



AGENDA
CHASKA PLANNING COMMISSION
ZOOM
Wednesday, December 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 Oct 14, 2020 Planning Commission Meeting Minutes.
6. Consent Items
7. Action Items
 - 7.A. POSTPONED PUBLIC HEARING: Recommendation of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-17
 - 7.B. PUBLIC HEARING: Approve the Preliminary Plat and Rezoning for Harvest West 3rd (fka Harvest West North)/Traditions Development/PC #2020-22
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Oct 5th, Oct 19th, Nov 2nd, and Nov 16th City Council Meeting Minutes
 - 8.A.ii. Receive the Sept 15th 2020 Park Board Meeting Minutes.
9. Adjourn



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CHASKA PLANNING COMMISSION MINUTES Oct 14, 2020

1. Call to Order

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

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

2. Roll Call

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

Members absent: None.

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

3. Adopt the Agenda

Motion by Commissioner Sailer, second by Commissioner Cross to adopt the agenda as presented. Roll Call Vote: Ayes - all. Motion carried.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Olson, second by Commissioner Brass to approve the Minutes of the Sept 9, 2020, Planning Commission meeting Minutes as presented.

Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items

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

6.A. Motion to recommend to City Council approval of a Final Plat for Club West 10th Addition/Tradition Development (PC #2020-19), subject to the following conditions:

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

1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 10th Addition Final Plat (pgs 1-2), submitted by Alliant Engineering
 - b. Club West 10th Addition Area Exhibit, submitted by Alliant Engineering
2. Payment of all applicable development fees prior to recording the Final Plat.
3. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
4. Compliance with Section 9.27 Anti Monotony and Design Requirements in

Detached Single-Family Residential Developments.

5. Provision of a stormwater management plan meeting City and Carver County WMO standards.
6. Provision of an executed development agreement prior to recording Final Plat.
7. Provision of sidewalks on both side of all local streets.
8. Adherence to the City's Boulevard Tree Policy and local street section design.
9. Provision of a 60 feet Right of Way width for all local streets.
10. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet

Roll Call Vote: Ayes – all. Motion carried.

7. Action Items:

7. A. CONTINUE TO NOVEMBER 18, 2020 PLANNING COMMISSION:

Recommendation of Preliminary Site & Building Plan, Preliminary Plat & Rezoning for Oak Ridges/RCS-RCA Oak Ridge LLC/PC #2020-17

Chair Dahlke opened the public hearing at 7:06 p.m. He explained that the Planning Commission would be continuing this public hearing to the November 18, 2020 Planning Commission meeting at 7:00 p.m.

7.B. PUBLIC HEARING: Recommended Denial of the Variance at 220 Elm Street north to Expand a Non-Conforming Accessory Structure Exceeding Height Requirements/Blake & Amie Krone/PC#2020-21

City Planner Liz Hanson presented item to the Commission and explained that staff is recommending denial of the variance request.

Commissioner Rylee asked whether Medium Density R-2 encapsulated all of downtown Chaska.

City Planner Hanson stated that it does pretty much encapsulate all of downtown Chaska.

Commissioner Rylee asked if there were other areas within Chaska that were R-2.

City Planner Hanson stated that downtown Chaska is the predominant area of the R-2 zoning district.

Commissioner Rylee asked if there were unique zoning ordinances within downtown Chaska beyond the R-2.

City Planner Hanson stated that it is strictly under R-2 so there is nothing specific within downtown that would be different.

Commissioner Rylee asked what makes a structure historical and asked for examples of criteria used in the determination.

City Planner Hanson stated that structures that are on the local or the national historical register have to be reviewed and added by our HPC as historic. She explained that if it is on the national register then it has to be reviewed by both the local HPC as well as the national historical preservation office. She stated that in order to be classified as a structure in a historic nature, the home has to be a certain age and the structure needs to have historical elements that are reminiscent of old downtown Chaska, for example, any structures that have original Chaska brick are usually deemed historic. She gave other examples for consideration as a historical structure being a family of long standing from the beginning of the City that have lived in a certain structure for several years or generations. She stated that another example would be operations of certain sites, for example, something like the firemen's clay hole area where the brick yards were located. She stated that there has to be a specific historic history, architecture, or family to be considered historic.

Commissioner Rylee asked if this property had any of those elements.

City Planner Hanson stated that it is not locally or nationally historic.

Commissioner Rylee asked about the vintage of this property relative to the other properties that are deemed historic in the downtown.

City Planner Hanson stated that the ones that are historic usually range from the late 1800s to early 1900s for construction and have retained their original architecture or history. She stated that she believes this structure was built in either the 1940s or 1950s.

Commissioner Urbanski asked if the alley was owned and maintained by the City.

City Planner Hanson stated that was correct.

Commissioner Urbanski stated that it appears as though there is about a half a foot for snow storage in the winter.

City Planner Hanson confirmed that it gets very tight during the winter months.

Commissioner Brass asked if the applicant could rebuild the existing structure with updates on its original foundation.

City Planner Hanson stated that if they meet the setbacks they could rebuild on the same footprint.

Commissioner Brass gave the hypothetical situation of a tornado coming and knocking down the building. He asked if they could just rebuild the garage without making it larger or whether they would just be out of a garage.

City Planner Hanson stated that if the damage done to the structure is 50% or more, then it has to be brought into conformity, so it would need to meet the setback requirement.

Commissioner Urbanski stated that if the applicant decided to tear the whole roof off, including trusses, they could still put new trusses and a new roof on the existing structure as long as the original walls are still standing.

City Planner Hanson stated that as long as the height of the structure is not being enlarged past what it currently is, then they could do that.

Commissioner Olson stated that the current structure is 986 sq. ft. and asked if that is in conformance with the accessory building for the size of lot that they are in right now.

City Planner Hanson stated that it is in conformity.

Commissioner Brass stated that according to the tax records, their property was originally built in 1928. He stated that he went by the property this weekend, but it looks like everything is under construction and noted that there was currently no siding on the property. He asked if the entire house was torn down and rebuilt or completely gutted. He stated that he feels this is an important piece of information to when considering the potential for the historical nature of the property. He stated that although the Commission does not determine the historical properties, at this point, it looks like a new structure.

City Planner Hanson stated that she does not know the full history of the home but the applicant should be able to answer that question.

Chair Dahlke opened the public hearing at 7:46 p.m.

Chair Dahlke announced that the City had received three messages from people that were not able to attend tonight's public hearing. He read aloud statements from: Shirley Brozee, 217 Cedar Street N who is in favor of the variance; Kara Bristol, 316 Third Street W who is in favor of the variance; Theresa Fahey, 223 Elm Street N who is in favor of the variance.

Blake Krone, 220 N Elm Street, stated that he is the current owner of the property in question and noted that he had started this process in June. He stated that his feedback to the City is that the process leaves a lot to be desired and has been challenging as a home owner who is just trying to improve the property. He stated that it has been difficult to get straight answers from staff as to what the process actually entails and whether they could do this or not. He stated that it has been presented to them from the get go as "no, you absolutely cannot do this". He stated that he had to specially ask about the possibility of a variance and also had to ask for the variance application form. He stated that they understand where everyone is coming from in terms of the concern about the size, but wishes that the he would have been allowed to deliver the narrative first as there were a few inaccuracies that were presented in terms of the interpretation. He explained that he used to be a traveling employee before COVID-19 hit last spring. He stated that he conducts training and needs space to have a fully digital white board for his work classroom in order for him to deliver the training remotely to people all over the world. He showed the Commission the current room in his home that he is using as a work space

and explained the challenges when he, his wife, and child are all trying to be on calls at the same time. He stated that he understands that everyone is presented with this challenge these days because of COVID-19, but explained that he feels this will be the new "normal". He stated that he feels there are many people that will never be going to an office again. He stated that currently City Hall is under construction to make it a more friendly environment due to COVID-19 and safer for employees. He explained that he does not have that luxury and his work space is what he has currently in the home. He stated that his wife isn't sure if or when she will be going back to her office. He stated that they purchased this home in 2007 and their information says it was built in 1926 although the tax records say 1928. He stated that he believes there have been a few additions made to the property prior to their purchase. He stated that they did an addition in order to create a master bathroom but most of the other modifications have been things like paint and updated fixtures. He stated that one of the options outlined by City Planner Hanson was to add onto the house but stated that they had evaluated that option and it would cost upwards of \$100,000 and would make the house look like a very large box. He stated that they are in the process of re-siding the house and noted that they have also redone all the windows on the house. He stated that because he is not traveling for work, he has taken on this work himself. He stated that as part of that process and in order to bring some of the charm back to the home, they are adding a front covered porch to try to match some of the neighboring homes. He reiterated that adding onto the house was not feasible for them for what they felt nor was it acceptable in terms of discussions they had with realtors as an investment. He noted that to address the question about clearing snow during the winter, the City does clear the snow, but they clear it onto his garage which means he has to then go clear the snow that is piled up on the garage. He stated that they took all of their neighbors input into consideration when they made their plans for the addition. He stated that he walked around and spoke with all the neighbors that are within visible site lines of the property and showed them a rendering of what he would like to do for the addition. He stated that the renderings showed that they wanted to add onto the shop portion only to retain the low height along the alleyway. He stated that they did choose to lower the height of the roof after getting some feedback from the neighbors and adapted their designs based on other feedback as well. He noted that the three neighbors that submitted letters to the City had expressed concern when they received the mailer from the City that there was no information about what was actually going on nor was there any information about how to contact and provide information other than to attend the Zoom meeting. He stated that two of the neighbors are older folks who have no clue what Zoom is or how to use it. He stated that he printed off the Zoom information on his own and provided it to his neighbors. He stated that there was a statement made during the staff presentation about the critical nature of this house being on a corner and noted that he had provided pictures that did not make it into the presentation. He stated that from all of their corners, including the one at Cedar and Third, the garage is only about 2/3 visible. He stated that from Elm Street you cannot see the garage and their proposal does not make the roofline any higher or impair any site, wind, or sun lines. He stated that he has spoken with a few people that were not able to be on the call today that have said there is a rising concern from the demographic that he is part of, that is looking to be able to upgrade these 100 year old homes to be able to provide Chaska with homes that will meet the needs of future residents going forward with our new normal life. He stated that many of them are trying to find ways to upgrade these homes that are confined by quite a few current restrictions to make it usable for the foreseeable future. He stated that they don't want to make Chaska into another Edina where the standard answer seems to be "you have got space to add on to your house, so add on to your house" because then the City will end up with "McMansions"

on the lots which won't do any favors for the real estate resale values for the neighboring homes. He stated that point about the property being next to him not meeting the setback requirements was actually not interpreted correctly by City Planner Hanson. He stated that portions of that home are actually on his property and not next to it. He stated that part of his solution was that he would look the other way that this home is on his property if they could be allowed to improve their garage and improve the home and be able to meet what is a hardship for them. He stated that his wife is a Director of Human Resources and needs to have a confidential meeting space and he needs to be able to deliver his training without having people walk behind him. He stated that they are at the point that if they cannot get the property to be where they need it to be, there is a good chance that they will be moving. He stated that they do not want to move and would like to remain a part of this community.

Commissioner Brass thanked him for clearing up the question regarding the construction that is taking place on the property. He asked if the neighboring house is sitting slightly on his lot.

Mr. Krone stated that the neighboring property is on their lot and is a County home which has been a challenging property to be next to. He stated that there have been problems with them not mowing the lawn, plowing or clearing snow from the front sidewalks. He explained that they recently had their garage sawed off without permits or inspections.

Commissioner Brass stated that he understands Mr. Krone's point, but when he bought this property it should have come up on survey or the title and should not have been a surprise. He stated that if it didn't come up, he may be able to pursue this with title insurance or with his bank.

Mr. Krone stated that there is a larger issue at hand and noted that he just had the survey done a few weeks ago.

Commissioner Brass clarified that he is talking about when Mr. Krone first purchased the house, his bank should have ordered title work and it should show up on his title that there is an encroachment on the property.

Mr. Krone stated that it did not because the title that was provided by Old Republic Title did not have that property recorded as an encroachment.

Commissioner Brass stated that would not be a City issue.

Mr. Krone stated that it is a City issue because it is a County home and it is owned by the County and the City of Chaska and when there are encroachments, the first action is with the Planning Commission and who set the plot lines. He stated that he received this information from his real estate attorney.

Commissioner Brass stated that he doesn't think there is a fair argument for Mr. Krone to say something like, I have this thing going on over here but I can overlook this other thing if you let me do the other thing. He stated that encroachment is fairly common and noted that he has a landscape wall and a pine tree that encroaches on his home.

Mr. Krone stated that he feels a landscape wall and a house are two different things. He reiterated that this is why he wishes that the homeowner was allowed to speak first. He stated that if the City is so focused on property lines, then why was there a house that was allowed to be built on his property when his proposal is fully retained within the property lines.

Commissioner Brass stated that he feels the encroachment issue is entirely separate from the variance request issue.

Mr. Krone stated that he did not bring it up as an argument but just a point of concern.

Commissioner Brass stated that he heard Mr. Krone say that he was willing to look the other way, which led him to interpret that he was signaling that he was willing to let the encroachment go if he was allowed to build my garage. He reiterated that he feels these are two different issues.

Laura McDermott, 303 North Cedar Street, stated that she heard the term “undue hardship” used quite a bit during tonight’s conversation. She stated that, as a society, she feels everyone is currently experiencing hardship in many different ways. She stated that she thought Mr. Krone’s point about his children and his wife having space to work were very valid points because everyone is finding themselves in a really unique situation right now. She stated that the problem is people don’t know how long “right now” will last and many people have been permanently transitioned to work at home. Mr. Krone does not have a space to work within his home and the point was made several times that undue hardship does not exist. She stated that she disagrees with that statement. She stated that she also wanted to bring up the idea of essential character and has a problem with it being used as an argument against them being able to do what they want with the current existing structure. She stated that the thought is that the building height will change the essential character, yet if they were to tear the building down, they could rebuild it exactly the way they want just 5 feet over. She noted that, in her opinion, that does not show concern for essential character. She stated this property was built in 1926, so the thought of the structure being too close to the alley doesn’t make sense because the property was built way before the codes even existed. She stated that her garage would also not fall into any sort of setback regulations and wonders if any property within downtown Chaska would fit that qualification. She stated that she feels this is an unfair finding based on a property that was built well before that statute existed. She stated that the recommendation to tear the building down is really wasteful and is bad for a number of reasons. She stated that she doesn’t understand why you would tear down a perfectly good structure so it could be moved 5 feet over because of some code when it is already there. She stated that she has been disappointed with the arguments that she has heard from the City against the request. She stated that the lots in Chaska are small, so if residents want any type of outside space for gardening, flowers, or have a space to let the kids run around, adding onto the house would not make sense and would take away that outdoor space when there is another possible solution. She stated that what the Krone’s have done with their house have been beneficial for the surrounding property valuations and supports their variance request.

Chelsey Olson, 212 Elm Street, stated that she is in favor of this variance request. She stated that she also works from home and has done it for about 4 years. She stated that she does not have children, but has animals and even with just them around, it has been chaotic. She stated that she cannot imagine having to work with a significant, children, and trying to separate the

space and make it work. She stated that she didn't think Mr. Krone was asking the City to look the other way on the encroachment but was just trying to point out that the City was being nit-picky. She stated that their request is just to go 10 feet up. She stated that the Krones and the other people in the neighborhood care about their historic homes and want to take care of them. She stated that she thinks the Krones are trying to keep the integrity of their home but make it work for their family. She stated that she thinks, as a community, in these trying times people need to listen to that and not nit-pick. She stated that if the City really wanted to keep this neighborhood historic, none of them would have garages, because back then people didn't have cars and now they do. She stated that she is in favor of this variance request and thinks what they are planning will look very nice.

Zach Sternal, 307 North Cedar Street, stated that the Krones have absolutely been an asset to the neighborhood. He stated that Mr. Krone has helped with repairs on his home which was built in 1875, so he values the character of the neighborhood and is one of the reasons why he bought his home. He stated that everything Mr. Krone has done to his home has been beautiful. He stated that he has no concerns about the plans Mr. Krone has and noted that it is a structure that he will see outside of his kitchen window every time he washes dishes. He stated that he agrees that disallowing this bequest because of a small setback issue is a nit-picky. He stated that he would fully support any motion to approve this variance request because it will be great for the neighborhood. He explained that he has always worked from home but understands the hardship because his wife teaches at the University of Minnesota and all of her classes have been moved on-line so they too have been vying for internet bandwidth and quiet hours when they can work, which has been a challenge. He stated that he feels this request is reasonable and reiterated that he is in full support.

Wes Sebold, 311 W Third Street, stated that they also fully support what Mr. Krone would like to do. He stated that Mr. Krone has been an awesome neighbor and has been doing a wonderful job with his home. He stated that he would like to see the City approve this request.

Ashley Sebold, 311 W Third Street, stated that Mr. Krone's home is very close to theirs and these plans will not affect them negatively at all and thinks it will look great. She stated that she has seen the plans and spoken with Mr. Krone and they are awesome. She stated that Mr. Krone loves living in a historic home and a historic neighborhood. She stated that she feels he respects the history of these houses and just wants to make it better. She stated that if people are not allowed to make improvements on these houses, they will just rot away and noted that modern families, especially if they are working from home, have different needs than those of when these homes were built. She stated that these homes are not very big and she understands the needs for additional space. She stated that both she and her husband are fully in support of this request.

There being no additional public comment, Chair Dahlke closed the public hearing at 8:25 p.m.

Commissioner Sailer stated that with COVID-19 going on most people are experiencing impacts and sometimes it is more tough on the communication aspect in this situation. He stated that he believes this was brought up by the applicant and asked staff if this item was a more difficult one to go through and provide feedback because of the limitations due to COVID-19.

City Planner Hanson stated that the communications began in June and staff responded to Mr. Krone regarding the challenges of being able to add onto the garage because of the setbacks and its nonconformity. She explained that she feels the communication back to Mr. Krone was pretty straight forward and that staff tried to give all the information they knew at the time to the applicant.

Commissioner Brass stated that he is looking at an aerial photo of the area and one of the comments had said something like none of the garages in the area work and which is untrue because there are many garages that meet the setback requirement. He stated that he understands a few feet sounds trivial but the code is written so the City can clean up things that no longer work or are improper. He stated that obviously the neighbors like the applicant and are in favor of it, but his concern is the precedent. He stated that to use the situation as an undue hardship is a bit of a stretch because everyone is doing the same thing. He stated that the City could potentially have dozens of people coming in saying that they need to have a structure or want enlarge their garage. He reiterated his concern about this setting a precedent and potentially opening the door for other requests like this that do not conform.

Commissioner Lacey asked about the State statute mentioned by City Planner Hanson earlier in the meeting that supersedes the City variance. He asked if he heard it correctly or if she could clarify her statement.

City Planner Hanson stated that what State statute lays out for looking and reviewing variances is being able to meet the definition of undue hardship or approving a variance based on an undue hardship being present on the site. She read aloud the State statute and definition of undue hardship. She stated that undue hardship has to do with the physical characteristics of a property and is usually something that is natural or not created by the property owner.

Commissioner Rylee stated that he has taken a look at the property and feels that Mr. Krone is an asset to the community. He stated that what he is doing to the property and the improvements he has made over the last 13 years are evident, meaningful, and are a value to the community. He stated that it is fairly unprecedented to have neighbors come and speak as powerfully as they have on his behalf. He stated that he felt some good points were made by Ms. McDermott regarding downtown Chaska and its future because there are both 19th and 20th century structures that the City wants people like the Krones to step in and take care of them so the properties don't just rot away. He stated that the challenge is to take those 19th and 20th century structures and fit them into a 21st century lifestyle. He recognizes that we live very differently and expect our floor plans to be very different. He stated that to Commissioner Brass's point, as structures are updated the City has been bringing them into code and noted that the codes are there for a reason. He stated that he feels the City has the responsibility, particularly with setbacks, to make sure that as the City rebuilds and goes through the next cycle to try to meet those in every situation they can. He stated that with all that said, he thinks there is a gap. He stated that if he sets the setback issue aside for a moment, there are limits to what you can go on a property with regard to building height and he thinks the historical preservation aspect has value. He stated that he is not sure that you can apply a 15-foot requirement as a blanket rule within the downtown areas when there are properties that were built in the 1850s, 1920s and 1950s with all very different architectural styles. He stated that it seems to him that in the downtown R-2 area that there needs to be an evaluation like compatibility with these accessory buildings and

ask the question of whether the structure to be built is compatible with the architecture and history of the primary residence on the property. He stated that he is not sure this thought process helps the applicant in this situation, but to address this neighborhood and the greater downtown Chaska's needs, he thinks the City has some work to do because he thinks this type of question will continue to be raised.

Commissioner Brass thanked Commissioner Rylee for his comments and noted that he feels it was well said.

Chair Dahlke explained that the job of the Planning Commission is to make a recommendation to the Council and noted that they do not make the final decision. He stated that he agreed with Commissioner Rylee that the City may need to do some work on some of the issues discussed, but noted that he does feel the setbacks are important. He stated that he took a look at the property and the alley is very narrow. He stated that the City codes follow the State statute and the Planning Commission's job is to interpret the code and the statute and make a recommendation. He stated that in the area of undue hardship there are specific points that have to be met in order to meet that threshold and one of the commissioners make the comment that we are all facing hardship or at the very least a different lifestyle because of COVID-19 which will eventually go away. He stated that this neighborhood is very special and it certainly sounds that the Krone family is nothing but an asset to it. He encouraged him to get more involved in the City because he brings a lot of good to Chaska. He stated that the code and statute specifically say that you cannot increase the size of an out of compliance structure which this proposal would be doing.

Commissioner Cross stated that Chair Dahlke's comments were well said. She stated that they know Chaska is old and to try to work around old plans. She stated that she firmly believes the City should follow code because if not, there are so many trap doors to potentially fall through. She stated that even though it may look good, she feels strongly that the Commission should stick with the code.

Commissioner Bowe stated that she agrees with Commissioner Cross and while she sympathizes with the applicant and understands their desire, the code is pretty clear. She stated that she also agrees that it is important that the Commission abide by the codes so there is not a precedent set for the next application.

Commissioner Urbanski noted that the Commission had received the photos submitted by Mr. Krone. He stated that he had also been out to look at the property and agrees that this request does not meet the requirements to grant a variance. He stated that the Commission is not telling Mr. Krone that he cannot build a garage, they are just telling him he cannot build a garage where it currently sits. He stated that he understands why Mr. Krone is trying to do this from a cost saving measure, which he completely appreciates, but everyone is in the same place right now with the adoption of a new lifestyle. He stated that the Commission needs to follow code in this situation.

Mr. Krone stated that the garage was built first and has always existed that close to the alley way and then the shop was added on later. He stated that he is assuming the shop was added sometime in the 1950s, but the garage was probably built in the late 1930s or early 1940s.

Motion by Commissioner Brass, second by Commissioner Bowe, to recommend denial of the major variance request to exceed the height requirements for accessory structures (Zoning Ordinance 9.22.8), and to expand a nonconforming structure (Zoning Ordinance 2.4.1.2), to the City Council based on the following findings

FINDINGS:

1. The property in question can be put to a reasonable use under the current regulations and setbacks. The property currently has a home and accessory building on the property. There are no unique physical constraints on the property which would otherwise make the property unusable.
2. Staff also feels that the variance, if granted, will alter the essential character of the area. An accessory building exceeding the maximum height would set a negative precedence and alter the essential character of the area.
3. There is a reasonable alternative to the variance. The applicant can explore adding on to their home.
4. The variance would not improve an existing non-conforming condition rather it will make it worse. The detached garage currently does not meet rear and side yard setbacks. The proposal to add height to the detached garage would make the non-conformity larger.

Roll Call Vote: Ayes – all. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the Sept 14th and Sept 21st 2020, City Council Meetings.

8 A i.i. Receive the September 21st Draft EDA Meeting Minutes.

Commissioner Brass

- Expressed his appreciation to the teachers in the community during COVID-19

Chairperson Dahlke

- Happy that Lyman is open and noted that he feels it was planned very well because the traffic flows much better.

Commissioner Bowe

- Expressed her appreciation for the group of people gathering on Saturdays to clean up the City. She stated that she would like there to be things like this planned on a larger scale in the future and more involvement.

Commissioner Rylee

- Stated that he does not like the 15-foot blanket rule for building height within R-2 and would like to have some discussion about that issue

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Cross to adjourn the meeting at 8:55 pm.

Roll Call Vote: Ayes – all. Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

DECEMBER 9, 2020

Subject: The Harvest West 3rd (aka Harvest West North) – Preliminary Plat & Rezoning

Applicant: Tradition Development

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

Case No.: 2020-22

Synopsis: Applicant seeks to obtain approval of a 119 lot (84 single family lots, 35 villa lots) development on 48 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 375 acres in this area generally lying North of CR 44 and East of 212. The concept plan for the south side of Harvest West was approved in March of 2018. Final Plats have since been approved for the south area. Tonight, we are looking at the concept plan for the north side of Harvest West, which is the full build-out of the Harvest West development.

The Concept Plan (119 lots) for Harvest West North was approved in July 2020.

CHANGES SINCE CONCEPT PLAN

Lots Relocated Out of Wetland Buffer Area

There were 4 lots located north of Farm Hill Boulevard on Red Cedar Drive that were encroaching into the adjacent wetland buffer. It appeared that these lots were unbuildable or would be difficult to build on because of that. The developer has since relocated these lots to be out of this buffer area and absorbed into other parts of the development area.

Westerly Cul De Sac and Preserved Trees

The Concept Plan analyzed the proximity of the westerly cul de sac's lots to two significant oak trees; one 42 inch and one 35 inch oak trees. These two trees are right on the perimeter of two lots on the east side of the westerly cul de sac. The developer engaged an arborist to review the impact of the development on the trees. The assessment by the arborist suggests that the trees will be okay with certain measures in place during construction. It was suggested that the drip line be unimpacted by grading. The construction plans show protection of the drip line with the exception of the 42 inch tree. This will need to be revised for the final submission.

Retaining Wall Details

It was noted in the Concept Plan that the development will require retaining walls in certain areas of the site due to significant grade changes. Retaining wall details are provided in the construction plans. Retaining walls are proposed on some of the perimeters of the lots adjacent to the park and conservation area. A significant retaining wall is also proposed between the middle of the easterly cul de sacs in the rear yards of such lots. This retaining wall will range in height, and will be 23 feet at its tallest point. A fence will be required at the top of this retaining wall for safety purposes. Another significant retaining wall is proposed on the northeast side of the development between the easterly lots and the stormwater pond adjacent to Savanna Way. This wall will range in height, and will be 25 feet at its tallest point. This wall will also require a fence for safety. A sidewalk is not proposed along the edge of this retaining wall for additional safety precautions. Specific Easements will be required to encompass these features as they will not be maintained by the City. They will be maintained by the HOA. In addition, landscaping will be required between this wall and Savanna Way to help soften it.

Conservation Corridor & Park Openings

The project area is showing a couple openings into the public park and proposed conservation area in the middle of the development. One opening is shown to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. Another opening is shown on the westerly cul de sac to enter the conservation area. The easterly cul de sacs are not currently showing an additional opening into the conservation area, which was previously seen in the concept plan. Staff would require that an additional opening be provided on the northeasterly cul de sac to connect via a paved trail with the opening shown in the westerly cul de sac. This would allow for a looping system that residents can benefit from.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overarching goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

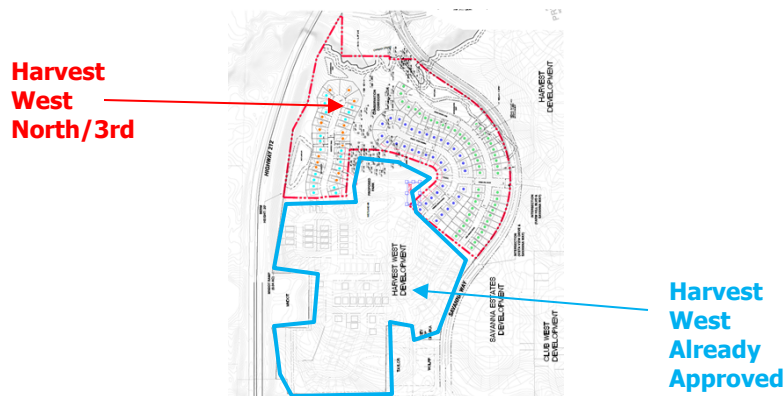
The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design are intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

CURRENT PROPOSAL

The 119-lot (35 villa lots, 84 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood.



Adjacent properties

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

Existing Conditions

The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. A 20-foot berm exists on the west side abutting the highway. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees, mainly oaks, that exist to the center of the development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Land Use

The applicant is proposing 119 lots: 35 villa lots (Cottage lots) averaging at 52 feet in width, 49 traditional single-family lots at 50 feet in width (Manor lots), and 35 traditional single-family lots at 66 feet in width (Heritage lots). This is similar in dimensions to the existing neighborhood to the south and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential". The Heritage style homes have been built throughout Harvest and Harvest West. The new Manor styles will provide an added housing option for the development. This type of lot will provide a smaller lot width than what has been previously provided, which in turn will provide a slightly different housing product.

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

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

The parcels of land that this development encompasses are currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question is being rezoned to Planned Residential Development (PRD).

Layout

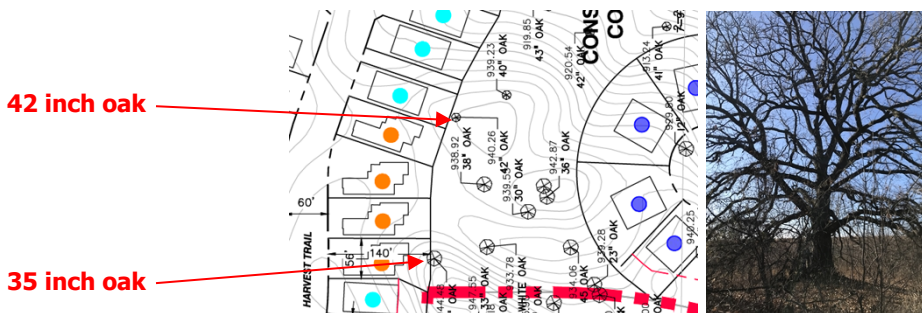
The initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way. This entrance will line up with the existing Harvest entrance to the east and will provide access to the two cul de sacs on the east side of the site. Additional access will also be provided on the south of the site from Vista View Drive. The easterly most cul de sac will back up to a wetland and Savanna Way. The west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212. The lots on the east side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City-owned natural park land. The design of this addition to the development was intentional to preserve a conservation corridor in the center of the site. Instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor. This will ultimately create an extension to the 12-acre park area proposed and preserve significant oak trees.

The villa/cottage lots will be situated on the west side cul de sac abutting Highway 212. The single-family lots (Manor and Heritage) are situated on the east side cul de sacs and will abut Savanna Way; the Manor lots will be on the easterly most cul de sac and along Red Cedar Drive; the Heritage lots will be in the inner easterly cul de sac abutting the park space along Timber Arch Drive.

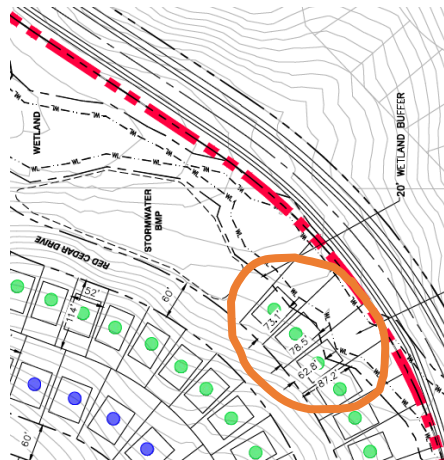
The preliminary plan shows three wetlands in the subject area. The layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension. A wetland report has been done. 30 foot buffers/setbacks are required from these elements.

Staff Analysis/Recommendations

The westerly cul de sac provides a curvilinear extension off of Harvest Trail. The purpose of this is to avoid impacts into the westerly most wetland. There are a couple areas on the east edge of the lots that abut the conservation corridor area that were of concern to staff during the concept plan. The first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park area. There is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines. Staff emphasized the importance to ensure that both tree's drip edges fall outside of the lot lines and potential grading limits. Doing this will allow less impact on the root systems when grading occurs. The developer was not able to move the cul de sac more westerly due to the ponding requirements and adjacent wetland, however, they were able to engage an arborist to assess the trees and the proposed grading around them. It was concluded that certain measures will be put in place to protect the trees' drip lines, and thus the trees' will be able to be sustained appropriately.



Another comment brought up on the layout during concept plan was the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard. There were 4 lots that impacted the wetland buffer (see below photo from the concept plan and the lots circled in orange). Staff emphasized that the wetland buffer needs to remain intact and that these lots should be re-oriented outside of the wetland buffer or removed entirely. The developer has since relocated these lots to other parts of the development area in this preliminary plan. The comment brought up during the concept plan is no longer a concern.



Retaining Walls

Another comment brought up in the concept plan was that the easterly cul de sacs are in a relatively steep area, and as such retaining walls will be needed between the rear yards of the Manor and Heritage lots. The developer has shown on their preliminary plans the location of these retaining walls, and a few of them are quite significant in size. The first area is the easterly most cul de sac and its eastern edge; there is a retaining wall proposed between the street and the proposed stormwater pond. This wall ranges in height but will be 25 feet at its tallest point near its southern joint; it will taper down as you continue north. A fence will be provided on its edge. A sidewalk will also be eliminated along this edge as it poses more safety concerns that outweigh its benefit. The second area for a retaining wall is proposed in the rear yards between the two easterly cul de sacs. This wall will also be a significant sized wall in the development ranging in height but will be 23 feet at its tallest point. A fence will also be provided along its edge. The other areas of the development that will have retaining walls are the rear yards of most of the homes along Timber Arch Drive that abut the parkland. The final area is the rear yards of two of the homes on the bulb of Harvest Trail's cul de sac. All of these retaining walls will be within private property, with the exception of the easterly most retaining wall. The easterly most retaining wall is currently shown in public property adjacent to Outlot J. This retaining wall should be shown in private property so that there is no confusion about the owner/maintainer of such. The developer has also stated that these will all fall within easements that will be owned/maintained by the HOA. Staff would require that these easements be specific to the retaining wall maintenance and separate from Drainage & Utility easements. Because of this it will be important for the developer to comment on how the easement will relate with the Drainage & Utility easements if these areas were ever accessed for maintenance needs. The City will not be responsible for any retaining wall maintenance created by this development.

Retaining walls will be required to meet the City's zoning ordinance in Section 9.9.6. The amount of green space above these walls appears to meet zoning requirements. It will be important in the final submittal that the developer show that all retaining walls meet the rise over run portion of this code.

Transportation/ROW

The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements on County Road 44.

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

Utilities

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

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a 20 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement.

Phasing

It is the applicant's desire to be able to begin site grading by mid-summer of 2020. The project will be conducted in at least two phases.

Setbacks

The setbacks will be generally consistent with the existing Harvest West development. For the Villa (Cottage) lots, the front yard setback should be no less than 20 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 20 feet. For the Manor lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 23 feet. For the Heritage Lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. The rear yard setback should be 30 feet. The side yard setback should be 10 feet for the house and 5 feet for the garage. Corner lots should have a side yard setback of 23 feet.

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

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent

	travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet (rear yard only)

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the single-family and villa homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to “contain diversity in land uses, building types, building sizes, building prices, and styles of ownership”.

City policy dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This policy has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture. With the future rezoning of the property staff would include the City’s typical language with regard to house design, 360-degree architecture and anti-monotony.

Existing Parkland & Conservation Corridor

The current plan proposes to provide a central conservation corridor that is connecting to the 12-acre park area preserved with the Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are mainly significant oak trees with some of the trunk diameters reaching over 40 inches in diameter.

Access into the Park & Conservation Corridor

Because the conservation corridor and park are a public park area it will be important to provide proper access into it so that people can reach it adequately. The 12-acre park is nestled in the center of the overall Harvest West neighborhood, which was approved with the south portion of the development. The conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees. Currently the preliminary plan shows homes around the perimeter of this park and conservation corridor. Several accesses are shown on the west and east sides to access the park and conservation corridor. The westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area. This outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb. The location of this appears to make sense in terms of an equitable access standpoint. In the Concept Plan the northeasterly most cul de sac was showing an opening at the bulb of the cul de sac to provide access into the conservation corridor, however, the preliminary plan no longer shows an opening due to the retaining wall needed on the east edge of the street. Staff would require that an additional opening be shown on the northeasterly most cul de sac; either between lots 43 and 44 or 44 and 45 of Block 5. The access would be located in the least steep area of the easterly side of the development and would be able to provide a potential looping system with the westerly cul de sac’s opening, which would be a huge benefit to the neighborhood. In

addition to the above, another park access is proposed to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. This will be an approximately 40 foot wide access into the park area. This will be 5 lots north of another existing park opening in line with Vista View Drive.

Parkland Credit

Parkland credit will only be given for the areas of the conservation corridor that are usable (ie. pathway areas) as most of this area will be passive. It should be noted that the stormwater pond, creek areas, wooded steep slopes, and wetland will not factor into any parkland credit given.

Trails & Sidewalks

The plan is proposing to include sidewalks. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks will also provide connection to the trail proposed along Savanna Way. The developer will be required to provide sidewalks on both sides of the streets per City policy; one exception is on the east side of Red Cedar Drive next to the stormwater pond and proposed retaining wall. This area does not include a sidewalk due to the steep drop off along this retaining wall. The 6 lots before this retaining wall should eliminate the sidewalk in front of them as well. The sidewalk on the west side will provide for access to the opening into the conservation corridor area if an opening is provided at the end of the cul de sac as advised by staff under the Parkland section of this report. Staff would advise that this proposed opening should loop with the westerly cul de sac's opening so that a looping system is provided and attainable in the development. These openings should provide for a paved walkway to connect each other through the conservation corridor.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Farm Hill Boulevard to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

Screening, Landscaping & Tree Preservation

Because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important to address screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes. The screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site. The preliminary plans shows a consistent application of this.

In addition to the above, it will be important to address the east edge that abuts Savanna Way between the proposed retaining wall and stormwater pond. The retaining wall proposed here will be significant and very visible from public view, thus providing additional vegetation will help soften this area. A layering effect similar to the landscaping the south would be the best application here. Staff has included an exhibit below that shows areas needing further attention for screening in green. This will need to be addressed in the final submittal.



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

The applicant has submitted a tree survey and preservation plan as a part of their preliminary submittal. Tree Preservation will be an important piece of this development, specifically in the conservation corridor area and adjacent to the public park. The plan shows that a majority of the significant oaks are planning to be saved in this corridor. There are a couple oaks on the perimeter of the corridor that have been further evaluated in terms of layout of the westerly cul de sac; these include the 35 and 42 inch oaks on the east edge of the westerly cul de sac lots. Another further evaluated area includes a 32 inch oak on the north edge of the public park within lots 7 and 8 of Block 5. The developer has engaged an arborist to review these significant trees and has determined that they are in good health and will remain healthy through the course of construction with the grading limits proposed; there will be minimal impact areas but they will not be detrimental to the trees. Staff would point out that the Erosion Control Plan shows silt fencing to be located to protect the drip lines of such trees, however for the 42 inch oak there doesn't appear to be measures in place. It would be required that this oak tree also be treated similar to the other oak trees for silt fencing and revised on the final plans.

Development Costs (Infrastructure Improvements)

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

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

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

Preliminary Plat

The request this evening includes a preliminary plat for 119 lots. The disposition of the outlots are as follows:

- Outlot A: stormwater trail access to be deeded to the City of Chaska

- Outlot B: trail access to be deeded to the City of Chaska
- Outlot C: area for preservation to be deeded to the City of Chaska
- Outlot D: stormwater pond to be deeded to the City of Chaska
- Outlot E: conservation corridor to be deeded to the City of Chaska
- Outlot F: City Park access to be deeded to the City of Chaska
- Outlot G: monument sign area to be owned by the HOA
- Outlot H: monument sign area to be owned by the HOA
- Outlot I: monument sign area to be owned by the HOA
- Outlot J: stormwater pond to be owned by the HOA
- Outlot K: wetland to be deeded to the City of Chaska

Rezoning

The 48 acres of development area is requested to be rezoned from Open (O) to Planned Residential District (PRD-77).

PLANNING COMMISSION ACTION TAKEN REQUESTED:

Motion to recommend to City Council approval of The Harvest West North Preliminary Plat for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020**
 - b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020**
 - c. Cover Sheet, prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018**
 - e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - i. Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated November 25, 2020**
 - m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated November 25, 2020**

- n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated November 25, 2020
- o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 2. Adherence with the City Engineer's Memo dated December 3, 2020.
- 3. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
- 6. Compliance with the City's existing anti-monotony housing policy.
- 7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
- 8. Provision of a 60 feet Right of Way width for all local streets.
- 9. Adherence to the City's Boulevard Tree Policy and local street section design.
- 10. Provision of sidewalks on both sides of all local streets up to the bulb of the cul de sacs, with the exception of the east side of Red Cedar Drive, north of Farm Hill Boulevard.
- 11. Provision that sidewalk is removed around the bulb of the cul de sac for Timber Arch Drive.
- 12. Provision of an additional trail opening between either lots 43 and 44 or 44 and 45, Block 5 to be addressed at the final submittal.
- 13. Provision of a paved path between the westerly cul de sac and northeasterly cul de sac in the conservation corridor to be addressed at final submittal.
- 14. Provision that the 35 inch oak incorporates silt fencing around its drip line on the Erosion Control Plan consistent with the arborist's report, to be addressed at final submittal.
- 15. Provision of adequate landscaping/screening between the retaining wall area and Savanna Way to be addressed in the final submittal.
- 16. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
- 17. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
- 18. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
- 19. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
- 20. Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.
- 21. Provision that all retaining walls meet zoning ordinance Section 9.9.6 and to be addressed at final submittal.

22. Provision of a retaining wall material detail to be provided at final submittal.
23. Provision that the easterly most retaining wall is located within an outlot that is owned privately and maintained privately.
24. Provision that all retaining walls are privately owned and maintained with appropriate maintenance easements over them, separate from Drainage & Utility easements, and that a maintenance plan for the proposed retaining walls be submitted at final submittal.
25. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.
26. Adherence to the following building setbacks:
 - a. Cottage Lots:
 - i. Front (house): 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Heritage Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 10 feet house/5 feet garage
 - v. Side (corner): 23 feet
 - c. Manor Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 5 feet
 - v. Side (corner): 23 feet
 - d. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - e. Savanna Way: 100 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park (rear yard only): 40 feet

Motion to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-77).



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: December 3, 2020
Subject: Harvest West North Preliminary Plan

With access, sanitary sewer and water service already available to service the site, engineering issues related to the development focus on the relationship between the existing topography and the grading plan that would allow for housing given the concept plan that was approved.

As was mentioned in the concept plan, consideration for the relationship between the existing topography and the development layout requires mass grading over the portions of the site combined with a number of retaining walls to support the development layout. Given the amount of elevation change over the property, retaining walls are shown both to support new housing along with the extension of street and utility improvements to support the layout. Overall the proposed development follows closely what was approved with the concept plan. The grading plan for the site generally require mass grading over the footprint of the anticipated housing development area and shows maintaining trees of higher value. All of the retaining walls proposed within the development are required to be privately owned. As a part of the development grading plan approval, retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.

A wetlands study has been completed for the site. Three wetlands were identified with two being higher grade wetlands. The two high grade wetlands which staff recommend remain are shown as such with the lesser grade being eliminated. The wetland proposed to be impacted will require the necessary agency approvals. Like all developments, a storm water management plan is required for the site and will need to meet the Cities, Carver County WMO, and other applicable agency requirements

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 77 (PRD-77) for all of Blocks 1-8 of the recorded plat of the Harvest West 3rd Addition.

The following graphic exhibits shall serve as the general guide for development of The Harvest West 3rd Addition area:

- 1.** Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
- 2.** Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
- 3.** Cover Sheet, prepared by Alliant Engineering, Inc., dated November 25, 2020
- 4.** Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
- 5.** Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 6.** Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 7.** Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 8.** Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 9.** Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 10.** Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 11.** Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 12.** West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated November 25, 2020

- 13.**East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 14.**Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated November 25, 2020
- 15.**Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated November 25, 2020

Section II. **PRD-77 District regulations.** Permitted uses and regulations applicable to the PRD-77 District shall be as follows:

A. Intent

The intent of PRD-77 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby,

providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Homeowner's Association

To create a sense of place within the Club West Partners neighborhood, a common open space, a landscaped median, monument signage and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-8, all in the plat of Harvest West 3rd, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for the development shall be:
 - a. Cottage Lots (Detached Townhomes; all of Blocks 1-3 of the Harvest West 3rd Preliminary Plat):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Rears abutting Public Park: 40 feet
 - iv. Side: 5 feet
 - v. Side (corner): 20 feet
 - b. Manor Lots (Single-Family; Lots 25-46, Block 5, Lots 7-16, Block 6; all of Blocks 7-8 of the Harvest West 3rd Preliminary Plat):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Rears abutting Public Park: 40 feet
 - v. Side: 5 feet
 - vi. Side (corner): 23 feet

- c. Heritage Lots (Single-Family; all of Block 4, Lots 1-24, Block 5, and Lots 1-6, Block 6 of the Harvest West 3rd Preliminary Plat):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Rears abutting Public Park: 40 feet
 - v. Side, house: 10 feet
 - vi. Side, garage: 5 feet
 - vii. Side (corner): 23 feet
3. The accessory structure setbacks for the development shall be:
 - a. Front: 23 feet
 - b. Rear: 10 feet
 - c. Side, corner: 23 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.

F. Outlots

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

- **Outlot A:** stormwater trail access to be deeded to the City of Chaska
- **Outlot B:** trail access to be deeded to the City of Chaska
- **Outlot C:** area for preservation to be deeded to the City of Chaska
- **Outlot D:** stormwater pond to be deeded to the City of Chaska
- **Outlot E:** conservation corridor to be deeded to the City of Chaska
- **Outlot F:** City Park access to be deeded to the City of Chaska
- **Outlot G:** monument sign area to be owned by the HOA
- **Outlot H:** monument sign area to be owned by the HOA
- **Outlot I:** monument sign area to be owned by the HOA
- **Outlot J:** stormwater pond to be owned by the HOA
- **Outlot K:** wetland to be deeded to the City of Chaska

all in the plat of Harvest West 3rd, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 21st day of December, 2020.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

November 25, 2020

Mr. Kevin Ringwald
Director of Planning & Development
City of Chaska
One City Hall Place
Chaska, MN 55318

RE: Preliminary Plat Narrative - Harvest West 3rd Addition

Dear Mr. Ringwald,

On behalf of Club West Partners, LLC, Tradition Development is providing the City of Chaska with a Concept Site Plan Submittal for a proposed single family residential development. The project area consists of approximately 48 acres. The site is located to the north of our Harvest West neighborhood and bounded along the west by U.S. Highway 212 and on the east Savanna Way. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Club West Partners, LLC/Tradition Development are pleased to submit for consideration by the City of Chaska our application for Concept Site Plan approval for a 48.16 acre single family and detached townhome residential development in the Southwest Chaska Growth and Development Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area Master Plan approved by the city. We believe this plan is consistent with the Southwest Area Master Plan in addition to the 2040 Comprehensive Plan. This application represents a logical next step for us and the City in this area by maximizing the use of existing infrastructure and roadways.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 375 acres in this area generally lying North of CR 44 and East of 212. We have developed plans with Robert Thomas Homes, Inc. that will allow for Tradition to lead the development of Harvest West with the construction of individual homes by Robert Thomas Homes. This is a continuation of a long term development relationship with the City of Chaska.

Land Use

The project area has an existing Land Use designation of Low Density Residential and Mixed Residential per the 2040 Comprehensive Plan. The City of Chaska updated 2040 Comprehensive Plan for this area has incorporated the Southwest Chaska Growth and Development Plan which proposed a land use designation of Low Density Residential and Neighborhood Mixed Use specific to this area.

The proposed Concept Site Plan, consisting of traditional single family residential and detached townhomes, is a permitted use and consistent with the current Land Use designations.

Existing Conditions

The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is

Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees that exist to the center of the development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet msl near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Concept Site Plan

General Description

The current concept plan proposes to provide for 34 detached townhomes and 85 traditional single family homes. The entrance to the western neighborhood will be from Harvest Trail and will end with a Cul-de-Sac with lots overlooking Chaska Creek. The lots along the west side of Harvest Trail will back to a large berm screening the development from Highway 212. The lots on the east side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City natural park land. The detached townhomes planned for the development is a natural extension from the Harvest West 1st and 2nd Additions along Harvest Trail. The single family lots in the eastern portion for the development will gain access from Farm Hill Boulevard and Vista View Drive. The single family homes will consist of 65 foot wide “Heritage” style lots nearest the future park area and 50’ wide lots for the new Robert Thomas Homes “Manor” portfolio. The Heritage style homes have been built throughout Harvest and Harvest West. The new Manor styles will provide an added housing option for the development.

Dimensional Standards

Tradition Development is respectfully requesting consideration of the following dimensional standards associated the current Concept Site Plan:

Cottage Lots (Detached Townhomes)

Lot Width	50’ (minimum) Front Load and 54’ (minimum) Side Load
Lot depth	124’ (minimum) Front Load and 140’ (minimum) Side Load
Pad Width	40’ Front Load and 44’ Side Load
Pad Depth	74’ Front Load and 90’ Side Load

Setbacks	
Front – building	20’ Front Load and 20’ Side Load
Side – building	5’ Front Load and 5’ Side Load
Rear – building	30’ Front Load and 30’ Side Load

Manor Lots (Single Family)

Lot Width	50’ (minimum)
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Lot depth	114' (minimum)
Pad Width	40'
Pad Depth	50'

Setbacks	
Front – building	23'
Side – building	5'
Rear – building	30'

Heritage Lots (Single Family)

Lot Width	66' (minimum)
Lot depth	125' (minimum)
Pad Width	51'
Pad Depth	60'

Setbacks	
Front – building	23'
Side – garage	5'
Side – home	10'
Rear – building	30'

Park and Open Space

The current plan proposes to provide a central conservation corridor that is connecting to the large natural park area preserved with Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are amazing features with some of the trunk diameters reaching over 40 inches in diameter.

Walks and Trails

The current Concept Plan proposes for a network of trails and sidewalks connected to the sites internal central open area. All streets within the project are proposed to be providing dual sidewalks in order to accommodate pedestrians or residents of the community traversing throughout the area.

Transportation

The current Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways via Savannah Way. The Concept Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements County Road 44. These improvements will allow residents to access regional transportation facilities to quickly and efficiently travel to locations throughout the Twin Cities area.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. See the Planned Unit Development dimensional standards for setback and

height requirements. The builder will be Robert Thomas Homes, Inc. and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 20' from the front property line. Three car garages shall be broken into a two car section and a one car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Topography & Grading

The current Concept plan anticipates utilizing the sites existing wetlands, and woodlands, as natural amenities for the neighborhood. Several home site will back up to these amenities providing expansive nature view fields. The wetland areas will be directly adjacent to the provided sidewalks and provide opportunities for pedestrians to get close up views of the natural wetland areas. The conservation corridor at the center of the project will be accessed with trails, leading walkers through the natural wooded and wetland areas.

Utilities

The development will be served with an eight inch watermain and an eight inch sanitary sewer line. For the western portion, the utilities will be extended into the property from Harvest Trail. On the eastern side, for the traditional single family homes area, eight inch watermain and an eight inch sanitary sewer will be extended from stubs previously constructed in Farm Hill Boulevard and Vista View Drive.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One primary goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and Creek Road will allow residents of surrounding developments and neighborhoods to bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands within the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area. Retaining walls will be required to preserve existing natural features while providing acceptable grades for streets and building lots. The retaining walls will be installed with the project grading and will be located within easements to be dedicated to the neighborhood Home Owners Association (HOA). The HOA will assume long term maintenance of the project retaining walls at the completion of the development project.

Creating Community Space

The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading

through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site grading by spring of 2021. The project will be conducted in at least two phases.

Conclusion

Club West Partners, LLC and Tradition Development sincerely appreciate the opportunity to present the Concept Site Plan and to receive any input the Planning Commission is able to provide at this time. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

Tradition Development/Club West Partners, LLC

Patrick Wrase



October 29, 2020

Mr. Kevin Ringwald
Community Development Director
City of Chaska
One City Plaza
Chaska, MN 55318

RE: Tree Damage Assessment for several trees in the Harvest West 3rd Addition in Chaska, MN 55318

Dear Mr. Ringwald,

I am contacting you at the request of Mr. Dave Nash from Alliant Engineering, Inc. Mr. Nash requested an opinion on whether several large oak trees would survive proposed construction activities in the Harvest West 3rd Addition development in Chaska, MN.

Attached you will find a report that summarizes my opinion on this request. If you have any questions, please do not hesitate to let me know.

Respectfully,

Manuel Jordán
ISA Certified Arborist #MN 0206 A
Heritage Shade Tree Consultants

CC Dave Nash, Alliant Engineering, Inc.
Pat Wrase, Traditions Development



October 29, 2020

Mr. Dave Nash
Alliant Engineering, Inc.
733 Marquette Ave., Suite #700
Minneapolis, MN 55402

RE: Tree Damage Assessment for several trees in the Harvest West 3rd Addition in Chaska, MN 55318

Dear Mr. Nash,

You have requested an opinion on whether three large oak trees would survive proposed construction activities in the Harvest West 3rd Addition development in Chaska, MN. There is concern about their potential to survive the proposed development and construction activities of the subject property.

Prior to the site inspection you had provided construction documents showing the limits of grading near the subject trees. They showed the approximate canopy limits of the subject trees (i.e. the drip line area) over the proposed grading areas. The proposed grading areas only have limited intrusion into the subject tree's drip line area (see photos).

I inspected the property and subject trees on October 28th, 2020. The subject trees are located in natural and undeveloped part of the property (see photos). They were likely all naturally established and preserved as functioning landscape components, providing or contributing to general site aesthetics and wildlife habitat.



General Subject Tree Observations

There are three trees that were identified by you as the subject trees. They are all bur oak trees. They measure in diameter: 35" (tag #633), 42" (tag #628) and 23" (tag #623). Two of the subject trees have farmed (i.e. tilled) land just to the west of their canopy (#633 & #628), while the other subject tree has farmed land to the north and northeast.

The subject trees are all in good condition, as of the inspection date. Their canopies showed no signs of a diminished or compromised vitality (based on annual tip growth and a lack of dead outer branches), indicating are healthy. They also showed no signs of having a structurally deficient architecture, meaning their structural health would be considered good.

TREE IMPACT ASSESSMENT

Based on the information you provided, it appears that the drip line areas of the subject trees will have minimal or no intrusion. The grading documents you provided show the following impacts to the subject trees:

- Tree #633 - 35" bur oak. The proposed grading is limited to two ares in the northwest and southeast areas of the drip line area (less than 20% of the total area). This tree has low hanging limbs in these areas, so care must be taken to prune* the subject trees in the grading areas to create enough working space for the work to be done safely.
- Tree #628 - 42" bur oak. The proposed grading is limited to two ares in the northwest and southwest areas of the drip line area (less than 20% of the total area). This tree also has low hanging limbs in its drip line area, so preventative pruning* must be performed as with the previous subject tree.
- Tree #623 - 23" bur oak. The proposed grading area goes to the edge of the drip line area, along the northern and northeast boundaries and does not encroach on the drip line area. This tree may have low hanging limbs in these areas (depends on equipment



used for the wall construction), so preventative pruning* may need to be performed as with the previous subject trees.

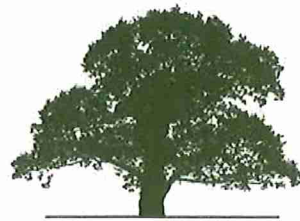
*Note that timing of the preventative pruning work must be scheduled so it is done during the dormant season to avoid potential exposure to oak wilt infection (active during the growing season).

Assuming that preventative pruning can be performed during the dormant season, that no other equipment will encroach within the subject tree's drip line area (above or below ground), and work will be confirmed to the grading limits, the impact on the subject trees will be minimal. Since the subject trees are healthy, they should be able to survive the proposed work with minimal impact on their vitality.

