



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, September 09, 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 August 12, 2020 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Pioneer Vista/Lennar/PC #2020-18
7. Action Items
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the August 3rd, and draft August 17, 2020 City Council Meeting Minutes
 - 8.A.ii. Receive the August 3rd draft EDA Meeting Minutes
 - 8.A.iii. Receive the August 10th, 2020 Park Board Meeting Minutes
 - 8.B. Project Updates
9. Adjourn



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**CHASKA PLANNING COMMISSION
MINUTES
AUG 12, 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.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Brass, Cross, Lacey, Olson, Rylee, Sailer, 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 Bowe, second by Commissioner Sailer, to adopt the agenda as presented.

Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation

There were none.

5. Minutes

Motion by Commissioner Cross, second by Commissioner Urbanski, to approve the Minutes of the July 08, 2020 Planning Commission meeting as presented.

Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items

No Items

7. Action Items:

7. A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat & Rezoning for Pioneer Vista/Lennar/PC #2020-15.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Bowe asked whether the fire department had reviewed the turnaround radius in the cul-de-sac and if they had indicated that they are comfortable with it.

City Planner Hanson stated that they had reviewed it and explained that the fire department

reviews any land use application that the City receives.

Commissioner Sailer asked about the landscape plan and if the City was comfortable with the visibility of residents leaving and not being able to see Pioneer Trail with the trees that are along the road. He asked if the speed limit in this area was 35 mph.

City Planner Hanson stated that she cannot remember what the speed limit is in the area, but due to the land starting to depress, the site vision triangle should still be maintained and be unobstructed with what they are proposing.

Commissioner Urbanski asked about the rendering of the final product. He stated that last time the Commission looked at the rear views of the homes, there was discussion about trying to do something a bit more architecturally pleasing so that it doesn't look like one big wall going down the road. He asked if there had been any discussion of those ideas.

City Planner Hanson stated that what is being shown is basically what they will apply for 360-degree architecture, so the City is trying to encourage that this is not all one singular blank vinyl canvas. She stated that things like adding 4-inch window trim, using band boards to dissect levels of the building, using color change and incorporating gables with some articulation are all helpful. She stated that what they are proposing is consistent with what the City typically asks for with this type of development application.

Commissioner Urbanski stated that, in his opinion, the fronts look really nice, but he is not impressed with the back side.

Commissioner Olson stated that he also has concerns about the back side which was his same concern during the Concept phase that this appears like a wall of building. He stated that now that they have changed the amenity parcel it puts the biggest units right next to each other and really does present a wall of building on the back side. He stated that there is also the elevation change within what they have planned. He asked how the trees that they have planned will provide any kind of shield or provide any kind of softness to the back side. He stated that he also questions whether the unit near the cul-de-sac is set back far enough.

City Planner Hanson stated that all of the units are setback at least 20 feet from the right-of-way. She stated that with the landscaping piece, it will not have the rich or lush look that you typically see in a well-established neighborhood, but ultimately, this edge will get very filled in as the years go on. She stated that it will be important for the applicant to speak to that and explain what their overall vision is for that edge.

Commissioner Olson asked if there was any option to change the angles of the buildings themselves. He stated that he feels something needs to be done because the houses are all at the same angle and all on the same plain and creates a wall of building. He stated that he agreed with Commissioner Urbanski that the front sides look great and the backsides are going to be very visible in the area.

City Planner Hanson stated that this will be an important piece for the applicant to address.

Commissioner Cross noted that there were various photos provided in the packet and asked about photos #56 and #63. She stated that the photos were of finished buildings by the same builder that show their workmanship. She stated that regarding photo #56, she is unsure if the grading for this project will be similar to what was shown, but the escape window to her, is totally unacceptable. She stated that she feels they obviously did a lot of grading and brought it up very tight. She stated that she understands the fire rules and how you are supposed to get out of a basement, but to her, they are changing the land already in grading and asked why they would end up having to have something that isn't even a look out and is just an escape window. She stated that she understands this would be accepted in the fire code, but to her it is unacceptable. She stated that the other issue she has is that the City has asked to have the driveways separate and photo #63 has put two townhouse driveways together which creates a world of heat. She stated that on the plans they are all separate and asked if the City would be enforcing that and they would indeed be separate for each townhome. She stated that she is happy they are not planning any trees in the middle section. She reiterated her question of whether they would have the kind of driveway shown in the picture from other projects, or what has been shown in the plan.

City Planner Hanson stated that the site plan shows separate driveways between each unit, so it will not be a combined driveway. She stated that the landscaping between the driveways will be sod.

Commissioner Cross stated that the sod will croak because it will be too hot.

City Planner Hanson stated that the applicant can speak to this issue and explain how they tend to maintain this area. She noted that it will be the responsibility of the home owner's association to maintain it this area.

Josh Metzger, Lennar Homes, stated that regarding the concerns about the architecture on the rear of the buildings they are doing a few things that should help address those concerns. He stated that they are planting 44 trees between Clover Ridge Drive and the rear of these townhomes. He stated that for the first year or two, they will look like newer trees and not be fully filled in, but after a few years, they will have grown and provide a nice landscape barrier. He stated that all of the units come with a deck and will be walk-outs. There will also be a color change between the bottom 2/3 to the top 1/3 with 8-inch band board and 4-inch window trim on all elevation and noted the rear elevations will have dormers. He stated that he thinks all of these items combined will make for a nice setting. He noted that the 4 buildings that are in a straight line are the furthest from Clover Ridge Drive and believes there are already about 50 trees spread throughout the wetland and with the additional 44 that they are planting it will be close to 100 trees in this area. He stated that regarding the concerns raised about grading and egress windows, he explained that with the walk-outs, they will not have any egress windows. He noted that the 3 buildings on the north side of Pioneer Court were previously shown as look-outs, however, as they got into the grading plan specifics, those will now be slab on grab and will not have basements or egress windows. He stated that to address driveways, the plans show separate driveways, but they do, as was shown in the photos, combine driveways for two units. He stated that maintenance is easier without the separating strip in the center. He stated that if City code allows for that, that is what they would like to do and explained that he wasn't sure why the plans showed separate driveways for each unit. He stated that they are excited about

the project and are glad they were able to get a public street to work for this development. He stated that they had looked at the possible extension of a mulch trail around the wetland and he had spoken with their engineer who said it should be possible and that will be added to their plans.

Chair Dahlke asked if the City had any direction on the single versus combined driveway issue.

Community Development Director Wright stated that he doesn't disagree with Mr. Metzger that a 1- or 2-foot strip is very difficult to maintain regardless of what material is put in there. He stated that typically what happens is that it will begin with sod, which dies, then they put in rock and after that causes problems, they end up paving it, which doesn't match the existing pavement and just doesn't look good. He stated that filling in that small strip does not add too much asphalt to the overall plans. He stated that he thinks their proposal is a good solution.

Chair Dahlke opened the public hearing for comment at 7:42 p.m.

Jeremy Ely, President of the Jonathan Association, stated that he is happy to see things moving forward but had a few questions. He stated that he will separate his questions between those of the President of the Jonathan Association and that of an affected home owner. He explained that his home is on Romeo Court and his backyard will overlook this development. He stated that on behalf of the Jonathan Association, he noted that the staff report given by City Planner Hanson indicated that this development was intended to be developed as part of the Clover Ridge area which encompasses all of the Jonathan neighborhoods. He asked if the Commission has an informed opinion on whether this development should be part of that Clover Ridge neighborhood as it was originally designed.

City Planner Hanson stated that the Planning Commission does not have a requirement to authorize the development to be part of the Jonathan Association. She explained that those are typically private communications between the development and the associations to determine whether or not they would be part of Jonathan. She reiterated that there is no obligation from the Planning Commission side that would require it.

Mr. Ely stated that he realizes that it is not a requirement, but asked if there was an opinion from the Planning Commission on this issue.

Chair Dahlke stated that he doesn't want to steer the decision in one direction or the other and believes that it should be a decision between the Jonathan Association and the developer. He stated that the City is not involved in that and therefore he doesn't believe the Planning Commission should be involved.

Commissioner Rylee stated that, in his opinion, he thinks that is the wrong approach for the City. He stated that he feels the City is unique with the Jonathan Association and is a pretty significant portion of the residents within the community. He stated that taking a hands-off approach on a development by development basis in the long term is short-sighted. He stated that he believes that the health of the Jonathan Association is the best interest of the City.

Commissioner Cross stated that she disagrees with Commissioner Rylee partially because of the

uproar that has happened over the years regarding certain areas of the Jonathan Association that felt they were horseshoed into the Association. She stated that when she says “years”, she is talking over the last 40 years that she has been in Chaska. She reiterated that certain areas felt they were horseshoed into Jonathan to provide cash help to the association. She stated that she would rather have each area have a chance to decide if they would fit well within the association. She stated that feels that there are definitely areas of the City where Jonathan fits well, but she doesn’t believe that it should be the City’s suggestion or decision.

Mr. Ely stated that as a homeowner, he would like to ask about the decision not to include a playground as part of the amenities. He stated that if Lennar decides not to join the Jonathan Association, the park that they are referencing as a selling point is a community park and is about 1 mile away. He stated that targeting first time home buyers and small families, by having a park a mile away does not seem like an amenity. He stated that expects the children in this community to come down and utilize Juliet Park which is right across the street from his house. He stated that he is concerned that they are not planning on including any type of playground in the development considering who they are targeting. He stated that if this development is not a member of the Jonathan Association, he does not want to be policing Juliet Park to chase kids away. He stated that having access to this park is part of the benefit of being a part of the Jonathan Association. He stated that they do not want anyone to feel horseshoed into being part of the Jonathan Association, but the reality is that this development is so close to the Jonathan and its amenities. He noted that their park is the only park nearby that has playground equipment for children. He reiterated that he is very concerned about the amenity piece and would like information from Mr. Metzger about their decision.

Mr. Metzger stated that Kelzer Park is a City park on the northside of Pioneer Trail and is closer to their development than Juliet Park in Clover Ridge Development.

Mr. Ely asked if Mr. Metzger had traveled to Kelzer Park during non-working hours across Pioneer Trail.

Mr. Metzger stated that he had not personally done that.

Mr. Ely stated that he thinks Mr. Metzger would find it very interesting if he did. He explained that there will not see a lot of families crossing Pioneer Trail between the hours of 4 p.m. and 7 p.m. because it is a very busy road and Kelzer Park is not a well-known park in the area. He asked if there were any traffic control or pedestrian pieces that could be addressed along Pioneer Trail. He stated that Pioneer Trail is not a kid-friendly road in its current state. He stated that in the initial presentation, there was some conversation about how nice it was to see Lennar provide visitor parking. He stated that he does not see any visitor parking in the updated concept plan that is being presented tonight. He stated that he also has the same concern as was raised by some of the Commissioners regarding the backside of the 4 buildings. He asked if there was any requirement between the buildings or if there could be additional dormers on the backside to help break it up and add some architectural details.

City Planner Hanson stated that because this is a public street, parking is allowed on one side of the street so they have shown 27 parking spaces along the street. She stated that each of the homes will be able to provide 4 parking stalls, so this does meet the City’s parking requirement.

Community Development Director Ringwald asked City Planner Hanson to discuss the issue of tot lots.

City Planner Hanson stated that tot lots are basically based on what the market is driving for these projects. She stated that they look to the developer to give the City a clear understanding of the demographic that they are catering to in the development and providing a usable amenity area that caters to that type of demographic.

Commissioner Olson asked if the developer had provided a comparative because he knows that they have talked about what has actually been executed in Maple Grove versus what their plan was, regarding marketing.

Mr. Metzger stated that their recommendations come from experience and noted that they probably have about 50 town home communities throughout the Twin Cities that they are actively building and selling. He stated that their experience has been that the majority of their townhome communities are single adults, empty nesters or first-time home buyers that do not have children yet. He stated that he is not saying that their developments never have children, just that the majority do not have children. He stated that it is not a significant enough number that the tot lots that they have built get utilized even a minimal amount of time. He stated that even if there are children that move into the community initially, they grow older or they move, which means that this amenity ends up as the most underutilized one in the community. He stated that the tot lot is one of the last things to go in because they don't want a playground with construction traffic in the area. He stated that by the time they would put a tot lot in, they would have about 50% of the community and by that time will know what the demographic is for this particular community. He stated that they would prefer to make the decision at that time, based on the market rather than something that is being mandated by the City.

Greg Butler, 1355 Romeo Court, stated that he joined the meeting a bit late and apologized if his questions had already been answered earlier in the meeting. He stated that when the previous plans were presented, there was quite a bit of ambiguity and a lot of concern expressed by Romeo Court citizens about removal of trees along the railroad tracks in the southeast corner of this development. He asked if the applicant had clarified these plans yet and satisfied the City's request for minimal tree removal.

City Planner Hanson gave an overview of the tree preservation plan that shows what trees they will be removing and what will stay. She explained that everything along the railroad line will remain and not be removed.

Elliott Joan, Romeo Court, asked if the City could set a threshold what would be agreeable for Lennar to install tot lots if they are selling to a specific percentage of families with little children. He gave the example of Lennar selling 50% of the homes and 33% of the buyers having small children, then could there be a requirement that they need to install a tot lot.

City Planner Hanson stated that from a staff perspective something like this has never been a requirement in a project and it would be very hard to track that information.

Commissioner Bowe stated that she doesn't think it would be appropriate to ask homeowners whether or not they have children.

Chair Dahlke stated that the tot lot issue is a plus or a minus selling point that the developer has to consider for themselves when they are selling their units.

Mr. Joan asked how many of the Planning Commission members have been to the site and had walked the site. He stated that based on their comments, it doesn't appear as though many of them have physically been there.

Commissioner Olson stated that he walks it on a weekly basis.

Chair Dahlke stated that he has been to the location several times.

Commissioner Cross stated that she has also been by the site.

Commissioner Urbanski stated that he had been to the site.

Commissioner Sailer stated that he has driven along Clover Ridge Drive a few times.

Commissioner Lacey stated that he has also been to the site.

There being no additional public comment, Chair Dahlke closed the public hearing at 8:02 p.m.

Commissioner Rylee asked Mr. Metzger speak to Lennar's position regarding the Jonathan Association.

Mr. Metzger stated that their HOA administrator and a few other managers have discussed it and looked at the pros and cons of joining the Jonathan Association and the decision was made to form an independent homeowners association. He stated that Lennar has an interest in that HOA until the community is either 50% or 75% sold at which time it is handed over completely to the HOA board for them to make decisions on their own regarding their future. He reiterated that as of right now, the decision is to form an independent HOA.

Commissioner Rylee asked if it was safe to say that there was a cost benefit analysis done in order to make that decision.

Mr. Metzger stated that it may not be a fee issue. He stated that he believes that it was just an overall opinion that there would not be a whole lot of benefit to joining the Jonathan Association.

Commissioner Rylee asked Mr. Ely to respond and asked if there were similar townhome developments adjacent to Jonathan Association that are within the association and how that occurred.

Mr. Ely stated that there are over 40 sub-associations of homeowners similar to Pioneer Vista that exist within the association. He stated that one of the major benefits that he thinks is not conveyed enough is the power of the Jonathan Association and their reserve contribution fund

and how that has helped homeowner associations and sub-associations over the years to be able to maintain common area elements and actually reduce their contributions that they need to make as a sub-association to be able to maintain things like tot lots, trails, and other common area elements. He stated that he thinks it is short-sighted to only consider the initial cost benefit analysis because it is really about the long run and the contributions that wouldn't need to be made to a reserve fund for common area elements. He stated that there are townhomes that exist, Arbor Fields, which is just down Clover Ridge Drive from this location, where there is an existing sub-association.

Commissioner Rylee asked if Mr. Ely had contact information for Lennar Homes because it appears as though Mr. Metzger is not the correct person to be communicating with regarding the HOA issue. He explained that the City does not want to get in the middle of this discussion.

Mr. Ely stated that he does not have other contact information other than Mr. Metzger's direct contact information but is certain that he would be willing to provide him with the appropriate contact information to discuss the HOA issue.

Chair Dahlke stated that he believes this is the best way to move forward.

Commissioner Rylee stated that he would like to add a condition that has the applicant's engineer evaluate the site from a traffic standpoint to look at the site lines so when any signage or landscaping is completed that the safety of the intersection is considered.

Mr. Metzger asked if he was referring to the intersection of Clover Ridge Drive and Pioneer Trail or the driveway to the community and Clover Ridge Drive.

Commissioner Rylee stated that he was referring to coming out of this community onto Clover Ridge Drive.

Mr. Metzger stated that he can do that and believes the City has site distance triangle requirements that they would need to meet.

Commissioner Rylee stated that he believes this is a unique situation that a typical site triangle would not address.

Community Development Director Ringwald stated that he feels this is an appropriate condition and is part of their engineer's job to make sure that this intersection is safe, which is in everybody's best interest.

Commissioner Olson stated that the applicant brought up using Kelzer Park as the designated park for this community. He stated that he lives in the area and he cringes even letting his teenagers cross over Pioneer Trail to get onto the bike trail. He stated that the thought of having families walk across Pioneer Trail to get to that park does not seem reasonable to him. He stated that if you are simply looking at Google Maps, it looks reasonable, but the reality is that is it not. He stated that he would highly recommend that the Planning Commission put something into the requirements so there is some sort of tot lots in the open space so they can have a full community space available, no matter what. He stated that he doesn't think it should be based on certain

quantities or percentages of sold units, but just having it so they can be a standalone community.

Chair Dahlke stated that he believes that overall, this looks like a good project and he believes that all the Commission questions have been answered.

Commissioner Olson asked City Planner Hanson to expand on what the City requirements are for providing a tot lot of playground. He stated that he knows the City has recommendations within residential and asked how it would be different for a townhome community versus single home residential.

City Planner Hanson stated that for townhome communities, specifically multi-family, there is a specific provision that they do have to provide a certain amount of usable open space which is different than a typical detached single-family development which does not have that requirement. He stated that with a single-family development it is basically based on the Comprehensive Plan and where parks are needed. He stated that beyond the requirement for usable open space, the City has always left it up to the developer based on their demographics and marketability to program those areas to be the most successful. She explained that they have met the open usable space requirement and have indicated that they will elongate or extend the pedestrian trail component to the stormwater pond, which is an enhancement to the open space area.

Chair Dahlke asked if Lennar would be able to show the trail in their Final Plan.

City Planner Hanson stated that they should easily be able to show that in their Final Plan.

Motion by Commissioner Rylee, second by Commissioner Urbanski, to recommend to City Council approval of a 54-unit townhome development on approximately 17 acres of land just north of Clover Ridge (PC#2020-15); 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 standard.
 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.
 13. Provision that the applicant's engineer evaluates the site line of the development entrance and Clover Ridge Drive.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Cross, seconded by Commissioner Olson, to recommend approval of the rezoning of the site from Rural (R) to Planned Residential District (PRD-76).

Roll Call Vote: Ayes – all. Motion carried.

7.B. PUBLIC HEARING: Recommend Approval of the Variance to Encroach into Wooded Steep Slope and Setbacks/Karyn & Nick Acevedo/PC #2020-16.

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

Commissioner Rylee asked about slope stability concerns and if they were considered during the design process.

City Planner Hanson stated that it was considered and is one of the reasons why the City has this ordinance in place. She stated that it is meant to protect the natural amenities within the City, but also protect ravine systems that have the steep characteristics and is definitely something that is reviewed as part of the request.

Community Development Director Ringwald noted that the City Engineer reviews the site grading plan in detail when that comes into the City, especially in a situation like this project.

Commissioner Sailer asked if the applicants owned this property in 1998 when it was originally approved.

City Planner Hanson stated that the applicants did not own this property when it was approved in 1998.

Commissioner Sailer asked if any of the setback rules have changed since they have purchased the property.

City Planner Hanson stated that the setback rules have not changed since the applicants purchased the property.

Community Development Director Ringwald noted that the wooded steep slope may have changed, because it is a recent addition to the Zoning Ordinance.

City Planner Hanson stated that she cannot determine exactly when that happened, but knows that it happened before she was with the City.

Chair Dahlke opened the public hearing at 8:41 p.m.

There being no comment, Chair Dahlke closed the public hearing at 8:42 p.m.

Commissioner Urbanski stated that the City put planning and zoning in place to protect the integrity of the entire City, but once in a while you just have to look at a piece of land and use common sense. He stated that having studied this parcel and what the options are, he feels this is one of those common sense situations.

Motion by Commissioner Urbanski, second by Commissioner Lacey, to recommend to City Council approval of a variance request for a dwelling unit to encroach into wooded steep slopes and its associated setbacks (PC# 2020-16): subject to the following conditions:

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.

Commissioner Cross stated that she would like to add a condition. She stated that because of the ravine system, water moving off of this property is a concern. She explained that she would like to add a condition that the driveway be permeable so it doesn't end up being a nice little speedway for the water to go down and catch into the ravine.

City Planner Hanson stated that the applicants are planning to have permeable pavers for the driveway but noted that the Planning Commission could include it as an actual condition if they would like.

Commissioner Cross stated that she would like to have it as an official condition.

Motion amended by Commissioner Urbanski, seconded amended by Commissioner Lacey, to add Condition #7 a requirement for permeable pavers for the driveway.

Roll Call Vote – Ayes all. Motion Carried.

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 i.i. Receive the July 6th EDA Meeting Minutes.

Chairperson Dahlke

- Noted that Highway 41 will be closed in both directions starting this evening near 169 for about 3-4 weeks
- Encouraged people, if they feel comfortable doing it, to patronize the local establishments to help keep them afloat until times get better

Commissioner Bowe

- Expressed her excitement about the completion of the Big Woods Boulevard project

9. Adjourn

Motion by Commissioner Bowe, second by Commissioner Cross to adjourn the meeting at 8:50 pm.

Roll Call Vote: Ayes – all Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

09/09/2020

Subject: Pioneer Vista – Final Plat

Applicant: Lennar

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

Case No.: 2020-18

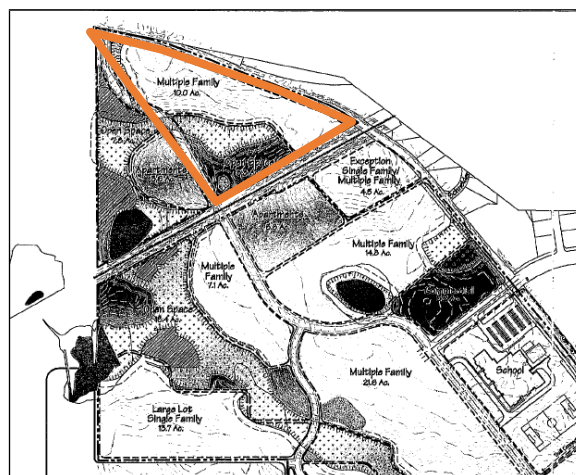
Synopsis: Applicant seeks to obtain approval of a 54 unit townhome development on approximately 17 acres of land just north of Clover Ridge

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

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. The preliminary plat and rezoning were approved in August 2020.

Changes from Preliminary to Final Plans:

- A tot lot has been added to the usable open space area. A detail of this is provided in the plans (sheet C9.04).
- A mowed trail delineation has been added around the stormwater pond (a mulch trail was not preferred by the City's public works department even though they will not be maintaining it); a mowed trail is better for maintenance long-term.

- Sight lines have been reviewed and updated along the Clover Ridge Drive and Emerson Court intersection. The developer will continue to work with Staff to ensure the sight lines are unobstructed as the project progresses.

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 was rezoned to Planned Residential Development (PRD-76).

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 final plat request for Pioneer Vista proposes 54 row townhome units (4.1 units/acre net density) off of a public street (Emerson Court) 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 a stub at 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 final plan proposes to provide for a public street (Emerson Court) 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. A mowed trail will be added around the stormwater pond that connects into the pond's maintenance access coming from the cul de sac. This was a request from staff, which the developer has now added in their final plans.

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 final 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 tot lot, grilling area with tables, a fire pit with benches, and a trail extending from the end of the cul-de-sac and around 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. The developer has instead opted to provide a mowed trail around the edge of the stormwater pond. This will provide further extension of the maintenance trail and more space for residents to enjoy the wetland area.

A tot lot was added to the plans to address comments coming from the Planning Commission and City Council. This will be an added amenity to the usable open space area at the end of the cul de sac.

Final 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

A separate outlot does need to be created for the proposed monument sign on the corner of Emerson Court and Clover Ridge Drive. A drainage and utility easement will also be needed over its entirety. In addition, the street name shown on the final plat shall say Emerson Court.

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 Final 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. Response to Additional Items Needed, prepared by Lennar, dated August 26, 2020
 - b. Title Sheet (pg C1.01), prepared by Sambatek, dated August 25, 2020
 - c. Overall Site-PRD Plan (pg C3.01), prepared by Sambatek, dated August 25, 2020
 - d. Site-PRD Plan-West (pg C3.02), prepared by Sambatek, dated August 25, 2020
 - e. Site-PRD Plan-East (pg C3.03), prepared by Sambatek, dated August 25, 2020
 - f. Overall Grading Plan (pg C4.01), prepared by Sambatek, dated August 25, 2020
 - g. Grading Plan-West (pg C4.02), prepared by Sambatek, dated August 25, 2020
 - h. Grading Plan-East (pg C4.03), prepared by Sambatek, dated August 25, 2020
 - i. Topsoil Management Plan (pg C4.04), prepared by Sambatek, dated August 25, 2020
 - j. Erosion Control Phase 1 (pg C5.01), prepared by Sambatek, dated August 25, 2020
 - k. Erosion Control Phase 2 (pg C5.02), prepared by Sambatek, dated August 25, 2020
 - l. Erosion Control Notes & Details (pg C5.03), prepared by Sambatek, dated August 25, 2020
 - m. Overall Utility Plan (pg C6.01), prepared by Sambatek, dated August 25, 2020
 - n. Utility Plan-West (pg C6.02), prepared by Sambatek, dated August 25, 2020
 - o. Utility Plan-East (pg C6.03), prepared by Sambatek, dated August 25, 2020
 - p. Overall Storm Sewer Plan (pg C7.01), prepared by Sambatek, dated August 25, 2020
 - q. Storm Sewer Plan-West (pg C7.02), prepared by Sambatek, dated August 25, 2020
 - r. Storm Sewer Plan-East (pg C7.03), prepared by Sambatek, dated August 25, 2020
 - s. Storm Sewer Plan-Central (pg C7.04), prepared by Sambatek, dated August 25, 2020
 - t. Street Plan-West (pg C8.01), prepared by Sambatek, dated August 25, 2020
 - u. Street Plan-East (pg C8.02), prepared by Sambatek, dated August 25, 2020
 - v. Overlay Plan (pg C8.03), prepared by Sambatek, dated August 25, 2020
 - w. Details (pg C9.01-C9.04), prepared by Sambatek, dated August 25, 2020
 - x. Tree Inventory Plan (pg L0.0), prepared by Sambatek, dated August 25, 2020
 - y. Tree Preservation List (pg L0.1), prepared by Sambatek, dated August 25, 2020
 - z. Overall Landscape Plan (pg L1.01), prepared by Sambatek, dated August 25, 2020
 - aa. Landscaping Plan-West (pg L1.02), prepared by Sambatek, dated August 25, 2020
 - bb. Landscaping Plan-East (pg L1.03), prepared by Sambatek, dated August 25, 2020
 - cc. Landscape Details and Notes (pg L1.04), prepared by Sambatek, dated August 25, 2020
 - dd. 54 Unit Residential Neighborhood Site Plan, prepared by Sambatek, date July 29, 2020
 - ee. Section/Elevations, prepared by Sambatek, date July 29, 2020
 - ff. Home Plans (pgs 1-28), prepared by Lennar
 - gg. Pioneer Vista Final Plat (pgs 1-5), prepared by Van Neste Surveying
2. Adherence with the City Engineer's Memo dated September 1, 2020.
3. Adherence with the Carver County Public Works Memo, dated August 6, 2020.
4. 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
5. Provision of 360 degree architecture be used on all facades seen from public view.

6. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Preservation of wetlands and a 30 foot buffer.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision of a construction traffic plan with appropriate traffic signage to be coordinated and approved by the City Engineer.
10. Construction traffic shall not use the existing Clover Ridge neighborhood streets and shall be limited to Pioneer Trail only.
11. Provision of a separate outlot for the monument sign with a drainage and utility easement over its entirety to be revised on the Final Plat prior to recording.
12. Provision that Emerson Court is used for the street name on the Final Plat and to be revised prior to recording.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: September 1, 2020
Subject: Pioneer Vista Final Plat

The previous comments that were shared with the developer in terms of managing storm water runoff and maintaining no wetland impacts are being addressed with the final drainage plan. The grading plan and plat that is being reviewed will need to accommodate City maintenance for the stormwater pond. City stormwater standards and permit from the watershed agency is required prior to a grading occurring on the site.

The final construction documents will need to be consistent with all City standards and policies. Approval of the final site plan, grading and landscaping plans are contingent to a site distance analysis that addresses the new proposed intersection to allow for safe traffic operations entering and exiting the new neighborhood. 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.

Prior to final plat approval, the Developer is required to enter into an agreement with the City for provisions of necessary infrastructure, associated costs and City fees.

MC



Response to Incomplete Letter: Pioneer Vista

August 26, 2020

City of Chaska
Attn: Elizabeth Hanson
One City Hall Plaza
Chaska, MN 55318

Re: Response to Additional Items Needed - Pioneer Vista – Final Plat

Dear Ms. Hanson,

Please find enclosed our **responses** to the Additional Items Needed Letter dated August 13, 2020.

1. Sight Line evaluation of Clover Ridge Drive & Pioneer Court by City Engineer and Development Engineer.

Sight lines have been added, please refer to sheets L1.01 and L1.02.

2. Final Plans and Final Plat, with these additives/changes where applicable:

- New street name for Pioneer Court (Fire Dept request)
The street name has been changed to Emerson Court.
- Tot Lot added to amenity area
Generic tot lot detail has been added to plan. Plan is subject to change.
- Hydrant added to corner of Clover Ridge Drive & Pioneer Court on south side (Utility Plan only)
A hydrant has been added, refer to sheet C6.02.
- Mulch trail around stormwater pond
An 8' mowed maintenance trail has been added, refer to sheet C3.03 and L1.01.
- Show exact location of monument sign (needs to meet 10 foot setback from property lines); separate outlot for monument sign needed with D&U over entirety of it
The monument sign location has been updated, please refer to sheet C3.02.
- Specification on plans that sidewalk shall be designed to be level and not sloped with the driveway
A note has been added to city detail "STR-09" on sheet C9.02.
- Relocation of trees shown in County Right of Way to be in site limits
The trees have been relocated out of the County Right of Way and within the site limits, refer to sheets L1.01 and L1.02.

Upon your review please let us know if you have any questions.

Regards,

Josh Metzger
Land Entitlement Manager
Lennar Minnesota

Eric Luth
Senior Project Manager
Sambatek

PIONEER VISTA

C.R. DOC. NO. _____

Know all persons by these presents: that Chaska Investment Limited Partnership, fee owners of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southwest Quarter, and that part of the South Half of the Southwest Quarter of Section 30, and that part of the Northwest Quarter of the Northwest Quarter of Section 31, all in Township116, Range 23, Carver County, Minnesota, which lies North of the northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, and South of Chaska Town Course, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as PIONEER VISTA and does hereby dedicate to the public for public use the public way and the easements for drainage and utility purposes as shown on this plat.

In Witness whereof Chaska Investment Limited Partnership has caused these presents to be signed by its proper officer this_____ day of _____, 20_____.

Signed: Chaska Investment Limited Partnership
by: _____, its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ of Chaska Investment Limited Partnership, on behalf of the partnership.

Notary Public; _____ County, Minnesota
My Commission Expires January 31, 20_____ Printed Notary Name

SURVEYORS CERTIFICATE:

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

Dated this _____ Day of _____, 20 _____.

Travis W. Van Neste, Licensed Land Surveyor, Minnesota License No. 44109

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20_____, by Travis W. Van Neste, a licensed Land Surveyor.

Notary Public; _____ County, Minnesota
My Commission Expires January 31, 20_____ Printed Notary Name

CITY OF CHASKA, MINNESOTA

This plat of PIONEER VISTA was approved and accepted by the City Council of Chaska, Minnesota, at a regular meeting thereof held this _____ day of _____, 20_____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been recieved by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF CHASKA, MINNESOTA

By _____, Mayor By _____, Clerk

TAXPAYER SERVICES, Carver County, Minnesota

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

Mark Lundgren, County Auditor By _____, Deputy

SURVEY DIVISION, Carver County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this Plat has been approved this _____ day of _____, 20_____.

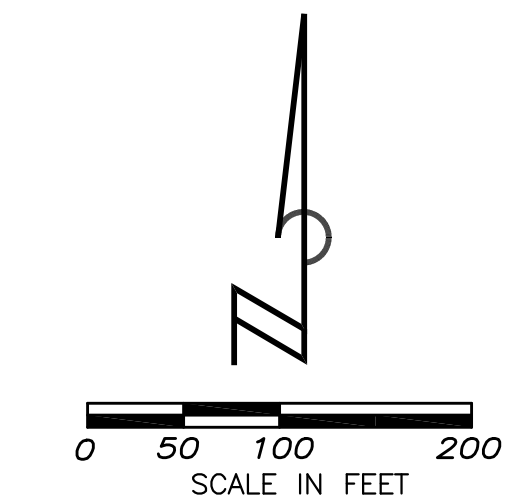
Brian Praske, County Surveyor By _____

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that the within plat of PIONEER VISTA was recorded in this office this _____ day of _____, 20_____, at _____ o'clock ____M.

Kathy Smith, County Recorder By _____, Deputy

C.R. DOC. NO. _____

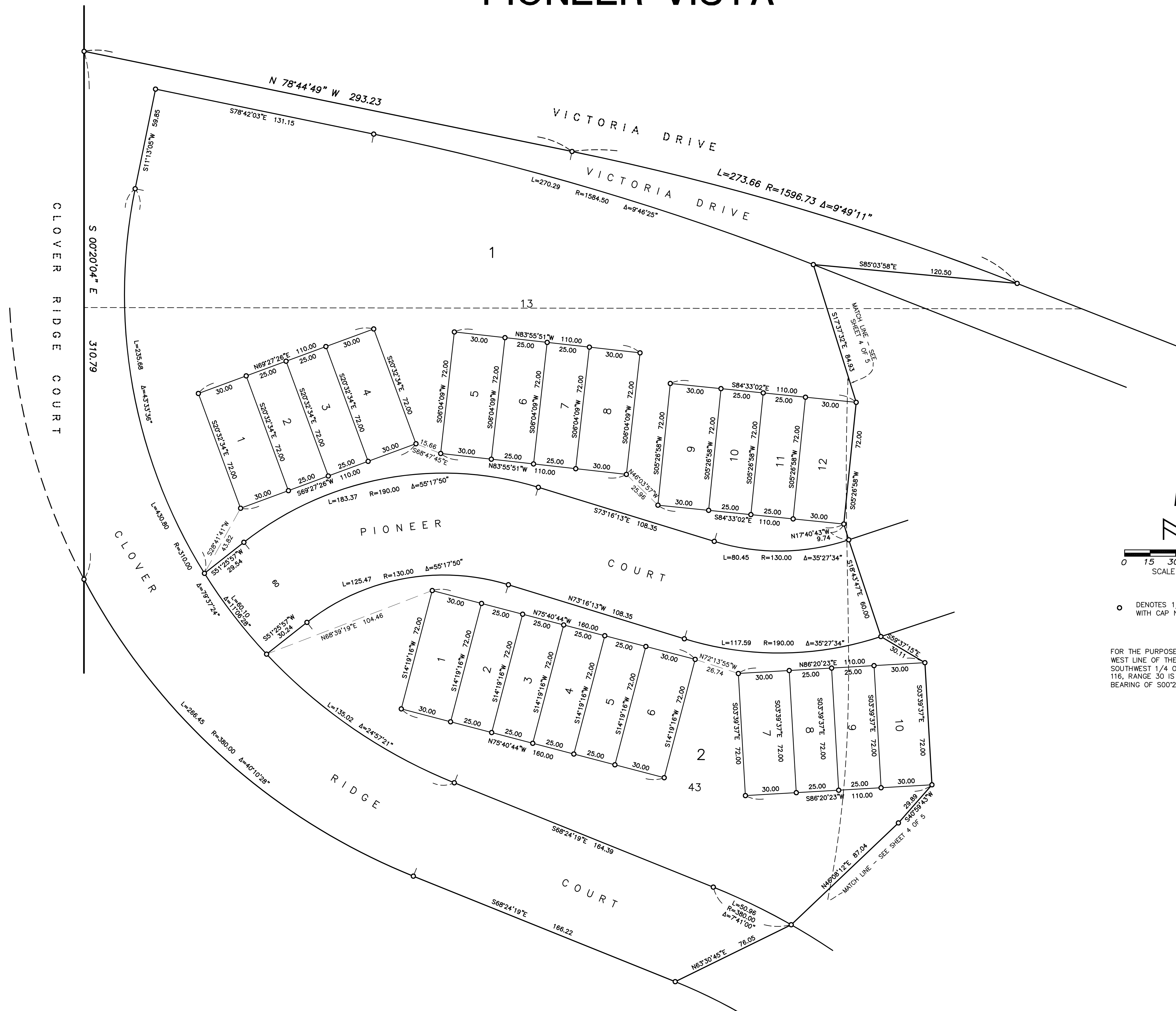


FOR THE PURPOSE OF THIS PLAT, THE
WEST LINE OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP
116, RANGE 30 IS ASSUMED TO HAVE A
BEARING OF S00°20'04"E.

SHEET 2 OF 5 SHEETS

PIONEER VISTA

C.R. DOC. NO. _____

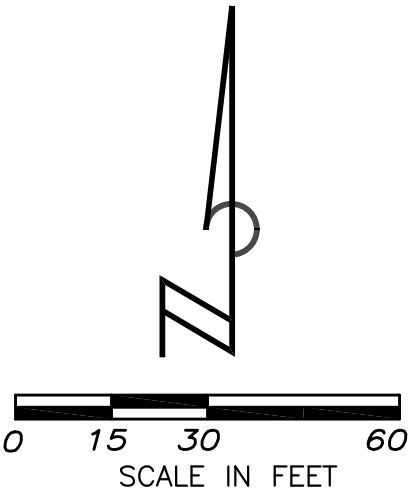


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VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

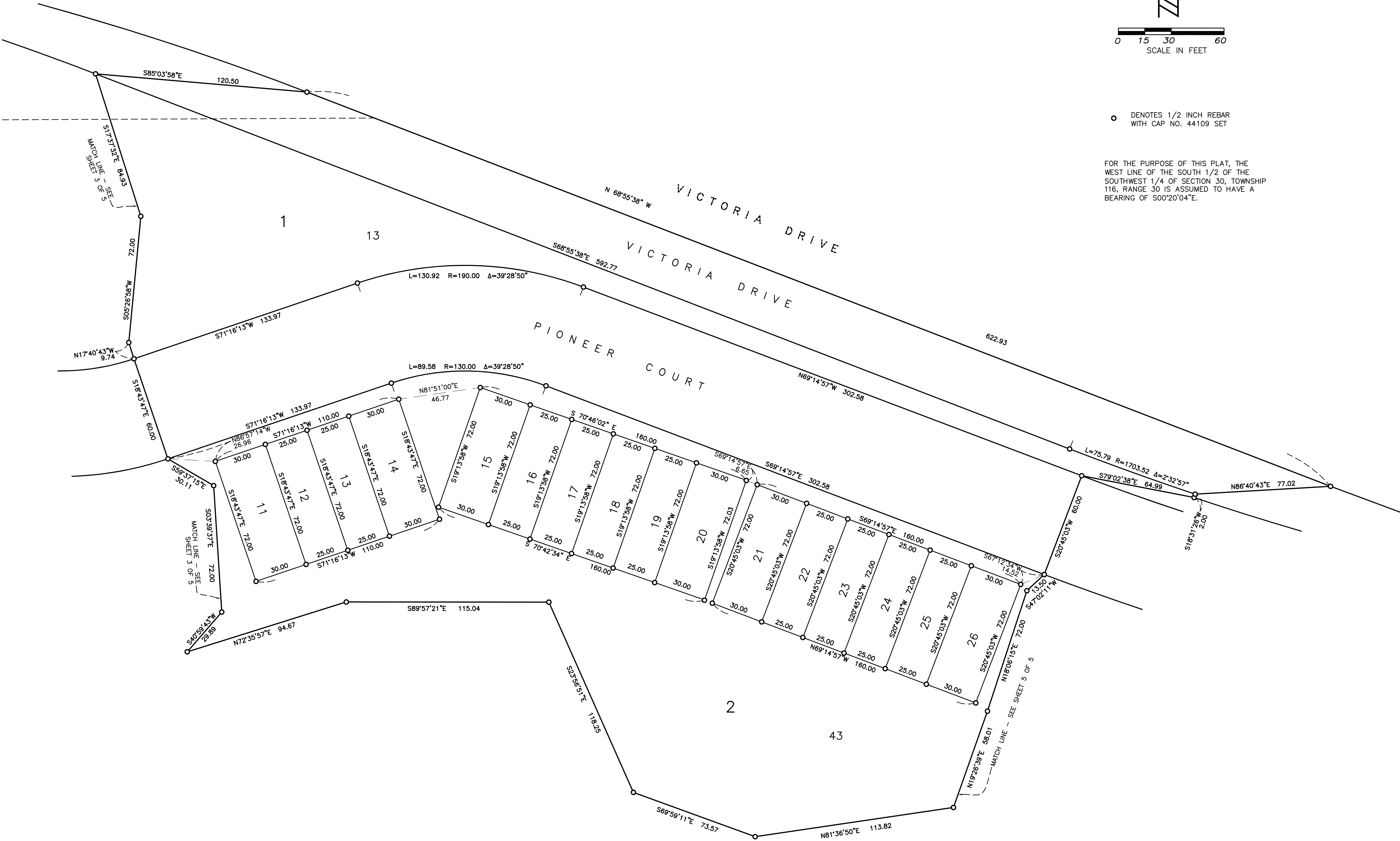
PIONEER VISTA

C.R. DOC. NO. _____



○ DENOTES 1/2 INCH REBAR
WITH CAP NO. 44109 SET

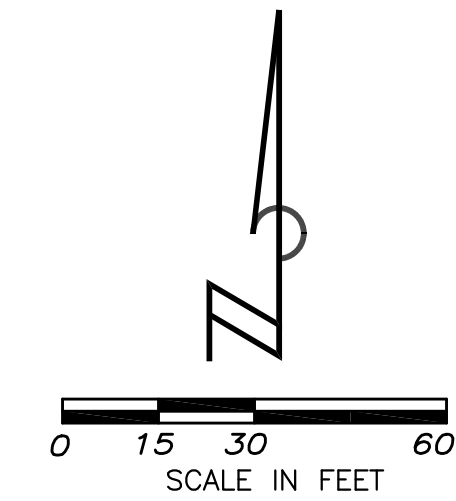
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VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

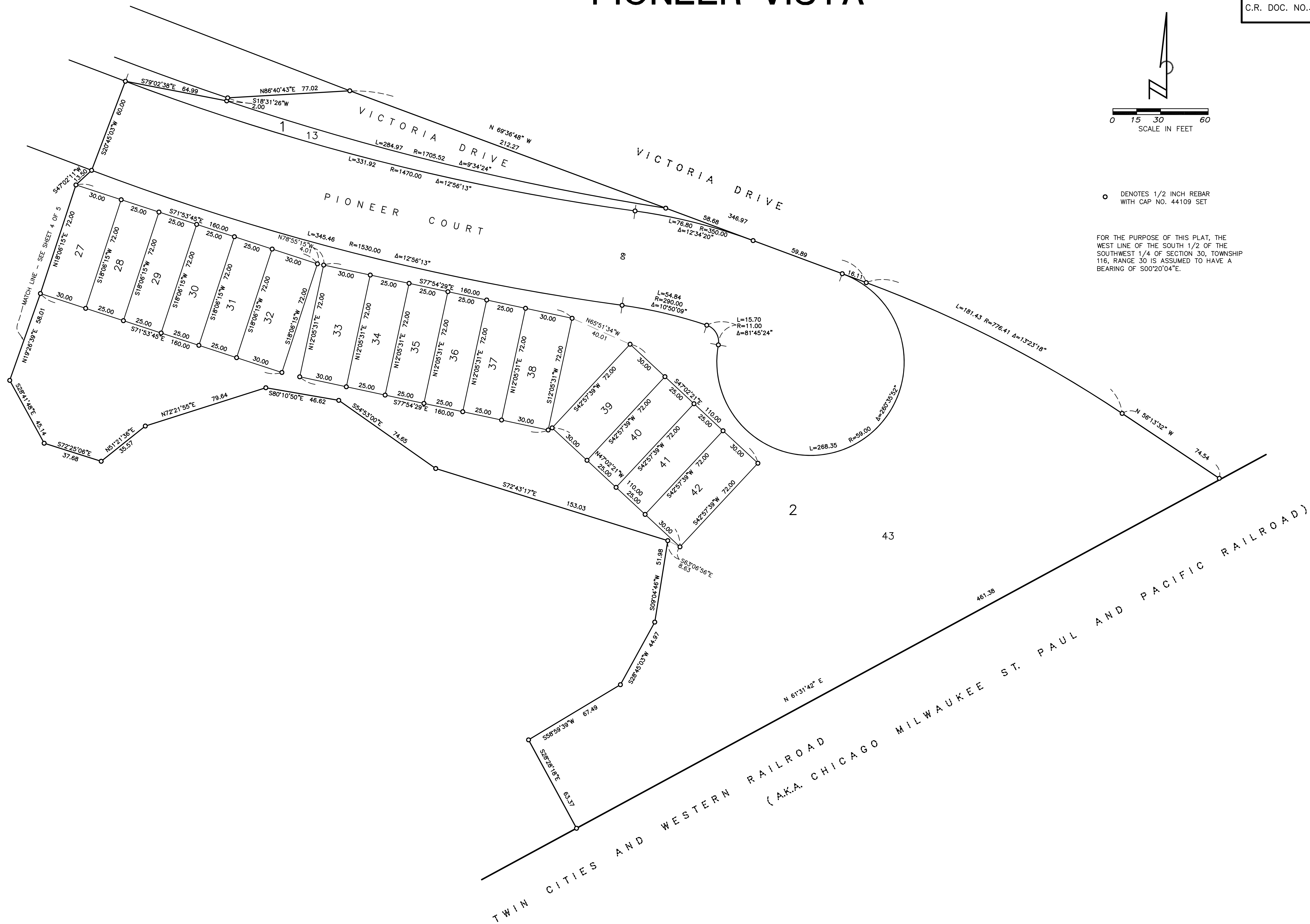
PIONEER VISTA

C.R. DOC. NO. _____



○ DENOTES 1/2 INCH REBAR
WITH CAP NO. 44109 SET

FOR THE PURPOSE OF THIS PLAT, THE
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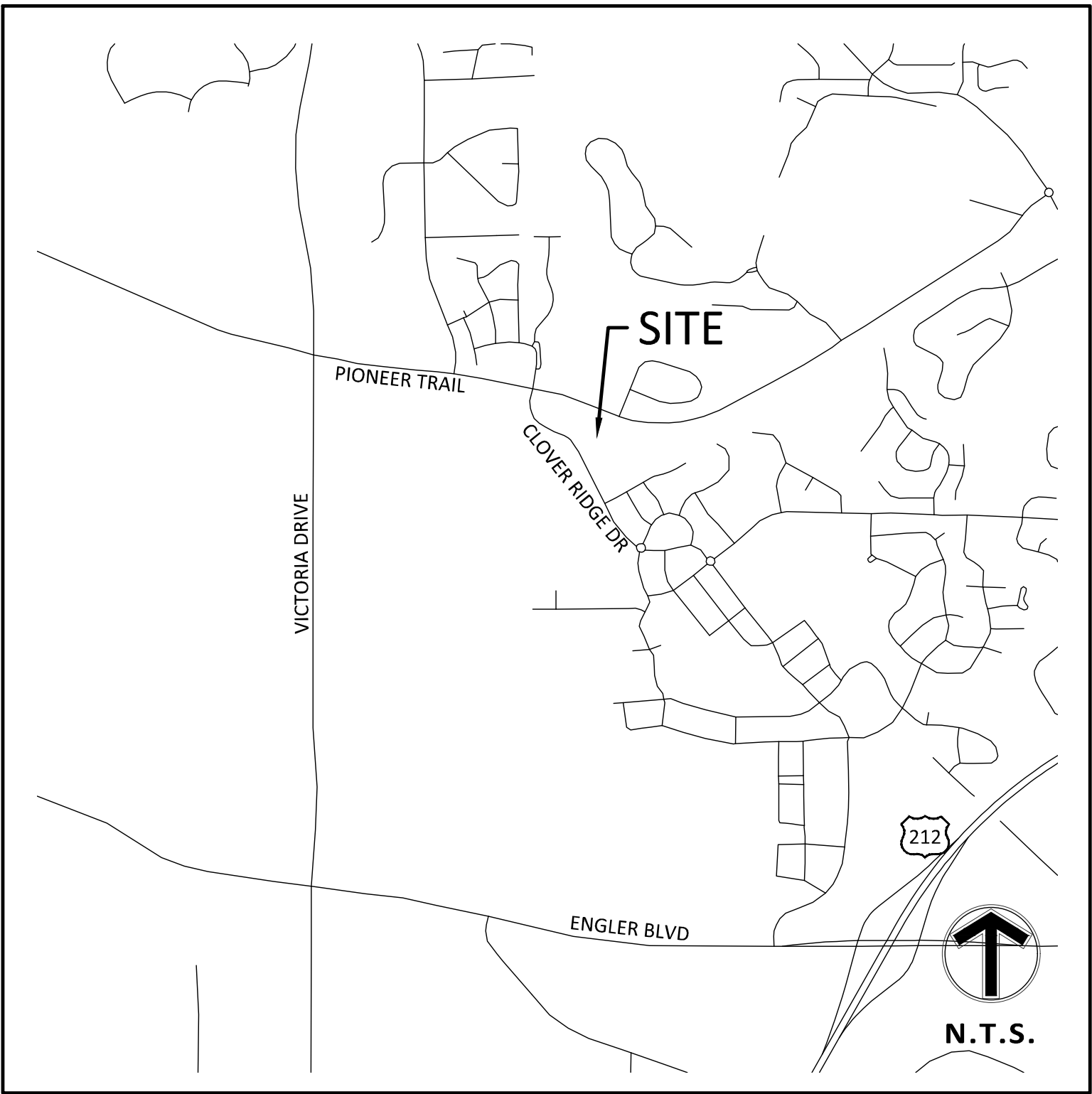


VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

Final Site Development Plans

for
Pioneer Vista
Chaska, Minnesota

Presented by:
Lennar



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
LENNAR HOMES
16305 36TH AVE. NORTH SUITE 600
PLYMOUTH, MN 55446
952-249-3068
EMAIL: JOSH.METZER@LENNAR.COM
CONTACT: JOSH METZER

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: ELUTH@SAMBATEK.COM
CONTACT: ERIC LUTH

ARCHITECT
COMPANY
ADDRESS
ADDRESS
TEL
EMAIL
CONTACT:

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL
CONTACT:

GEOTECHNICAL
BRAUN INTERTEC, INC
11001 HAMPSHIRE AVE
MINNEAPOLIS, MN 55438
952-995-2000
HVLOO@BRAUNINTERTEC.COM
CONTACT: HENRY VLOO

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
WDELANEY@SAMBATEK.COM
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
C4.04	TOPSOIL MANAGEMENT PLAN
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
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C7.01	OVERALL STORM SEWER PLAN
C7.02	STORM SEWER PLAN - WEST
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C7.04	STORM SEWER PLAN - CENTRAL
C8.01	STREET PLAN - WEST
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C8.03	OVERLAY PLAN
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
C9.04	DETAILS
L0.0	TREE INVENTORY PLAN
L0.1	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)



Sambatek

www.sambatek.com

12800 Whitewater Drive, Suite 300

Minnetonka, MN 55343

763.476.6010 telephone

763.476.8532 facsimile

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Project
PIONEER VISTA

Location
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Certification

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Eric T. Luth
Registration No. 50478 Date: 08/26/2020
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: FINAL Initial Issue: 07/07/2020

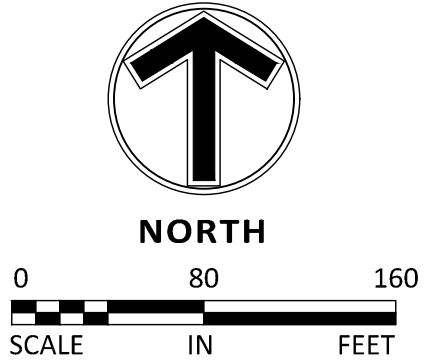
Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS
08/04/20		CITY SUBMITTAL
08/25/20		CITY SUBMITTAL

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

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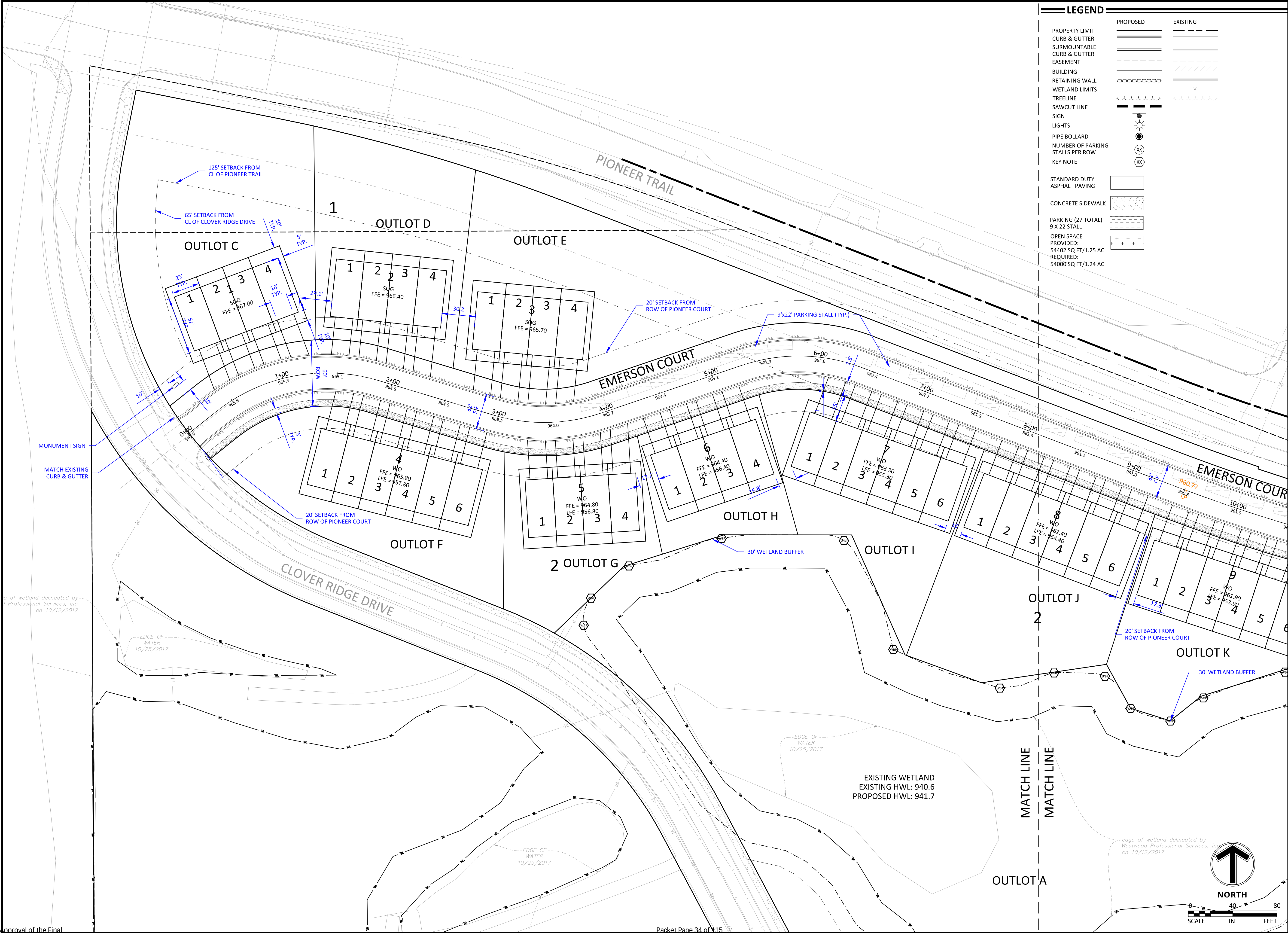
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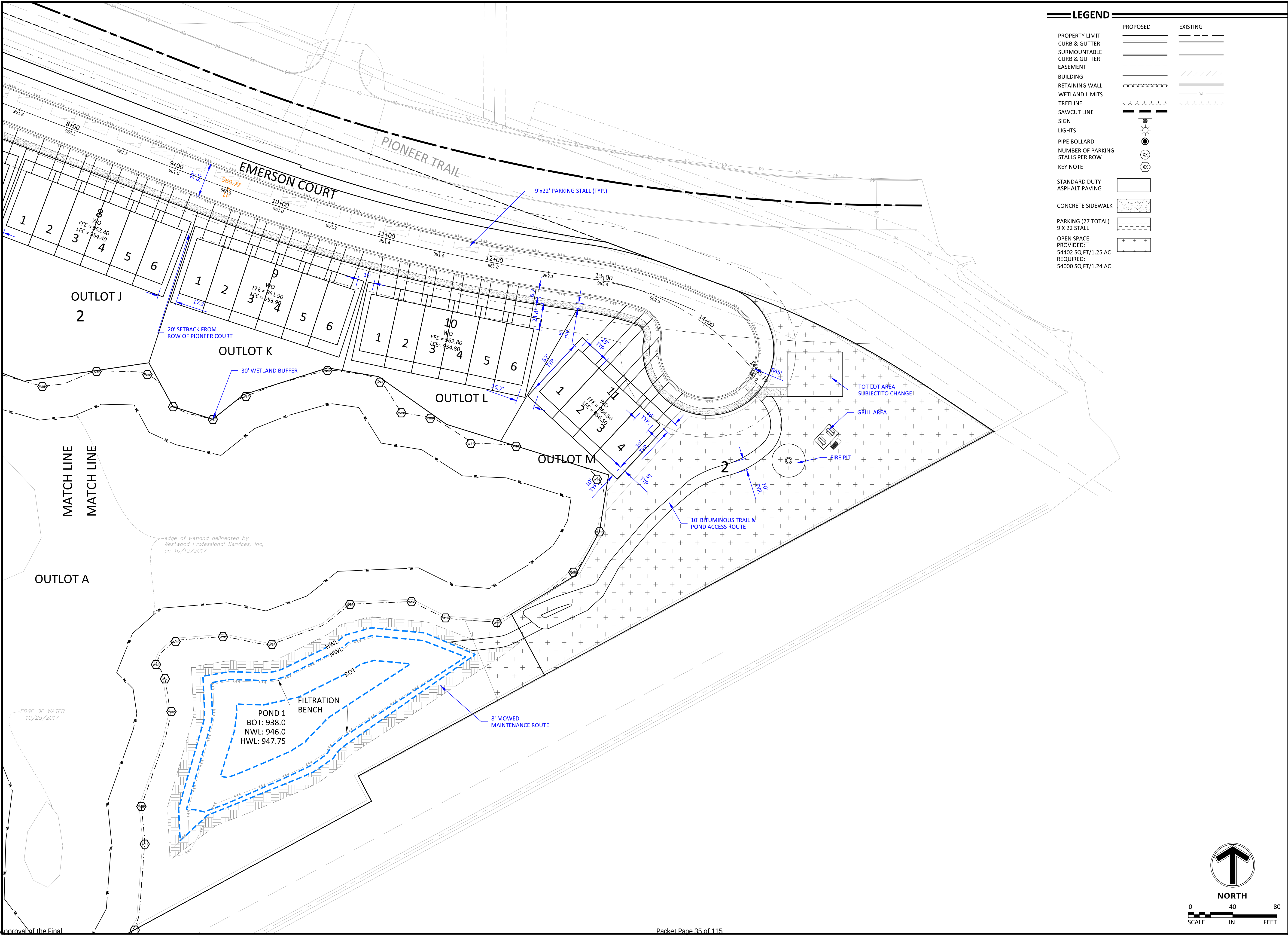
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08/25/20		CITY SUBMITTAL

Sheet Title
**OVERALL
SITE-PRD PLAN**

Sheet No. Revision
C3.01

Project No. 22254





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08/04/20	CITY SUBMITTAL
08/25/20	CITY SUBMITTAL

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

PROPOSED

PROPERTY LIMIT
CURB & GUTTER
STORM SEWER

LIMIT OF DISTURBANCE

POND CONTOUR

WETLAND LIMITS
TREELINE
SPOT ELEVATION
CONTOUR

RIP RAP
OVERFLOW ELEV.

