



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL VIA ZOOM
Wednesday, August 12, 2020
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the July 8th, 2020 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat & Rezoning for Pioneer Vista/Lennar/PC #2020-15
 - 7.B. PUBLIC HEARING: Recommend Approval of the Variance to Encroach into Wooded Steep Slope and Setbacks/Karyn & Nick Acevedo/PC #2020-16
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the June 29th, July 6th, and July 20th City Council Meeting Minutes
 - 8.A.ii. Receive the July 6th EDA Meeting Minutes.
9. Adjourn



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CHASKA PLANNING COMMISSION MINUTES JULY 08, 2020

1. Call to Order

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

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

2. Roll Call

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

Members absent: None

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

3. Adopt the Agenda

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

Roll Call Vote – Ayes – all. Motion carried.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Cross to approve the Minutes of the June 10th 2020, Planning Commission meeting as presented.

Roll Call Vote – Ayes – all. Motion carried.

6. Consent Items:

6. A. Recommend Approval of the Sale of Excess City Property in Southwest Chaska.

Commissioner Cross asked how much property, if any, will be available to be developed after the road comes through.

Community Development Director Ringwald stated that most of it is bluff and except for the southeast corner, there is not an excess of developable land remaining.

Chair Dahlke suggested that the Consent Items be considered separately.

Motion by Commissioner Bowe, second by Commissioner Brass, to approve the Consent Item 6A.
Roll Call Vote – Ayes – all. Motion carried.

6.B. Recommend Approval of the Sale of Excess City Property Near Del Webb.

Commissioner Sailer asked if this sale was needed for the Final Plat for Del Webb.

Community Development Director Ringwald stated that it is not needed, but there is also no possible other use for the land.

Motion by Commissioner Lacey, second by Commissioner Sailer, to approve the Consent Item 6B.
Roll Call Vote – Ayes – all. Motion carried.

7. Action Items:

7. A. Recommend approval of the Concept Plan for Harvest West North/Tradition Development/PC#2020-14.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Sailer stated that he is a bit concerned about the density and not really having yards or places for the water to go. He stated that he lives in the area and many of his neighbors are still putting in drain tile to help with water issues four years after the homes were built. He stated that the lots in this concept plan are very tight and he feels certain that there will be future drainage issues in the area and would like to see larger lots. He asked if there would be an association with these lots.

City Planner Hanson stated that she believes they will have associations but will have the applicant answer that question when they speak.

Commissioner Urbanski stated that he would echo Commissioner Sailer's concerns. He stated that he would like to see how the conservation corridor and park is finished. He asked if it would be a mowed lawn with park and grass area or something else. He stated that the water table is pretty high in this area and doesn't think the field area gets a lot of use because it is pretty wet. He asked if the landscaping plans would match up with what they have done in their other developments. He asked how long the developer will be responsible for the trees and at what point does the association or homeowners step in and take responsibility.

City Planner Hanson stated that typically the developer is responsible until the City accepts the improvements to the development. She noted that sometimes there are warranties in place for some of the trees with the landscaping companies. She explained that after this, the homeowners association would have perpetual responsibility for the trees.

Commissioner Cross stated that she noticed that in the already developed area there are a lot of piles of dirt, which she understands is normal when you are developing a property. She expressed concern about their location next to trees that the developer is supposed to be saving. She stated that is a big fear for her with this development because there are some very nice, big trees in the

area that won't do well if there is a pile of dirt near them because oaks really do not like sogginess. She stated that the drainage needs to be directed away from the center.

Commissioner Rylee stated that most of the concerns raised are about the water table, mushy soils and the need for drain tiles on properties. He asked if the City should request that the development report include soil borings with details of where the water table is in the entire area.

Chair Dahlke asked about City requirements for the water table.

Community Development Director Ringwald explained that there are building code issues related to water tables depths and foundations and other things like that. He stated that many of the concerns that are being raised by the Commission is part of the blessing and curse of Chaska clay. He stated that there will be a lot of detail work between the engineers and inspectors in the building department in terms of looking at house plans to make sure there is grading and that drainage is happening away from homes to try and minimize those potential issues as much as possible.

Commissioner Sailer asked if yard size would offer any solutions.

Community Development Director Ringwald stated that yard size does not really offer a solution because it really depends on the soil types and the tightness of the lens within clay soils. He stated that the concerns being raised are valid and the development can show more detailed analysis during the Preliminary Plat phase of the process.

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend to City Council approval of the Concept Plan for Harvest West North/Tradition Development a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area/PC#2020-14. subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated June 2, 2020
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated April 30, 2018
 - c. Concept Site Plan, prepared by Alliant Engineering, dated June 2, 2020
 - d. Site Features Map, prepared by Alliant Engineering, dated June 25, 2020
 - e. Site Features Photo Map, prepared by Alliant Engineering, dated June 25, 2020
 - f. Harvest West/Harvest North – Park Plan, prepared by Alliant Engineering, dated June 2, 2020
 - g. Front Elevations (Single Family and Villas), prepared by Robert Thomas Homes
2. Adherence with the City Engineer's Memo dated July 8, 2020.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Provision that the westerly street and cul-de-sac be oriented more west so that the 35 inch and 42-inch oaks are protected and unimpacted by grading, to be addressed at preliminary submittal.
5. Provision that the 4 lots north of Farm Hill Boulevard on Red Cedar Drive are re-oriented or removed to be outside of the wetland buffer, and to be addressed at preliminary submittal.

6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision of adequate screening and landscaping along edges abutting Savanna Way and to be addressed at Preliminary submittal.
8. Provision of sidewalks on both sides of all local streets.
9. Adherence to the following building setbacks:
 - a. Cottage Lots:
 - i. Front (house): 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Heritage Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 10 feet house/5 feet garage
 - v. Side (corner): 23 feet
 - c. Legacy Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 5 feet
 - v. Side (corner): 23 feet
 - d. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - e. Savanna Way: 100 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet
10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
11. Compliance with the City's existing anti-monotony housing policy.
12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope, specifically for the lots that abut the public park.
13. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park.
14. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
15. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
16. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park and conservation corridor area.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.

20. Provision of a tree survey and preservation plan during the preliminary submittal.
21. Provision of a grading plan showing proposed retaining walls, if applicable, and a maintenance summary of retaining walls to be submitted at preliminary submittal.
22. Provision that stormwater ponds, wooded steep slopes, and wetlands will not factor into the parkland credit given.

Commissioner Cross stated that it always makes her nervous that even in the Concept Plan the Commission comes up with a certain number of lots. She stated that she realizes that this plan is not written in stone but does not think there is enough room for 119 lots.

Roll call vote: Ayes – all. Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the June 1st, and June 15th 2020 City Council Meetings.

8 A i.i. Receive the Minutes of the June 15th, 2020 EDA Meeting.

Commissioner Brass

- Stated that he thinks the construction project on 41 with the roundabout has turned out very well

Commissioner Cross

- Noted that now that the roundabout on 41 is in place, they will be working on the underpass before Highway 5

Chairperson Dahlke

- Commended Commissioner Lacey for taking a leadership role in participating on the round table with the police department.

Commissioner Lacey

- Noted that there was good discussion at the round table with the police department and was a good opportunity for people to meet the new Chief of Police, Ryan Seibert and discuss their concerns.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Brass, to adjourn the meeting at 8:01 pm.

Roll Call Vote: Ayes – all. Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

08/12/2020

Subject: Pioneer Vista – Preliminary Plat & Rezoning

Applicant: Lennar

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

Case No.: 2020-15

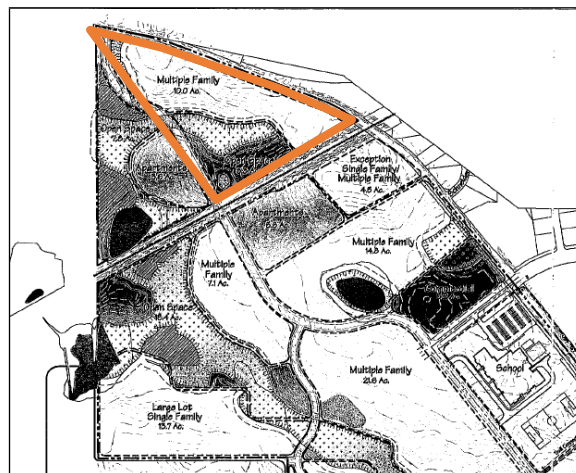
Synopsis: Applicant seeks to obtain approval of a 54 unit townhome development on approximately 17 acres of land just north of Clover Ridge

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

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



A concept Plan for Pioneer Vista was approved in May 2020.

Project Goals

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

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

Comprehensive Plan & Land Use

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

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

Adjacent properties

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

Existing Conditions

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

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

CURRENT PROPOSAL

The preliminary plat and rezoning request for Pioneer Vista proposes 54 row townhome units (4.1 units/acre net density) off of a public street and cul de sac that stems from Clover Ridge Drive. The 54 units are dispersed across 11 separate buildings; ranging from 4 units per building up to 6 units. Each unit will be owner-occupied, thus resulting in their own lot.

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

Layout

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

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

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

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

Transportation/ROW/Parking

The preliminary plan proposes to provide for a public street with connectivity to Clover Ridge Drive. The plan appears to show road widths (60 feet) that are consistent with public street designs.

Townhouse units are required to provide two spaces per unit, plus at least one space per two units in common lots for visitor parking use. A 54 unit townhome development would require 27 visitor parking spaces. The plan is currently showing 27 visitor parking spaces on the street. In addition, it should be noted that each unit will have space for 4 cars to park within the garage and on the driveway (total of 216 private stall spaces).

Utilities

Sewer and water utilities are available. Water and sewer are stubbed to the access point on the west. The plan proposes to have a public street with public utilities.

Stormwater

Stormwater ponding is proposed as a part of this proposal on the south side of the site. It will be required that the developer provides adequate maintenance access into these areas, which is shown as a bituminous path at the end of the cul de sac. Stormwater ponding will have to meet all Carver County WMO and City standards.

Schedule

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

Setbacks

Namely, the front yard setback should be no less than 20 feet. The setback between townhome buildings shall be 15 feet.

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

SETBACKS	
Direction	Setback
Pioneer Trail	125 feet from centerline
Clover Ridge	20 feet
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Railway	50 feet

Architecture

Lennar will be the sole builder in this development. The Liberty townhomes are a two-story building consisting of four to six units per building. The Liberty series offers five floorplans each with 3 bedrooms, 2-3 bathrooms, front-loaded 2-car garage, and include a basement with option to finish. Each townhome unit will come furnished with some form of outdoor space. Walkout and Lookout units typically include an 8'x14' deck. Full basement and Slab-on-grade units include an 8'x8' patio. These townhomes have also been built, or are being built, in Lakeville, Rosemount, Woodbury, and Maple Grove. 54 units are proposed that will be built in 11 separate buildings ranging from 4-6 units per building. The base price range is \$310,000-\$320,000. Square footage will range from 1,720 square feet up to 1,830 square feet.

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

Staff would also point out that 360-degree architecture shall be used on the facades seen from public view. The applicant has provided pictures and drawings of the units, which shows articulation on the rear elevations. The articulation provided is 8 inch band boards that divide the first and second floors, color change between the first and second floors, 4 inch window trim on all windows, and gables with shakes in them on the roof line.

Trails & Sidewalks

There are no public trail installations proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement. The adjacent regional trail system will be accessed via Clover Ridge Drive and Pioneer Trail. The developer has included a small trail off of the cul de sac that will provide access to the stormwater pond. The developer also looked at the potential in including a trail through the large wetland on site, however, has opted out of pursuing this due to the desire to not impact the wetland. Staff would suggest adding a loop around the stormwater pond to enhance the walking areas of the site. This can be done with a mulch trail that sits on the maintenance bench of the stormwater area. The developer would have to address this inclusion in their final submittal.

A sidewalk is provided on the south side of the public street up to the extent of the end of the cul de sac to provide access to the usable open space area. A sidewalk is not shown on the north side of the street as it was determined that it would be unneeded due to the fact that there are only 3 buildings and situated mainly on the west side.

Screening, Landscaping & Tree Preservation

Because this development abuts the Twin Cities and Western railway it will be important that the homes that back up to this use have adequate screening. In addition, it will be important to see how the north edge adjacent to Pioneer Trail will be addressed for screening as the development abuts a major roadway. The applicant is showing a level of deciduous and coniferous plantings along the southeastern edge of the site abutting the railroad. They have also included a section drawing to show the relationship between the site and railroad. The railroad sits approximately 10 feet lower than the site. Existing trees will remain along the edge of this railroad. The applicant is showing a level of deciduous and coniferous trees along the northwestern edge of Pioneer Trail. They have also included a section drawing to show the relationship between the site and road. The road sits approximately 8 feet higher than the first floor of the buildings.

The applicant has also included a detail plan in their preliminary submittal to show the landscaping around each of the buildings. Each building will have a level of shrubs around the sides and rears to help enhance the edges.

The applicant has already conducted and submitted a tree survey as a part of this proposal. As noted previously, the survey shows that there are a number of eastern red cedars very small in caliper (1-2 inch caliper), plus a number of box elders and elms. Per observation, there were no significant, valuable trees noted by staff in the areas impacted by development. The developer has indicated that there will be a level of preservation along the railroad corridor and wetland area. The tree preservation plan indicates that the southern edge of the site (abutting the railroad) will be untouched in terms of tree removal. Some tree removal will occur along the edges of the wetland and proposed stormwater pond, and most of the tree removal will occur on the north side of the site where the road and buildings will be located.

Parkland & Amenities

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

For multi-family residential developments (townhomes), it is required to show a level of gathering open space options that can be used by the residents. For townhomes, 1,000 square feet of common open gathering space per unit is required. There will be a community gathering space east of the cul-de-sac including a grilling area with tables, a fire pit with benches, flat-graded play area, and a trail extending from the end of the cul-de-sac to the ponding area. The regional trail system will be accessed via Clover Ridge Drive and Pioneer Trail. Lennar's townhome communities attract a wide range of demographics, including first-time home buyers, young to middle-aged singles, small families, divorcees, and empty-nesters. The open space and community amenities, as well as access to regional trails, will cater towards all of these demographics.

It was noted during the Concept Plan the desire to utilize the wetland for trails and providing usable open space. Lennar will not pursue a trail through the wetland as that would require impacts to the wetland which they are trying to avoid. There is also limited space to grade a 5-foot wide flat strip for a trail between the wetland, wetland buffer, stormwater pond, and railroad right-of-way. Placement of a trail in this area would require grading a flat area that would cause the ponding area to expand and the only option to expand the pond would be in the designated open space area where the fire pit and grill area are proposed. This would lead to the removal of more trees along the railroad corridor and a significant reduction in the proposed open space. This is why Lennar has decided not to show a path around the stormwater pond.

The developer has also considered adding a tot lot to the site. However, in their years of experience building townhome communities these tot lots, after the community has been established for a few years, are an amenity that are significantly underutilized in the long term. The developer may choose to install a tot lot during the construction process or as sales in the community progress, but they prefer this decision be left to Lennar based on market conditions. Staff would agree that the addition of a tot lot is best added if market conditions would support such amenity. There is an area on the east side of the three northern buildings that could be a good placement for this if they choose to add one in the future.

Preliminary Plat

The request this evening is for preliminary plat of 54 lots for a 54 unit townhome development. Two additional lots are shown to hold common open space, and the usable amenity area. The outlots are as follows:

- Outlot A: Wetland and Stormwater Pond area to be owned by the City of Chaska
- Outlot B: Land for future development to be owned by Chaska Investment

Rezoning

The approximately 17-acre property is being rezoned from Rural (R) to Planned Residential District (PRD-76).

Development Costs (Infrastructure Improvements)

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

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

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

PLANNING COMMISSION ACTION REQUESTED

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

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

- a. Project Narrative (pgs 1-5), prepared by Lennar, undated
- b. Title Sheet (pg C1.01), prepared by Sambatek, date July 29, 2020
- c. Overall Site-PRD Plan (pg C3.01), prepared by Sambatek, date July 29, 2020
- d. Site-PRD Plan-West (pg C3.02), prepared by Sambatek, date July 29, 2020
- e. Site-PRD Plan-East (pg C3.03), prepared by Sambatek, date July 29, 2020
- f. Overall Grading Plan (pg C4.01), prepared by Sambatek, date July 29, 2020
- g. Grading Plan-West (pg C4.02), prepared by Sambatek, date July 29, 2020
- h. Grading Plan-East (pg C4.03), prepared by Sambatek, date July 29, 2020
- i. Erosion Control Phase 1 (pg C5.01), prepared by Sambatek, date July 29, 2020
- j. Erosion Control Phase 2 (pg C5.02), prepared by Sambatek, date July 29, 2020
- k. Erosion Control Notes & Details (pg C5.03), prepared by Sambatek, date July 29, 2020
- l. Overall Utility Plan (pg C6.01), prepared by Sambatek, date July 29, 2020
- m. Utility Plan-West (pg C6.02), prepared by Sambatek, date July 29, 2020
- n. Utility Plan-East (pg C6.03), prepared by Sambatek, date July 29, 2020
- o. Overall Storm Sewer Plan (pg C7.01), prepared by Sambatek, date July 29, 2020
- p. Storm Sewer Plan-West (pg C7.02), prepared by Sambatek, date July 29, 2020
- q. Storm Sewer Plan-East (pg C7.03), prepared by Sambatek, date July 29, 2020
- r. Street Plan-West (pg C8.01), prepared by Sambatek, date July 29, 2020
- s. Street Plan-East (pg C8.02), prepared by Sambatek, date July 29, 2020
- t. Overlay Plan (pg C8.03), prepared by Sambatek, date July 29, 2020
- u. Tree Inventory Plan (pg L0.0), prepared by Sambatek, date July 29, 2020
- v. Tree Preservation List (pg L0.1), prepared by Sambatek, date July 29, 2020
- w. Details (pg C9.01-C9.03), prepared by Sambatek, date July 29, 2020
- x. Overall Landscape Plan (pg L1.01), prepared by Sambatek, date July 29, 2020
- y. Landscaping Plan-West (pg L1.02), prepared by Sambatek, date July 29, 2020
- z. Landscaping Plan-East (pg L1.03)
- aa. Landscape Details and Notes (pg L1.04), prepared by Sambatek, date July 29, 2020
- bb. 54 Unit Residential Neighborhood Site Plan, prepared by Sambatek, date July 29, 2020
- cc. Section/Elevations, prepared by Sambatek, date July 29, 2020
- dd. Home Plans (pgs 1-28), prepared by Lennar
- 2. Adherence with the City Engineer's Memo dated August 6, 2020.
- 3. Adherence with the Carver County Public Works Memo, dated August 6, 2020.
- 4. Provision that a mulch trail be added around the stormwater pond, and to be addressed at final submittal.
- 5. Sidewalk shall be designed to be level and not sloped with the driveway and to be shown on the final plans.
- 6. Adherence to the following building setbacks:
 - a. Front (from Street Right of Way): 20 feet
 - b. Between Buildings: 15 feet
 - c. Clover Ridge Drive: 20 feet
 - d. Pioneer Trail: 125 feet from centerline
 - e. Railroad: 50 feet
- 7. Provision of 360 degree architecture be used on all facades seen from public view.
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.

- 9. Preservation of wetlands and a 30 foot buffer.**
- 10. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 11. Provision of a construction traffic plan with appropriate traffic signage to be coordinated and approved by the City Engineer.**
- 12. Construction traffic shall not use the existing Clover Ridge neighborhood streets and shall be limited to Pioneer Trail only.**

Motion to recommend approval of the rezoning of the site from Rural (R) to Planned Residential District (PRD-76).

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Rural (R) zoning district and rezoned to Planned Residential District No. 76 (PRD-76) for all of Blocks 1-2 and Outlot A of the recorded plat of Pioneer Vista.

The following graphic exhibits shall serve as the general guide for development of the area:

- a. Title Sheet (pg C1.01), prepared by Sambatek, date July 29, 2020
- b. Overall Site-PRD Plan (pg C3.01), prepared by Sambatek, date July 29, 2020
- c. Site-PRD Plan-West (pg C3.02), prepared by Sambatek, date July 29, 2020
- d. Site-PRD Plan-East (pg C3.03), prepared by Sambatek, date July 29, 2020
- e. Overall Grading Plan (pg C4.01), prepared by Sambatek, date July 29, 2020
- f. Grading Plan-West (pg C4.02), prepared by Sambatek, date July 29, 2020
- g. Grading Plan-East (pg C4.03), prepared by Sambatek, date July 29, 2020
- h. Erosion Control Phase 1 (pg C5.01), prepared by Sambatek, date July 29, 2020
- i. Erosion Control Phase 2 (pg C5.02), prepared by Sambatek, date July 29, 2020
- j. Erosion Control Notes & Details (pg C5.03), prepared by Sambatek, date July 29, 2020
- k. Overall Utility Plan (pg C6.01), prepared by Sambatek, date July 29, 2020
- l. Utility Plan-West (pg C6.02), prepared by Sambatek, date July 29, 2020
- m. Utility Plan-East (pg C6.03), prepared by Sambatek, date July 29, 2020
- n. Overall Storm Sewer Plan (pg C7.01), prepared by Sambatek, date July 29, 2020
- o. Storm Sewer Plan-West (pg C7.02), prepared by Sambatek, date July 29, 2020

- p. Storm Sewer Plan-East (pg C7.03), prepared by Sambatek, date July 29, 2020
- q. Street Plan-West (pg C8.01), prepared by Sambatek, date July 29, 2020
- r. Street Plan-East (pg C8.02), prepared by Sambatek, date July 29, 2020
- s. Overlay Plan (pg C8.03), prepared by Sambatek, date July 29, 2020
- t. Tree Inventory Plan (pg L0.0), prepared by Sambatek, date July 29, 2020
- u. Tree Preservation List (pg L0.1), prepared by Sambatek, date July 29, 2020
- v. Details (pg C9.01-C9.03), prepared by Sambatek, date July 29, 2020
- w. Overall Landscape Plan (pg L1.01), prepared by Sambatek, date July 29, 2020
- x. Landscaping Plan-West (pg L1.02), prepared by Sambatek, date July 29, 2020
- y. Landscaping Plan-East (pg L1.03)
- z. Landscape Details and Notes (pg L1.04), prepared by Sambatek, date July 29, 2020
- aa. 54 Unit Residential Neighborhood Site Plan, prepared by Sambatek, date July 29, 2020
- bb. Section/Elevations, prepared by Sambatek, date July 29, 2020
- cc. Home Plans (pgs 1-28), prepared by Lennar

Section II. **PRD-76 District regulations.**

Permitted uses and regulations applicable to the PRD-76 District shall be as follows:

A. Intent

The intent of PRD-76 is to create a townhome housing development typically low in density to preserve the natural amenities and open space character.

B. Permitted Uses

Permitted uses shall be townhome dwellings at a maximum gross density of 3.2 units per acre and customary accessory uses.

1. Townhomes

The following described real estate shall be limited in its use to Townhomes for Lots 1-12, Block 1, and Lots 1-42, Block 2 all in the plat of Pioneer Vista, Carver County, Minnesota.

2. Common Open Space & Amenity Area

The following described real estate shall be limited in its use to common open space and amenity area for Lot 13, Block 1 and Lot 43, Block 2 all in the plat of Pioneer Vista, Carver County, Minnesota.

C. Building Setbacks

Minimum building setbacks shall be as follows:

1. From Street Right of Way: 20 feet
2. From Clover Ridge Drive: 20 feet
3. Between Buildings: 15 feet
4. From Centerline of Pioneer Trail: 125 feet
5. From Railroad right of way: 50 feet
6. From Wetlands: 30 feet

D. Development Regulations

Development regulations shall be as follows:

1. Maximum gross density shall be 3.2 units/acre.
2. Sidewalk provided only on the south side of the public street up to the east side of the cul de sac.
3. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces. 360-degree architecture is defined as a home that has similar style and quality window, door, trim and decorative moldings on all exterior elevations of the home. Each building will be required to meet this regulation.
4. Colors shall be varied between each building.

E. Outlots

The following described real estate shall be limited in its use to wetland and stormwater pond to be owned by the City of Chaska for all of Outlot A, and land for future development to be owned by Chaska Investment for all of Outlot B, all in the plat of Pioneer Vista, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of August, 2020.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: August 6th, 2020
Subject: Pioneer Vista Preliminary Plat Plan

The proposed Pioneer Vista home development site abuts just south of Pioneer Trail and borders Clover Ridge Drive and accounts in total of nearly 17 acres of which approximately 13 acres is proposed for development. The existing drainage patterns over site slope to an existing wetland that is approximately 3.5 acres in size. Mass grading over the 13 acres is proposed that will satisfy both housing development and for stormwater management. The proposed grading plan does a nice job in protecting the existing wetland complex with no impacts being proposed with the development. As the grading plan continues to be worked on a storm water management plan that meets all agency requirements will be required prior to grading work occurring on the site.

Gravity sanitary sewer and water main are available at the stub street and are readily available to service the planned development near the access point from Clover Ridge Drive. Originally when the concept plan was presented the developer proposed private streets and utilities. The layout has been repurposed to accommodate setbacks that meet City standards for public streets and utilities. The final construction documents will need to be consistent with all City standards and policies.

During the Concept Plan a traffic study was not recommended to be completed since the development area was accounted for with previous traffic analysis. The extension of Clover Ridge Drive in this area was completed in 2008 and is designated as a local City collector road designed to manage higher traffic volumes to support neighborhood development. Previous area development approvals involved traffic analyses for the planning and design extension of Clover Ridge Drive. Further, the realignment of Pioneer Trail which serves as an artery to the County transportation system included traffic projections that considered the broader development planned in the Clover Ridge neighborhood area for access consideration to the highway. It will be important that with the development construction access utilize the regional county highway system to access the development via Pioneer Trail with the proper signs to limit construction traffic through the neighborhood streets.

MC



NARRATIVE: Pioneer Vista Townhome Community

U.S. Home Corp, dba Lennar, is pleased to submit this Preliminary Plat and Rezoning request for City review of the proposed townhome community at Pioneer Trail and Clover Ridge Drive.

Developer/Builder

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

Owner Representative

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

Lennar Core Values and Guiding Principles

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

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

Existing Conditions

(please see Existing Conditions exhibit)

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

Development Overview

- **Homes**: The proposed Pioneer Vista community will consist of 54 row townhomes (4.1 units/acre) from our Liberty series. Infrastructure: The townhomes will ideally be served by public street and utilities.
- **Wetlands & Ponding**: The existing wetland is intended to remain undisturbed with appropriate buffers included with the development. A stormwater pond with filtration bench will be created on site for purposes of stormwater treatment. The wetland and stormwater pond will be platted in Outlot A which will be deeded to the City.
- **Landscaping**: Trees will be planted around the perimeter of the development and amongst the townhome buildings as well as trees being preserved, where possible, along the railroad corridor to

serve as a landscape buffer for new residents of Pioneer Vista and existing residents of neighboring developments.

- Amenity Area: We are proposing a community gathering space east of the cul-de-sac including a grilling area with tables, a fire pit with benches, and a trail extending from the end of the cul-de-sac to the ponding area.
- Homeowners Association: Lennar will form its own HOA which will cover community snow removal, landscaping/mowing, maintenance of building exteriors (siding, roofing), trash removal, recycling (if not included as a City service), and maintenance of community open space, grill area, and fire pit.
- Parking: Pioneer Court will be a public street with a curb-to-curb width of 32 feet. Most of Pioneer Court is single-loaded meaning there are driveways only on one side. Our site plan illustrates there is sufficient space for at least 27 on-street parking spaces.
- Developer/Builder: Lennar will act as both developer of the property and builder of the homes within Pioneer Vista.

Proposed Homes and Architecture

(please see exterior renderings, photos, and floorplans)

The Liberty townhomes are a two-story building consisting of four to six units per building. The Liberty series offers five floorplans each with 3 bedrooms, 2-3 bathrooms, front-loaded 2-car garage, and include a basement with option to finish. Each townhome unit will come furnished with some form of outdoor space. Walkout and Lookout units typically include an 8'x14' deck. Full basement and Slab-on-grade units include an 8'x8' patio. These townhomes have also been built, or are being built, in Lakeville, Rosemount, Woodbury, and Maple Grove.

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

<u>Total Units</u> :	54 (11 buildings, 4-6 units per building)
<u>Base Price Range</u> :	**\$310,000 - \$320,000
<u>Square Footage</u> :	1,720 - 1,830 (3 bedrooms, 2-3 baths, 2-car garage)
<u>Bedroom</u> :	3 bedrooms
<u>Bathrooms</u> :	2-3 bathrooms
<u>Garage</u> :	front-loaded two-car garage

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

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

Infrastructure

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

An existing culvert carries stormwater from the existing wetland on the subject property westward under Clover Ridge Drive to a larger wetland. Stormwater will be treated in a stormwater pond located on the southeast side of the community. Street and townhome drainage will be collected by storm sewer and discharged into the City storm sewer system or stormwater pond for treatment. The treated stormwater is then discharged into the

local the wetland complex. The development's stormwater system will be designed to meet City and County standards.

Access for the new neighborhood will be from Clover Ridge Drive approximately 400 feet south of Pioneer Trail. This will be the only access as we are proposing this as a cul-de-sac street. Clover Ridge Drive is designed to accommodate the daily traffic that will be generated by this new townhome community. As mentioned previously, the townhome community will be served by public street and utilities.

Open Space and Community Amenity Area

The Pioneer Vista community will be nearly 50% open space and wetlands. With 36 of the 54 homes backing directly up to the open space and wetlands the natural environment will be a strong aesthetic of the neighborhood. As mentioned above, there will be a community gathering space east of the cul-de-sac including a grilling area with tables, a fire pit with benches, flat-graded play area, and a trail extending from the end of the cul-de-sac to the ponding area. The regional trail system will be accessed via Clover Ridge Drive and Pioneer Trail. Our townhome communities attract a wide range of demographics, including first-time home buyers, young to middle-aged singles, small families, divorcees, and empty-nesters. Our open space and community amenities, as well as access to regional trails, will cater towards all of these demographics.

Lennar will not pursue a trail through the wetland as that would require impacts to the wetland which we are trying to avoid. There is also limited space to grade a 5-foot wide flat strip for a trail between the wetland, wetland buffer, stormwater pond, and railroad right-of-way. Placement of a trail in this area would require grading a flat area that would cause the ponding area to expand and our only option to expand the pond would be in the designated open space area where the fire pit and grill area are proposed. This would lead to the removal of more trees along the railroad corridor and a significant reduction in the proposed open space. This is why we are not showing a path around the stormwater pond.

Viewsheds

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

Connectivity to Area Resources and Amenities

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

- Downtown Chaska;
- Chaska Town Course and Hazeltine National Golf Club;
- Eastern Carver County Schools;
- Chaska Community Park and access to Chaska's vast recreational trail network;

- Wide variety of retail and dining establishments;
- Two Twelve Medical Center.

Description of Requests

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

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

Land uses surrounding the subject property include:

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

Chaska Core Strategies

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

➤ Chaska's High Quality of Life is Enhanced

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

➤ Taxpayers Perceive they are Getting Cost-Effective Service

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

➤ Well-Planned and Orderly Community Development is a Priority

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

➤ A Sense of Community and Small Town Values are Maintained

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

➤ A Commitment to Excellence

Excellence in Pioneer Vista will be evident in many ways:

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

Schedule

Land development work hopefully begin in Summer 2020 with construction on model homes beginning late Fall 2020. Ideally we would have a home ready for the Spring 2021 Parade of Homes. The overall project will likely be developed in one or two phases. Our grading and street/utility contractors will create their construction traffic plans which will be submitted to the City for review prior to grading and street/utility installation, respectively. In most cases we project sales at a rate of two homes per month. Therefore, based on the 54 homes the timeline for full occupancy would be approximately 24-30 months.

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

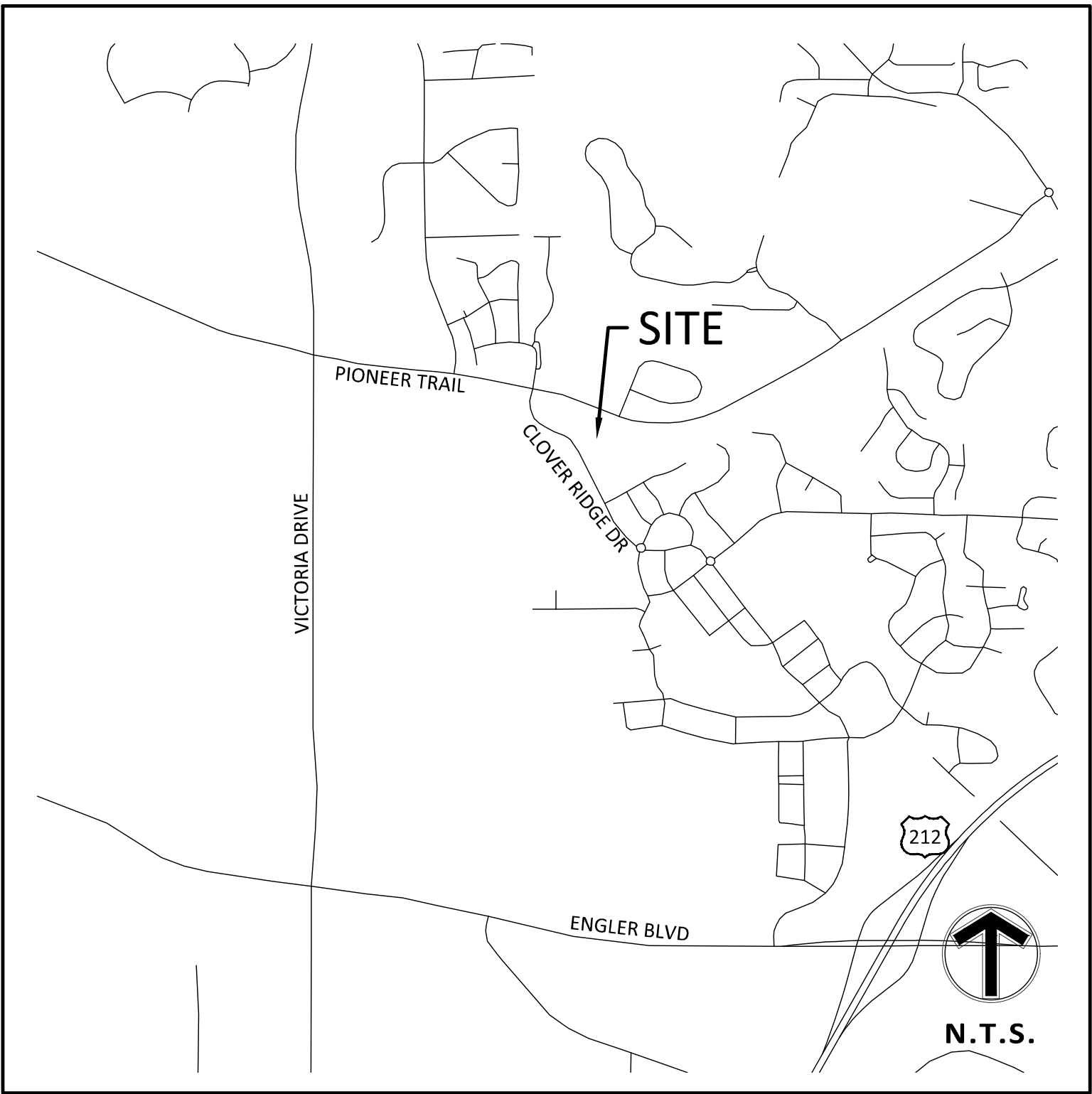
Regards,

Josh Metzger
Land Entitlement Manager
Lennar Minnesota

Preliminary Site Development Plans

for
Pioneer Vista
Chaska, Minnesota

Presented by:
Lennar



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

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CONTACT: WILLIAM DELANEY

SHEET INDEX	
SHEET	DESCRIPTION
C1.01	TITLE SHEET
C3.01	OVERALL SITE-PRD PLAN
C3.02	SITE-PRD PLAN - WEST
C3.03	SITE-PRD PLAN - EAST
C4.01	OVERALL GRADING PLAN
C4.02	GRADING PLAN - WEST
C4.03	GRADING PLAN - EAST
C5.01	EROSION CONTROL PHASE I
C5.02	EROSION CONTROL PHASE II
C5.03	EROSION CONTROL NOTES & DETAILS
C6.01	OVERALL UTILITY PLAN
C6.02	UTILITY PLAN - WEST
C6.03	UTILITY PLAN - EAST
C7.01	OVERALL STORM SEWER PLAN
C7.02	STORM SEWER PLAN - WEST
C7.03	STORM SEWER PLAN - EAST
C8.01	STREET PLAN - WEST
C8.02	STREET PLAN - EAST
C8.03	OVERLAY PLAN
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L0.0	TREE INVENTORY PLAN
L0.01	TREE PRESERVATION LIST
L1.01	OVERALL LANDSCAPING PLAN
L1.02	LANDSCAPING PLAN - WEST
L1.03	LANDSCAPING PLAN - EAST
L1.04	LANDSCAPE DETAILS AND NOTES

GOVERNING SPECIFICATIONS

CITY OF CHASKA SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

Client



Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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.

Eric T. Luth
Registration No. 50478 Date: 07/07/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

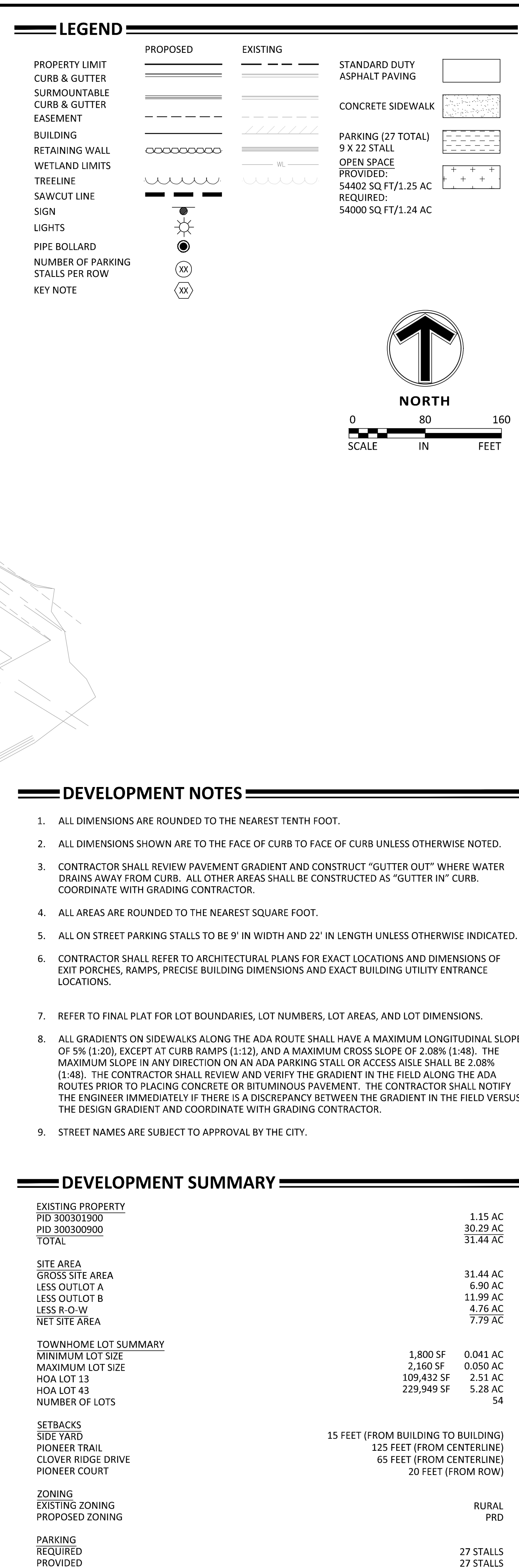
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: PRELIM. Initial Issue: 07/07/2020

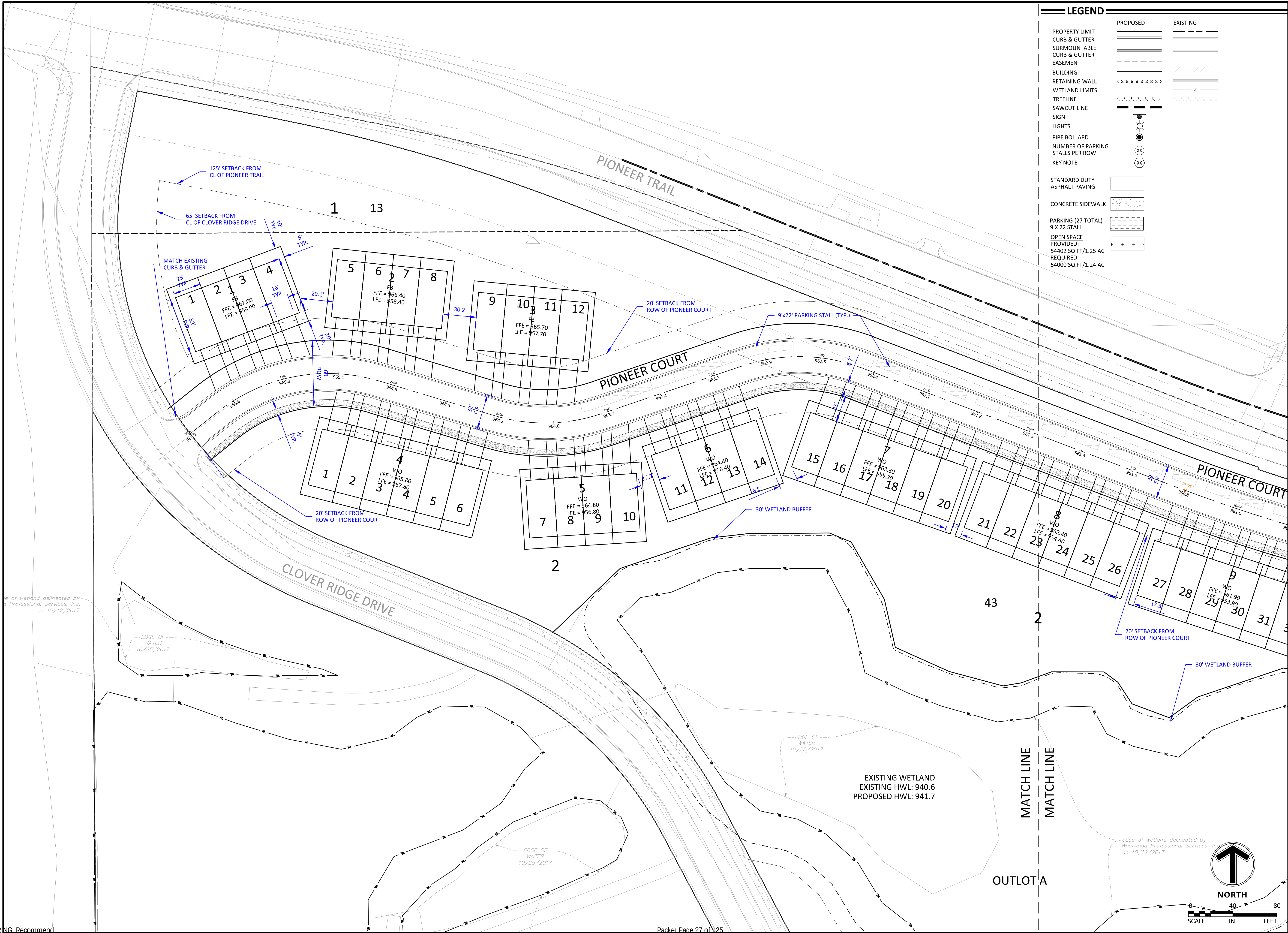
Revision History	
No.	Date By Submittal / Revision
07/07/20	CITY SUBMITTAL
07/29/20	CITY COMMENTS

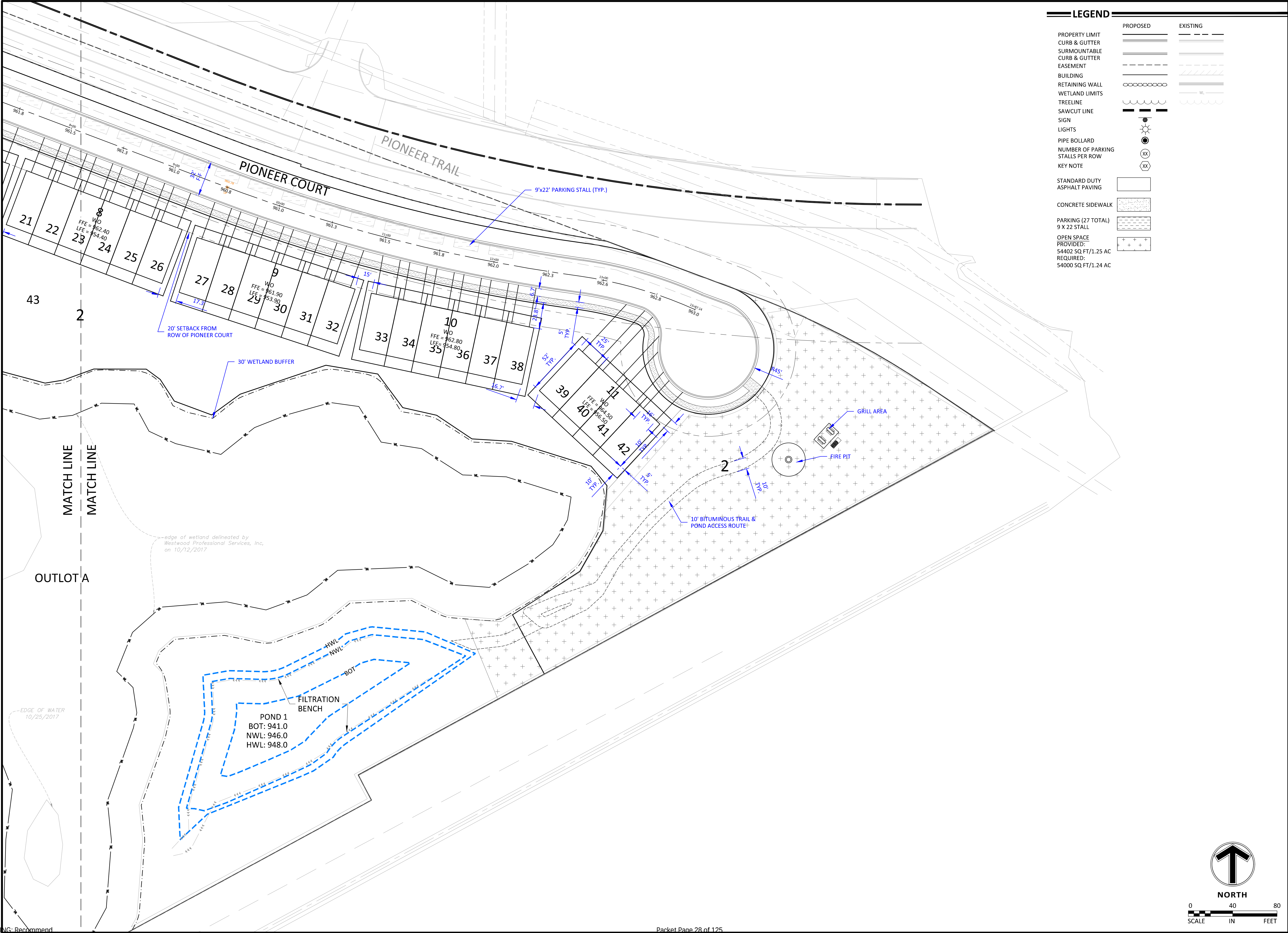
Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 22254







LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	
CURB & GUTTER	
SURMOUNTABLE CURB & GUTTER	
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
SAWCUT LINE	
SIGN	
LIGHTS	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	
STANDARD DUTY ASPHALT PAVING	
CONCRETE SIDEWALK	
PARKING (27 TOTAL) 9 X 22 STALL	
OPEN SPACE	
PROVIDED: 54402 SQ FT/1.25 AC	
REQUIRED: 54000 SQ FT/1.24 AC	



www.sambatek.com

12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343

763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client



Project

PIONEER VISTA

Location

CHASKA, MN

Certification

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.

Eric T. Luth

Registration No. 50478 Date: 07/07/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS

Approved: ETL Book / Page:

Phase: PRELIM. Initial Issue: 07/07/2020

Revision History	
No.	Date By Submittal / Revision
07/07/20	CITY SUBMITTAL
07/29/20	CITY COMMENTS

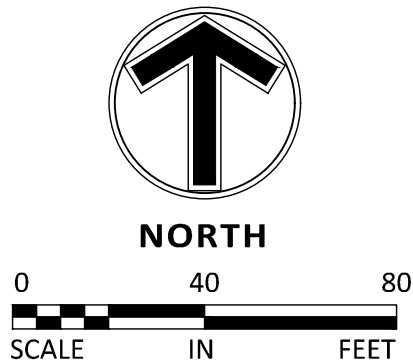
Sheet Title

SITE-PRD PLAN - EAST

Sheet No. Revision

C3.03

Project No. 22254



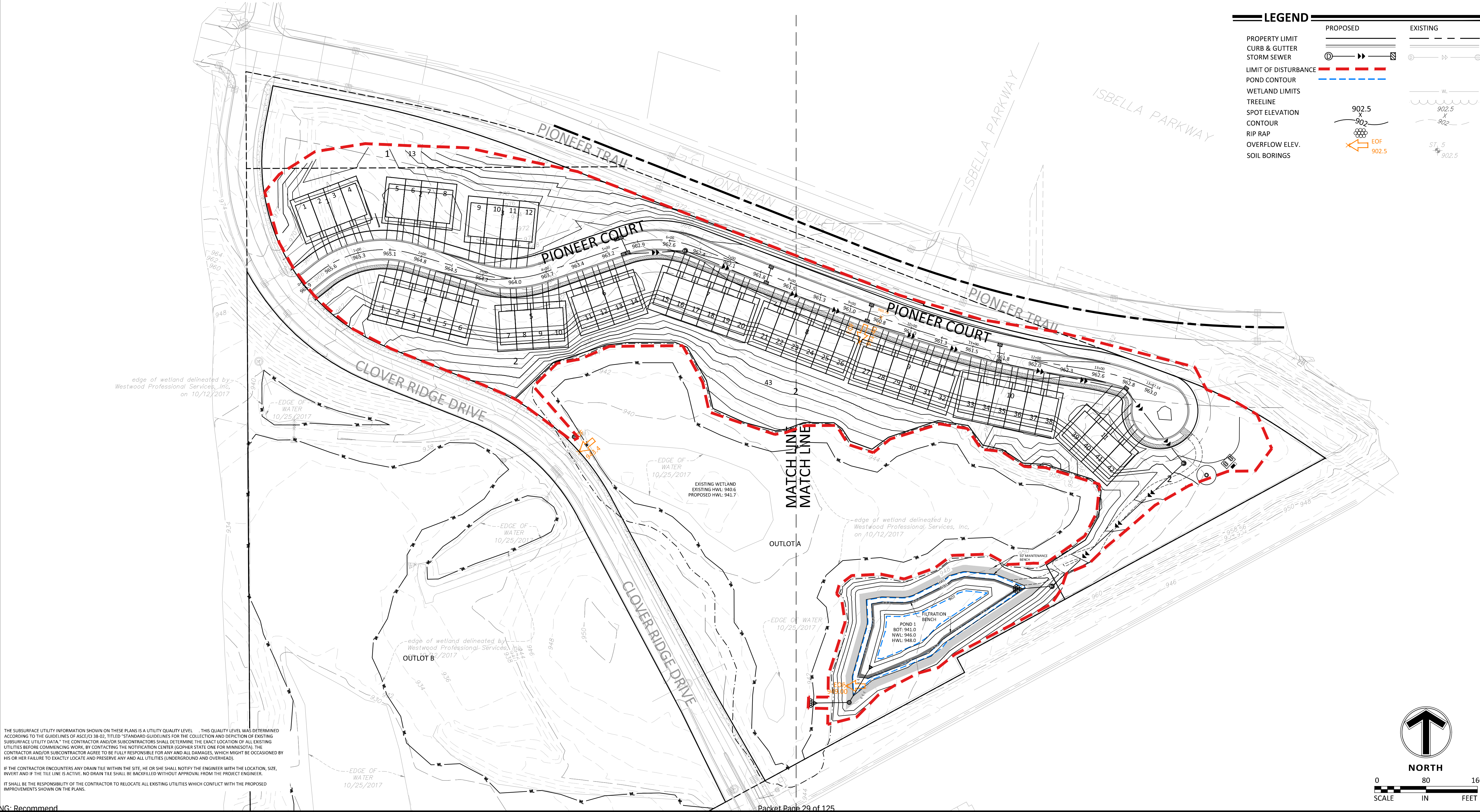
1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE

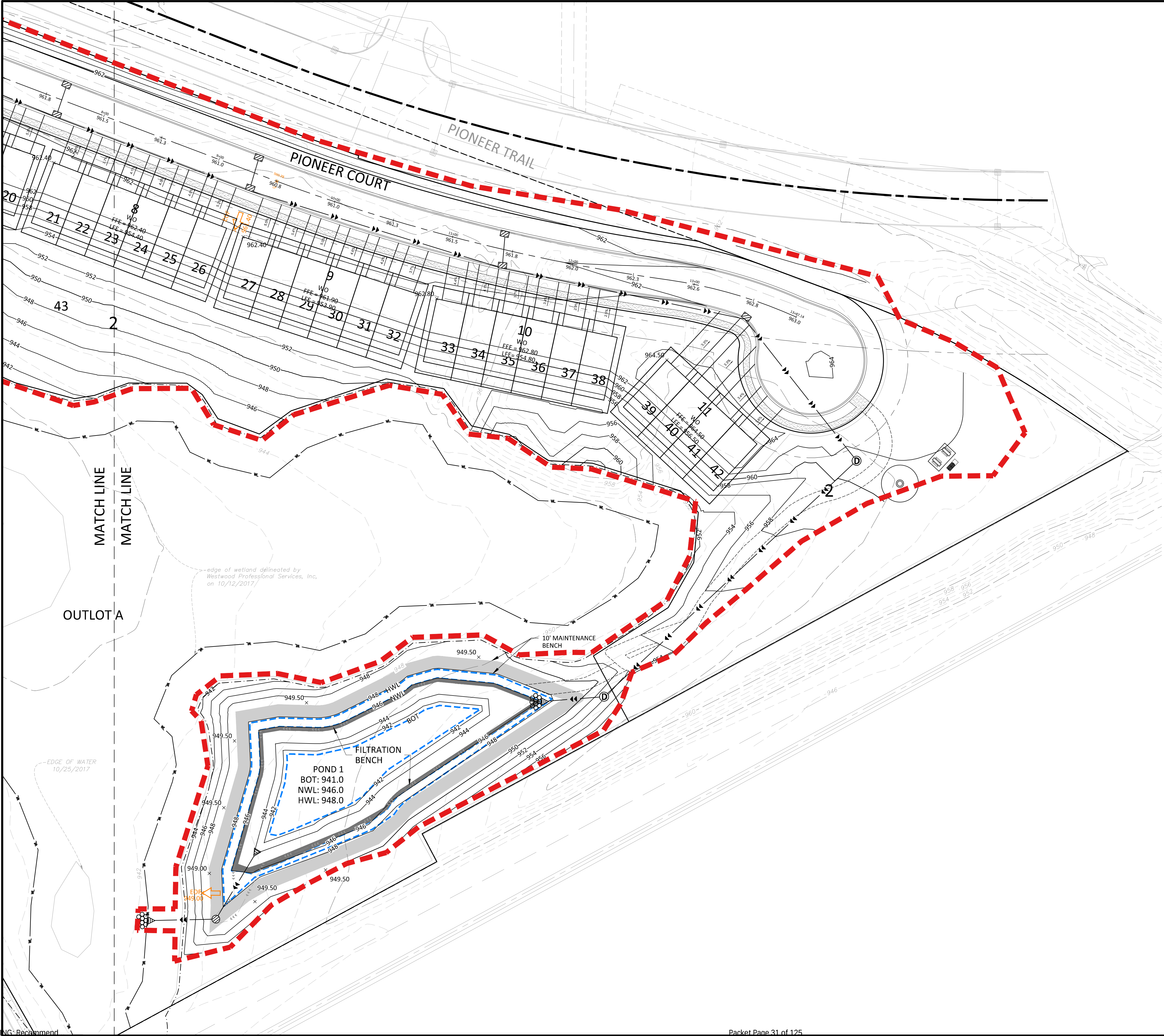
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF ONE FEET FROM THE LIMIT OF THE EXISTING DRAINAGE DITCH. THE EXCAVATION SHALL BE LIMITED TO A MINIMUM SLOPE OF 1:1 HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED

15.D. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

AN ADDITIONAL COURSE OF BLOCK MAY NEED TO BE ADDED TO THE FOUNDATION OR THE GRADING PLAN MANY NEED TO BE ADJUSTED ACCORDINGLY TO MEET THIS CODE REQUIREMENT.

[illegible]



LEGEND

PROPERTY LIMIT

CURB & GUTTER

STORM SEWER

LIMIT OF DISTURBANCE

POND CONTOUR

WETLAND LIMITS

TREELINE

SPOT ELEVATION

CONTOUR

RIP RAP

OVERFLOW ELEV.

SOIL BORINGS

PROPOSED

EXISTING

902.5

X

902

EO

902.5

ST. 5

X

902.5

Sambatek

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Engineering | Surveying | Planning | Environmental

Client

LENNAR

Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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.

Eric T. Luth
Registration No. 50478 Date: 07/07/2020
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: PRELIM. Initial Issue: 07/07/2020

Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
GRADING PLAN
- EAST

Sheet No. Revision
C4.03

Project No. 22254

7.A. PUBLIC HEARING Recommendation
Jul 29, 2020 - 2:34pm User: Cysyrverson L:\PROJECTS\22254\CAD\Civil\Sheets\22254-C4 GRAD.dwg
Page 24 of 75

Packet Page 31 of 125

Client



Project
PIONEER VISTA

Location
CHASKA, MN

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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.

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Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
**EROSION
CONTROL
PHASE I**

Sheet No. Revision
C5.01

Project No. 22254

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS

QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	3,820
CONSTRUCTION ENTRANCE	UNIT	1

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SILT FENCE		
SILT DIKE		
LIMITS OF DISTURBANCE		
SOIL BORINGS		
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
TREE PROTECTION FENCE		
BIO-ROLL		
INLET PROTECTION DEVICE 1		
INLET PROTECTION DEVICE 2		
INLET PROTECTION DEVICE 3		
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN		
TEMPORARY STORAGE AND PARKING AREA		
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)		



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Client



Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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.

Eric T. Luth
Registration No. 50478 Date: 07/07/2020
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Summary

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Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
**EROSION
CONTROL
PHASE II**

Sheet No. Revision
C5.02

Project No. 22254

NOTE TO CONTRACTOR

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EROSION CONTROL MATERIALS

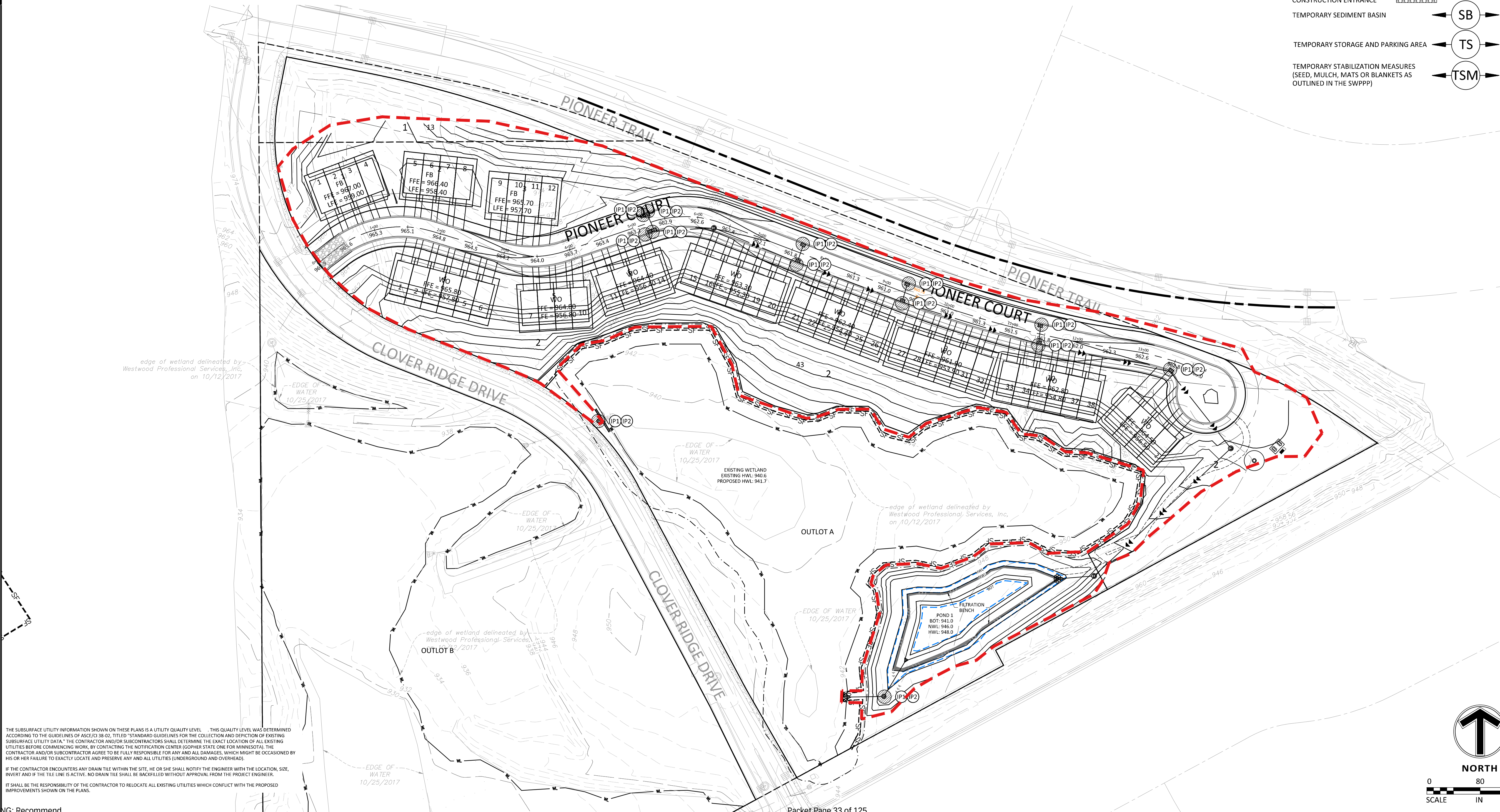
QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	3,820
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	13
INLET PROTECTION DEVICE (IP-2)	UNIT	13

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

LEGEND

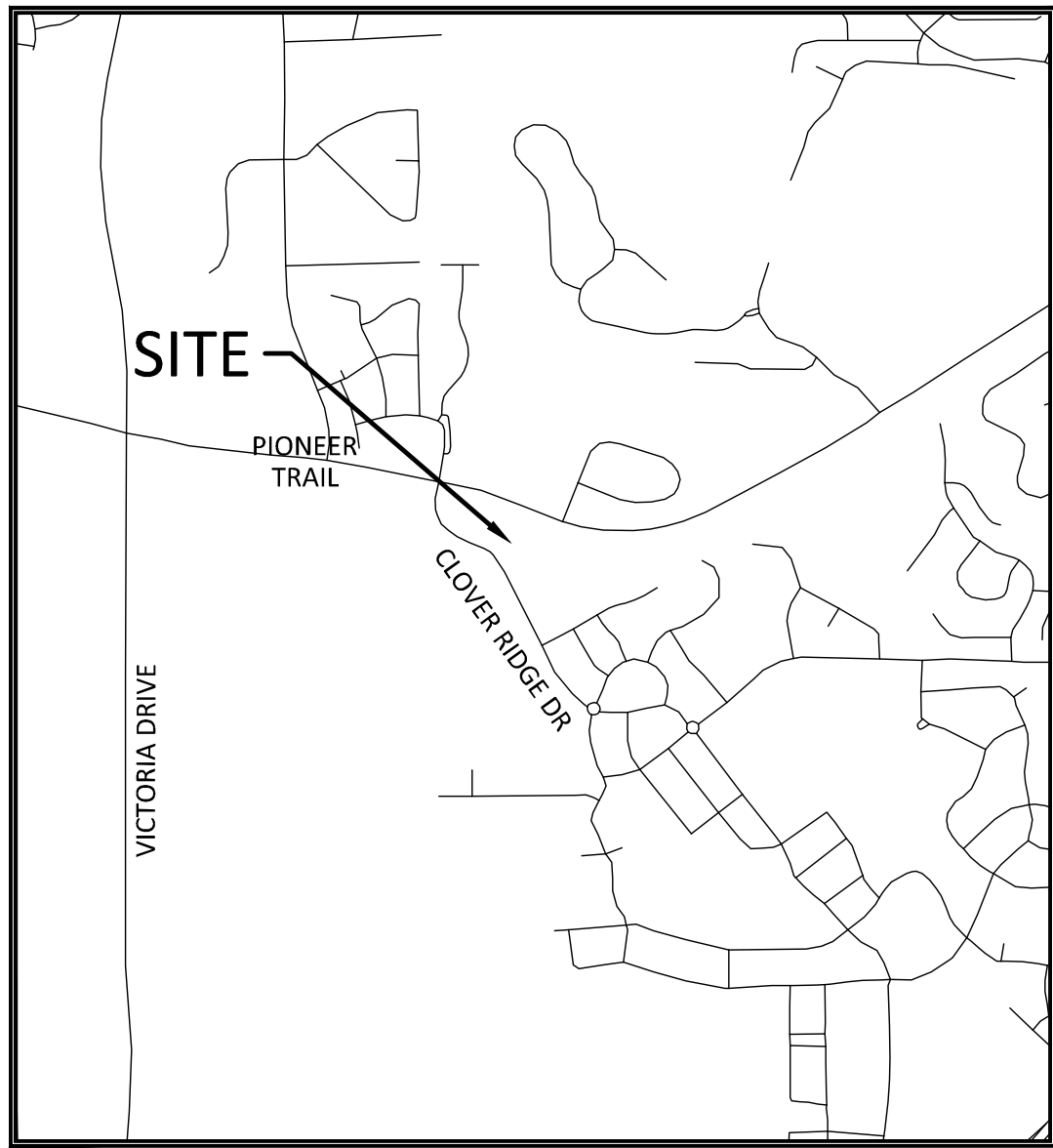
	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SILT FENCE		
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LIMITS OF DISTURBANCE		
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THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



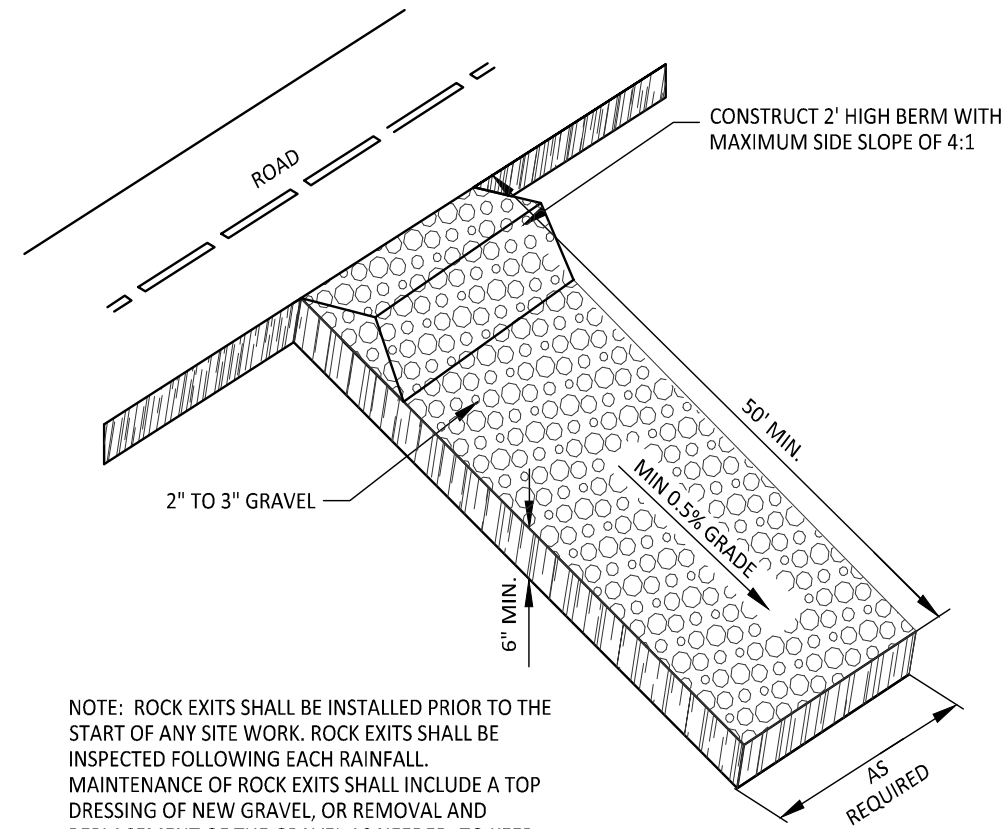
SITE LOCATION MAP

NOT TO SCALE



USGS MAP

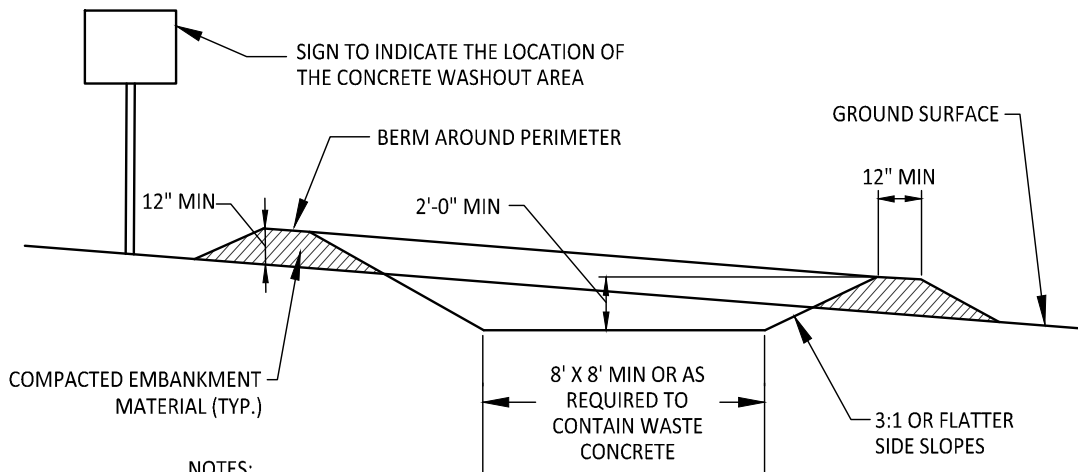
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NOTE: ROCK EXITS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK. ROCK EXITS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. MAINTENANCE OF ROCK EXITS SHALL INCLUDE A TOP DRESSING OF NEW GRAVEL, OR REMOVAL AND REPLACEMENT OF THE GRAVEL AS NEEDED, TO KEEP THE EXITS FREE FROM COLLECTED MUDD.

