" in this ordinance.

Place of public accommodation means a business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.

Preliminary license approval means OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. §342.17.

Public place means a public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation, but specifically excludes:

(1) a private residence, including the person's curtilage or yard;
(2) private property not generally accessible by the public, unless the person is explicitly prohibited from consuming cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products on the property by the owner of the property; or
(3) the premises of an establishment or event licensed to permit on-site consumption.

Retail registration means an approved registration issued by the city to a state-licensed cannabis retail business.

State License means an approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

Section 4. Section 5.45.040 Use in public places prohibited. No person shall use cannabis flower, cannabis products, or hemp-derived consumer products in a public place or a place of public accommodation in a manner that violates the provisions of CMCO 6.29.010, (which prohibits smoking, vaping, aerosol, or other inhaled uses of certain products in public places including certain outdoor areas), unless the premises is an establishment or an event licensed to permit on-site smoking.

Section 5. Section 5.45.050 Registration of cannabis retail businesses required.

A. *Retail Registration Required.* No individual or entity may operate a state-licensed cannabis retail business within the city without first registering with the city.

B. *Limitation on Retail Registrations*. The maximum number of retail cannabis registrations issued by the city at any time shall be limited to the minimum number of registrations directed by Minnesota Law based on the population of the City of Chaska at the time of the application. There shall be no waiting list. Applications shall be rejected and shall not be held in reserve pending future openings if an application is received at a time when the City has already issued the maximum number of licenses directed by this ordinance. In the event of an opening, applications shall be processed on a first-in-time priority basis, provided however that a new registration to replace an existing registration can be processed concurrently with an application to transfer a license pursuant to Section 5.45.080, below, or with an application to change location pursuant to Section 5.45.070, below and a purchaser of a cannabis business transferred consistent with Section 5.45.080 or an applicant for a change of location under Section 5.45.070 shall be entitled to priority for application consideration for a cannabis business registration to fill the vacancy created by the seller or by the applicant for location change.

C. *Application Procedure*. An application for registration of a cannabis retail business shall be made on a form provided by the city. The application must contain the full name of the applicant, the applicant's residential and business addresses, tax property identification number for the property which the retail registration is sought, telephone numbers for the applicant, e-mail address for the applicant, the name of the business for which the registration is sought, a copy of OCM license preapproval, certification that the applicant complies with the requirements of the city's zoning ordinances, and any additional information the city deems necessary. If the city clerk or his/her designee determines that an application is incomplete, the city clerk or his/her designee shall return the application to the applicant with notice of the information necessary to make the application complete.

D. *Additional information required for applicants that are entities*. In addition to the information required in Subd. 3 above, an applicant that is an entity, at the time of application, shall furnish the city with a list of all persons that have an interest of five percent (5%) or more in the entity. The list shall name all owners and show the interest held by each, either individually or beneficially for others. Thereafter, each entity registration holder shall notify the city clerk, in writing, of any change in ownership of the entity.

E. *Registration Fee*. The registration fee listed in this section of the Code shall be charged to each applicant. The registration fee includes the initial retail registration fee and the first annual renewal fee. The registration fee shall be non-refundable once processed by the city. A medical combination business operating an adult-use retail location shall only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this chapter, of the adult-use retail business.

Cannabis & Low Potency Hemp

Cannabis Retail Registration	$500.00*	Initial year and first renewal year: The fee is the amount stated OR half the amount of an initial state license fee under Minn. Stat. §342.11, whichever is less. NOTE: AS OF THE DATE OF IMPLEMENTATION OF THIS ORDINANCE, MINNESOTA STATUTES MAY DIRECT A LOWER AMOUNT STATED HERE
Cannabis Retail Registration Renewal	$1,000.00 *	Collected upon 2nd year renewal and each renewal year thereafter: The fee is the amount stated OR half the amount of a renewal state license fee under Minn. Stat. §342.11, whichever is less. NOTE: AS OF THE DATE OF IMPLEMENTATION OF THIS ORDINANCE, MINNESOTA STATUTES MAY DIRECT A LOWER AMOUNT THAN THE AMOUNT STATED HERE
Lower Potency Hemp Edible Retailer Registration	$125.00	Initial year and first renewal year
Lower Potency Hemp Edible Retailer Renewal	$125.00	Collected upon 2nd year renewal
Temporary cannabis event permit	$125.00	

F. *Compliance Checks.*

1. Prior to issuance of a cannabis retail business registration, the city shall conduct a preliminary compliance check to ensure compliance with local ordinances.
2. Pursuant to Minn. Stat. §342, within 30 days of receiving a copy of a state license application from OCM, the city shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.
3. The city shall conduct a background investigation for all new applications. The city may conduct a background and financial check on an application for a renewal of a registration if it is in the public interest to do so.

G. Processing. Upon receipt of a completed application, satisfactory completion of the compliance checks, and payment of the required registration fee, the city clerk or his/her designee shall inform the applicant of such, process the registration fee, and forward the application to the City Council for approval or denial.

H. Grounds for Denial. Grounds for denying the issuance or renewal of a registration under this chapter include, but are not limited to, the following:

1. The applicant is unable to meet the requirements of this chapter.
2. Approval would cause the number of registered cannabis retail businesses in the city to exceed the number permitted under section 5.45.05, Subd. 2. above.
3. The applicant is under the age of 21 years.

4. The applicant is prohibited by Federal, State, or other local law, ordinance, or other regulation from holding a valid license issued through OCM.
5. The applicant has had a city registration or OCM-issued license to sell cannabis products suspended or revoked during the 12 months preceding the date of application, or the applicant has or had an interest in another premises authorized to sell licensed products, whether in the city or in another jurisdiction, that has had a city registration or OCM-issued license to sell cannabis products suspended or revoked during the same time period, provided the applicant had an interest in the premises at the time of the revocation or suspension, or at the time of the violation that led to the revocation or suspension.
6. The applicant is an entity that does not have an operating officer or manager who is eligible pursuant to the provisions of this chapter.
7. The applicant is the spouse of a person ineligible for registration pursuant to this chapter or who, in the judgement of the City Council, is not the real party in interest or beneficial owner of the entity to be operated under the registration.
8. The applicant fails to provide any information required on the application or provides false or misleading information. Any false statement on an application, or any willful omission of any information called for on such application form, shall cause an automatic refusal of registration, or if already issued, shall render any registration issued pursuant thereto void and of no effect to protect the applicant from prosecution for violation of this chapter, or any part thereof.
9. The holder of the registration has failed to pay any outstanding civil penalty imposed pursuant to this chapter.
10. The registered premises has real estate taxes, assessments, or other financial claims of the city or of the State that are due, delinquent, or unpaid. If an action has been commenced pursuant to the provisions of Minn. Stats. Ch. 278, questioning the amount or validity of taxes, the City Council may, on application by the registration holder, waive strict compliance with this provision; no waiver may be granted, however, for taxes, or any portion thereof, which remain unpaid for a period exceeding one (1) year after becoming due unless such one-year period is extended through no fault of the registration holder.

I. *Action*. The City Council may either approve or deny the registration application, or it may delay action for a reasonable period of time as necessary to complete any investigation of the application or the applicant it deems necessary. If the City Council approves the registration, the city clerk or his/her designee shall issue the registration to the applicant. If the City Council denies the application, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the City Council's decision. If a registration application is denied, the earliest an applicant may reapply is 12 months from the date the registration is denied.

J. *Term*. All registrations issued under this chapter shall be valid for one (1) calendar year from the date of issue.

K. *Registration mistakenly issued*. If a registration is mistakenly issued or renewed, it shall be revoked upon the discovery that the applicant was ineligible for the registration under this chapter and the city shall provide the person with a notice of revocation, along with information on the right to appeal.

L. *Issuance as privilege and not a right*. The issuance of a registration issued under this chapter is a privilege and does not entitle the registration holder to automatic renewal of the registration.

Section 6. Section 5.45.060 Registration renewals.

A. *Renewals*. The renewal of a registration issued under this article shall be managed in the same manner as the original application. The request for a renewal shall be made at least 30 days but no more than 60 days before the expiration of the current registration.

B. *Renewal* Fee. Any renewal retail registration fee imposed by the city shall be charged at the time of the second renewal and each subsequent renewal thereafter. A renewal retail registration fee shall not exceed $1,000 or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.

Section 7. Section 5.45.070 Location change. A state-licensed cannabis retail business must submit a new application for registration under section 5.45.050 of this chapter if it seeks to move to a new location within the legal boundaries of the city. Any change of location must be consistent with applicable time, manner, and place regulations on cannabis businesses under the City's zoning ordinances.

Section 8. Section 5.45.80 Transfer prohibited. A cannabis retail registration issued under this chapter shall not be transferred. Any change in the ownership or control of an entity that holds a retail registration issued under this chapter shall be deemed equivalent to a transfer of the registration, and any such registration shall be revoked 30 days after any such change in ownership or control unless the registration holder has notified the city clerk of the change in ownership by submitting a new registration application for the new owners, and the City Council has approved the transfer of the registration pursuant to this chapter. The new registration application shall be accompanied by the initial registration fee prescribed by this Ordinance. The city may at any reasonable time examine the transfer records and minute books of any entity registration holder to verify and identify the owners, and the city may examine the business records of any other entity registration holder to the extent necessary to disclose the interest which persons other than the entity registration holder have in the registered business. The City Council may revoke any registration issued upon its determination that a change of ownership of a business registration holder has resulted in the change of control of the registered business so as materially to affect the integrity and character of its management and its

operation.

Section 9. Section 5.45.090 Responsibility. All registered businesses are responsible for the actions of their employees in regard to the sale, offer to sell, and furnishing of cannabis and/or lower-potency hemp edible products on the registered premises. The sale, offer to sell, or furnishing of any cannabis or lower-potency hemp edible product by an employee shall be considered an act of the registered business and the act of the individual or entity holding the registration. Nothing in this chapter, however, shall be construed as prohibiting the city from separately subjecting the employee to any civil penalties the city deems to be appropriate under this ordinance, state or federal law, or other applicable law or regulation. This section applies to all cannabis businesses including licensed cannabis delivery services.

Section 10. Section 5.45.100 Prohibited acts; Surveillance Requirement.

A. *Sales outside of permitted hours of prohibited*. Cannabis businesses are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products between the hours of 8:00 am and 10:00 pm Monday through Saturday, and 10:00 am to 9:00 pm on Sunday. Sales outside of the permitted hours are prohibited.

B. *Sales to persons under the legal age prohibited*. No person shall sell any cannabis or lower-potency hemp edible product to any person under the age of 21.

1. *Age verification*. Registered businesses, including licensed cannabis delivery services, shall verify by means of government issued photographic identification that the purchaser is at least 21 years of age.
2. *Signage*. Notice of the legal sales age and age verification requirement must be posted prominently and in plain view at all times at each location where licensed products are offered for sale. The required signage, which will be provided to the registration holder by the city, must be posted in a manner that is clearly visible to anyone who is or is considering making a purchase.

C. *Certain sales methods prohibited*. No person shall sell or offer to sell any cannabis or lower-potency hemp edible product by means of i) any type of vending machine or other type of self-service merchandising; or ii) delivery except with a valid cannabis delivery service license issued by the State of Minnesota.

D. *Samples prohibited*. Samples Prohibited. No person shall distribute samples of any cannabis or lower-potency hemp edible product free of charge or at a nominal cost.

E. *Unsecure storage prohibited*. All cannabis and lower-potency hemp edible products shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public. Storage in any other manner is prohibited.

F. All registered cannabis retailers must provide for closed-circuit video and audio surveillance equipment which is properly positioned to record all sales of cannabis products. The location of all sales must have sufficient lighting of appropriate wattage for the proper functioning of the recording equipment. No person shall intentionally obstruct, disable, or interfere with the proper functioning of the recording equipment. This provision does not apply to lower-potency hemp edible retailers.

Section 11. Section 5.45.110 Compliance Checks. All businesses registered under this chapter shall be open to inspection by the city during regular business hours. The Chaska Police Department, shall complete at least one compliance check per calendar year of every cannabis business to assess if the business meets age verification requirements, as required under Minn. Stat. §342.22 Subd. 4(b) and Minn. Stat. §342.24 and this chapter. Further, the Chaska Police Department shall conduct at least one (1) unannounced age verification compliance check at least once per calendar year. Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the city. The city shall report any violation under this section 5.45.11 to the OCM. At the time of the compliance check, the Chaska Police Department shall also assess the business's compliance with the terms of this Ordinance. This section shall not limit the frequency of compliance checks or the ability of the City, through the Chaska Police Department or any other division, to assess compliance with other provisions of this Ordinance outside of annual compliance checks.

Section 12. Section 5.45.120 Temporary Cannabis Events.

A. *Permit required for temporary cannabis events.* The city must issue a permit prior to any individual or entity holding a temporary cannabis event.

B. *Permit Fee*. A permit fee, as established in this chapter of the Code, shall be charged to each applicant for a temporary cannabis event. The application fee shall be non-refundable once processed.

C. *Application Submittal & Review.* An applicant for a Temporary Cannabis Event shall fill out the city's "Special Event Permit Application." The form shall include, but is not limited to i) the Full name of the property owner and applicant; ii) the Address, email address, and telephone number of the applicant; and any other information as required by the application form. The applicant shall include with the form the application fee required by section 5.45.1.B above, and a copy of the OCM cannabis event license application, submitted pursuant to MN Stat. § 342.39 subd. 2. The application shall be submitted to the city clerk or his/her designee for review. If the city clerk or his/her designee determines an application is incomplete, the city clerk shall return the application to the applicant with notice of deficiencies.

D. *Processing*. Once an application is considered complete, the city clerk or his/her designee shall inform the applicant as such, process the application fee, and forward the application to the City Council for approval or denial. A request for a temporary cannabis event permit that does not meet the requirements of this chapter shall be denied.