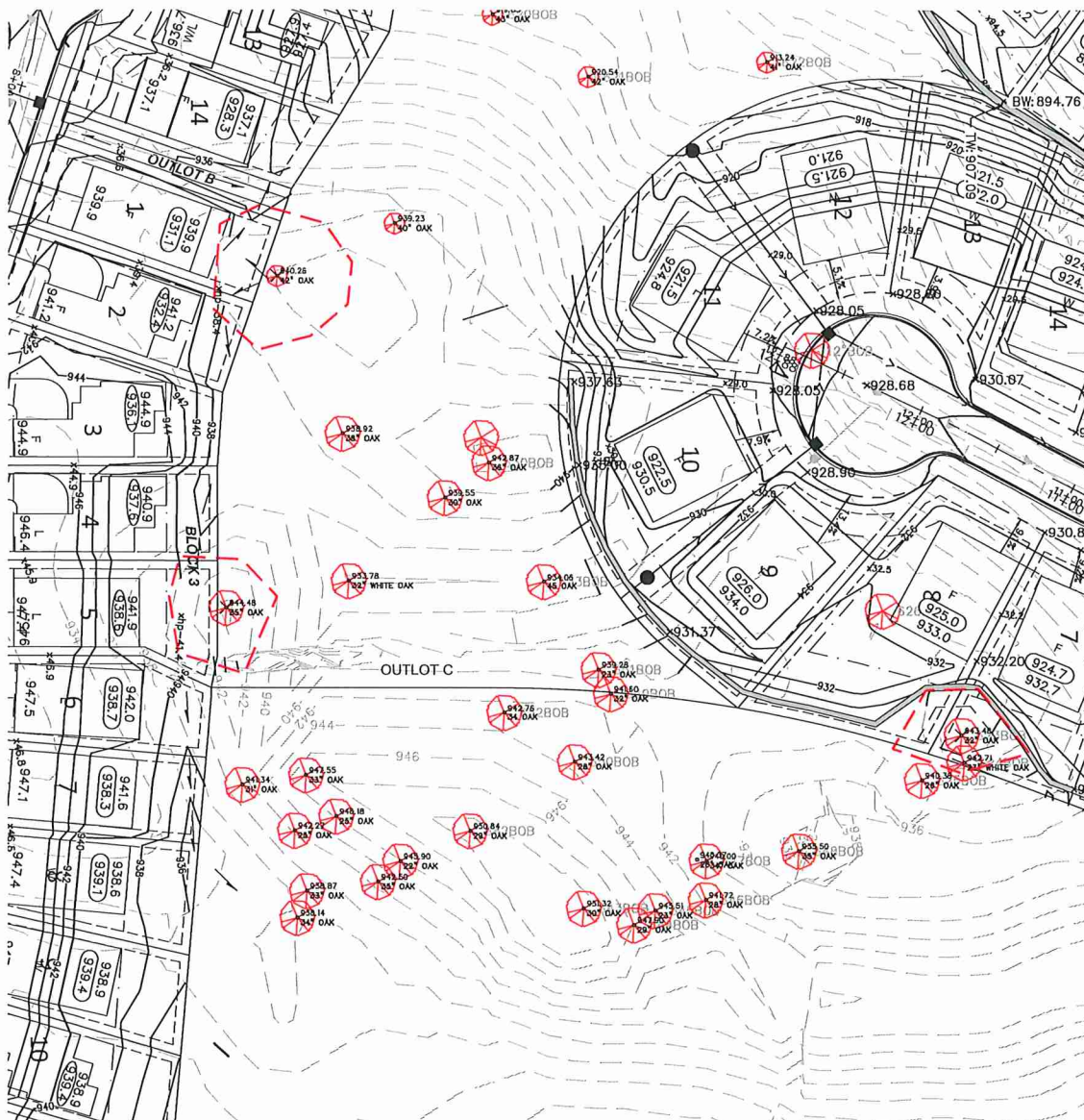
Recommendations

A combination of several arboricultural techniques can be used in combination to improve the vitality of the subject trees, allowing them to overcome the minimal impacts from the proposed construction activities. The techniques include:

- Implementation of an invasive species removal and management plan
- Soil improvement program to improve tree vitality and maximize tree health (including mulch application and carbon-based soil building techniques)
- Structural pruning to minimize storm damage potential and remove significant deadwood (as these natural trees have never been pruned)



**HERITAGE
SHADE TREE**
integrity . value . innovation



I reserve the right to supplement or amend this report should additional or different information become known to me.



I certify that I have no present or contemplated future interest in the subject property, and that neither the employment of this evaluation, nor the compensation for it, is contingent upon the results of the report.

I have no personal interest in or bias with respect to the subject matter of this evaluation report or the parties involved, and to my knowledge and belief, all statements and information in this report are true and correct.

Respectfully,

Manuel Jordán
ISA Certified Arborist #MN 0206 A
Heritage Shade Tree Consultants

Photo #1. Image of the proposed grading plan around the subject trees.

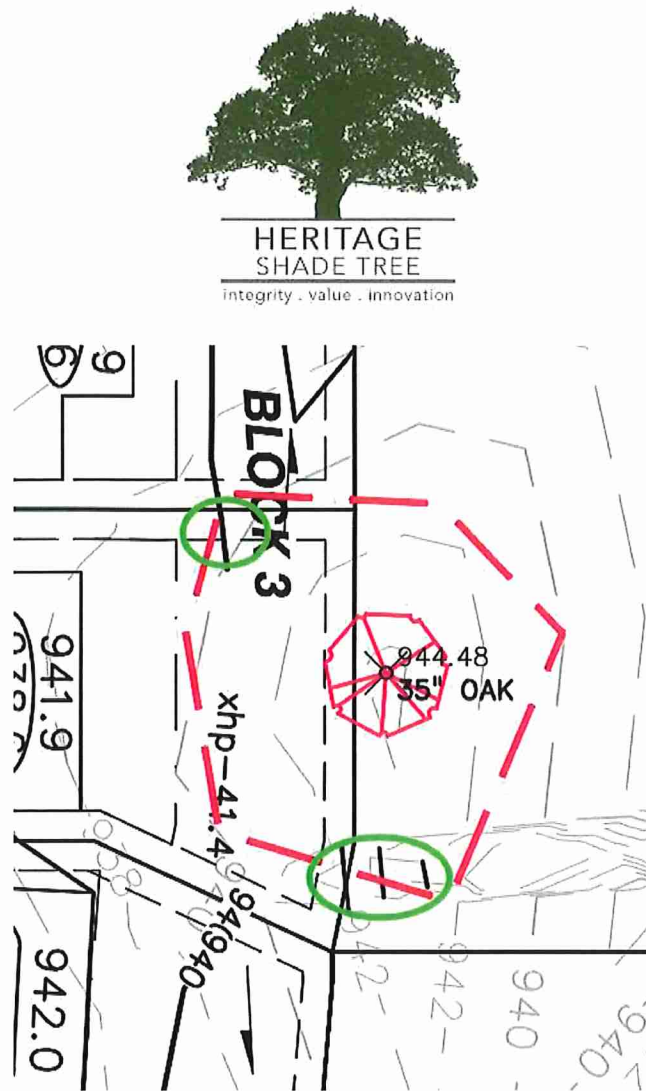


Photo #2. Close up of Photo #1. Note the location of subject tree #633's drip line canopy (in red dash) and the proposed grading encroachments (in green).

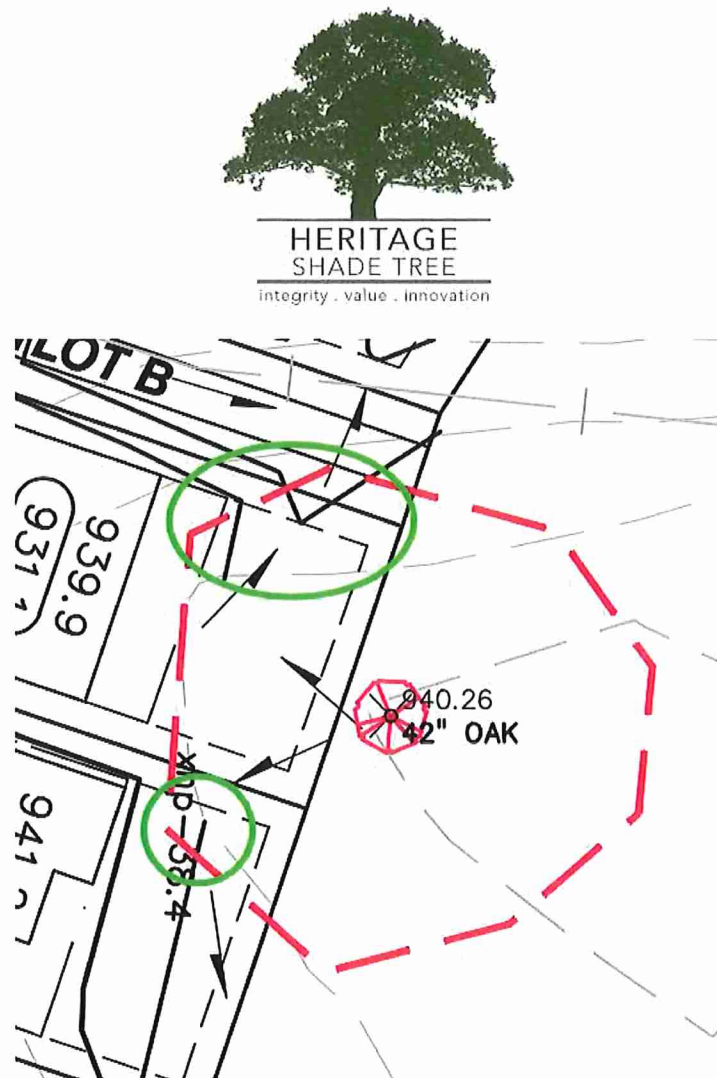


Photo #3. Close up of Photo #1. Note the location of subject tree #628's drip line canopy (in red dash) and the proposed grading encroachments (in green).

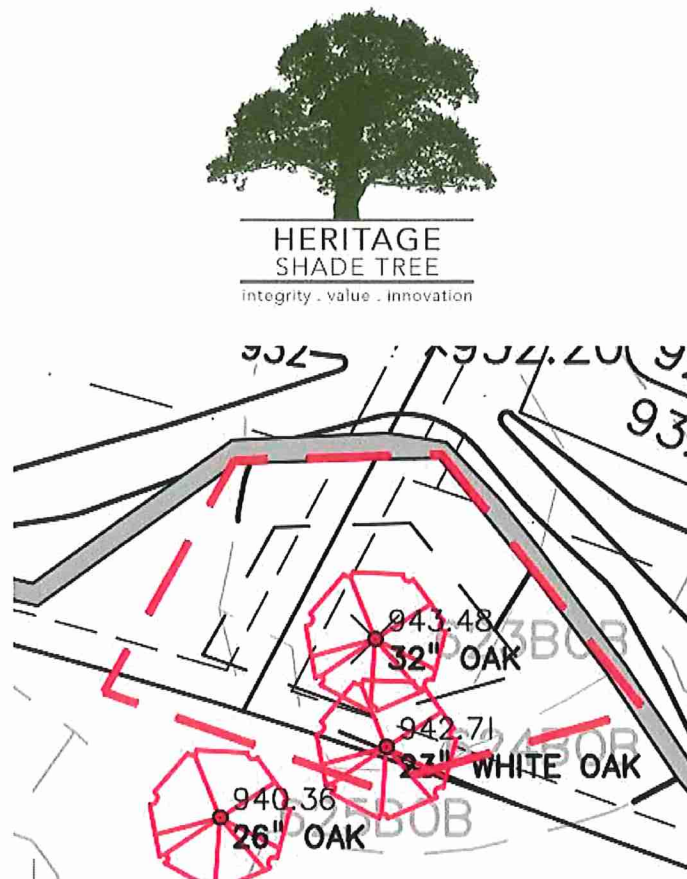


Photo #4. Close up of Photo #1. Note the location of subject tree #623's drip line canopy (in red dash) and the proposed retaining wall (in grey).



Photo #5. Photo of subject trees #633 (looking east). Note the low branches on the right and left of the photo may need to be pruned to accommodate proposed grading work.



Photo #6. Photo of subject trees #628 (looking north). Note the low branches on the left of the photo may need to be pruned to accommodate proposed grading work.



Photo #7. Photo of subject trees #628 (looking west). Note the low branches on the right of the photo may need to be pruned to accommodate proposed grading work.



Photo #8. Photo of subject trees #623 (looking east). Note the low branches on the left of the photo of the subject tree (center of photo) may need to be pruned to accommodate proposed grading work. Also note tree's #624 & #625 to the right of #623 (from left to right).

QUALIFICATIONS OF
Manuel J. Jordán
ISA Certified Arborist # MN 0206 A

ARBORIST – an individual who is versed in the art and science of the cultivation, maintenance and preservation of trees and other woody plants

EDUCATION

BACHELOR OF SCIENCE (B.S.) DEGREE, Urban Forestry, Minors in Forest Resources and Economics,
University of Minnesota, 1996

PROFESSIONAL DEVELOPMENT CERTIFICATE, Municipal Engineering Fundamentals,
University of Wisconsin – Extension, Engineering Institute,
Department of Engineering and Applied Science, 2005

PROFESSIONAL DEVELOPMENT CERTIFICATE, Improving Public Works Construction Inspection Skills,
University of Wisconsin – Extension, Engineering Institute,
Department of Engineering and Applied Science, 2005

CERTIFICATIONS

TREE RISK ASSESSMENT QUALIFICATION – International Society of Arboriculture, 2014 - Present

CERTIFIED ARBORIST – International Society of Arboriculture, 1996 – Present

TREE INSPECTOR – Minnesota Department of Agriculture, 1995 – Present

PESTICIDE APPLICATOR – Minnesota Department of Agriculture, 2005 – Present

LANDSCAPE SPECIALIST – Minnesota Department of Transportation Certification, 2006 - 2009 & 2020 - Present

EXPERIENCE

CONSULTING ARBORIST – Heritage Shade Tree Consultants,
Excelsior, Minnesota, 2008 – Present

CONSULTING ARBORIST – Top Notch Treecare,
Plymouth, Minnesota, 1995 - 1996, 2000 - 2005, 2006 – 2008

CITY FORESTER - PUBLIC WORKS CONTRACT MANAGER – City of New Hope,
New Hope, Minnesota, 2005 – 2006

REGIONAL URBAN FORESTER – Texas Forest Service,
Corpus Christi, Texas, 1997 – 2000

ASSISTANT CITY FORESTER – City of St. Louis Park,
St. Louis Park, Minnesota, 1994

Services as a Consulting Arborist have included 1) diagnosis of disease, insect and environmental stress problems, 2) preventative and corrective maintenance measure recommendations, 3) plant valuation support for real estate appraisals, 4) plant valuation for damage claims involving disfigurement or destruction due to fire, errant vehicles, excessive pruning, unauthorized removals, lightning and construction activities, 5) training of employees in general arboriculture and safety procedures

Duties as the City Forester and Contract Manager have included 1) developing contracts and specifications for public works, parks and forestry projects, 2) soliciting and receiving quotes and bids for public works, parks and forestry projects, 3) coordinating work, resolving disputes, negotiating changes and ensuring timely completion of contracts for public works, parks and forestry projects, 6) coordinating city forestry programs, including streetscapes, reforestation, tree disposal, disease and environmental public information programs.

Duties as Regional Urban Forester have included 1) providing technical assistance to local governments and non-profits on program development, tree planting and care, 2) promoting volunteerism and assisting local cooperators with volunteer recruitment and training, 3) monitoring performance of grant projects, 4) promoting urban forestry at the local level through various presentations, media releases, demonstrations, exhibits and written publications, 5) responding to requests for information from the general public.

PROFESSIONAL MEMBERSHIPS

INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 – Present.

Chairperson and founding member of the Hispanic Issues Committee, 1999.

MINNESOTA SOCIETY OF ARBORICULTURE (MSA), 1995 - 1996, 2000 – Present.

Board Member, 2001 – 2002. Certification Liaison, 2002 – 2003. Tree Valuation Committee Chair 2010 – Present. MTGF and MNLA Education Certification Committee Liaison.

MINNESOTA TURF & GROUNDS FOUNDATION (MTGF), 2014 – Present. MSA

representative on the Board of Directors. Vice President 2016. President 2017 – 2018. Past President 2019 - Present.

SOCIETY OF COMMERCIAL ARBORISTS, 2009 – Present

MINNESOTA SHADE TREE ADVISORY COMMITTEE, 1995 – Present

PUBLICATIONS

EL COMPAÑERO DEL TREPADOR (THE TREE CLIMBER'S COMPANION) – Jeff Jepson,
Sole Revising Editor, Spanish version 2002

PREVENTING STEM GIRDLING ROOTS VIDEO & DVD – Minnesota Society of
Arboriculture,
Translator and Spanish voice-over, 2003

AMERICAN NATIONAL STANDARD FOR ARBORICULTURE OPERATIONS – SAFETY
REQUIREMENTS ANSI Z133.1 – 2006 (SPANISH VERSION),
Revising Editor, 2006

ORIENTATION TO ARBORICULTURE DVD SERIES - International Society of Arboriculture &
Tree Care Industry Association,
Revising Editor, 2006

AWARDS

TEXAS FOREST SERVICE DIRECTOR'S AWARD,
First non-department head to receive award, 1999

TEXAS URBAN FORESTRY COUNCIL AWARD OF HONOR,
Outstanding Professional Category, 1999

REPRESENTATIVE CLIENTS

Clients have included insurance companies, utility companies, municipalities, county agencies, independent claims adjusters, real estate appraisers, nurseries, tree services, attorneys, non-profits and private property owners.

Sites have included residential homesites and estates, apartment complexes, office and industrial complexes, farmsteads, school campuses, city and county parks, and undeveloped lots.

COMMUNITY LEADERSHIP ROLES

BASSETT CREEK WATERSHED MANAGEMENT COMMISSION,
Commissioner for the City of St. Louis Park, Minnesota, 2008 – 2009

PROFESSIONAL INSTRUCTION

HENNEPIN TECHNICAL COLLEGE,
Urban Forestry Program Instructor, Minnesota, 2008 – 2013

MINNESOTA NURSERY AND LANDSCAPE ASSOCIATION (MNLA),
Arboriculture and Green Industry Event Speaker, Various, 2008 – Present

The site plan for Chaska, MN, depicts a large residential development. The plan is divided into several numbered blocks, including Block 1 through Block 13. A central area is labeled 'CITY PARK'. To the left of the park is 'WETLAND #3', and to the right is 'WETLAND #6'. Further to the right is 'WETLAND #8'. A 'POND' is located near the top right, with an 'OUTLET' nearby. The plan also shows 'SAVANNAH WAY' and 'VISTA VIEW DRIVE'. A north arrow is located in the bottom right corner. The plan includes various other features such as 'CREEK ROAD', 'HIGHWAY 212', and 'OUTLOT (FUTURE RAMP LOCATION)'.



NO.

COVER SHEET	1
EXISTING CONDITIONS SURVEY	2-3
TREE PRESERVATION PLAN	4-5
PRELIMINARY PLAT	6-10
SITE PLAN	11-15
GRADING PLAN	16-20
EROSION AND SEDIMENT CONTROL PLAN	21-24
EROSION AND SEDIMENT CONTROL NOTES	25
GRADING PROFILES	26-27
STORM SEWER PLAN	28-32
POND DRAINAGE DETAILS	33-34
SANITARY SEWER AND WATERMAIN PLAN	35-39
LANDSCAPE PLAN AND NOTES	40-45

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

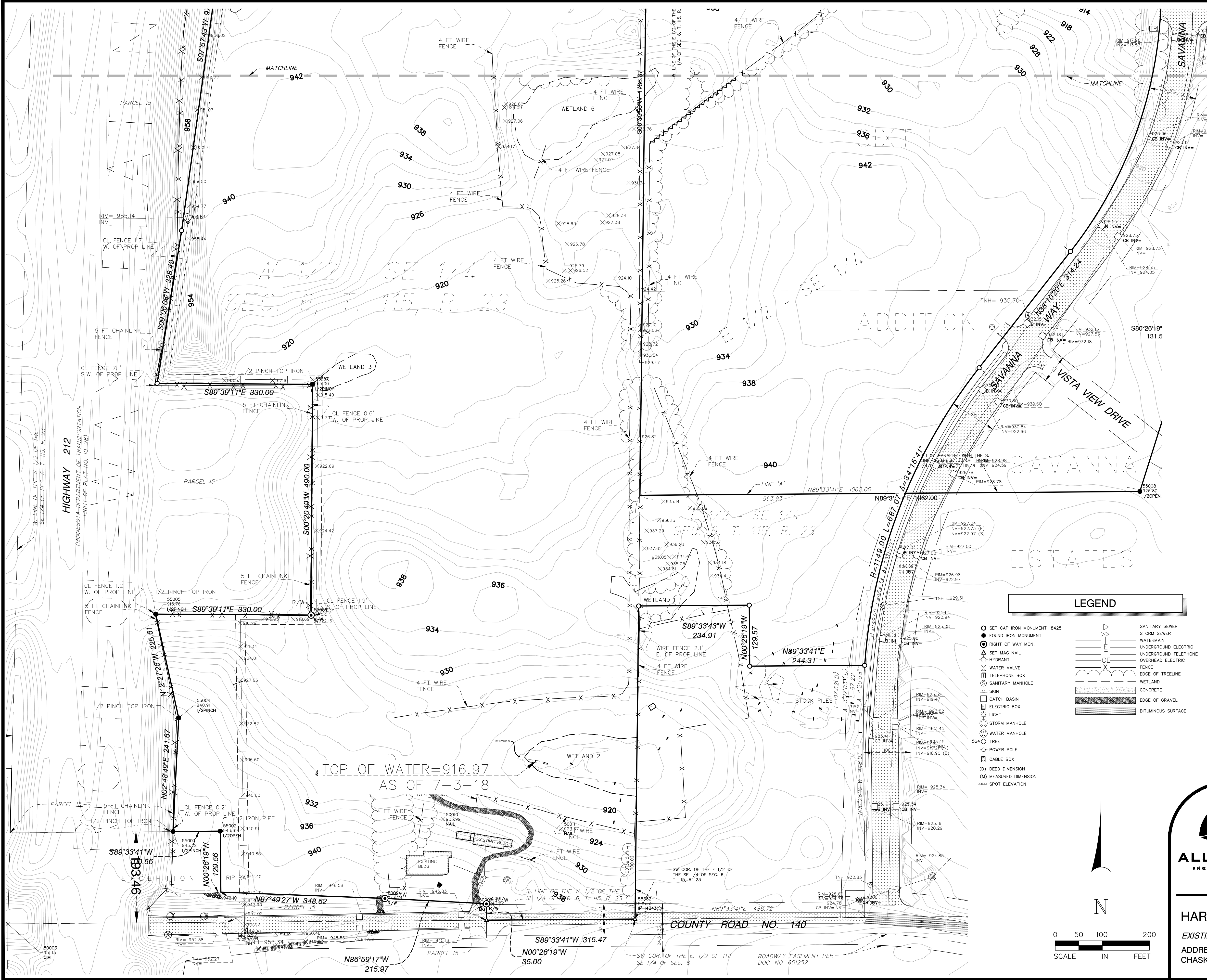
HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

COVER SHEET

PROJECT TEAM DATA
DESIGNED: DN/AA/JP/DS
DRAWN: GL/AA/JP/DS
PROJECT NO: 216-0028.C



LEGAL DESCRIPTION

PARCEL A (vesting deed Doc. No. 396038)

The West Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota excepting therefrom the following three tracts of land, to wit:

Commencing at the Southwest corner of Section 6, Township 115, Range 23 and running thence East along the South line of said Section 6, a distance of 2515.36 feet to a point, said point being the place of beginning of the parcel hereby excepted; thence continuing East along said South line of said Section 6, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running North a distance of 193.46 feet to a point; thence deflecting left 90 degrees 00 minutes and running West along a line parallel to said South section line, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running South to the place of beginning.

AND

The North 570.00 feet of the Northwest Quarter of the Southeast Quarter of said Section 6.

AND

Parcel No. 15, Minnesota Department of Transportation Right of Way Plat No. 10-28 (filed as Doc. No. 407172), Carver County, Minnesota.

PARCEL B (vesting deed Doc. No. 396042)

That part of the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Southerly of the centerline of County State Aid Road No. 110 and lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 (filed as Doc. No. 405657), except therefrom the following tract of land, to wit:

That part of the East 429.11 feet of said West half of the Northeast Quarter of Section 6 lying north of the south 415.62 feet of said West half of the Northeast Quarter.

PARCEL C (vesting deed Doc. No. 396042)

That part of the North 570.00 feet of the Northwest Quarter of the Southeast Quarter, Section 6, Township 115, Range 23, Carver County, Minnesota lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-28, filed as Doc. No. 407172.

PARCEL D (vesting deed Doc. No. 642790)

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

Commencing at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and a central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line 'A'; thence westerly 563.93 feet along said Line 'A' to the west line of said East Half and said line there terminating.

EXCEPTING THE FOLLOWING:

Beginning at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 107.62 feet along a tangential curve concave to the east having a radius of 1149.00 feet and a central angle of 3 degrees 27 minutes 03 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East Half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.

AFOREMENTIONED Line 'A' described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half, thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

PARCEL E

Outlot M, CLUB WEST FOURTH ADDITION, filed as Doc. No. 635603, Carver County, Minnesota.

PARCEL F

Outlot F, CLUB WEST SIXTH ADDITION, filed as Doc. No. 648848, Carver County, Minnesota.

Notes:

- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The orientation of this bearing system is based on the Carver County Coordinate System NAD83 (86).
- All distances are in feet.
- The area of the above described property is 4,644,578 square feet or 106.625 acres.
- Bench Mark 1: Top Nut of Hydrant located at the northwest quadrant of Savanna Way and Co. Rd. No. 140 has an elevation of 932.63 feet NGVD 29.
- Bench Mark 2: Top Nut of Hydrant located northwest of Savanna Way across from Vista View Drive has an elevation of 935.70 feet NGVD 29.
- Contours are depicted per field work and LIDAR data provided by the Minnesota Department of Natural Resources.
- Wetland delineation completed by Kjolhaug Environmental Services, report dated 3/2/18.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- SET MAG NAIL
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- WATER MANHOLE
- TREE
- POWER POLE
- CABLE BOX
- DEED DIMENSION
- MEASURED DIMENSION
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE

N



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

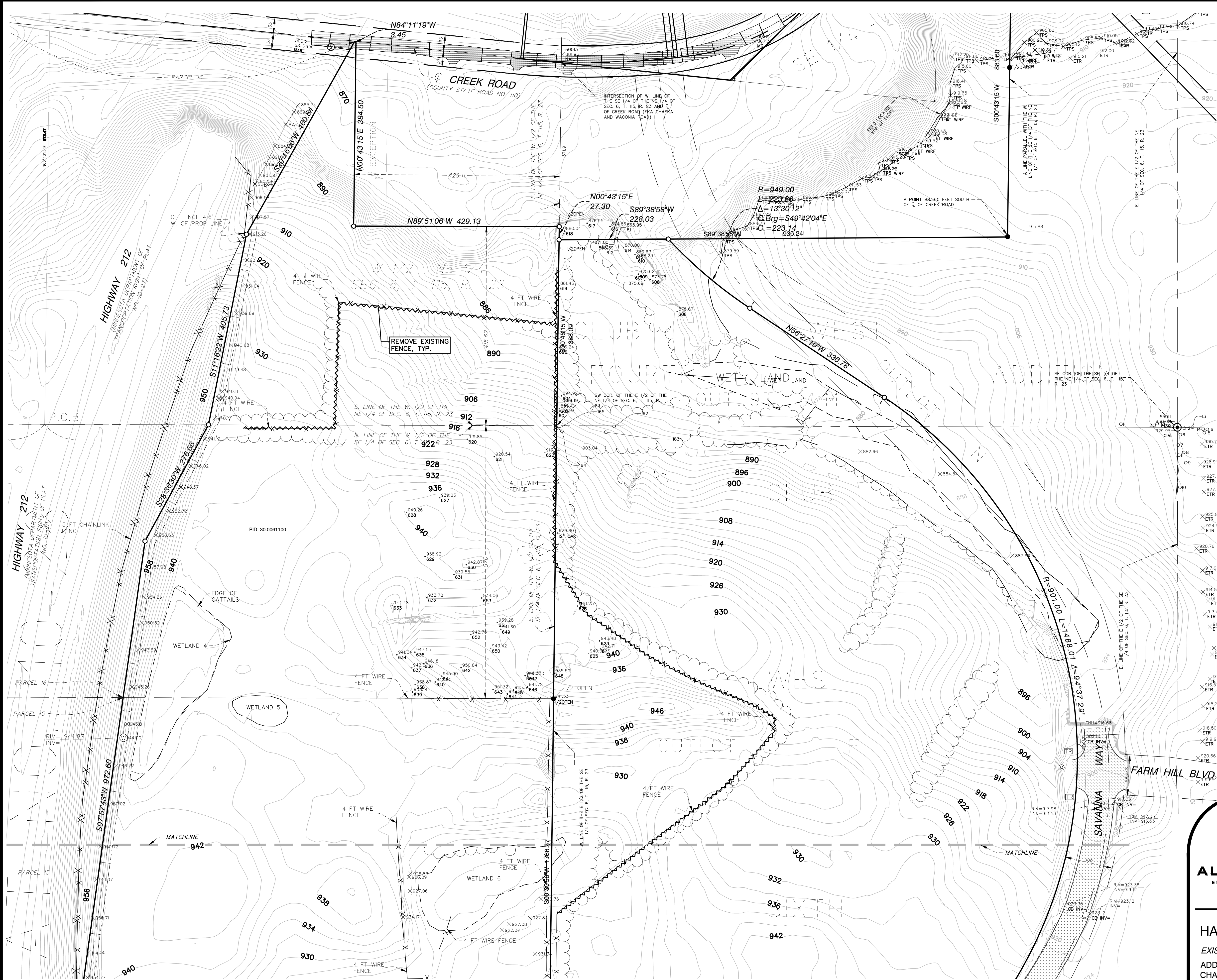
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
Signature
Date License Number

HARVEST WEST

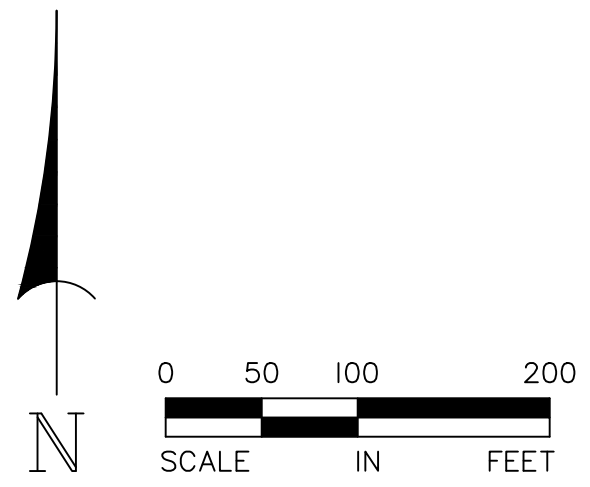
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD



LEGEND

- SET CAP IRON MONUMENT 18425
 - FOUND IRON MONUMENT
 - RIGHT OF WAY MON.
 - △ SET MAG NAIL
 - HYDRANT
 - × WATER VALVE
 - TELEPHONE BOX
 - SANITARY MANHOLE
 - △ SIGN
 - CATCH BASIN
 - ELECTRIC BOX
 - ★ LIGHT
 - STORM MANHOLE
 - WATER MANHOLE
 - TREE
 - POWER POLE
 - CABLE BOX
 - (D) DEED DIMENSION
 - (M) MEASURED DIMENSION
 - 925.41 SPOT ELEVATION
- SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - FENCE
 - EDGE OF TREELINE
 - WETLAND
 - CONCRETE
 - EDGE OF GRAVEL
 - BITUMINOUS SURFACE



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HARVEST WEST

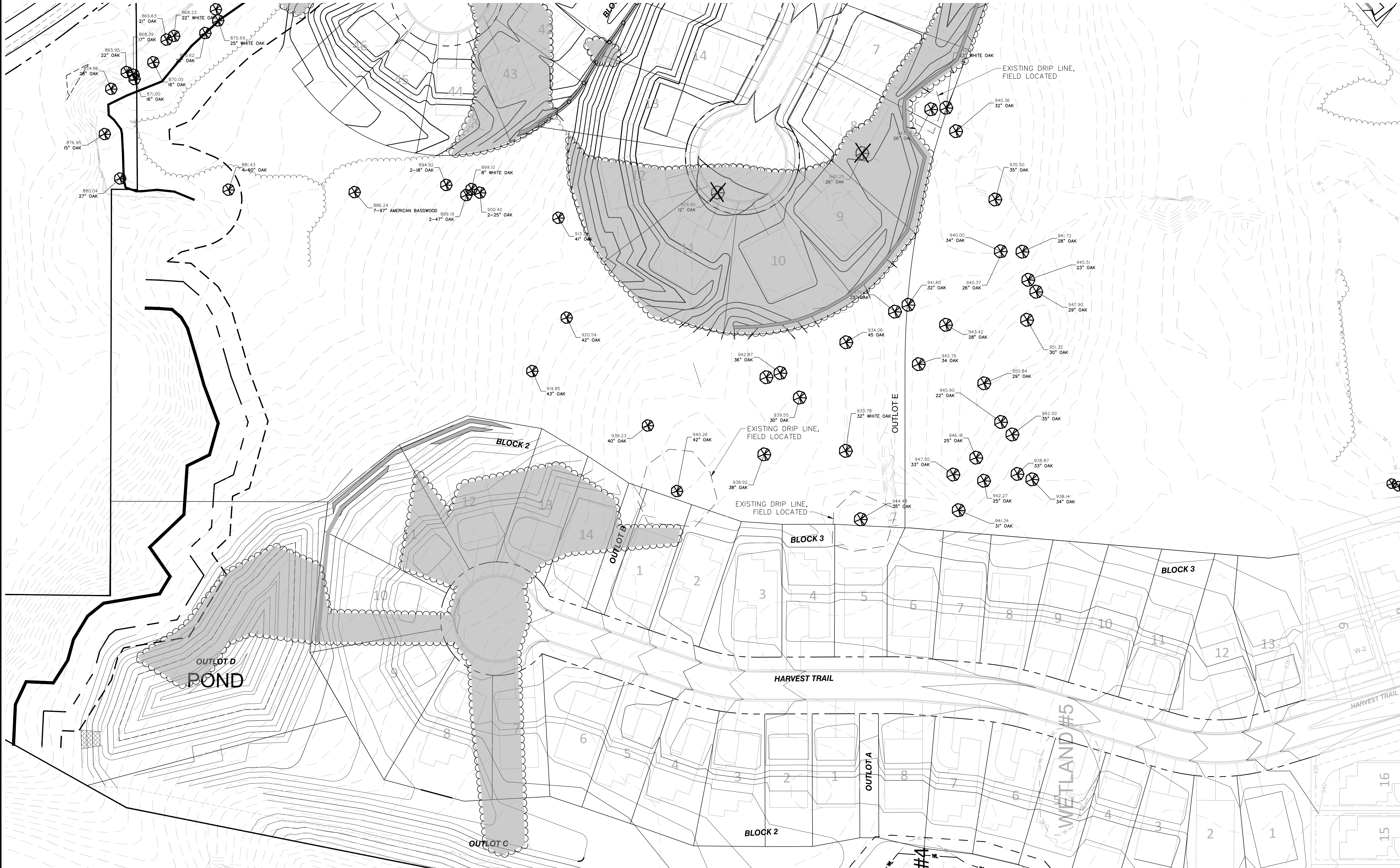
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

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 Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
Signature
Date License Number

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD

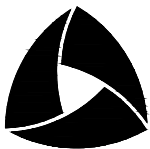
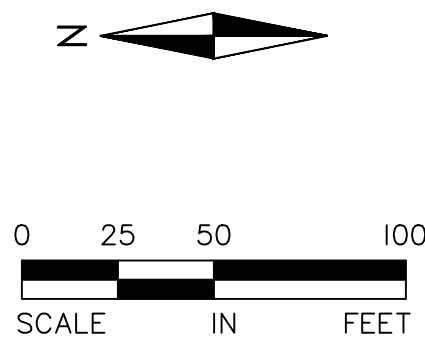
7.B. PUBLIC HEARING: Approve the...
Page 45 of 99



LEGEND:

- EXISTING SIGNIFICANT TREE
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING TREE/SHRUB LINE
- EXISTING TREE/SHRUBS TO BE CLEARED
- EXISTING TREE DRIPLINE, FIELD LOCATED

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HARVEST WEST 3RD ADDITION

CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
TREE PRESERVATION PLAN

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

DAVE NASH, PE
11-3-20

Date License No.

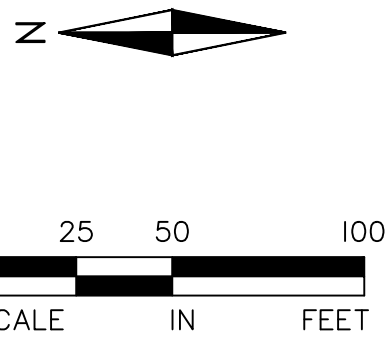
QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

- LEGEND:**
- EXISTING SIGNIFICANT TREE
 - EXISTING SIGNIFICANT TREE TO BE REMOVED
 - EXISTING TREE/SHRUB LINE
 - EXISTING TREE/SHRUBS TO BE CLEARED
 - EXISTING TREE DRIPLINE, FIELD LOCATED



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

TREE PRESERVATION PLAN

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

DAVE NASH, PE
11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

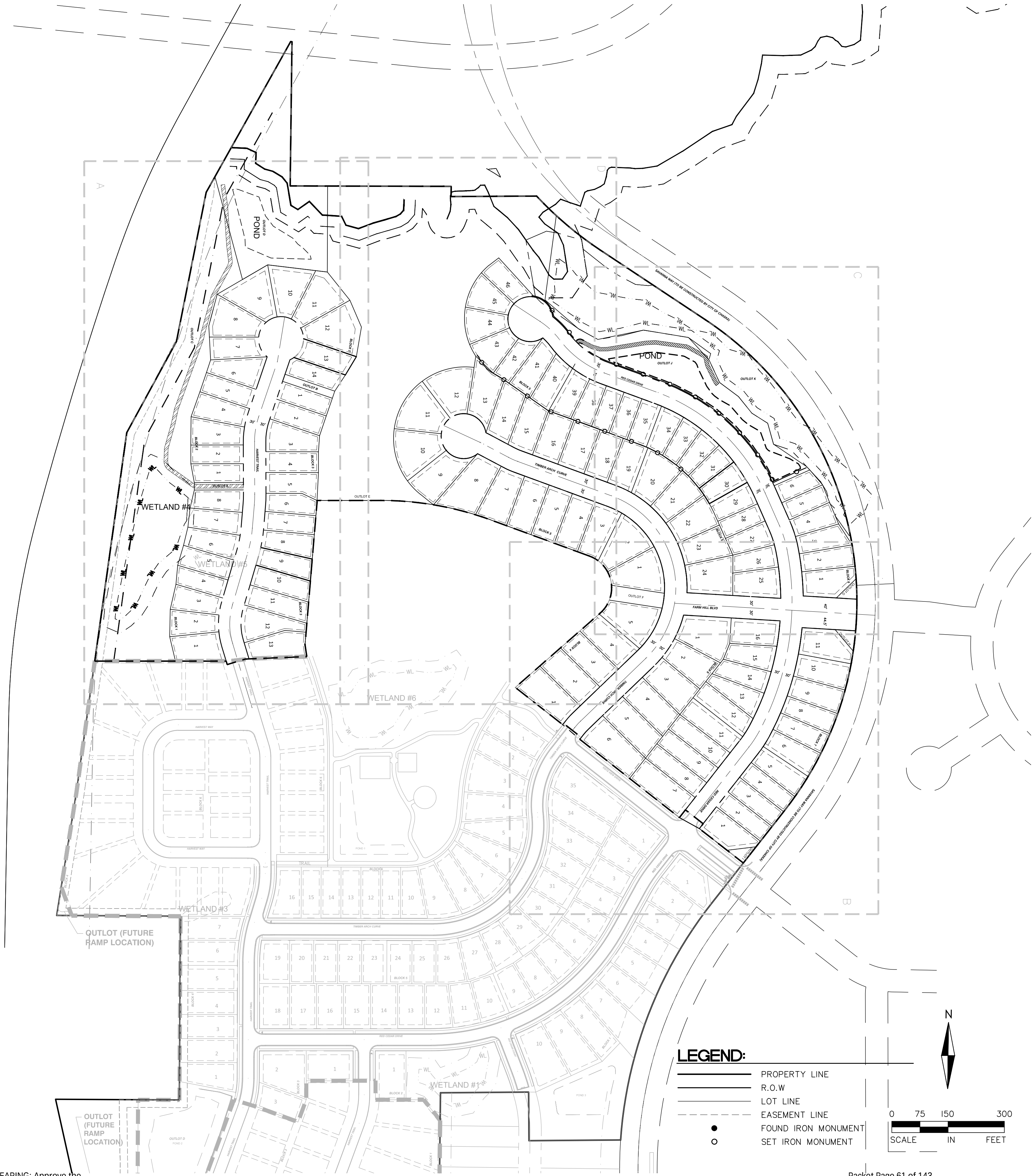
BY	DATE
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

5

SHEET 5 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.2-preplat.dwg Nov 25, 2020 12:07pm



LEGAL DESCRIPTION

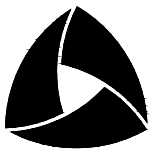
OUTLOT A, HARVEST WEST 2ND ADDITION,
CARVER COUNTY, MINNESOTA

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B1-L1	9,551	0.22
B1-L2	7,662	0.18
B1-L3	7,410	0.17
B1-L4	6,748	0.15
B1-L5	7,760	0.18
B1-L6	8,308	0.19
B1-L7	7,928	0.18
B1-L8	7,365	0.17
B2-L1	6,775	0.16
B2-L2	7,000	0.16
B2-L3	8,700	0.20
B2-L4	8,580	0.20
B2-L5	7,568	0.17
B2-L6	8,899	0.20
B2-L7	7,767	0.18
B2-L8	11,089	0.25
B2-L9	12,293	0.28
B2-L10	11,233	0.26
B2-L11	11,949	0.27
B2-L12	14,005	0.32
B2-L13	7,875	0.18
B2-L14	7,284	0.17
B3-L1	6,995	0.16
B3-L2	7,760	0.18
B3-L3	9,320	0.21
B3-L4	7,778	0.18
B3-L5	8,072	0.19
B3-L6	6,955	0.16
B3-L7	6,838	0.16
B3-L8	7,728	0.18
B3-L9	7,778	0.18
B3-L10	8,636	0.20
B3-L11	9,340	0.21
B3-L12	9,782	0.22
B3-L13	9,804	0.23
B4-L1	11,970	0.27
B4-L2	10,918	0.25
B4-L3	10,014	0.23
B4-L4	10,466	0.24
B4-L5	12,094	0.28
B5-L1	11,782	0.27
B5-L2	11,619	0.27
B5-L3	9,586	0.22
B5-L4	9,306	0.21
B5-L5	9,306	0.21

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B5-L6	9,816	0.23
B5-L7	11,030	0.25
B5-L8	14,224	0.33
B5-L9	11,529	0.26
B5-L10	12,498	0.29
B5-L11	12,380	0.28
B5-L12	12,016	0.28
B5-L13	10,590	0.24
B5-L14	9,630	0.22
B5-L15	9,480	0.22
B5-L16	9,007	0.21
B5-L17	9,276	0.21
B5-L18	8,250	0.19
B5-L19	8,792	0.20
B5-L20	11,092	0.25
B5-L21	9,537	0.22
B5-L22	9,447	0.22
B5-L23	9,281	0.21
B5-L24	11,226	0.26
B5-L25	9,044	0.21
B5-L26	6,374	0.15
B5-L27	6,743	0.15
B5-L28	5,790	0.13
B5-L29	6,702	0.15
B5-L30	6,623	0.15
B5-L31	6,015	0.14
B5-L32	6,114	0.14
B5-L33	6,006	0.14
B5-L34	6,642	0.15
B5-L35	6,440	0.15
B5-L36	5,884	0.14
B5-L37	5,800	0.13
B5-L38	6,256	0.14
B5-L39	7,129	0.16
B5-L40	7,799	0.18
B5-L41	8,792	0.20
B5-L42	6,247	0.14
B5-L43	7,842	0.18
B5-L44	7,860	0.18
B5-L45	8,047	0.18
B5-L46	7,100	0.16
B6-L1	13,070	0.30
B6-L2	9,903	0.23
B6-L3	10,923	0.25
B6-L4	10,733	0.25

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B6-L5	11,481	0.26
B6-L6	12,982	0.30
B6-L7	11,552	0.27
B6-L8	8,340	0.19
B6-L9	8,429	0.19
B6-L10	8,450	0.19
B6-L11	8,552	0.20
B6-L12	9,075	0.21
B6-L13	7,645	0.18
B6-L14	7,461	0.17
B6-L16	8,758	0.20
B7-L1	9,505	0.22
B7-L2	7,451	0.17
B7-L3	7,455	0.17
B7-L4	7,442	0.17
B7-L5	8,585	0.20
B7-L6	8,816	0.20
B7-L7	7,594	0.17
B7-L8	7,591	0.17
B7-L9	8,670	0.20
B7-L10	9,439	0.22
B7-L11	9,906	0.23
B8-L1	9,388	0.22
B8-L2	7,577	0.17
B8-L3	7,169	0.16
B8-L4	6,445	0.15
B8-L5	5,904	0.14
B8-L6	5,564	0.13
OUTLOT A	2,620	0.06
OUTLOT B	2,800	0.06
OUTLOT C	184,072	4.23
OUTLOT D	100,467	2.31
OUTLOT E	289,335	6.64
OUTLOT F	5,662	0.13
OUTLOT G	1,510	0.03
OUTLOT H	1,515	0.03
OUTLOT I	1,514	0.03
OUTLOT J	61,873	1.42
OUTLOT K	118,955	2.73
ROW-INT	60,692	1.39
ROW-INT 2	221,749	5.09

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - OVERALL

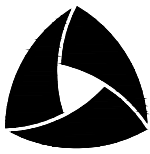
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
PRELIMINARY PLAT - VIEW A

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

DAVE NASH, PE
11-3-20
Date License No.

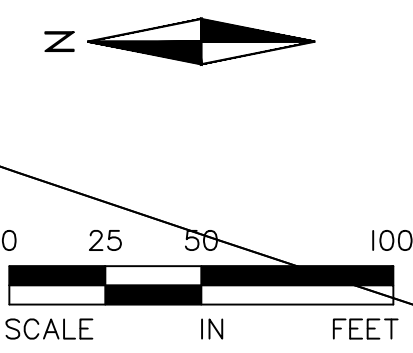
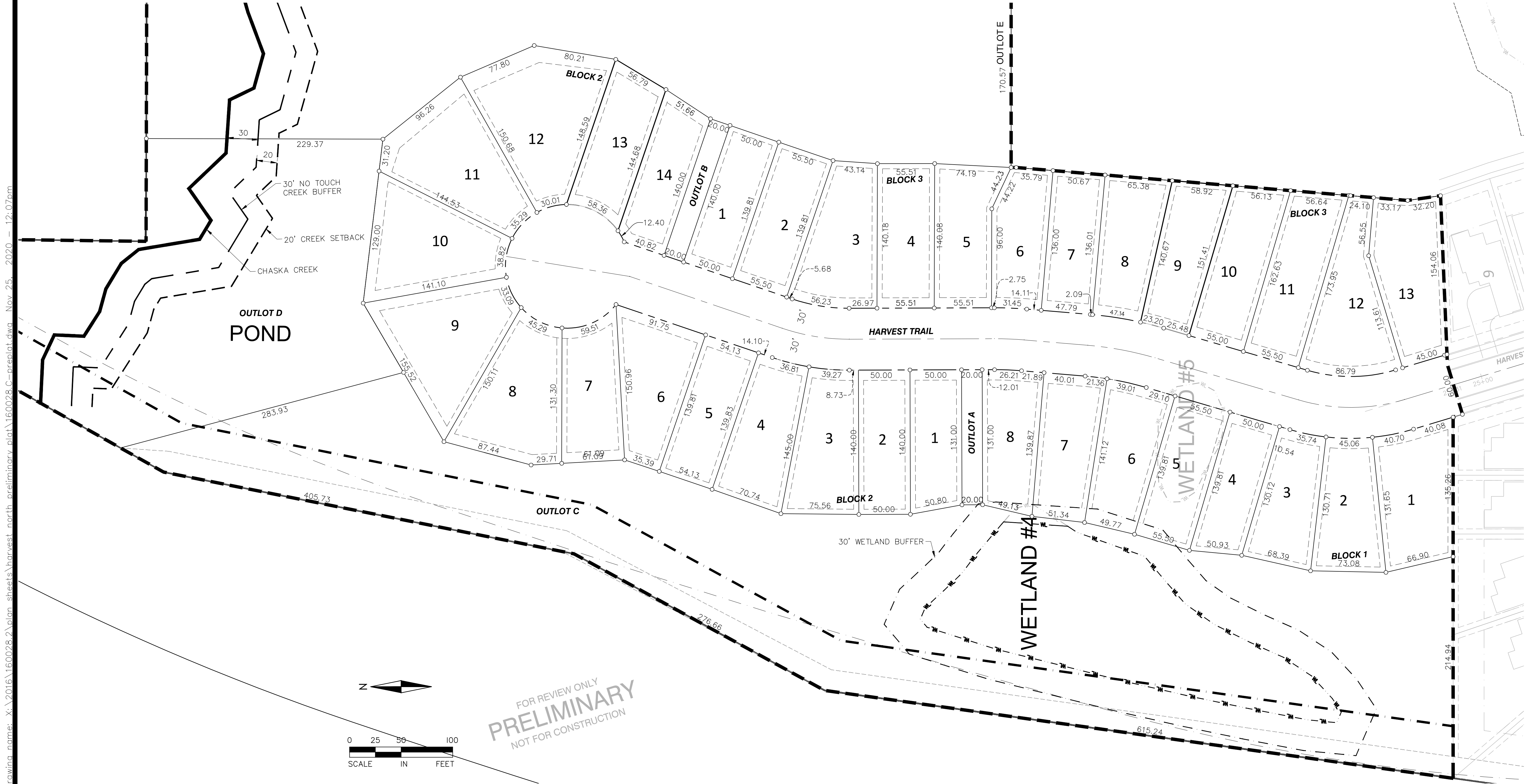
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

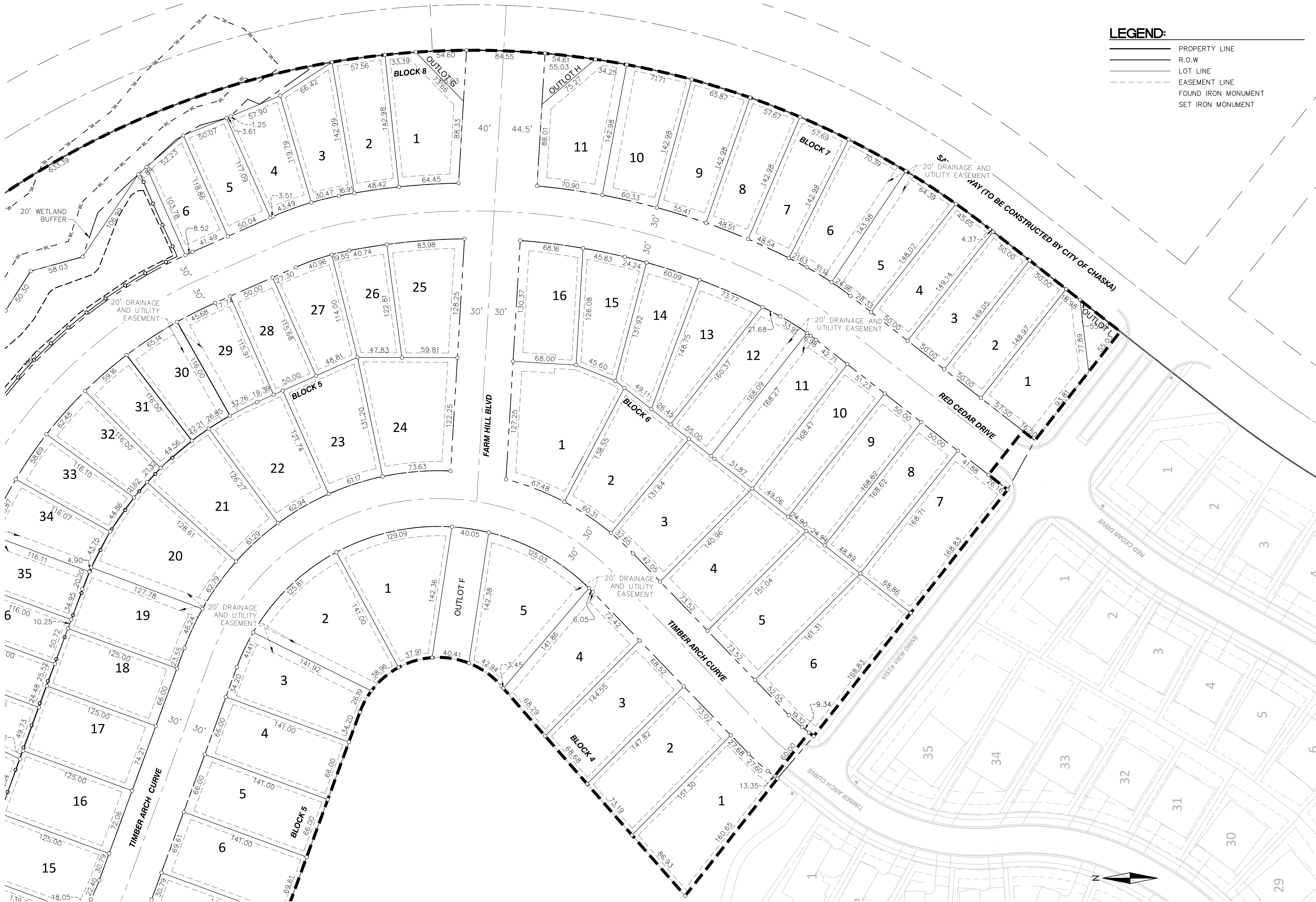
LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT



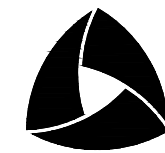
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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg, Nov 25, 2020 — 12:07pm



LEGEND:

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW B

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DAVE NASH, PE

11-3-20

Date

License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

0 25 50 100
SCALE IN FEET

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8



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW C

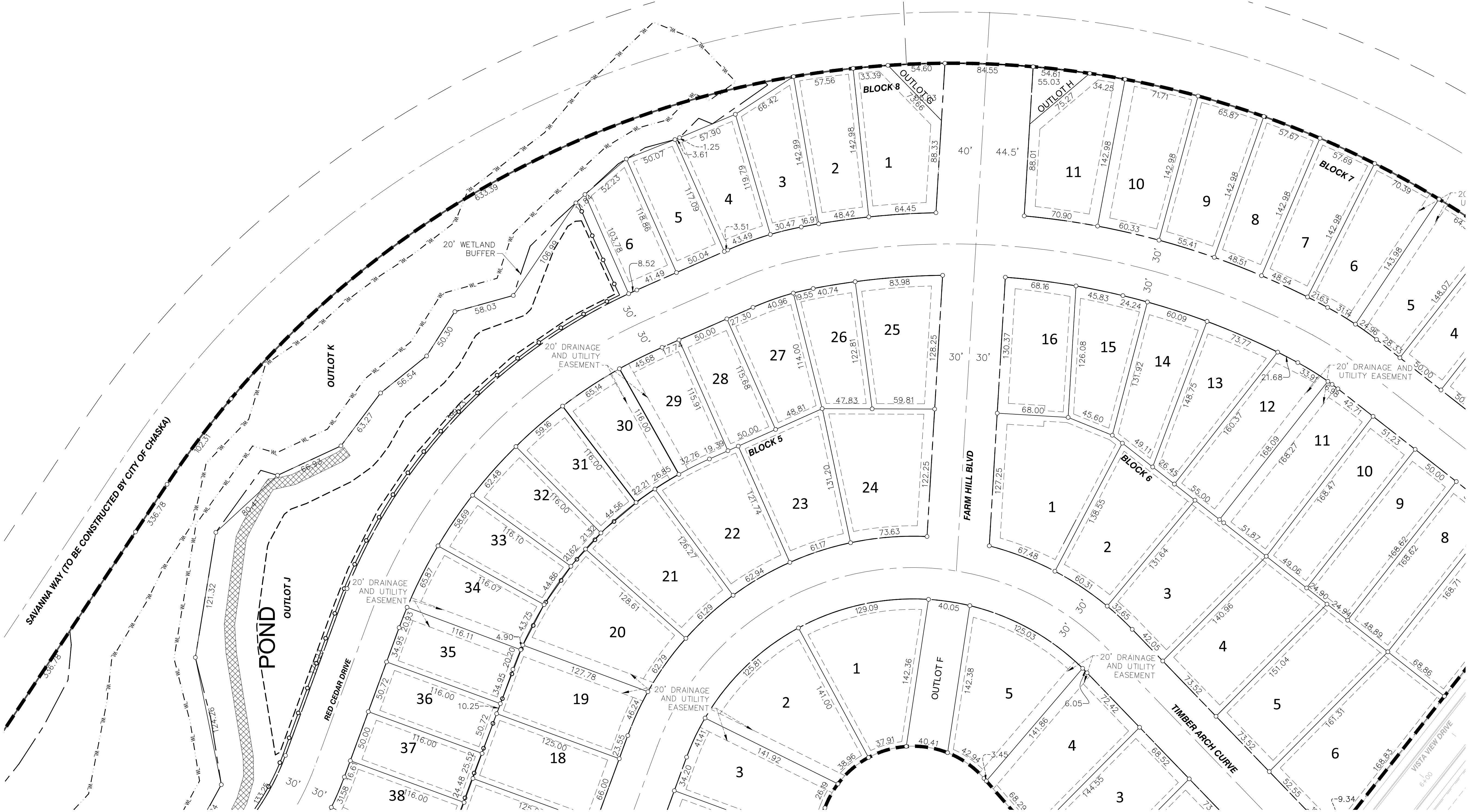
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11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

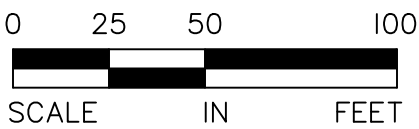
BY	DATE
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C



LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

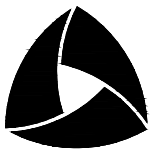


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LEGEND:

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- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