ROCK EXIT DRIVE

NOT TO SCALE

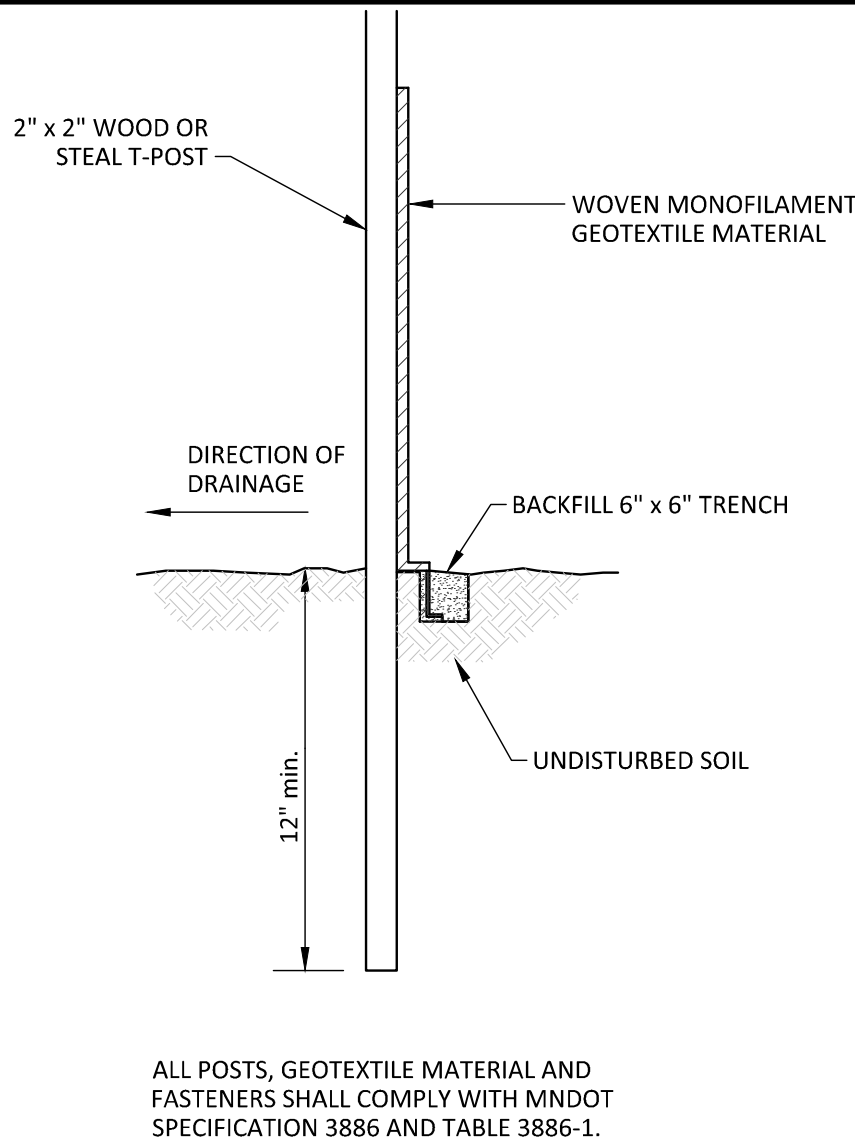


NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA

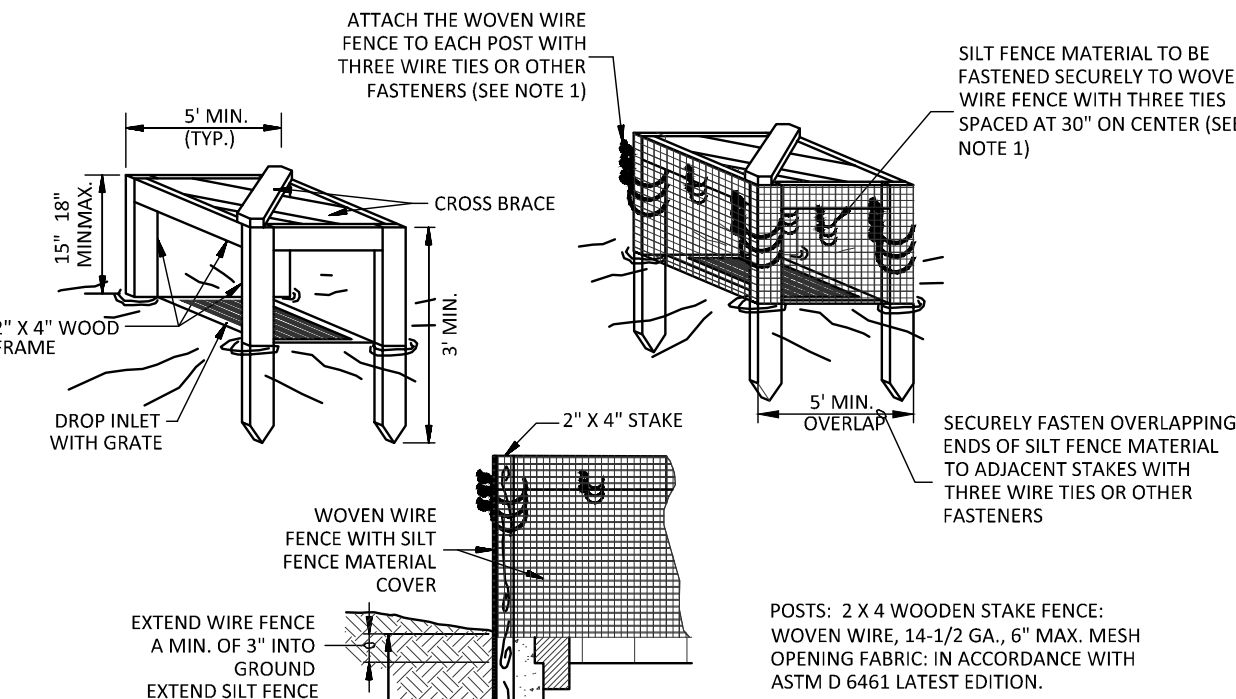
NOT TO SCALE



ALL POSTS, GEOTEXTILE MATERIAL AND FASTENERS SHALL COMPLY WITH MNDOT SPECIFICATION 3886 AND TABLE 3886-1.

SILT FENCE

N.T.S.



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 7 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGEWAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

AREA SUMMARY IN ACRES

PAVEMENT AREA	2.14 AC±
BUILDING AREA	1.61 AC±
SEEDDED AREA	13.07 AC±
TOTAL DISTURBED	16.82 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	3.75 AC±

DEVELOPER/OWNER: TBD
SITE OPERATOR / GENERAL CONTRACTOR TBD
SUPERINTENDENT: TBD

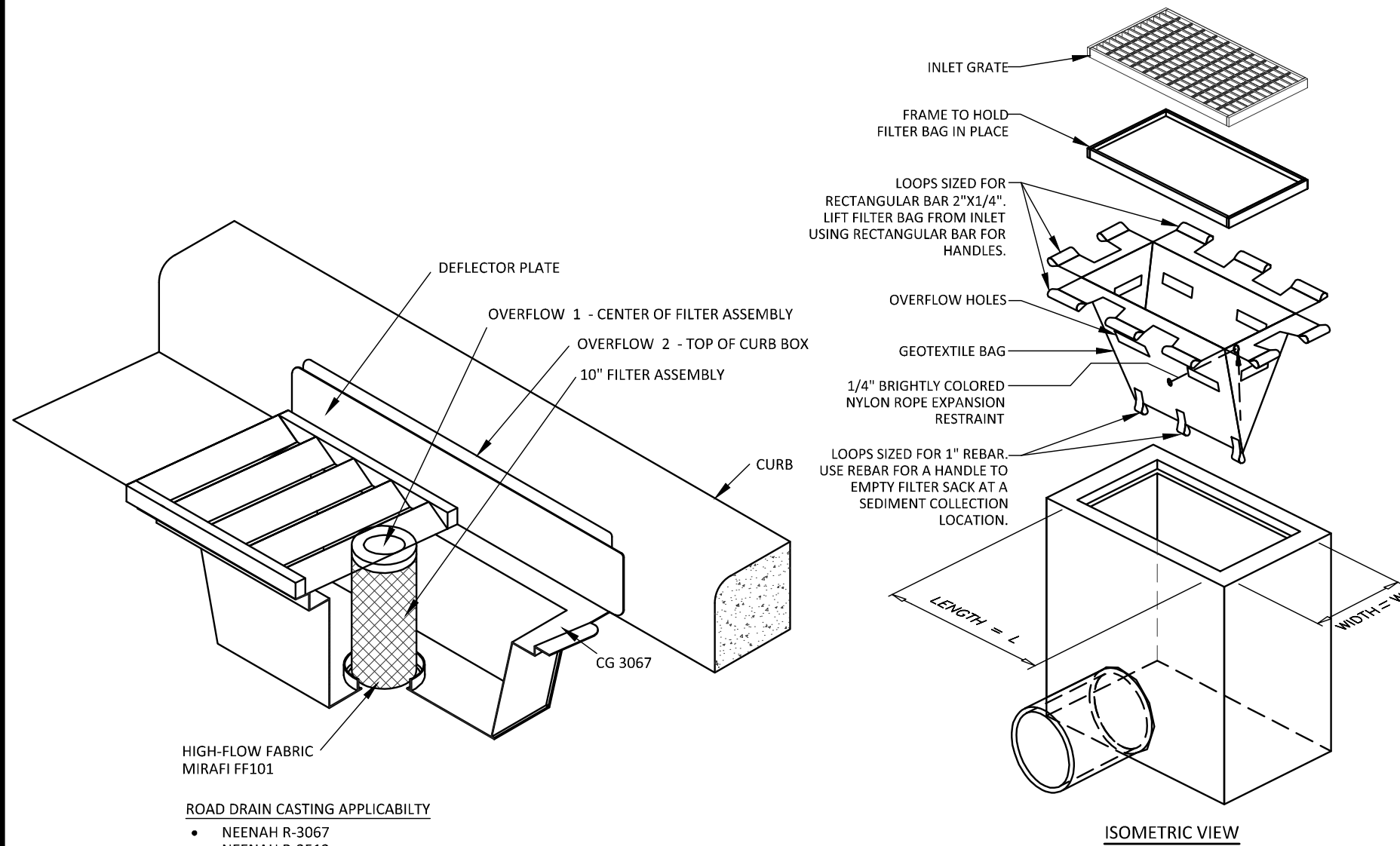
SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

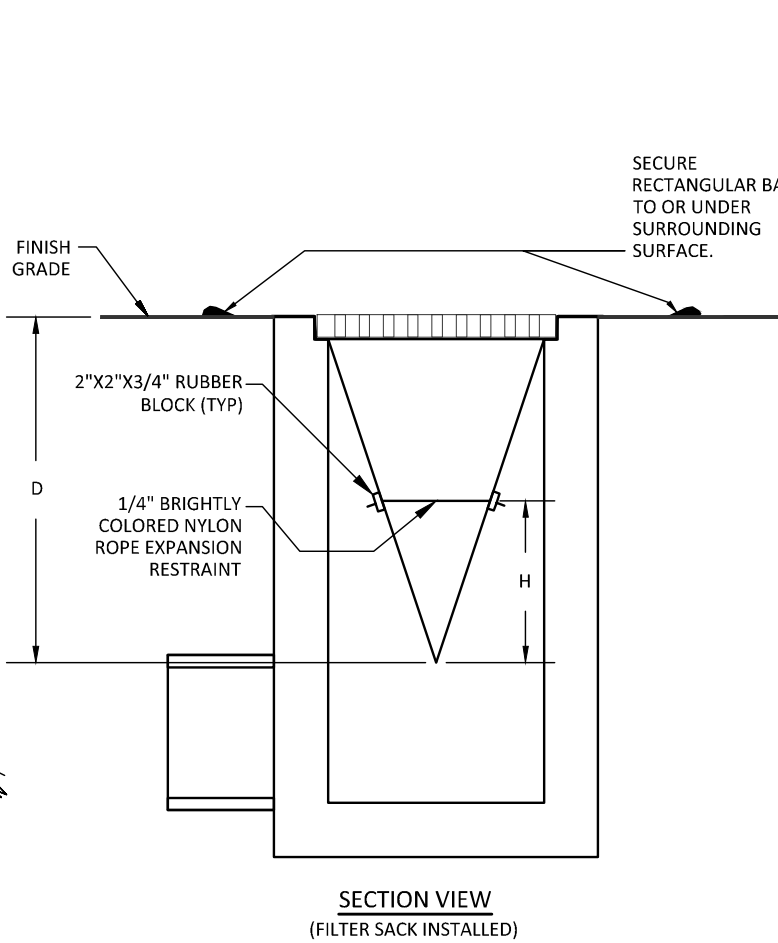
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION OF THE SITE.



ROAD DRAIN CASTING APPLICABILITY
• NEENAH R-3067
• NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE



NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMP'S, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

INLET PROTECTION (IP-3)

N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.



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Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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Eric T. Luth

Registration No. 50478 Date: 07/07/2020

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Summary

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Phase: PRELIM Initial Issue: 07/07/2020

Revision History

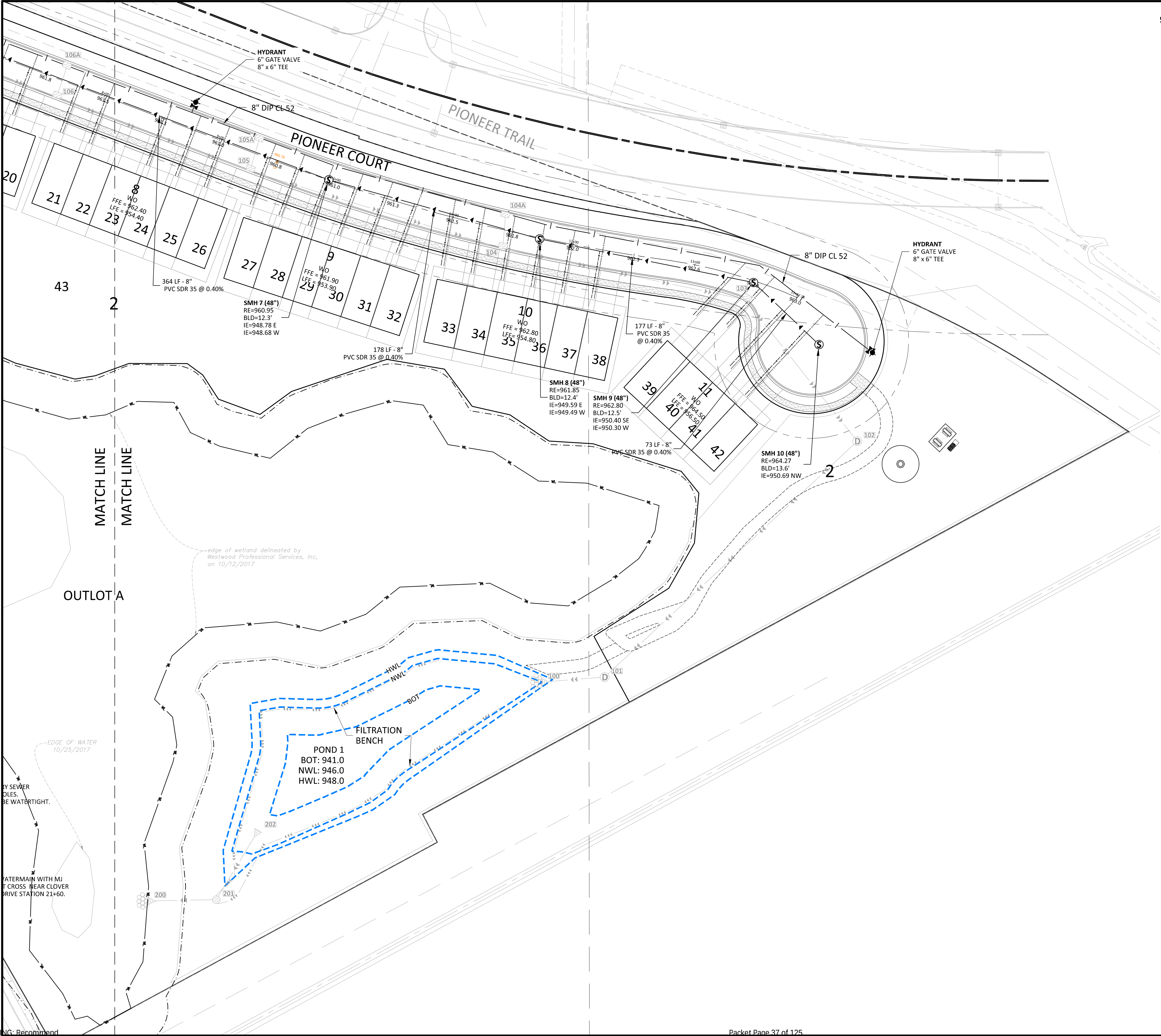
No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
EROSION
CONTROL
NOTES &
DETAILS

Sheet No. Revision

C5.03

Project No. 22254



LEGEND

CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

SANITARY SEWER SERVICE

WATERMAIN SERVICE

EASEMENT

DRAINTILE

GAS LINE

ELECTRIC

TELEPHONE

LIMIT OF DISTURBANCE

POND CONTOUR

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Revision History

No.	Date	By	Submittal / Revision
07/07/20			CITY SUBMITTAL
07/29/20			CITY COMMENTS

Sheet Title
UTILITY PLAN -
EAST

Sheet No. Revision
C6.03

Project No. 22254

NORTH

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SCALE

IN

FEET

7.A. PUBLIC HEARING: Recommend
Jul 29, 2020 - 2:34pm - User: Cuyversson L:\PROJECTS\22254\CAD\Civil\Sheets\22254-C6-UTL.dwg
Page 30 of 75

Packet Page 37 of 125

UTILITY CONSTRUCTION NOTES

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE

SCH 40 CONFORMING TO ASTM D2665.

2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.

2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.

2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.

2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

2.5. RIP RAP SHALL BE Mn/DOT CLASS 3.

FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL

INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

COMPANY: _____
ADDRESS: _____
PHONE: _____
DATED: _____

CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.

10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____ CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.

11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
SANITARY SEWER SERVICE		
WATERMAIN SERVICE		
EASEMENT		
DRAINTILE		
GAS LINE		
ELECTRIC		
TELEPHONE		
LIMIT OF DISTURBANCE		
POND CONTOUR		



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Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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Registration No. 50478 Date: 07/07/2020
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Summary

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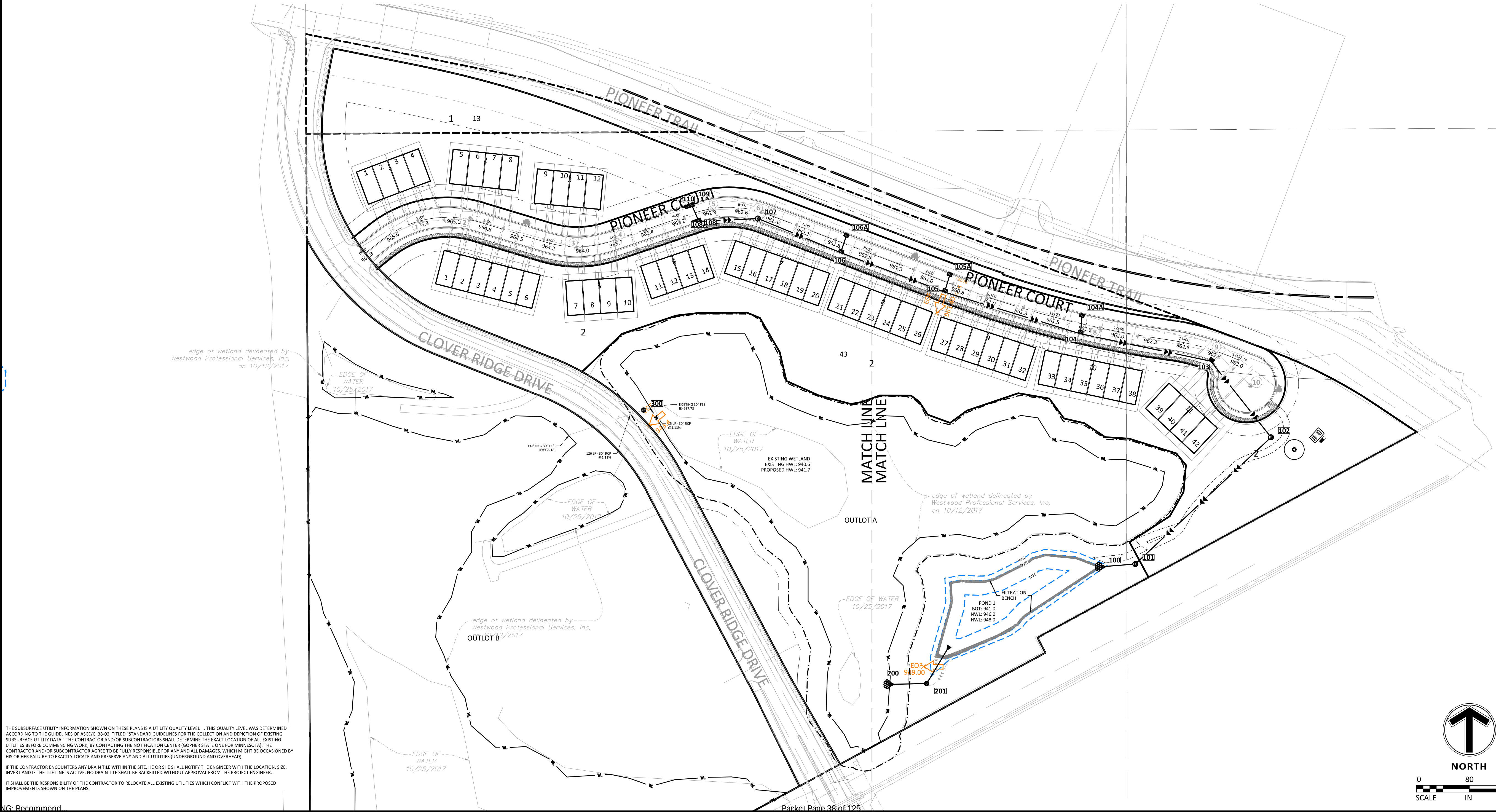
Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
OVERALL
STORM SEWER
PLAN

Sheet No. Revision
C7.01

Project No. 22254



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL . THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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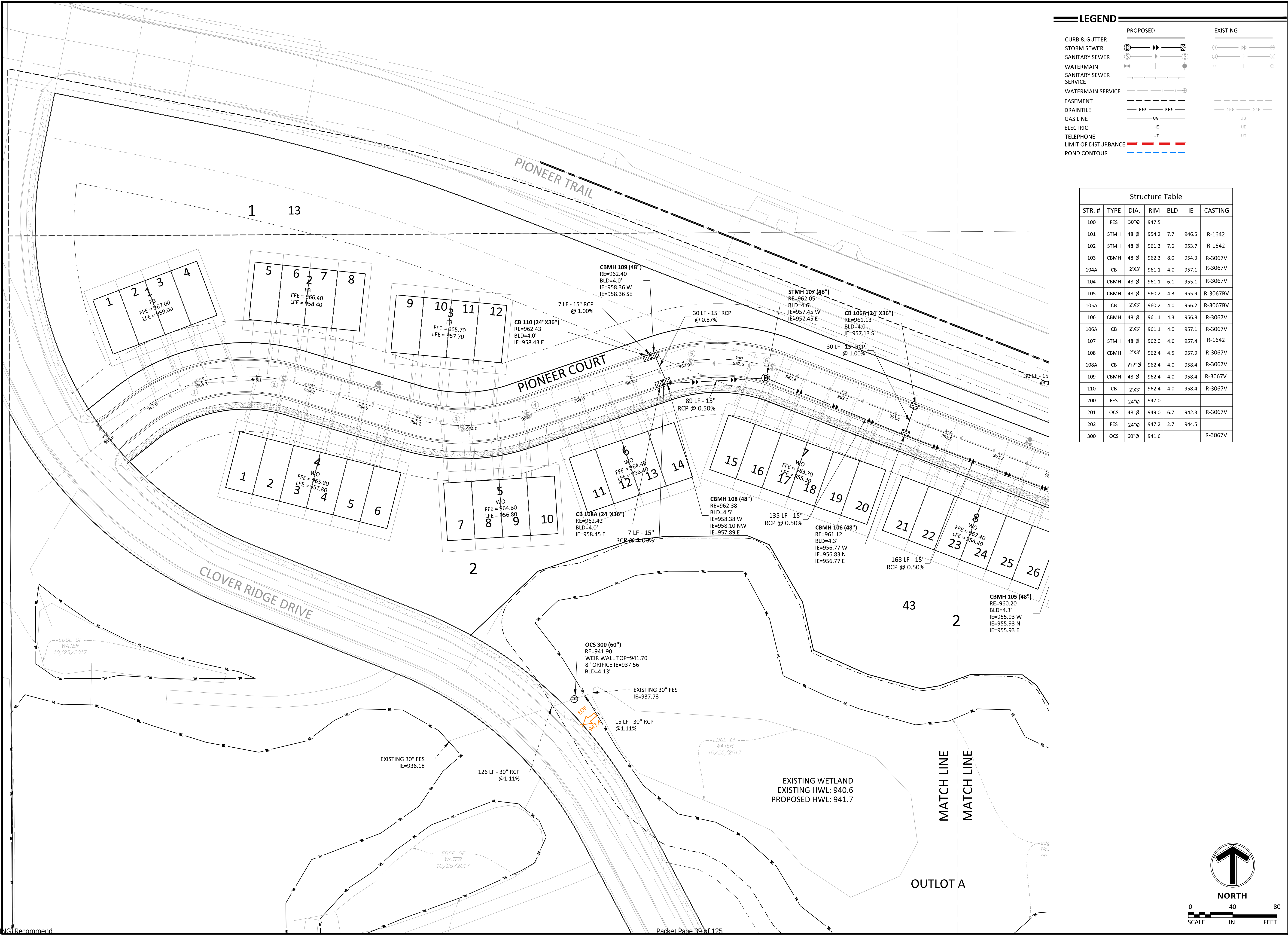
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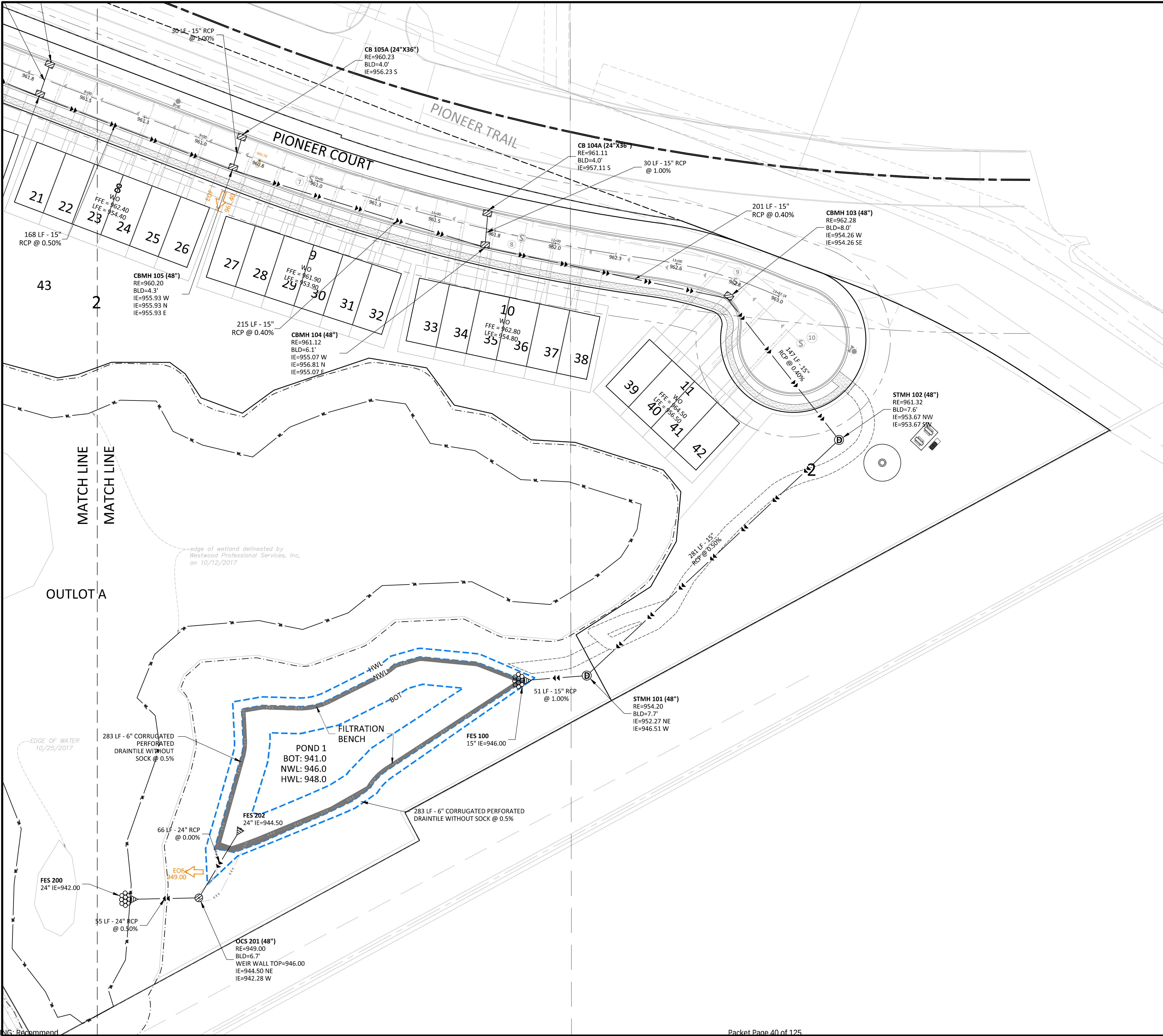
Revision History	
No.	Date By Submittal / Revision
07/07/20	CITY SUBMITTAL
07/29/20	CITY COMMENTS

Sheet Title
**STORM SEWER
PLAN - WEST**

Sheet No. Revision
C7.02

Project No. 22254





LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
SANITARY SEWER SERVICE		
WATERMAIN SERVICE		
EASEMENT		
DRAINTILE		
GAS LINE		
ELECTRIC		
TELEPHONE		
LIMIT OF DISTURBANCE		
POND CONTOUR		

Structure Table						
STR. #	TYPE	DIA.	RIM	BLD	IE	CASTING
100	FES	30'Ø	947.5			
101	STMH	48'Ø	954.2	7.7	946.5	R-1642
102	STMH	48'Ø	961.3	7.6	953.7	R-1642
103	CBMH	48'Ø	962.3	8.0	954.3	R-3067V
104A	CB	2'X3'	961.1	4.0	957.1	R-3067V
104	CBMH	48'Ø	961.1	6.1	955.1	R-3067V
105	CBMH	48'Ø	960.2	4.3	955.9	R-3067BV
105A	CB	2'X3'	960.2	4.0	956.2	R-3067BV
106	CBMH	48'Ø	961.1	4.3	956.8	R-3067V
106A	CB	2'X3'	961.1	4.0	957.1	R-3067V
107	STMH	48'Ø	962.0	4.6	957.4	R-1642
108	CBMH	2'X3'	962.4	4.5	957.9	R-3067V
108A	CB	7'7"Ø	962.4	4.0	958.4	R-3067V
109	CBMH	48'Ø	962.4	4.0	958.4	R-3067V
110	CB	2'X3'	962.4	4.0	958.4	R-3067V
200	FES	24'Ø	947.0			
201	OCS	48'Ø	949.0	6.7	942.3	R-3067V
202	FES	24'Ø	947.2	2.7	944.5	
300	OCS	60'Ø	941.6			R-3067V

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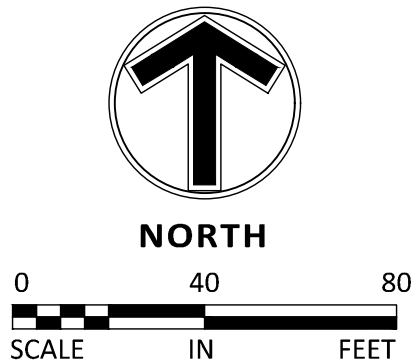
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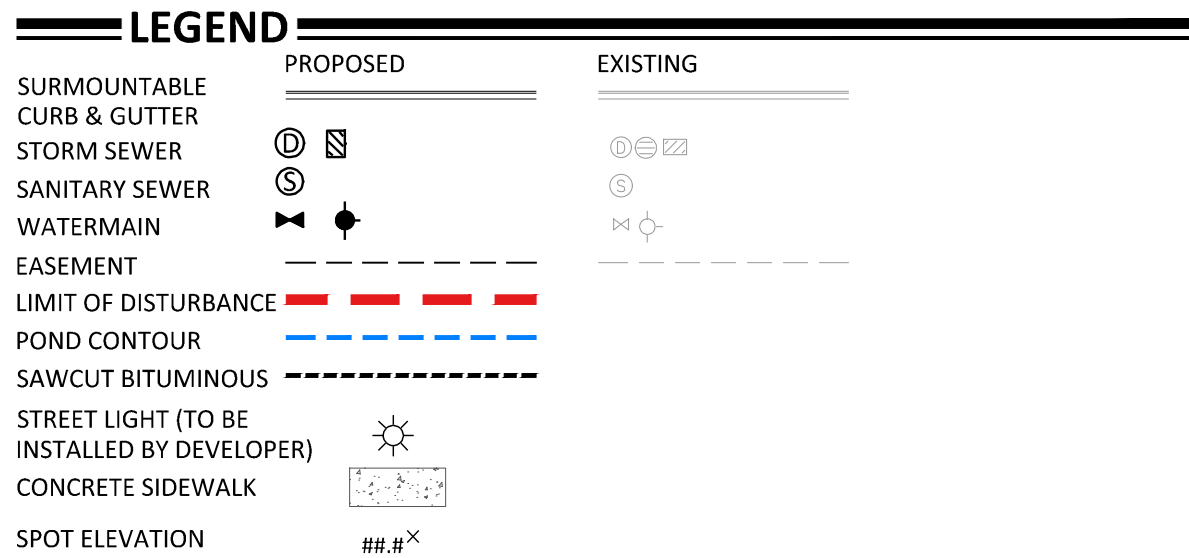
Revision History		Submittal / Revision
No.	Date By	
07/07/20	CITY SUBMITTAL	
07/29/20	CITY COMMENTS	

Sheet Title
STORM SEWER
PLAN - EAST

Sheet No. Revision
C7.03

Project No. 22254

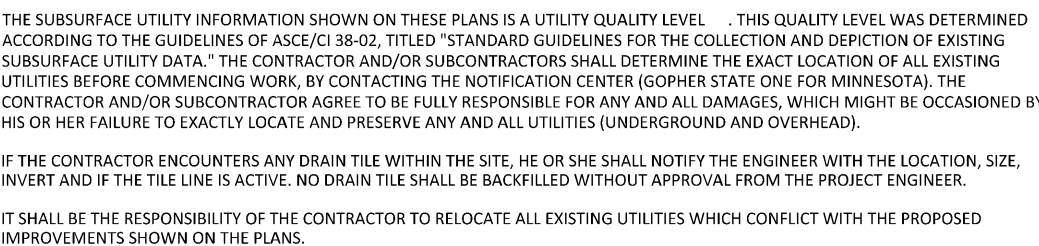




1. STATIONING REFERS TO STREET CENTERLINE.
2. ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
5. INSTALL 8618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTAINABLE IN 5 FEET BEYOND CURB PC.
6. TACK FACE OF EXISTING CURB PRIOR TO PAVING.
7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.
8. ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
9. STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER PER THE DEVELOPMENT CONTRACT.

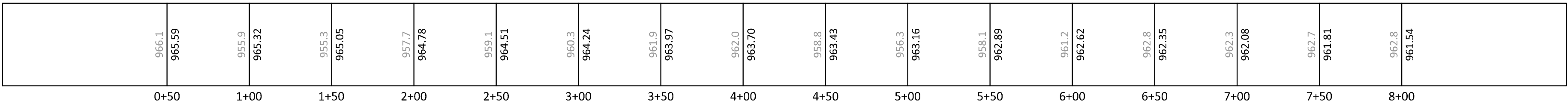
A. BEGIN SURMOUNTABLE CURB AND GUTTER (SEE DETAIL STR-02 ON SHEET C9.02)

B. END SURMOUNTABLE CURB AND GUTTER



PIONEER COURT

STA 0+00 TO 8+50

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No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
STREET PLAN -
WEST

Sheet No. Revision
C8.01

Project No. 22254

Client



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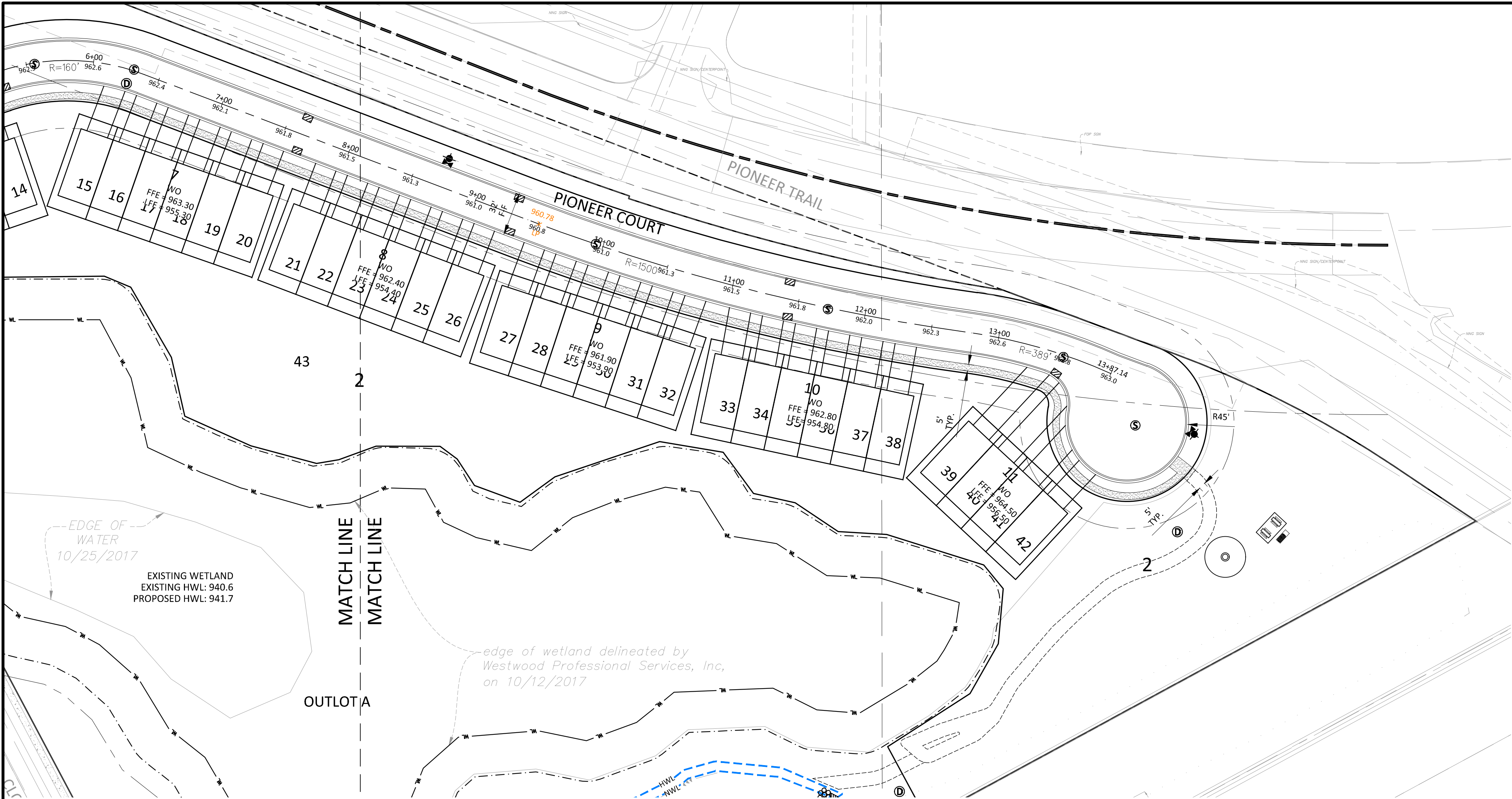
Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
STREET PLAN - EAST

Sheet No. Revision
C8.02

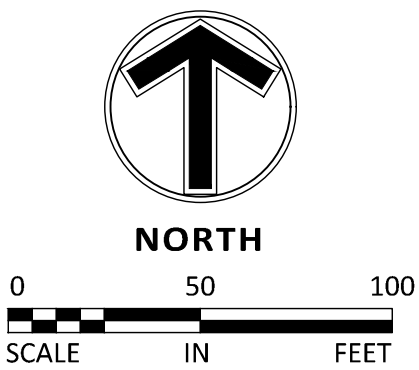
Project No. 22254



LEGEND

	PROPOSED	EXISTING
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY DEVELOPER)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER PER THE DEVELOPMENT CONTRACT.

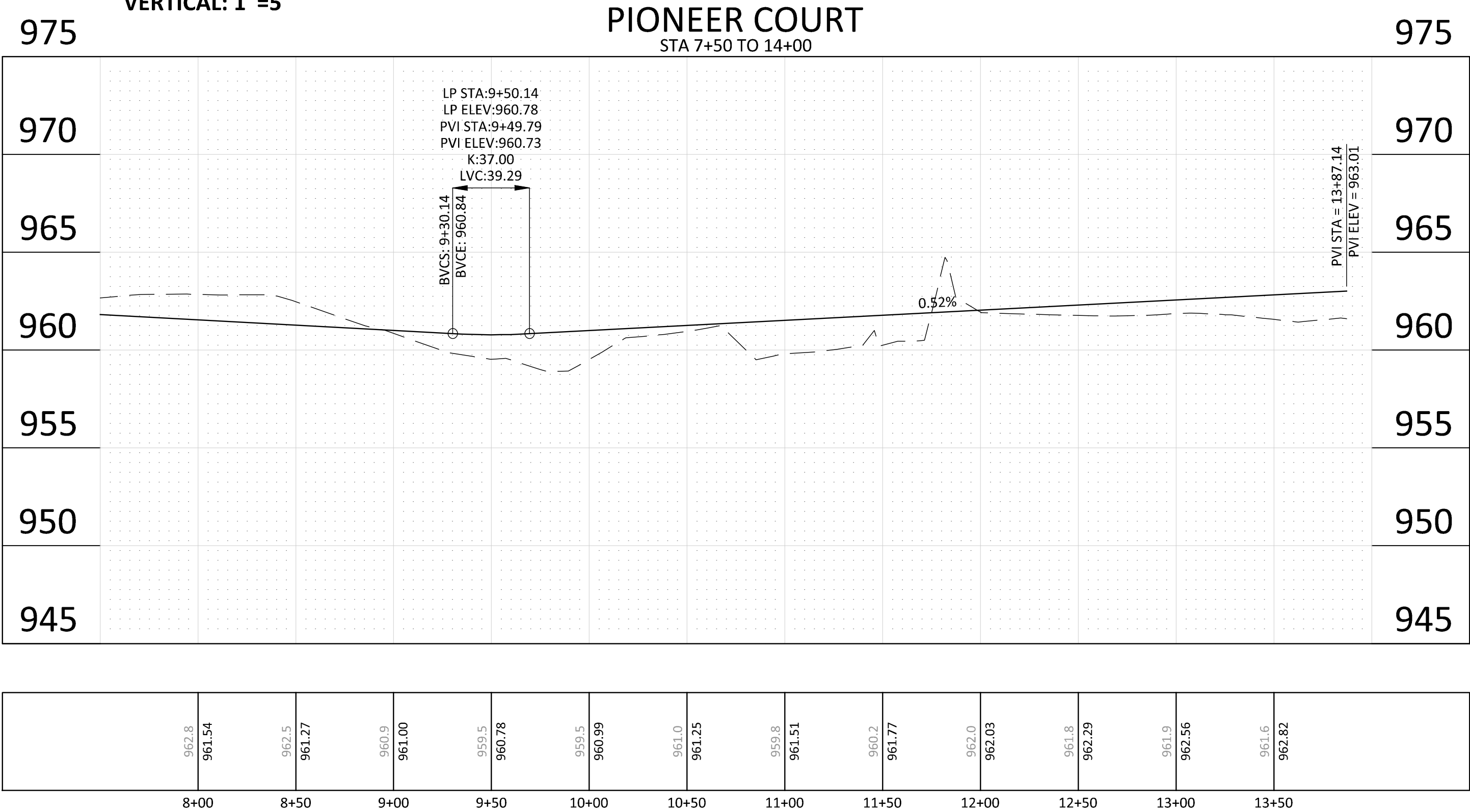


THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/ENR 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



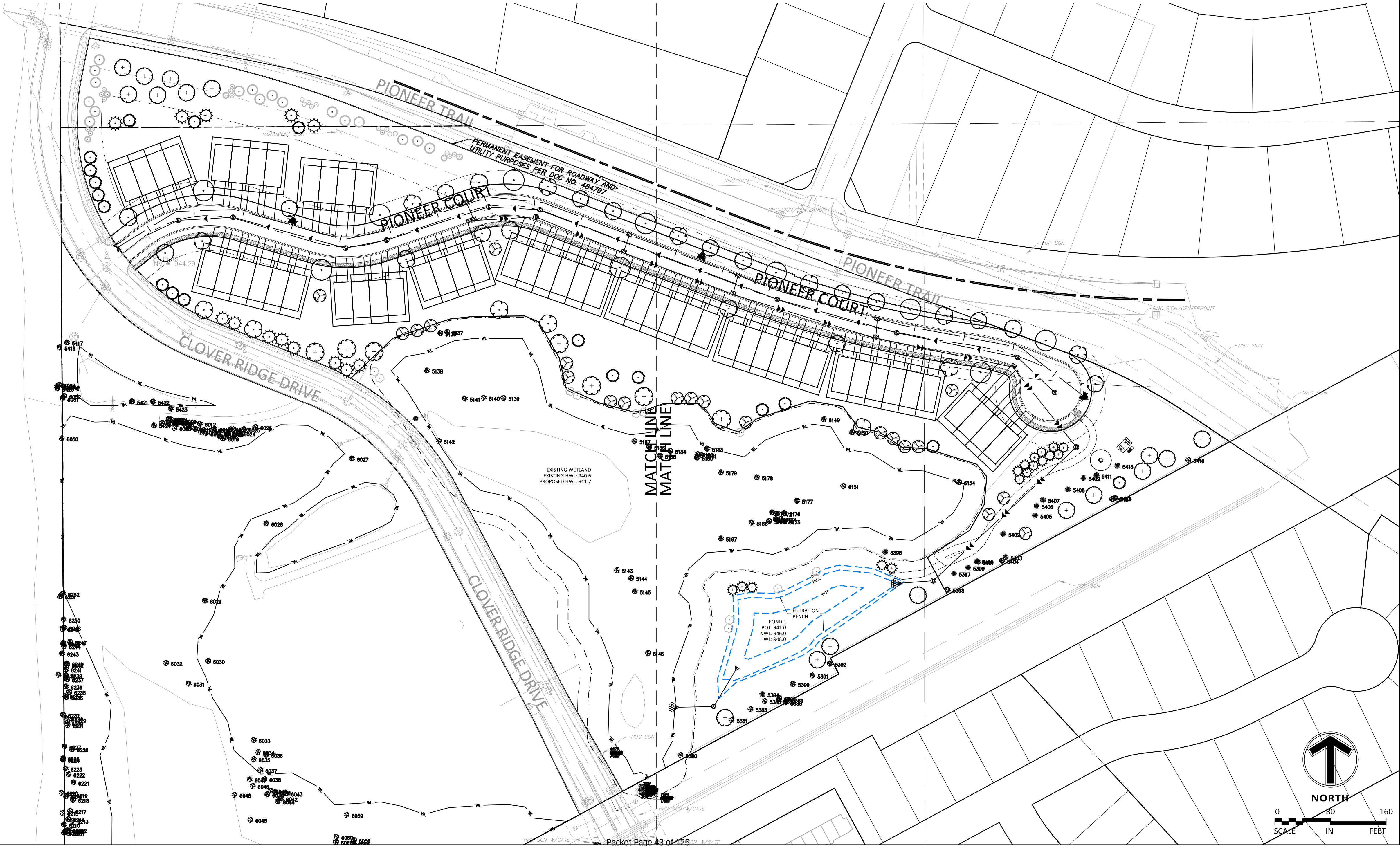
TREE SCHEDULE										
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	EAST	OVERALL	WALKOUT	WEST
	SG	Acer freemanii / Sienna Glen / Sienna Glen Maple	B & B	2.5" Cal		10	4			6
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5" Cal		21	12			9
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		13	6			7
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal		9	4			5
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal		7	1			6
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal		17	10			7
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		10	5			5
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	EAST	OVERALL	WALKOUT	WEST
	BF	Abies balsamea / Balsam Fir	B & B		6'	17	17			
	JN	Juniperus virginiana / Eastern Red Cedar	B & B		6'	17				17
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	13				13
	WP	Pinus strobus / White Pine	B & B		6'	18	4			14
DRN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	EAST	OVERALL	WALKOUT	WEST
	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2" Cal		3			3	

GROUND COVER SCHEDULE				
PLANT SCHEDULE OVERALL				
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	35-241	MNDOT Seed Mix 35-241 / General Mesic Prairie Mix	Seed	175,881 sf
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed	32,539 sf
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed	5,143 sf
	TUR HIG	Turf Sod Highland Sod / Sod	Sod	52,185 sf

CHASKA LANDSCAPE CODE		
CALCULATIONS TWO TREE PER 50 FEET OF PUBLIC STREET FRONT (1387 / 50) * 2)	REQUIRED	PROPOSED
	56	80
	XX	XX

9.6.4.1 Tree Planting
a) In addition to general requirements for landscaping in all districts as set forth in Subsection 9.6.3, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous trees per every fifty (50) feet along public streets, on each side, minimum 2-½ inch caliper. The trees may be distributed throughout the subdivision and need not necessarily be spaced fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy. Credit for preservation of existing trees may be given as determined by the Community Development Department.

LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			
RETAINING WALL			CONCRETE SIDEWALK
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client

LENNAR

Project
PIONEER VISTA

Location
CHASKA, MN

Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney
Registration No. 40252 Date: 07/07/2020
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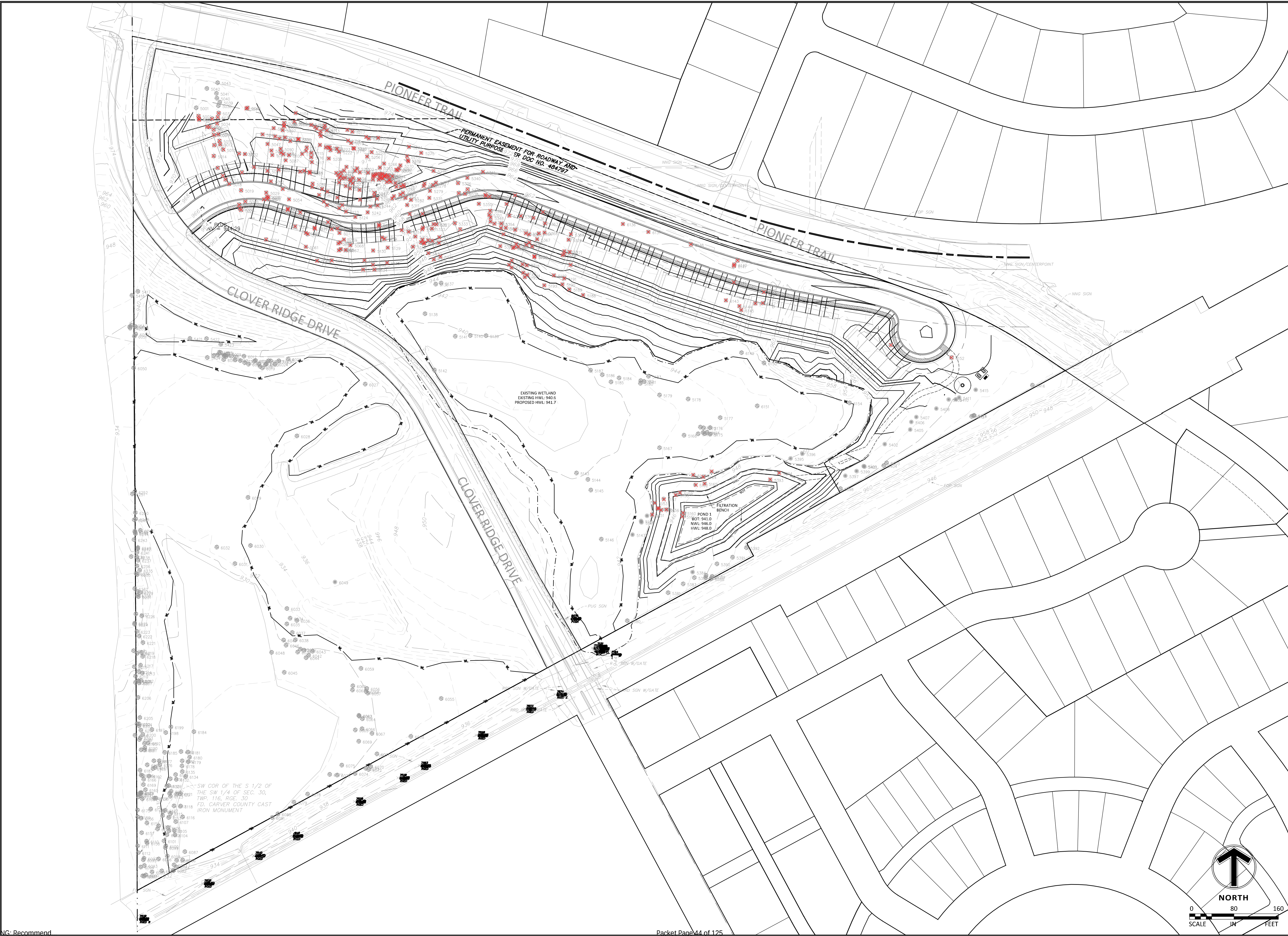
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: PRELIM. Initial Issue: 07/07/2020

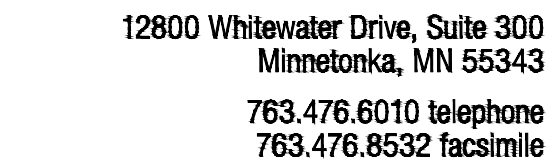
Revision History	
No.	Date By Submittal / Revision
07/07/20	CITY SUBMITTAL
07/29/20	CITY COMMENTS

Sheet Title
OVERLAY PLAN

Sheet No. Revision
C8.03

Project No. 22254





Client

Project PIONEER VISTA

Location
CHASKA, MN

Certification

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.

Eric T. Luth
Registration No. 50478 Date: 07/07/2020

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Summary

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Approved: ETL Book / Page:
Phase: PRELIM. Initial Issue: 07/07/2020

Revision History

No.	Date By	Submittal / Revision
	07/07/20	CITY SUBMITTAL
	07/29/20	CITY COMMENTS

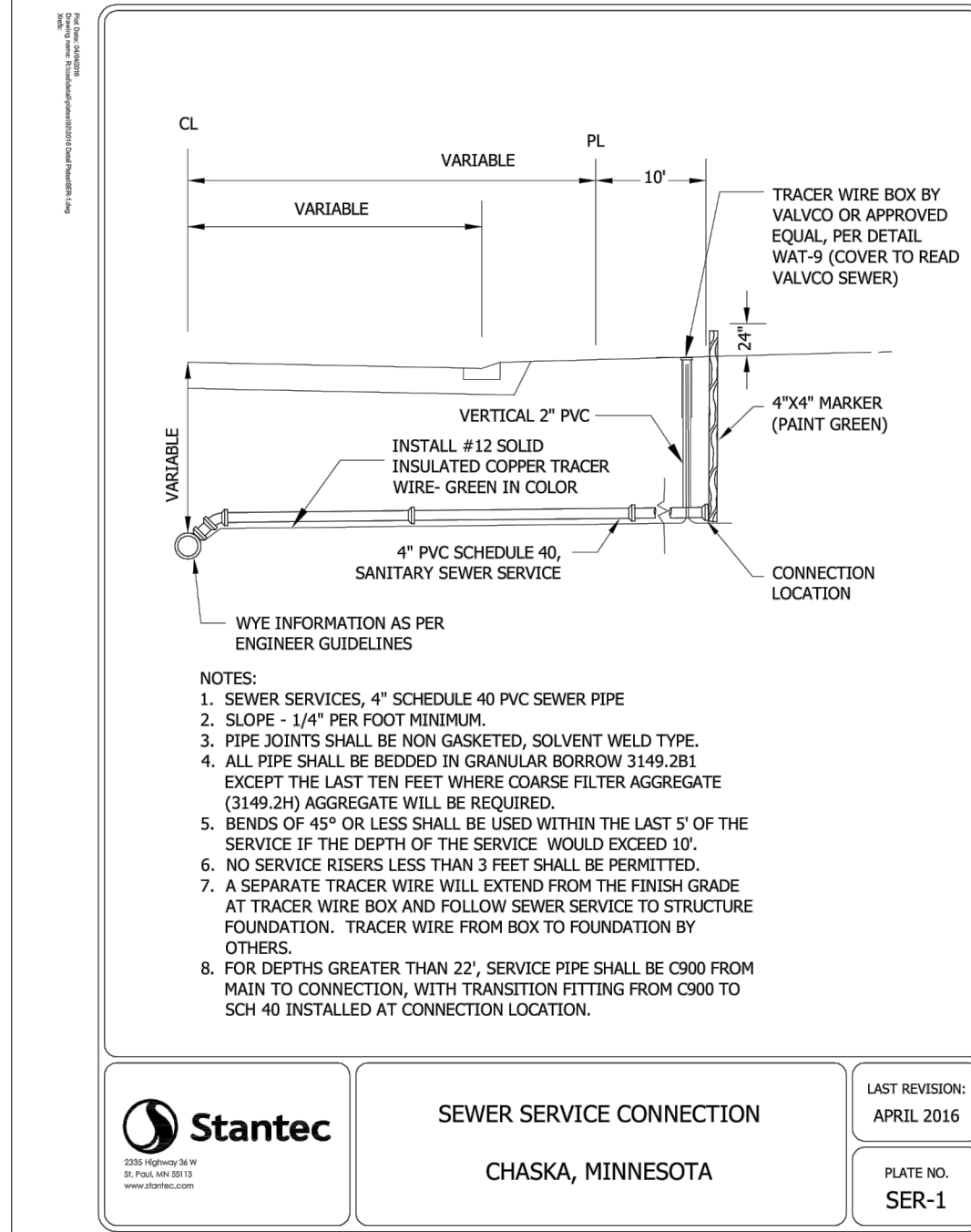
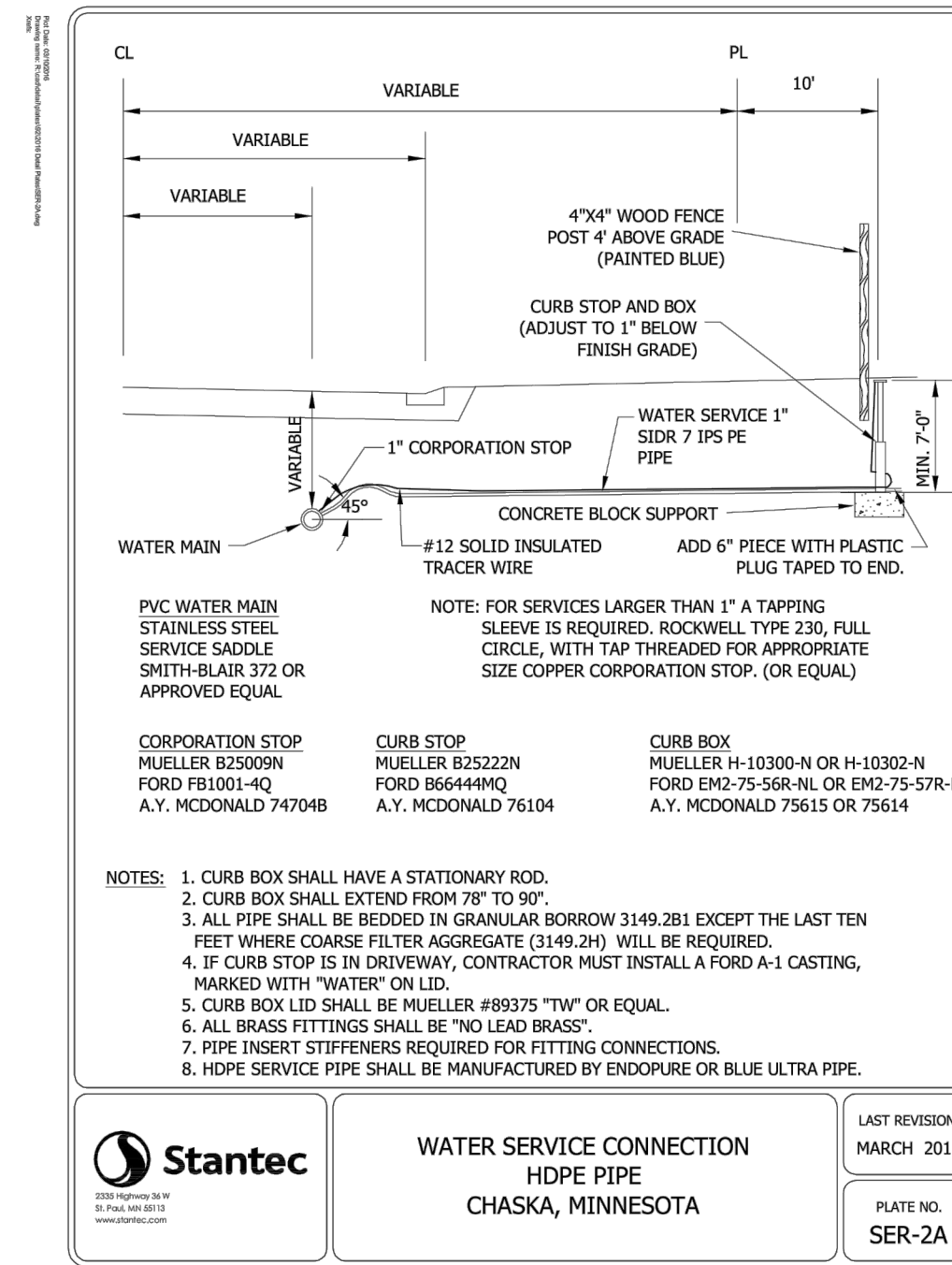
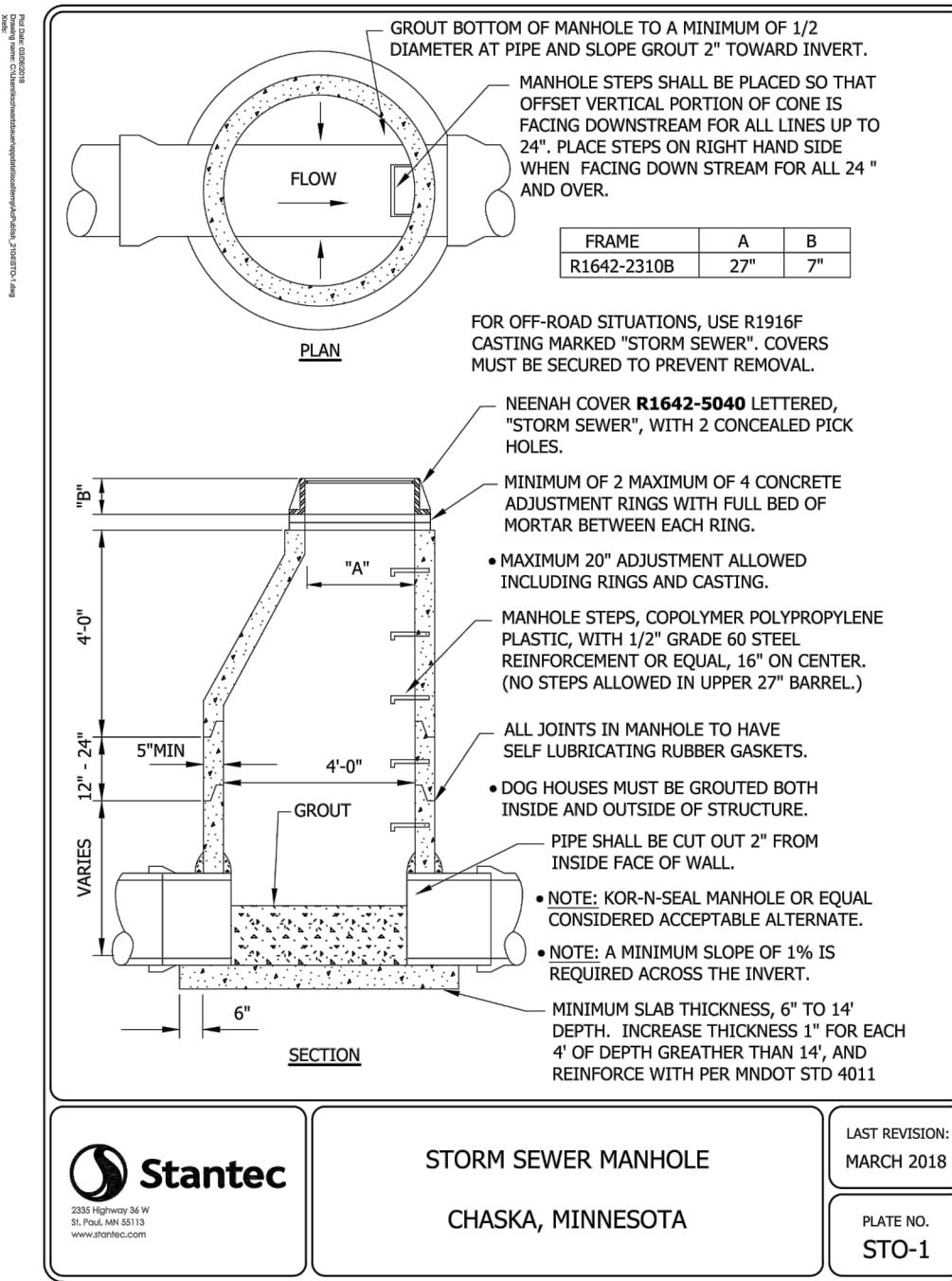
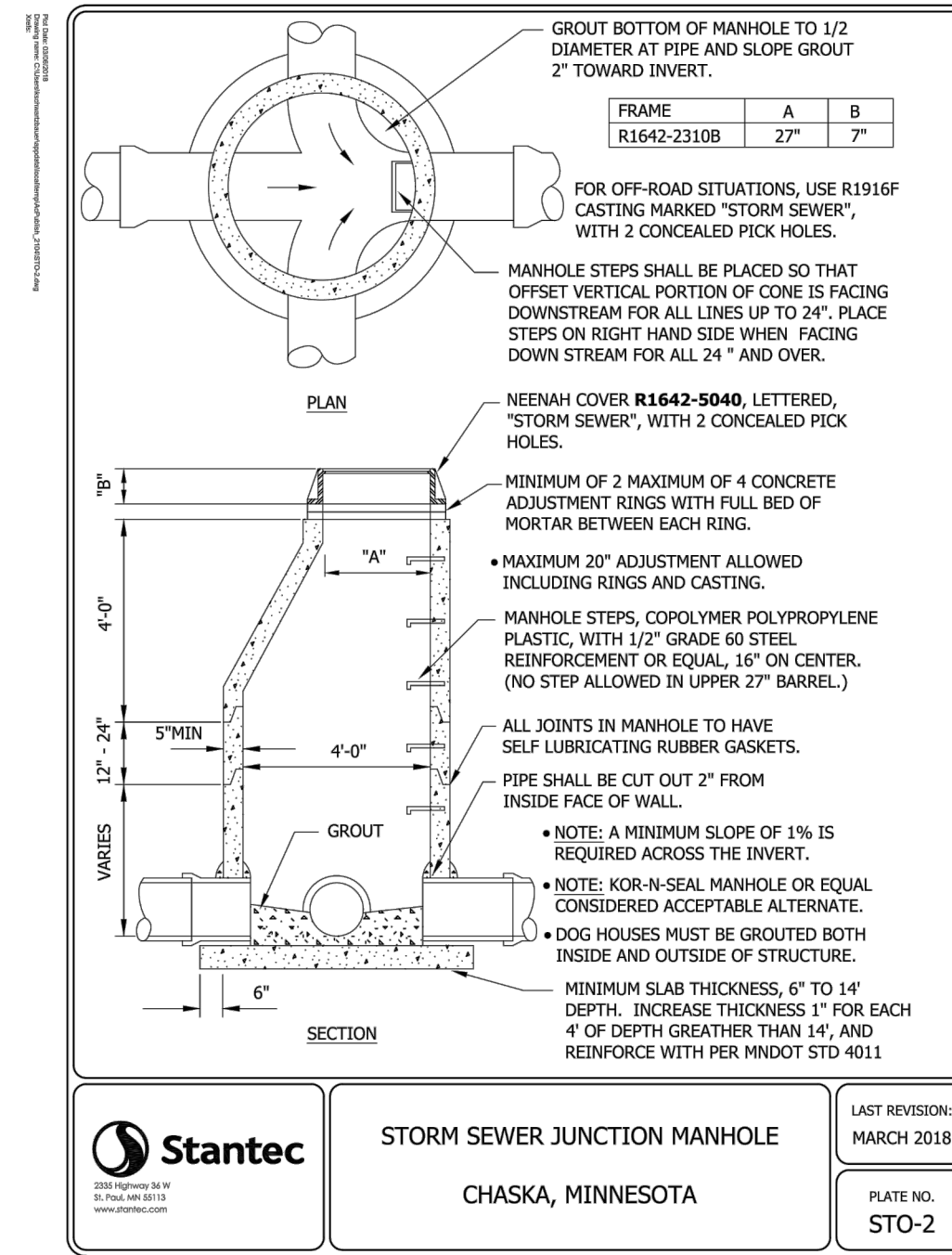
Sheet Title