E. *Prohibitions*.

1. Temporary cannabis events shall only be held between the hours of 10:00 am and 9:00 pm, seven days a week.
2. No temporary cannabis event shall occur in a public place or a place of public accommodation unless the premises is an establishment or an event licensed to permit on-site consumption of adult-use cannabis.
3. No temporary cannabis event shall allow or be permitted to allow any person to use cannabis in a way which violates the provisions of CMCO 6.29.010, (which prohibits smoking, vaping, aerosol, or other inhaled uses of certain products in public places including certain outdoor areas) solely for the purposes or duration of a temporary cannabis event.

Section 13. Section 5.45.130 Sale of Low-Potency Hemp Edibles.

A. *Sales*. The sale of Low-Potency Edibles is permitted, subject to the conditions within this section.

B. *Age Requirements.* The sale of Low-Potency Edibles is permitted only in places that admit persons 21 years of age or older.

C. *Beverages.* The sale of Low-Potency Hemp Beverages is permitted in places that meet requirements of this section.

D. 4 *Storage of Product.* Low-Potency Edibles shall be sold behind a counter and stored in a locked case.

Section 14. Section 5.45.140 Suspension.

A. *General.* The city may suspend a registration issued pursuant to this chapter if the individual or entity holding the registration violates this chapter or poses an immediate threat to the health or safety of the public. The city shall immediately notify the cannabis retail business in writing the grounds for the suspension.

B. *Notification to OCM.* The city shall immediately notify the OCM in writing the grounds for the suspension. OCM will provide the city and cannabis business retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.

C. *Length of Suspension.* The suspension of a cannabis retail business registration may be for up to 30 calendar days, unless OCM suspends the license for a longer period. The business may not make sales to customers while their registration is suspended.

D. *Reinstatement*. The city may reinstate a registration if it determines that the violations have been resolved. The city shall reinstate a registration if OCM determines that the violation(s) have been resolved.

Section 15. Section 5.45.150 Civil penalties for registration violations.

A. *Purpose.* This section sets forth a presumptive civil penalty for any violations of this chapter relating to the registration or operation of a cannabis retail business. Although the presumptive penalty is presumed to be appropriate for every case, the City Council may deviate and impose a different civil penalty in any individual case where the City Council finds substantial reasons make it appropriate to do so (e.g., a licensee's efforts to cooperate with the city or the commissioner to prevent further sales of persons under twenty-one (21) years of age at the registered premises). When deviating from the presumptive civil penalty, the City Council shall provide written findings that support the penalty imposed. Nothing herein shall be interpreted as preventing the city from also suspending a registration pursuant to section 5.45.14 above or from prosecuting any violation of this chapter as a criminal violation pursuant to section 5.45.16 below.

B. *Presumptive civil penalties for violations.* The presumptive penalty for any violation of this chapter relating to the registration or operation of a cannabis retail business is $2,000.00.

C. *Payment of monetary penalties*. Any monetary penalty imposed shall be due and payable, in full, on the tenth 10th day after the City Council imposes it. Failure to pay any monetary penalty on or before the date it is due shall constitute another violation of the same type.

Section 16. Section 5.45.160 Criminal penalties.

A. Violation of section 5.45.040 of this chapter is a petty misdemeanor, subject to the general penalty provisions of chapter 102 of the Code.
B. Violation of any other provision or requirement of this chapter is a misdemeanor, subject to the general penalty provisions of chapter 102 of the Code. Violations of this chapter can occur regardless of whether or not a registration is required for a regulated activity listed in this chapter.

Section 17. Section 5.45.170 Right to a hearing. Regarding any violation of this chapter relating to the registration or operation of a cannabis retail business, the city shall notify the applicant of the basis for denial of registration, revocation of registration, suspension of registration, or imposition of a civil penalty. Any applicant who receives such notice may, upon written request to the city clerk promptly made after the denial, revocation, suspension, or imposition has occurred, request a hearing before the City Council to present evidence and to appeal the decision. Further, no such suspension, revocation, or imposition shall take effect until the holder of the registration has been afforded an opportunity for a hearing pursuant to Minn. Stat. §§ 14.57 to 14.70 of the Administrative Procedure Act, as amended.

Section 18. Effective Date. This ordinance becomes effective on the date of its

publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of March, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
3/17/2025

Subject: **Ordinance 1057 Prohibiting Public Smoking**

Prepared By: Elise Durbin, Assistant City Administrator

Background

The Minnesota Clean Indoor Air Act does not prohibit smoking outdoors, regardless of the distance from building openings, nor does it prohibit smoking in cabs of trucks, certain residential healthcare facilities, tobacco shops, and hotel rooms [1] but the Minnesota Clean Indoor Air Act specifically permits municipalities to enact more stringent measures to protect the public from secondhand smoke or from involuntary exposure to aerosol or vapor from electronic delivery devices, including outdoor areas. Furthermore, Minnesota Statutes section 152.0263 allows municipalities to impose a petty misdemeanor penalty on the unlawful use cannabis in public places, provided that the definition of public place does not prohibit uses in certain areas such as in private residences.

The upcoming legalization of cannabis sales in Minnesota provides an opportunity to revisit the City's current public smoking policies, as they apply in conjunction with the City's cannabis ordinances. Currently, the City does not have an ordinance in place that prohibits smoking tobacco in public outdoor spaces.

Public Smoking Ordinance

At the March 3, 2025 City Council work session, the City Council agreed the City's cannabis ordinance should prohibit smoking cannabis in public places. Because of this direction, the City Council also discussed in that work session that all public smoking should be treated similarly to cannabis smoking, including e-cigarettes, vapes, and other aerosol delivery systems. Based upon the City Council's previous discussions, a public smoking ordinance has been drafted.

Key points of the ordinance include:

- Smoking is not allowed in indoor public places as defined by the Minnesota Clean Indoor Air Act.

[1] Minn. Dep't of Health, *Minnesota Clean Indoor Air Act* (MCIAA) (Sept. 7, 2023), https://www.health.state.mn.us/communities/environment/air/mciaa/index.html

- Smoking and tobacco use is not allowed on property that is owned, leased, rented or otherwise used by the City, including: facilities; grounds; parking lots; work areas; vehicles and equipment; outdoor park and recreation areas, lands, and bodies of water; playgrounds; beaches; swimming pools; nature areas; recreation centers; and walkways, paths, and trails. The exception to this is on public golf courses.

- The proposed public smoking ordinance will make public smoking a petty misdemeanor punishable with a fine, but will not be a criminal offense as defined by Minnesota law.[2]

Staff Recommendation

Based upon the discussion at the March 3 Work Session, as well as consistency with the proposed cannabis ordinance, staff recommends the City Council adopt the attached public smoking prohibition ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 1057 approving the Chaska Smoking and Commercial Tobacco Use Ordinance.

[2] MN Stat. § 609.02 defines a "Crime" as conduct which is prohibited by statute **and** for which the actor may be sentenced to imprisonment.

CITY OF CHASKA

ORDINANCE NO. 1057

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE PROHIBITNG PUBLIC SMOKING WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Section 6.29.010 Title. This Ordinance will be known as the "Chaska Smoking and Commercial Tobacco Use Ordinance."

Section 2. Section 6.29.020 Findings Of Fact And Purpose. The purpose of this Ordinance is to protect the health of the people of Chaska from the negative effects of smoking and commercial tobacco use when in public places and places of employment; affirm the right of people to breathe air without exposure to secondhand smoke; reduce commercial tobacco use and exposure among children, youth, and young adults; protect the health of vulnerable and disproportionately impacted populations; and reduce commercial tobacco product waste, which can harm human and animal health, and the environment. The City Council adopts the following findings to support the provisions in this Ordinance:

In 2006, the U.S. surgeon general concluded that there is no risk-free level of exposure to secondhand smoke.

Exposure to secondhand smoke can occur at significant levels outdoors. Levels of secondhand smoke exposure outdoors can reach levels recognized as hazardous, depending on direction and amount of wind, number and proximity of smokers, and enclosures like walls or roofs. To be completely free from exposure to secondhand smoke in outdoor places, a person may have to be at least 29 feet away from the source of the smoke.

Commercial tobacco use is the number one cause of preventable death in Minnesota and continues to be an urgent public health issue, as evidenced by the following: An estimated 6,300 Minnesotans die from smoking annually; each year, smoking costs Minnesota an estimated $2.92 billion in medical expenses, including $605.4 million in Medicaid costs and $5.4 billion in productivity losses; and, research indicates that approximately 30% of all cancer deaths in Minnesota are attributable to commercial tobacco use.

Significant disparities in commercial tobacco use exist in Minnesota, which create barriers to health equity. American Indian or Alaska Native (32.8%), multiracial Minnesotans (21%), and Minnesotans who identify as "some other race" (17.3%) report a higher smoking prevalence than Minnesotans who identify as white (13.6%), Black (12.8%), Hispanic (10.7%), and Asian (8.3%).

Evidence continues to build that exposure to electronic smoking device aerosol, including secondhand exposure, has immediate impacts on the human respiratory and cardiovascular systems, and poses a risk to human health.

Secondhand cannabis smoke has been identified as a health hazard and cannabis smoke contains at least 33 known carcinogens.

The Minnesota Clean Indoor Air Act does not prohibit smoking outdoors, regardless of the distance from building openings, nor does it prohibit smoking in cabs of trucks, certain residential healthcare facilities, tobacco shops, and hotel rooms but the Minnesota Clean Indoor Air Act specifically permits municipalities to enact more stringent measures to protect the public from secondhand smoke or from involuntary exposure to aerosol or vapor from electronic delivery devices, including outdoor areas.

Commercial tobacco waste is a major, consequential, and persistent source of litter. Cigarette butts are perennially the most common form of litter collected during cleanup programs worldwide, for example, in 2020, cigarette butts made up nearly 20% of all litter collected through cleanup programs in the U.S. (9.7 billion out of 49.6 billion items). Non-cigarette forms of commercial tobacco waste, such as plastic cigar tips and little cigar wrappers, also significantly contribute to litter. Waste from electronic smoking devices has become a recognized and growing form of litter.

Laws restricting the use of commercial tobacco products have recognizable benefits to public health including reduced prevalence of use; reduced secondhand smoke exposure, as measured by self-report and laboratory analysis of biomarkers or indoor air; increased cessation of commercial tobacco use; and reduced initiation of commercial tobacco use among young people.

Section 3. Section 6.29.030 Authority and Jurisdiction.

A. Authority. The City Council is authorized to adopt this Ordinance by Minnesota Statutes sections 144.417, subd. 4(a), 145A.05, subd. 9, 412.221, 152.0263, subd. 5, and any other applicable state law, as may be adopted or amended from time to time.

B. Nothing in this Ordinance authorizes smoking or use of commercial tobacco products in any location where smoking or use of commercial tobacco products is prohibited.

Section 4. Section 6.29.040 Definitions. Except as may otherwise be provided or clearly implied by context, all terms are given their commonly accepted definitions. For the purpose of this ordinance, the following definitions apply unless the context clearly indicates or requires a different meaning:

A. City staff. City staff and service providers include but are not limited to employees; independent contractors; contractors; vendors; consultants; volunteers; and elected and appointed officials.

B. Commercial Tobacco Product. Any product containing, made, or derived from tobacco or nicotine, whether natural or synthetic, that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component, part, or accessory of a tobacco product including, but not limited to, cigarettes; cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco. Commercial Tobacco Product does not include any nicotine cessation product that has been authorized by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act.

C. Commercial Tobacco Product Use. The act of smoking commercial tobacco or the consumption of any commercial tobacco product.

D. Electronic Delivery Device. Any product containing or delivering nicotine, lobelia or any other substance, whether natural or synthetic, intended for human consumption through the inhalation of aerosol or vapor from the product. Electronic delivery device includes, but is not limited to, devices manufactured, marketed or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic delivery device includes any component part of a product, whether or not marketed or sold separately. Electronic delivery device does not include any nicotine cessation product that has been authorized by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act.

E. Indoor Area. All space between a floor and a ceiling that is bounded by walls, doorways, or windows, whether open or closed, covering more than 50 percent of the combined surface area of the vertical planes constituting the perimeter of the area. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

F. Minnesota Clean Indoor Air Act. Minnesota Statutes Sections 144.411 to 144.417, as amended from time to time.

G. Place of Employment. "Place of employment" as defined in Minnesota Statutes Section 144.413, subd. 1b, as amended from time to time.

H. Proprietor. The party who ultimately controls, governs, or directs the activities at the public place or place of employment, regardless of whether the party is owner or lessee of the public place or place of employment. The term "proprietor" may apply to a corporation, partnership, limited liability company, or other entity, as well as an individual.

I. Public Meeting. "Public meeting" as defined in Minnesota Statutes Section 144.413, subd. 3, as amended from time to time.

J. Public Place. "Public place" as defined in Minnesota Statutes Section 144.413, subd. 2, as amended from time to time. Notwithstanding the foregoing, the term "public place" does not include:
A private residence, including the curtilage or yard;
Private property not generally accessible by the public, unless the person is explicitly prohibited from smoking on the property by the owner of the property;
The premises of an establishment or event licensed to permit on-site smoking.

K. Public Transportation. As defined in Minnesota Statutes Section 144.413, subd. 5, as amended from time to time.

L. Smoking. Inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, pipe or any other lighted or heated product containing, made, or derived from nicotine, marijuana, or other plant, whether natural or synthetic, that is intended for inhalation. Smoking includes carrying or using an activated electronic delivery device. "Smoking" does not include the use of traditional, or sacred, tobacco used by many American Indian and Alaska Native communities for spiritual and medicinal purposes.

Section 5. Section 6.29.050 Prohibitions.

A. Smoking is not allowed in indoor public places, public meetings, places of employment, or in public transportation, as defined by the Minnesota Clean lndoor Air Act.

B. Smoking and commercial tobacco product use are not allowed at any time by any person on any property that is owned, leased, rented, or otherwise used or controlled by the City. This prohibition includes but is not limited to indoor and outdoor areas of all City controlled facilities; grounds; parking lots; work areas; vehicles and equipment; outdoor park and recreation areas, lands, and bodies of water; playgrounds; beaches; swimming pools; nature areas; recreation centers; and walkways, paths and trails that are part of, within, or adjacent to the grounds of any

of the above. This prohibition does not include greens, tee boxes, fairways, or other areas of play of public golf courses, but includes parking lots, clubhouse, or other non-play areas at public golf courses.