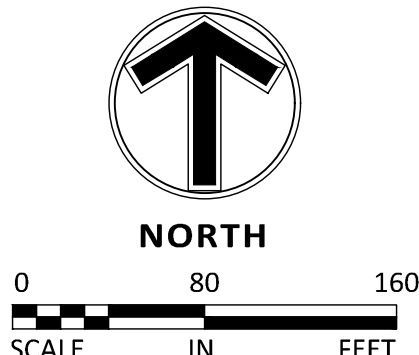
SOIL BORINGS

WETLAND BUFFER SIGN

EXISTING

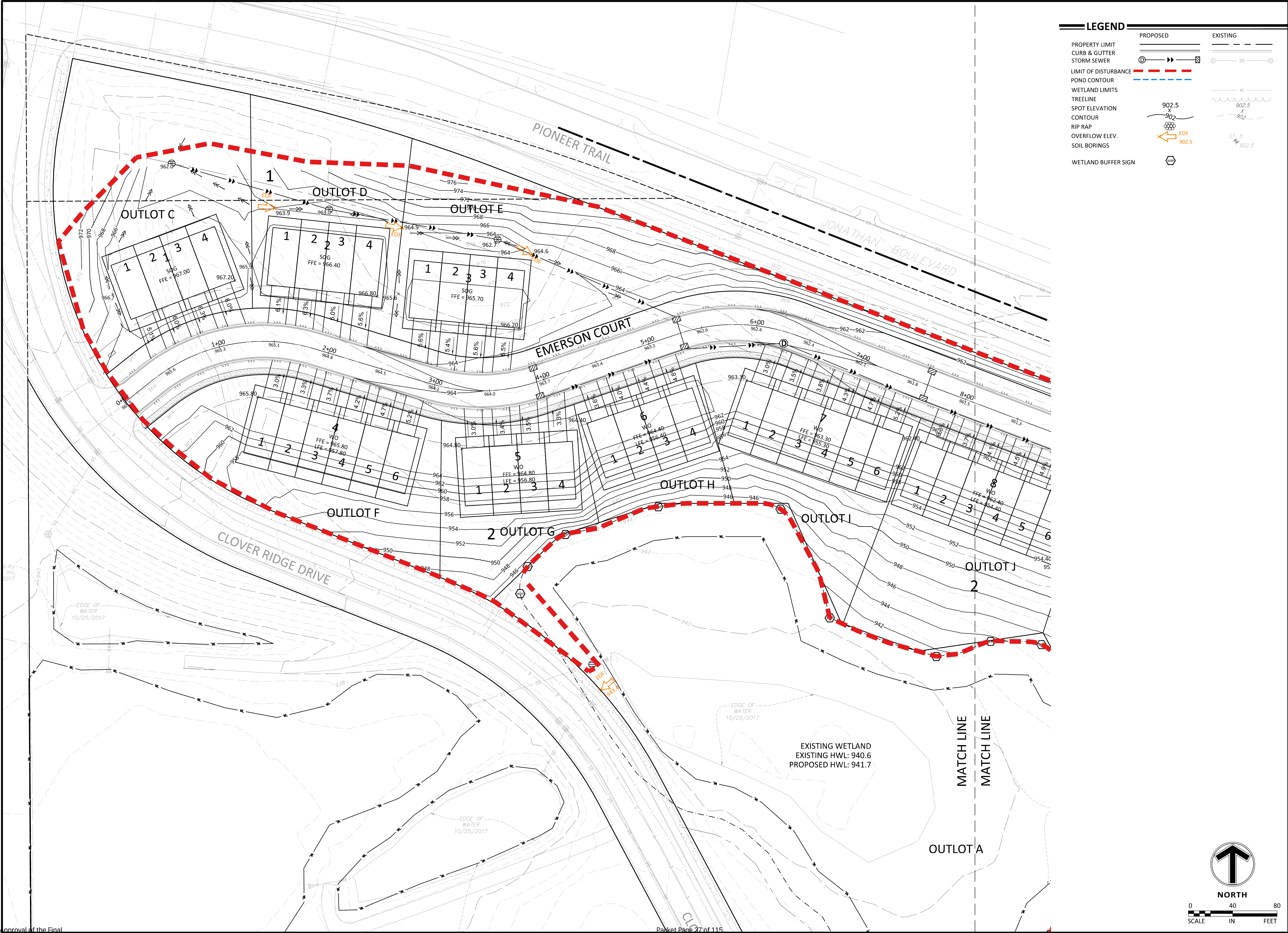
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Approval of the Final

Page 20 of 76



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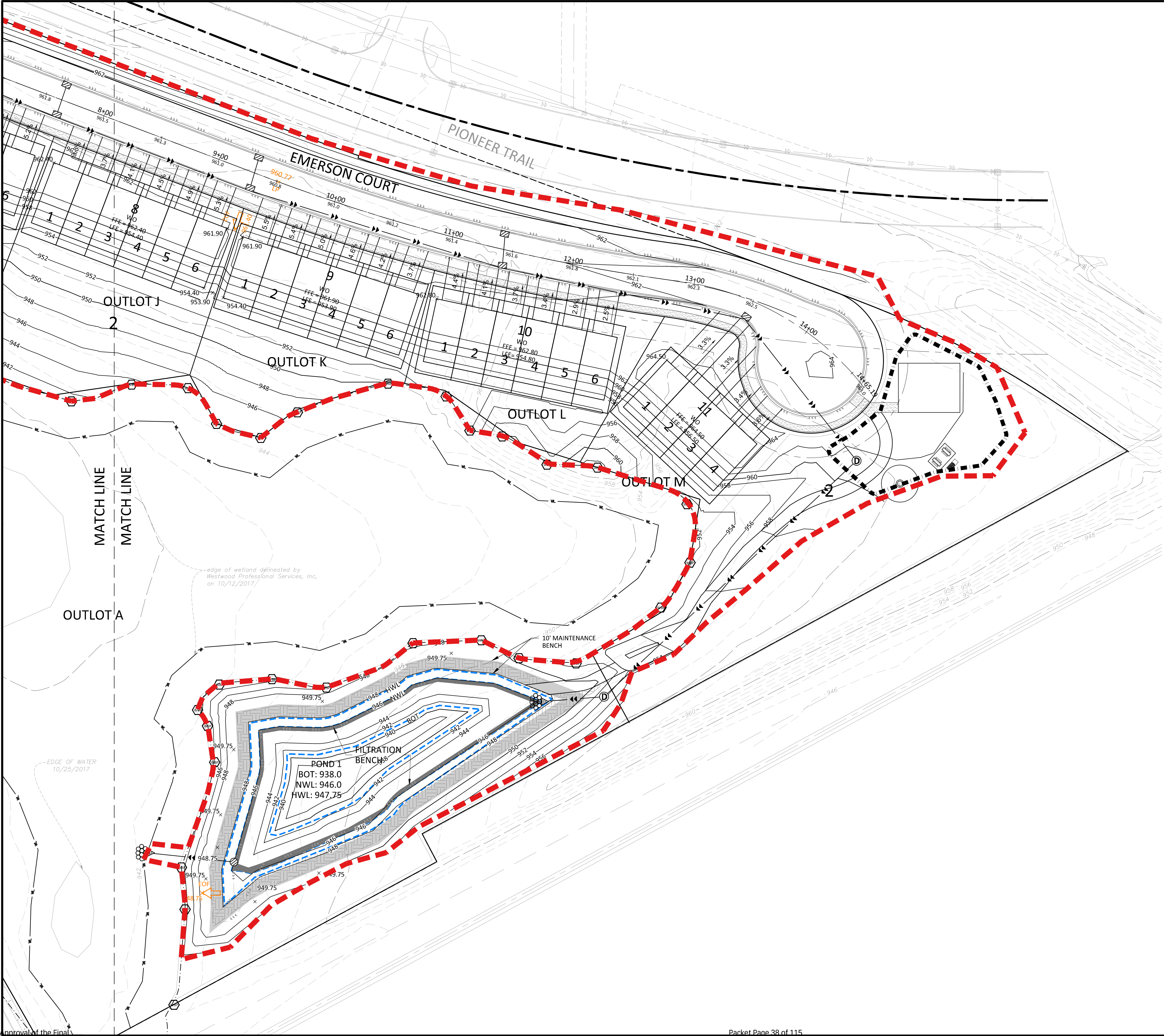
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08/25/20	CITY SUBMITTAL

Sheet Title
GRADING PLAN
- WEST

Sheet No. Revision
C4.02

Project No. 22254



LEGEND

PROPERTY LIMIT
CURB & GUTTER
STORM SEWER
LIMIT OF DISTURBANCE
POND CONTOUR
WETLAND LIMITS
TREELINE
SPOT ELEVATION
CONTOUR
RIP RAP
OVERFLOW ELEV.
SOIL BORINGS
WETLAND BUFFER SIGN

PROPOSED
EXISTING

902.5
902
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WETLAND BUFFER SIGN

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

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Sheet Title
GRADING PLAN
- EAST

Sheet No. Revision
C4.03

Project No. 22254

<u>AREA SUMMARY</u>	<u>AREA</u>	<u>IMPERVIOUS</u>	<u>GREENSPACE</u>
HOA BLOCK 1	0.91 AC	0.17 AC	0.74 AC
HOA BLOCK 2	0.58 AC	0.17 AC	0.41 AC
HOA BLOCK 3	1.04 AC	0.18 AC	0.86 AC
HOA BLOCK 4	0.66 AC	0.26 AC	0.40 AC
HOA BLOCK 5	0.41 AC	0.17 AC	0.24 AC
HOA BLOCK 6	0.31 AC	0.17 AC	0.14 AC
HOA BLOCK 7	0.55 AC	0.26 AC	0.29 AC
HOA BLOCK 8	0.71 AC	0.25 AC	0.46 AC
HOA BLOCK 9	0.54 AC	0.25 AC	0.29 AC
HOA BLOCK 10	0.44 AC	0.26 AC	0.18 AC
HOA BLOCK 11	1.53 AC	0.55 AC	0.98 AC

NOTES:

1. CONTRACTOR SHALL INSTALL A MINIMUM OF 6" OF EXISTING TOPSOIL ON ALL AREAS SHOWN ON PLAN AND ALL TOPSOIL MUST MEET CCWMO SPECIFICATIONS.
2. EXCESS TOPSOIL MAY BE STOCKPILED ONSITE FOR FUTURE CONSTRUCTION.
3. TOPSOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE ITS ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
4. TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR REPLACEMENT OF SOD.
5. SUBSOIL WILL NEED TO BE DECOMPACTED TO A MINIMUM DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR MUST IDENTIFY DECOMPACTION METHOD USED.

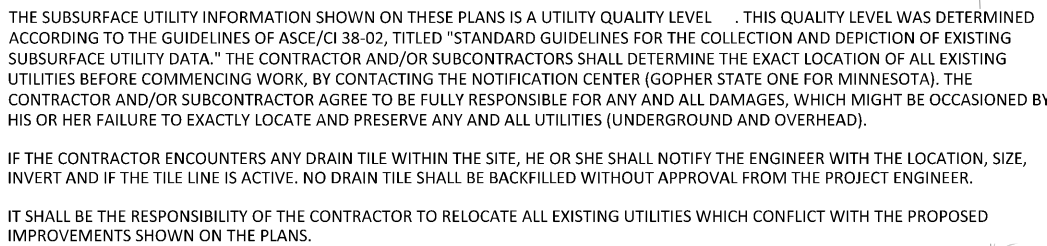
F. Topsoil Management Plan Guidance

Related Ordinance Sections: 1153.60

Purpose
 The goal of the Topsoil Management Plan is to preserve the structure of undisturbed soils on the site and/or the stability and permeability of disturbed soils once mass grading is completed and infrastructure is installed.

Cover Control Topsoil Standard

Measurement	Range	Test Method
Minimum Filling the Site in (39 mm)	100%	ASTM D 422
Minimum Filling the Site (4.75 mm)	2-10%	ASTM D 422
Clay	5-10%	ASTM D 422
Silt	90-100%	ASTM D 422
Organic Matter	0-10%	ASTM D 422
Organic Matter	80-110%	ASTM D 2976
Competition	1-1400 Fungal spores (1000) 2000 spores per square inch (sq) in the upper 12 inches of soil, or bulk density of less than 1.6 grams per cubic centimeter (1000) in the upper 12 inches of soil	ASTM D 515



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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

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.

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ON SITE 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.

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	3,820
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	16
INLET PROTECTION DEVICE (IP-2)	UNIT	16
EROSION CONTROL BLANKET	SY	7,222

LEGEND



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Summary

Revision History

Sheet Title
EROSION
CONTROL
PHASE II

Sheet No. Revision

C5.02

Project No. 22254

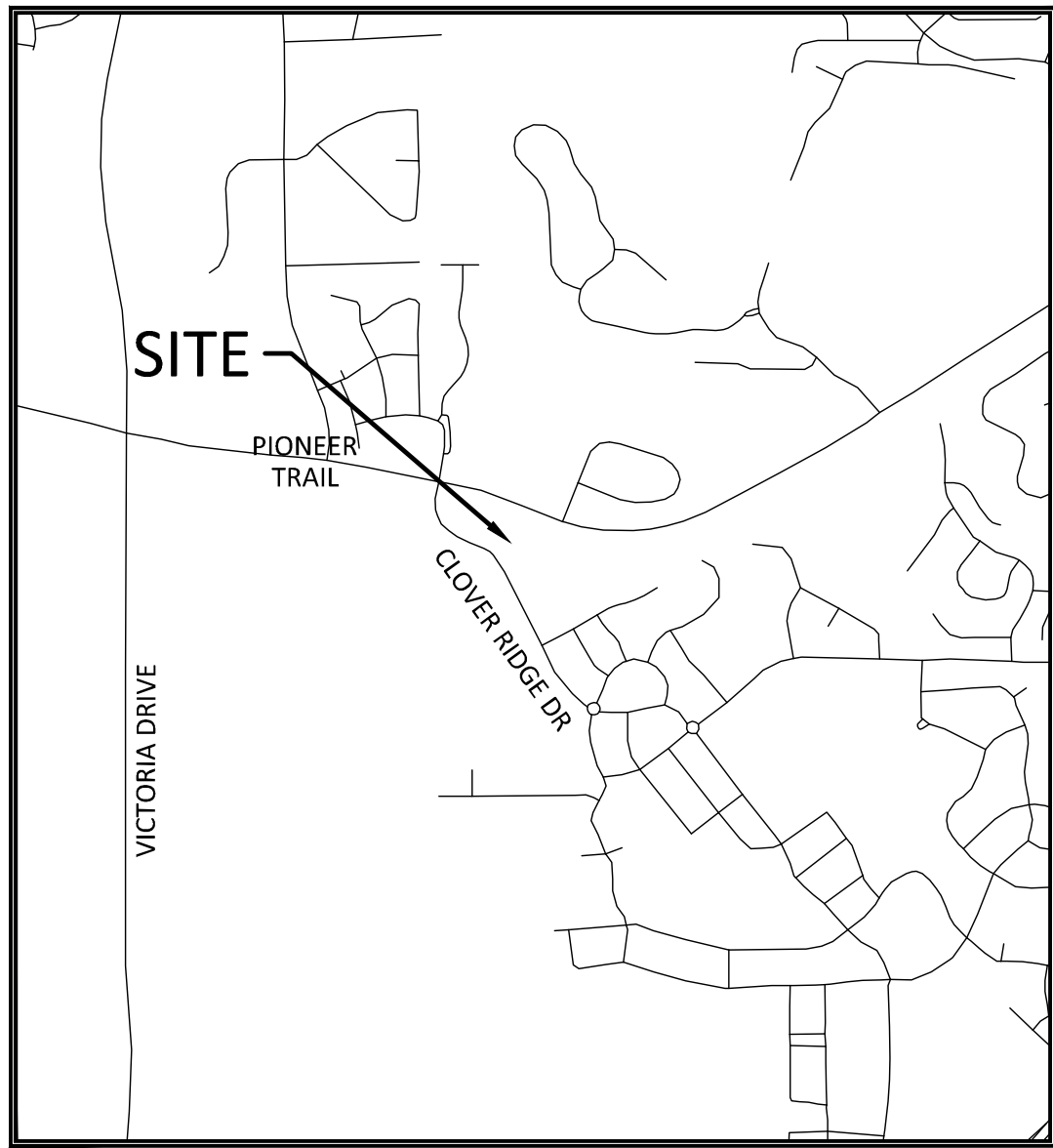
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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Packet Page 41 of 115

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



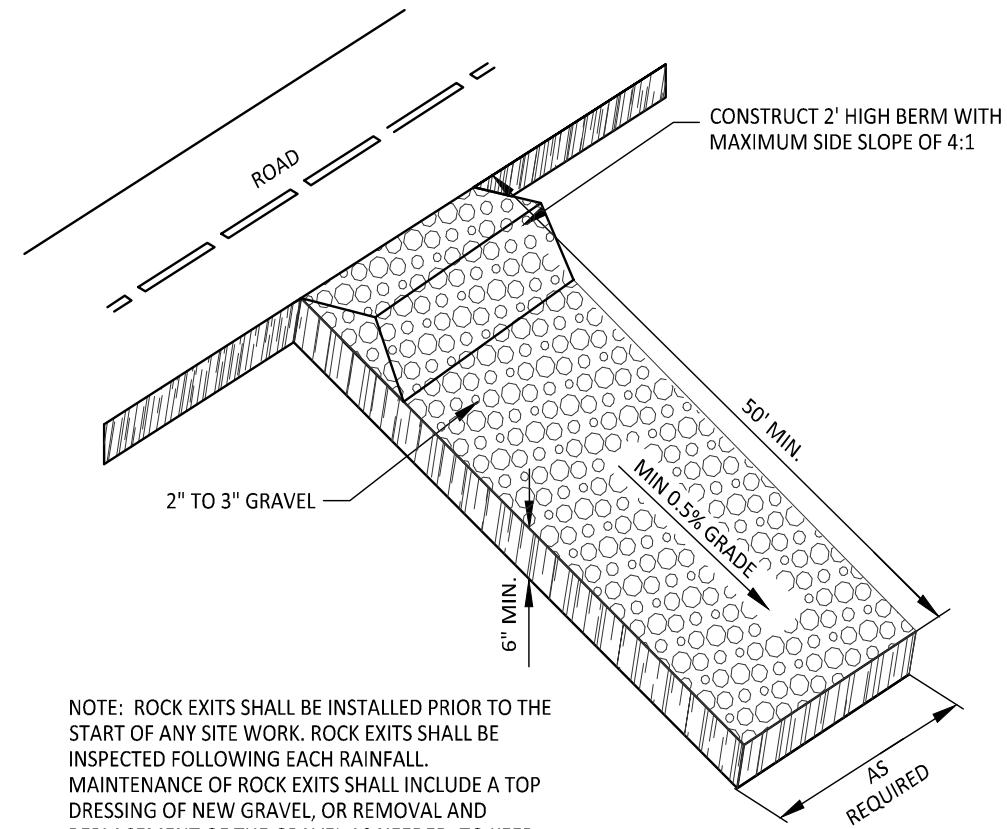
SITE LOCATION MAP

NOT TO SCALE



USGS MAP

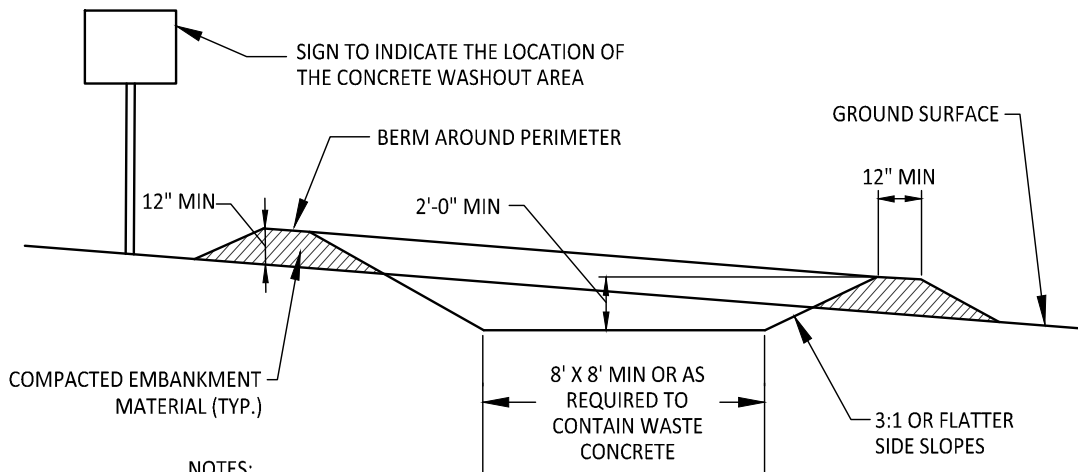
NOT TO SCALE



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

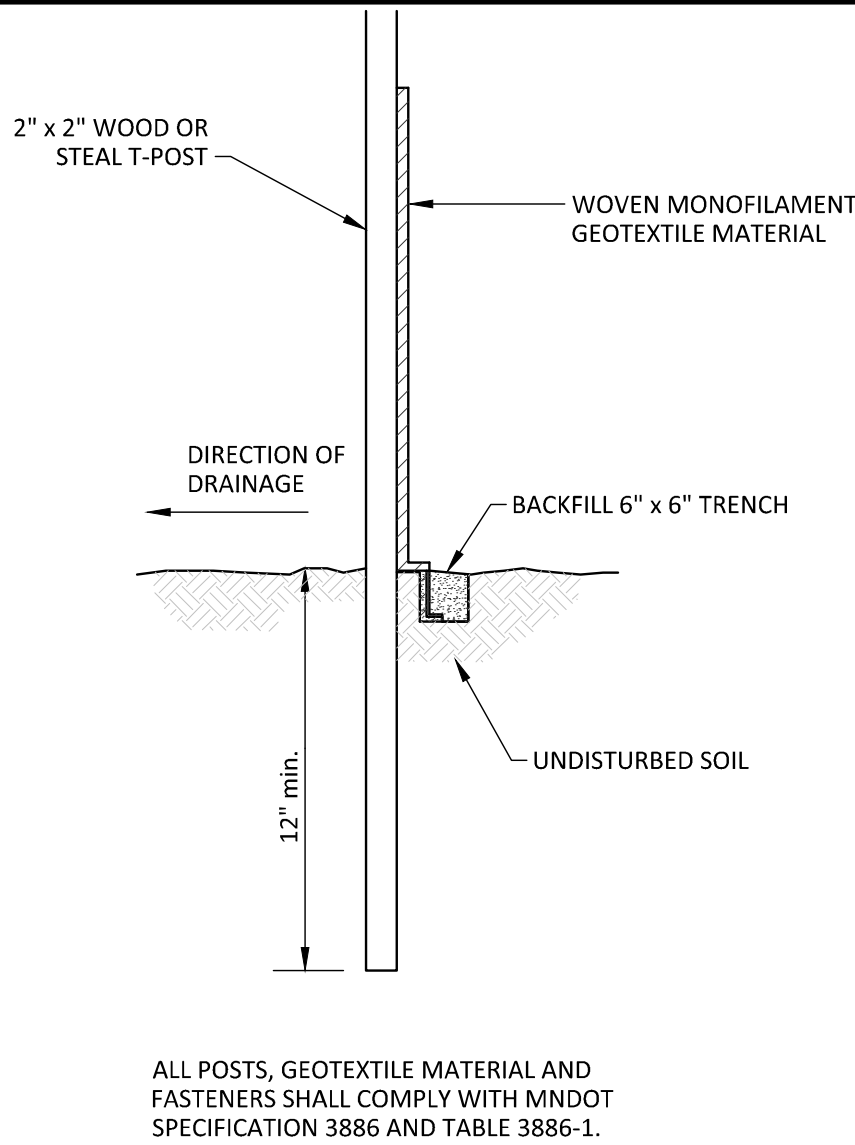


NOTES:

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

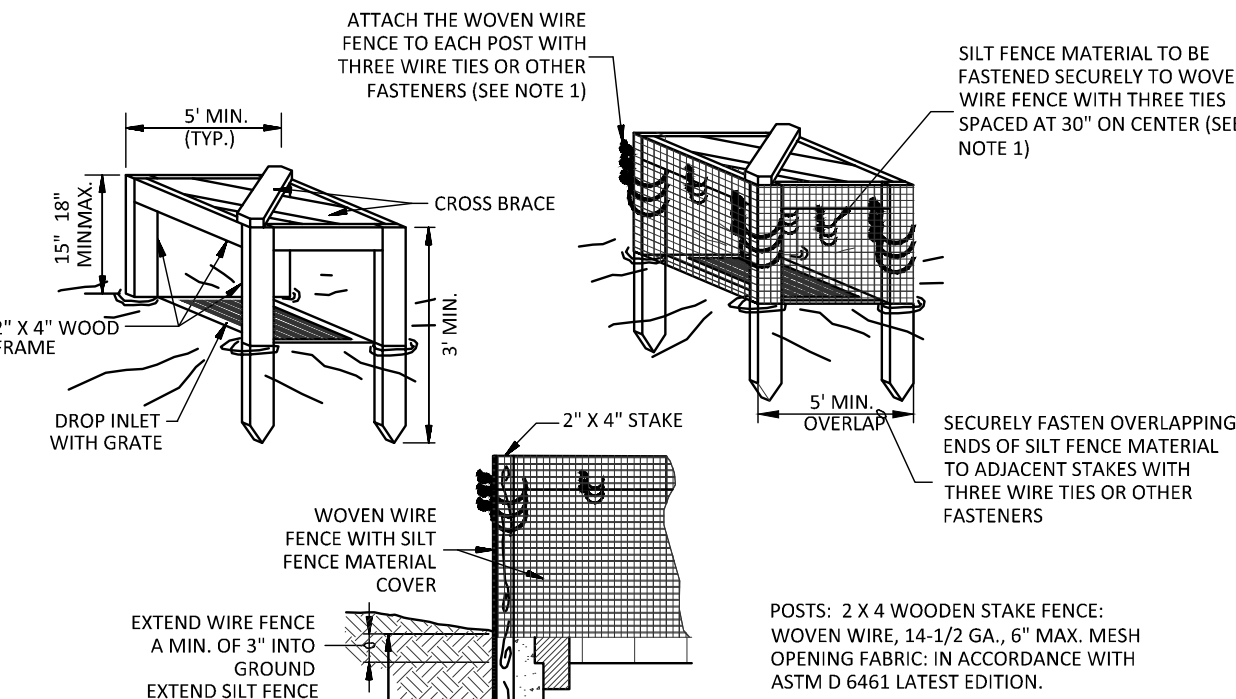
NOT TO SCALE



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 SEED, 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

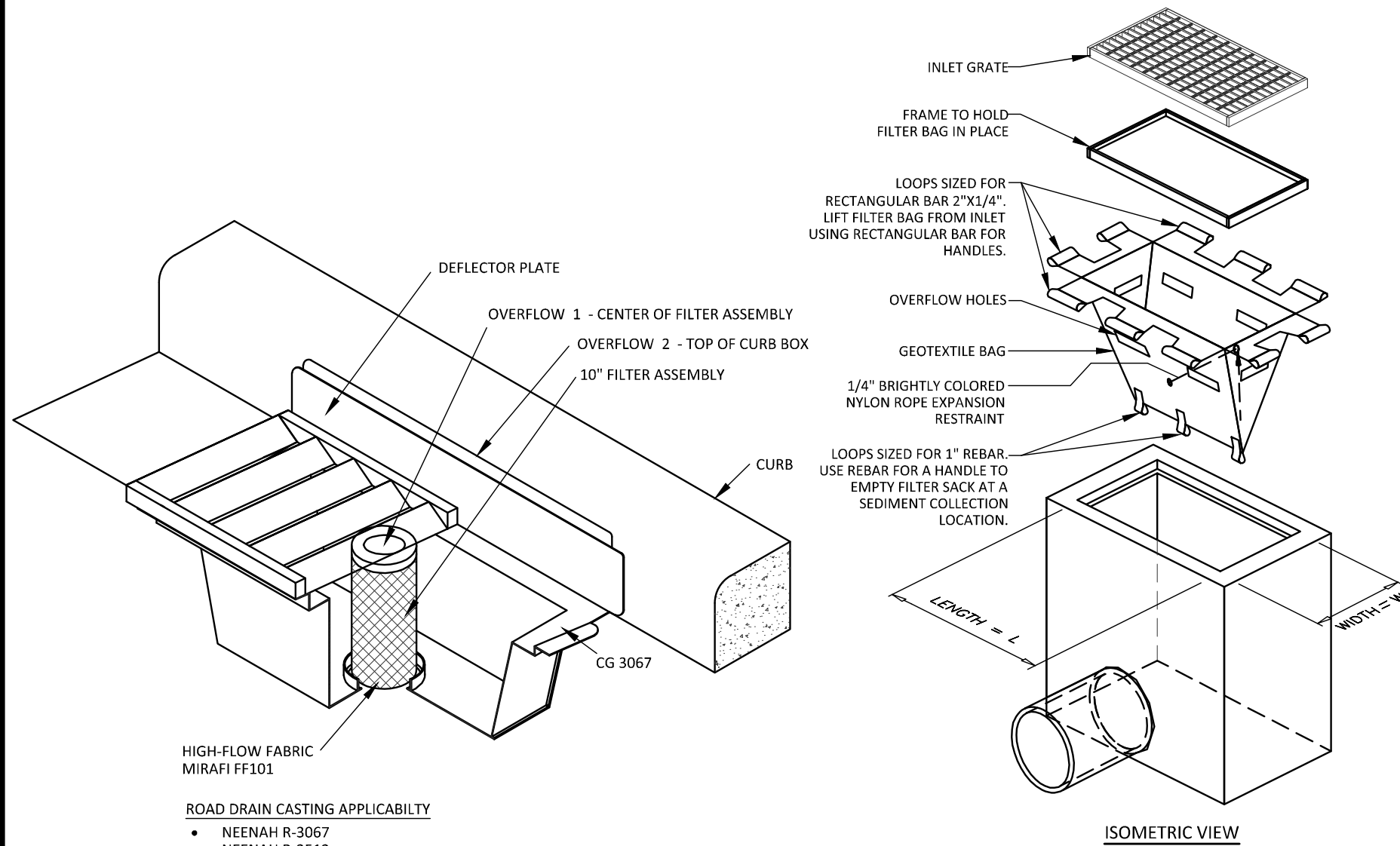
SEQUENCE OF CONSTRUCTION

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:

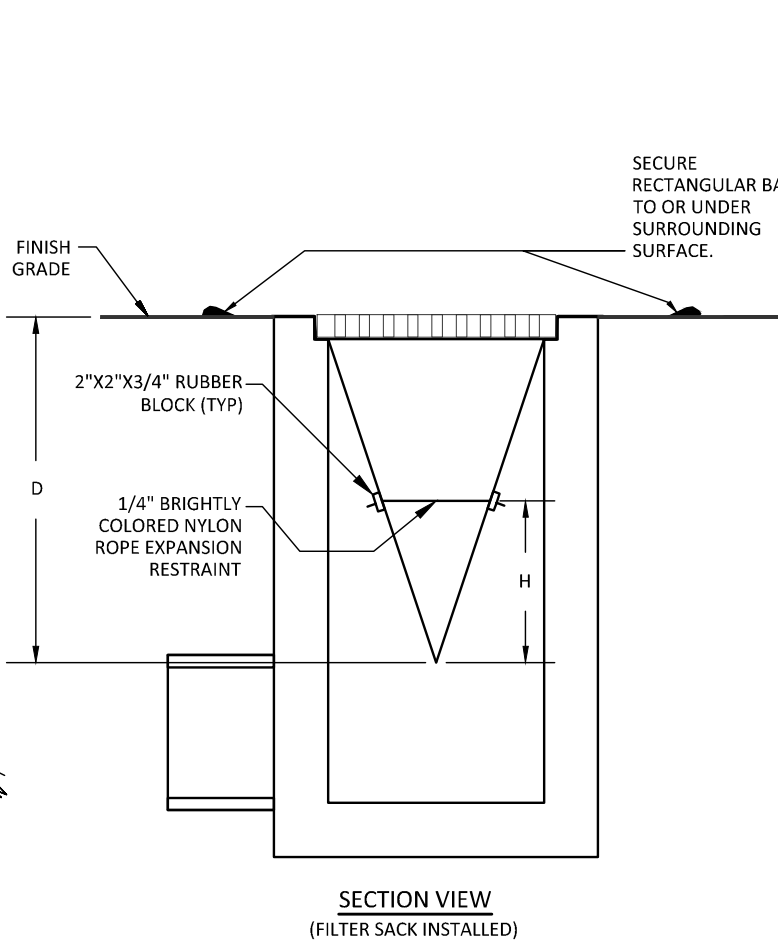
1. TEMPORARILY SEED DENUDEED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE 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.



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: 08/26/2020

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: FINAL Initial Issue: 07/07/2020

Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS
08/04/20		CITY SUBMITTAL
08/25/20		CITY SUBMITTAL

Sheet Title
EROSION
CONTROL
NOTES &
DETAILS

Sheet No. Revision

C5.03

Project No. 22254

UTILITY CONSTRUCTION NOTES

1. 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.
 - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - 1.2. 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.
 - 1.3. 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.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - 2.2. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
 - 2.2.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC

- SCH 40 CONFORMING TO ASTM D2665.
- 2.3. ALL WATERMAIN TO BE PVC C900, UNLESS NOTED OTHERWISE.
 - 2.3.1. ALL WATERMAIN SERVICES TO BUILDING SHALL BE 1" SDR IPS PE PIPE, INSTALL FORD A-1 CASTING (SEE CITY DETAIL SER-2A) OVER ALL CURB STOPS.
 - 2.3.2. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - 2.3.3. 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 RCP 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.

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

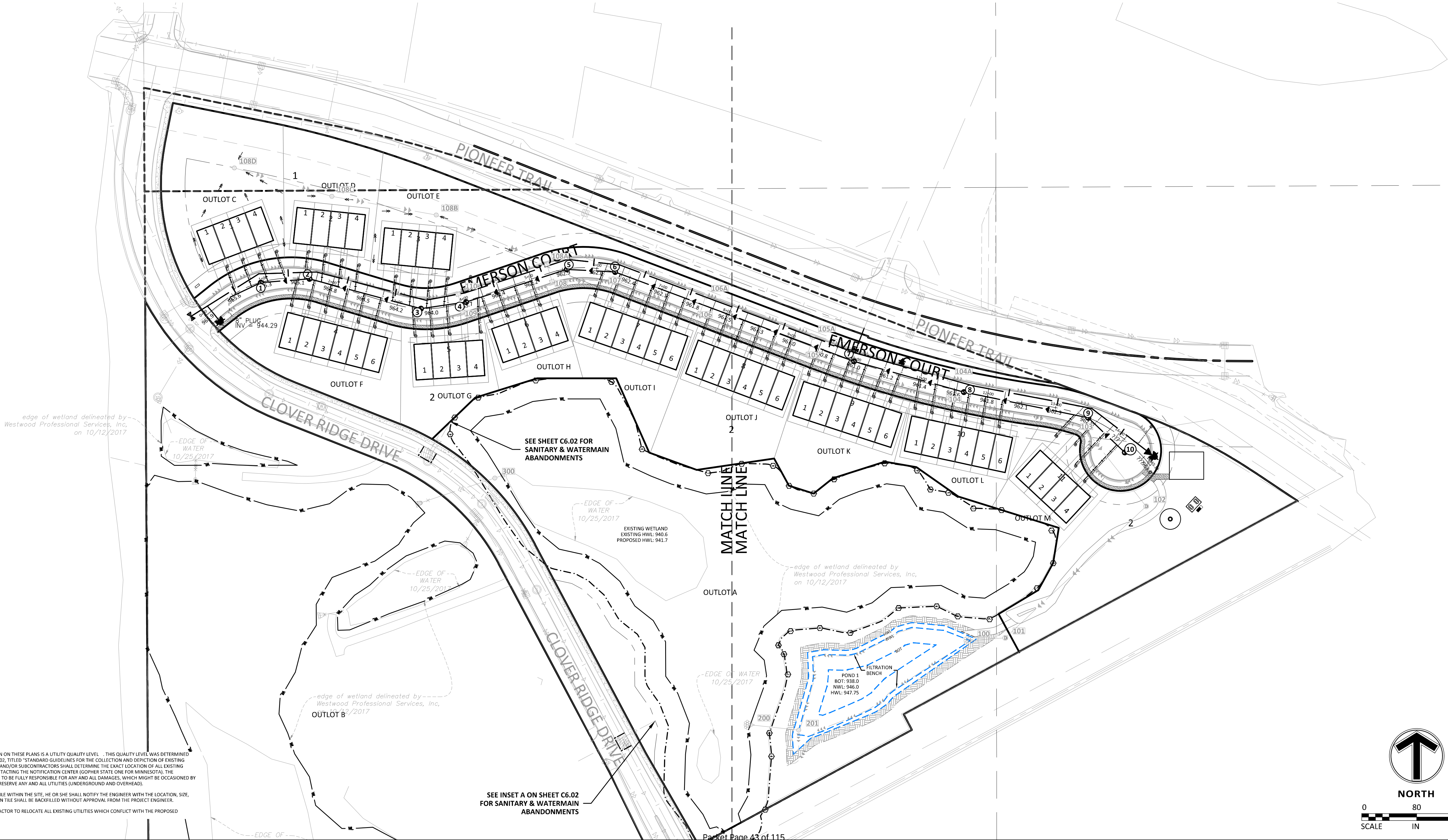
COMPANY: _____
ADDRESS: _____
PHONE: _____
DATED: _____

CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.

- 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.
- 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		



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. 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.

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



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: 08/26/2020
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

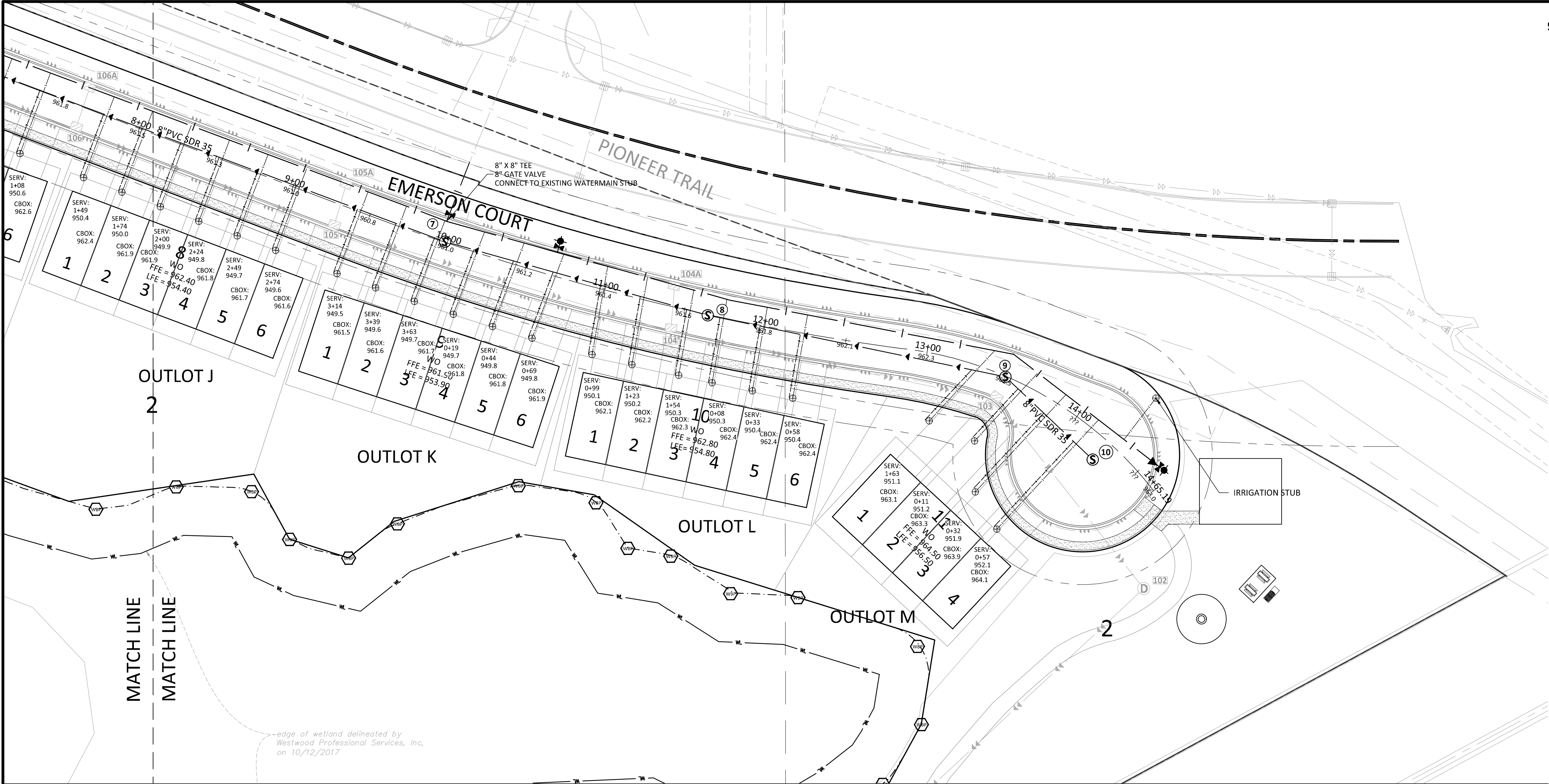
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 07/07/2020

Revised	By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS
08/04/20		CITY SUBMITTAL
08/25/20		CITY SUBMITTAL

Sheet Title
OVERALL
UTILITY PLAN

Sheet No. Revision
C6.01

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

PROPOSED

EXISTING

6.A. Recommend Approval of the Final

Aug 26, 2020 3:48pm - User:Csyverson L:\PROJECTS\22254\CAD\Civil\Sheets\22254-C6-UTIL.dwg

Page 29 of 76

Sambatek

www.sambatek.com

12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343

763.476.6010 telephone
763.476.8532 facsimile

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Eric T. Luth

Registration No. 50478 Date: 08/26/2020

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Approved: ETL Book / Page:

Phase: FINAL Initial Issue: 07/07/2020

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08/04/20			CITY SUBMITTAL
08/25/20			CITY SUBMITTAL

Sheet Title

UTILITY PLAN - EAST

Sheet No. Revision

C6.03

Project No.

22254

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.
 - ALL WATERMAIN TO BE PVC C900, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN SERVICES TO BUILDING SHALL BE 1" SIDR IPS PE PIPE. IF CURB STOP IS IN DRIVEWAY, INSTALL FORD A-1 CASTING (SEE CITY DETAIL SER-2A).
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL RCP PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - RIP RAP SHALL BE Mn/DOT CLASS 3.