DETAILS

Sheet No. Revision

C9.01

Project No. 22254



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NG: Recommend

Packet Page 46 of 125

Engineering | Surveying | Planning | Environmental

Client



Project PIONEER VISTA

Location
CHASKA, MN

Certification

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Registration No. 50478 Date: 07/07/2020

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07/29/20		CITY COMMENTS

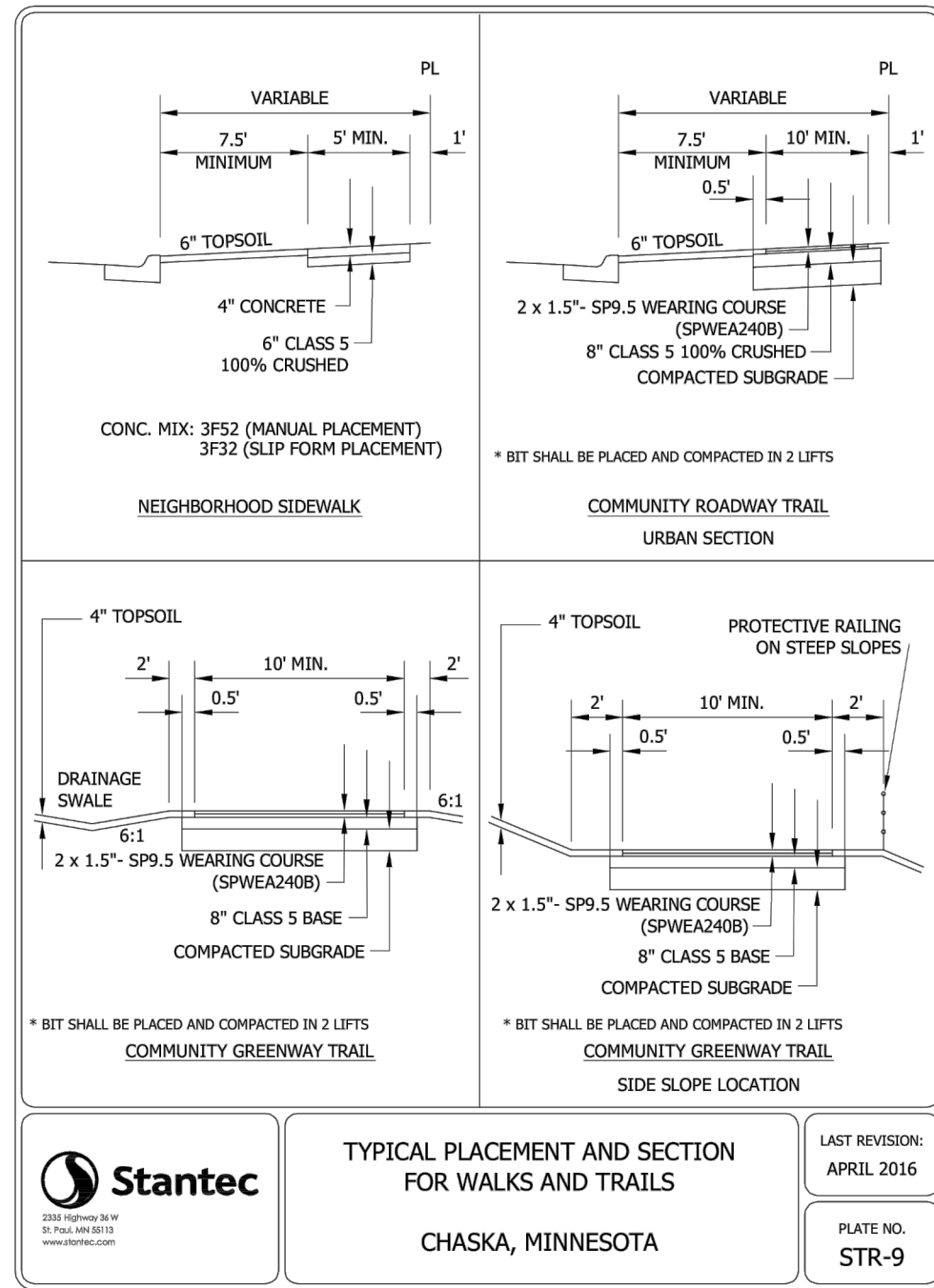
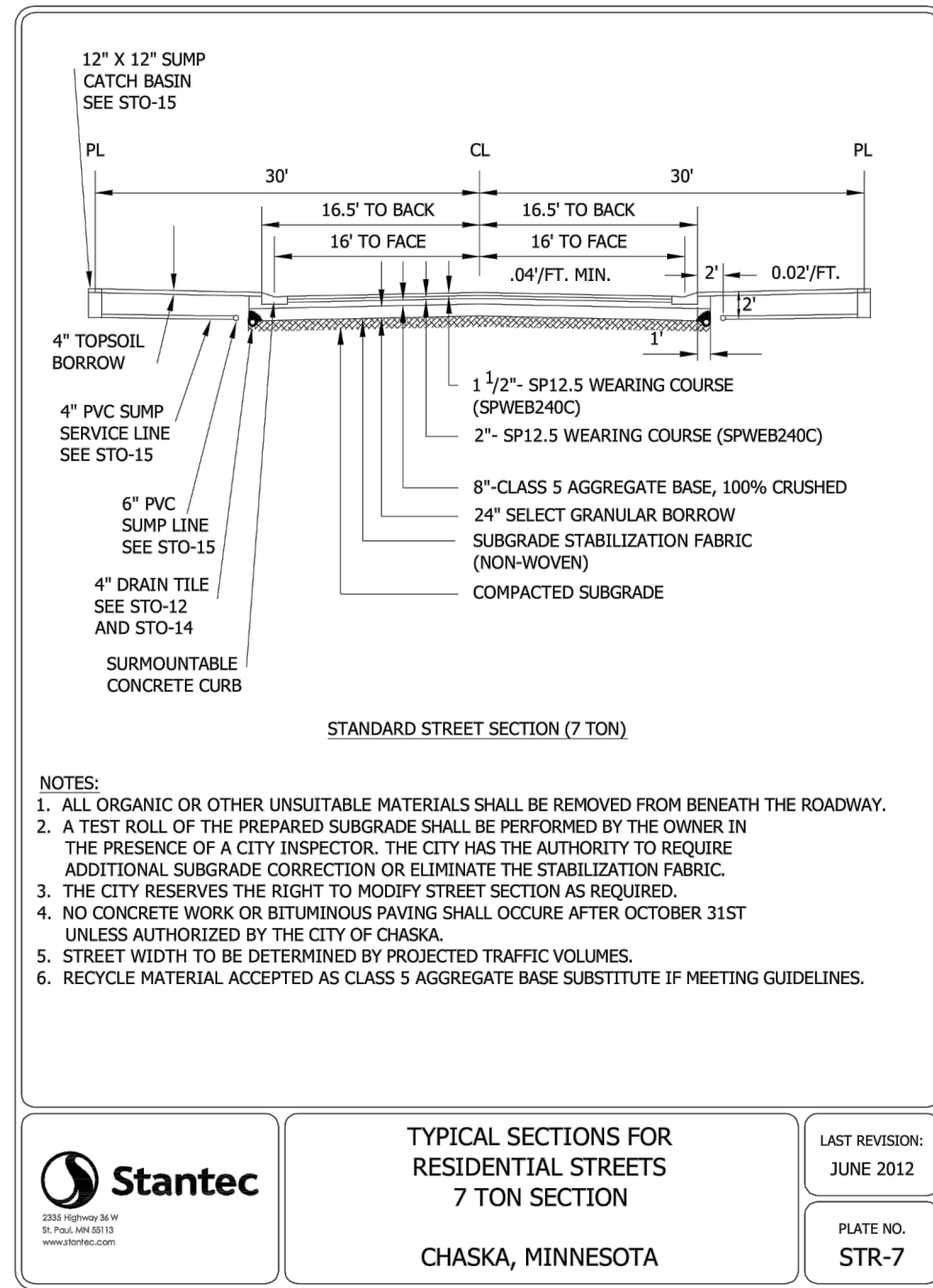
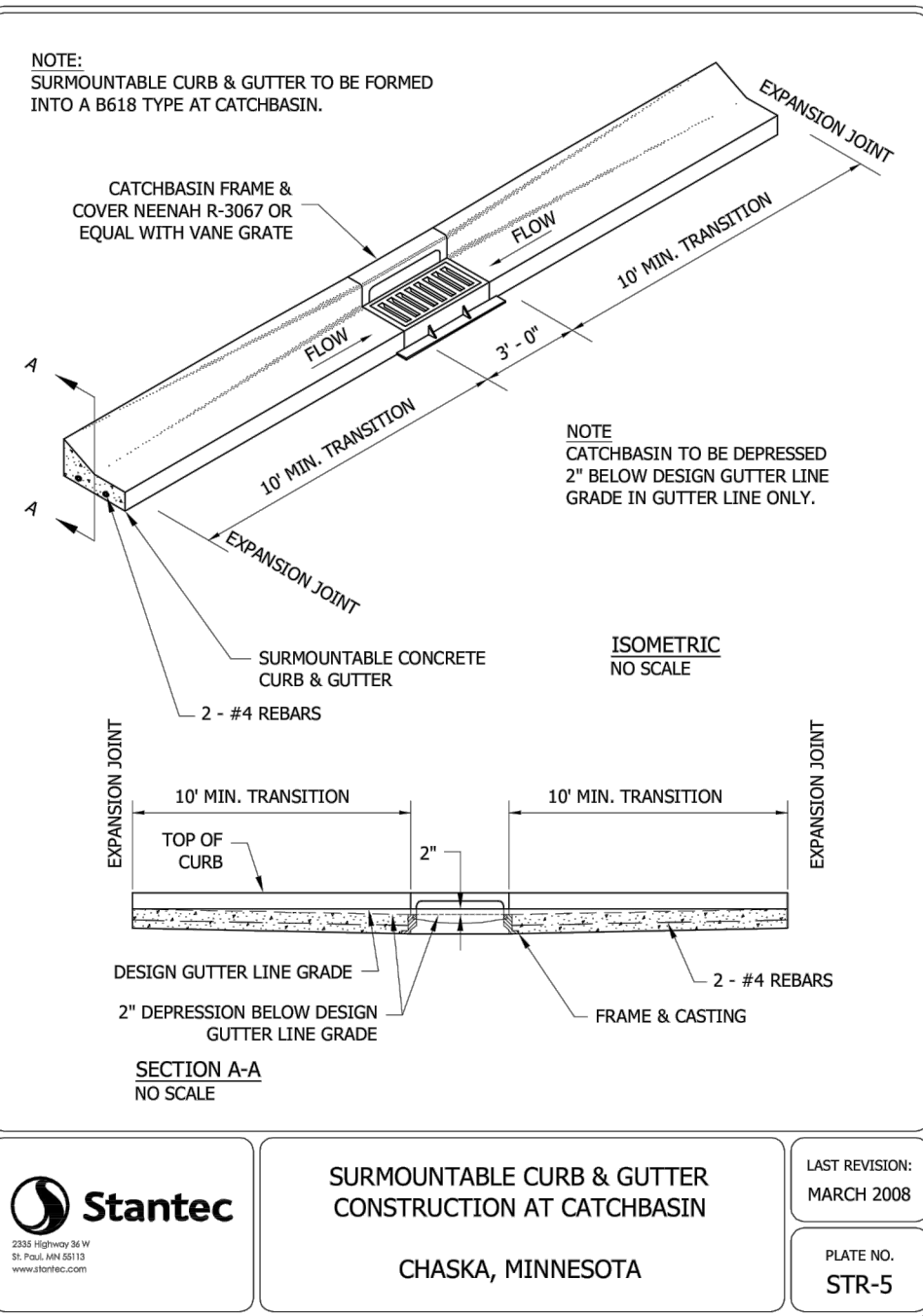
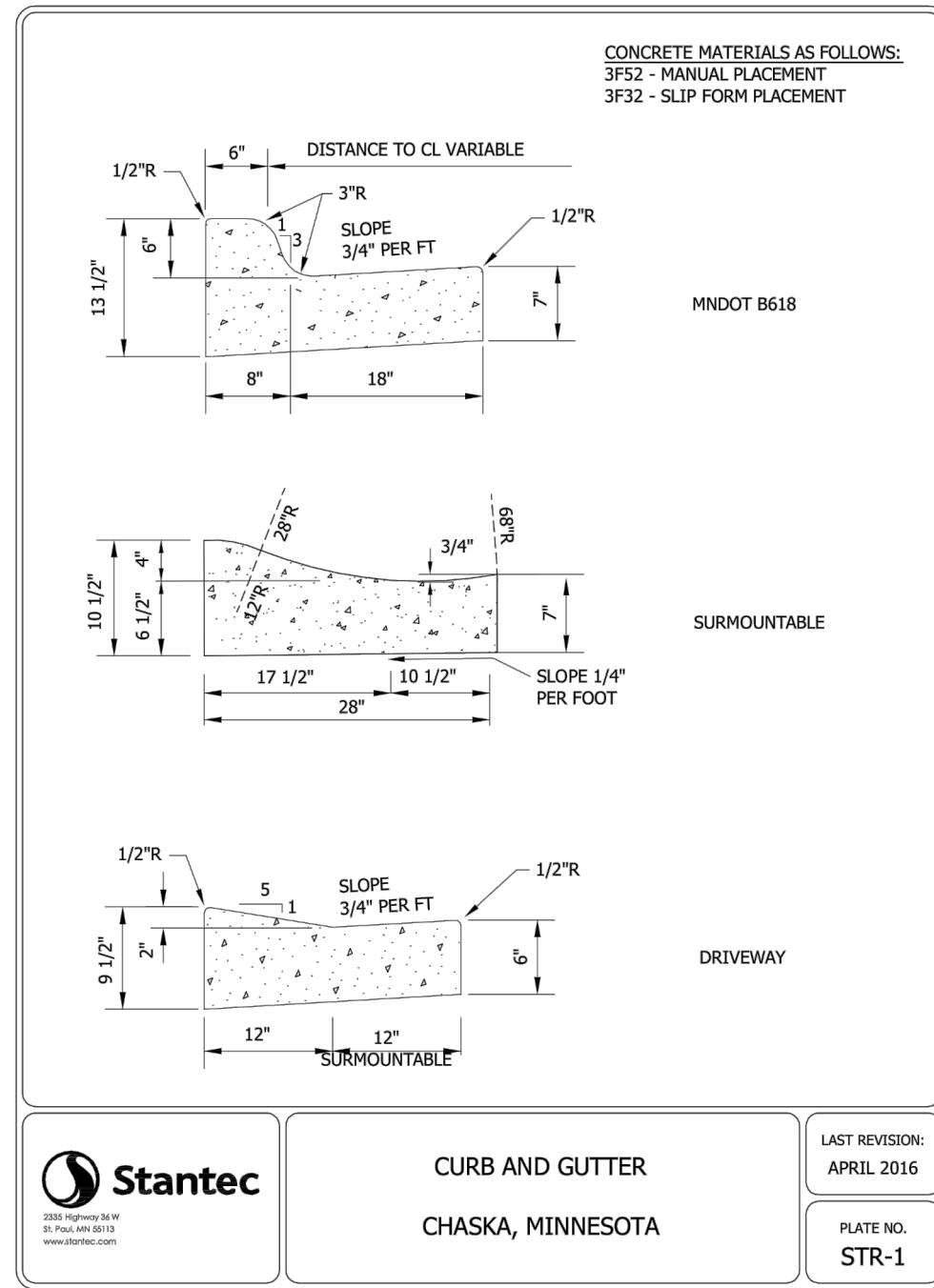
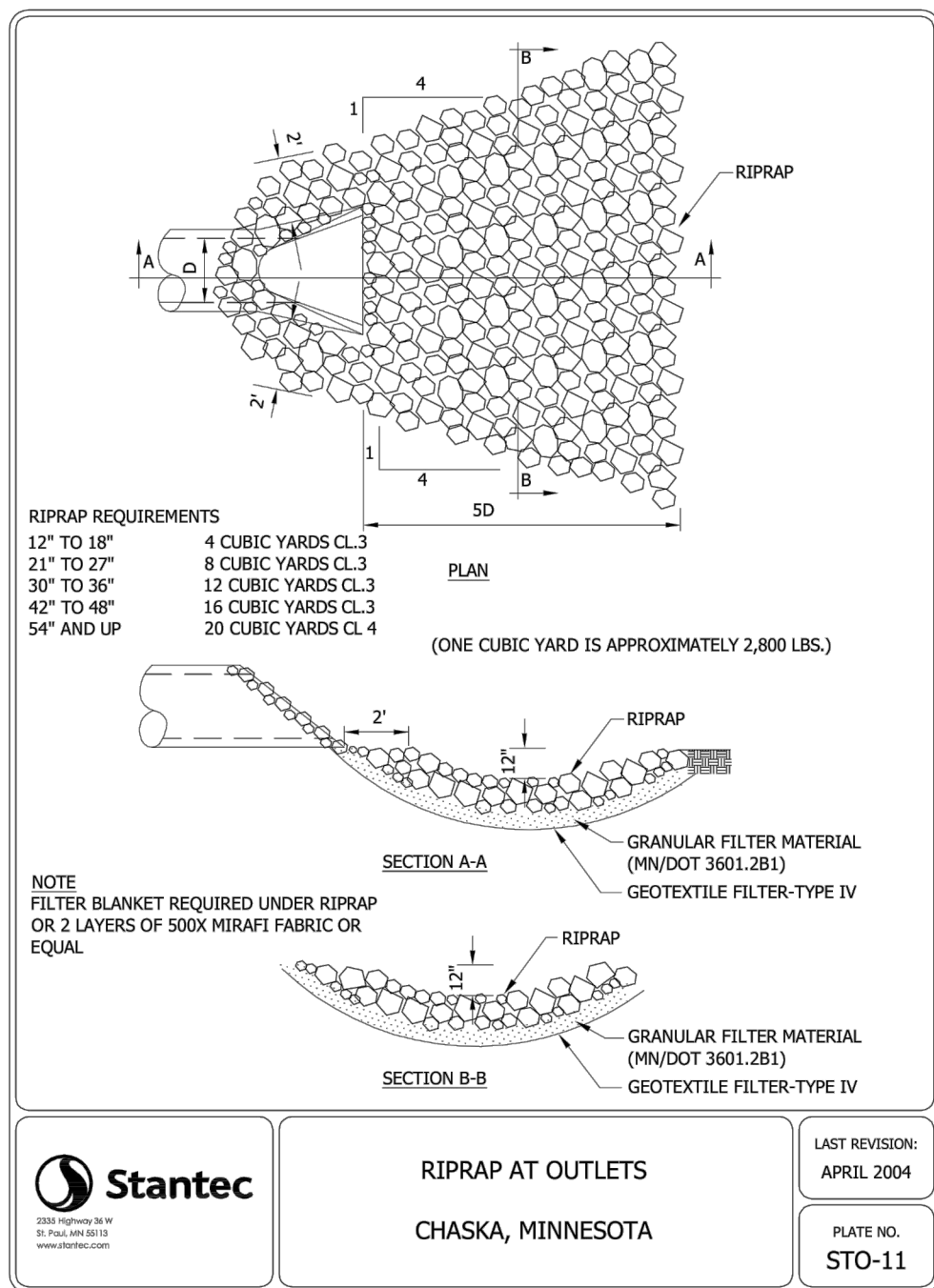
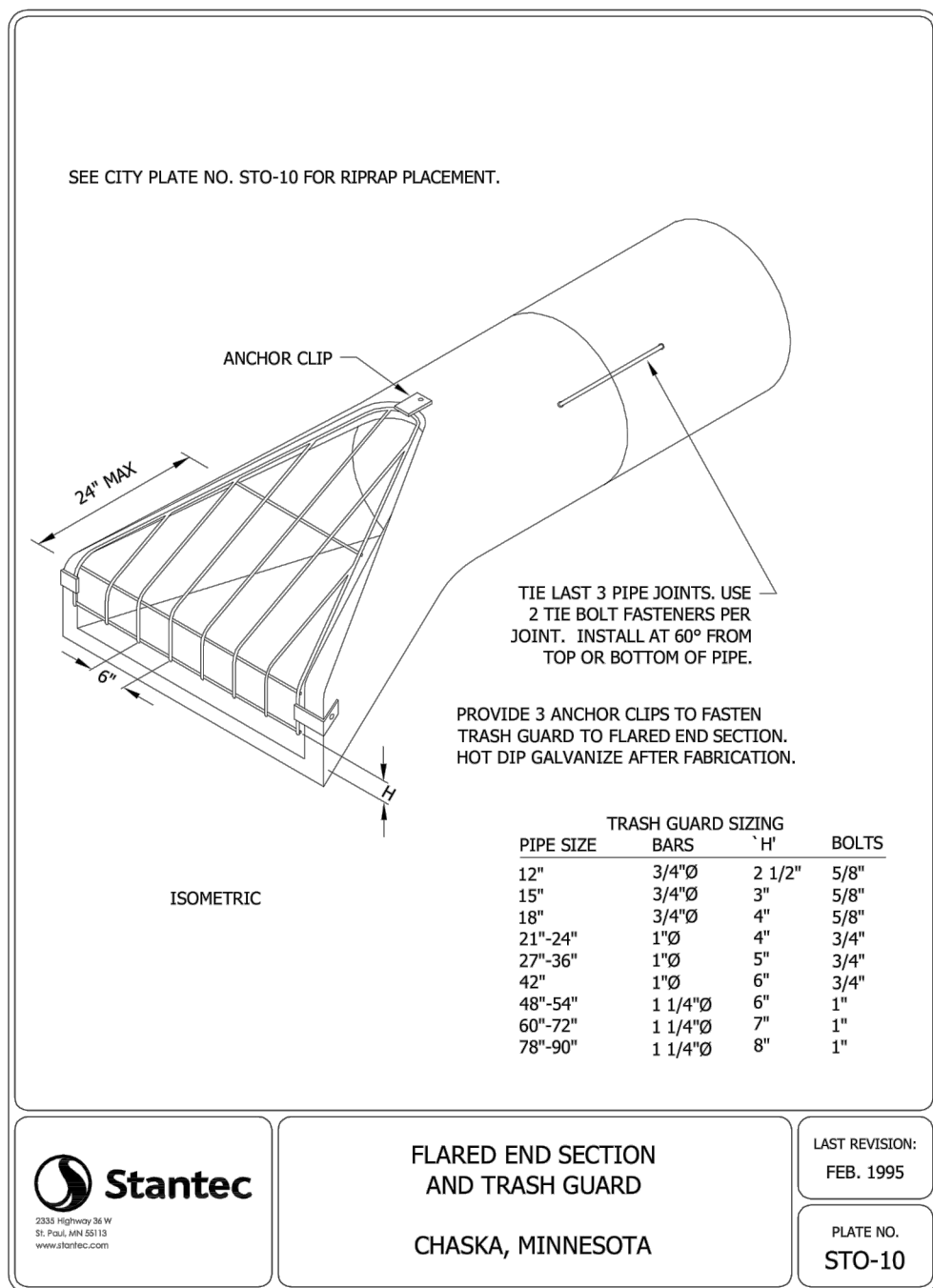
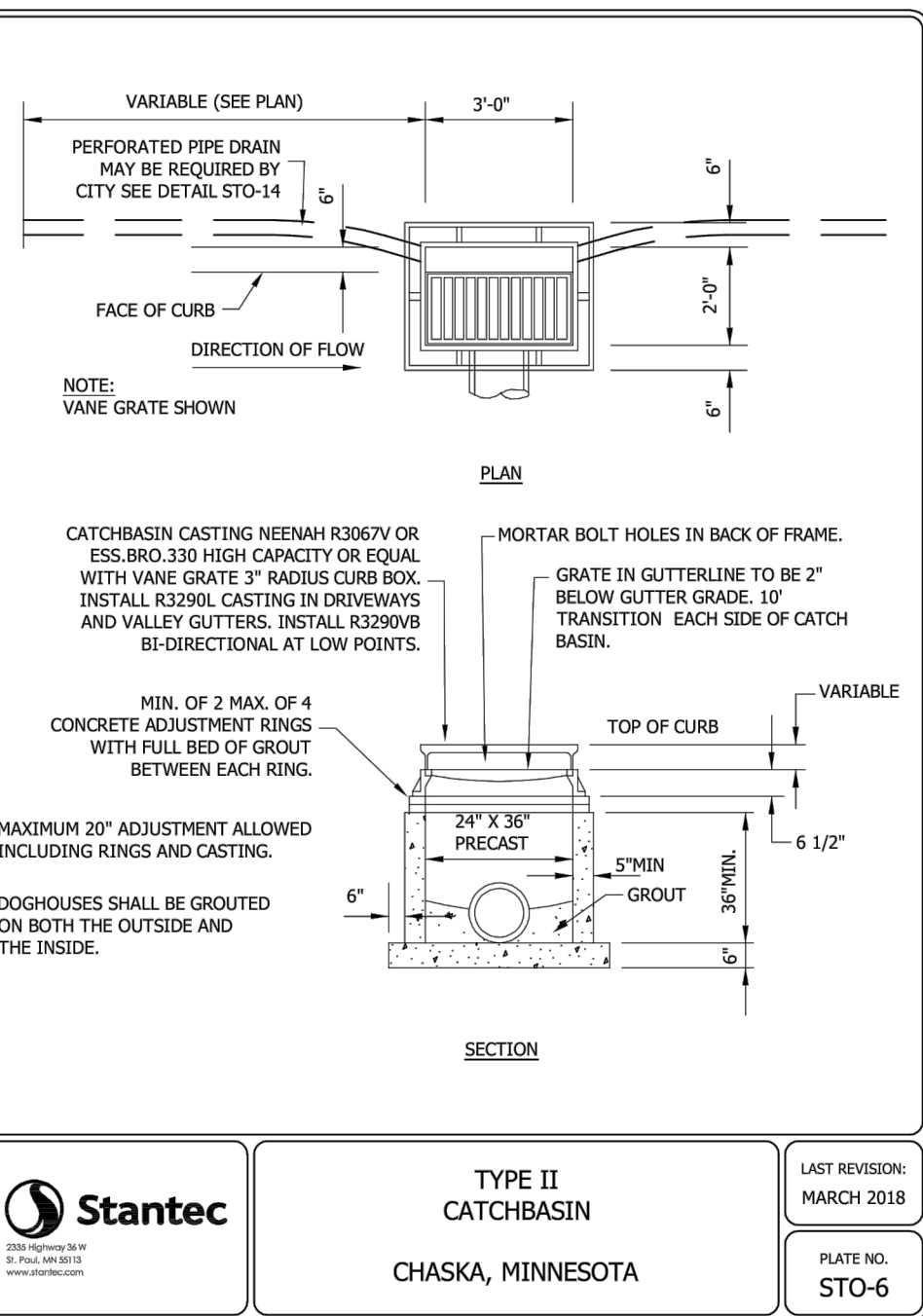
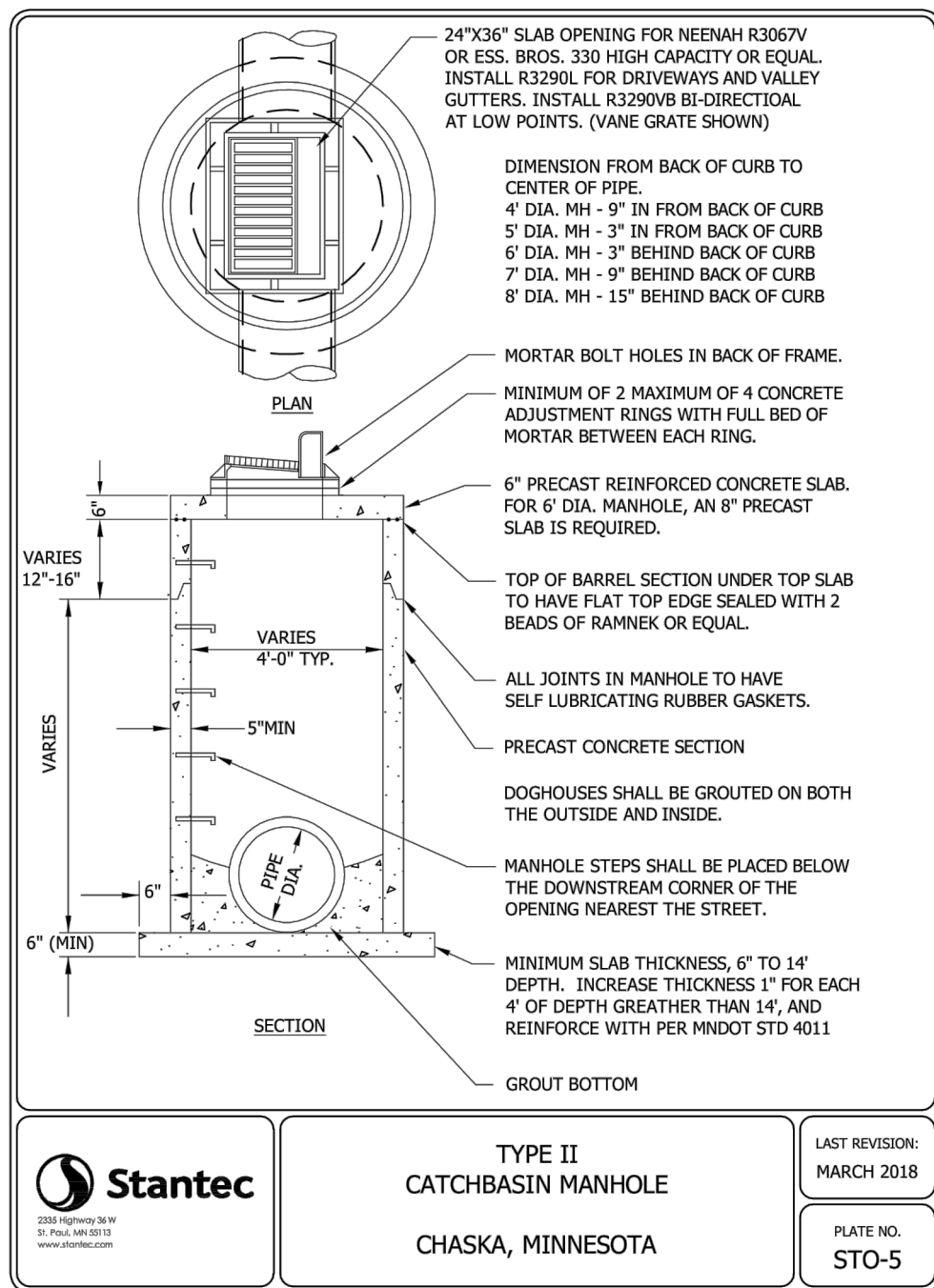
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DETAILS

Sheet No. Revision

C9.02

Project No. 22254



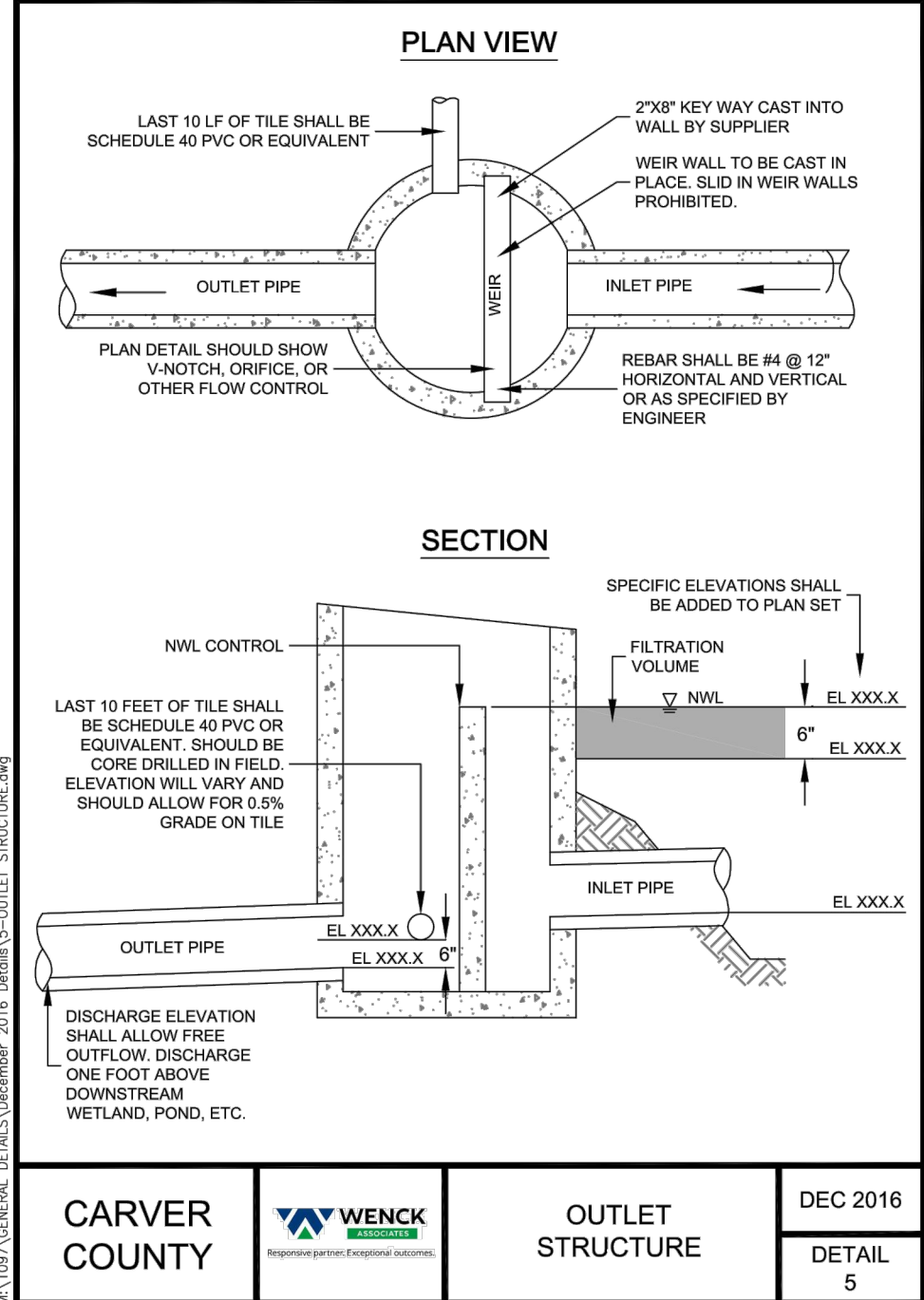
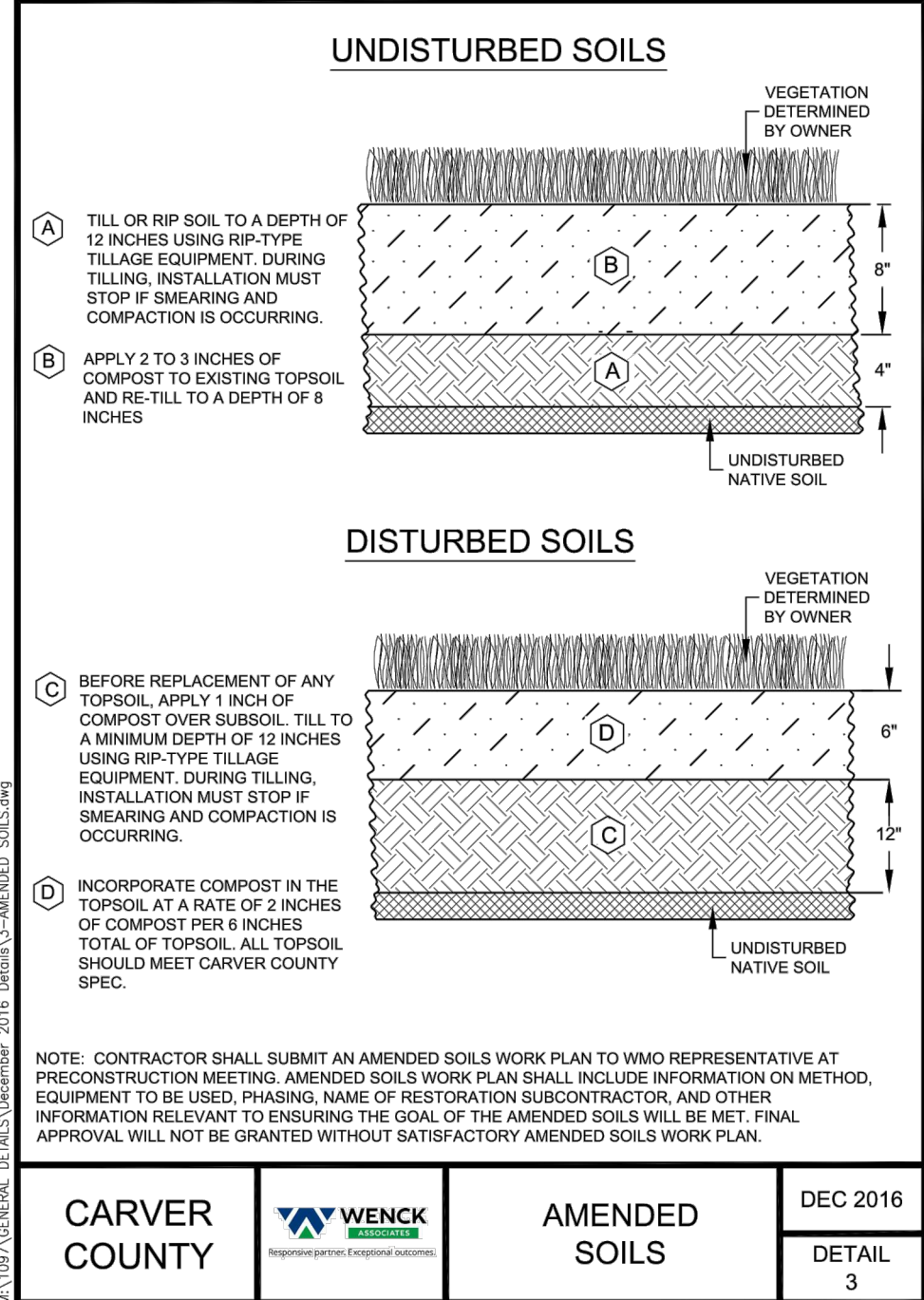
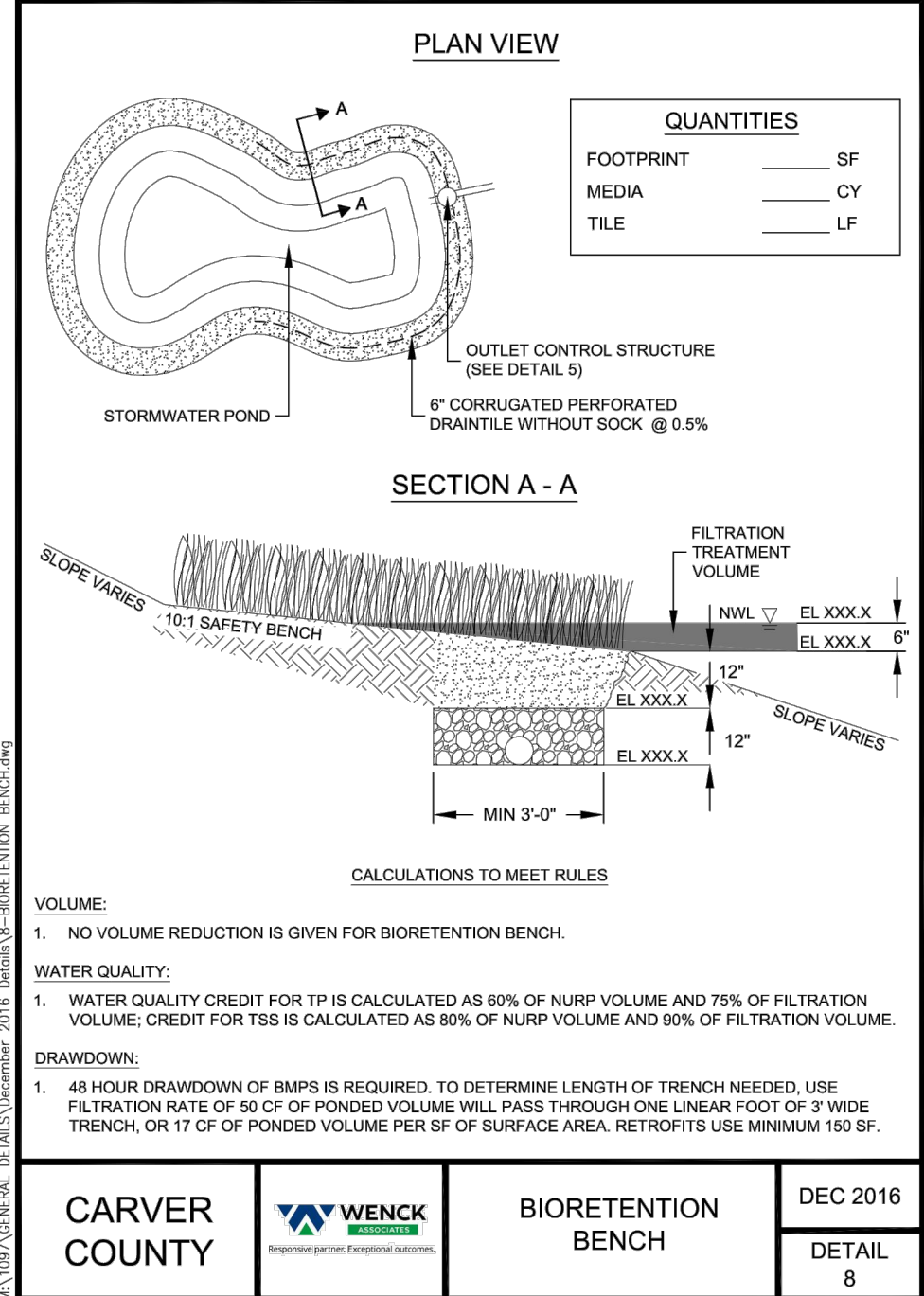
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GROUND COVER SCHEDULE

PLANT SCHEDULE OVERALL				
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	35-241	MNDOT Seed Mix 35-241 / General Mesic Prairie Mix	Seed	179,669 sf
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed	32,644 sf
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed	4,793 sf
	TUR HIG	Turf Sod Highland Sod / Sod	Sod	52,185 sf

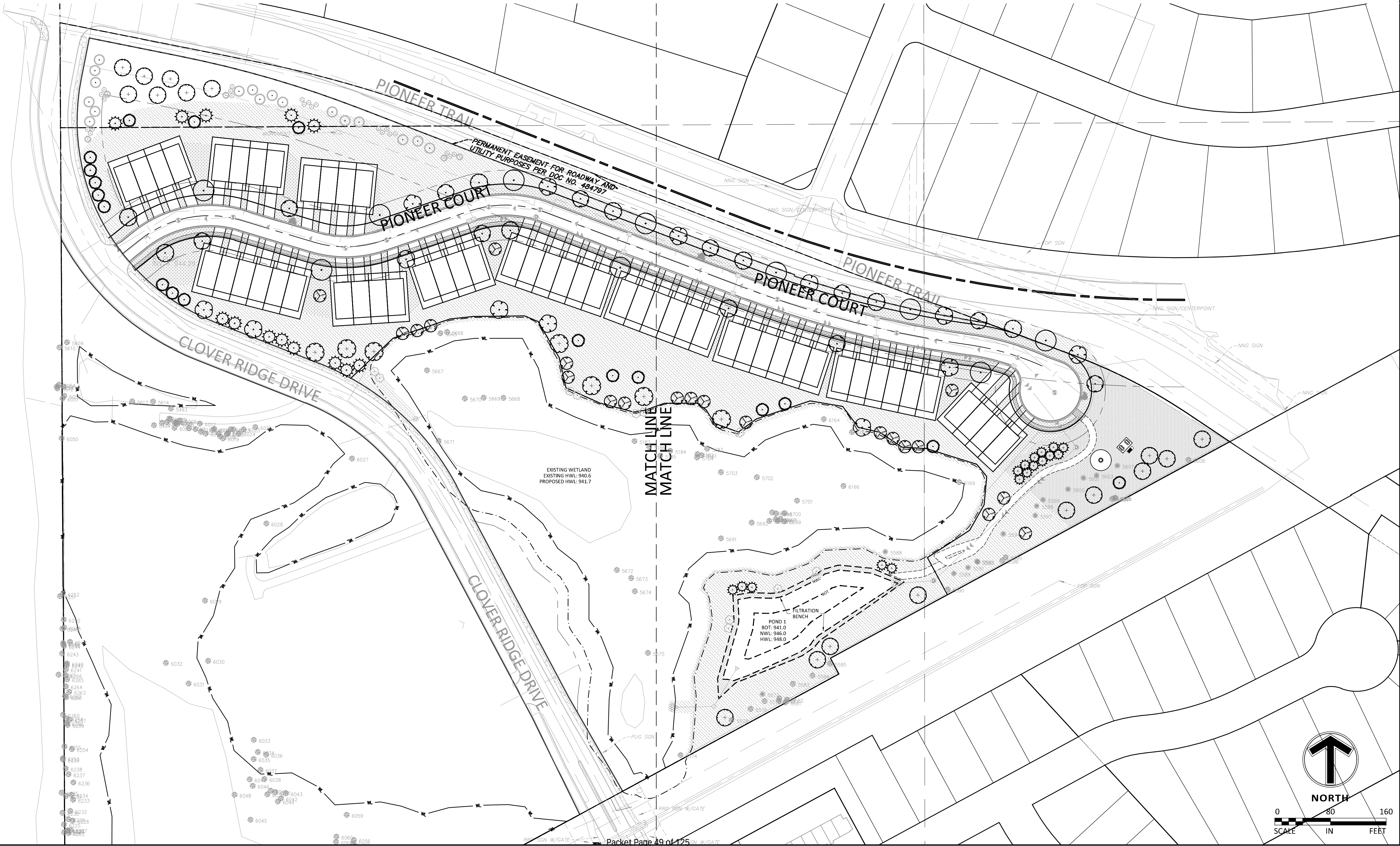
CHASKA LANDSCAPE CODE

CALCULATIONS	REQUIRED	PROPOSED
TWO TREE PER 50 FEET OF PUBLIC STREET FRONT ((1387 / 50) * 2)	56 XX XX	80 XX XX

9.6.4.1 Tree Planting
a) In addition to general requirements for landscaping in all districts as set forth in Subsection 9.6.3, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous trees per every fifty (50) feet along public streets, on each side, minimum 2-½ inch caliper. The trees may be distributed throughout the subdivision and need not necessarily be spaced fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy. Credit for preservation of existing trees may be given as determined by the Community Development Department.

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



Client



Project
PIONEER VISTA

Location
CHASKA, MN

Certification

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Summary

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Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
OVERALL
LANDSCAPING
PLAN

Sheet No. Revision
L1.01

Project No. 22254

Client

LENNAR

Project
PIONEER VISTA

Location
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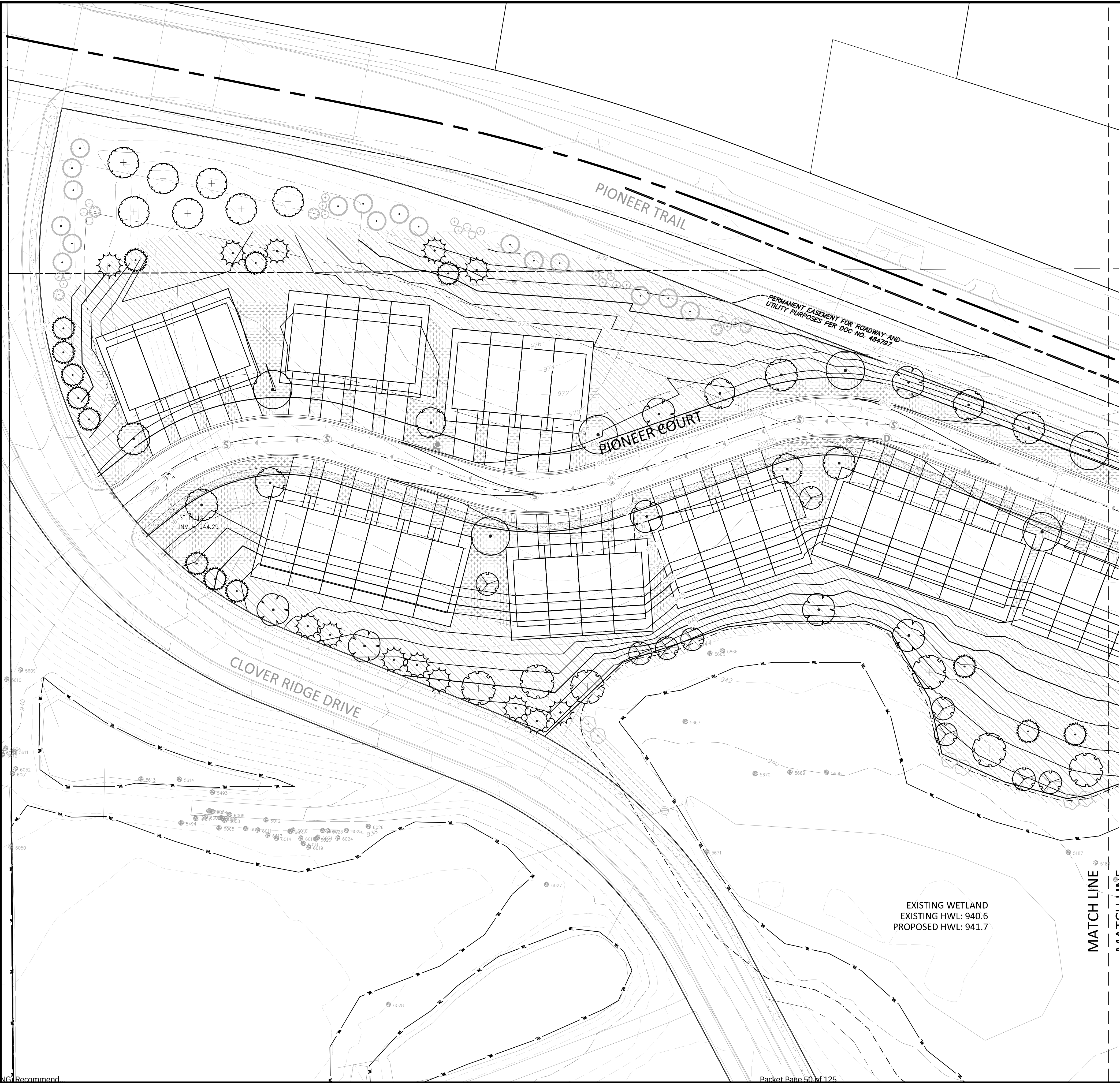
Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

Sheet Title
**LANDSCAPING
PLAN - WEST**

Sheet No. Revision
L1.02

Project No. 22254



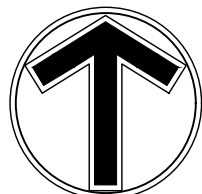
LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

PLANT SCHEDULE

PLANT SCHEDULE WEST							
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal		6	
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		9	
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7	
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		5	
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		6	
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		7	
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		5	
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6"	17	
	BS	Picea glauca densata / Black Hills Spruce	B & B		6"	13	
	WP	Pinus strobus / White Pine	B & B		6"	14	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY	
	FNG	Forsythia x 'Northern Gold' / Northern Gold Forsythia	5 gal			22	
	SDI	Salix discolor / Pussy Willow	5 gal			6	
	SRS	Sambucus racemosa 'Sutherland Golden' / Cutleaf Golden Elderberry	5 gal			5	

EXISTING WETLAND
EXISTING HWL: 940.6
PROPOSED HWL: 941.7



0 40 80
SCALE IN FEET

Client

LENNAR

Project PIONEER VISTA

Location CHASKA, MN

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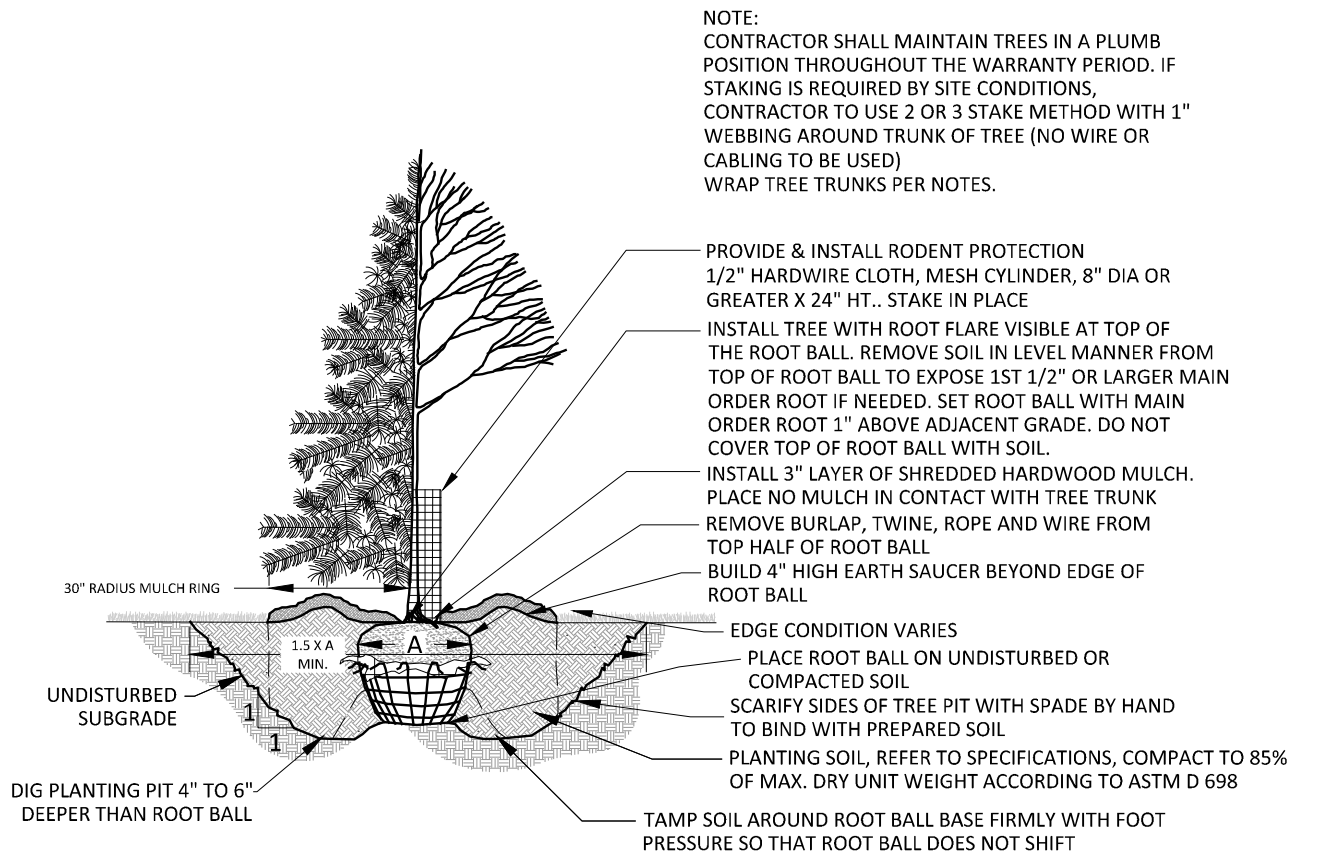
Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS

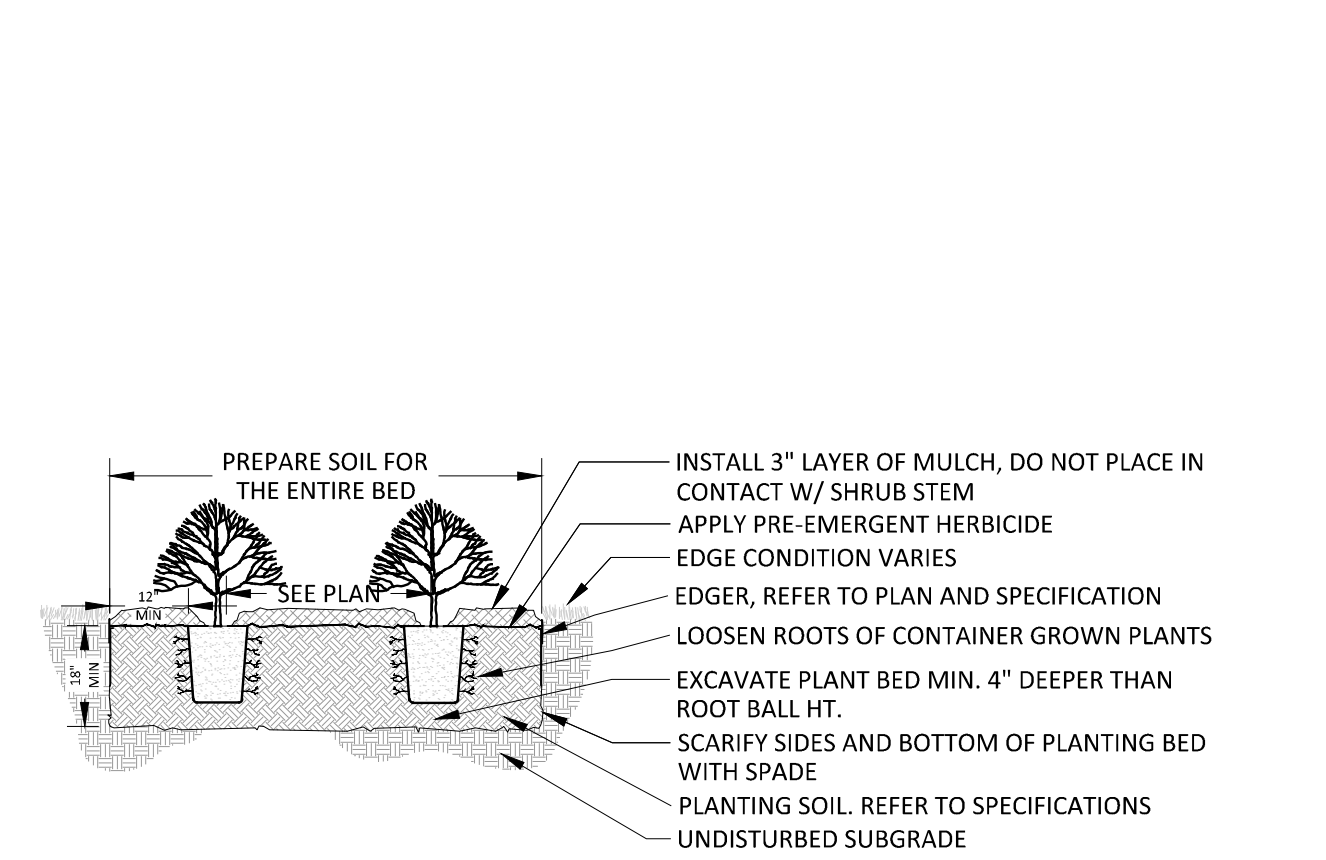
Sheet Title LANDSCAPE DETAILS AND NOTES

Sheet No. Revision L1.04

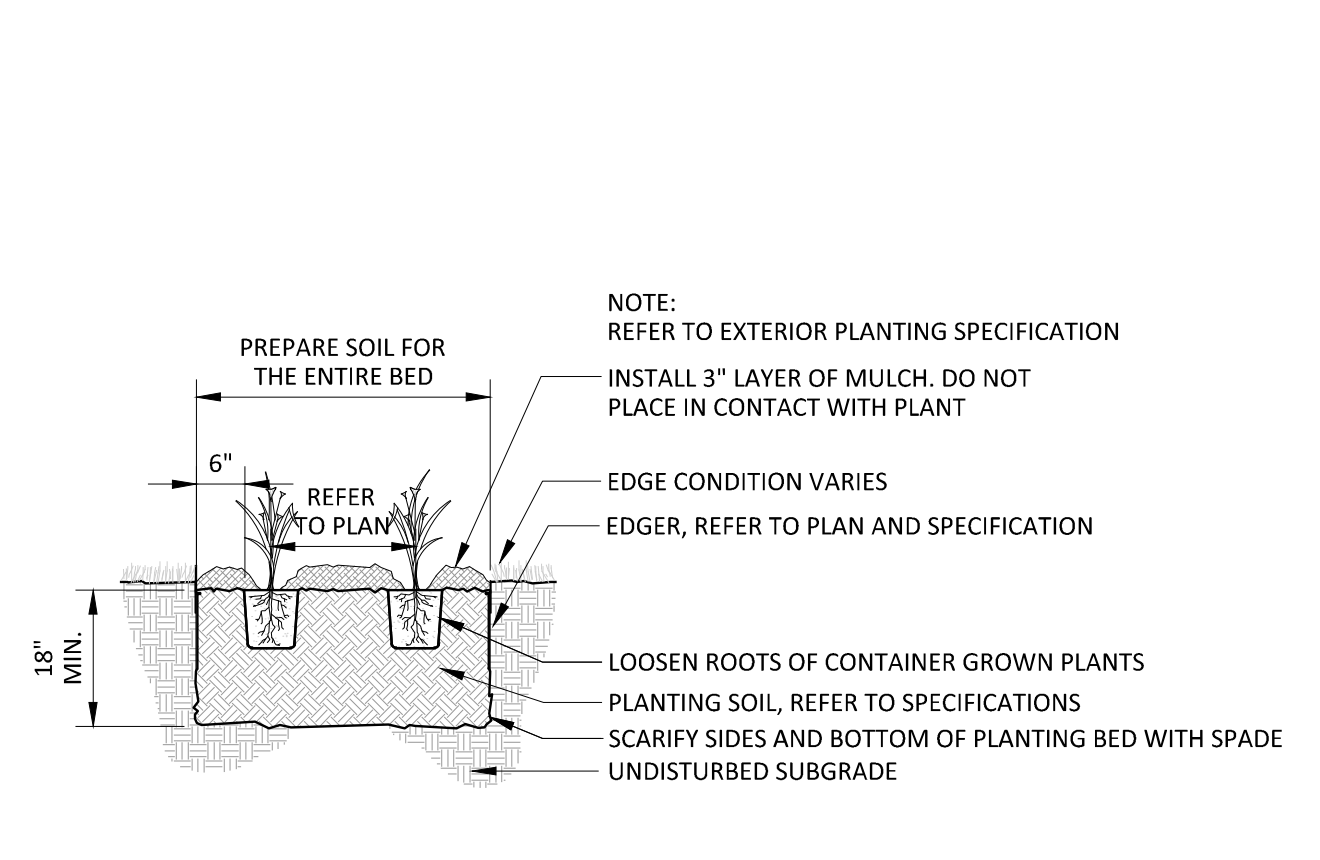
Project No. 22254



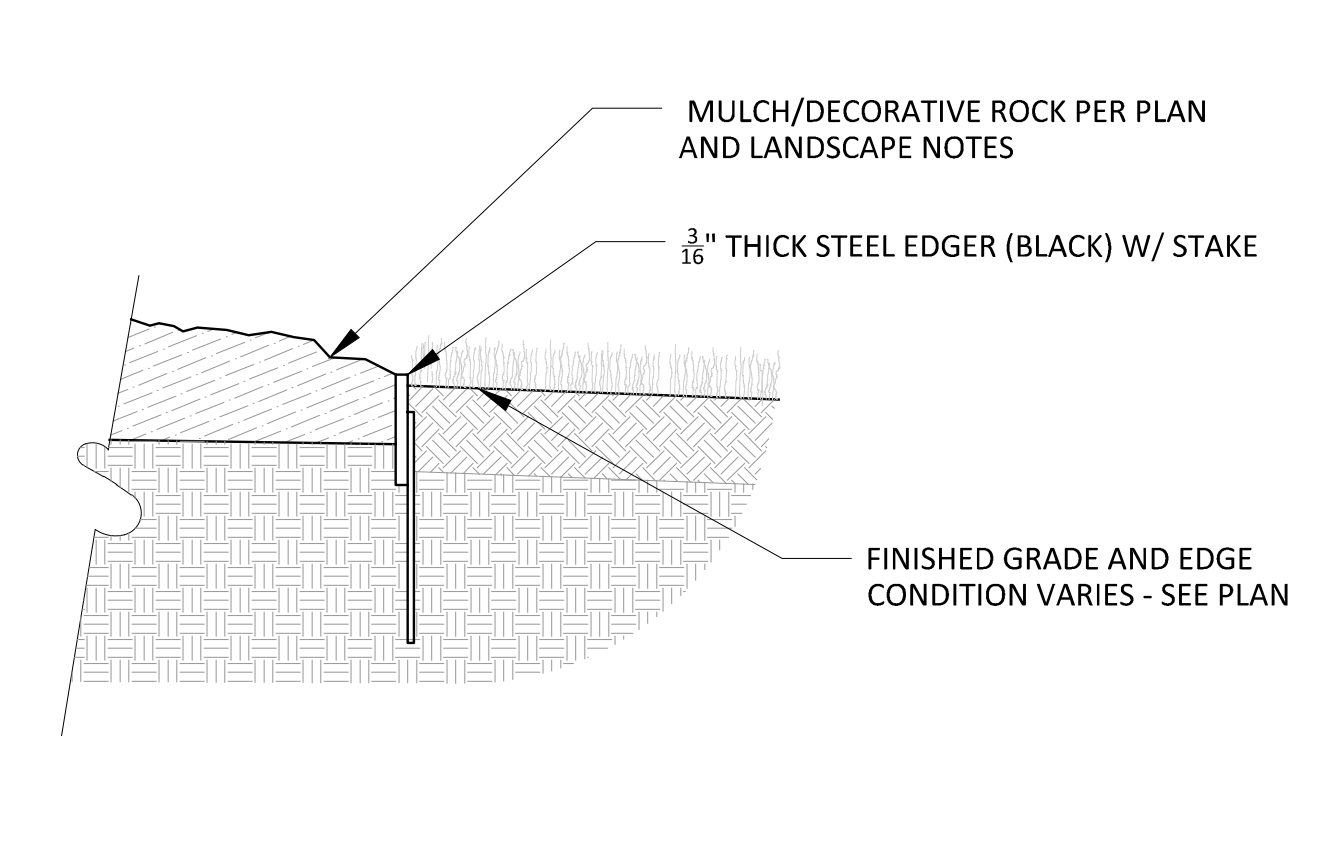
1 TREE PLANTING DETAIL
L1.04 1/4" = 1'-0" P-01



2 SHRUB PLANTING DETAIL
L1.04 3/8" = 1'-0" P-02



3 PERENNIAL PLANTING DETAIL
L1.04 1/2" = 1'-0" P-03



4 STEEL EDGER
L1.04 1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A 16" MULCH MAINTENANCE STRIP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT

- WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS/B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 3/8" INCHES IN ANY DIMENSION.
 - WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
 - SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
 - ALL DISTURBED AREAS TO BE TURF SEEDDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

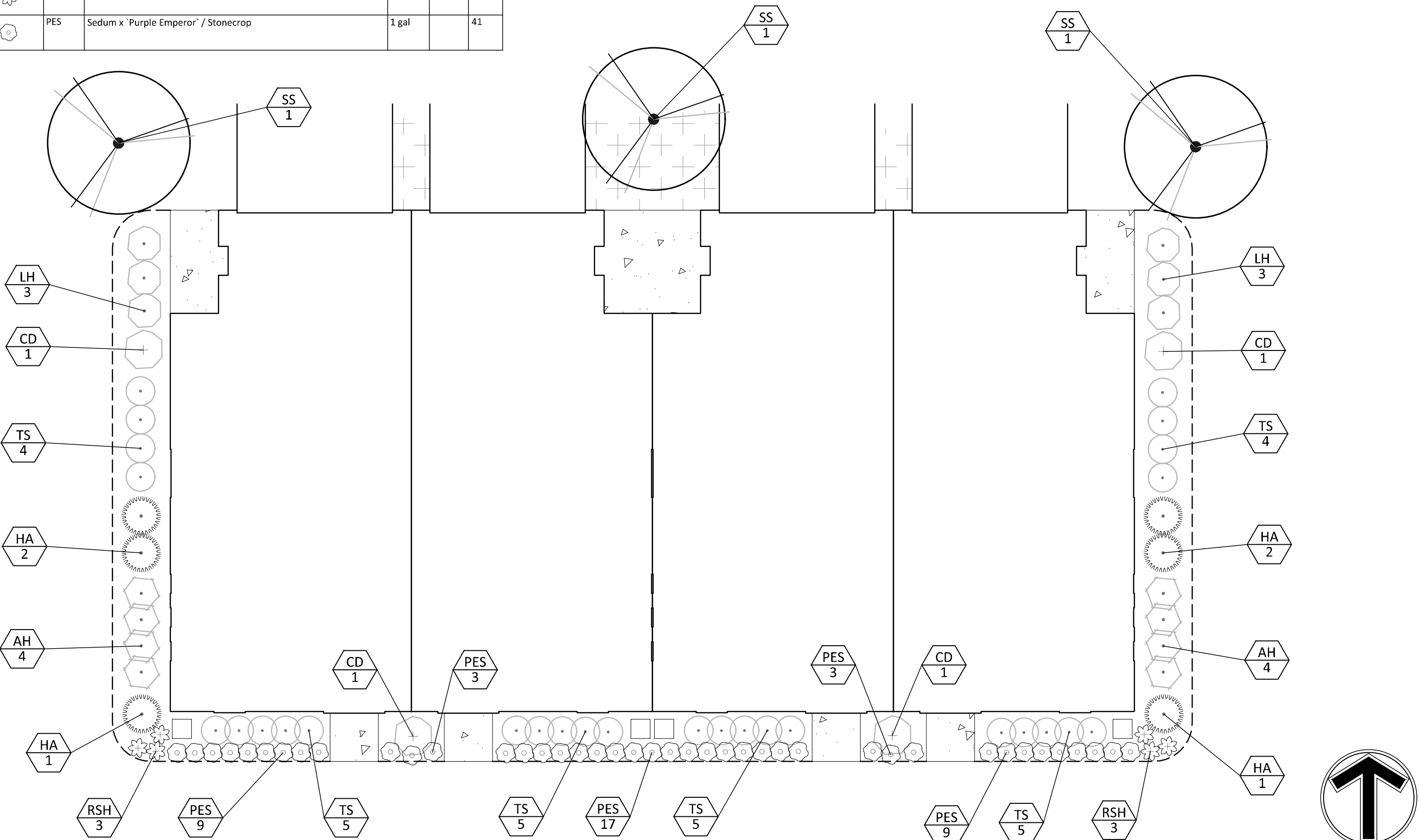
GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

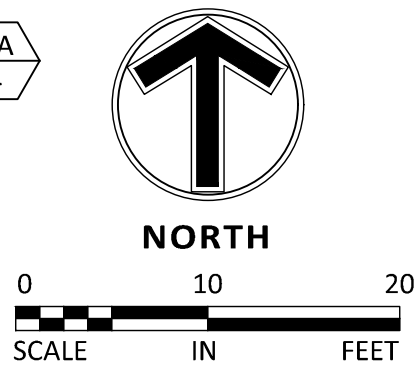
IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

PLANT SCHEDULE WALKOUT					
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2" Cal	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal		4
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal		8
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		6
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal		28
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal		6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	RSH	Hosta x 'Regal Splendor' / Plantain Lily	1 gal		6
	PES	Sedum x 'Purple Emperor' / Stonecrop	1 gal		41



WALKOUT FOUNDATION PLANTING PLAN - TYP.