C. Smoking and commercial tobacco product use are not allowed in personal vehicles parked on property that is owned, leased, rented, or otherwise used or controlled by the City.

D. Smoking is not allowed within twenty-five (25) feet of entrances, exits, windows and ventilation intakes of public places and places of employment.

E. Nothing in this ordinance prohibits any person, proprietor, or employer with control over any property from prohibiting smoking and commercial tobacco product use on any part of such property, even if smoking or commercial tobacco product use is not otherwise prohibited in that area.

Section 6. Section 6.29.060 Sacred Use of Tobacco. Nothing in this ordinance prevents the use of traditional, or sacred, tobacco used by many American Indian and Alaska Native communities for spiritual and medicinal purposes.

Section 7. Section 6.29.070 Enforcement.

A. No proprietor or other person, firm, limited liability company, corporation, or other entity that owns, leases, manages, operates, or otherwise controls the use of a public place or place of employment will permit smoking in an area they control where smoking is prohibited by this or any other law.

B. No City staff may permit smoking or commercial tobacco product use in any area that is under the control of the City and in which smoking or commercial tobacco product use is prohibited by this or any other law.

C. City staff may check property that is owned, leased, rented, or otherwise used or controlled by the City to make sure this Ordinance is not violated. Any person who violates this Ordinance will be reminded of its requirements and asked to immediately stop smoking or using commercial tobacco products. Any person who does not stop smoking or using commercial tobacco products will be asked to immediately leave City property, in addition to any misdemeanor penalties under this Ordinance.

D. The proprietor or other person, firm, limited liability company, corporation, or other entity that owns, leases, manages, operates, or otherwise controls the use of a public place or place of employment shall make reasonable efforts to prevent smoking in the public place and place of employment by: (1) Posting appropriate signs or by any other means which may be

appropriate; and (2) Asking any person who smokes in an area where smoking is prohibited to refrain from smoking and, if the person does not refrain from smoking after being asked to do so, asking the person to leave. If the person refuses to leave, the proprietor, person, or entity in charge shall handle the situation consistent with lawful methods for handling other persons acting in a disorderly manner or as a trespasser.

E. The proprietor or other person or entity in charge of the outdoor area of a public place or place of employment where smoking is prohibited, must not provide smoking equipment, including ashtrays or matches, in areas where smoking is prohibited.

F. The proprietor or other person or entity in charge of a restaurant or bar may not serve an individual who is in violation of this section.

Section 8. Section 6.29.080 Violations and Penalties.

A. A violation of this Ordinance is a petty misdemeanor punishable by a fine up to $300.

B. Repeat violations. Each day a violation occurs or continues will be considered a separate offense.

C. City licensees. Failure to comply with this Ordinance may be a basis for adverse action for any license issued under City ordinances.

Section 9. Section 6.29.090 Severability. If any section or provision of this ordinance is held invalid, such invalidity will not affect other sections or provisions that can be given force and effect without the invalidated section or provision.

Section 10. Section 6.29.100 Effective Date. This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of March, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **March 17, 2025**

Paid and Unpaid Invoices:
Check #'s 355182-355371 **$2,350,584.67**

Paid Electronic Invoices:
Wire #'s 4567-4583 **$409,897.73**

Amount for Approval-Council Meeting:
March 17, 2025 **$2,760,482.40**

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006 SCOTT A HUTNICK									
137954		02/28/2025	031125	355189	450.00	03/15/2025	INV	PD	February Animal Control
CHECK DATE: 03/11/2025									
107858 ABDO EICK & MEYERS LLP									
502911		02/28/2025	031825	355209	11,820.00	04/05/2025	INV	PD	FEB FINANCE TEMP-DORAN
CHECK DATE: 03/18/2025									
103825 ACUSHNET COMPANY									
919734852		02/19/2025	031825	355210	247.57	04/20/2025	INV	PD	RESALE
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919752167		02/22/2025	031825	355210	2,161.65	06/22/2025	INV	PD	RESALE
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919771672		02/25/2025	031825	355210	156.31	03/27/2025	INV	PD	RESALE
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919781327		02/26/2025	031825	355210	4,163.56	03/28/2025	INV	PD	RESALE
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919839845		03/05/2025	031825	355210	2,774.22	07/03/2025	INV	PD	RESALE
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919840111		03/05/2025	031825	355210	564.84	04/04/2025	INV	PD	RESALE
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919840167		03/05/2025	031825	355210	328.00	04/04/2025	INV	PD	RESALE
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919853909		03/06/2025	031825	355210	119.42	04/05/2025	INV	PD	RESALE
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919869404		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869405		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869406		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869407		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE

City of Chaska

VENDOR INVOICE LIST

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919869418		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869419		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869420		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869427		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869434		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869435		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869439		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869440		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869441		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869442		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869443		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869444		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869446		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919869447		03/07/2025	031825	355210	130.01	04/06/2025	INV	PD	RESALE
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919871303		03/08/2025	031825	355210	1,205.40	04/07/2025	INV	PD	RESALE
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919889514		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
919889515		03/10/2025	031825	355210	118.98	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

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919889536		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889537		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889552		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889553		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889561		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889562		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889594		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889595		03/10/2025	031825	355210	118.98	04/09/2025	INV	PD	RESALE
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919889596		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889597		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889598		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889599		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889600		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889601		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889603		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

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919889604		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889605		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
919889606		03/10/2025	031825	355210	118.98	04/09/2025	INV	PD	RESALE
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919889607		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889608		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
919889609		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
919889672		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
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919889676		03/10/2025	031825	355210	130.01	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					27,723.61				
106669 ADIDAS AMERICA INC									
6162892599		02/27/2025	031825	355211	2,787.00	04/28/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
6162892600		02/27/2025	031825	355211	3,746.00	04/28/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					6,533.00				
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
8679110		02/28/2025	031825	355212	423.46	04/05/2025	INV	PD	February Collection Commi
CHECK DATE: 03/18/2025									
110316 AHEAD LLC									
INV0629209		03/05/2025	031825	355213	403.26	04/05/2025	INV	PD	RESALE
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INV0629527		03/07/2025	031825	355213	32.61	04/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					435.87				
112609 ALI, BASHIR									
34450		03/04/2025	031825	355214	18.04	04/04/2025	INV	PD	METER DEPOSIT REFUND-435