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HARVEST WEST 3RD ADDITION

CHASKA, MN

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PRELIMINARY PLAT - VIEW D

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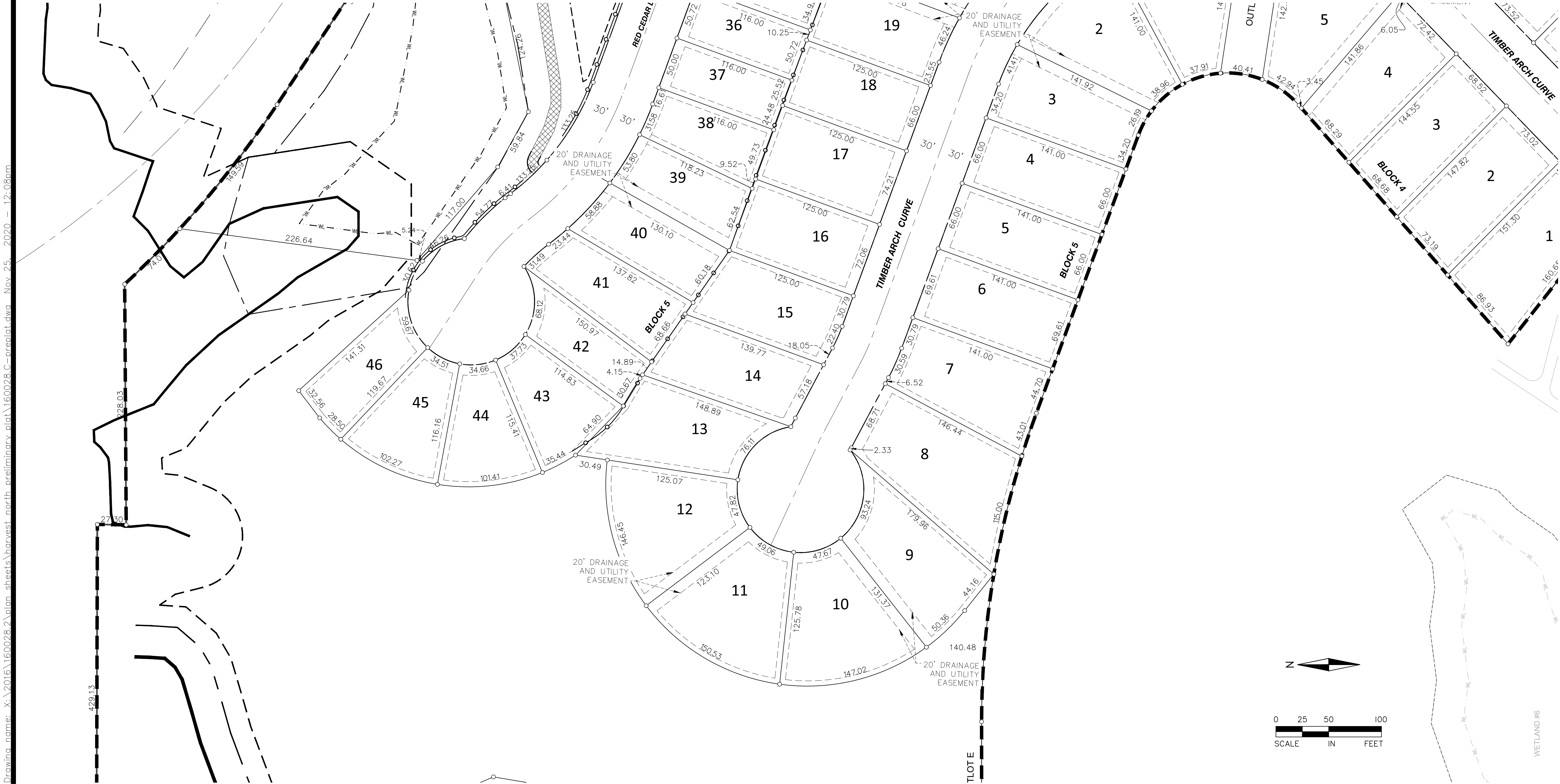
DAVE NASH, PE
11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

10



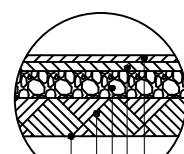
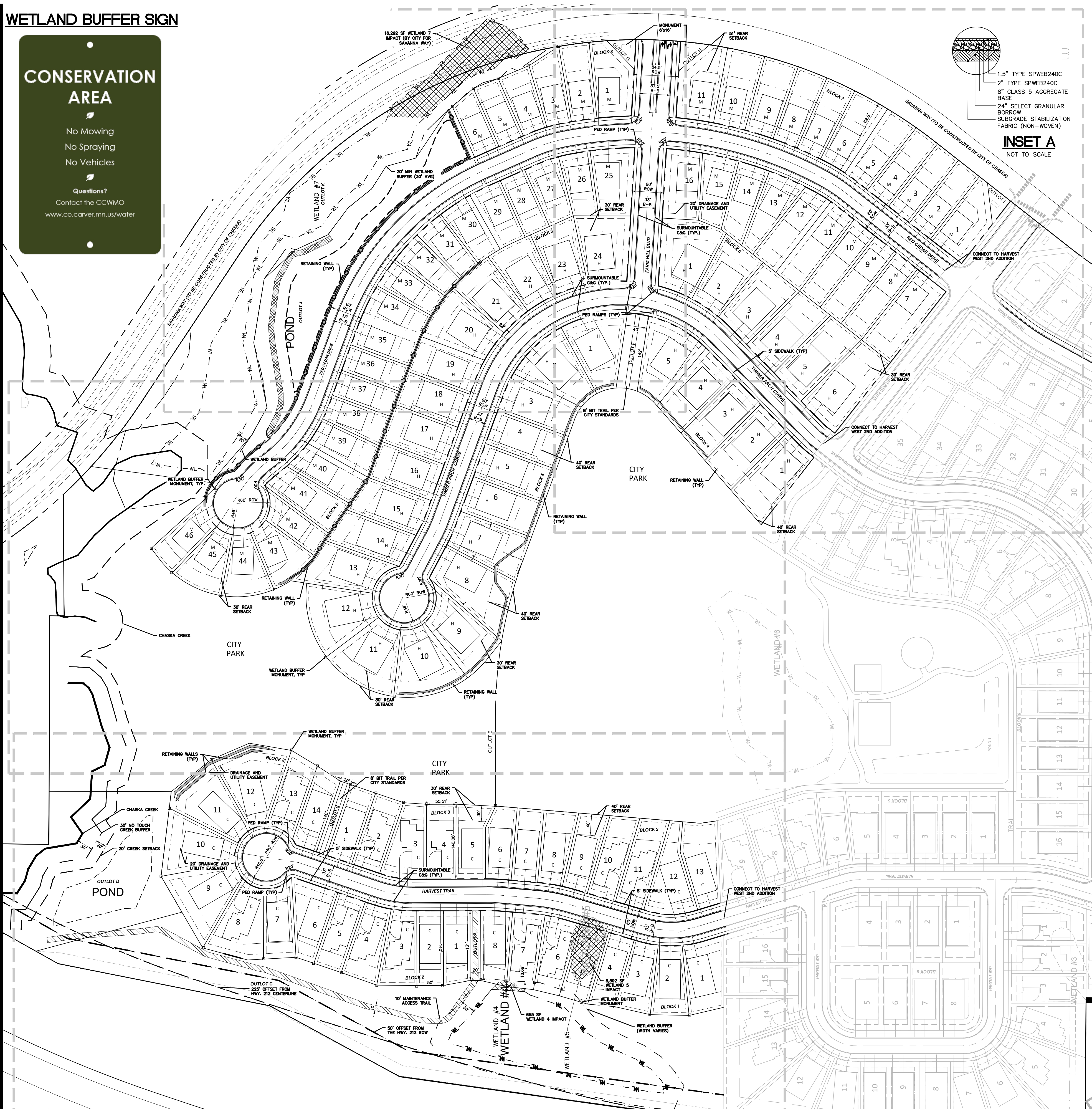
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WETLAND BUFFER SIGN

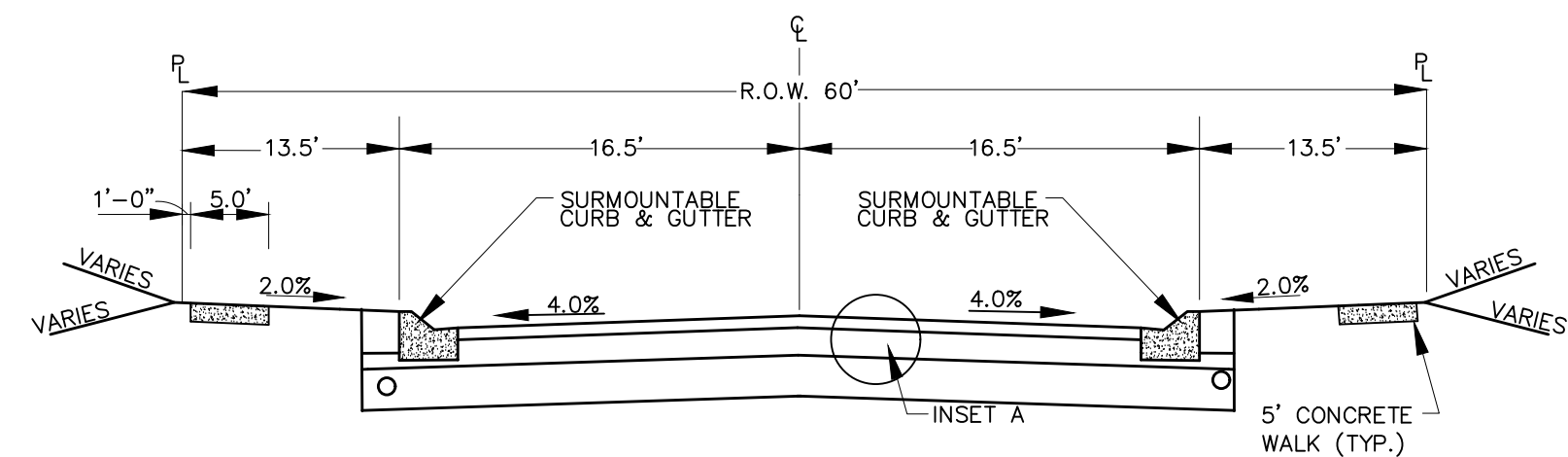
CONSERVATION AREA

No Mowing
No Spraying
No Vehicles

Questions?
Contact the CCWMO
www.co.carver.min.us/water



1.5" TYPE SPWB240C
2" TYPE SPWB240C
8" CLASS 5 AGGREGATE
BASE
24" SELECT GRANULAR
BORROW
SUBGRADE STABILIZATION
FABRIC (NON-WOVEN)
INSET A
NOT TO SCALE



TYPICAL ROAD SECTION

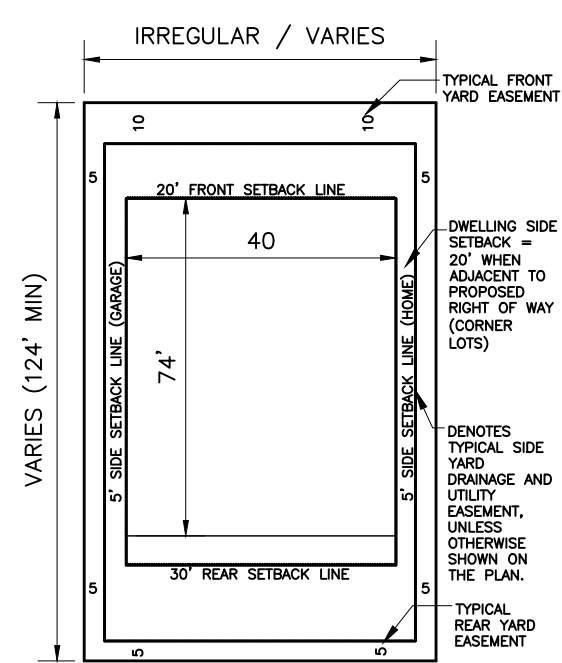
SITE DATA

TOTAL SITE AREA	= 48.16 AC	COTTAGE LOTS	
RESIDENTIAL R.O.W LOT AREA	= 6.45 AC	FRONT/CORNER SETBACK	= 20' MIN.
OUTLOT AREA	= 24.99 AC	REAR SETBACK	= 30' MIN.
TRAIL CONNECTION	= 16.43 AC	SIDE SETBACK (SF)	= 5' MIN.
WETLAND IMPACT AREA	= 0.29 AC	SIDE-LOAD BUILDING PAD	= 44(W')X90'(D')
	= 6,247 SF	FRONT-LOAD BUILDING PAD	= 40(W')X74'(D')

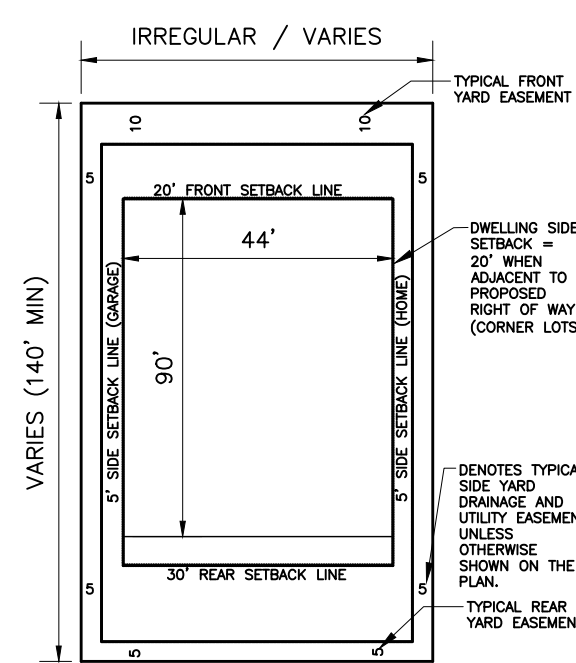
RESIDENTIAL R.O.W
STREET LENGTH
PARK SETBACK
COLLECTOR ROAD SETBACK
COUNTY ROAD 44 SETBACK
HWY 212 SETBACK

= 60' WIDTH
= 4,524 L.F.
= 40'
= 100' FROM CL
= 125' FROM CL
= GREATER OF 225' FROM
ADJACENT LANE CL OR 50'
FROM ROW

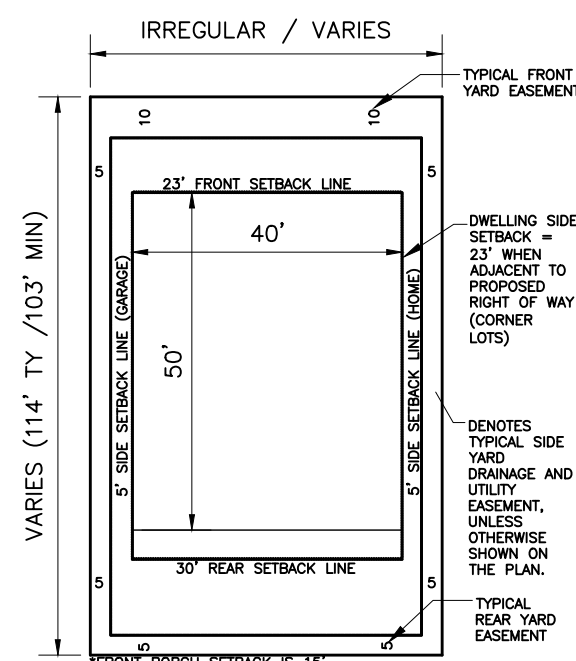
LOT DETAILS



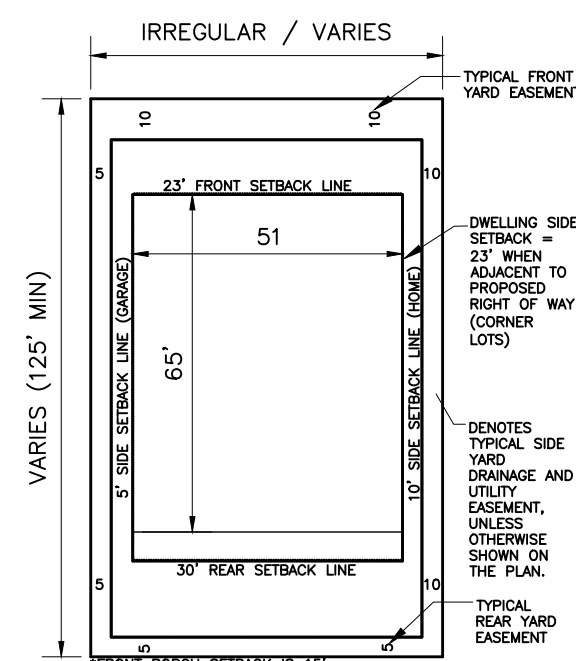
TYPICAL FRONT LOAD
COTTAGE LOT DETAIL



TYPICAL SIDE LOAD
COTTAGE LOT DETAIL



TYPICAL MANOR
LOT DETAIL



TYPICAL HERITAGE
LOT DETAIL

LEGEND:

---	EASEMENT LINE
---	BUILDING SETBACK
---	PROPERTY LINE
---	LOT LINE
---	ROW
---	WETLAND DELINEATION
---	WETLAND BUFFER
---	WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)
---	CREEK BUFFER
---	CREEK SETBACK
---	MAINTENANCE ACCESS

WETLAND SUMMARY

WETLAND BUFFER	= 30' AVG. (20 ft MIN)
WETLAND 4	= TYPE 1 AND 4
WETLAND 5	= TYPE 1
WETLAND 7	= TYPE 1

*PER KJOLHAUG ENVIRONMENTAL SERVICES
REPORT DATED: MARCH 2, 2018

WETLAND IMPACTS - BY DEVELOPER

WETLAND 4 (PARTIAL)	655 SF
WETLAND 5 (FULL)	5,592 SF
TOTAL:	6,247 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	12,494 SF

WETLAND 7 IMPACTS - BY CITY

WETLAND 7 (PARTIAL)	16,292 SF
---------------------	-----------



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LOT COUNT

49 MANOR LOTS
50'X114' SINGLE FAMILY

**35 HERITAGE SINGLE
FAMILY LOTS**
66'X125' SINGLE FAMILY

35 COTTAGE LOTS
22 - FRONT LOAD - 50'X124'

13 - SIDE LOAD - 54'X140

119 TOTAL LOTS
24.99 TOTAL ACRES
(exclude outlots, row, trail)
4.80 UNITS/ACRE

HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

SITE PLAN - OVERALL

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MINNESOTA

DAVE NASH, PE
11-3-20

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

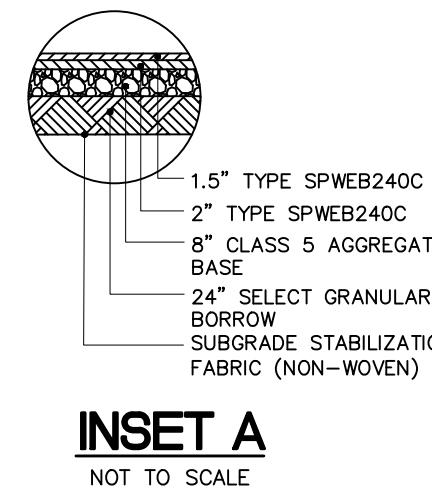
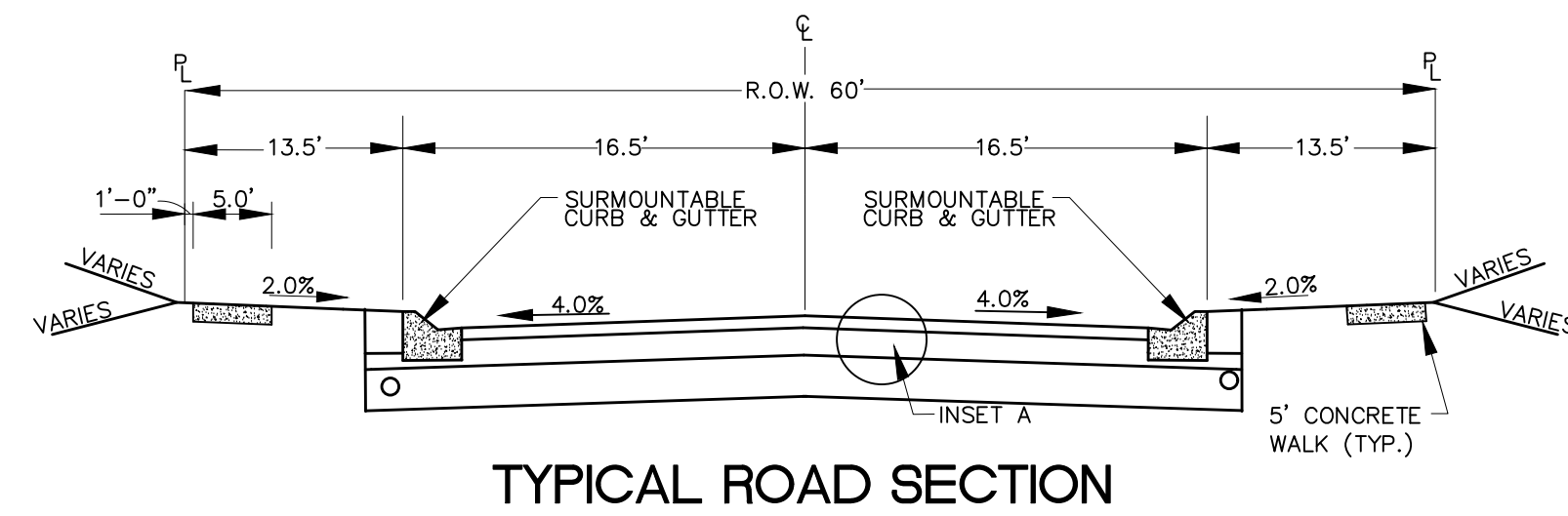
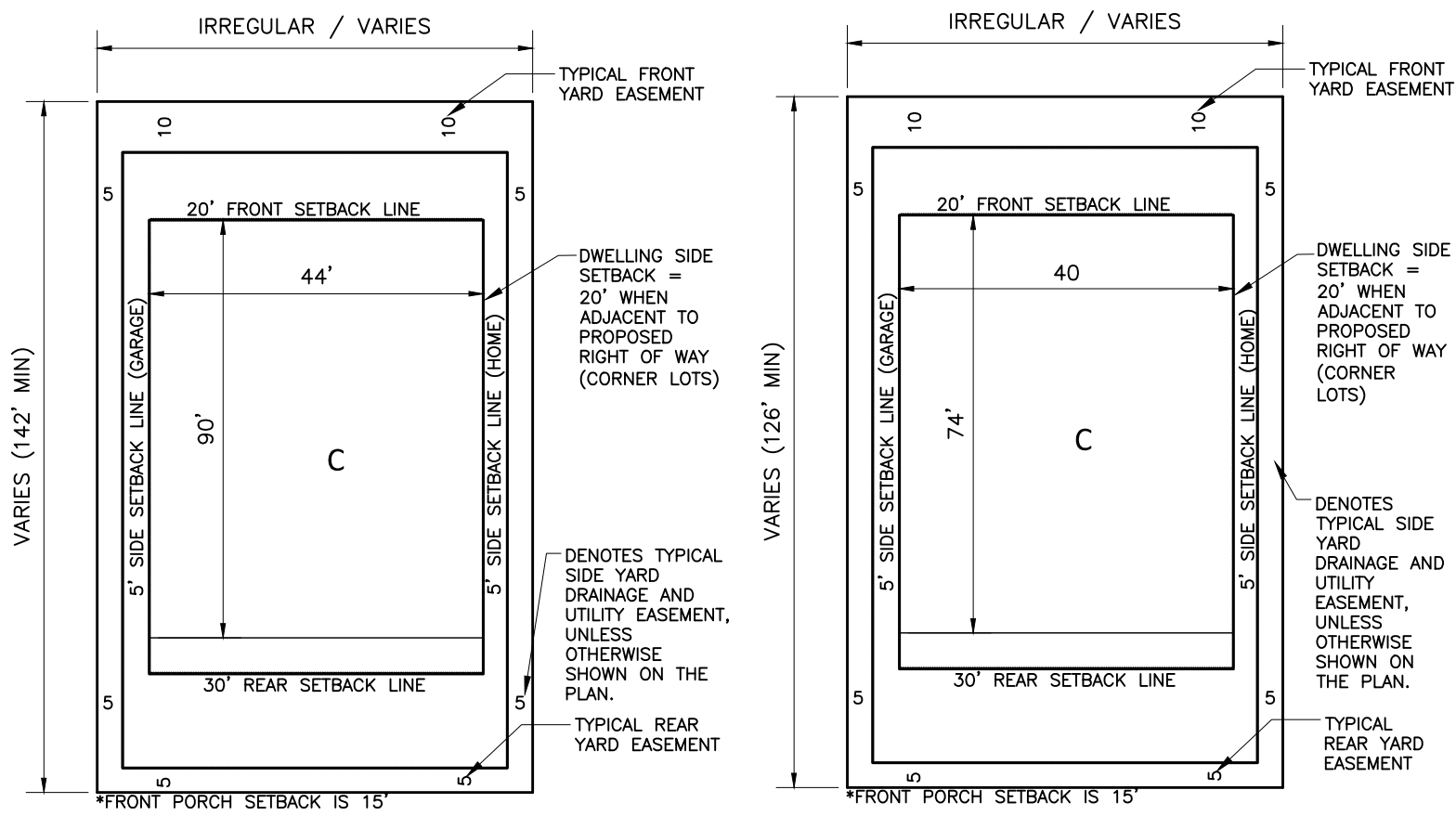
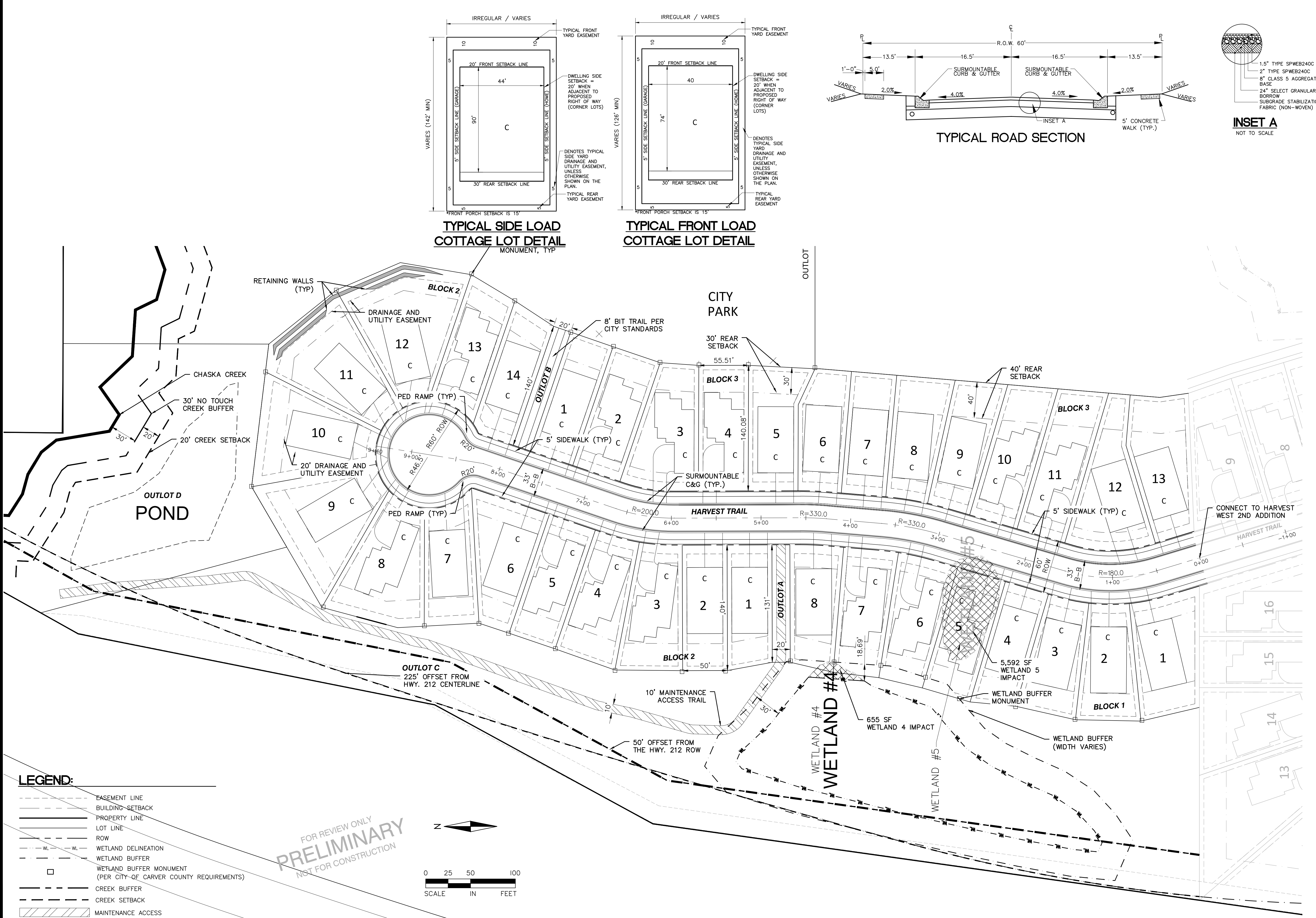
11-3-20 PRELIMINARY PLAT

11-25-20 CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

11



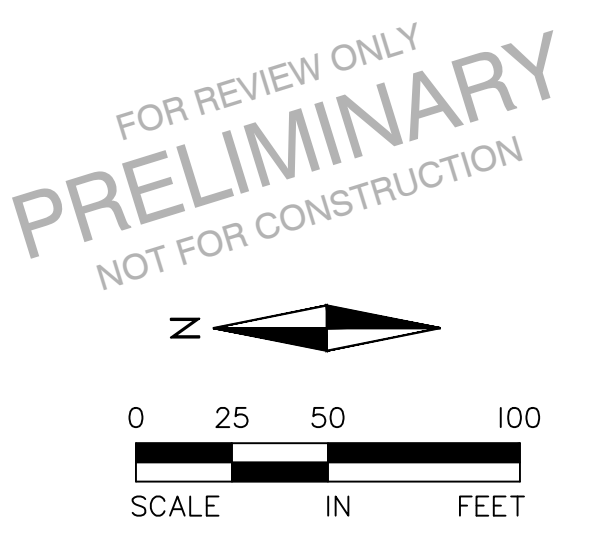
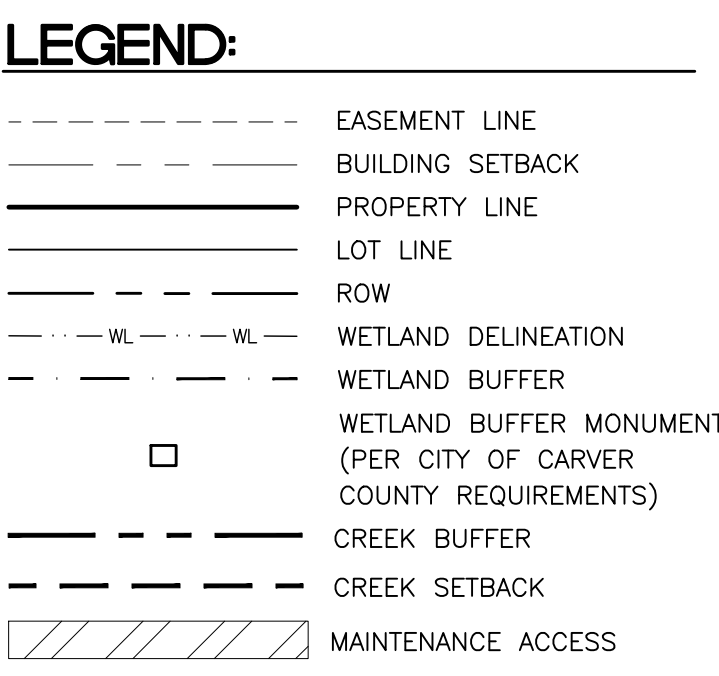
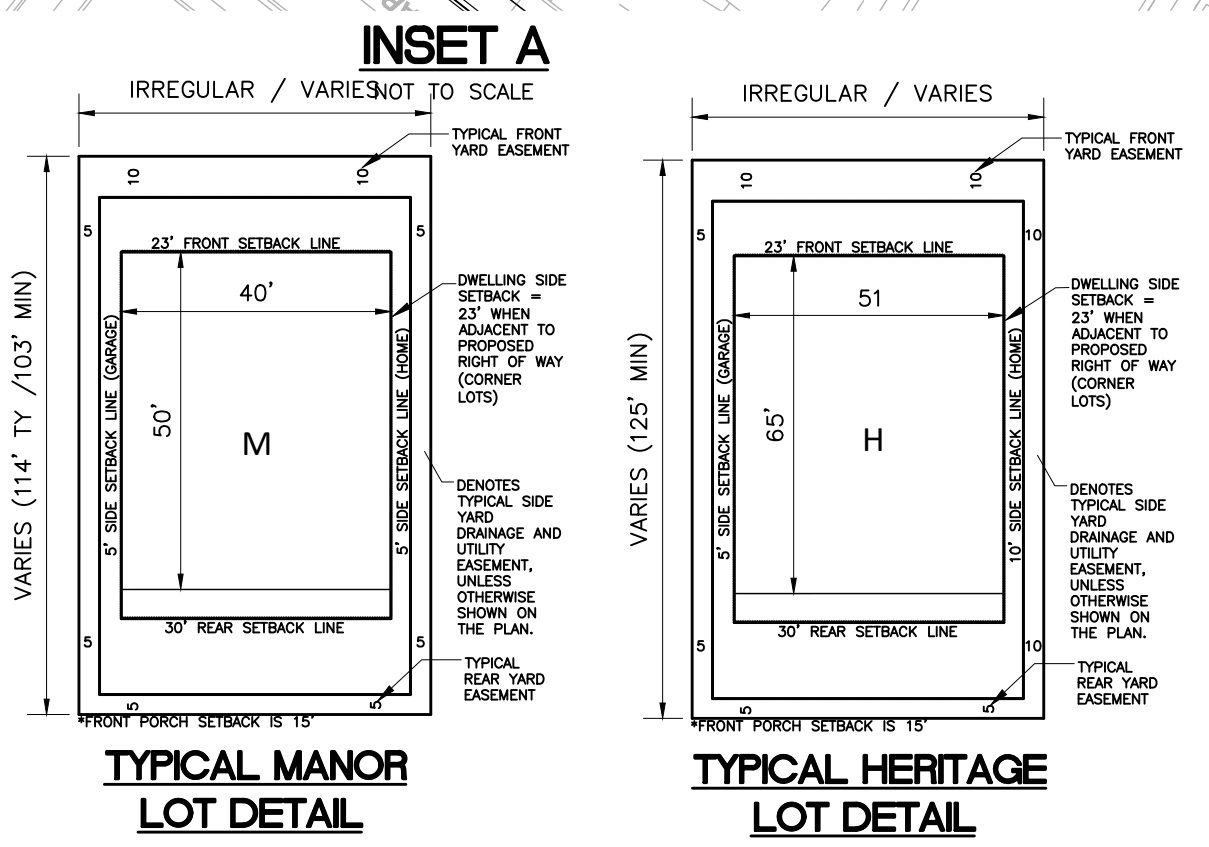
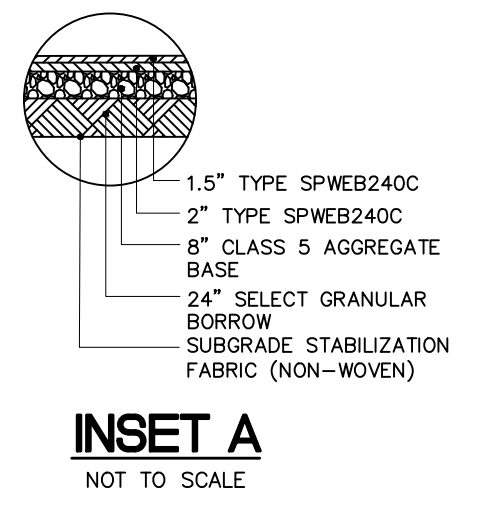
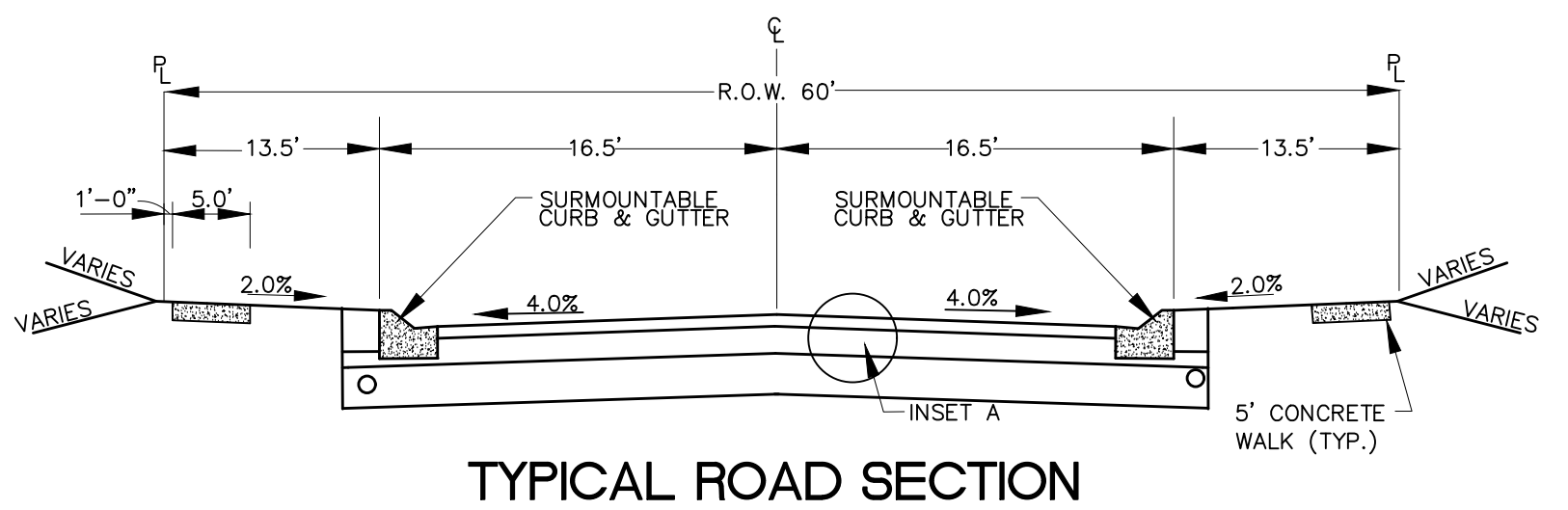
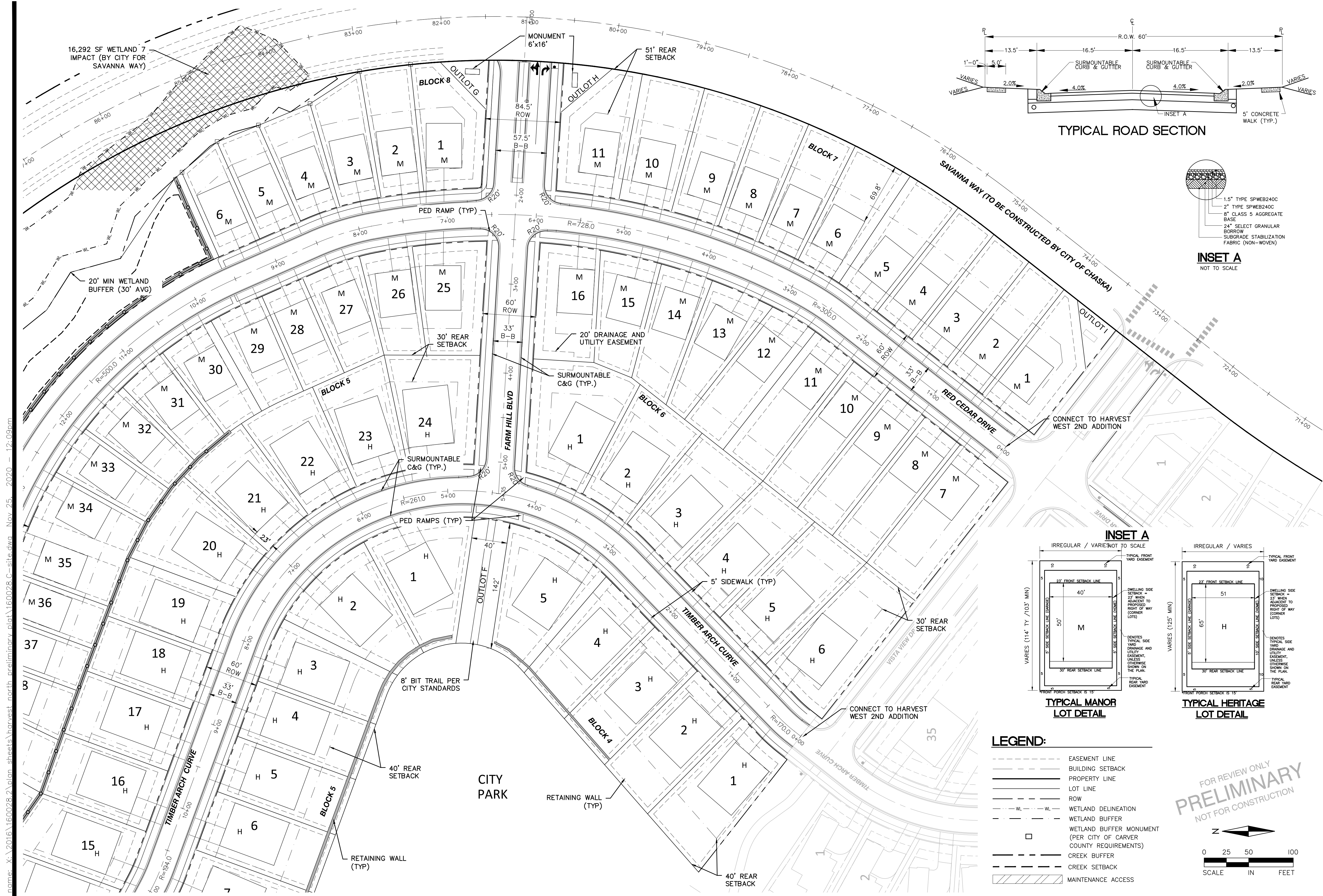
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DAVE NASH, PE
11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

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11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW B

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11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

SITE PLAN - VIEW C

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11-3-20	
Date	License No.

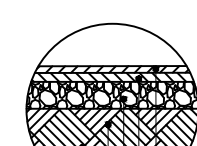
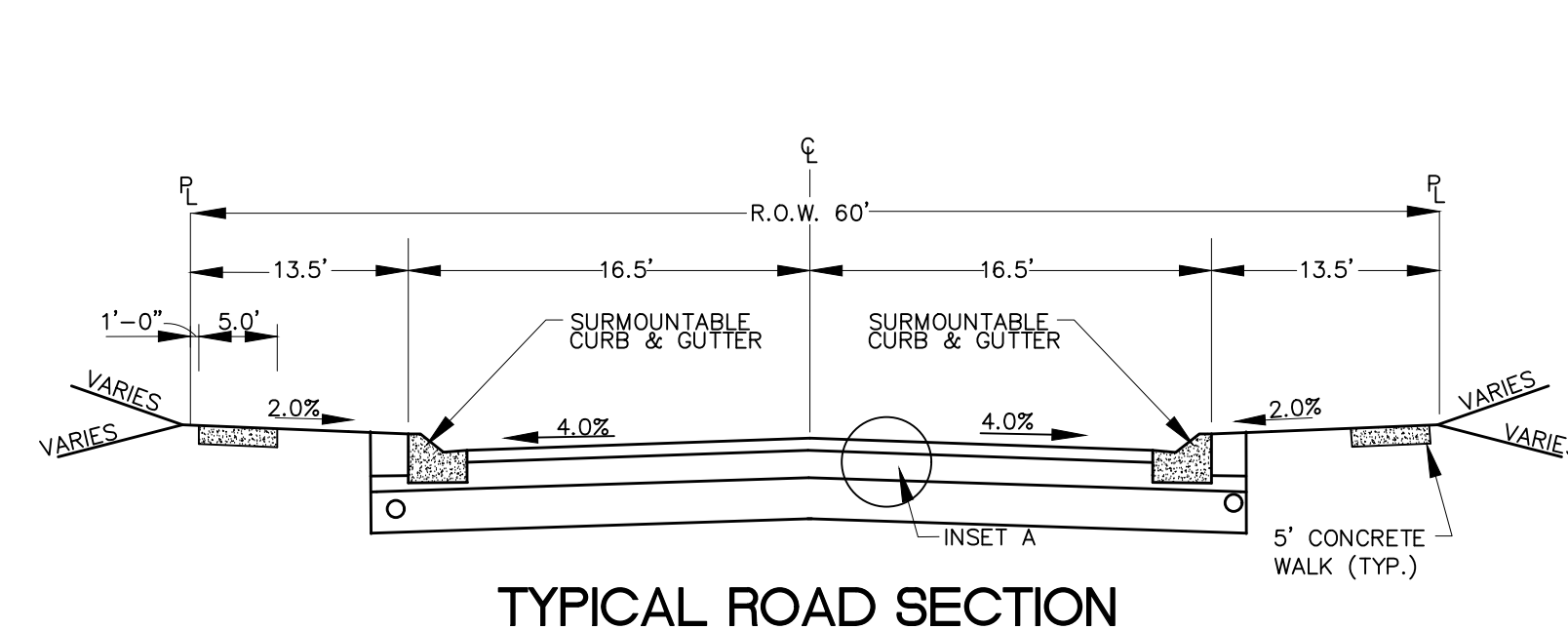
QUALITY ASSURANCE/CONTROL

BY _____		DATE _____	
DATE		ISSUE	
11-3-20	PRELIMINARY PLAT		
11-25-20	CITY COMMENTS		

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

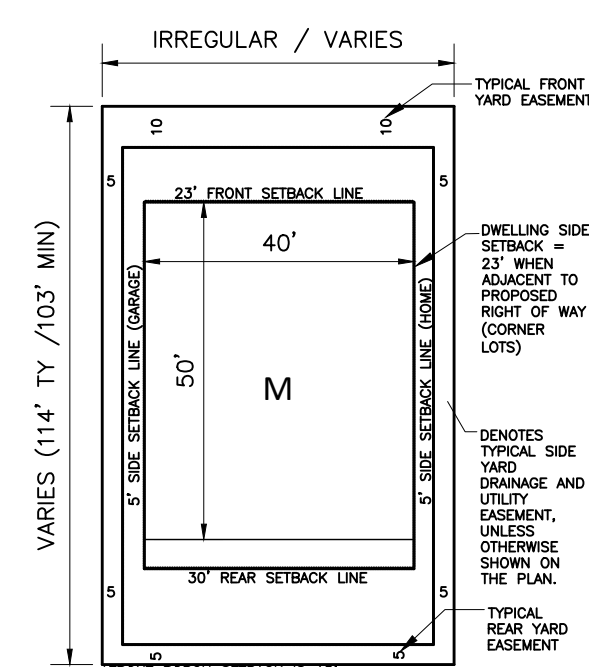
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SHEET 14 OF 45

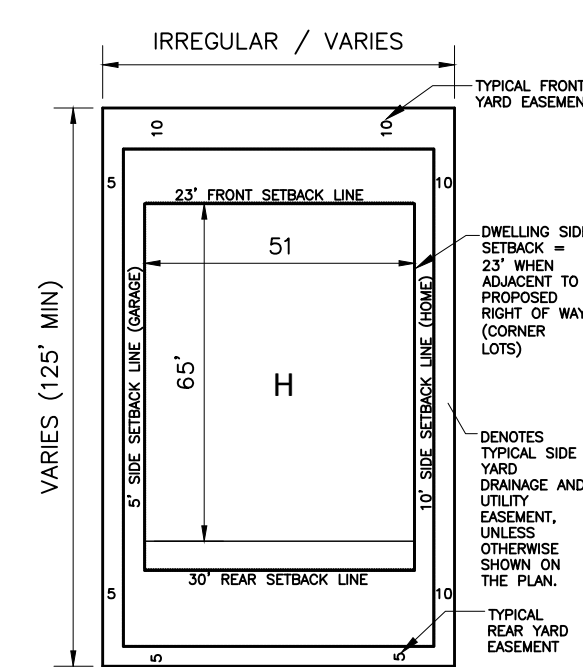


1.5" TYPE SPWEB240C
2" TYPE SPWEB240C
8" CLASS 5 AGGREGATE
BASE
24" SELECT GRANULAR
BORROW
SUBGRADE STABILIZATION
FABRIC (NON-WOVEN)

INSET A
NOT TO SCALE



TYPICAL MANOR
LOT DETAIL



**TYPICAL HERITAGE
LOT DETAIL**

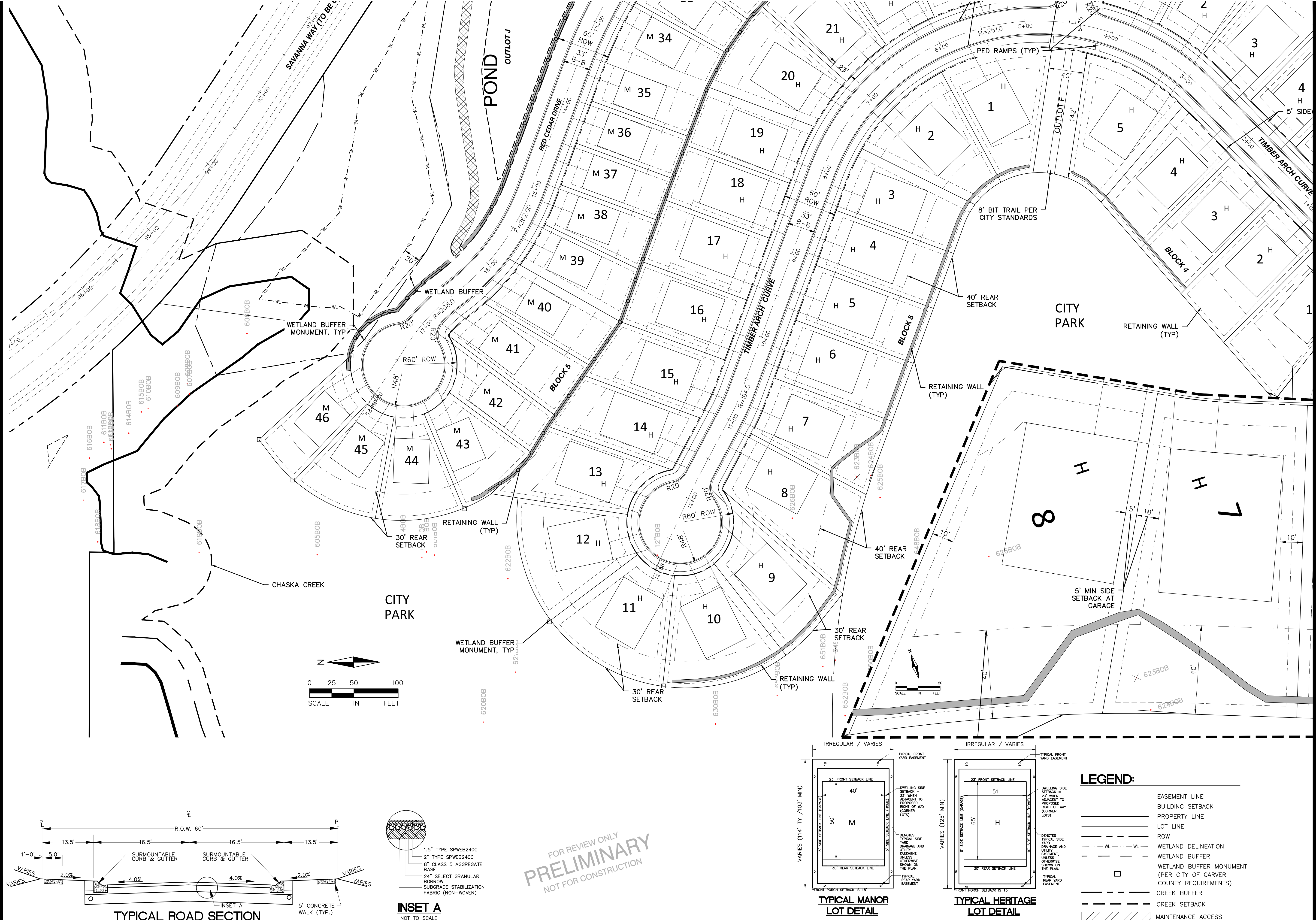
LEGEND:

- | | |
|---|--|
|  | EASEMENT LINE |
|  | BUILDING SETBACK |
|  | PROPERTY LINE |
|  | LOT LINE |
|  | ROW |
|  | WETLAND DELINEATION |
|  | WETLAND BUFFER |
|  | WETLAND BUFFER MONUMENT
(PER CITY OF CARVER
COUNTY REQUIREMENTS) |
|  | CREEK BUFFER |
|  | CREEK SETBACK |
|  | MAINTENANCE ACCESS |

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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plot\160028.C-site.dwg Nov. 25, 2020 12:09pm
7.B. PUBLIC HEARING: Approve the...
Page 56 of 99



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW D

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DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plot\160028.C-arad.dwg Nov 25, 2020 12:11pm



GRADING NOTES:

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

GRADING LEGEND:

FRONT OF PAD
954.3
(1) W
950.3
REAR OF PAD

957.6
REAR ELEVATION

F
L
W

FULL BASEMENT
LOOK OUT
WALK OUT

--- 789 ---
--- 789 ---

EXISTING CONTOUR
PROPOSED CONTOUR

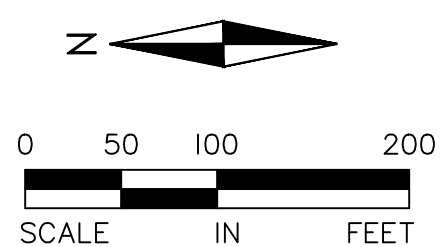
62.44
TW XXX
BW XXX
XTB962.44

PROPOSED SPOT ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
TOP OF BERM ELEVATION

2.00%

DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING

RETAINING WALL
PROPOSED CATCH BASINS
PROPOSED STORM SEWER
WETLAND DELINEATION
TREE PROTECTION LIMITS
EXISTING VEGETATION LIMITS
EXISTING TREE TO REMAIN
CREEK BUFFER
CREEK SETBACK
MAINTENANCE ACCESS



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
GRADING AND DRAINAGE PLAN - OVERALL

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DAVE NASH, PE
11-3-20
Date License No.