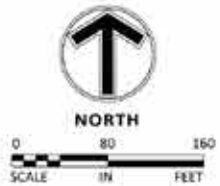


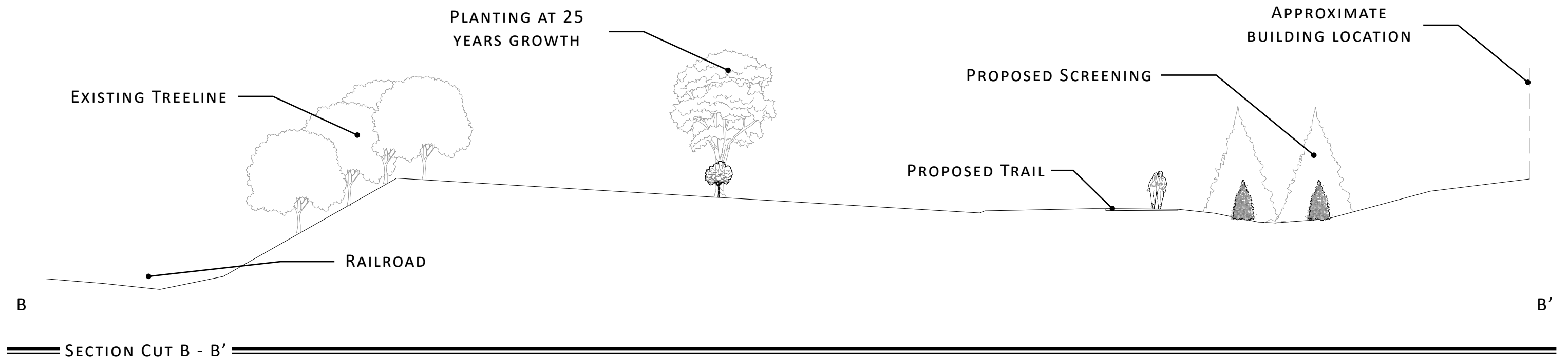
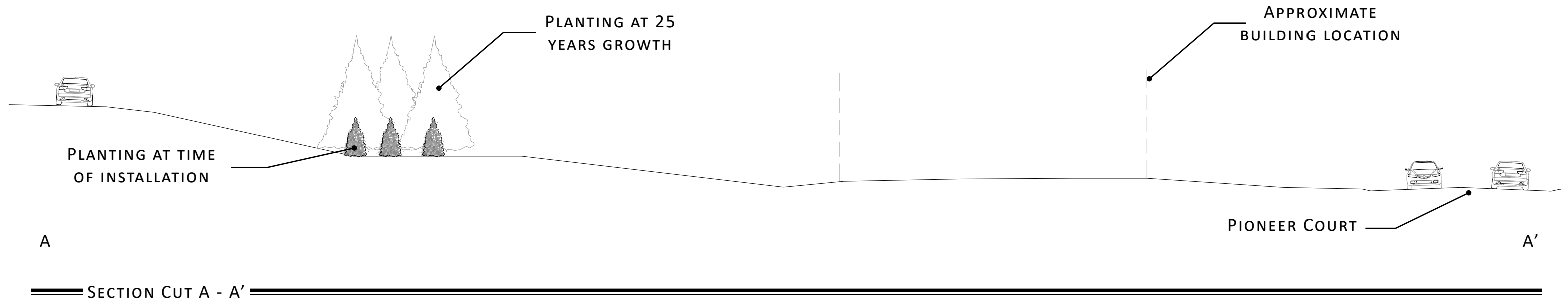
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PIONEER VISTA

CHASKA, MN

54 UNIT RESIDENTIAL NEIGHBORHOOD SITE PLAN
 Packet Page 53 of 125













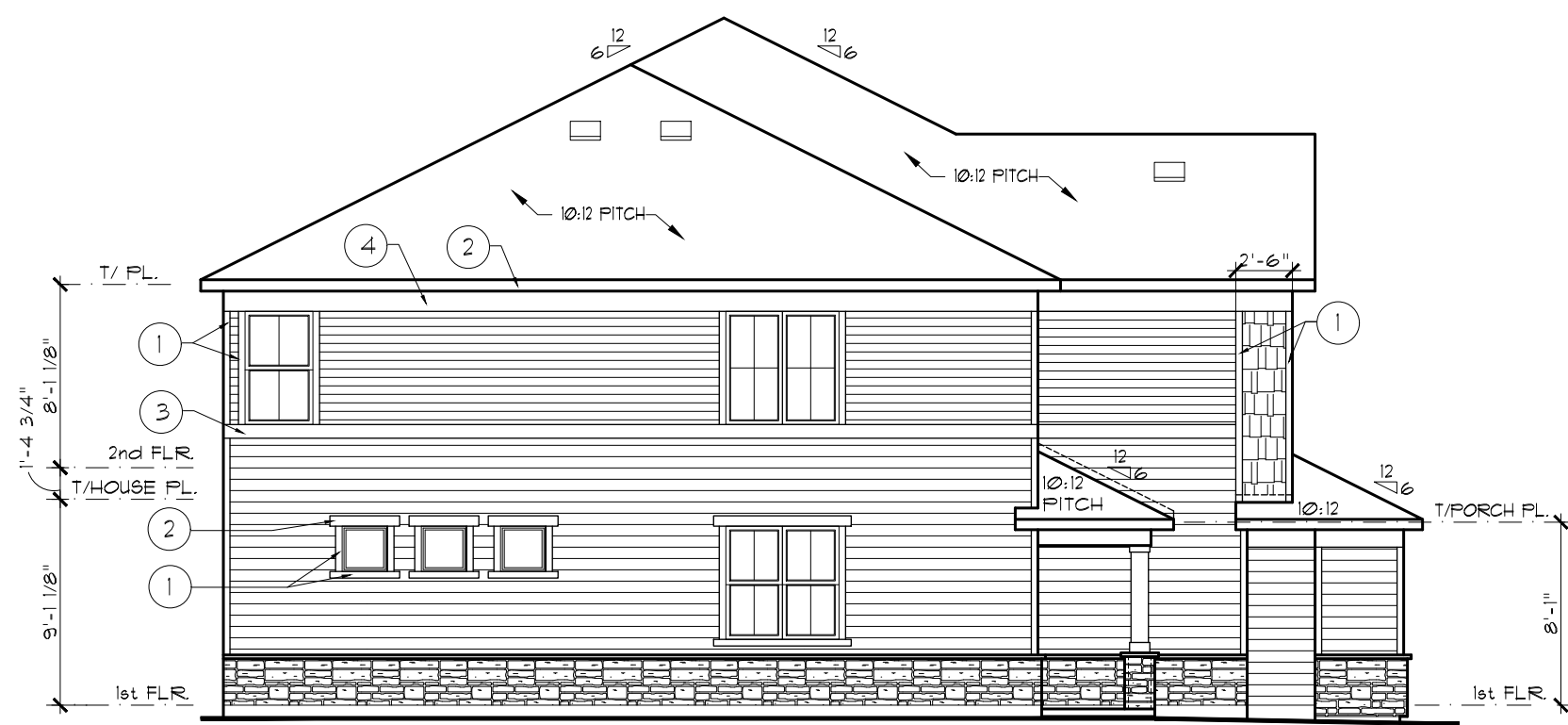












09 SIDE ELEV. STONE END

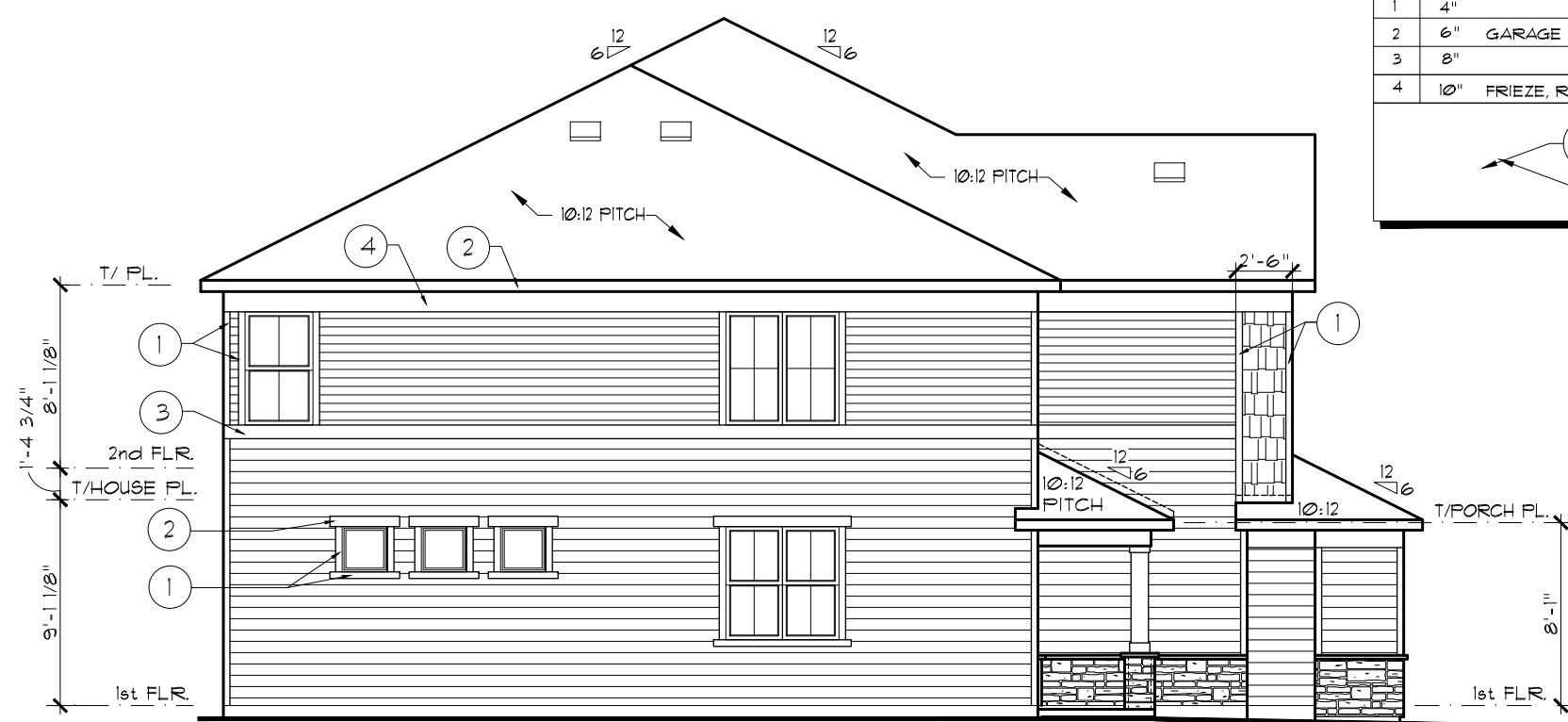
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ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

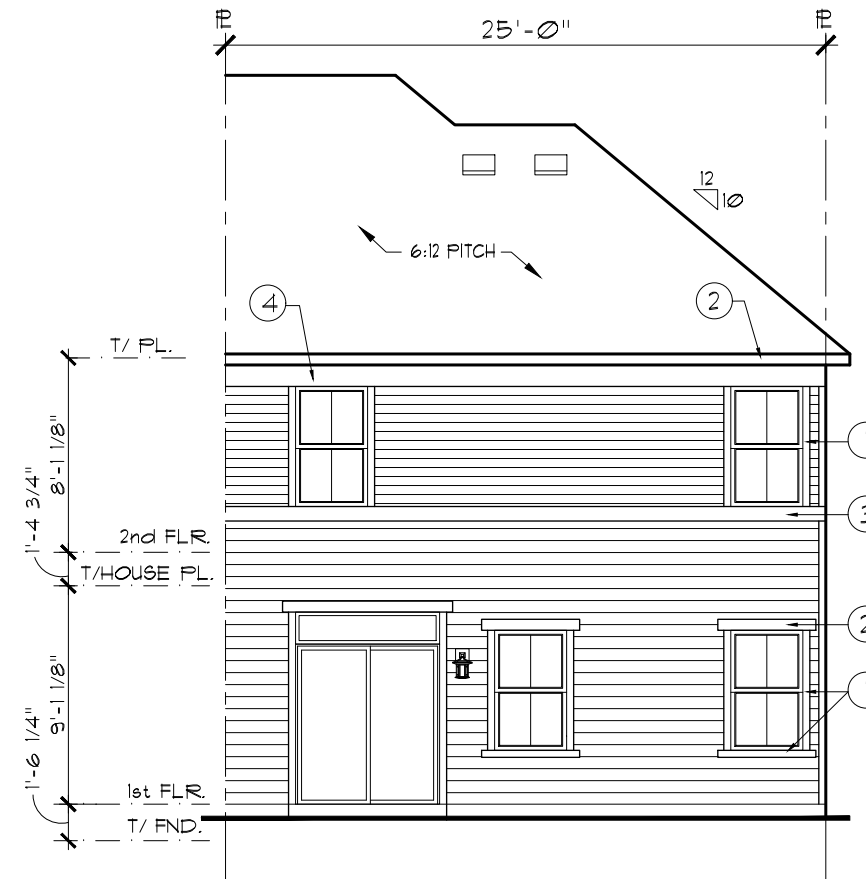
EXTERIOR TRIM KEY

1	4"	
2	6"	GARAGE INNER JAMBS, WINDOW SILLS, GABLE RAKE, FASCIA
3	8"	
4	10"	FRIEZE, RETURNS
		KEYNOTE SYMBOL
		MATERIAL ON TRIM KEY
		LOCATION OF MATERIAL



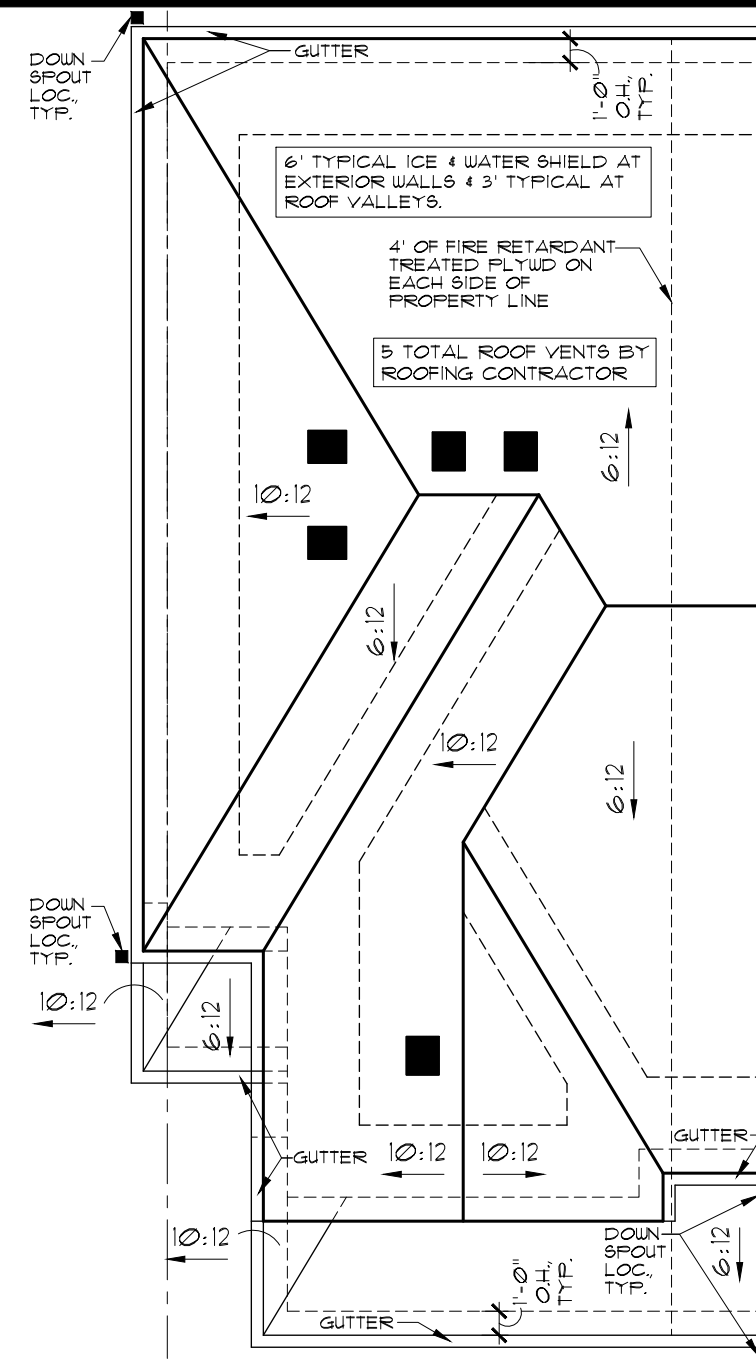
02 SIDE ELEV. SIDING END

SCALE: 1/8" = 1'-0"



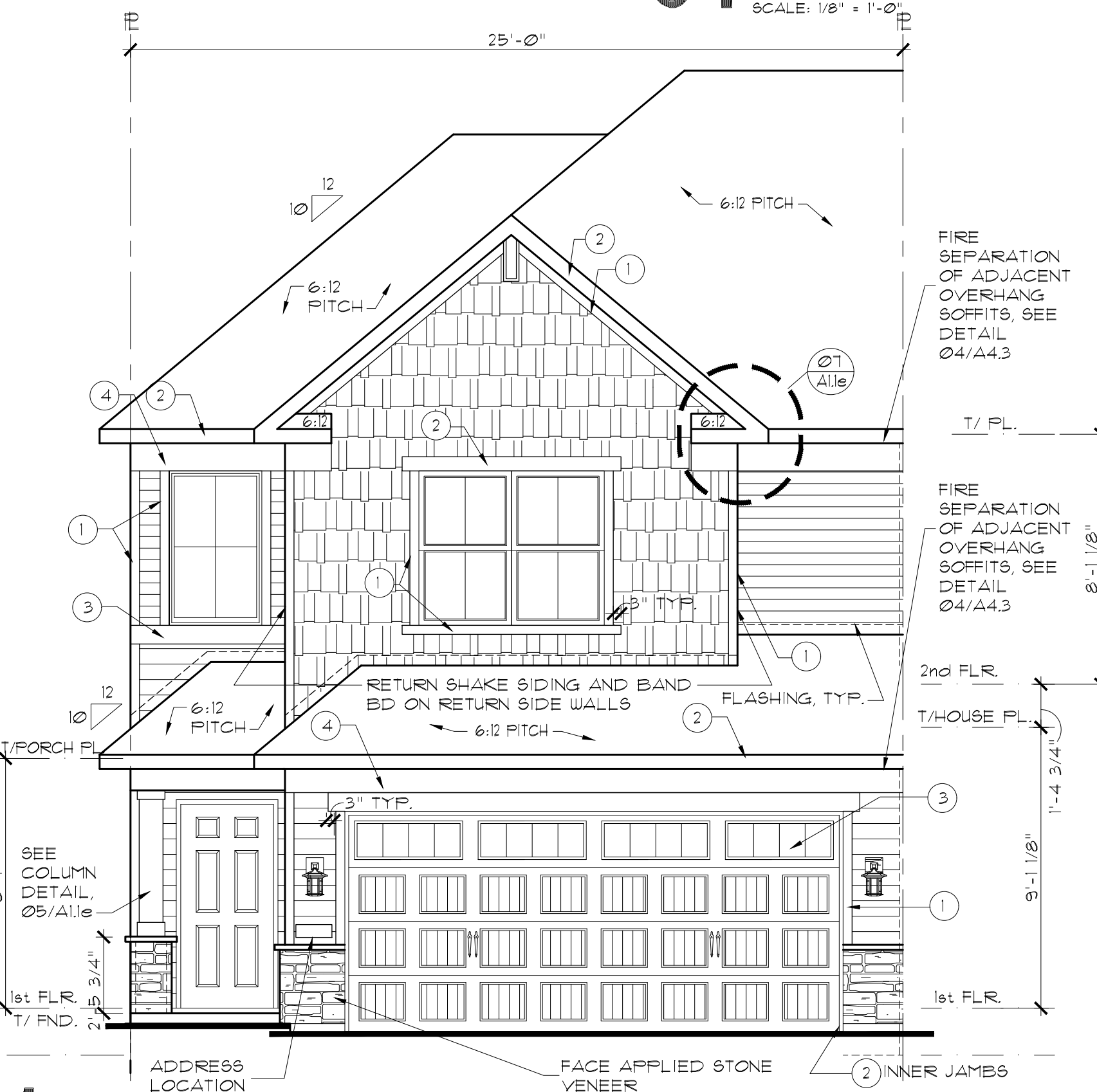
03 REAR ELEVATION

SCALE: 1/8" = 1'-0"



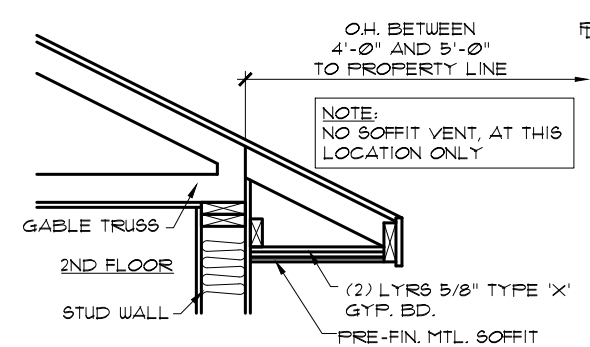
04 ROOF PLAN

SCALE: 1/8" = 1'-0"



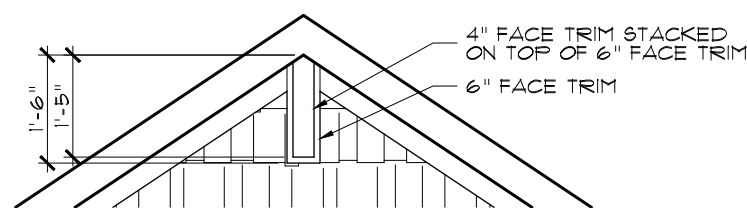
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SCALE: 1/4" = 1'-0"



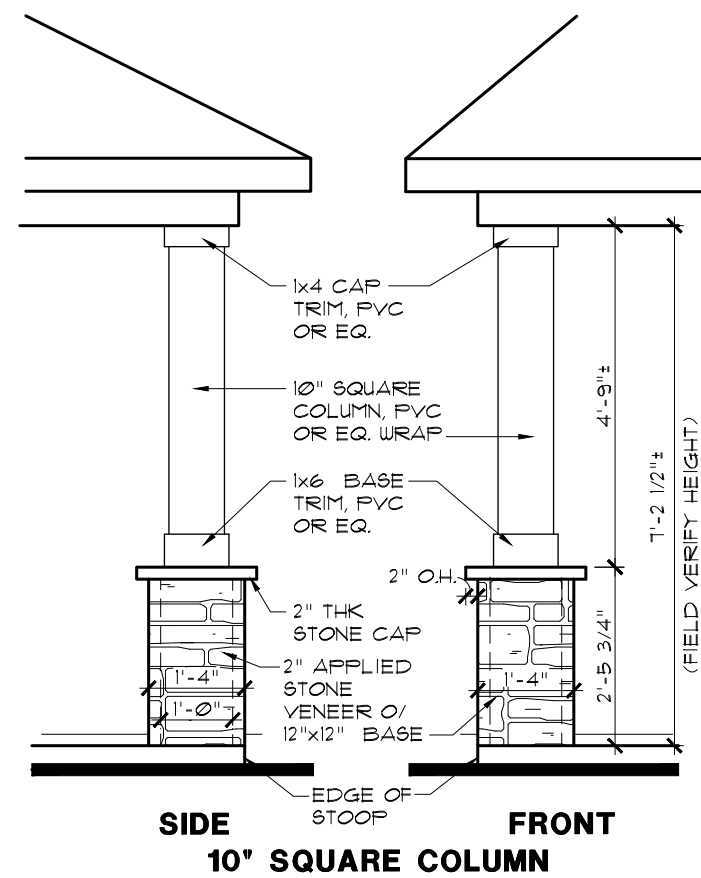
07 FIRE-RATED EAVE

SCALE: 1/2" = 1'-0"



08 GABLE TRIM DETAIL

SCALE: 3/8" = 1'-0"



05 COLUMN DETAIL

SCALE: 3/8" = 1'-0"

LENNAR®

SET NO. EC08

DRAWN BY CGW, SRE

COMMUNITY NAME

FALMOOR GLEN

END UNIT

MODEL RALEIGH E/1

SHEET ELEVATIONS/ROOF PLN

OPTION INFO. END UNIT

SHEET NUMBER: A1.10

FILE NAME: EC08A11

XREFS:

SHEET NUMBER: A1.10

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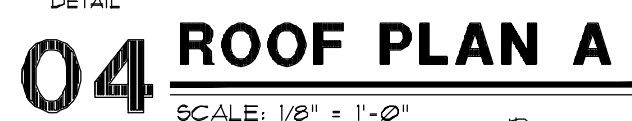
REV. # DATE REMARKS

1 10-31-19 Q1 2020 PLAN REVISIONS

2 12-6-19 FRAME WALK REVISIONS

2 01-31-20 Q2 2020 PLAN REVISIONS

4 3-2-20 CHANGED FORCH COLUMN



1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.

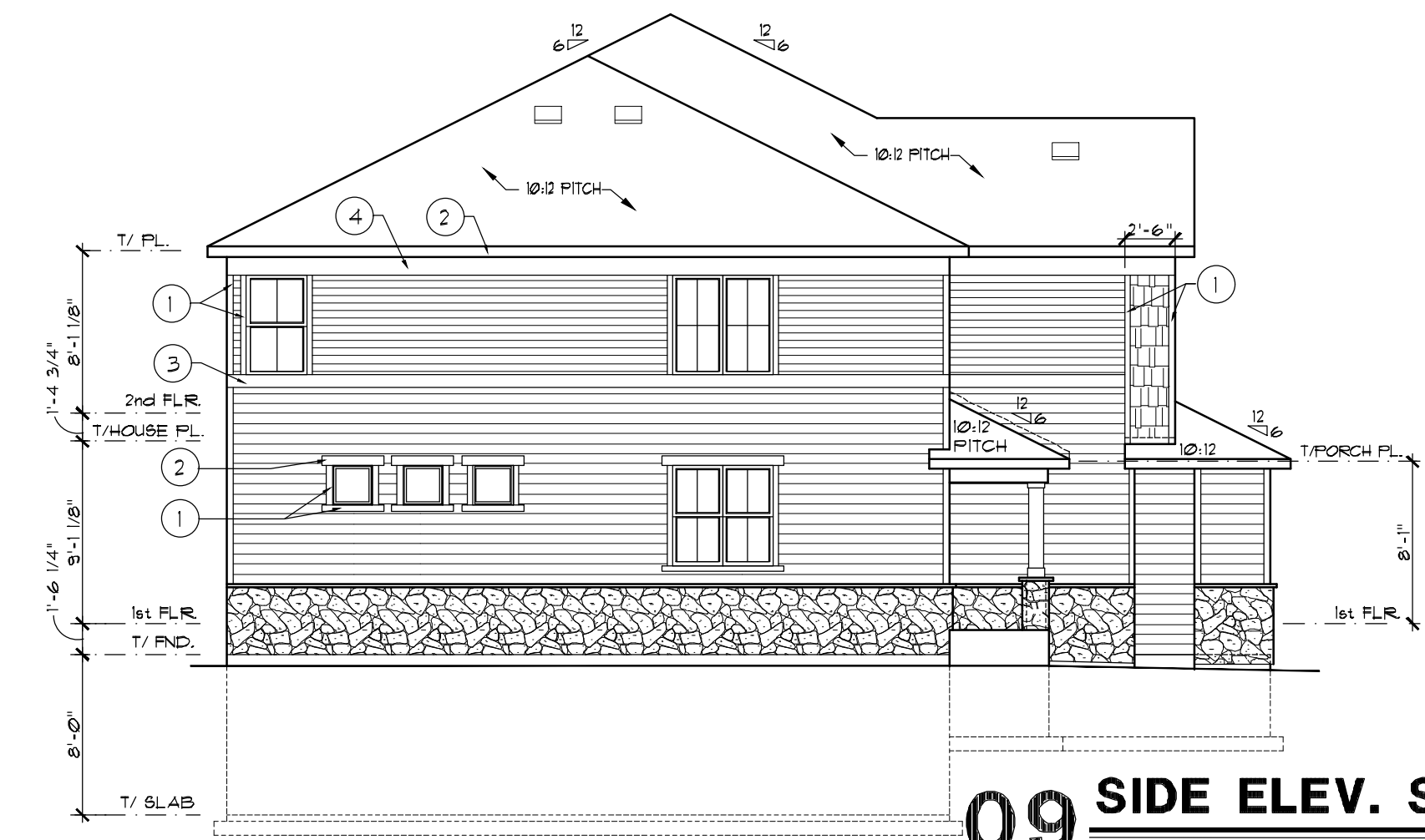
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

EXTERIOR TRIM KEY



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FILE NAME: EC08A11	LENNAR®		
XREF6:	MODEL	R A L E I G H E /	SET NO.
	SHEET	E L E V A T I O N S / R O O F P L N	DRAWN BY EC08 CGL, SRE
			COMMUNITY NAME
SHEET NUMBER: A1.11	OPTION INFO: INTERIOR UNIT		FALMOOR GLEN INTERIOR UNIT



09 SIDE ELEV. STONE END
SCALE: 1/8" = 1'-0"

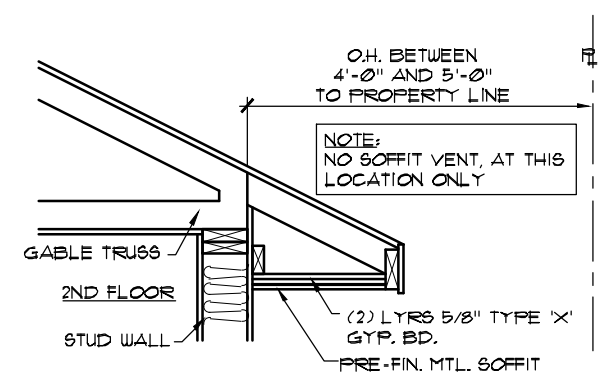
- ELEVATION NOTES:**
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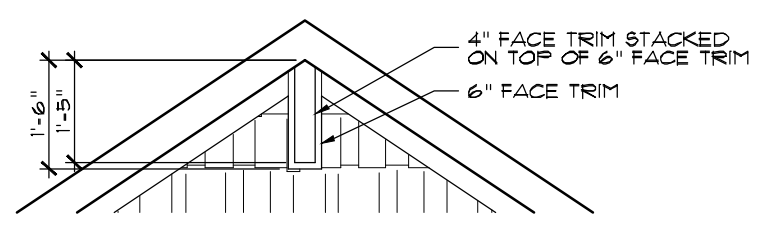
KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL



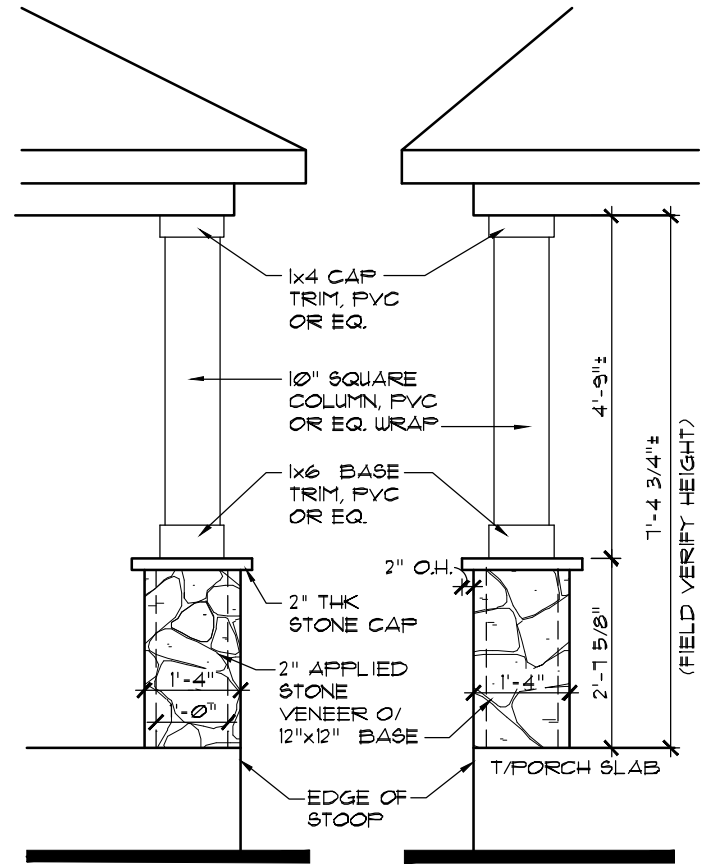
02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"



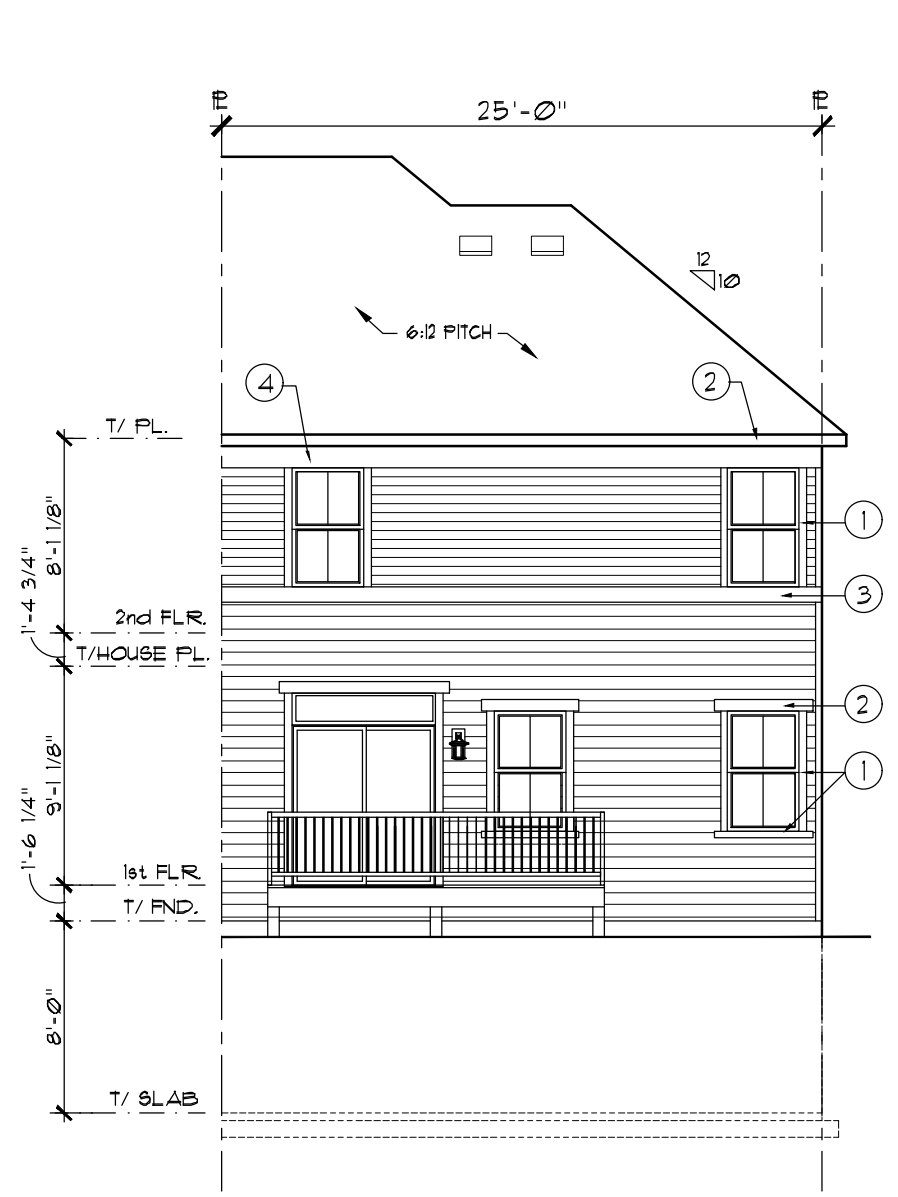
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SCALE: 1/2" = 1'-0"



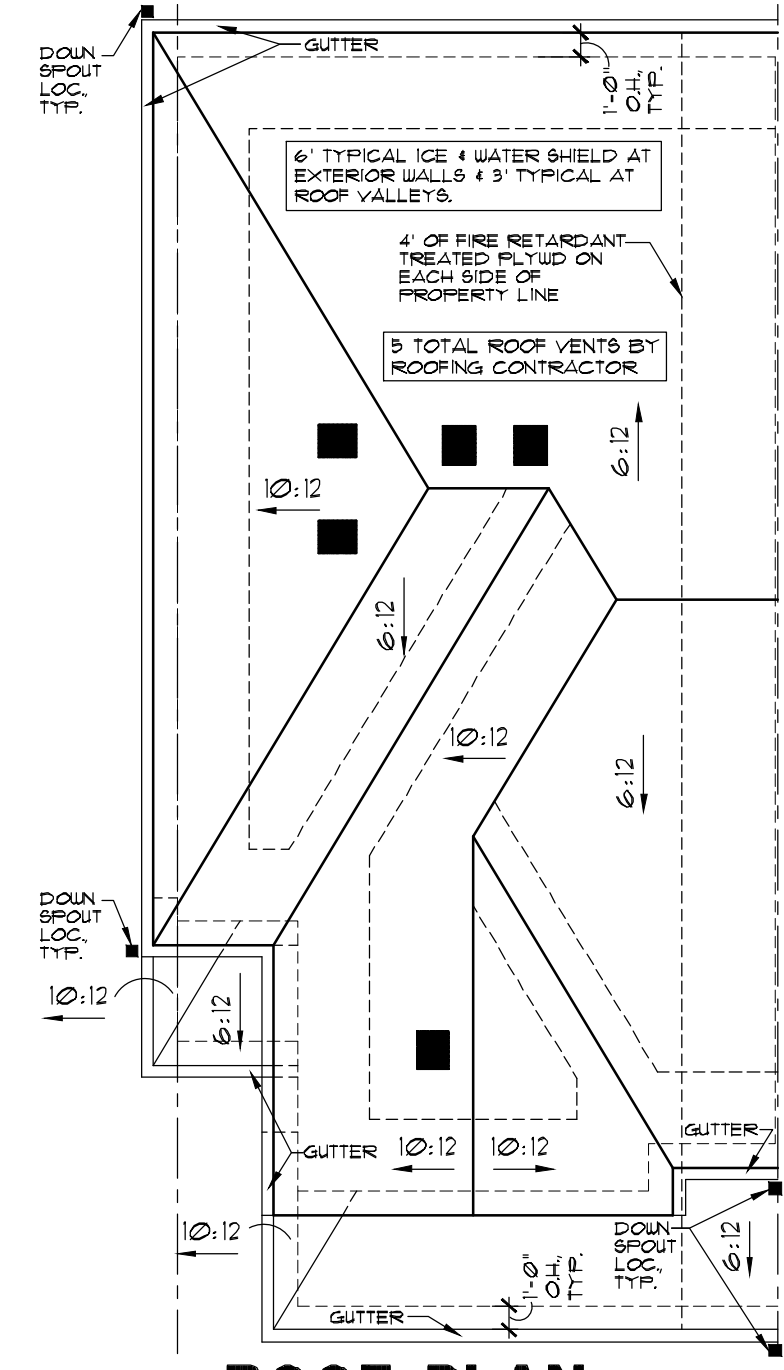
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



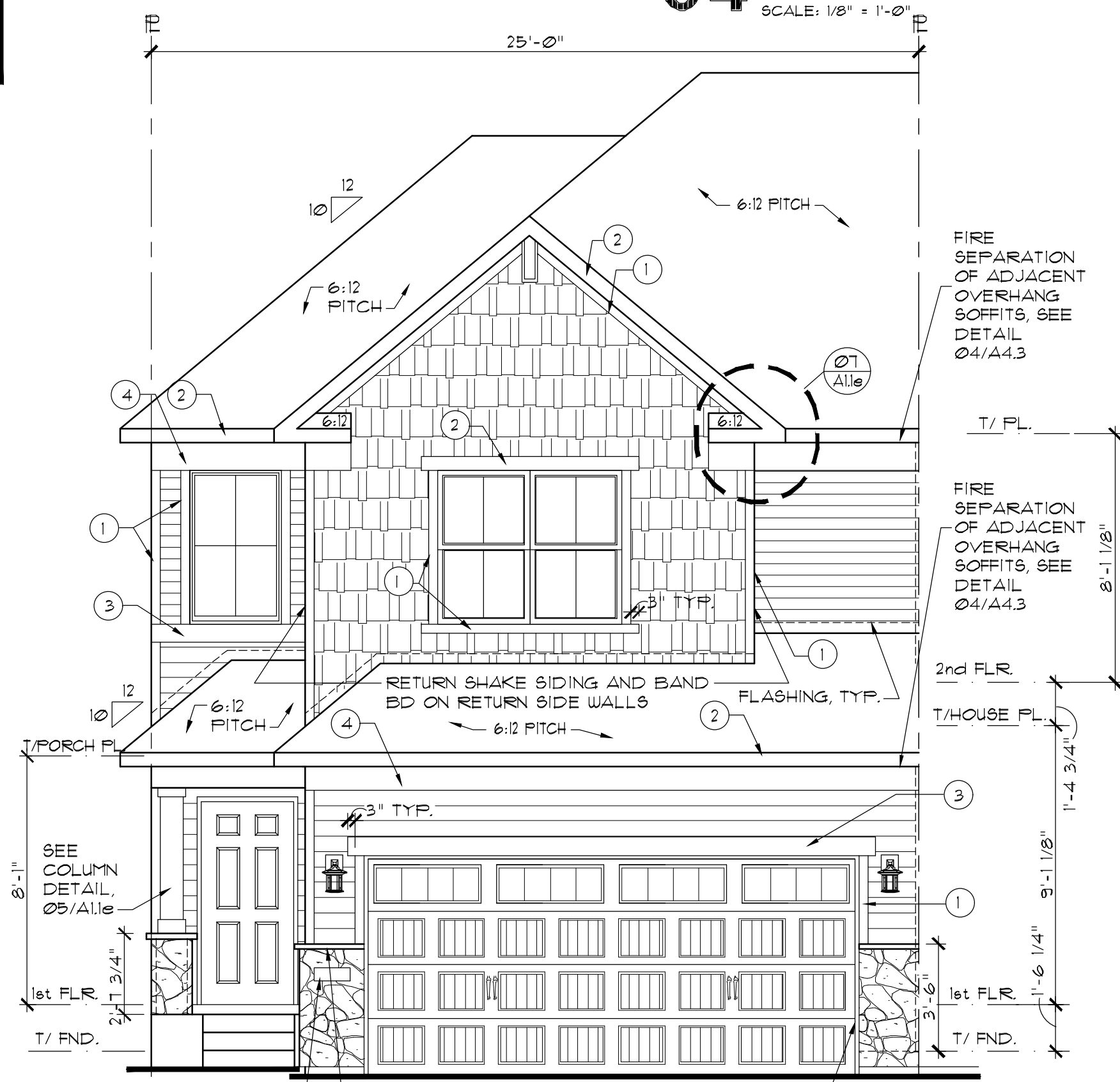
05 COLUMN DETAIL
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03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 ROOF PLAN
SCALE: 1/8" = 1'-0"



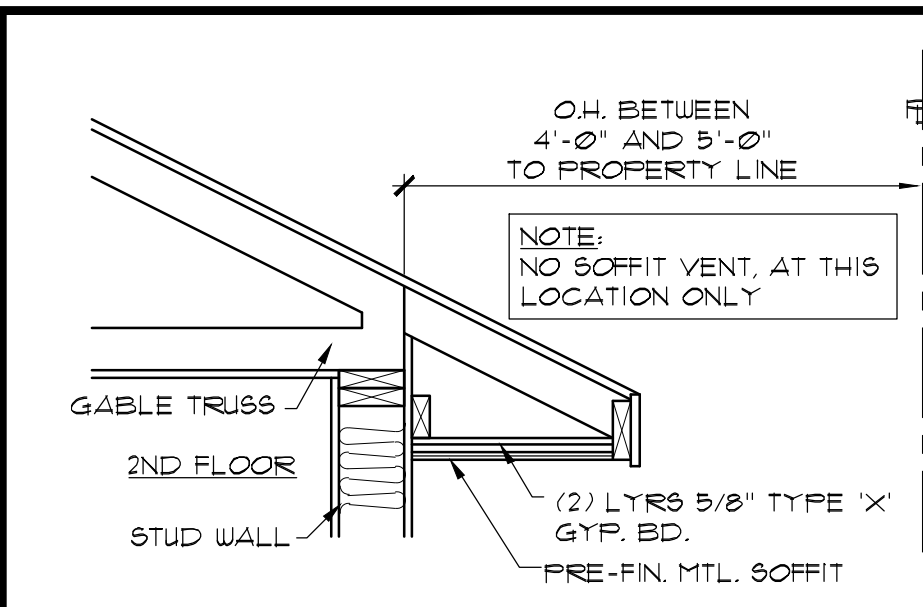
01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

REMARKS		DATE		REV. #	
ISSUE FOR CONSTRUCTION		6-1-18		1	
Q1 2020 PLAN REVISIONS		10-31-19		2	
Q2 2020 PLAN REVISIONS		01-31-20		3	
CHANGED PORCH COLUMN		3-2-20			

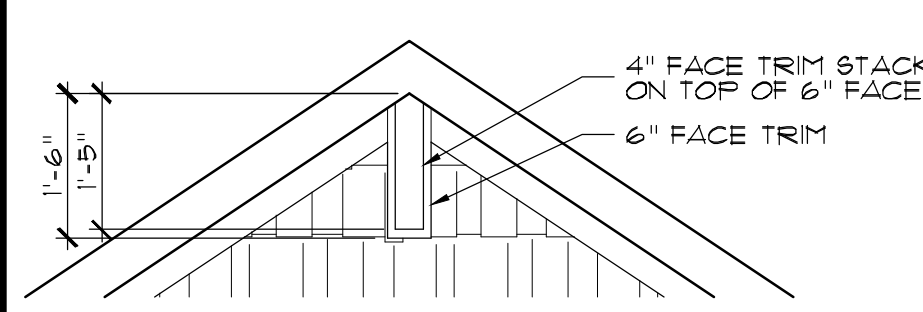
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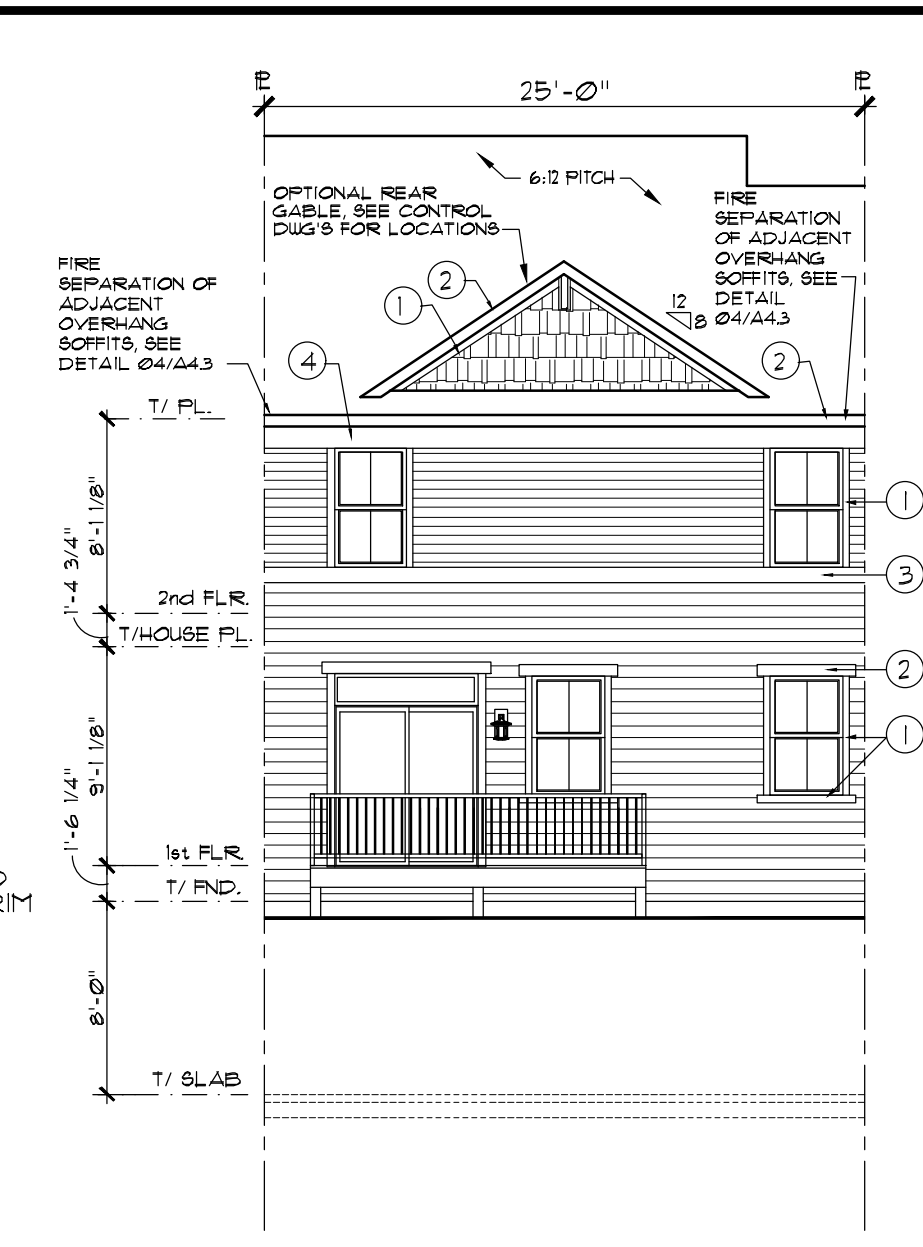
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EC05-0000	CGW, SRE	FALMOOR GLEN	END UNIT



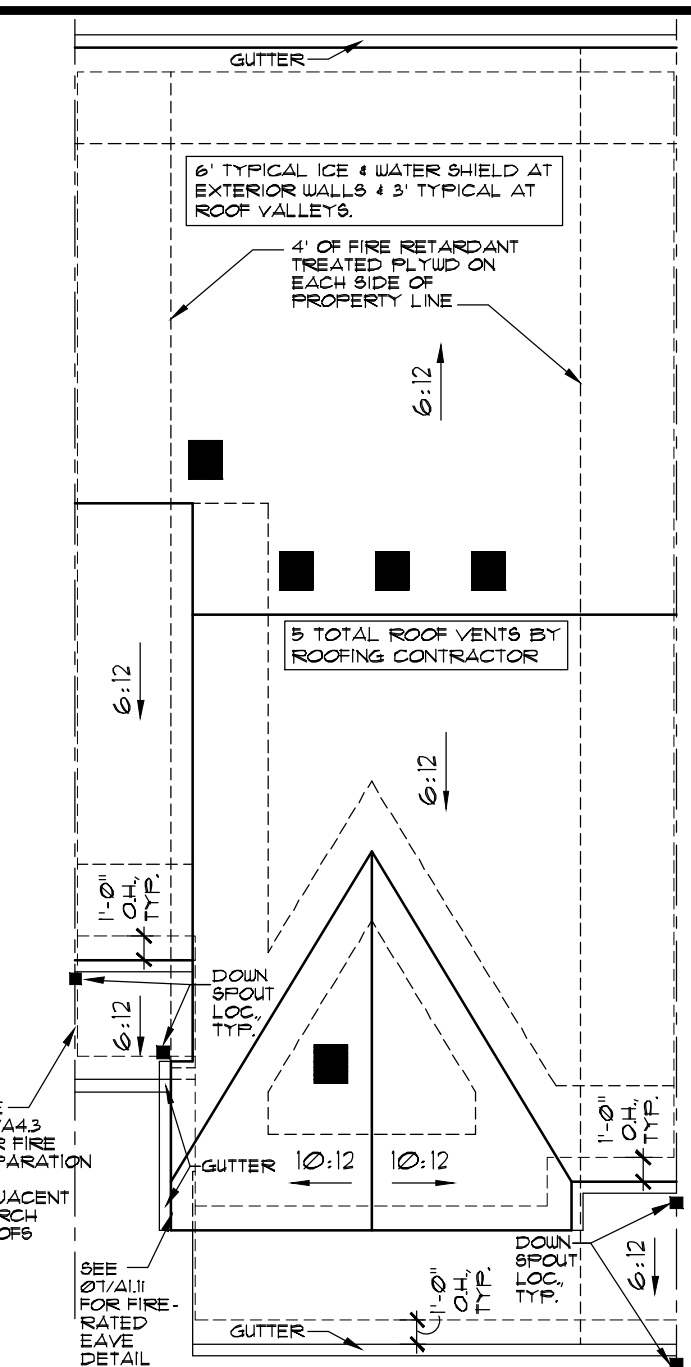
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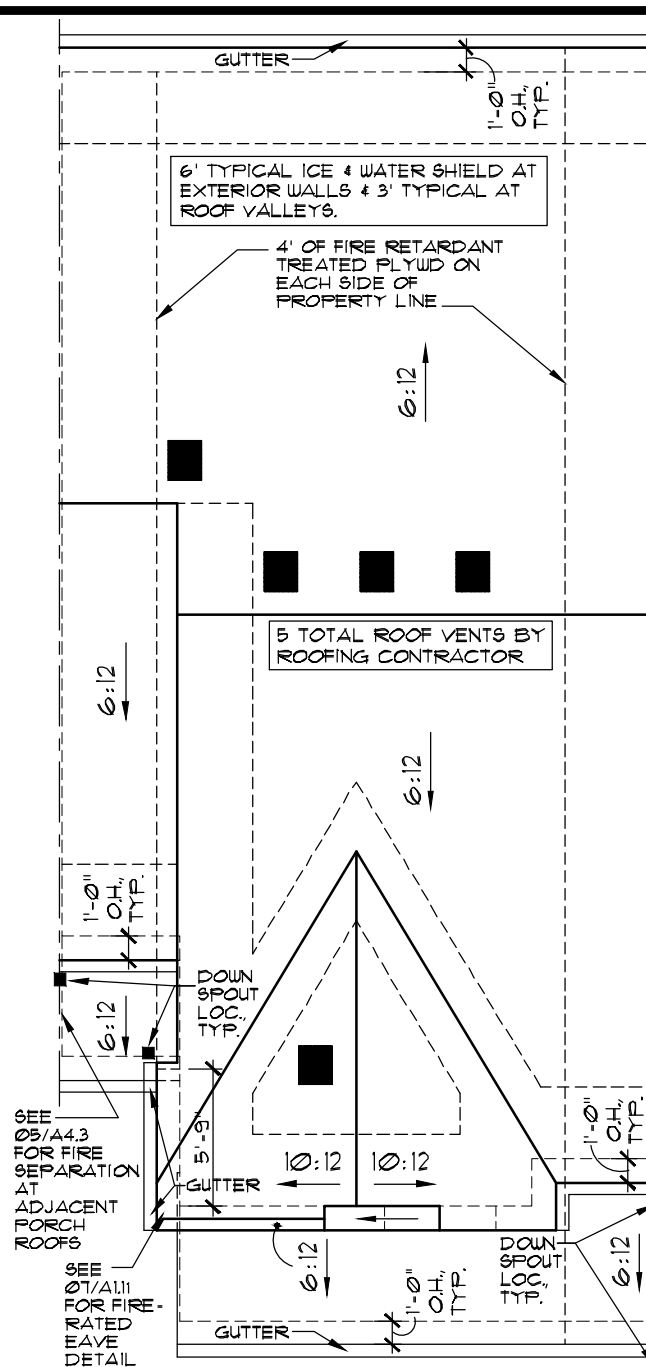
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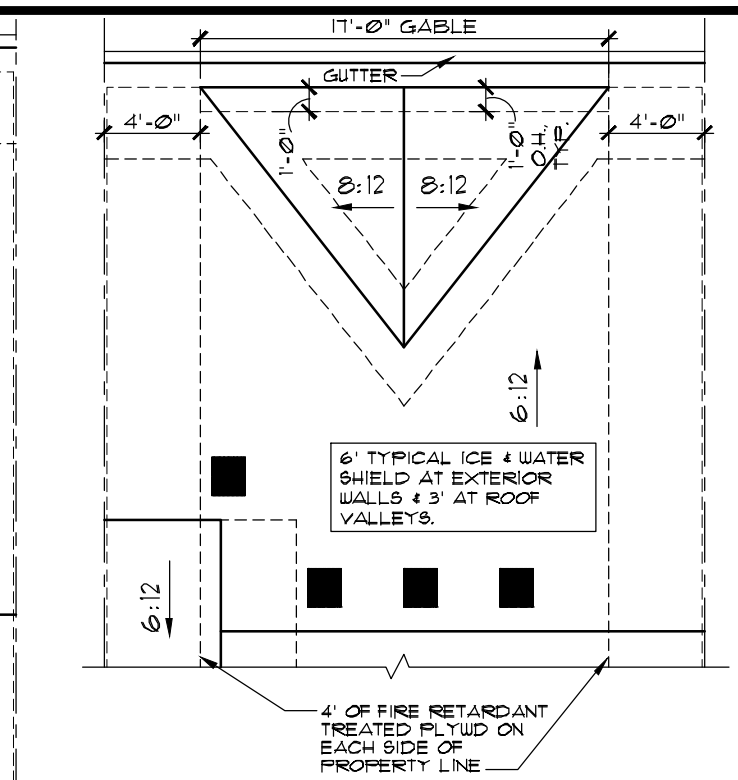
03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 ROOF PLAN A
SCALE: 1/8" = 1'-0"



05 ROOF PLAN B
SCALE: 1/8" = 1'-0"



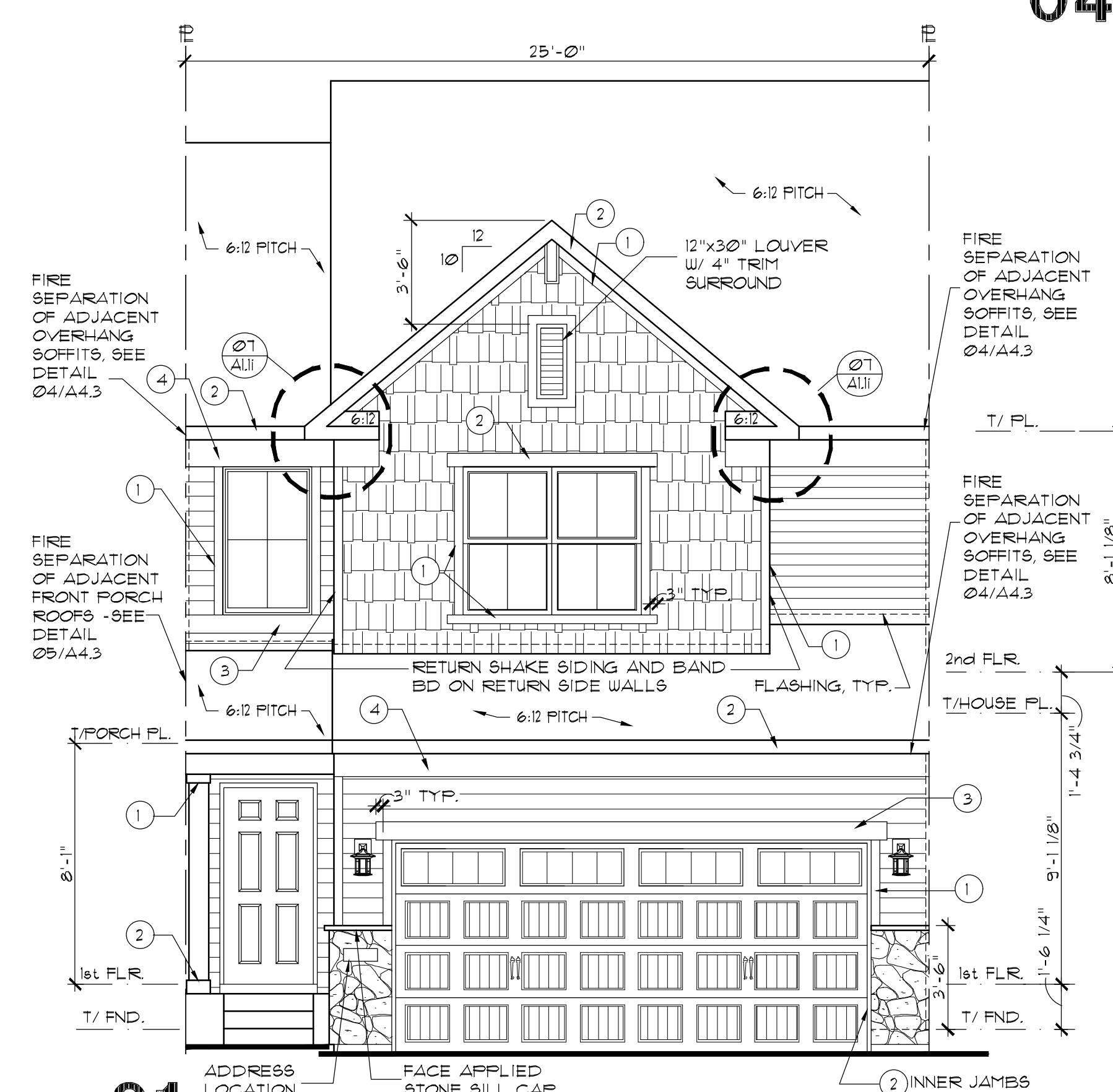
06 PART. ROOF PLAN REAR GABLE DET.
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

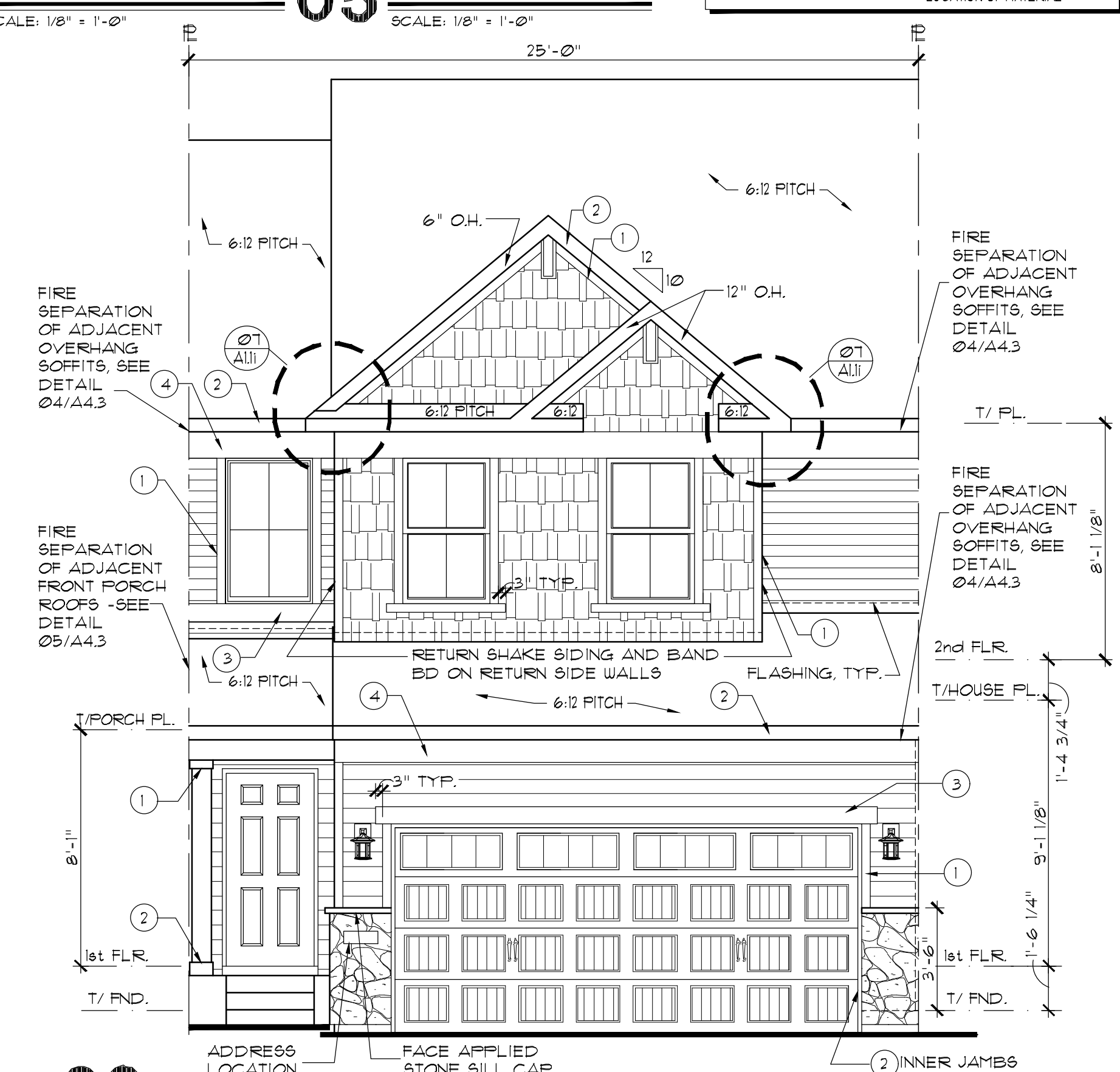
EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	

REV. #	DATE	REMARKS
1	6-1-18	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	01-31-20	Q2 2020 PLAN REVISIONS

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01 ELEVATION A - INTERIOR UNIT
SCALE: 1/4" = 1'-0"



02 ELEVATION B - INTERIOR UNIT
SCALE: 1/4" = 1'-0"

LENNAR
MODEL: RICHMOND E/1
SHEET: ELEVATIONS/ROOF PLN
OPTION INFO: INTERIOR UNIT
FILE NAME: EC05A1
XREFS:
SHEET NUMBER: A1.11