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

- 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.
- 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		



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: 08/26/2020
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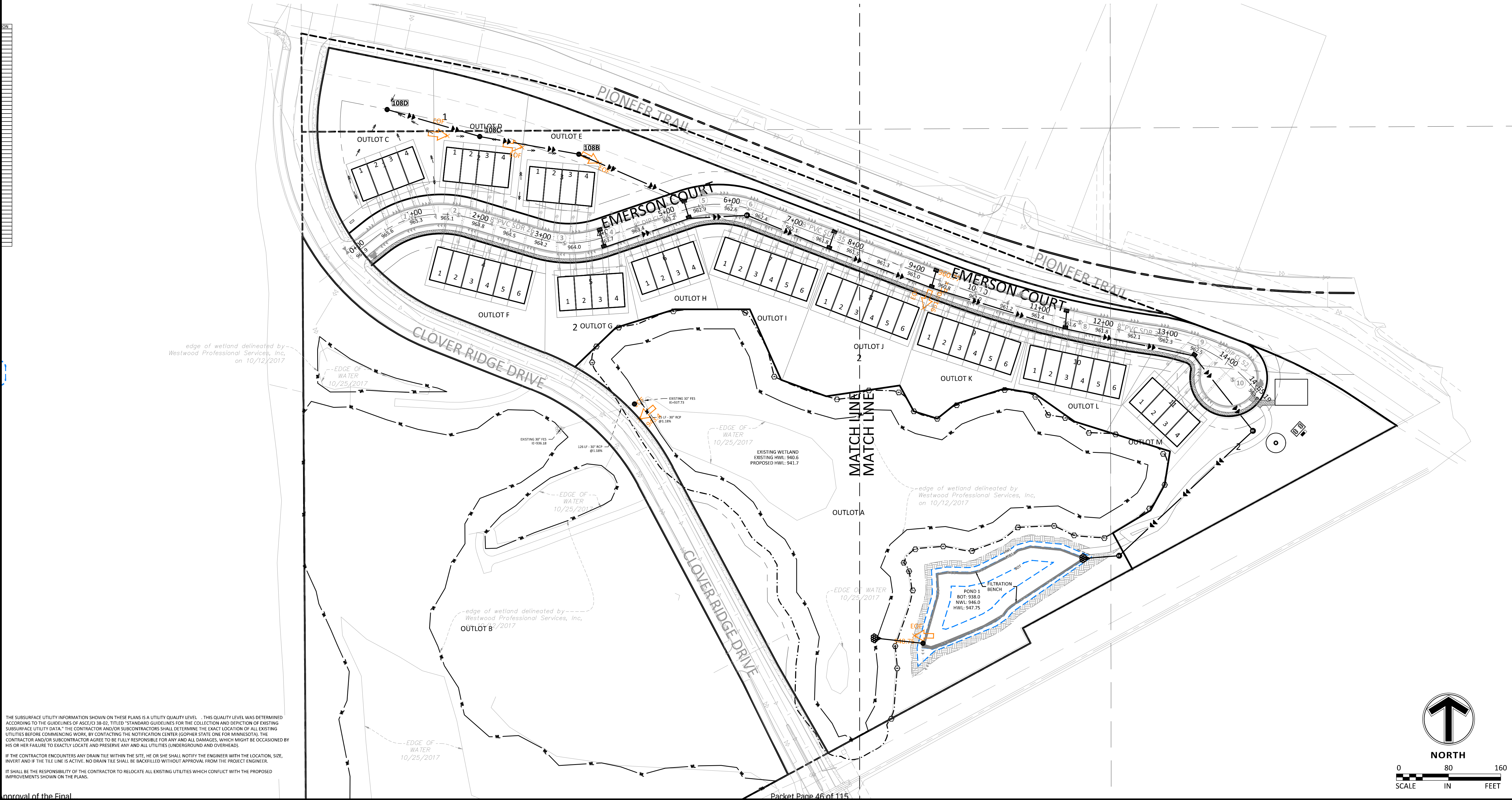
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 07/07/2020

No.	Date By	Submittal / Revision
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07/29/20		CITY COMMENTS
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08/25/20		CITY SUBMITTAL

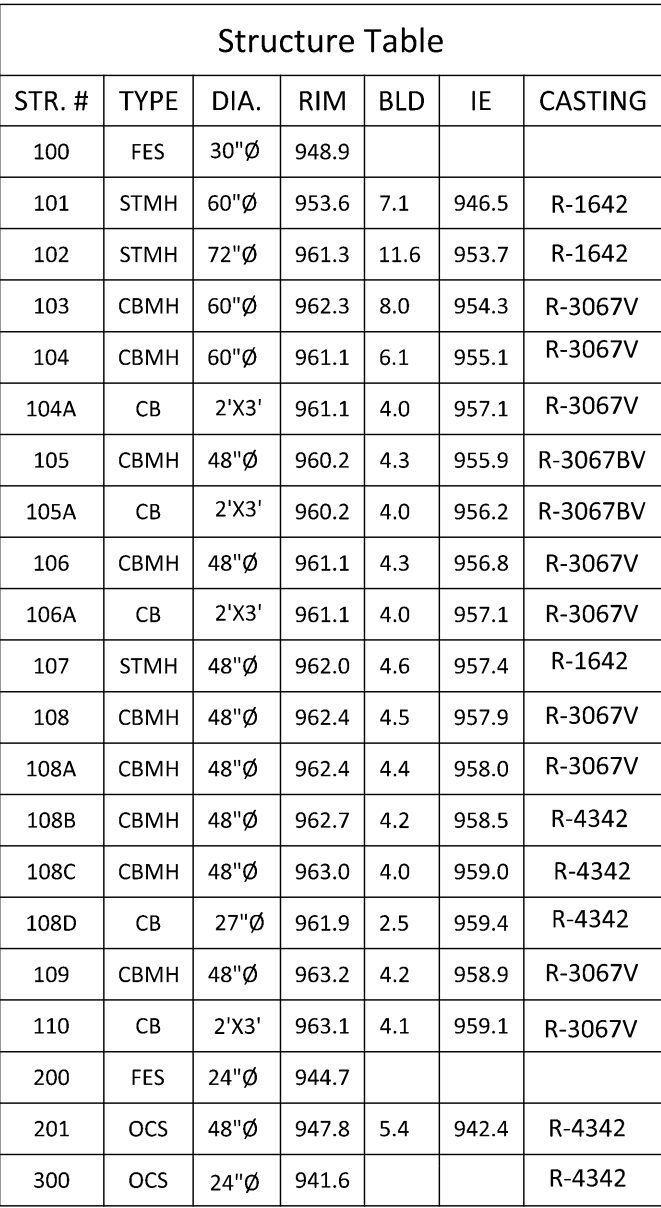
Sheet Title
OVERALL
STORM SEWER
PLAN

Sheet No. Revision
C7.01

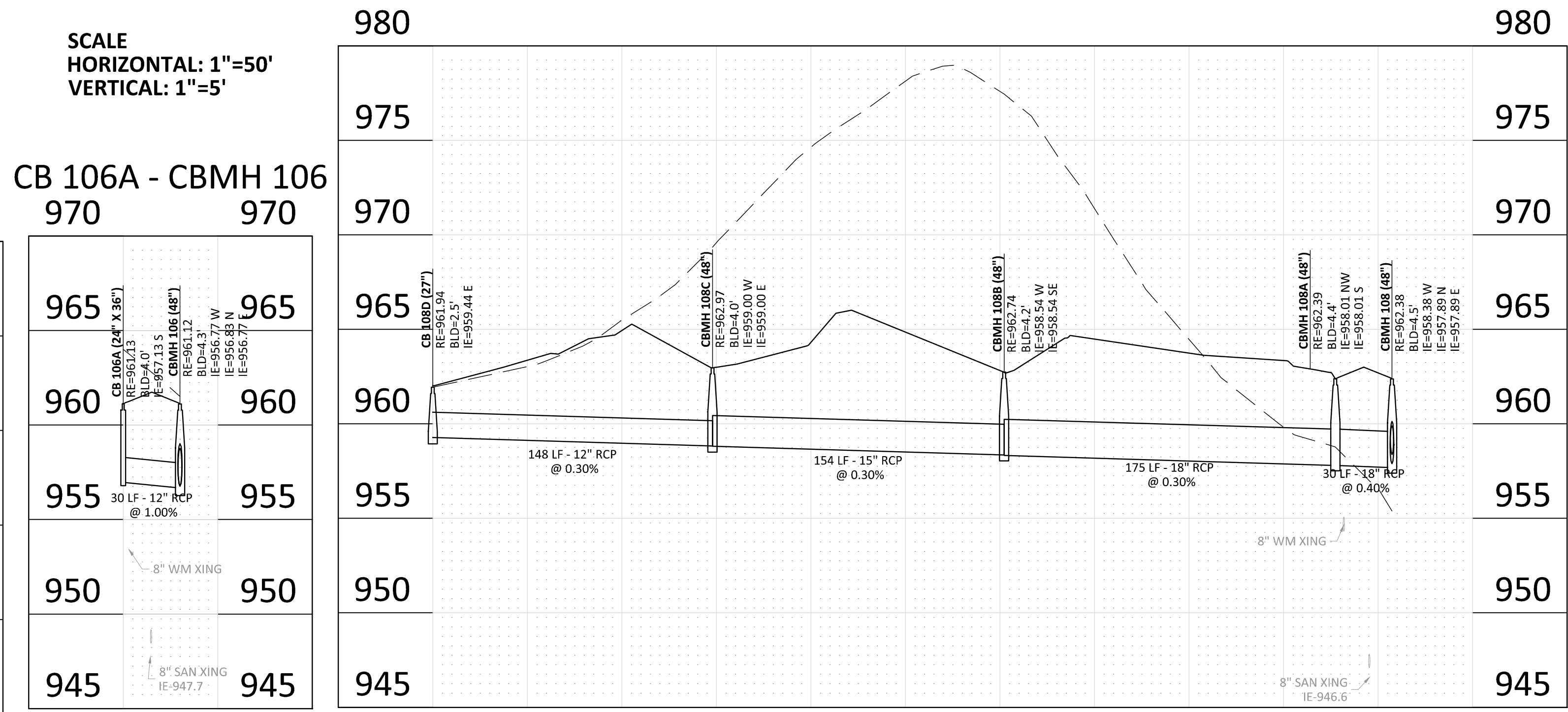
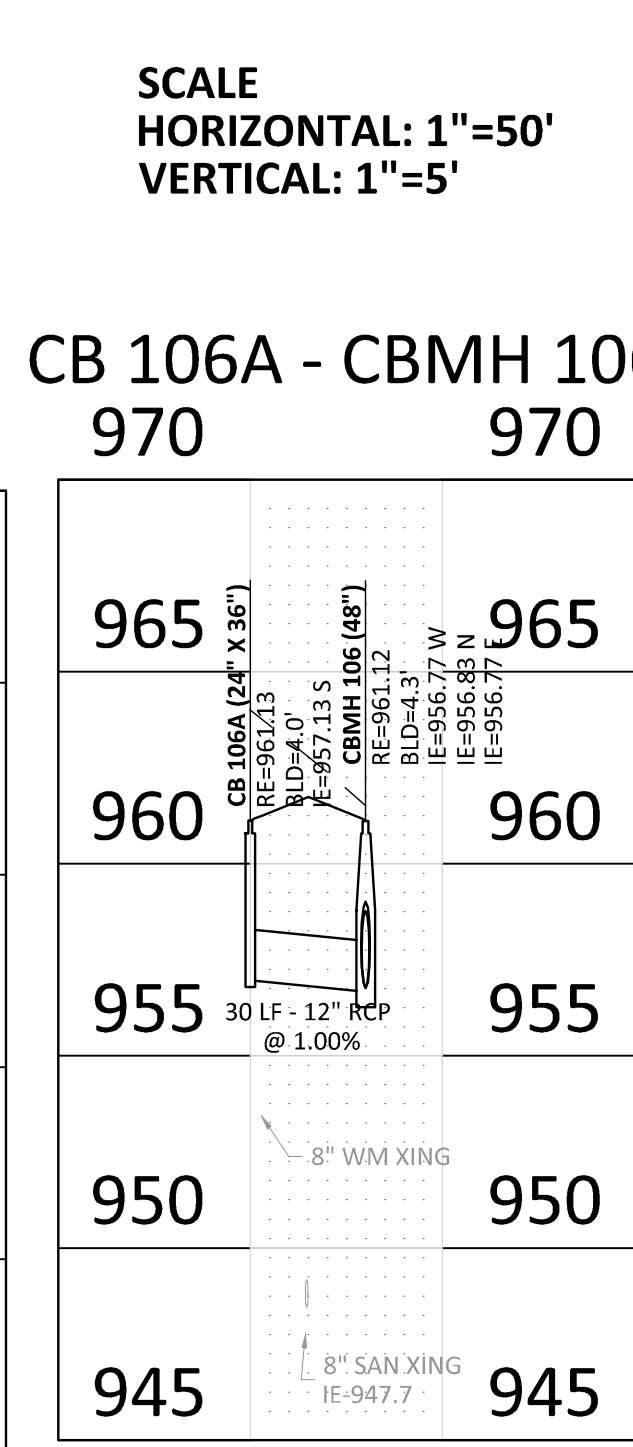
Project No. 22254

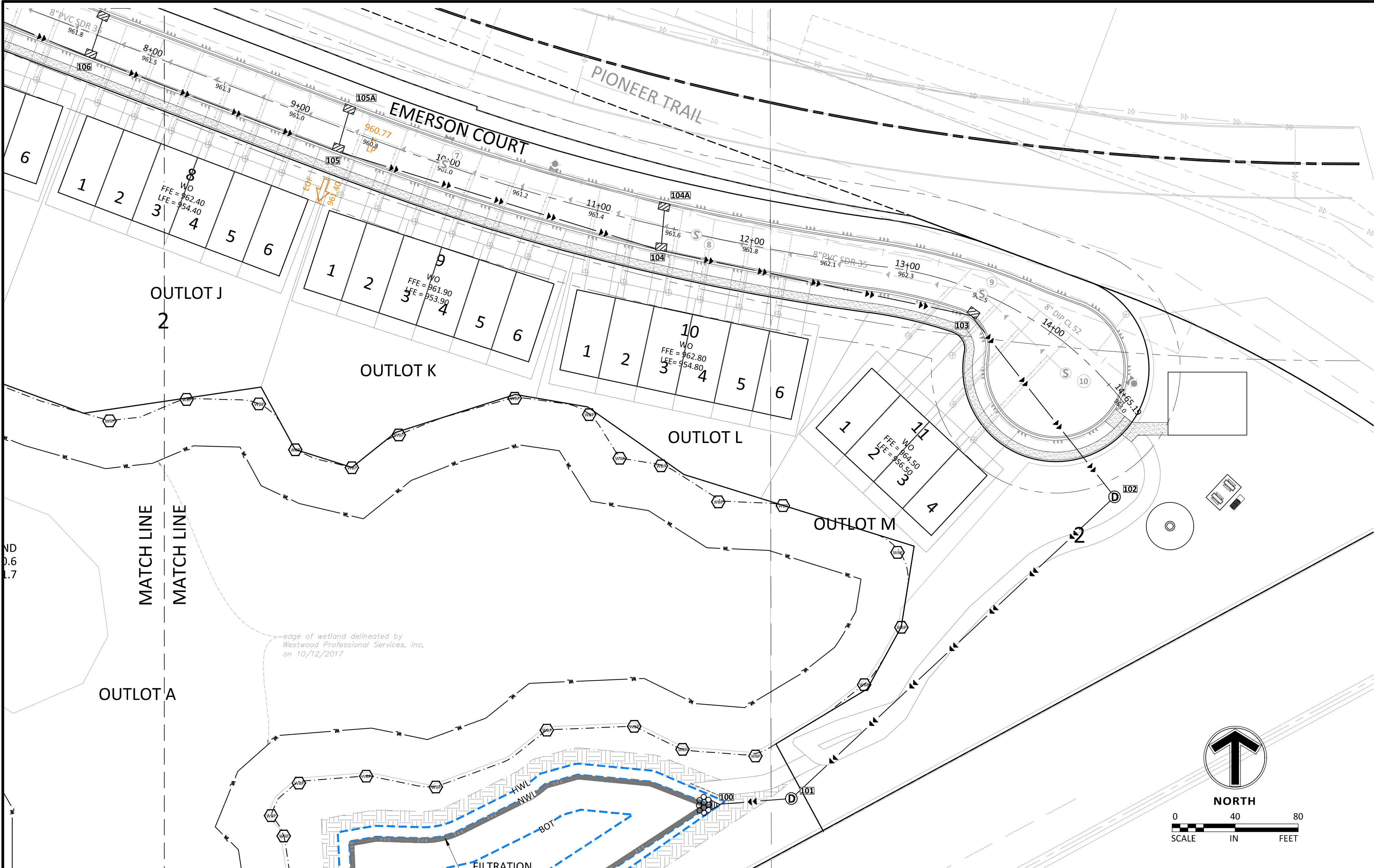


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IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL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



Structure Table						
STR. #	TYPE	DIA.	RIM	BLD	IE	CASTING
100	FES	30°0'	948.9			
101	STMH	60°0'	953.6	7.1	946.5	R-1642
102	STMH	72°0'	961.3	11.6	953.7	R-1642
103	CBMH	60°0'	962.3	8.0	954.3	R-3067V
104	CBMH	60°0'	961.1	6.1	955.1	R-3067V
104A	CB	2°X3'	961.1	4.0	957.1	R-3067V
105	CBMH	48°0'	960.2	4.3	955.9	R-3067BV
105A	CB	2°X3'	960.2	4.0	956.2	R-3067BV
106	CBMH	48°0'	961.1	4.3	956.8	R-3067V
106A	CB	2°X3'	961.1	4.0	957.1	R-3067V
107	STMH	48°0'	962.0	4.6	957.4	R-1642
108	CBMH	48°0'	962.4	4.5	957.9	R-3067V
108A	CBMH	48°0'	962.4	4.4	958.0	R-3067V
108B	CBMH	48°0'	962.7	4.2	958.5	R-4342
108C	CBMH	48°0'	963.0	4.0	959.0	R-4342
108D	CB	27°0'	961.9	2.5	959.4	R-4342
109	CBMH	48°0'	963.2	4.2	958.9	R-3067V
110	CB	2°X3'	963.1	4.1	959.1	R-3067V
200	FES	24°0'	944.7			
201	OCS	48°0'	947.8	5.4	942.4	R-4342
300	OCS	24°0'	941.6			R-4342





LEGEND

CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

SANITARY SEWER SERVICE

WATERMAIN SERVICE

EASEMENT

DRAINTILE

GAS LINE

ELECTRIC

TELEPHONE

LIMIT OF DISTURBANCE

POND CONTOUR

PROPOSED

EXISTING

CB 105A - CBMH 105

970

965

960

955

950

945

30 LF - 12" RCP @ 1.00%

8" WM XING

8" SAN XING IE-948.4

CB 104A - CBMH 104

970

965

960

955

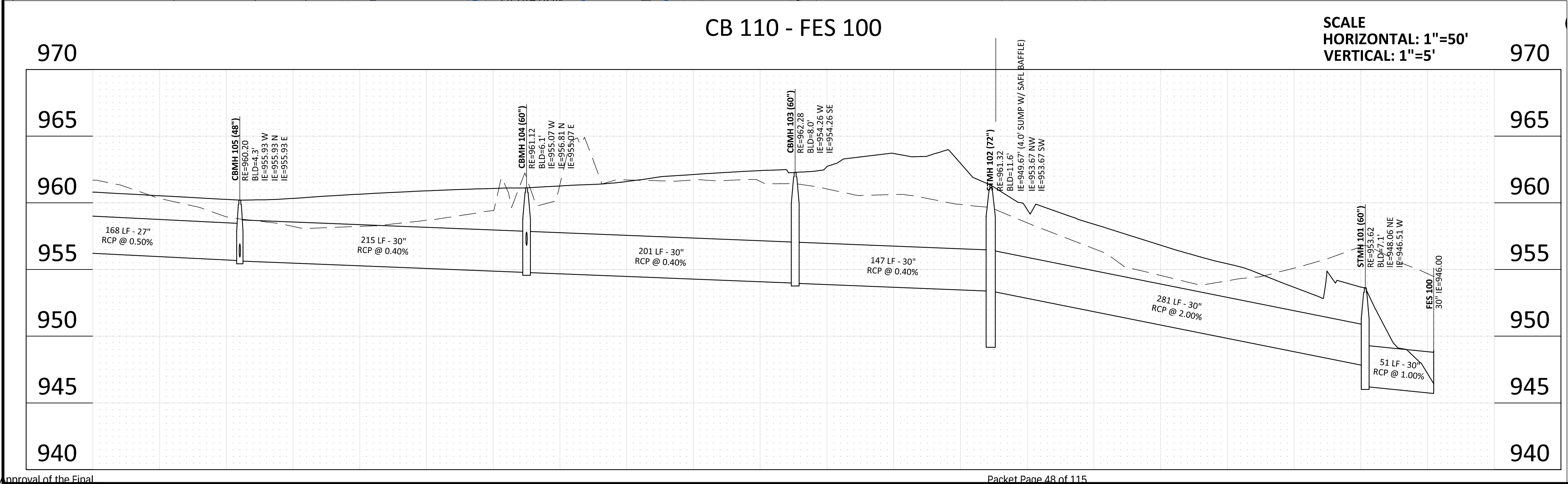
950

945

30 LF - 12" RCP @ 1.00%

8" WM XING

8" SAN XING IE-949.4



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Sambatek

www.sambatek.com

12800 Whitewater Drive, Suite 300

Minnetonka, MN 55343

763.476.6010 telephone

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Client

LENNAR

Project

PIONEER VISTA

Location

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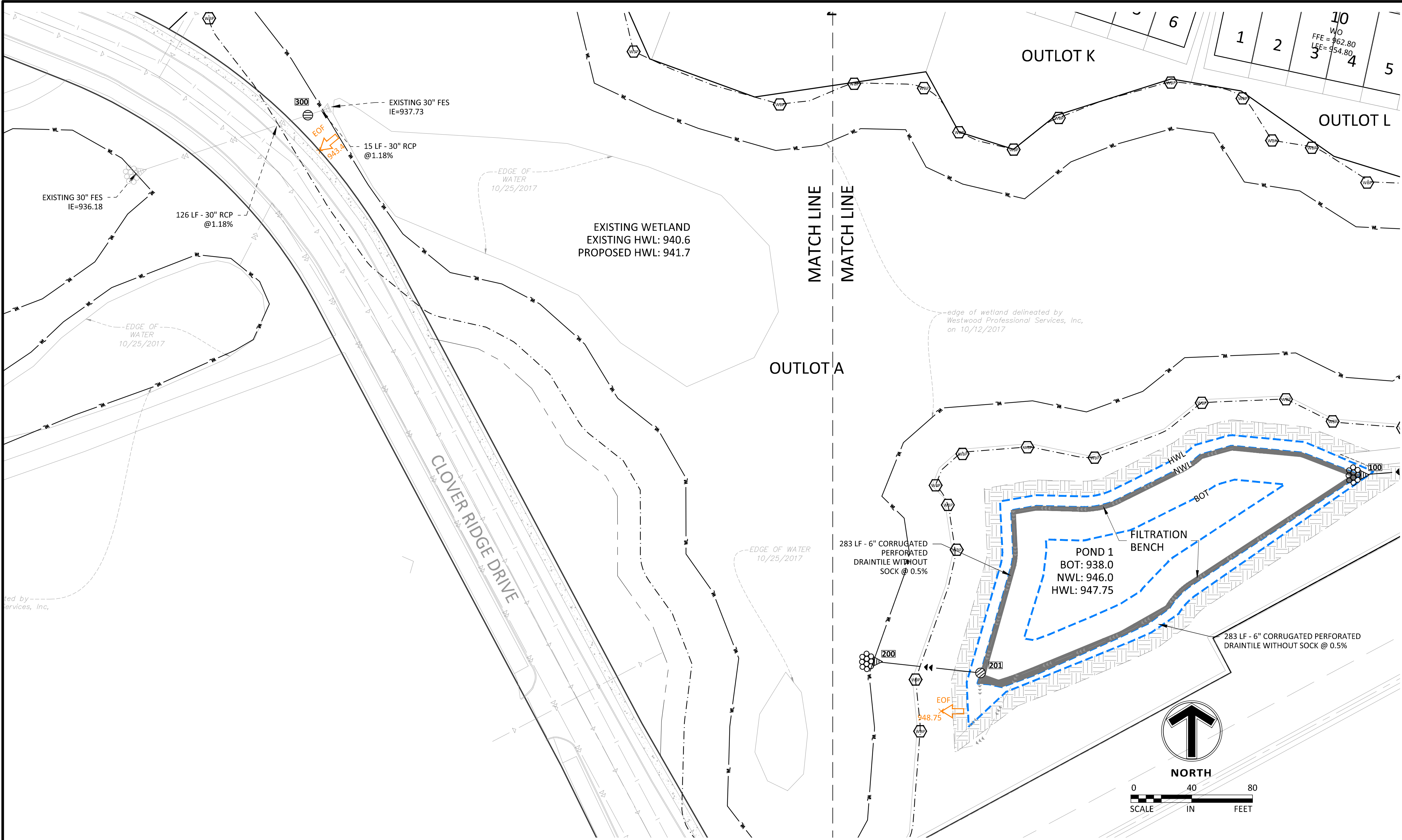
Sheet Title

STORM SEWER
PLAN - EAST

Sheet No. Revision

C7.03

Project No. 22254



LEGEND	
CURB & GUTTER	PROPOSED
STORM SEWER	EXISTING
SANITARY SEWER	
WATERMAIN	
SANITARY SEWER SERVICE	
WATERMAIN SERVICE	
EASEMENT	
DRAINTILE	
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LIMIT OF DISTURBANCE	
POND CONTOUR	

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07/29/20	CITY COMMENTS
08/04/20	CITY SUBMITTAL
08/25/20	CITY SUBMITTAL

Sheet Title

STORM SEWER

PLAN - CENTRAL

Sheet No. Revision

C7.04

Project No. 22254

Client



Project
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Location
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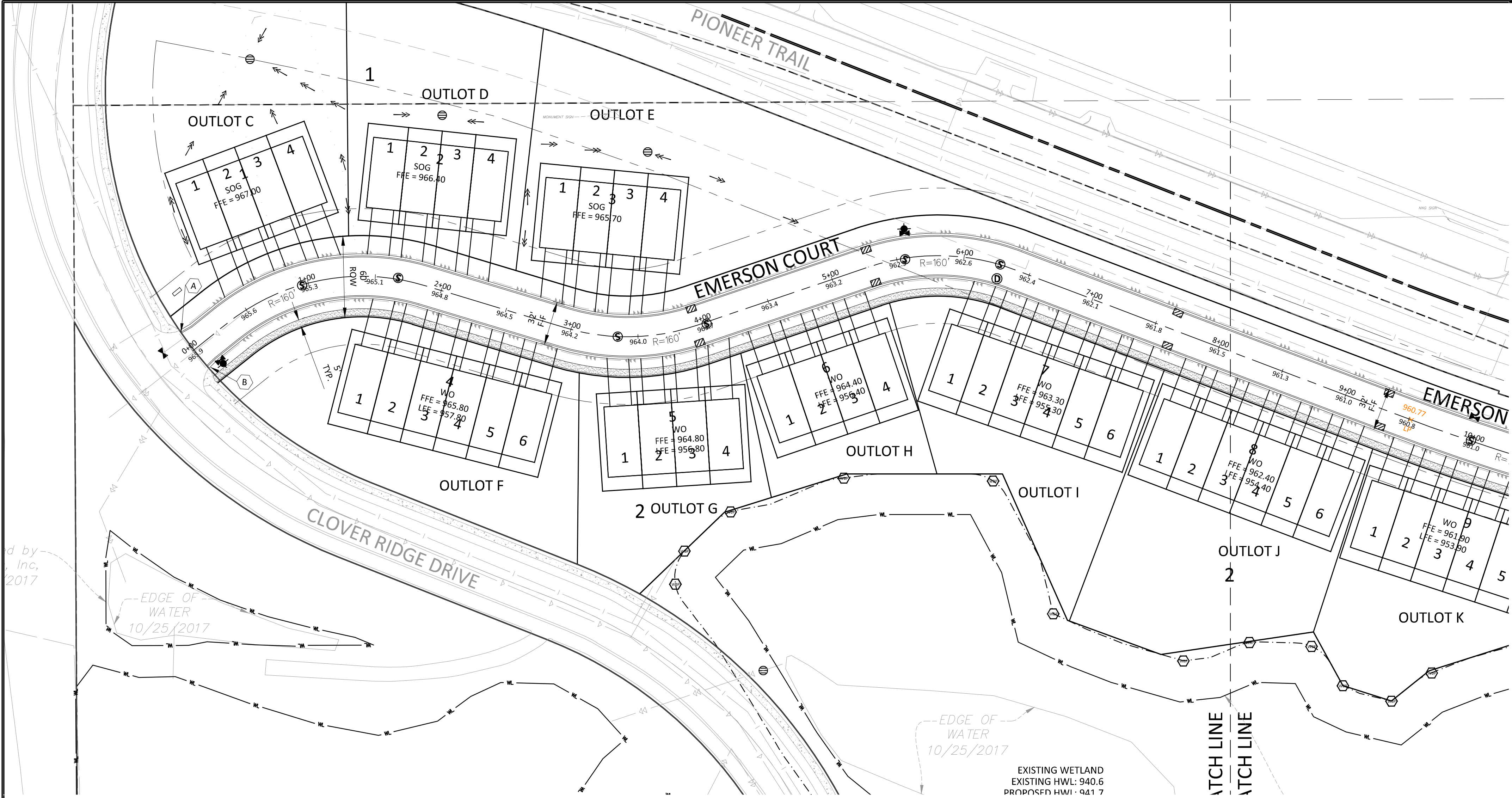
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08/04/20	CITY SUBMITTAL
08/25/20	CITY SUBMITTAL

Sheet Title
STREET PLAN - WEST

Sheet No. Revision
C8.01

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.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER (SEE DETAIL STR-02 ON SHEET C9.02)
 - END SURMOUNTABLE CURB AND GUTTER

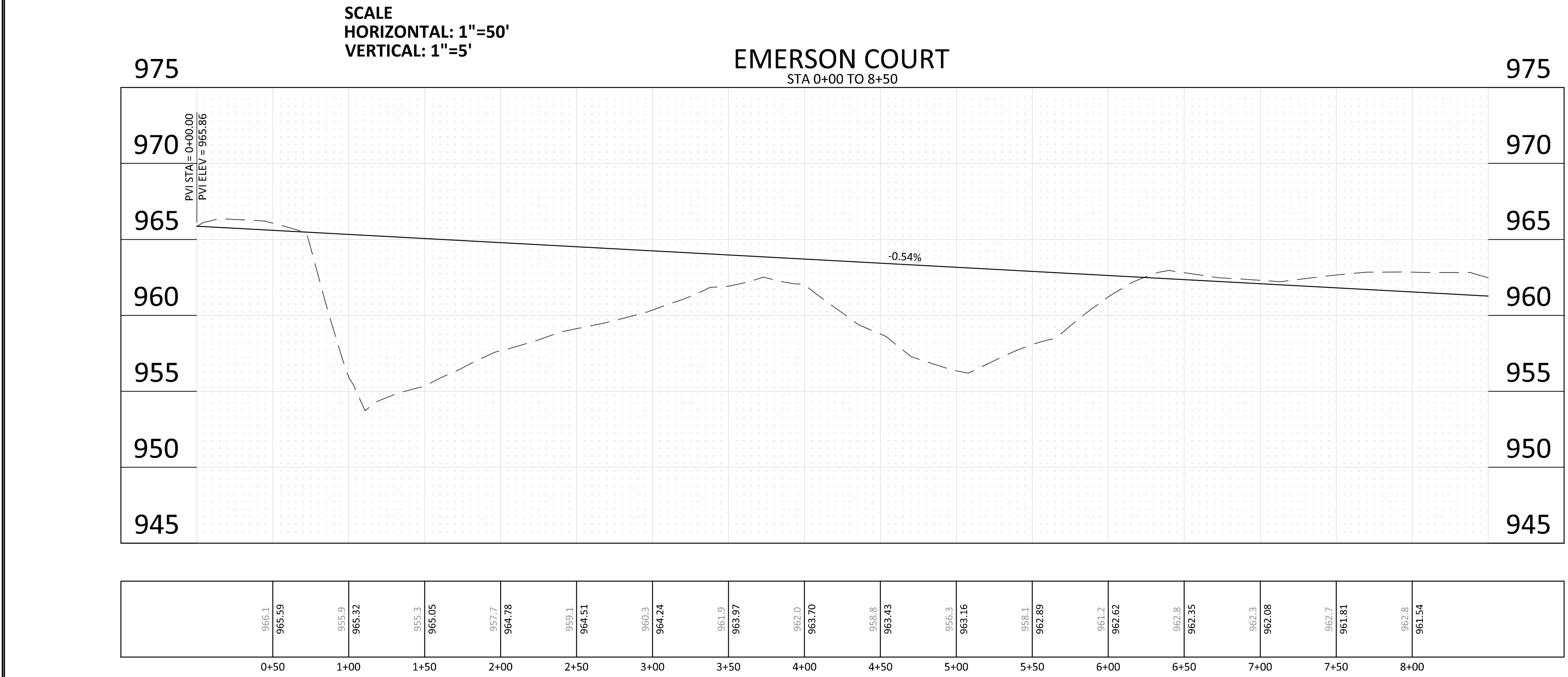
North Arrow

Scale
0 50 100
IN FEET

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Client



Project
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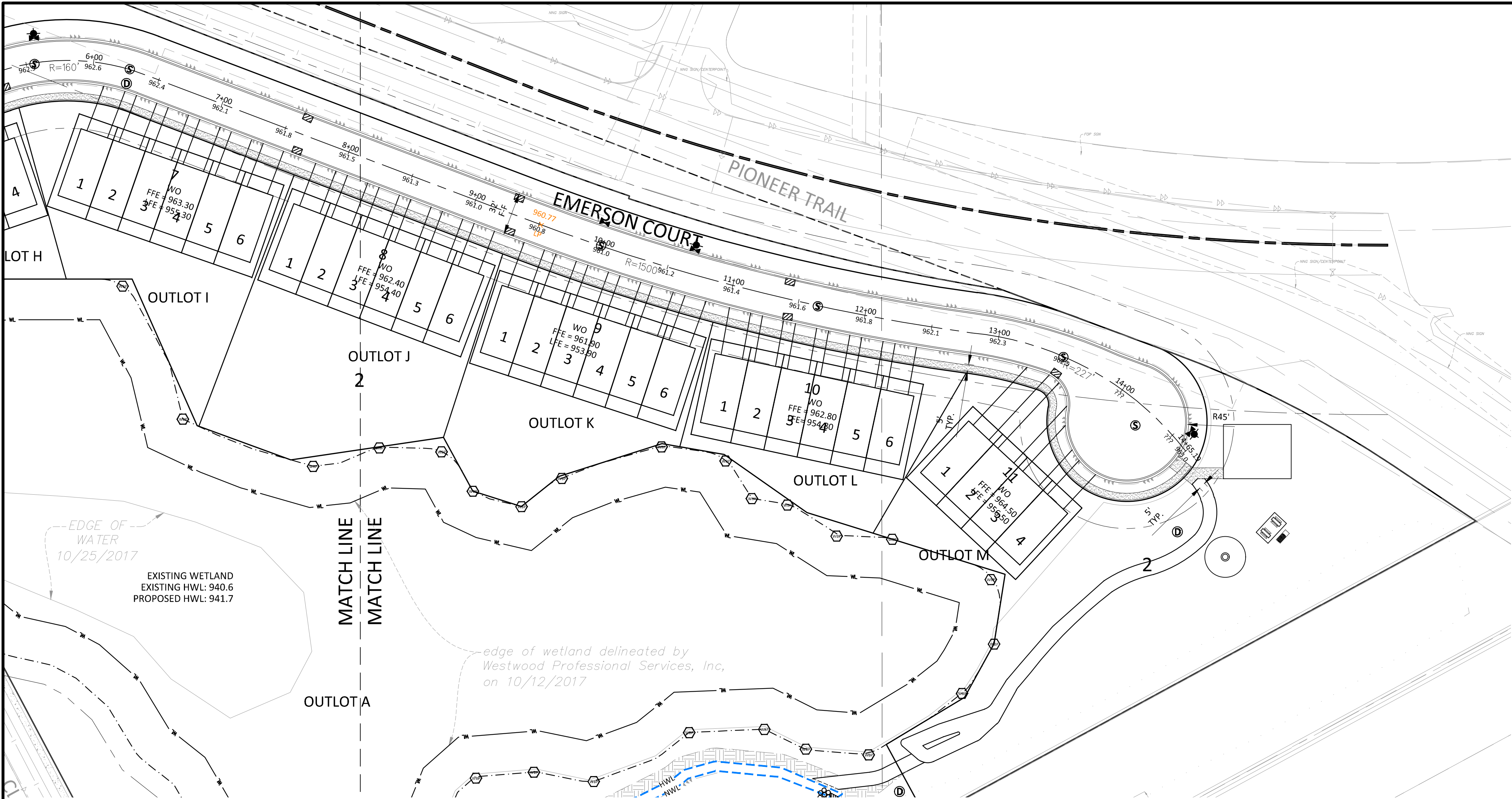
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08/25/20		CITY SUBMITTAL

Sheet Title
STREET PLAN -
EAST

Sheet No. Revision
C8.02

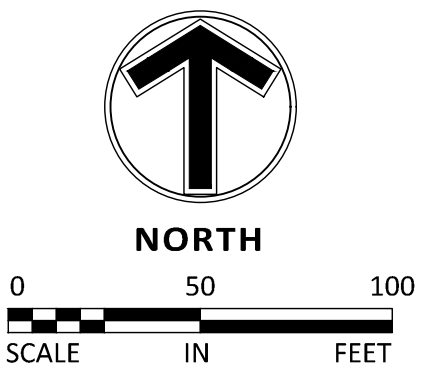
Project No. 22254



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**
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 - 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.
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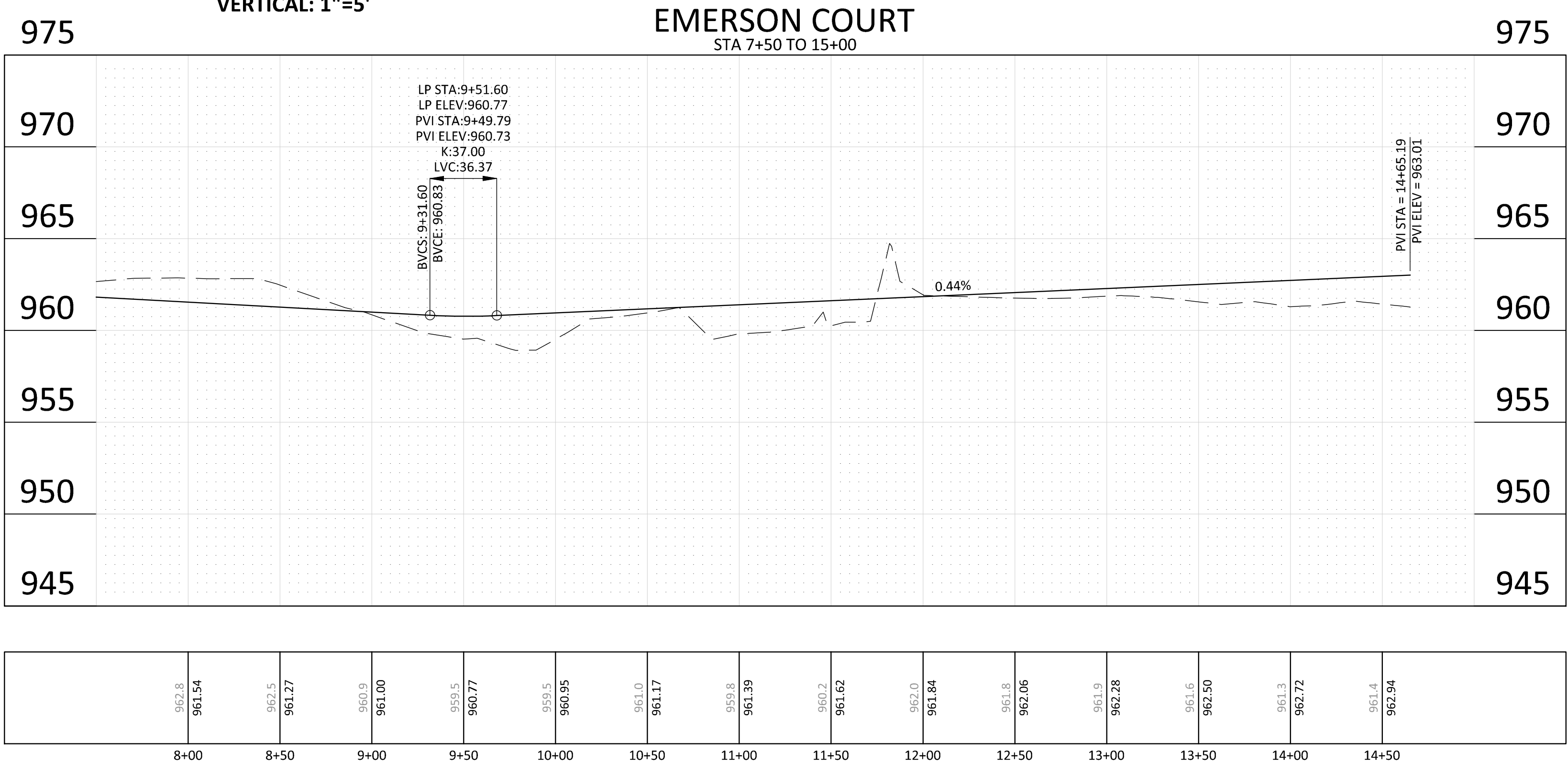


THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL 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).

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.

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

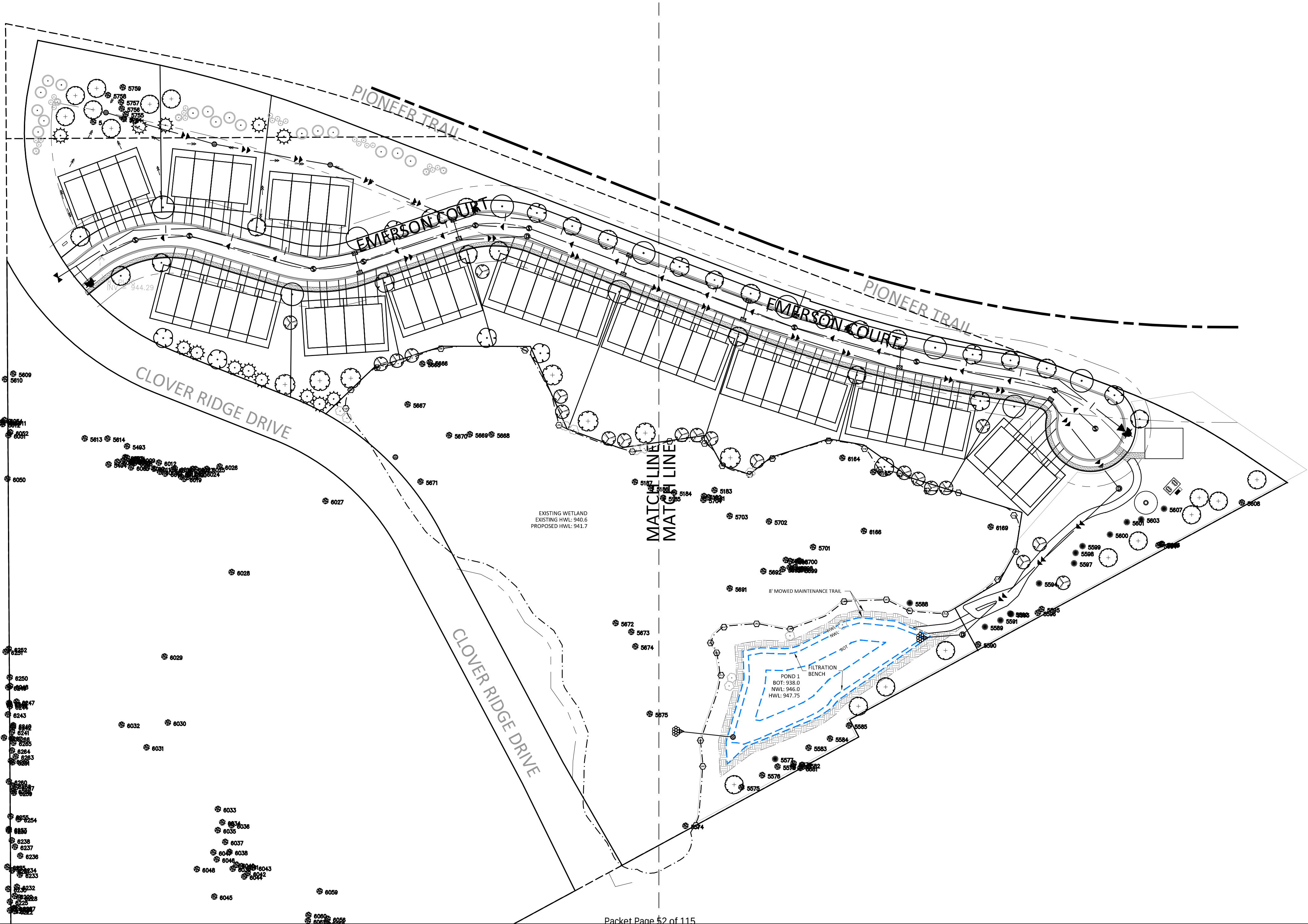


TREE SCHEDULE											
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	EAST	OVERALL	WALKOUT	WEST	
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	8 & 8	2.5" Cal		10	4				6
	RB	Betula nigra 'Cully' TM / Heritage Birch	8 & 8	2.5" Cal		21	12				9
	HB	Celtis occidentalis / Common Hackberry	8 & 8	2.5" Cal		13	6				7
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	8 & 8	2.5" Cal		9	4				5
	SO	Quercus bicolor / Swamp White Oak	8 & 8	2.5" Cal		7	1				6
	BO	Quercus macrocarpa / Burr Oak	8 & 8	2.5" Cal		17	10				7
	BL	Tilia americana 'Boulevard' / Boulevard Linden	8 & 8	2.5" Cal		10	5				5
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	EAST	OVERALL	WALKOUT	WEST	
	BF	Abies balsamea / Balsam Fir	8 & 8		6'	17	17				
	JN	Juniperus virginiana / Eastern Red Cedar	8 & 8		6'	17					17
	BS	Picea glauca densata / Black Hills Spruce	8 & 8		6'	13					13
	WP	Pinus strobus / White Pine	8 & 8		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	8 & 8	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	
CURB & GUTTER			STANDARD DUTY ASPHALT PAVING
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			



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.

Joshua J McKinney
Registration No. 53234 Date: 08/26/2020
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

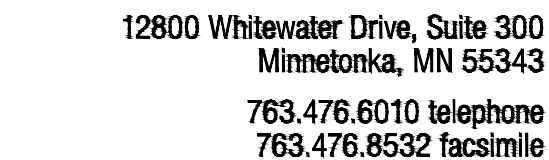
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 07/07/2020

Revision History	
No.	Date By Submittal / Revision
07/07/20	CITY SUBMITTAL
07/29/20	CITY COMMENTS
08/04/20	CITY SUBMITTAL
08/25/20	CITY SUBMITTAL

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: 08/26/2020

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: CJS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 07/07/2020

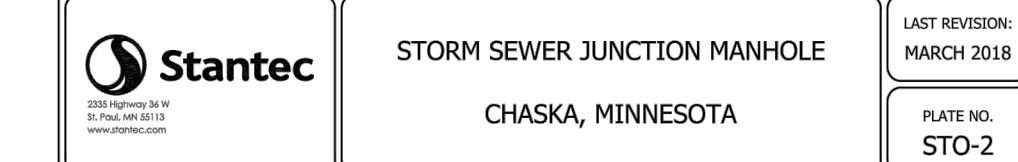
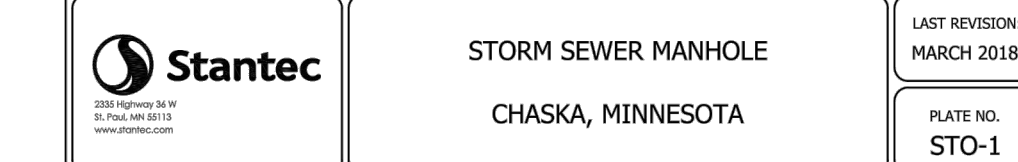
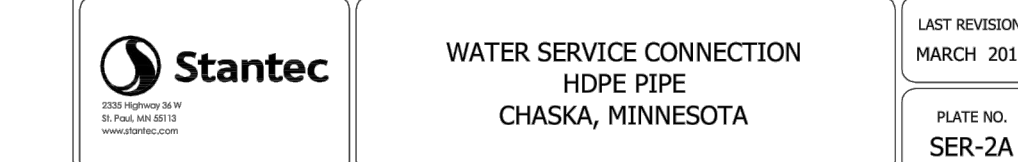
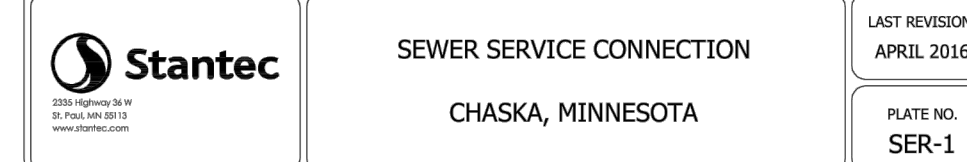
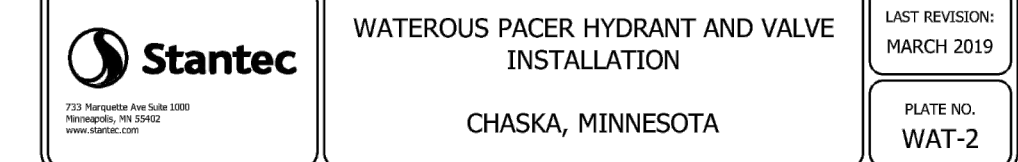
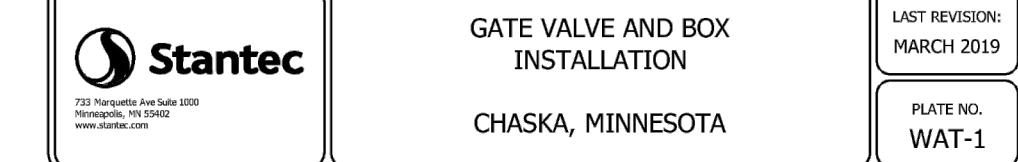
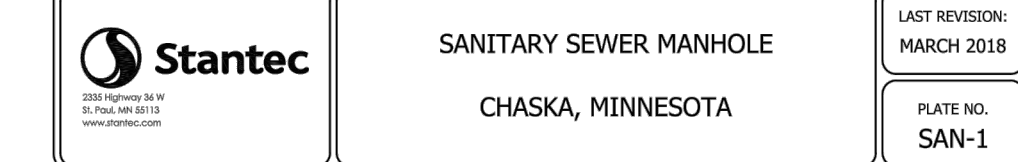
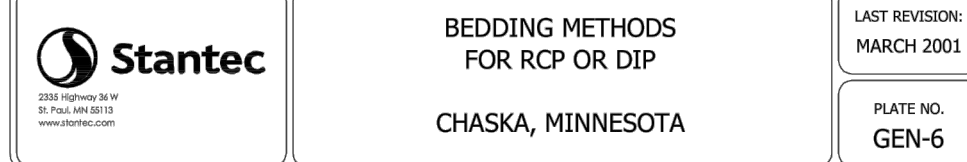
Revision History

No.	Date By	Submittal / Revision
	07/07/20	CITY SUBMITTAL
	07/29/20	CITY COMMENTS
	08/04/20	CITY SUBMITTAL
	08/25/20	CITY SUBMITTAL

Sheet Title
DETAILS

Sheet No. Revision
C9.01

Project No. 22254



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: 08/26/2020
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: FINAL Initial Issue: 07/07/2020

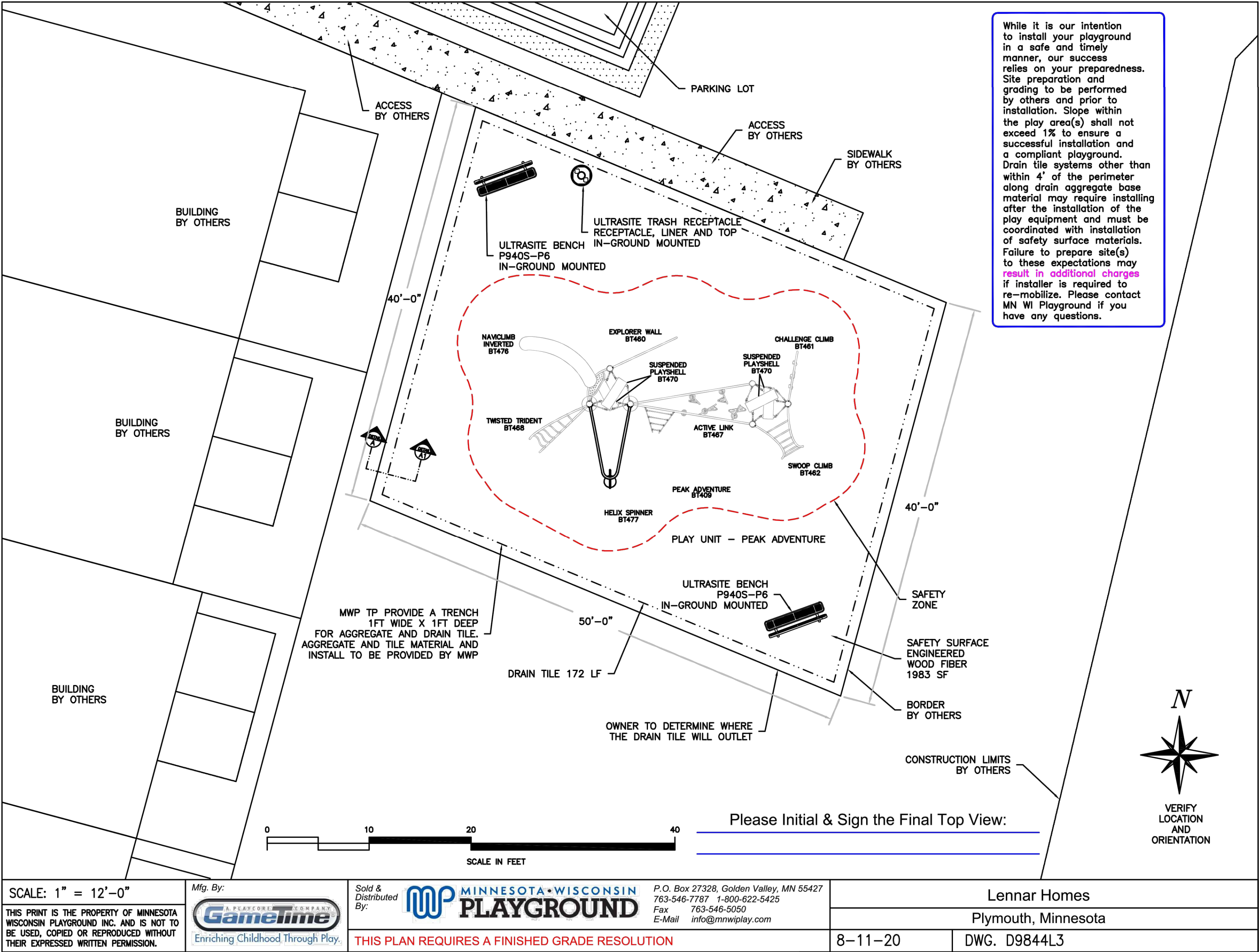
Revision History

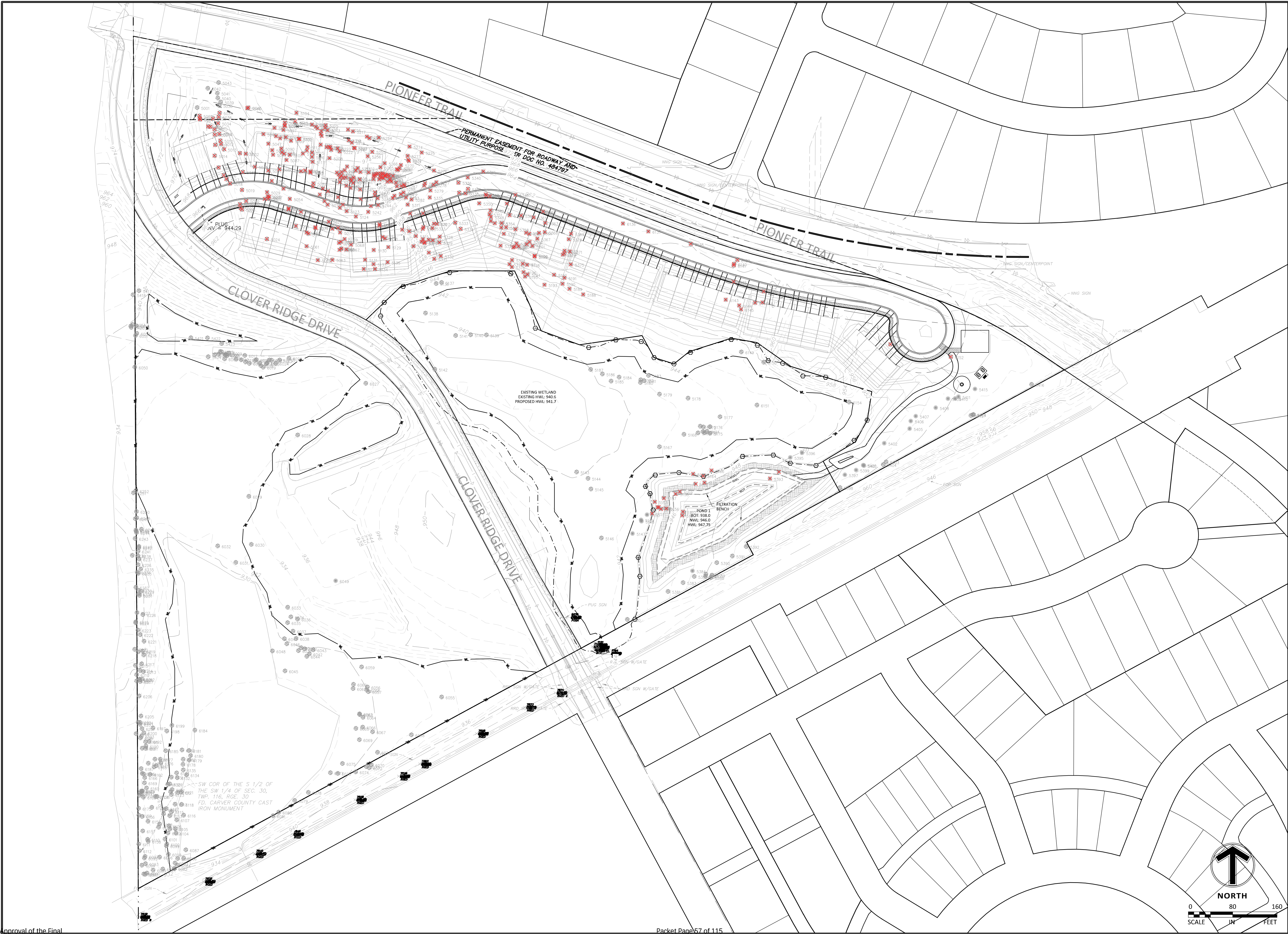
No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS
08/04/20		CITY SUBMITTAL
08/25/20		CITY SUBMITTAL