QUALITY ASSURANCE/CONTROL

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11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

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14. ALL WETLAND BUFFERS MUST BE RESTORED IMMEDIATELY AFTER MASS GRADING IS COMPLETE

FRONT OF PAD

- 954.3 GARAGE FLOOR ELEVATION
- (1) ADDITIONAL REQUIRED STEPS BEYOND TYP.
- W50 STEP ASSUMED = 0.60' (7")
- HOUSE TYPE
- LOWEST FLOOR ELEVATION
- REAR OF PAD 957.6 REAR FLOOR ELEVATION

F FULL BASEMENT
L LOOK OUT
W WALK OUT

-- 789 -- EXISTING CONTOUR
—— 789 — PROPOSED CONTOUR

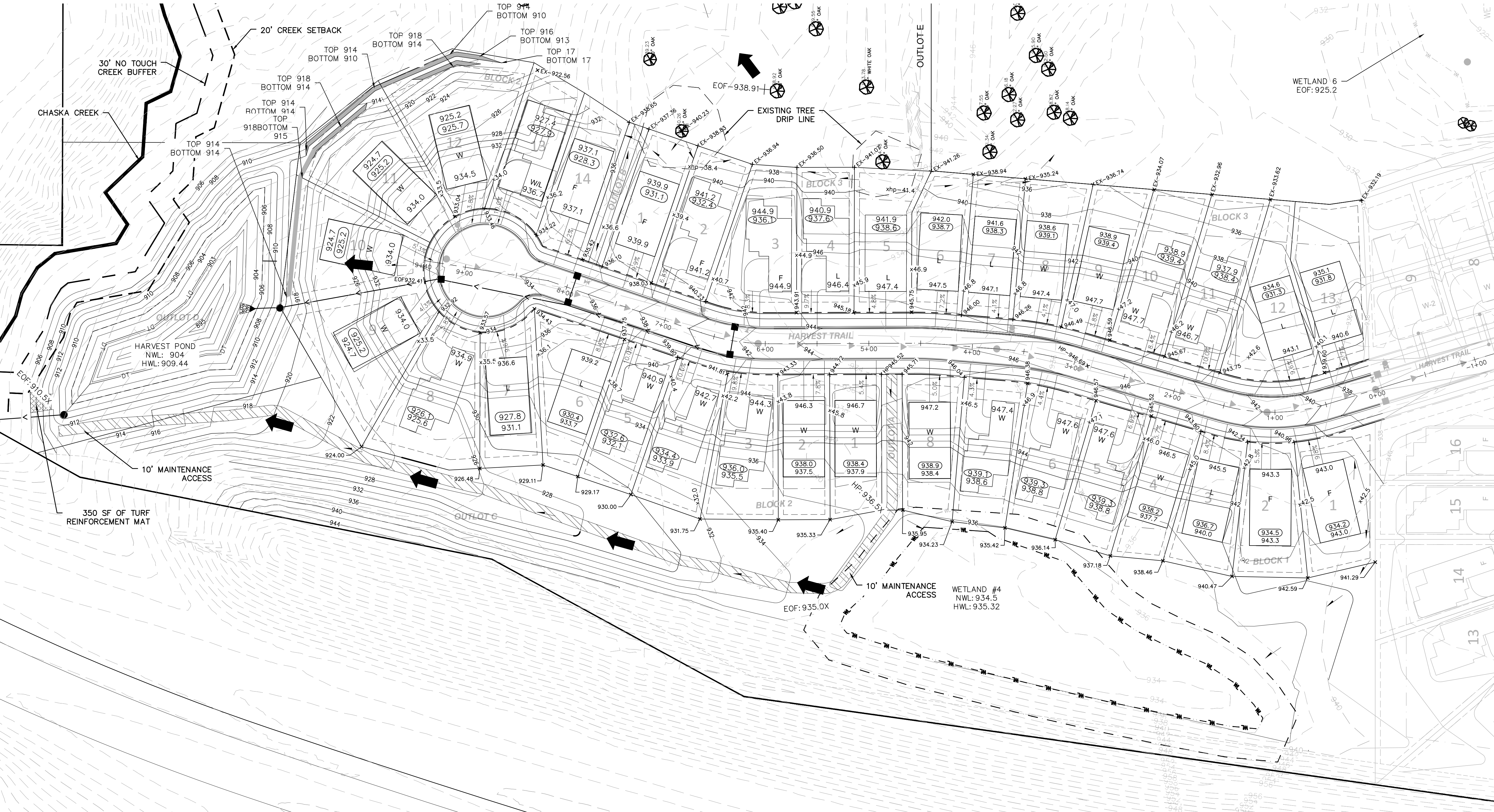
62.44 x962.44 PROPOSED SPOT ELEVATION
TW XXX TOP OF WALL ELEVATION
BW XXX BOTTOM OF WALL ELEVATION
xTB962.44 TOP OF BERM ELEVATION