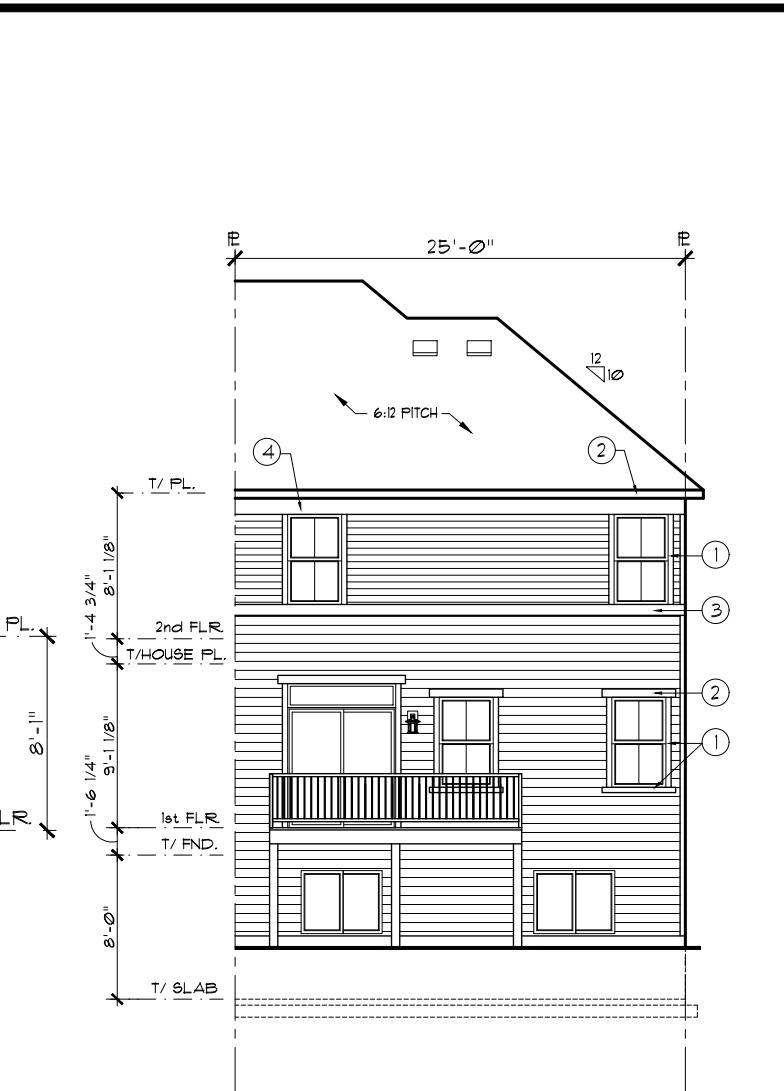
SET NO. EC05-0000
DRAWN BY CGW, SEE
COMMUNITY NAME
FALMOOR GLEN
INTERIOR UNIT



06 LOOKOUT SIDE ELEV. STONE END
SCALE: 1/8" = 1'-0"



05 LOOKOUT SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"

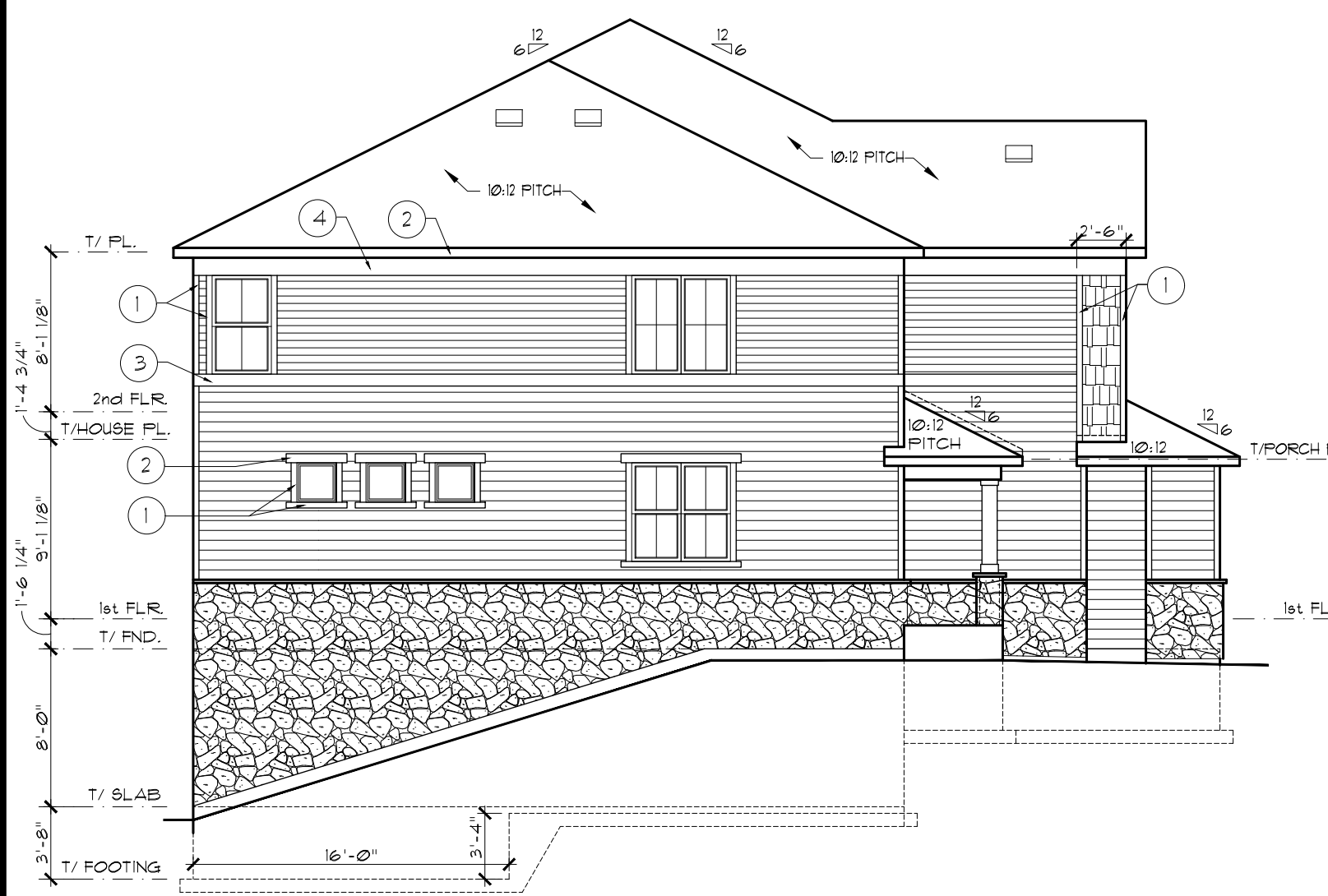


04 LOOKOUT REAR ELEVATION
SCALE: 3/32" = 1'-0"

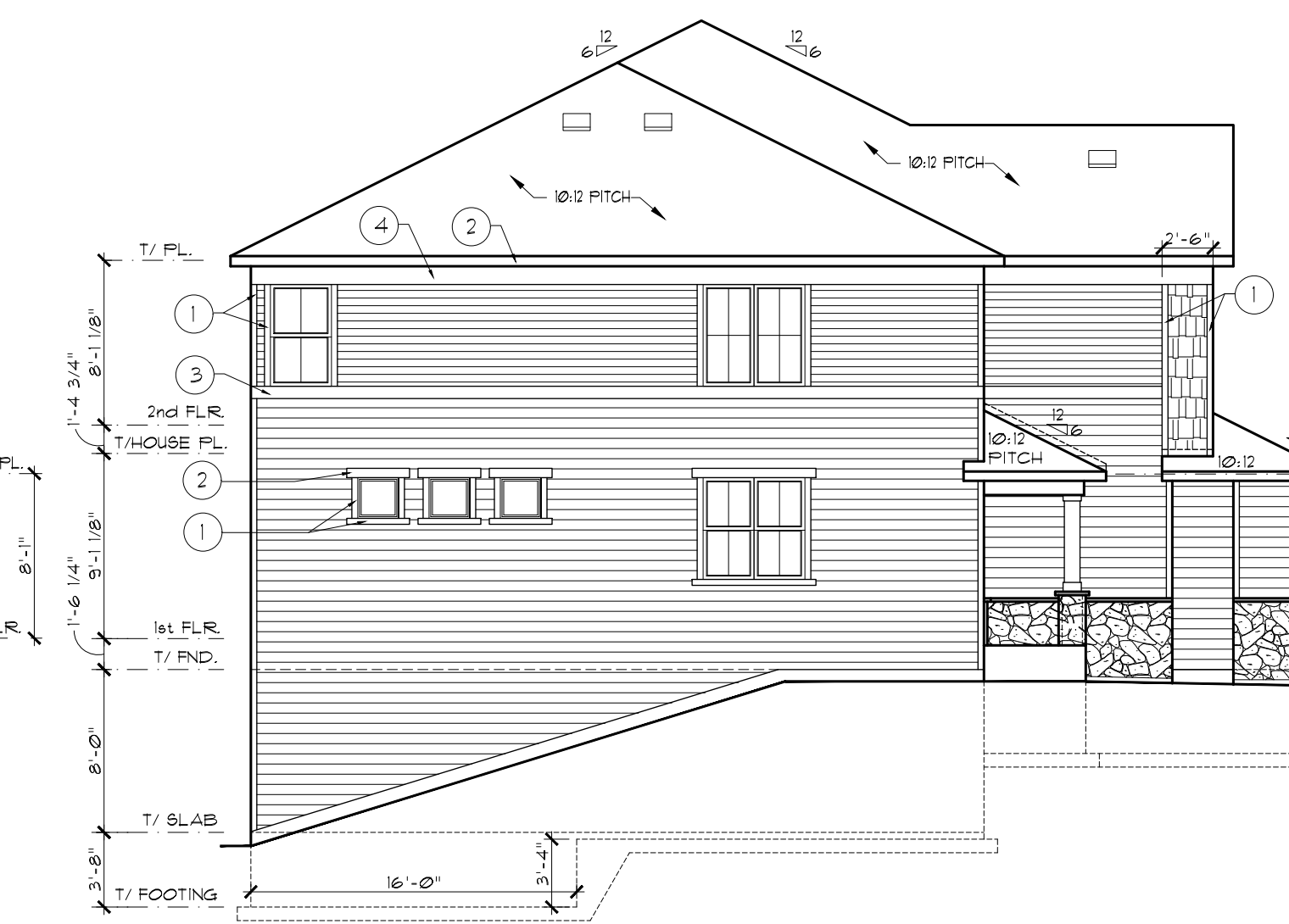
ELEVATION NOTES:

- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
- BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

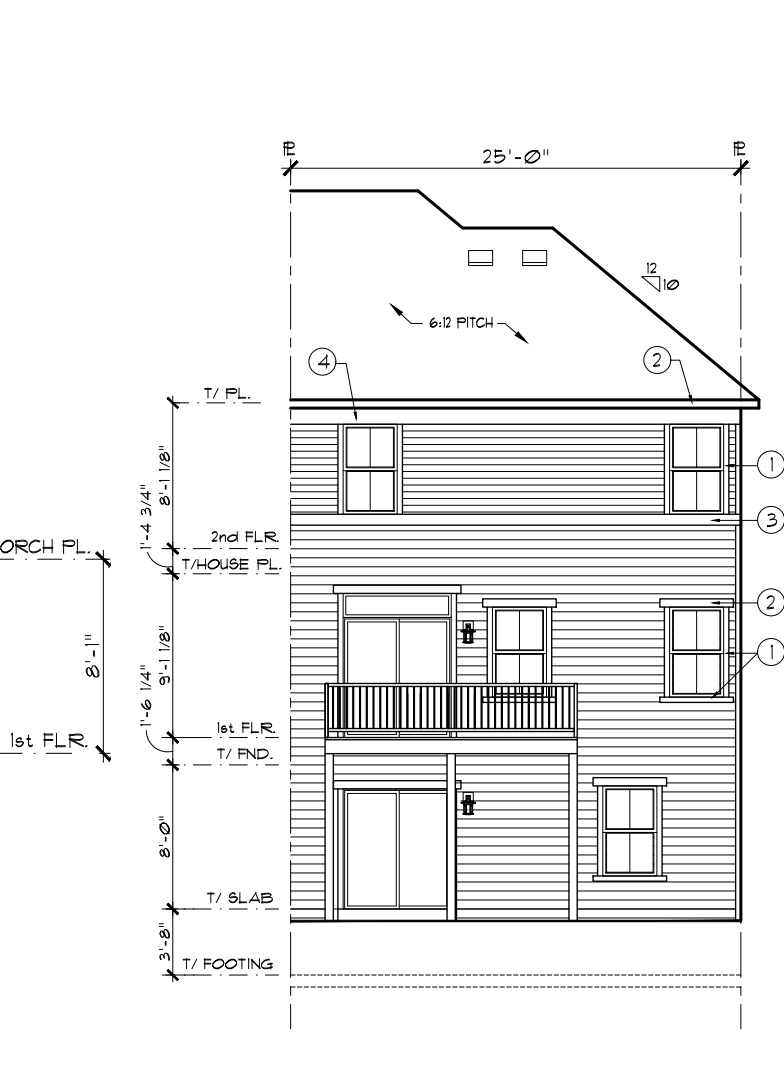
EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"
GARAGE INNER JAMBS, WINDOW SILLS, GABLE RAKE, FASCIA	
FRIEZE, RETURNS	
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	



03 WALKOUT SIDE ELEV. STONE END
SCALE: 1/8" = 1'-0"



02 WALKOUT SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"

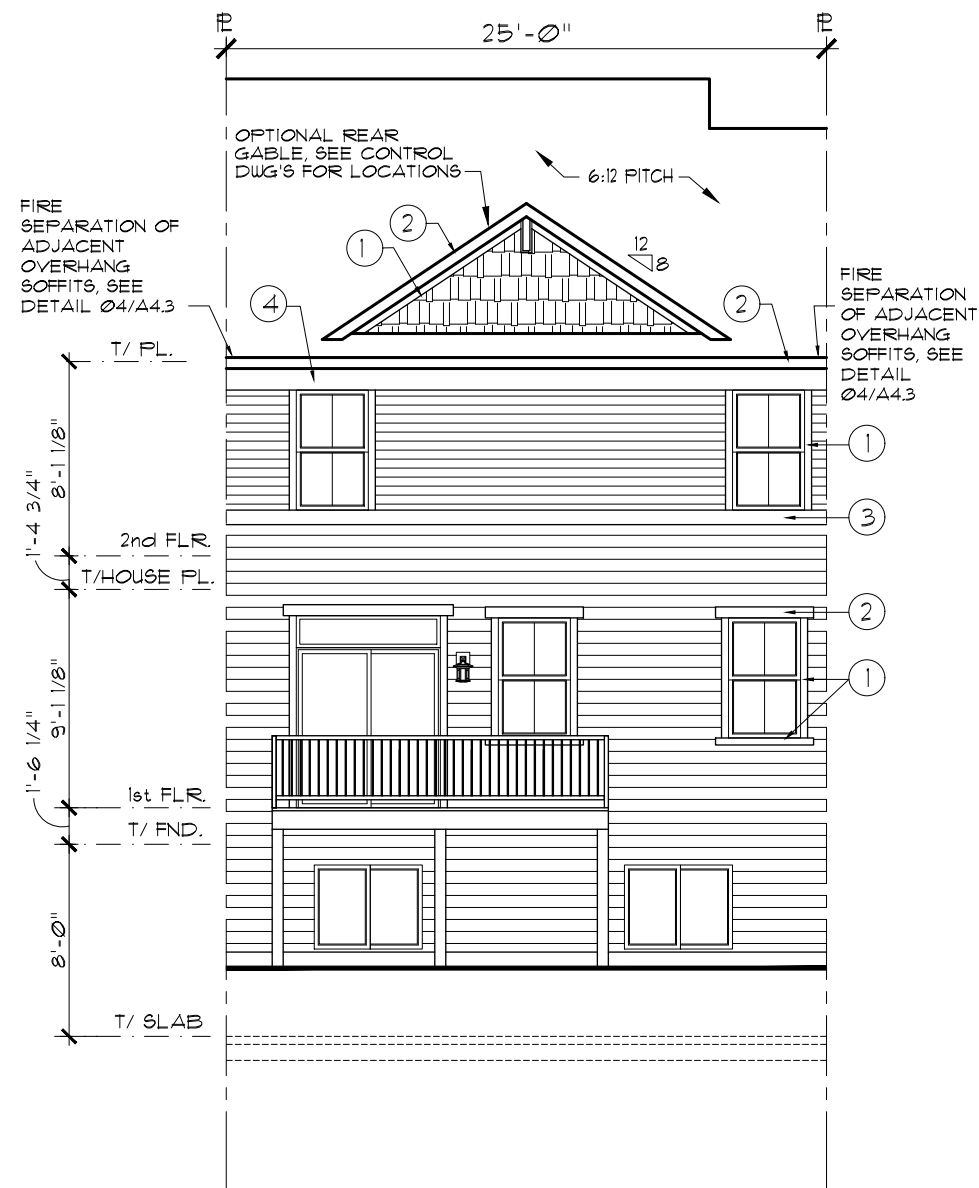


01 WALKOUT REAR ELEVATION
SCALE: 3/32" = 1'-0"

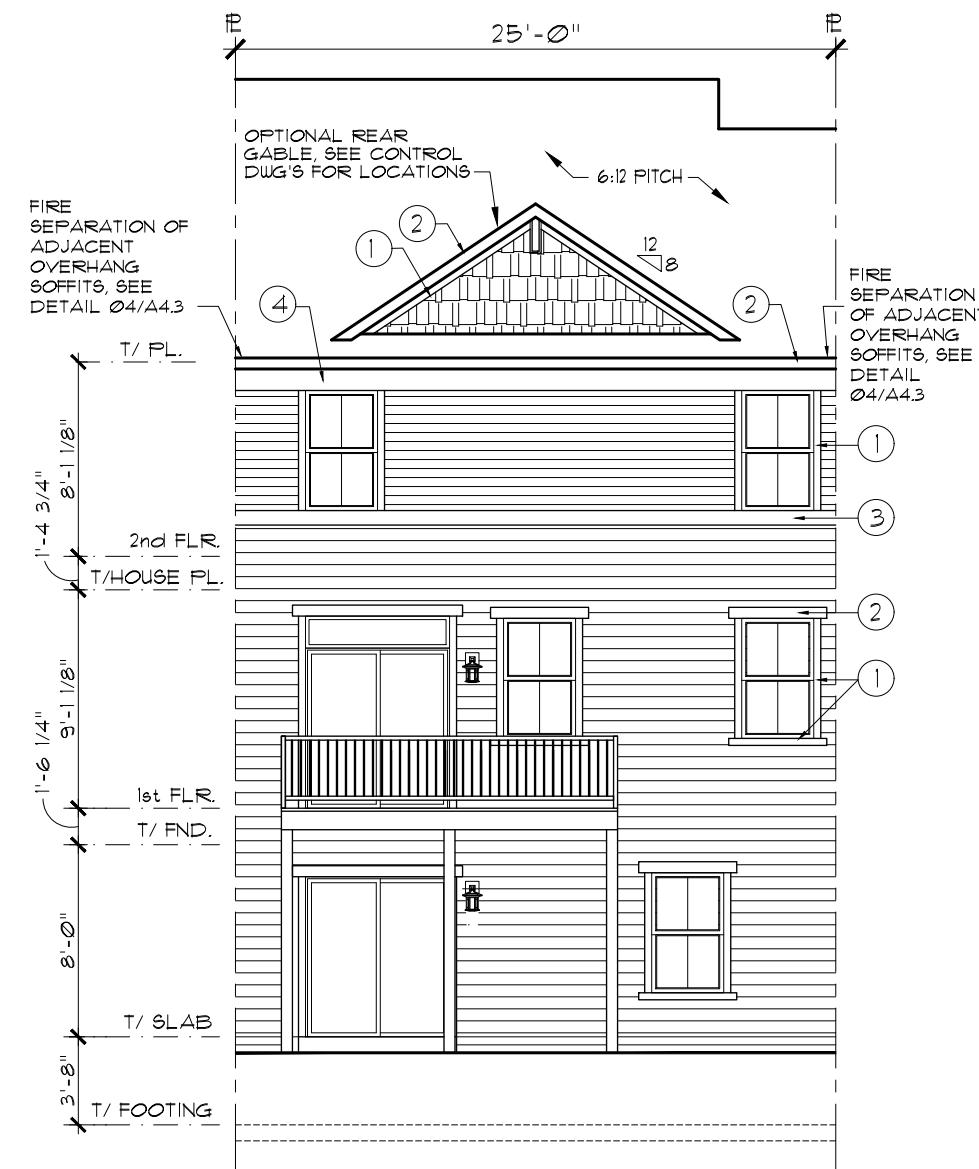
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REV. #	DATE	REMARKS
1	6-1-18	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	01-31-20	Q2 2020 PLAN REVISIONS
4	3-2-20	CHANGED PORCH COLUMN

FILE NAME: EC05A11		SHEET NO. EC05-0000		DRAWN BY CGU, SRE		COMMUNITY NAME FALMOOR GLEN		END UNIT	
XREFS:		MODEL RICHMOND E/1		SHEET ELEVATIONS/ROOF PLN		OPTION INFO END UNIT L.O. AND W.O.		SHEET NUMBER: A1.26	



01 LOOKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 WALKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

EXTERIOR TRIM KEY

1	4"	
2	6"	GARAGE INNER JAMBS, WINDOW SILLS, GABLE RAKE, FASCIA
3	8"	
4	10"	FRIEZE, RETURNS

KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL

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LENNAR®

MODEL
RICHMOND E/1
SET NO.
ECONOMY-0000
DRAWN BY
CGU, SRE
COMMUNITY NAME

FALMOOR GLEN

INTERIOR UNIT

SHEET
ELEVATIONS/ROOF PLN
OPTION INFO
INTERIOR UNIT L.O. AND W.O.

A1.21

FILE NAME:
ECONOMY
XREFS:

REV. #

DATE

REMARKS

ISSUE FOR CONSTRUCTION

Q1 2020 PLAN REVISIONS

Q2 2020 PLAN REVISIONS

Q3 2020 PLAN REVISIONS

Q4 2020 PLAN REVISIONS

Q5 2020 PLAN REVISIONS

Q6 2020 PLAN REVISIONS

Q7 2020 PLAN REVISIONS

Q8 2020 PLAN REVISIONS

Q9 2020 PLAN REVISIONS

Q10 2020 PLAN REVISIONS

Q11 2020 PLAN REVISIONS

Q12 2020 PLAN REVISIONS

Q13 2020 PLAN REVISIONS

Q14 2020 PLAN REVISIONS

Q15 2020 PLAN REVISIONS

Q16 2020 PLAN REVISIONS

Q17 2020 PLAN REVISIONS

Q18 2020 PLAN REVISIONS

Q19 2020 PLAN REVISIONS

Q20 2020 PLAN REVISIONS

Q21 2020 PLAN REVISIONS

Q22 2020 PLAN REVISIONS

Q23 2020 PLAN REVISIONS

Q24 2020 PLAN REVISIONS

Q25 2020 PLAN REVISIONS

Q26 2020 PLAN REVISIONS

Q27 2020 PLAN REVISIONS

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Q31 2020 PLAN REVISIONS

Q32 2020 PLAN REVISIONS

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Q42 2020 PLAN REVISIONS

Q43 2020 PLAN REVISIONS

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Q215 2020 PLAN REVISIONS

Q216 2020 PLAN REVISIONS

Q217 2020 PLAN REVISIONS

Q218 2020 PLAN REVISIONS

Q219 2020 PLAN REVISIONS

Q220 2020 PLAN REVISIONS

Q221 2020 PLAN REVISIONS

Q222 2020 PLAN REVISIONS

Q223 2020 PLAN REVISIONS

Q224 2020 PLAN REVISIONS

Q225 2020 PLAN REVISIONS

Q226 2020 PLAN REVISIONS

Q227 2020 PLAN REVISIONS

Q228 2020 PLAN REVISIONS

Q229 2020 PLAN REVISIONS

Q230 2020 PLAN REVISIONS

Q231 2020 PLAN REVISIONS

Q232 2020 PLAN REVISIONS

Q233 2020 PLAN REVISIONS

Q234 2020 PLAN REVISIONS

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Q239 2020 PLAN REVISIONS

Q240 2020 PLAN REVISIONS

Q241 2020 PLAN REVISIONS

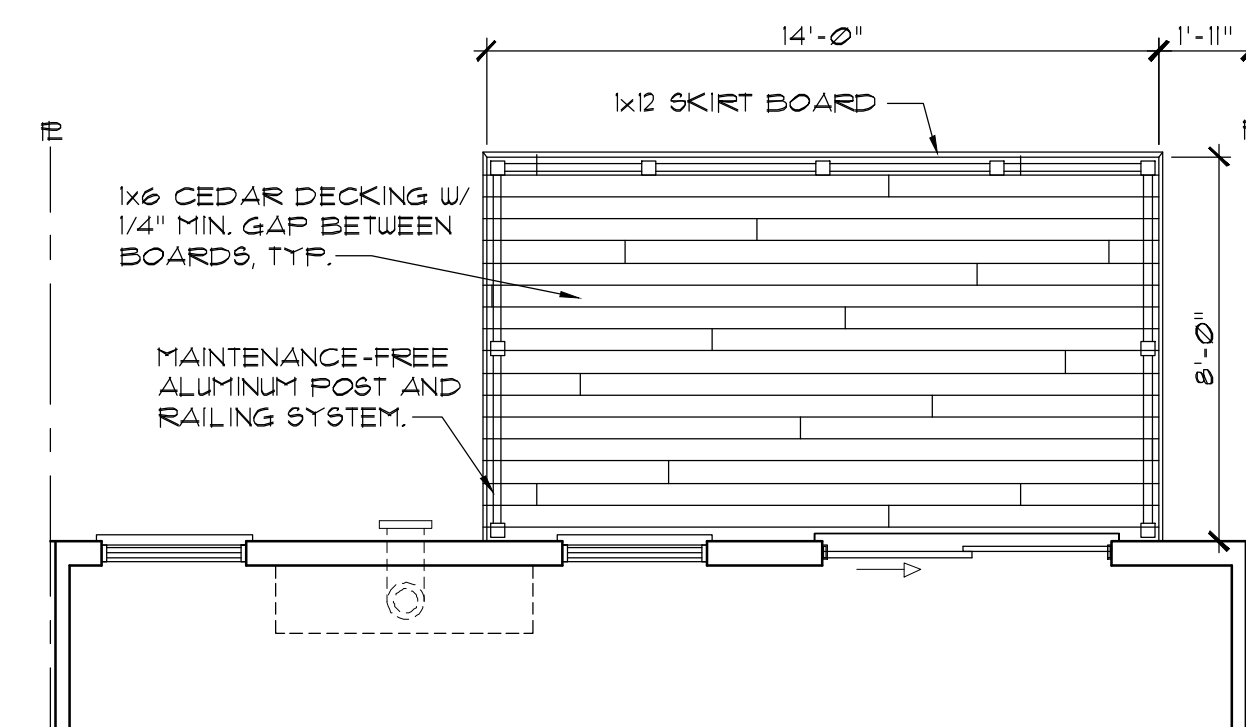
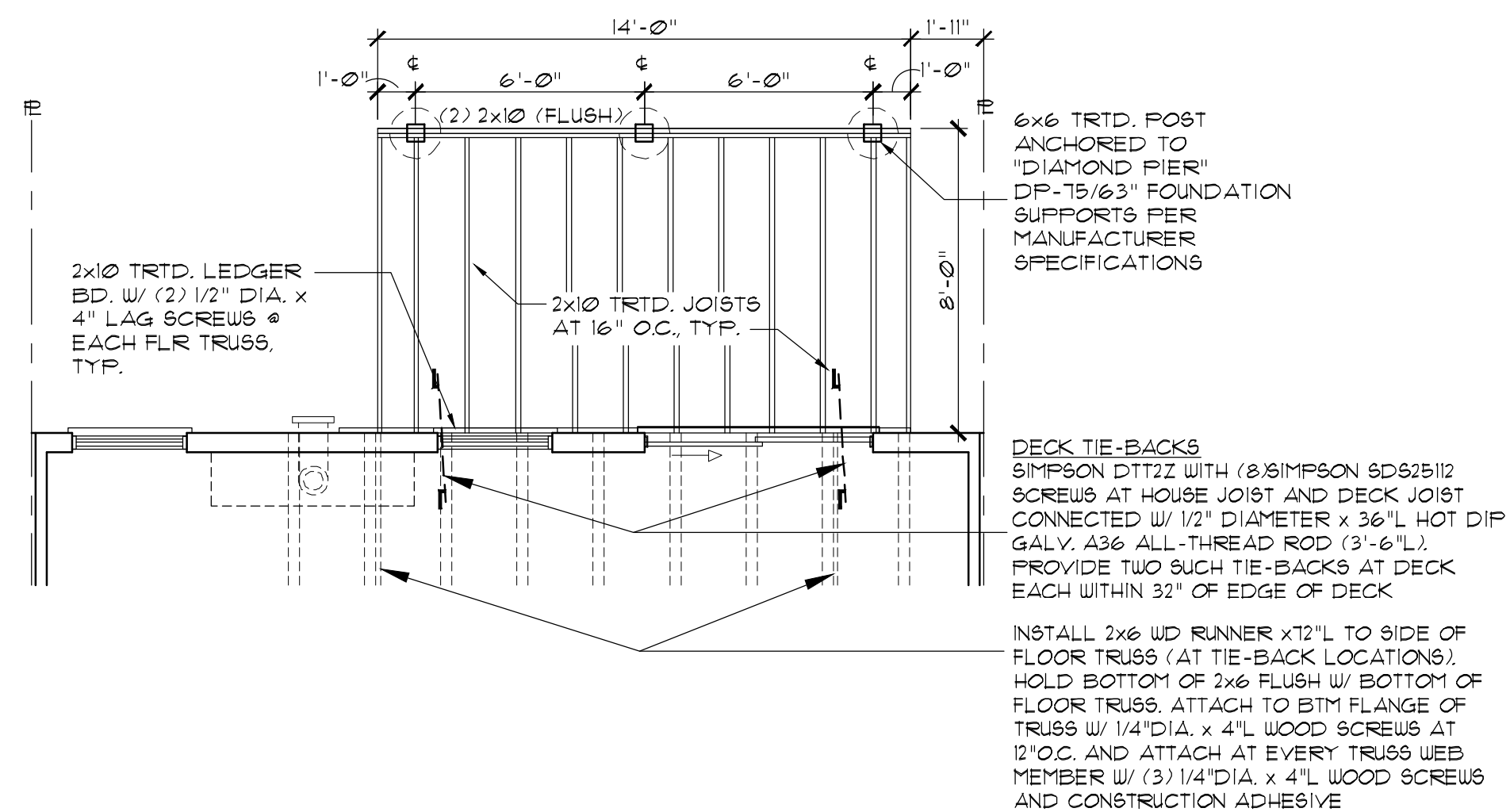
Q242 2020 PLAN REVISIONS

Q243 2020 PLAN REVISIONS

Q244 2020 PLAN REVISIONS

Q245 2020 PLAN REVISIONS

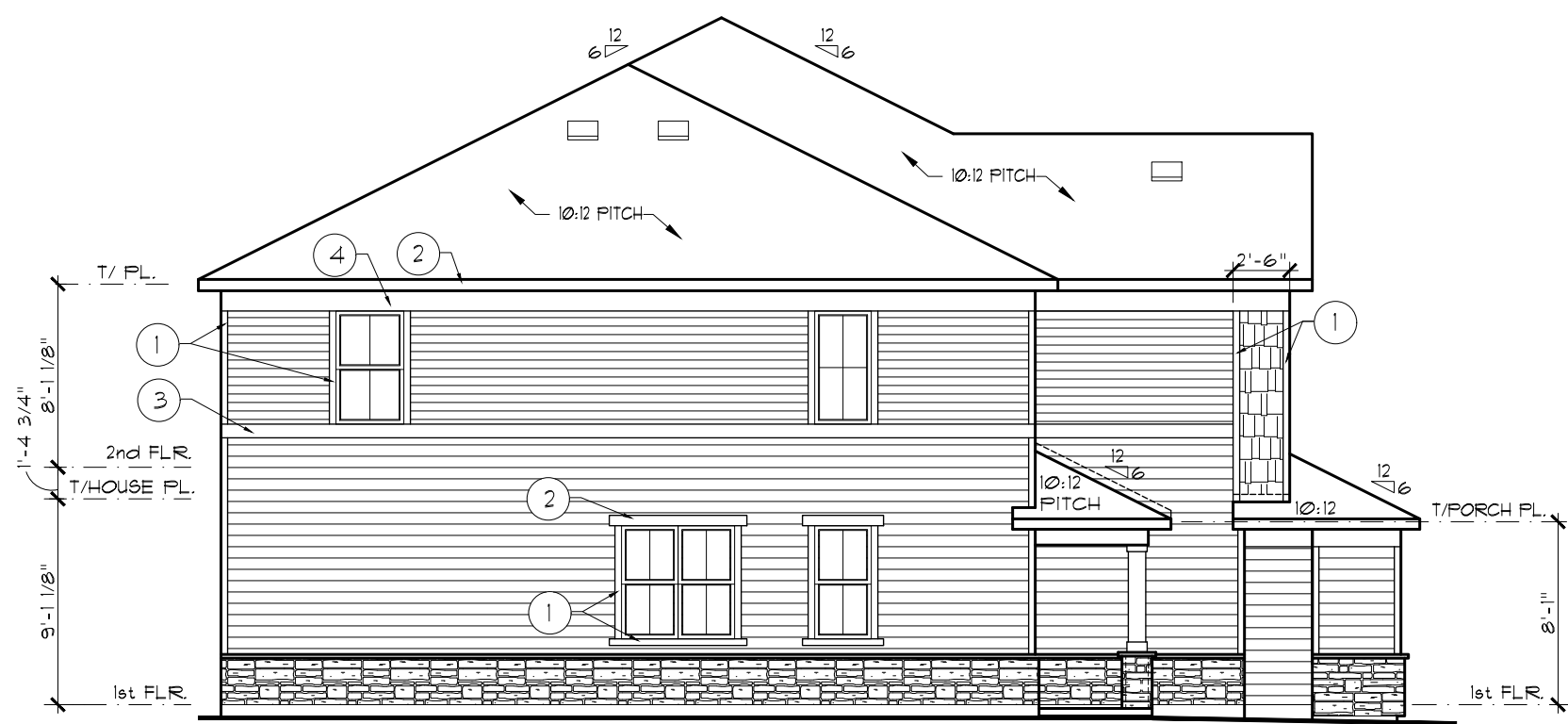
Q246 2020 PLAN REVISIONS



REV. #	DATE	REMARKS
	6-11-18	ISSUE FOR CONSTRUCTION
1	10-31-19	Q1 2020 PLAN REVISIONS
2	01-31-20	Q2 2020 PLAN REVISIONS

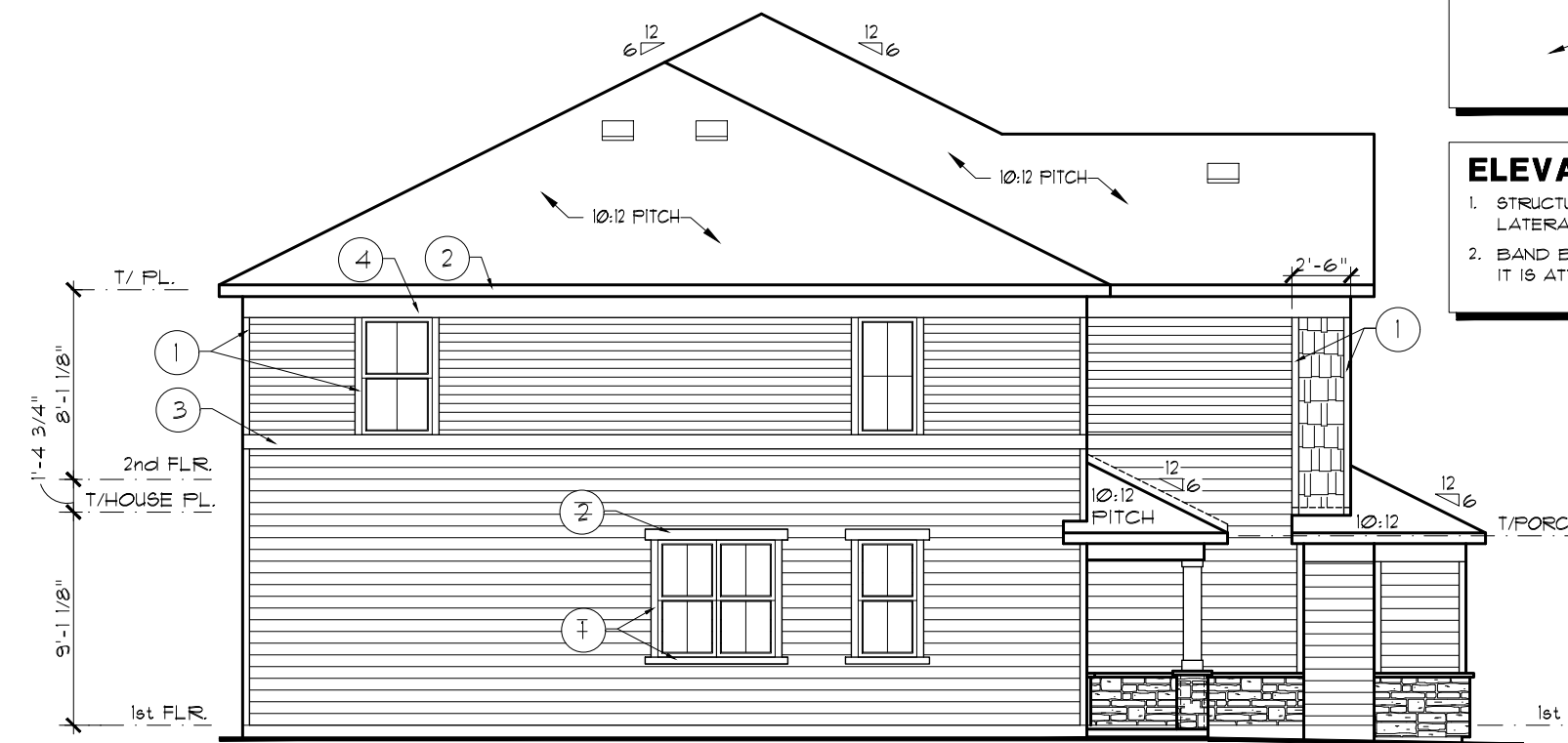
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FILE NAME:	LENNAR®		
ECOBAA1	MODEL	RICHMOND E/1	SET NO.
REFS:			
			DRAWN BY
			CGW/SRE
			COMMUNITY NAME
			FALMOOR GLEN
SHEET NUMBER:		DECK DETAILS	
A4.7		OPTION INFO:	
		ALL	



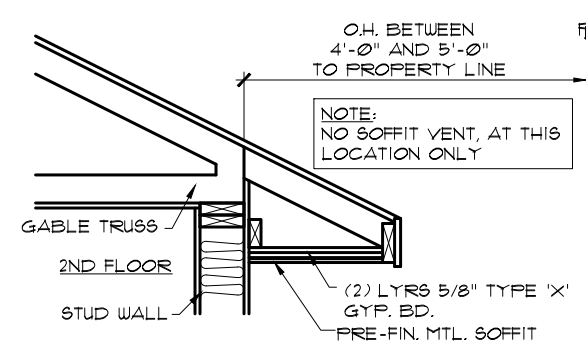
09 SIDE ELEV. STONE END

SCALE: 1/8" = 1'-0"



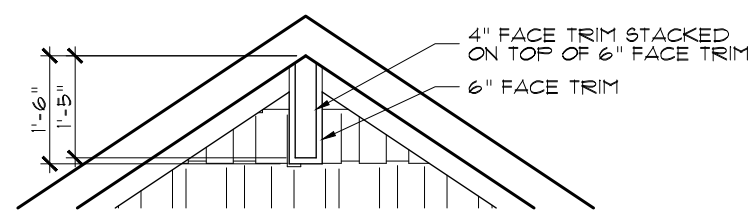
02 SIDE ELEV. SIDING END

SCALE: 1/8" = 1'-0"



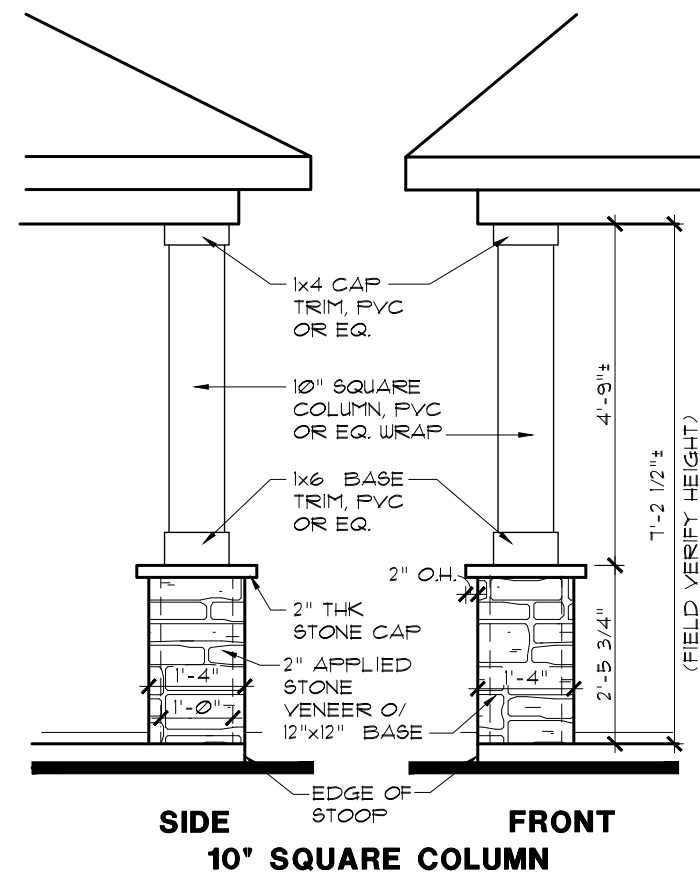
07 FIRE-RATED EAVE

SCALE: 1/2" = 1'-0"



08 GABLE TRIM DETAIL

SCALE: 3/8" = 1'-0"



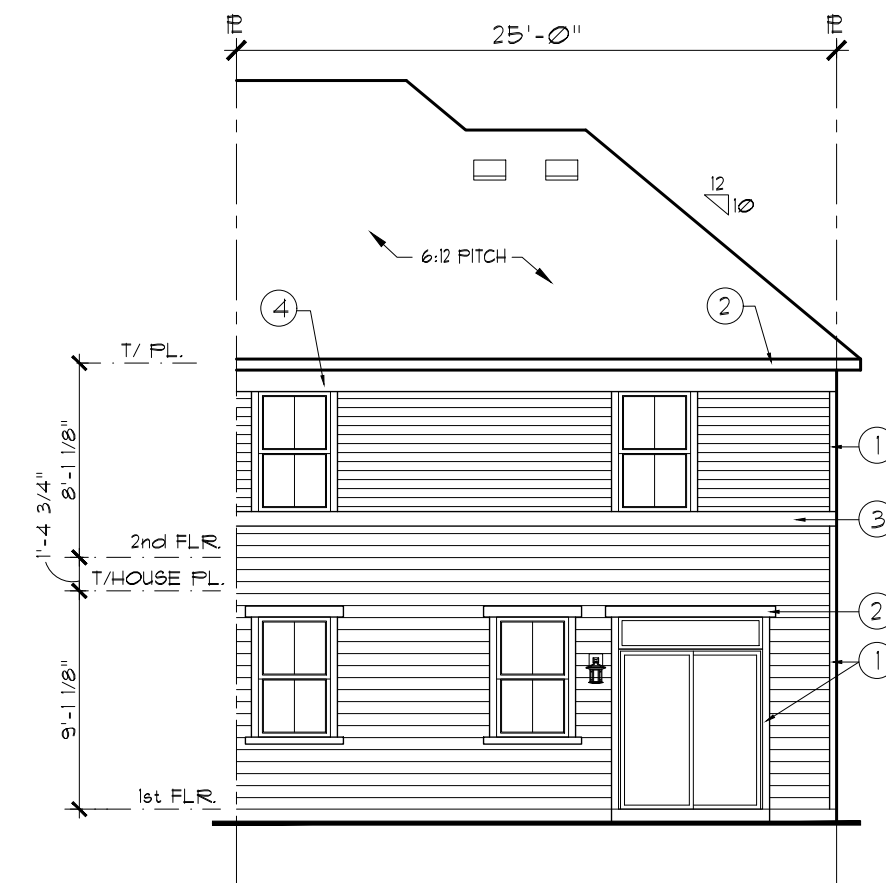
05 COLUMN DETAIL

SCALE: 3/8" = 1'-0"

EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"
GARAGE INNER JAMBS, WINDOW SILLS, GABLE RAKE, FASCIA	
FRIEZE, RETURNS	
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	

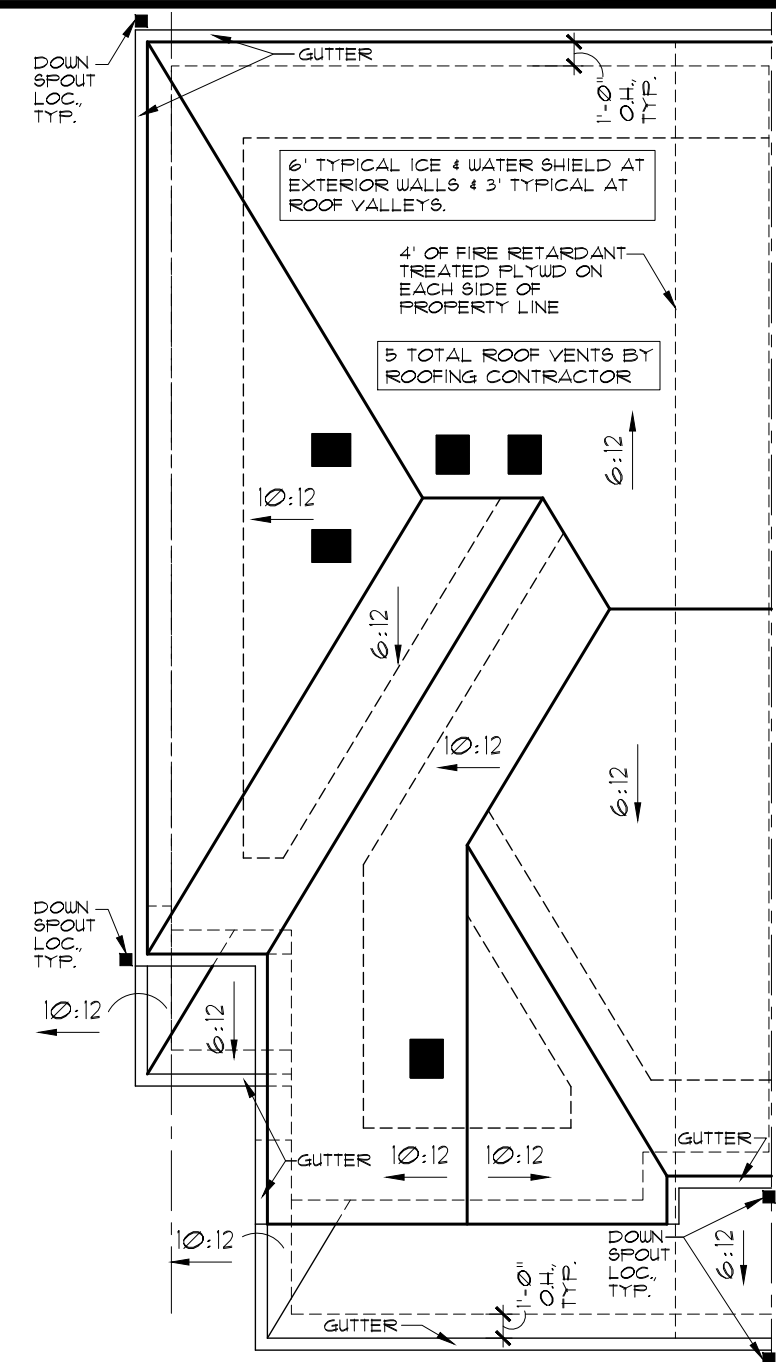
ELEVATION NOTES:

- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
- BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



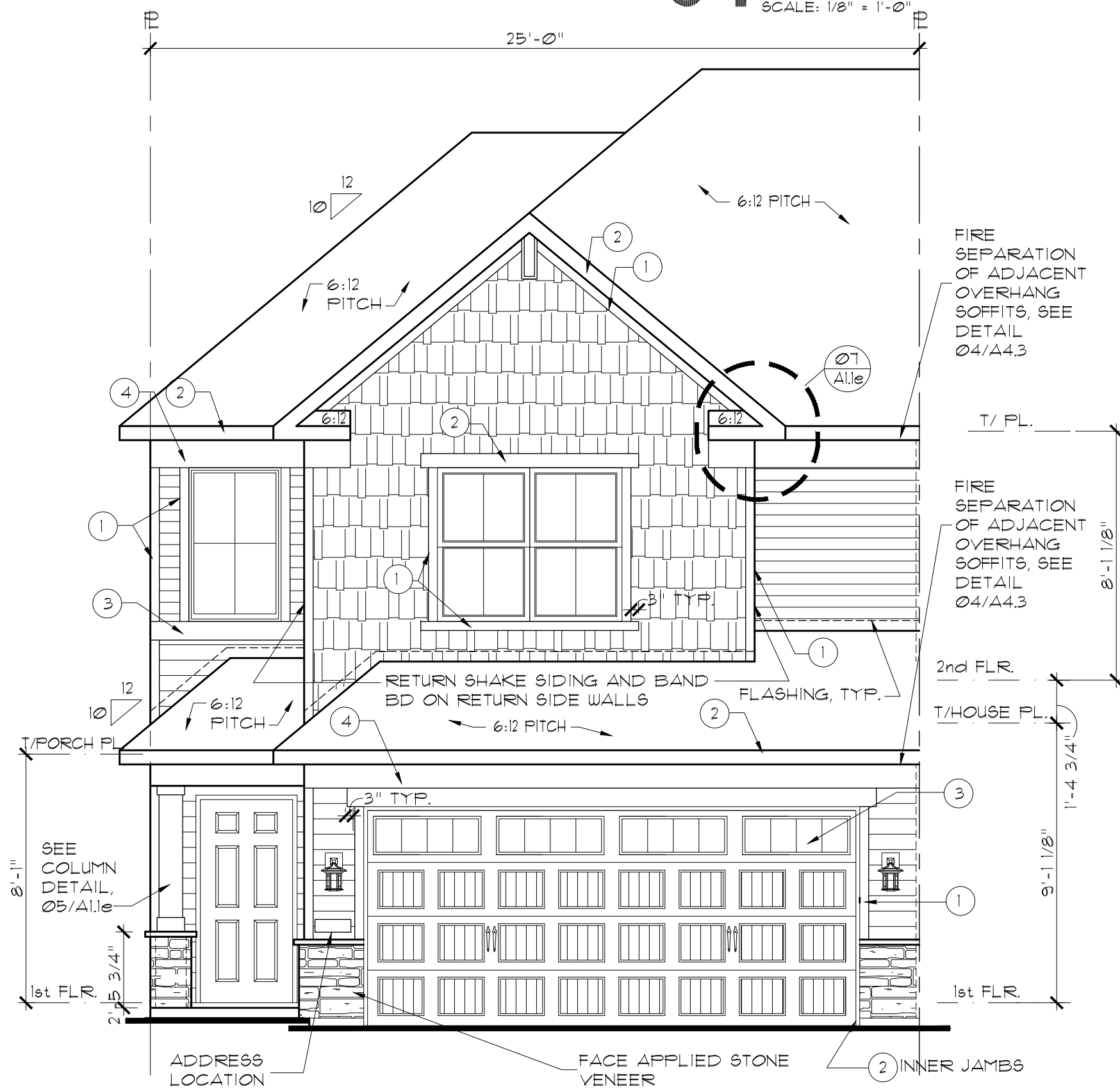
03 REAR ELEVATION

SCALE: 1/8" = 1'-0"



04 ROOF PLAN

SCALE: 1/8" = 1'-0"



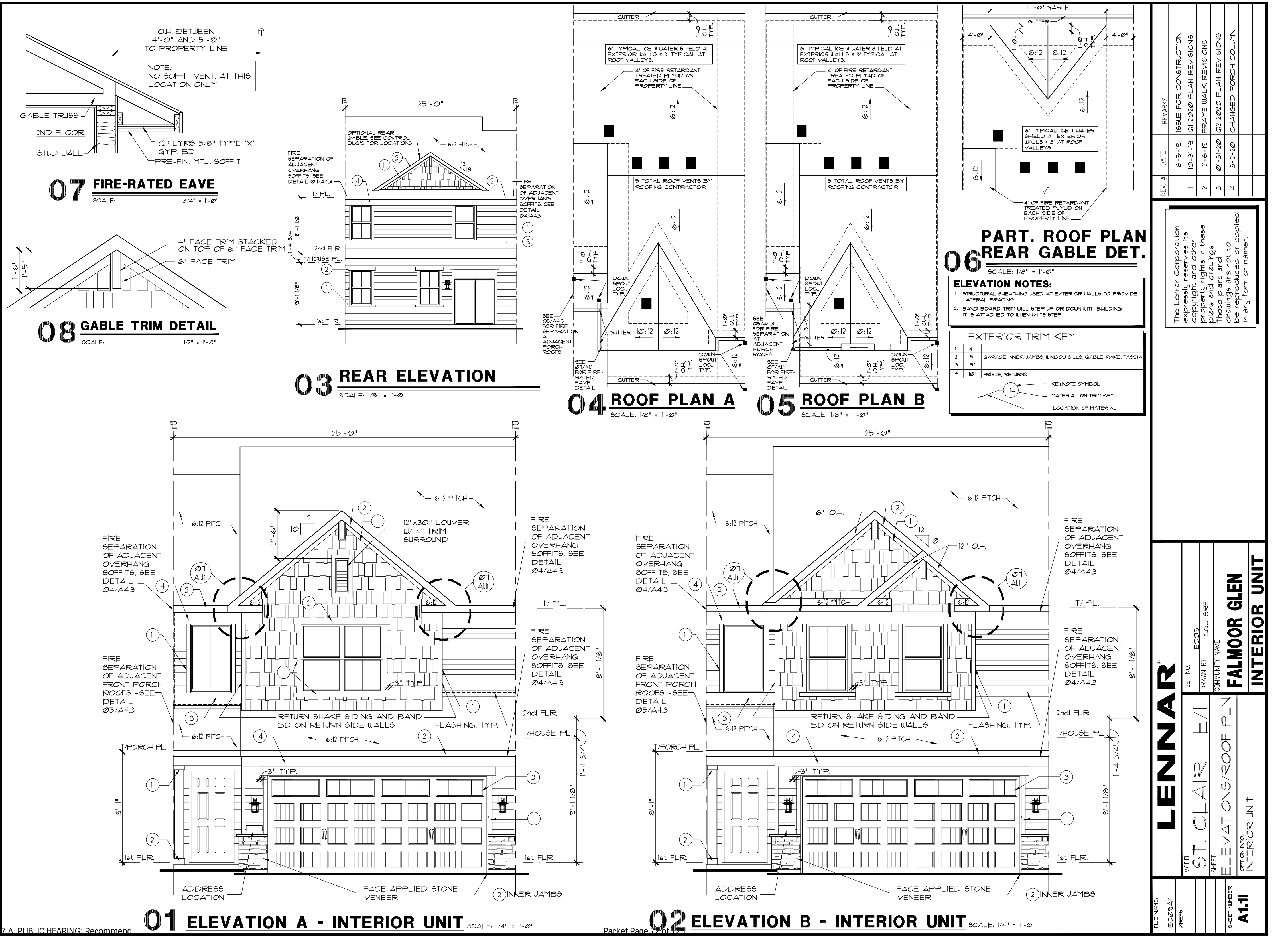
01 FRONT ELEVATION - END UNIT (ELEV. C)

SCALE: 1/4" = 1'-0"

REMARKS		DATE	REV. #
ISSUE FOR CONSTRUCTION		6-5-19	1
Q1 2020 PLAN REVISIONS		10-31-19	2
FRAME WALK REVISIONS		12-6-19	3
Q2 2020 PLAN REVISIONS		01-31-20	4
CHANGED FORCH COLUMN		3-2-20	

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FILE NAME:	EC05A11
XREFS:	
MODEL:	ST. CLAIR E/I
SHEET:	ELEVATIONS/ROOF PLN
SHEET NUMBER:	A1.1e
OPTION INFO:	END UNIT
COMMUNITY NAME:	FALMOOR GLEN
DRAWN BY:	EC03 CGW, SRE
SET NO.:	
END UNIT	



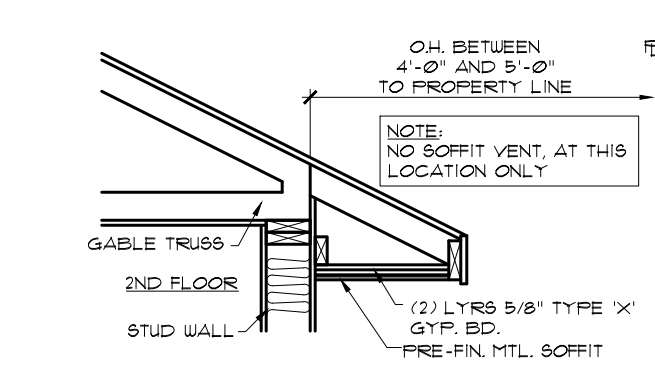
FILE NAME: EC09A11		MODEL ST. CLAIR E/I		SET NO.		The Lennar Corporation expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.		REV. #		DATE		REMARKS	
XREFS:		SHEET		DRAWN BY EC09 CGW, SRE				1		6-5-19		ISSUE FOR CONSTRUCTION	
		ELEVATIONS/ROOF PLN		COMMUNITY NAME				2		10-31-19		Q1 2020 PLAN REVISIONS	
		OPTION INFO: INTERIOR UNIT		FALMOOR GLEN				3		12-6-19		FRAME WALK REVISIONS	
				INTERIOR UNIT				4		01-31-20		Q2 2020 PLAN REVISIONS	
SHEET NUMBER: A1-11								4		3-2-20		CHANGED PORCH COLUMN	



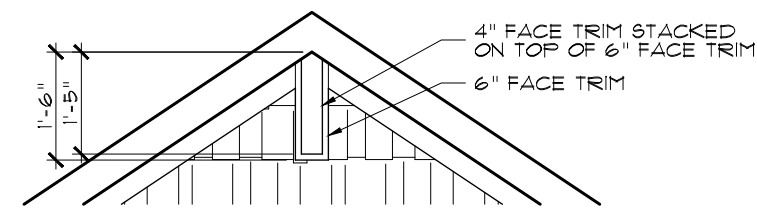
09 SIDE ELEV. STONE END
SCALE: 1/8" = 1'-0"



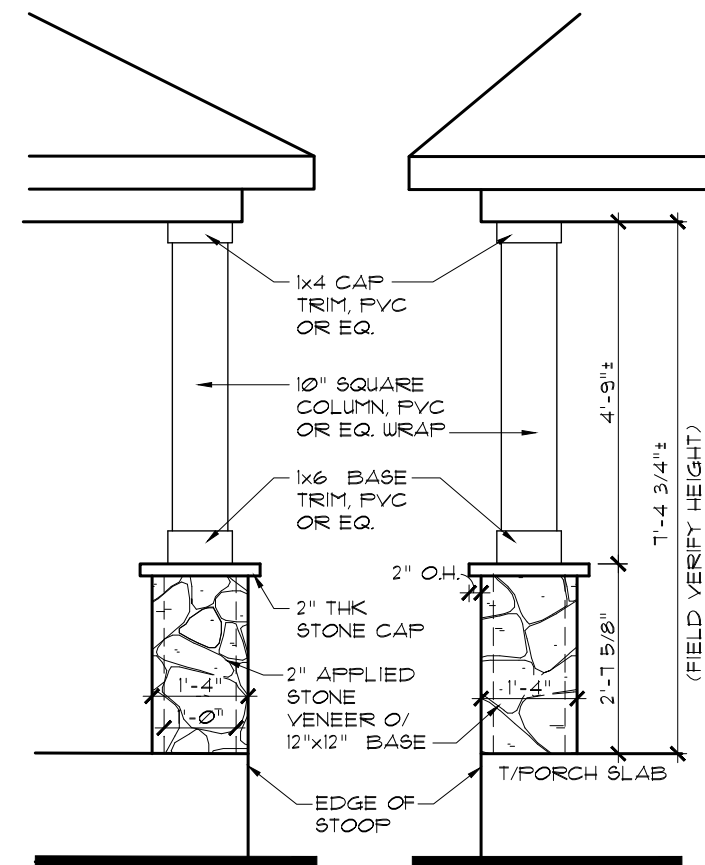
02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"



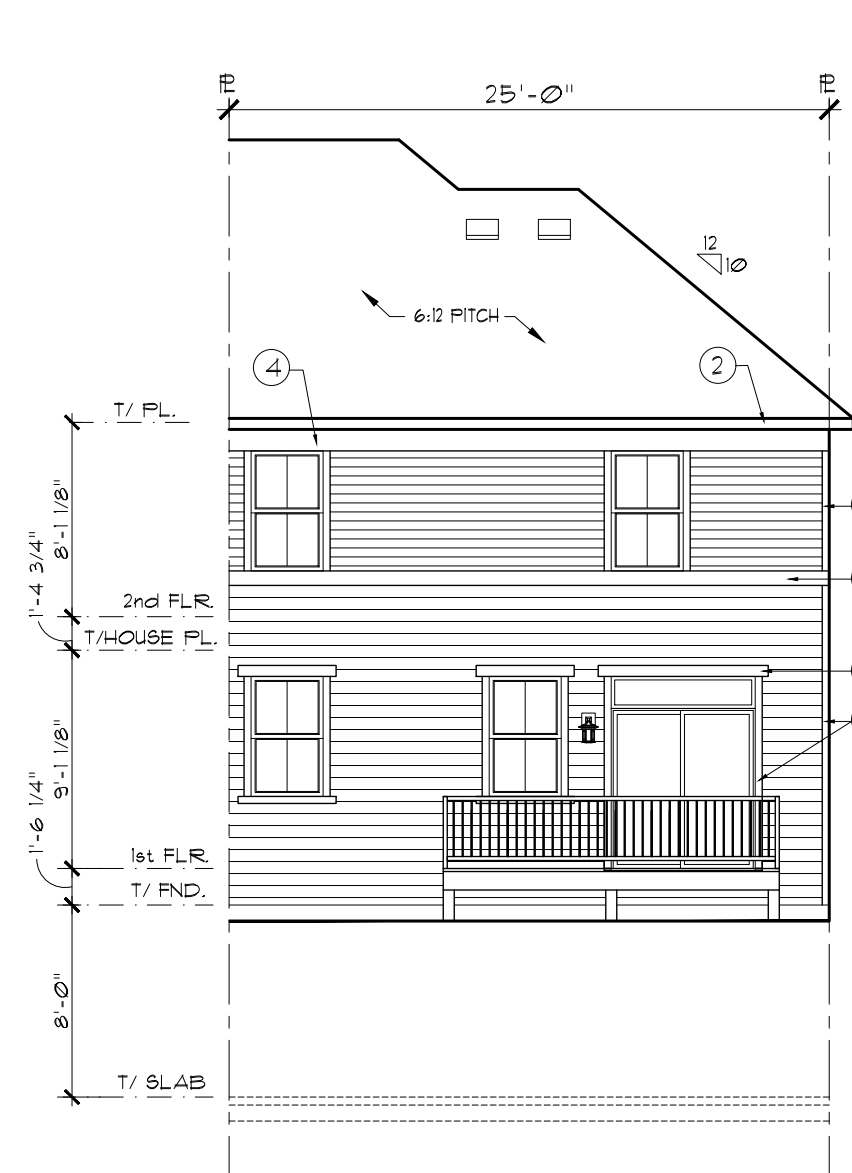
07 FIRE-RATED EAVE
SCALE: 1/2" = 1'-0"



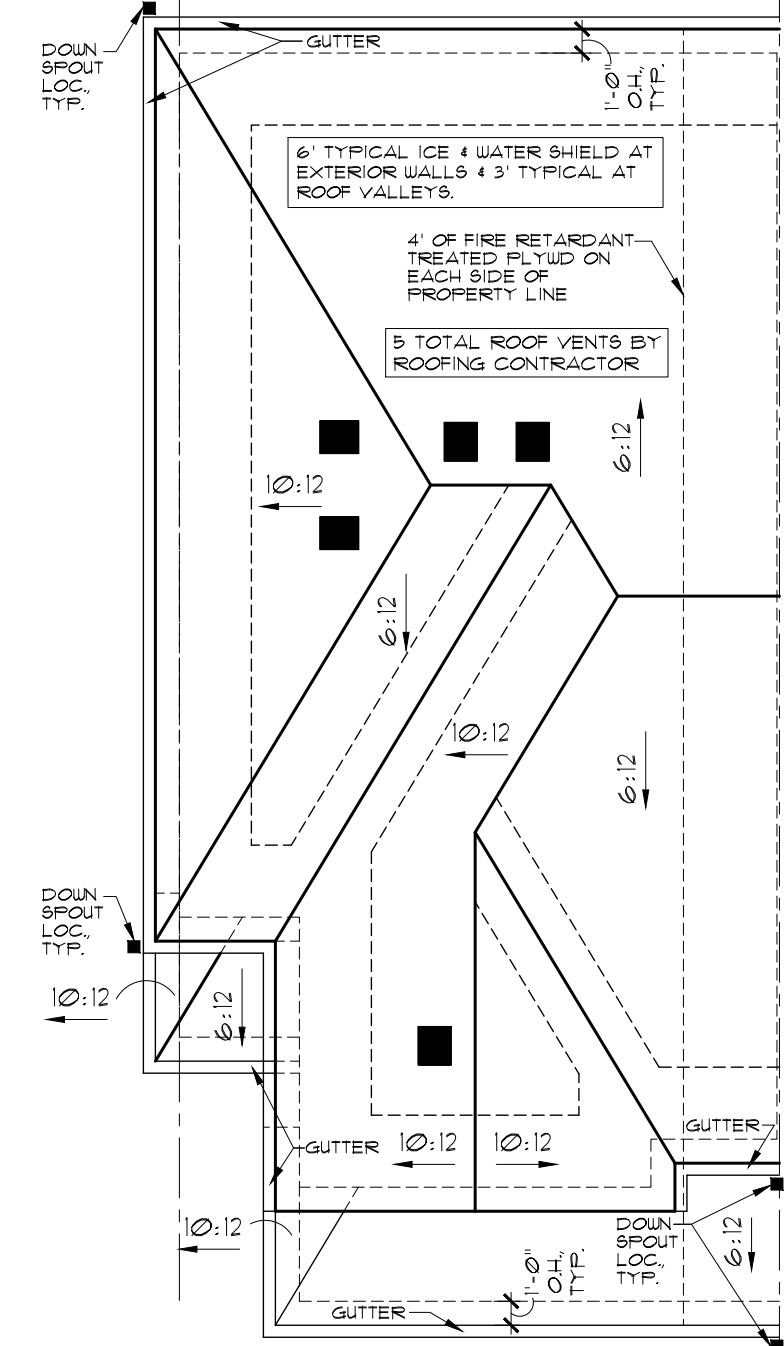
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



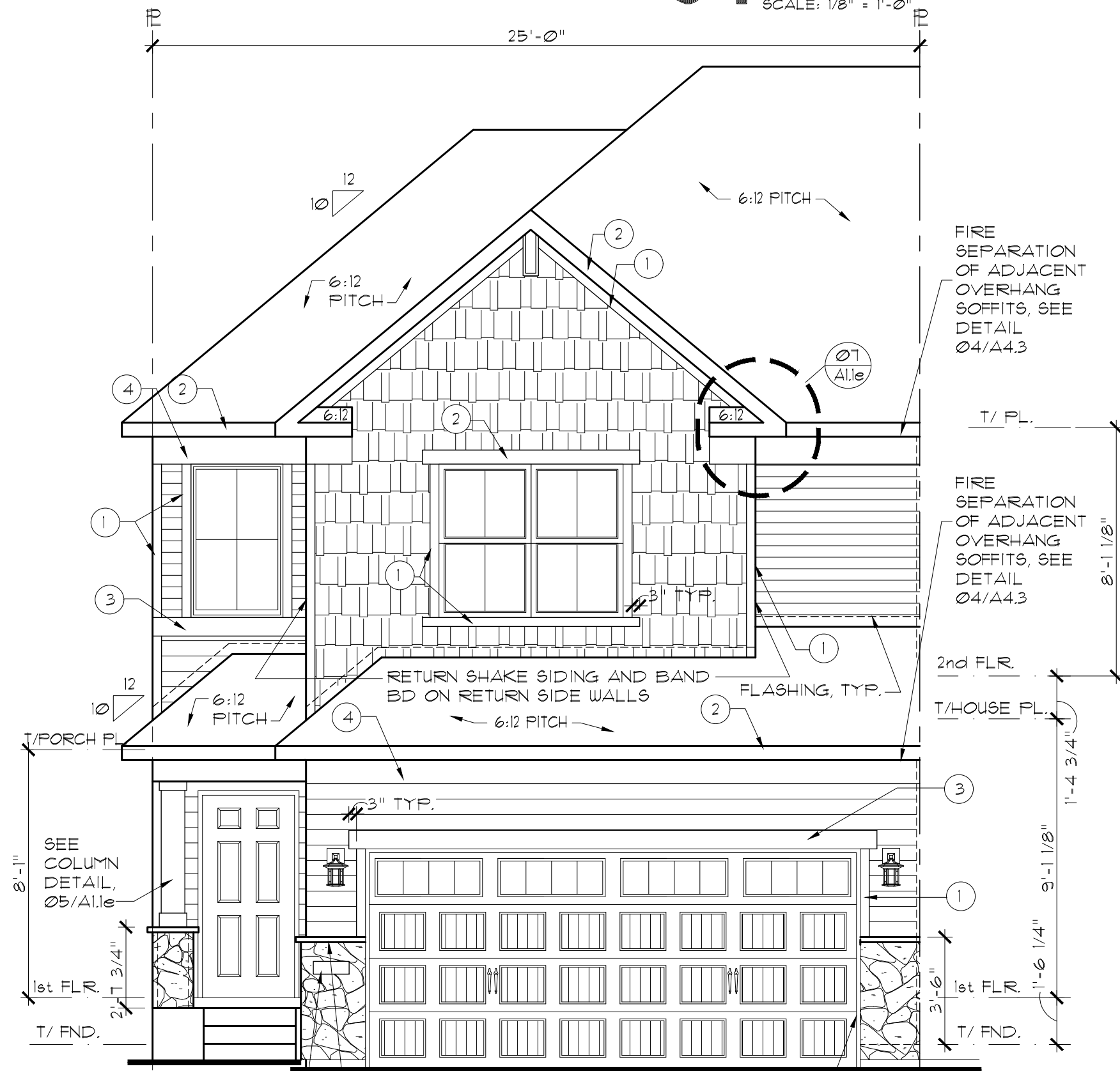
05 COLUMN DETAIL
SCALE: 3/8" = 1'-0"



03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 ROOF PLAN
SCALE: 1/8" = 1'-0"