Sheet Title
DETAILS

Sheet No. Revision
C9.04

Project No. 22254





TAG#	SPECIES	DBH	MULTI-STEM	STATUS
5001	Box Elder	6		Preserve
5002	Box Elder	7		Remove
5003	Box Elder	14	x	Remove
5004	Box Elder	12	pd-2nd trunk 80%	Remove
5005	American Elm	8		Remove
5006	American Elm	8		Remove
5007	American Elm	6		Remove
5008	American Elm	6		Remove
5009	American Elm	6		Remove
5010	Box Elder	7	x	Remove
5011	American Elm	12		Remove
5012	Box Elder	6		Remove
5013	American Elm	6		Remove
5014	Box Elder	8		Remove
5015	American Elm	8		Remove
5016	Box Elder	9		Remove
5017	Box Elder	10		Remove
5018	Box Elder	9		Remove
5019	Box Elder	10	x	Remove
5020	Box Elder	8		Remove
5021	Box Elder	9		Remove
5022	Box Elder	8		Remove
5023	Box Elder	7		Remove
5024	Box Elder	18	pd-50%	Remove
5025	Eastern Red Cedar	1		Remove
5026	Eastern Red Cedar	1		Remove
5027	Eastern Red Cedar	1		Remove
5028	Eastern Red Cedar	1		Remove
5029	Eastern Red Cedar	1		Remove
5030	Eastern Red Cedar	1		Remove
5031	American Elm	8		Remove
5032	Eastern Red Cedar	1		Remove
5033	American Elm	8		Remove
5034	American Elm	6		Remove
5035	American Elm	6		Remove
5036	Box Elder	9	pd-Woodpecker damage	Remove
5037	Box Elder	7	pd-Tree fell on it	Remove
5038	Box Elder	8		Preserve
5039	Box Elder	8		Preserve
5040	Box Elder	9		Preserve
5041	Box Elder	9		Preserve
5042	Box Elder	12		Preserve
5043	Box Elder	8		Preserve
5044	Eastern Red Cedar	1		Remove
5045	Eastern Red Cedar	1		Remove
5046	Eastern Red Cedar	1		Remove
5047	Eastern Red Cedar	1		Remove
5048	Eastern Red Cedar	3		Remove
5049	Eastern Red Cedar	1		Remove
5050	Eastern Red Cedar	2		Remove
5051	Eastern Red Cedar	1		Remove
5052	Eastern Red Cedar	1		Remove
5053	Eastern Red Cedar	2		Remove
5054	Eastern Red Cedar	1		Remove
5055	Eastern Red Cedar	2		Remove
5056	Eastern Red Cedar	1		Remove
5057	Eastern Red Cedar	2		Remove
5058	Eastern Red Cedar	2		Remove
5059	Eastern Red Cedar	2		Remove
5060	Eastern Red Cedar	1		Remove
5061	Eastern Red Cedar	1		Remove
5062	Eastern Red Cedar	3		Remove
5063	Eastern Red Cedar	2		Remove
5064	Eastern Red Cedar	2		Remove
5065	Eastern Red Cedar	1		Remove
5066	Eastern Red Cedar	2		Remove
5067	Eastern Red Cedar	2		Remove
5068	Eastern Red Cedar	2		Remove
5069	Eastern Red Cedar	2		Remove
5070	Eastern Red Cedar	1		Remove
5071	Eastern Red Cedar	1		Remove
5072	Eastern Red Cedar	2		Remove
5073	Eastern Red Cedar	2		Remove
5074	Eastern Red Cedar	1		Remove
5075	Eastern Red Cedar	1		Remove
5076	Eastern Red Cedar	1	x	Remove
5077	Eastern Red Cedar	1		Remove
5078	Eastern Red Cedar	1		Remove
5079	Eastern Red Cedar	1		Remove
5080	Eastern Red Cedar	2		Remove
5081	Eastern Red Cedar	2		Remove
5082	Eastern Red Cedar	1		Remove
5083	Eastern Red Cedar	1		Remove
5084	Eastern Red Cedar	2		Remove
5085	Eastern Red Cedar	2	x	Remove
5086	Eastern Red Cedar	1		Remove
5087	Eastern Red Cedar	1		Remove
5088	Eastern Red Cedar	2		Remove
5089	Eastern Red Cedar	1		Remove
5090	Eastern Red Cedar	2		Remove
5091	Eastern Red Cedar	1	bd-10%	Remove
5092	Eastern Red Cedar	1		Remove
5093	Eastern Red Cedar	1		Remove
5094	Eastern Red Cedar	1		Remove
5095	Eastern Red Cedar	1		Remove
5096	Eastern Red Cedar	1		Remove
5097	Eastern Red Cedar	1		Remove
5098	Eastern Red Cedar	1		Remove
5099	Eastern Red Cedar	1		Remove
5100	Eastern Red Cedar	1		Remove
5101	Eastern Red Cedar	1		Remove
5102	Eastern Red Cedar	1		Remove
5103	Eastern Red Cedar	1	bd-5%	Remove
5104	Eastern Red Cedar	1	x	Remove
5105	Eastern Red Cedar	1		Remove
5106	Eastern Red Cedar	1		Remove
5107	Eastern Red Cedar	1		Remove
5108	Eastern Red Cedar	1		Remove
5109	Eastern Red Cedar	1		Remove

5110	Eastern Red Cedar	1	Remove
5111	Eastern Red Cedar	1	Remove
5112	Eastern Red Cedar	1	Remove
5113	Eastern Red Cedar	1	Remove
5114	Eastern Red Cedar	1	Remove
5115	Eastern Red Cedar	1	x
5116	Eastern Red Cedar	1	Remove
5117	Eastern Red Cedar	1	Remove
5118	Eastern Red Cedar	1	Remove
5119	Eastern Red Cedar	1	Remove
5120	Eastern Red Cedar	1	Remove
5121	Eastern Red Cedar	1	Remove
5122	Eastern Red Cedar	1	Remove
5123	Eastern Red Cedar	2	Remove
5124	Eastern Red Cedar	2	Remove
5125	Eastern Red Cedar	2	Remove
5126	Eastern Red Cedar	1	Remove
5127	Eastern Red Cedar	2	Remove
5128	Eastern Red Cedar	1	Remove
5129	Eastern Red Cedar	1	Remove
5130	Eastern Red Cedar	2	Remove
5131	Eastern Red Cedar	2	bd-10%
5132	Eastern Red Cedar	2	Remove
5133	Eastern Red Cedar	1	Remove
5134	Eastern Red Cedar	1	Remove
5135	Eastern Red Cedar	2	Remove
5136	Cottonwood	6	Preserve
5137	Cottonwood	9	Preserve
5138	Cottonwood	10	Preserve
5139	Slippery Elm	6	Preserve
5140	Box Elder	8	Preserve
5141	Box Elder	6	Preserve
5142	Black Willow	8	Preserve
5143	Box Elder	10	Preserve
5144	American Elm	11	Preserve
5145	Box Elder	7	Preserve
5146	Box Elder	6	Preserve
5147	Eastern Red Cedar	1	Preserve
5148	Eastern Red Cedar	2	Preserve
5149	Eastern Red Cedar	1	Preserve
5150	Eastern Red Cedar	1	Preserve
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5161	Eastern Red Cedar	1	Preserve
5162	Eastern Red Cedar	2	Preserve
5163	Eastern Red Cedar	2	Preserve
5164	Eastern Red Cedar	2	Preserve
5165	Eastern Red Cedar	2	Preserve
5166	Eastern Red Cedar	1	x
5167	Black Willow	11	x
5168	Black Willow	19	x
5169	Black Willow	16	x
5170	Black Willow	12	Preserve
5171	Black Willow	8	Preserve
5172	Black Willow	10	Preserve
5173	Black Willow	12	Preserve
5174	Black Willow	14	Preserve
5175	Black Willow	10	Preserve
5176	Black Willow	14	Preserve
5177	Black Willow	16	x
5178	Box Elder	12	x
5179	Box Elder	7	Preserve
5180	Box Elder	6	Preserve
5181	Box Elder	6	Preserve
5182	Box Elder	6	Preserve
5183	Box Elder	8	Preserve
5184	Box Elder	8	Preserve
5185	Box Elder	12	x
5186	Box Elder	12	Preserve
5187	Box Elder	12	Preserve
5188	Eastern Red Cedar	1	Remove
5189	Eastern Red Cedar	1	Remove
5190	Eastern Red Cedar	1	Remove
5191	Eastern Red Cedar	2	Remove
5192	Eastern Red Cedar	1	Remove
5193	Eastern Red Cedar	1	Remove
5194	Eastern Red Cedar	1	Remove
5195	Eastern Red Cedar	1	Remove
5196	Eastern Red Cedar	1	Remove
5197	Eastern Red Cedar	1	Remove
5198	Eastern Red Cedar	2	Remove
5199	Eastern Red Cedar	2	Remove
5200	Eastern Red Cedar	1	Remove
5201	Eastern Red Cedar	1	Remove
5202	Eastern Red Cedar	1	Remove
5203	Eastern Red Cedar	1	Remove
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5205	Eastern Red Cedar	1	Remove
5206	Eastern Red Cedar	1	Remove
5207	Eastern Red Cedar	1	Remove
5208	Eastern Red Cedar	2	Remove
5209	Eastern Red Cedar	1	Remove
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5211	Eastern Red Cedar	1	Remove
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5213	Eastern Red Cedar	1	Remove
5214	Eastern Red Cedar	1	Remove
5215	Eastern Red Cedar	1	Remove
5216	Eastern Red Cedar	1	Remove
5217	Eastern Red Cedar	1	Remove
5218	Eastern Red Cedar	1	Remove

5219	Eastern Red Cedar	1	Remove
5220	Eastern Red Cedar	1	Remove
5221	Eastern Red Cedar	2	Remove
5222	Eastern Red Cedar	1	Remove
5223	Cottonwood	1	Remove
5224	Eastern Red Cedar	1	Remove
5225	Eastern Red Cedar	2	Remove
5226	Eastern Red Cedar	1	Remove
5227	Eastern Red Cedar	1	Remove
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5248	Eastern Red Cedar	2	Remove
5249	Slippery Elm	1	Remove
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5251	Eastern Red Cedar	2	Remove
5252	Eastern Red Cedar	1	Remove
5253	Eastern Red Cedar	1	Remove
5254	Eastern Red Cedar	1	Remove
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5263	Eastern Red Cedar	1	Remove
5264	Eastern Red Cedar	1	x
5265	Eastern Red Cedar	1	Remove
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5267	Eastern Red Cedar	1	Remove
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5269	Eastern Red Cedar	1	Remove
5270	Eastern Red Cedar	1	Remove
5271	Eastern Red Cedar	2	Remove
5272	Eastern Red Cedar	1	Remove
5273	Eastern Red Cedar	1	Remove
5274	Eastern Red Cedar	1	pd-5%
5275	Eastern Red Cedar	2	Remove
5276	Eastern Red Cedar	2	Remove
5277	Eastern Red Cedar	1	Remove
5278	Eastern Red Cedar	1	Remove
5279	Eastern Red Cedar	3	Remove
5280	Eastern Red Cedar	2	Remove
5281	Box Elder	1	Remove
5282	Eastern Red Cedar	2	Remove
5283	Eastern Red Cedar	2	Remove
5284	Eastern Red Cedar	1	Remove
5285	Eastern Red Cedar	2	Remove
5286	Eastern Red Cedar	1	Remove
5287	Eastern Red Cedar	2	Remove
5288	Eastern Red Cedar	1	Remove
5289	Eastern Red Cedar	1	Remove
5290	Eastern Red Cedar	2	Remove
5291	Eastern Red Cedar	1	x
5292	Eastern Red Cedar	1	Remove
5293	American Elm	16	Remove
5294	Eastern Red Cedar	1	Remove
5295	Eastern Red Cedar	2	x
5296	Eastern Red Cedar	1	Remove
5297	Eastern Red Cedar	1	Remove
5298	Eastern Red Cedar	1	Remove
5299	Eastern Red Cedar	1	Remove
5300	Eastern Red Cedar	1	x
5301	Eastern Red Cedar	1	Remove
5302	Eastern Red Cedar	1	x
5303	Eastern Red Cedar	1	Remove
5304	Eastern Red Cedar	1	x
5305	Eastern Red Cedar	1	x
5306	American Elm	1	Remove
5307	Eastern Red Cedar	1	Remove
5308	Eastern Red Cedar	1	Remove
5309	Eastern Red Cedar	1	Remove
5310	Box Elder	2	Remove
5311	Eastern Red Cedar	2	Remove
5312	Eastern Red Cedar	2	Remove
5313	Eastern Red Cedar	2	Remove
5314	Eastern Red Cedar	2	x
5315	Eastern Red Cedar	2	Remove
5316	Eastern Red Cedar	2	Remove
5317	Eastern Red Cedar	1	x
5318	Eastern Red Cedar	2	Remove
5319	Eastern Red Cedar	1	Remove
5320	Eastern Red Cedar	2	Remove
5321	Eastern Red Cedar	3	Remove
5322	Eastern Red Cedar	3	Remove
5323	Eastern Red Cedar	3	Remove
5324	Eastern Red Cedar	1	Remove
5325	Eastern Red Cedar	2	Remove
5326	Eastern Red Cedar	1	Remove
5327	Eastern Red Cedar	1	x
5328	Eastern Red Cedar	2	Remove

5329	Eastern Red Cedar	1	Remove
5330	Eastern Red Cedar	1	Remove
5331	Eastern Red Cedar	1	Remove
5332	Eastern Red Cedar	1	Remove
5333	Cottonwood	6	Remove
5334	Black Willow	6	Remove
5335	Eastern Red Cedar	1	Remove
5336	Cottonwood	6	Remove
5337	Cottonwood	6	Remove
5338	Cottonwood	7	Remove
5339	Cottonwood	6	Remove
5340	Eastern Red Cedar	1	Remove
5341	Eastern Red Cedar	1	Remove
5342	Eastern Red Cedar	1	Remove
5343	Eastern Red Cedar	2	Remove
5344	Eastern Red Cedar	1	Remove
5345	Eastern Red Cedar	1	Remove
5346	Eastern Red Cedar	1	Remove
5347	Eastern Red Cedar	1	Remove
5348	Eastern Red Cedar	1	Remove
5349	Eastern Red Cedar	1	Remove
5350	Eastern Red Cedar	2	Remove
5351	Eastern Red Cedar	1	Remove
5352	Eastern Red Cedar	3	Remove
5353	Eastern Red Cedar	1	Remove
5354	Eastern Red Cedar	1	Remove
5355	Eastern Red Cedar	2	Remove
5356	Eastern Red Cedar	1	Remove
5357	Eastern Red Cedar	1	Remove
5358	Eastern Red Cedar	2	Remove
5359	Eastern Red Cedar	1	Remove
5360	Eastern Red Cedar	1	Remove
5361	Eastern Red Cedar	1	Remove
5362	Eastern Red Cedar	2	Remove
5363	Eastern Red Cedar	2	Remove
5364	Eastern Red Cedar	2	Remove
5365	Eastern Red Cedar	1	Remove
5366	Eastern Red Cedar	2	Remove
5367	Eastern Red Cedar	2	Remove
5368	Eastern Red Cedar	2	Remove
5369	Eastern Red Cedar	2	Remove
5370	Eastern Red Cedar	2	x Remove
5371	Eastern Red Cedar	2	Remove
5372	Eastern Red Cedar	2	Remove
5373	Eastern Red Cedar	2	x Remove
5374	Eastern Red Cedar	2	Remove
5375	Eastern Red Cedar	1	Remove
5376	Eastern Red Cedar	2	Remove
5377	Eastern Red Cedar	2	Remove
5378	Eastern Red Cedar	1	Remove
5379	Eastern Red Cedar	1	Remove
5380	Box Elder	6	Preserve
5381	American Elm	9	Remove
5382	Box Elder	10	Remove
5383	Box Elder	6	Preserve
5384	Eastern Red Cedar	1	Preserve
5385	Box Elder	6	Preserve
5386	Ash	7	Preserve
5387	Ash	6	Preserve
5388	Ash	6	Preserve
5389	Ash	6	Preserve
5390	Ash	11	Preserve
5391	Box Elder	8	Preserve
5392	Ash	9	Preserve
5393	Eastern Red Cedar	1	Remove
5394	Eastern Red Cedar	2	x Remove
5395	Eastern Red Cedar	1	Preserve
5396	Eastern Red Cedar	1	Preserve
5397	Eastern Red Cedar	1	Preserve
5398	Slippery Elm	6	Preserve
5399	Eastern Red Cedar	1	Preserve
5400	Eastern Red Cedar	1	Preserve
5401	Eastern Red Cedar	1	Preserve
5402	Eastern Red Cedar	2	Preserve
5403	American Elm	16	Preserve
5404	American Elm	10	Preserve
5405	Eastern Red Cedar	1	Preserve
5406	Eastern Red Cedar	1	Preserve
5407	Eastern Red Cedar	1	Preserve
5408	Eastern Red Cedar	1	Preserve
5409	Eastern Red Cedar	2	Preserve
5410	Eastern Red Cedar	1	Remove
5411	Eastern Red Cedar	1	Preserve
5412	Ash	8	Preserve
5413	Ash	8	Preserve
5414	Ash	8	Preserve
5415	Eastern Red Cedar	1	Preserve
5416	American Elm	12	Preserve
5417	Box Elder	26	x
5418	American Elm	13	Preserve
5419	American Elm	10	Preserve
5420	Box Elder	8	Preserve
5421	Black Willow	9	Preserve
5422	Black Willow	7	Preserve
5423	Black Willow	6	Preserve
5424	Box Elder	10	Preserve
6001	Box Elder	6	Preserve
6002	Box Elder	11	Preserve
6003	Box Elder	6	Preserve
6004	Box Elder	7	Preserve
6005	Box Elder	8	Preserve
6006	Box Elder	0	Preserve
6007	Box Elder	10	Preserve
6008	Box Elder	6	Preserve
6009	Box Elder	8	Preserve
6010	Box Elder	8	Preserve
6011	Box Elder	8	Preserve
6012	Box Elder	11	Preserve
6013	Box Elder	14	Preserve

Client



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.

Joshua J McKinney
Registration No. 53234 Date: 08/26/2020
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Summary

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

Revision History

No.	Date By	Submittal / Revision
07/07/20		CITY SUBMITTAL
07/29/20		CITY COMMENTS
08/04/20		CITY SUBMITTAL
08/25/20		CITY SUBMITTAL

Sheet Title
OVERALL
LANDSCAPING
PLAN

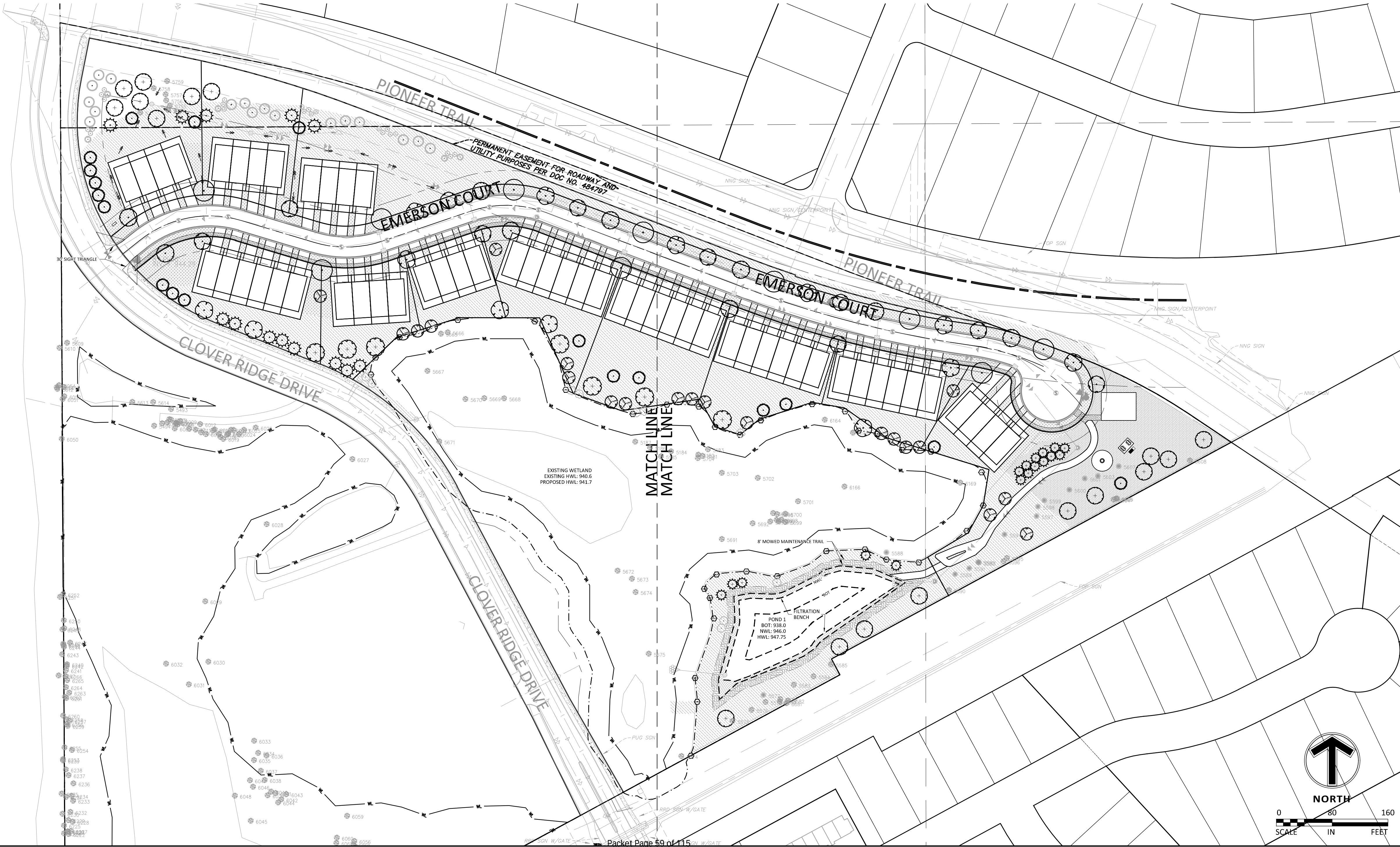
Sheet No. Revision
L1.01

Project No. 22254

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	80
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			



Client



Project
PIONEER VISTA

Location
CHASKA, MN

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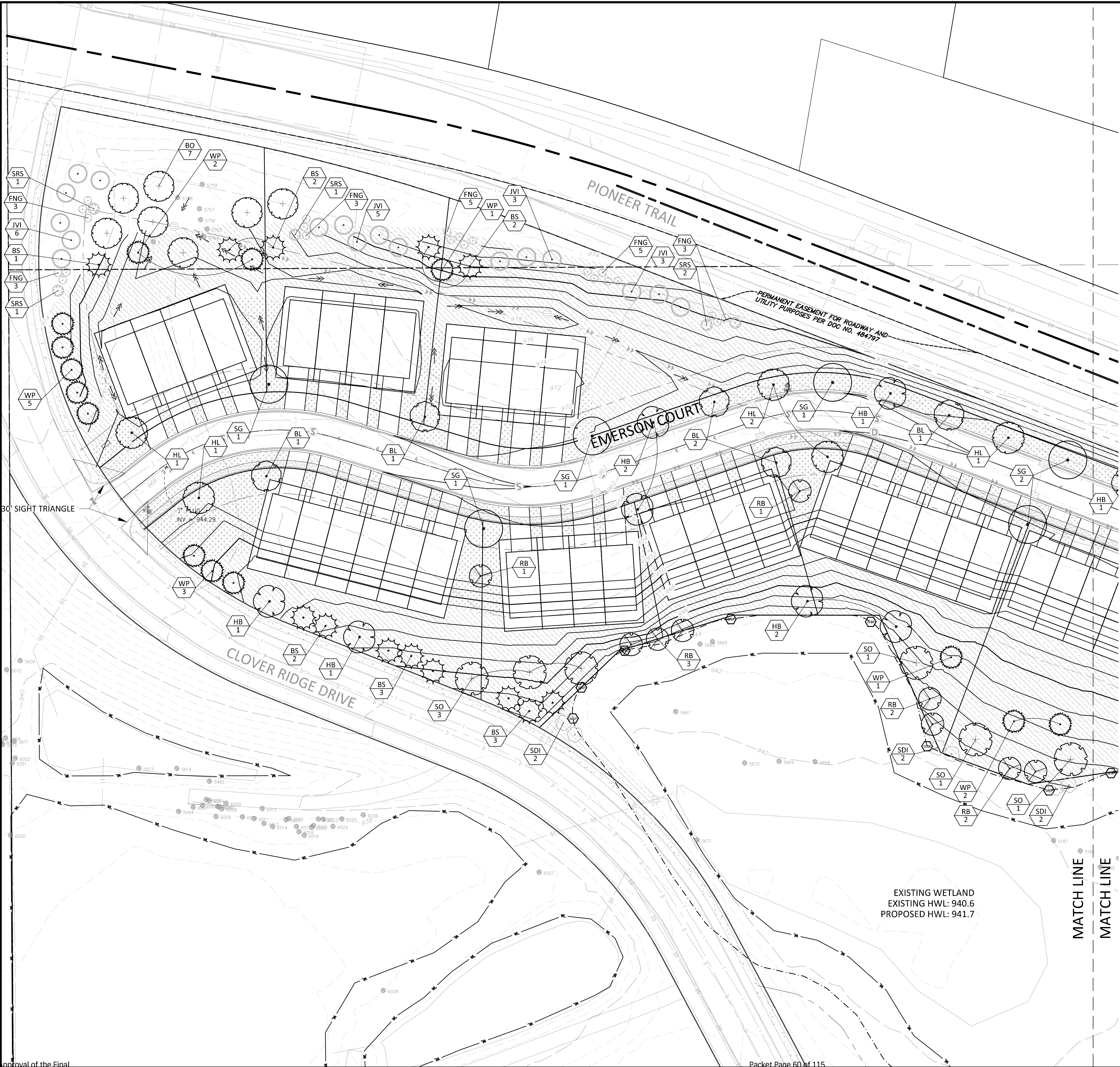
Revision History

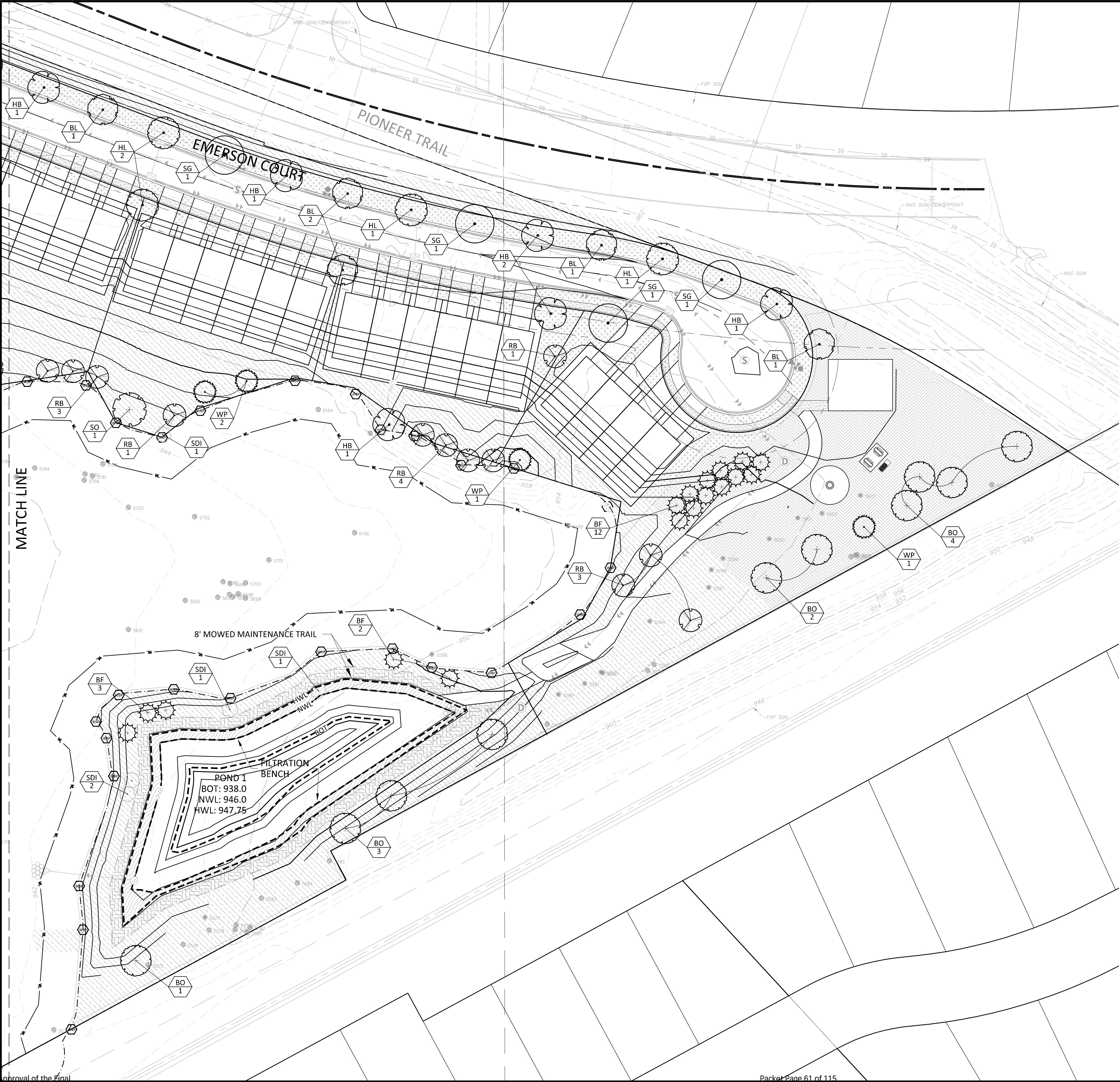
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08/25/20		CITY SUBMITTAL

Sheet Title
**LANDSCAPING
PLAN - WEST**

Sheet No. Revision
L1.02

Project No. 22254





LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

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

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

WL

D

S

FM

TP

TP

TP

PLANT SCHEDULE

PLANT SCHEDULE EAST

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5" Cal		4
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5" Cal		12
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		6
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal		4
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal		1
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal		10
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		5
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	17
	WP	Pinus strobus / White Pine	B & B		6'	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	SDI	Salix discolor / Pussy Willow	5 gal			5

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

Project

PIONEER VISTA

Location

CHASKA, MN

Certification

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Joshua J McKinney

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08/25/20		CITY SUBMITTAL

Sheet Title

LANDSCAPING

PLAN - EAST

Sheet No. Revision

L1.03

Project No. 22254

Client

LENNAR

Project PIONEER VISTA

Location CHASKA, MN

Certification

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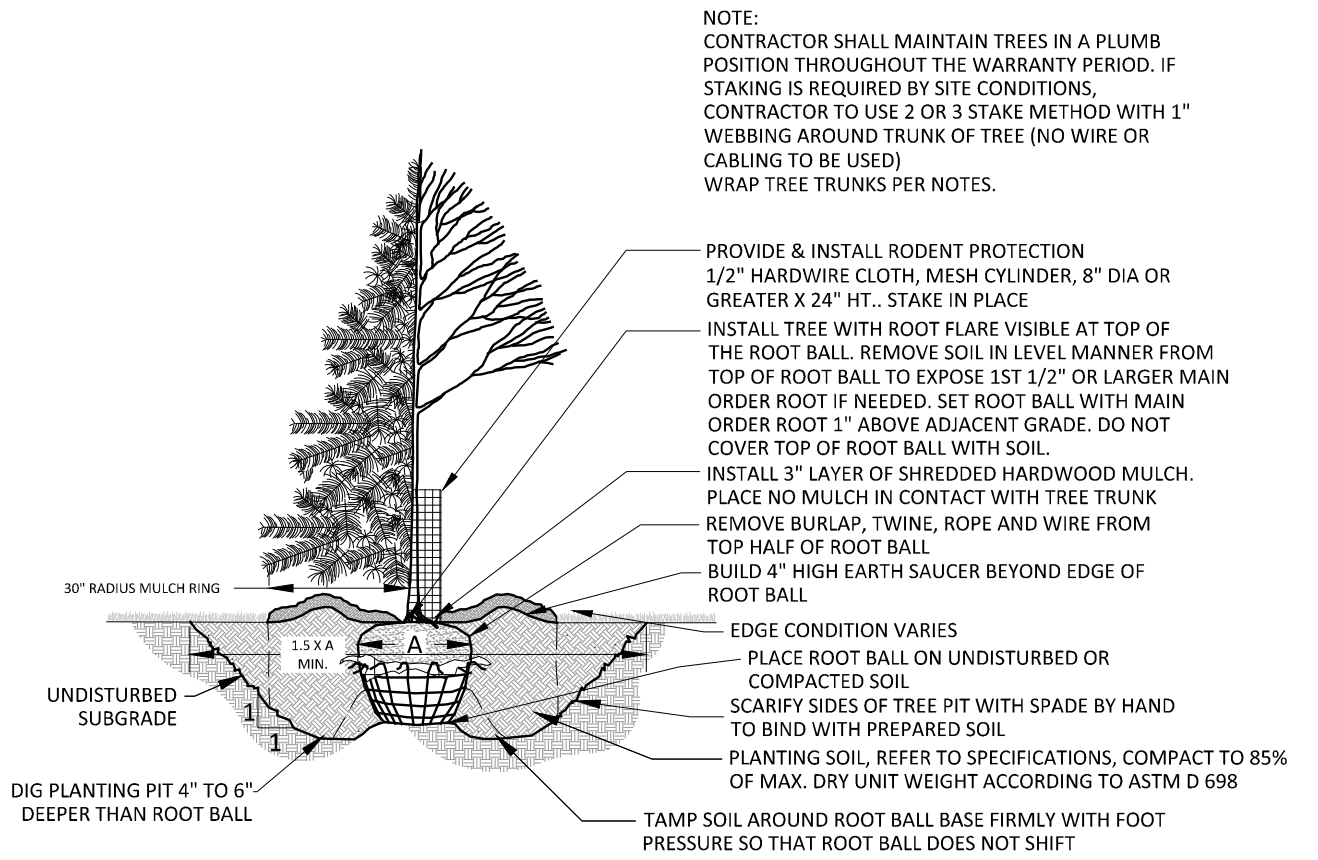
Revision History

No.	Date	By	Submittal / Revision
07/07/20			CITY SUBMITTAL
01/29/20			CITY COMMENTS
08/04/20			CITY SUBMITTAL
08/25/20			CITY SUBMITTAL

Sheet Title LANDSCAPE DETAILS AND NOTES

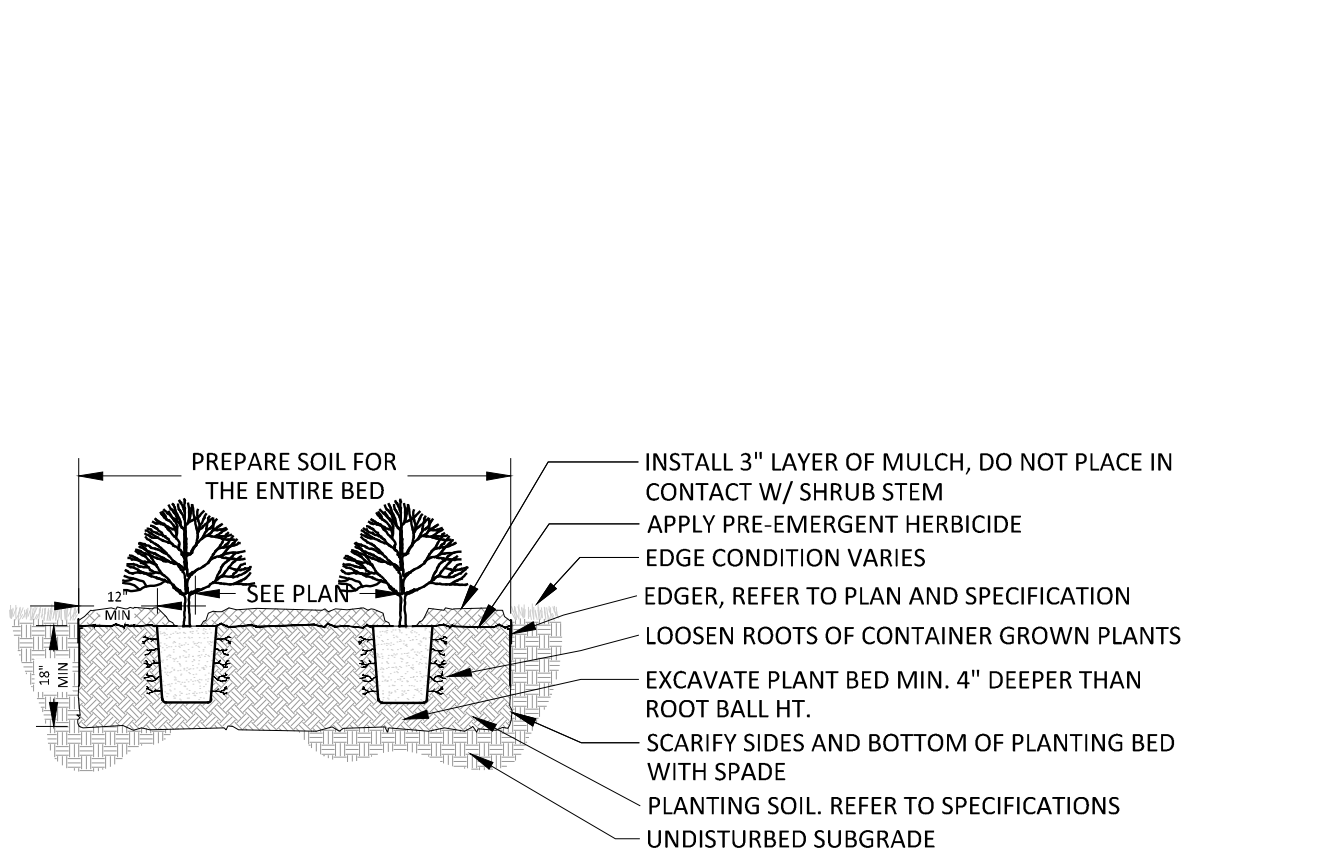
Sheet No. Revision L1.04

Project No. 22254



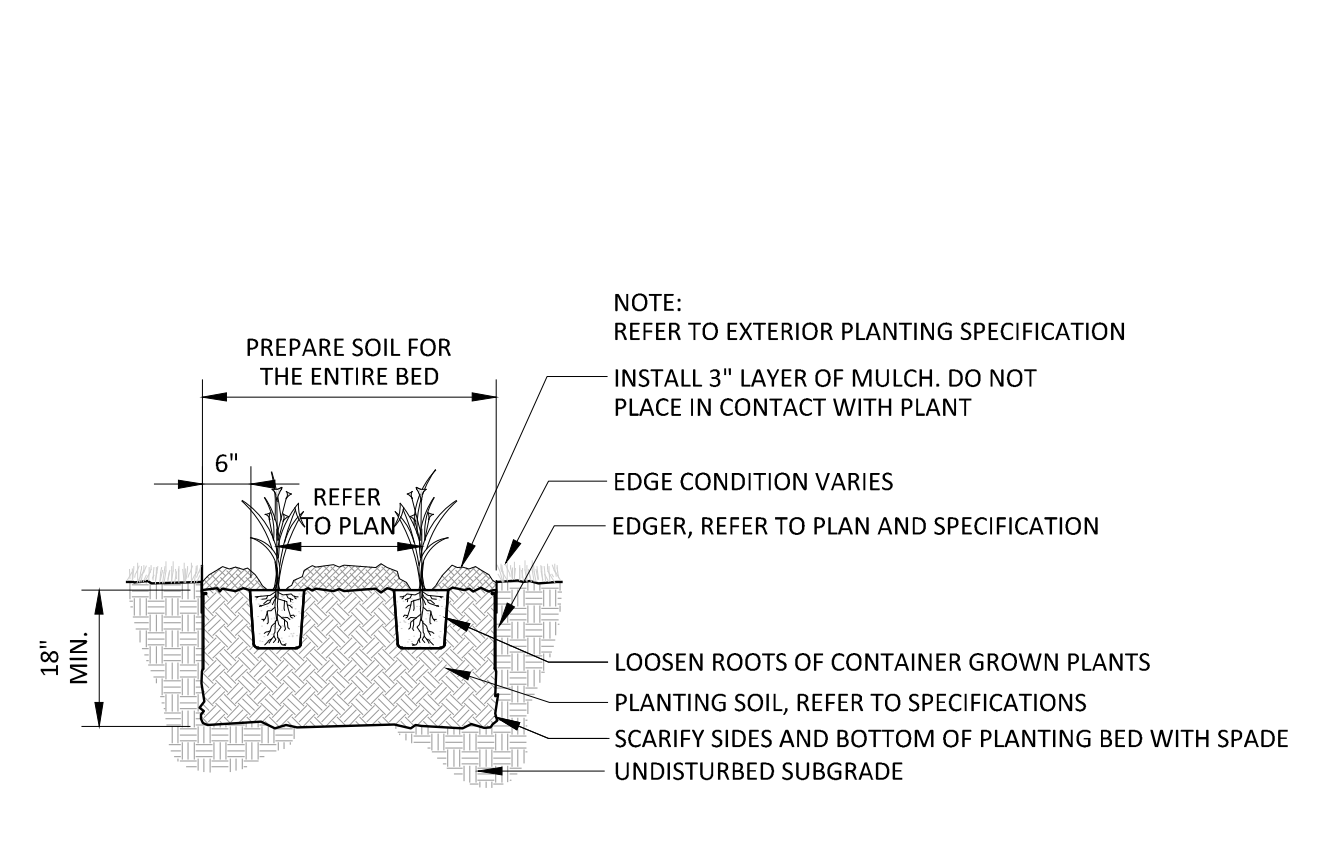
1 TREE PLANTING DETAIL

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



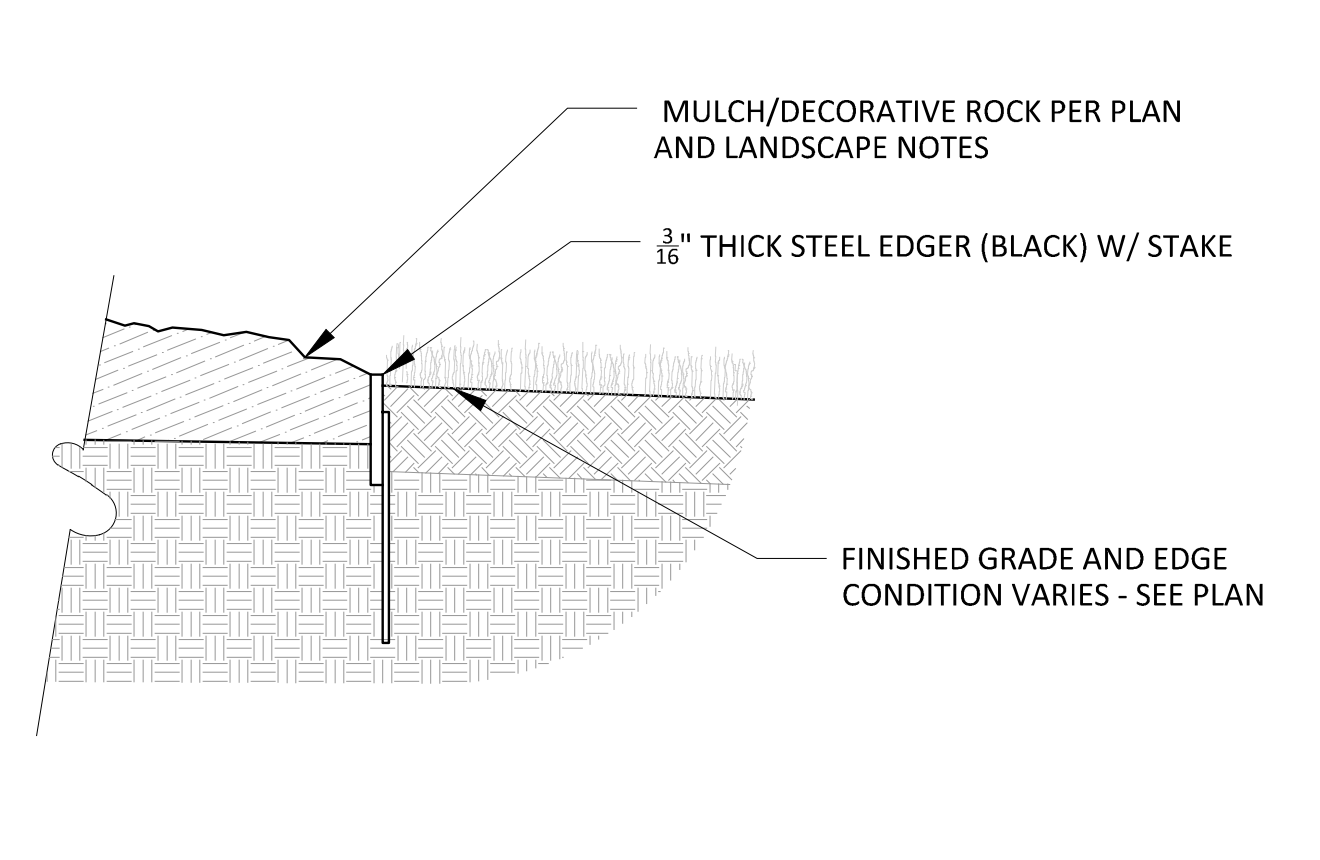
2 SHRUB PLANTING DETAIL

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.

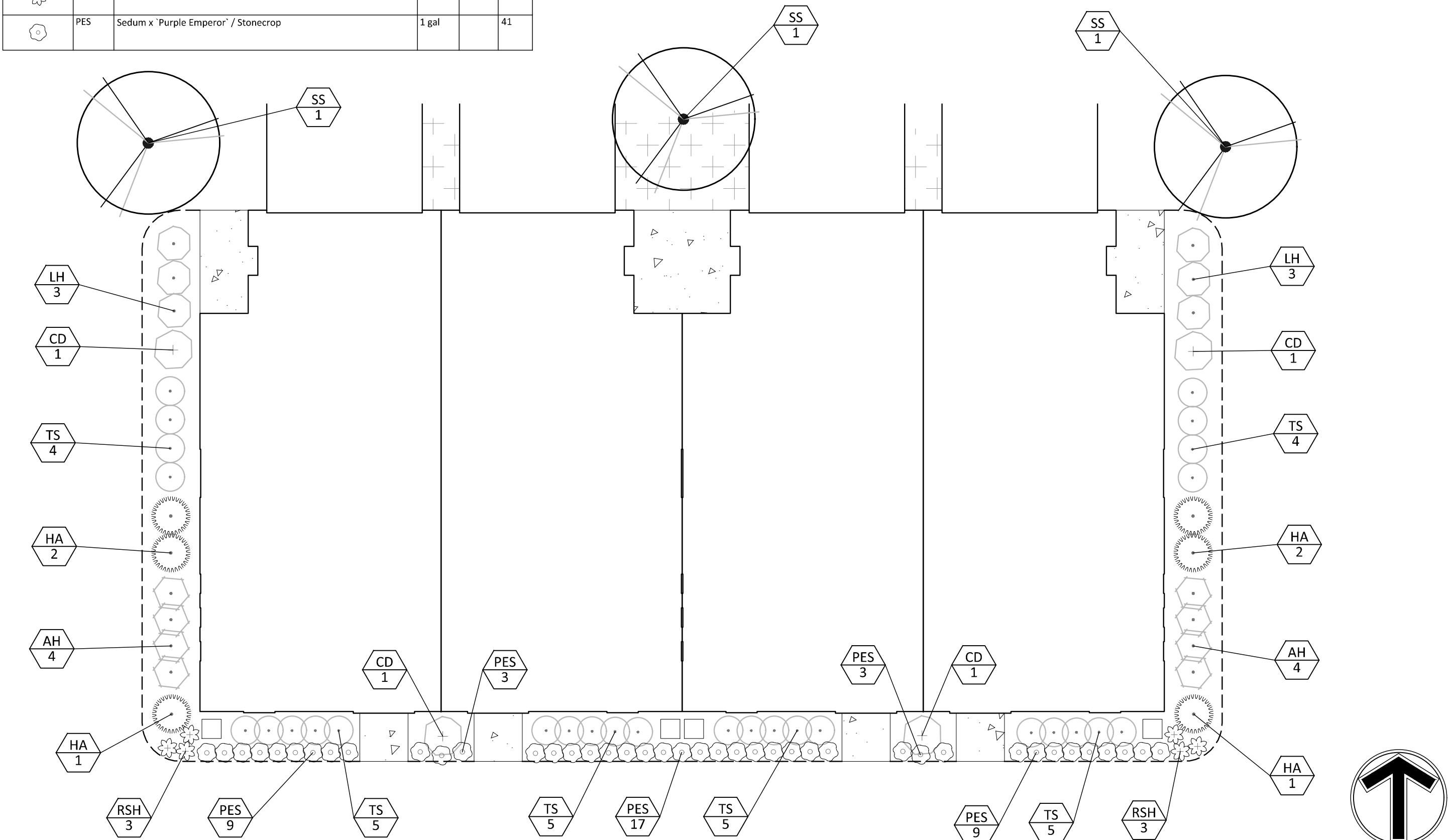
GENERAL TREE SPECIFICATIONS:

- 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.

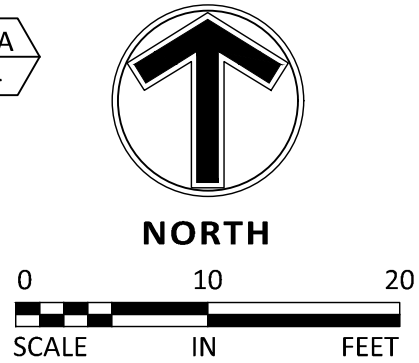
IRRIGATION NOTES:

- 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.