➤ 2.00% DIRECTION OF DRAINAGE
➡ EMERGENCY OVERFLOW ROUTING

===== RETAINING WALL
■ ● PROPOSED CATCH BASINS
> > PROPOSED STORM SEWER
— WL — WETLAND DELINEATION
----- TREE PROTECTION LIMITS
~~~~~ EXISTING VEGETATION LIMITS

- - - - -769- - - - -770- - - - - EXISTING TREE TO REMAIN

———— CREEK BUFFER  
———— CREEK SETBACK  
 MAINTENANCE ACCESS



**PRELIMINARY PLAT & PUD SUBMITTAL**

**GRADING AND DRAINAGE PLAN - VIEW A**

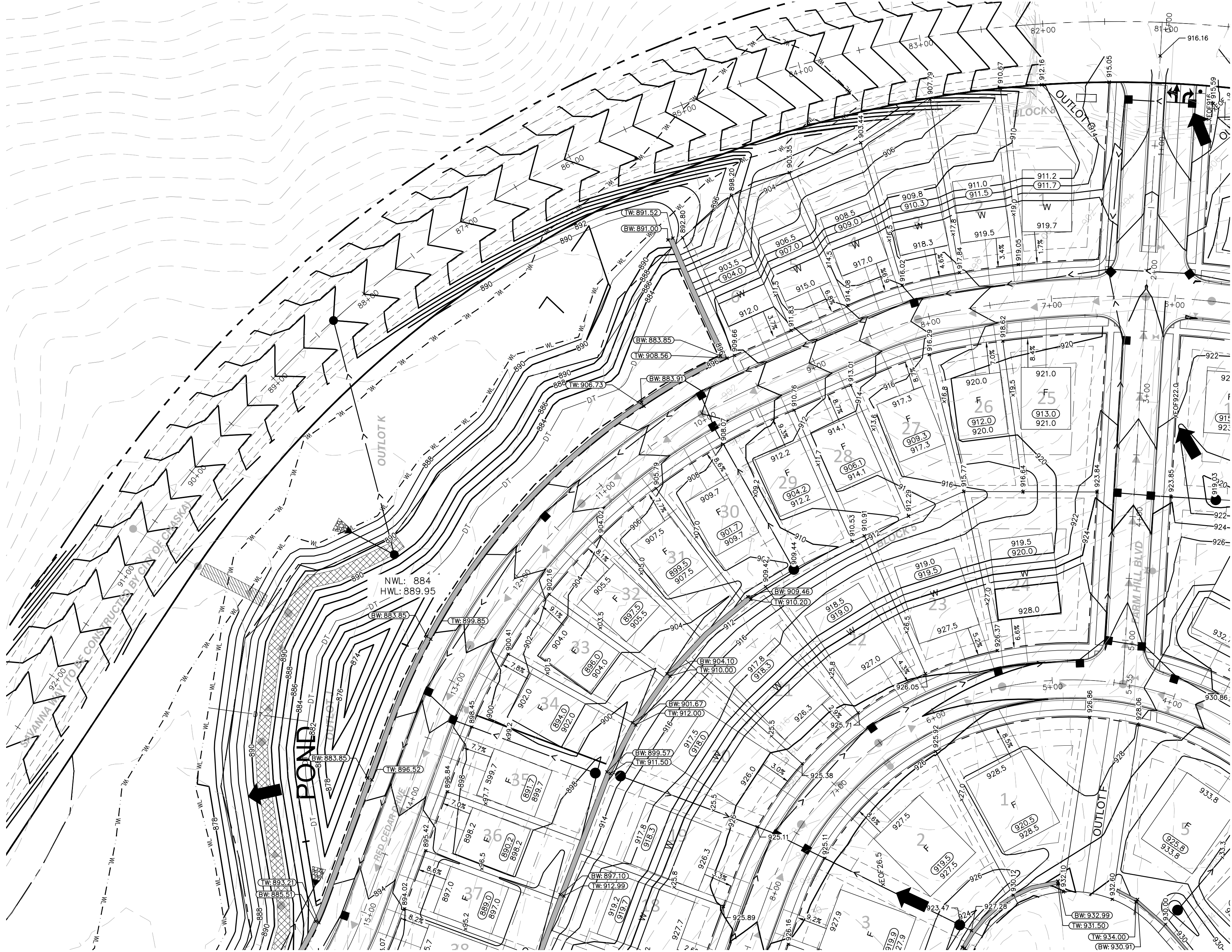
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| DESIGNED:         | DN         |
| DRAWN:            | TAS        |
| PROJECT NO:       | 216-0028.C |







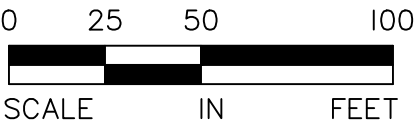
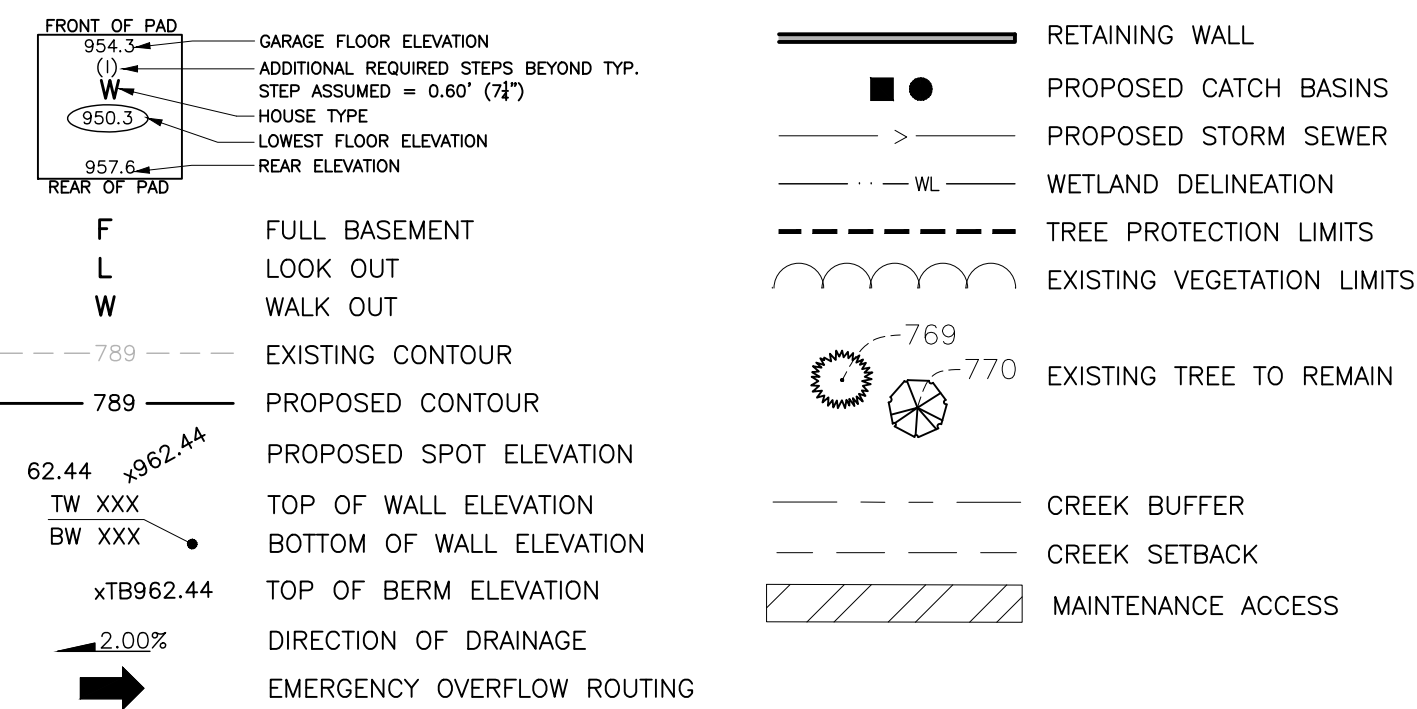
Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.2-arad.dwg Nov 25, 2020 12:12pm



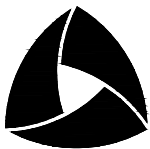
GRADING NOTES:

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

GRADING LEGEND:



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING AND DRAINAGE PLAN - VIEW C

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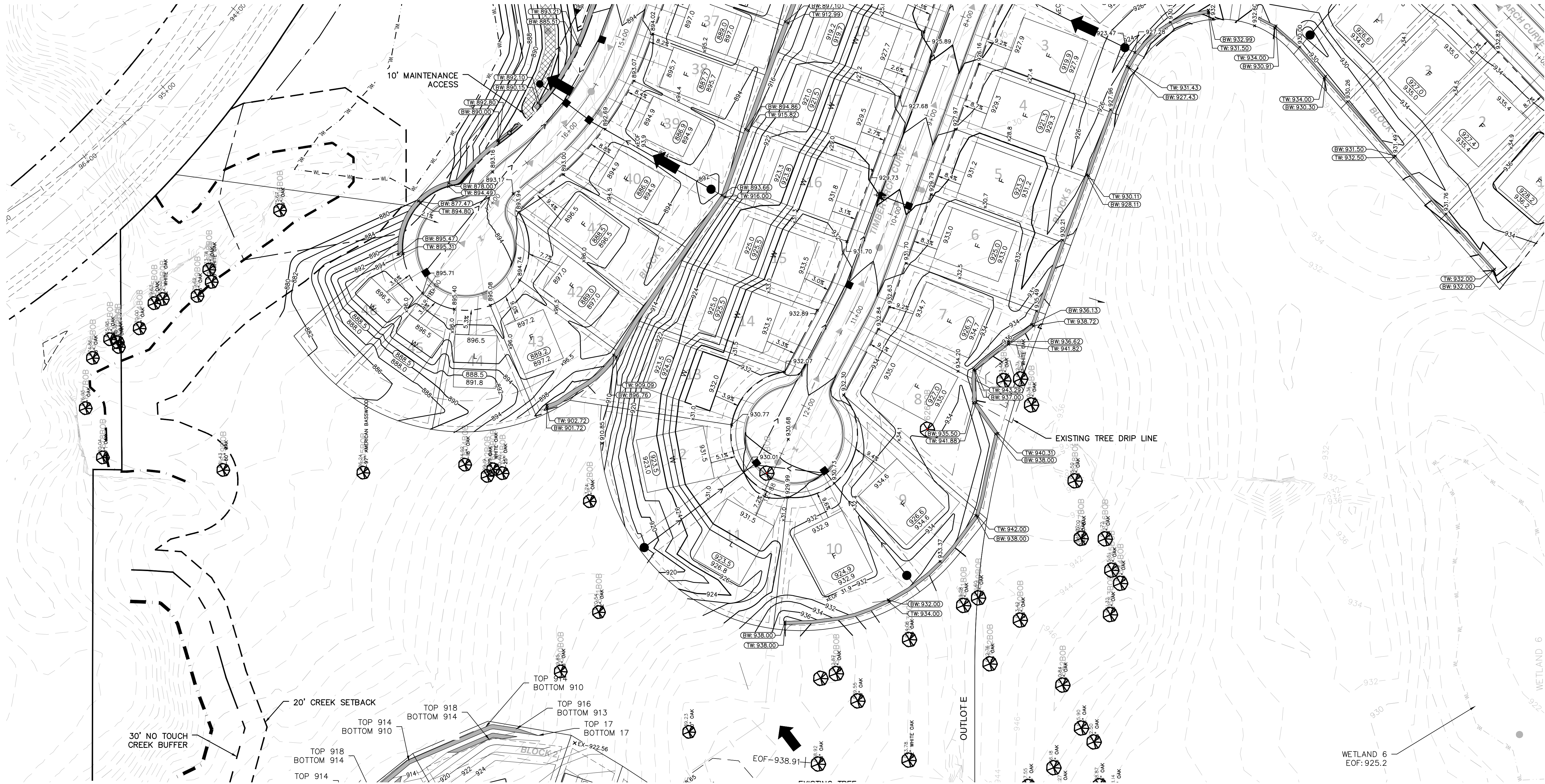
DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
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| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
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| PROJECT TEAM DATA |            |
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| DRAWN:            | TAS        |
| PROJECT NO:       | 216-0028.C |

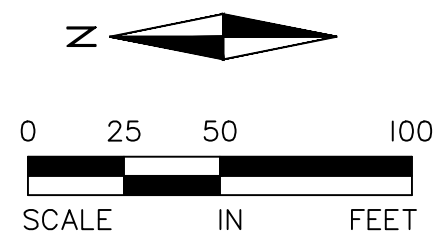
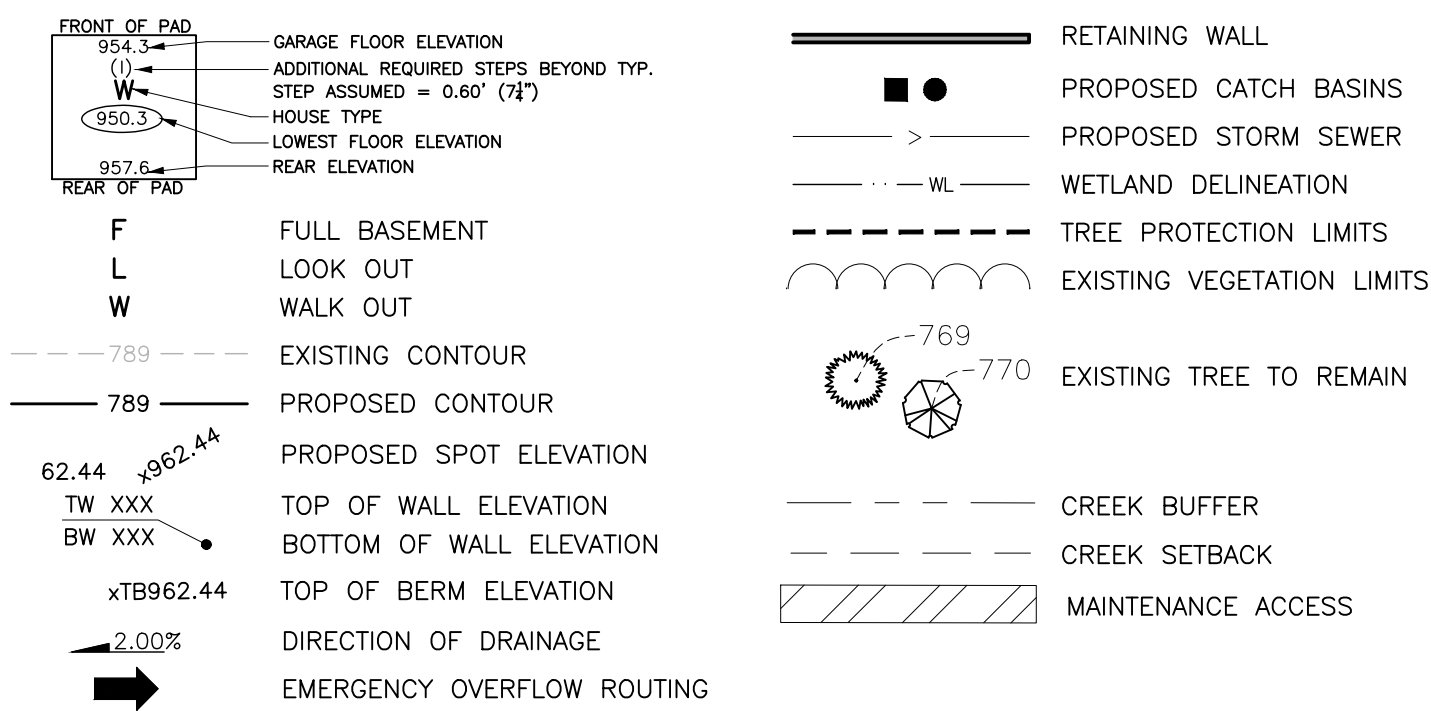




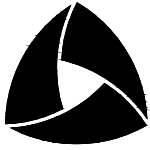
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GRADING AND DRAINAGE PLAN - VIEW D

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| DATE                      | ISSUE            |
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| 11-25-20                  | CITY COMMENTS    |
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| PROJECT TEAM DATA         |                  |
| DESIGNED:                 | DN               |
| DRAWN:                    | TAS              |
| PROJECT NO:               | 216-0028.C       |



| ACTIVE SWPPP LEGEND / SCHEDULE                                                                  |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| CONSTRUCTION SEQUENCE                                                                           | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR |
| MULCH BERM                                                                                      |     |     |     |     |     |     |     |     |     |     |     |     |     |
| FIBER ROLLS / MULCH SOCKS                                                                       |     |     |     |     |     |     |     |     |     |     |     |     |     |
| SILT FENCE                                                                                      |     |     |     |     |     |     |     |     |     |     |     |     |     |
| TEMPORARY MULCH COVER                                                                           |     |     |     |     |     |     |     |     |     |     |     |     |     |
| TEMPORARY HYDROMULCH                                                                            |     |     |     |     |     |     |     |     |     |     |     |     |     |
| EROSION CONTROL BLANKET                                                                         |     |     |     |     |     |     |     |     |     |     |     |     |     |
| ROCK DRIVEWAY / ROCK PADS                                                                       |     |     |     |     |     |     |     |     |     |     |     |     |     |
| INLET PROTECTION DEVICES                                                                        |     |     |     |     |     |     |     |     |     |     |     |     |     |
| PAVEMENT (DRIVEWAY/ROADS)                                                                       |     |     |     |     |     |     |     |     |     |     |     |     |     |
| SOD                                                                                             |     |     |     |     |     |     |     |     |     |     |     |     |     |
| STOCKPILES                                                                                      |     |     |     |     |     |     |     |     |     |     |     |     |     |
| NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES |     |     |     |     |     |     |     |     |     |     |     |     |     |

NOTE TO CONTRACTOR:

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

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

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO THE GRADING PLAN NOTES AND DETAILS SHEET FOR INFORMATION

TOPSOIL MANAGEMENT IS A SEPARATE DOCUMENT AND NOT PART OF THIS PLANSET

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

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

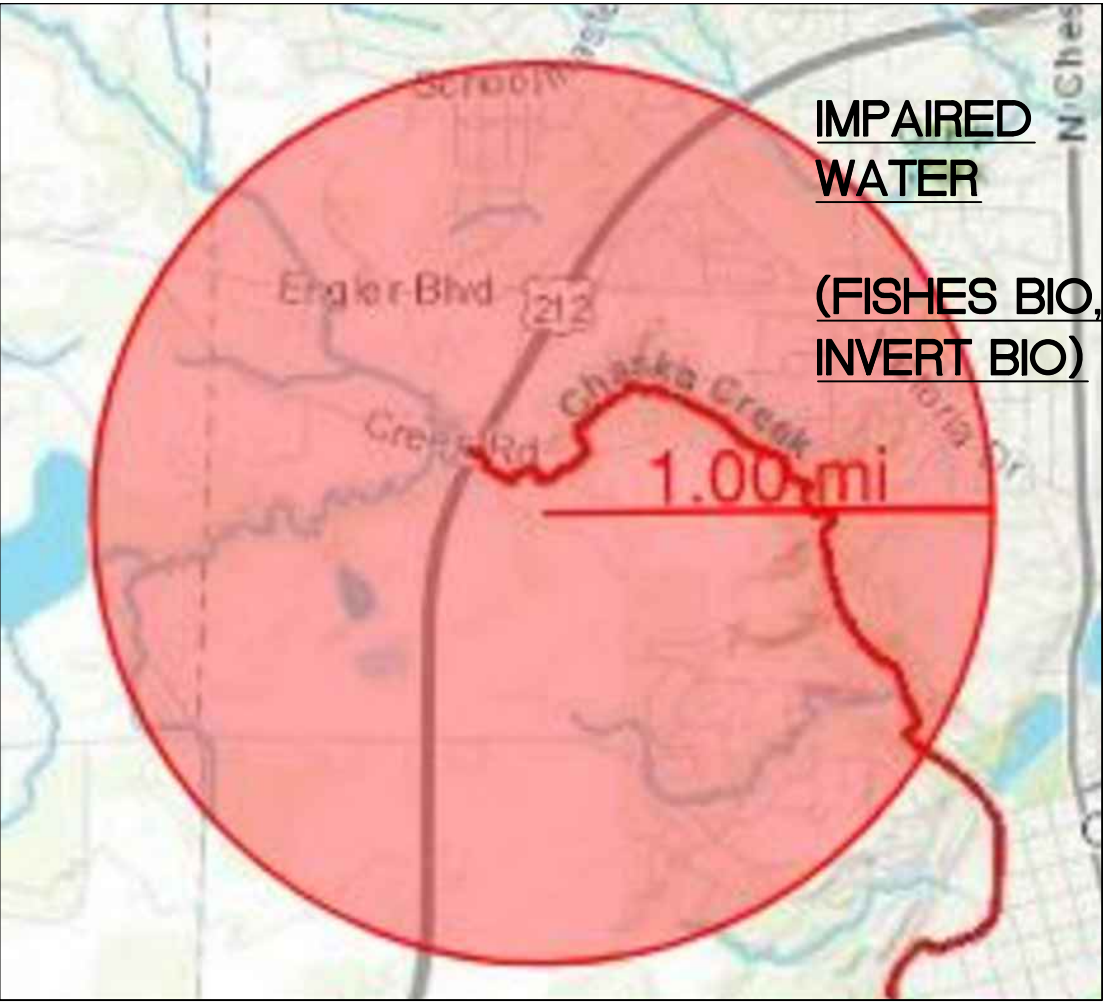
STREET & UTILITY PHASE:

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

SWPPP BMP QUANTITIES (PER PLAN):

- |                             |           |
|-----------------------------|-----------|
| 1. STANDARD PRE SILT FENCE  | 13,046 LF |
| 2. STANDARD POST SILT FENCE | 1,994 LF  |
| 3. EROSION CONTROL BLANKET  | 2,505 SY  |
| 4. BIOROLL/BIOLOG           | 38 EA     |
| 5. TEMPORARY SEEDING        | 36.1 AC   |
| 6. INLET PROTECTION         | 53 EA     |

\*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY



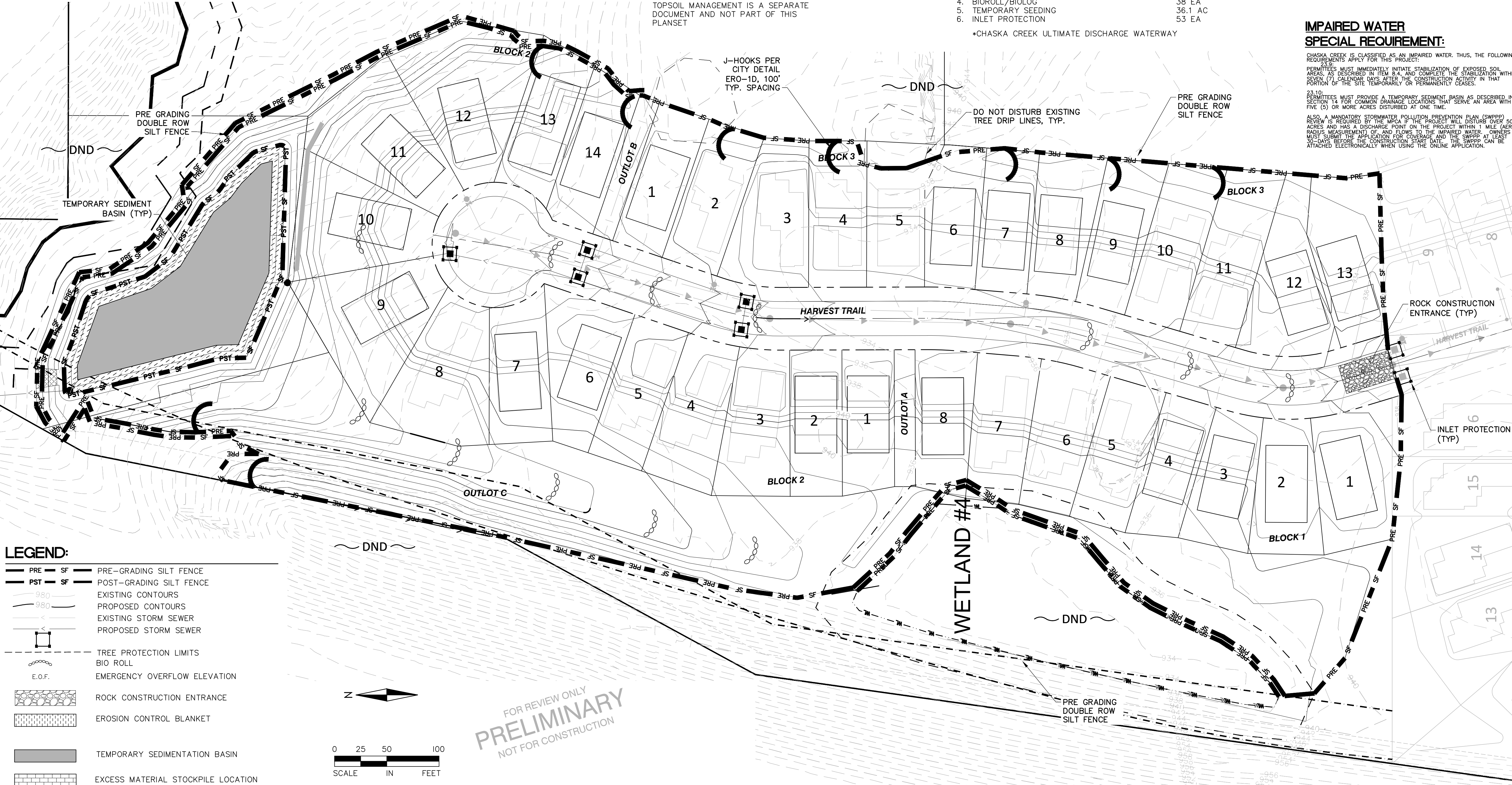
VICINITY MAP

IMPAIRED WATER

SPECIAL REQUIREMENT:

CHASKA CREEK IS CLASSIFIED AS AN IMPAIRED WATER. THUS, THE FOLLOWING REQUIREMENTS APPLY FOR THIS PROJECT:  
PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10: PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.  
ALSO, A MANDATORY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REVIEW IS REQUIRED BY THE MPCA IF THE PROJECT WILL DISTURB OVER 50 ACRES AND HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF AND FLOWS TO THE IMPAIRED WATER. OWNERS MUST SUBMIT THE APPLICATION FOR COVERAGE AND THE SWPPP AT LEAST 30-DAYS BEFORE THE CONSTRUCTION START DATE. THE SWPPP CAN BE ATTACHED ELECTRONICALLY WHEN USING THE ONLINE APPLICATION.



LEGEND:

- PRE SF PRE-GRADING SILT FENCE
- PST SF POST-GRADING SILT FENCE
- 980 EXISTING CONTOURS
- 980 PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TREE PROTECTION LIMITS
- BIO ROLL
- E.O.F. EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION



0 25 50 100  
SCALE IN FEET

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN- VIEW A

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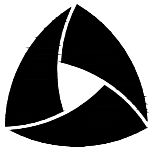
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PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C

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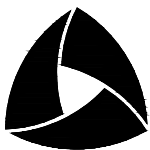
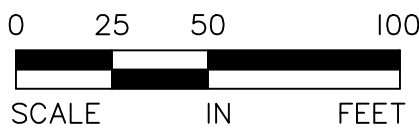




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EROSION AND SEDIMENT CONTROL PLAN- VIEW B

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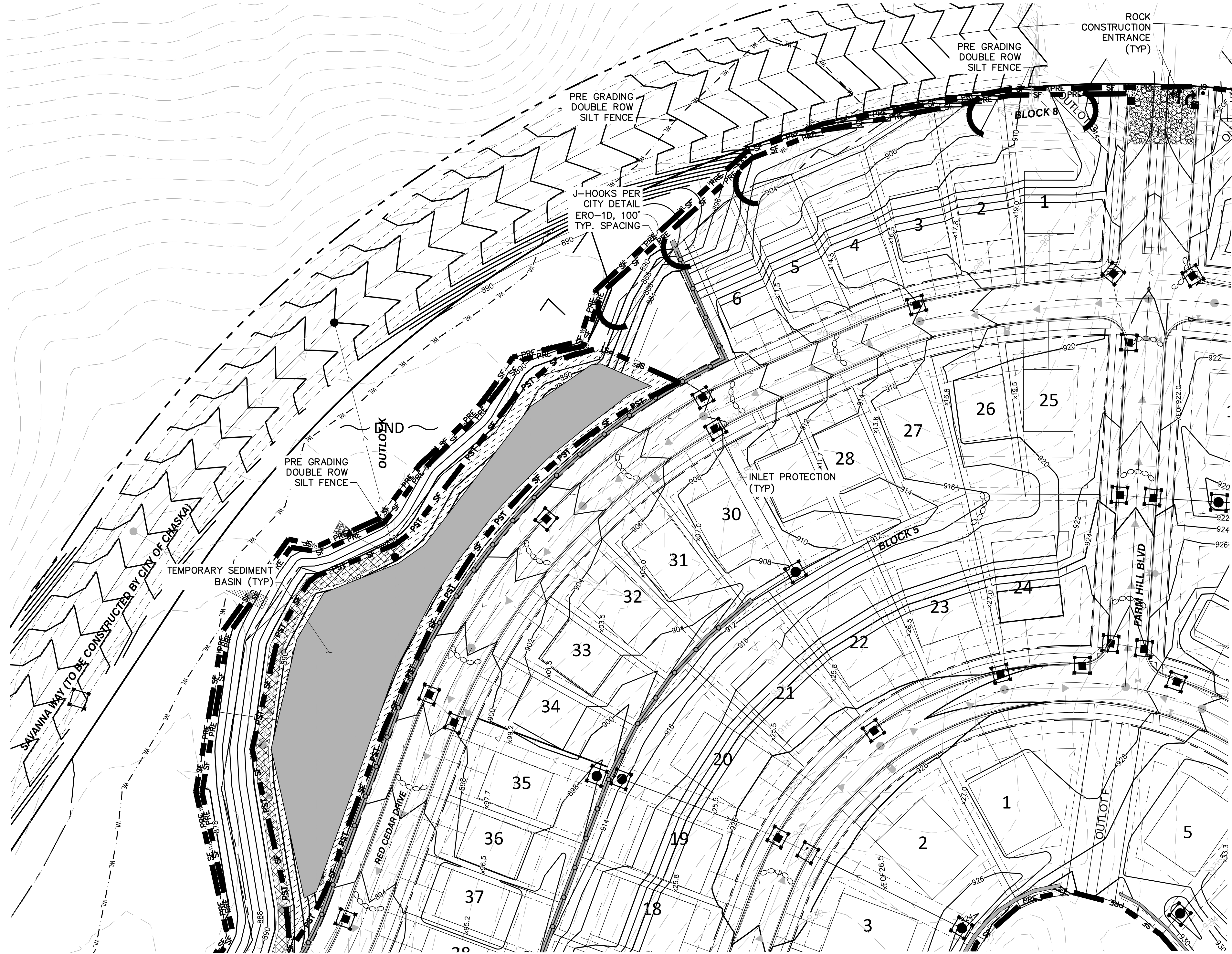
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LEGEND:

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- 980 EXISTING CONTOURS
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- < EXISTING STORM SEWER
- < PROPOSED STORM SEWER
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SCALE IN FEET



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HARVEST WEST 3RD ADDITION

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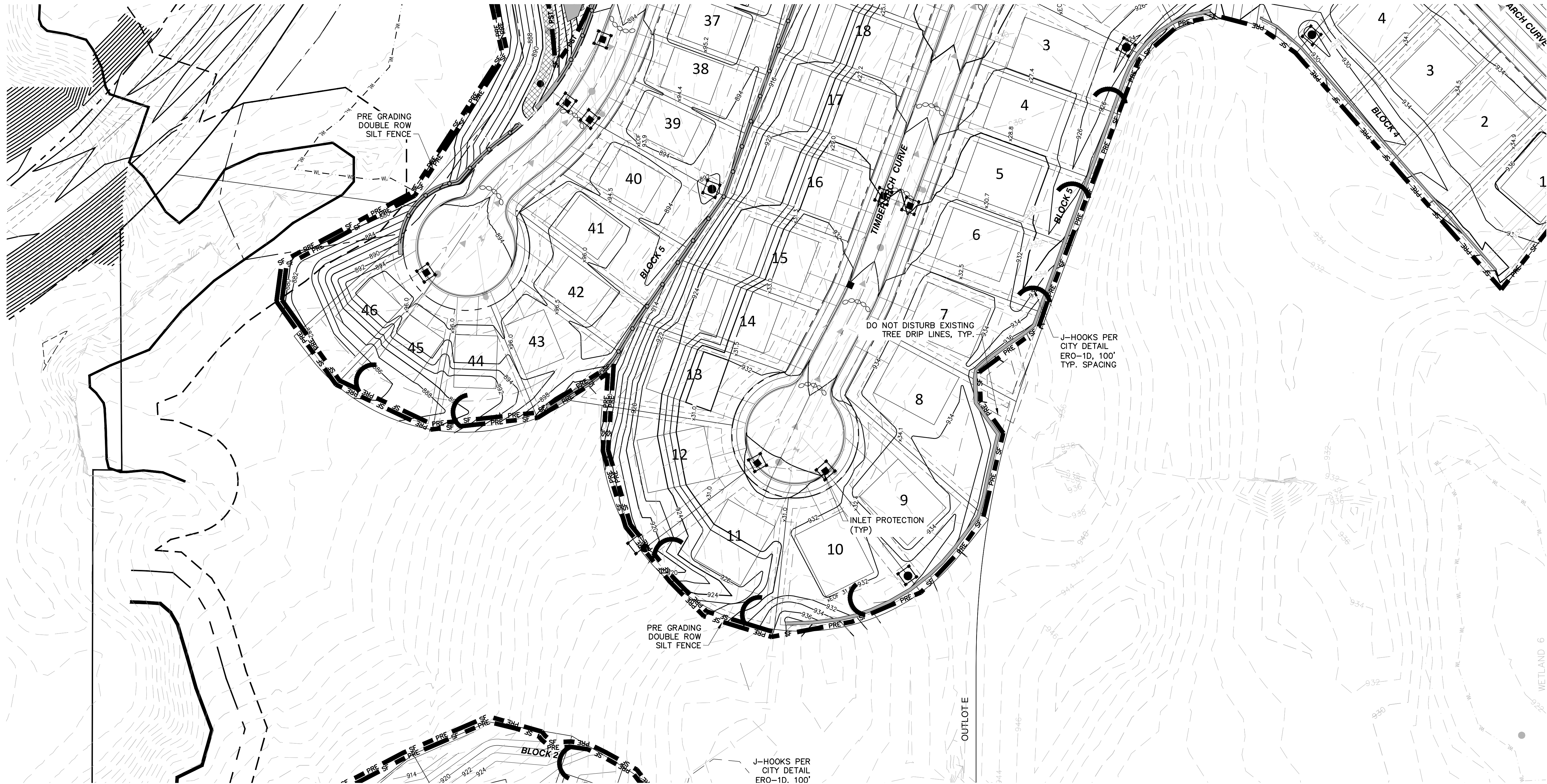
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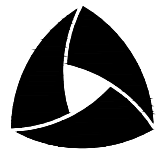
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11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| DATE     | ISSUE            |
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| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
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PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: JEP  
PROJECT NO: 216-0028.C



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EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).
- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DAPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASSES, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-SLAZE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS. GRASSING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED (MNDOT MIX 22-112 @ 100#/AC. AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

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

PERMANENT COVER:

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

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT COVER OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION.
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER, AND
- C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY 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 DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

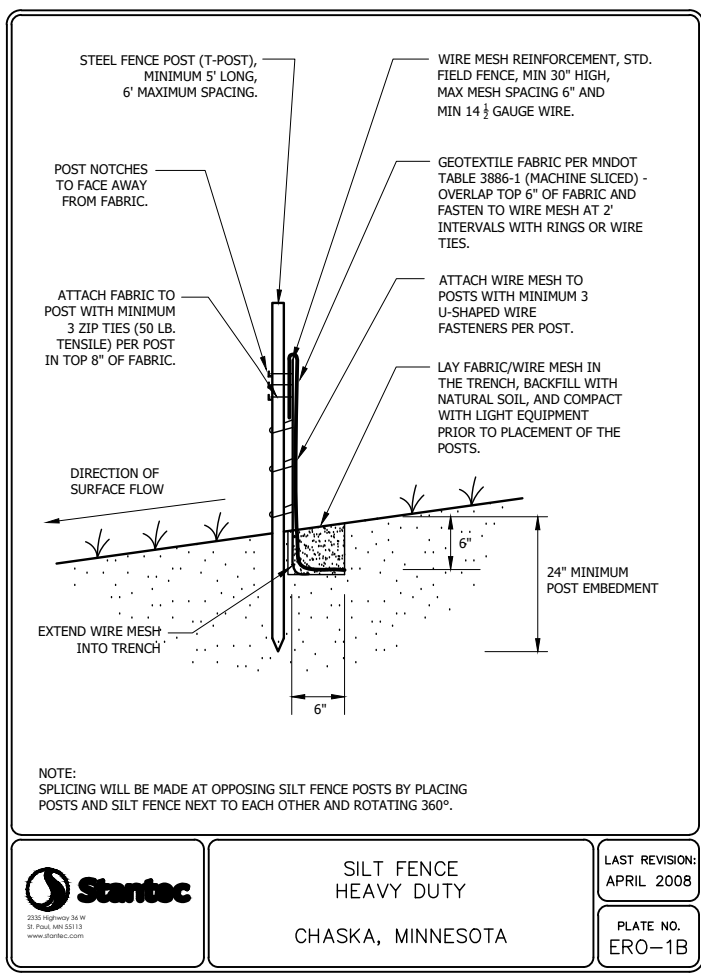
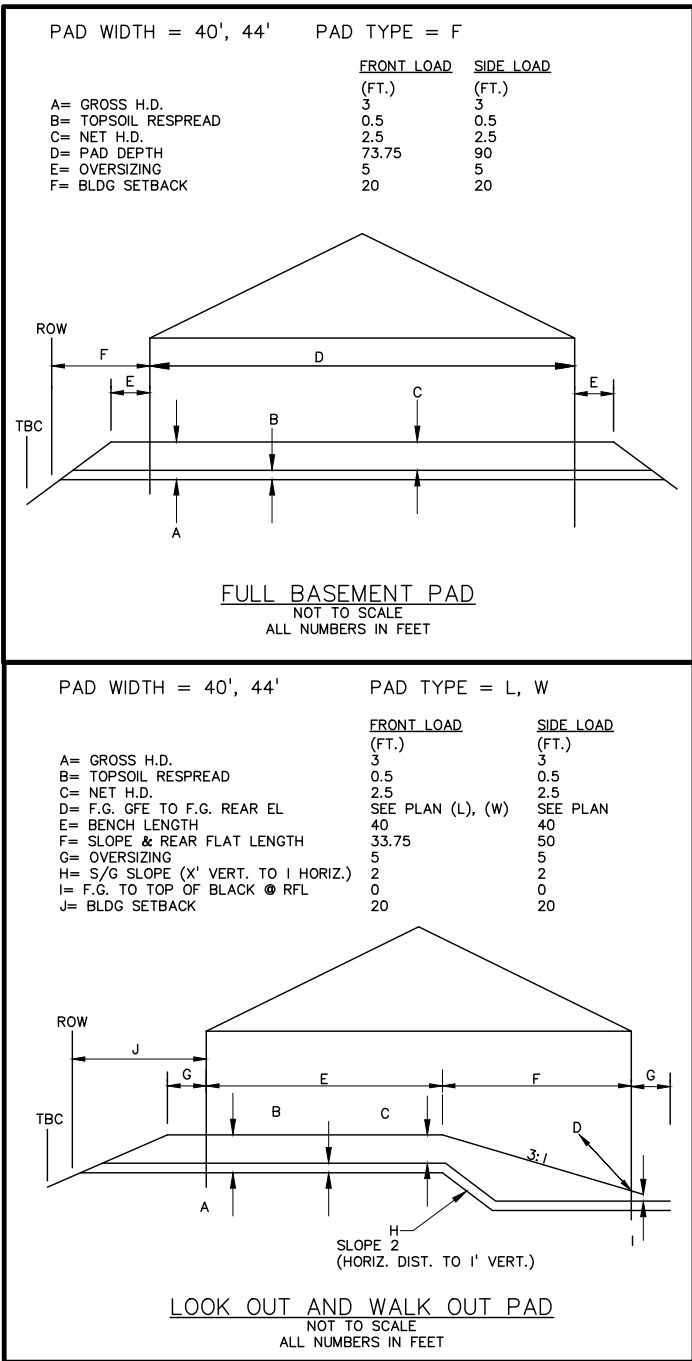
1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT/REPAIR - BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDAR DAYS OF DISCOVERY.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
  - A. DATE AND TIME OF INSPECTIONS;
  - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
  - C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
  - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
  - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS.
  - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

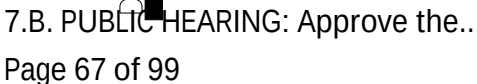
1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES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

VILLA HOLD DOWN DETAILS





7.B. PUBLIC  
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CHASKA, MN

# PRELIMINARY PLAT & PUD SUBMITTAL

## GRADING PROFILES 1

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

QUALITY ASSURANCE/CONTROL

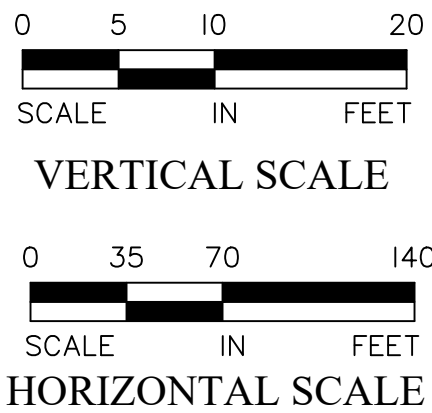
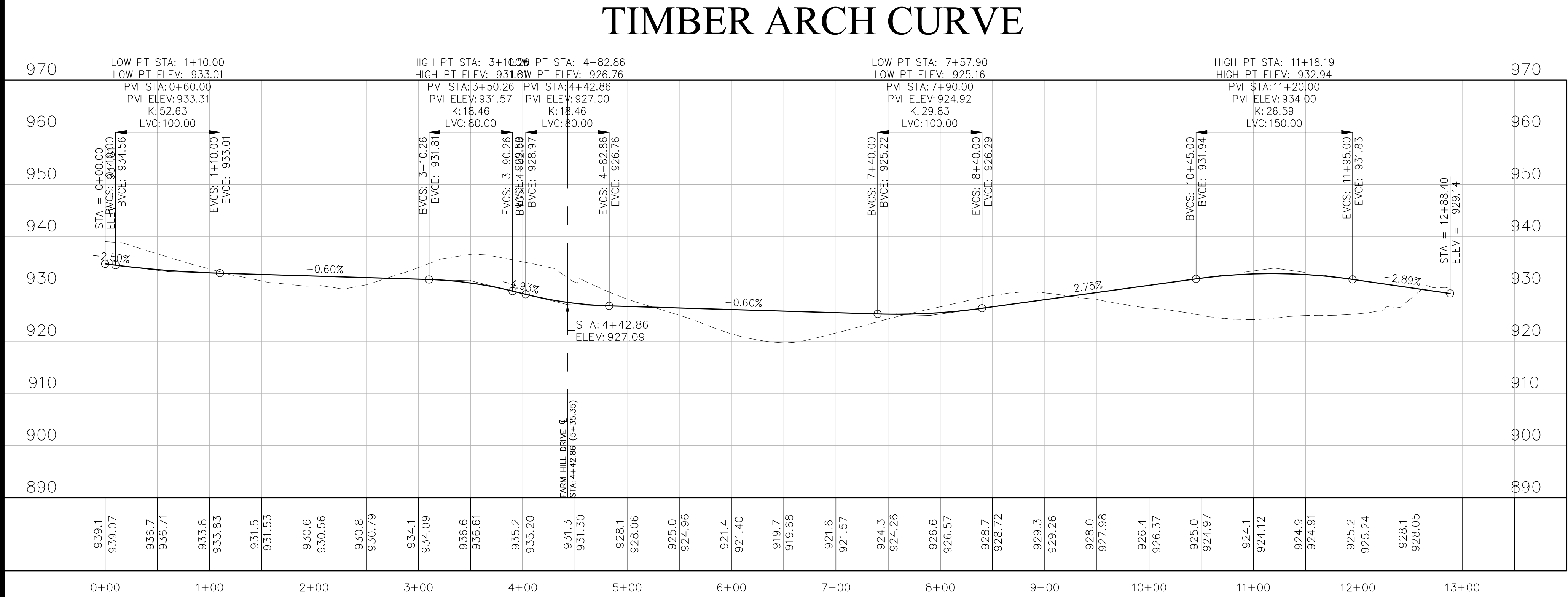
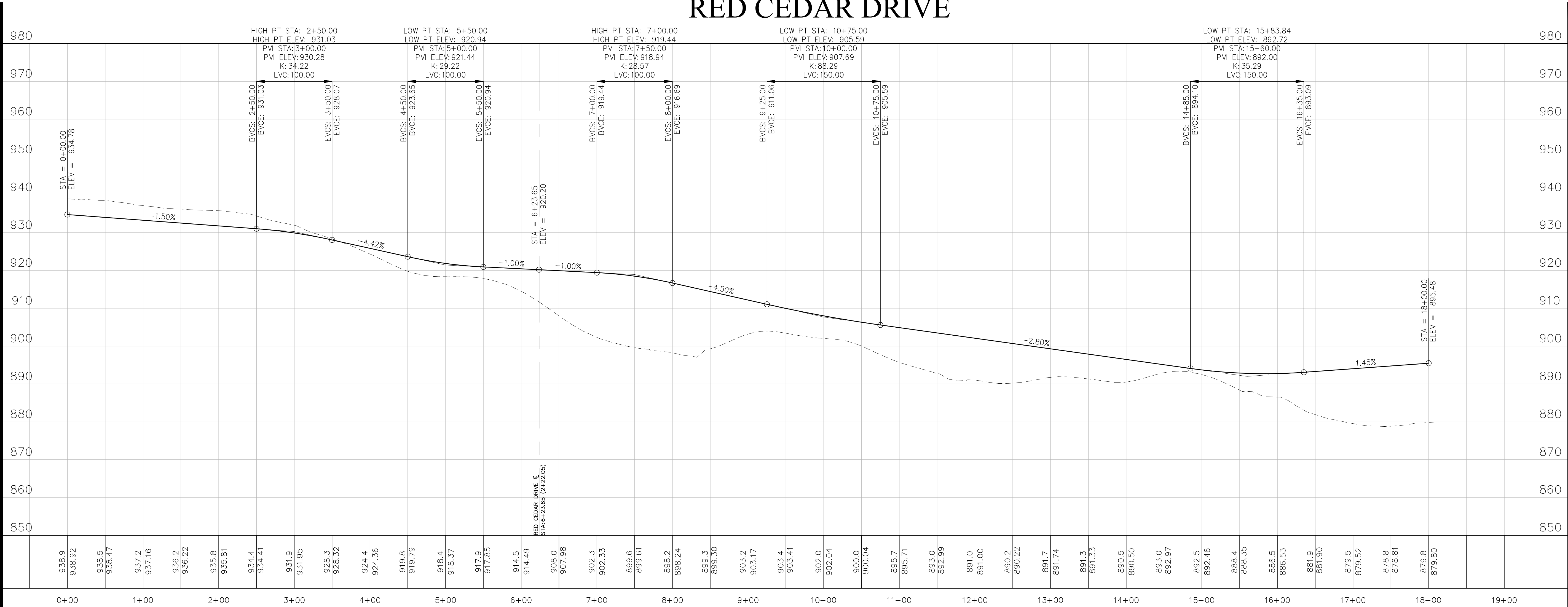
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| PROJECT TEAM DATA |            |
| DESIGNED:         | DN         |
| DRAWN:            | TAS        |
| PROJECT NO:       | 216-0028.C |

SHEET 26 OF 45



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FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION

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

HARVEST WEST 3RD ADDITION  
CHASKA, MN  
PRELIMINARY PLAT & PUD SUBMITTAL  
GRADING PROFILES 2

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

DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
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| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
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PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C



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7.B. PUBLIC HEARING: Approve the...  
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UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

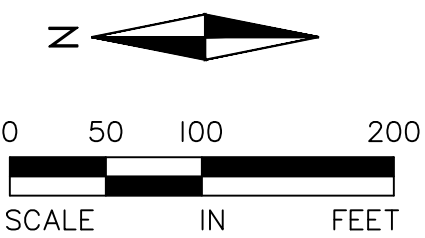
STORM SEWER SCHEDULE

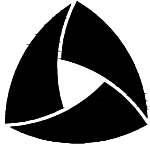
| MH/CB FROM | MH/CB TO | P. DIA [IN] | P. SLOPE S [%] | P. TYPE | PIPE LENGTH [FT] | FROM INVERT | TO INVERT | RIM ELEV | STR. TYPE | CAST TYPE | BUILD (FT) |
|------------|----------|-------------|----------------|---------|------------------|-------------|-----------|----------|-----------|-----------|------------|
| CB 106     | CBMH 105 | 12          | 1.00%          | RCP     | 33.0             | 937.01      | 936.68    | 941.01   | 2X3'      | R-3501-T  | 4.00       |
| CBMH 105   | CBMH 103 | 12          | 3.00%          | RCP     | 164.7            | 936.58      | 931.64    | 941.01   | 48"       | R-3501-T  | 4.43       |
| CB 104     | CBMH 103 | 12          | 3.00%          | RCP     | 33.0             | 930.75      | 929.76    | 934.75   | 2X3'      | R-3501-T  | 4.00       |
| CBMH 103   | CBMH 102 | 15          | 3.00%          | RCP     | 130.2            | 929.76      | 925.85    | 934.75   | 48"       | R-3067-V  | 4.99       |
| CBMH 102   | MH 101   | 18          | 3.00%          | RCP     | 155.2            | 914.35      | 909.70    | 931.77   | 48"       | R3501-T   | 21.42      |
| MH 101     | FES 100  | 24          | 0.30%          | RCP     | 12.9             | 904.70      | 904.66    | 912.94   | 48"       | R-1642    | 8.24       |
| OCS 201    | FES 200  | 0           | 0.00%          | 0.0000  | 0.0              | 0.00        | 0.00      | 0.00     | 0.00      | 0.00      | 0.00       |
| CB 200     | CBMH 201 | 12          | 0.50%          | RCP     | 123.5            | 926.74      | 926.12    | 930.24   | 2X3'      | R-4342    | 3.50       |
| CBMH 201   | CBMH 203 | 12          | 0.60%          | RCP     | 69.3             | 926.12      | 925.71    | 929.98   | 48"       | R-3501-T  | 3.86       |
| CB 202     | CBMH 203 | 12          | 0.50%          | RCP     | 130.6            | 914.36      | 913.71    | 917.66   | 2X3'      | R-4342    | 3.30       |
| CBMH 203   | CBMH 204 | 18          | 0.28%          | RCP     | 193.2            | 913.71      | 913.17    | 929.24   | 48"       | R-3501-T  | 15.53      |
| CBMH 204   | CBMH 205 | 18          | 0.28%          | RCP     | 89.8             | 913.17      | 912.91    | 931.90   | 48"       | R-3501-T  | 18.73      |
| CB 206     | CBMH 205 | 15          | 0.80%          | RCP     | 32.9             | 926.10      | 925.84    | 929.60   | 2x3'      | R-4342    | 3.50       |
| CBMH 205   | CBMH 208 | 21          | 0.28%          | RCP     | 229.4            | 912.91      | 912.27    | 929.60   | 48"       | R-3067-V  | 16.69      |
| CB 210     | CBMH 209 | 12          | 0.50%          | RCP     | 135.0            | 919.58      | 918.91    | 923.58   | 2x3'      | R-4342    | 4.00       |
| CB 209     | CBMH 208 | 12          | 2.00%          | RCP     | 33.0             | 918.91      | 918.25    | 924.44   | 48"       | R-3067-V  | 5.53       |
| CB 207     | CBMH 208 | 12          | 0.50%          | RCP     | 131.5            | 909.41      | 908.75    | 913.41   | 2x3'      | R-4342    | 4.00       |
| CBMH 208   | CBMH 211 | 30          | 0.13%          | RCP     | 117.3            | 908.75      | 908.60    | 924.44   | 60"       | R-3067-V  | 15.69      |
| CBMH 211   | CBMH 212 | 30          | 0.13%          | RCP     | 112.7            | 908.60      | 908.45    | 925.05   | 60"       | R-3501-T  | 16.45      |
| CBMH 212   | CBMH 213 | 30          | 0.13%          | RCP     | 67.0             | 908.45      | 908.37    | 925.69   | 60"       | R-3501-T  | 17.24      |
| CBMH 213   | CBMH 219 | 30          | 0.13%          | RCP     | 25.5             | 908.37      | 908.33    | 926.07   | 60"       | R-3067-V  | 17.70      |
| CB 214     | CBMH 215 | 12          | 0.45%          | RCP     | 131.4            | 923.95      | 923.36    | 927.45   | 2x3'      | R-4342    | 3.50       |
| CBMH 215   | CBMH 216 | 12          | 1.00%          | RCP     | 35.0             | 923.36      | 923.01    | 931.25   | 48"       | R-3067-V  | 7.89       |
| CBMH 216   | CBMH 217 | 15          | 0.80%          | RCP     | 116.4            | 923.01      | 922.08    | 931.18   | 48"       | R-3501-T  | 8.17       |
| CBMH 217   | CBMH 218 | 15          | 1.20%          | RCP     | 33.6             | 922.08      | 921.68    | 928.18   | 48"       | R-3067-V  | 6.10       |
| CBMH 218   | CBMH 219 | 15          | 1.20%          | RCP     | 33.4             | 921.68      | 921.27    | 926.02   | 60"       | R-3067-V  | 4.34       |
| CBMH 220   | CBMH 221 | 12          | 0.50%          | RCP     | 48.6             | 915.58      | 915.34    | 919.08   | 2x3'      | R-4342    | 3.50       |
| CBMH 221   | CBMH 222 | 12          | 0.50%          | RCP     | 33.1             | 915.34      | 915.17    | 923.19   | 48"       | R-3067-V  | 7.85       |
| CBMH 219   | CBMH 222 | 24          | 0.80%          | RCP     | 119.3            | 908.33      | 907.38    | 925.97   | 60"       | R-3067-V  | 17.64      |
| CBMH 222   | CBMH 223 | 30          | 0.30%          | RCP     | 123.3            | 907.38      | 907.01    | 923.16   | 60"       | R-3067-V  | 15.78      |
| CBMH 223   | CBMH 308 | 30          | 0.30%          | RCP     | 58.5             | 907.01      | 906.83    | 920.17   | 60"       | R-3067-V  | 13.16      |
| CB 300     | CBMH 301 | 12          | 0.60%          | RCP     | 181.6            | 919.57      | 918.48    | 923.07   | 2x3'      | R-4342    | 3.50       |
| CBMH 301   | CBMH 302 | 15          | 0.40%          | RCP     | 34.5             | 918.48      | 918.34    | 930.33   | 48"       | R-3501-T  | 11.85      |
| CB 303     | CBMH 302 | 12          | 0.50%          | RCP     | 117.9            | 919.85      | 919.26    | 923.35   | 2x3'      | R-4342    | 3.50       |
| CBMH 302   | CBMH 306 | 15          | 1.00%          | RCP     | 258.6            | 918.34      | 915.76    | 930.17   | 48"       | R-3501-T  | 11.83      |
| CB 305     | CBMH 306 | 12          | 0.50%          | RCP     | 123.4            | 911.06      | 910.44    | 914.56   | 2x3'      | R-4342    | 3.50       |
| CB 304     | CBMH 306 | 12          | 0.50%          | RCP     | 23.8             | 917.34      | 917.22    | 920.84   | 2x3'      | R-3067-V  | 3.50       |
| CBMH 306   | CBMH 307 | 18          | 1.20%          | RCP     | 79.1             | 910.44      | 909.49    | 920.73   | 60"       | R-3501-T  | 10.29      |
| CBMH 307   | CBMH 308 | 18          | 1.50%          | RCP     | 66.8             | 909.49      | 908.49    | 918.98   | 60"       | R-3501-T  | 9.49       |
| CBMH 308   | CBMH 309 | 30          | 0.65%          | RCP     | 159.2            | 906.83      | 905.80    | 919.09   | 84"       | R-3501-T  | 12.26      |
| CBMH 309   | CBMH 310 | 30          | 1.80%          | RCP     | 188.3            | 905.80      | 902.41    | 915.58   | 60"       | R-3501-T  | 9.78       |
| CB 312     | CBMH 311 | 12          | 1.80%          | RCP     | 129.5            | 905.94      | 903.61    | 909.44   | 2x3'      | R-4342    | 3.50       |
| CBMH 311   | CBMH 310 | 12          | 1.00%          | RCP     | 33.2             | 903.61      | 903.28    | 907.40   | 48"       | R-3067-V  | 3.79       |
| CBMH 310   | CBMH 313 | 30          | 1.40%          | RCP     | 160.6            | 900.11      | 897.86    | 907.53   | 72"       | R-3501-T  | 7.43       |
| CBMH 313   | CBMH 314 | 30          | 1.40%          | RCP     | 171.1            | 897.86      | 895.47    | 902.78   | 60"       | R-3067-V  | 4.92       |
| CB 316     | CBMH 315 | 12          | 0.50%          | RCP     | 119.5            | 894.22      | 893.62    | 897.72   | 2x3'      | R-4342    | 3.50       |
| CBMH 315   | CBMH 314 | 12          | 0.60%          | RCP     | 33.3             | 893.62      | 893.42    | 897.76   | 48"       | R-3501-T  | 4.14       |
| CBMH 314   | CBMH 317 | 30          | 1.40%          | RCP     | 193.3            | 890.12      | 887.42    | 898.12   | 60"       | R-3067-V  | 8.00       |
| CBMH 317   | CBMH 318 | 30          | 1.40%          | RCP     | 68.1             | 887.42      | 886.46    | 892.79   | 60"       | R-3067-V  | 5.37       |
| CBMH 318   | MH 300   | 36          | 0.40%          | RCP     | 28.0             | 884.85      | 884.74    | 892.00   | 84"       | R-3067-V  | 7.15       |
| MH 300     | FES 400  | 42          | 0.23%          | RCP     | 74.3             | 884.56      | 884.39    | 891.00   | 84"       | R-1642    | 6.44       |
| CBMH 321   | CBMH 318 | 12          | 0.50%          | RCP     | 211.9            | 890.83      | 889.77    | 894.83   | 2x3'      | R-3501-T  | 4.00       |
| CB 320     | CBMH 319 | 12          | 0.50%          | RCP     | 130.3            | 886.16      | 885.51    | 889.66   | 2x3'      | R-4342    | 3.50       |
| CBMH 319   | CBMH 318 | 12          | 2.00%          | RCP     | 33.0             | 885.51      | 884.85    | 892.00   | 48"       | R-3067-V  | 6.49       |
| OCS 501    | FES 500  | 12          | 0.00%          | RCP     | 43.0             | 884.40      | 884.39    | 891.00   | 48"       | OCS       | 7.00       |

LEGEND:

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

FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION



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

HARVEST WEST 3RD ADDITION  
CHASKA, MN  
PRELIMINARY PLAT & PUD SUBMITTAL  
STORM SEWER PLAN - OVERALL

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

DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
|----------|------------------|
| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |

PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C



Drawing name: X:\2016\160028\2\plan sheets\harvest\_north\_preliminary.plt\160028.C-strm.dwg Nov. 25, 2020 12:17pm



STORM SEWER SCHEDULE

| FROM     | MH/CB    | TO | P. DIA<br>[IN] | P. SLOPE<br>S [%] | P. TYPE | PIPE<br>LENGTH [FT] | FROM<br>INVERT | TO<br>INVERT | RIM<br>ELEV | STR.<br>TYPE | CAST<br>TYPE | BUILD<br>(FT) |
|----------|----------|----|----------------|-------------------|---------|---------------------|----------------|--------------|-------------|--------------|--------------|---------------|
| CB 106   | CBMH 105 | 12 | 12             | 1.00%             | RCP     | 33.0                | 937.01         | 936.68       | 941.01      | 2X3'         | R-3501-T     | 4.00          |
| CBMH 105 | CBMH 103 | 12 | 12             | 3.00%             | RCP     | 164.7               | 936.58         | 931.64       | 941.01      | 48"          | R-3501-T     | 4.43          |
| CB 104   | CBMH 103 | 12 | 12             | 3.00%             | RCP     | 33.0                | 930.75         | 929.76       | 934.75      | 2X3'         | R-3501-T     | 4.00          |
| CBMH 103 | CBMH 102 | 15 | 15             | 3.00%             | RCP     | 130.2               | 929.76         | 925.85       | 934.75      | 48"          | R-3067-V     | 4.99          |
| CBMH 102 | MH 101   | 18 | 18             | 3.00%             | RCP     | 155.2               | 914.35         | 909.70       | 931.77      | 48"          | R3501-T      | 21.42         |
| MH 101   | FES 100  | 24 | 24             | 0.30%             | RCP     | 12.9                | 904.70         | 904.66       | 912.94      | 48"          | R-1642       | 8.24          |
| OCS 201  | FES 200  | 0  | 0              | 0.00%             | 0.0000  | 0.0                 | 0.00           | 0.00         | 0.00        | 0.00         | 0.00         | 0.00          |
| CB 200   | CBMH 201 | 12 | 12             | 0.50%             | RCP     | 123.5               | 926.74         | 926.12       | 930.24      | 2X3'         | R-4342       | 3.50          |
| CBMH 201 | CBMH 203 | 12 | 12             | 0.60%             | RCP     | 69.3                | 926.12         | 925.71       | 929.98      | 48"          | R-3501-T     | 3.86          |
| CB 202   | CBMH 203 | 12 | 12             | 0.50%             | RCP     | 130.6               | 914.36         | 913.71       | 917.66      | 2X3'         | R-4342       | 3.30          |
| CBMH 203 | CBMH 204 | 18 | 18             | 0.28%             | RCP     | 193.2               | 913.71         | 913.17       | 929.24      | 48"          | R-3501-T     | 15.53         |
| CBMH 204 | CBMH 205 | 18 | 18             | 0.28%             | RCP     | 89.8                | 913.17         | 912.91       | 931.90      | 48"          | R-3501-T     | 18.73         |
| CB 206   | CBMH 205 | 15 | 15             | 0.80%             | RCP     | 32.9                | 926.10         | 925.84       | 929.60      | 2x3'         | R-4342       | 3.50          |
| CBMH 205 | CBMH 208 | 21 | 21             | 0.28%             | RCP     | 229.4               | 912.91         | 912.27       | 929.60      | 48"          | R-3067-V     | 16.69         |
| CB 210   | CBMH 209 | 12 | 12             | 0.50%             | RCP     | 135.0               | 919.58         | 918.91       | 923.58      | 2x3'         | R-4342       | 4.00          |
| CB 209   | CBMH 208 | 12 | 12             | 2.00%             | RCP     | 33.0                | 918.91         | 918.25       | 924.44      | 48"          | R-3067-V     | 5.53          |
| CB 207   | CBMH 208 | 12 | 12             | 0.50%             | RCP     | 131.5               | 909.41         | 908.75       | 913.41      | 2x3'         | R-4342       | 4.00          |
| CBMH 208 | CBMH 211 | 30 | 30             | 0.13%             | RCP     | 117.3               | 908.75         | 908.60       | 924.44      | 60"          | R-3067-V     | 15.69         |
| CBMH 211 | CBMH 212 | 30 | 30             | 0.13%             | RCP     | 112.7               | 908.60         | 908.45       | 925.05      | 60"          | R-3501-T     | 16.45         |
| CBMH 212 | CBMH 213 | 30 | 30             | 0.13%             | RCP     | 67.0                | 908.45         | 908.37       | 925.69      | 60"          | R-3501-T     | 17.24         |
| CBMH 213 | CBMH 219 | 30 | 30             | 0.13%             | RCP     | 25.5                | 908.37         | 908.33       | 926.07      | 60"          | R-3067-V     | 17.70         |
| CB 214   | CBMH 215 | 12 | 12             | 0.45%             | RCP     | 131.4               | 923.95         | 923.36       | 927.45      | 2x3'         | R-4342       | 3.50          |
| CBMH 215 | CBMH 216 | 12 | 12             | 1.00%             | RCP     | 35.0                | 923.36         | 923.01       | 931.25      | 48"          | R-3067-V     | 7.89          |
| CBMH 216 | CBMH 217 | 15 | 15             | 0.80%             | RCP     | 116.4               | 923.01         | 922.08       | 931.18      | 48"          | R-3501-T     | 8.17          |
| CBMH 217 | CBMH 218 | 15 | 15             | 1.20%             | RCP     | 33.6                | 922.08         | 921.68       | 928.18      | 48"          | R-3067-V     | 6.10          |
| CBMH 218 | CBMH 219 | 15 | 15             | 1.20%             | RCP     | 33.4                | 921.68         | 921.27       | 926.02      | 60"          | R-3067-V     | 4.34          |
| CBMH 220 | CBMH 221 | 12 | 12             | 0.50%             | RCP     | 48.6                | 915.58         | 915.34       | 919.08      | 2x3'         | R-4342       | 3.50          |
| CBMH 221 | CBMH 222 | 12 | 12             | 0.50%             | RCP     | 33.1                | 915.34         | 915.17       | 923.19      | 48"          | R-3067-V     | 7.85          |
| CBMH 219 | CBMH 222 | 24 | 24             | 0.80%             | RCP     | 119.3               | 908.33         | 907.38       | 925.97      | 60"          | R-3067-V     | 17.64         |
| CBMH 222 | CBMH 223 | 30 | 30             | 0.30%             | RCP     | 123.3               | 907.38         | 907.01       | 923.16      | 60"          | R-3067-V     | 15.78         |
| CBMH 223 | CBMH 308 | 30 | 30             | 0.30%             | RCP     | 58.5                | 907.01         | 906.83       | 920.17      | 60"          | R-3067-V     | 13.16         |
| CB 300   | CBMH 301 | 12 | 12             | 0.60%             | RCP     | 181.6               | 919.57         | 918.48       | 923.07      | 2x3'         | R-4342       | 3.50          |
| CBMH 301 | CBMH 302 | 15 | 15             | 0.40%             | RCP     | 34.5                | 918.48         | 918.34       | 930.33      | 48"          | R-3501-T     | 11.85         |
| CB 303   | CBMH 302 | 12 | 12             | 0.50%             | RCP     | 117.9               | 919.85         | 919.26       | 923.35      | 2x3'         | R-4342       | 3.50          |
| CBMH 302 | CBMH 306 | 15 | 15             | 1.00%             | RCP     | 258.6               | 918.34         | 915.76       | 930.17      | 48"          | R-3501-T     | 11.83         |
| CB 305   | CBMH 306 | 12 | 12             | 0.50%             | RCP     | 123.4               | 911.06         | 910.44       | 914.56      | 2x3'         | R-4342       | 3.50          |
| CB 304   | CBMH 306 | 12 | 12             | 0.50%             | RCP     | 23.8                | 917.34         | 917.22       | 920.84      | 2x3'         | R-3067-V     | 3.50          |
| CBMH 306 | CBMH 307 | 18 | 18             | 1.20%             | RCP     | 79.1                | 910.44         | 909.49       | 920.73      | 60"          | R-3501-T     | 10.29         |
| CBMH 307 | CBMH 308 | 18 | 18             | 1.50%             | RCP     | 66.8                | 909.49         | 908.49       | 918.98      | 60"          | R-3501-T     | 9.49          |
| CBMH 308 | CBMH 309 | 30 | 30             | 0.65%             | RCP     | 159.2               | 906.83         | 905.80       | 919.09      | 84"          | R-3501-T     | 12.26         |
| CBMH 309 | CBMH 310 | 30 | 30             | 1.80%             | RCP     | 188.3               | 905.80         | 902.41       | 915.58      | 60"          | R-3501-T     | 9.78          |
| CB 312   | CBMH 311 | 12 | 12             | 1.80%             | RCP     | 129.5               | 905.94         | 903.61       | 909.44      | 2x3'         | R-4342       | 3.50          |
| CBMH 311 | CBMH 310 | 12 | 12             | 1.00%             | RCP     | 33.2                | 903.61         | 903.28       | 907.40      | 48"          | R-3067-V     | 3.79          |
| CBMH 310 | CBMH 313 | 30 | 30             | 1.40%             | RCP     | 160.6               | 900.11         | 897.86       | 907.53      | 72"          | R-3501-T     | 7.43          |
| CBMH 313 | CBMH 314 | 30 | 30             | 1.40%             | RCP     | 171.1               | 897.86         | 895.47       | 902.78      | 60"          | R-3067-V     | 4.92          |
| CB 316   | CBMH 315 | 12 | 12             | 0.50%             | RCP     | 119.5               | 894.22         | 893.62       | 897.72      | 2x3'         | R-4342       | 3.50          |
| CBMH 315 | CBMH 314 | 12 | 12             | 0.60%             | RCP     | 33.3                | 893.62         | 893.42       | 897.76      | 48"          | R-3501-T     | 4.14          |
| CBMH 314 | CBMH 317 | 30 | 30             | 1.40%             | RCP     | 193.3               | 890.12         | 887.42       | 898.12      | 60"          | R-3067-V     | 8.00          |
| CBMH 317 | CBMH 318 | 30 | 30             | 1.40%             | RCP     | 68.1                | 887.42         | 886.46       | 892.79      | 60"          | R-3067-V     | 5.37          |
| CBMH 318 | MH 300   | 36 | 36             | 0.40%             | RCP     | 28.0                | 884.85         | 884.74       | 892.00      | 84"          | R-3067-V     | 7.15          |
| MH 300   | FES 400  | 42 | 42             | 0.23%             | RCP     | 74.3                | 884.56         | 884.39       | 891.00      | 84"          | R-1642       | 6.44          |
| CBMH 321 | CBMH 318 | 12 | 12             | 0.50%             | RCP     | 211.9               | 890.83         | 889.77       | 894.83      | 2x3'         | R-3501-T     | 4.00          |
| CB 320   | CBMH 319 | 12 | 12             | 0.50%             | RCP     | 130.3               | 886.16         | 885.51       | 889.66      | 2x3'         | R-4342       | 3.50          |
| CBMH 319 | CBMH 318 | 12 | 12             | 2.00%             | RCP     | 33.0                | 885.51         | 884.85       | 892.00      | 48"          | R-3067-V     | 6.49          |
| OCS 501  | FES 500  | 12 | 12             | 0.00%             | RCP     | 43.0                | 884.00         | 0.00         | 891.00      | 48"          | OCS          | 7.00          |
| OCS 501  | SAVANNA  | 12 | 12             | 0.00%             | RCP     | 195.0               | 881.00         | 0.00         | 891.00      | 48"          | OCS          | 10.00         |

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE. CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAIN TILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAIN TILE INVERT AT 3" BELOW RIM.

LEGEND:

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

HARVEST WEST 3RD ADDITION  
CHASKA, MN  
PRELIMINARY PLAT & PUD SUBMITTAL  
STORM SEWER PLAN - VIEW A

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

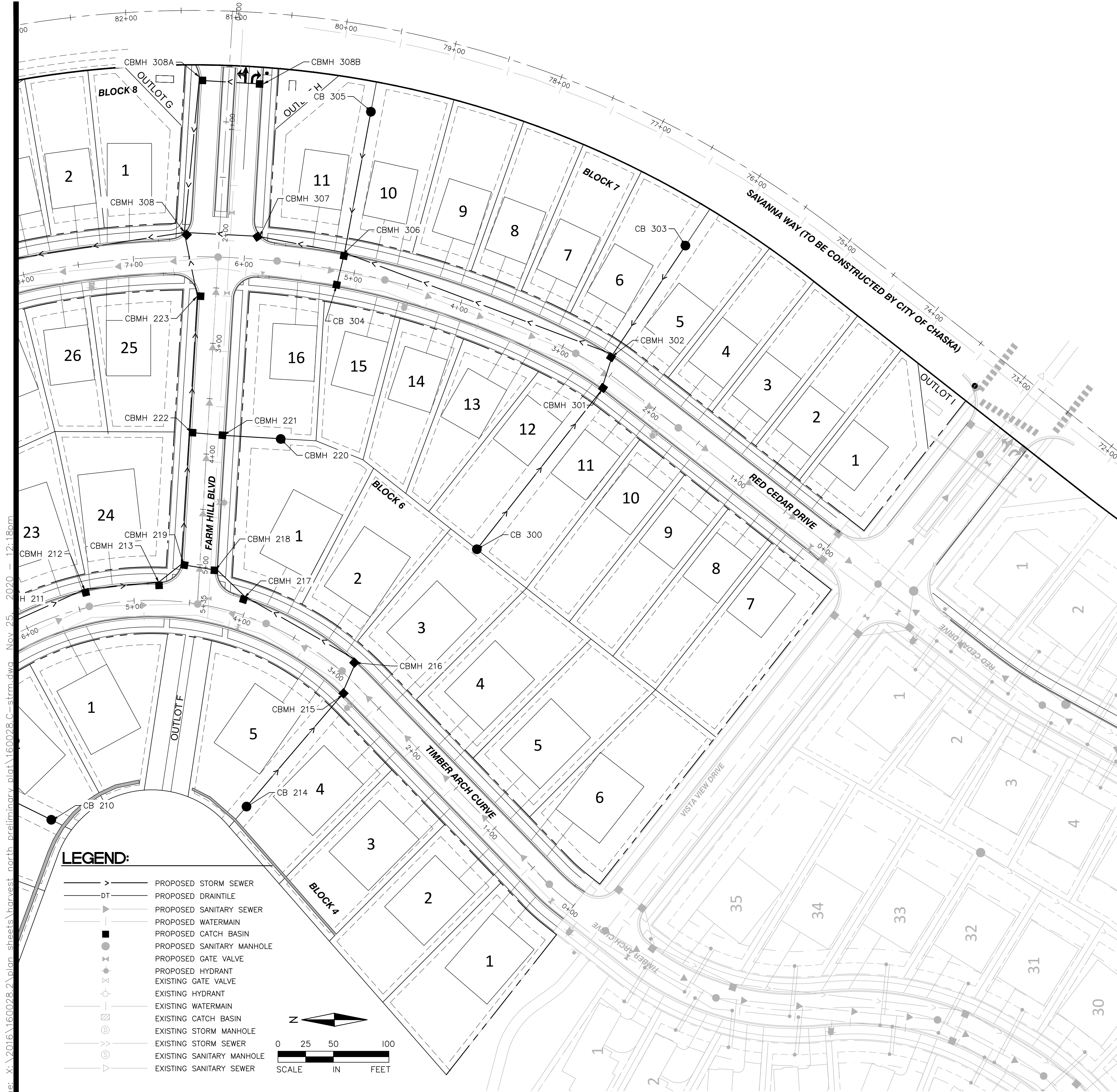
DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
|----------|------------------|
| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
|          |                  |
|          |                  |
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PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C





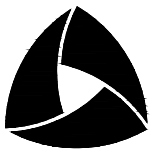
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- ALL CATCH BASINS SHALL HAVE DRAIN TILE INVERT AT 3' BELOW RIM.

STORM SEWER SCHEDULE

| MH/CB    |          | P. DIA. | P. SLOPE | P. TYPE | PIPE        | FROM   | TO     | RIM    | STR. | CAST     | BUILD |
|----------|----------|---------|----------|---------|-------------|--------|--------|--------|------|----------|-------|
| FROM     | TO       | [IN]    | S. %     |         | LENGTH [FT] | INVERT | INVERT | ELEV   | TYPE | TYPE     | (FT)  |
| CB 106   | CBMH 105 | 12      | 1.00%    | RCP     | 33.0        | 937.01 | 936.68 | 941.01 | 2X3' | R-3501-T | 4.00  |
| CBMH 105 | CBMH 103 | 12      | 3.00%    | RCP     | 164.7       | 936.58 | 931.64 | 941.01 | 48"  | R-3501-T | 4.43  |
| CB 104   | CBMH 103 | 12      | 3.00%    | RCP     | 33.0        | 930.75 | 929.76 | 934.75 | 2X3' | R-3501-T | 4.00  |
| CBMH 103 | CBMH 102 | 15      | 3.00%    | RCP     | 130.2       | 929.76 | 925.85 | 934.75 | 48"  | R-3067-V | 4.99  |
| CBMH 102 | MH 101   | 18      | 3.00%    | RCP     | 155.2       | 914.35 | 909.70 | 931.77 | 48"  | R3501-T  | 21.42 |
| MH 101   | FES 100  | 24      | 0.30%    | RCP     | 12.9        | 904.70 | 904.66 | 912.94 | 48"  | R-1642   | 8.24  |
| OCS 201  | FES 200  | 0       | 0.00%    | 0.0000  | 0.0         | 0.00   | 0.00   | 0.00   | 0.00 | 0.00     | 0.00  |
| CB 200   | CBMH 201 | 12      | 0.50%    | RCP     | 123.5       | 926.74 | 926.12 | 930.24 | 2X3' | R-4342   | 3.50  |
| CBMH 201 | CBMH 203 | 12      | 0.60%    | RCP     | 69.3        | 926.12 | 925.71 | 929.98 | 48"  | R-3501-T | 3.86  |
| CB 202   | CBMH 203 | 12      | 0.50%    | RCP     | 130.6       | 914.36 | 913.71 | 917.66 | 2X3' | R-4342   | 3.30  |
| CBMH 203 | CBMH 204 | 18      | 0.28%    | RCP     | 193.2       | 913.71 | 913.17 | 929.24 | 48"  | R-3501-T | 15.53 |
| CBMH 204 | CBMH 205 | 18      | 0.28%    | RCP     | 89.8        | 913.17 | 912.91 | 931.90 | 48"  | R-3501-T | 18.73 |
| CB 206   | CBMH 205 | 15      | 0.80%    | RCP     | 32.9        | 926.10 | 925.84 | 929.60 | 2x3' | R-4342   | 3.50  |
| CBMH 205 | CBMH 208 | 21      | 0.28%    | RCP     | 229.4       | 912.91 | 912.27 | 929.60 | 48"  | R-3067-V | 16.69 |
| CB 210   | CBMH 209 | 12      | 0.50%    | RCP     | 135.0       | 919.58 | 918.91 | 923.58 | 2x3' | R-4342   | 4.00  |
| CB 209   | CBMH 208 | 12      | 2.00%    | RCP     | 33.0        | 918.91 | 918.25 | 924.44 | 48"  | R-3067-V | 5.53  |
| CB 207   | CBMH 208 | 12      | 0.50%    | RCP     | 131.5       | 909.41 | 908.75 | 913.41 | 2x3' | R-4342   | 4.00  |
| CBMH 208 | CBMH 211 | 30      | 0.13%    | RCP     | 117.3       | 908.75 | 908.60 | 924.44 | 60"  | R-3067-V | 15.69 |
| CBMH 211 | CBMH 212 | 30      | 0.13%    | RCP     | 112.7       | 908.60 | 908.45 | 925.05 | 60"  | R-3501-T | 16.45 |
| CBMH 212 | CBMH 213 | 30      | 0.13%    | RCP     | 67.0        | 908.45 | 908.37 | 925.69 | 60"  | R-3501-T | 17.24 |
| CBMH 213 | CBMH 219 | 30      | 0.13%    | RCP     | 25.5        | 908.37 | 908.33 | 926.07 | 60"  | R-3067-V | 17.70 |
| CB 214   | CBMH 215 | 12      | 0.45%    | RCP     | 131.4       | 923.95 | 923.36 | 927.45 | 2x3' | R-4342   | 3.50  |
| CBMH 215 | CBMH 216 | 12      | 1.00%    | RCP     | 35.0        | 923.36 | 923.01 | 931.25 | 48"  | R-3067-V | 7.89  |
| CBMH 216 | CBMH 217 | 15      | 0.80%    | RCP     | 116.4       | 923.01 | 922.08 | 931.18 | 48"  | R-3501-T | 8.17  |
| CBMH 217 | CBMH 218 | 15      | 1.20%    | RCP     | 33.6        | 922.08 | 921.68 | 928.18 | 48"  | R-3067-V | 6.10  |
| CBMH 218 | CBMH 219 | 15      | 1.20%    | RCP     | 33.4        | 921.68 | 921.27 | 926.02 | 60"  | R-3067-V | 4.34  |
| CBMH 220 | CBMH 221 | 12      | 0.50%    | RCP     | 48.6        | 915.58 | 915.34 | 919.08 | 2x3' | R-4342   | 3.50  |
| CBMH 221 | CBMH 222 | 12      | 0.50%    | RCP     | 33.1        | 915.34 | 915.17 | 923.19 | 48"  | R-3067-V | 7.85  |
| CBMH 219 | CBMH 222 | 24      | 0.80%    | RCP     | 119.3       | 908.33 | 907.38 | 925.97 | 60"  | R-3067-V | 17.64 |
| CBMH 222 | CBMH 223 | 30      | 0.30%    | RCP     | 123.3       | 907.38 | 907.01 | 923.16 | 60"  | R-3067-V | 15.78 |
| CBMH 223 | CBMH 308 | 30      | 0.30%    | RCP     | 58.5        | 907.01 | 906.83 | 920.17 | 60"  | R-3067-V | 13.16 |
| CB 300   | CBMH 301 | 12      | 0.60%    | RCP     | 181.6       | 919.57 | 918.48 | 923.07 | 2x3' | R-4342   | 3.50  |
| CBMH 301 | CBMH 302 | 15      | 0.40%    | RCP     | 34.5        | 918.48 | 918.34 | 930.33 | 48"  | R-3501-T | 11.85 |
| CB 303   | CBMH 302 | 12      | 0.50%    | RCP     | 117.9       | 919.85 | 919.26 | 923.35 | 2x3' | R-4342   | 3.50  |
| CBMH 302 | CBMH 306 | 15      | 1.00%    | RCP     | 258.6       | 918.34 | 915.76 | 930.17 | 48"  | R-3501-T | 11.83 |
| CB 305   | CBMH 306 | 12      | 0.50%    | RCP     | 123.4       | 911.06 | 910.44 | 914.56 | 2x3' | R-4342   | 3.50  |
| CB 304   | CBMH 306 | 12      | 0.50%    | RCP     | 23.8        | 917.34 | 917.22 | 920.84 | 2x3' | R-3067-V | 3.50  |
| CBMH 306 | CBMH 307 | 18      | 1.20%    | RCP     | 79.1        | 910.44 | 909.49 | 920.73 | 60"  | R-3501-T | 10.29 |
| CBMH 307 | CBMH 308 | 18      | 1.50%    | RCP     | 66.8        | 909.49 | 908.49 | 918.98 | 60"  | R-3501-T | 9.49  |
| CBMH 308 | CBMH 309 | 30      | 0.65%    | RCP     | 159.2       | 906.83 | 905.80 | 919.09 | 84"  | R-3501-T | 12.26 |
| CBMH 309 | CBMH 310 | 30      | 1.80%    | RCP     | 188.3       | 905.80 | 902.41 | 915.58 | 60"  | R-3501-T | 9.78  |
| CB 312   | CBMH 311 | 12      | 1.80%    | RCP     | 129.5       | 905.94 | 903.61 | 909.44 | 2x3' | R-4342   | 3.50  |
| CBMH 311 | CBMH 310 | 12      | 1.00%    | RCP     | 33.2        | 903.61 | 903.28 | 907.40 | 48"  | R-3067-V | 3.79  |
| CBMH 310 | CBMH 313 | 30      | 1.40%    | RCP     | 160.6       | 900.11 | 897.86 | 907.53 | 72"  | R-3501-T | 7.43  |
| CBMH 313 | CBMH 314 | 30      | 1.40%    | RCP     | 171.1       | 897.86 | 895.47 | 902.78 | 60"  | R-3067-V | 4.92  |
| CB 316   | CBMH 315 | 12      | 0.50%    | RCP     | 119.5       | 894.22 | 893.62 | 897.72 | 2x3' | R-4342   | 3.50  |
| CBMH 315 | CBMH 314 | 12      | 0.60%    | RCP     | 33.3        | 893.62 | 893.42 | 897.76 | 48"  | R-3501-T | 4.14  |
| CBMH 314 | CBMH 317 | 30      | 1.40%    | RCP     | 193.3       | 890.12 | 887.42 | 898.12 | 60"  | R-3067-V | 8.00  |
| CBMH 317 | CBMH 318 | 30      | 1.40%    | RCP     | 68.1        | 887.42 | 886.46 | 892.79 | 60"  | R-3067-V | 5.37  |
| CBMH 318 | MH 300   | 36      | 0.40%    | RCP     | 28.0        | 884.85 | 884.74 | 892.00 | 84"  | R-3067-V | 7.15  |
| MH 300   | FES 400  | 42      | 0.23%    | RCP     | 74.3        | 884.56 | 884.39 | 891.00 | 84"  | R-1642   | 6.44  |
| CBMH 321 | CBMH 318 | 12      | 0.50%    | RCP     | 211.9       | 890.83 | 889.77 | 894.83 | 2x3' | R-3501-T | 4.00  |
| CB 320   | CBMH 319 | 12      | 0.50%    | RCP     | 130.3       | 886.16 | 885.51 | 889.66 | 2x3' | R-4342   | 3.50  |
| CBMH 319 | CBMH 318 | 12      | 2.00%    | RCP     | 33.0        | 885.51 | 884.85 | 892.00 | 48"  | R-3067-V | 6.49  |
| OCS 501  | FES 500  | 12      | 0.00%    | RCP     | 43.0        | 884.00 | 0.00   | 891.00 | 48"  | OCS      | 7.00  |

FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION



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HARVEST WEST 3RD ADDITION  
CHASKA, MN  
PRELIMINARY PLAT & PUD SUBMITTAL  
STORM SEWER PLAN - VIEW B

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

DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
|----------|------------------|
| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
|          |                  |
|          |                  |
|          |                  |
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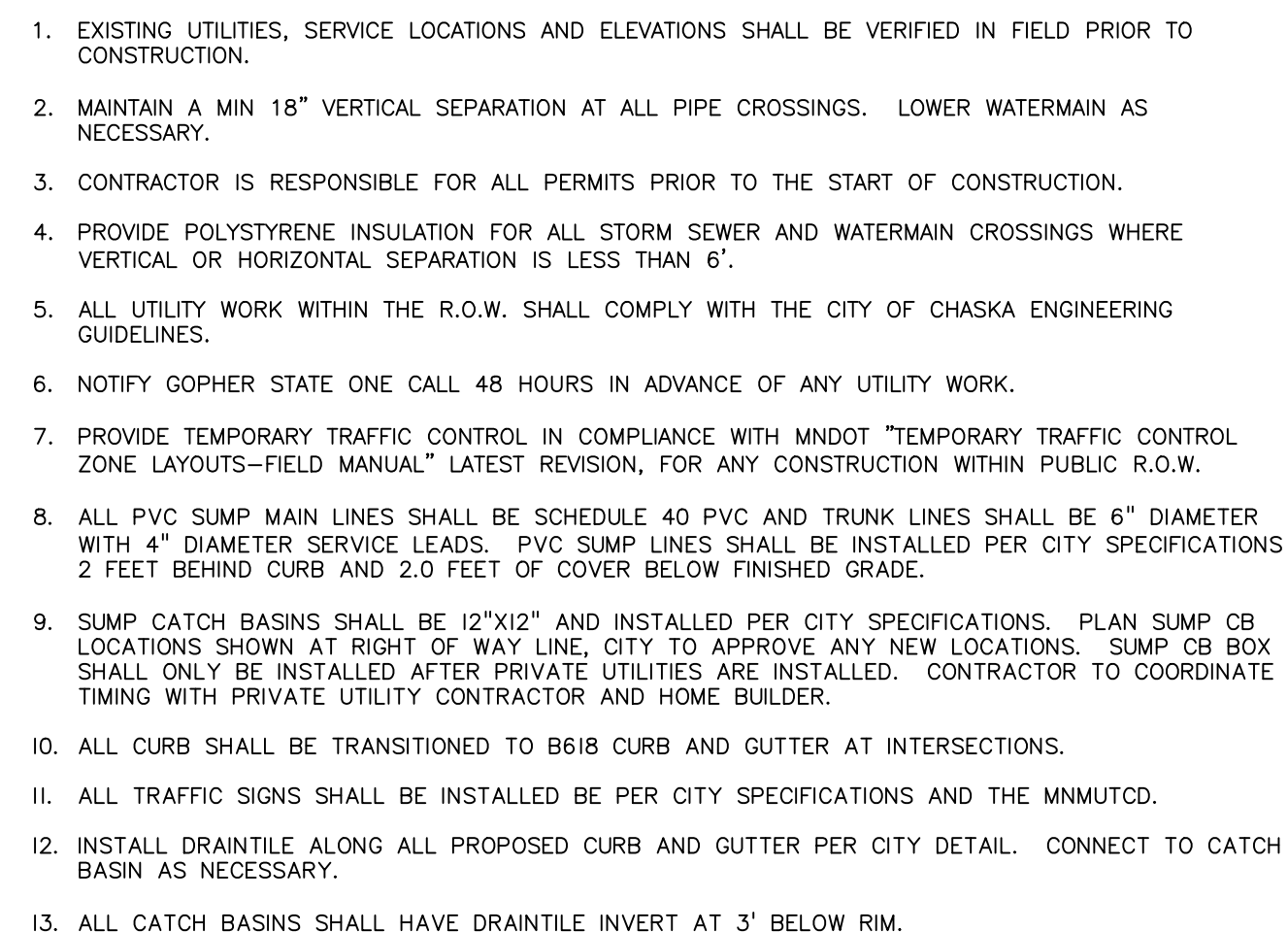
PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C



**STORM SEWER PLAN - VIEW C**

DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C

SHEET 31 OF 45



| MH/CB    |          | P. DIA | P. SLOPE | P. TYPE | PIPE        |        | FROM   | TO     | R. ELEV | STR. TYPE | CAS. TYPE | BUILD (FT) |
|----------|----------|--------|----------|---------|-------------|--------|--------|--------|---------|-----------|-----------|------------|
| FROM     | TO       | (IN)   | S %      |         | LENGTH (FT) | INVERT | INVERT |        |         |           |           |            |
| CB 106   | CBMH 105 | 12     | 1.00%    | RCP     | 33.0        | 937.01 | 936.68 | 941.01 | 2X3'    | R-3501-T  |           | 4.00       |
| CBMH 105 | CBMH 103 | 12     | 3.00%    | RCP     | 36.7        | 936.58 | 931.64 | 941.01 | 48"     | R-3501-T  |           | 4.43       |
| CB 104   | CBMH 103 | 12     | 3.00%    | RCP     | 14.0        | 930.75 | 929.76 | 934.75 | 2X3'    | R-3501-T  |           | 4.00       |
| CBMH 103 | CBMH 102 | 15     | 3.00%    | RCP     | 130.2       | 929.76 | 925.85 | 934.75 | 48"     | R-3067-V  |           | 21.42      |
| CBMH 102 | MH 101   | 18     | 3.00%    | RCP     | 155.2       | 914.35 | 909.70 | 931.48 | 48"     | R3501-T   |           | 4.99       |
| MH 101   | FES 100  | 24     | 0.30%    | RCP     | 12.9        | 904.70 | 904.66 | 912.94 | 48"     | R-1642    |           | 8.24       |
| OC5 201  | FES 200  | 0      | 0.00%    | 0.0000  | 0.0         | 0.00   | 0.00   | 0.00   | 0.00    | 0.00      |           | 0.00       |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| CB 200   | CBMH 201 | 12     | 0.50%    | RCP     | 123.5       | 926.74 | 926.12 | 930.24 | 2X3'    | R-4342    |           | 3.50       |
| CBMH 201 | CBMH 203 | 12     | 0.60%    | RCP     | 69.3        | 926.12 | 925.71 | 929.98 | 48"     | R-3501-T  |           | 3.86       |
| CB 202   | CBMH 203 | 12     | 0.50%    | RCP     | 130.6       | 914.36 | 913.71 | 917.66 | 2X3'    | R-4342    |           | 3.30       |
| CBMH 203 | CBMH 204 | 18     | 0.28%    | RCP     | 195.2       | 913.71 | 913.17 | 929.24 | 48"     | R-3501-T  |           | 15.53      |
| CBMH 204 | CBMH 205 | 18     | 0.28%    | RCP     | 89.8        | 913.17 | 912.91 | 931.80 | 48"     | R-3501-T  |           | 18.73      |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| CB 206   | CBMH 205 | 15     | 0.80%    | RCP     | 32.9        | 926.10 | 925.84 | 929.60 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 205 | CBMH 208 | 21     | 0.28%    | RCP     | 229.4       | 912.91 | 912.27 | 925.60 | 48"     | R-3067-V  |           | 16.69      |