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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100073 AMARIL UNIFORM CO									
IV274207		02/25/2025	031825	355215	2,053.97	03/25/2025	INV	PD	MARK S - FR CLOTHING
CHECK DATE: 03/18/2025									
IV274612		03/04/2025	031825	355215	2,579.57	04/04/2025	INV	PD	JACOB S - FR CLOTHING
CHECK DATE: 03/18/2025									
IV274613		03/04/2025	031825	355215	2,616.67	04/04/2025	INV	PD	LEO R - FR CLOTHING
CHECK DATE: 03/18/2025									
					7,250.21				
100119 SHAKOPEE VALLEY FORD									
SMCB837497		02/25/2025	031825	355216	4,675.69	03/25/2025	INV	PD	#1226 REPAIRS CA#417351
CHECK DATE: 03/18/2025									
100122 ARAMARK REFRESHMENT SERVICES									
11881764		02/26/2025	031825	355217	97.58	03/26/2025	INV	PD	Folgers Coffee for breakr
CHECK DATE: 03/18/2025									
109198 ARCHER MECHANICAL									
33171		02/26/2025	031825	355218	948.75	03/26/2025	INV	PD	Rink 2 air handling unit
CHECK DATE: 03/18/2025									
100146 ASPEN MILLS INC									
348627		02/13/2025	031825	355219	67.06	03/15/2025	INV	PD	DUTY UNIFORM-GAREIS
CHECK DATE: 03/18/2025									
349906		03/05/2025	031825	355219	295.86	04/04/2025	INV	PD	DUTY UNIFORM-SCHMIDT
CHECK DATE: 03/18/2025									
349915		03/05/2025	031825	355219	249.35	04/04/2025	INV	PD	DUTY UNIFORM-ANDERSON
CHECK DATE: 03/18/2025									
349916		03/05/2025	031825	355219	147.93	04/04/2025	INV	PD	DUTY UNIFORM-PETERSON
CHECK DATE: 03/18/2025									
					760.20				
105236 B & B TRANSFORMER INC									
29505	250041	02/28/2025	031825	355220	27,595.00	03/28/2025	INV	PD	TRN UG 500KVA 7.9 120/208
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
29506	250058	03/06/2025	031825	355220	41,825.00	04/12/2025	INV	PD	TRN UG 1000KVA 277/480 3P
CHECK DATE: 03/18/2025									
29511	250059	03/07/2025	031825	355220	8,500.00	04/12/2025	INV	PD	TRN UG 150KVA 20/120 3PHS
CHECK DATE: 03/18/2025									
					77,920.00				
100174 BAUER BUILT TIRE AND BATTERY									
180310914		03/04/2025	031825	355221	334.20	04/15/2025	INV	PD	#707 TIRES
CHECK DATE: 03/18/2025									
100196 BIFFS INC									
INV238552		03/04/2025	031825	355222	400.00	04/01/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 03/18/2025									
100201 BCBSM INC									
250228141091		02/28/2025	031125	355190	239,307.78	03/20/2025	INV	PD	APR EMP INS PREM-MEDICAL
CHECK DATE: 03/11/2025									
112603 BOESL, JACKIE									
10006182		03/04/2025	031825	355223	166.28	04/04/2025	INV	PD	CREDIT BALANCE REFUND-310
CHECK DATE: 03/18/2025									
102279 BOLTON & MENK INC									
0356365		02/17/2025	031825	355224	15,696.50	03/19/2025	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE: 03/18/2025									
0356939		02/26/2025	031825	355224	7,287.13	03/28/2025	INV	PD	2024 DT ST PROJECT
CHECK DATE: 03/18/2025									
0356943		02/26/2025	031825	355224	6,914.50	03/28/2025	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 03/18/2025									
0358171		02/28/2025	031825	355224	66.00	04/10/2025	INV	PD	308 N Walnut St-LWSL Repl
CHECK DATE: 03/18/2025									
					29,964.13				
100226 BRAUN INTERTEC CORPORATION									
B419277		02/20/2025	031825	355225	4,212.00	03/20/2025	INV	PD	Creek Rd Utility, St Impt
CHECK DATE: 03/18/2025									
100242 BRIDGESTONE GOLF INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV-1003273888		03/05/2025	031825	355226	477.08	05/04/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
100247 BROADWAY AWARDS INC									
56346		02/23/2025	031825	355227	232.04	03/23/2025	INV	PD	Council & Commission Name
CHECK DATE: 03/18/2025									
105843 RICHIE HOLDING INC									
67218800		02/21/2025	031825	355228	1,314.26	03/23/2025	INV	PD	KITCHEN HOOD CLEANING
CHECK DATE: 03/18/2025									
102474 STATE OF MINNESOTA; DEPARTMENT OF PUBLIC SAFETY									
20250294-1		03/03/2025	031825	355229	500.00	04/30/2025	INV	PD	Probable Violation Penalt
CHECK DATE: 03/18/2025									
100275 CALLAWAY GOLF									
939160154		11/13/2024	031825	355230	-5,398.40	03/31/2025	CRM	PD	CREDIT-RETURNED DEMO CLUB
CHECK DATE: 03/18/2025									
939241562		12/02/2024	031825	355230	-4,737.60	01/02/2025	CRM	PD	RESALE CREDIT-RETURNED CL
CHECK DATE: 03/18/2025									
939241563		12/02/2024	031825	355230	-259.20	03/31/2025	CRM	PD	RESALE CREDIT-RETURNED CL
CHECK DATE: 03/18/2025									
939302472		12/11/2024	031825	355230	-3,460.95	02/08/2025	CRM	PD	CREDIT-RETURNED CLUBS
CHECK DATE: 03/18/2025									
939713678		02/21/2025	031825	355230	129.60	04/22/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939713740		02/21/2025	031825	355230	133.60	04/22/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939713742		02/21/2025	031825	355230	129.60	04/22/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939722671		02/22/2025	031825	355230	6,169.50	06/22/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939722673		02/22/2025	031825	355230	261.00	06/22/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939755830		02/26/2025	031825	355230	518.40	06/26/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
939759555		02/27/2025	031825	355230	6,651.87	06/27/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939772001		02/28/2025	031825	355230	187.68	06/28/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939772003		02/28/2025	031825	355230	133.60	04/29/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939772062		02/28/2025	031825	355230	2,476.80	06/28/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939790121		03/04/2025	031825	355230	187.68	07/02/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939795422		03/04/2025	031825	355230	288.00	07/02/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939798820		03/05/2025	031825	355230	841.50	07/03/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939828355		03/10/2025	031825	355230	493.51	12/01/2025	INV	PD	DEMO/RENTALS
CHECK DATE: 03/18/2025									
939828356		03/10/2025	031825	355230	129.60	05/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939828358		03/10/2025	031825	355230	129.60	05/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
939833367		03/10/2025	031825	355230	570.00	07/08/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					5,575.39				
100302 CARVER COUNTY									
3546		02/12/2025	031825	355231	175.00	03/14/2025	INV	PD	Audit YE Verification of
CHECK DATE: 03/18/2025									
100314 CARVER COUNTY IS/GIS DEPT									
INTINV-611		01/08/2025	031125	355191	3,628.14	03/04/2025	INV	PD	2024 4TH QTR SHARED GIS P
CHECK DATE: 03/11/2025									
100323 CDW GOVERNMENT INC									
AC83T2P		02/21/2025	031825	355232	1,604.32	03/23/2025	INV	PD	COMPUTER REPLACEMENT
CHECK DATE: 03/18/2025									
AC85H5R		02/21/2025	031825	355232	568.50	03/23/2025	INV	PD	UPS-IT INVENTORY
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
AC8UR9Z		02/20/2025	031825	355232	830.76	03/22/2025	INV	PD	TC PRINTER
CHECK DATE: 03/18/2025									
AC9BK7Y		02/24/2025	031825	355232	5,662.96	03/26/2025	INV	PD	NEW COMPUTERS-IT & FIRE
CHECK DATE: 03/18/2025									
AC9M26P		02/26/2025	031825	355232	156.08	03/28/2025	INV	PD	KEYBOARD COMBOS-IT ON HAN
CHECK DATE: 03/18/2025									
AC9UI1I		02/27/2025	031825	355232	61.02	03/29/2025	INV	PD	HDMI CABLES-IT
CHECK DATE: 03/18/2025									
					8,883.64				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/FEB25		03/04/2025	031125	355192	6,987.03	04/01/2025	INV	PD	FEB 3210 CHASKA BLVD GAS
CHECK DATE: 03/11/2025									
109045922/FEB25		03/05/2025	031325	355207	18,000.01	04/02/2025	INV	PD	FEB 1661 PARK RIDGE DR GA
CHECK DATE: 03/13/2025									
109052076/FEB25		03/05/2025	031325	355207	11,002.57	04/02/2025	INV	PD	FEB 1611 PARK RIDGE DR GA
CHECK DATE: 03/13/2025									
120564141/FEB25		03/04/2025	031325	355207	17.53	04/01/2025	INV	PD	FEB 1599 OAK CREEK PASS G
CHECK DATE: 03/13/2025									
64030791582/FEB25		03/04/2025	031125	355192	113.09	04/01/2025	INV	PD	FEB 216 W 4TH ST GAS SVC
CHECK DATE: 03/11/2025									
64030828871/FEB25		03/04/2025	031325	355207	184.98	04/01/2025	INV	PD	FEB 423 N WALNUT ST GAS S
CHECK DATE: 03/13/2025									
					36,305.21				
100337 QWEST CORPORATION									
313773369/MAR25		03/01/2025	031125	355193	41.11	03/27/2025	INV	PD	MAR CCC BURGLAR ALARM
CHECK DATE: 03/11/2025									
728017174		03/01/2025	031125	355194	351.25	03/31/2025	INV	PD	MAR SIP PHONE BILL
CHECK DATE: 03/11/2025									
728248298		03/01/2025	031125	355194	849.06	03/31/2025	INV	PD	MAR INTERNET SERVICE
CHECK DATE: 03/11/2025									
					1,241.42				
100338 QWEST CORPORATION									
202000790/MAR25		02/21/2025	031325	355208	387.36	03/20/2025	INV	PD	MAR PHONE & LONG DIST SVC
CHECK DATE: 03/13/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100379 CITY OF CHANHASSEN									
137784		02/27/2025	031825	355233	2,236.48	04/03/2025	INV	PD	tickets, lunch, and trans
CHECK DATE: 03/18/2025									
137785		02/27/2025	031825	355233	1,383.96	04/03/2025	INV	PD	Grease-Chanhassen Dinner
CHECK DATE: 03/18/2025									
					3,620.44				
112614 CHARRIS, SILVIA									
36295		03/04/2025	031825	355234	33.61	04/04/2025	INV	PD	METER DEPOSIT REFUND-1105
CHECK DATE: 03/18/2025									
110240 CINTAS CORPORATION NO 2									
5256247406		02/26/2025	031825	355235	202.64	03/26/2025	INV	PD	MEDICAL SUPPLIES-FD
CHECK DATE: 03/18/2025									
5258308106		03/10/2025	031825	355236	213.38	04/10/2025	INV	PD	Fist Aide refill-PD
CHECK DATE: 03/18/2025									
					416.02				
100410 CITY OF WACONIA									
1364		12/31/2024	031825	355237	720.00	03/06/2025	INV	PD	SALT BRINE FOR PRETREATME
CHECK DATE: 03/18/2025									
102659 CIVICPLUS LLC									
326255		03/01/2025	031825	355238	2,835.00	03/31/2025	INV	PD	Ordinance Self-Publishing
CHECK DATE: 03/18/2025									
100418 CLEARSOFT INC									
137762		02/27/2025	031825	355239	246.83	03/27/2025	INV	PD	SOFTENER SALT-TC
CHECK DATE: 03/18/2025									
112451 CLIFTONLARSONALLEN LLP									
L251039068		01/30/2025	031825	355240	9,849.00	03/01/2025	INV	PD	AUDIT SERVICES FOR 12/31/
CHECK DATE: 03/18/2025									
L251087972		02/28/2025	031825	355240	6,877.50	03/28/2025	INV	PD	AUDIT SERVICES FOR 12/31/
CHECK DATE: 03/18/2025									
					16,726.50				
100419 CLOVER CONDOMINIUM ASSOCIATION									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00498838-40	250004	03/10/2025	031125	355195	1,544.84	04/01/2025	INV	PD	APR COMMUNITY ROOM DUES
CHECK DATE: 03/11/2025									
111572 CLUB PROPHET SOFTWARE LLC									
INV2946671		03/01/2025	031825	355241	833.00	03/31/2025	INV	PD	MAR TC/LOOP POS SOFTWARE
CHECK DATE: 03/18/2025									
100428 COBRA GOLF INC									
DC265819		01/10/2025	031825	355242	-4,123.00	03/31/2025	CRM	PD	RETURNED PRODUCT
CHECK DATE: 03/18/2025									
G4029303		03/05/2025	031825	355242	3,866.48	04/04/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
G4031281		03/07/2025	031825	355242	526.80	09/03/2025	INV	PD	DEMO/RENTALS
CHECK DATE: 03/18/2025									
					270.28				
112484 CONFLUENCE INC									
31321		02/27/2025	031825	355243	3,075.25	03/27/2025	INV	PD	SW Park Master Plan
CHECK DATE: 03/18/2025									
106301 CORE & MAIN LP									
W476651	250053	03/10/2025	031825	355244	1,125.52	04/10/2025	INV	PD	4 - SLEEVE RPR STNLS STL
CHECK DATE: 03/18/2025									
W561068	250050	03/07/2025	031825	355244	1,497.86	04/07/2025	INV	PD	6 COUPLNGS, 5 FLANGE KIT
CHECK DATE: 03/18/2025									
W572147	250052	03/11/2025	031825	355244	7,547.78	04/11/2025	INV	PD	5/8 METER HORN & SWIVELS
CHECK DATE: 03/18/2025									
					10,171.16				
105646 CREALITY PROMO + RETAIL INC									
INV07941062		02/25/2025	031825	355245	219.13	02/27/2025	INV	PD	5 yr Name Plates for Year
CHECK DATE: 03/18/2025									
107485 CROWN COLLEGE									
EMTI 46		03/05/2025	031825	355246	468.00	03/24/2025	INV	PD	FF TRAINING FOR DEPT - EM
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112608 CTW GROUP INC									
40467		03/04/2025	031825	355247	94.30	04/04/2025	INV	PD	CREDIT BALANCE REFUND-212
CHECK DATE: 03/18/2025									
112607 DAHLHEIMER, AMY									
37924		03/04/2025	031825	355248	16.41	04/04/2025	INV	PD	CREDIT BALANCE REFUND-22
CHECK DATE: 03/18/2025									
110412 IMPERIAL BAG & PAPER CO LLC									
4330899		01/15/2025	031825	355249	296.44	02/14/2025	INV	PD	RESTROOM CLEANER-CCC, INT
CHECK DATE: 03/18/2025									
4348324		02/27/2025	031825	355249	1,076.26	03/29/2025	INV	PD	Parts for arena autoscrub
CHECK DATE: 03/18/2025									
					1,372.70				
100509 DEALER AUTOMOTIVE SERVICES INC									
1-125706		02/27/2025	031825	355250	1,985.16	03/27/2025	INV	PD	#311 A/C CONDENSER
CHECK DATE: 03/18/2025									
112601 DEGENSTEIN, CARY									
10002254		03/04/2025	031825	355251	157.49	04/04/2025	INV	PD	CREDIT BALANCE REFUND-385
CHECK DATE: 03/18/2025									
111462 POND & LIGHTING DESIGN INC									
11280		02/24/2025	031825	355252	7,960.11	03/26/2025	INV	PD	COOPER'S FOUNTAIN REPAIRS
CHECK DATE: 03/18/2025									
111282 CANNON TECHNOLOGIES INC									
954468213	240117	03/04/2025	031825	355253	2,216.24	04/04/2025	INV	PD	ELEC METER INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468217	240117	03/04/2025	031825	355253	3,704.94	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468221	240117	03/04/2025	031825	355253	1,308.00	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468223	240117	03/04/2025	031825	355253	209.80	04/04/2025	INV	PD	WATER NODE INSTALL COMMER
CHECK DATE: 03/18/2025									
954468224	240117	03/04/2025	031825	355253	185.84	04/04/2025	INV	PD	POST CARDS

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
954468225	240117	03/04/2025	031825	355253	40.40	04/04/2025	INV	PD	DOOR HANGERS
CHECK DATE: 03/18/2025									
954468226	240117	03/04/2025	031825	355253	10,186.18	04/04/2025	INV	PD	ELEC METER INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468227	240117	03/04/2025	031825	355253	7,592.84	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468228	240117	03/04/2025	031825	355253	10,725.60	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468234	240117	03/04/2025	031825	355253	3,835.80	04/04/2025	INV	PD	ELEC METER INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468236	240117	03/04/2025	031825	355253	2,469.96	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468237	240117	03/04/2025	031825	355253	1,656.80	04/04/2025	INV	PD	WATER NODE INSTALL RESIDE
CHECK DATE: 03/18/2025									
954468238	240117	03/04/2025	031825	355253	1,153.90	04/04/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954468239	240117	03/04/2025	031825	355253	542.00	04/04/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954468241	240117	03/04/2025	031825	355253	246.56	04/04/2025	INV	PD	POSTCARDS
CHECK DATE: 03/18/2025									
954468242	240117	03/04/2025	031825	355253	53.60	04/04/2025	INV	PD	DOOR HANGERS
CHECK DATE: 03/18/2025									
954468253	240117	03/04/2025	031825	355253	7,906.01	04/04/2025	INV	PD	ELEC METER INSTALL - RESI
CHECK DATE: 03/18/2025									
954468255	240117	03/04/2025	031825	355253	4,665.48	04/04/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954468263	240117	03/04/2025	031825	355253	610.40	04/04/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954468301	240117	03/04/2025	031825	355253	734.30	04/04/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954468304	240117	03/04/2025	031825	355253	948.50	04/04/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954468811	240117	03/04/2025	031825	355253	4,539.03	04/04/2025	INV	PD	ELEC METER INSTALL - RESI
CHECK DATE: 03/18/2025									
954468812	240117	03/04/2025	031825	355253	59.40	04/04/2025	INV	PD	DOOR HANGERS
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
954476187	240117	03/05/2025	031825	355253	273.24	04/05/2025	INV	PD	POSTCARDS
CHECK DATE: 03/18/2025									
954476188	240117	03/05/2025	031825	355253	1,921.08	04/05/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954476207	240117	03/05/2025	031825	355253	3,139.20	04/05/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954476266	240117	03/05/2025	031825	355253	524.50	04/05/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954476295	240117	03/05/2025	031825	355253	135.50	04/05/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954476297	240117	03/01/2025	031825	355253	10,000.00	04/01/2025	INV	PD	YUKON SOFTWARE AMI/AMR RF
CHECK DATE: 03/18/2025									
954476401	240117	03/05/2025	031825	355253	4,411.17	04/05/2025	INV	PD	ELEC METER INSTALL - RESI
CHECK DATE: 03/18/2025									
954476450	240117	03/05/2025	031825	355253	2,698.66	04/05/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954476456	240117	03/05/2025	031825	355253	3,924.00	04/05/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954476457	240117	03/05/2025	031825	355253	839.20	04/05/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954484691	240117	03/06/2025	031825	355253	4,475.10	04/06/2025	INV	PD	ELEC METER INSTALL
CHECK DATE: 03/18/2025									
954484693	240117	03/06/2025	031825	355253	69.00	04/06/2025	INV	PD	DOOR HANGERS
CHECK DATE: 03/18/2025									
954484695	240117	03/06/2025	031825	355253	317.40	04/06/2025	INV	PD	POST CARDS
CHECK DATE: 03/18/2025									
954484697	240117	03/06/2025	031825	355253	4,985.66	04/06/2025	INV	PD	WATER NODE INSTALL - RES
CHECK DATE: 03/18/2025									
954484698	240117	03/06/2025	031825	355253	1,656.80	04/06/2025	INV	PD	WATER NODE INSTALL - RESI
CHECK DATE: 03/18/2025									
954484699	240117	03/06/2025	031825	355253	629.40	04/06/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
954484702	240117	03/06/2025	031825	355253	135.50	04/06/2025	INV	PD	WATER NODE INSTALL - COMM
CHECK DATE: 03/18/2025									
					105,726.99				
100591 ELECTRICAL PRODUCTION SERVICES INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
23255		02/27/2025	031825	355254	2,662.00	03/27/2025	INV	PD	CITY HALL FIBER
CHECK DATE: 03/18/2025									
110104 RAINY FALLS VENTURES LLC									
00000225		02/28/2025	031825	355255	547.00	03/28/2025	INV	PD	GEAR WASH
CHECK DATE: 03/18/2025									
00000235		03/05/2025	031825	355255	2,213.00	04/04/2025	INV	PD	GEAR WASH
CHECK DATE: 03/18/2025									
					2,760.00				
107451 ENERGAGE LLC									
INVZ00031827		03/06/2025	031825	355256	6,071.10	04/05/2025	INV	PD	ENERGAGE SURVEY
CHECK DATE: 03/18/2025									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
10958		02/27/2025	031825	355257	9,527.30	04/03/2025	INV	PD	MARCH RETAINER FEE
CHECK DATE: 03/18/2025									
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
166712125		02/22/2025	030425-1	355182	686.69	03/31/2025	INV	PD	MAR EMP INS PREM-VISION
CHECK DATE: 03/04/2025									
110169 FELHABER LARSON FENLON & VOGT PA									
864437		02/18/2025	031825	355258	8,679.00	03/18/2025	INV	PD	JAMS PROPERTIES & SIEGFRI
CHECK DATE: 03/18/2025									
864438		02/18/2025	031825	355258	5,655.00	03/18/2025	INV	PD	GM DAVIS PROPERTIES CONDE
CHECK DATE: 03/18/2025									
					14,334.00				
100653 FERGUSON ENTERPRISES INC									
0281024		02/11/2025	031825	355259	182.97	03/11/2025	INV	PD	PIPE CLEANER
CHECK DATE: 03/18/2025									
100658 FERGUSON WATERWORKS									
0542738	250051	02/12/2025	031825	355260	570.35	03/12/2025	INV	PD	6" WATERMAIN COUPLING
CHECK DATE: 03/18/2025									
0542970		02/19/2025	031825	355260	80.00	03/19/2025	INV	PD	SCHOOL-STEVE L & DAVID A