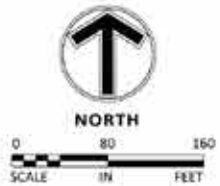


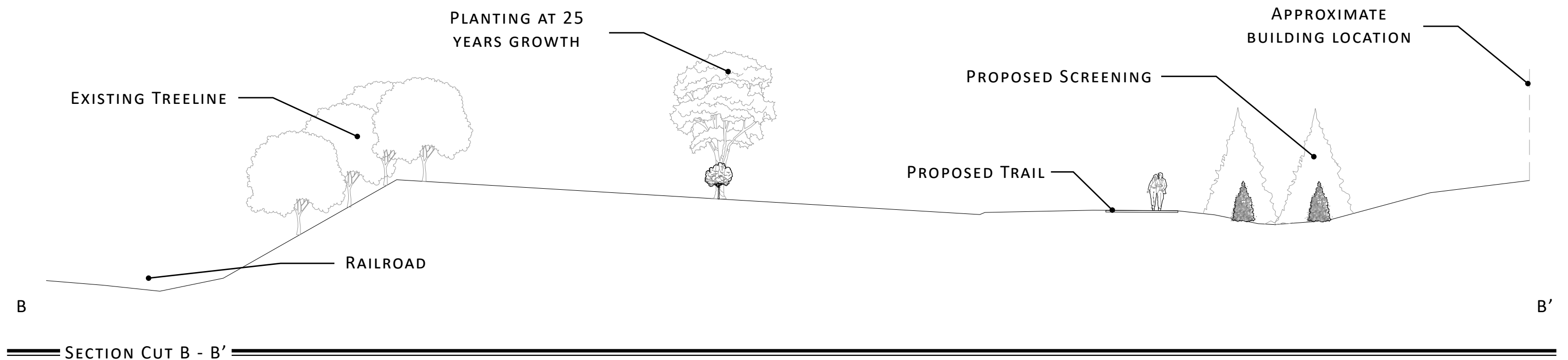
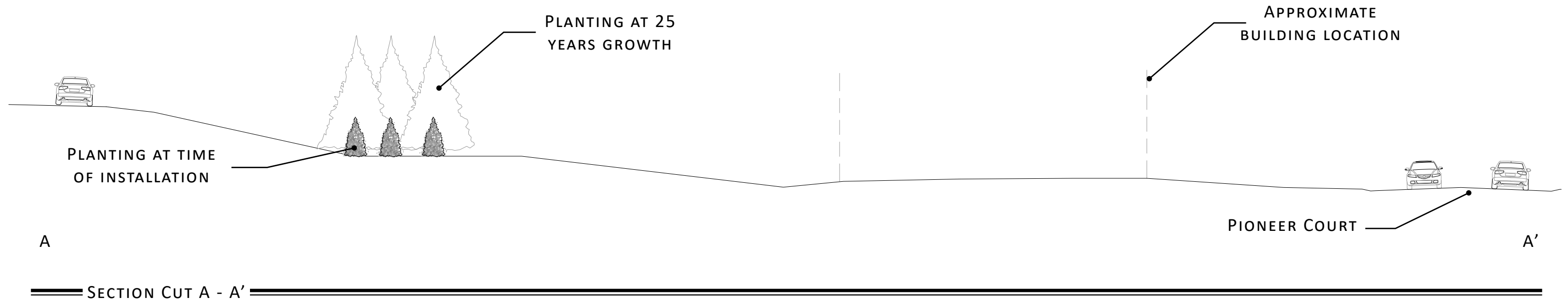
07.29.2020

PIONEER VISTA

CHASKA, MN

54 UNIT RESIDENTIAL NEIGHBORHOOD SITE PLAN
 Packet Page 63 of 115

























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

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]

02 SIDE ELEV. SIDING END

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



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



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



SCA/E: 3/8" = 1'-0"



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



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



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

LENNAR®

MODEL RELEASE

SHEET
ELEVATIONS/ROOF PLAN

A1.1e

FALMOOR GLEN

END UNIT



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

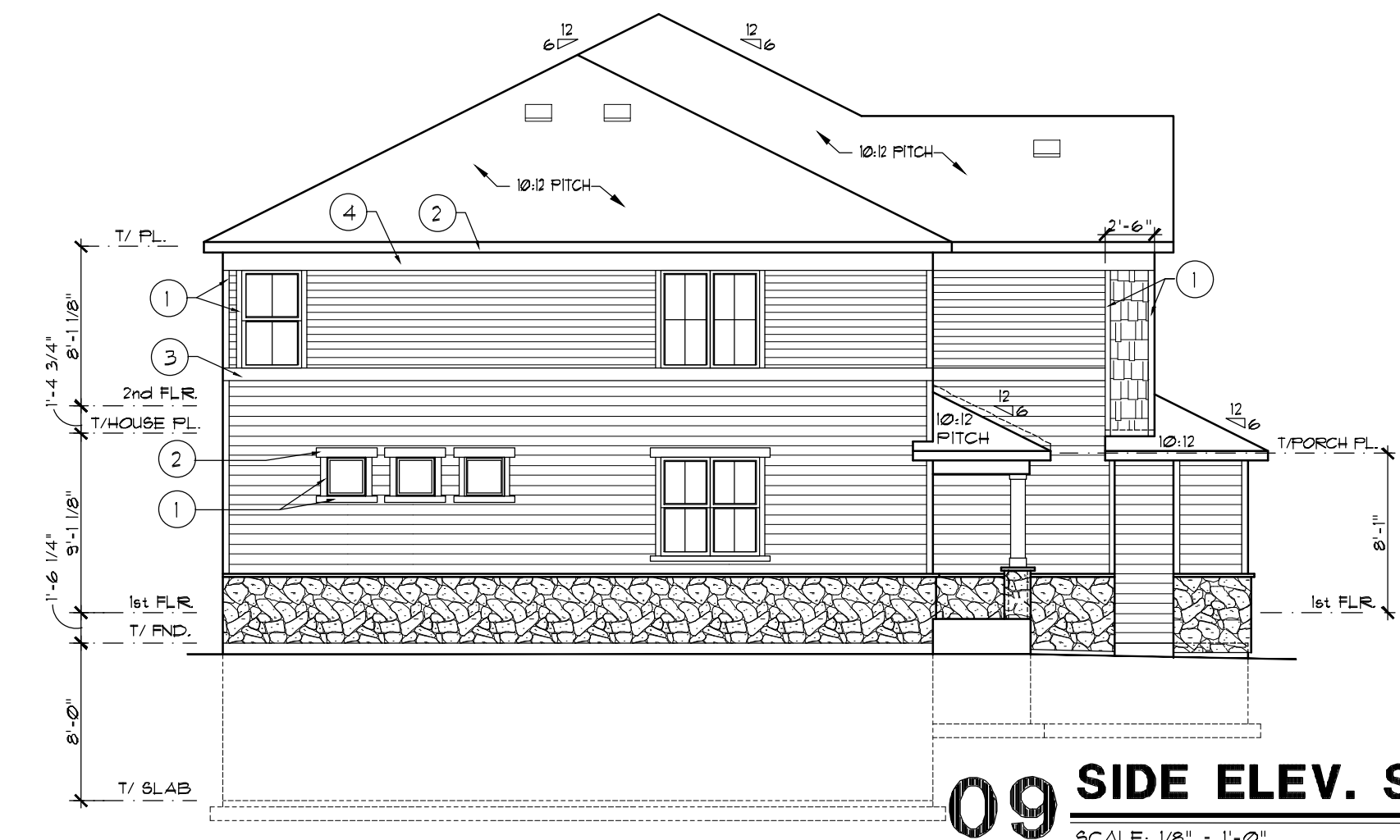
MATERIAL ON TRIM KEY

LOCATION OF MATERIAL



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FILE NAME: ECOBALL XREF6;	LENNAR®		
	MODEL RALEIGH E/1	SET NO.	
	SHEET	DRAWN BY CGW, GRE	
	ELEVATIONS/ROOF PLAN	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:

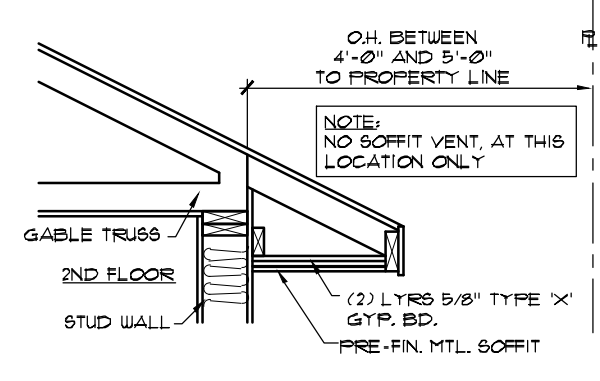
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

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

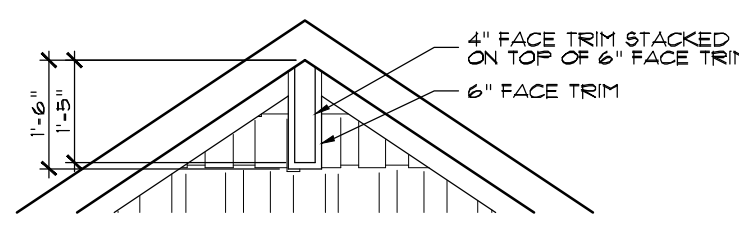
KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL



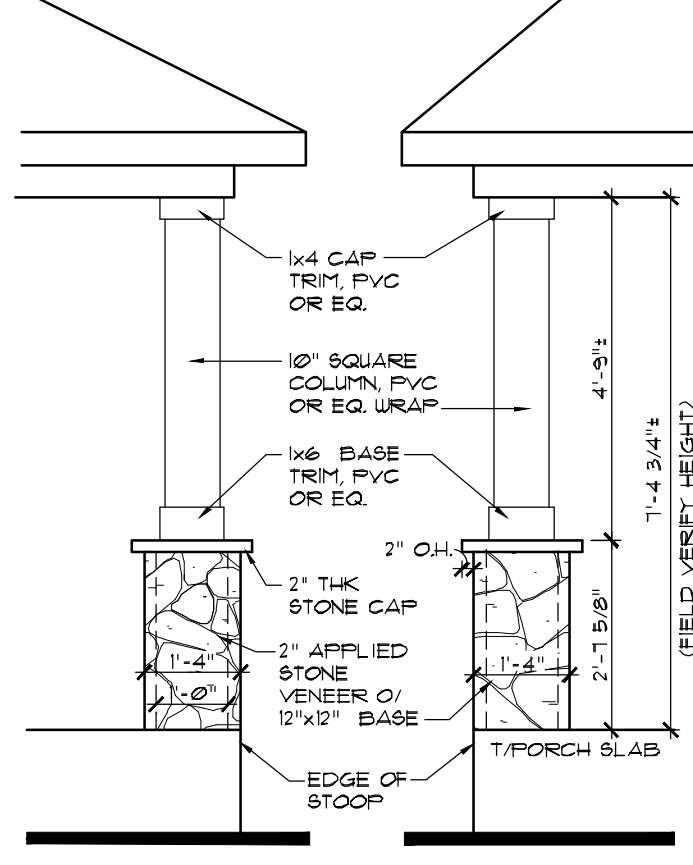
02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"



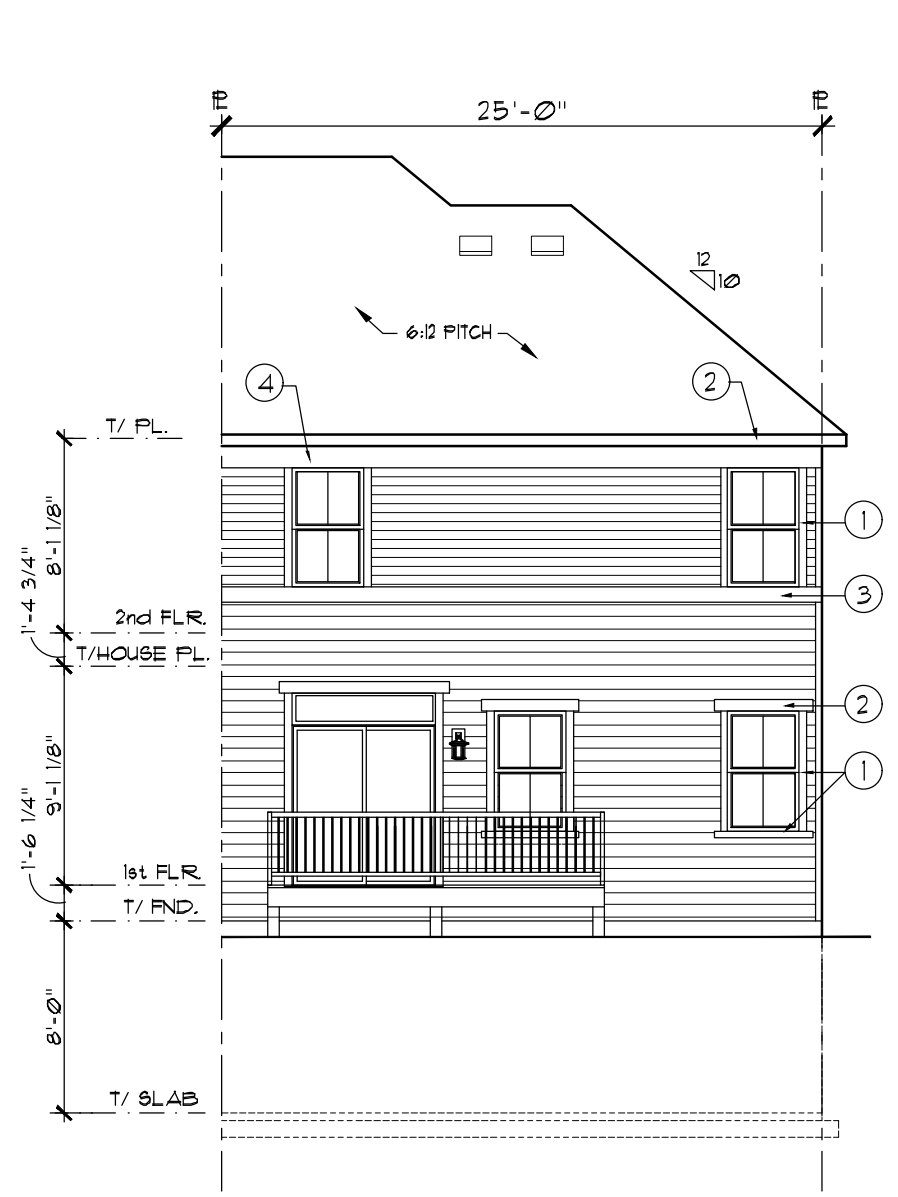
07 FIRE-RATED EAVE
SCALE: 1/2" = 1'-0"



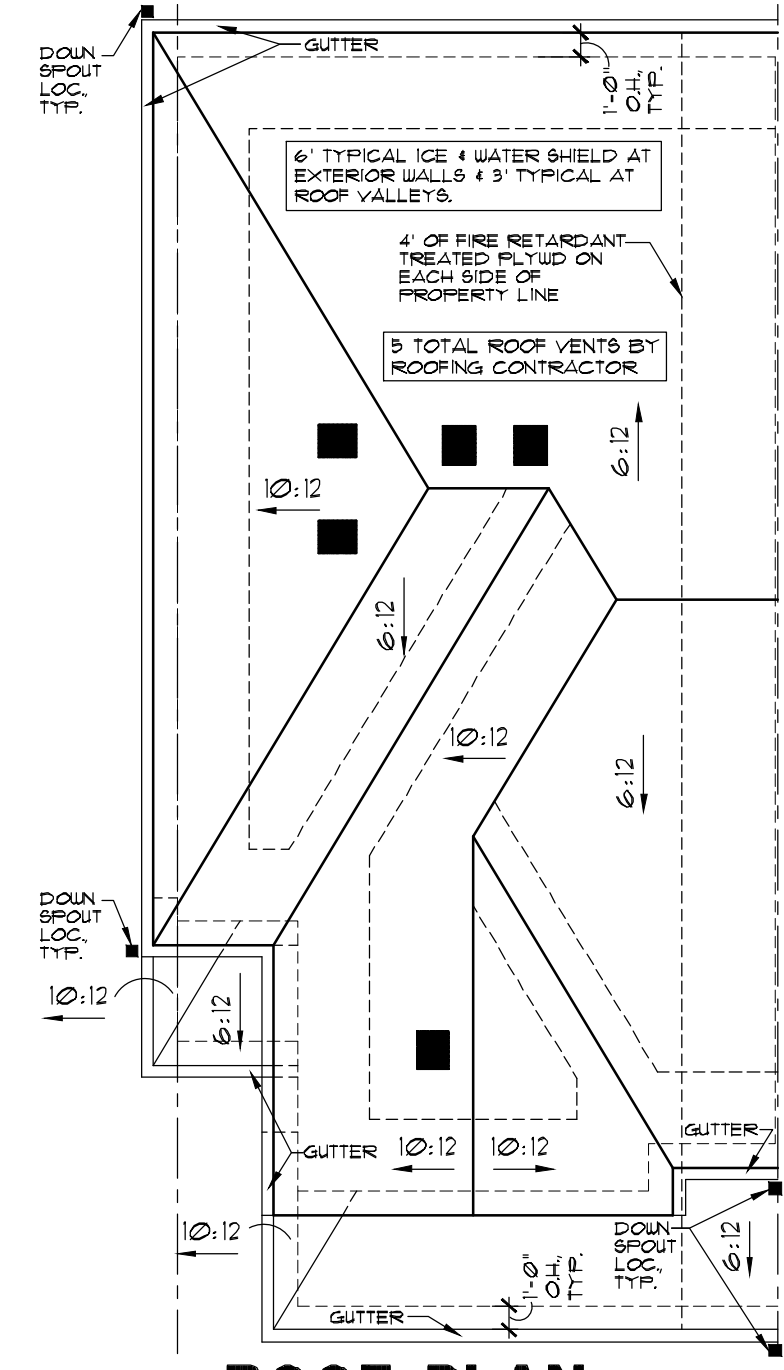
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



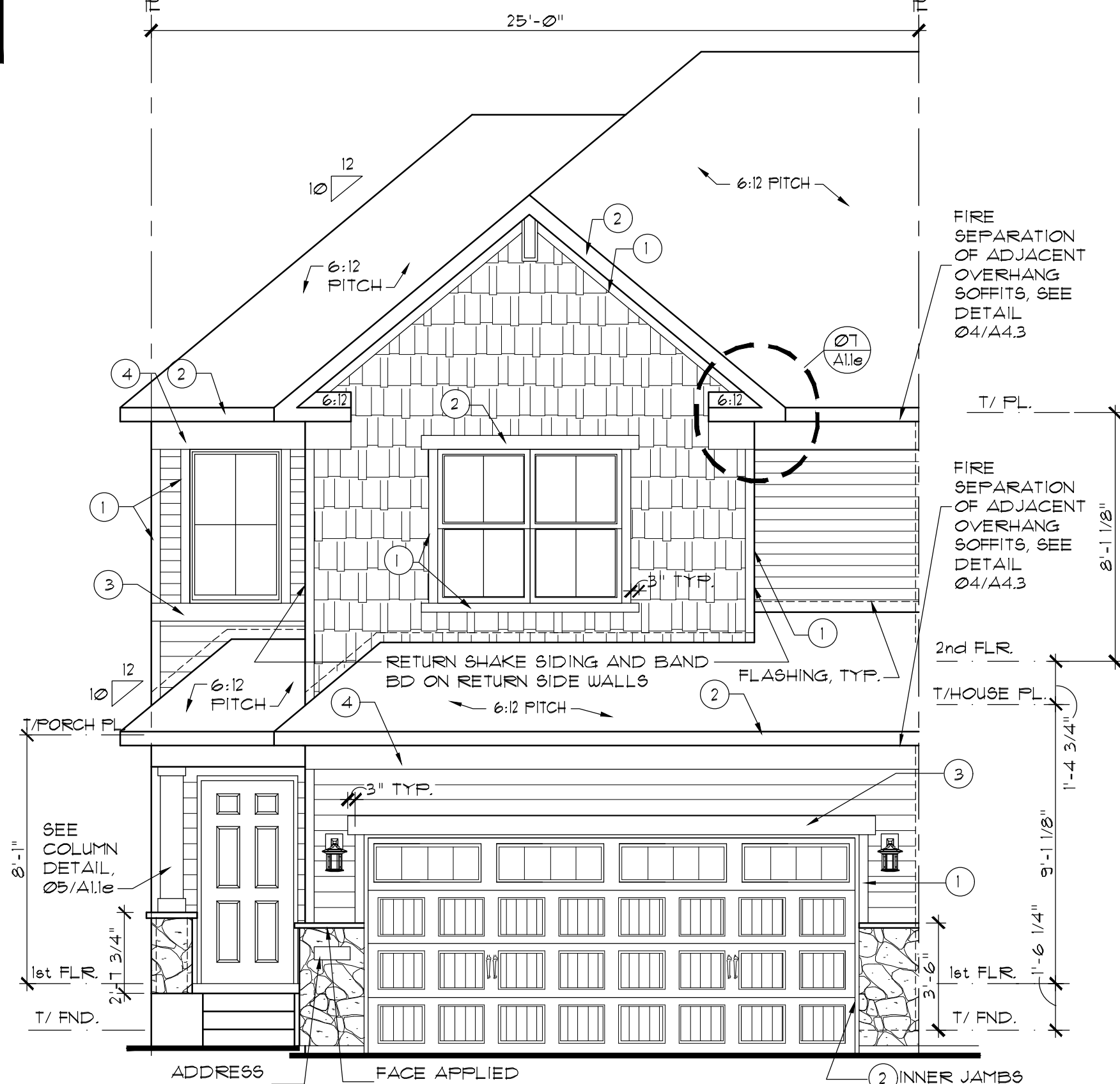
05 COLUMN DETAIL
SCALE: 3/8" = 1'-0"



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

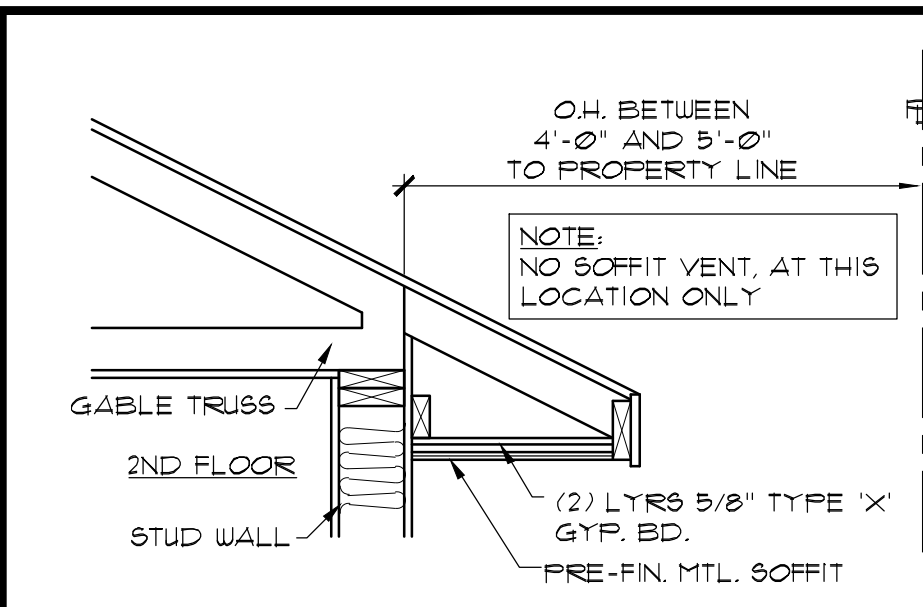


04 ROOF PLAN
SCALE: 1/8" = 1'-0"

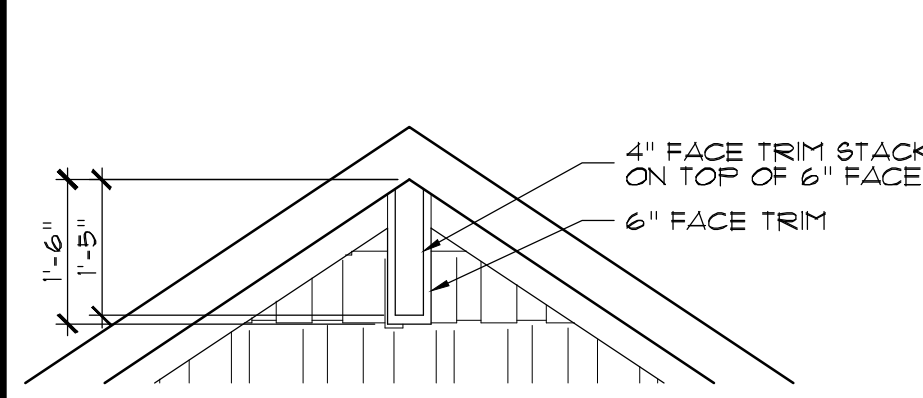


01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

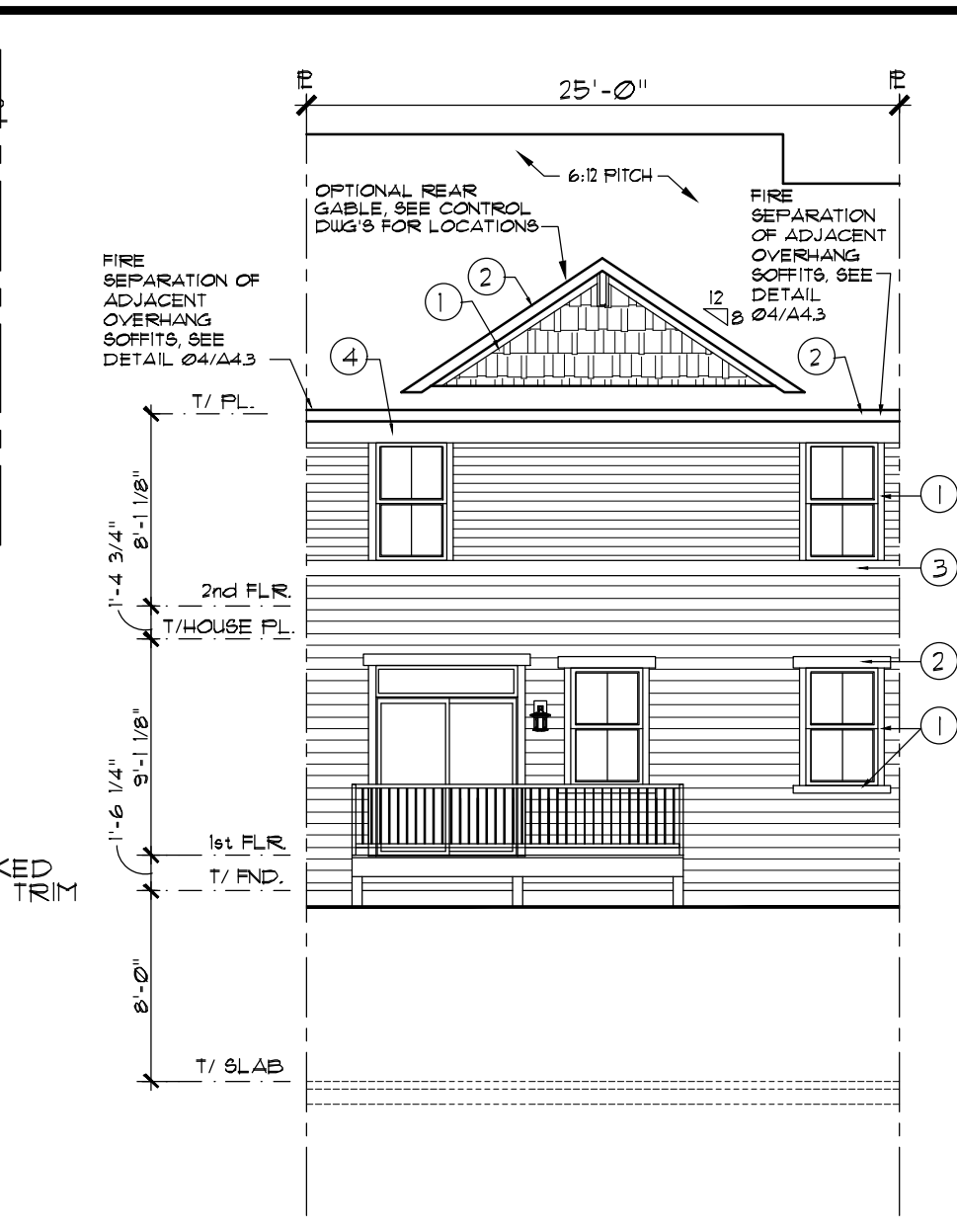
FILE NAME: EC05A11 XREFS:	MODEL RICHMOND E/1	SHEET ELEVATIONS/ROOF PLN	SHEET NUMBER: A1.1e	OPTION INFO: END UNIT	COMMUNITY NAME FALMOOR GLEN	DRAWN BY CGW, SRE	SET NO. EC05-0000	REMARKS
								DATE
								REV. #
								1
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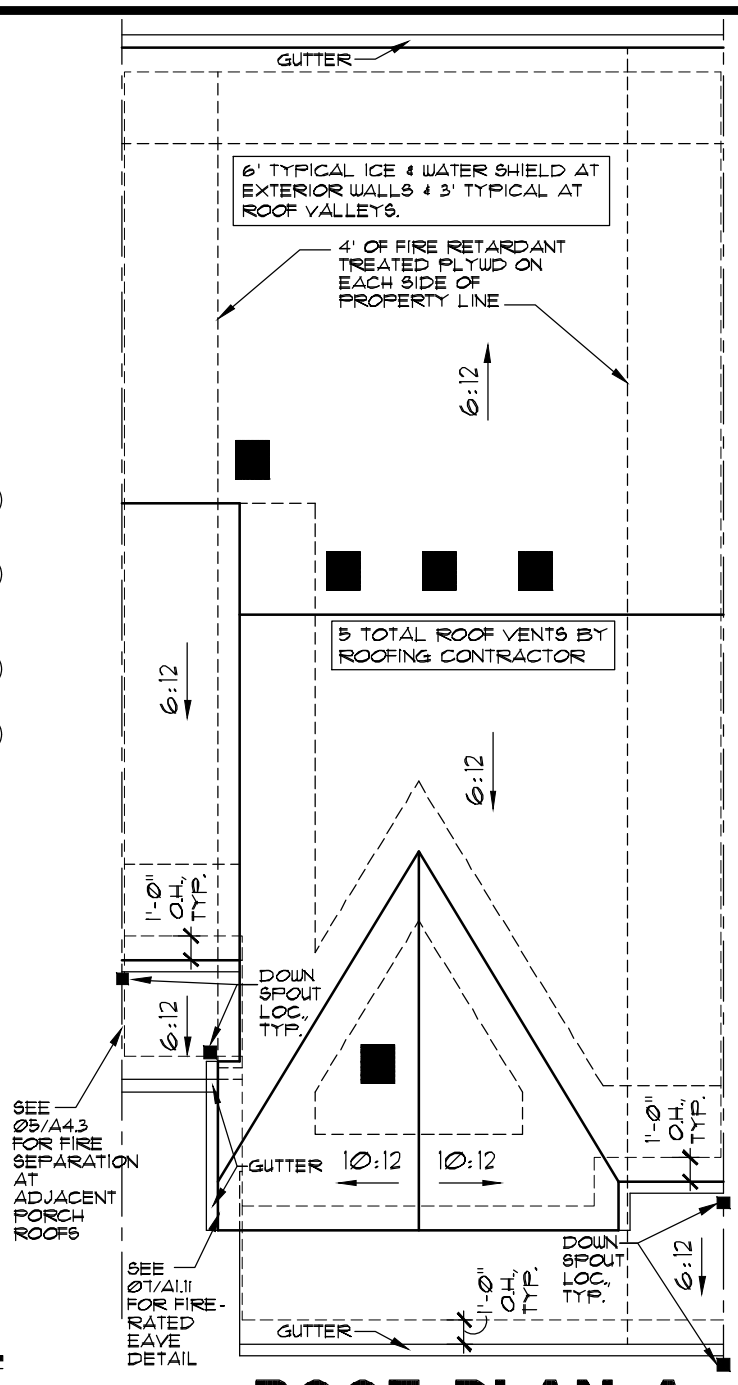
07 FIRE-RATED EAVE
SCALE: 3/4" = 1'-0"



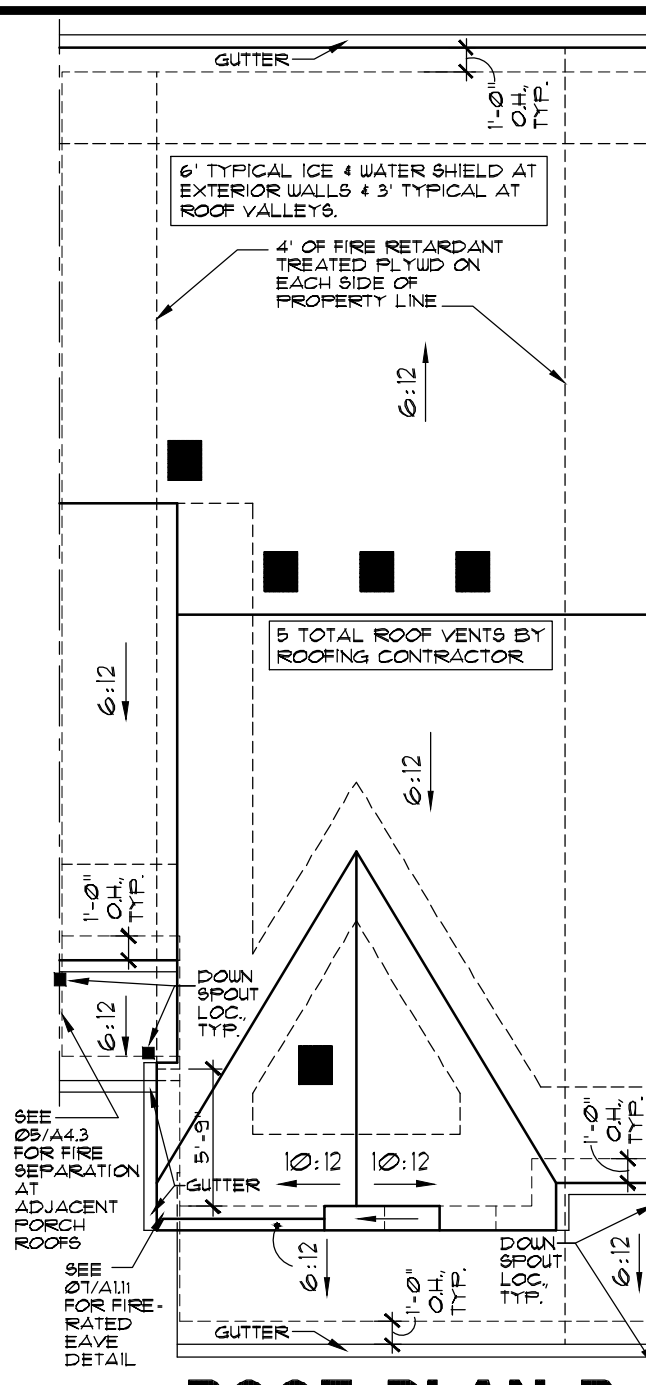
08 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"



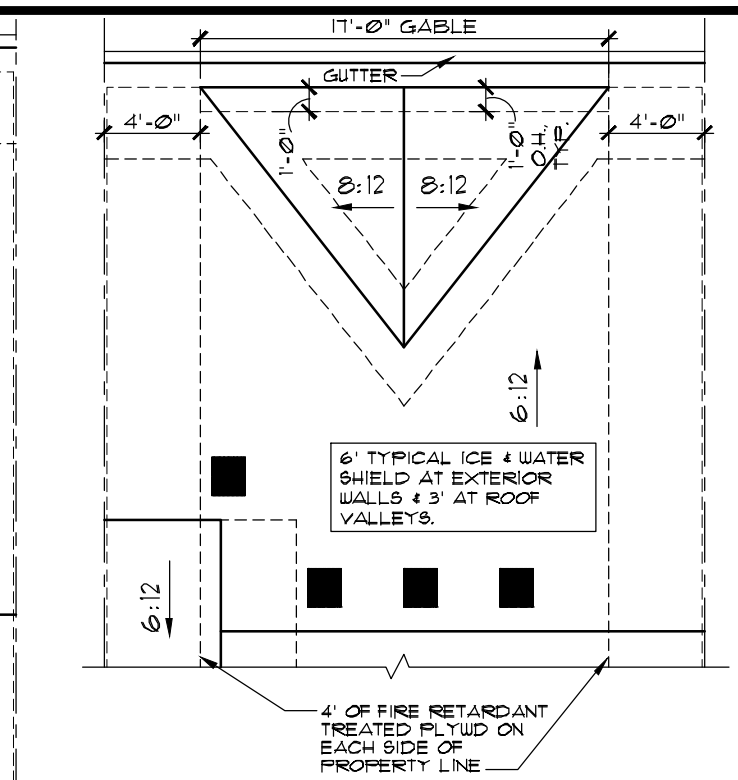
03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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"

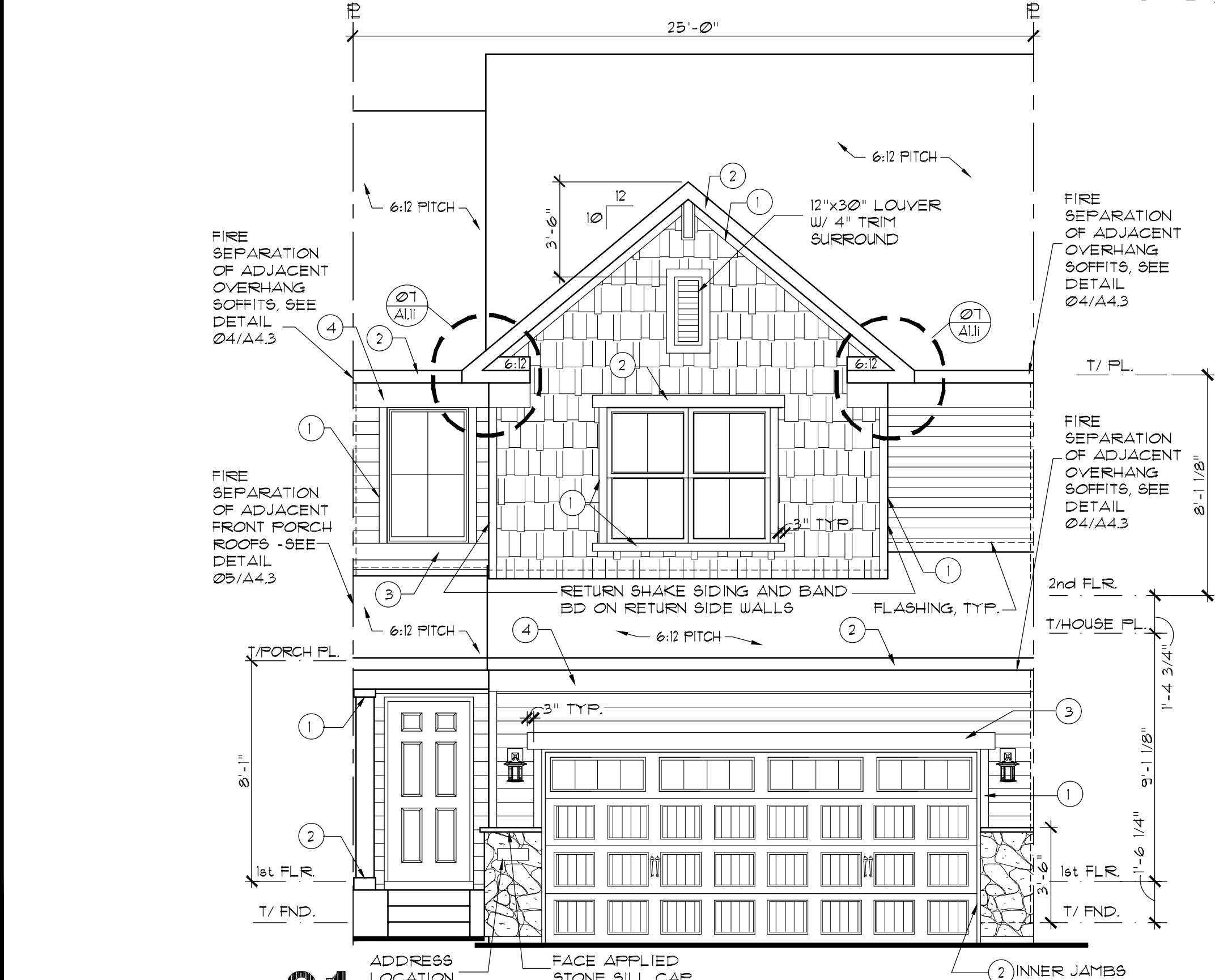
ELEVATION NOTES:

- 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.

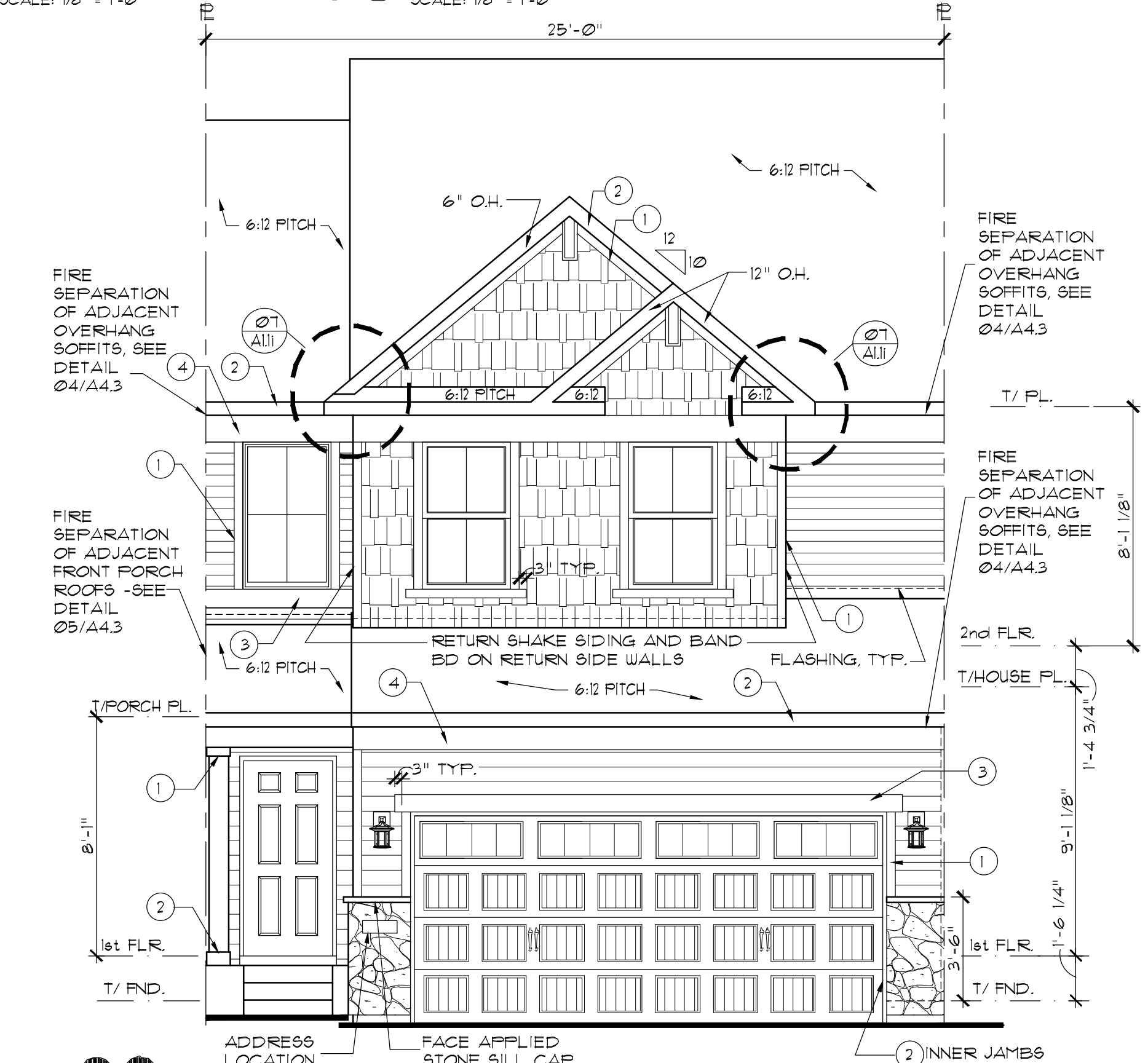
EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	

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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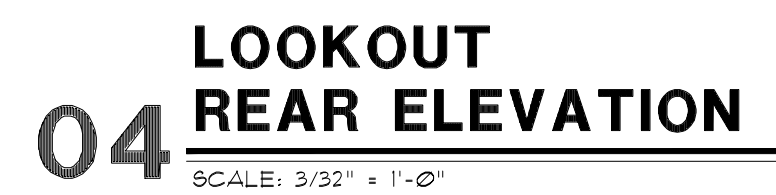


01 ELEVATION A - INTERIOR UNIT
SCALE: 1/4" = 1'-0"



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

LENNAR		FILE NAME: EC05A1	EC05A1	XREFS:
MODEL	RICHMOND E/1	SHEET	ELEVATIONS/ROOF PLN	SHEET NUMBER: A1.11
DRAWN BY	CGW, SEE	COMMUNITY NAME	FALMOOR GLEN	OPTION INFO: INTERIOR UNIT
SET NO.	EC05-0000	INTERIOR UNIT		



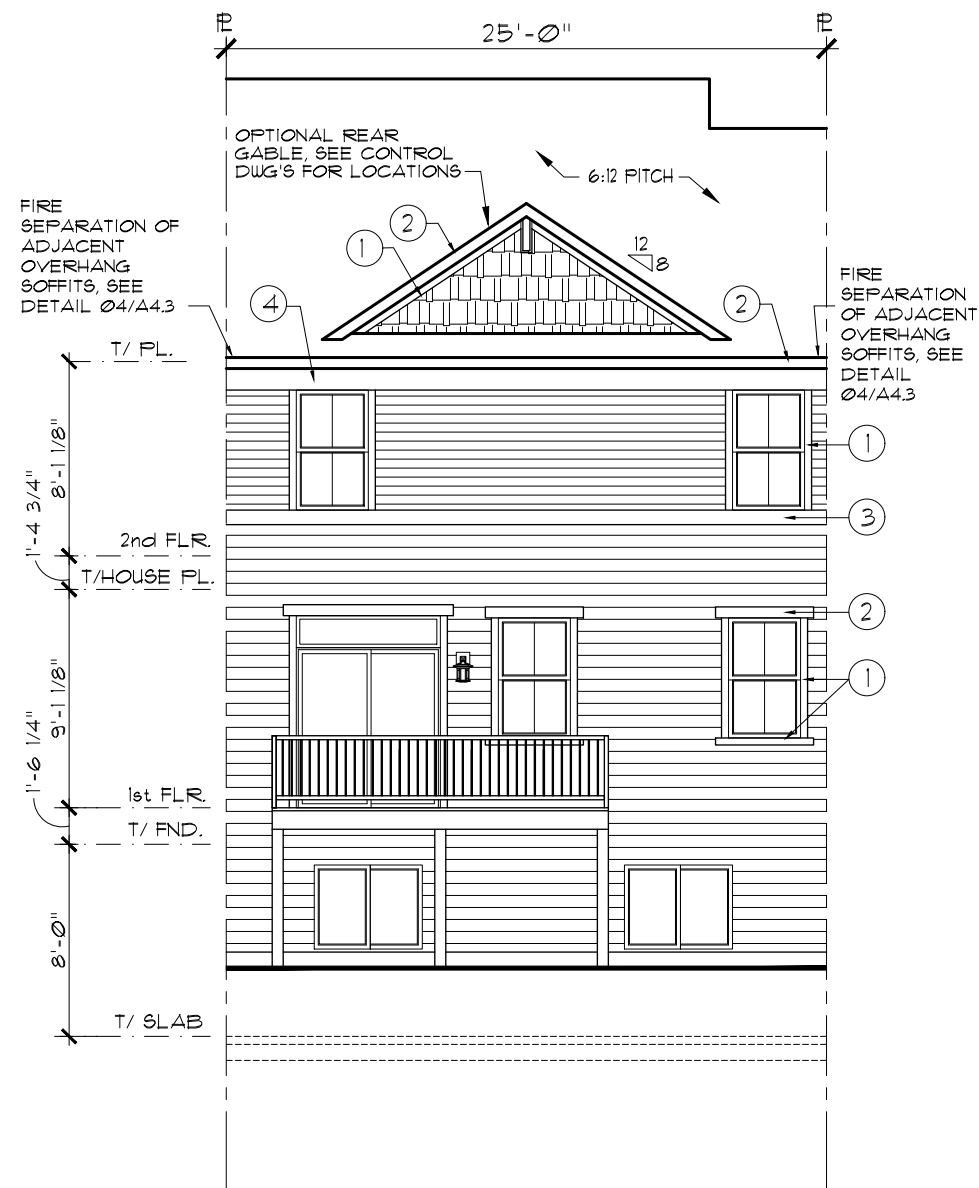
ELEVATION NOTES:

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.



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FILE NAME: EC05-411		LENNAR®	
XREFS:		SET NO.	
		DRAWN BY CGW, SRE	
		COMMUNITY NAME	
SHEET NUMBER: A1.2e		MODEL RICHMOND E/1	FALMOOR GLEN
		SHEET ELEVATIONS/ROOF PLAN	
		OPTION INFO: END UNIT L.O. AND W.O.	END UNIT

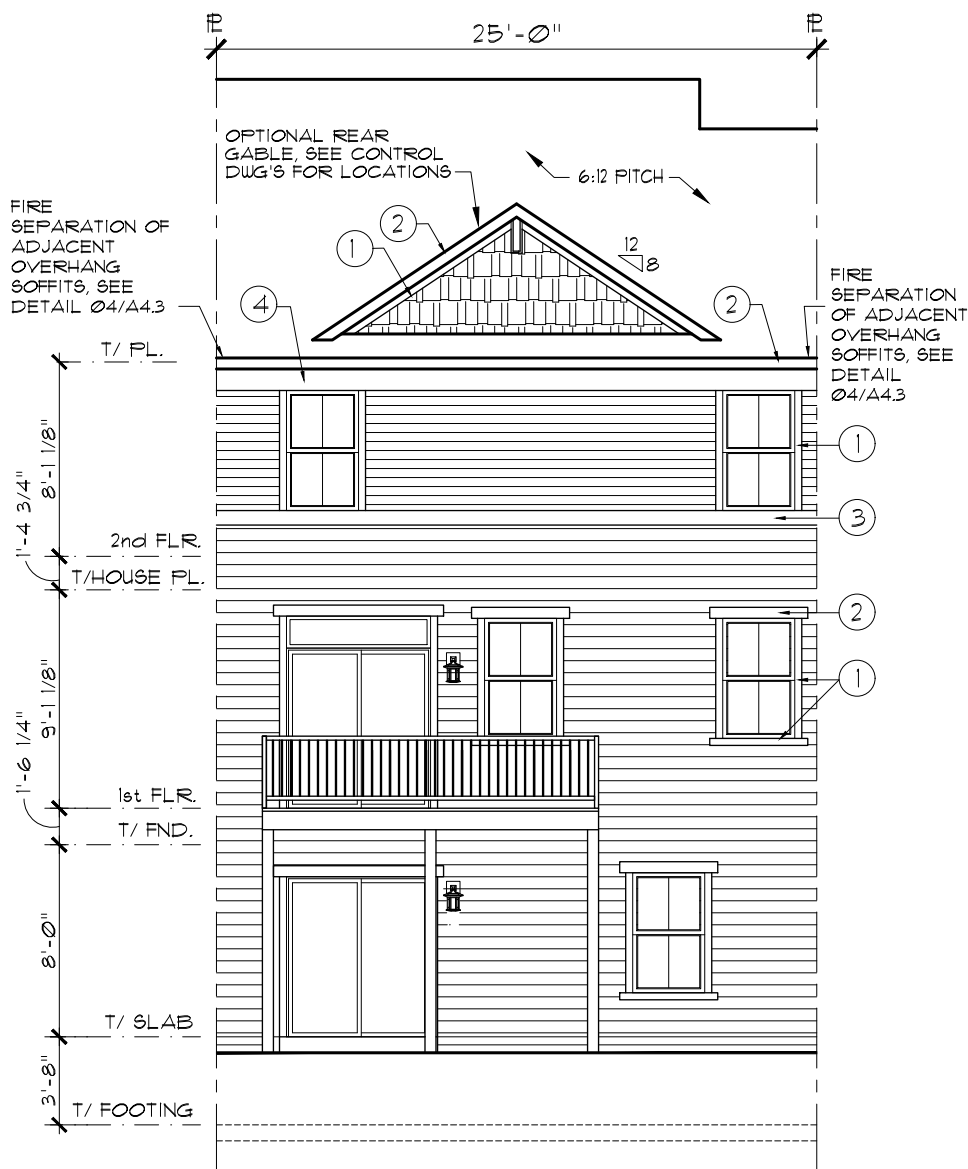


01 LOOKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"

- 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

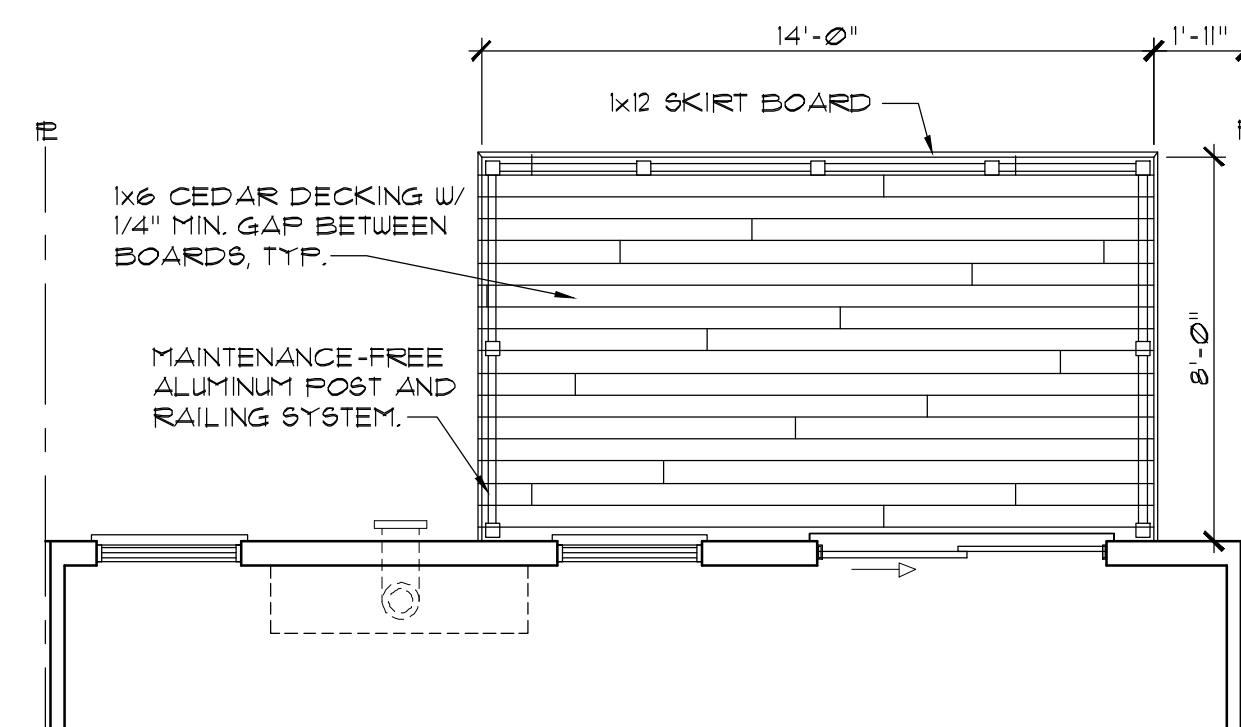
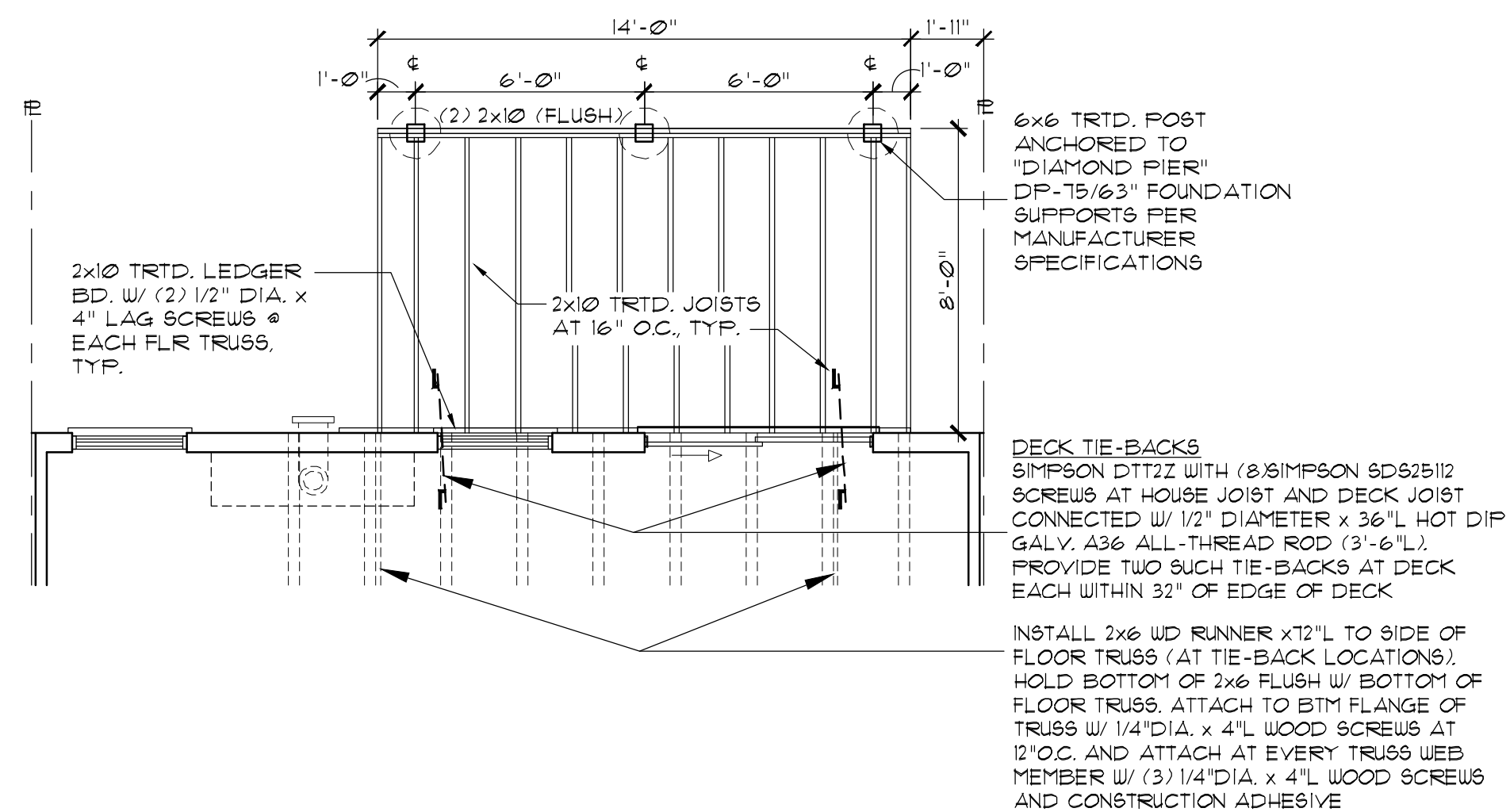