| CB 210   | CBMH 209 | 12     | 0.50%    | RCP     | 135.0       | 919.58 | 918.91 | 923.58 | 48"     | R-4342    |           | 4.00       |
| CB 209   | CBMH 208 | 12     | 2.00%    | RCP     | 33.0        | 918.91 | 918.25 | 924.44 | 48"     | R-3067-V  |           | 5.53       |
| CB 207   | CBMH 208 | 12     | 0.50%    | RCP     | 131.5       | 909.41 | 908.75 | 913.41 | 2X3'    | R-4342    |           | 4.00       |
| CBMH 208 | CBMH 211 | 30     | 0.13%    | RCP     | 117.3       | 908.75 | 908.60 | 924.44 | 60"     | R-3067-V  |           | 15.69      |
| CBMH 211 | CBMH 212 | 30     | 0.13%    | RCP     | 112.7       | 908.60 | 908.45 | 925.05 | 60"     | R-3501-T  |           | 16.45      |
| CBMH 212 | CBMH 213 | 30     | 0.13%    | RCP     | 67.0        | 908.45 | 908.37 | 925.69 | 60"     | R-3501-T  |           | 17.24      |
| CBMH 213 | CBMH 219 | 30     | 0.13%    | RCP     | 25.5        | 908.37 | 908.33 | 926.07 | 60"     | R-3067-V  |           | 17.70      |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| CB 214   | CBMH 215 | 12     | 0.45%    | RCP     | 131.4       | 923.95 | 923.33 | 927.45 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 215 | CBMH 216 | 12     | 1.00%    | RCP     | 35.0        | 923.36 | 923.01 | 931.25 | 48"     | R-3067-V  |           | 7.89       |
| CBMH 216 | CBMH 217 | 15     | 0.80%    | RCP     | 116.6       | 923.01 | 922.08 | 931.18 | 48"     | R-3501-T  |           | 8.10       |
| CBMH 217 | CBMH 218 | 15     | 1.20%    | RCP     | 33.4        | 922.08 | 921.68 | 928.08 | 48"     | R-3067-V  |           | 6.17       |
| CBMH 218 | CBMH 219 | 15     | 1.20%    | RCP     | 33.4        | 921.68 | 921.27 | 926.02 | 60"     | R-3067-V  |           | 4.34       |
| CBMH 220 | CBMH 221 | 12     | 0.50%    | RCP     | 48.6        | 915.58 | 915.34 | 919.08 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 221 | CBMH 222 | 12     | 0.50%    | RCP     | 33.1        | 915.34 | 915.17 | 923.19 | 48"     | R-3067-V  |           | 7.85       |
| CBMH 219 | CBMH 222 | 24     | 0.80%    | RCP     | 119.3       | 908.33 | 907.38 | 925.97 | 60"     | R-3067-V  |           | 17.64      |
| CBMH 222 | CBMH 223 | 30     | 0.30%    | RCP     | 123.3       | 907.38 | 907.01 | 923.16 | 60"     | R-3067-V  |           | 15.18      |
| CBMH 223 | CBMH 308 | 30     | 0.30%    | RCP     | 58.5        | 907.01 | 906.83 | 921.07 | 60"     | R-3067-V  |           | 13.76      |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| CB 300   | CBMH 301 | 12     | 0.60%    | RCP     | 181.6       | 919.57 | 918.48 | 923.07 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 301 | CBMH 302 | 15     | 0.40%    | RCP     | 34.5        | 918.48 | 918.34 | 930.33 | 48"     | R-3501-T  |           | 11.85      |
| CB 303   | CBMH 302 | 12     | 0.50%    | RCP     | 117.9       | 919.85 | 919.26 | 923.35 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 302 | CBMH 306 | 15     | 1.00%    | RCP     | 258.6       | 918.34 | 915.76 | 930.47 | 48"     | R-3501-T  |           | 11.83      |
| CB 305   | CBMH 306 | 12     | 0.50%    | RCP     | 123.4       | 911.06 | 910.44 | 914.56 | 2x3'    | R-4342    |           | 3.50       |
| CB 304   | CBMH 306 | 12     | 0.50%    | RCP     | 23.8        | 917.34 | 917.22 | 922.84 | 2x3'    | R-3067-V  |           | 3.50       |
| CBMH 306 | CBMH 307 | 18     | 1.20%    | RCP     | 79.1        | 910.44 | 909.49 | 920.73 | 60"     | R-3501-T  |           | 10.29      |
| CBMH 307 | CBMH 308 | 18     | 1.50%    | RCP     | 66.8        | 909.49 | 908.49 | 918.98 | 60"     | R-3501-T  |           | 9.49       |
| CBMH 308 | CBMH 309 | 30     | 0.65%    | RCP     | 159.2       | 906.83 | 905.80 | 910.09 | 84"     | R-3501-T  |           | 12.26      |
| CBMH 309 | CBMH 310 | 30     | 1.80%    | RCP     | 188.3       | 905.80 | 902.41 | 915.58 | 60"     | R-3501-T  |           | 9.78       |
| CB 312   | CBMH 311 | 12     | 1.80%    | RCP     | 129.5       | 905.94 | 903.61 | 909.44 | 2X3'    | R-4342    |           | 3.50       |
| CBMH 311 | CBMH 310 | 12     | 1.00%    | RCP     | 33.2        | 903.61 | 903.28 | 907.40 | 48"     | R-3067-V  |           | 7.79       |
| CBMH 310 | CBMH 313 | 30     | 1.40%    | RCP     | 160.6       | 900.11 | 897.86 | 907.53 | 72"     | R-3501-T  |           | 3.43       |
| CBMH 313 | CBMH 314 | 30     | 1.40%    | RCP     | 171.1       | 897.86 | 895.47 | 902.78 | 60"     | R-3067-V  |           | 4.92       |
| CB 316   | CBMH 315 | 12     | 0.50%    | RCP     | 119.5       | 894.22 | 893.62 | 897.72 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 315 | CBMH 314 | 12     | 0.60%    | RCP     | 33.3        | 893.62 | 893.42 | 897.76 | 48"     | R-3501-T  |           | 4.14       |
| CBMH 314 | CBMH 317 | 30     | 1.40%    | RCP     | 193.3       | 890.12 | 887.42 | 898.12 | 60"     | R-3067-V  |           | 8.00       |
| CBMH 317 | CBMH 318 | 30     | 1.40%    | RCP     | 68.1        | 887.42 | 886.46 | 892.79 | 60"     | R-3067-V  |           | 5.37       |
| CBMH 318 | MH 300   | 36     | 0.40%    | RCP     | 28.0        | 884.85 | 884.74 | 892.00 | 84"     | R-3067-V  |           | 7.15       |
| MH 300   | FES 400  | 42     | 0.23%    | RCP     | 74.3        | 884.56 | 884.39 | 891.00 | 84"     | R-1642    |           | 6.44       |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| CBMH 321 | CBMH 318 | 12     | 0.50%    | RCP     | 211.9       | 890.83 | 889.77 | 894.83 | 2x3'    | R-3501-T  |           | 4.00       |
| CB 320   | CBMH 319 | 12     | 0.50%    | RCP     | 130.3       | 886.16 | 885.51 | 889.66 | 2x3'    | R-4342    |           | 3.50       |
| CBMH 319 | CBMH 318 | 12     | 2.00%    | RCP     | 33.0        | 885.51 | 884.85 | 892.00 | 48"     | R-3067-V  |           | 6.49       |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
|          |          |        |          |         |             |        |        |        |         |           |           |            |
| OC5 501  | FES 500  | 12     | 0.00%    | RCP     | 43.0        | 884.00 | 0.00   | 891.00 | 48"     | OC5       |           | 7.00       |
| OC5 501  | SAVANNA  | 12     | 0.00%    | RCP     | 195.0       | 881.00 | 0.00   | 891.00 | 48"     | OC5       |           | 10.00      |

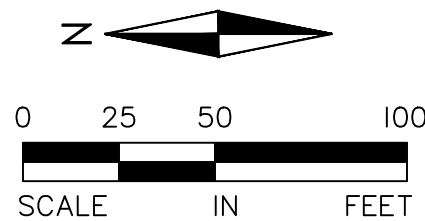
FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plot\160028.2-strm.dwg, Nov. 25, 2020 — 12:18pm

LEGEND:

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



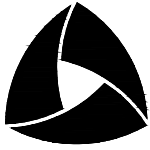
UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE. CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAIN TILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAIN TILE INVERT AT 3' BELOW RIM.

FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION

STORM SEWER SCHEDULE

| MH/CB    | FROM     | TO | P. DIA<br>[IN] | P. SLOPE<br>S [%] | P. TYPE | PIPE<br>LENGTH [FT] | FROM<br>INVERT | TO<br>INVERT | RIM<br>ELEV | STR.<br>TYPE | CAST<br>TYPE | BUILD<br>(FT) |
|----------|----------|----|----------------|-------------------|---------|---------------------|----------------|--------------|-------------|--------------|--------------|---------------|
| CB 106   | CBMH 105 | 12 | 1.00%          | RCP               | 33.0    | 937.01              | 936.68         | 941.01       | 2X3'        | R-3501-T     | 4.00         |               |
| CBMH 105 | CBMH 103 | 12 | 3.00%          | RCP               | 164.7   | 936.58              | 931.64         | 941.01       | 48"         | R-3501-T     | 4.43         |               |
| CB 104   | CBMH 103 | 12 | 3.00%          | RCP               | 33.0    | 930.75              | 929.76         | 934.75       | 2X3'        | R-3501-T     | 4.00         |               |
| CBMH 103 | CBMH 102 | 15 | 3.00%          | RCP               | 130.2   | 929.76              | 925.85         | 934.75       | 48"         | R-3067-V     | 4.99         |               |
| CBMH 102 | MH 101   | 18 | 3.00%          | RCP               | 155.2   | 914.35              | 909.70         | 931.77       | 48"         | R3501-T      | 21.42        |               |
| MH 101   | FES 100  | 24 | 0.30%          | RCP               | 12.9    | 904.70              | 904.66         | 912.94       | 48"         | R-1642       | 8.24         |               |
| OCS 201  | FES 200  | 0  | 0.00%          | 0.0000            | 0.0     | 0.00                | 0.00           | 0.00         | 0.00        | 0.00         | 0.00         | 0.00          |
| CB 200   | CBMH 201 | 12 | 0.50%          | RCP               | 123.5   | 926.74              | 926.12         | 930.24       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 201 | CBMH 203 | 12 | 0.60%          | RCP               | 69.3    | 926.12              | 925.71         | 929.98       | 48"         | R-3501-T     | 3.86         |               |
| CB 202   | CBMH 203 | 12 | 0.50%          | RCP               | 130.6   | 914.36              | 913.71         | 917.66       | 2X3'        | R-4342       | 3.30         |               |
| CBMH 203 | CBMH 204 | 18 | 0.28%          | RCP               | 193.2   | 913.71              | 913.17         | 929.24       | 48"         | R-3501-T     | 15.53        |               |
| CBMH 204 | CBMH 205 | 18 | 0.28%          | RCP               | 89.8    | 913.17              | 912.91         | 931.90       | 48"         | R-3501-T     | 18.73        |               |
| CB 206   | CBMH 205 | 15 | 0.80%          | RCP               | 32.9    | 926.10              | 925.84         | 929.60       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 205 | CBMH 208 | 21 | 0.28%          | RCP               | 229.4   | 912.91              | 912.27         | 929.60       | 48"         | R-3067-V     | 16.69        |               |
| CB 210   | CBMH 209 | 12 | 0.50%          | RCP               | 135.0   | 919.58              | 918.91         | 923.58       | 2X3'        | R-4342       | 4.00         |               |
| CB 209   | CBMH 208 | 12 | 2.00%          | RCP               | 33.0    | 918.91              | 918.25         | 924.44       | 48"         | R-3067-V     | 5.53         |               |
| CB 207   | CBMH 208 | 12 | 0.50%          | RCP               | 131.5   | 909.41              | 908.75         | 913.41       | 2X3'        | R-4342       | 4.00         |               |
| CBMH 208 | CBMH 211 | 30 | 0.13%          | RCP               | 117.3   | 908.75              | 908.60         | 924.44       | 60"         | R-3067-V     | 15.69        |               |
| CBMH 211 | CBMH 212 | 30 | 0.13%          | RCP               | 112.7   | 908.60              | 908.45         | 925.05       | 60"         | R-3501-T     | 16.45        |               |
| CBMH 212 | CBMH 213 | 30 | 0.13%          | RCP               | 67.0    | 908.45              | 908.37         | 925.69       | 60"         | R-3501-T     | 17.24        |               |
| CBMH 213 | CBMH 219 | 30 | 0.13%          | RCP               | 25.5    | 908.37              | 908.33         | 926.07       | 60"         | R-3067-V     | 17.70        |               |
| CB 214   | CBMH 215 | 12 | 0.45%          | RCP               | 131.4   | 923.95              | 923.36         | 927.45       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 215 | CBMH 216 | 12 | 1.00%          | RCP               | 35.0    | 923.36              | 923.01         | 931.25       | 48"         | R-3067-V     | 7.89         |               |
| CBMH 216 | CBMH 217 | 15 | 0.80%          | RCP               | 116.4   | 923.01              | 922.08         | 931.18       | 48"         | R-3501-T     | 8.17         |               |
| CBMH 217 | CBMH 218 | 15 | 1.20%          | RCP               | 33.6    | 922.08              | 921.68         | 928.18       | 48"         | R-3067-V     | 6.10         |               |
| CBMH 218 | CBMH 219 | 15 | 1.20%          | RCP               | 33.4    | 921.68              | 921.27         | 926.02       | 60"         | R-3067-V     | 4.34         |               |
| CBMH 220 | CBMH 221 | 12 | 0.50%          | RCP               | 48.6    | 915.58              | 915.34         | 919.08       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 221 | CBMH 222 | 12 | 0.50%          | RCP               | 33.1    | 915.34              | 915.17         | 923.19       | 48"         | R-3067-V     | 7.85         |               |
| CBMH 219 | CBMH 222 | 24 | 0.80%          | RCP               | 119.3   | 908.33              | 907.38         | 925.97       | 60"         | R-3067-V     | 17.64        |               |
| CBMH 222 | CBMH 223 | 30 | 0.30%          | RCP               | 123.3   | 907.38              | 907.01         | 923.16       | 60"         | R-3067-V     | 15.78        |               |
| CBMH 223 | CBMH 308 | 30 | 0.30%          | RCP               | 58.5    | 907.01              | 906.83         | 920.17       | 60"         | R-3067-V     | 13.16        |               |
| CB 300   | CBMH 301 | 12 | 0.60%          | RCP               | 181.6   | 919.57              | 918.48         | 923.07       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 301 | CBMH 302 | 15 | 0.40%          | RCP               | 34.5    | 918.48              | 918.34         | 930.33       | 48"         | R-3501-T     | 11.85        |               |
| CB 303   | CBMH 302 | 12 | 0.50%          | RCP               | 117.9   | 919.85              | 919.26         | 923.35       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 302 | CBMH 306 | 15 | 1.00%          | RCP               | 258.6   | 918.34              | 915.76         | 930.17       | 48"         | R-3501-T     | 11.83        |               |
| CB 305   | CBMH 306 | 12 | 0.50%          | RCP               | 123.4   | 911.06              | 910.44         | 914.56       | 2X3'        | R-4342       | 3.50         |               |
| CB 304   | CBMH 306 | 12 | 0.50%          | RCP               | 23.8    | 917.34              | 917.22         | 920.84       | 2X3'        | R-3067-V     | 3.50         |               |
| CBMH 306 | CBMH 307 | 18 | 1.20%          | RCP               | 79.1    | 910.44              | 909.49         | 920.73       | 60"         | R-3501-T     | 10.29        |               |
| CBMH 307 | CBMH 308 | 18 | 1.50%          | RCP               | 66.8    | 909.49              | 908.49         | 918.98       | 60"         | R-3501-T     | 9.49         |               |
| CBMH 308 | CBMH 309 | 30 | 0.65%          | RCP               | 159.2   | 906.83              | 905.80         | 919.09       | 84"         | R-3501-T     | 12.26        |               |
| CBMH 309 | CBMH 310 | 30 | 1.80%          | RCP               | 188.3   | 905.80              | 902.41         | 915.58       | 60"         | R-3501-T     | 9.78         |               |
| CB 312   | CBMH 311 | 12 | 1.80%          | RCP               | 129.5   | 905.94              | 903.61         | 909.44       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 311 | CBMH 310 | 12 | 1.00%          | RCP               | 33.2    | 903.61              | 903.28         | 907.40       | 48"         | R-3067-V     | 3.79         |               |
| CBMH 310 | CBMH 313 | 30 | 1.40%          | RCP               | 160.6   | 900.11              | 897.86         | 907.53       | 72"         | R-3501-T     | 7.43         |               |
| CBMH 313 | CBMH 314 | 30 | 1.40%          | RCP               | 171.1   | 897.86              | 895.47         | 902.78       | 60"         | R-3067-V     | 4.92         |               |
| CB 316   | CBMH 315 | 12 | 0.50%          | RCP               | 119.5   | 894.22              | 893.62         | 897.72       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 315 | CBMH 314 | 12 | 0.60%          | RCP               | 33.3    | 893.62              | 893.42         | 897.76       | 48"         | R-3501-T     | 4.14         |               |
| CBMH 314 | CBMH 317 | 30 | 1.40%          | RCP               | 193.3   | 890.12              | 887.42         | 898.12       | 60"         | R-3067-V     | 8.00         |               |
| CBMH 317 | CBMH 318 | 30 | 1.40%          | RCP               | 68.1    | 887.42              | 886.46         | 892.79       | 60"         | R-3067-V     | 5.37         |               |
| CBMH 318 | MH 300   | 36 | 0.40%          | RCP               | 28.0    | 884.85              | 884.74         | 892.00       | 84"         | R-3067-V     | 7.15         |               |
| MH 300   | FES 400  | 42 | 0.23%          | RCP               | 74.3    | 884.56              | 884.39         | 891.00       | 84"         | R-1642       | 6.44         |               |
| CBMH 321 | CBMH 318 | 12 | 0.50%          | RCP               | 211.9   | 890.83              | 889.77         | 894.83       | 2X3'        | R-3501-T     | 4.00         |               |
| CB 320   | CBMH 319 | 12 | 0.50%          | RCP               | 130.3   | 886.16              | 885.51         | 889.66       | 2X3'        | R-4342       | 3.50         |               |
| CBMH 319 | CBMH 318 | 12 | 2.00%          | RCP               | 33.0    | 885.51              | 884.85         | 892.00       | 48"         | R-3067-V     | 6.49         |               |



ALLIANT

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

HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

STORM SEWER PLAN - VIEW D

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

DAVE NASH, PE

11-3-20

Date

License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

11-3-20 PRELIMINARY PLAT

11-25-20 CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DN

DRAWN: TAS

PROJECT NO: 216--0028.C

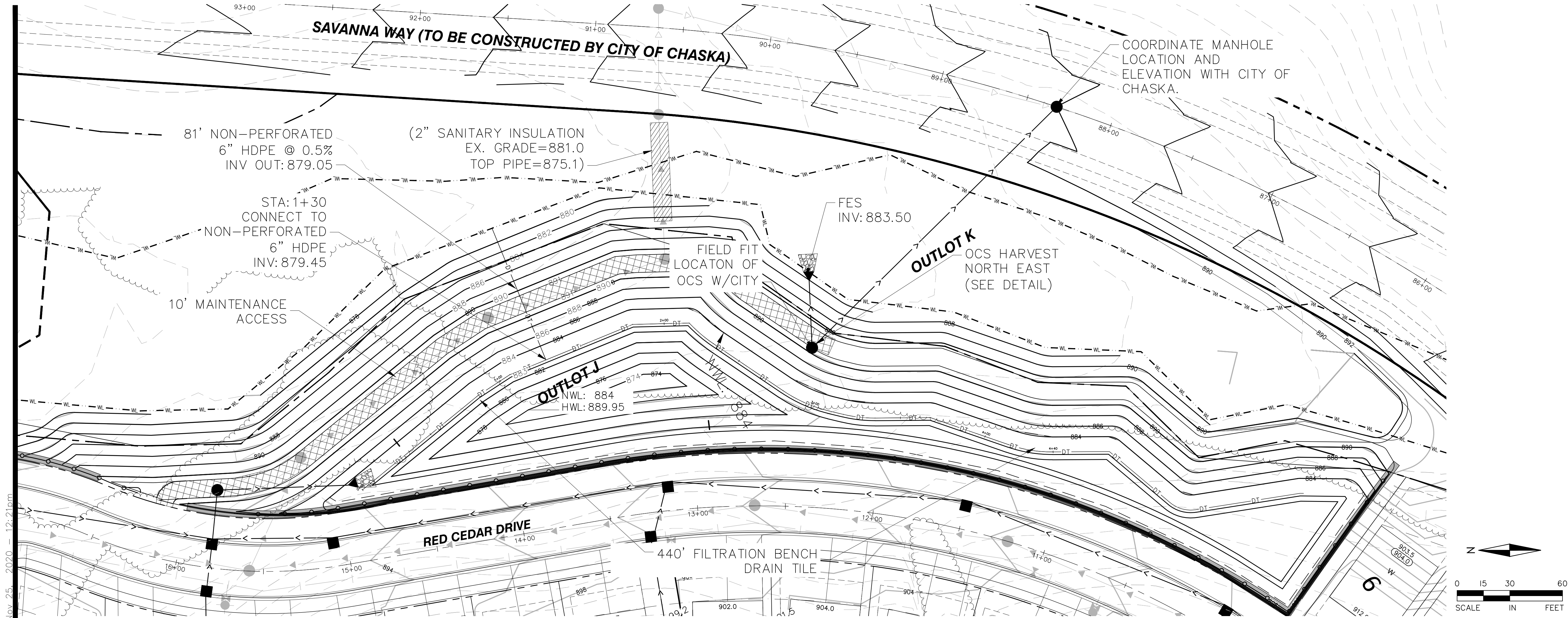
32



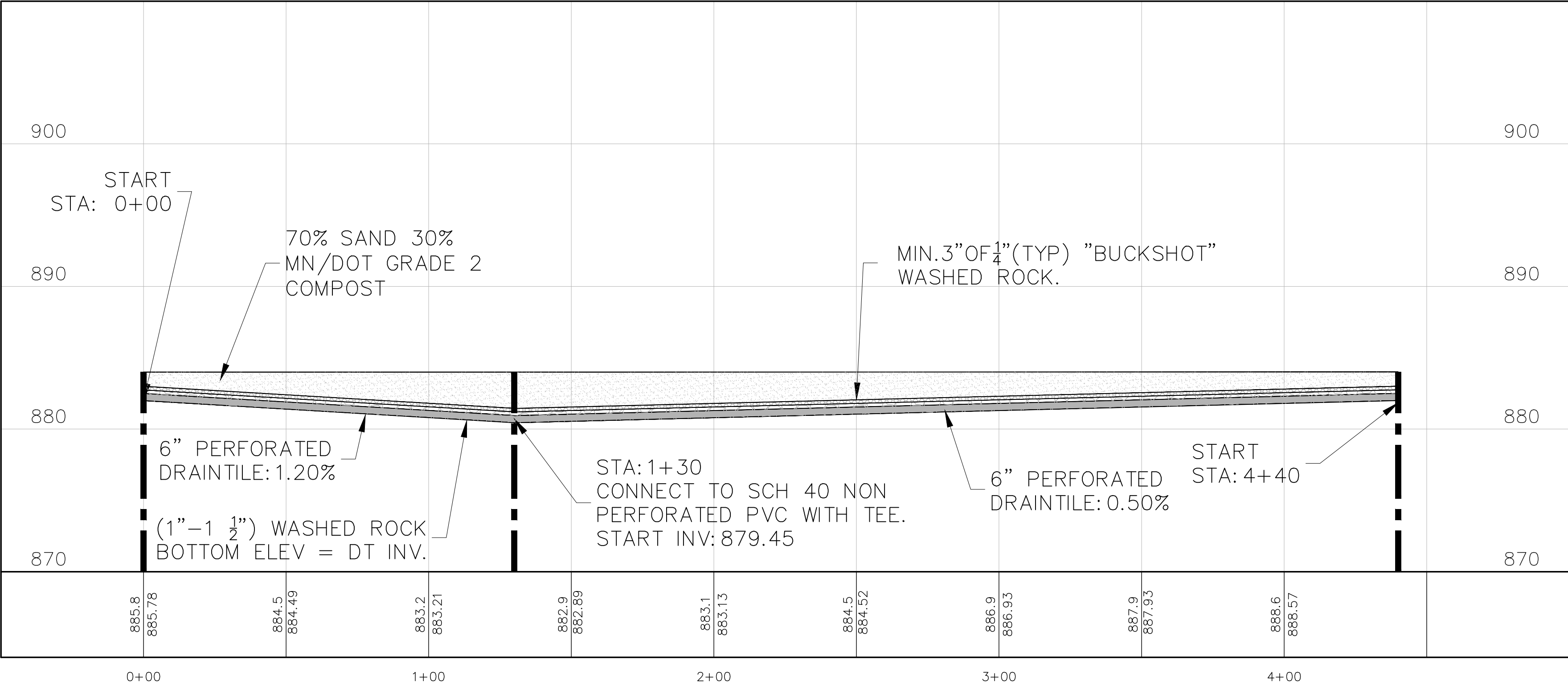




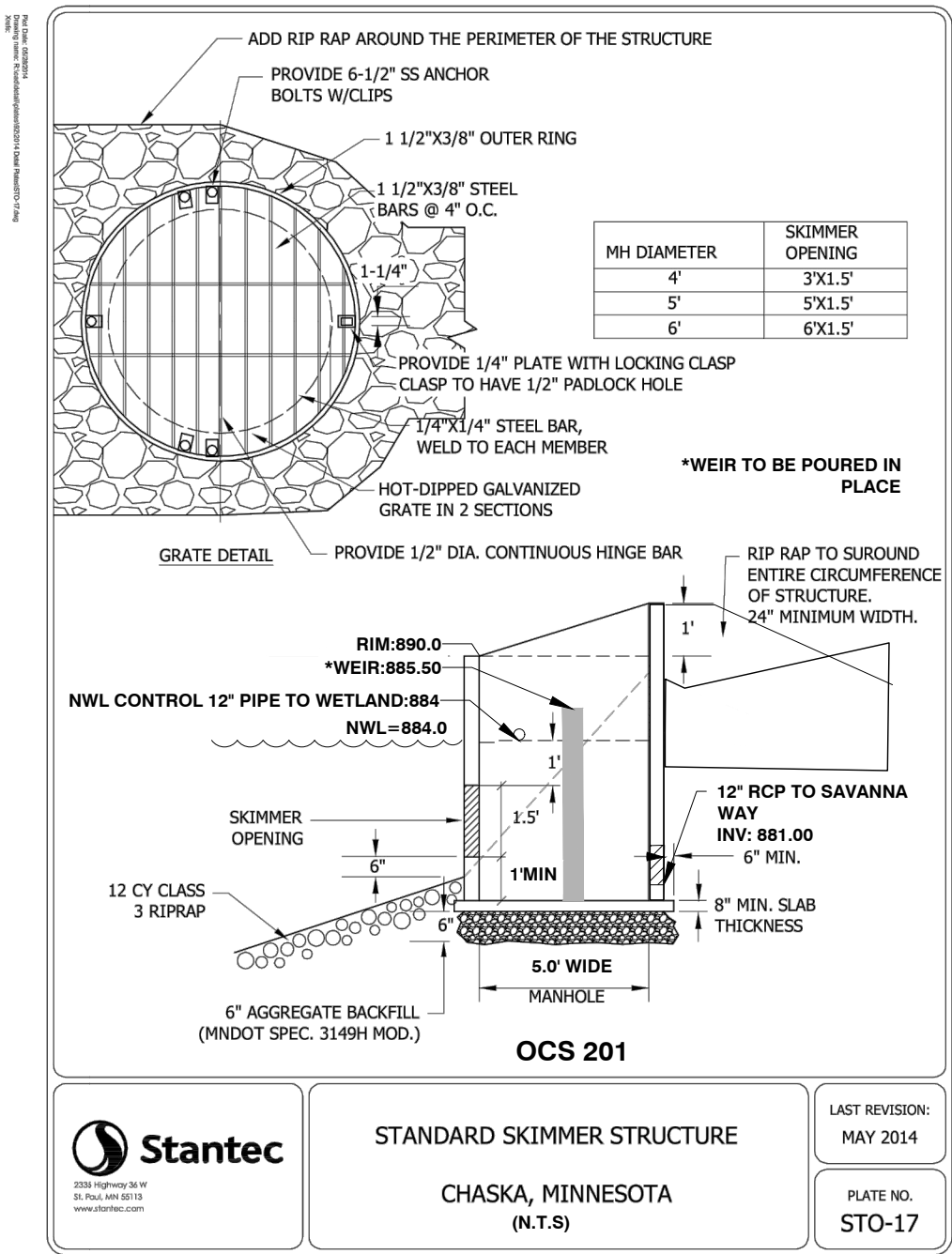
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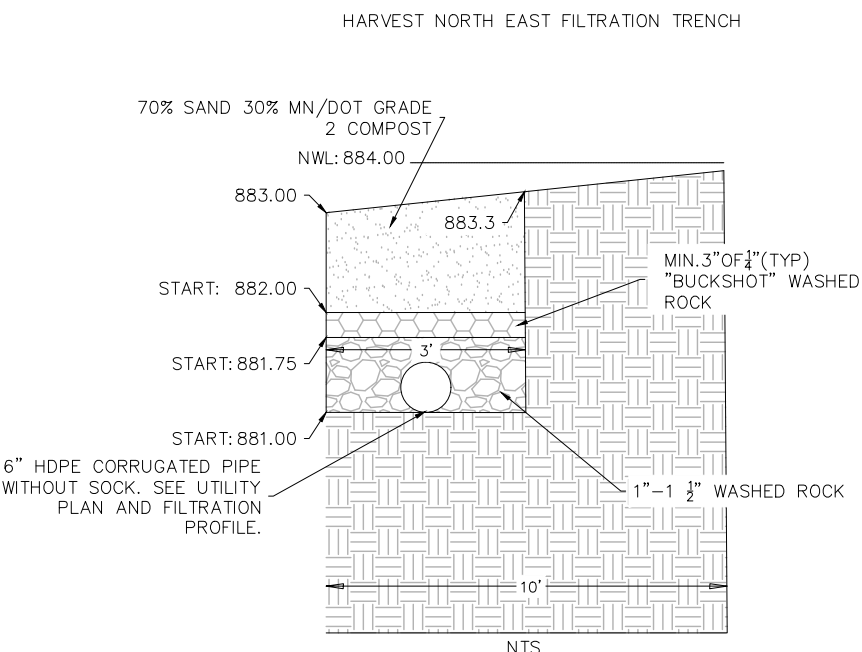
HARVEST NORTH EAST FILTRATION TRENCH PROFILE



HARVEST NORTH EAST POND OUTLET CONTROL STRUCTURE



POND TRENCH FILTRATION SECTION



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

DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| DATE     | ISSUE            |
|----------|------------------|
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |

PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: JEP  
PROJECT NO: 216-0028.C



## UTILITY PLAN - OVERALL

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

|               |             |
|---------------|-------------|
| DAVE NASH, PE |             |
| 11-3-20       |             |
| Date          | License No. |

## QUALITY ASSURANCE/CONTROL

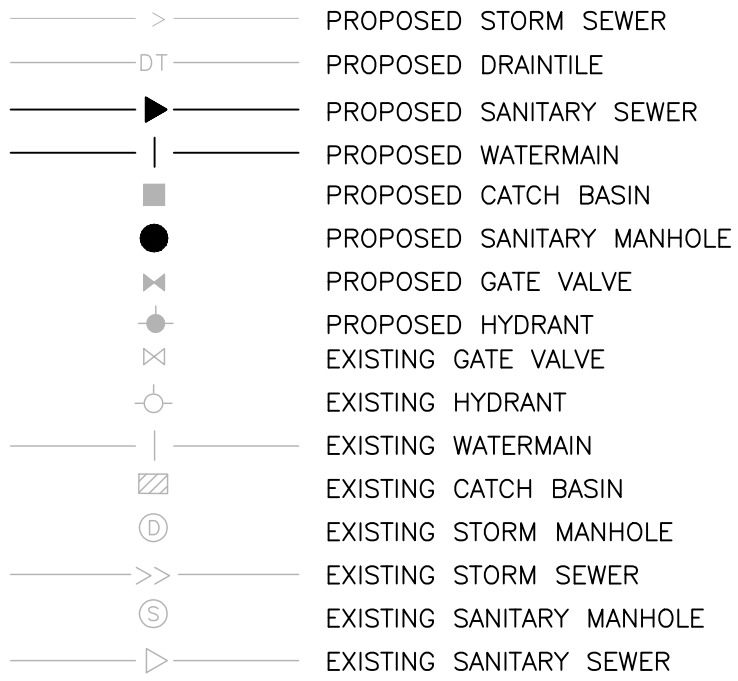
| DATE     | ISSUE            |
|----------|------------------|
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
|          |                  |
|          |                  |
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|          |                  |
|          |                  |

## PROJECT TEAM DATA

DRAWN: TAS  
PROJECT NO: 216-0028.C

35

SHEET 35 OF 45



| FROM  | TO       | PIPE<br>O.D. [IN] | PIPE SLOPE<br>[FT/FT] | PIPE LENGTH<br>[FT] | INVERT<br>FROM | INVERT<br>TO | RIM<br>ELEV | STRUCTURE<br>SIZE [IN] | MANHOLE<br>BUILD [FT] | PIPE TYPE  |
|-------|----------|-------------------|-----------------------|---------------------|----------------|--------------|-------------|------------------------|-----------------------|------------|
| MH 4  | MH 3     | 8                 | 0.004                 | 311.7               | 921.380        | 920.133      | 932.27      | 48                     | 10.89                 | C-900      |
| MH 3  | MH 2     | 8                 | 0.004                 | 230.4               | 920.083        | 919.162      | 942.71      | 48                     | 22.63                 | C-900      |
| MH 2  | MH 1     | 8                 | 0.004                 | 267.9               | 919.112        | 918.040      | 946.24      | 48                     | 27.13                 | C-900      |
| MH 1  | EX MH    | 8                 | 0.004                 | 107.0               | 917.990        | 917.362      | 941.83      | 48                     | 23.84                 | C-900      |
| MH 24 | MH 23    | 8                 | 0.006                 | 226.9               | 883.130        | 881.882      | 895.13      | 48                     | 12.00                 | SDR-35 PVC |
| MH 23 | MH 25    | 8                 | 0.006                 | 70.8                | 879.915        | 879.526      | 892.80      | 60                     | 12.89                 | SDR-35 PVC |
| MH 25 | MH 26    | 8                 | 0.006                 | 133.1               | 879.426        | 878.694      | 891.00      | 48                     | 11.57                 | SDR-35 PVC |
| MH 26 | MH 27    | 8                 | 0.030                 | 106.0               | 878.594        | 875.414      | 891.00      | 48                     | 12.41                 | SDR-35 PVC |
| MH 27 | SAN STUB | 8                 | 0.006                 | 72.4                | 874.940        | 874.528      | 891.00      | 48                     | 16.06                 | SDR-35 PVC |
| MH 13 | MH 12    | 8                 | 0.005                 | 225.3               | 917.770        | 916.644      | 929.77      | 48                     | 12.00                 | SDR-35 PVC |
| MH 12 | MH 11    | 8                 | 0.008                 | 291.0               | 916.544        | 914.216      | 931.58      | 48                     | 15.04                 | SDR-35 PVC |
| MH 11 | MH 10    | 8                 | 0.005                 | 90.7                | 914.116        | 913.663      | 925.18      | 48                     | 11.06                 | SDR-35 PVC |
| MH 10 | MH 9     | 8                 | 0.005                 | 109.8               | 913.563        | 913.014      | 925.73      | 48                     | 12.17                 | SDR-35 PVC |
| MH 9  | MH 8     | 8                 | 0.005                 | 97.9                | 912.914        | 912.424      | 926.39      | 48                     | 13.48                 | SDR-35 PVC |
| MH 8  | MH 18    | 8                 | 0.010                 | 313.3               | 912.324        | 909.192      | 927.25      | 48                     | 14.93                 | SDR-35 PVC |
| MH 5  | MH 6     | 8                 | 0.016                 | 268.0               | 923.090        | 918.802      | 934.09      | 48                     | 11.00                 | SDR-35 PVC |
| MH 6  | MH 7     | 8                 | 0.040                 | 80.8                | 918.702        | 915.471      | 931.87      | 48                     | 13.17                 | SDR-35 PVC |
| MH 7  | MH 8     | 8                 | 0.040                 | 64.1                | 915.371        | 912.805      | 930.14      | 48                     | 14.77                 | SDR-35 PVC |
| MH 18 | MH 19    | 8                 | 0.022                 | 180.6               | 909.092        | 905.118      | 920.19      | 48                     | 11.10                 | SDR-35 PVC |
| MH 19 | MH 20    | 8                 | 0.042                 | 190.5               | 905.018        | 897.018      | 916.27      | 48                     | 11.25                 | SDR-35 PVC |
| MH 20 | MH 21    | 8                 | 0.030                 | 121.3               | 896.918        | 893.279      | 908.00      | 48                     | 11.08                 | SDR-35 PVC |
| MH 21 | MH 22    | 8                 | 0.030                 | 145.4               | 883.179        | 888.817      | 905.28      | 48                     | 12.10                 | SDR-35 PVC |
| MH 22 | MH 23    | 8                 | 0.030                 | 290.1               | 888.717        | 880.015      | 900.16      | 48                     | 11.44                 | SDR-35 PVC |
| MH 17 | MH 16    | 8                 | 0.005                 | 98.6                | 909.730        | 909.237      | 920.73      | 48                     | 11.00                 | SDR-35 PVC |
| MH 16 | MH 15    | 8                 | 0.005                 | 184.3               | 909.137        | 908.215      | 922.77      | 48                     | 13.63                 | SDR-35 PVC |
| MH 15 | MH 14    | 8                 | 0.005                 | 114.3               | 908.115        | 907.544      | 930.28      | 48                     | 22.16                 | C-900      |
| MH 14 | SAN STUB | 8                 | 0.026                 | 162.4               | 907.444        | 903.303      | 932.19      | 48                     | 24.75                 | C-900      |

|                                                                                                                                                                                |                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.                                                                      | W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.                                                                                                                                                 |
| 2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.                                                                                 | 9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.                                                                                                                |
| 3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.                                                                                               | 10. WATER SERVICES SHALL BE 1" DIA. HDPE W/ 1" CORP. STOP AND 1" CURB BOX.                                                                                                                       |
| 4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.                                         | 11. SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.                                                                              |
| 5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.                                                                             | 12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES. |
| 6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.                                                                                                       | 13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.                                                                                                                 |
| 7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W. | 14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.                                                                                                                                     |
| 8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE                                                                                                                           | 15. ALL HYDRANTS TO BE CLOW MEDALLION.                                                                                                                                                           |



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

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

| FROM  | TO       | PIPE<br>O.D. [IN] | PIPE SLOPE<br>[FT/FT] | PIPE LENGTH<br>[FT] | INVERT<br>FROM | INVERT<br>TO | RIM<br>ELEV | STRUCTURE<br>SIZE [IN] | MANHOLE<br>B.U.D.I.F.T. | PIPE TYPE  |
|-------|----------|-------------------|-----------------------|---------------------|----------------|--------------|-------------|------------------------|-------------------------|------------|
| MH 4  | MH 3     | 8                 | 0.004                 | 311.7               | 921.380        | 920.133      | 932.27      | 48                     | 10.89                   | C-900      |
| MH 3  | MH 2     | 8                 | 0.004                 | 230.4               | 920.083        | 919.162      | 942.71      | 48                     | 22.63                   | C-900      |
| MH 2  | MH 1     | 8                 | 0.004                 | 267.9               | 919.112        | 918.040      | 946.24      | 48                     | 27.13                   | C-900      |
| MH 1  | EX MH    | 8                 | 0.004                 | 107.0               | 917.990        | 917.562      | 941.83      | 48                     | 23.84                   | C-900      |
| MH 24 | MH 23    | 8                 | 0.006                 | 226.9               | 883.130        | 881.882      | 895.13      | 48                     | 12.00                   | SDR-35 PVC |
| MH 23 | MH 25    | 8                 | 0.006                 | 70.8                | 879.915        | 879.526      | 892.80      | 60                     | 12.89                   | SDR-35 PVC |
| MH 25 | MH 26    | 8                 | 0.006                 | 133.1               | 879.426        | 878.694      | 891.00      | 48                     | 11.57                   | SDR-35 PVC |
| MH 26 | MH 27    | 8                 | 0.030                 | 106.0               | 878.594        | 875.414      | 891.00      | 48                     | 12.41                   | SDR-35 PVC |
| MH 27 | SAN STUB | 8                 | 0.006                 | 72.4                | 874.940        | 874.528      | 891.00      | 48                     | 16.66                   | SDR-35 PVC |
| MH13  | MH 12    | 8                 | 0.005                 | 225.3               | 917.770        | 916.644      | 929.77      | 48                     | 12.00                   | SDR-35 PVC |
| MH 12 | MH 11    | 8                 | 0.008                 | 291.0               | 916.544        | 914.216      | 931.58      | 48                     | 15.04                   | SDR-35 PVC |
| MH 11 | MH 10    | 8                 | 0.005                 | 90.7                | 914.116        | 913.663      | 925.18      | 48                     | 11.06                   | SDR-35 PVC |
| MH 10 | MH 9     | 8                 | 0.005                 | 109.8               | 913.563        | 913.014      | 925.73      | 48                     | 12.17                   | SDR-35 PVC |
| MH 9  | MH 8     | 8                 | 0.005                 | 97.9                | 912.914        | 912.424      | 926.39      | 48                     | 13.48                   | SDR-35 PVC |
| MH 8  | MH 18    | 8                 | 0.010                 | 313.3               | 912.324        | 909.192      | 927.25      | 48                     | 14.93                   | SDR-35 PVC |
| MH 5  | MH 6     | 8                 | 0.016                 | 268.0               | 923.090        | 918.802      | 944.09      | 48                     | 11.00                   | SDR-35 PVC |
| MH 6  | MH 7     | 8                 | 0.040                 | 80.8                | 918.702        | 915.471      | 931.87      | 48                     | 13.17                   | SDR-35 PVC |
| MH 7  | MH 8     | 8                 | 0.040                 | 64.1                | 915.371        | 912.805      | 930.14      | 48                     | 14.77                   | SDR-35 PVC |
| MH 18 | MH 19    | 8                 | 0.022                 | 180.6               | 909.092        | 905.118      | 920.19      | 48                     | 11.10                   | SDR-35 PVC |
| MH 19 | MH 20    | 8                 | 0.042                 | 190.5               | 905.018        | 897.018      | 916.27      | 48                     | 11.25                   | SDR-35 PVC |
| MH 20 | MH 21    | 8                 | 0.030                 | 121.3               | 896.918        | 893.279      | 908.00      | 48                     | 11.08                   | SDR-35 PVC |
| MH 21 | MH 22    | 8                 | 0.030                 | 145.4               | 893.179        | 888.817      | 905.28      | 48                     | 12.10                   | SDR-35 PVC |
| MH 22 | MH 23    | 8                 | 0.030                 | 290.1               | 888.717        | 880.015      | 900.16      | 48                     | 11.44                   | SDR-35 PVC |
|       |          |                   |                       |                     |                |              |             |                        |                         |            |
| MH 17 | MH 16    | 8                 | 0.005                 | 98.6                | 909.730        | 909.237      | 920.73      | 48                     | 11.00                   | SDR-35 PVC |
| MH 16 | MH 15    | 8                 | 0.005                 | 184.3               | 909.137        | 908.215      | 922.77      | 48                     | 13.63                   | SDR-35 PVC |
| MH 15 | MH 14    | 8                 | 0.005                 | 114.3               | 908.115        | 907.544      | 930.28      | 48                     | 22.16                   | C-900      |
| MH 14 | SAN STUB | 8                 | 0.026                 | 162.4               | 907.444        | 903.303      | 932.19      | 48                     | 24.75                   | C-900      |





SANITARY SEWER SCHEDULE

| FROM  | TO       | PIPE<br>O.D. [IN] | PIPE SLOPE<br>[F/F] | PIPE LENGTH<br>[FT] | INVERT<br>FROM | INVERT<br>TO | RIM<br>ELEV | STRUCTURE<br>SIZE [IN] | MANHOLE<br>BUILD [FT] | PIPE TYPE  |
|-------|----------|-------------------|---------------------|---------------------|----------------|--------------|-------------|------------------------|-----------------------|------------|
| MH 4  | MH 3     | 8                 | 0.004               | 311.7               | 921.380        | 920.133      | 932.27      | 48                     | 10.89                 | C-900      |
| MH 3  | MH 2     | 8                 | 0.004               | 230.4               | 920.083        | 919.162      | 942.71      | 48                     | 22.63                 | C-900      |
| MH 2  | MH 1     | 8                 | 0.004               | 267.9               | 919.112        | 918.040      | 946.24      | 48                     | 27.13                 | C-900      |
| MH 1  | EX MH    | 8                 | 0.004               | 107.0               | 917.990        | 917.562      | 941.83      | 48                     | 23.84                 | C-900      |
| MH 24 | MH 23    | 8                 | 0.006               | 226.9               | 883.130        | 881.882      | 895.13      | 48                     | 12.00                 | SDR-35 PVC |
| MH 23 | MH 25    | 8                 | 0.006               | 70.8                | 879.915        | 879.526      | 892.80      | 60                     | 12.89                 | SDR-35 PVC |
| MH 25 | MH 26    | 8                 | 0.006               | 133.1               | 879.426        | 878.694      | 891.00      | 48                     | 11.57                 | SDR-35 PVC |
| MH 26 | MH 27    | 8                 | 0.030               | 106.0               | 878.594        | 875.414      | 891.00      | 48                     | 12.41                 | SDR-35 PVC |
| MH 27 | SAN STUB | 8                 | 0.006               | 72.4                | 874.940        | 874.528      | 891.00      | 48                     | 16.06                 | SDR-35 PVC |
| MH 13 | MH 12    | 8                 | 0.005               | 225.3               | 917.770        | 916.644      | 929.77      | 48                     | 12.00                 | SDR-35 PVC |
| MH 12 | MH 11    | 8                 | 0.008               | 291.0               | 916.544        | 914.216      | 931.58      | 48                     | 15.04                 | SDR-35 PVC |
| MH 11 | MH 10    | 8                 | 0.005               | 90.7                | 914.116        | 913.663      | 925.18      | 48                     | 11.06                 | SDR-35 PVC |
| MH 10 | MH 9     | 8                 | 0.005               | 109.8               | 913.563        | 913.014      | 925.73      | 48                     | 12.17                 | SDR-35 PVC |
| MH 9  | MH 8     | 8                 | 0.005               | 97.3                | 912.914        | 912.424      | 926.39      | 48                     | 13.48                 | SDR-35 PVC |
| MH 8  | MH 18    | 8                 | 0.010               | 313.3               | 912.324        | 909.192      | 927.25      | 48                     | 14.93                 | SDR-35 PVC |
| MH 5  | MH 6     | 8                 | 0.016               | 268.0               | 923.090        | 918.802      | 934.09      | 48                     | 11.00                 | SDR-35 PVC |
| MH 6  | MH 7     | 8                 | 0.040               | 80.8                | 918.702        | 915.471      | 931.87      | 48                     | 13.17                 | SDR-35 PVC |
| MH 7  | MH 8     | 8                 | 0.040               | 64.1                | 915.371        | 912.805      | 930.14      | 48                     | 14.77                 | SDR-35 PVC |
| MH 18 | MH 19    | 8                 | 0.022               | 180.6               | 909.092        | 905.118      | 920.19      | 48                     | 11.10                 | SDR-35 PVC |
| MH 19 | MH 20    | 8                 | 0.042               | 190.5               | 905.018        | 897.018      | 916.27      | 48                     | 11.25                 | SDR-35 PVC |
| MH 20 | MH 21    | 8                 | 0.030               | 121.3               | 896.918        | 893.279      | 908.00      | 48                     | 11.08                 | SDR-35 PVC |
| MH 21 | MH 22    | 8                 | 0.030               | 145.4               | 893.179        | 888.817      | 905.28      | 48                     | 12.10                 | SDR-35 PVC |
| MH 22 | MH 23    | 8                 | 0.030               | 290.1               | 888.717        | 880.015      | 900.16      | 48                     | 11.44                 | SDR-35 PVC |
| MH 17 | MH 16    | 8                 | 0.005               | 98.6                | 909.730        | 909.237      | 920.73      | 48                     | 11.00                 | SDR-35 PVC |
| MH 16 | MH 15    | 8                 | 0.005               | 184.3               | 909.137        | 908.215      | 922.77      | 48                     | 13.63                 | SDR-35 PVC |
| MH 15 | MH 14    | 8                 | 0.005               | 114.3               | 908.115        | 907.544      | 930.28      | 48                     | 22.16                 | C-900      |
| MH 14 | SAN STUB | 8                 | 0.026               | 162.4               | 907.444        | 903.303      | 932.19      | 48                     | 24.75                 | C-900      |



ALLIANT

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

HARVEST WEST 3RD ADDITION

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - VIEW B

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

DAVE NASH, PE  
11-3-20

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

| DATE     | ISSUE            |
|----------|------------------|
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |

PROJECT TEAM DATA

|             |            |
|-------------|------------|
| DESIGNED:   | DN         |
| DRAWN:      | TAS        |
| PROJECT NO: | 216-0028.C |

37

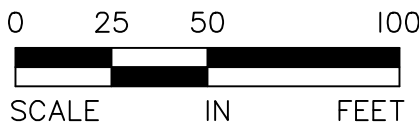
SHEET 37 OF 45



SANITARY SEWER SCHEDULE

| FROM  | TO       | PIPE<br>O.D. [IN] | PIPE SLOPE<br>[FT/FT] | PIPE LENGTH<br>[FT] | INVERT<br>FROM | INVERT<br>TO | RIM<br>ELEV | STRUCTURE<br>SIZE [IN] | MANHOLE<br>BUILD [FT] | PIPE TYPE  |
|-------|----------|-------------------|-----------------------|---------------------|----------------|--------------|-------------|------------------------|-----------------------|------------|
| MH 4  | MH 3     | 8                 | 0.004                 | 311.7               | 921.380        | 920.133      | 932.27      | 48                     | 10.89                 | C-900      |
| MH 3  | MH 2     | 8                 | 0.004                 | 230.4               | 920.083        | 919.162      | 942.71      | 48                     | 22.63                 | C-900      |
| MH 2  | MH 1     | 8                 | 0.004                 | 267.9               | 919.112        | 918.040      | 946.24      | 48                     | 27.13                 | C-900      |
| MH 1  | EX MH    | 8                 | 0.004                 | 107.0               | 917.990        | 917.562      | 941.83      | 48                     | 23.84                 | C-900      |
| MH 24 | MH 23    | 8                 | 0.006                 | 226.9               | 883.130        | 881.882      | 895.13      | 48                     | 12.00                 | SDR-35 PVC |
| MH 23 | MH 25    | 8                 | 0.006                 | 70.8                | 879.915        | 879.526      | 892.80      | 60                     | 12.89                 | SDR-35 PVC |
| MH 25 | MH 26    | 8                 | 0.006                 | 133.1               | 879.426        | 878.694      | 891.00      | 48                     | 11.57                 | SDR-35 PVC |
| MH 26 | MH 27    | 8                 | 0.030                 | 106.0               | 878.594        | 875.414      | 891.00      | 48                     | 12.41                 | SDR-35 PVC |
| MH 27 | SAN STUB | 8                 | 0.006                 | 72.4                | 874.940        | 874.528      | 891.00      | 48                     | 16.06                 | SDR-35 PVC |
| MH13  | MH 12    | 8                 | 0.005                 | 225.3               | 917.770        | 916.644      | 929.77      | 48                     | 12.00                 | SDR-35 PVC |
| MH 12 | MH 11    | 8                 | 0.008                 | 291.0               | 916.544        | 914.216      | 931.58      | 48                     | 15.04                 | SDR-35 PVC |
| MH 11 | MH 10    | 8                 | 0.005                 | 90.7                | 914.116        | 913.663      | 925.18      | 48                     | 11.06                 | SDR-35 PVC |
| MH 10 | MH 9     | 8                 | 0.005                 | 109.8               | 913.563        | 913.014      | 925.73      | 48                     | 12.17                 | SDR-35 PVC |
| MH 9  | MH 8     | 8                 | 0.005                 | 97.9                | 912.914        | 912.424      | 926.39      | 48                     | 13.48                 | SDR-35 PVC |
| MH 8  | MH 18    | 8                 | 0.010                 | 313.3               | 912.324        | 909.192      | 927.25      | 48                     | 14.93                 | SDR-35 PVC |
| MH 5  | MH 6     | 8                 | 0.016                 | 268.0               | 923.090        | 918.802      | 934.09      | 48                     | 11.00                 | SDR-35 PVC |