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
					650.35				
100655 FERRELLGAS 7780961									
1129495398		01/29/2025	031825	355261	74.38	03/11/2025	INV	PD	PROPANE
CHECK DATE: 03/18/2025									
1129757403		02/19/2025	031825	355261	47.51	03/19/2025	INV	PD	PROPANE
CHECK DATE: 03/18/2025									
					121.89				
106319 CHAD JEREMY FIGG									
Feb 25 Tae Kwon Do		03/02/2025	031825	355262	837.60	04/03/2025	INV	PD	Feb 2025 Tae Kwon Do
CHECK DATE: 03/18/2025									
109941 BRIDGETOWER OPCO LLC									
745674917		02/15/2024	031825	355263	234.00	03/24/2025	INV	PD	INNSBRUCK DR RETAINING WA
CHECK DATE: 03/18/2025									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278X0303225		02/25/2025	030425-1	355183	666.41	03/20/2025	INV	PD	FEB FIRSTNET MOBILE
CHECK DATE: 03/04/2025									
111871 NATHAN G STANFORD									
20253		02/28/2025	031825	355264	4,795.00	03/25/2025	INV	PD	CHAINSAW TRAINING
CHECK DATE: 03/18/2025									
110270 GARTNER REFRIGERATION INC									
IP013614		03/04/2025	031825	355265	168.81	04/04/2025	INV	PD	Compressor oil for ice ri
CHECK DATE: 03/18/2025									
101463 GOPHER STATE ONE CALL									
5020285		02/28/2025	031825	355266	171.45	03/28/2025	INV	PD	FEB LOCATES
CHECK DATE: 03/18/2025									
100759 WW GRAINGER INC									
9402318241		02/10/2025	031825	355267	171.95	03/12/2025	INV	PD	HANDICAP BUTTON MAIN ENTR
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9411435002		02/18/2025	031825	355267	37.64	03/20/2025	INV	PD	Parts for Hot Spa plumbin
CHECK DATE: 03/18/2025									
9413119570		02/19/2025	031825	355267	15.82	03/21/2025	INV	PD	SPARE PUMP PARTS
CHECK DATE: 03/18/2025									
9419049128		02/25/2025	031825	355267	342.93	03/27/2025	INV	PD	MSB FUEL PUMP NOZZLE, HOS
CHECK DATE: 03/18/2025									
9420721913		02/26/2025	031825	355267	408.33	03/28/2025	INV	PD	CLIPS FOR MINODES/METERS
CHECK DATE: 03/18/2025									
9426781598		03/04/2025	031825	355267	25.58	04/03/2025	INV	PD	Wall anchors and caps
CHECK DATE: 03/18/2025									
9428498928		03/05/2025	031825	355267	24.96	04/04/2025	INV	PD	Door signs
CHECK DATE: 03/18/2025									
9430490590		03/06/2025	031825	355267	26.23	04/05/2025	INV	PD	Drill bits, lock nuts
CHECK DATE: 03/18/2025									
					1,053.44				
112518 THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA									
MAR-25		02/14/2025	030425-1	355184	7,822.38	03/01/2025	INV	PD	MAR EMP INS PREM-DENTAL
CHECK DATE: 03/04/2025									
112617 GULICKSON, JILL									
2014757.002		03/04/2025	031825	355268	83.55	04/04/2025	INV	PD	Rfd-After School Care Wit
CHECK DATE: 03/18/2025						PAYEE: GULICKSON, JILL			
106216 ROSHE 2 INCORPORATED									
3090		03/01/2025	031825	355269	1,052.80	03/31/2025	INV	PD	FEB EVENT LABOR
CHECK DATE: 03/18/2025									
3091		03/04/2025	031825	355269	4,330.00	04/03/2025	INV	PD	MAR CURL/EVENT CLEANING
CHECK DATE: 03/18/2025									
					5,382.80				
109731 HAUS OF GREY LLC									
431634		03/07/2025	031825	355270	1,710.30	04/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
100810 HAWKINS INC									
7003205		03/04/2025	031825	355271	6,544.94	04/18/2025	INV	PD	WTP CHEMICALS
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110461 HEARTLAND BUSINESS SYSTEMS LLC									
774881-H		03/04/2025	031825	355272	6,224.40	04/03/2025	INV	PD	WEBEX LICENSING FOR FAX S
CHECK DATE: 03/18/2025									
104805 HELLO! BOOKING INC									
137114		02/13/2025	031825	355273	2,800.00	03/13/2025	INV	PD	Summer Concert Series 202
CHECK DATE: 03/18/2025									
137115		02/24/2025	031825	355273	3,500.00	03/03/2025	INV	PD	F & I Stage & Production
CHECK DATE: 03/18/2025									
					6,300.00				
100848 HIGH TECH CLEANING INC									
20950		03/03/2025	031825	355274	194.94	04/03/2025	INV	PD	CLOVER RIDGE COMMUNITY RO
CHECK DATE: 03/18/2025									
20963		03/01/2025	031825	355274	3,392.82	04/01/2025	INV	PD	CITY HALL MARCH-Cleaning
CHECK DATE: 03/18/2025									
20964		03/01/2025	031825	355274	535.60	04/01/2025	INV	PD	CLOVER RIDGE COMMUNITY RM
CHECK DATE: 03/18/2025									
20965		03/01/2025	031825	355274	1,195.00	04/01/2025	INV	PD	FIRE STATION MARCH-Cleani
CHECK DATE: 03/18/2025									
20966		03/01/2025	031825	355274	1,251.45	04/01/2025	INV	PD	HISTORICAL CTR MARCH-Clea
CHECK DATE: 03/18/2025									
20967		03/01/2025	031825	355274	388.56	04/01/2025	INV	PD	IT DEPT MARCH-Cleaning se
CHECK DATE: 03/18/2025									
20968		03/01/2025	031825	355274	2,603.86	04/01/2025	INV	PD	MSB MARCH-Cleaning servic
CHECK DATE: 03/18/2025									
20969		03/01/2025	031825	355274	190.55	04/01/2025	INV	PD	STANTEC - MARCH
CHECK DATE: 03/18/2025									
20970		03/01/2025	031825	355274	684.95	04/11/2025	INV	PD	WTP - MARCH
CHECK DATE: 03/18/2025									
					10,437.73				
106982 HUE LIFE LLC									
3056		01/26/2025	031825	355275	7,380.00	03/11/2025	INV	PD	INSIGHTS PROFILES AND WOR
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100878 HUEBSCH									
84176/FEB2025		02/28/2025	031825	355276	1,188.66	03/10/2025	INV	PD	FEB RUG/MAT SVC
CHECK DATE: 03/18/2025									
100879 PRAIRIE TECHNOLOGIES INC OF MN									
250245		03/05/2025	031825	355277	298.00	04/05/2025	INV	PD	ISSUES WITH COMPASS
CHECK DATE: 03/18/2025									
108162 HYDRO-DESIGNS INC									
CI-04945		02/28/2025	031825	355278	856.00	03/28/2025	INV	PD	FEBRUARY RPZ MANAGEMENT
CHECK DATE: 03/18/2025									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2025/0307-ICMA		03/07/2025	031125	355196	5,400.17	03/07/2025	INV	PD	PR 03/07/25 457 & Roth Co
CHECK DATE: 03/11/2025									
109884 IDENTISYS INCORPORATED									
706727		02/28/2025	031825	355279	160.00	03/28/2025	INV	PD	Badge Printer Support Con
CHECK DATE: 03/18/2025									
104751 IMPACT MAILING OF MINNESOTA INC									
215989		03/05/2025	031825	355280	8,621.50	04/05/2025	INV	PD	February Bills
CHECK DATE: 03/18/2025									
216000		03/05/2025	031825	355280	1,346.72	04/05/2025	INV	PD	Feb Reminders
CHECK DATE: 03/18/2025									
216001		03/06/2025	031825	355280	1,323.06	04/05/2025	INV	PD	Feb_Mar Disconnects
CHECK DATE: 03/18/2025									
216002		03/05/2025	031825	355280	597.73	04/05/2025	INV	PD	Feb Finals
CHECK DATE: 03/18/2025									
					11,889.01				
110528 INVOICE CLOUD INC									
3052-2025_2		02/28/2025	031825	355281	10,840.15	03/31/2025	INV	PD	February UB Payment Proce
CHECK DATE: 03/18/2025									
112068 I:SPACE FURNITURE INC									
32395		02/28/2025	031825	355282	11,102.65	03/30/2025	INV	PD	Payroll Office Set Up

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
111168 JM TEST SYSTEMS LLC									
S919304-IN		03/06/2025	031825	355283	6,529.61	04/06/2025	INV	PD	TESTING ON BLANKETS,LINE
CHECK DATE: 03/18/2025									
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
24578949		02/25/2025	031825	355284	1,367.49	03/25/2025	INV	PD	TC MAINT BLDG MONITORING
CHECK DATE: 03/18/2025									
24605488		03/03/2025	031825	355284	946.11	04/03/2025	INV	PD	ANNUAL WTP ALARM & DETECT
CHECK DATE: 03/18/2025									
					2,313.60				
100991 KEY ENTERPRISES LLC									
2025-142292		02/25/2025	031825	355285	1,895.00	03/25/2025	INV	PD	ADVERTISING
CHECK DATE: 03/18/2025									
112611 KLEIN, KYLE									
36909		03/04/2025	031825	355286	36.98	04/04/2025	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 03/18/2025									
112616 KRAEMER, MARIA									
40648		03/04/2025	031825	355287	69.90	04/04/2025	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 03/18/2025									
101043 LANO EQUIPMENT INC									
01-1137810		03/04/2025	031825	355288	87.04	04/04/2025	INV	PD	SPARE BOBCAT KEYS
CHECK DATE: 03/18/2025									
01-1138134		03/06/2025	031825	355288	13,572.45	04/06/2025	INV	PD	NEW ROTORY BRUSH MOWER FO
CHECK DATE: 03/18/2025									
01-1138604		03/10/2025	031825	355288	2,314.01	04/12/2025	INV	PD	FORESTRY CAB DOOR #719 TO
CHECK DATE: 03/18/2025									
					15,973.50				
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Mar-25		03/07/2025	031125	355197	2,044.00	03/07/2025	INV	PD	Mar-25 Police Union Dues
CHECK DATE: 03/11/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101056 LEAGUE OF MINNESOTA CITIES									
40007906-3/4/25		03/04/2025	031825	355290	117,391.00	04/01/2025	INV	PD	Property/Casualty Coverag
CHECK DATE: 03/18/2025									
9506		03/06/2025	031825	355289	2,472.30	04/06/2025	INV	PD	Connor Ries Clam
CHECK DATE: 03/18/2025									
					119,863.30				
101057 LEAGUE OF MINNESOTA CITIES									
10002436-3/4/25		03/04/2025	031825	355291	151,705.00	04/01/2025	INV	PD	WC INS PREM-2ND INSTALLME
CHECK DATE: 03/18/2025									
112604 LEE, ROGER									
10007132		03/04/2025	031825	355292	286.82	04/04/2025	INV	PD	CREDIT BALANCE REFUND-198
CHECK DATE: 03/18/2025									
101071 LENZEN CHEVROLET BUICK INC									
329765		03/03/2025	031825	355293	3,336.04	04/03/2025	INV	PD	#1222 REPAIR INS CLAIM#CA
CHECK DATE: 03/18/2025									
90606		02/21/2025	031825	355293	1,253.93	03/21/2025	INV	PD	#302 DOOR PANEL & ENGINE
CHECK DATE: 03/18/2025									
90638		02/27/2025	031825	355293	11.63	03/27/2025	INV	PD	ENGINE AIR FILTER RELIEF
CHECK DATE: 03/18/2025									
90667		03/04/2025	031825	355293	193.21	04/04/2025	INV	PD	#718 UPFITTER SWITCHES
CHECK DATE: 03/18/2025									
90670		03/04/2025	031825	355293	1,307.82	04/04/2025	INV	PD	#701 RUNNING BOARDS & MAT
CHECK DATE: 03/18/2025									
					6,102.63				
108385 LEVELWEAR INC									
545146-S1		03/03/2025	031825	355294	778.97	04/03/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
101093 LITTLE FALLS MACHINE INC									
373307		02/26/2025	031825	355295	1,172.34	03/28/2025	INV	PD	HYDRAULIC SANDER MOTORS 1
CHECK DATE: 03/18/2025									
110118 LOCKRIDGE GRINDAL NAUEN PLLP									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
118555		03/01/2025	031825	355296	3,333.33	04/10/2025	INV	PD	Mar Lobbyist for City Squ
CHECK DATE: 03/18/2025									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
111006		01/01/2025	031825	355297	3,986.00	04/10/2025	INV	PD	Q1 SA, SYS R&D, LESS 2024
CHECK DATE: 03/18/2025									
105710 MACQUEEN EMERGENCY GROUP									
036210PP-Credit		12/23/2024	031825	355298	-564.50	02/25/2025	CRM	PD	TETHER STRAPS FOR LADDER
CHECK DATE: 03/18/2025									
P43870		02/14/2025	031825	355298	1,544.80	03/14/2025	INV	PD	TOOLS FOR #328 TOWER
CHECK DATE: 03/18/2025									
P45085		03/06/2025	031825	355298	819.00	04/06/2025	INV	PD	TOOLS FOR NEW TOWER #328
CHECK DATE: 03/18/2025									
W06822		02/25/2025	031825	355298	6,098.84	03/25/2025	INV	PD	EQUIP FOR NEW LADDER TRUC
CHECK DATE: 03/18/2025									
					7,898.14				
101124 MACQUEEN EQUIPMENT									
P12257		02/27/2025	031825	355299	-1,282.24	03/27/2025	CRM	PD	#312 CREDIT FOR CHARGER
CHECK DATE: 03/18/2025									
P12291		03/10/2025	031825	355299	105.67	04/10/2025	INV	PD	#312 HVAC LOUVERS & SEALT
CHECK DATE: 03/18/2025									
P12301		03/11/2025	031825	355299	1,151.20	04/11/2025	INV	PD	#312 SEATBELT REPLACEMENT
CHECK DATE: 03/18/2025									
P62901		02/26/2025	031825	355299	647.72	03/26/2025	INV	PD	#921 JETTER HOSE COUPLING
CHECK DATE: 03/18/2025									
P62950		02/27/2025	031825	355299	146.65	03/27/2025	INV	PD	#921 COUPLER PROTECTORS
CHECK DATE: 03/18/2025									
P63163		03/07/2025	031825	355299	1,217.68	04/07/2025	INV	PD	#921 VACTOR SUCTION HOSE
CHECK DATE: 03/18/2025									
					1,986.68				
103449 MADDEN GALANTER HANSEN LLP									
137977		03/06/2025	031825	355300	607.50	04/07/2025	INV	PD	FEB LEGAL-LABOR RELATIONS
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00164753		02/11/2025	031825	355301	20,051.76	03/13/2025	INV	PD	FUEL
CHECK DATE: 03/18/2025									
106904 MCMASTER-CARR SUPPLY COMPANY									
41592775		02/28/2025	031825	355302	257.40	03/28/2025	INV	PD	PARTS FOR PEDS & ST LTS
CHECK DATE: 03/18/2025									
101183 METROPOLITAN COUNCIL									
FEB 2025 SAC		02/28/2025	031825	355303	68,884.20	03/31/2025	INV	PD	FEB SAC CHARGES
CHECK DATE: 03/18/2025									
101182 METROPOLITAN COUNCIL									
0001184738		03/03/2025	031825	355304	331,137.34	04/01/2025	INV	PD	APR SEWER SERVICES FOR ME
CHECK DATE: 03/18/2025									
101187 METRO SALES INC									
INV2715307		02/13/2025	030425-1	355185	230.77	03/15/2025	INV	PD	RICOH COPIER-CURL/EVENT C
CHECK DATE: 03/04/2025									
INV2731719		03/04/2025	031825	355305	163.00	04/03/2025	INV	PD	Contract Invoice
CHECK DATE: 03/18/2025									
INV2731724		03/04/2025	031825	355305	546.03	04/03/2025	INV	PD	Contract Invoice
CHECK DATE: 03/18/2025									
INV2731931		03/04/2025	031825	355305	303.07	04/03/2025	INV	PD	Ricoh/IM C6010 Color Copi
CHECK DATE: 03/18/2025									
INV2732465		03/05/2025	031825	355305	2,020.14	04/04/2025	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 03/18/2025									
INV2736387		03/10/2025	031825	355305	172.48	04/09/2025	INV	PD	RICOH COPIER-CURL/EVENT C
CHECK DATE: 03/18/2025									
INV2736388		03/10/2025	031825	355305	443.48	04/10/2025	INV	PD	MSB RICOH - COLOR
CHECK DATE: 03/18/2025									
INV2738702		03/12/2025	031825	355305	147.88	04/11/2025	INV	PD	FD COLOR COPIER
CHECK DATE: 03/18/2025									
					4,026.85				
112602 MEUWISSEN, LEON									
10002472		03/04/2025	031825	355306	543.66	04/04/2025	INV	PD	CREDIT BALANCE REFUND-311