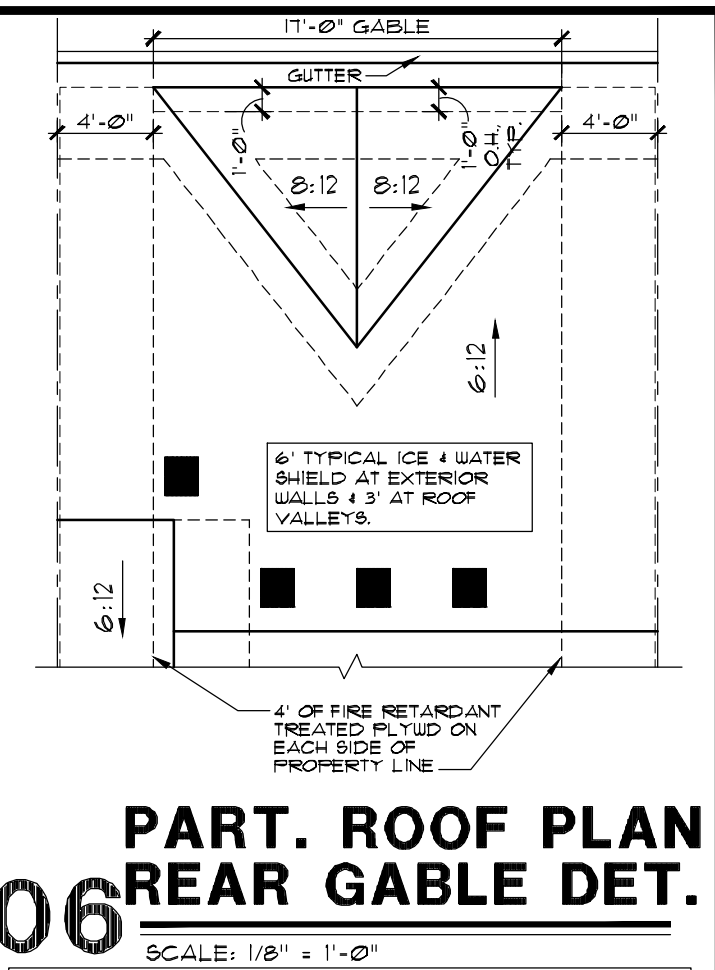
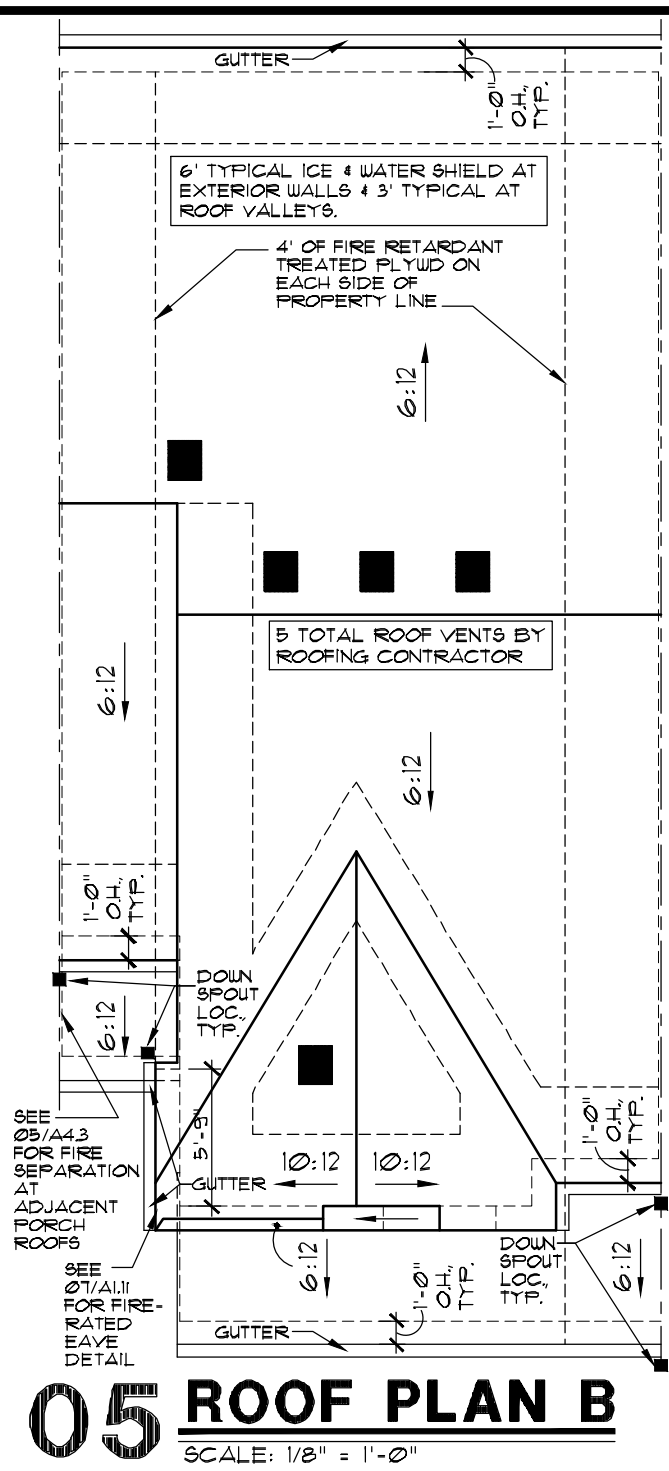
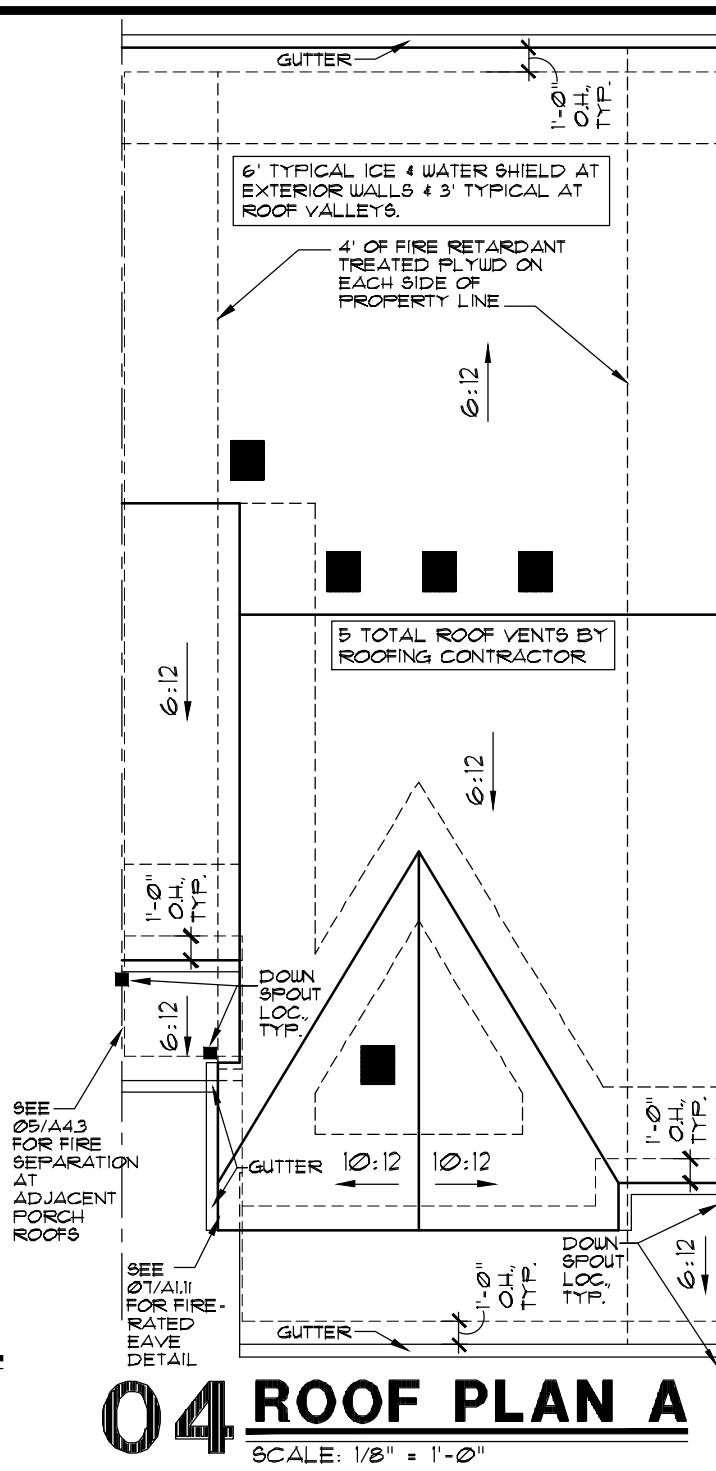
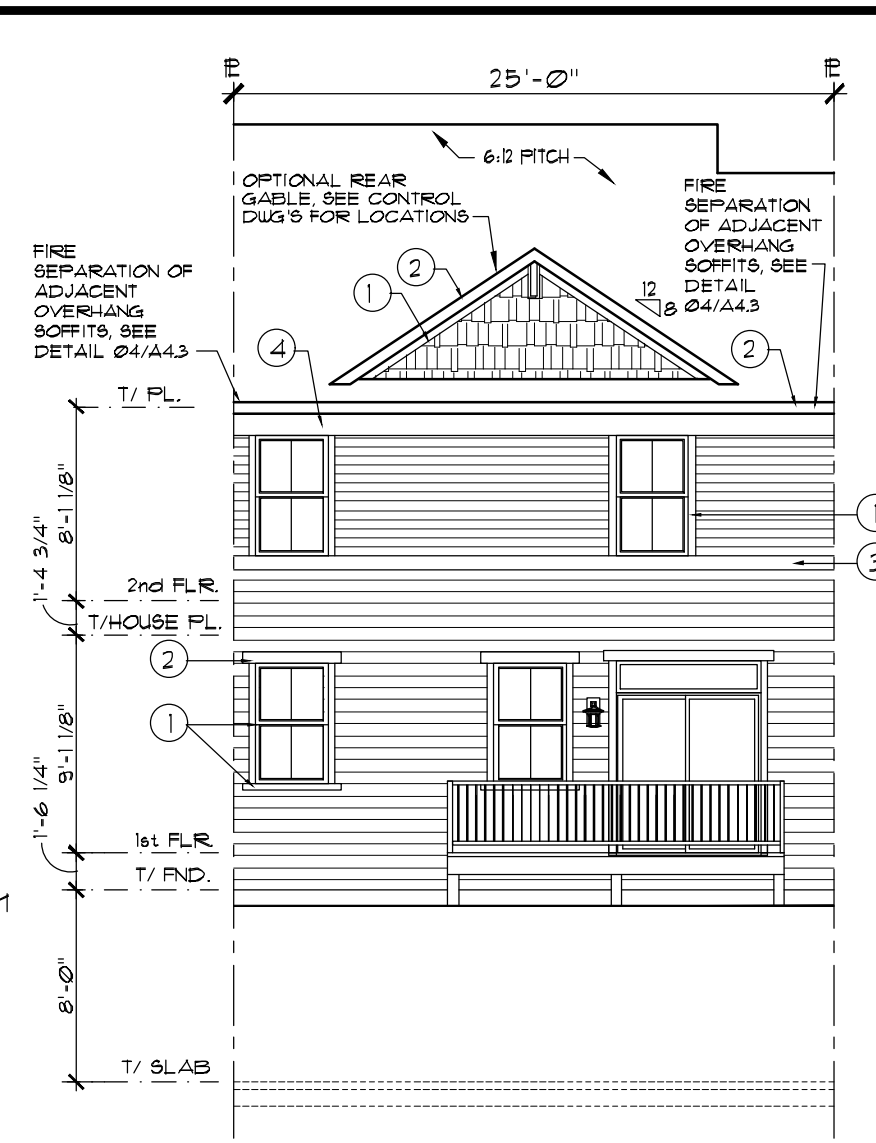
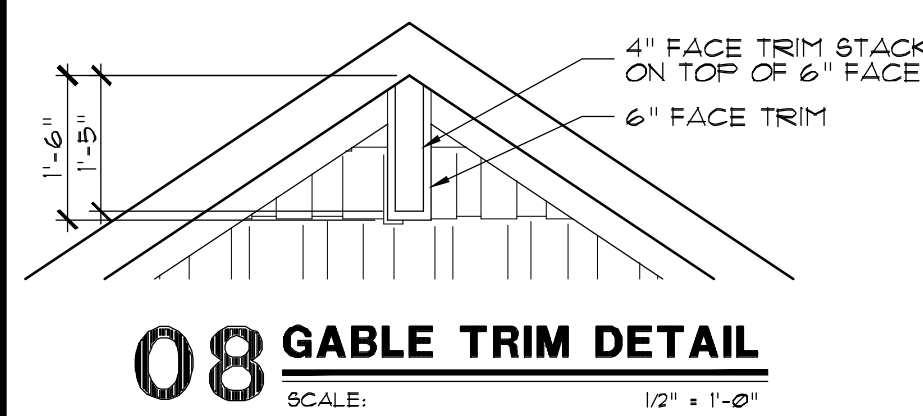
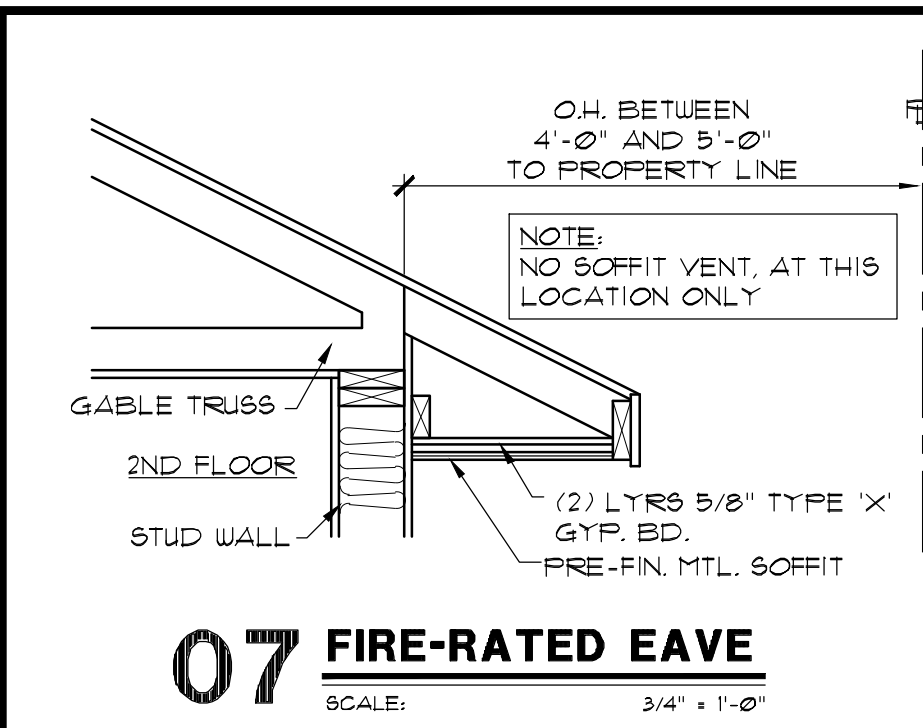
01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-19	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	1-31-2020	Q2 2020 PLAN REVISIONS
4	3-2-2020	CHANGED PORCH COLUMN

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FILE NAME:	EC06A11
XREFS:	
SHEET NUMBER:	A1.10
MODEL:	ST. CROIX E1
SHEET:	ELEVATIONS/ROOF PLN
OPTION INFO:	END UNIT
SET NO.	EC06-0000
DRAWN BY:	CGW, SRE
COMMUNITY NAME:	FALMOOR GLEN
END UNIT	

LENNAR®

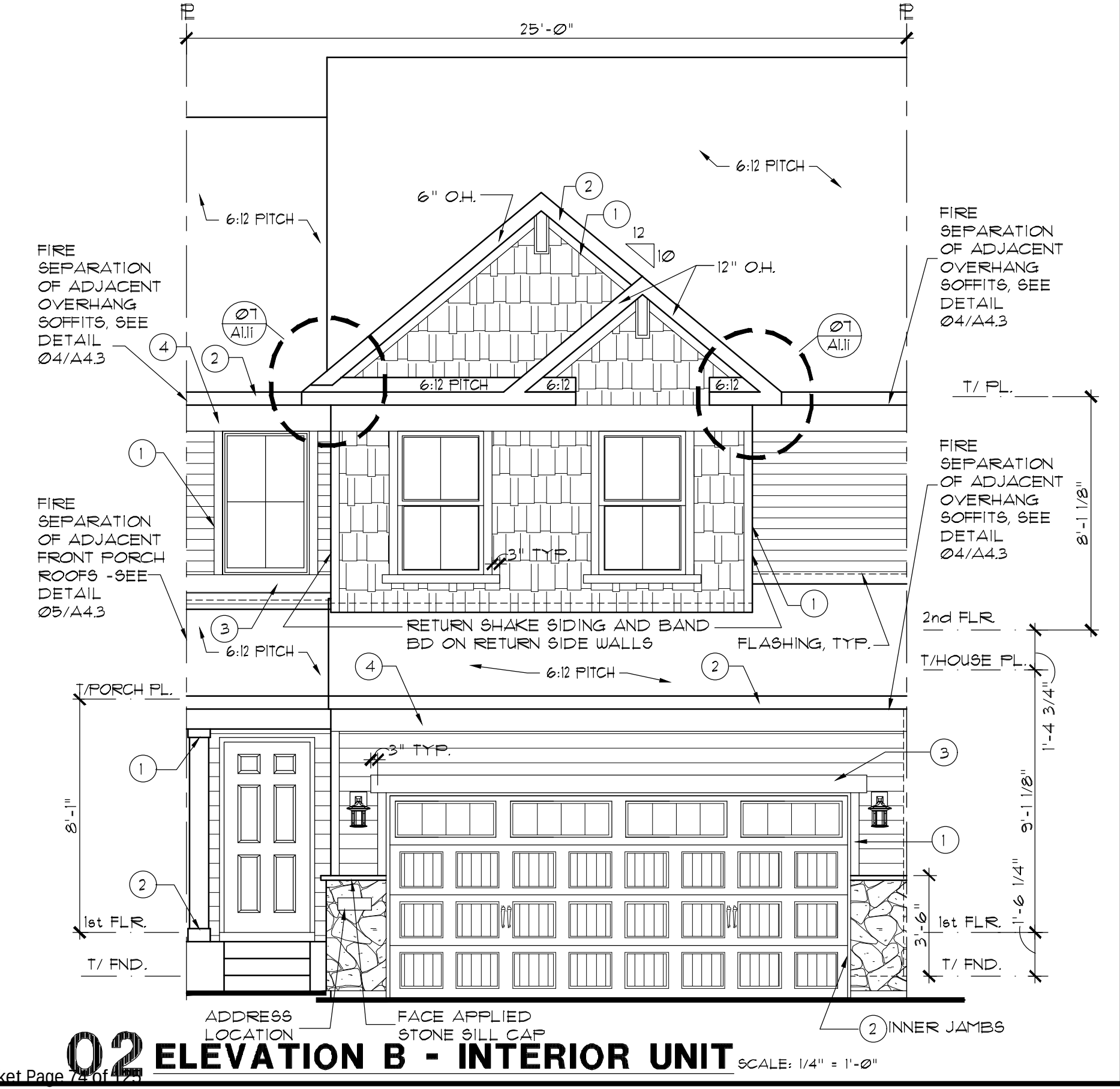
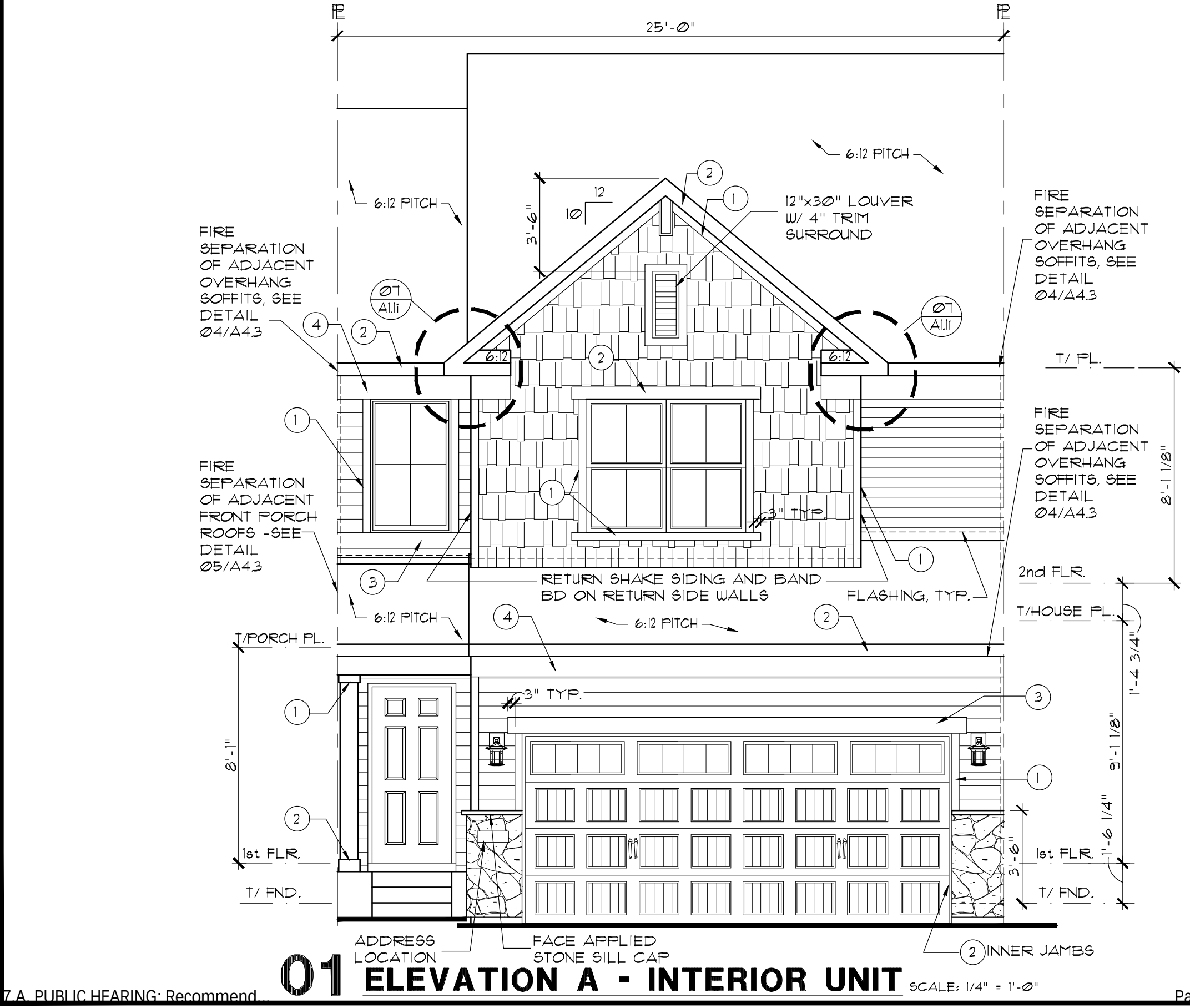


ELEVATION NOTES:

- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
- BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

EXTERIOR TRIM KEY

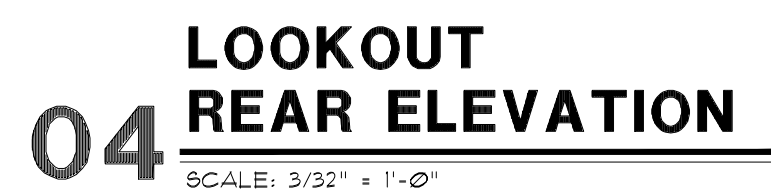
	KEYNOTE SYMBOL	MATERIAL ON TRIM KEY	LOCATION OF MATERIAL
1	4"	GARAGE INNER JAMBS, WINDOW SILLS, GABLE RAKE, FASCIA	
2	6"		
3	8"		
4	10"	FRIEZE, RETURN	



REV. #	DATE	REMARKS
1	6-5-19	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	01-31-2020	Q2 2020 PLAN REVISIONS

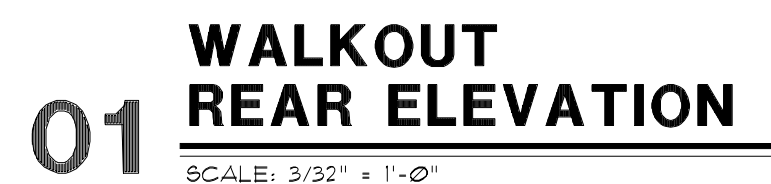
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FILE NAME:	EC06A11	XREFS:	
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DRAWN BY	EC06-0000	COMMUNITY NAME	FALMOOR GLEN
OPTION INFO:		INTERIOR UNIT	
SHEET NUMBER:	A1.11		

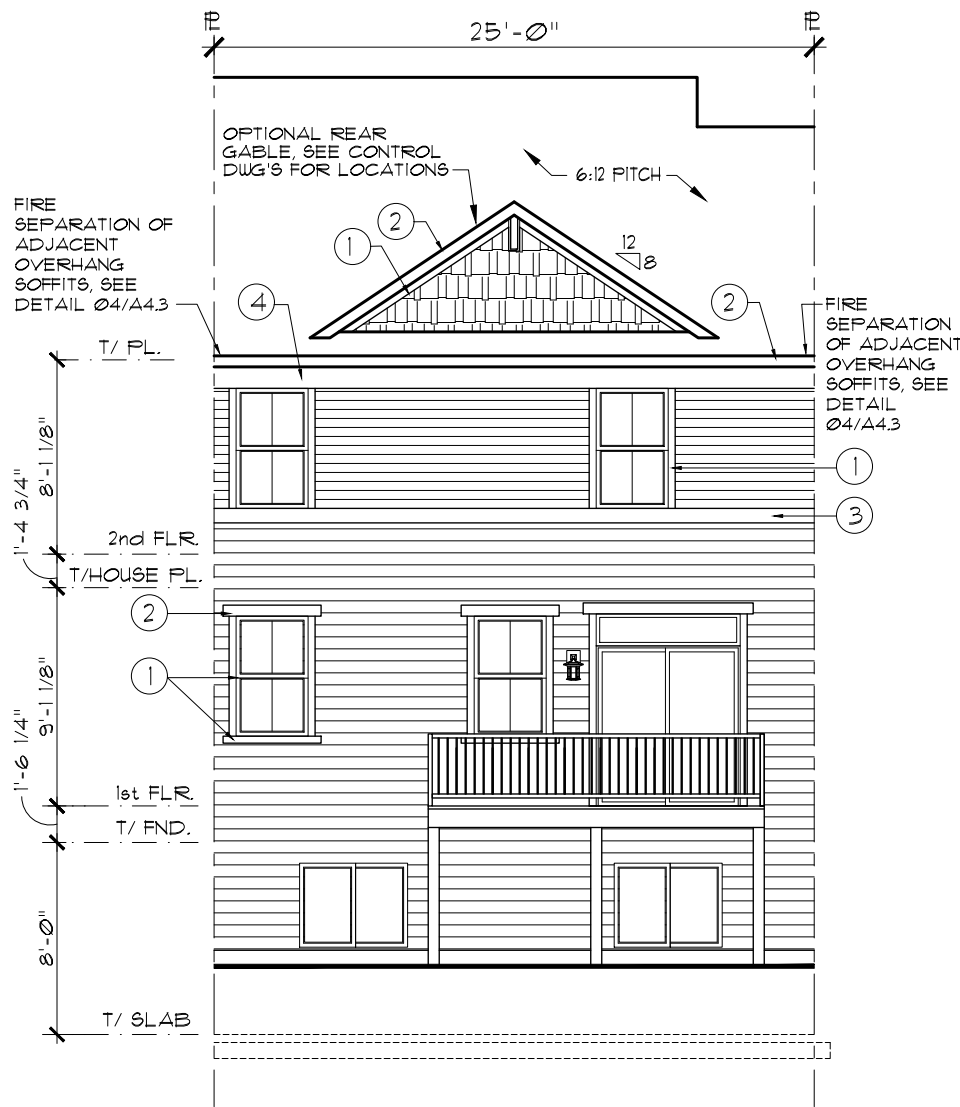


ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



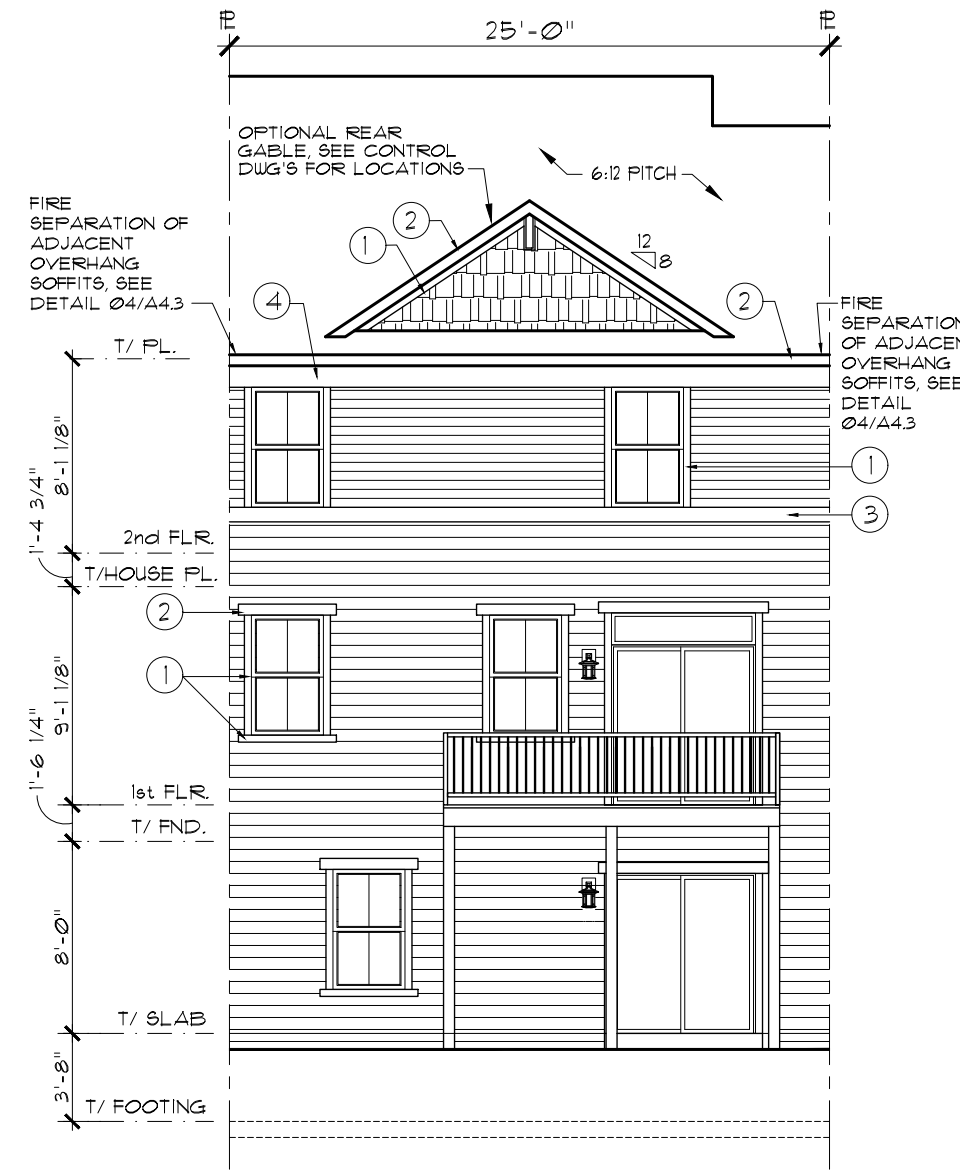
FILE NAME: EC06A11	LENNAR®		The Lennar Corporation expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be reproduced or copied in any form or manner.	REV. #	DATE	REMARKS
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	SHEET ELEVATIONS/ROOF PLAN	DRAWN BY EC06-0000 CGW, SRE		2	10-31-19	Q1 2020 PLAN REVISIONS
		COMMUNITY NAME FALMOOR GLEN		3	1-31-2020	Q2 2020 PLAN REVISIONS
SHEET NUMBER: A1.2e	OPTION INFO: END UNIT L.O. AND W.O.				3-2-2020	CHANGED FORCH COLUMN
	END UNIT					



- ELEVATION NOTES:**
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
 2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

EXTERIOR TRIM KEY		
1	4"	GARAGE INNER JAMBS, WINDOW SILL, GABLE RAKE, FASCIA
2	6"	
3	8"	
4	10"	FRIEZE, RETURNS
KEYNOTE SYMBOL MATERIAL ON TRIM KEY LOCATION OF MATERIAL		

01 LOOKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 WALKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"

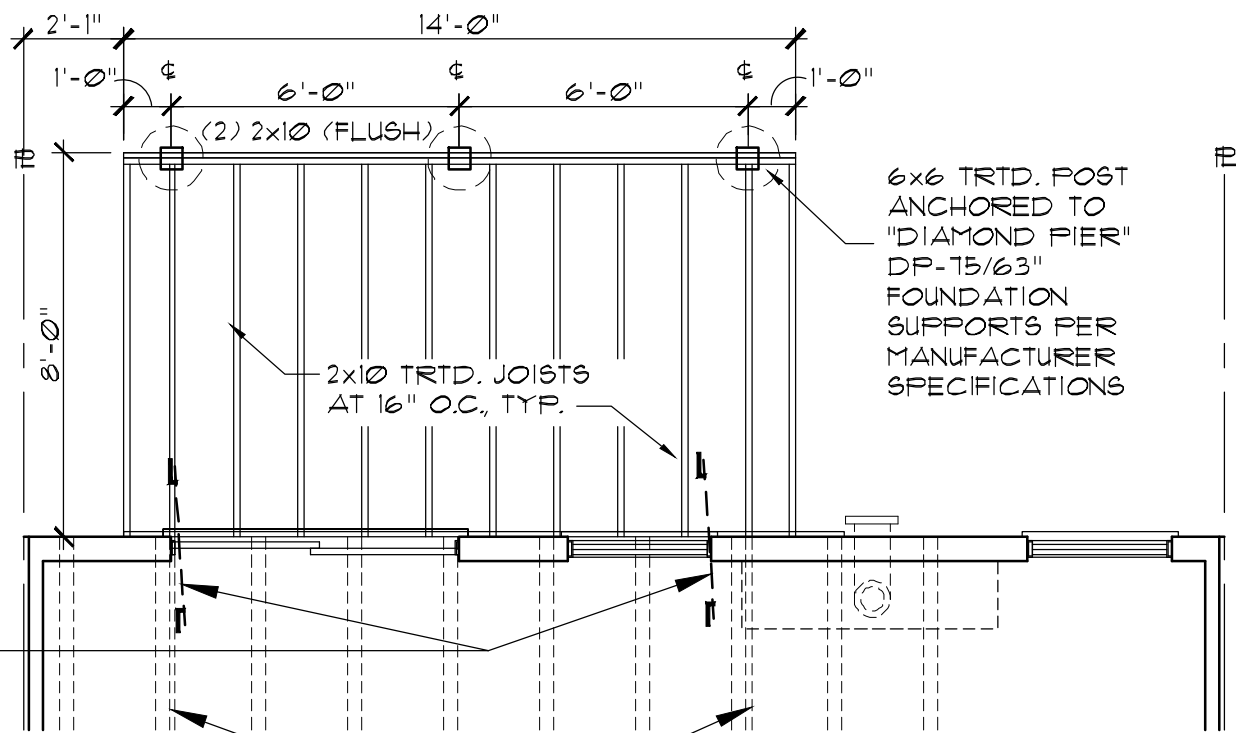
REV. #	DATE	REMARKS
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2	01-31-2020	Q2 2020 PLAN REVISIONS

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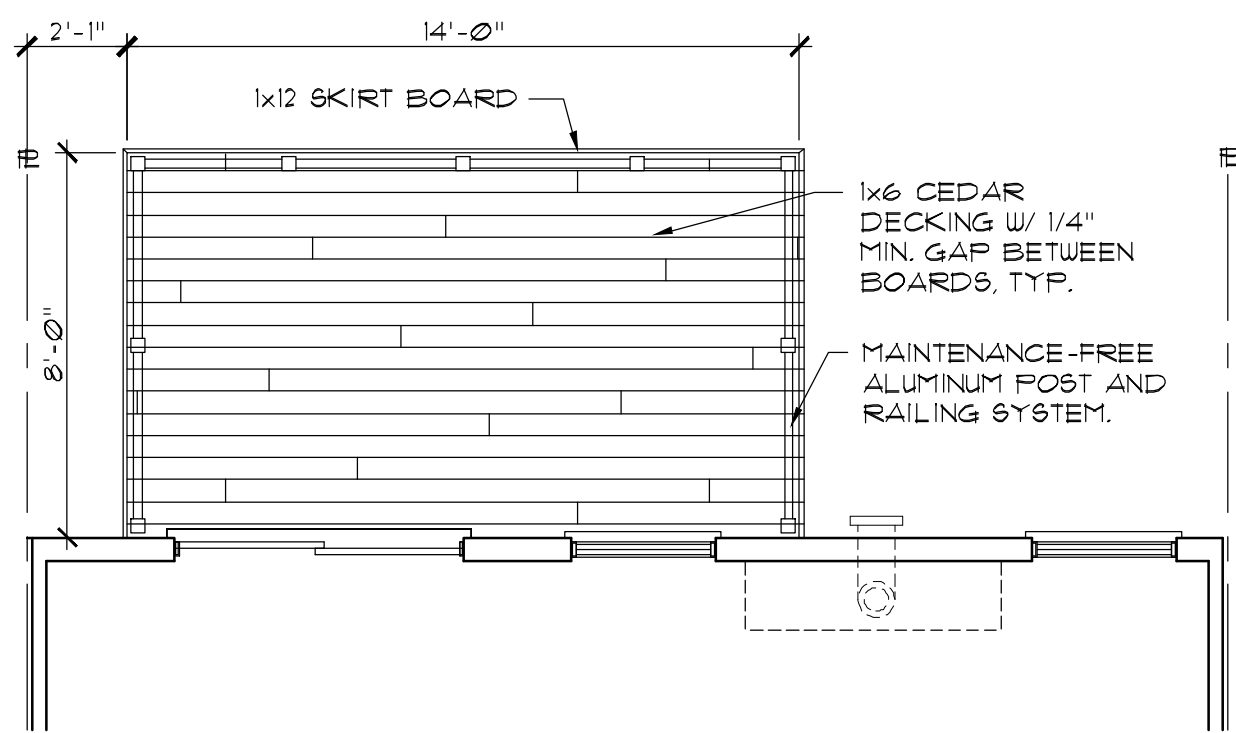
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MODEL		SET NO.	
ST. CROIX E/1		DRAWN BY	EC06-0000 CGW, SRE
SHEET		COMMUNITY NAME	
ELEVATIONS/ROOF PLAN		FALMOOR GLEN	
OPTION INFO: INTERIOR UNIT L.O. AND W.O.		INTERIOR UNIT	
SHEET NUMBER: A1.21			

DECK TIE-BACKS
SIMPSON DTT2Z WITH (2) SIMPSON SD625112
SCREWS AT HOUSE JOIST AND DECK JOIST
CONNECTED W/ 1/2" DIAMETER x 36" L HOT
DIP GALV. A36 ALL-THREAD ROD (3'-6" L).
PROVIDE TWO SUCH TIE-BACKS AT DECK
EACH WITHIN 32" OF EDGE OF DECK

INSTALL 2x6 WD RUNNER x 12" L TO SIDE OF
FLOOR TRUSS (AT TIE-BACK LOCATIONS).
HOLD BOTTOM OF 2x6 FLUSH W/ BOTTOM OF
FLOOR TRUSS. ATTACH TO BTM FLANGE OF
TRUSS W/ 1/4" DIA. x 4" L WOOD SCREWS AT
12" O.C. AND ATTACH AT EVERY TRUSS WEB
MEMBER W/ (3) 1/4" DIA. x 4" L WOOD SCREWS
AND CONSTRUCTION ADHESIVE

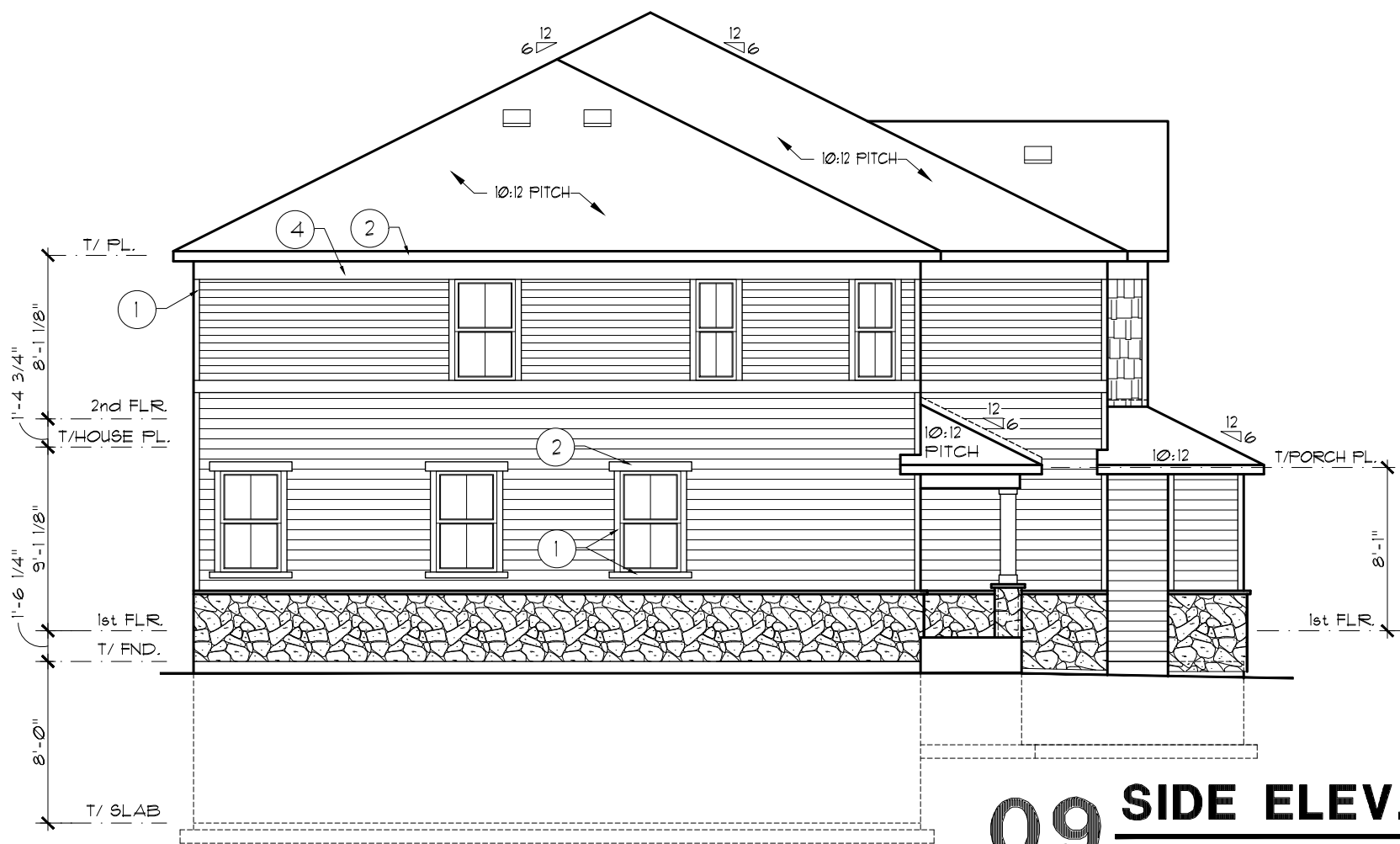


03 DECK FOUNDATION & FRAMING PLAN - 8' x 14'
SCALE: 1/4" = 1'-0"



04 DECK & RAIL PLAN - 8' x 14'
SCALE: 1/4" = 1'-0"

FILE NAME: ECO06A4T		LENNAR® ST. CROIX E/I SHEET DECK DETAILS OPTION INFO: ALL		SET NO. ECO06-0000 DRAWN BY CGW, SRE		COMMUNITY NAME FALMOOR GLEN	
XREFS:							
SHEET NUMBER: A4.7							



09 SIDE ELEV. STONE END
SCALE: 1/8" = 1'-0"



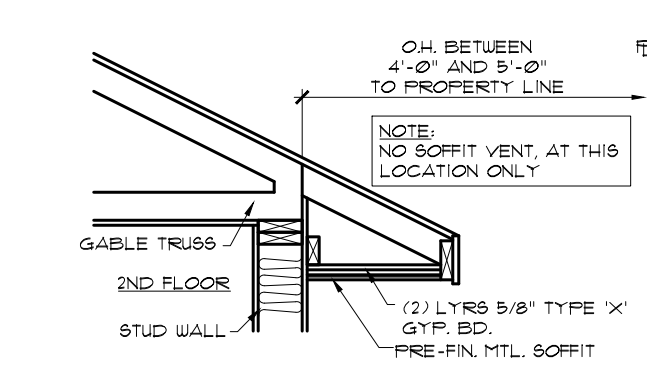
02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"

EXTERIOR TRIM KEY	
1	4" WINDOW TRIM
2	6" GARAGE INNER JAMBS, WINDOW TRIM, GABLE RAKE, FASCIA
3	8"
4	10" FRIEZE, RETURNS

KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL

ELEVATION NOTES:

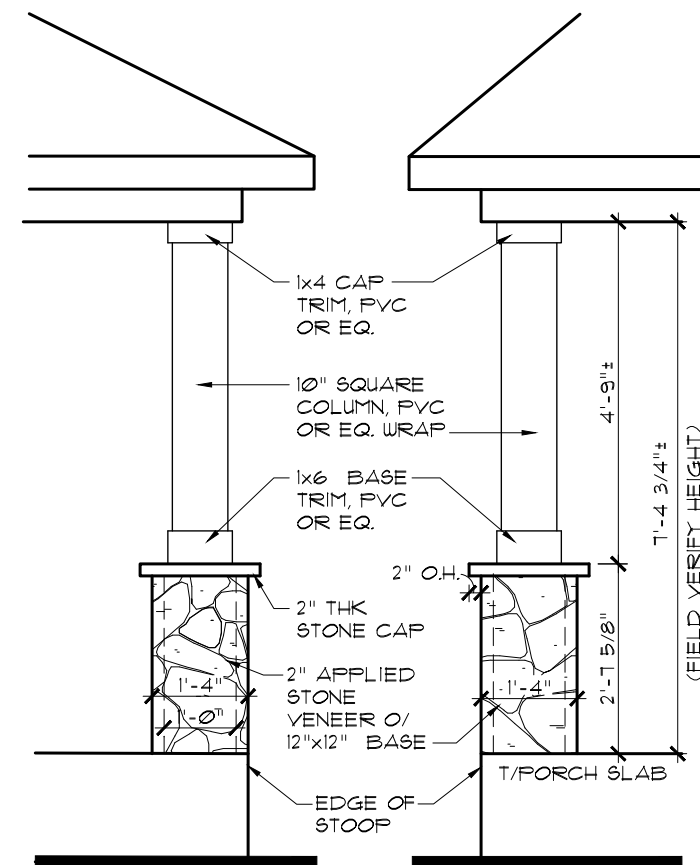
- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
- BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



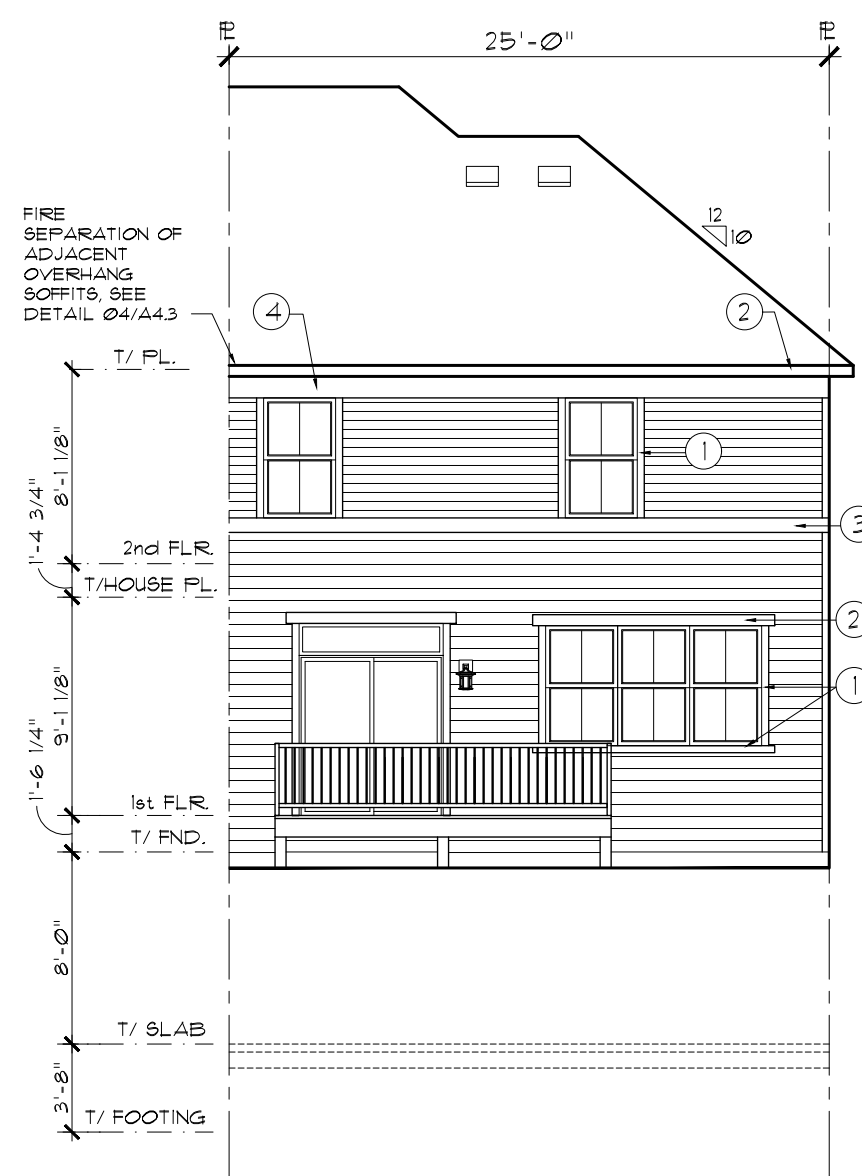
07 FIRE-RATED EAVE
SCALE: 1/2" = 1'-0"



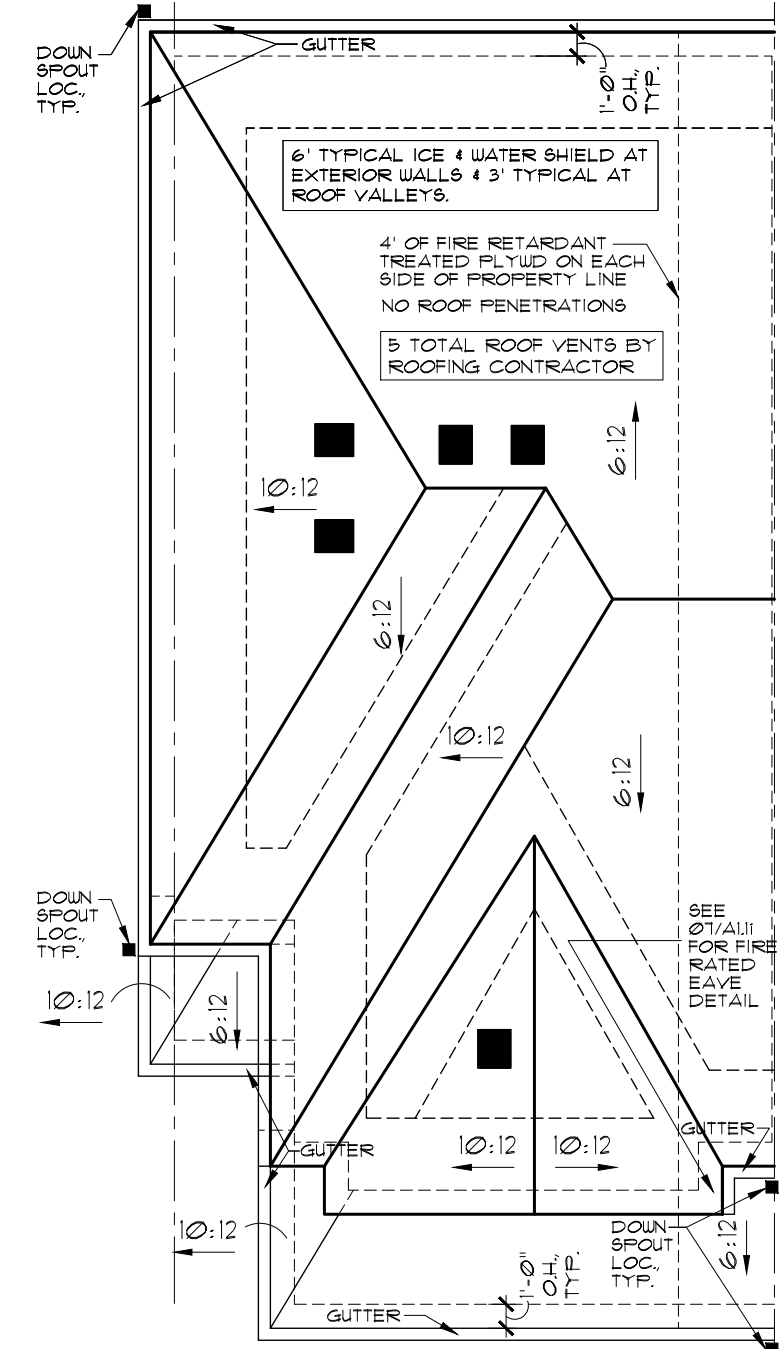
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



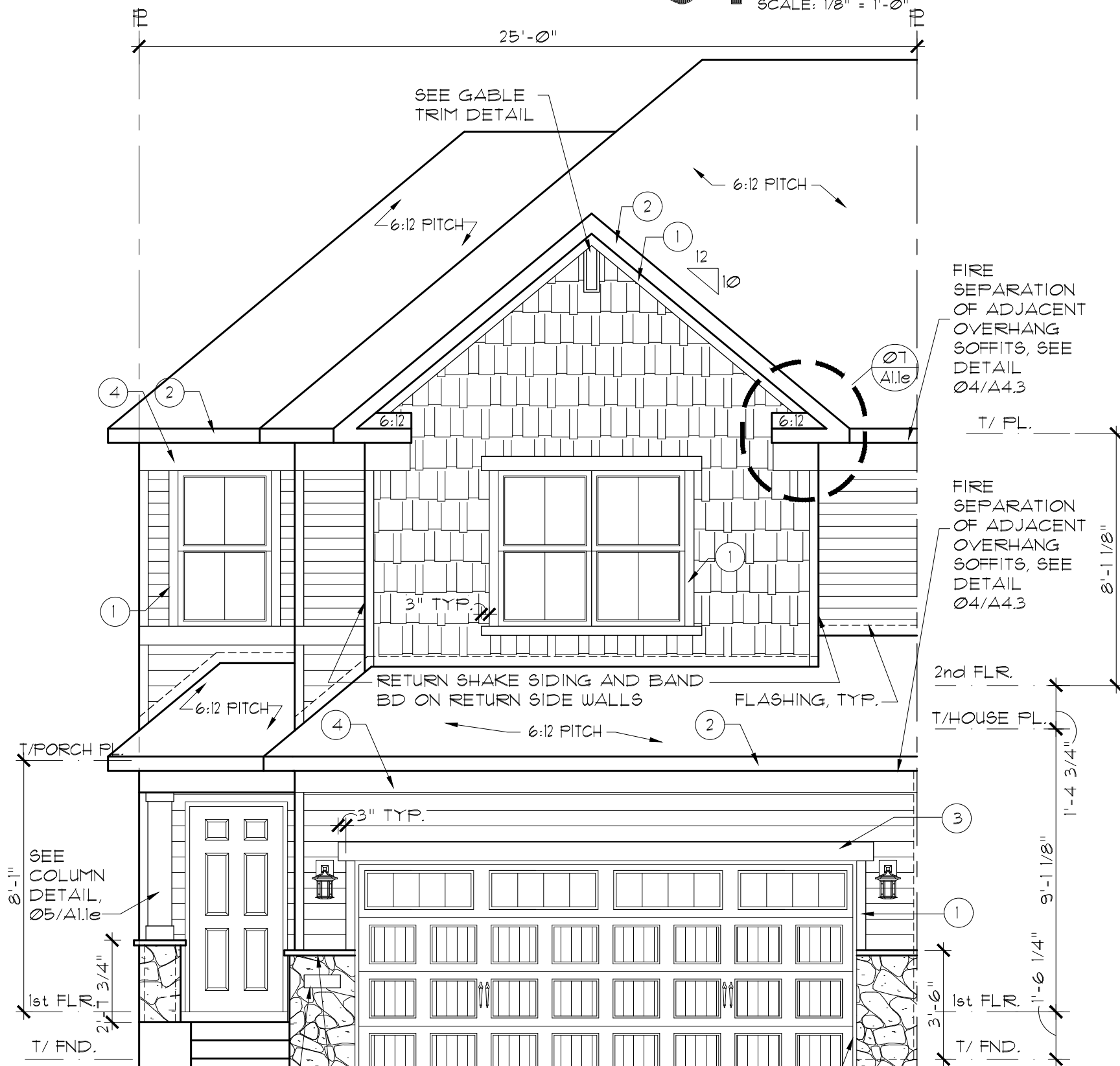
05 COLUMN DETAIL
SCALE: 3/8" = 1'-0"



03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 ROOF PLAN
SCALE: 1/8" = 1'-0"

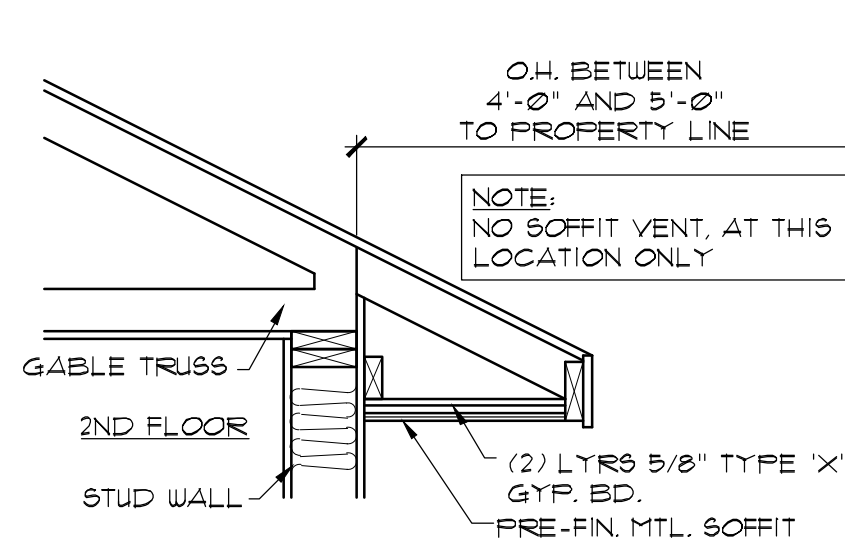


01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

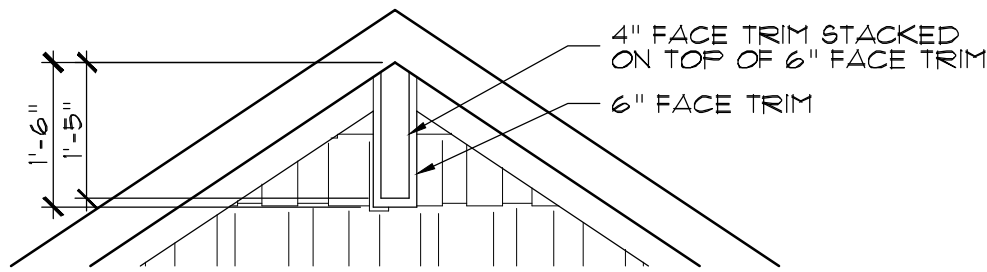
REV. #	DATE	REMARKS
1	6-5-19	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	01-31-20	Q2 2020 PLAN REVISIONS
4	3-2-20	CHANGED PORCH COLUMN

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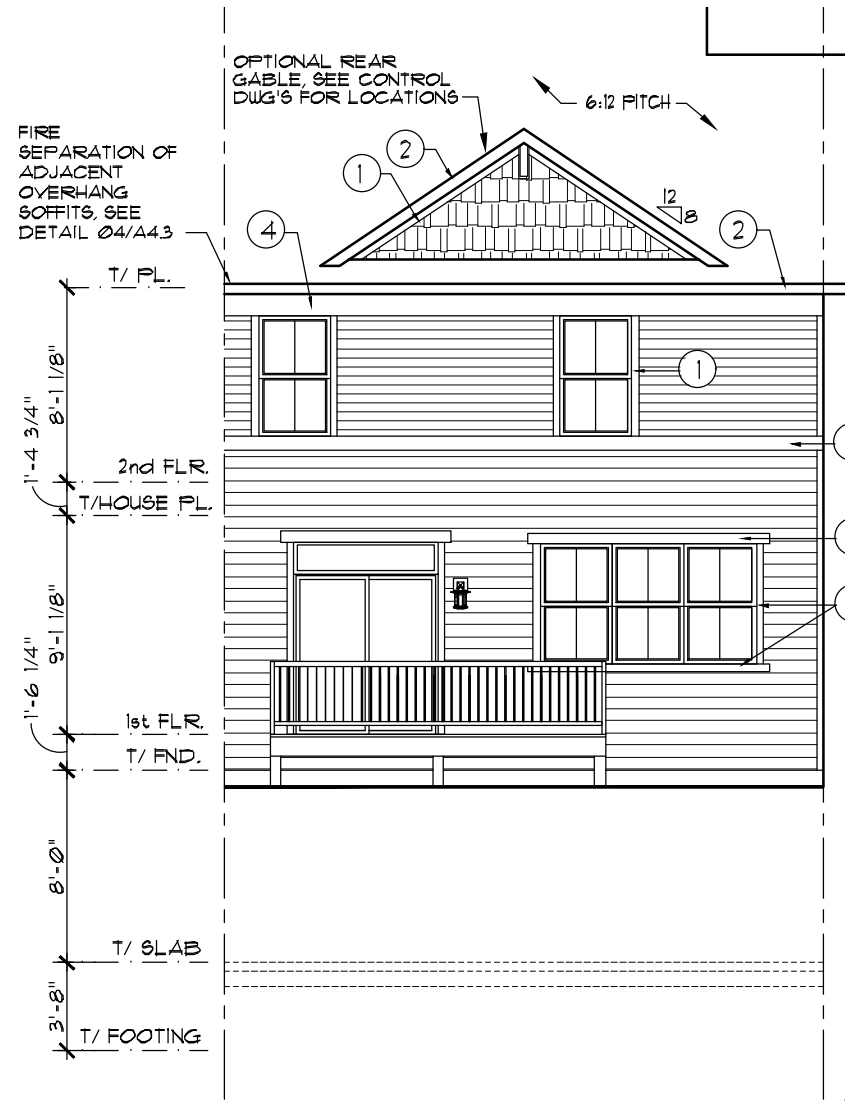
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FILE NAME: ECOTAIL	SET NO. ECOT-0000	DRAWN BY CGW, SRE	COMMUNITY NAME	
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SHEET NUMBER: A1.1e	OPTION INFO:		END UNIT	



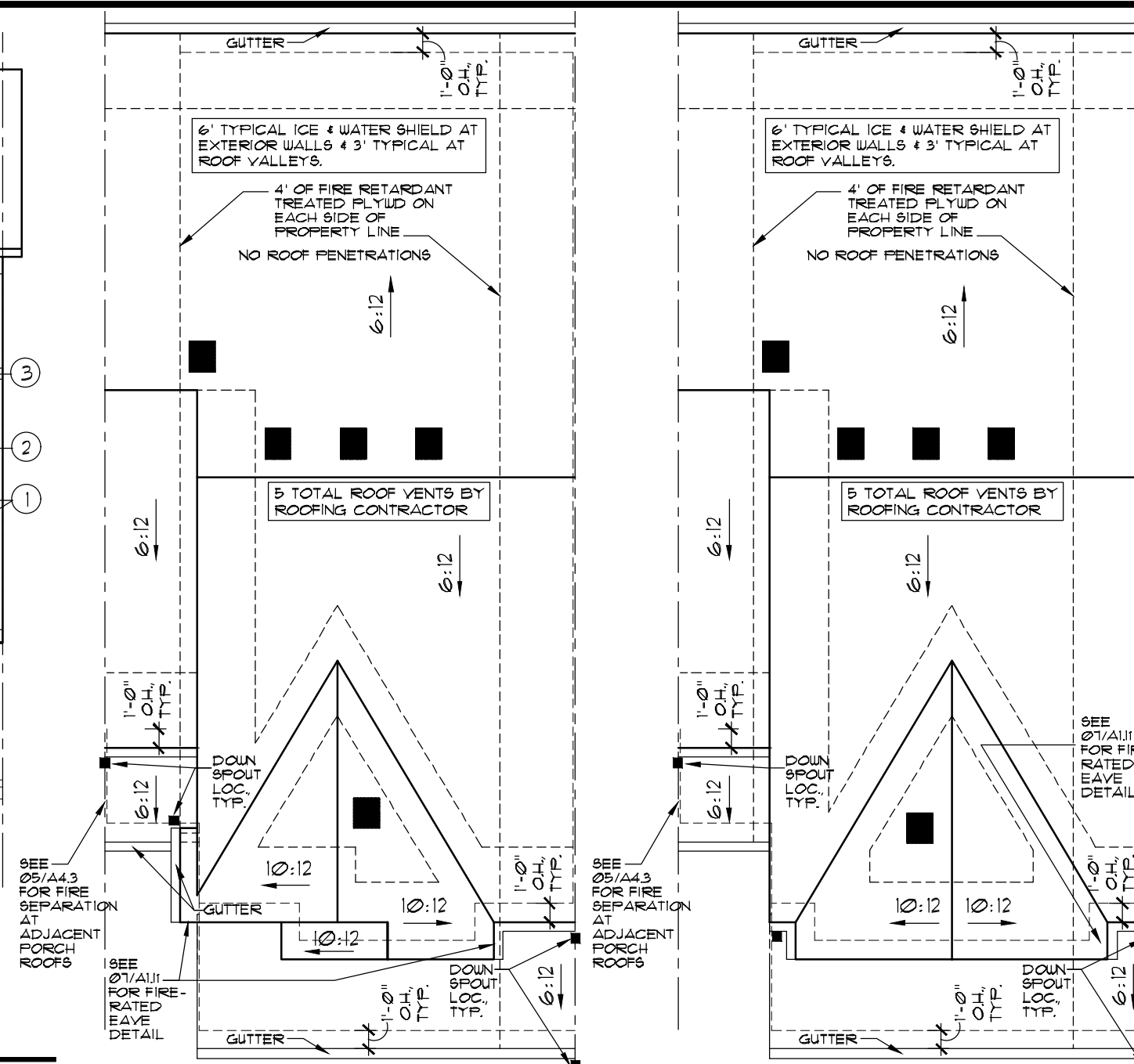
07 FIRE-RATED EAVE
SCALE: 3/4" = 1'-0"



08 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"

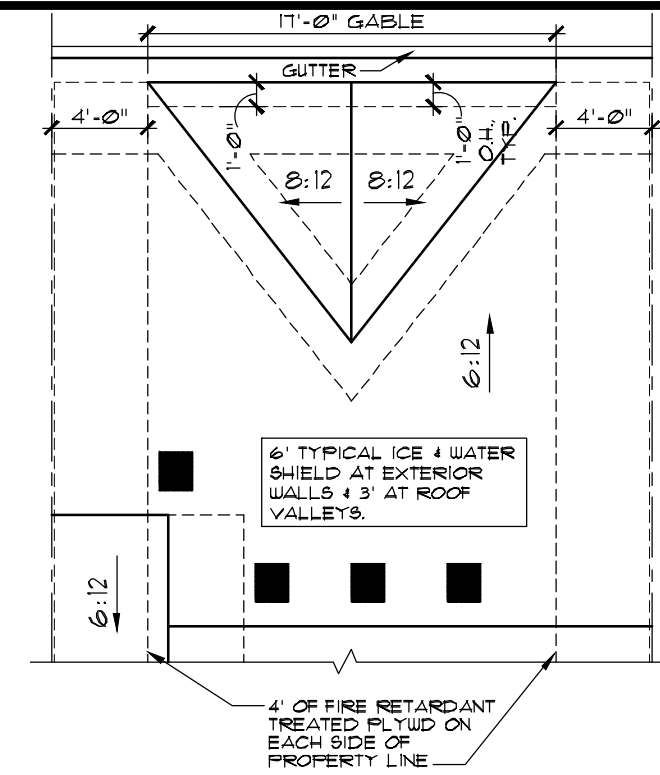


03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 ROOF PLAN A
SCALE: 1/8" = 1'-0"

05 ROOF PLAN B
SCALE: 1/8" = 1'-0"



06 PART. ROOF PLAN REAR GABLE DET.
SCALE: 1/8" = 1'-0"

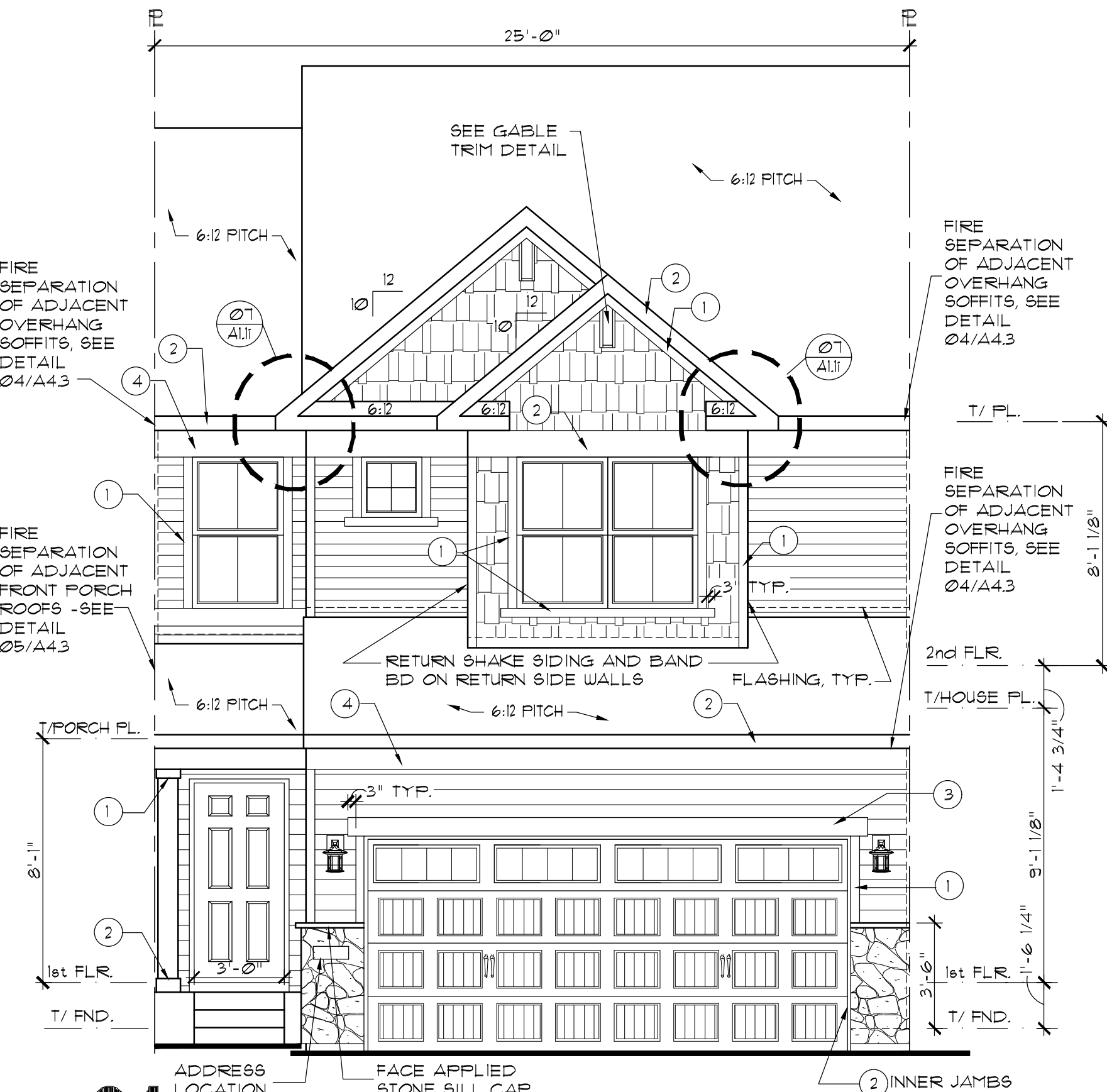
ELEVATION NOTES:

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- BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

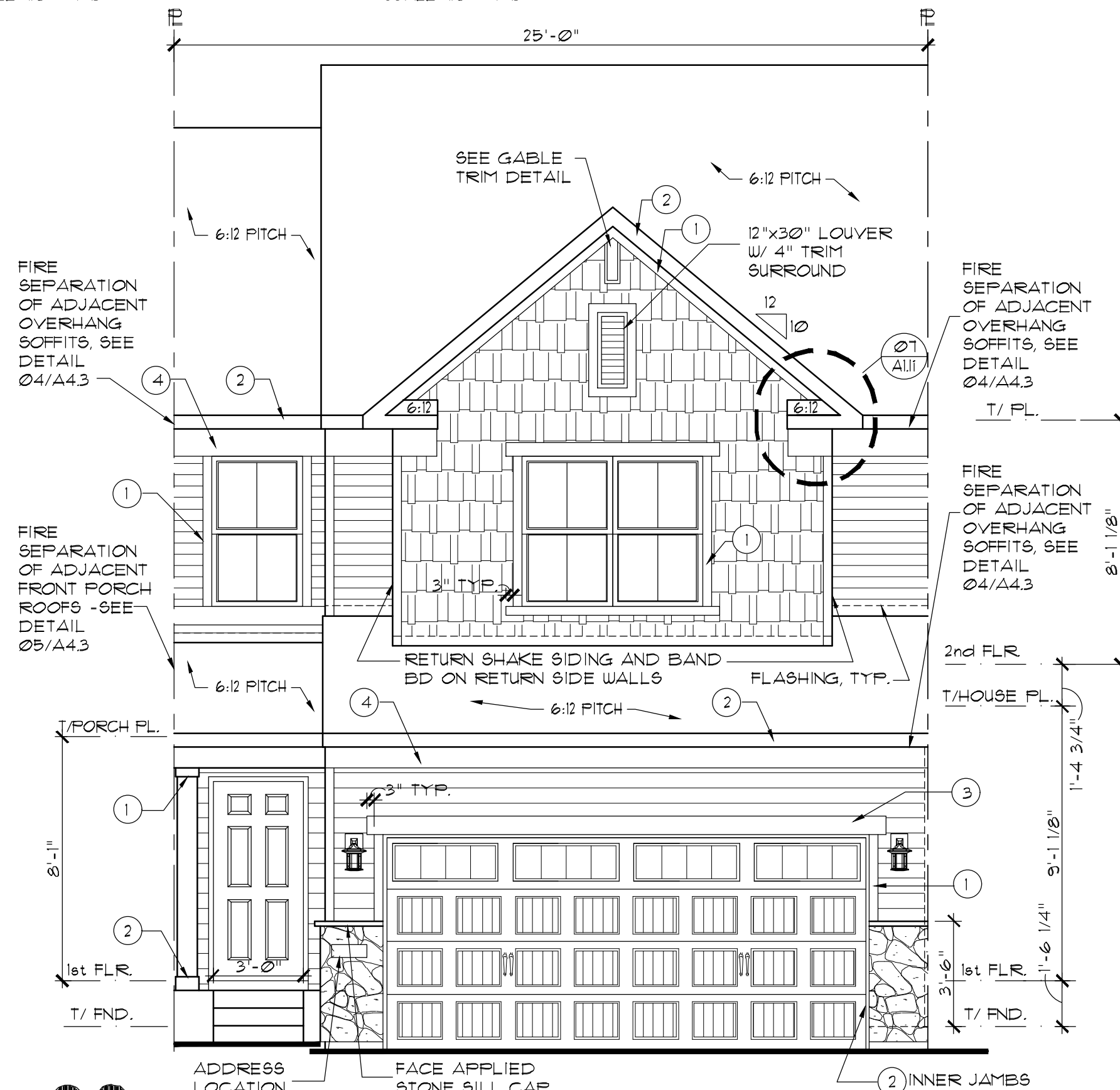
EXTERIOR TRIM KEY

1	4"	WINDOW TRIM
2	6"	GARAGE INNER JAMBS, WINDOW TRIM, GABLE RAKE, FASCIA
3	8"	
4	10"	FRIZEE, RETURNS

KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL



01 ELEVATION A - INTERIOR UNIT
SCALE: 1/4" = 1'-0"



02 ELEVATION B - INTERIOR UNIT
SCALE: 1/4" = 1'-0"

REV. #	DATE	REMARKS
1	6-5-19	ISSUE FOR CONSTRUCTION
2	10-31-19	Q1 2020 PLAN REVISIONS
3	01-31-20	Q2 2020 PLAN REVISIONS

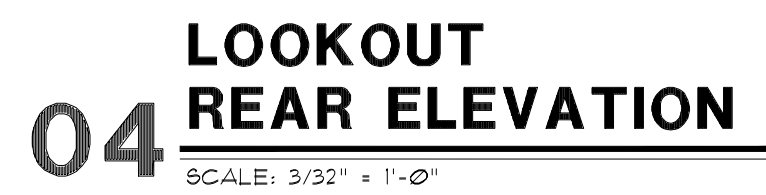
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FILE NAME:	MODEL	SHEET	OPTION INFO:	SHEET NUMBER:
ECOTAIL	TAYLOR E/I	ELEVATIONS/ROOF PLN	INTERIOR UNIT	A1.11
XREF#:	SET NO.	DRAWN BY	COMMUNITY NAME	
	ECOT-0000	CGW, SRE	FALMOOR GLEN	
			INTERIOR UNIT	

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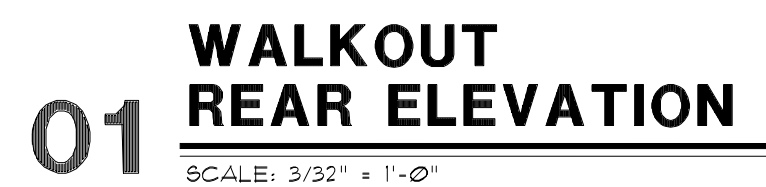
FALMOOR GLEN

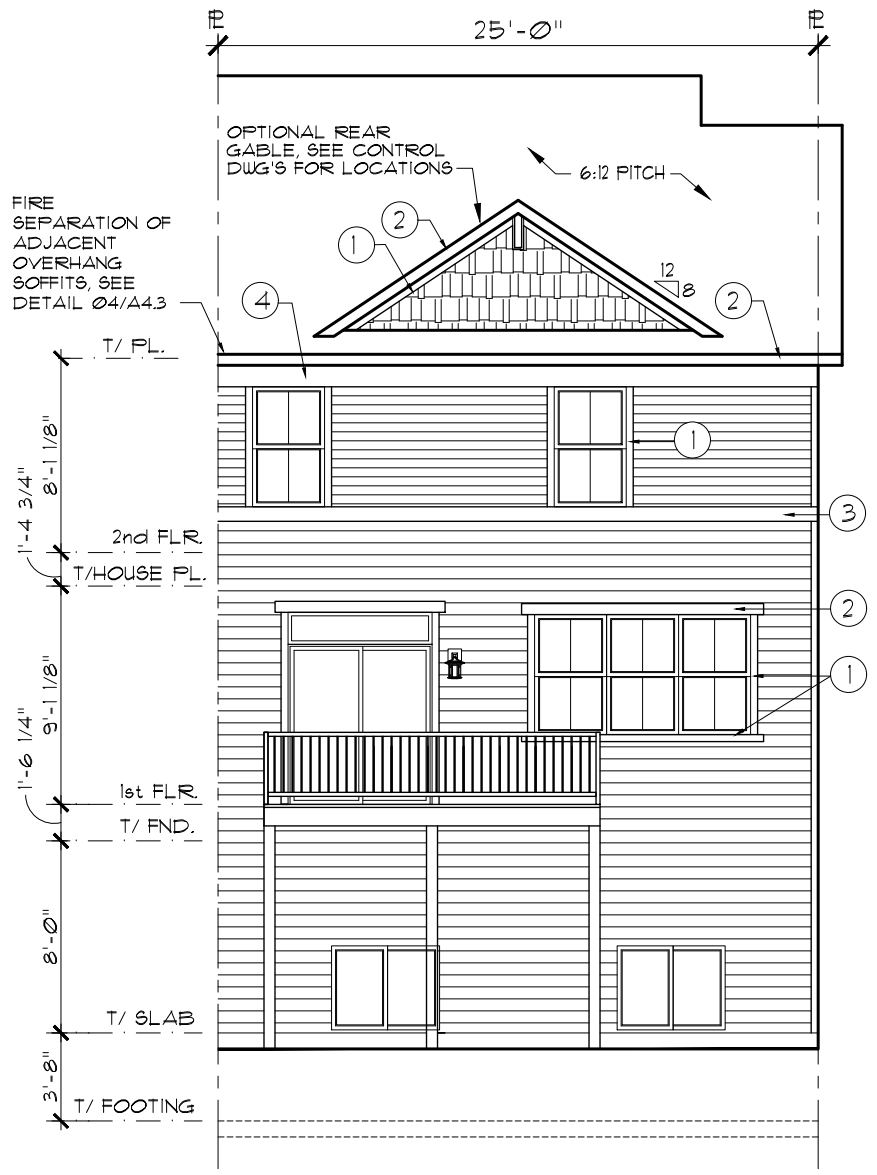
INTERIOR UNIT



ELEVATION NOTES:

1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

[illegible]



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2	6"	GARAGE INNER JAMBS, WINDOW TRIM, GABLE RAKE, FASCIA
3	8"	
4	10"	FRIEZE, RETURNS

KEYNOTE SYMBOL

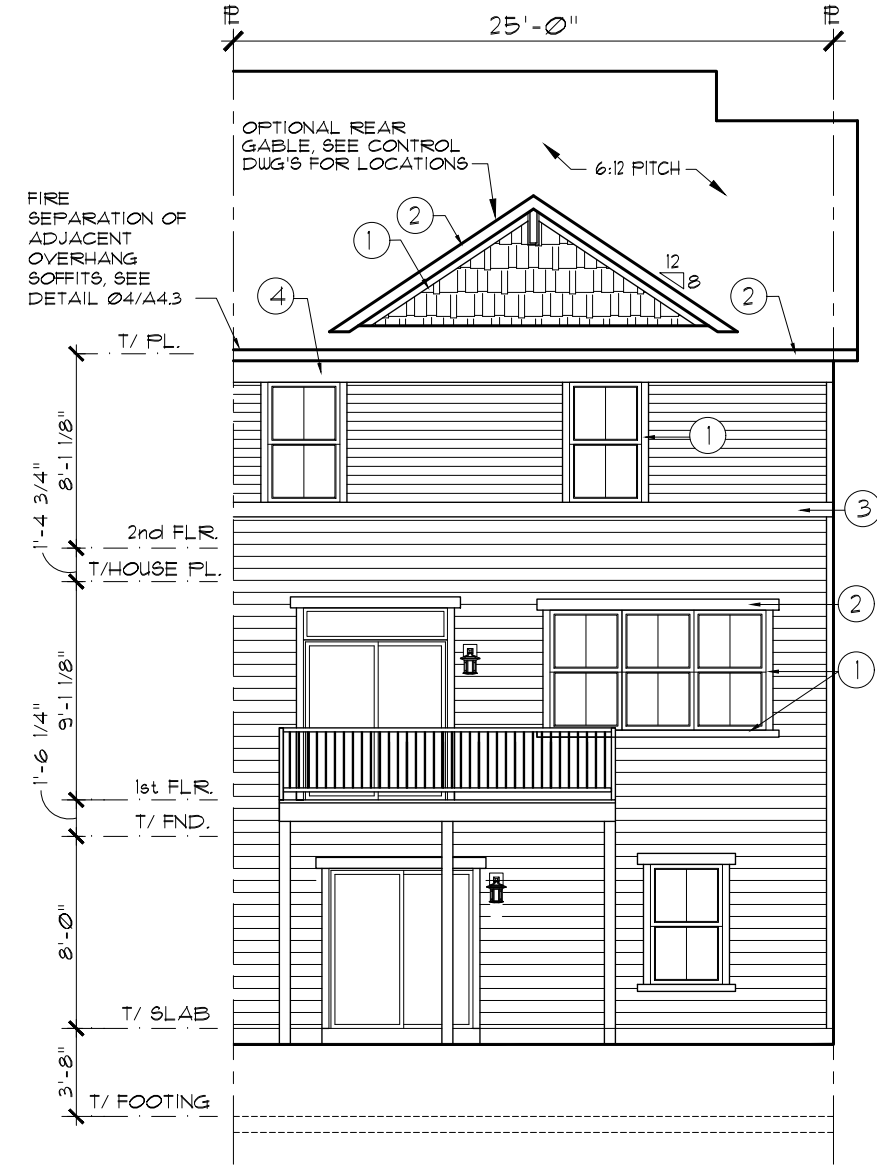
MATERIAL ON TRIM KEY

LOCATION OF MATERIAL

01

LOOKOUT REAR ELEVATION

SCALE: 1/8" = 1'-0"



02

WALKOUT REAR ELEVATION

SCALE: 1/8" = 1'-0"

FILE NAME:
EC07A11

XREFS:

SHEET NUMBER:
A1.21

LENNAR®

MODEL
TAYLOR E/I

SHEET
ELEVATIONS/ROOF PLN

OPTION INFO:
INTERIOR UNIT L.O. AND W.O.

SET NO.
EC071-0000

DRAWN BY
CGW, SRE

COMMUNITY NAME
FALMOOR GLEN

INTERIOR UNIT

REV. #

DATE

REMARKS

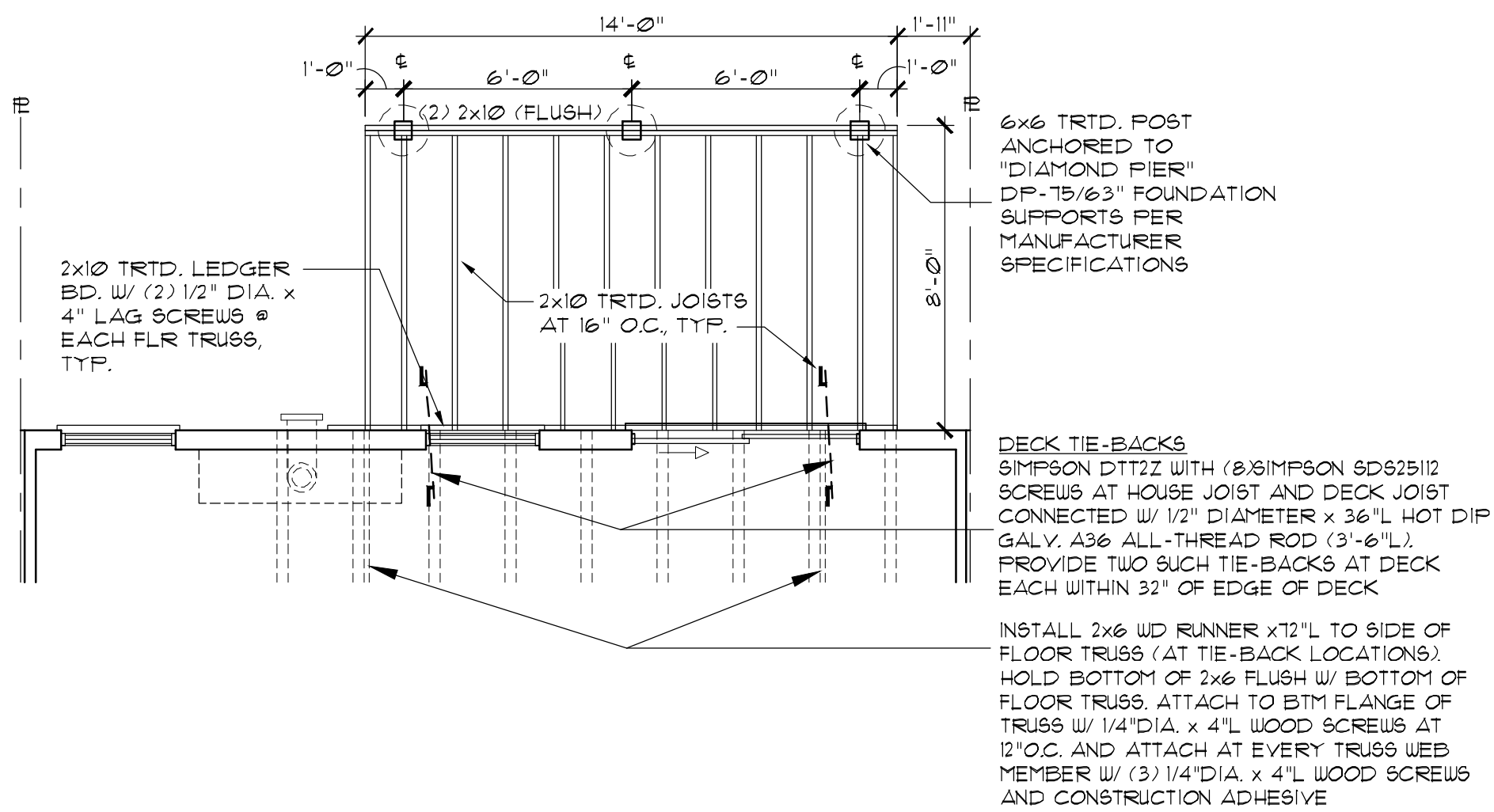
1	10-31-19	Q1 2020 PLAN REVISIONS
2	01-31-20	Q2 2020 PLAN REVISIONS

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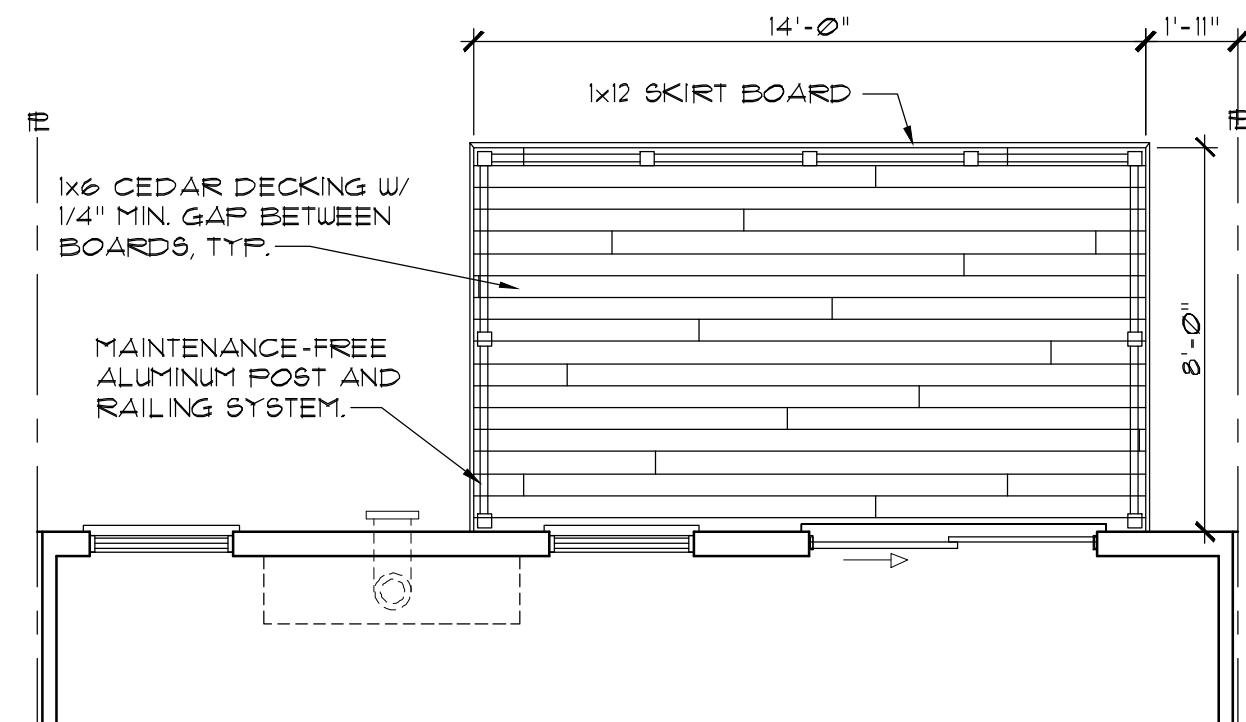
7 A. PUBLIC HEARING: Recommend

Packet Page 81 of 125

Page 74 of 75



01 DECK FOUNDATION & FRAMING PLAN - 8' x 14'
SCALE: 1/4" = 1'-0"



02 DECK & RAIL PLAN - 8' x 14'
SCALE: 1/4" = 1'-0"

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REV. #	DATE	REMARKS
1	01-31-19	Q1 2020 PLAN REVISIONS
2	01-31-20	Q2 2020 PLAN REVISIONS

FILE NAME: EC07147	MODEL TAYLOR E/I	SET NO. EC07-0000	COMMUNITY NAME FALMOOR GLEN
DRAWN BY CGW, SRE	SHEET DECK DETAILS		
SHEET NUMBER: A4.7	OPTION INFO: ALL		

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
08/12/2020

Subject: Encroachment into Wooded Steep Slope & Setbacks for Tract B of RLS No. 117 — Variance Request for Dwelling Unit

Applicant: Karyn & Nick Acevedo

Location: South of Cardinal Street, West of Highway 41

Case No.: 2020-16

Synopsis: Applicant is requesting the approval of a variance request for a dwelling unit to encroach into wooded steep slopes and its associated setbacks

Prepared By: Elizabeth Hanson

Recommendation: Motion to recommend approval to City Council

BACKGROUND

The subject property is legally described as Tract B of Registered Land Survey (RLS) No. 117. This RLS was approved in May 18, 1998 by the City, which platted two residential properties (Tract A and Tract B). Tract A contained the existing home of Greg Ohnsorg, and Tract B was created for a future residence to be built on it.

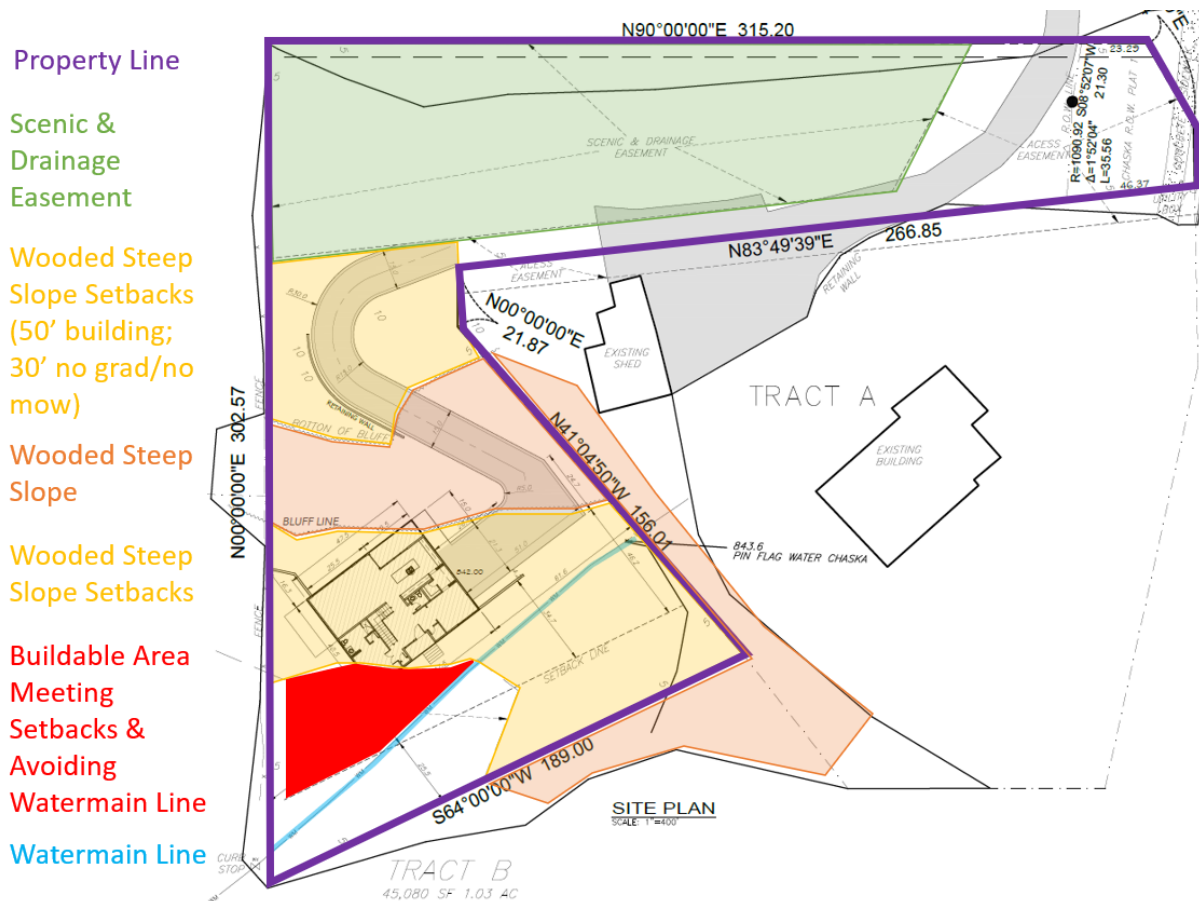
The approvals created certain easements on the property. One being a scenic and drainage easement on the north side of Tract B to preserve the wooded ravine. A cross access easement and joint driveway maintenance agreement was also created to allow access to both parcels from Cardinal Street.

Existing Conditions

The property, Tract B, is approximately 1 acre in size and is made up of two separate parcels (PIDs 305480030 and 305480040), but they are contiguous. Its shape is also very irregular. As stated above, a scenic & drainage easement exists on the north side of the property, which was put in place to protect the wooded ravine system. A cross access easement exists just south of the scenic & drainage easement, which is 20 feet wide and runs across 10 feet of the southern portion of Tract B and 10 feet of the northern portion of Tract A. This easement allows dual usage from Tract A & B of the driveway from Cardinal Street.

The property is entirely wooded. Wooded steep slope delineations exist in the middle of the parcel. A tree survey was completed in May of this year. The summary outcome was the entire Tract B consists of 89 existing trees that are taller than six (6) feet in height and greater than six (6) inches in diameter (dbh). These trees were tagged and classified and catalogued by species and their condition. Of the 89 catalogued trees, only six (6) were in "Good" condition

A watermain line exists on the south side of the property. Please see below for visual representation of the above pieces.



Utilities

Municipal sanitary sewer and water main utilities are available in the area for connection or extension to serve the proposed home. City staff will continue to work with applicant on the connection options to public utilities which is a requirement for properties located within the City's municipal utility service area.

Land Use

The property is currently zoned Medium Density Residential (R2).

VARIANCE FACTS

In order for a variance to be granted, the applicant must provide a written statement containing the following:

- Conditions that create a hardship (see hardship definition below) that would prohibit reasonable development without a Variance;

- Conditions on the property that create a hardship that are not present on similar sized lots in the same area and zoning district; and
- Relationships with abutting property that will not be adversely affected by the Variance.

Minnesota State Statute in Chapter 462.357, Subdivision 6, (2), defines "undue hardship" as: "... means the property in question cannot be put to a reasonable use if used under conditions allowed the official controls, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use of the property exists under the terms of the ordinance..."

The general standards for approval of a variance are found in Section 14.8.1, of the Zoning Ordinance, which states the following:

"The City Council may grant variances from the literal provisions of this Ordinance where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Ordinance.

"Undue hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions required by the official controls, the plight of the landowner is due to circumstances unique to his property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Undue hardship also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems.

Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of this Ordinance. Variances shall be granted for earth-sheltered construction as defined herein when in harmony with this Ordinance.

The City Council may not permit as a variance any use that is not permitted under the Ordinance for property in the district where the affected person's land is located. The City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The City Council may impose conditions in the granting of a variance to insure compliance and to protect adjacent properties."

The following are some of the questions Staff asks with each variance request.

- The variance shall not impair the health, safety, comfort and general welfare of the public?
- The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?
- Variances shall not allow a use in a district that is not otherwise allowed?
- The variance should not be greater than necessary to accomplish the landowner's objective?
- Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?

- The variance, if granted, would not alter the essential character of the locality (neighborhood)?
- Conforming to City Code, the property could not be put to a "reasonable" use?
- The variance would improve an existing non-conforming condition.
- The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?

STAFF EVALUATION

The applicant is requesting a variance from Section 9.9.3 which states:

"Wooded land with an eighteen (18) percent slope or greater shall be preserved in its natural state for environmental value, particularly to deter soil erosion on the steep slopes/ravines and protect natural wildlife habitat areas. In addition, buildings (except for residential decks as regulated in Subsection 3.2j) and parking shall be set back at least fifty (50) feet from the edge of the eighteen (18) percent slope and a thirty (30) foot "no-grade/mow" zone provided for adjacent to the edge of the eighteen (18) percent slope for purposes of erosion control. The point of measurement shall be where slopes of eighteen (18) percent or greater exist. No building or structures shall be constructed on wooded slopes of eighteen (18) percent or more in grade."

The applicant is proposing to locate a new home and driveway within areas delineated as wooded steep slopes as well as the associated building (50 feet) and buffer (30 feet) setbacks from such wooded steep slopes.

The applicant has stated that the reasoning for the area chosen for the home's footprint is that it's the flattest part of the lot and the proposed orientation of the home presents the least amount of impact to the edge of slopes and tree removal. There is also a watermain line that dissects the southern portion of the property that the applicant is avoiding. The driveway path is designed to take advantage of existing contours and follow the topography so as not to dissect through directly to the home at a much steeper grade than allowed by Code. The driveway path will pass through approximately 60 linear feet of steep slope as defined as >18% grade and wooded. The total driveway length is 115.82 feet and they propose to use permeable pavers to mitigate water runoff that contributes to erosion.

In terms of reasonableness, strict adherence to the dimensional standards of Section 9.9.3 of Chaska City Code, in this case, would otherwise preclude a reasonably-sized home to be constructed, and a driveway would not be able to reach the home. Additionally, if the 50' steep slope setback were enforced on this lot, then the buildable area for a home would be approximately 500 square feet (20' x 25') with no driveway. To not allow a variance would result in a practical difficulty in using the property for a reasonable use (a home for a family). The applicant also feels that the proposed location of the house is the most reasonable and practical area on which to situate a house on the property, as it is the flattest area with the least amount of impact to the healthiest trees on the lot as determined by an arborist.

This property is unique due to the existing topographical and physical characteristics of the lot, particularly steep slopes as defined by Code and the irregular parcel shape. Neither of these

circumstances were caused by the landowner / applicant. The applicant feels these factors should be considered when reviewing and issuing a decision for the variance.

The applicant feels that placing a home on this property would not change the essential character of the locality. The property is zoned R-2, and it is surrounded by other residential properties. Additionally, there is surrounding property (Hammers) that is slated for large-scale residential development (Del Webb at Chaska) to the north and west. The applicant believes a home would fit perfectly in this location.

The variance shall not impair the health, safety, comfort and general welfare of the public?

The variance will not impair the health, safety, comfort and general welfare of the public. The proposal calls for a residence, which is consistent with the anticipation for this lot and with the use of surrounding lots. The variance to encroach into the wooded steep slopes and setbacks would be to allow for a platted lot to be used reasonably for a residence.

The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?

The variance will not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City. The Comprehensive Plan shows that this lot is planned for residential. The Zoning Map zones this property for Medium Density Residential. The proposal for a residence is consistent with this. When the property was platted in 1998 it was done for the intention of having a residence on it.

Variances shall not allow a use in a district that is not otherwise allowed?

The variance will not allow a use in the zoning district that is not otherwise allowed. The property is zoned Medium Density Residential (R2) and the proposed use for a residence meets the zoning.

The variance should not be greater than necessary to accomplish the landowner's objective?

The variance proposal is not greater than necessary to accomplish the landowner's objective. The applicant is proposing a residence and driveway that is typical on other lots. They have opted to build up versus building out. The garage will be a tuck under garage, which will be less expanse compared to other attached garages. They have also placed the driveway that would not create a slope that would be contrary to code. There is a watermain on the south side of the site that prohibits the building pad to be moved more south away from the wooded steep slope. The building pad is in a location that would allow the five healthiest trees on the lot to be preserved. The driveway is also a limited width (15 feet where 24 feet is typical) leading up to the home to provide less disturbance on the slope area.

This lot presented a few challenges due to its topography, shape and tree coverage. The applicant did explore another driveway layout which took a more direct path to the house. However, this other driveway option would have resulted in a grade of greater than 10% as

well as greater potential for scouring and erosion along the property line and into the neighboring property over time. It also would have cut through much more of the Wooded Steep Slope area as compared with the driveway path they are currently proposing. The currently proposed driveway path avoids significant trees in good health; it follows the existing contours of the land to avoid erosion and scouring, minimizes to the greatest extent the encroachment over wooded steep slopes, and it allows for a gradual driveway grade per City code requirements. Note that the applicant proposes installing permeable pavers for the entire length of the driveway to reduce stormwater runoff and the grading plan illustrates a unique way of channelizing any additional runoff with a natural permeable gutter system that is designed to minimize water volume and slow the flow during rain events. For any other "uncaptured" water, the applicant is proposing concrete gutters alongside the driveway edge that would slowly empty into a catch basin with headwall at the bottom of the driveway. The applicant feels these measures are more than adequate to alleviate any concerns with runoff.

In addition, the property is made up of 89 trees that are 6 inches and more in caliper. 10 of these trees were determined to be good or great condition. These trees will be preserved, and it was the applicant's desire to find a building pad and driveway location that did not disturb these trees. Only 18 trees of the 89 will be removed as a part of the project. The site will still remain very wooded once the home is constructed.

Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?

There are not alternatives for the placement of a building pad on this lot that would lessen the impact to the wooded steep slope and setbacks. The applicant was limited to the southwesterly portion of the site for a building pad due to the wooded steep slopes, setbacks and presence of a watermain on the south side of the site. Pushing the building pad more south would encroach into the watermain; pushing the building pad more north or east would impact the wooded steep slope area even further. The applicant has picked a location that provided the flattest spot and least impact into the wooded steep slope while protecting the good/great condition trees. The driveway was also placed to follow the natural contours of the land that would not exceed the slope requirements for a driveway. The driveway will be made with permeable pavers to lessen the impervious surface on the lot.

The applicant did explore a few other house design options which were either larger or had a more sprawling design with attached garages and portions of the home that jet out and would have resulted in having to remove more trees due to the shape. It was a challenge to keep the home as compact as possible for a family of six. The house is not proposed farther south on the lot for a few reasons. First, the proposed location really offers the flattest, open area and the house is orientated SE/NW which follows the existing topographic contours well. Next, the existing trees along the southern property line will offer better sound attenuation from Hwy 41 and particularly when vehicles noisily pass over the bridge below. On this note, the house location would also avoid a significant tree (#86, Red Oak in Great condition) located along the southern edge which has a protected root zone. The house location also avoids an existing water line and corresponding easement to the neighbors' home on Tract A. Re-routing that water line would result in pushing it farther south, and would require removal of even more trees, including the significant tree mentioned above. Lastly, moving the home farther south would still not result in avoidance of the Wooded Steep Slope 50-foot no-build buffer zone. The

applicants were truly trying to design the best and most reasonable layout with minimal impact as possible. It is worth noting once again that this driveway and house layout avoids the removal of ALL significant trees in "good" and "great" condition, as well as their protected root zones (PRZ).

The variance, if granted, would not alter the essential character of the locality (neighborhood)?

The variance would not alter the essential character of the locality. The proposal for a residence fits in with the zoning district's permitted uses and the surrounding uses of this lot.

Conforming to City Code, the property could not be put to a "reasonable" use?

The property could not be put to reasonable use if it had to conform to wooded steep slope preservation and meeting the required setbacks. The applicant has stated that the buildable area meeting code and setbacks would only amount to 500 square feet, plus there would be no opportunity for a driveway. A typical sized home these days amounts to approximately 1,800-2,600 square feet for a building footprint; some even larger found in Chaska's neighborhoods (2,500-3,500 square foot building footprint in Red Cedar Creek; ~2,500 square feet in Founders Ridge; ~2,700 square feet in Hammers Addition just north of this site on Highland Drive). The applicant is only proposing a home of approximately 1,900 square feet in building footprint, which is relatively smaller compared to most building footprints being built these days.

The variance would improve an existing non-conforming condition.

The variance would not improve an existing non-conforming condition.

The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?

The variance will not impair the surrounding properties. The proposal will not congest the public street, increase the danger of fire, endanger public safety, or substantially diminish and impair property values within the neighborhood. The variance will allow the construction of a residence on the lot, which has been previously anticipated with the platting approvals done in 1998.

FINDINGS

Staff feels as if there is undue hardship on the applicant, and therefore a variance should be granted, for the following reasons:

1. The property in question cannot be put to a reasonable use under the current regulations and setbacks.
2. Staff feels the plight of the landowner is due to circumstances unique to their property not created by the landowner. The wooded steep slope delineations are a natural formation.

3. Staff also feels that the variance, if granted, will not alter the essential character of the area. A residence was anticipated with the approval of the RLS No. 117 in 1998.
4. There is not a reasonable alternative to the variance. The home and driveway are proposed in a location that would be less invasive on healthy trees as determined by an arborist and on the wooded steep slope. The location is also on the flattest and in the most westerly portion of the site providing the most separation between this home and the existing home on Tract A. The watermain on the south side of the site also prohibits moving the building pad further south and away from the wooded steep slope.
5. The proposed home and driveway are not greater than necessary to accomplish the landowner's objective. The home and driveway were designed to be reasonable and sensitive to its context. The size of the home is not more than what is seen in typical neighborhoods. The driveway is smaller than typical driveway widths. And trees will be saved that are in good/great condition.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the major variance request to encroach into wooded steep slope and its setbacks for a new residence on Tract B of RLS No. 117 (Zoning Ordinance 9.9.3), to the City Council based on the following conditions of approval and findings:

CONDITIONS OF APPROVAL:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-4), submitted by Nick & Karyn Acevedo, dated July 7, 2020
 - b. Response Letter (pgs 1-3), submitted by Nick & Karyn Acevedo, dated July 27, 2020
 - c. Aerial Exhibit, dated January 23, 2018
 - d. Title Sheet & Site Plan, prepared by Bonila's Drawing Service, dated June 2020
 - e. Tree Inventory, prepared by Bonila's Drawing Service, dated June 2020
 - f. Tree Inventory, prepared by Rehder Forestry Consulting, dated May 24, 2020
 - g. Architectural Elevations, prepared by Bonila's Drawing Service, dated June 2020
2. The property would need to connect to City utilities in order to issue a building permit.
3. The property owner would need to coordinate with their adjoining neighbors on connecting to City utilities.
4. The final site plan will need to adhere to Engineering standards and building policy prior to building permit issuance.
5. City standard fees for area and connections are required prior to building permit issuance, where applicable.
6. Installation of a fire hydrant or fire sprinkling of the home if the home is more than 400 feet away from a fire hydrant.

FINDINGS:

1. The property in question cannot be put to a reasonable use under the current regulations and setbacks.
2. Staff feels the plight of the landowner is due to circumstances unique to their property not created by the landowner. The wooded steep slope delineations are a natural formation.
3. Staff also feels that the variance, if granted, will not alter the essential character of the area. A residence was anticipated with the approval of the RLS No. 117 in 1998.
4. There is not a reasonable alternative to the variance. The home and driveway are proposed in a location that would be less invasive on healthy trees as determined by an arborist and on the wooded steep slope. The location is also on the flattest and in the most westerly portion of the site providing the most separation between this home and the existing home on Tract A. The watermain on the south side of the site also prohibits moving the building pad further south and away from the wooded steep slope.
5. The proposed home and driveway are not greater than necessary to accomplish the landowner's objective. The home and driveway were designed to be reasonable and sensitive to its context. The size of the home is not more than what is seen in typical neighborhoods. The driveway is smaller than typical driveway widths. And trees will be saved that are in good/great condition.

July 7, 2020
City of Chaska
Attn: Elizabeth Hanson, AICP
One City Hall Plaza
Chaska, MN 55318

Dear Ms. Hanson,

Enclosed please find a variance application for our contiguous properties located along (unassigned 10XX) Cardinal Street, PIDs 305480040 and 305480030. Collectively, these parcels are designated as "Tract B," comprising approximately one acre. We are seeking a variance from Section 9.9.3 of the Special Regulations ordinance regarding setbacks from steep slopes (defined as 18% slope AND wooded), as impact would be unavoidable due to the inherent characteristics of the lot.

INTRODUCTION

The subject property is zoned R-2 Medium Density Residential which allows for a residential dwelling unit; our proposed use is in keeping with the zoning designation, as we seek to construct a single-family home on the property. However, in order to make use of this parcel, the driveway would cross a portion of wooded steep slopes and the house would encroach into the 50-foot bluff setback. For this reason, we are seeking approval for a variance from the requirements of Code in order to accommodate an otherwise permitted use on the property.

Included with this application:

- Aerial Site Exhibit showing subject property
- Site Plan, Survey including:
 - Lot dimensions (located along all property lines)
 - Acreage & square footage (located bottom left under text *TRACT B*)
 - Property lines and easements
 - Includes Scenic & Drainage Easement
 - 25' Setback from rear (southern) property line
 - 5' setbacks from side property lines
 - Bluff line edges
 - 50' bluff line
 - 30' buff no-mow setback
 - Water Main Line
 - 20' Wide Sanitary Sewer Easement
- Grading / Drainage Plan
 - Existing & proposed 1' contours
 - Wooded steep slope 18% delineated
 - Finished Floor Elevations (on all corners)

- Erosion Control Measures during construction
- Building Elevations including height and materials
 - Materials are shown, but not labeled. Exterior materials include vinyl lap siding, stone/brick, vinyl panels, and either an shingled (shown) or steel (possibly) roof.
- Registered Survey
- Tree Inventory & report
- \$566 Variance Application fee

POTENTIAL IMPACTS & MITIGATION

TREES

A tree inventory was conducted 5/20/20 by Rehder Forestry Consulting. The summary outcome was the entire Tract B consists of 89 existing trees that are taller than six (6) feet in height and greater than six (6) inches in diameter (dbh). These trees were tagged and classified and catalogued by species and their condition. Of the 89 catalogued trees, only six (6) were in “Good” condition and four (4) were in “Great” condition. Collectively, these 10 trees **WILL BE PRESERVED** and are shown on the Tree Inventory Site Plan. We do anticipate removing 15 trees which are considered “Fair/Poor/Dead” condition, and these are also shown on the Tree Inventory Site Plan. Following is the itemized detail:

TOTAL TREES = 89

“GOOD/GREAT” = 10

“POOR/FAIR = 76

“DEAD” = 3

“GOOD/GREAT” TREES PRESERVED = 10

- TAG ID 18 – Sugar Maple (Good)
- TAG ID 19 – Hackberry (Good)
- TAG ID 21 – Sugar Maple (Good)
- TAG ID 25 – Sugar Maple (Good)
- TAG ID 27 – Sugar Maple (Good)
- TAG ID 29 – Hackberry (Good)
- TAG ID 46 – Hackberry (Great)
- TAG ID 50 – Hackberry (Great)
- TAG ID 76 – Red Oak (Great)
- TAG ID 86 – Red Oak (Great)

“FAIR/POOR/DEAD” TREES TO BE REMOVED = 15

- TAG ID 52 – American Basswood (Fair)
- TAG ID 53 – Boxelder (Poor, excessive lean)
- TAG ID 55 – Smoothbark Hickory (Fair)
- TAG ID 60 – American Basswood (Fair)
- TAG ID 61 – Boxelder (Poor, excessive lean)
- TAG ID 62 – American Elm (Dead, Dutch Elm disease)
- TAG ID 63 – Boxelder (Fair)
- TAG ID 66 – American Basswood (Poor, poor form)
- TAG ID 67 – American Basswood (Fair)

- TAG ID 68 – American Basswood (Fair)
- TAG ID 70 – American Elm (Fair)
- TAG ID 71 – American Basswood (Fair)
- TAG ID 72 – American Basswood (Poor, poor form)
- TAG ID 73 – American Basswood (Fair)
- TAG ID 75 – American Basswood (Fair)

STEEP SLOPES

A survey was conducted in May of 2020 and wooded areas with a slope of 18% and greater were identified and delineated. The survey was utilized as a backdrop in designing a home plan for a family of six that would fit into the existing site conditions and with minimum impact. Once slopes were identified, we engaged City planning staff to seek additional feedback from a staff perspective.

On June 3, 2020, we met on-site with City Planner, Liz Hanson, to walk the property and confirm the edges of steep slopes following professional delineation by the surveyor. We were able to identify areas of concern and assess the best placement for the home's footprint. The area chosen for the home's footprint is the flattest part of the lot and the proposed orientation of the home presents the least amount of impact to the edge of slopes and tree removal. The driveway path is designed to take advantage of existing contours and follow the topography so as not to dissect through directly to the home at a much steeper grade than allowed by Code.

CONSTRUCTION RUNOFF & NEIGHBORING PROPERTIES

During a phone conversation with our neighbor to the East, Andrew Brodman, he mentioned that when the church to the north was remodeling, the northern end of the driveway was experiencing severe runoff during rain events that carried debris such as gravel and miscellaneous materials that ended up clogging his drainage basin, causing flooding. Considering this, our goal is to minimize potential runoff as much as possible—not only during construction, but also for the long-term. To minimize erosion and runoff during construction, we will implement contractor-grade silt fencing around key areas where the grade slopes down towards the Brodman's property. Other effective measures, if needed, would include the use of contractor-grade soil erosion control blankets or grids. However, due to the extent of tree cover and established root systems along the eastern portion of our property, we believe silt fencing will adequately address potential impacts while the driveway is being constructed. Should a situation arise during construction, we are willing to immediately rectify any of our neighbors' concerns.

DRIVEWAY DESIGN

The driveway path will pass through approximately 60 linear feet of *steep slope* as defined as $\geq 18\%$ grade and wooded. The total driveway length is 115.82 feet and we propose to use permeable pavers to mitigate water runoff that contributes to erosion. We feel that permeable pavers offer an excellent solution and significantly reduces the amount of pervious surface. Please reference the Grading & Erosion Control Plan for illustration.

VARIANCE CONSIDERATIONS

We feel that our request for a Variance is in keeping with MN Statute Sec. 462 as it pertains to variances:

REASONABLENESS

In terms of reasonableness, strict adherence to the dimensional standards of Section 9.9.3 of Chaska City Code, in this case, would otherwise preclude a reasonably-sized home for a family of six to be constructed, and a driveway would not be able to reach the home. Additionally, if the 50' steep slope setback were enforced on this lot, then the buildable area for a home would be approximately 500 square feet (20' x 25') with no driveway. To not allow a variance would result in a practical difficulty in using the property for a reasonable use (a home for a family). We also feel that the proposed location of the house is the most reasonable and practical area on which to situate a house on the property, as it is the flattest area with the least amount of impact.

UNIQUENESS

This property is unique due to the existing topographical and physical characteristics of the lot, particularly *steep slopes* as defined by Code and the irregular parcel shape. Neither of these circumstances were caused by the landowner / applicant. We feel these factors should be considered when reviewing and issuing a decision for the variance.

ESSENTIAL CHARACTER

We feel that placing a home on this property would not change the essential character of the locality. The property is zoned R-2, and it is surrounded by other residential properties. Additionally, there is surrounding property that is slated for large-scale residential development to the north and west. We believe a home would fit perfectly in this location.

CONCLUSION

It is our hope that you would carefully review and thoughtfully consider this request for a variance as we feel it is in keeping with the surrounding property and locale, and it would be in harmony with the intent of the ordinance and future land use as per the comprehensive plan. We have taken extensive measures to mitigate potential impacts and have designed the home to fit in the best way possible onto the property as well. We appreciate your consideration and look forward to keeping Chaska as our hometown.

Very Sincerely,



Nick & Karyn Acevedo

July 27, 2020
City of Chaska
Attn: Elizabeth Hanson, AICP
One City Hall Plaza
Chaska, MN 55318

Dear Ms. Hanson,

Per your request, we are happy to provide more information and clarification for our Wooded Steep Slope Setback Variance submittal. Below are the responses to your questions in your letter dated July 7, 2020.

1. *Narrative with additives:*

- *Summary of pervious and impervious calculations on the lot:*
 - i. Existing pervious - 33,810 SF
 - ii. Proposed impervious - 1,923.75 SF
 - iii. Total impervious – 5.6%
- *Explain what the size of the impacts/variations are (how much of the home and driveway are encroaching)*
 - i. Approximately 60 feet of the proposed driveway would pass through the “Wooded Steep Slope” area on the property. The Wooded Steep Slope area dissects through the middle portion of the lot and is, therefore, unavoidable. The home is located outside of the Wooded Steep Slope area but would sit nearly entirely within the 50-foot no-build buffer zone which extends from the southern bluff line. The 50-foot no-build buffer zone encompasses the southern portion of the property almost entirely to the southern property line and is, therefore, unavoidable.
- *Elaborate on how the site plan considered is the least invasive and most reasonable option in terms of use of the site; in other words, is this the minimal amount needed for reasonable use of the site*
 - i. This lot presented a few challenges due to its topography, shape and tree coverage. We did explore another driveway layout which took a more direct path to the house. However, this other driveway option would have resulted in a grade of greater than 10% as well as greater potential for scouring and erosion along the property line and into the neighboring property over time. It also would have cut through much more of the Wooded Steep Slope area as compared with the driveway path we are currently proposing. The currently proposed driveway path avoids significant trees in good health; it follows the existing contours of the land to avoid erosion and scouring, minimizes to the greatest extent the encroachment over wooded steep slopes, and it allows for a gradual driveway grade per City code requirements. Note that we propose installing permeable pavers for the entire length of the driveway to reduce stormwater runoff and the grading plan illustrates a unique way of channelizing any additional runoff with a natural permeable gutter system that is designed to minimize water volume and slow the flow during rain events. For any other

“uncaptured” water, we are proposing concrete gutters alongside the driveway edge that would slowly empty into a catch basin with headwall at the bottom of the driveway. We feel these measures are more than adequate to alleviate any concerns with runoff.

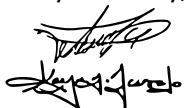
- *Elaborate on how the home was designed to create less impacts to the setbacks/trees/wooded steep slope (ie. Was the direction focused more on building upwards versus outwards?)*
 - i. With regard to the home design and position, it was really tailored to fit within the flattest area of the lot to the extent possible. Our home design is not sprawling; we tried to keep it as compact as possible with a tuck-under garage and an overall design that built *upwards* rather than *outwards*. One challenge was to achieve a design with all five bedrooms on the same level. As parents, we did not want any of our children sleeping on separate levels for safety and security reasons. We managed to achieve this with all bedrooms on the upper level, thereby making the footprint even more compact.
 - *Were other site layout options explored? If so, please explain them and why they did not work. Is this the most minimal site layout explored? Why wasn't the building footprint pushed more south away from the wooded steep slope and closer to the rear setback line?*
 - i. We did explore a few other house design options which were either larger or had a more sprawling design with attached garages and portions of the home that jet out and would have resulted in having to remove more trees due to the shape. It was a challenge to keep the home as compact as possible for a family of six. The house is not proposed farther south on the lot for a few reasons. First, the proposed location really offers the flattest, open area and the house is orientated SE/NW which follows the existing topographic contours well. Next, the existing trees along the southern property line will offer better sound attenuation from Hwy 41 and particularly when vehicles noisily pass over the bridge below. On this note, the house location would also avoid a significant tree (#86, Red Oak in Great condition) located along the southern edge which has a protected root zone. The house location also avoids an existing water line and corresponding easement to our neighbors' home. Re-routing that water line would result in pushing it farther south, and would require removal of even more trees, including the significant tree mentioned above. Lastly, moving the home farther south would still not result in avoidance of the Wooded Steep Slope 50-foot no-build buffer zone. We were truly trying to design the best and most reasonable layout with minimal impact as possible. It is worth noting once again that this driveway and house layout avoids the removal of ALL significant trees in “good” and “great” condition, as well as their protected root zones (PRZ).
2. *Sewer and Water Plan (what has been put together thus far)*
- Because this property (and the neighboring property) is not currently serviced by City sewer, we had proposed a septic tank along the western property line, just north of the house location. The proposed septic tank would have been designed so that once the City brings sewer to the property's edge, the line could be extended in the future to the stub. However, since the advent of the approved residential development to the west, connection to City sewer would be possible. We provided staff with two options for

connection (Option A & B), and "B" was the preferred option. Both Options A and B are included with this narrative. An item to note is that the neighboring property has a sewer easement running through the northern end of our property that is intended for future use as well. In the 1990s, City staff and the mayor advised the previous landowner to place a sewer easement across Tract B in the event that the Hammers' property would one day become developed (again, which is happening now). This sewer easement was a condition imposed at the time in order to approve a lot split. With respect to water, we are proposing to utilize the existing water tank to the west and tap into the existing water line on the City's property. Same for electric, there should be a transformer on the City property to the west, so we would propose to bring power from there. Again, the sewer proposal options are presented with this letter.

3. *Site Plan, with these additives/changes:*
 - *Show building and driveway footprint with all wooded steep slope delineations and setbacks on one exhibit*
 - i. Included
 - *Clarify what the 'ruler' looking areas are on the SW, SE and middle portions of the Grading Plan*
 - i. Those grid marks are the grading lines showing the elevations of how grading would occur on the site.
4. *Tree Preservation Plan showing:*
 - *If any trees will be impacted from sewer and water upgrades*
 - i. The Tree Inventory provided with our submittal does show those trees that would remain and those proposed for removal. Significant trees are identified by a circle around the tree icon (look closely). As stated in my previous letter, there are 89 trees on the property. 10 of them are significant trees with a rating of good/great. The rest are either fair, poor or dead. All 10 good/great trees will be preserved. 15 fair/poor/dead trees will be removed TOTAL and that includes sewer and water upgrades as well.
5. *Please also be aware that if the home is more than 400 feet away from a fire hydrant it will need to be fire sprinkled.*
 - We propose a hydrant on the southwestern edge of our property that would could be serviced by the existing water line/tank. In the event of an emergency, it is unrealistic for a fire truck to utilize the City property's water tank access road due to the very steep grade and inability to turn around. Instead, our proposed 15-foot wide driveway and turn-around area would offer adequate room for a fire truck and emergency vehicles, and they could access the hydrant on the property.

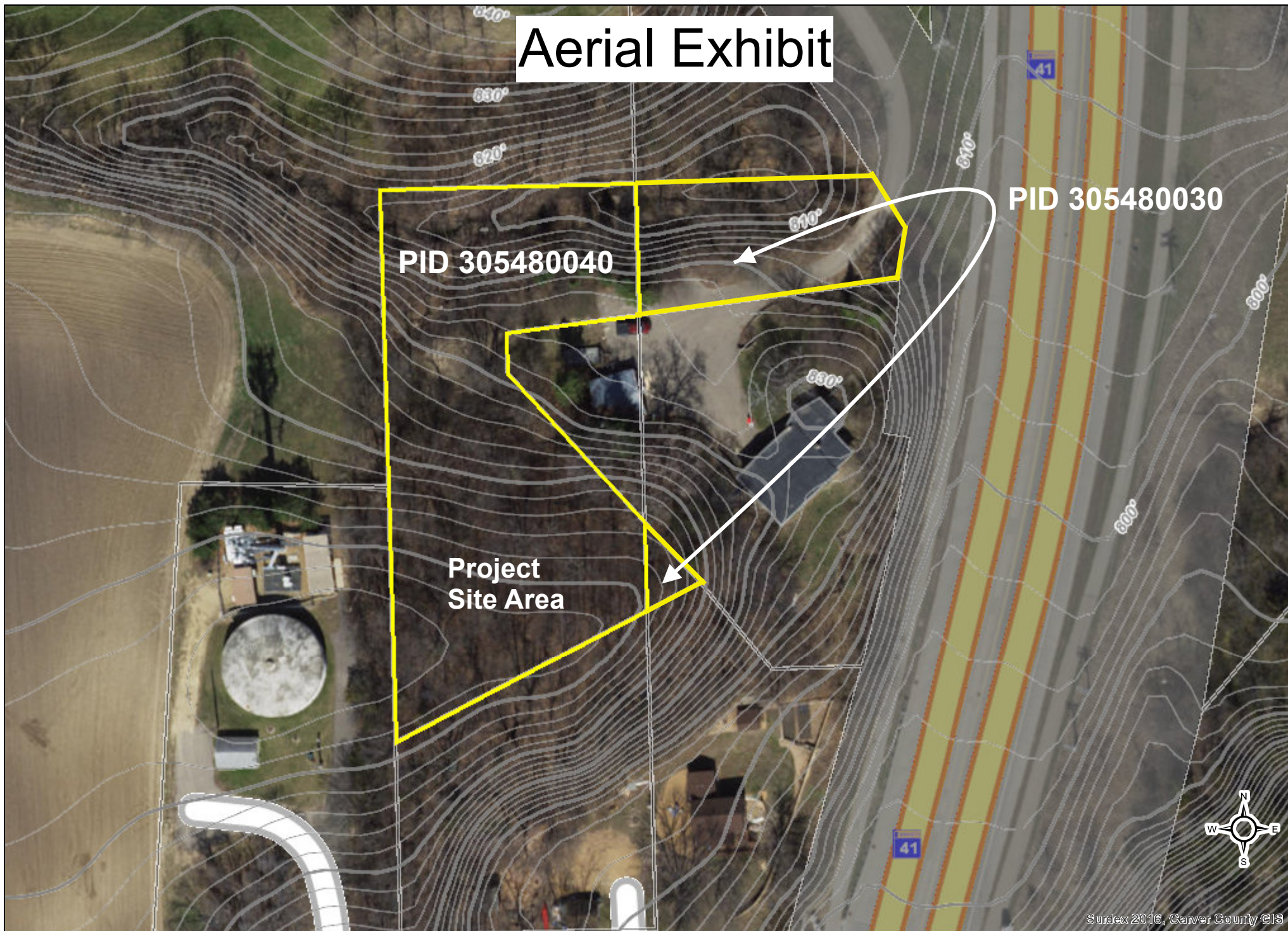
Thank you for the opportunity to respond to your letter. We hope this provides more clarity and thoroughly answer your questions. We are happy to discuss further with you if you have additional questions.

Very Sincerely,



Nicolas & Karyn Acevedo

Aerial Exhibit



Surdex 2016, Carver County GIS

Property Line

Scenic &
Drainage
Easement

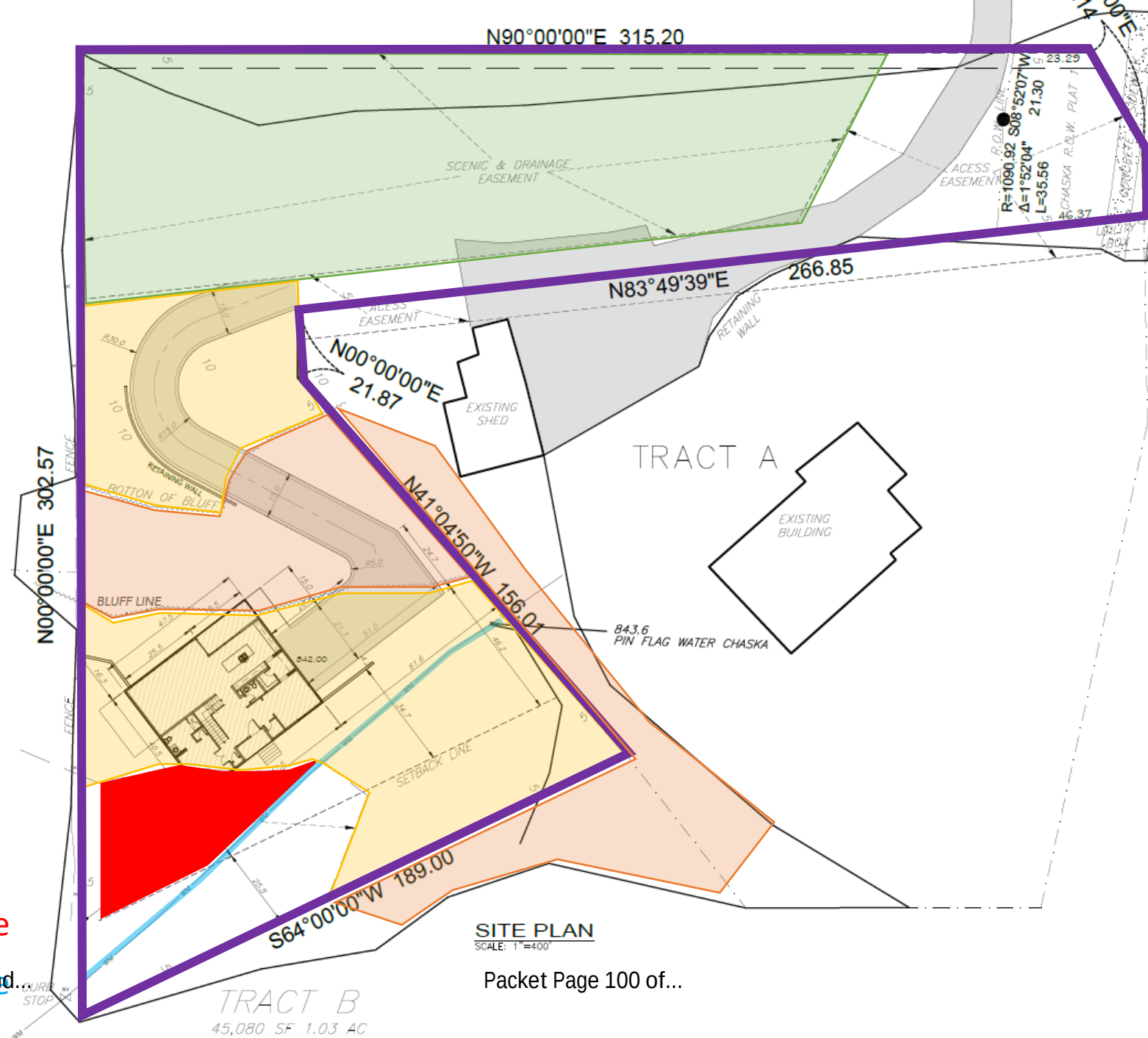
Wooded Steep
Slope Setbacks
(50' building;
30' no grad/no
mow)

Wooded Steep
Slope

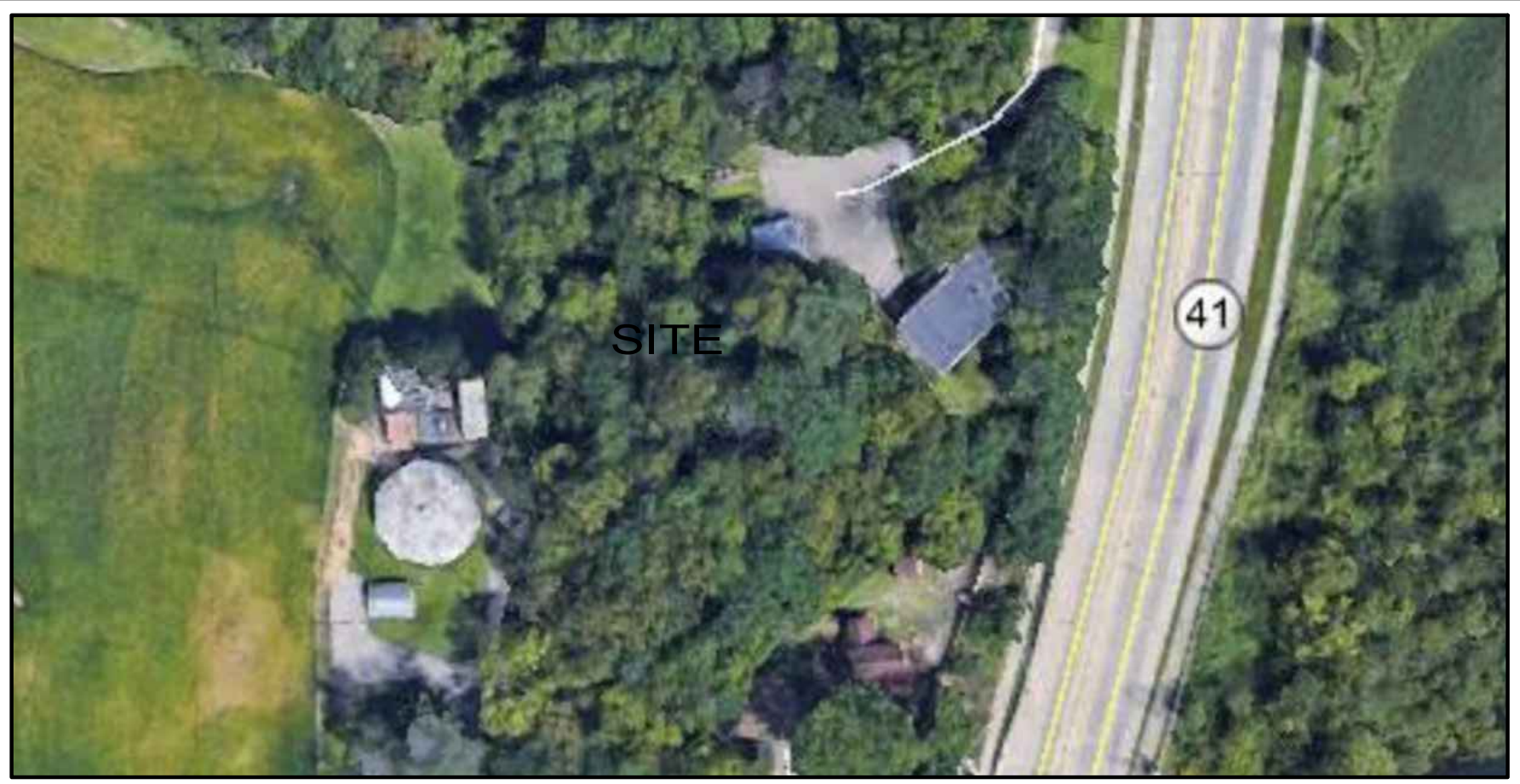
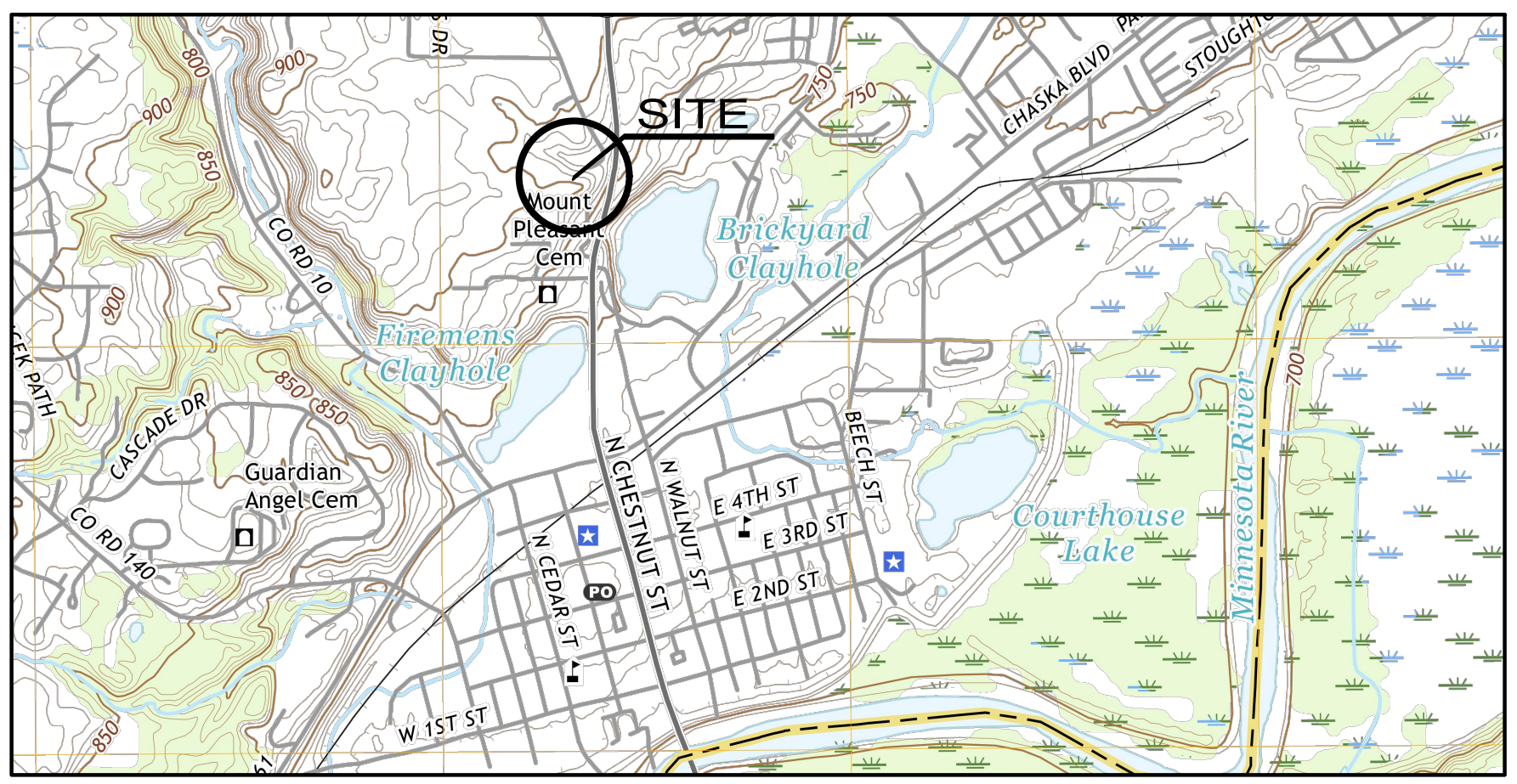
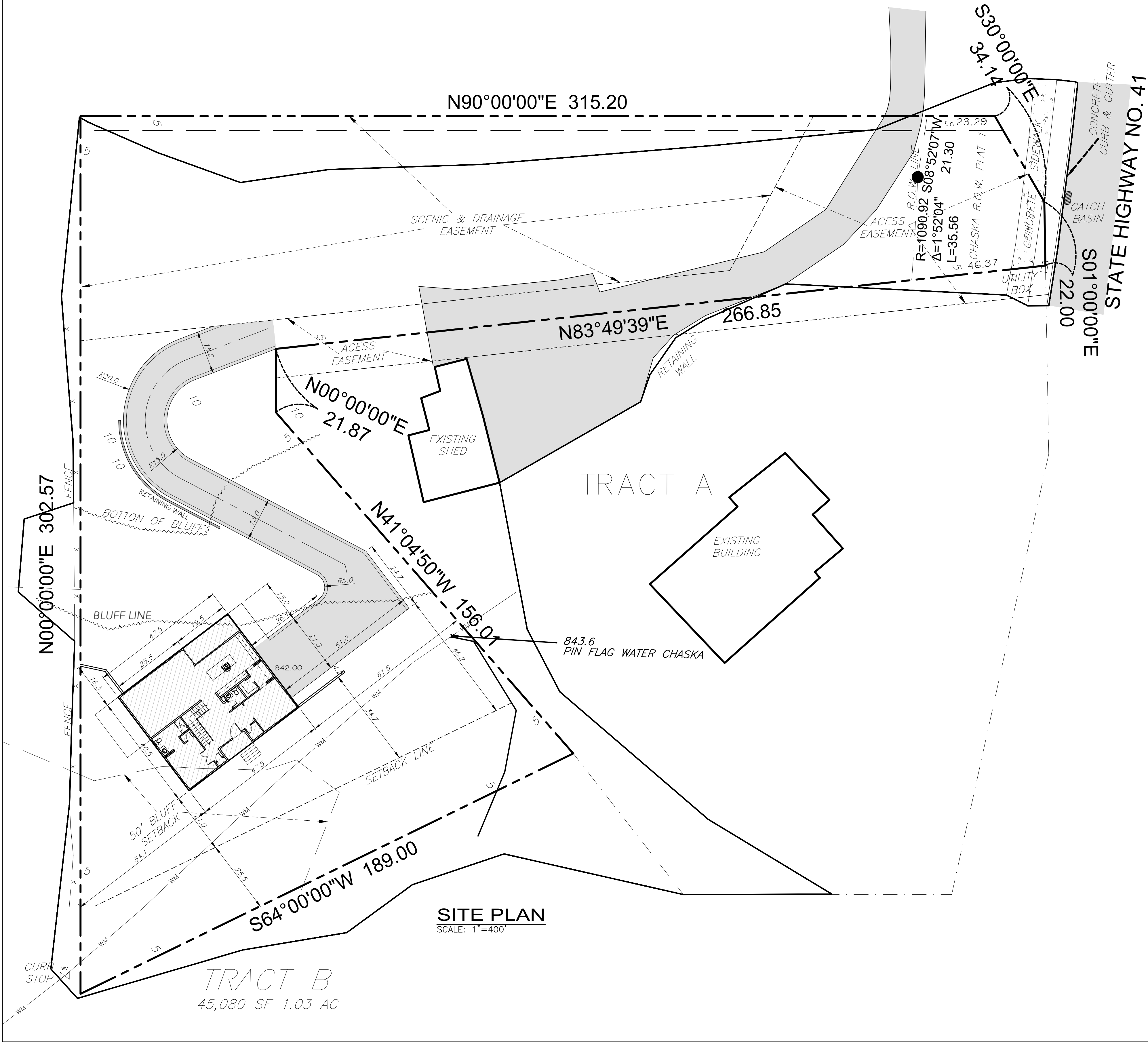
Wooded Steep
Slope Setbacks