| MH 6  | MH 7     | 8                 | 0.040                 | 80.8                | 918.702        | 915.471      | 931.87      | 48                     | 13.17                 | SDR-35 PVC |
| MH 7  | MH 8     | 8                 | 0.040                 | 64.1                | 915.371        | 912.805      | 930.14      | 48                     | 14.77                 | SDR-35 PVC |
| MH 18 | MH 19    | 8                 | 0.022                 | 180.6               | 909.092        | 905.118      | 920.19      | 48                     | 11.10                 | SDR-35 PVC |
| MH 19 | MH 20    | 8                 | 0.042                 | 190.5               | 905.018        | 897.018      | 916.27      | 48                     | 11.25                 | SDR-35 PVC |
| MH 20 | MH 21    | 8                 | 0.030                 | 121.3               | 896.918        | 893.279      | 908.00      | 48                     | 11.08                 | SDR-35 PVC |
| MH 21 | MH 22    | 8                 | 0.030                 | 145.4               | 893.179        | 888.817      | 905.28      | 48                     | 12.10                 | SDR-35 PVC |
| MH 22 | MH 23    | 8                 | 0.030                 | 290.1               | 888.717        | 880.015      | 900.16      | 48                     | 11.44                 | SDR-35 PVC |
| MH 17 | MH 16    | 8                 | 0.005                 | 98.6                | 909.730        | 909.237      | 920.73      | 48                     | 11.00                 | SDR-35 PVC |
| MH 16 | MH 15    | 8                 | 0.005                 | 184.3               | 909.137        | 908.215      | 922.77      | 48                     | 13.63                 | SDR-35 PVC |
| MH 15 | MH 14    | 8                 | 0.005                 | 114.3               | 908.115        | 907.544      | 930.28      | 48                     | 22.16                 | C-900      |
| MH 14 | SAN STUB | 8                 | 0.026                 | 162.4               | 907.444        | 903.303      | 932.19      | 48                     | 24.75                 | C-900      |

FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION



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HARVEST WEST 3RD ADDITION  
CHASKA, MN  
PRELIMINARY PLAT & PUD SUBMITTAL  
UTILITY PLAN - VIEW C

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

DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
|----------|------------------|
| DATE     | ISSUE            |
| 11-3-20  | PRELIMINARY PLAT |
| 11-25-20 | CITY COMMENTS    |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |

PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C



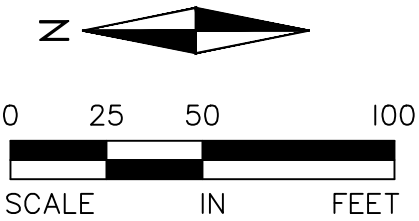
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7.B. PUBLIC HEARING: Approve the...  
Page 80 of 99

SANITARY SEWER SCHEDULE

| FROM  | TO       | PIPE<br>O.D. [IN] | PIPE SLOPE<br>[FT/FT] | PIPE LENGTH<br>[FT] | INVERT<br>FROM | INVERT<br>TO | RIM<br>ELEV | STRUCTURE<br>SIZE [IN] | MANHOLE<br>BUILD [FT] | PIPE TYPE  |
|-------|----------|-------------------|-----------------------|---------------------|----------------|--------------|-------------|------------------------|-----------------------|------------|
| MH 4  | MH 3     | 8                 | 0.004                 | 311.7               | 921.380        | 920.133      | 932.27      | 48                     | 10.89                 | C-900      |
| MH 3  | MH 2     | 8                 | 0.004                 | 230.4               | 920.083        | 919.162      | 942.71      | 48                     | 22.63                 | C-900      |
| MH 2  | MH 1     | 8                 | 0.004                 | 267.9               | 919.112        | 918.040      | 946.24      | 48                     | 27.13                 | C-900      |
| MH 1  | EX MH    | 8                 | 0.004                 | 107.0               | 917.990        | 917.562      | 941.83      | 48                     | 23.84                 | C-900      |
|       |          |                   |                       |                     |                |              |             |                        |                       |            |
| MH 24 | MH 23    | 8                 | 0.006                 | 226.9               | 883.130        | 881.882      | 895.13      | 48                     | 12.00                 | SDR-35 PVC |
| MH 23 | MH 25    | 8                 | 0.006                 | 70.8                | 879.915        | 879.526      | 892.80      | 60                     | 12.89                 | SDR-35 PVC |
| MH 25 | MH 26    | 8                 | 0.006                 | 133.1               | 879.426        | 878.694      | 891.00      | 48                     | 11.37                 | SDR-35 PVC |
| MH 26 | MH 27    | 8                 | 0.030                 | 106.0               | 878.594        | 875.414      | 891.00      | 48                     | 12.41                 | SDR-35 PVC |
| MH 27 | SAN STUB | 8                 | 0.006                 | 72.4                | 874.940        | 874.528      | 891.00      | 48                     | 16.06                 | SDR-35 PVC |
|       |          |                   |                       |                     |                |              |             |                        |                       |            |
| MH 13 | MH 12    | 8                 | 0.005                 | 225.3               | 917.770        | 916.644      | 929.77      | 48                     | 12.00                 | SDR-35 PVC |
| MH 12 | MH 11    | 8                 | 0.008                 | 291.0               | 916.544        | 914.216      | 931.58      | 48                     | 15.04                 | SDR-35 PVC |
| MH 11 | MH 10    | 8                 | 0.005                 | 90.7                | 914.116        | 913.663      | 925.18      | 48                     | 11.06                 | SDR-35 PVC |
| MH 10 | MH 9     | 8                 | 0.005                 | 109.8               | 913.563        | 913.014      | 925.73      | 48                     | 12.17                 | SDR-35 PVC |
| MH 9  | MH 8     | 8                 | 0.005                 | 97.9                | 912.914        | 912.424      | 926.39      | 48                     | 13.48                 | SDR-35 PVC |
| MH 8  | MH 18    | 8                 | 0.010                 | 313.3               | 912.324        | 909.192      | 927.25      | 48                     | 14.93                 | SDR-35 PVC |
|       |          |                   |                       |                     |                |              |             |                        |                       |            |
| MH 5  | MH 6     | 8                 | 0.016                 | 268.0               | 923.090        | 918.802      | 934.09      | 48                     | 11.00                 | SDR-35 PVC |
| MH 6  | MH 7     | 8                 | 0.040                 | 80.8                | 918.702        | 915.471      | 931.87      | 48                     | 13.17                 | SDR-35 PVC |
| MH 7  | MH 8     | 8                 | 0.040                 | 64.1                | 915.371        | 912.805      | 930.14      | 48                     | 14.77                 | SDR-35 PVC |
|       |          |                   |                       |                     |                |              |             |                        |                       |            |
| MH 18 | MH 19    | 8                 | 0.022                 | 180.6               | 909.092        | 905.118      | 920.19      | 48                     | 11.10                 | SDR-35 PVC |
| MH 19 | MH 20    | 8                 | 0.042                 | 190.5               | 905.018        | 897.018      | 916.27      | 48                     | 11.25                 | SDR-35 PVC |
| MH 20 | MH 21    | 8                 | 0.030                 | 121.3               | 896.918        | 893.279      | 908.00      | 48                     | 11.08                 | SDR-35 PVC |
| MH 21 | MH 22    | 8                 | 0.030                 | 145.4               | 893.179        | 888.817      | 905.28      | 48                     | 12.10                 | SDR-35 PVC |
| MH 22 | MH 23    | 8                 | 0.030                 | 290.1               | 888.717        | 880.015      | 900.16      | 48                     | 11.44                 | SDR-35 PVC |
|       |          |                   |                       |                     |                |              |             |                        |                       |            |
| MH 17 | MH 16    | 8                 | 0.005                 | 98.6                | 909.730        | 909.237      | 920.73      | 48                     | 11.00                 | SDR-35 PVC |
| MH 16 | MH 15    | 8                 | 0.005                 | 184.3               | 909.137        | 908.215      | 922.77      | 48                     | 13.63                 | SDR-35 PVC |
| MH 15 | MH 14    | 8                 | 0.005                 | 114.3               | 908.115        | 907.544      | 930.28      | 48                     | 22.16                 | C-900      |
| MH 14 | SAN STUB | 8                 | 0.026                 | 162.4               | 907.444        | 903.303      | 932.19      | 48                     | 24.75                 | C-900      |



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - VIEW D

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DAVE NASH, PE  
11-3-20  
Date License No.

QUALITY ASSURANCE/CONTROL

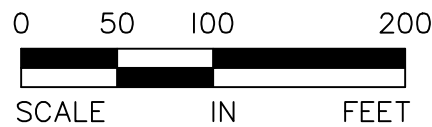
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PROJECT TEAM DATA  
DESIGNED: DN  
DRAWN: TAS  
PROJECT NO: 216-0028.C

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### LANDSCAPE REQUIREMENTS

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

| REQUIRED TREE CALCULATIONS:          | REQUIRED: | PROPOSED: |
|--------------------------------------|-----------|-----------|
| 4,339.7 LF / 50 = 86.79 (2) = 173.58 | 174       | 209       |

NOTE:  
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 8,679.4 LF

### LANDSCAPE LEGEND:



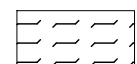
REQUIRED BOULEVARD TREES

#### APPROVED BOULEVARD TREES:

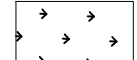
- LARGE TREES: Hackberry (*Celtis occidentalis*), Kentucky Coffeetree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Sentry Linden (*Tilia americana* 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American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



EXISTING SIGNIFICANT TREE



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



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



UPLAND PRESERVATION AREA-MNDOT SEED MIX 35-241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.  
NOTE: CONTRACTOR TO VERIFY NON-WOODED AREAS TO BE SEED.

HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

LANDSCAPE PLAN - OVERALL

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11-3-20  
Date License No.

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LANDSCAPE LEGEND:



REQUIRED BOULEVARD TREES

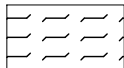
APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple (Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)

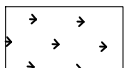
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)



EXISTING SIGNIFICANT TREE



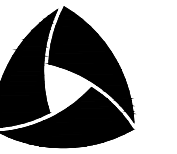
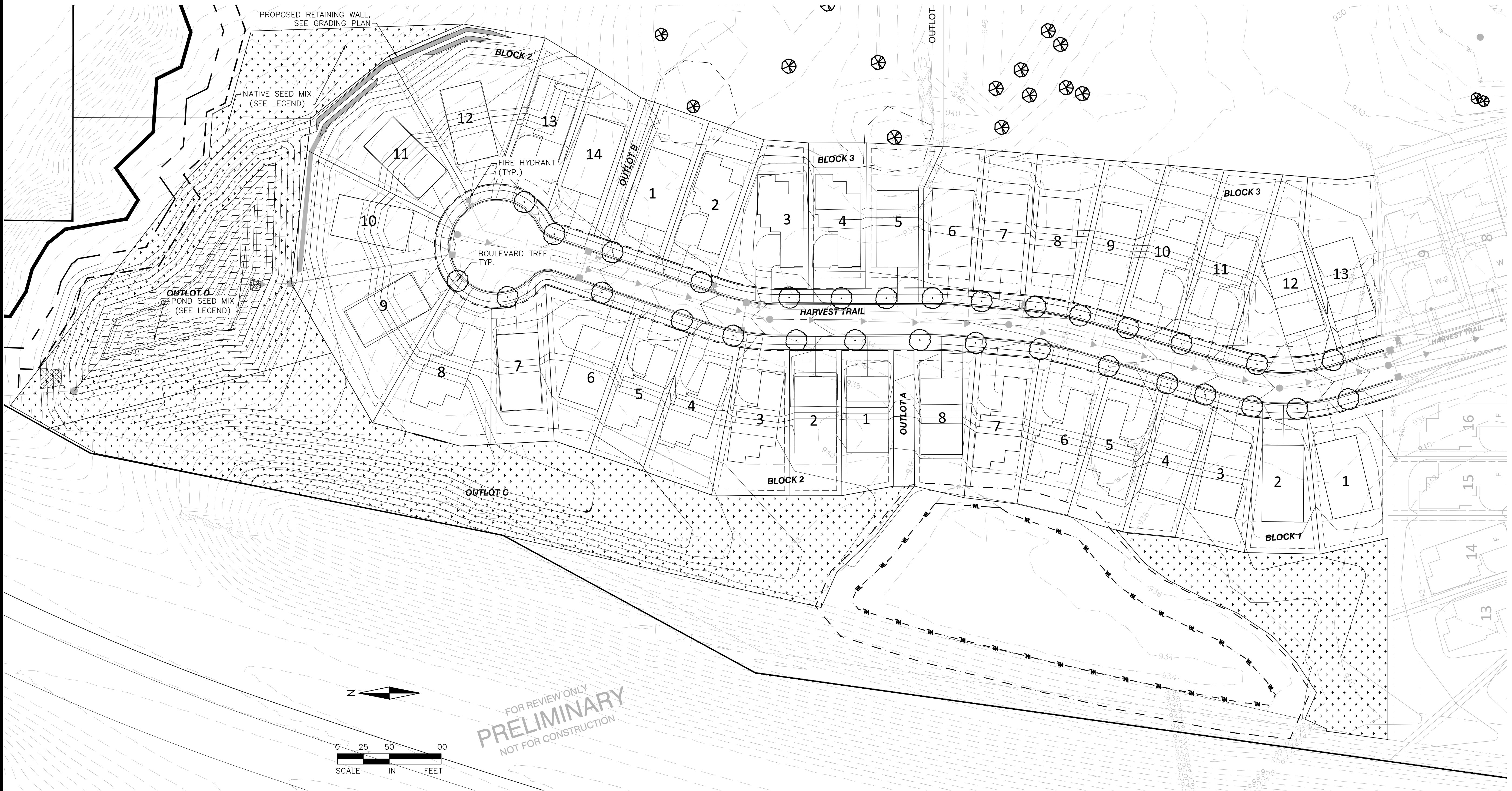
POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).



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



UPLAND PRESERVATION AREA-MNDOT SEED MIX 35-241 (MESIC PRAIRIE, GENERAL) OR APPROVED EQUAL.  
NOTE: CONTRACTOR TO VERIFY NON-WOODED AREAS TO BE SEEDED.



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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

LANDSCAPE PLAN - VIEW A

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MARK KRONBECK, PLA

11-3-20

Date

License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

11-3-20 PRELIMINARY PLAT

11-25-20 CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DN

DRAWN: TAS

PROJECT NO: 216-0028.C

41

SHEET 41 OF 45



## LANDSCAPE PLAN - VIEW B

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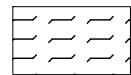
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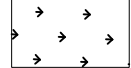
- **LARGE TREES:** Hackberry (*Celtis occidentalis*), Kentucky Coffee tree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Stryer Linden (*Tilia americana* "American Stryer"), Autumn Blaze Maple Acer Freemanii "Autumn Blaze"), Sienna Glen Maple (*Acer Freemanii* "Sienna"), Linden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



EXISTING SIGNIFICANT TREE



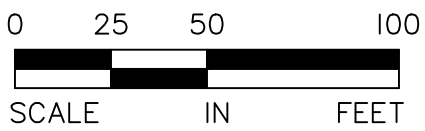
POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).



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



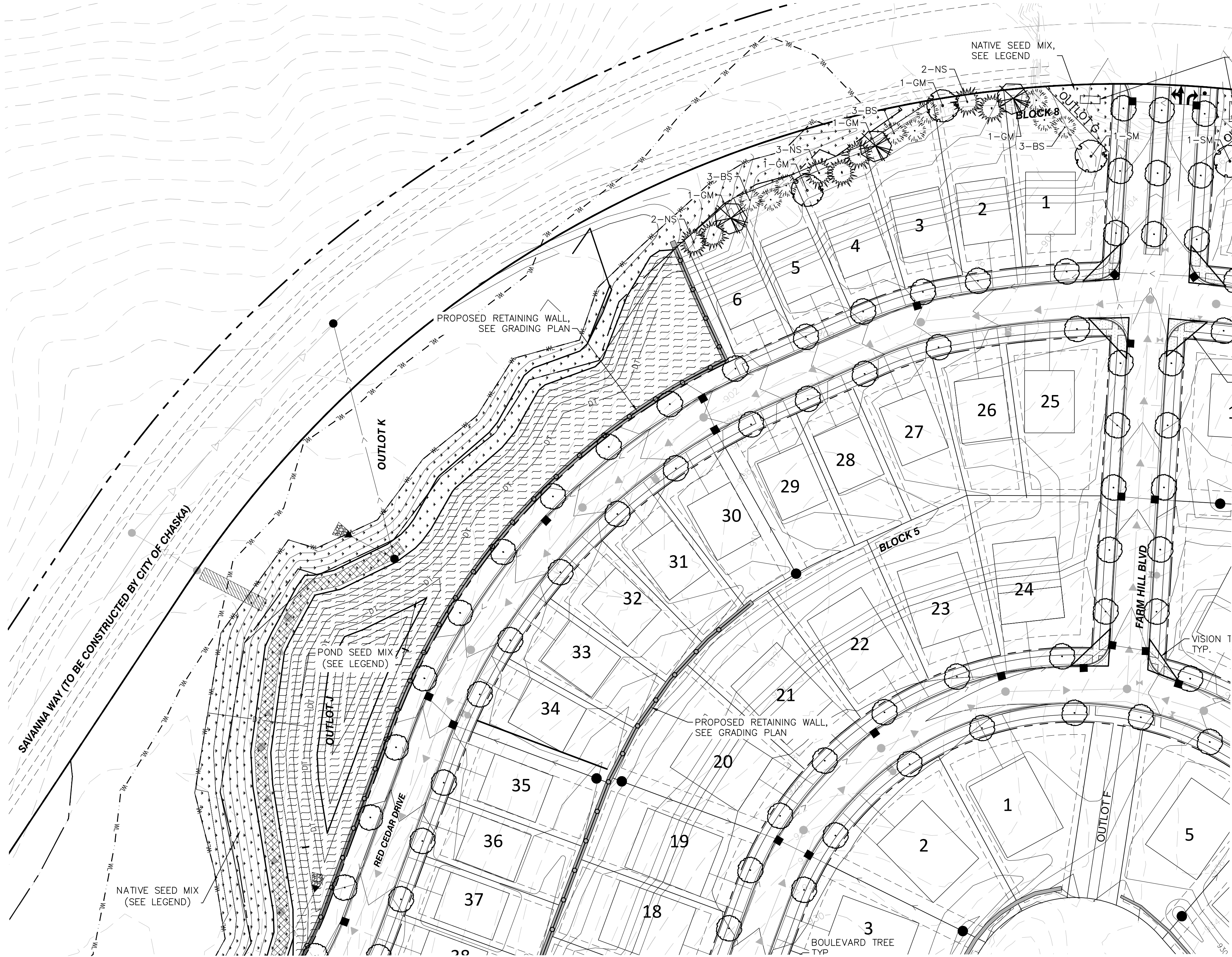
UPLAND PRESERVATION AREA-MNDOT SEED MIX 35-241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.  
NOTE: CONTRACTOR TO VERIFY NON-WOODED AREAS TO BE SEEDDED.



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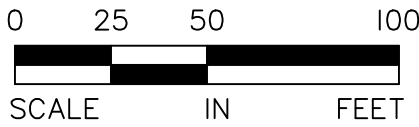


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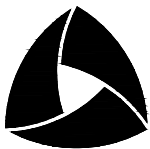


LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES
- APPROVED BOULEVARD TREES:
  - LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnodadus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana American Sentry), Autumn Blaze Maple (Acer Freemanii Autumn Blaze), Sienna Glen Maple (Acer Freemanii Sienna), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora Redmond), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
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HARVEST WEST 3RD ADDITION

CHASKA, MN

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LANDSCAPE PLAN - VIEW C

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11-3-20  
Date License No.

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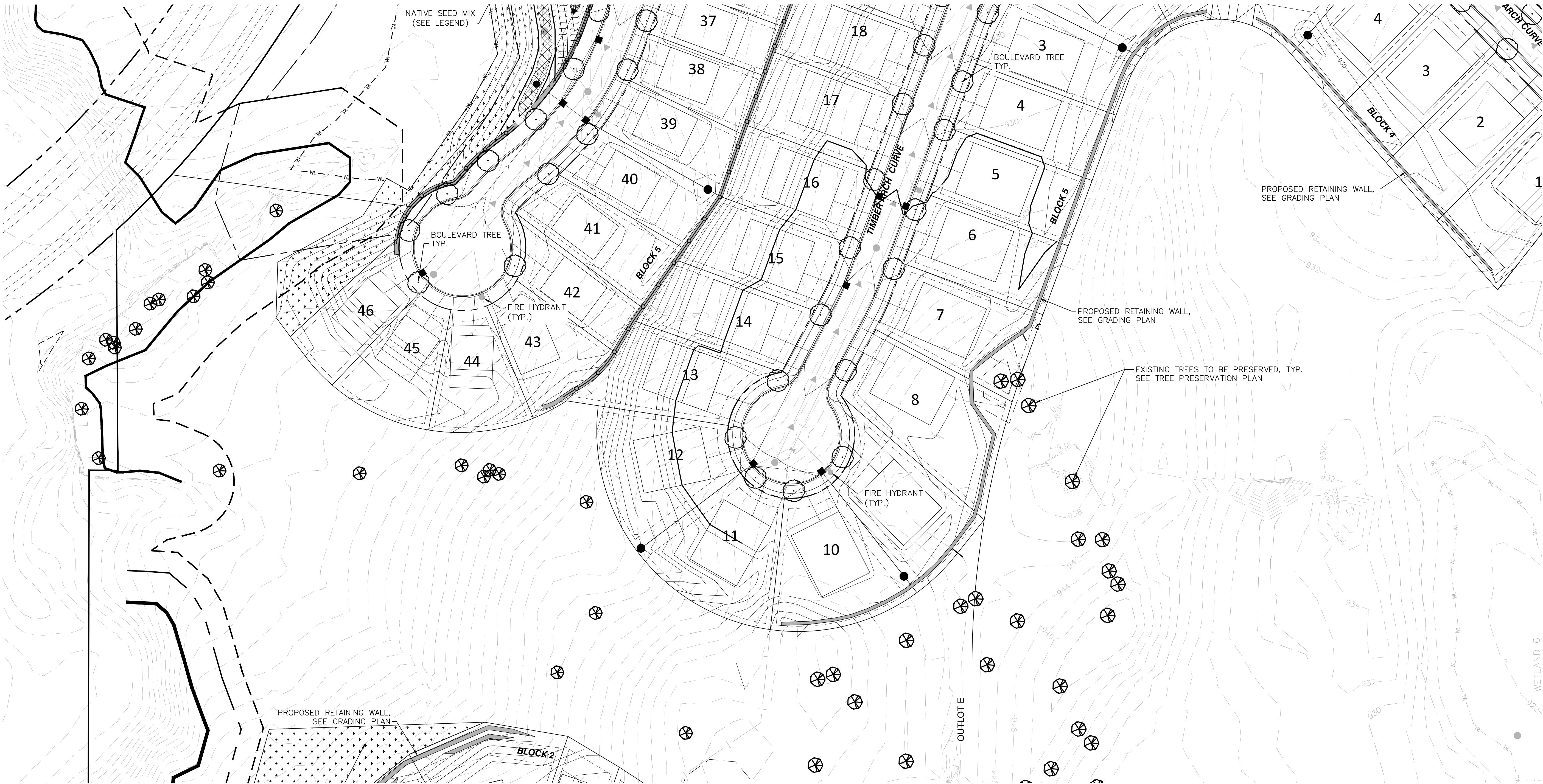
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DRAWN: JEP  
PROJECT NO: 216-0028.C



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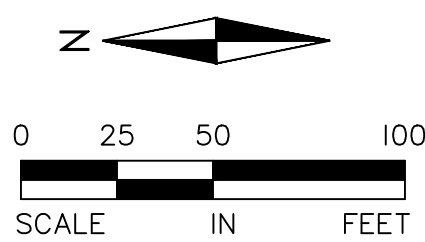
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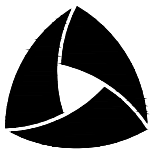


LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES
- EXISTING SIGNIFICANT TREE
- POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).
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CHASKA, MN

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LANDSCAPE PLAN - VIEW D

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11-3-20  
Date License No.

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PROJECT NO: 216-0028.C

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SEED PLANTING NOTES:

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

NATIVE SEED MIX: MN STATE SEED MIX 35–241. (MESIC PRAIRIE GENERAL)  
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:  
MULCH SEEDED AREAS WITH MN/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

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

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

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

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

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

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

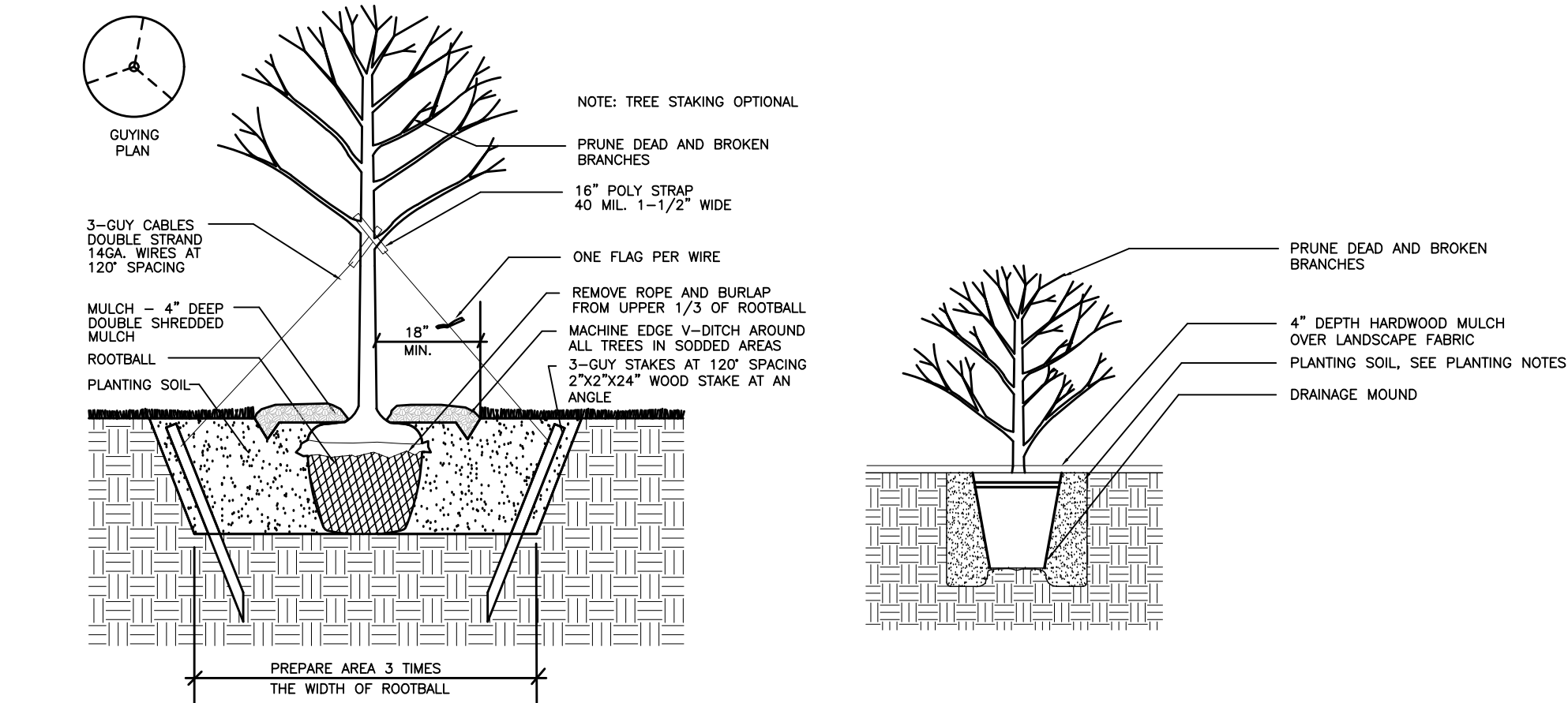
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LANDSCAPE PLAN NOTES:

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

| LANDSCAPE SCHEDULE |          |                                                     |                                          |                          |                        |
|--------------------|----------|-----------------------------------------------------|------------------------------------------|--------------------------|------------------------|
| QTY.               | KEY      | COMMON NAME/                                        | BOTANICAL NAME                           | SIZE                     | REMARKS                |
| 8<br>8             | SM<br>GM | OVERSTORY TREES<br>SUGAR MAPLE<br>SIENNA GLEN MAPLE | Acer saccharum<br>Acer fremanii 'Sienna' | 2.5' B&B<br>2.5' B&B     | FULL FORM<br>FULL FORM |
|                    |          | CONIFERS<br>BLACKHILLS SPRUCE<br>NORWAY SPRUCE      | Picea glauca 'Densata'<br>Picea abies    | 6' HT. B&B<br>8' HT. B&B | FULL FORM<br>FULL FORM |
| 148<br>19          | --<br>NS | BOULEVARD TREES<br>BOULEVARD TREES --               | SEE LEGEND FOR SPECIES LIST              | 2.5' B&B<br>NO V-CROTCH  | STRAIGHT TRUNK,        |
| 209                |          | TOTAL PROVIDED TREES                                |                                          |                          |                        |

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



1 TREE PLANTING DETAIL  
NOT TO SCALE

2 SHRUB PLANTING DETAIL  
NOT TO SCALE

HARVEST WEST 3RD ADDTION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

LANDSCAPE NOTES

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

MARK KRONBECK, PLA  
11–3–20  
Date License No.

QUALITY ASSURANCE/CONTROL

| BY       | DATE             |
|----------|------------------|
| DATE     | ISSUE            |
| 11–3–20  | PRELIMINARY PLAT |
| 11–25–20 | CITY COMMENTS    |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |
|          |                  |

| PROJECT TEAM DATA |            |
|-------------------|------------|
| DESIGNED:         | DN         |
| DRAWN:            | TAS        |
| PROJECT NO:       | 216–0028.C |

FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION

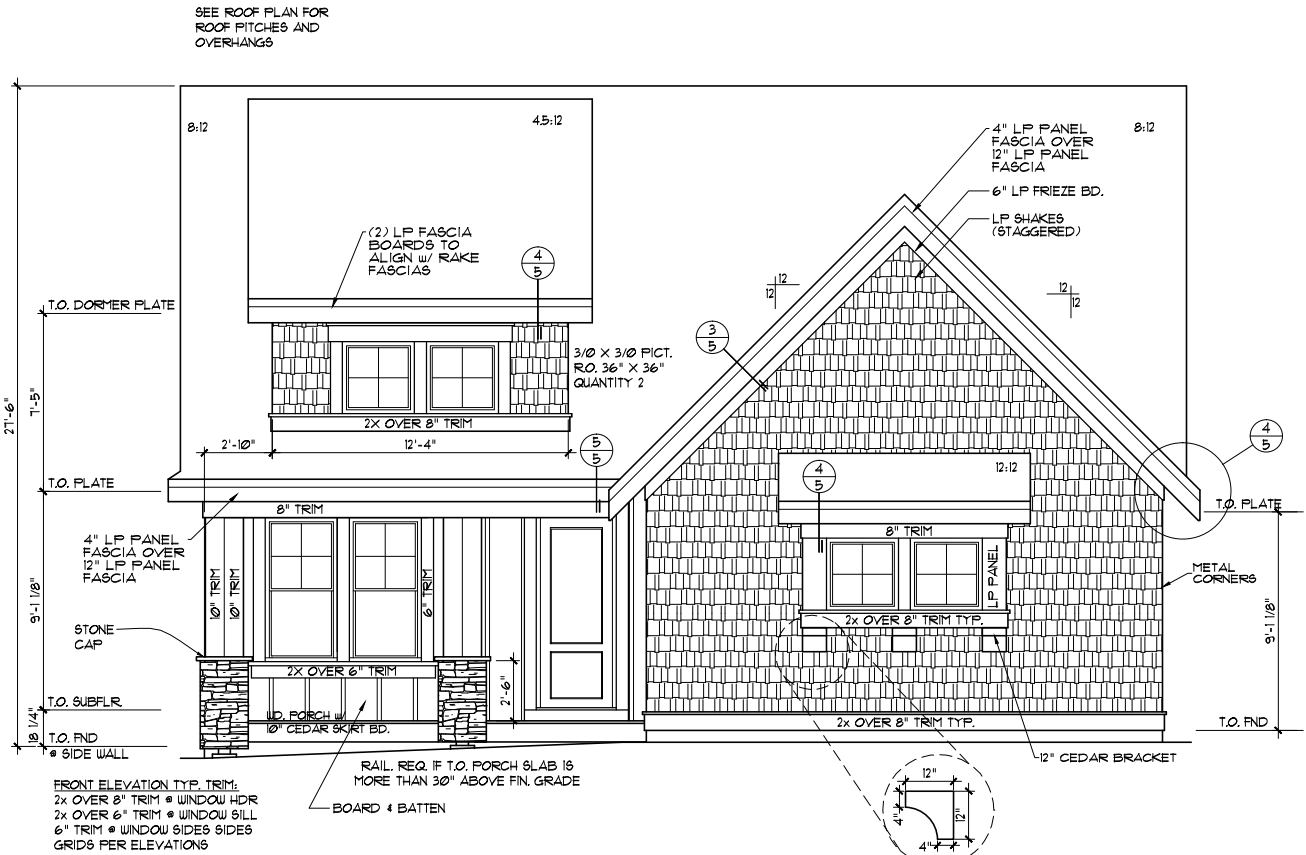
45

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 1'-0" HEIGHT.
- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

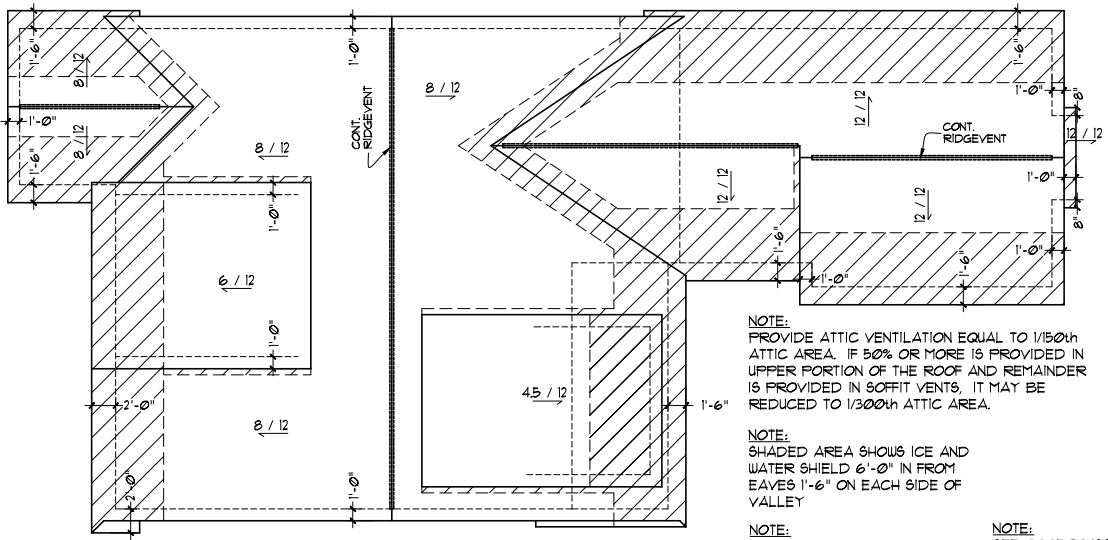
- AIR SEALING REQUIREMENTS:
  - HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
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  - RIM JOIST WILL BE SEALED.
  - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
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  - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

COTTAGE HOMES



FRONT ELEVATION

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



ROOF PLAN

SCALE: 1/16" = 1'-0"

| APPROXIMATE SQUARE FOOTAGE |               |
|----------------------------|---------------|
| ABOVE GRADE FINISHED       | 1,796 SQ. FT. |
| BELOW GRADE FINISHED       | 0 SQ. FT.     |
| BELOW GRADE UNFINISHED     | 1,796 SQ. FT. |
| GARAGE                     | 644 SQ. FT.   |

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x \_\_\_\_\_ Dated \_\_\_\_\_

Signed x \_\_\_\_\_ Dated \_\_\_\_\_

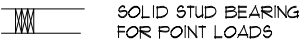
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| REVISIONS:              | DRAWN BY: |
|-------------------------|-----------|
| 8/7/18 - P.C.           | C.O.      |
| 9/13/18 - P.C.          | CUSTOMER  |
| 2/8/19 - GATH, RM, HDR  | C.O.      |
| 2/15/19 - LL 4-Seas. PO | PERMIT    |
| 4/12/19 - F.P.          |           |
| SHEET                   |           |
| 1 OF 11                 |           |



GENERAL NOTES

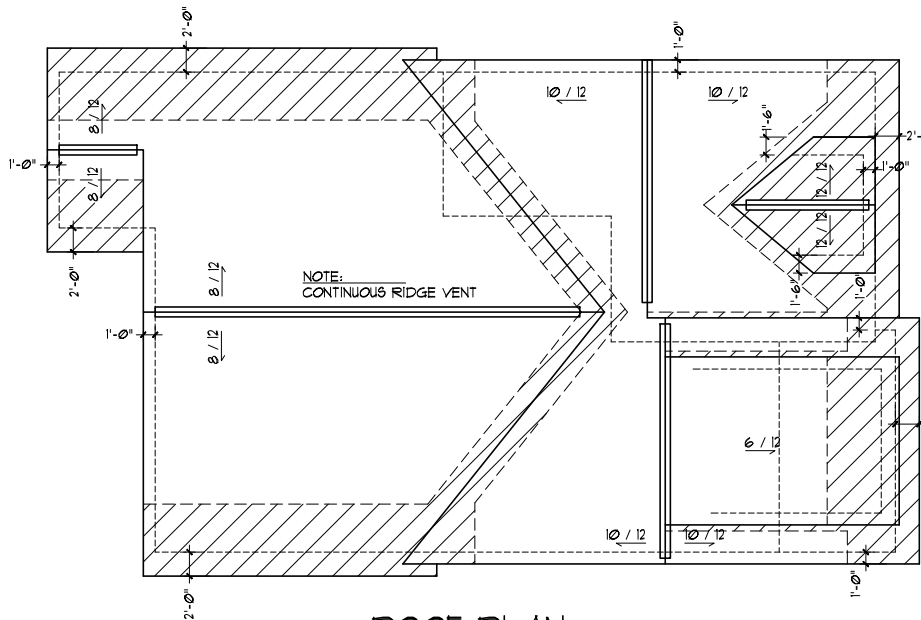
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- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

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ROOF PLAN

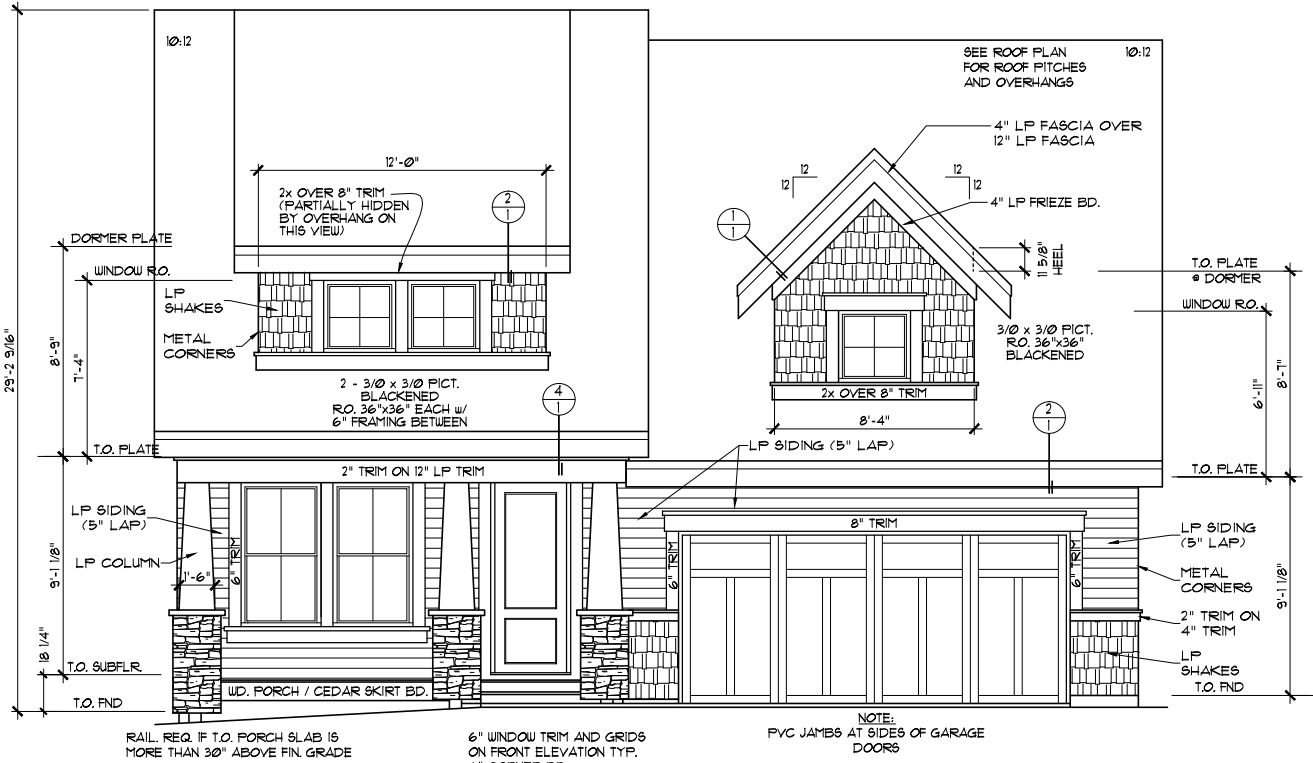
SCALE: 1/16" = 1'-0"

NOTE: SHADED AREA SHOWS ICE AND WATER SHIELD 6'-0" IN FROM EAVES 1'-6" ON EACH SIDE OF VALLEY

NOTE: WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

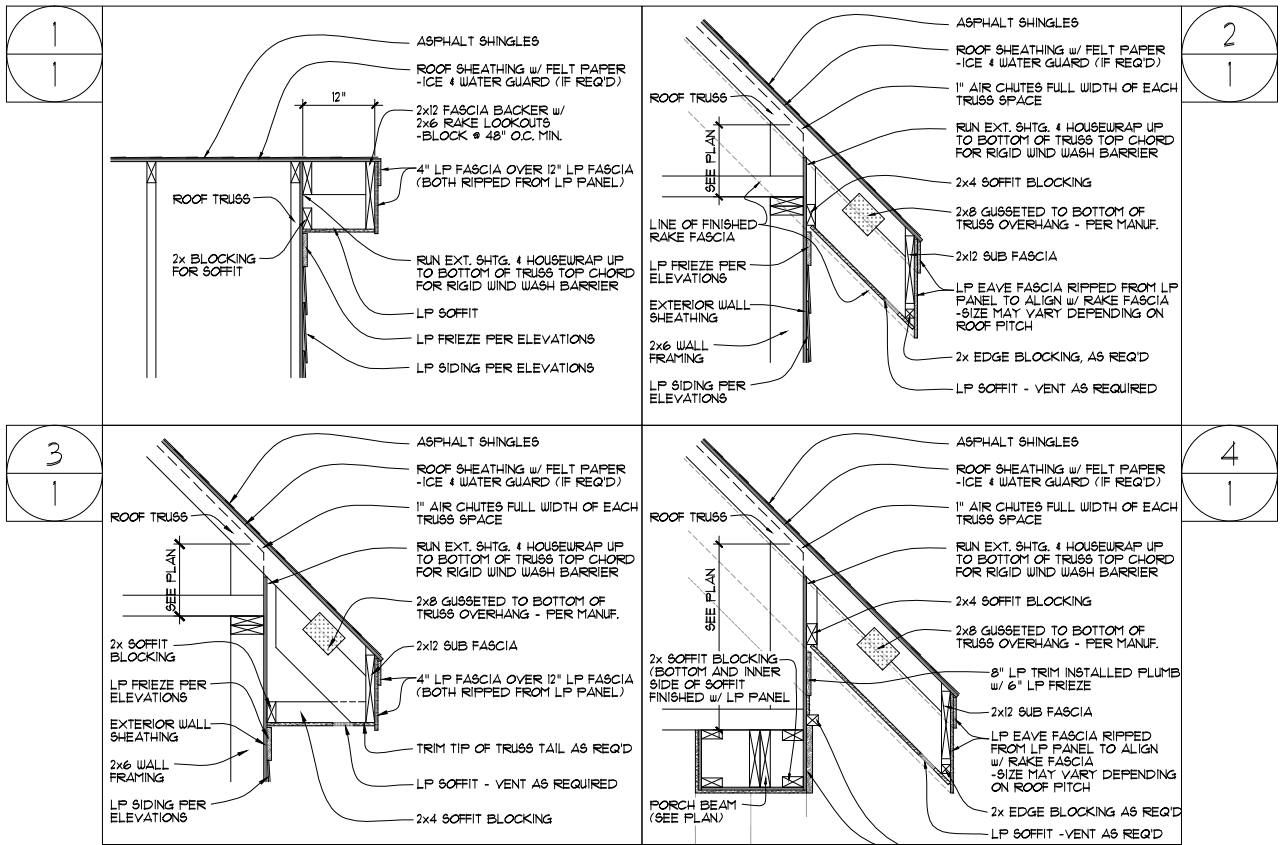
NOTE: SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS

NOTE: PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.



FRONT ELEVATION

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



| APPROXIMATE SQUARE FOOTAGE |               |
|----------------------------|---------------|
| ABOVE GRADE FINISHED       | 1,697 SQ. FT. |
| BELOW GRADE FINISHED       | 0 SQ. FT.     |
| BELOW GRADE UNFINISHED     | 1,697 SQ. FT. |
| GARAGE                     | 667 SQ. FT.   |

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Signed x \_\_\_\_\_ Dated \_\_\_\_\_

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| REVISIONS:          | DRAWN BY: |
|---------------------|-----------|
| 8/7/18 - P.C. 1     | C.O.      |
| 9/13/18 - P.C. 2    | CUSTOMER  |
| 9/27/18 - FX RM. #2 | C.O.      |
| 1/22/19 - PORCH WDW | PERMIT    |
| 2/22/19 - P.C.L. 4  |           |
| 4/12/19 - F.P.      |           |

SHEET 1 OF 11

THE HAMILTON - ELEVATION B  
BASE PLAN  
VILLA COLLECTION

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
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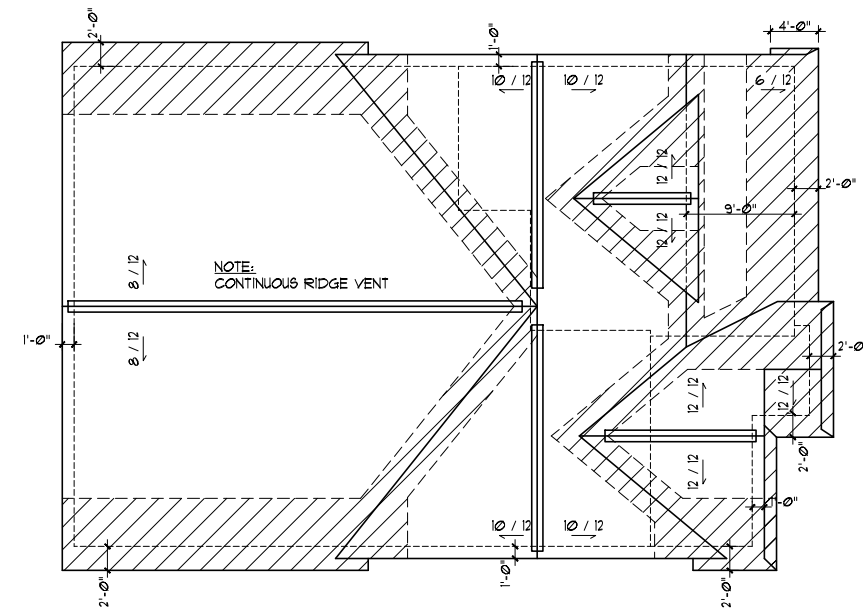
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NOTE:  
SHADED AREA SHOWS ICE AND  
WATER SHIELD 6'-0" IN FROM  
EAVES 1'-6" ON EACH SIDE OF  
VALLEY

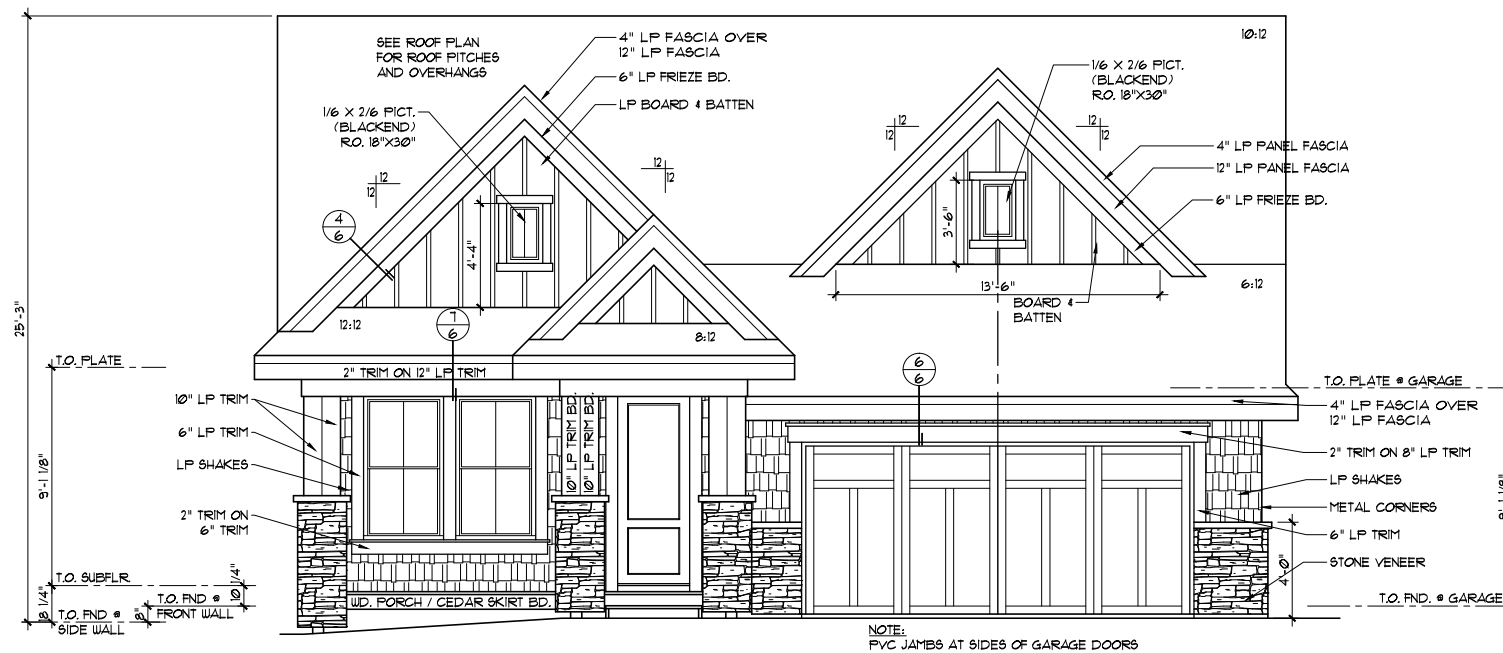
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WHERE WALLS MEET ROOF  
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FROM WALL 1'-6"

**NOTE:**  
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ATTIC AREA. IF 50% OR MORE IS PROVIDED IN  
UPPER PORTION OF THE ROOF AND REMAINDER  
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REDUCED TO 1/300th ATTIC AREA.

**NOTE:**  
SEE ROOF TRUSS LAYOUT  
PROVIDED BY MANUFACTURER  
FOR TRUSS DIRECTION AND  
GIRDER LOCATIONS



SCALE: 1/16" = 1'-0"



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

| APPROXIMATE SQUARE FOOTAGE |               |
|----------------------------|---------------|
| ABOVE GRADE FINISHED       | 1,619 SQ. FT. |
| BELOW GRADE FINISHED       | 0 SQ. FT.     |
| BELOW GRADE UNFINISHED     | 1,619 SQ. FT. |
| GARAGE                     | 573 SQ. FT.   |

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|          |           |    |
|----------|-----------|----|
| REVISED: | DRAWN BY: | .. |
| 11/12/18 | C.O. ..   | .. |
|          | CUSTOMER  | .. |
|          | C.O. ..   | .. |
|          | PERMIT    | .. |
|          | SHEET     |    |
|          | 1 OF 11   |    |

THE INVERNESS - ELEVATION C  
BASE PLAN  
VILLA COLLECTION



ROBERT  
THOMAS  
HOMES



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4'-0"

1'-0"

8 / 12

1'-0"

5 / 12

1'-0"

1'-0"

2'-0"

8 / 12

4'-0"

1'-0"

CONTINUOUS RIDGE VENT

8 / 12

6 / 12

1'-3"

1'-6"

1'-0"

12 / 12

CONTINUOUS RIDGE VENT

1'-6"

1'-0"

1'-6"

1'-0"

1'-6"

8 / 12

1'-6"

1'-0"

1'-0"

1'-6"

LINE OF HOUSE WALL BELOW DORMER

CONTINUOUS RIDGE VENT

8 / 12

1'-6"

1'-0"

1'-6"

2'-0"

11'-0"

NOTE:  
SEE ROOF TRUSS LAYOUT  
PROVIDED BY MANUFACTURER  
FOR TRUSS DIRECTION AND  
GIRDER LOCATIONS

NOTE:  
WHERE WALLS MEET ROOF  
ICE & WATER SHIELD SHOULD  
RUN UP WALL 1'-6" AND OUT  
FROM WALL 1'-6"

NOTE:  
PROVIDE ATTIC VENTILATION  
EQUAL TO 1/300th ATTIC AREA.

NOTE:  
SHADED AREA SHOWS ICE AND  
WATER SHIELD 6'-0" IN FROM  
EAVES 1'-6" ON EACH SIDE OF  
VALLEY

**ELEVATION 1 (Left):**

- SEE ROOF PLAN FOR ROOF PITCHES AND OVERHANGS
- 12" LP RAKE FASCIA
- 6" LP FRIEZE BD.
- LP SHAKE SIDING - STAGGERED
- ALLUM. SOFFITS THROUGHOUT
- 12" LP FASCIA
- 6" LP FRIEZE BD.
- LP BOARD & BATTEN SIDING @ 16" O.C.
- 8" TRIM
- 17" LP EAVE FASCIA
- 6" LP TRIM
- 16'-0"
- T.O. PLATE
- 9'-1 1/8"
- LP BOARD & BATTEN SIDING @ 16" O.C.
- STONE CAP
- T.O. SUBFLR.
- 18' 1/4"
- T.O. FND @ SIDE WALL

**ELEVATION 2 (Right):**

- 8:12
- 12:12
- 8:12
- 6:12
- T.O. PLATE
- 9'-1 1/8"
- T.O. FND

**COMMON NOTES:**

- FRONT ELEVATION TYP. TRIM: 2x OVER 8" TRIM @ WINDOW HDR, 2x OVER 6" TRIM @ WINDOW SILL, 6" TRIM @ WINDOW & DOOR SIDES, GRIDS PER ELEVATIONS, DBL. 10" CORNER TRIM
- RAIL REQ. IF T.O. PORCH SLAB IS MORE THAN 30" ABOVE FIN. GRADE
- 10" CEDAR SKIRT BD.
- 3'-0"
- GL.S.
- 2x OVER 8" TRIM TYP.

## FRONT ELEVATION

**RAKE DETAIL**  
NOT TO SCALE

Labels for RAKE DETAIL:

- ASPHALT SHINGLES
- ROOF SHEATHING w/ FELT PAPER - ICE & WATER GUARD (IF REQ'D)
- 12"
- 2x12 FASCIA BACKER w/ 2x6 RAKE LOOKOUTS - BLOCK @ 48" O.C. MIN.
- 4" LP FASCIA OVER 12" LP FASCIA (BOTH RIPPED FROM LP PANEL)
- ROOF TRUSS
- 2x BLOCKING FOR SOFFIT
- RUN EXT. SHGT. & HOUSEWRAP UP TO BOTTOM OF TRUSS TOP CHORD FOR RIGID WIND WASH BARRIER
- LP SOFFIT
- LP FRIEZE PER ELEVATIONS
- LP SIDING PER ELEVATIONS

**EAVE DETAIL**  
NOT TO SCALE

Labels for EAVE DETAIL:

- ASPHALT SHINGLES
- ROOF SHEATHING w/ FELT PAPER - ICE & WATER GUARD (IF REQ'D)
- 1" AIR CHUTES FULL WIDTH OF EACH TRUSS SPACE
- RUN EXT. SHGT. & HOUSEWRAP UP TO BOTTOM OF TRUSS TOP CHORD FOR RIGID WIND WASH BARRIER
- 2x4 SOFFIT BLOCKING
- 2x8 GUSSETED TO BOTTOM OF TRUSS OVERHANG - PER MANUF.
- 2x12 SUB FASCIA
- LP EAVE FASCIA RIPPED FROM LP PANEL TO ALIGN w/ RAKE FASCIA - SIZE MAY VARY DEPENDING ON ROOF PITCH
- 2x EDGE BLOCKING, AS REQ'D
- LP SOFFIT - VENT AS REQUIRED
- LINE OF FINISHED RAKE FASCIA
- LP FRIEZE PER ELEVATIONS
- EXTERIOR WALL SHEATHING
- 2x6 WALL FRAMING
- LP SIDING PER ELEVATIONS
- ROOF TRUSS

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|                      |             |
|----------------------|-------------|
| REVISIONS:           | DRAWN BY:   |
| 8/8/18 - PLAN CHANGE | C.O. ..     |
| 8/16/18 - STAIR      | CUSTOMER .. |
| 9/13/18 - P.C.       | C.O. ..     |
| 10/31/18             | PERMIT ..   |
| 4/12/19 - F.P.       | SHEET       |
| 5/7/19               | 1 OF 12     |

THE PRESTWICK - ELEVATION A  
BASE PLAN  
VILLA COLLECTION

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.

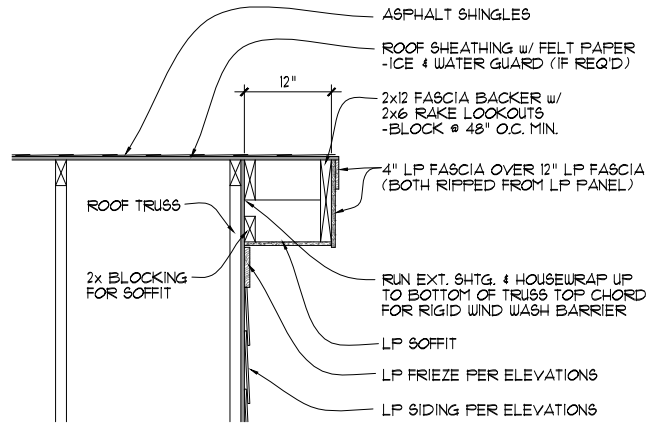


SOLID STUD BEARING  
FOR POINT LOADS

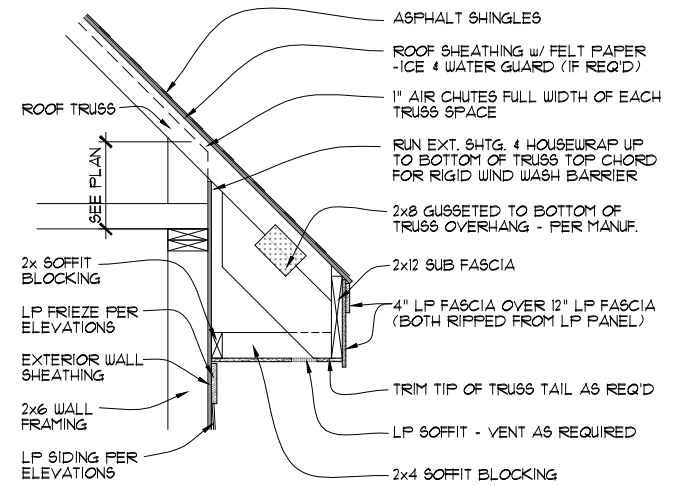
- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
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- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADING AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

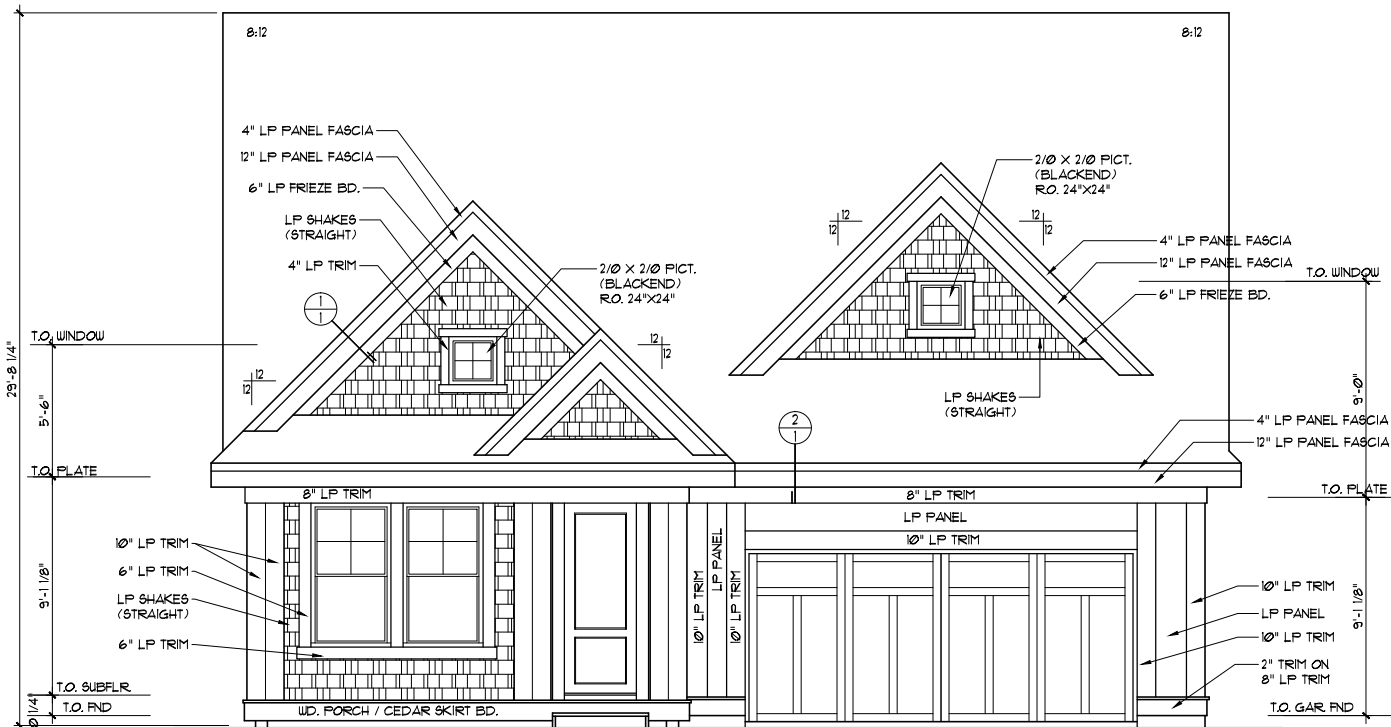
- \* AIR SEALING REQUIREMENTS:
  - " HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
  - " INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
  - " POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
  - " RIM JOIST WILL BE SEALED.
  - " CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- \* A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
  - " ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
  - " ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
  - " ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - " VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - " ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - " FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



1 RAKE DETAIL  
1 SCALE: NOT TO SCALE



2 EAVE DETAIL  
1 SCALE: NOT TO SCALE



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

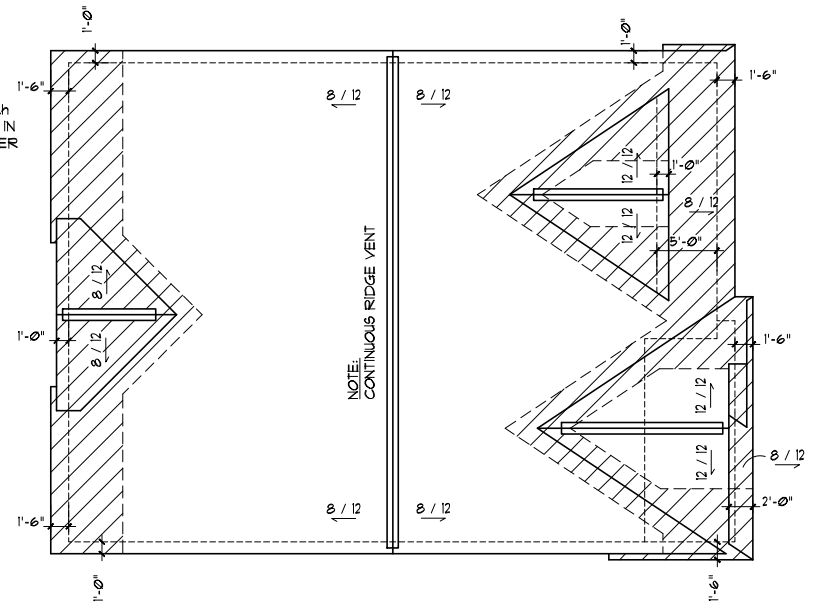
NOTE:  
FVC JAMBS AT SIDES OF GARAGE DOORS

**NOTE:**  
PROVIDE ATTIC VENTILATION EQUAL TO 1/150th  
ATTIC AREA. IF 50% OR MORE IS PROVIDED IN  
UPPER PORTION OF THE ROOF AND REMAINDER  
IS PROVIDED IN SOFFIT VENTS, IT MAY BE  
REDUCED TO 1/300th ATTIC AREA.

NOTE:  
SHADED AREA SHOWS ICE AND  
WATER SHIELD 6'-0" IN FROM  
EAVES 1'-6" ON EACH SIDE OF  
VALLEY

**NOTE:**  
WHERE WALLS MEET ROOF  
ICE & WATER SHIELD SHOULD  
RUN UP WALL 1'-6" AND OUT  
FROM WALL 1'-6"

NOTE:  
SEE ROOF TRUSS LAYOUT  
PROVIDED BY MANUFACTURER  
FOR TRUSS DIRECTION AND  
GIRDER LOCATIONS



SCALE: 1/16" = 1'-0"

|                         |               |
|-------------------------|---------------|
| ABOVE GRADE FINISHED:   | 1,556 SQ. FT. |
| BELOW GRADE FINISHED:   | 0 SQ. FT.     |
| BELOW GRADE UNFINISHED: | 1,556 SQ. FT. |
| GARAGE:                 | 510 SQ. FT.   |

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

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|                      |           |    |
|----------------------|-----------|----|
| REVIEWS:             | DRAWN BY: | .. |
| 8/8/18 - PLAN CHANGE | C.O.      | .. |
| 9/13/18 - P.C.       | CUSTOMER  | .. |
| 11/9/18              | C.O.      | .. |
| 4/12/19- F.P.        | PERMIT    | .. |
|                      | SHEET     |    |
|                      | 1 OF 11   |    |
|                      |           |    |
|                      |           |    |

7.B. PUBLIC HEARING: Approve the...

Page 91 of 99

Packet Page 105 of...

THE STIRLING - ELEVATION B  
BASE PLAN  
VILLA COLLECTION



GENERAL NOTES

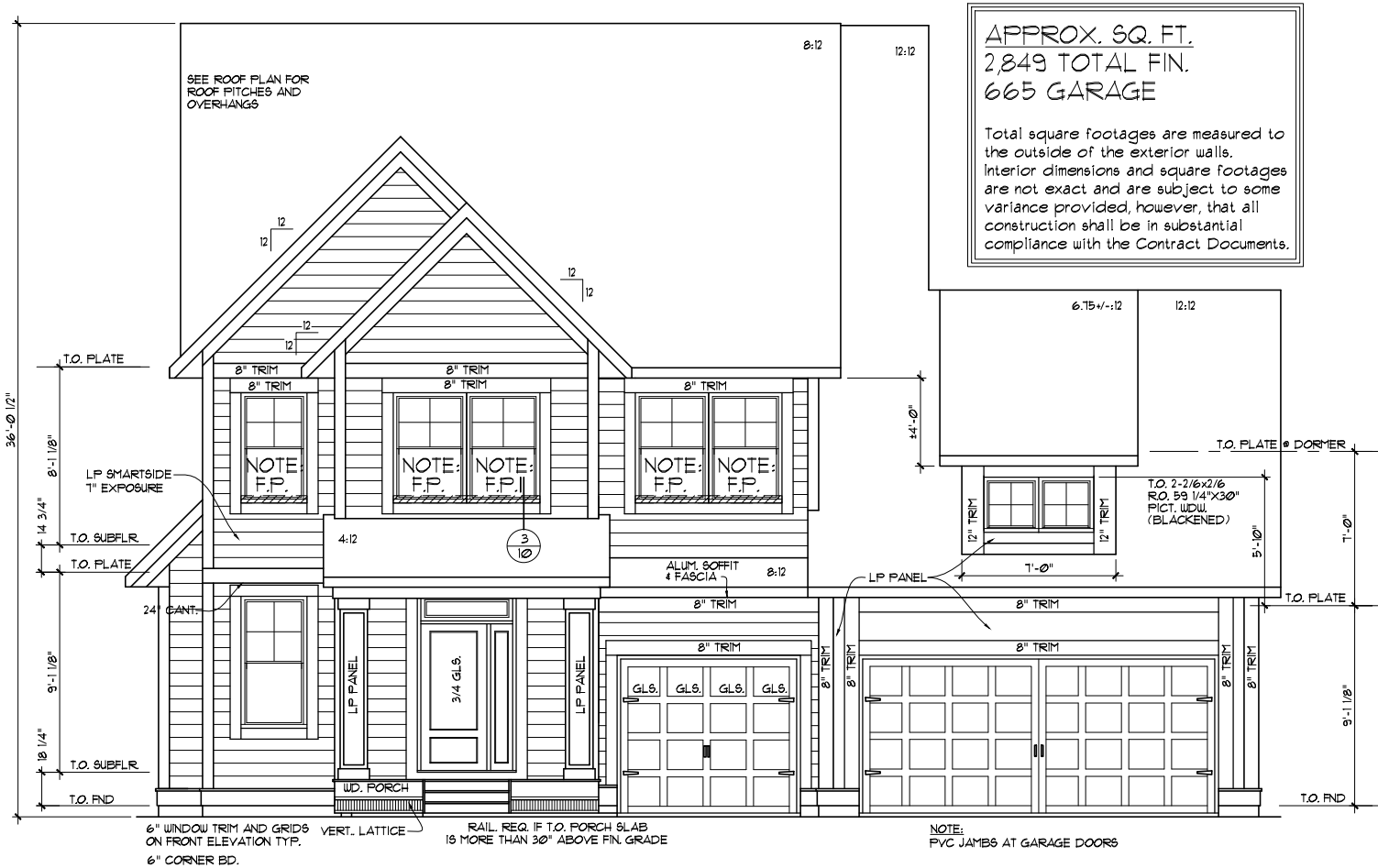
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  - SOLID BLOCK FLUES AT FLOORS & CEILINGS.
  - UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
  - INSTALL SHOWER HEADS AT 1'-0" HEIGHT.



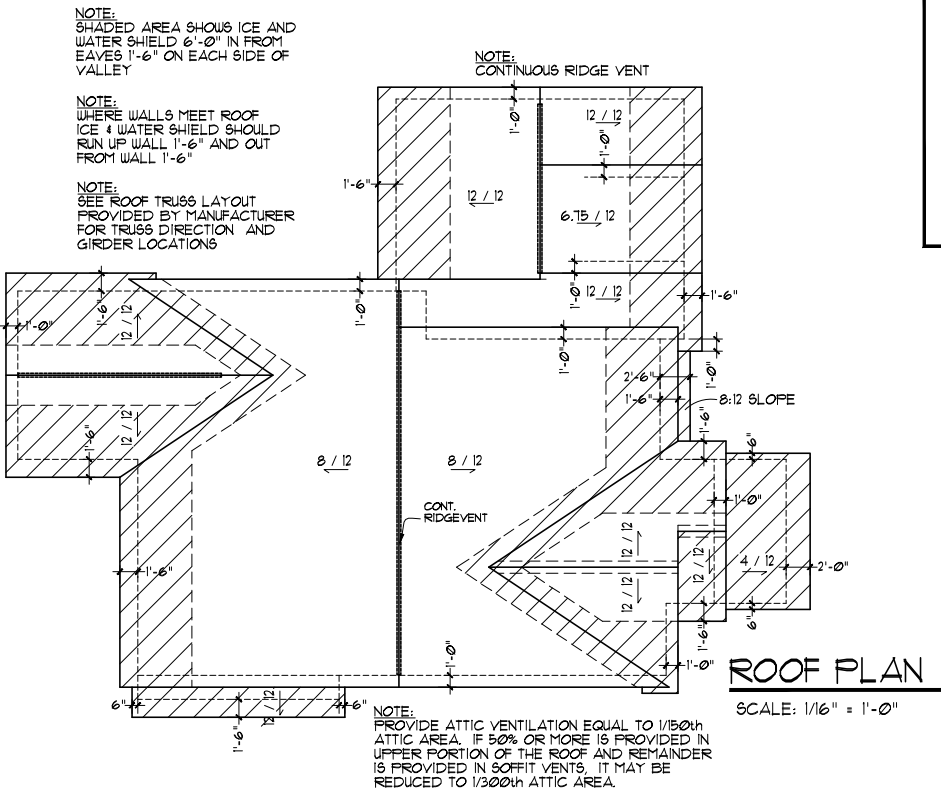
SOLID STUD BEARING FOR POINT LOADS

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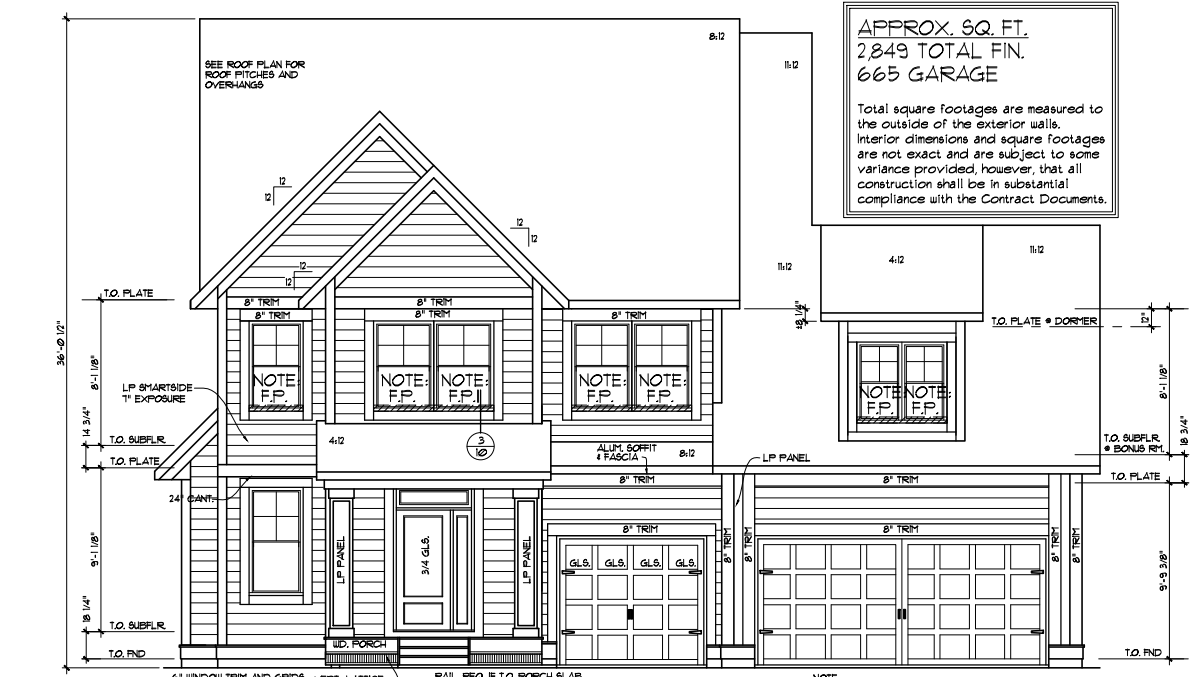
HERITAGE HOMES



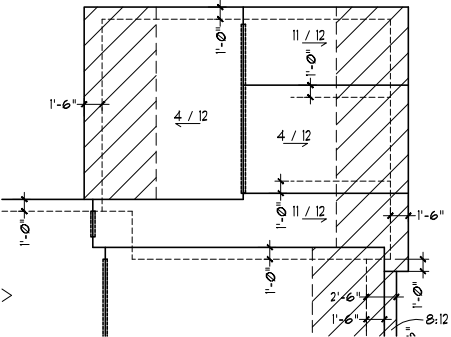
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



ROOF PLAN  
SCALE: 1/16" = 1'-0"



FRONT ELEVATION - OPT. BONUS RM.  
SCALE: 3/32" = 1'-0"



ROOF PLAN - OPT. BONUS RM.



THE BIRCHWOOD - ELEVATION A  
BASE PLAN  
HERITAGE COLLECTION

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| REVISIONS:           | DRAWN BY: |
|----------------------|-----------|
| 11/18/15             | C.O.      |
| 8/12/16              | CUSTOMER  |
| 10/13/17             | C.O.      |
| 11/29/18             | PERMIT    |
| 3/12/19 - SHWR OPT.  |           |
| 5/28/20 - SPORT CRT. |           |
| SHEET                |           |
| 1 OF 13              |           |

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- \* INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



SOLID STUD BEARING  
FOR POINT LOADS

- \* PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.



---

|            |           |
|------------|-----------|
| REVISIONS: | DRAWN BY: |
| DATE:      | DATE:     |

|  |           |    |
|--|-----------|----|
|  | C.O. ..   | .. |
|  | PERMIT .. | .. |

1 OF 14

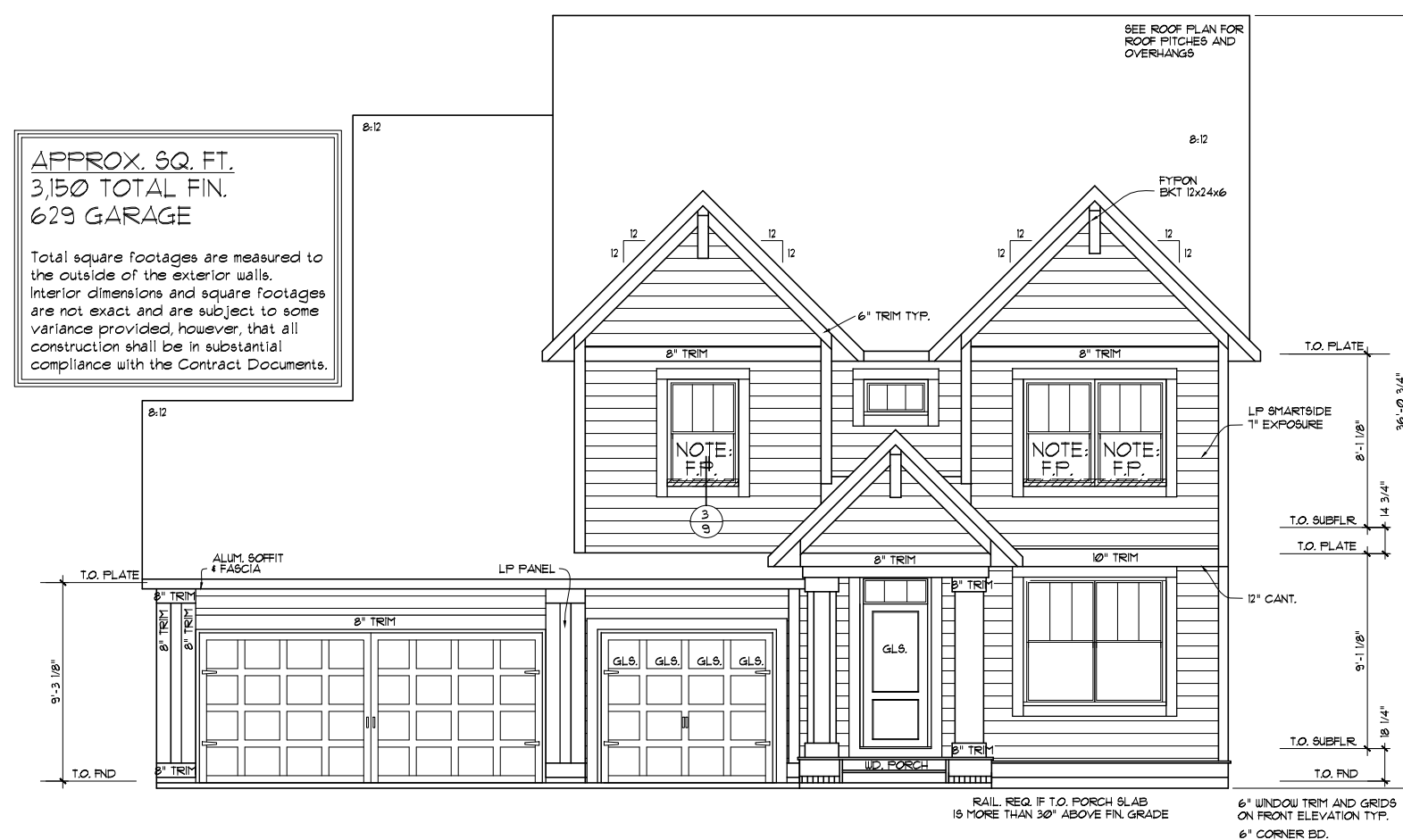


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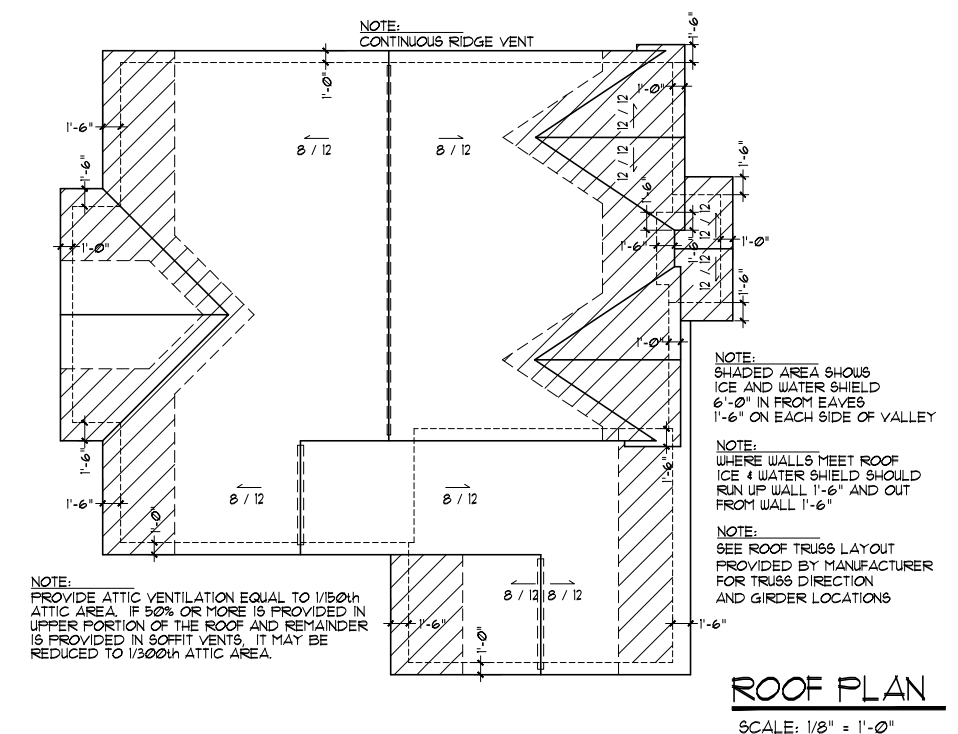


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SCALE: 1/4" = 1'-0"



THE ST. CROIX - ELEVATION A  
BASE PLAN  
HERITAGE COLLECTION

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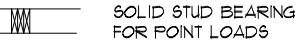
Signed x \_\_\_\_\_ Dated \_\_\_\_\_

Signed x \_\_\_\_\_ Dated \_\_\_\_\_

|                           |                                                                                                             |    |
|---------------------------|-------------------------------------------------------------------------------------------------------------|----|
| REVISONS:                 | DRAWN BY:                                                                                                   | .. |
| 10/26/15                  | C.O.                                                                                                        | .. |
| 11/23/15                  | CUSTOMER                                                                                                    | .. |
| 9/2/16                    | C.O.                                                                                                        | .. |
| 12/6/18 - Extd. Fr. Porch | PERMIT                                                                                                      | .. |
| 2/1/19 - 4' OPTION        | <div style="text-align: center;">SHEET</div> <div style="font-size: 2em; text-align: center;">1 OF 14</div> |    |
|                           |                                                                                                             |    |
|                           |                                                                                                             |    |

GENERAL NOTES

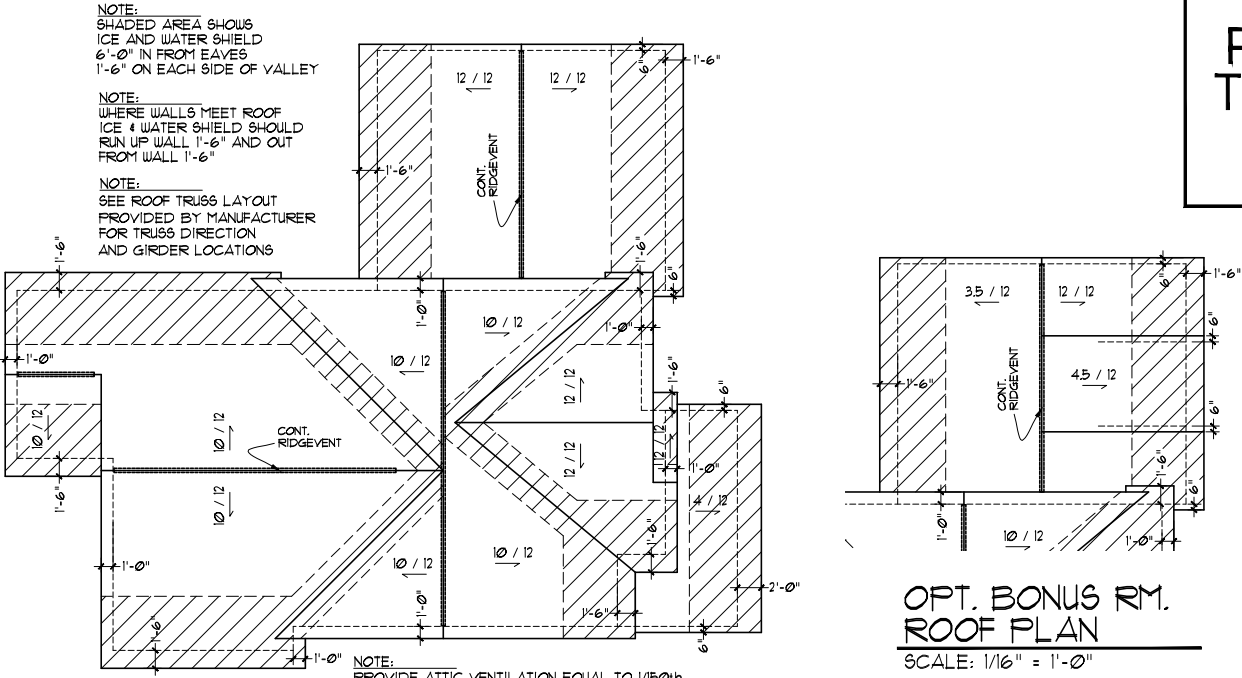
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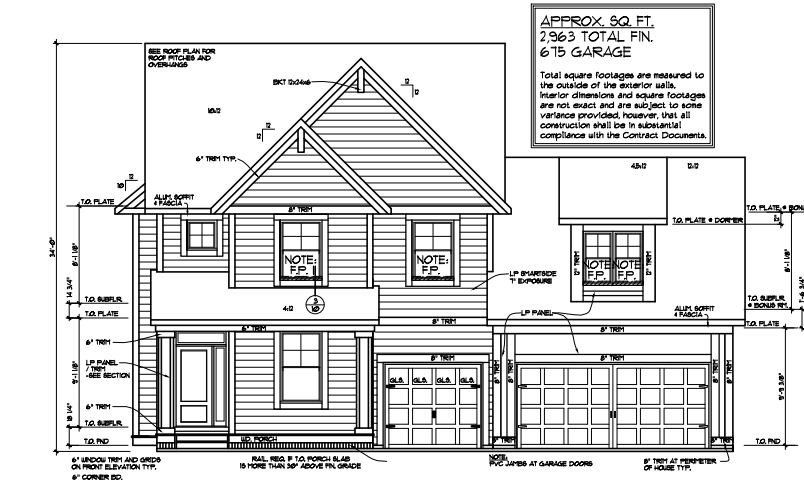
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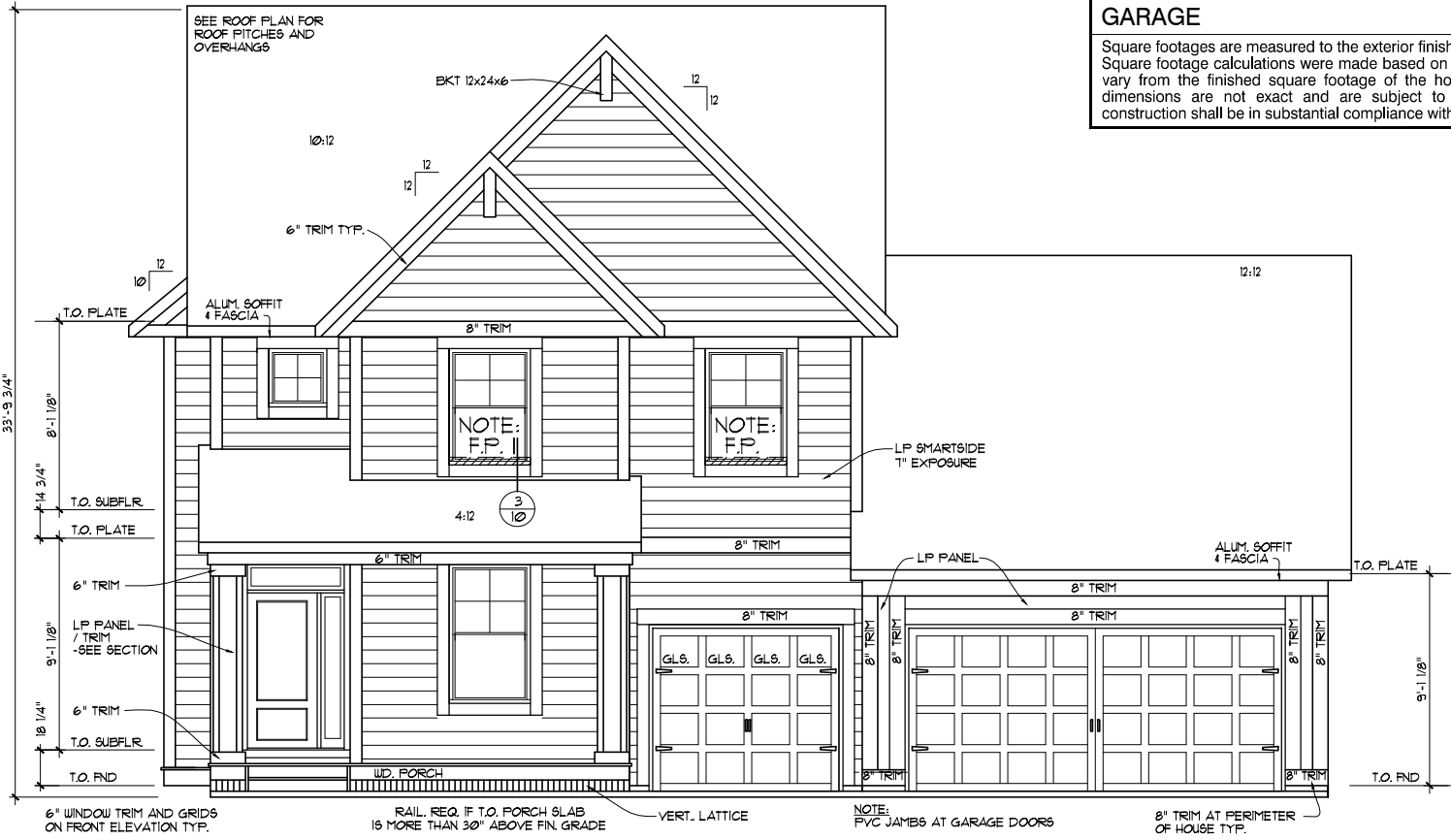
ROOF PLAN  
SCALE: 1/16" = 1'-0"

| APPROXIMATE SQUARE FOOTAGE |               |
|----------------------------|---------------|
| ABOVE GRADE FINISHED       | 2,477 SQ. FT. |
| BELOW GRADE FINISHED       | 0 SQ. FT.     |
| BELOW GRADE UNFINISHED     | 1,161 SQ. FT. |
| GARAGE                     | 675 SQ. FT.   |

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.



FRONT ELEVATION - OPT. BONUS RM.  
SCALE: 1/16" = 1'-0"



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

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Signed x \_\_\_\_\_ Dated \_\_\_\_\_

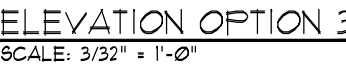
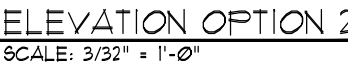
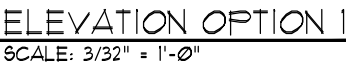
Signed x \_\_\_\_\_ Dated \_\_\_\_\_

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|                         |           |
|-------------------------|-----------|
| REVISIONS:              | DRAWN BY: |
| 9/8/16                  | C.O.      |
| 7/3/18 - SPORT CT.      | CUSTOMER  |
| 9/8/18 - LRGR. SHWR.    | C.O.      |
| 12/8/18 - OPT. F.S. TUB | PERMIT    |
| 2/6/19 - SPORT CT.      |           |
| 3/5/19 - WET BAR        |           |
| 4/11/19                 |           |

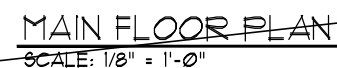
SHEET 1 OF 13





UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"

MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



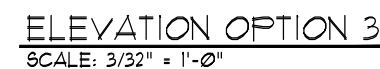
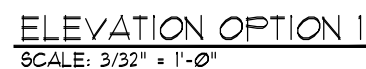
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without the prior written consent of

|            |
|------------|
| DRAWN BY:  |
| C.O. ..    |
| CUSTOMER   |
| C.O. ..    |
| PERMIT     |
| REVISIONS: |

SHEET  
1 OF 16







ELEVATION OPTION 1  
SCALE: 3/32" = 1'-0"



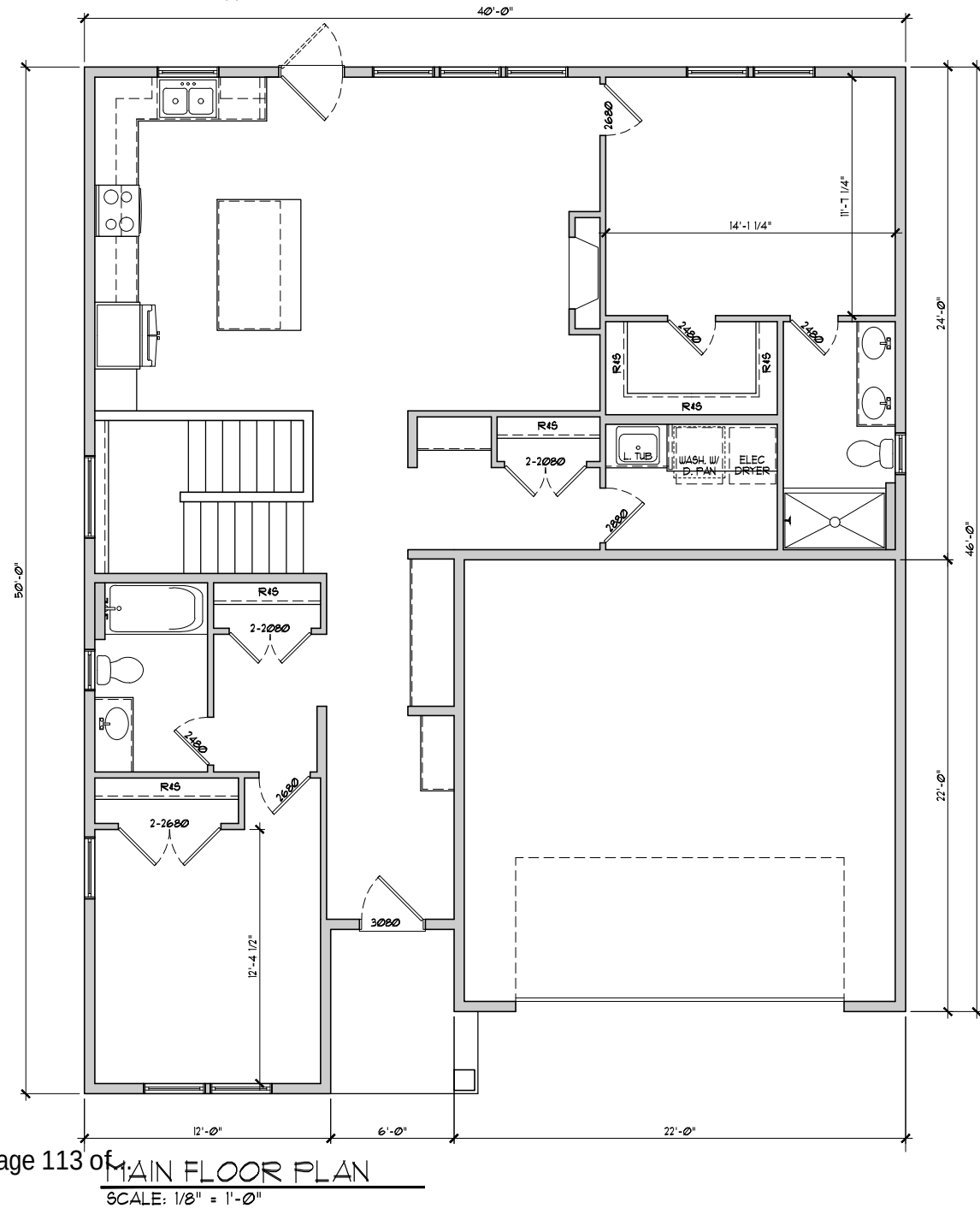
ELEVATION OPTION 2  
SCALE: 3/32" = 1'-0"



ELEVATION OPTION 3  
SCALE: 3/32" = 1'-0"



ELEVATION OPTION 4  
SCALE: 3/32" = 1'-0"



MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**- MINUTES -**  
**CHASKA CITY COUNCIL**  
**October 5, 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; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Proclamation

A. Recognition of National Pregnancy and Infant Loss Day – October 15<sup>th</sup>

Mayor Windschitl read a proclamation recognizing National Pregnancy and Infant Loss Day on October 15, 2020.

B. Recognition of Domestic Violence Awareness Month

Mayor Windschitl read a proclamation recognizing Domestic Violence Awareness Month.

6. Visitor Presentation

A. Update on the City Website Redesign Project

Kevin Wright provided the Council with an update on the City website redesign project.

Councilmember Huang asked which accessibility standards are being used.

Mr. Wright explained the standard being used and how Civic Plus is helping with that component.

Councilmember Huang inquired if there would be multilingual support.

Mr. Wright stated they will use Google Translate on the site.

The Council and Staff talked about implementing native language messages into the website as pertinent.

Mr. Wright continued his update on the website redesign project.

Councilmember Grau inquired of the quality of the websites of the surrounding communities.

Mr. Wright provided detail into what the surrounding cities are using.

#### 7. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the September 14 and September 21, 2020 City Council meetings. Motion carried.

#### 8. Consent Agenda

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

- A. Adopt Resolution 2020-81, A Resolution authorizing submission of an application for grant funding from the U.S. Department of Commerce Economic Development Administration (EDA)

Motion to adopt the Resolution #2020-81 authorizing submission of an application for grant funding from the U.S. Department of Commerce Economic Development Administration (EDA).

- B. Adopt Ordinance 980, Adding Section 13.16.140 Sidewalk Repairs by Owner to Chapter 13 of the Code of Ordinances

Motion to adopt Ordinance #980, Section 13.16.140 Sidewalk Repairs by Owner to Chapter 13 of the Chaska Code of Ordinances.

- C. Joint Powers and Joinder Agreement for the Carver County Small Business Emergency Assistance Fund

Motion to authorize the Mayor to sign the Joint Powers and Joinder Agreement for the Carver County Small Business Emergency Assistance Fund.

Motion carried.

#### 9. Action Items

##### 9.A. Adopt Resolution 2020-82, Public Hearing to Consider Certification of Delinquent Utilities and Miscellaneous Unpaid Fees

City Planner Hanson presented the item to the Council.

Councilmember Grau asked for clarification on the November deadline for paying without interest.

City Administrator Podhradsky gave further detail into that timeframe and process.

Councilmember Grau inquired if the numbers this year are comparable to previous years.



City Administrator Podhradsky explained the numbers are slightly higher but pointed out the numbers now include electric whereas they did not in previous years.

Mayor Windschitl opened the public hearing at 7:51 pm.

Mayor Windschitl closed the public hearing at 7:52 pm.

Motion by Councilmember Grau, second by Councilmember Hubbard to approve Resolution #2020-82 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2021 property taxes. Motion carried.

#### 10. Bills

##### 10.A. Accounts Payable Council Roster 10-5-2020

The Council requested further information about bills on pages 2, 4, 6, 9, 10, and 18.

City Administrator Podhradsky provided further information regarding those bills.

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

#### 11. Other Business

##### 11.A. City Administrator's Report

###### 11.A.i. Bi-Weekly Report October 5, 2020

Councilmember Hatfield:

- Encouraged residents to check out the Beyond the Budget series from the City.
- Commented that there are fake events running on Facebook so to be aware.

Councilmember Hubbard:

- Noted the food distribution event on Friday at the old Gedney factory is from noon to 1:30pm.
- Noted there is free COVID testing at the Chaska Community Park on October 13, 2020.
- Provided an update on her water utility tour and the town course tour.

Councilmember Grau:

- Inquired if there are a good number of election judges. Assistant Administrator Kabat stated the numbers are good right now.
- Reminded residents to wear masks, social distance, and get tested if showing symptoms. Councilmember Huang noted the Chaska High School went back to hybrid learning last week.

Kevin Wright:

- Noted the City is partnering with the high school to broadcast high school games on Comcast 14.

City Administrator Podhradsky:

- Noted the Par30 is under way and the groundbreaking is next Tuesday at 2:30 pm.

Mayor Windschitl:

- Noted the letter from the Police Department went out last week and encouraged residents to read it and fill out any comments and return it.
- Congratulated Susan Arntz on her new job.
- Commented that the Hammer's property is really moving dirt.
- Noted the ribbon cutting for the Lyman Boulevard and Hwy 41 project will be tomorrow.
- Noted the next Council Meeting is October 19, 2020.

12. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:18 pm.

Motion carried.



**- MINUTES -  
CHASKA CITY COUNCIL  
October 19, 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: Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. SouthWest Transit Update

Len Simich, Chief Executive Officer & General Manager of SouthWest Transit, provided an update regarding SouthWest Transit.

Bob Roepke provided comment regarding how SouthWest Transit is handling this challenging time.

Councilmember Hatfield asked if there is anything concrete the City can do to assist SouthWest Transit.

City Administrator Podhradsky recommended having the City's Met Council representative, Deb Barber, present to the Council on what the Blue Ribbon Committee's intent is and for the City to share any concerns.

The Council discussed the benefits of SouthWest Transit in the community.

Mr. Simich recommended the City also be in touch with the legislative delegation along with the Met Council representative.

Councilmember Huang discussed the importance in being united in how the City approaches this.

Mr. Simich provided further information in how the budget is set.

Councilmember Hatfield asked if there is support for SouthWest Transit from surrounding communities.

Mr. Simich explained the founding cities strongly support SouthWest Transit.

City Administrator Podhradsky stated he will try to get Deb Barber from Met Council to the November 2, 2020 Council meeting.

Councilmember Huang suggested the surrounding communities work together to develop a strategy to best communicate their message.

Mayor Windschitl commented how important SouthWest Transit is for Chaska. He asked if there have been any conversations regarding whether people now working from home will do indefinitely and thus affect trips downtown.

Mr. Simich shared his thoughts regarding this possibility.

Mr. Roepke noted suburban transit has five minutes to present its story to the Blue Ribbon Panel on Monday, October 26.

Mayor Windschitl inquired if Met Council will also get five minutes.

Mr. Simich stated that they have already had their full meetings to talk about metro transit, metro mobility, light rail, and BRT.

Mr. Roepke reiterated the importance of suburban transit.

Councilmember Huang summarized focus of the Met Council's Regional Transit Value Study meeting that he attended.

#### 6. Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the October 5, 2020 City Council meeting. Motion carried.

#### 7. Consent Agenda

Councilmember Hubbard asked for further clarity regarding the action in item 7.E.

Brian Jung, Public Works Director, summarized the plan for the Lake Grace trail.

City Administrator Podhradsky provided further detail regarding the trail dimensions.

Mayor Windschitl pointed out the importance of this trail connection.

Sherry DeBoer, representative from East Lake Association, thanked the City for understanding the concerns of the homeowners.



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

- A. Adopt Ordinance 981, Amending Chapter 11, Section 11.08.20 Uniform Fire Code of the Chaska Code of Ordinances  
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 2020-84, Accepting Gifts and Donations  
Motion to adopt Resolution No. 2020-84 acknowledging and accepting gifts to the City of Chaska received during the period July 1, 2020 through September 30, 2020.
- C. Adopt Policies and Procedures for Federal Awards Administration  
Motion to adopt Policies and Procedures for Federal Awards Administration.
- D. Adopt Resolution 2020-85, Approving the Final Plat for Club West 10th Addition/Traditions Development/PC #2020-19  