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
101196 MID COUNTY COOP #122622									
2210		03/04/2025	031825	355307	686.95	04/30/2025	INV	PD	55 GLS OIL-TC
CHECK DATE: 03/18/2025									
112544 MIDWEST SPEAKERS BUREAU									
10270B Balance Due		01/17/2025	031825	355308	500.00	03/26/2025	INV	PD	Wellness Lunch Speaker
CHECK DATE: 03/18/2025									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0307250015806598		03/07/2025	031125	355198	461.46	03/07/2025	INV	PD	030725 Payroll - Child Su
CHECK DATE: 03/11/2025									
101298 MINNESOTA STATE PATROL									
137718		02/27/2025	031825	355309	80.00	03/27/2025	INV	PD	2025 DECALS
CHECK DATE: 03/18/2025									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Mar-25		03/07/2025	031125	355199	6,398.00	03/07/2025	INV	PD	Mar-25 Local #320 Union D
CHECK DATE: 03/11/2025									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/FEB25		02/27/2025	031125	355200	1,356.81	03/22/2025	INV	PD	FEB ST LITES-TOWN COURSE
CHECK DATE: 03/11/2025									
107051510/FEB25		02/21/2025	030425-1	355186	36.67	03/16/2025	INV	PD	FEB 82ND ST & HWY 41 SIGN
CHECK DATE: 03/04/2025									
778320601/FEB25		02/21/2025	030425-1	355186	136.64	03/16/2025	INV	PD	FEB CHEVALLE LIFT STATION
CHECK DATE: 03/04/2025									
780272000/FEB25		02/21/2025	030425-1	355186	15.00	03/16/2025	INV	PD	FEB CHEVALLE IRRIGATION B
CHECK DATE: 03/04/2025									
781796600/FEB25		02/21/2025	030425-1	355186	395.28	03/16/2025	INV	PD	FEB 1599 OAK CREEK PASS
CHECK DATE: 03/04/2025									
					1,940.40				
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1078204		03/05/2025	031825	355310	2,084.00	04/04/2025	INV	PD	MONTHLY SUBSTATION MAINTE

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
101281 KRISTIE MITCHELL									
137202		02/25/2025	031825	355311	7,405.20	03/25/2025	INV	PD	Winter 2025 Skate Lesson
CHECK DATE: 03/18/2025									
101248 MINNESOTA MUNICIPAL POWER AGENCY									
D/S SAVINGS PMT #19		03/01/2025	031825	355312	113,447.50	04/01/2025	INV	PD	Electric Rfdg Bonds, 2015
CHECK DATE: 03/18/2025									
101192 STATE OF MINNESOTA									
1000052863		03/03/2025	031825	355313	11,162.78	04/03/2025	INV	PD	4TH QTY FY 2025 INDIRECT
CHECK DATE: 03/18/2025									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
FEBRUARY0190352025		02/28/2025	031825	355314	6,540.32	03/31/2025	INV	PD	FEB PERMIT SURCHARGES
CHECK DATE: 03/18/2025									
103088 SID TOOL CO INC									
79220819		03/05/2025	031825	355315	22.00	04/05/2025	INV	PD	STOCK SUPPLIES - ELECTRIC
CHECK DATE: 03/18/2025									
101354 MTI DISTRIBUTING INC #700767									
1458932-01		02/26/2025	031825	355316	802.46	03/26/2025	INV	PD	Shade Canopy for 3500 Sid
CHECK DATE: 03/18/2025									
1464007-00		03/04/2025	031825	355316	552.73	04/04/2025	INV	PD	WALK GREENSMOWER PARTS
CHECK DATE: 03/18/2025									
1464007-01		03/11/2025	031825	355316	54.01	04/11/2025	INV	PD	WALK GREENSMOWER PARTS
CHECK DATE: 03/18/2025									
1464007-02		03/05/2025	031825	355316	187.29	04/05/2025	INV	PD	WALK GREENSMOWER PARTS
CHECK DATE: 03/18/2025									
1464496-00		03/10/2025	031825	355316	72.97	04/10/2025	INV	PD	WALK GREENSMOWER PARTS
CHECK DATE: 03/18/2025									
					1,669.46				
101365 STAR GROUP LLC									
4472/FEB2025		02/28/2025	031125	355201	4,629.80	03/20/2025	INV	PD	FEB PARTS & SUPPLIES

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/11/2025									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Mar-25		03/07/2025	031125	355202	4.00	03/07/2025	INV	PD	Mar-25 D.R.I.V.E Contribu
CHECK DATE: 03/11/2025									
101253 BUSINESS PLANNING CONCEPTS INC									
383600032025		02/01/2025	030425-1	355187	112.00	03/10/2025	INV	PD	MAR PERA LIFE PREMIUMS
CHECK DATE: 03/04/2025									
102654 NORTH AMERICAN SAFETY INC									
INV96143		02/27/2025	031825	355317	165.52	03/27/2025	INV	PD	P. GEIS INITIAL ISSUE
CHECK DATE: 03/18/2025									
110995 TRES INC									
137726-S1142394		02/27/2025	031825	355318	42,634.80	03/27/2025	INV	PD	#701 GMC Canyon-Electric
CHECK DATE: 03/18/2025									
137727-SF228836		02/27/2025	031825	355318	50,995.00	03/27/2025	INV	PD	#718 Chev Silverado 3500-
CHECK DATE: 03/18/2025									
					93,629.80				
109957 NORTHWESTERN UNIVERSITY									
24789		01/02/2025	031825	355319	4,750.00	03/06/2025	INV	PD	School of Police Staff an
CHECK DATE: 03/18/2025									
101454 OLSEN CHAIN AND CABLE CO INC									
725519		02/28/2025	031825	355320	41.48	03/28/2025	INV	PD	PARTS FOR RAG HOIST
CHECK DATE: 03/18/2025									
104668 OPTUM BANK INC									
0001695787		01/16/2025	031125	355203	533.25	02/15/2025	INV	PD	Q4 HSA FEES, INTEREST
CHECK DATE: 03/11/2025									
111048 JENNIFER LYNNE PANTANO									
137789		03/03/2025	031825	355321	75.00	03/21/2025	INV	PD	Adaptive Dance- Instructo
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108564 PERSONNEL EVALUATION INC									
54074		02/28/2025	031825	355322	74.00	03/28/2025	INV	PD	PEP billing/results - Pot
CHECK DATE: 03/18/2025									
101530 PING INC									
17971735		01/07/2025	031825	355323	-247.95	03/31/2025	CRM	PD	CLUB REPLACEMENT
CHECK DATE: 03/18/2025									
17990923		01/13/2025	031825	355323	-506.86	03/31/2025	CRM	PD	REBATE
CHECK DATE: 03/18/2025									
18086669		03/03/2025	031825	355323	758.45	05/02/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
18086670		03/03/2025	031825	355323	178.55	05/03/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
18086678		03/03/2025	031825	355323	2,493.01	08/30/2025	INV	PD	DEMO/RENTALS
CHECK DATE: 03/18/2025									
18086679		03/03/2025	031825	355323	3,894.47	05/02/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
18086680		03/03/2025	031825	355323	911.96	05/02/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
18092074		03/04/2025	031825	355323	1,038.90	05/03/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
18094452		03/05/2025	031825	355323	105.30	09/01/2025	INV	PD	RENTALS/DEMOS
CHECK DATE: 03/18/2025									
18100037		03/07/2025	031825	355323	402.39	05/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					9,028.22				
101557 POWER SYSTEM ENGINEERING INC									
9057410		03/11/2025	031825	355324	735.00	03/19/2025	INV	PD	WO# 18241 CITYWIDE CAPACI
CHECK DATE: 03/18/2025									
9057486		03/12/2025	031825	355324	6,065.00	04/12/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 03/18/2025									
					6,800.00				
101556 DE VAULT ELECTRIC PRODUCTS CO									
78005		02/04/2025	031825	355325	388.00	03/12/2025	INV	PD	NEW SOUNDING CABLE
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101571 PREMIUM WATERS INC									
310657569		02/28/2025	031825	355327	65.00	03/28/2025	INV	PD	Water Cooler
CHECK DATE: 03/18/2025									
417080-02-25		02/28/2025	031825	355326	13.89	03/30/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 03/18/2025									
					78.89				
101576 FORNER ENTERPRISES INC									
20257038		03/04/2025	031825	355328	415.00	04/04/2025	INV	PD	INS CLAIM CA 417351 SQUAD
CHECK DATE: 03/18/2025									
20257039		03/04/2025	031825	355328	415.00	04/04/2025	INV	PD	INS CLAIM CA 412671 GRAPH
CHECK DATE: 03/18/2025									
					830.00				
107855 STAPLES INC									
43018424		02/25/2025	031825	355329	22.02	03/27/2025	INV	PD	Certificate Cover Holders
CHECK DATE: 03/18/2025									
43101333		03/03/2025	031825	355329	91.30	04/02/2025	INV	PD	Copy Paper for the workro
CHECK DATE: 03/18/2025									
43153117		03/06/2025	031825	355329	30.90	04/05/2025	INV	PD	Name plate signs for Laur
CHECK DATE: 03/18/2025									
					144.22				
101684 R & R SPECIALTIES OF WISCONSIN INC									
0084810-IN		02/25/2025	031825	355330	39.05	03/25/2025	INV	PD	Wash water filters for Za
CHECK DATE: 03/18/2025									
101609 RANGE SERVANT AMERICA INC									
139956		02/17/2025	031825	355331	1,300.00	03/19/2025	INV	PD	RANGE TOKENS
CHECK DATE: 03/18/2025									
112606 RIBAR, JENNIFER									
36214		03/04/2025	031825	355332	288.57	04/04/2025	INV	PD	CREDIT BALANCE REFUND-280
CHECK DATE: 03/18/2025									
102948 ROAD MACHINERY & SUPPLIES CO									
S6793801		02/25/2025	031825	355333	254.45	03/25/2025	INV	PD	#85 FUEL PUMP AND FILTERS