02 WALKOUT REAR ELEVATION
SCALE: 1/8" = 1'-0"

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		
5		
6		
7		
8		
9		
10		

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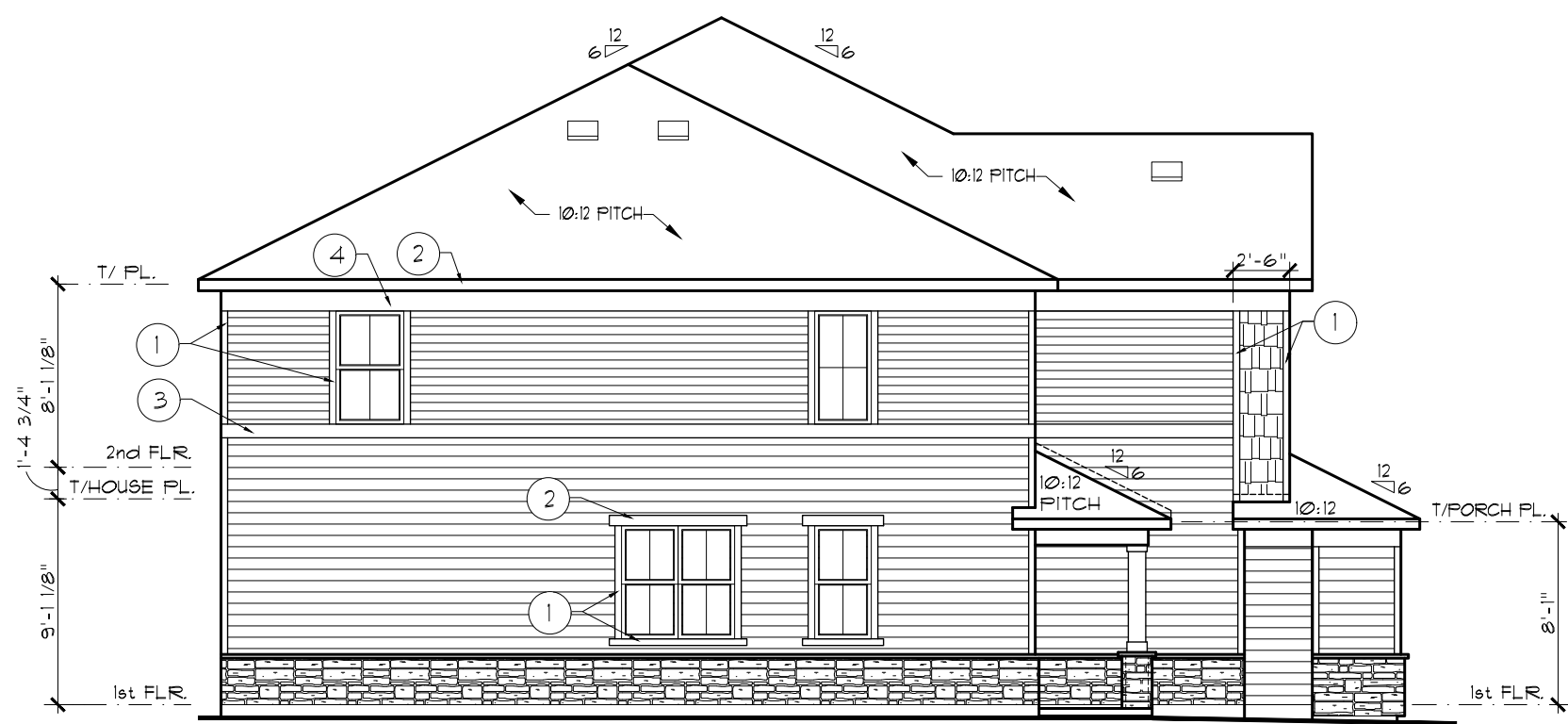
LENNAR®		
FILE NAME: EC05A11	MODEL RICHMOND E/1	SET NO. EC05-0000
SHEET ELEVATIONS/ROOF PLN	DRAWN BY CGU, SRE	COMMUNITY NAME FALMOOR GLEN
SHEET NUMBER: A1.21	OPTION INFO INTERIOR UNIT L.O. AND W.O	INTERIOR UNIT



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

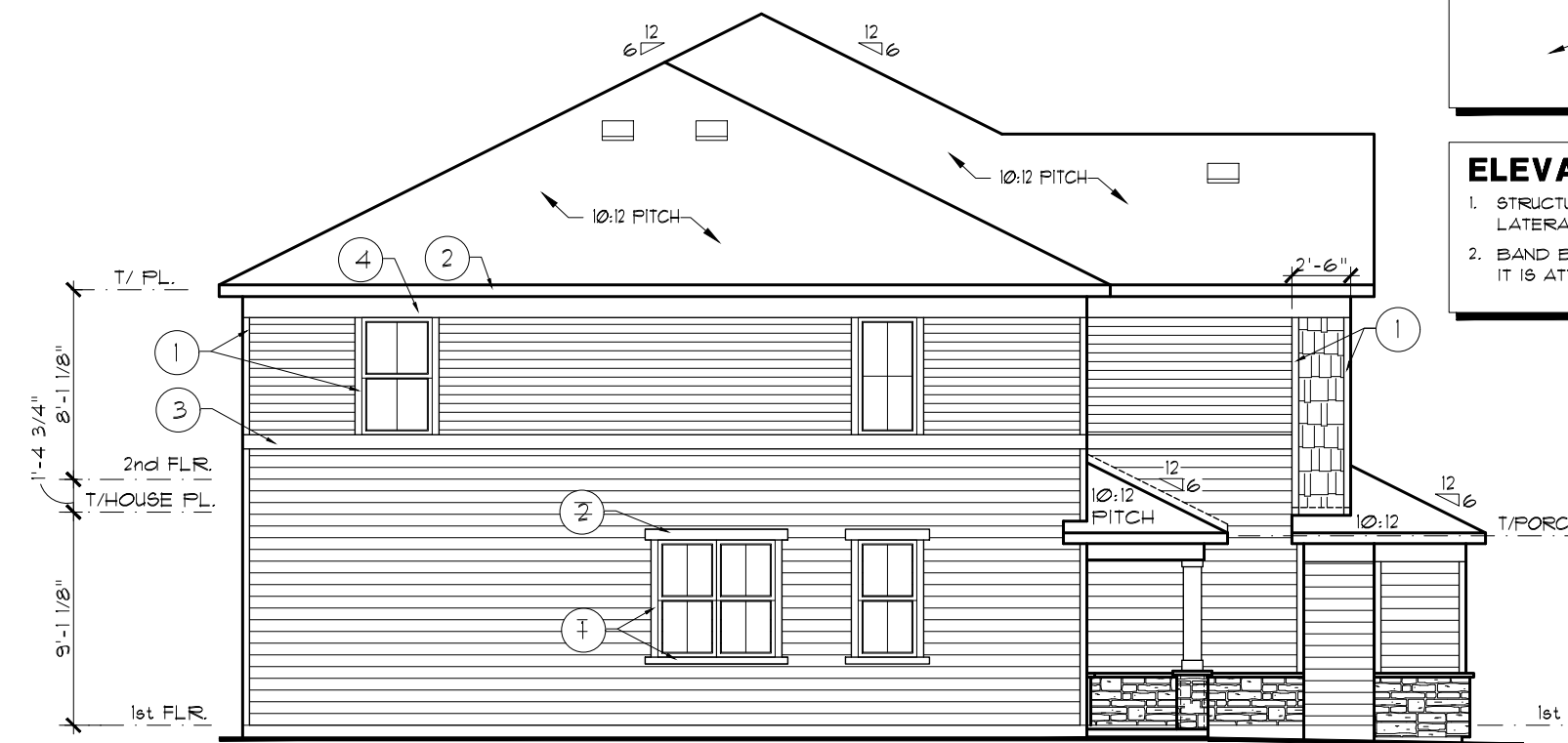
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FILE NAME:	LENNAR®		
ECOBAY1	MODEL	RICHMOND E/1	SET NO.
REFS:			
			DRAWN BY
			CGW/SRE
			COMMUNITY NAME
			FALMOOR GLEN
SHEET NUMBER:		DECK DETAILS	
A4.7		OPTION INFO:	
		ALL	



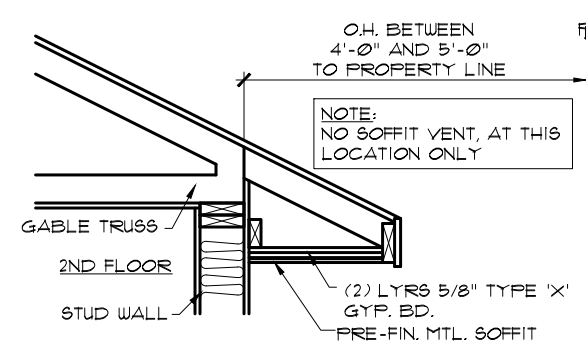
09 SIDE ELEV. STONE END

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



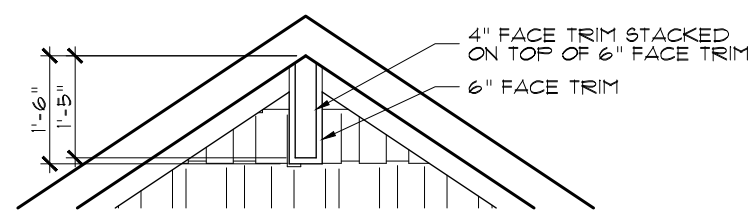
02 SIDE ELEV. SIDING END

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



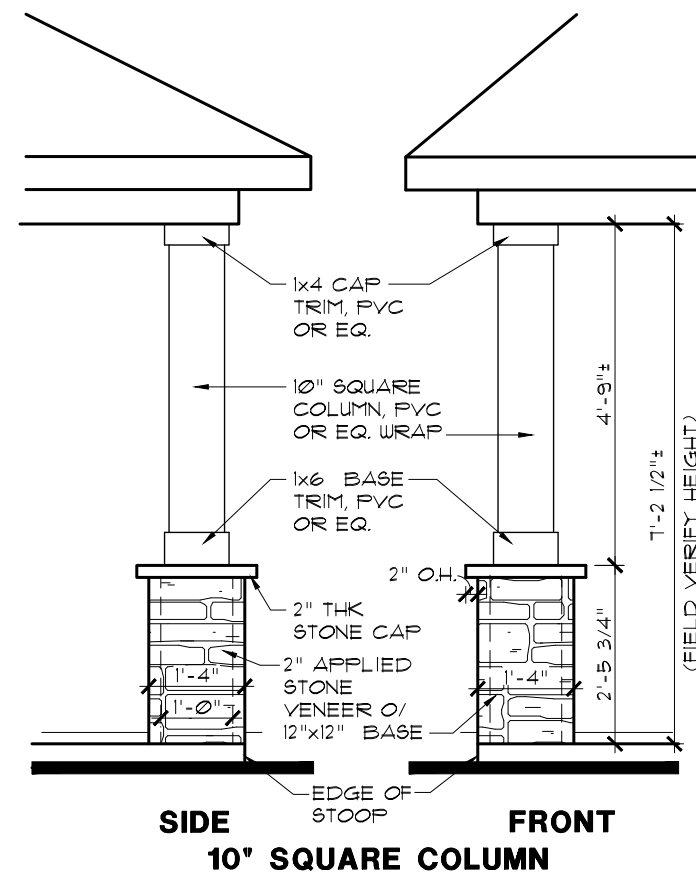
07 FIRE-RATED EAVE

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



08 GABLE TRIM DETAIL

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



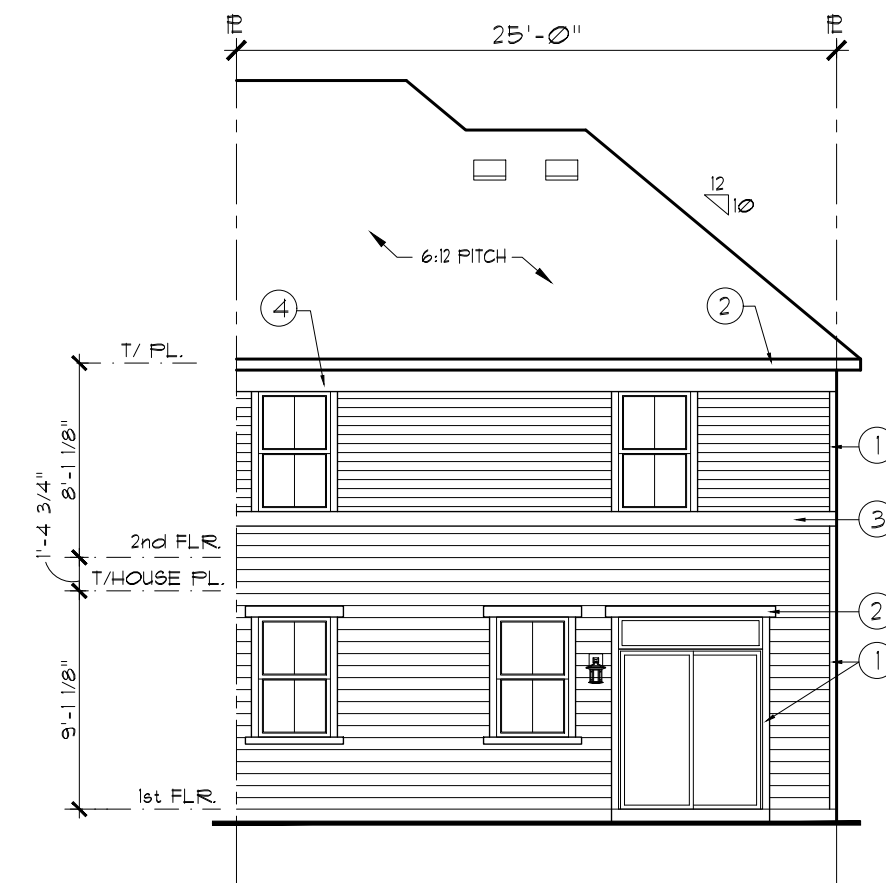
05 COLUMN DETAIL

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	

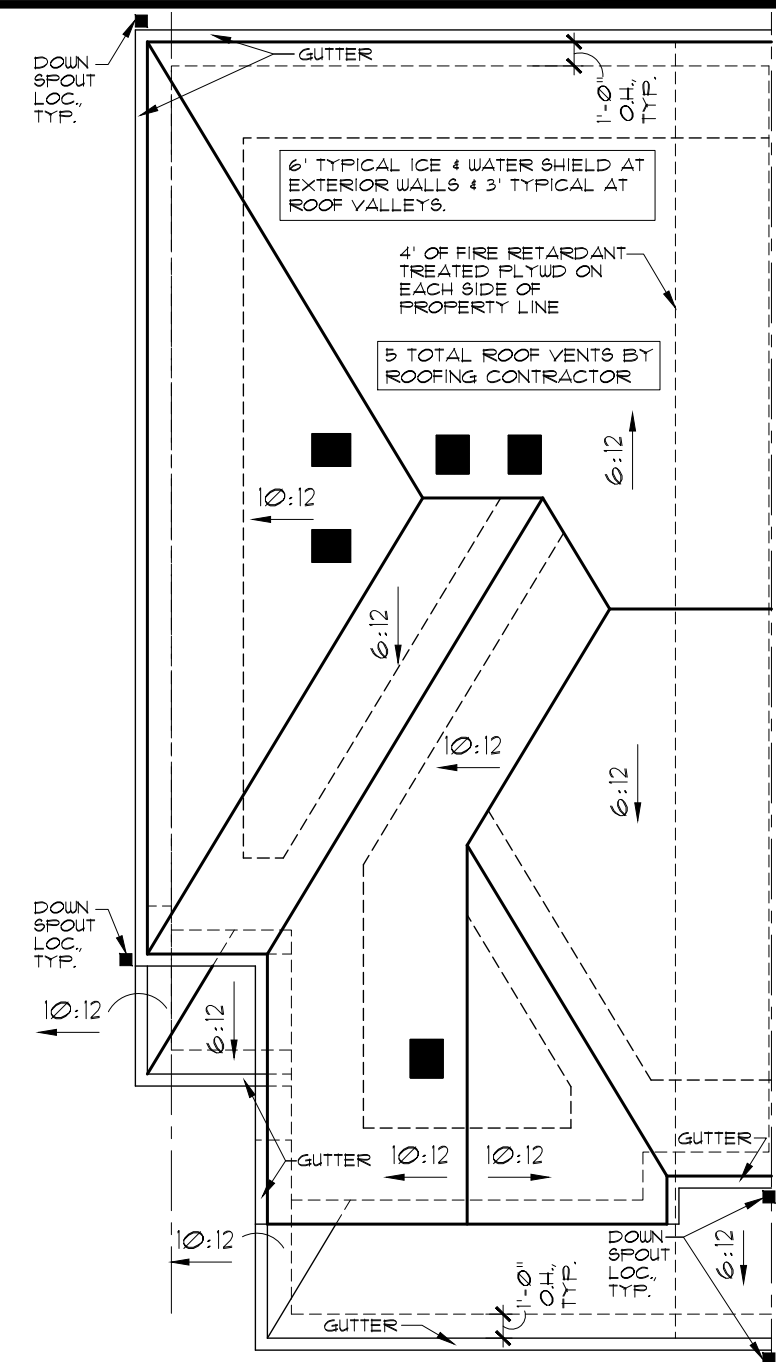
ELEVATION NOTES:

- 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.



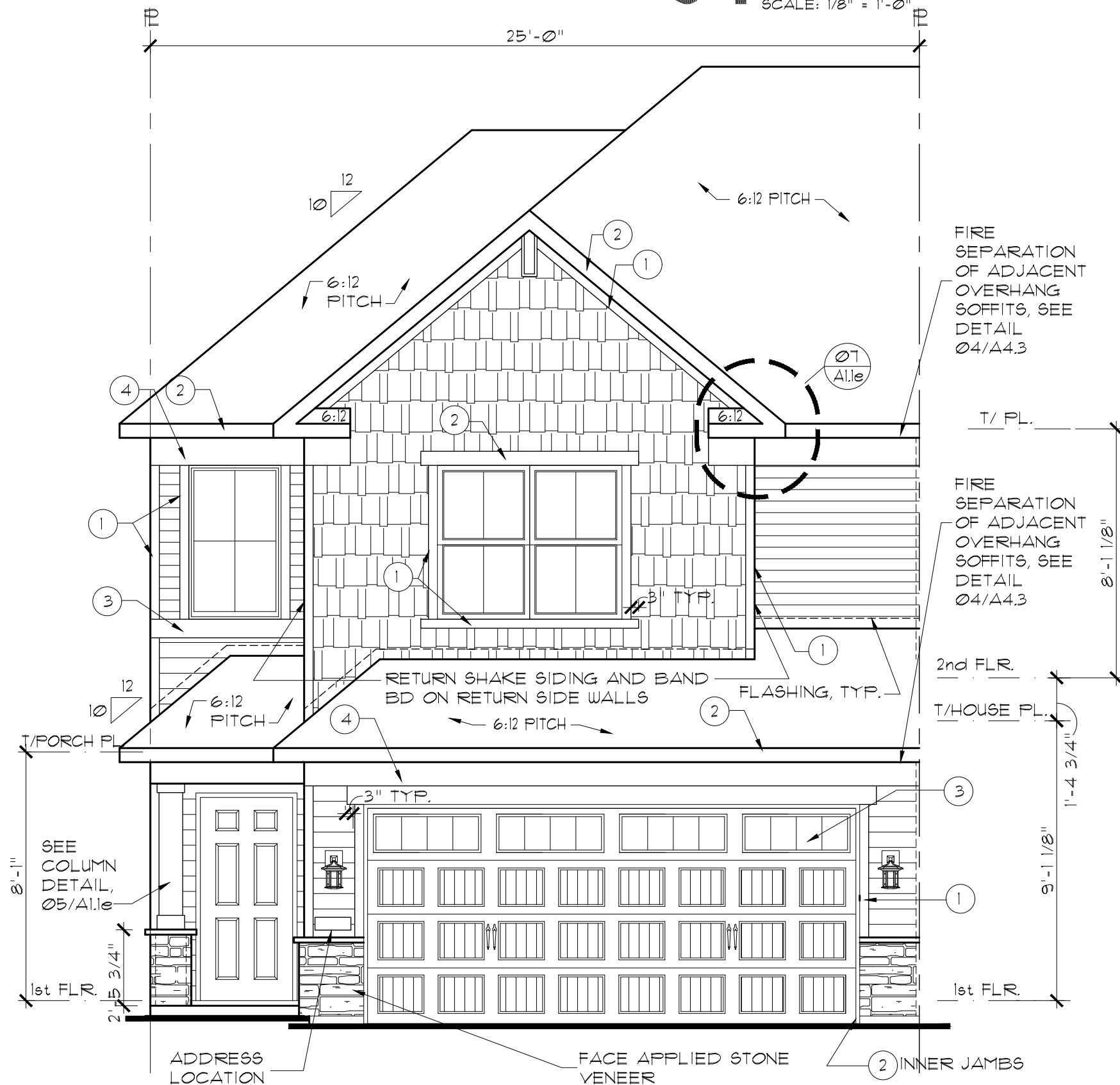
03 REAR ELEVATION

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"

LENNAR®

FILE NAME:
EC05A11

XREFS:

MODEL
ST. CLAIR E/I

SET NO.
DRAWN BY
EC03 CGW, SRE

COMMUNITY NAME

SHEET
ELEVATIONS/ROOF PLN

SHEET NUMBER:

A1.1e

OPTION INFO:

END UNIT

FALMOOR GLEN

END UNIT

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

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

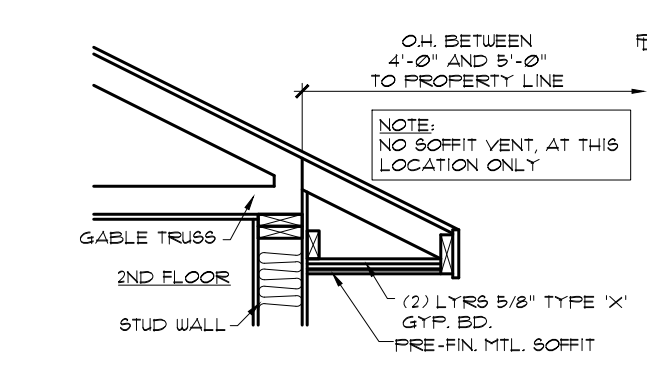


02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"

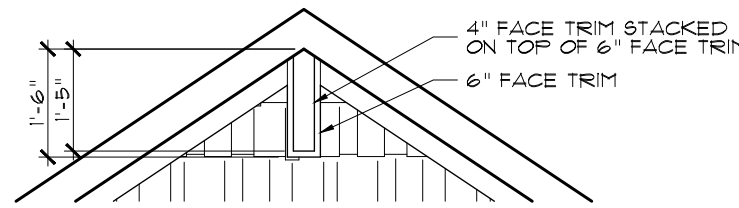
EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"

KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL

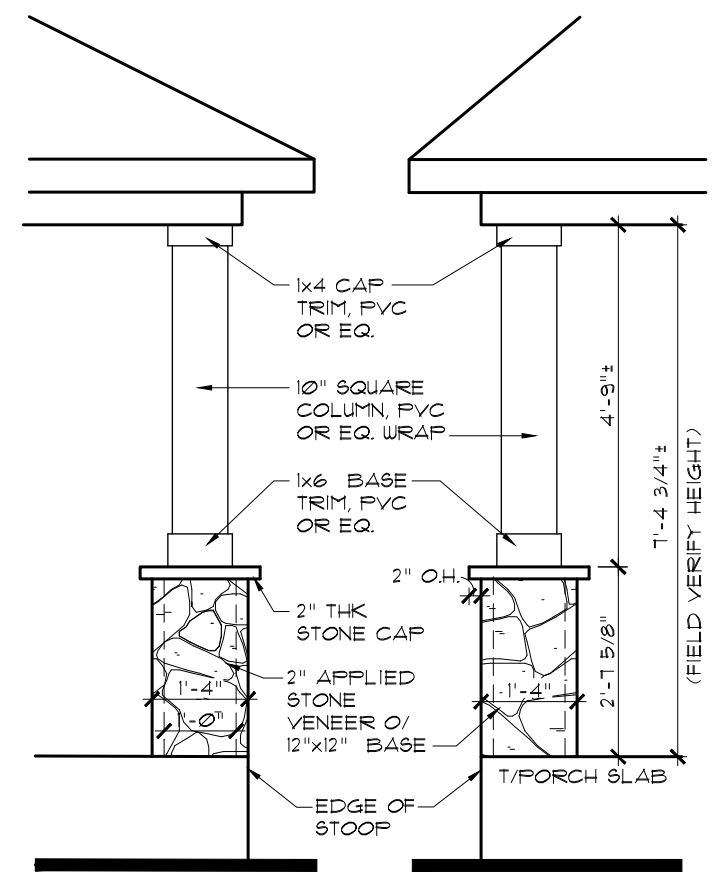
- ELEVATION NOTES:**
- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
 - BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



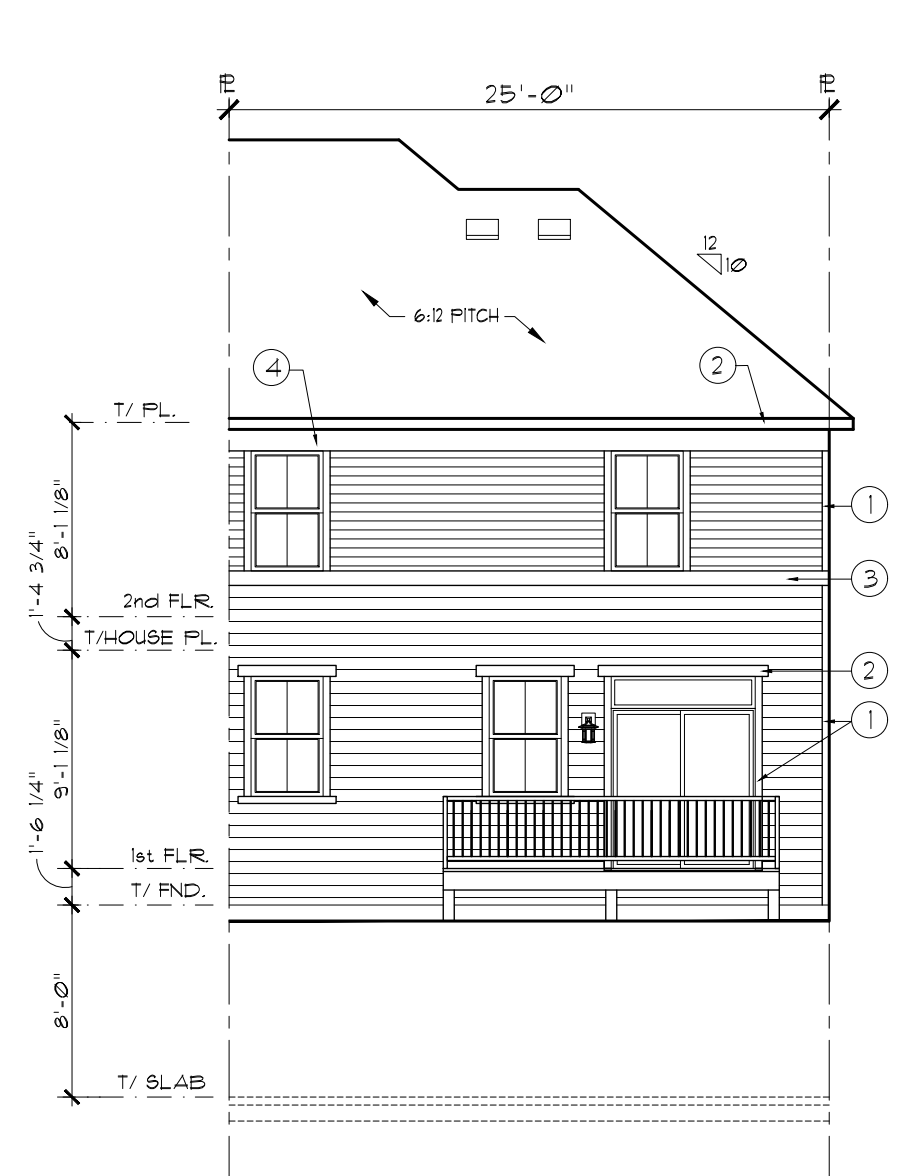
07 FIRE-RATED EAVE
SCALE: 1/2" = 1'-0"



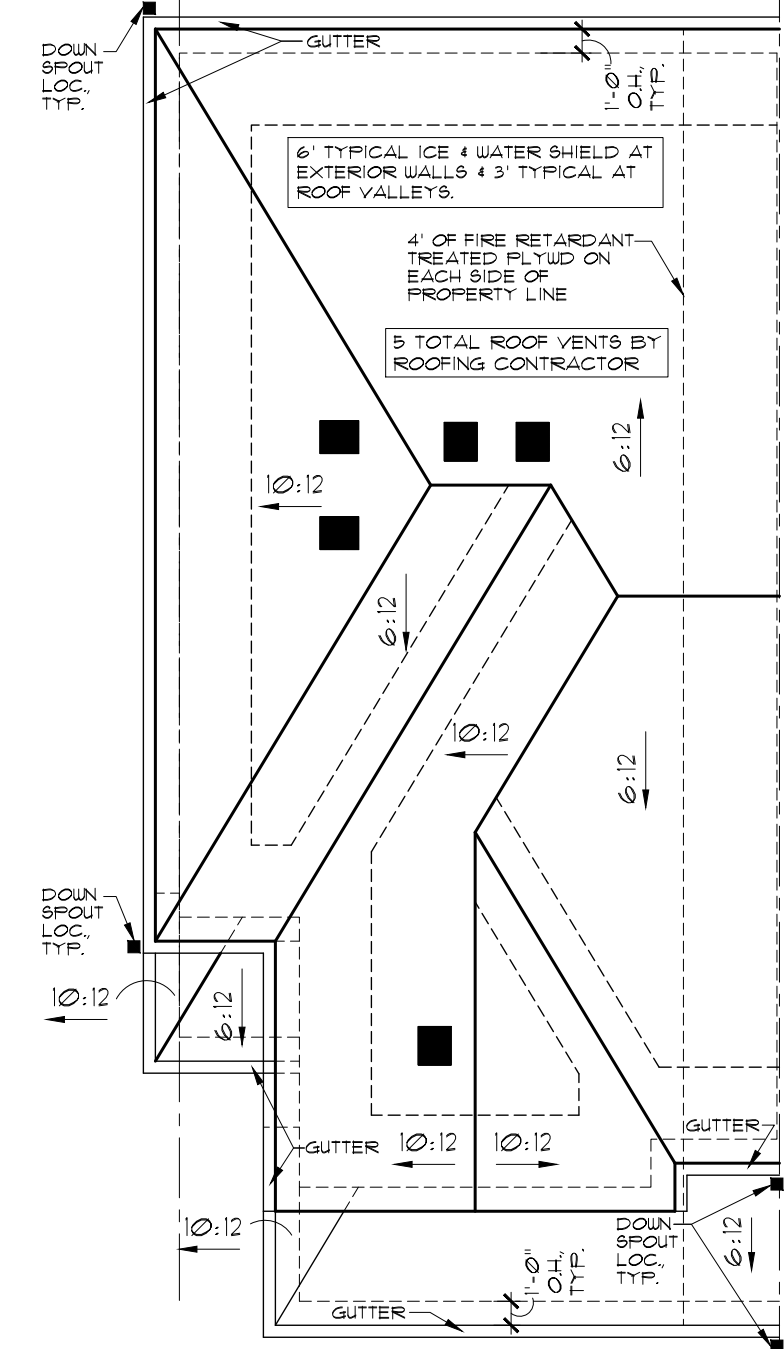
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



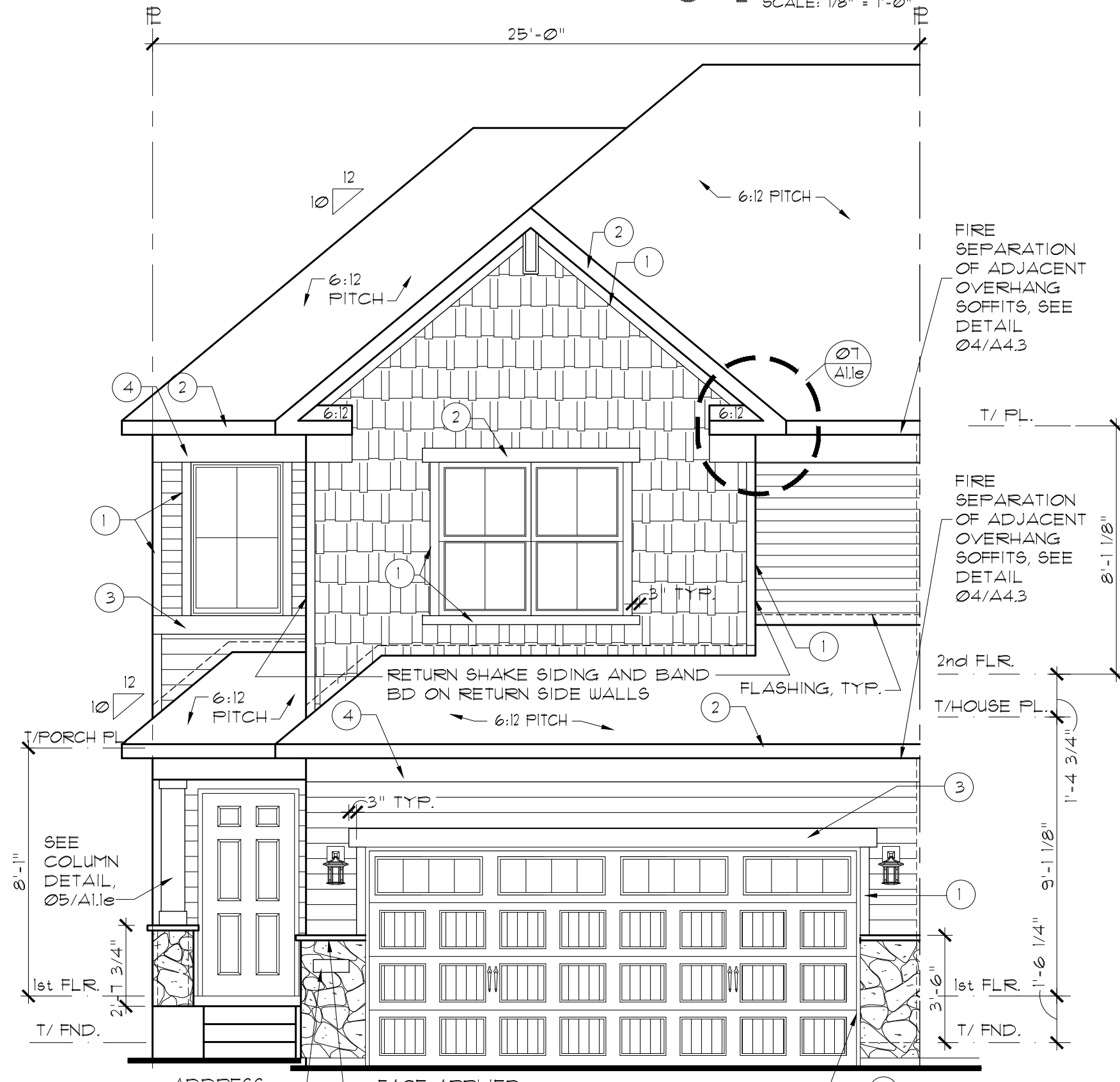
05 COLUMN DETAIL
SCALE: 3/8" = 1'-0"



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



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

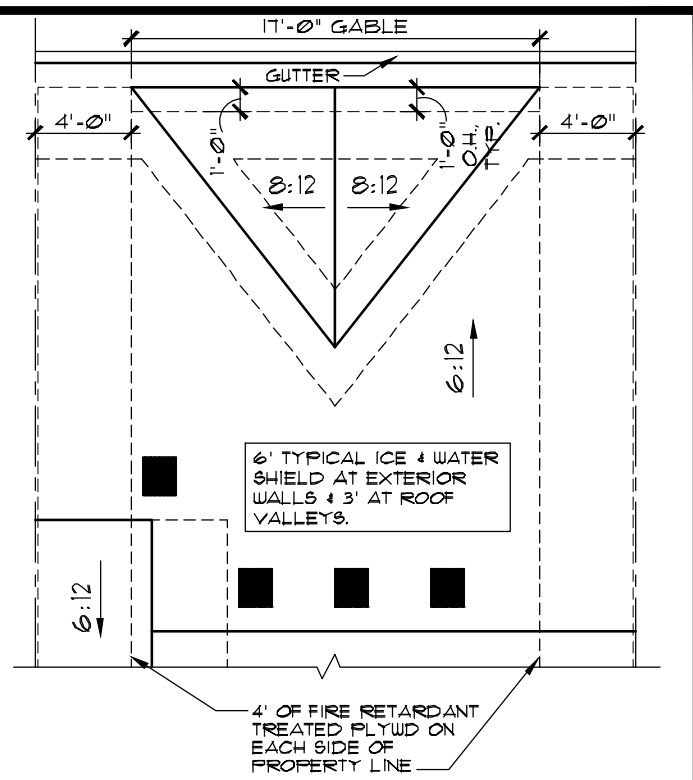
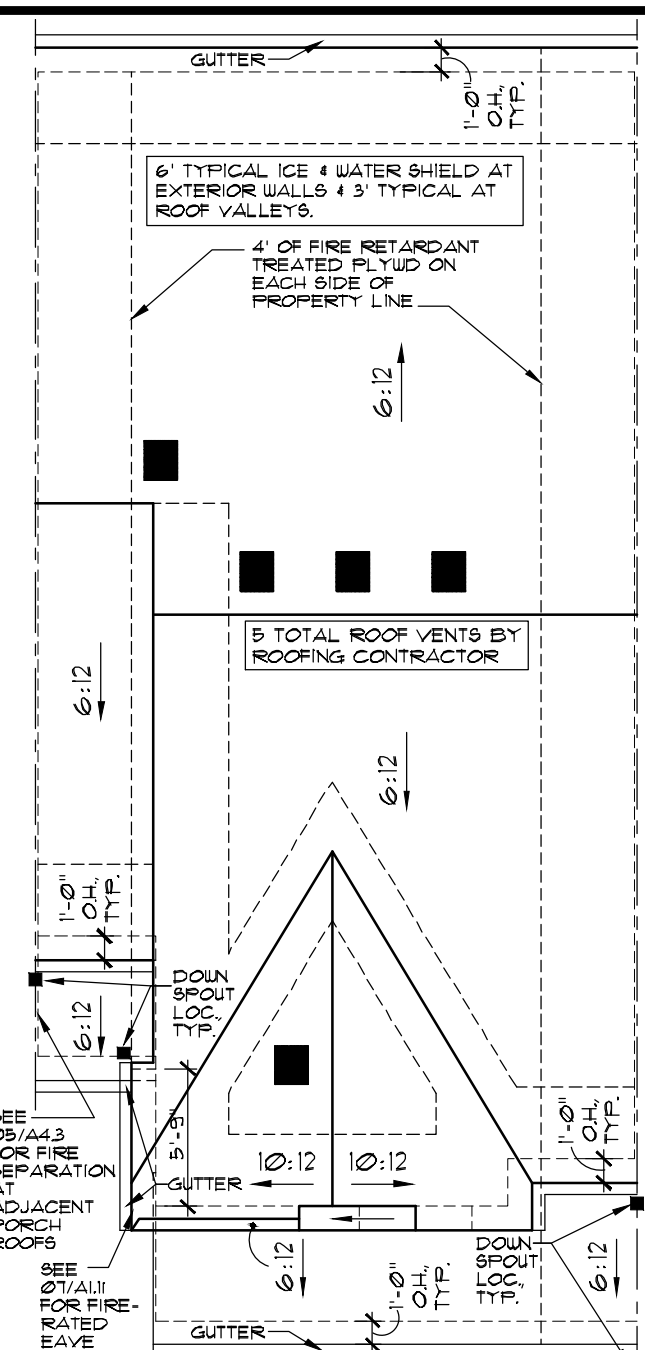
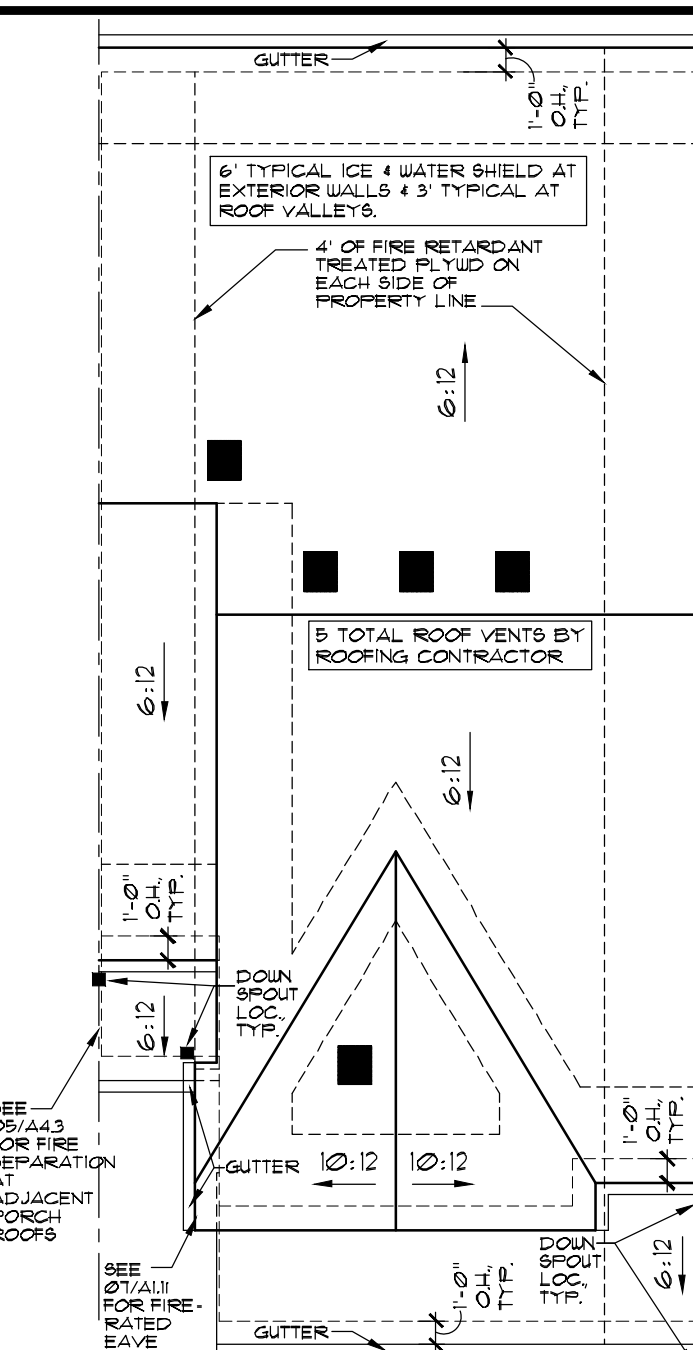
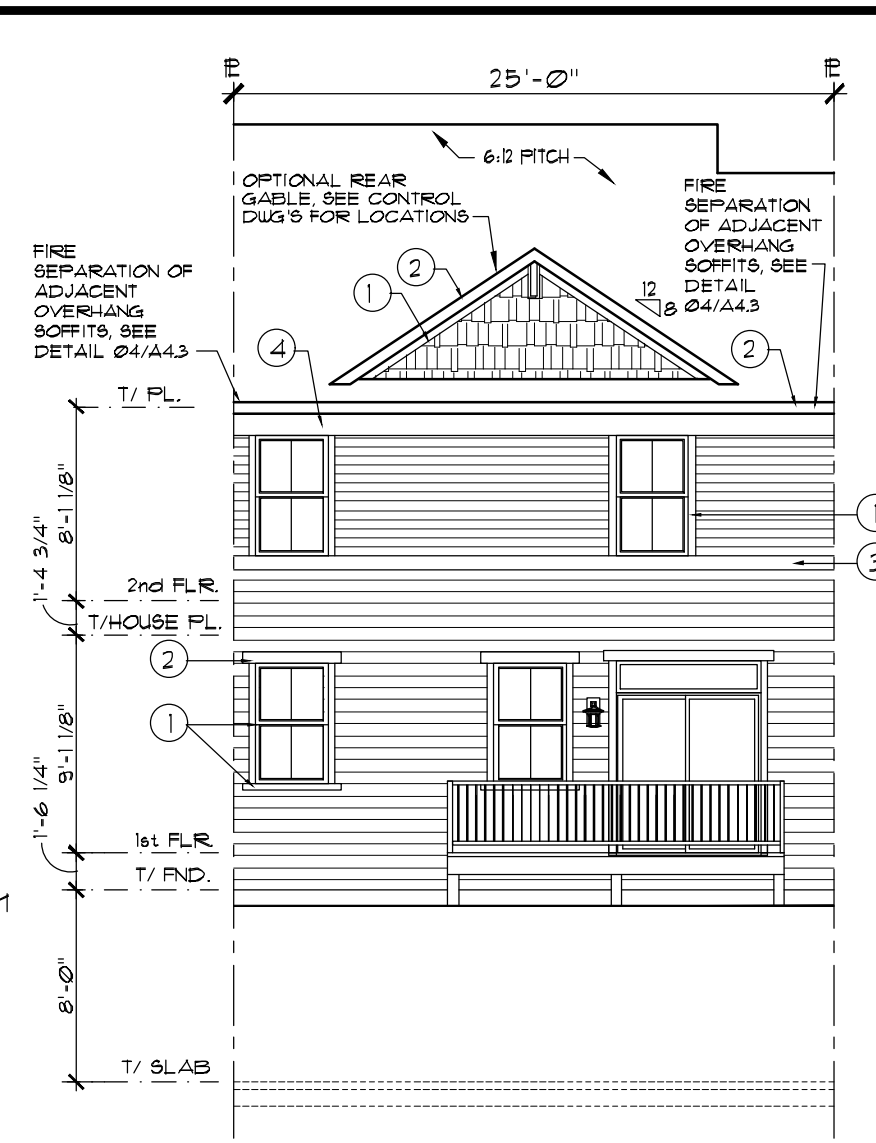
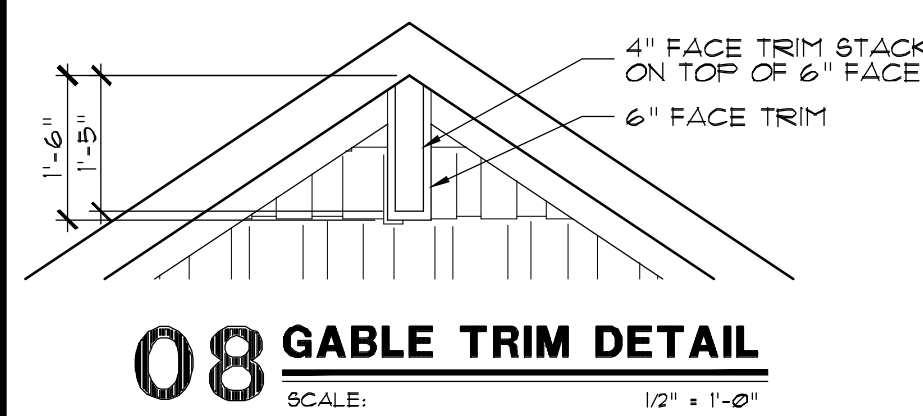
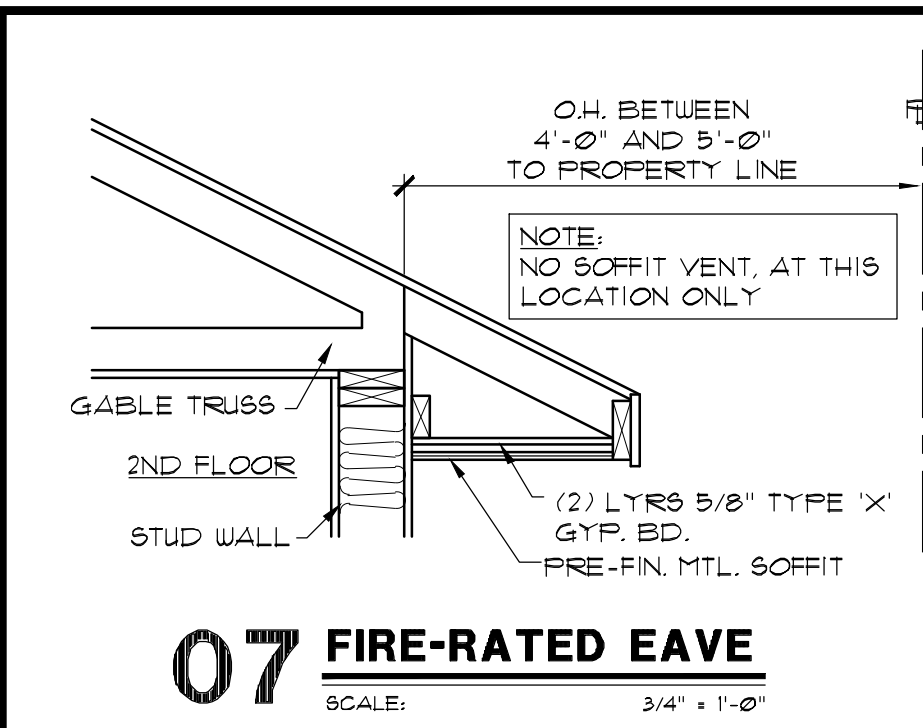


01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

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

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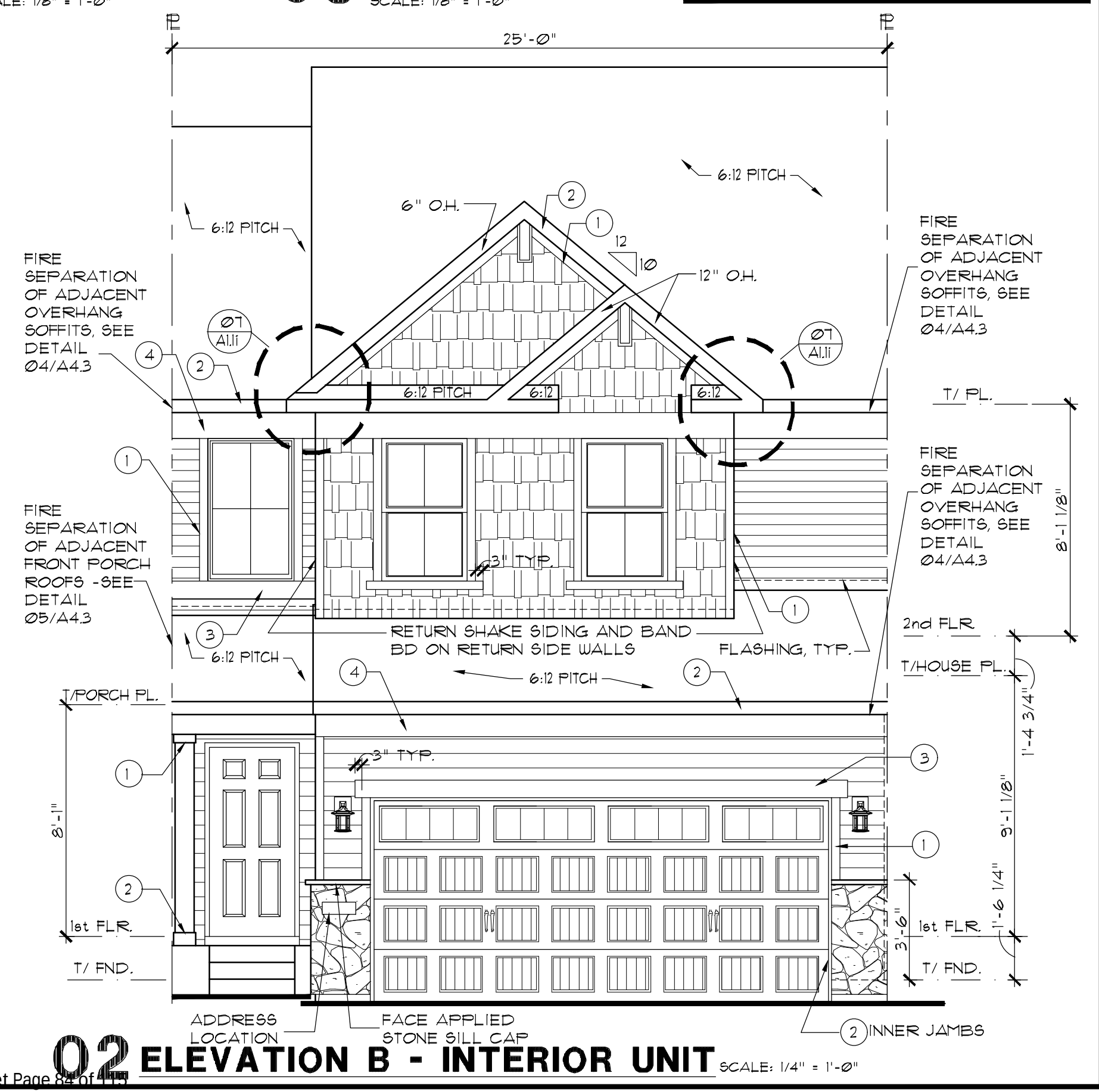
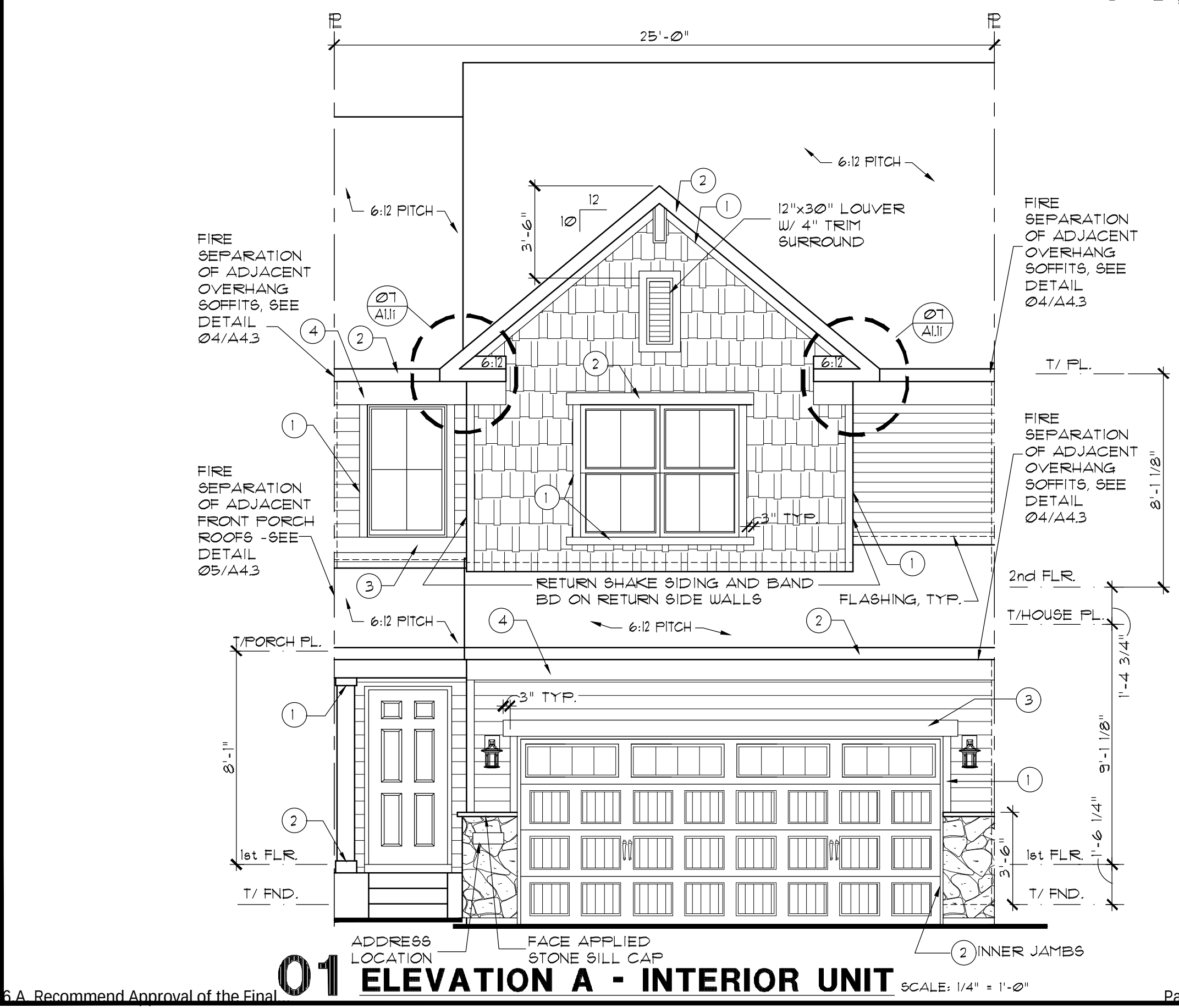
FILE NAME: EC06A11		LENNAR®		SET NO. EC06-0000		FALMOOR GLEN END UNIT	
XREFS:				DRAWN BY CGW, SRE			
				COMMUNITY NAME			
SHEET							
SHEET NUMBERS A1.10							
		MODEL ST. CROIX E/1		ELEVATIONS/ROOF PLN			
				OPTION INFO: END UNIT			



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.