Motion to adopt Resolution No. 2020-85 approving the Final Plat for Club West 10<sup>th</sup> Addition for 4 single-family lots (PC #2020-19).
- E. Lake Grace Trail Connection to Highway 41 Underpass  
Motion to Approve the Park Board's recommendation authorizing staff to move forward on this project and solicit bids for the improvements needed to connect the Lake Grace trail to the Hwy 41 underpass.

Motion carried.

## 8. Action Items

8.A. Adopt Resolution 2020-83, Public Assessment Hearing: Adopt Resolution Approving the Imposition of Service Charges for the 2021 Chaska Downtown Special Services District  
City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

Dan Keyport, President of the Downtown Business Alliance and Special Services Board, presented a summary of the Chaska Downtown Special Services District mission.

Councilmember Hubbard inquired after the partnership between CDSSD and the Chamber.

Mr. Keyport stated the relationship is strong. Jen Angel, Special Services Director, provided further detail into this relationship.

City Administrator Podhradsky also commented on this relationship.

The Council commended the CDSSD for their work and planning.

Mayor Windschitl opened the public hearing at 8:22 pm.

Mayor Windschitl closed the public hearing at 8:23 pm.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2020-83 Imposing Service Charges and Setting the 2021 Operating Budget and Plan for the Chaska Downtown Special Service District. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 10-19-2020

The Council requested further information about bills on pages 2, 4, 5, 7, 8, 13, 15, 16, and 23 as well as the work done on Isabel.

City Administrator Podhradsky and Jung provided further information regarding those bills and that project.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 8-17-2020

10.C. Other Reports

10.C.i. Financial Reports—August 2020

Councilmember Grau:

- Inquired if tree lighting will still happen this year. City Administrator Podhradsky provided further detail regarding that.
- Inquired about the bumpy tar at the bottom of the hill at Big Woods Boulevard and Chaska Boulevard. Mayor Windschitl stated it happened from trucks dropping tar when waiting at stop lights. Jung spoke further about how this happens and stated they typically go away over time.
- Encouraged residents to continue to wear masks and social distance.

Councilmember Huang:

- Noted the food distribution event at the Gedney Factory went well summarized the numbers of those fed.
- Noted the Trail of Fun on Saturday, October 23 from 4-8 pm is full.
- Commented that the new City website is fantastic.
- Congratulated the Chaska Hawks football team on their recent victories.

Councilmember Hubbard:

- Commented that the food distribution event was wonderful.
- Noted the ribbon cutting for the Highway 41 roundabout and the groundbreaking for the loop at Chaska have occurred and were wonderful events.
- Noted there is an Elected Leaders of Carver County meeting on October 27<sup>th</sup> discussing affordable housing.



- Reported there is a mental health professional available at the County. City Administrator Podhradsky commented how great an asset this is for the County. Mayor Windschitl inquired if this is available 25/7. City Administrator Podhradsky stated that it is and detailed how that will work.
- Commented how wonderful the response to the community report has been.

Councilmember Hatfield:

- Noted there is an online squad car story time on October 23 with the Carver County Library System and Officer Janke.
- Noted Coffee with a Cop Day and National Drug Take Back Day will be held October 24 from 8:30-9:30am at the South Caribou and provided the details of the drop off.
- Inquired when the next two Beyond the Budget episodes will come out. Kevin Wright stated they will be out soon.

Assistant Administrator Kabat:

- Provided detail regarding thank you letters received from residents.

City Administrator Podhradsky:

- Offered condolences to his wife who lost her best friend today and told her he is thinking of her.
- Noted the Fall Clean-up Day is Friday, October 30 from noon-4pm and Saturday, October 31 from 8am-2pm.

Mayor Windschitl:

- Inquired if the Veterans Day program at the middle school is canceled. City Administrator Podhradsky stated he will check on it.
- Noted the Southwest Regional Trail bridge over Hwy 101 is up and noted that road will open early November.
- Noted the next Council Meeting is November 2, 2020.
- Encouraged residents to get out and vote if they have not already.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:55 pm.

Motion carried.

**- MINUTES -  
CHASKA CITY COUNCIL  
November 2, 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 Hubbard 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 October 19, 2020 City Council meeting. Motion carried.

7. Consent Agenda

Mayor Windschitl asked for clarification regarding the details of Item B.

City Administrator Podhradsky summarized the details of the Ordinance.

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

A. Adopt Resolution 2020-86, Livable Community Resolution

Motion to adopt Resolution No. 2020-86 electing to continue participating in the local housing incentives account program under the Metropolitan Livable Communities Act.

B. Adopt Ordinance 982, Amending Chapter 6, Section 6.28 Tobacco Control Program of the Code of Ordinances

Motion to adopt Ordinance 982, Amending Chapter 6, Section 6.28 Tobacco Control Program of the Code of Ordinances.

Motion carried.



#### 8. Action Items

There were no action items.

#### 9. Bills

##### 9.A. Accounts Payable Council Roster 11-2-2020

The Council requested further information about bills on pages 1, 2, 5, 11, 12, and 19.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Hubbard, 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 November 2, 2020

##### 10.B. Other Reports

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

Councilmember Hatfield:

- Reminded residents to vote tomorrow if they have not done so already.

Councilmember Grau:

- Expressed condolences to the family of Karen Campbell, a community member who recently passed away.

Councilmember Hubbard:

- Reported the levy system tour was really informative.
- Noted she met with the group Beyond New Beginnings and received an update regarding that program.
- Reported she met with the Elected Leaders of Carver County to discuss affordable housing.
- Also expressed condolences to Karen's family.

Councilmember Huang:

- Expressed condolences to Karen's family.
- Noted First Responder's Day was October 28th and thanked all those who serve in that role in Chaska.
- Noted Halloween was a lot different this year.
- Reminded residents to vote tomorrow if they have not done so.
- Noted November 8<sup>th</sup> is National STEM Day and National Parents-as-Teachers Day.
- Noted November 11<sup>th</sup> is Veteran's Day. Mayor Windschitl noted there will be a ceremony at Veteran's Park at 11 am and that the middle school taped their program last week and will show it on Veteran's Day.

- Noted there will be a food distribution event on November 12<sup>th</sup> at the old Gedney factory and that volunteers are welcome.
- Provided details regarding the radio play that the Chaska High School Theater Department.
- Inquired if there is any update on getting the Met Council representative to a Council Meeting soon. City Administrator Podhradsky stated she is coming to the Council Meeting on the 16<sup>th</sup>.

Assistant Administrator Kabat:

- Noted he helped get election sites set up today and that they are ready to go for tomorrow. He stated a lot of effort has been put into place to keep the sites safe.

City Administrator Podhradsky:

- Offered condolences to Karen's family and noted she loved to come to work.

Mayor Windschitl:

- Offered condolences to Karen's family and shared how much she was appreciated at the Lodge.
- Noted he was caught in traffic at a roadblock at the tracks on Bavaria and Pioneer for 25 minutes and noted a resident also called him about it and noted the work to switch the sidings is going late into the night. City Administrator Podhradsky stated he will look into it. Councilmember Hubbard noted she has received communications from residents in the Tuscany Hills neighborhood regarding a request for silent railroad crossing.
- Noted the next Council Meetings are November 16<sup>th</sup> and 30<sup>th</sup>.
- Reminded residents about the Beyond the Budget series put out by the City.
- Reminded residents to vote tomorrow and to clean up their candidate signs in a timely manner. Councilmember Huang noted there is a Canvassing Meeting on November 13<sup>th</sup>.

#### 11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 7:35 pm.

Motion carried.



**- MINUTES -**  
**CHASKA CITY COUNCIL**  
**November 16, 2020**

1. Call to Order

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

Mayor Windschitl read communication regarding the instructions for virtual meeting.

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; Marshall Grange, Parks and Recreation Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Action Item

5.A. Adopt Resolution 2020-91, Declaration to go to an all Virtual Meeting Platform

City Administrator Podhradsky introduced the item.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve Resolution 2020-91 all City Council and City Commission meetings go to an all virtual zoom platform. Motion carried.

6. Visitor Presentation

6.A Metropolitan Council & Transit Issues Update

Deb Barber, Metropolitan Council Member for District 4, provided a Metropolitan Council and Transit Issue update.

Per request of the Council, Ms. Barber clarified the Blue Line and Green Line. She also defined many of the transit acronyms and continued her presentation.

Councilmember Huang noted there is no one from the Blue Ribbon Commission that represents the Suburban Transit Association.

Councilmember Grau looked to clarify that individual services are not responsible for decision making regarding things like clean energy buses.

Ms. Barber stated the Met Council works with individual services when they are looking at certain initiatives, and Councilmember Huang also provided further clarification regarding this. Ms. Barber then continued her presentation.

Councilmember Grau inquired how much impact the reduction in attendance of sporting events downtown will have.

Ms. Barber explained there is definitely an impact but does not have the exact numbers.

Councilmember Huang thanked Ms. Barber for sharing this information and her work with Met Council. He asked what the plans to support the viability of SouthWest Transit moving forward despite the impending threat from the Blue Ribbon Commission and threat to consolidate.

Ms. Barber explained this is a tough question to answer as she does not know the landscape of the recommendations yet and said more may be known after the next meeting.

Councilmember Huang also asked how SouthWest Transit can ensure it will receive funding to provide the level of services as needed for this community coming out of the pandemic.

Ms. Barber stated it is critical to get a dedicated source of funding and spoke further regarding the importance of legislation on this issue.

Councilmember Huang noted issues with communication and collaboration between Met Council and elected officials and encouraged that this be improved.

Ms. Barber provided a bit of background regarding the Red Line.

Councilmember Huang stated it would be important to advocate for inclusion of factors that represent regional transit from the suburban perspective.

Ms. Barber explained there is another workshop coming up and noted work sessions have showed support for urban-local and suburban transit were the top two priorities.

Councilmember Grau commented how much value SouthWest Transit brings to the community of Chaska.

Ms. Barber agreed.

Mayor Windschitl reiterated the importance of SouthWest Transit to Chaska residents and thanked Ms. Barber for sharing these updates with the Council.

## 7. Minutes



7.A. Approve the November 2, 2020 City Council Meeting Minutes

7.B. Approve the November 13, 202 Election Canvass Meeting Minutes

Motion by Councilmember Hatfield, second by Mayor Windschitl to approve the minutes of the November 2 and November 13, 2020 City Council meeting. Motion carried.

8. Consent Agenda

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

A. East Chaska Creek Restoration Project

Motion to Authorize work within City Property and to approve the Construction for the East Chaska Creek Bank Stabilization Project administered by the Lower Minnesota Watershed District.

B. Memorandum of Understanding for Recreation Services Between the City of Carver and the City of Chaska

Motion to approve the Memorandum of Understanding for Recreation Services Between the City of Carver and the City of Chaska.

C. Adopt Resolution 2020-89, Issuance and Sale of Bonds: Series 2020F

Motion to adopt Resolution No. 2020-89 authorizing issuance and sale of \$2,250,000 Electric Utility Revenue Refunding Bonds, Series 2020F.

Motion carried.

9. Action Items

9.A. Adopt Resolution 2020-87, Authorizing Letter of Intent for Partnership Between the City of Chaska and the Arts Consortium of Carver County that Includes Leased Community Center Space and Programming

City Administrator Podhradsky introduced the item to the Council.

Parks and Recreation Director Grange presented the item to the Council.

Councilmember Hubbard inquired if the Arts Consortium is member-driven.

Cindy Anderson, President of the Board of Directors, confirmed that it is and explained the Consortium is based on memberships, sponsorships, and any gift sales. She explained some examples of how that might look.

Councilmember Huang asked if members need to live in Carver County.

Ms. Anderson stated many members do but it is not required.

Councilmember Huang inquired what percent of members are Chaska residents.

Ms. Anderson explained she did not have those exact numbers.

Councilmember Huang asked how they prioritize who gets what space.

Ms. Anderson explained they are creative and work everything in.

City Administrator Podhradsky and Parks and Recreation Director Grange highlighted some of the benefits of this partnership.

Councilmember Huang inquired what the long-term plan in terms of space for the Arts Consortium.

Ms. Anderson explained that if the Community Center space works well, they would like to continue there and noted there is potential to be in with Artspace as well.

Councilmember Grau asked how lease tenants are impacted if/when the Community Center shuts down.

Parks and Recreation Director Grange provided further detail into how that would be handled.

Mayor Windschitl asked if the Arts Consortium stayed open during the early parts of the pandemic this spring.

Ms. Anderson stated they were shut down from March to approximately mid-May, but they opened back up slowly.

Mayor Windschitl inquired how long they will utilize the Sunroom space.

City Administrator Podhradsky explained that space is only being utilized for their Holiday Sale and they will be in the cafeteria the rest of the year.

Councilmember Hubbard commented that an added benefit is that those who come to the Community Center for the art will also be exposed to what else the Community Center has to offer.

Councilmember Hatfield commented that the set up for the Holiday Sale looks great.

Mayor Windschitl looked to confirm that they are already occupying that space.

Ms. Anderson stated that they are, shared their hours of operation, and encouraged residents to come check out the art.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-87 to authorize City Administrator to sign a letter of intent for a partnership between the City of Chaska and the Arts Consortium of Carver County to include the execution of a lease agreement and program partnership agreement. Motion carried.

Ms. Anderson thanked the City, Staff, and Council on behalf of the Board of Directors and the Arts Consortium for having their support.



9.B. Human Rights Commission Strategic Plan

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl asked for clarification on a section under implementation.

Assistant Administrator Kabat provided further detail regarding the intent of that language.

The Council expressed their support of this plan.

Sarah Carlson, member of the sub-committee and member of the Human Rights Commission, thanked the Council for their input and work with the Human Rights Commission in developing this plan.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Human Rights Commission 2021 Strategic Plan. Motion carried.

9.C. Adopt Resolution 2020-88, Expansion of Accessory Structure - Krone

City Administrator Podhradsky introduced the item to the Council.

Community Development Director Ringwald presented the item to the Council.

Mayor Windschitl asked for clarification regarding the variance from Section 9.22.8 height requirement.

Community Development Director Ringwald provided further information regarding allowances under that section and continued his presentation of the item.

Councilmember Grau asked if the applicant could fix the existing structure as is.

Community Development Director Ringwald explained the difference in this versus making improvements.

Councilmember Grau looked to confirm that the current state of the structure requires repair.

Community Development Director Ringwald confirmed this is true and that it is allowable to do routine maintenance on a nonconforming structure.

Councilmember Huang inquired what constitutes routine maintenance.

Community Development Director Ringwald explained what factors and processes are in place to determine these. He also explained that damage beyond 50% that causes a nonconforming structure to be rebuilt would have to meet the setbacks.

Councilmember Hatfield commented that she is concerned about the precedent that could be set by allowing this variance.

City Administrator Podhradsky noted that the biggest issue here is the nonconformity and that if this were just a height issue, it would be different.

Councilmember Grau asked if there is any liability to the City if this moves forward.

Community Development Director Ringwald explained there is but that it is more of a due process issue.

City Administrator Podhradsky stated that the consideration of due process down the road the bigger issue.

Councilmember Huang asked if other structures like this have been grandfathered in that have a similar setback issue.

Community Development Director Ringwald explained they would just be considered nonconforming structures and it is not uncommon to have those as the rules change over time.

Councilmember Huang reiterated that this comes down to a precedent issue.

Blake Krone, applicant, summarized the reasons for his variance request.

Councilmember Hatfield clarified that she did not receive notice about her garage being off her property but received that information from her realtor. She also explained the importance of the ordinances that are in place and why those do call for consideration of precedent.

Councilmember Grau looked to clarify that, while it would be more costly, Mr. Krone does have the space to build the desired structure within the conforming setbacks.

Mr. Krone stated that Community Development Director Ringwald has confirmed that the structure could be built within the required setbacks but that height compliance would still be an issue.

Councilmember Grau commented that environmental impact would be made with remodeling the structure as well as with demolishing it and rebuilding it.

Mr. Krone explained how his opinion of that differed and explained frustration with not being heard.

Councilmember Grau encouraged Mr. Krone and all residents to recognize that the Council and City are hearing his concerns and frustrations.

Councilmember Huang explained the challenges with legal precedent and summarized the four key criteria of the State Statute.

Mayor Windschitl looked to confirm that Mr. Krone's plan, should the variance be approved, would include removing the roof and subsequent disposal at Dem-Con.



Mr. Krone stated that was the case and but explained as much of the material as possible would be reused.

Chelsey Olson, 212 North Elm Street, explained that she is in support of what the Krones want to do.

Councilmember Huang inquired what the process would be should Mr. Krone decide to relocate and rebuild the structure and thus request a height variance.

Community Development Director Ringwald stated Mr. Krone would need to go through the application process and go before the Council with a height variance request. He stated that if the Council would want to amend the Code for height structures downtown, the Council, Planning Commission, HPC, and community would need to be involved but that the setbacks for nonconforming structures are fundamental elements of the Code.

City Administrator Podhradsky agreed that there are administrative processes that could be established for minor changes for things like height. He reiterated that the nonconforming setbacks are State Statute, not just in the City Ordinance.

Councilmember Huang stated it would be beneficial if this process could be streamlined.

City Administrator Podhradsky noted that the nonconformity caused the arduous process in Mr. Krone's case but agreed that the process for minor issues could be streamlined.

The Council shared their thoughts on the item with Mr. Krone also weighing in.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2020-88 Denying the Variance request to exceed the height requirements for accessory structures (Zoning Ordinance 9.22.8), and to expand a nonconforming structure (Zoning Ordinance 2.4.1.2), based on the findings listed in the resolution. Motion carried.

#### 10. Bills

##### 10.A. Accounts Payable Council Roster 11-16-2020

The Council requested further information about bills on pages 2, 7, 9, 15, 21, 26, and 27.

City Administrator Podhradsky provided further information regarding those bills.

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

#### 11. Other Business

##### 11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 11-16-2020

11.B. Other Reports

11.B.i. Financial Reports – September 2020

11.B.ii. Park Board Meeting Change

Councilmember Grau:

- Requested a City Hall construction update. Assistant Administrator Kabat explained it is getting close.
- Thanked City snow removal Staff for their work and encouraged residents to keep their space.
- Thanked residents for voting at the general election and thanked Staff and election judges for the smooth process. Mayor Windschitl stated Chaska had a 92.85% voter turnout and Carver County had 94.5%.
- Noted Chaska schools are moving to distance learning and thanked teachers, staff, and families for all their work. He encouraged residents to be safe and take precautions.

Councilmember Huang:

- Thanked all the men and women of the armed forces who serve this country in light of Veteran's Day.
- The November 12 food distribution event went well and was highly attended.
- Noted SpaceX launched four crew members to the international space station yesterday.
- Noted the Arboretum Area Transportation Plan is presenting from 5:30-7:30 pm online on November 19, 2020.
- Noted there is a blood drive on November 18, 2020 at the 212 Medical Center from 9am-3pm.
- Noted Metro Cities is having a policy adoption meeting on November 19, 2020 and encouraged a Councilmember to attend as he has work obligations and will not be able to do so.
- Thanked the teachers, students, and families as they pivot in their learning.
- Noted the City is actively soliciting Commission applications.

Councilmember Hubbard:

- Shared her thoughts on the uptick in COVID cases in MN and encouraged residents to follow the suggestions from State and local health agencies.
- Wished everyone a Happy Thanksgiving.

Councilmember Hatfield:

- Congratulated the newly elected leaders.
- Noted November 28, 2020 is Shop Small Saturday and encouraged residents to support local businesses.
- Encouraged the younger residents especially to stay home and to get tested.
- Noted the Downtown Business Alliance is planning some fun things and is being finalized.

Mayor Windschitl:

- Thanked the citizens for reelecting him as mayor for another two years.
- Thanked all the election judges for serving.



- Noted Stoughton Avenue opened today.
- Noted the Chaska Hawks have a playoff game and wished them luck.
- Thanked all the health care workers for all they are doing.
- Encouraged residents to continue to support local businesses.
- Wished everyone a Happy Thanksgiving.
- Noted the next Council Meeting is November 30, 2020.
- Reminded residents to tune in to the Behind the Budget episodes.
- The tree lighting in Fireman's Park will be taped but the tree will be turned on the day after Thanksgiving.
- The 100 Club will be virtual and will be held on Sunday, December 6 at 5:30pm via ZOOM.
- City Park lighting will be turned on after Thanksgiving.

City Attorney Melchert:

- Reminded City Administrator Podhradsky to ensure all important details get in the letter of understanding with the Arts Consortium.
- Noted Bountiful Baskets is in need of paper bags.

12. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 11:04pm.

Motion carried.

**Chaska Park Board  
Meeting Minutes  
September 15th, 2020  
Event Center and Zoom**

**1. Call to Order**

The September 15th 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, Zac Saueressig

Via Zoom: Josh Ives, Elizabeth Wyveen, Cindy Anderson-Arts Consortium

Absent: Ernesto Ruiz Gutierrez

Staff: Marshall Grange, Mary Monteith, Erin Link, Kevin Wright (assisted with IS needs)

**3. Adopt Agenda**

Motion by Udermann, second by Keyport to adopt the September 15<sup>th</sup>, 2020 meeting agenda. Roll call for approval of 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 August 10<sup>th</sup>, 2020. Motion carried. Roll call for approval of agenda.

**6. Receive Council and Planning Meeting Minutes**

6A July 20th Council Meeting Minutes

Branch mention that Council had quite a bit of talk on the Harvest Development as far as playground and connector trails. He asked if we would be talking on any of that tonight. Chair Roan responded that all discussions are still very preliminary, it will be a bit before we get to a timeframe to start neighborhood meetings and discussions for that site.

6B August 3<sup>rd</sup> Council Meeting Minutes

6C Planning July 8<sup>th</sup> Meeting Minutes



Roll call for receiving Council and Planning meeting minutes.

## **7. New Business**

### **7A Art Consortium of Carver County (ACCC)**

Grange, I am excited to announce this opportunity, he introduced ACCC President Cindy Anderson (via Zoom) who will speak shortly. Grange went on to explain how tonight is just an introduction to this concept and the potential benefits of this partnership. We are simply seeking your initial reaction. He stated that this gives all an opportunity to ask any questions or voice any concerns. Ideally, he would like to bring this back to you in October with a recommendation for council to approve a partnership agreement. The main goal of this is there would be dedicated space for the Arts Consortium to exhibit, as well as a place to operate a gift shop to display local area arts and crafts for sale. The vending area would be cleared out and be replaced with their retail space. The area would provide great visibility for them and already has security measures in place to lock up.

The 2<sup>nd</sup> part of this is the idea of our program staff partnering with the Consortium on a wide variety of programming. It also could allow for us the opportunity to bring arts to a wide variety of ages, and all abilities. We are excited about this partnership, as to what we can explore and do. The benefits are numerous. There still are lots of logistics to figure out, however, we have staff working on this, as well as Cindy. There are incentives for both sides.

Anderson came on and shared a PowerPoint with the group. She shared their mission of “strengthening our community through the arts”. We bring people to the arts and arts to the people. Carver County has many very talented artists, and there was very little communication means of connecting them to the people of Carver County. We have been around since 2009, in 2012 we officially became a 501 C3 Corporation. 100% volunteer run. Over the last few years, we were seeing large growth and gaining big momentum. We had exhibits across Carver County, we initiated Art Wanderer, as well as many other great events. 2020 we started out strong, had events booked for the year and then Covid hit. Many of our events were canceled. Basically now, volunteers are working hard with creating the first ACCC virtual gallery and shop for artists. This is a means to continue to lift the arts and support our artists, by featuring their work on-line that is for sale. We will be going live very soon.

The question was asked, why the move and why the Community Center? The location in Victoria, is in the lower level of a building, it is very hard to see us from the street. The lease is also up. The Community Center has a variety of space that we could have access to that would allow for us to better social distance, as well as expand on our offerings. We would have access to many partnership opportunities within this building, two schools, the Lodge, the programming that is currently, all great opportunities that could help us expand our mission. Downs asked, what about the protocols surrounding Covid and currently only open to non-members? Grange, we are seeing more activity here, the timing could be consistent for the CCC to open up more areas as well. The earliest we could move forward

with bringing this to council, would be mid-October/early November. Grange mention that we have talked with Cindy on preparing a Covid plan for the gift shop and gallery areas. We have also discussed people coming in during block times, similar to the registration system the CCC is currently using. We also are talking on only being open during peak CCC times. They would have volunteers here during those times to watch the numbers. Grange expressed this could be a great opportunity, could be good for all. Staff on both sides are talking through a lot of these questions. Keyport asked about the size comparison, Andersen, similar footprint, but oddly patterned. As for artists in the gallery, we have featured some of the same artists work overtime so can help build off that. This is a unique opportunity, we can have showings with monthly themes and multiple artists can show their work at the same time, and we can add additional programming. There also is a potential for a school partnership with Breakaway. Artists would love to work in an art class with the students. Udermann asked about the gathering spaces that would be lost, like the area to watch kiddos swim, is there a plan to replace those? MG, it is a bit of a tradeoff, cannot gather much now anyway but we do have the lobby/rotunda area that we could change up as well. Wyveen asked about rent for use of space, as it is taking away from other uses. MG talked on lease agreement or a revenue share idea of some sort. He will look to you all for input and what you would like. He likes the revenue share as feels both have skin in the game to make it a success. More to come.

## 8. Discussion Items

### 8A Nick Mason Scholarship Fund-Erin Link, Recreation Manager

Link talked through the progress that has occurred over the last few months working with Grange and Anna Mason. Link referenced a page that will go live soon on the new city website. Interested families can access program information, including eligibility criteria on the website.

She talked through how the foundation has been established and how we got to today. The criteria was worked through by a committee of local people who work with underserved populations in the area. Current eligibility requires that the applicant be a city of Chaska resident. Once we have a better feel on growth and funding, and sustainability, we may grow this into other communities. Link shared information from the website:

**Eligibility Criteria** Participants must be a resident of Chaska

Participant must meet one of the following criteria:

Option 1:

Participate in at least one of the following programs (must provide documentation):

- County financial assistance, such as SNAP, Medical Assistance and MFIP
- Social Security Disability

Option 2:

If you have a financial hardship due to at least one of the following reasons, please provide a brief description of this hardship.

- An unexpected circumstance such as medical expenses or loss of job
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- Additional expenses related to supporting someone with special needs (ex. staffing costs, therapy costs, specialized equipment)

**Eligibility Benefit** Eligibility allows for 50% off program fees. The remaining 50% of the program fee must be paid at the time of registration. Max: \$100 per person; \$300 per family (per year)

**Examples of Eligible Programs:** Skate and swim lessons, youth sports and art classes.

**Exclusions Special** Events

School Age Childcare/Preschool

Program less than \$10

Birthday Parties

Facility or Park Shelter Rentals

Adult League Registrations

Trips/Travel

Private Lessons or Training

Daily Fees

Memberships

Basically, the financial assistance is for a household who has had an unexpected circumstance which has resulted in a financial hardship or for supporting someone with special needs. The funds would help support the family with access to some programming at the Community Center. The committee will review and approve applications based on the eligibility criteria. Link researched other communities who had similar type of foundations to learn some do's and don'ts. This helped the committee define the guidelines.

Grange and Mason worked with the Community Giving group to get this fund set up, it now falls under the Carver County Community Foundation, as one of the funds to donate to.

Staff have also had discussions on ideas for sustaining this fund-we added donation language to our registration program, we added language to our sponsorship program forms, and we will have information at our community events as well.

She shared the information that is on the City website as well:

**Apply for Scholarship**

[Online Application for Scholarship](#)

[Application for Scholarship \(PDF\)](#)

Once an application has been received, the Parks and Recreation Department will contact you to register for programs. Call 952-448-3176 for more information.

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#### **Donate to the Nick Mason Fund**

Make a tax-deductible [donation online](#).

#### **Funds**

Funding for this scholarship program is provided by individual, community, and corporate donations. In the event that the scholarship fund is depleted, scholarships may not be available until additional funds are received.

For now, Link will be the primary contact. If request were to come through that were unique, she would talk more again with the committee. She is excited to report she had the first donation come through already from a Bell Bank donation of \$1,000. The current balance is at \$8,000.

Questions-

Downs-marketing campaign to solicit donations. Yes, we included in our most recent programming piece. Will we do some on-going pieces throughout the year. Also, \$8,000, what is optimum amount of funding? Link, no idea, will see how many requests come in. Downs, I think it will do pretty good, we will get testimonials from those who have been assisted, that will help with a feel good. Share the story.

MG, Nick's wife Anna, wants to seek some grant opportunities to help. We will get creative!

Udermann-will it be marketed to those who need it? Pave the way for others for memorials. At a certain point, staff time and admin would come into play.

Saueressig-why wasn't membership considered? Link, consistent with how others set theirs up. Plus, the on-going cost of membership is higher than our target amount of assistance. Initial thought process was around programming, be restrictive at first to see how fast applications come in.

Downs, thinks that most that apply will be nonmembers anyway.

#### **8B Lake Grace Trail**

MG-Touched on update from last month. Site conditions make things a bit difficult. Most of the townhome patios are right up to the trail. Concept review was a larger grand plan, as we went out and got guesstimate, costs came in way higher, almost \$1 million. So, with that, staff, are going back and looking at what we can accomplish, mindful of the primary goal of connecting to the underpass. We need a bridge of some sort. We need tree removal; the trails need repair and safety concerns would be addressed.

So, we maybe go with a 2 Phase approach. Then after some time, we get feedback and decide what next steps are and budget impact. Staff from PW can perform some of the

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work which will help minimize the costs as well. Saueressig, neighbors were really pumped on what they saw on the drawings. Grange, more to come.

### **8C-Community Center Operations Update**

Progress overall, things are still slower. Now families are focusing on end of summer vacations and school. It also is still good weather to get outside. We started out restrictive. We added Open Skate, opened the daycare and track was added. Things are slowly picking up, remember, there are lots of areas still not open to usage.

Staff recently did a survey to our members, we asked about our cleaning procedures, safety questions and the online registration process. Many Agreed and Strongly Agreed on the various areas. So was good news from those who are coming in.

We are expanding the hours on Oct. 1, we will be open, 5am-9pm, M-F, 6am-4pm, on Saturdays, closed Sundays. We are trying to be mindful of costs to be open and expenses on Sundays. We also are looking into personal training. Starting to try some additional programming as well at the CCC.

Averaging 400-500 per day. Scan in's for August was 5,000. In the past, it would be around 25,000. We are still around 25% capacity. This is taking time, the Covid impact is not going away, it could be on-going for another year. We will continue to watch the trends, with school starting and as weather changes, we will be watching.

Keyport-The Lodge, thoughts on opening? We are taking a close look at that. We are offering specific times for driver safety classes. Not getting back to how things were though. Opening the doors and all coming in, will not happen.

### **8D-Curling**

The summer leagues just finishing up. We had no issues. Member practices are showing a big increase, as well as the high-performance practices. We had 188 registered for the Winter 1 session, but that will continue to increase. They are coming back. Crooked Pint will also benefit. Staff from US Curling was on site to video for a film on getting back to curling. They showcase our building, great PR for us. The Minnetonka HS Vantage program is coming back next week as well, that is a great partnership and kids have a blast.

### **Event Center**

Seeing some additional activity as well. 12 of the next 15 days there have rentals. Calls are coming in for 2021, May-August all Saturdays are booked. Good news!

**8E Bicycle Friendly Community Update**-Grange shared that he just set up the next meeting, Oct 8<sup>th</sup>. Excited to revisit this and to bring back discussion. Covid definitely has brought out many via bikes for modes of transportation. Many advocated that bike shops were an essential business as a means of transportation, so they were allowed to be open. Many places of business have been out of their bike inventory!

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Trail Projects-Public Works has been busy with finishing up some of the trail work through Chaska.

Grange recently participated in a meeting with the Eastern Carver Trails committee, along with Roan. Lots of discussion on the Century Blvd trail and connecting into the Arboretum wetland area.

Keyport-Asked some signage questions, will there be more long-term signage? Grange shared information on the Pilot study that was done with Carver County, as a result, signage was created for the Orange loop, and Green line. This was intended as a way to get some feedback from the community on the actual signage as we think of a whole system wide program. We will be able to develop a pedestrian friendly plan with funding from Carver County. People would explore more if they had the comfort of knowing where they are going.

### **8F Cycle Chaska**

Staff are planning this event for the end of the month, Sept. 26. MG gave details of the event. Registration is required.

### **9. Other Business**

#### **9A. Board Roundtable-**

Ives-Attest to the popularity of biking, Michaels Bikes shop was backed up 4/6 weeks on tune ups. He shared that they were unable to provide inventory!

Wyveen-Received the Neighbors of Chaska magazine, MG's article highlighted neighborhood parks vs. city parks. He also referenced the inventory link on the city website and there also a great story on disc golf featuring Jason Branch.

Downs-Request for a project-pump bike park, huge in Cottage Grove-Woodbury, there seems to be room at Lions Park, wish list.

Matt-Naming of parks, legacy, and teachers' parks, keep those in mind. Honor teachers and farmers. When I got here tonight, I noticed, 12 cars in the parking lot from 12 different states, crazy! This place is so popular! Par 30 usage, Town Course, and the park plans for them, was an educational piece for me. Hawks Ridge, it was tough. A nice addition, Kids/Adults happy to be there. Good job on this.

Keyport-Enjoy coming to these meetings. So much gets done, it is exciting to see. I enjoy the trails and working out at the CCC. She is excited by the Arts partnerships.

Saueressig-I frequently get questions on trails as well. Got a lot today out of this meeting. Archery, great fun. Open ended question-Halloween, how are people are going to be celebrating. MG shared potential event at Community Park-time slots would require them to pre-register. Use the trails around the ball fields. Walk around it, interactive things at some of the spots. This will be an example of where P/R can come up with a good solution outdoors, spread out in a controlled way. Currently 100 + are registered. Creative solution

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to be excited about. If we can put on event where we are spread out, moving, etc, it is about safe as we can be.

Roan-Excited about the possibilities that could come of the partnership with the Arts Consortium.

**10. Adjourn**

Motion to Adjourn, Udermann, 2<sup>nd</sup> by Branch.

10A. Next Meeting October 12th