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
112610 ROJAS RAMIREZ, ILEANA									
35359		03/04/2025	031825	355334	544.42	04/04/2025	INV	PD	METER DEPOSIT REFUND-2261
CHECK DATE: 03/18/2025									
112605 ROLSTAD, PEGGY A									
10014227		03/04/2025	031825	355335	185.39	04/04/2025	INV	PD	CREDIT BALANCE REFUND-130
CHECK DATE: 03/18/2025									
112477 ROTH STAFFING COMPANIES LP									
16258085		02/28/2025	031825	355336	1,142.40	03/30/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 03/18/2025									
16260300		03/07/2025	031825	355336	1,632.00	04/06/2025	INV	PD	Bldg Insp Temp-Gibson w/e
CHECK DATE: 03/18/2025									
					2,774.40				
101738 SCHILLING SUPPLY COMPANY									
995410-01		03/03/2025	031825	355337	253.00	04/03/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 03/18/2025									
101744 SCOTT COUNTY TREASURER									
IN32042		03/10/2025	031825	355338	650.00	04/06/2025	INV	PD	Remedial Use of Force Tra
CHECK DATE: 03/18/2025									
112619 SEEHUSEN, ANNE									
2014784.002		03/12/2025	031825	355339	42.00	04/12/2025	INV	PD	RFD ROOKIE SPORTS-BASKETB
CHECK DATE: 03/18/2025						PAYEE: SEEHUSEN, ANNE			
101760 SENTRY SYSTEMS INC									
800309		03/01/2025	031825	355340	184.20	03/11/2025	INV	PD	LOOP ALARM SVC 3/1/25-5/3
CHECK DATE: 03/18/2025									
112615 SHANNON, JACOB									
40100		03/04/2025	031825	355341	16.54	04/04/2025	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
150495169-001		03/06/2025	031825	355342	60.00	04/06/2025	INV	PD	REBUILD/MAINT KIT FOR TRE
CHECK DATE: 03/18/2025									
105762 SOWLES, ELSA									
10011226-2		03/04/2025	031825	355343	10.40	04/04/2025	INV	PD	CREDIT BALANCE REFUND-533
CHECK DATE: 03/18/2025									
101850 STANTEC CONSULTING SERVICES INC									
2363948		03/07/2025	031825	355345	16,785.05	04/07/2025	INV	PD	RECORD PLAN/BASE MAP UPDA
CHECK DATE: 03/18/2025									
2363949		03/07/2025	031825	355345	2,638.75	04/07/2025	INV	PD	SW COMMUNITY PARK
CHECK DATE: 03/18/2025									
2363950		03/07/2025	031825	355345	2,523.50	04/07/2025	INV	PD	SE COLLECTOR
CHECK DATE: 03/18/2025									
2363951		03/07/2025	031825	355345	8,086.25	04/07/2025	INV	PD	CREEK RD TRUNK SWR PH 4 (
CHECK DATE: 03/18/2025									
2363952		03/07/2025	031825	355345	7,279.25	04/07/2025	INV	PD	NE COLLECTOR IN SW AREA-P
CHECK DATE: 03/18/2025									
2363953		03/07/2025	031825	355345	3,038.25	04/07/2025	INV	PD	BAVARIA RD TURN LANES @ S
CHECK DATE: 03/18/2025									
2363954-WELL 6		03/07/2025	031825	355345	6,467.00	04/07/2025	INV	PD	WELL NO 6 REHAB
CHECK DATE: 03/18/2025									
2363954-WELL 8		03/07/2025	031825	355345	5,719.00	04/07/2025	INV	PD	WELL NO 8 REHAB
CHECK DATE: 03/18/2025									
2363954-WELL 9		03/07/2025	031825	355345	2,630.75	04/07/2025	INV	PD	WELL NO 9 REHAB
CHECK DATE: 03/18/2025									
2363955		03/07/2025	031825	355345	2,379.20	04/07/2025	INV	PD	WELL 10 CONSTRUCTION
CHECK DATE: 03/18/2025									
2363956		03/07/2025	031825	355345	3,789.00	04/07/2025	INV	PD	WELL 7 WTP
CHECK DATE: 03/18/2025									
2363957		03/07/2025	031825	355345	3,330.50	04/07/2025	INV	PD	MCKNIGHT WETLAND BANK SER
CHECK DATE: 03/18/2025									
2363958		03/07/2025	031825	355345	26,126.15	04/07/2025	INV	PD	WELLS 11 & 12
CHECK DATE: 03/18/2025									
2363959		03/07/2025	031825	355345	5,154.50	04/07/2025	INV	PD	ENGLER BLVD CHASKA ELECTR
CHECK DATE: 03/18/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2363960		03/07/2025	031825	355345	4,528.25	04/07/2025	INV	PD	2024 ROUTINE BRIDGE INSPE
CHECK DATE: 03/18/2025									
2363961		03/07/2025	031825	355345	29,755.00	04/07/2025	INV	PD	C2 RAVINE STABILIZATION
CHECK DATE: 03/18/2025									
2363962		03/07/2025	031825	355345	12,560.15	04/07/2025	INV	PD	CTY RD 61 UTILITY IMPROVE
CHECK DATE: 03/18/2025									
2363963		03/07/2025	031825	355345	16,436.50	04/07/2025	INV	PD	SAVANNA WAY SOUTH UTILITY
CHECK DATE: 03/18/2025									
2363964		03/07/2025	031825	355344	13,285.72	04/07/2025	INV	PD	OUTLET D IMPROVEMENTS - J
CHECK DATE: 03/18/2025									
2363965		03/07/2025	031825	355345	26,031.75	04/07/2025	INV	PD	GENERAL ENGINEERING
CHECK DATE: 03/18/2025									
					198,544.52				
111577 KELLIE ANNE CAMERON									
138056		03/10/2025	031825	355346	2,450.00	04/04/2025	INV	PD	Storybook Theatre- Alice
CHECK DATE: 03/18/2025									
101888 STREICHERS									
CM301870		02/07/2025	031825	355347	-116.98	03/07/2025	CRM	PD	Pesheck Uniform - Shirt/E
CHECK DATE: 03/18/2025									
I1745618		02/12/2025	031825	355347	49.99	03/12/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 03/18/2025									
I1745649		02/12/2025	031825	355347	1,857.90	03/12/2025	INV	PD	Boll Uniform - Vest - Dep
CHECK DATE: 03/18/2025									
I1748447		02/27/2025	031825	355347	108.99	03/27/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 03/18/2025									
I1748448		02/27/2025	031825	355347	58.95	03/27/2025	INV	PD	Dau Uniform - Initial Iss
CHECK DATE: 03/18/2025									
					1,958.85				
101892 STUART C IRBY CO									
SO13840295.001	250055	02/26/2025	031825	355348	23,850.00	03/28/2025	INV	PD	SW CAB S&C PME9 600AMP 3P
CHECK DATE: 03/18/2025									
SO13840303.001	250042	02/28/2025	031825	355348	23,850.00	03/30/2025	INV	PD	SW CAB S&C PME 9 600AMP 3
CHECK DATE: 03/18/2025									
SO13840358.001	250043	02/28/2025	031825	355348	23,850.00	03/30/2025	INV	PD	SW CAB S&C PME 9 600AMP 3

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
S013840360.001	250044	02/28/2025	031825	355348	23,850.00	03/30/2025	INV	PD	SW CAB S&C PME 9 600AMP 3
CHECK DATE: 03/18/2025									
S013840370.001	250054	02/26/2025	031825	355348	23,850.00	03/28/2025	INV	PD	SW CAB S&C PME9 600AMP 3P
CHECK DATE: 03/18/2025									
S013840373.001	250045	02/28/2025	031825	355348	23,850.00	03/30/2025	INV	PD	SW CAB S&C PME 9 600AMP 3
CHECK DATE: 03/18/2025									
S013840374.001	250048	02/28/2025	031825	355348	23,850.00	03/30/2025	INV	PD	SW CAB S&C PME 9 600AMP 3
CHECK DATE: 03/18/2025									
S013840378.001	250056	02/25/2025	031825	355348	20,190.00	03/27/2025	INV	PD	SW CAB S&C PME9 600AMP 3P
CHECK DATE: 03/18/2025									
S013840382.001	250046	02/28/2025	031825	355348	20,190.00	03/30/2025	INV	PD	SW CAB S&C PME 11 600AMP
CHECK DATE: 03/18/2025									
S013842685.001	250047	02/25/2025	031825	355348	20,190.00	03/30/2025	INV	PD	SW CAB S&C PME 11 600AMP
CHECK DATE: 03/18/2025									
S014044763.006	250040	02/21/2025	031825	355348	2,050.00	03/23/2025	INV	PD	10 FUSE S&C SMU-20 65E
CHECK DATE: 03/18/2025									
S014105644.003	250057	02/18/2025	031825	355348	27,150.00	03/20/2025	INV	PD	SW CAB S&C PME9 600AMP 3P
CHECK DATE: 03/18/2025									
S014167436.001		02/21/2025	031825	355348	2,909.87	03/23/2025	INV	PD	CLAMPS FOR TERMINATING WI
CHECK DATE: 03/18/2025									
S014193868.001		02/27/2025	031825	355348	11,018.58	03/29/2025	INV	PD	25 - AMI METERS (NON EATO
CHECK DATE: 03/18/2025									
S014193868.002		03/03/2025	031825	355348	2,645.72	04/02/2025	INV	PD	AMI ELEC METERS
CHECK DATE: 03/18/2025									
					273,294.17				
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/FEB2025		02/01/2025	030425-1	355188	6,447.66	02/28/2025	INV	PD	FEB EMP LIFE INS PREM
CHECK DATE: 03/04/2025									
101932 TAYLOR MADE GOLF CO INC									
37835672		11/21/2024	031825	355349	-1,792.65	03/31/2025	CRM	PD	RESALE CREDIT-RETURNED CL
CHECK DATE: 03/18/2025									
38074005		02/24/2025	031825	355349	121.82	03/26/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38091904		02/26/2025	031825	355349	121.82	03/28/2025	INV	PD	RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/18/2025									
38100362		02/28/2025	031825	355349	88.43	04/29/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38113814		03/05/2025	031825	355349	143.57	05/04/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38140963		03/09/2025	031825	355349	136.52	04/08/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38142672		03/10/2025	031825	355349	618.13	10/01/2025	INV	PD	DEMO/RENTALS
CHECK DATE: 03/18/2025									
38142705		03/10/2025	031825	355349	516.02	05/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38142986		03/10/2025	031825	355349	1,087.03	05/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
38143105		03/10/2025	031825	355349	5,043.38	05/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					6,084.07				
112612 TEREFE, HAYMANOT									
37127		03/04/2025	031825	355350	691.91	04/04/2025	INV	PD	METER DEPOSIT REFUND-605
CHECK DATE: 03/18/2025									
112419 TEST RIGHT LLC									
1063		03/10/2025	031825	355351	15.51	04/10/2025	INV	PD	GLOVE TESTING
CHECK DATE: 03/18/2025									
111603 PHILKOT INC									
431799		12/31/2024	031825	355352	592.70	01/31/2025	INV	PD	Marketing materials-Curl
CHECK DATE: 03/18/2025									
110934 THE TORO COMPANY									
411596844		03/01/2025	031825	355353	166.00	03/31/2025	INV	PD	MAR LOOP IRRIGATION NSN
CHECK DATE: 03/18/2025									
107743 TRAFFIC CONTROL CORPORATION									
156909		03/05/2025	031825	355354	2,293.00	04/04/2025	INV	PD	POSTS FOR DYNAMIC PED CRS
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101994 TRAVISMATHEW LLC									
92683459		03/06/2025	031825	355355	103.00	04/05/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
92685592		03/07/2025	031825	355355	2,487.93	04/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
92685593		03/07/2025	031825	355355	6,701.45	04/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
92685594		03/07/2025	031825	355355	3,531.60	04/06/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
92685595		03/07/2025	031825	355355	150.00	04/06/2025	INV	PD	SHOP FIXTURE-FREIGHT
CHECK DATE: 03/18/2025									
92689640		03/10/2025	031825	355355	2,770.45	04/09/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					15,744.43				
102028 TWIN CITY WATER CLINIC INC									
21717		02/13/2025	031825	355356	26.00	03/15/2025	INV	PD	WTP FILTER #5 TEST 1 & 2
CHECK DATE: 03/18/2025									
21766		03/03/2025	031825	355356	390.00	04/02/2025	INV	PD	WTP FEBRUARY SAMPLES
CHECK DATE: 03/18/2025									
					416.00				
110053 TX CHILD SUPPORT SDU									
PR030725-0012725283		03/07/2025	031125	355204	115.38	03/07/2025	INV	PD	030725 Payroll - Child Su
CHECK DATE: 03/11/2025									
104522 US FOODS INC									
5958766		03/01/2025	031825	355357	230.80	03/31/2025	INV	PD	JAN DISH MACHINE RENTAL
CHECK DATE: 03/18/2025									
112618 US KIDS GOLF LLC									
IN2128367		03/05/2025	031825	355358	185.32	04/04/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
107687 UNIVERSAL PROTECTION SERVICE LP									
16756627		02/20/2025	031825	355359	206.25	03/20/2025	INV	PD	Event Ctr security 2/14-2
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110799 VERIZON CONNECT FLEET USA LLC									
386000064389		03/03/2025	031825	355360	279.20	04/02/2025	INV	PD	Data Processing - GPS
CHECK DATE: 03/18/2025									
102102 VERIZON WIRELESS									
6106755213		02/23/2025	031125	355205	584.85	03/15/2025	INV	PD	FEB CRADLEPOINTS
CHECK DATE: 03/11/2025									
110444 NEW VISION TECHNOLOGIES LLC									
2801		03/04/2025	031825	355361	1,554.60	04/11/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
109839 SHELTERED WINGS INC									
2174549		02/26/2025	031825	355362	167.99	03/28/2025	INV	PD	Squad 1251 - Scope/Rifle
CHECK DATE: 03/18/2025									
102227 ONVOY LLC									
383007009486250301		03/01/2025	031125	355206	812.00	03/25/2025	INV	PD	MAR CITY HALL ETHERNET
CHECK DATE: 03/11/2025									
111278 WAGGLE GOLF									
300920		03/14/2025	031825	355363	4,104.00	04/13/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
300928		03/14/2025	031825	355363	1,124.00	04/13/2025	INV	PD	RESALE
CHECK DATE: 03/18/2025									
					5,228.00				
102133 WAGNER PRESS & GRAPHICS									
38170		02/21/2025	031825	355364	79.00	03/21/2025	INV	PD	ASH TREE REMOVAL POSTCARD
CHECK DATE: 03/18/2025									
38196		03/06/2025	031825	355364	396.96	04/05/2025	INV	PD	POSTCARD PRINTING-COMDEV
CHECK DATE: 03/18/2025									
					475.96				
102143 WATER CONSERVATION SERVICES INC									
14765		02/27/2025	031825	355365	1,580.80	03/27/2025	INV	PD	LEAK LOCATE - LK HZLTN,CO
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102166 WESCO DISTRIBUTION INC									
517427		02/26/2025	031825	355366	147.79	03/26/2025	INV	PD	MASTIC TAPE KIT
CHECK DATE: 03/18/2025									
521601	250049	03/06/2025	031825	355366	173.00	04/06/2025	INV	PD	CUT OUT LOAD BRK 100AMP
CHECK DATE: 03/18/2025									
					320.79				
112613 WEVERKA, LILY									
38150		03/04/2025	031825	355367	69.33	04/04/2025	INV	PD	METER DEPOSIT REFUND-325
CHECK DATE: 03/18/2025									
102189 WM MUELLER & SONS									
309098		02/20/2025	031825	355368	880.00	03/22/2025	INV	PD	LEVEE CHANNEL SPOILS
CHECK DATE: 03/18/2025									
309116		02/23/2025	031825	355368	1,320.00	03/25/2025	INV	PD	LEVEE CHANNEL SPOILS
CHECK DATE: 03/18/2025									
309225		02/27/2025	031825	355368	400.00	03/27/2025	INV	PD	VAC TRK DUMP FEE
CHECK DATE: 03/18/2025									
309335		03/06/2025	031825	355368	309.61	04/05/2025	INV	PD	SAND FOR WATERMAIN DIGS
CHECK DATE: 03/18/2025									
					2,909.61				
102220 XIGENT SOLUTIONS LLC									
16432		03/01/2025	031825	355369	13,914.69	03/31/2025	INV	PD	MAR SUPPORT SVC
CHECK DATE: 03/18/2025									
16465		03/01/2025	031825	355369	1,778.44	03/31/2025	INV	PD	MAR VULNERABILITY SVC
CHECK DATE: 03/18/2025									
					15,693.13				
102226 ZARNOTH BRUSH WORKS INC									
0200957-IN		02/13/2025	031825	355370	2,820.00	03/15/2025	INV	PD	BOBCAT BROOM REPLACEMENT
CHECK DATE: 03/18/2025									
102231 ZIEGLER INC									
IN001823311		03/03/2025	031825	355371	7,685.35	04/03/2025	INV	PD	ANNUAL GENERATOR TRANSFER
CHECK DATE: 03/18/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
460 INVOICES					2,350,584.67				