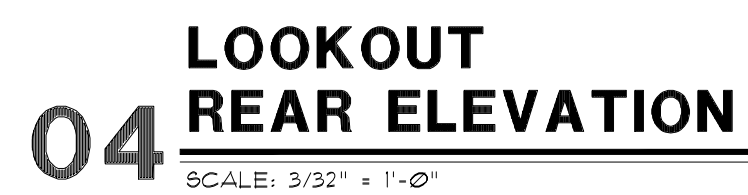
EXTERIOR TRIM KEY	
1	4"
2	6"
3	8"
4	10"
KEYNOTE SYMBOL	
MATERIAL ON TRIM KEY	
LOCATION OF MATERIAL	



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

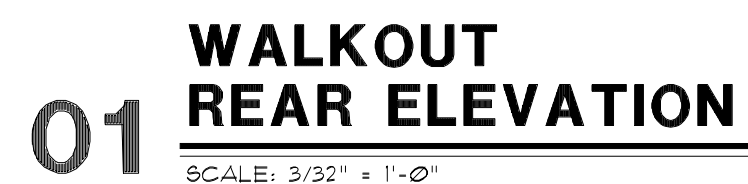
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LENNAR		FALMOOR GLEN		INTERIOR UNIT	
EC06A11	MODEL	ST. CROIX E/I			
XREF6:	SHEET				
	ELEVATIONS/ROOF PLN				
	OPTION INFO:				
	INTERIOR UNIT				
SHEET NUMBER:		A1.11			



ELEVATION NOTES:

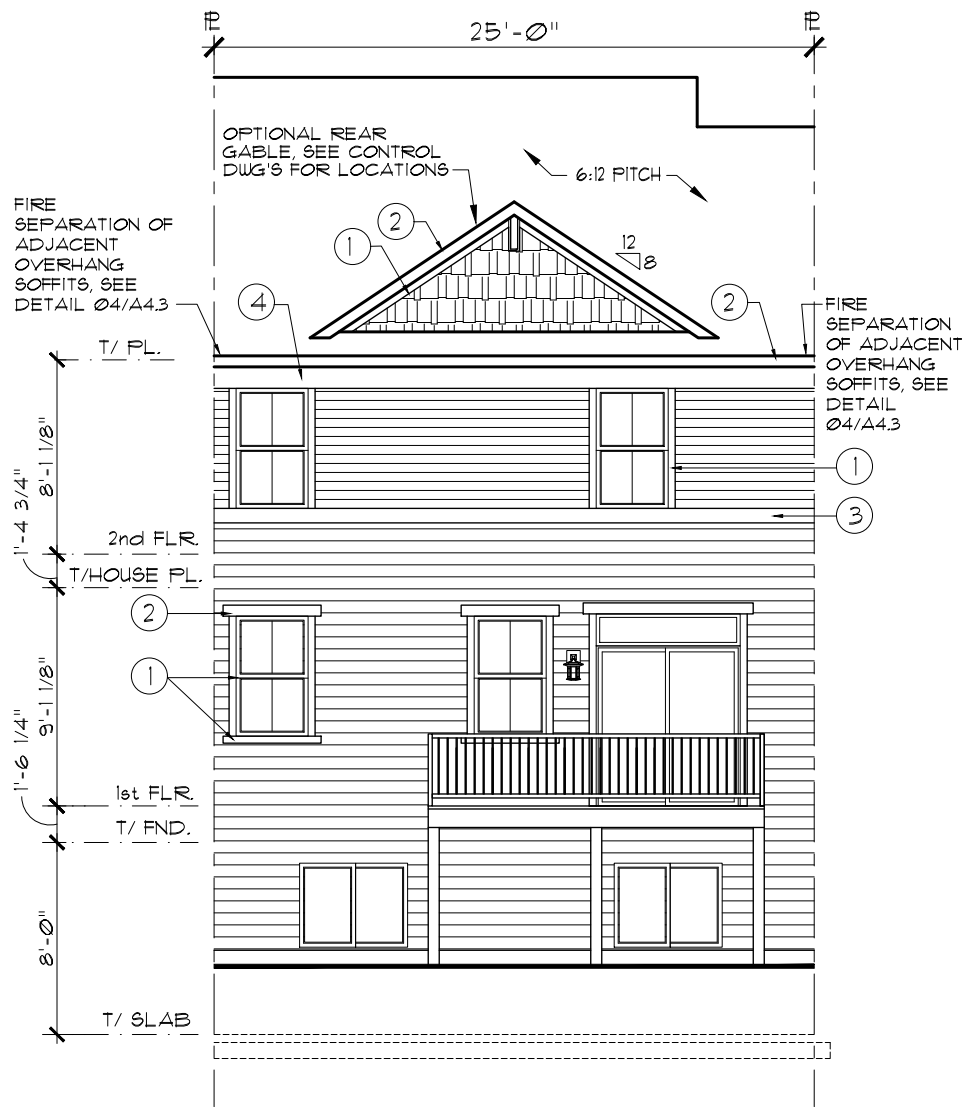
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



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. <table><tr><th>REV. #</th><th>DATE</th><th>REMARKS</th></tr><tr><td></td><td>6-5-19</td><td>ISSUE FOR CONSTRUCTION</td></tr><tr><td>1</td><td>10-31-19</td><td>Q1 2020 PLAN REVISIONS</td></tr><tr><td>2</td><td>1-31-2020</td><td>Q2 2020 PLAN REVISIONS</td></tr><tr><td>3</td><td>3-2-2020</td><td>CHANGED PORCH COLUMN</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		REV. #	DATE	REMARKS		6-5-19	ISSUE FOR CONSTRUCTION	1	10-31-19	Q1 2020 PLAN REVISIONS	2	1-31-2020	Q2 2020 PLAN REVISIONS	3	3-2-2020	CHANGED PORCH COLUMN									
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	6-5-19	ISSUE FOR CONSTRUCTION																											
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3	3-2-2020	CHANGED PORCH COLUMN																											
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SHEET ELEVATIONS/ROOF PLAN		COMMUNITY NAME																											
		FALMOOR GLEN																											
OPTION INFO: END UNIT L.O. AND W.O.		END UNIT																											
SHEET NUMBER: A1.2e																													

01 LOOKOUT REAR ELEVATION

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



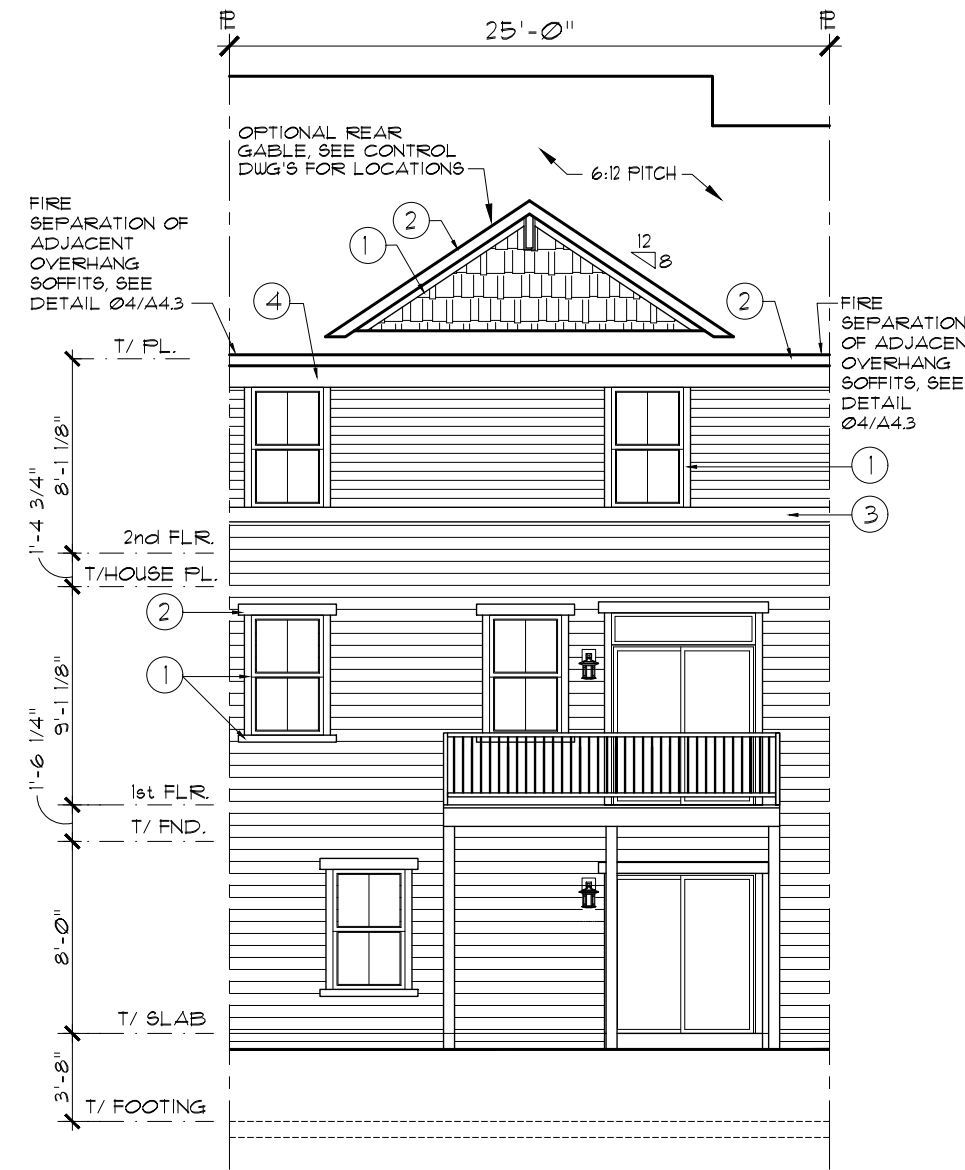
ELEVATION NOTES:

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

02 WALKOUT REAR ELEVATION

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



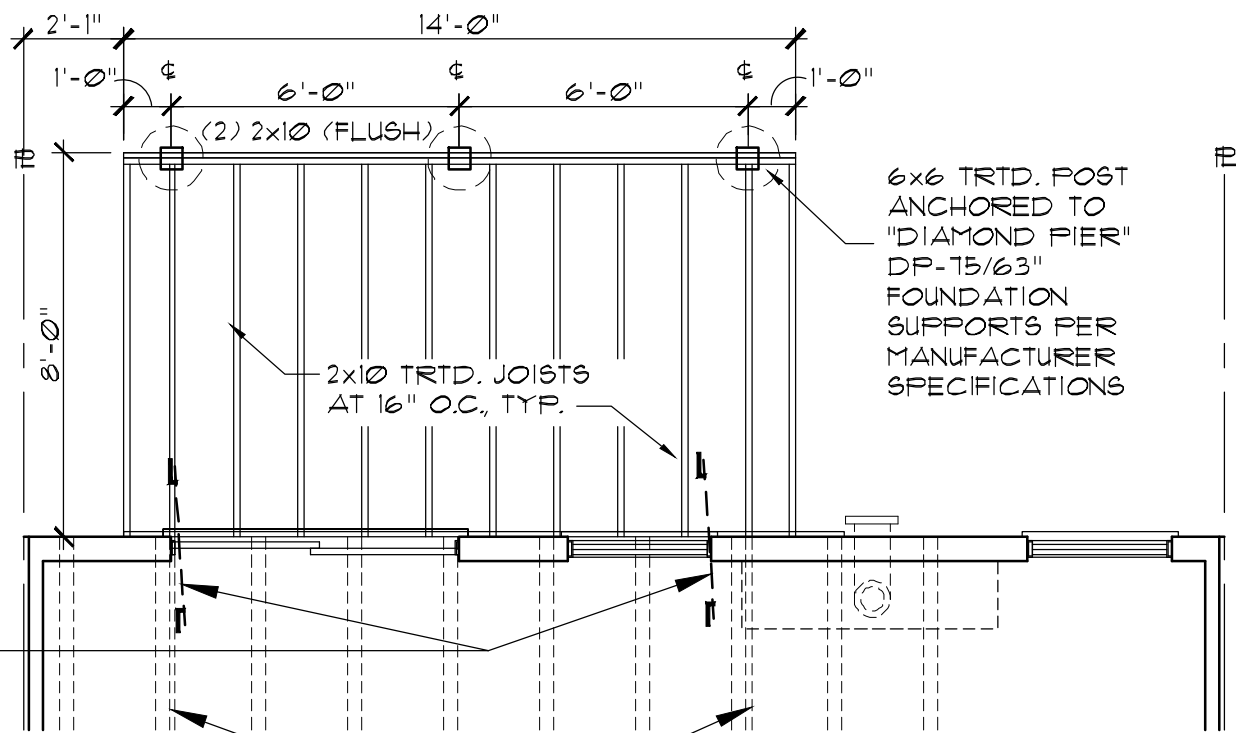
REV. #	DATE	REMARKS
	6-5-19	ISSUE FOR CONSTRUCTION
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2	01-31-2020	Q2 2020 PLAN REVISIONS

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LENNAR®		ST. CROIX E/1	
FILE NAME: EC06A11	MODEL EC06A11	SET NO. EC06-0000	COMMUNITY NAME FALMOOR GLEN
XREFS:	DRAWN BY CGW, SRE	SHEET ELEVATIONS/ROOF PLN	OPTION INFO: INTERIOR UNIT L.O. AND W.O.
SHEET NUMBER: A1.21		INTERIOR UNIT	

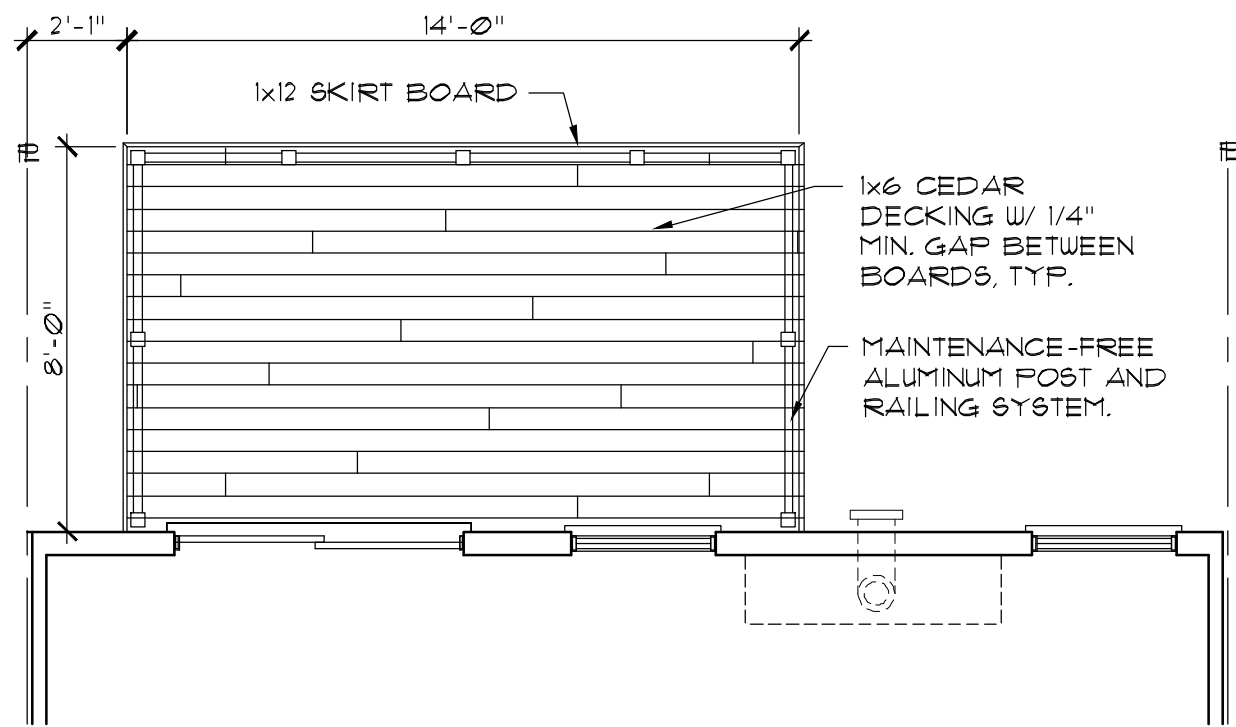
DECK TIE-BACKS
SIMPSON DTT2Z WITH (2) SIMPSON SD625112
SCREWS AT HOUSE JOIST AND DECK JOIST
CONNECTED W/ 1/2" DIAMETER x 36" L HOT
DIP GALV. A36 ALL-THREAD ROD (3'-6" L).
PROVIDE TWO SUCH TIE-BACKS AT DECK
EACH WITHIN 32" OF EDGE OF DECK

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'

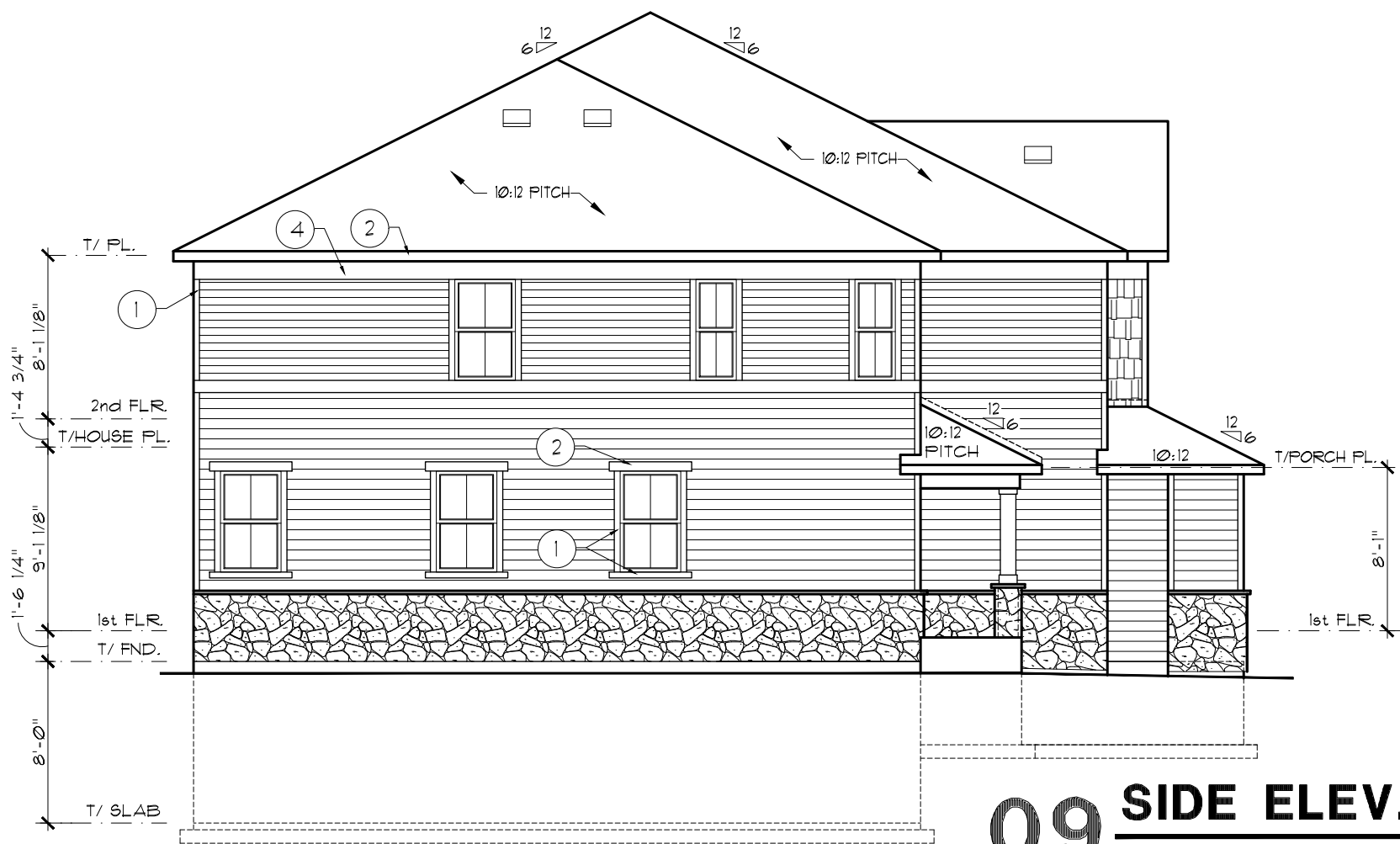
SCALE: 1/4" = 1'-0"



04 DECK & RAIL PLAN - 8' x 14'

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

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



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



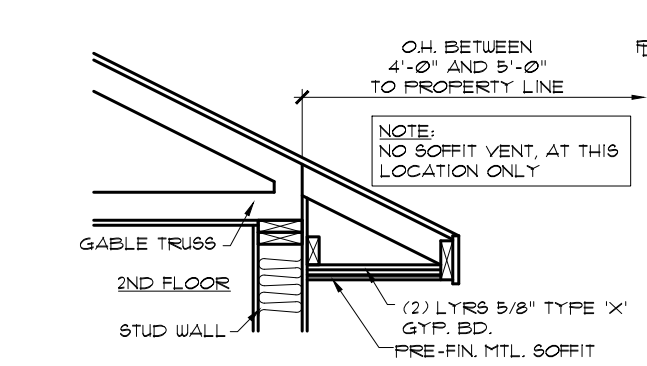
02 SIDE ELEV. SIDING END
SCALE: 1/8" = 1'-0"

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:

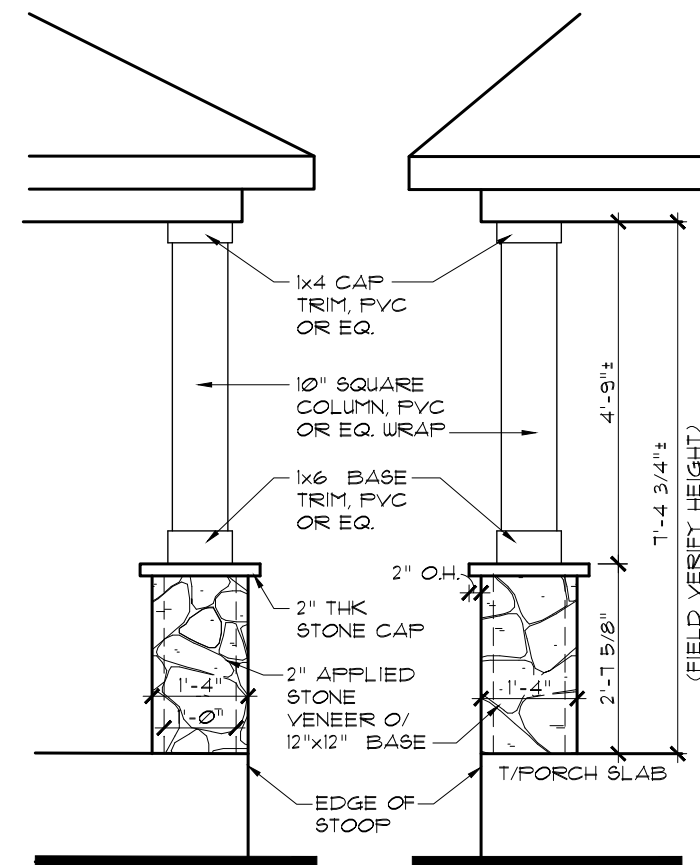
1. STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
2. BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.



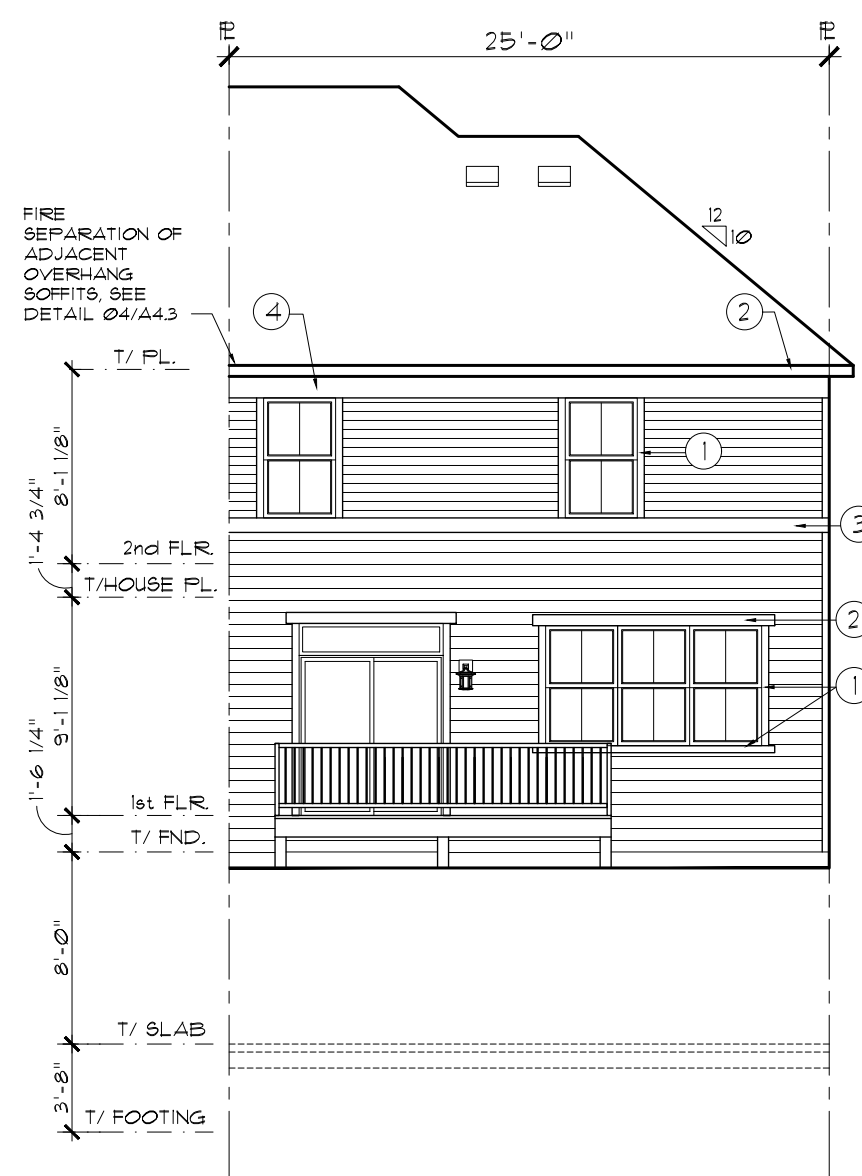
07 FIRE-RATED EAVE
SCALE: 1/2" = 1'-0"



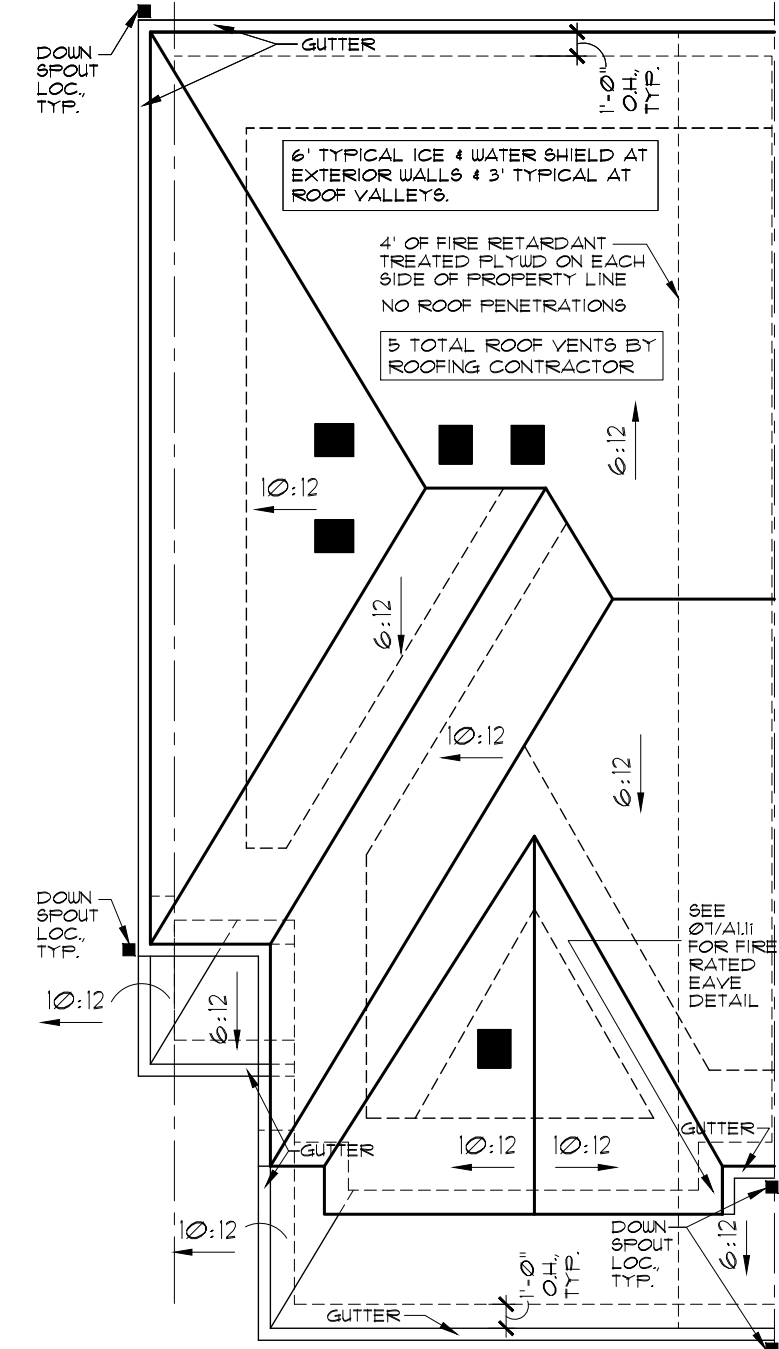
08 GABLE TRIM DETAIL
SCALE: 3/8" = 1'-0"



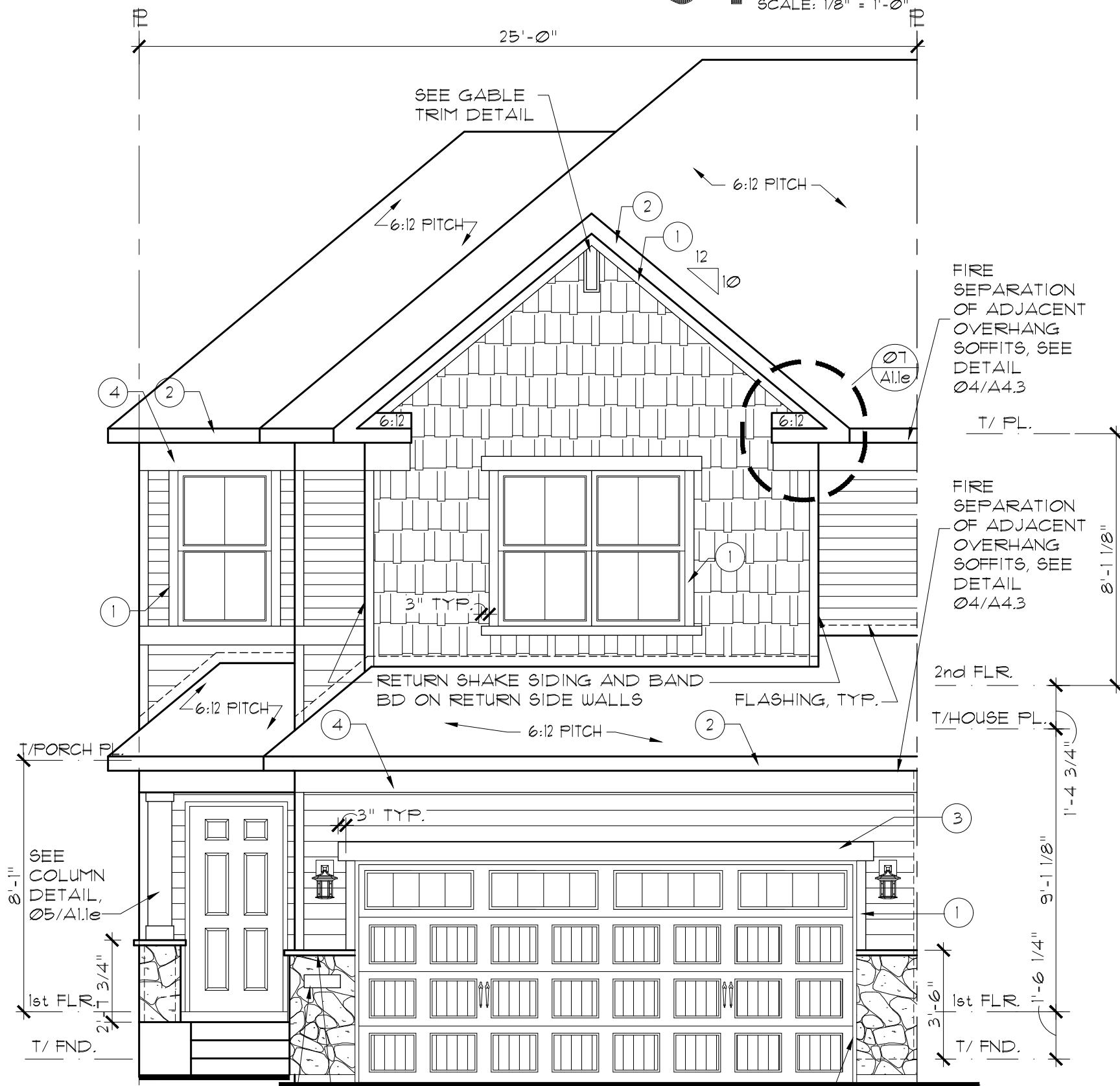
05 COLUMN DETAIL
SCALE: 3/8" = 1'-0"



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



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

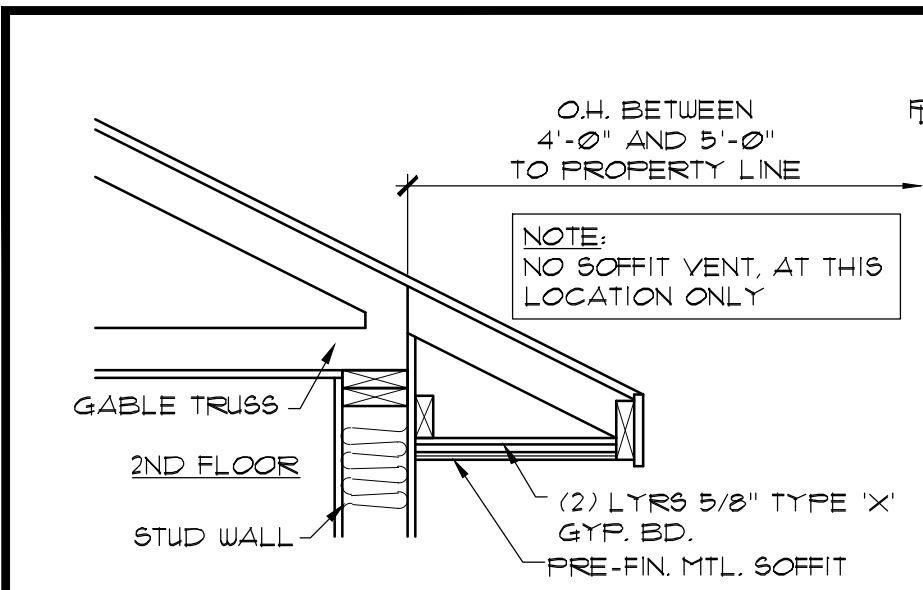


01 FRONT ELEVATION - END UNIT (ELEV. C)
SCALE: 1/4" = 1'-0"

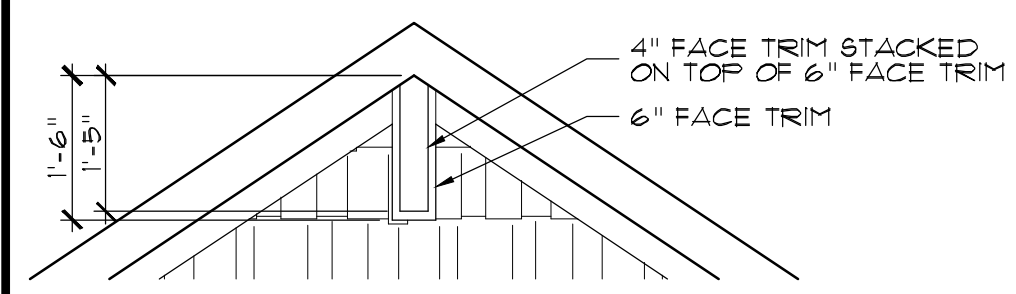
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4	3-2-20	CHANGED PORCH COLUMN

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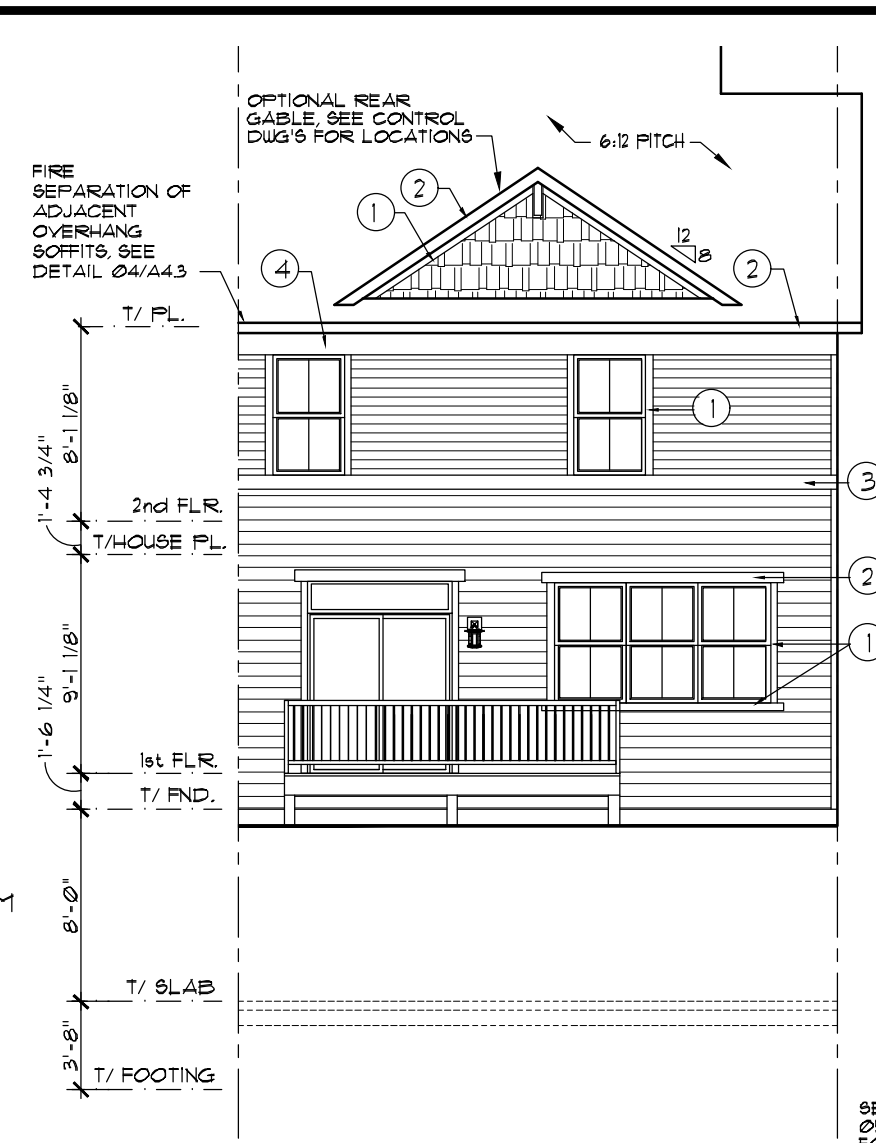
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EC01A1							
XREFS:							
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		SHEET				DRAWN BY	EC01-0000
		ELEVATIONS/ROOF PLAN			COMMUNITY NAME		
SHEET NUMBER:		OPTION INFO:			FALMOOR GLEN		
A1.1e							
		END UNIT			END UNIT		



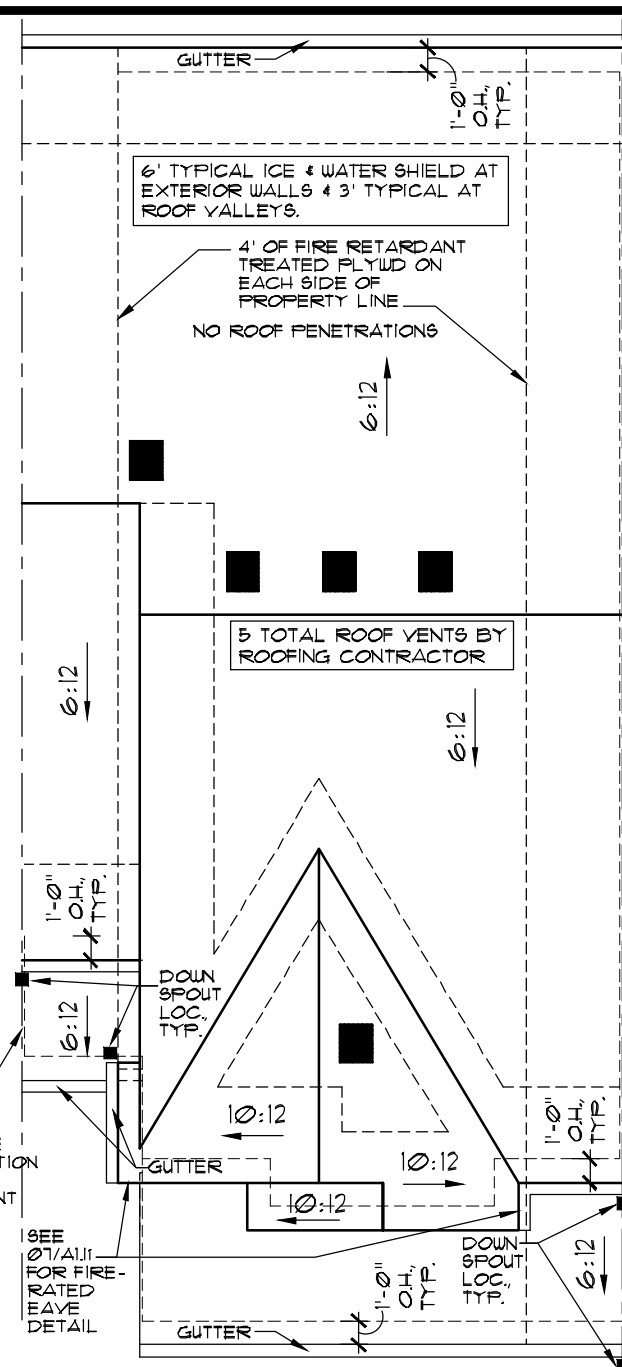
07 FIRE-RATED EAVE
SCALE: 3/4" = 1'-0"



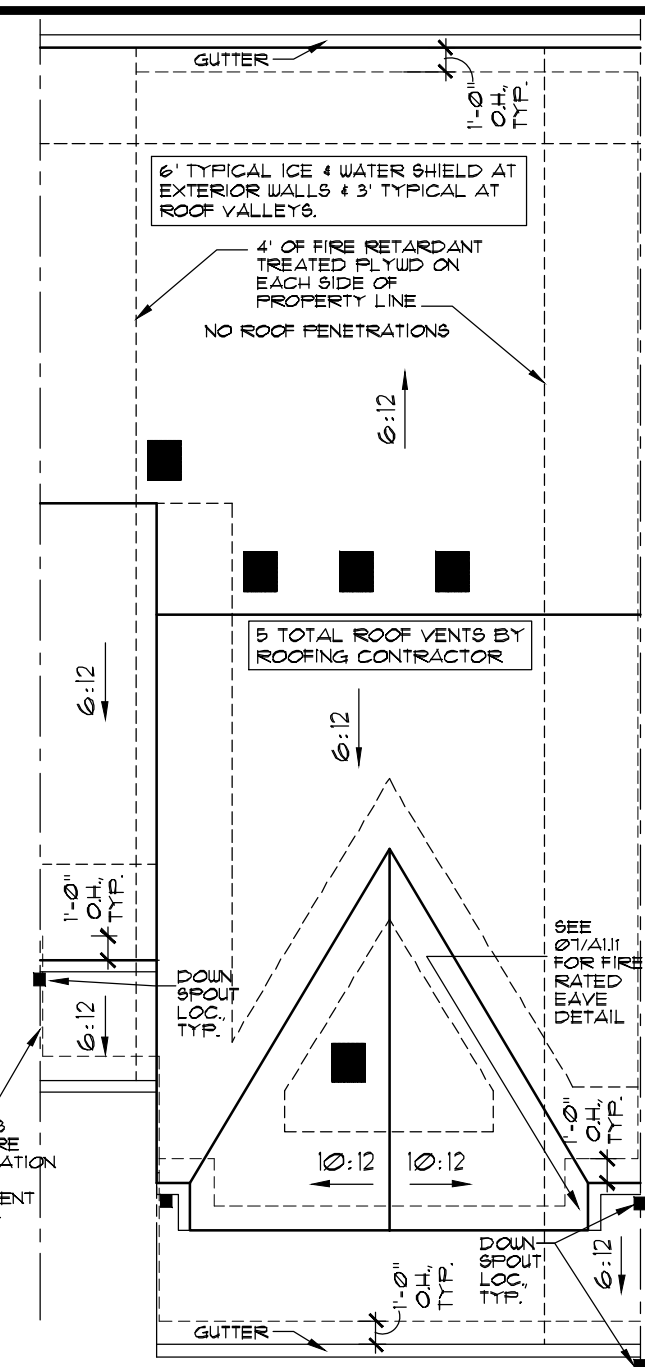
08 GABLE TRIM DETAIL
SCALE: 1/2" = 1'-0"



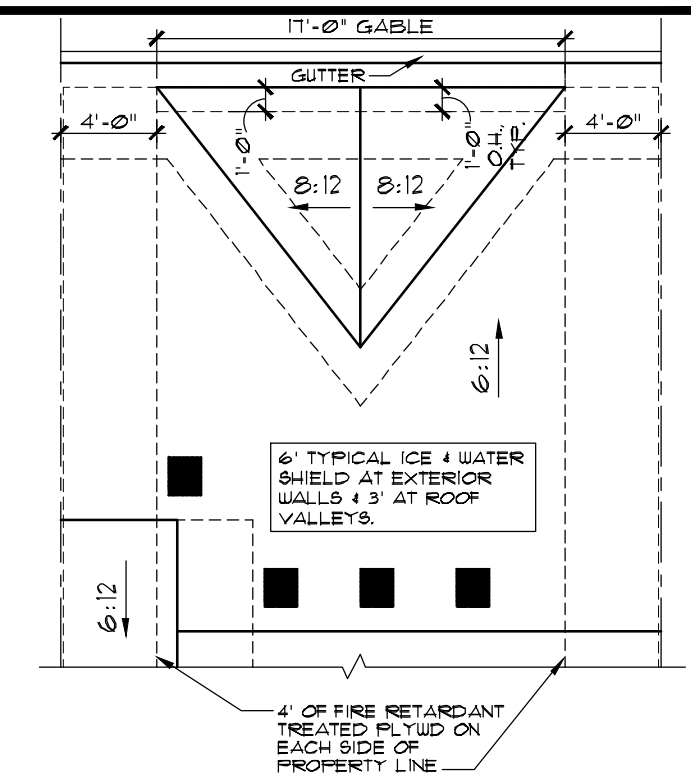
03 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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"

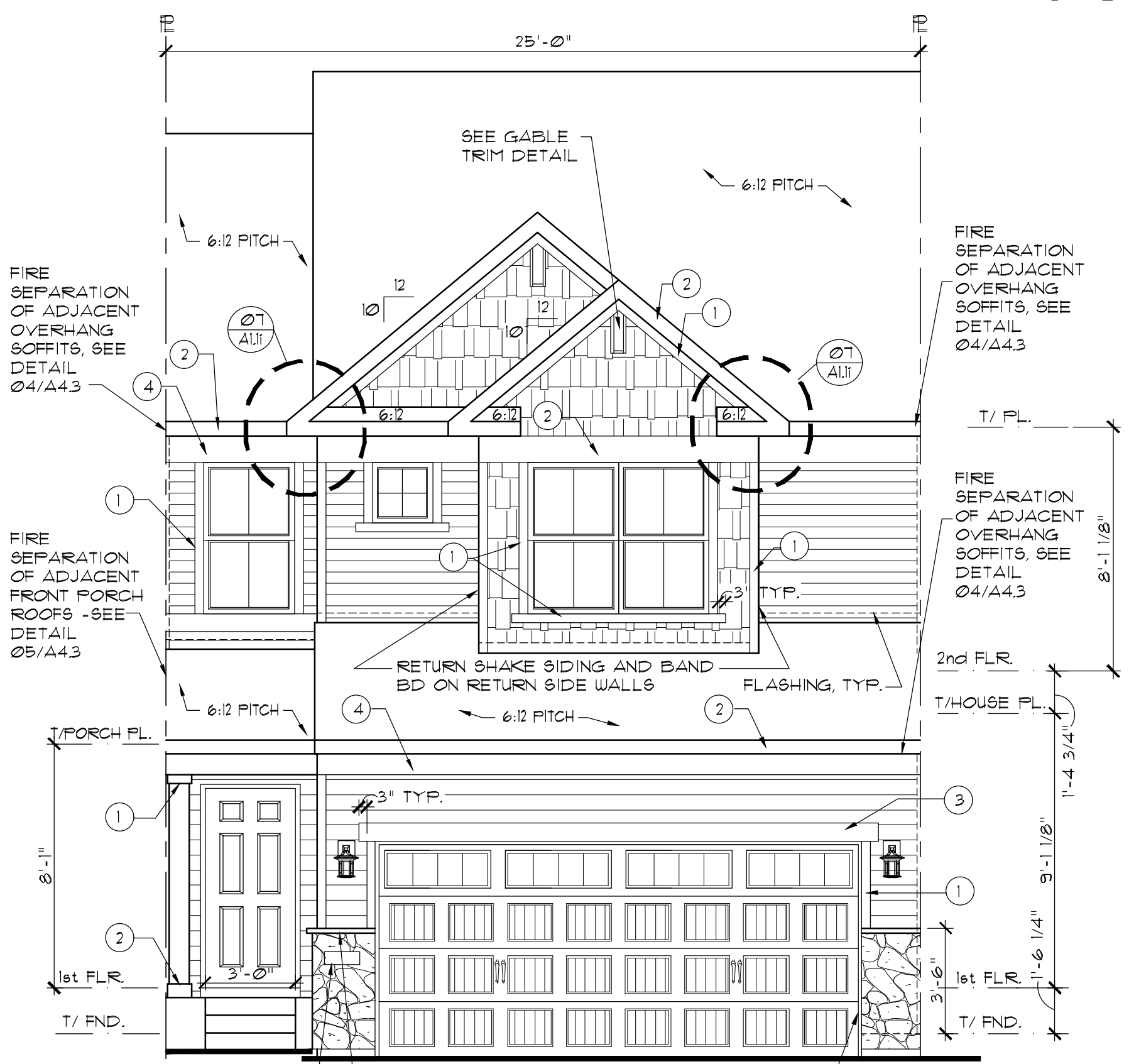
- ELEVATION NOTES:**
- STRUCTURAL SHEATHING USED AT EXTERIOR WALLS TO PROVIDE LATERAL BRACING.
 - BAND BOARD TRIM WILL STEP UP OR DOWN WITH BUILDING IT IS ATTACHED TO WHEN UNITS STEP.