Buildable Area
Meeting
Setbacks &
Avoiding
Watermain Line

Watermain Line



WORKING DRAWINGS FOR CONSTRUCTION
CUSTOM HOUSE PROPERTY OF:
ACEVEDO'S FAMILY RESIDENCE
CHASKA, MINNESOTA 55318



- DENOTES SET IRON PIPE MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES PROPOSED DRAINAGE DIRECTION
- ⊕ DENOTES SERVICE LOCATION
- DENOTES WOOD HUB
- 000.0 DENOTES EXISTING ELEVATION
- 000.0 DENOTES PROPOSED ELEVATION
- HE=000.0 DENOTES HUB ELEVATION
- 000 ----- DENOTES EXISTING CONTOUR
- (000) ----- DENOTES PROPOSED CONTOUR
- [Solid Grey Box] DENOTES BITUMINOUS SURFACE
- [Stippled Box] DENOTES CONCRETE SURFACE

Bohlen
Surveying & Associates
31432 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlersurveying.com
1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

PROPERTY DESCRIPTION
TRACT B, REGISTERED LAND SURVEY NO. 117, CITY OF CHASKA, CARVER COUNTY, MINNESOTA.
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 5-7-2020
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

B.D.S.
DERECHOS DE PROCESAR PLANOS
Y DISEÑO DE PROYECTOS DE CONSTRUCCION
PROHIBIDA LA REPRODUCCION PARCIAL
O TOTAL, TODO PLANO, DIBUJO, DISEÑO
ESPECIFICACION CONTENIDA EN ESTA HOJA
SON PROPIEDAD DE:
BONILLA'S DRAWING SERVICE

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	

ACEVEDO'S FAMILY RESIDENCE
10XX CARDINAL STREET CHASKA, MINNESOTA 55318

TITLE SHEET & SITE PLAN
SCALE: 1"=400'

PROPRIETARY:
ACEVEDO'S FAMILY RESIDENCE
10XX CARDINAL STREET CHASKA, MINNESOTA 55318

APPROVED BY:

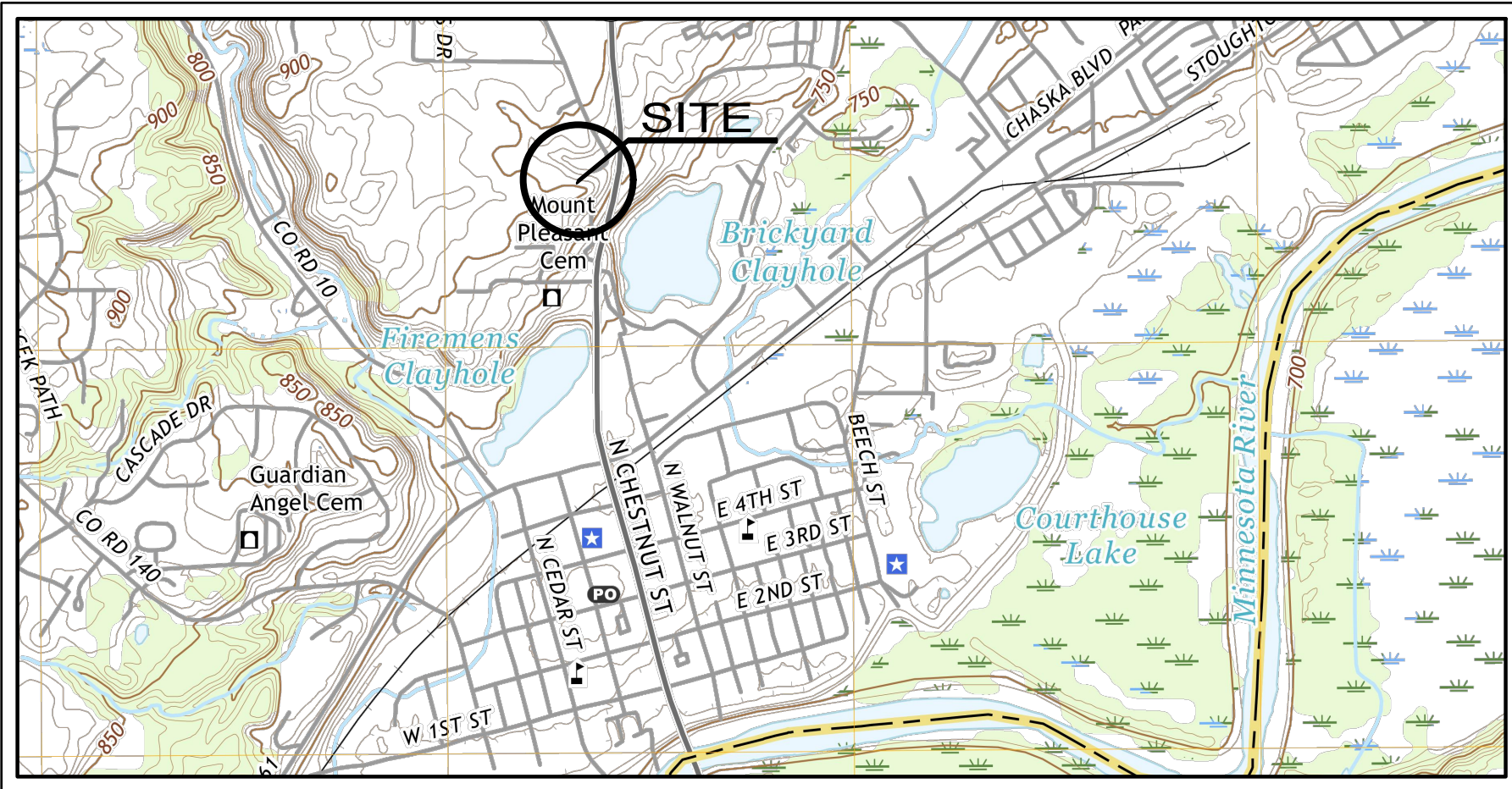
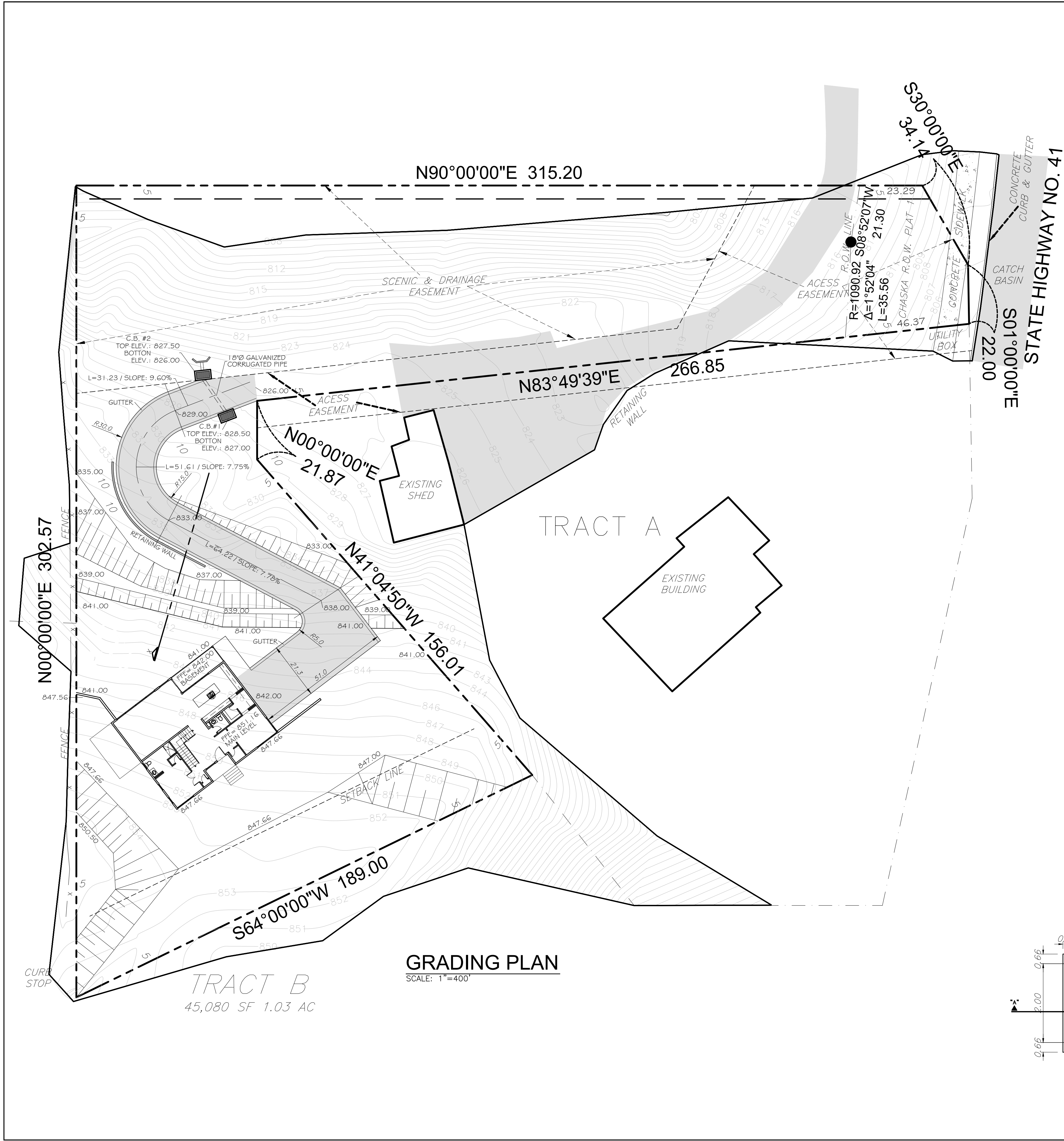
CHECKED BY:

DRAWN BY: L. BONILLA

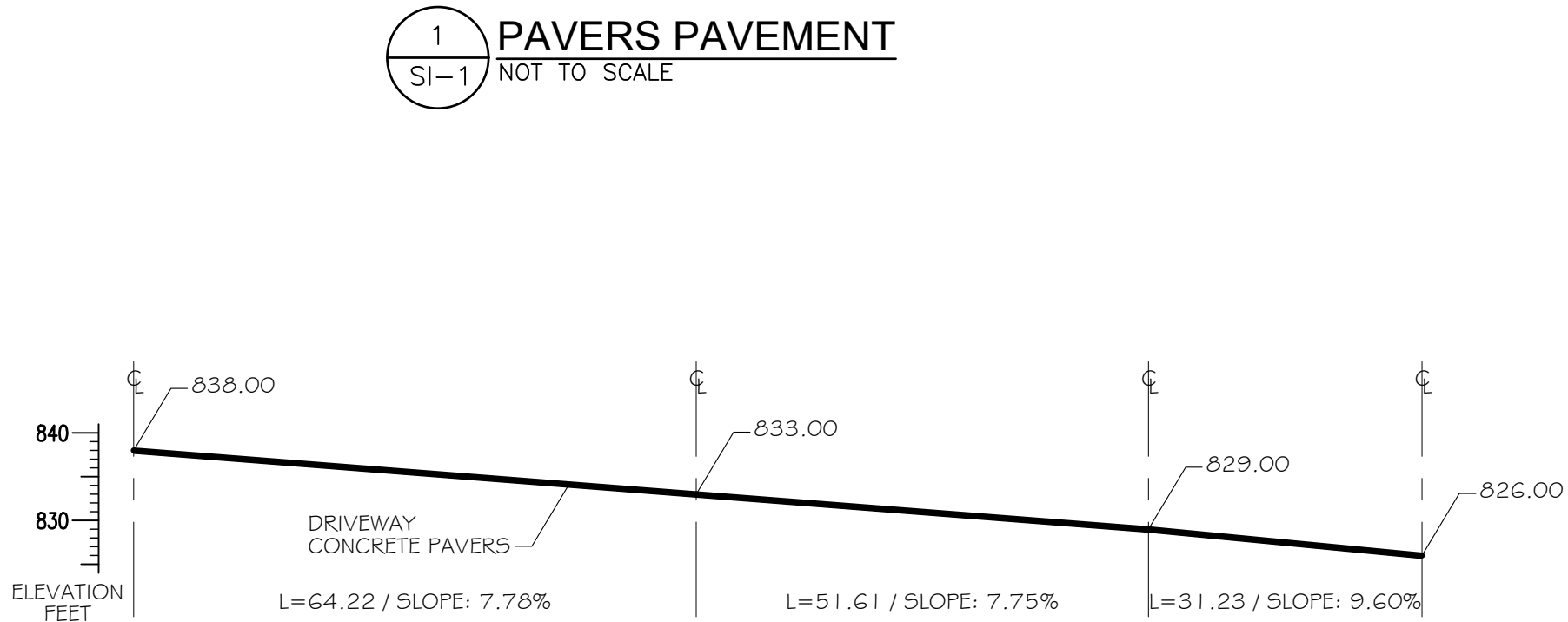
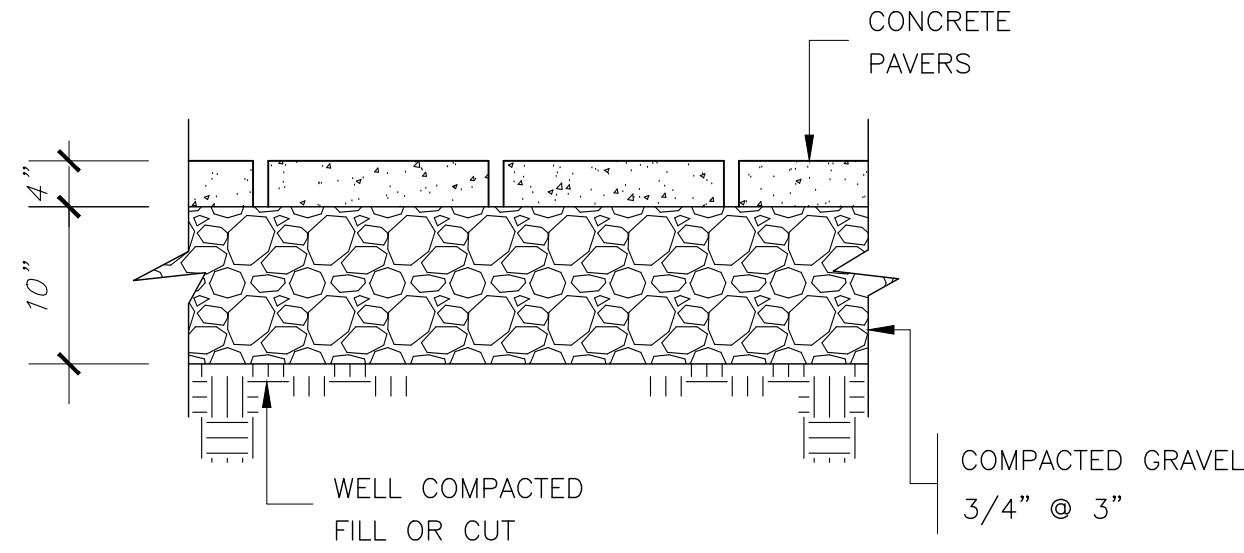
DATE: JUNE / 2020

DRAWING NO.: **SI-1**

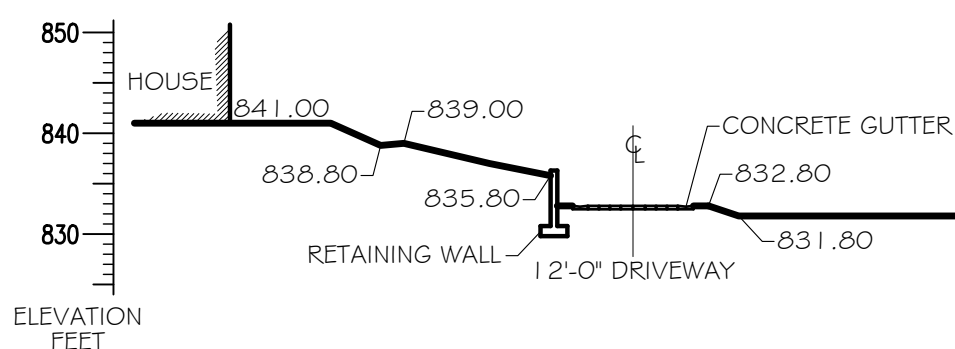
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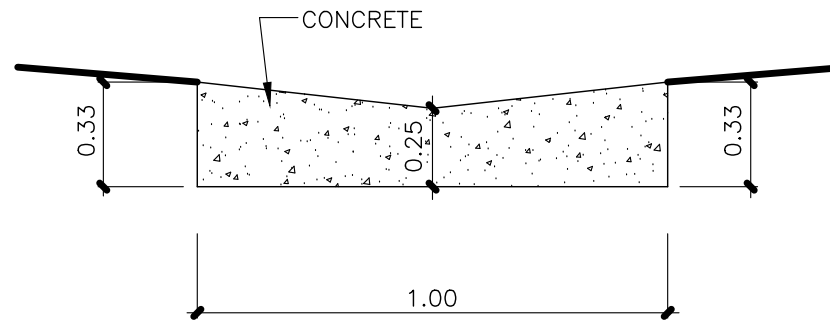
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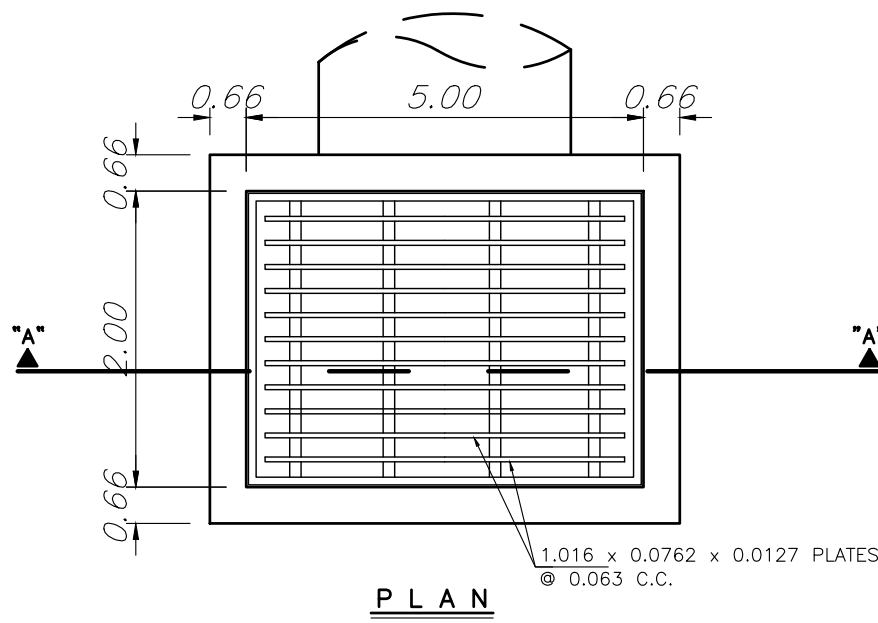
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SECTION "X"
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GUTTER DETAIL
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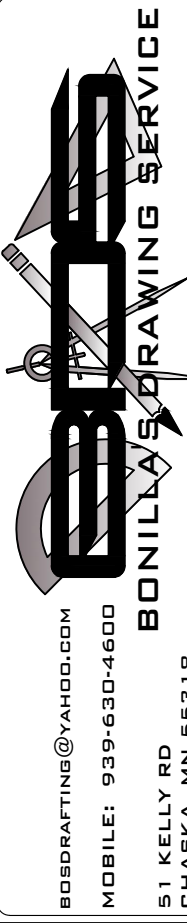
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B.D.S.

DERECHOS DE PROCESAR PLANOS
Y DISEÑO DE PROYECTOS DE CONSTRUCCION
PROHIBIDA LA REPRODUCCION PARCIAL
O TOTAL. TODO PLANO, DIBUJO, DISEÑO
ESPECIFICACION CONTENIDA EN ESTA HOJA
SON PROPIEDAD DE:
BONILLA'S DRAWING SERVICE

REVISIONS		DATE	BY	REMARKS
1				
2				
3				
4				
5				
6				

ACEVEDO'S FAMILY RESIDENCE
10XX CARDINAL STREET CHASKA, MINNESOTA 55318



GRADING PLAN

PROPRIETARY: **ACEVEDO'S FAMILY RESIDENCE**
SHEET TITLE: **GRADING PLAN**
SCALE: 1"=400'

APPROVED BY: _____

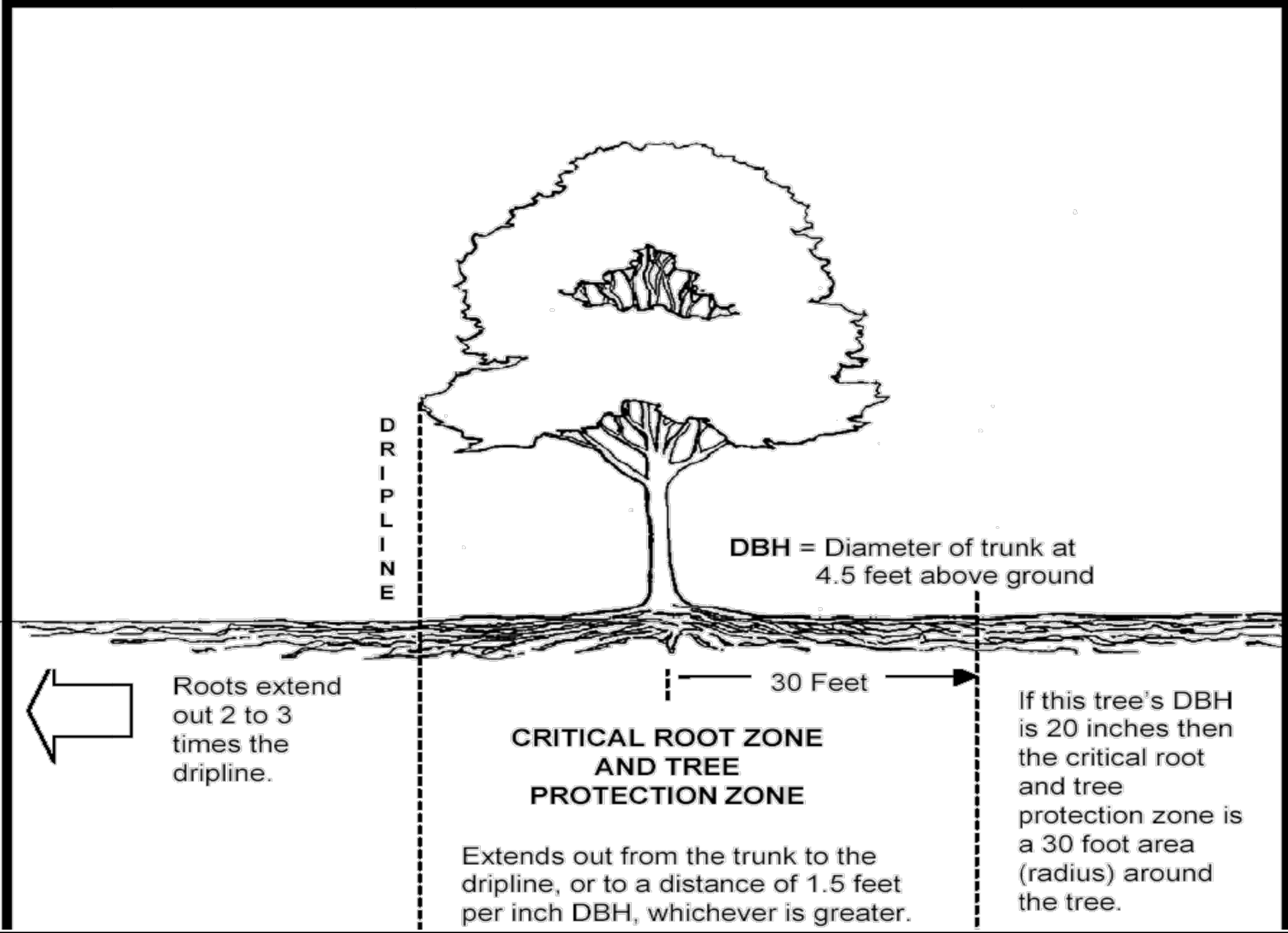
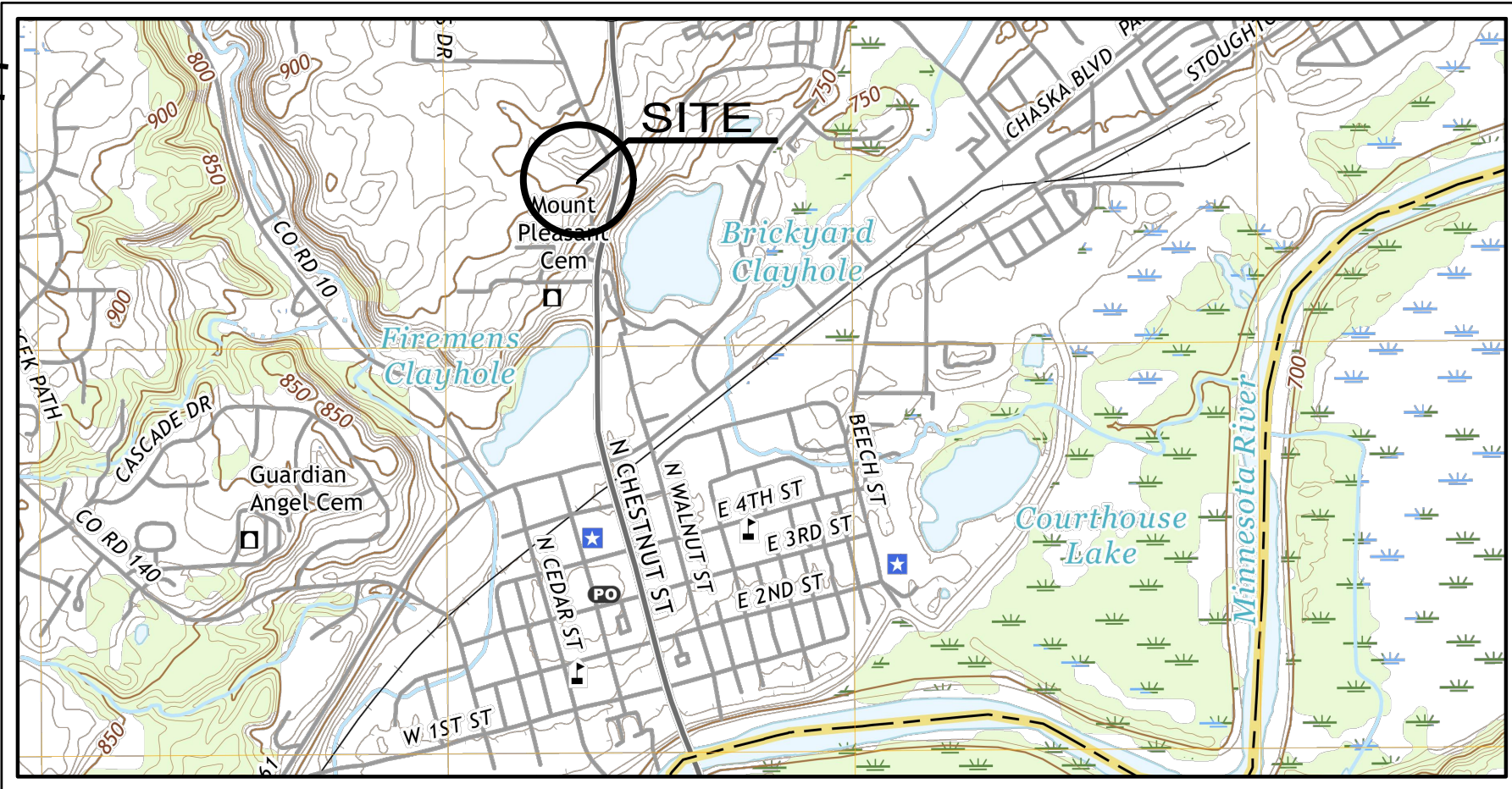
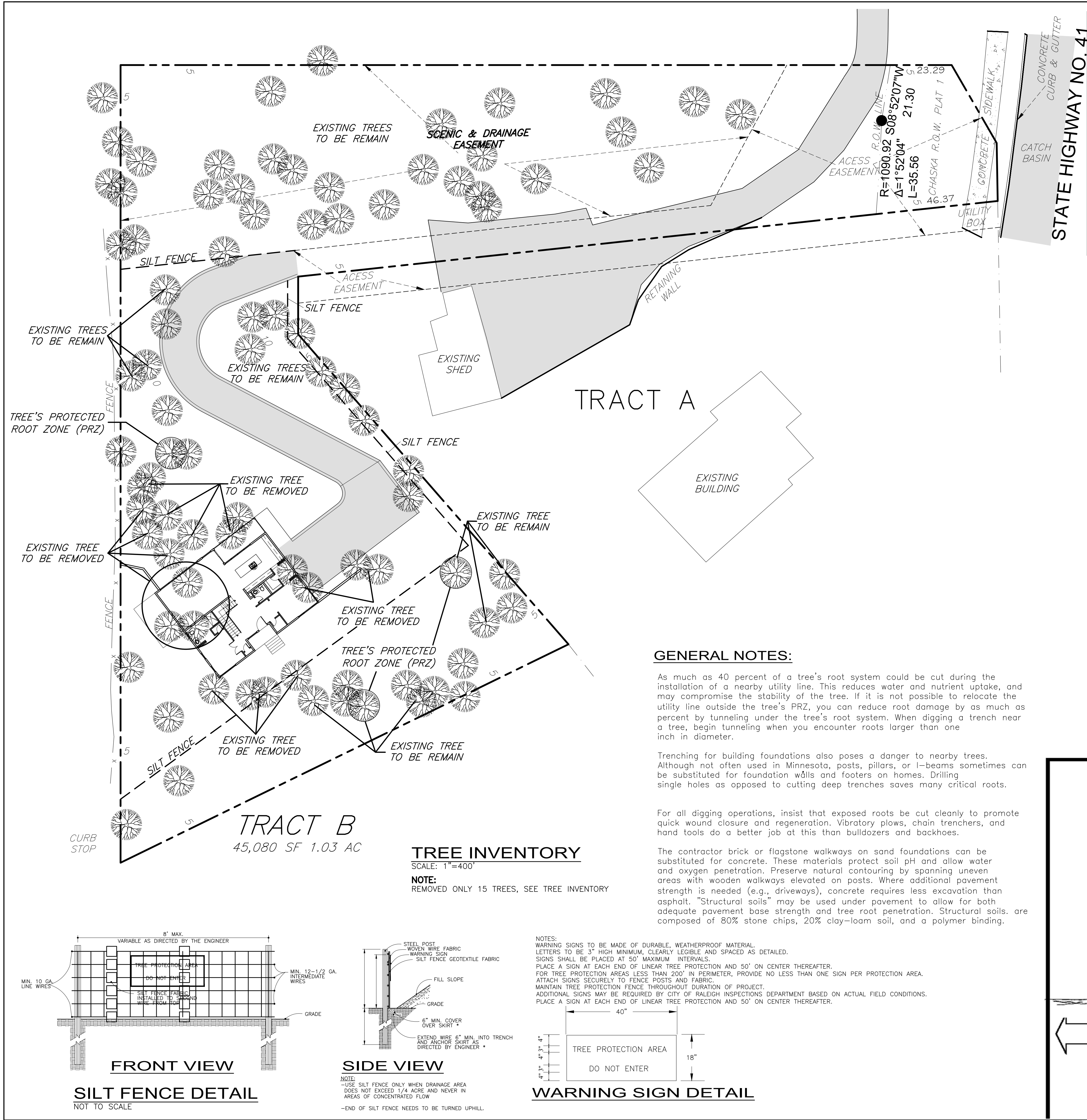
CHECKED BY: _____

DRAWN BY: L. BONILLA

DATE: JUNE / 2020

DRAWING NO.: **SI-2**

SHEET NO.: **2** OF **-**



B.D.S.

DERECHOS DE PROCESAR PLANOS Y DISEÑO DE PROYECTOS DE CONSTRUCCION

PROHIBIDA LA REPRODUCCION PARCIAL O TOTAL, TODO PLANO, DIBUJO, DISEÑO ESPECIFICACION CONTENIDA EN ESTA HOJA SON PROPIEDAD DE:

BONILLA'S DRAWING SERVICE

REVISIONS	DATE	BY	REMARKS
1			
2			
3			
4			
5			
6			

PROPRIETARY: ACEVEDO'S FAMILY RESIDENCE

10XX CARDINAL STREET CHASKA, MINNESOTA 55318

SHEET TITLE: TREE INVENTORY

APPROVED BY: DATE: 5/24/2020

Rehder Forestry Consulting

CHECKED BY:

DRAWN BY: L. BONILLA

DATE: JUNE / 2020

DRAWING NO.: SI-3

SHEET NO.: 3 OF -



TREE INVENTORY

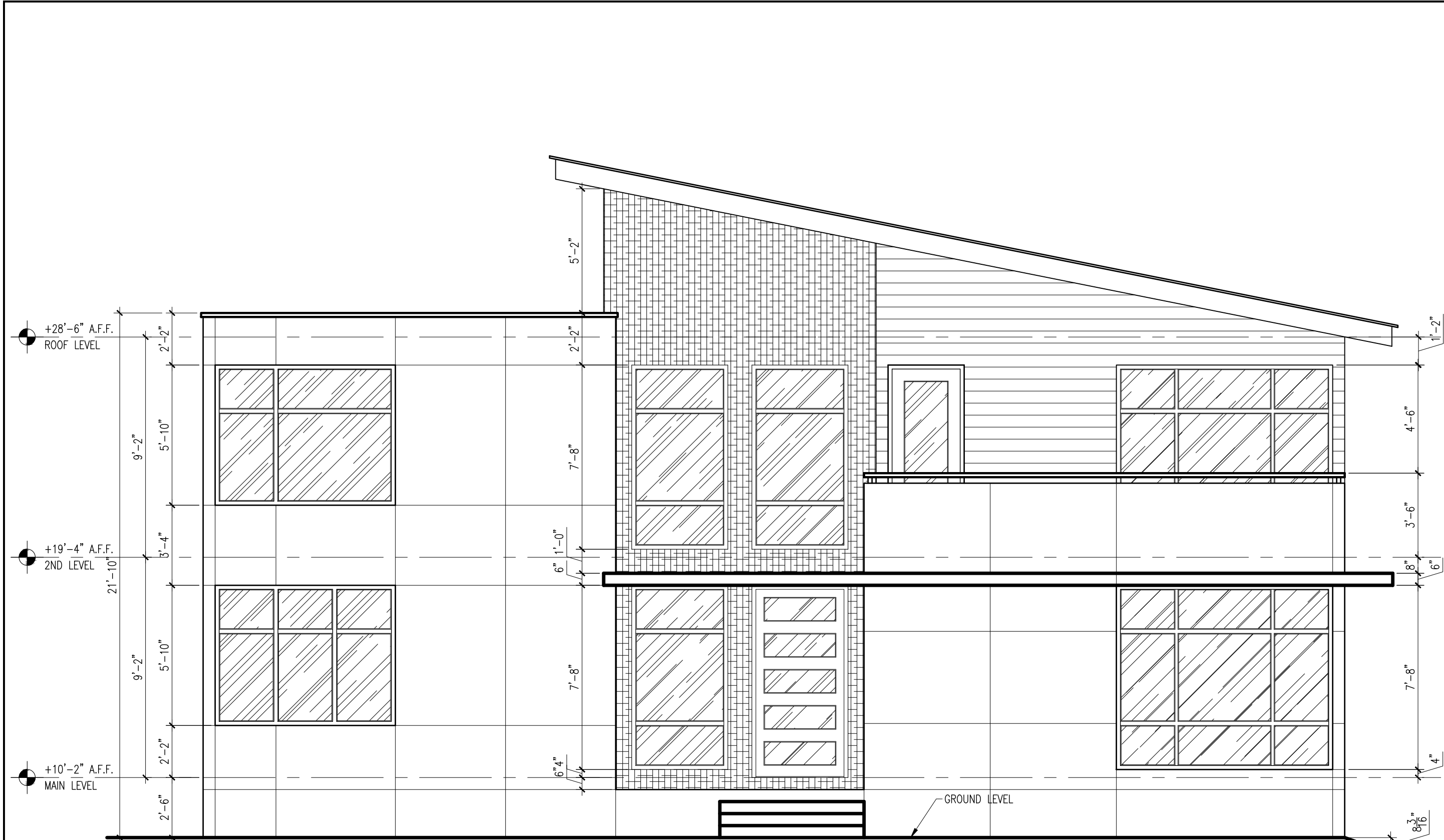
SITE:
**XXX CARDINAL ST
CHASKA, MN**

CLIENT:
KARYN O'BRIEN

DATE: 5/24/2020

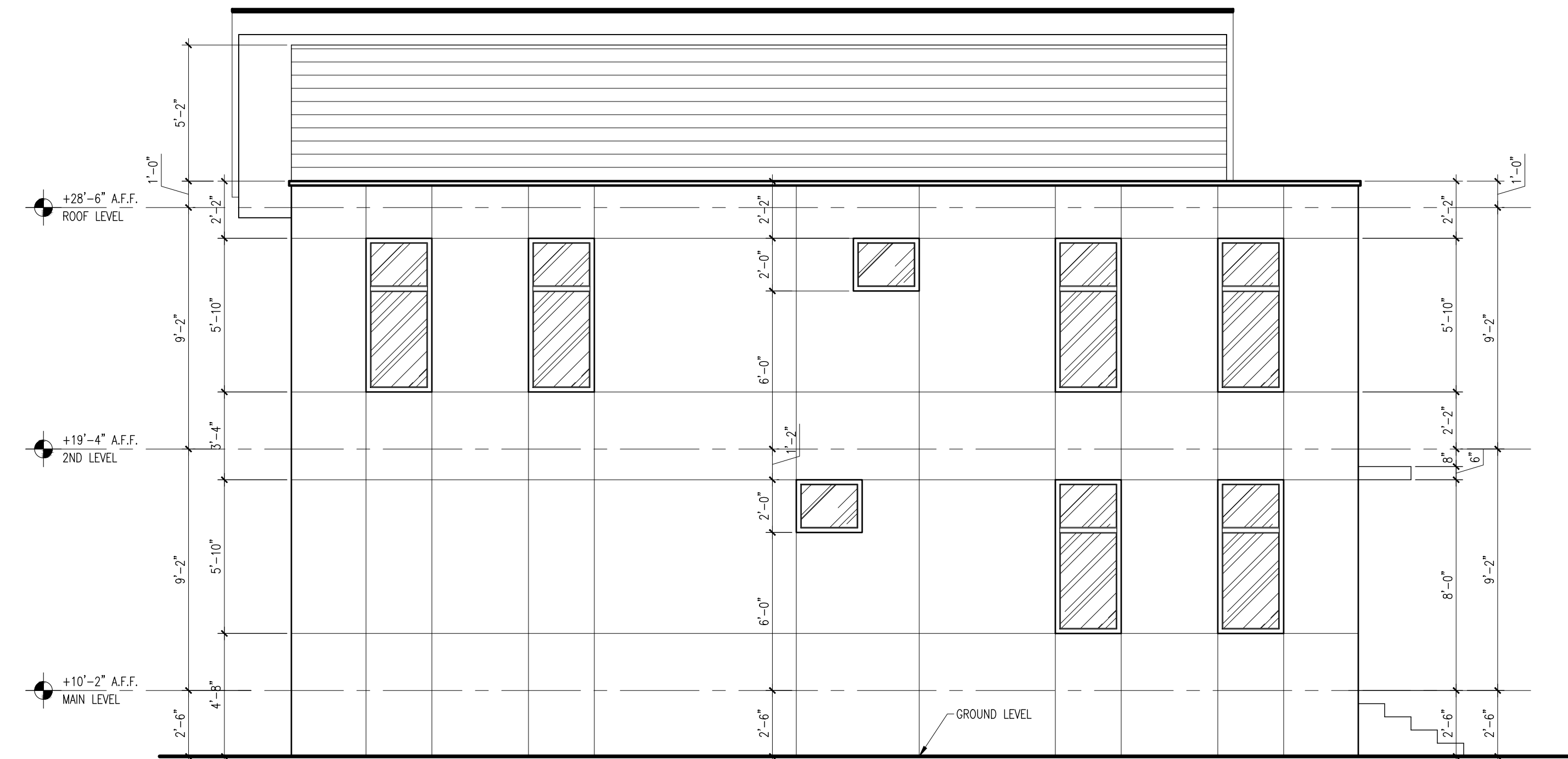


Rehder Forestry Consulting



ARCHITECTURAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



ARCHITECTURAL LEFT ELEVATION

SCALE: 1/4"=1'-0"



ARCHITECTURAL RIGHT ELEVATION

SCALE: 1/4"=1'-0"



ARCHITECTURAL REAR ELEVATION

SCALE: 1/4"=1'-0"

B.D.S.
DERECHOS DE PROCESAR PLANOS
Y DISEÑO DE PROYECTOS DE CONSTRUCCION
PROHIBIDA LA REPRODUCCION PARCIAL
O TOTAL, TODO PLANO, DIBUJO, DISEÑO
ESPECIFICACION CONTENIDA EN ESTA HOJA
SON PROPIEDAD DE:
BONILLA'S DRAWING SERVICE

REVISIONS		MK'D	DATE	BY	REMARKS
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		2			
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		4			
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		6			

PROPRIETARY: ACEVEDO'S FAMILY RESIDENCE
CHASKA, MINNESOTA 55318

SHEET TITLE: ARCHITECTURAL ELEVATIONS

SCALE: 1/4"=1'-0"

BONILLA'S DRAWING SERVICE
BDDRAFTING@YAHOO.COM
MOBILE: 939630-4600
51 KELLY RD
CHASKA, MN 55318

APPROVED BY:

CHECKED BY:

DRAWN BY: L. BONILLA

DATE: JUNE / 2020

DRAWING NO.: A-4

SHEET NO.: 4 OF 11

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 29, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:06 pm.

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Podhradsky, City Administrator, Kevin Wright, Communication Director; and Mike Tutor, Cable Communications Coordinator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. American Promise

Nancy Haaheim summarized the purpose of the group American Promise and invited Chaska to pass a resolution in support of a 28th Amendment limiting campaign spending.

Mayor Windschitl inquired what voting needs to occur for this to occur.

Ms. Haaheim provided further detail into the process for a constitutional amendment to pass. She inquired when this resolution could come before Council for a vote.

City Administrator Podhradsky explained the number of options available for this to come before the Council.

The Council shared their thoughts on the resolution American Promise is proposing.

Mayor Windschitl inquired how something like this gets governed.

Ms. Haaheim explained that in general across the nation this kind of disclosure is not required. Vicki Barnes, Midwest Head of American Promise, spoke in further detail regarding disclosure laws.

Mayor Windschitl asked how many letters of participation are needed for the State to move forward toward ratifying.

Ms. Barnes explained that passing a resolution communicates support to the House and Senate representatives.

Mayor Windschitl again asked how this would be governed.

City Administrator Podhradsky spoke about different proposals for how candidates would pay for campaign travel.

Ms. Barnes noted that American Promise is not advocating for any specific amendment.

City Administrator Podhradsky stated Staff will put together a draft resolution to put before the Council at a future meeting.

5.B. Announcement of Candidacy

Matt Udermann announced he is running for Carver County Commissioner District 3 and summarized his three campaign pillars.

5.C. Residents Organizing Against Racism

Amanda Flowers Peterson expressed frustration with avenues of communication for residents to bring concerns to the City and proposed the Council develop an initiative to effectively allow all citizens to have their voices heard.

The Council shared their thoughts and concerns regarding Ms. Flowers Peterson's grievances.

Jenna Cruz, resident, explained that she has not seen a sense of urgency from the City to address racism in the community. She asked for an oversight committee for police policy.

The Council and Staff discussed options and formats for them to address these concerns.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 15, 2020 City Council meeting. Motion carried.

7. Consent Agenda

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

- A. License Agreement for Warner Stairs with Jonathan Neighborhood Association
Motion to approve the License Agreement for Warner Stairs with Jonathan Neighborhood Association and authorizing the Mayor and City Administrator to sign the agreement.
- B. Adopt Resolution 2020-50, Approving 2020 Performance Measures
Motion to approve adopt Resolution 2020-50 Approving 2020 Performance Measures.

- C. Approve Minnesota Municipal Utilities Association (MMUA) Delegate Update
Motion to approve the MMUA proposed delegate changes.

Mayor Windschitl asked for clarification on item C.

City Administrator Podhradsky explained it is an update from MMUA.

Motion carried.

8. Action Items

8.A. Motion to Approve the Chaska Event Center, located at 3210 Chaska Blvd, as the Official Location for Chaska City Council Meetings due to COVID-19 Until Further Notice

City Administrator Podhradsky presented the item to the Council.

Council and Staff discussed ways to improve the audio for attendees at the Event Center and changes to the Council chambers.

Councilmember Grau commented that resident participation seems to be working well via ZOOM and suggested that keeping that way of attending Council Meetings be an option to consider in the future.

Mayor Windschitl commented that prior to the pandemic, the Council did a good job getting information out to the public.

The Council and Staff discussed whether an online platform would be allowed by statute when not in an emergency declaration as is the current situation. City Administrator Podhradsky stated Staff will look into that further.

Councilmember Huang inquired if the motion needs to address the allowance of an online platform like ZOOM.

City Administrator Podhradsky stated that is not an issue since it is allowed in an emergency setting.

Assistant Administrator Kabat spoke to the benefit from an administrative standpoint that making the Event Center the official temporary location provides.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Chaska Event Center as the official meeting location for City Council Meetings due to COVID-19 until further notice. Motion carried.

8.B. Approve City of Chaska Pandemic Reopening and Preparedness Plan

City Administrator Podhradsky presented the item to the Council.

Councilmember Grau inquired if this can be changed after approval tonight.

City Administrator Podhradsky explained it can always be brought before the Council and changed if needed.

Council and Staff discussed mask-wearing.

City Administrator Podhradsky explained that should the need arise to change to mask requirement in municipal buildings instead of encouragement, those changes could be made.

Assistant Administrator Kabat noted this is intended to be a guiding document.

Councilmember Hubbard asked if any commissions have met since March and asked if there is a tentative date and location for them to meet.

Assistant Administrator Kabat provided further detail regarding those plans.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the City of Chaska Pandemic Reopening and Preparedness Plan. Motion carried.

8.C Closed Session – City Administrator’s Review

Council and Staff discussed the process for the closed session.

Motion by Councilmember Huang, second by Councilmember Grau to enter into a closed session to discuss the performance review of City Administrator Matt Podhradsky. Motion carried.

8.D Return to Open Session

Motion by Councilmember Huang, second by Councilmember Hatfield to exit the closed session and resume the regular meeting of the City Council at 10:27pm. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-29-2020

The Council requested further information about bills on pages 3, 9, 15, and 23, and also those items for COVID needs.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 6-29-2020

10.C. Other Reports

10.C.i. Financial Reports as of 5/31/20

10.D. Other Meeting Minutes

10.D.i. Receive the Draft Minutes of the June 10th Planning Commission Meeting

Councilmember Huang:

- Commented that the community feedback from the discussion on the 24th was good and healthy but also stated there are some voices having trouble being heard. He encouraged the City to find a forum to provide opportunities for residents to be able to speak out. City Administrator Podhradsky encouraged residents to let the City know if they did not feel the layout of the forum from the 24th did not work for them as far as getting their thoughts out and shared.
- Updated the Council on the food distribution event on Saturday.
- Noted there is another community discussion via ZOOM on Tuesday, June 30 from 9-10:30 am.
- Encouraged residents to enjoy the 4th of July fireworks at 10pm at McKnight Park.

Councilmember Hubbard:

- Noted Hawks Ridge mountain bike trails opened up and that this is a great thing for Chaska.
- Noted she attended the opening of Hawks Ridge mountain bike trail and stated the partnership between all the different agencies and cities was wonderful.
- Provided her thoughts regarding the community conversation held on June 24, 2020.
- Reported concerns from a constituent about speeding on Bavaria Road.
- Noted the Lake Grace pavilion looks like it is almost done.
- Wished everyone a Happy 4th of July.

Councilmember Hatfield:

- Shared her thoughts on the community conversation held on June 24, 2020.
- Reported a constituent contacted her regarding the backyard chicken ordinance with concerns about including beekeeping. Mayor Windschitl asked if there is an existing ordinance against beekeeping. City Administrator Podhradsky stated they are allowed in the greenbelt.

Mayor Windschitl:

- Provided thoughts on the community discussion held on June 24, 2020 and stated they will continue to provide opportunities for residents to speak and share thoughts.
- Stated it looked like a great turnout at the food distribution.
- Wished everyone a Happy 4th of July.
- Asked for updates on Creek Road sewer. City Administrator Podhradsky gave details regarding that project.
- Noted the next Council meeting is July 6, 2020.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:01 pm. Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 6, 2020

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

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

4. Adopt the Agenda

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

5. Visitor Presentation

Mayor Windschitl wished Myrtle Kemp a Happy 105th Birthday on July 12.

5.A. His House Foundation

Martha Brannon provided an update on His House Foundation.

Councilmember Hatfield asked if His House is still working to bridge the gap in homelessness.

Ms. Brannon stated that they are and spoke further regarding how the foundation does this.

Councilmember Hubbard inquired if they are taking donations currently.

Ms. Brannon explained that they certainly are.

Councilmember Hubbard asked how the stay-at-home order affected Families Moving Forward.

Ms. Brannon provided further detail regarding those impacts.

Councilmember Hubbard inquired when the eviction-stay order ends.

Ms. Brannon stated the newest date is July 13, 2020 and spoke about the number of requests for rental assistance for those people who did not qualify for unemployment or stimulus monies.

Councilmember Hatfield asked how the community can best support His House Foundation.

Ms. Brannon replied that donations and volunteering are best.

Mayor Windschitl inquired if there are set hours for people to contact the foundation.

Ms. Brannon explained any time is fine.

6. Minutes

Councilmember Hubbard noted that her comments under Other Business in the June 29, 2020 notes were mistakenly listed under Councilmember Grau's name.

City Administrator Podhradsky explained she should highlight that and email Staff so they can make that change.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 29, 2020 City Council meeting contingent upon the correction listed above. Motion carried.

7. Consent Agenda

The Council referred to City Administrator Podhradsky's annual review last week and noted what an exceptional job he does.

City Administrator Podhradsky commented how amazing the community of Chaska is and that he is proud to serve in his role for the City.

Mayor Windschitl noted specifically how excellent City Administrator Podhradsky's work has been during the COVID-19 process. He then moved on to Consent and asked why there needs to be a lot split in item 7.C.

City Administrator Podhradsky explained it has to do with the amenities center as they want that separate. He noted it is correcting the description in an earlier lot split.

Assistant Administrator Kabat noted the split also helps facilitate closing of the property.

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

A. City Administrator Annual Review

Motion to approve administrator goals for 2020 and adjust the City Administrator's annual salary with a 3.0% performance increase retroactive to January 1, 2020.

B. Adopt Resolution 2020-52 and Resolution 2020-53 Issuance and Sale of Bonds: Series 2020C and 2020D

Motion to adopt Resolution No. 2020-52 authorizing issuance and sale of \$3,54,000 General Obligation Bonds, Series 2020C.

Motion to adopt Resolution No. 2020-53 authorizing issuance and sale of \$10,555,000 Taxable General Obligation Refunding Bonds, Series 2020D.

C. Adopt Resolution 2020-55, Approving the Lot Split for Pinnacle (Del Webb)

Motion to adopt Resolution No. 2020-, approving the Lot Split.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-51, 2020 Overlay Program

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired why the City is doing some of Pioneer Trail if it is a County Road.

City Administrator Podhradsky stated it is a very small section and likely a water main repair.

Mayor Windschitl noted that the lower cost of mobilization is what got GMH the bid.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution 2020-51 awarding the bid for the 2019 Overlay Program to GMH Asphalt in the low bid amount of \$309,669.38. Motion carried.

8.B. Annual 2019 Financial Reports

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk summarized the audit process and the Fire Relief Report.

Jackie Huegel with MMKR presented the findings from the 2019 audit.

Mayor Windschitl noted this report was gone through extensively during the work session held earlier.

Administrative Services Director Graczyk explained the CAFR certificate of achievement the City received and recognized Staff for their hard work on the audit process.

City Administrator Podhradsky noted that receiving this award for 30 years now is incredible and congratulated Staff on their hard work.

Mayor Windschitl congratulated Staff on the work they did with the audit.

Motion by Councilmember Hatfield, second by Councilmember Grau to accept City of Chaska 2019 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2019 Annual Financial Reports. Motion carried.

City Administrator Podhradsky thanked Ms. Huegel for her work with MMKR as well.

8.C. Adopt Resolution 2020-54, Amending 2020 Fund Budgets

City Administrator Podhradsky noted that the City received its allocation from the COVID relief on Friday, July 3, 2020 and went on to explain the amendments to the 2020 fund budgets.

Councilmember Hubbard looked to clarify that the penalties for unpaid items are included in the budget.

City Administrator Podhradsky stated that they are included.

Mayor Windschitl inquired how the City will make up these kinds of numbers.

City Administrator Podhradsky explained that the significant impact comes from the Community Center and they will rely on City reserves to cover it.

Councilmember Hubbard inquired if the two major impacts will be the Community Center and the Curling Rink as the effects from the pandemic continue.

City Administrator Podhradsky explained why he felt the Community Center is the biggest concern for negative impact.

Councilmember Grau asked if the refund for membership fees will cease now that the Community Center will be opening back up.

City Administrator Podhradsky stated that the membership fees were not refunded but delayed and explained that incentive further.

Councilmember Hubbard inquired how many members pay monthly versus annually.

City Administrator Podhradsky provided the multiple payment options.

Administrative Services Director Graczyk explained that monthly fees do not go through utility billing any longer.

City Administrator Podhradsky stated it is hard to know the exact number and provided further detail regarding the decrease in revenue.

Councilmember Grau noted it is nice to see the recent increase in golfing.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution 2020-54 Amending 2020 Fund Budgets. Motion carried.

8.D. Chaska Par 30/Learning Links Chaska Project

City Administrator Podhradsky introduced the item to the Council.

Eric Snyder with Learning Links presented a funding update for the project.

City Administrator Podhradsky asked Mr. Snyder to touch on the conversations Learning Links had with major donors when COVID issues hit.

Mr. Snyder provided further detail regarding those discussions.

Councilmember Hubbard inquired how whole sponsorships are recognized.

Mr. Snyder explained those recognitions.

Councilmember Grau asked if there are more whole sponsorships available.

Mr. Snyder stated there were.

Mayor Windschitl looked to clarify that there are no drivers any longer once the course is redesigned.

City Administrator Podhradsky commented that it would be good to see the design as he believes there are a few holes that would need a driver.

Mr. Snyder commented further about the intentions of the redesign to meet a wider group of players.

Golf Pro, Tim Anderson, stated that there are likely two holes where drivers can be used and explained the purpose of the course architecture.

Eric Lembke with Stantec presented the course design.

City Administrator Podhradsky detailed the next steps of the process.

Mayor Windschitl inquired how rentals would work with no clubhouse.

City Administrator Podhradsky explained that process.

Mayor Windschitl asked what this looks like going into next year's budget shortfall.

City Administrator Podhradsky provided further insight into that.

Mayor Windschitl shared concerns with moving forward in light of the budget shortfall.

City Administrator Podhradsky spoke regarding the factors that hinder this site from being able to be sold for development and thus the monies that need to be spent to keep the asset viable. He then explained the timeline of the project.

Mayor Windschitl inquired if the cross-country teams are aware of the changes to the course.

City Administrator Podhradsky explained they had already determined it would not be used this year.

Councilmember Grau commented that the fact that sponsors are continuing their commitments in such an uncertain time shows how unique this project is.

Councilmember Hubbard share her excitement about the project and explained that with the partnership in funding, moving forward with this project is smart.

Councilmember Hatfield also commented that she is looking forward to this moving forward.

City Administrator Podhradsky noted that Tim Rainey deserves recognition for the all the work he has put into this project.

Motion by Councilmember Hatfield, second by Councilmember Grau to authorize Staff to move forward with releasing construction documents for the Par 30 Learning Links project to go out for public bid, with an anticipated awarding date for bids at the August 17, 2020 City Council meeting. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-6-2020

City Administrator Podhradsky read submitted questions requesting further information about bills and provided further information regarding those bills.

Councilmember Hatfield referred to a bill regarding election voting and asked what was being done to ensure safety.

Assistant Administrator Kabat explained the steps Staff have taken to ensure safety in voting locations.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 7-6-2020

Councilmember Grau:

- Noted there was good feedback regarding the 4th of July fireworks.
- Asked if any progress has been made in lining up the joint meeting with the Human Rights Commission. City Administrator Podhradsky stated they are looking to set it up Thursday, August 27, 2020.
- Reminded residents to continue to stay safe in Minnesota regarding COVID-19.

Councilmember Hubbard:

- Noted she is planning to attend the virtual meeting with the Beacon Interfaith Housing Collaborative on July 8, 2020.
- Noted the Arboretum virtual neighborhood meeting for the traffic study has been extended.
- Welcomed Superintendent Lisa Sayles-Adams to Chaska and her new position.

Councilmember Hatfield:

- Noted the Community Center is opening tomorrow, July 7, 2020.
- Also encouraged residents to take COVID-19 seriously and wear masks.
- Noted there is a need for election judges and encouraged younger residents to consider taking these roles so that higher risk residents do not need to.

Mayor Windschitl:

- Noted an EDA meeting follows this meeting tonight.
- Noted Highway 41 is open and commented that it is nicely done and flows well.
- Reported there is a primary election on August 11, 2020.
- Also commented that the fireworks were nicely done.
- Updated the Council on the EOC and noted they will be meeting two days per week.
- Noted Taste of Chaska has cancelled, and River City Days is rescheduled to September 25, 2020.
- Again noted the Community Center opens tomorrow and the Curling Center opens July 27, 2020.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:42 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JULY 20, 2020**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Chicken Keeping in Chaska Proposal

Kristen Bartley presented a proposition to modify the Chaska ordinance to include backyard chicken keeping within Chaska.

Mayor Windschitl thanked Ms. Bartley and noted that the Council discussed this topic at the work session prior to the City Council meeting. He stated that the Council will wait to hear next steps in the process from Staff.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the July 6, 2020 City Council meeting. Motion carried.

7. Consent Agenda

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

- A. Adopt Resolution 2020-56, Resolution Relating to Supporting an Amendment to the United States Constitution
Motion to approve resolution 2020-56 relating to supporting an amendment to the United States Constitution.
- B. Adopt Resolution 2020-58, Supporting the 2021 County Assessment Agreement
Motion to adopt Resolution 2020-58 supporting the 2021 County Assessment

Agreement and authorizing the Mayor and City Clerk/Administrator to sign the 2021 Assessment Agreement with Carver County.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-57 and Ordinance 977, Approving the Final Plat and Rezoning for Del Webb at Chaska (Pinnacle)/Pulte Homes/PC #2020- 12

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if a private citizen is refurbishing Hammer's Saloon.

City Planner Hanson stated that it is, and details are still being worked out on that.

Mayor Windschitl asked if the structure was going to be moved and who the ultimate owner will be.

City Planner Hanson explained the structure will not be moved and the owner will be Kierstin Case.

Mayor Windschitl inquired what will happen to the structure if something falls through.

City Planner Hanson stated it will be demolished and used for open land. She then continued her presentation of the item.

Per request of Mayor Windschitl, City Planner Hanson spoke specifically regarding the proposed grand entrance signs for the development.

Councilmember Grau inquired if the name will be Del Webb at Chaska or something else.

City Planner Hanson stated that from her understanding it is Del Webb at Chaska.

Chad Onsgard from Pulte Homes stated they are working on a marketing name right now for the development.

Councilmember Grau asked what factors are considered when they typically determine a name.

Chad Onsgard provided further detail into that process.

Councilmember Hubbard looked for more detail on monument size for the drive off of Liberty Heights Drive.

City Planner Hanson stated it will be scaled down to 2/3 the size of the main entrance.

Mayor Windschitl inquired if they are leaving land for those monuments.

City Planner Hanson stated they will be on their own outlots and continued with the presentation of the item.

Mayor Windschitl asked if anyone was attending the meeting via Zoom that would like to speak on the subject before council proceeded with a motion.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2020-57 approving the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land.

The Council shared their thoughts on the item and noted that this project has been discussed at many different meetings and concerns from both sides have been heard.

Motion carried.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt Ordinance No. 977 approving the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75). Motion carried.

8.B. Adopt Resolution 2020-59, Approving the Concept Plan for Harvest West North/Tradition Development/PC #2020-14

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the figure shows an existing entrance or if it is auxiliary.

City Planner Hanson stated it is existing entrance into the Harvest West area and stated the new area will be an extension off the area currently being worked upon.

Mayor Windschitl looked to clarify there will be an additional entrance onto Savanna Way.

City Planner Hanson stated that is correct and that these will be the only two entrances into Harvest West North. She then continued her presentation of the item.

Mayor Windschitl inquired if the conservation corridor will be owned by the City.

City Planner Hanson stated that it likely would.

Mayor Windschitl asked if a maintenance plan for this exists.

City Planner Hanson explained maintenance has not been planned out quite yet, but the area will have a more natural look and maintenance to it.

Mayor Windschitl inquired if they plan to put playground equipment in the proposed park.

City Planner Hanson stated the applicant is still detailing the proposed park area and then continued with the presentation of the item.

Mayor Windschitl asked if there will be sidewalks to the park area.

City Planner Hanson stated there will be sidewalks in the neighborhood areas and provided further detail regarding trail opportunities.

Councilmember Grau asked if this is the last development for this Harvest space.

City Planner Hanson stated that is the last of the residential holdings.

Councilmember Grau inquired what the widths of the lots are.

City Planner Hanson stated the villa lots range around 53-foot wide, the legacy lots range around 55-foot, and the heritage range around 65-foot wide.

The Council shared their thoughts on the concept plan.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-59 approving The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC #2020-14). Motion carried.

8.C. CLOSED SESSION - Attorney/Client Review of the Dennis C Lackey v City of Chaska Case

Mayor Windschitl read an announcement detailing the closed session per State Statute 13D-05 sub 3b.

Motion by Councilmember Hubbard, second by Councilmember Grau to enter into closed session. Motion carried.

8.D. RETURN TO OPEN SESSION

The Council returned to open session at 9:55pm.

9. Bills

9.A. Accounts Payable Council Roster 7-20-2020

The Council requested further information about bills on pages 2, 4, 8, 11, 13, 14, 23, 26, 28.

City Administrator Podhradsky provided further information regarding those bills.

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 7-20-2020

10.B. Other Meeting Minutes

10.B.i. Receive the draft minutes of the July 8, 2020 Planning Commission Meeting.

Councilmember Grau:

- Inquired if the mailers regarding the feedback of police have gone out. Kevin Wright stated the letter was just finalized and will go out by the end of the week or early next week.
- Encouraged residents to stay safe in the pandemic and wear their masks. He also noted that parents' reactions to school requirements will be seen by their children, so to keep that in mind when the word comes out about what schools will do this fall.

Councilmember Huang:

- Inquired if Taste of Chaska is canceled. City Administrator Podhradsky stated that it is canceled.
- Noted Night to Unite is still on, tentatively, for October 6.
- Commented he heard the fireworks were wonderful.
- Commented the opening of the community center sounds like it has been positively received.
- Noted he is participating in the Metro Cities Policy Committee Workshop for Transportation and General Government and asked if any other councilmember is participating in a Metro Cities Policy Workshop. Councilmember Hubbard stated she is for affordable housing. He explained he is pushing for support for SouthWest Transit remaining autonomous.

Councilmember Hubbard:

- Noted she listened to the affordable housing meeting with the Beacon Interfaith Housing Collaborative and summarized those discussions.
- Reported a constituent contacted her about speeding on Bavaria.

Councilmember Hatfield:

- Inquired if there has been any feedback on the farmer's market. Assistant Administrator Kabat stated he has not heard any feedback. City Administrator Podhradsky stated people are still attending.
- Noted the primary is on August 11 and early voting has already started. City Administrator Podhradsky stated they are still in need of 9 half-day people. Assistant Administrator Kabat stated there is enough to staff but the numbers are thinner than they need, and the issue is party balance.
- Noted filing for City Council positions opens July 28, 2020.

Mayor Windschitl:

- Noted the Curling Center opens July 27, 2020.

- Reiterated the primary election is on August 11, 2020 and encouraged residents to get out and vote. Councilmember Huang inquired if declaring a party will be required for the primary. Assistant Administrator Kabat stated that is in reference to the presidential preference that occurred earlier this year.
- Noted the mayor position, Ward 2, and Ward 4 open up for filing July 28, 2020.
- Noted there are three council meetings next month, with the third perhaps being a work session.
- Offered condolences to the Schuler family for their loss of Tony.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 10:16 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 6, 2020

1. Call to Order

President Windschitl called the meeting to order at 9:43 pm.

2. Roll Call

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

Also Present: Nate Kabat, Assistant Executive Director, Matt Podhradsky, Executive Director, City Attorney Melchert, and Administrative Services Director Graczyk.

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the minutes of the June 15, 2020 EDA meeting.

Motion carried.

5. Discussion Items

5.A. Adopt Resolution EDA 2020-7, ISSUANCE AND SALE OF BONDS: SERIES 2020E

Assistant Executive Director Kabat introduced the item to the Commission.

Administrative Services Director Graczyk presented the item to the Council.

Commissioner Hubbard asked for clarification regarding State Statute dictation regarding no refunding under 3%.

Administrative Services Director Graczyk provided further detail regarding that statute.

Motion by Commissioner Hubbard, second by Commissioner Grau to adopt Resolution No. EDA 2020-7 authorizing issuance and sale of \$2,795,000 Lease Revenue and Limited Tax Refunding Bonds, Series 2020E.

Motion carried.

5.B. Authorize the Executive Director to sign a letter of intent with Carver County CDA to redevelop the Ernst House Property at 211 and 217 Walnut St.

Assistant Executive Director Kabat presented the item to the Commission.

Commissioner Hatfield inquired if there is an impact on the City by doing the two projects.

Executive Director Podhradsky stated there is not and provided further detail regarding the project.

Assistant Executive Director Kabat explained how the ownership differs between Theis & Talle Management versus CDA.

President Windschitl inquired if Theis & Talle are seeking bids again.

Assistant Executive Director Kabat stated they have re-engaged with builders to see if they can get costs down.

President Windschitl asked if this goes off of tax rolls if it goes to CDA.

Executive Director Podhradsky stated it does not as it is land trust.

President Windschitl inquired about the block clean-up progress of the site.

Assistant Executive Director Kabat spoke further regarding that process.

President Windschitl looked to clarify that if Theis & Talle still does this, the City would get most of the costs back in moving it and inquired if that is the same if it goes to CDA.

Executive Director Podhradsky stated it is the same economics between the two.

President Windschitl inquired how many units the CDA is going to build.

Assistant Executive Director stated it would be four total units, and Theis & Talle would likely do something like that as well.

Motion by Commissioner Grau, second by Commissioner Hatfield to authorize the Executive Director to sign a letter of intent with the Carver County CDA to purchase and redevelop the Ernst House Property at 211 and 217 Walnut St.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 10:01 pm.

Motion carried.