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
137881		03/07/2025	030725	4577	8,684.59	03/07/2025	DIR	PD	030725 Payroll - HCSP Con
CHECK DATE: 03/07/2025									
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
137882		03/07/2025	030725	4578	4,144.53	03/07/2025	DIR	PD	030725 Payroll - MNDCP Co
CHECK DATE: 03/07/2025									
101756 MII LIFE INCORPORATED									
41274827-2024		03/04/2025	030525	4569	104.09	03/05/2025	DIR	PD	2024-3/4/25 FSA Reimb-Dep
CHECK DATE: 03/05/2025									
100927 INTERNAL REVENUE SERVICE									
137875		03/07/2025	030725	4571	174,266.11	03/07/2025	DIR	PD	030725 Payroll - SS, Medi
CHECK DATE: 03/07/2025									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
137876		03/07/2025	030725	4572	34,762.21	03/07/2025	DIR	PD	030725 Payroll - MN State
CHECK DATE: 03/07/2025									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
137877		03/07/2025	030725	4573	16,688.69	03/07/2025	DIR	PD	030725 Payroll - 457 Cont
CHECK DATE: 03/07/2025									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
137880		03/07/2025	030725	4576	9,660.86	03/07/2025	DIR	PD	030725 Payroll - Roth Con
CHECK DATE: 03/07/2025									
104668 OPTUM BANK INC									
137879		03/07/2025	030725	4575	24,905.10	03/07/2025	DIR	PD	030725 Payroll - HSA Cont
CHECK DATE: 03/07/2025									
101525 THE PITNEY BOWES BANK INC									
2025/0312-PB		03/12/2025	031325-1	4583	1,200.00	03/13/2025	DIR	PD	3/12/25 REPLENISH POSTAGE
CHECK DATE: 03/13/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
137878		03/07/2025	030725	4574	131,794.15	03/07/2025	DIR	PD	030725 Payroll - PERA Con
CHECK DATE: 03/07/2025									
110788 WEX HEALTH INC									
20250227-FSA		02/27/2025	030325	4567	129.00	03/03/2025	DIR	PD	3/3/25 FSA Reimb-Healthca
CHECK DATE: 03/03/2025									
20250301-FSA		03/01/2025	030425-2	4568	344.00	03/04/2025	DIR	PD	3/4/25 FSA Reimb-Healthca
CHECK DATE: 03/04/2025									
20250304-FSA		03/04/2025	030625	4570	673.75	03/06/2025	DIR	PD	3/6/25 FSA Reimb-Healthca
CHECK DATE: 03/06/2025									
20250305-FSA		03/05/2025	030725	4579	837.41	03/07/2025	DIR	PD	3/4/25 FSA Reimb-Healthca
CHECK DATE: 03/07/2025									
20250307-FSA		03/07/2025	031125-2	4580	224.00	03/11/2025	DIR	PD	3/11/25 FSA Reimb-Healthc
CHECK DATE: 03/11/2025									
20250308-FSA		03/08/2025	031125-3	4582	1,062.56	03/11/2025	DIR	PD	3/11/25 FSA Reimb-Healthc
CHECK DATE: 03/11/2025									
20250310-FSA		03/10/2025	031125-3	4581	416.68	03/11/2025	DIR	PD	3/11/25 FSA Reimb-DepCare
CHECK DATE: 03/11/2025									
					3,687.40				
17 INVOICES					409,897.73				

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Biweekly Report

March 17, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

March 17th:

While we won't be having a Council Work Session on Monday, one thing that we are setting up for those that are available is a demonstration of our new Chaska Fire Ladder Truck. As I mentioned in the last bi-weekly, this ladder truck was put on order in February of 2022 to replace our now 23-year-old existing ladder truck (the trucks are scheduled to last for 20 years). Since it has arrived on site, our Fire crews have been training on this new apparatus, and they have been very impressed with its functionality.

Starting at 6 pm prior to the Council meeting on Monday night, Fire Chief Kraus will have both the old and new ladder trucks set up behind the Municipal Services Building to give the Council a demonstration of our new ladder truck compared to the old one. I think you will be surprised to see just how much more functional it is. This will also be a time for any of the Council members who are interested in getting a ride up in the bucket of the truck to see how it works. It reaches a height of approximately 100 feet, so going up in it gives you a sense of just how high they can get above structure fires and how they would rescue people using this equipment. Immediately following this demonstration, we will drive back down to City Hall to have our normal Council meeting.

March 31st:

For those of you new to the Council, at least a couple times a year we have a 5th Monday of the month. While we officially have these dates slated as time for a regular Council meeting, our practice has been that if we do not have anything urgent to get considered by Council that we cancel the meeting and wait until the next meeting to take anything up, which is just the following Monday. For the 31st, we are planning on cancelling the meeting this night as we do not have any pressing items that need to be taken up by the Council that night. Our next meeting would then be Monday, April 7th.

If you are unable to attend the meetings on the 17th and April 7th, just let me know so we can plan around it if need be.

BUILDING IMPROVEMENT PROGRAM

PUBLIC SAFETY FACILITY UPDATES:

As an update to the progress on the new Public Safety Facility, below are a few highlights of activities that have occurred over the past few weeks:

- With the weather cooperating this week, a significant amount of work was completed on the project. This included finishing up the main entryway roof section, and continuing with erecting the steel beams throughout the Police Department side of the building
- Concrete was starting to be poured this week on both the ramp down into the underground garage and into the garage itself. They can complete this work as the soils continue to dry
- Work has been going on planning for the closer of Engler Boulevard in the next several weeks for road reconstruction, and coordinating how we will get trucks, equipment and workers into the construction site throughout the summer.

Municipal Services Building

Since the Council approved moving forward with Ortell Architects for design of the MSB, we have been working on getting a contract for services finalized with their group. At the same time, they have started to collect baseline information from each of the departments in the building to start the process of programming what space will be needed for each department. We expect that we will get on our normal weekly design team meeting schedule the last week of March and will likely meet each week until we have a concept plan and initial pricing determined, which will be sometime in early summer.

If there are any questions about the information provided, or anything else, please don't hesitate to reach out.

CARVER COUNTY CDA GRANT FOR EDCO:

As you will see on the agenda for the meeting on Monday, one item that we will be discussing is the concept plan for Edco-a company currently located in Hopkins that is planning to move out to Chaska and build a new building for their new company headquarters. As part of the process of working with Edco, or Economic Development Director Julie Grove has been working to get grants to support their movement and expansion in Chaska. One of these grants is the Community Growth Partnership Initiative (CDPI) grant which is funded and provided by the Carver County CDA. Julie was able to submit a grant that was awarded their top amount, which will bring $100,000 of support to the Edco project. These dollars will specifically support the extension of sewer to the property on which they will be building. In addition to this, Julie has been working on other components of a funding package for Edco through different granting sources in the State.

A big thank you and congratulations goes out to Julie for her hard work on receiving this assistance! If you have any questions on this project, please do not hesitate to ask.

BANNERS AND SIGNAGE GOING UP

As the Council is aware, there are still a few detailed items of the Highway 41 project to complete, including hanging all banners downtown, putting up the wayfinding signage throughout downtown, and getting the heritage columns and paseo lighting completed. With the nice weather this week, we were able to start with some of the work by starting to install the median banners down Highway 41. The banners that are being hung up were designed in a joint effort between Julie Grove with the City and the Downtown Business Alliance. As you will see, the banners depict different recognizable places in our community, really meaning to highlight the historic structures in our downtown area. This work will be continuing over the next couple of weeks, with the initial focus being on 41 and then moving onto Highway 61. One item that we are still working on is exactly what will be hung on the poles on the sides of Highway 41, as there are more challenges working with these poles due to the height of traffic going by and the ease of getting the banners up and down. The intent of the side banners would be to focus on the particular season we are in (meaning they would be changed a few times a year) with the banners on the center poles being more permanent and only changed out when they are physically worn out. The work on hanging directional signage has also started, with us first focusing on getting the parking signs hung to direct people to public parking.

This work will continue to occur over the next several weeks, with us expecting everything to be completed by mid-summer. If there are any questions on this, please let me know.

2026 CONGRESSIONALLY DEDICATED FUNDING

For those on the Council a few years ago, you may remember that we received about $2.5 million in Congressional Dedicated Funding in the Federal Bonding Bill to extend the sewer up Creek Road to hook into our new industrial park. This project was completed last summer, with our new building in the Chaska Creek Industrial Park now hooked up to this Trunk Sewer Line. The next stage of our sewer project is to extend it from Creek Road down into the Raser Property, which is south of the Chaska Creek Industrial Park, and is generally located at the NW quadrant of the intersection of Highway 212 and County Road 44. This is our next Industrial area to develop.

To extend the sewer onto this property, along with the water that will be needed to serve this development area will cost approximately $7 million. As part of the Congressionally Dedicated Funding program, Representative Emmer's office just opened the application process for seeking funding through this program. We received the application notice on Friday, with it being due 6 days later. I am happy to say that we were able to meet the deadline and got an application in seeking approximately $3 million to go towards our total Utility extension project. While it will likely be months before we hear anything about this since Congress has still not passed the 2025 budget, we do think that these are projects that they like to support because it allows for jobs and tax base to grow and the infrastructure they would be funding is something that would permanently serve the community. To have a better chance of receiving funding, we are also going to want to have support on the Senate side of Congress and plan on submitting our application to both Senator Smith and Senator Klobuchar when their application processes are open to try to have support from our entire Congressional delegation.

As we find out more about the status of this, we will let you know. In the meantime, if you have any questions, do not hesitate to contact me.

UPCOMING EVENTS:

Below are some upcoming community events that I wanted to make you aware of should you want to attend:

- Chaska American Legion Axillary Easter Egg Hunt: Saturday, April 19th in City Square Park at 10 am
- Rotary/Lions/City Tree Planting Event: This is the 3rd year that all three groups have partnered to reforest the trees that we are losing because of Emerald Ash Borer. This will occur starting at 8 am at Community Park on Saturday April 19th. An alternative date should it rain would be the next Saturday, April 26th
- Christmas in May: This is an event where we help rehabilitate homes free of charge for those that have physical or financial difficulties making it difficult to take care of their homes. This will be on May 3rd and will start with a kickoff breakfast at St. John's Church at 7:30 am before we then go out to projects to work. We typically end around 4 pm, and all food and a free t-shirt are provided as part of the event.
- Taste of Chaska: This event put on by the SW Chamber of Commerce will take place at Firemen's Park from 5-9 pm, with there being plenty of local food and beverage options to purchase along with free live music