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

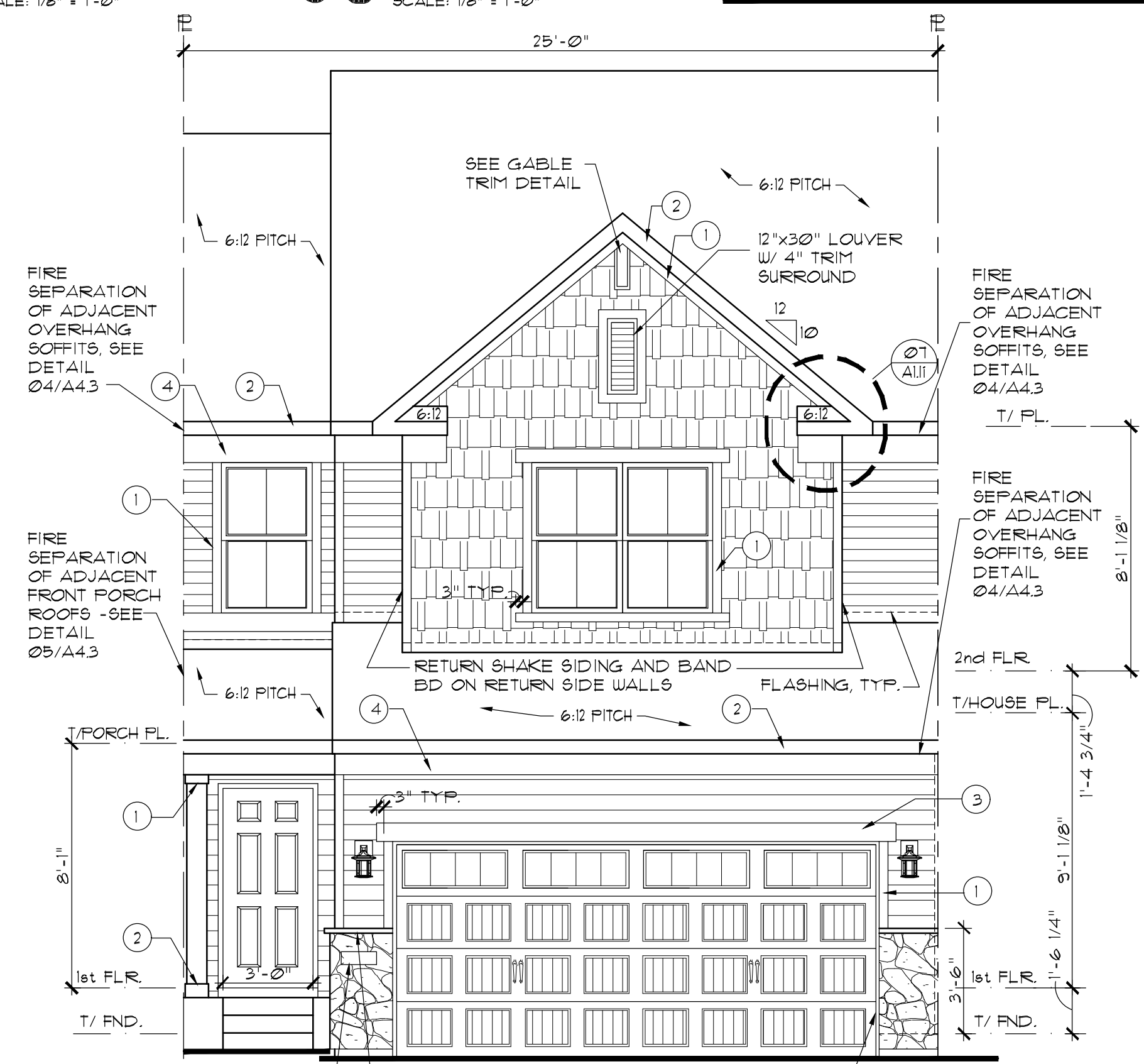
KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL

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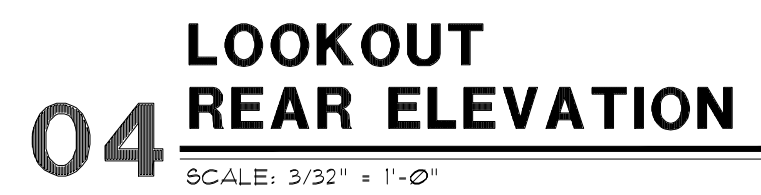


01 ELEVATION A - INTERIOR UNIT
SCALE: 1/4" = 1'-0"



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

LENNAR		FALMOOR GLEN		INTERIOR UNIT
FILE NAME: ECOTAIL	SET NO. ECOT-0000	MODEL TAYLOR E/I	DRAWN BY CGW, SRE	
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		SHEET NUMBER: A1.11		

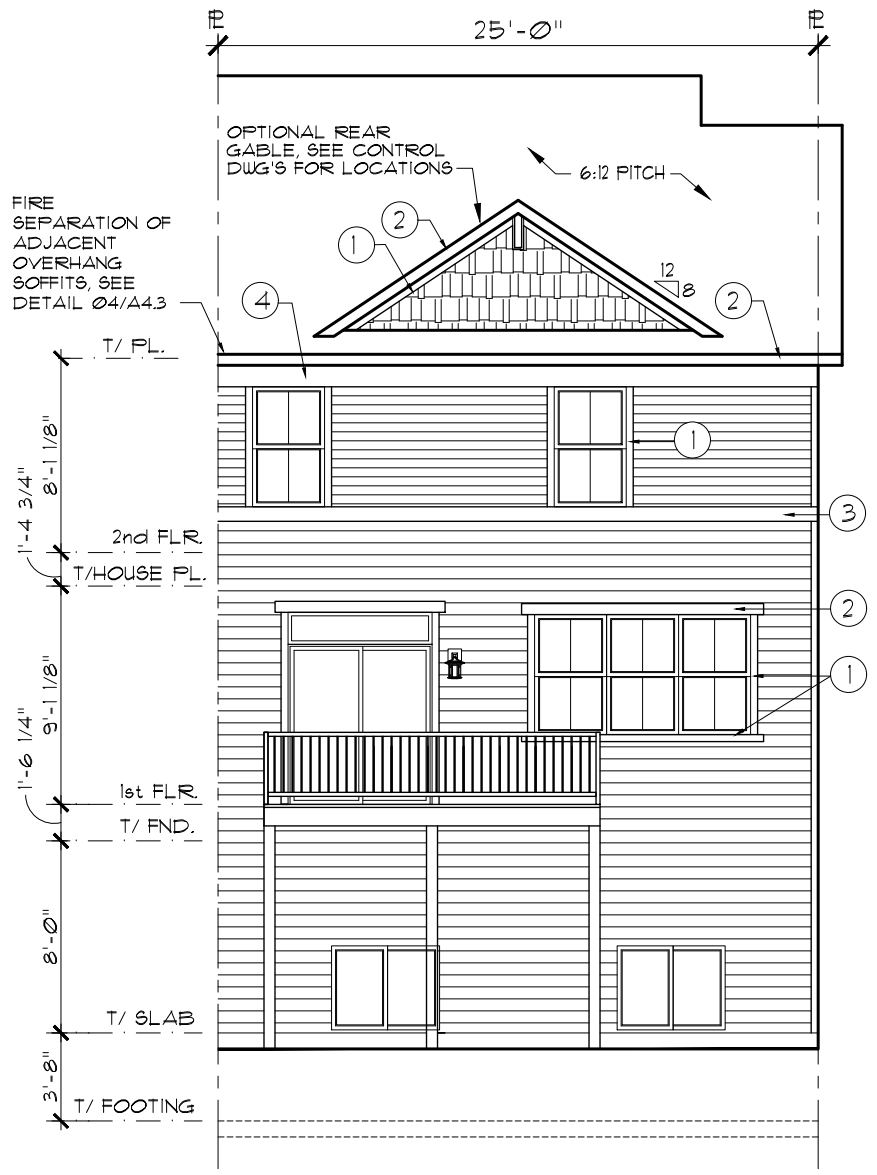


ELEVATION NOTES:

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FILE NAME: EC07AIL		MODEL TAYLOR E/I		SET NO. EC01-0000		DRAWN BY CGW, SRE		COMMUNITY NAME FALMOOR GLEN		END UNIT	
XREFS:		SHEET ELEVATIONS/ROOF PLN									
		OPTION INFO: END UNIT L.O. AND W.O.									
SHEET NUMBER: A120											
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ELEVATION NOTES:
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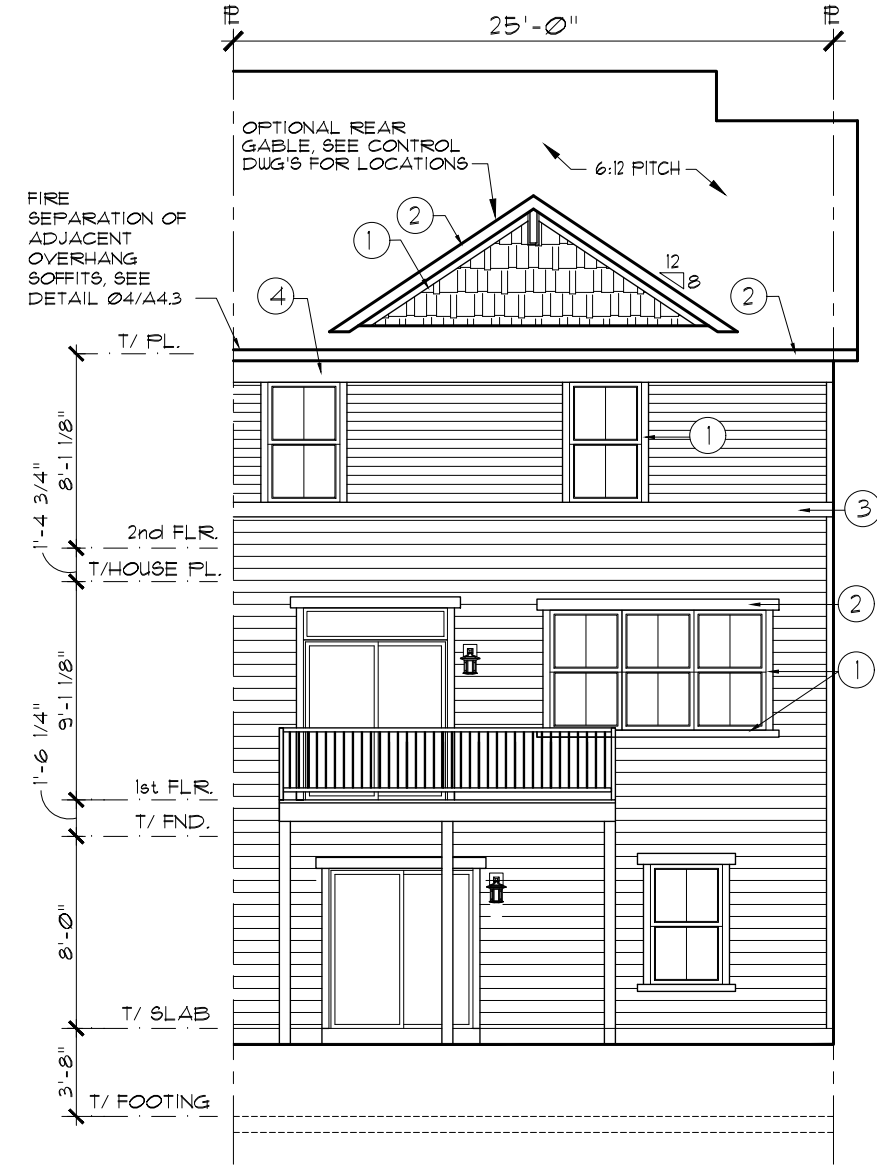
EXTERIOR TRIM KEY		
1	4"	WINDOW TRIM
2	6"	GARAGE INNER JAMBS, WINDOW TRIM, GABLE RAKE, FASCIA
3	8"	
4	10"	FRIEZE, RETURNS

KEYNOTE SYMBOL
MATERIAL ON TRIM KEY
LOCATION OF MATERIAL

01

LOOKOUT REAR ELEVATION

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



02

WALKOUT REAR ELEVATION

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

FILE NAME:
EC07A11

XREFS:

SHEET NUMBER:
A1.2I

LENNAR®

MODEL
TAYLOR E/I

SHEET
ELEVATIONS/ROOF PLN

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

SET NO.
EC071-0000

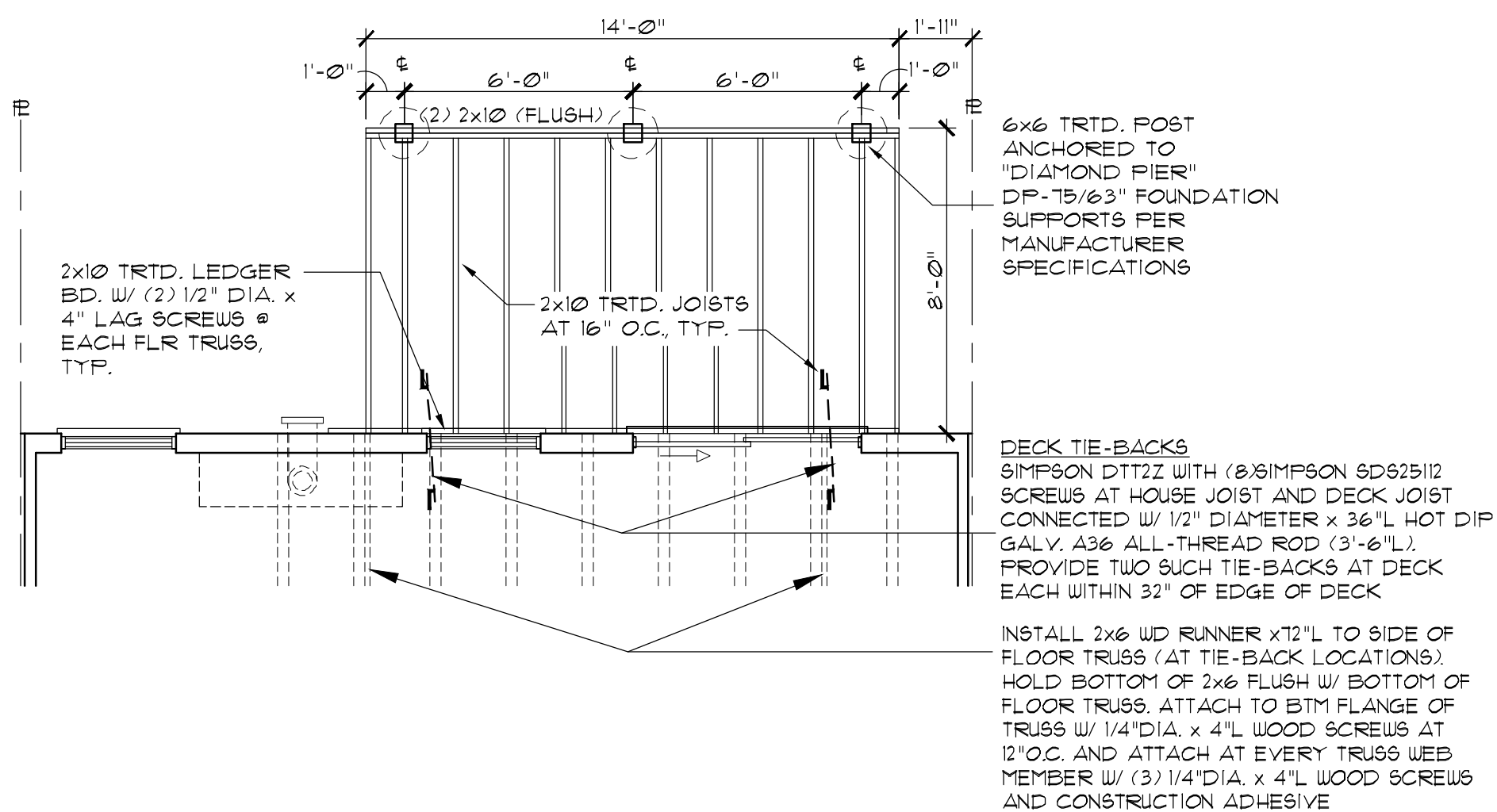
DRAWN BY
CGW, SRE

COMMUNITY NAME
FALMOOR GLEN

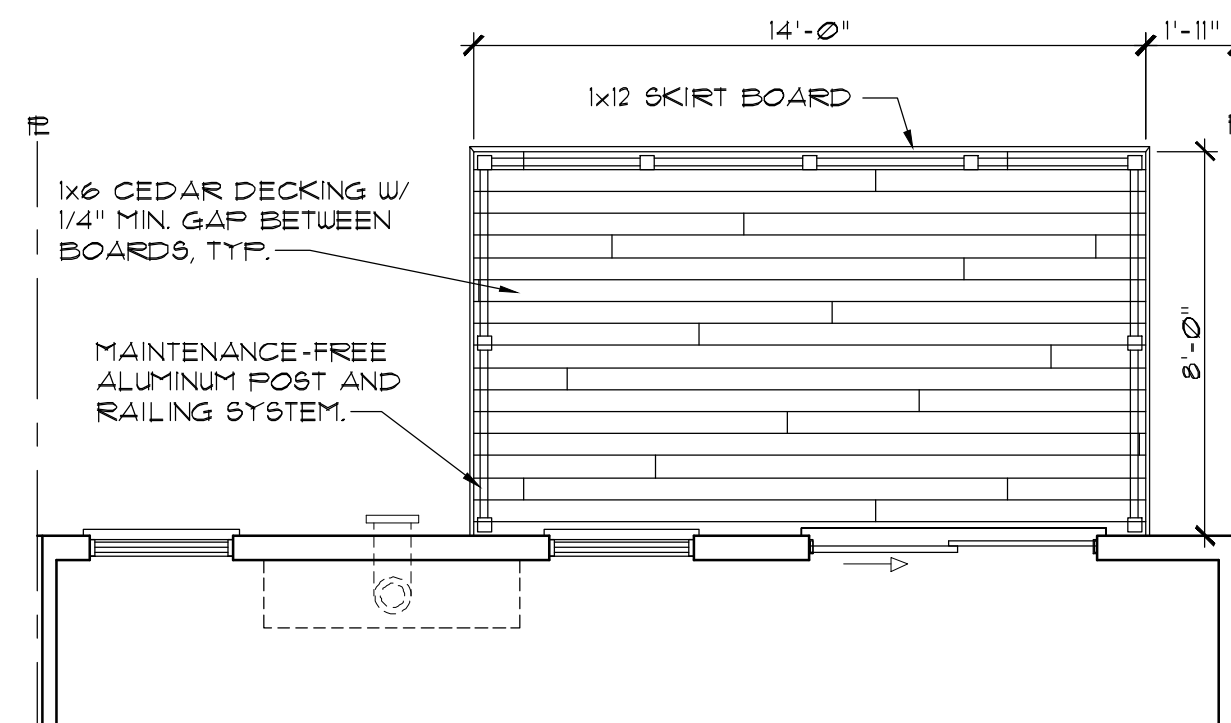
INTERIOR UNIT

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

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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: EC01A47	MODEL TAYLOR E/I	SET NO. EC01-0000	COMMUNITY NAME FALMOOR GLEN
XREFS:	DRAWN BY CGW, SRE		
	SHEET DECK DETAILS		
	SHEET NUMBER: A4.7	OPTION INFO: ALL	



City of Chaska Memorandum

To: Planning Commission
From: Elizabeth Hanson, City Planner
Subject: Project Updates

It was requested that we provide an update on some of the projects that the City has worked on in the past and where they are at now:

2040 Comprehensive Plan

The City has since formally adopted the 2040 Comprehensive Plan as of the August 17th City Council meeting. In August and October of 2018 the Planning Commission had two work sessions to discuss the Comp Plan. In November 2018 the City Council approved the release of the Comprehensive Plan to adjacent communities, which required a 6 month review period. This ended in May 2019. In June 2019 the City Council approved the submittal to the MetCouncil. Since this time the City had been working with the MetCouncil to work on the comments received from them. As of August 12, 2020, the MetCouncil approved the City's 2040 Comprehensive Plan, which subsequently allowed the City to formally adopt the Plan on August 17, 2020.

Structures, Inc.

Structures, Inc. was the new office/industrial building proposed on Old Audubon Road. They came in for review of a Concept Plan in December 2018, a Preliminary Plan and Rezoning in April 2019, and a revised Preliminary Plan in May 2020. Unfortunately, the developer is unable to proceed with the project as the construction costs for the site exceeded all appraisals for financing. This is due in part to the poor soils of the site. The property owner is hoping to sell the site.

Chaska Building Center – DDK Concept Plan (Fire Lane & Chaska Blvd)

A concept plan was reviewed in February 2019 to develop the corner of Fire Lane and Chaska Boulevard adjacent to Formacoat. This concept plan showed three multi-tenant office buildings on the front side facing Chaska Boulevard and an industrial building in the rear. The developer has not solidified any stakeholders for the property so it has not proceeded in the land use process. It is unclear if the property owner is actively marketing the site or not.

Hazel View Senior Co-op (SE Corner of Hundertmark Road & Pioneer Trail)

In March of 2019 the concept plan was reviewed for a 37 unit Senior Co-op building on the SE corner of Hundertmark Road and Pioneer Trail. The property owner has stated that they are trying to sell the property. They have gone back and forth between developing it and selling it, but it sounds like the proposed senior housing developments coming in to the City (Pulte's 55+ development on Hammers property, and United Properties Senior Campus on the Oak Ridge site) are a detriment to them wanting to develop it into a Senior Co-op.

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 3, 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. *(Councilmember Huang participated remotely per State Statute 13D.021).*

Absent: None.

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

4. Adopt the Agenda

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

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the July 20, 2020 City Council meeting. Motion carried.

7. Consent Agenda

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

- A. Call for a Special Meeting to Hold a Joint Work Session with the Human Rights Commission

Motion to set a special meeting to occur on August 27, 2020 at the Chaska Event Center from 6:30 pm to 8:30pm.

- B. Adopt Resolution 2020-60, Accepting Gifts and Donations

Motion to adopt Resolution No. 2020-60 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2020 through June 30, 2020.

- C. Adopt Ordinance 978, Amending Chapter 7 Public Utilities - Related to Residential Electric Vehicle Service

Motion to Approve Ordinance #987 amending Chapter 7 – Public Utilities, by adding section 7.24.020 AD. Residential Electric Vehicle Service

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-61, 2020-62 and 2020-63 Issuance and Sale of Bonds: Series 2020C, 2020D and 2020E

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk presented an overview of the bids to the Council.

Councilmember Grau looked to clarify interest savings without extending the term.

Administrative Services Director Graczyk provided further detail regarding refinancing the bonds.

Anton Voinoff with Baker Tilly reviewed the bid results for all three bonds.

City Administrator Podhradsky reiterated the benefit of these bonds for the City.

Mayor Windschitl inquired what the rate was for the 2020E.

Mr. Voinoff stated it was 1.47%.

Per request of Councilmember Hubbard, Administrative Services Director Graczyk explained the crossover refunding threshold requirement of 3% and that this does not apply here.

Councilmember Grau commended the Department for their work with this process.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt a resolution 2020-61 authorizing issuance, awarding sale, prescribing the form and details, and providing for the payment of \$2,940,000.00 General Obligation Bonds, Series 2020C. Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt a resolution 2020-62 authorizing issuance, awarding sale, prescribing the form and details, and providing for the execution, delivery, and security of \$10,425,000.00 Taxable General Obligation Refunding Bonds, Series 2020D. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt a resolution 2020-63 authorizing issuance, awarding sale, prescribing the form and details, and providing for the execution, delivery, and security of \$2,310,000.00 Lease Revenue and Limited Tax Refunding Bonds, Series 2020E. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 8-3-2020

The Council requested further information about bills on pages 4, 7, 10, 14, and 19.

City Administrator Podhradsky provided further information regarding those inquiries.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-3-2020

Councilmember Huang:

- Noted Night to Unite is set for October 6, 2020.

Councilmember Grau:

- Noted progress is being made on the County Road/Big Woods Boulevard project.
- Urged residents to follow steps to prevent COVID as they directly impact data-driven pieces for school planning. Mayor Windschitl noted he and City Administrator Podhradsky met with the new superintendent of schools and that they meet Thursday to hear the layout of the plans for school in the fall.

Councilmember Hubbard:

- Urged business to take advantage of the free mask distribution through the SouthWest Metro Chamber.
- Summarized the Carver County Elected Leaders Meeting she attended last Thursday.
- Noted the Steiner Kelting meeting was postponed until September.

Councilmember Hatfield:

- Noted Downtown Chaska is doing a fun eye-spy event right now and encouraged residents to participate.
- Commented that she attended the farmer's market and there are many great items and produce there.
- Encouraged residents to vote in the primary election on Tuesday, August 11, 2020.

City Attorney Melchert:

- Encouraged residents to complete their census data.

City Administrator Podhradsky:

- Noted he is gone all of next week and that Assistant Administrator Kabat can be contacted during his absence. Mayor Windschitl and Councilmember Huang also noted they will be gone all of next week.

Mayor Windschitl:

- Noted the northbound lane of Highway 41 south of Highway 169 is closed.
- Inquired if the speed sign on the Highway 41 bridge is out for repair, and if the one damaged in a car accident can be replaced quickly. City Administrator Podhradsky stated he would look into those and report back.

- Reported there is still time to file for City positions for Mayor, Ward 2, and Ward 4 and that closes Tuesday, August 11.
- Also encouraged residents to vote in the primary election.
- Reported an EDA meeting directly follows tonight.
- Noted the next Council meeting is on 8/17 and that in September the meetings are on 9/14 and 9/21.

11. Adjourn

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

Motion carried.

DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 17, 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; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the August 3, 2020 City Council meeting. Motion carried.

7. Consent Agenda

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

- A. Adopt Resolution 2020-64, Issuing a Negative Declaration for EIS for Oak Ridge
Motion to adopt Resolution No. 2020-64, issuing a negative declaration relative to the need for an EIS for Oak Ridge.
- B. Adopt Resolution 2020-66, Adopting the 2040 Comprehensive Plan
Motion to Adopt Resolution No. 2020-66 adopting the 2040 Comprehensive Plan.
- C. Adopt Resolution 2020-69, Creek Road Trunk Sewer Extension Street and Utility Improvements - Phase 4 Feasibility Study
Motion to approve Resolution No. 2020-69 ordering preparation of the feasibility study for the Creek Road Trunk Sewer Extension Street and Utility Improvements – Phase 4 Project.
- D. Adopt Resolution 2020-70, Approving Issuance of Governmental Refunding Bonds by the Carver County Community Development Agency, Series 2020B
Motion to adopt a resolution 2020-70 approving the issuance by the Carver County

Community Development Agency of its Governmental Refunding Bonds (City of Chaska, Minnesota Unlimited Tax General Obligation), Series 2020B.

- E. Adopt Resolution 2020-71, Approving to transfer official records of the planning commission to a digital format and preservation of historical copies

Motion to accept a resolution to transfer official records of the Planning Commission to a digital format and reservation of historical copies.

- F. Adopt Resolution 2020-73, Award Bid for Construction of Breaker 4 at the Minnesota River Substation

Motion to adopt Resolution No. 2020-73, awarding the bid for the Construction of Braker 4 at the Minnesota River substation to MP Systems Inc, in the low bid total amount of \$156,450.92.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-67 and Ordinance 979, Approving the Preliminary Plat and Rezoning for Pioneer Vista/Lennar/PC #2020-15

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl looked to confirm that a portion of the site crosses Clover Ridge Drive.

City Planner Hanson explained that the image portrays a straight line, but the site follows the road and continued her presentation of the item.

Councilmember Hubbard inquired about potential car headlight issues coming from Isabella Parkway.

City Planner Hanson stated that the representative from Lennar would be better able to address that inquiry.

Councilmember Grau asked if there are plans for snow piling during the plowing months.

City Planner Hanson explained the majority of the snow will go at the end of the cul de sac.

Councilmember Grau commented much of what ends up in the snow may likely find its way to the nearby wetland. He also asked if access from Pioneer Trail to the development has been explored.

City Planner Hanson stated it was briefly explored by the applicant and stated there would need to be many improvements to Pioneer Trail in order to incorporate an additional access.

Mayor Windschitl noted he is concerned that there are not any excess parking areas.

City Planner Hanson explained there are visitor parking spaces on the north side of the road to accommodate up to 27 parking stalls which meets the City's visitor parking requirements.

Councilmember Huang brought up concern for access for emergency vehicles if visitor spaces are used.

Community Development Director Ringwald stated they would be blocked in as would any other vehicle on a dead-end street in the same situation.

City Engineer Clark explained that the residential street section does accommodate parking on both sides while still allowing fire truck access to navigate the street.

Councilmember Grau echoed Mayor Windschitl's concern about lack of excess parking but commented he thinks the project is a good use of the unique space.

Mayor Windschitl inquired if the trail near the cul de sac is private.

City Planner Hanson stated it is private and will be maintained by the HOA and operate as a maintenance access for the pond if needed.

In response to questions from the Council, Josh Metzger with Lennar provided the following information:

- These residences will be owner-occupied.
- There is about ten feet between decks but there are not deck wall separations.
- Removing the space as shown in the concept plan between units 26 and 27 allowed for a shortening of the cul de sac and greater space for community open space area on the east end.
- Head light shine coming off Isabella Parkway is likely the same as any other home that sits opposite a T-intersection. Conifer trees could be accommodated in the landscape plan to help with screening.
- Any meltwater from snow piling would first be brought through the storm pond and be filtered through the wetland buffer as well.
- An access onto Pioneer Trail was explored by decided against for traffic and safety purposes.
- Excess parking issues should be mitigated now that the street will be a public street.

Mr. Metzger requested that the Planning Commission's condition for a tot lot to be reconsidered as they wanted this community to be a more open-space, natural environment. He asked that any decision to provide a tot lot be left up to Lennar and would be based upon market they are selling to.

The Council shared their thoughts regarding the Planning Commission's condition of the tot lot.

Per request of Mayor Windschitl, City Planner Hanson explained that a tot lot is not expressly called out as a requirement from the City's standpoint.

Councilmember Huang suggested revising the condition to accommodate the 50% sale prior to determining the addition of a tot lot.

City Administrator Podhradsky stated the location of this site is quite removed from any other playground structures, so it would not be illogical to have one here. He suggested making a decision for the tot lot based upon the location of this site to other play structures.

Mr. Metzger stated they can include the tot lot but would prefer it to be located in the play field area. He also asked for clarification regarding the condition in the resolution for the trail around the wetland.

City Planner Hanson explained that Staff requested the trail be mowed instead of mulched.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-67 approving the preliminary plat for a 54-unit townhome development on 17 acres of land (PC#2020-15). Motion carried.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Ordinance No. 979 approving the rezoning from Rural (R) to Planned Residential District (PRD-76). Motion carried.

8.B. Adopt Resolution 2020-68, Approving the Variance to Encroach into Wooded Steep Slope and Setbacks for Tract B of RLS No. 117/Karyn & Nick Acevedo/PC #2020-16

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired what is to the west of the property and how difficult it would be to get fire access to this site.

City Planner Hanson showed an image of the development to the west of this site and described hydrant requirements of the site.

Mayor Windschitl commented he was taken aback by this request and inquired if anything has changed since 1998 when the site was purchased.

Community Development Director Ringwald stated that since the City is the entity that approved this as a buildable lot in 1998, they are responsible to entitle the applicants to make this site buildable.

Mayor Windschitl asked if they can make their building footprint any smaller so as not to encroach on the slope.

City Administrator Podhradsky explained that the size required not to encroach on the slope would have to be 500 square feet and the question becomes what is reasonable.

Councilmember Huang inquired if the driveway could even be built without the variance.

City Planner Hanson stated that it could not.

Mayor Windschitl asked if a different access has been explored.

City Planner Hanson explained there is really only one access point.

City Administrator Podhradsky stated that the City can put restrictions on house size, but the risk is what a court would determine to be reasonable.

The Council and Staff discussed what scenarios could present themselves should the variance not be given.

City Administrator Podhradsky explained that Staff tried to approach this by looking at what the most reasonable solution would be that still preserves the essence and character of the site for what the public sees.

The Council shared their thoughts regarding the variance request.

Mayor Windschitl inquired if police and fire have looked at this location.

City Planner Hanson stated that they have.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-68 approving 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) (PC #2020-16).

Mayor Windschitl expressed concerns about the build and rain runoff.

With all members voting in favor but Mayor Windschitl, the motion carried.

8.C. Adopt Resolution 2020-65, Resolution of Support for Carver County's Federal Funding Application for Highway 41 and CSAH 10 Mobility and Access Improvement

City Administrator Podhradsky introduced the item to the Council.

Jake Bongard with Bolton & Menk presented the item to the Council.

Mayor Windschitl inquired what the actual total would be.

City Administrator Podhradsky explained the restrictions for the regional solicitation funds.

Mr. Bongard clarified what each column indicates for expense.

City Administrator Podhradsky summarized Staff's discussion with the County regarding how this section of the road is the highest priority and the importance of finding a temporary solution for trail access in from the Community Center down to the trail ravine system. He then reiterated the benefit of this project.

Mr. Bongard explained that they are looking tonight to get buy-in for a letter of support.

Councilmember Hubbard inquired if the underpass section had been submitted.

Mr. Bongard stated that it had and went into further detail regarding that section.

Mayor Windschitl asked if putting this into the project now would be better since it would help with safer routes to school.

Mr. Bongard explained why that was split out.

Mayor Windschitl noted that a resident in the area of this project contacted him stating they are not getting the notices and stated they need to be sure they are properly notified for the next steps.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve Resolution No. 2020-65 supporting Carver County's federal funding application for Highway 41 and CSAH 10 mobility and access improvement, and direct staff to work with the County to implement a trail connection along Hwy 10 connecting Ridge Lane to Old Audubon Road. Motion carried.

Mayor Windschitl commented that the decisions the Council makes are to be for the good of the citizens and the goal is to look out to the future.

8.D. Adopt Resolution 2020-72, Resolution to Deploy Funding Provided to the City by the CARES Act

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl inquired if an extension for using these funds is possible.

Assistant Administrator Kabat explained it would be up to the federal level to make those decisions.

Mayor Windschitl asked if the County is able to use any monies returned by the City.

Assistant Administrator Kabat and City Administrator Podhradsky stated the County would be able to use it. Assistant Administrator Kabat then detailed the City's proposed priorities for funding through the CARES Act.

Mayor Windschitl inquired how much of this will be altered if the Library expansion occurs.

Assistant Administrator Kabat spoke into more detail about the need for the expanded library.

City Administrator Podhradsky detailed the difficulty in obtaining clarity as to how these monies can be spent and the difficulties of the time frame allotted.

Councilmember Grau commented how some of these improvements will be beneficial in the long run.

Leif Eikevik with Leo A Daly Architects summarized the proposed designs for the facility upgrades through CARES funds.

City Administrator Podhradsky spoke into further depth about the restructuring to accommodate break room and conference room needs.

Councilmember Hubbard asked what will to the current break room.

Assistant Administrator Kabat stated it will still be used as a break room but with limited number of users.

Mr. Eikevik went on to summarize the upgrades to the police department.

Councilmember Hatfield looked to confirm that patrol officers will use the new side door.

Mr. Eikevik stated that was the case and finished his presentation of the item.

Mayor Windschitl inquired how maintenance employees will handle the components that capture the virus.

Mr. Eikevik stated they do not need to change out any of the systems and further explained how these systems work.

Mayor Windschitl acknowledge the effort and time put into this study.

Councilmember Grau inquired how RJM was selected.

Mr. Eikevik and City Administrator Podhradsky spoke to the reasons behind RJM being selected.

City Administrator Podhradsky reiterated the vague guidance from the federal government regarding the use of these funds and how the City is left to determine whether the project meets their criteria.

Councilmember Huang commented that without completing these projects, City Hall cannot open to the public as-is under current CDC guidelines.

Assistant Administrator Kabat detailed the final proposed priority.

Motion by Councilmember Hatfield, second by Councilmember Huang to authorize staff to execute the identified priorities for funding provided by the Corona Virus Aid Relief and Economic Security (CARES) Act, and to approve Resolution No. 2020-72 authorizing execution of an AIA B133 Owner Architect Agreement with Leo Daly and an AIA A133 Construction Management Agreement and Exhibits with RJM Construction in order to deploy funding provided to the City by the Corona Virus Aid Relief and Economic Security (CARES) Act. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 8-17-2020

The Council requested further information about bills on pages 2, 3, 4, 6, 11, 12, 13, 16, and 22.

City Administrator Podhradsky provided further information regarding those bills.

Councilmember Grau noted the packs the City provided for Fishing with Friends were nice and that the event is really neat.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 8-17-2020

10.B. Other Reports

10.B.i. 2nd-Qtr. 2020 Investment Report dated August 17, 2020

10.B.ii. Financial Reports – June 2020

Councilmember Hatfield:

- Thanked those involved with getting the polling places ready and running for the primary election. Mayor Windschitl noted Staff also participated in providing the election by being election judges and thanked them for that.

Councilmember Huang:

- Thanked the election judges.
- Reminded residents about the food distribution at St. John's on Wednesday, August 26 from noon-1:30 pm.

Councilmember Hubbard:

- Thanked the election judges and noted her husband was one and said the process went really well.
- Noted the window for CDA application for small business emergency assistance program opens today and runs to September 4th and that the housing stability program application is open as well.

- Noted the County is putting out transportation support funding and applications can be found on the County website.

Councilmember Grau:

- Noted Big Woods Boulevard officially opens tomorrow and the feedback coming in is good.
- Commented that the Touch a Truck event is not happening this year.
- Wished the Chaska Cubs good luck in their tournament run.
- Acknowledged the work put in by the Eastern Carver County schools in these hard times.
- Noted his son's 8th birthday is on Sunday.

Assistant Administrator Kabat:

- Noted the Joint Council-Human Resources work session is on Thursday, August 27, 2020 at 6:30-8:30 pm at the Event Center.

City Administrator Podhradsky:

- Noted there is a budget work session prior to the Council meeting on August 31, 2020 and noted a short meeting might be needed for the Carver County CDA if needed.
- Noted River City Days is canceled.

Mayor Windschitl:

- Noted if there is a Council Meeting on August 31, 2020, he will be gone and asked if anything needs a signature to please get it to him prior to that date.
- Noted Council Meetings in September are on the 14th and the 21st.
- Reported that the left turn signal on eastbound 61 to northbound 41 has been changed to an LED light.
- Reported the progress and timeline for the storm sewers around the Courthouse.
- Acknowledged the efforts put forth by Staff to complete the 2040 Comprehensive Plan.
- Inquired if the new doors are in at City Hall. Kevin Wright noted they are working on them.
- Thanked the citizens of Chaska for their participation in the primary election and noted Councilmembers Hubbard, Huang, and he are all running unopposed.

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adjourn the meeting at 10:20 pm. Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 3, 2020

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 7:45 pm.

2. Roll Call

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

Absent: None.

Also Present: Luke Melcher, City Attorney; Noel Graczyk, Administrative Services Director; and Matt Podhradsky, Executive Director.

3. Agenda

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

4. Minutes

Motion by Commissioner Hatfield, second by Commissioner Huang to approve the minutes of the July 6, 2020 EDA meeting. Motion carried.

5. Adopt Resolution EDA 2020-8, Issuance and Sale of Chaska EDA Bonds: Series 2020E

Executive Director Podhradsky noted this item was discussed and approved during the preceding Council Meeting.

Administrative Services Director Graczyk provided a summary of the interest rate and savings for the Commission.

Anton Voinoff with Baker Tilly reviewed the bids that came in for this particular issue.

Motion by Commissioner Hubbard, second by Commissioner Hatfield to adopt Chaska EDA Resolution No. 2020-8 authorizing issuance, awarding sale, prescribing the form and details, and providing for the execution, delivery, and security of \$2,310,000.00 Lease Revenue and Limited Tax Refunding Bonds, Series 2020E. Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 7:52 pm. Motion carried.

**Chaska Park Board
Meeting Minutes
August 10th, 2020
Event Center and Zoom**

1. Call to Order

The August 10th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm at the Chaska Event Center and via Zoom.

2. Roll Call

Present at Event Center: Dave Roan, Jason Branch, Matt Udermann, Dave Downs, Georgiann Keyport

Via Zoom: Josh Ives, Elizabeth Wyveen, Zac Saueressig
Absent: Ernesto Ruiz Gutierrez

Staff: Marshall Grange, Mary Monteith, Kevin Wright assisted with IS needs

3. Adopt Agenda

Motion by Udermann, second by Downs to adopt the August 10th, 2020 meeting agenda.

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

Motion by Downs, second by Branch to approve the Chaska Park Board meeting minutes of March 9th, 2020. Motion carried.

6. Receive Council and Planning Meeting Minutes

6A February 24th Council Meeting Minutes

6B March 2 Council Meeting Minutes

6C March 16 Council Meeting Minutes

6D April 20 Council Meeting Minutes

6E May 4 Council Meeting Minutes

6F May 18 Council Meeting Minutes

- 6G June 1 Council Meeting Minutes
- 6H June 15 Council Meeting Minutes
- 6I June 29 Council Meeting Minutes
- 6J July 6 Council Meeting Minutes
- 6K February 12 Planning Meeting Minutes
- 6L March 11 Planning Meeting Minutes
- 6M April 8 Planning Meeting Minutes
- 6N May 13 Planning Meeting Minutes
- 6O June 10 Planning Meeting Minutes

7. Discussion Items

7A Staffing Update

Grange welcomed all commissioners to our first combined in-person/Zoom meeting. The last in-person formal meeting was in March and then a work session followed in July at the Lodge. Grange brought the board up to date on happenings during the last few months throughout the community center and parks and recreation.

Grange shared a screen of the department Org Chart. Since March, we have seen change in our department. We were already in the process of interviewing and hiring an Ice Arena and Operations Coordinator. Joey Bergquist came on from Bloomington Ice Arena. We were happy to get him. The first day he started, we closed the CCC. He has done a great job stepping in and has brought us real value over last few months.

Right before the building shut down, our member services supervisor, Colleen Goodrich resigned. That position was backfilled internally by Rachel Dodson who was at that time helping oversee the aquatics area. This position is more hands on with the part-time front desk staff as well as the day care (currently still closed) and membership. Rachel will be looking to expand and focus on employee customer service training as well.

Parks and Recreation also lost to retirement one of our long-term employees, Patty Tollackson. After close to 30 years of working here, you will now find her enjoying the pickle ball courts at Lions Park! This admin position and Rachel's aquatics one, will be on hold due to budgets.

Ron Pieper, our long-term maintenance superintendent also retired this past January. We posted earlier on in the year and decided to hold off till spring. This year Public Works was

approved to create and hire staff for a city-wide maintenance department, the staff of 3 will float around and address the larger areas of need across all city buildings. With that in mind, Ron's position was changed bit to be more of a supervisor of our current full-time maintenance staff. The process was started again in June and went much better with the applicants. This week Josh Hargus came on board as the facility maintenance supervisor. Josh relocated here from Florida to join his fiancé, and he brings lots of maintenance experience, and is also a veteran.

Since Covid started in March, both me and Mary have been a part of the city's Emergency Operations Committee (EOC). We have been pretty involved with that team and working through many areas of Covid impact. Initially we were meeting daily, then went down to 3 days a week, and now are meeting on just Wednesdays. Fire Chief Tim Wiebe heads up the group and recognized early on that he needed some admin help. Mary was asked to go over there and assist with a wide variety of things. She recently came back to Parks and Rec in early July. When the CCC closed the facility March 17th, staffing decisions needed to be made. The decision was quickly made that some staff stay on and address areas of need that could be done within a now empty building. After talking through a staffing plan, some parks and rec staff were sent home to work. The decision was also made to keep part time staff on payroll as well. We recognized we would need this staff back when we re-opened. Some of them helped here with projects and some went to work in other departments in the city. PW did not bring back all their seasonal help, so many were placed there as well. The golf course/Par 30, the curling center, and the HR department also benefited from the part time staff. 50/60 staff were reassigned at that time. It was great to keep them employed, the other half of our part time staff was furloughed in the end and called back in June to help us get ready to re-open. Discussions pursued on hiring practices and balancing staff diversity with job opportunities. We have been working with HR on a plan however, we have had success over the last few months with hiring here and feel like we are making good progress.

7B Facilities Update

Community Center Recap-the building was closed March 17th, the next day we put all memberships on hold, thanks to Susan Marek. It was a ton of work. Staff worked on getting communications out to our members and the public, cancelling all activities, and refunding class fees, in addition to managing many phone calls. Maintenance staff took out the arena ice, drained the pools and got to work. Many staff helped to dive into some much-needed maintenance projects. This building is going on 30 years, we felt like we needed to take advantage of this time to address some of the areas of need now. Kelsi and many of the staff, dove in and helped where needed, many things were accomplished, and we saved some money budget wise with using our own staff. We invested the most money in the pool area. The whole thing was painted, as well as the entire floor deck. The stone on the hot tub was painted, the caterpillar slide was repaired and painted, LED lighting was installed, resulting in getting a rebate via the electric department. Also Installed a huge fan over the leisure pool area to help with air quality.

At the entryway of the ice arena, new rubber flooring was installed. The area was somewhat of a trip hazard. The flooring extends now into the lobby of rink 2. When ice was taken out, staff also fixed up the boards. With rink 1 ice, this was the first time in almost 5 years that it has been taken out. During all this the dehumidification system went down on us, so that was a cost we were not expecting, however good timing with being closed. Public Works staff assisted with that project thankfully.

The fitness center space was also another area of big change. With keeping in mind, the social distancing protocols, we decided to spread out the cardio equipment into the gym and sunroom areas so we could utilize all equipment. It has worked great. In the fitness area, we had a lot of open space to spread out the weights, this area has been one of the most utilized since we re-opened. We have had many compliments on safety protocols throughout the various areas.

The front desk area was painted, and plexiglass was installed to protect staff. The Willow room (Rainbow room) was redone for the community center staff to relocate to and be able to social distance better as P/R was not a good option with the open floor plan. This also helps centralize the front customer service area which has been a long-term goal and helps with better customer traffic flow.

A big highlight for us was the addition of a modular police station outside of the upper gym. Officer Julie Janke is now housed there. This was a win/win for both of us, the police department is overcrowded and having difficulty social distancing and here will help when we re-open to the public with some of the youth problems we were having prior to Covid. We also installed water bottle stations throughout our building as we eliminated the use of the water fountains. One water station was a product funded by a local girl scout troop.

Some of the smaller scale projects staff also worked on, the development of a preparedness plan addressing protocols put in place to re-open. We called back the staff that was furloughed and established and trained all on safety protocols put into place. On June 15 we reopened the ice arena based on state guidelines for arenas. Initially we only allowed Breakaway on the ice the first couple weeks, the place was hopping with kids of all ages from their summer camp program. At the same time, our PT staff was working on contacting all our members to touch base with them. Staff explained the new registration system we were going to be using and helped set up online accounts for those who did not already have one. Shortly after, July 7th we reopened the pool and fitness area to members only to begin with. We implemented a sign-up reservation system that allows us to maximize the capacity in all areas, plus track who is in the building as well as where patrons are. Members can reserve a space up to 3 days in advance for the weight/cardio functional fitness areas, group fitness happening outdoors in the parking lot, as well as spin bikes in the sunroom. With the registration system, we also allowed for half hour gaps at the end of the reservation for staff to sanitize the various areas. Group fitness classes also started in the upper gym with lower class sizes to better social distance. Downs asked about attendance since opening. MG, it has been slow. With limited capacity, it could be the sign-up process, as some are not happy with it. Or it could be that people are not ready to come back yet. Typically, summer is slow, as people want to be outside. Oddly,

lap swim is almost 75% full, which is not the norm this time of year. We will start offering open skate starting next week, as well as the opening of the track. Currently we are sticking with members only, are looking at October to open to all. With school reopening soon, parents will be focused on that. Decisions to be made yet are, expanding our hours, opening on Sundays, looking at open gym programming, daycare to re-open, senior area in the Lodge to re-open, all yet to be determined. The Lodge will continue to remain closed for as long as the Governor asks that those who have underlining health concerns and those over 65 stay at home.

Keyport asked about any exposures or positive tests amongst staff. None with CCC staff, but there was a youth positive in the ice arena area via a school practice. The group he was in was quarantined. Dave R. would like to see an adjustment of early a.m. CCC hours, he has neighbors asking when that will be, they are dedicated folks who are wanting to get back in at 5 a.m. Staff also changed the youth age for the fitness areas to 12 years of age, still required to have an adult with them. With kids in sports and needing weight training, this should be a positive. Zac asked about membership numbers and where at currently. MG, 40% of our membership has cancelled. We are in a unique situation right now as some areas are still not open for use yet, (open gyms) so hoping over time, we can open all areas of the building and attract others to coming back. We are however getting 2/3 new memberships per day. Saueressig, the larger message surrounding all this is the greatest things we can do to protect ourselves is to keep healthy and take care of ourselves! Wyveen feels like there is a perfect storm brewing. Fall is coming, more people will start coming back indoors as the weather changes, flu season will hit again, then Covid numbers increase again!

Curling and Event Center-Also closed March 17. Many FT staff from curl also got re assigned to other areas in the city. Staff did take the ice out, as would have done in June anyway. Staff also spruced some things up, cleaned carpets and painted. The Crooked Pint closed shortly thereafter; curb side pickup did not go so great, so they closed. They reopened June 8. The Event Center reopened on July 18th. Krista has been great at staying in touch with brides/grooms. Difficult conversations to have. Hoping most are rescheduled. Our first wedding since COVID is this Friday with 30 attendees. The Curling Center opened July 27. Aug. 2nd the summer leagues started up. 60 teams signed up, there usually is like 80/90 signed up. Staff here are currently gearing up for fall league registration as well.

7C Recreation Programming

The week of March 17th, staff cancelled all programming, and refunded all those who were registered. Even the ones participating already in activities, so lots of pro-rating was done. It was a big undertaking by programming staff. Shortly thereafter, they created Camp Chaska, for internal essential employees' children. This was temporary until more long-term options came along. A difficult adjustment for programmers as they had just put out the spring/summer brochure with lots of upcoming fun events. The decision was made to

start over and cancel everything scheduled. The approach was to then program month by month. Minimal things were happening, they changed the approach to think about what and how we can continue to engage the community at home and keep the connections with families. Each month fun themed baskets were assembled and sold to families. There was a summer fun basket, a July 4th basket, and a fishing basket. All sold out. Athletic planning has been happening as well, being mindful of the guidelines for outdoor sports and field use.

Chaska Cares-MG and various staff rallied around bringing community spirit, reaching out to others, and bringing positivity to the day. We connected with other area non-profits to make even more of an impact. We collected donations for many different needs. Masks, food, coloring books for seniors, etc. We helped the American Legion with an Easter parade and recorded a Memorial Day program, free bikes were given out, veggie pots for seniors were created, and a hugely successful CHS graduation parade was done. Officer Julie was and still is checking in with the local senior properties to see if there are any other needs or concerns out there as well. Karen/Joan have been calling AOA's to check in, many were so happy to hear their voices, and now they do Zoom FB sessions as well. Chaska Cares is currently doing an internal collection with city employees for donations for laundry needs for folks not being able to afford on their own. Lots of great experiences, bringing many smiles!

7D Hawks Ridge Trail Opening

Hawks Ridge Trail-Opened June 25th. Many thanks to the Carver Trails volunteers, Tim Vossberg, MnDOT, Carver County, and the city of Chanhassen. MG showed a fun video from the day of the trail opening, thanks to Mike Tudor, city cable communications, for the creation of the video. We have had great feedback from users, location is very visible, and there is a decent amount of elevation, kids are really enjoying it.

7E Bicycle Friendly Community Update

Bike Friendly things were clipping along well earlier in the year. Now we have the difficulty of meeting. We do intend to regroup at some point and we still strive towards the designation. And it is not to say we have not done anything over the last few months. We opened Hawks Ridge trails and gave out free bikes to underserved folks. Officer Julie connected us with a non-profit that makes bike repairs and was able to secure a three-wheel bike for an individual with physical handicaps. We were recently awarded a free bike fix it station from the new Scheels in Eden Prairie, it was installed at McKnight Park. We will reconvene soon, more updates to come.

7F Pickleball Courts at Lion's Park Opening

Pickle Ball-Credit goes to PW for this getting done. Overarching goal was to expand on this site, and being mindful of the budget, stay with this size vs going with more. There now are 6 dedicated courts, completed and opened a couple weeks ago, lots of positive reviews. We wanted to celebrate this opening but decided not the safest time to do so. A social media post is coming out soon announcing the re-opening. MG took doughnuts to Public Works last week as a thank you for all they did to make it happen. This is a great addition to the Lions Park area.

7G Lake Grace Trail

Lake Grace-If you recall from a couple years ago, the Highway 41 underpass was built by Target. The intent is to connect it to the trail around Lake Grace. MG showed a map of the lake and where the trail would hook into the system. The city engineer has met with the townhome owners along the 41 side on this project. Designs have been drawn and will be shared at a couple upcoming open houses. The two goals here are to create a connection to the underpass and widen the trail from what is there, the current trail is 5/6 feet wide. Winter maintenance would be tough. Ideally 10/12 feet wide would be best. Homeowner feedback was ideally creating a privacy fence from trail users, as well as creating an easy access for them to the trails. We have a draft to review now, a place to start to move this forward. Things were delayed by Covid. The hope here tonight is to generate additional feedback. Have another open house with the residents, as well as the public. We would bring it back to the September meeting with more details and then an approval to council. MG guided them through the site map and various drawings. Once we have the date for the public open house, we will notify you. The result of that will factor in on the discussion in September and moving things forward. Questions on the dock location from Saueressig. Both Roan and Downs thought the drawings were very nice. Saueressig, the tunnel light is great for security, is that something they will do on-going on trails? MG Yes.

8. Other Business

8A Board Round Table

Zac-He wanted to echo same thing, MG and staff did a great job during the shutdown. Impressed with things that got done. Shows that leadership is capable of handling things during tough times. Excited for the future.

Liz-thanks to MG, Mary, and the team, feels like things are in a good place. The CCC, looks great, fresh and feels safe. The measures taken, are awesome. Also thought the trail video was awesome. Just a reminder, stay safe, and let's watch out for each other, our neighbors, etc.

Jason-Congrats to the staff on CCC improvements. To the public, do not forget we have a great disk golf course; it is getting lots of usage. Try it!

Dave D-July 6 council meeting, he watched the part on the Par 30, some changes to the plans, looks good though. Starting this fall.

Matt U-Parks are free! Get outside and try them. Couple parks coming up for naming, let's not forget about "farmers park", capture the history around here with all the landowners/farmers that go way back. We have been celebrating our kid's birthday's (4th year in a row) at Community Park each year.

Keyport-cuddos to the parks department and all the things they were able to get done during this Covid timeframe. Think about how great it has been to use the great trails during these times.

Dave R-Fun to see the fitness classes outside in the early morning, there is great attendance. Chaska Cares, thanks for all the efforts and what has been done through that.

9. Adjourn-Motion to Adjourn Udermann, 2nd Branch. 9:06.

The September meeting may change as there is also a Council meeting that night.