AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, August 13, 2025
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 June 11th Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat, Rezoning and Comprehensive Plan Amendment for Chevalle 19th Addition (Talero Curve)/Quadriga Ventures/PC #2025-07
8. Other Business
   - 8.A. Receive the June 2nd, June 16th, June 30th, and July 21st City Council Meeting Minutes
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
JUNE 11, 2025

1. Call to Order
Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Aasen, Urbanski, Purdy, Kerber, Campbell, Sailer, Rostad, and Chairperson Brass.

Members absent: Commissioner Baswa

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Brass, second by Commissioner Kerber, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
   a. Approve the May 14, 2025, Planning Commission minutes

Motion by Commissioner Brass, second by Commissioner Aasen, to approve the minutes of the May 14, 2025, Planning Commission meeting.
Motion carried.

6. Consent Agenda
Motion by Commissioner Brass, second by Commissioner Kerber, to approve the Consent Agenda as follows:
   a. Recommend Approval of the Final Site & Building Plan for 316 Lake Hazeltine Drive/Beckman Coulter/PC #2025-09
Motion carried.

7. Action Items
There were none.

8. Other Business
   a. City Council Meeting Minutes May 19, 2025

9. Adjourn
Motion by Commissioner Brass, second by Commissioner Sailer, to adjourn the meeting at 7:04 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
8/13/2025

Subject: **Chevalle 19th Addition – Comprehensive Plan Amendment, Preliminary Plat, and Rezoning**

Applicant: Applicant

Location: 3910 Bavaria Road

Case No.: P.C. No. 2025-07

Synopsis: The applicant is requesting approval of Chevalle 19th Addition

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

A more detailed background information is included in the concept plan staff report found here. The following is intended to provide a brief summary:

- **2040 Comprehensive Plan and Greenbelt:**

  Chaska's 2040 Comprehensive Plan, adopted in Aug. 2020, guides city growth over 20 years in areas such as land use, transportation, parks and trails, and public facilities.

  A key land use goal is to preserve Chaska's identity by maintaining a Greenbelt around the city's edge. Rezonings and planning efforts in the early 1990s laid the groundwork, but the Greenbelt was formally introduced in Chaska's ***2000 Comprehensive Plan.*** Subsequent comprehensive plans have continued to support the Greenbelt concept.

  The plan identifies three policies for development within the Greenbelt:

  1. Rural Density: Limit development to 5-acre lots, with no more than four dwelling units per 40 acres, spaced at least 300 feet apart.

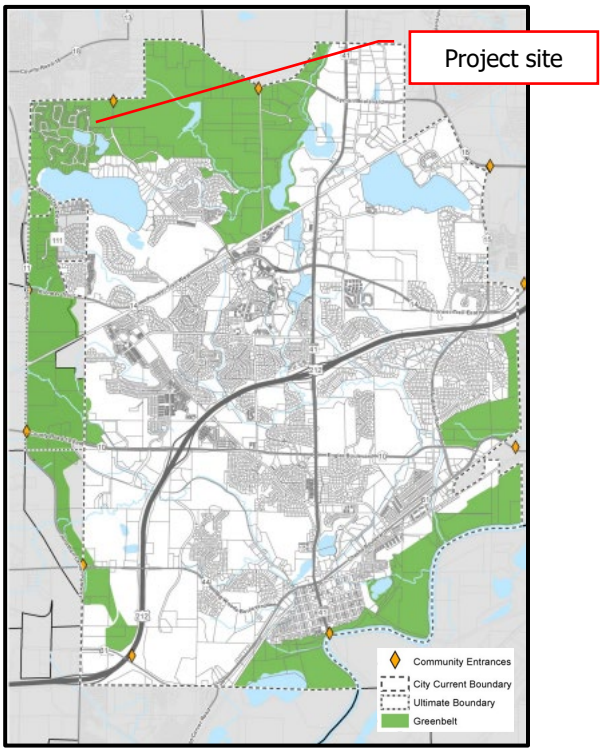


Figure 1: 2040 Comprehensive Plan: Land Use - Chaska Greenbelt

2. Key Entrances: Preserve very low-density land uses at major city entrances (shown by orange diamonds in Fig. 1). These entrances are located at the city boundary adjacent to a planned or existing arterial road[1].

3. Clustered Development: A comprehensive plan amendment may allow clustered development if it generally meets the outlined objectives, including access to city utilities, protection of key viewsheds and natural areas, infrastructure analysis, limited site disturbance, and preservation of open space and wildlife corridors.

- **Chevalle**

In 2005, the city approved Hamlets of Lakeshire concept plan – later known as Chevalle – a 300-acre rural residential development with 100 homes, trails, open space, and amenities. In 2006, a comprehensive plan amendment was approved. This amendment included the subject property and allowed a shift to a clustered development with 230 homes on 113 net acres, 123 acres of private open space, and 40 acres of public parkland rather than the previously allowed 27 homes on 10-acre lots without any public or private open space.

The Chevalle Master Development Plan formalized the "1/3 developed, 2/3 undeveloped" strategy to ensure the development would not exceed the approved density. The plan also divided the development into five areas (or neighborhoods) based on their geographical location within the development.

The subject property is in the Northeast Neighborhood. The plan notes that this neighborhood area is bordered by prominent tree lines to the north and west, and a large pasture to the east. The referenced pasture is located on the



Figure 2: Chevalle Master Development Plan: Northeast Neighborhood

[1] Roadway functional classification categories are based on how roads support traffic flow within the transportation system. The functional classification system intends to create a road hierarchy that collects and distributes traffic from neighborhoods to the metropolitan highway system. Generally, roadways with a higher classification, such as arterials, have more mobility, limited access, and connections to large economic and industrial centers. Roadways with lower classification, such as collectors and local streets, generally support shorter trips, have lower mobility, have more access, and connect to higher functioning roadways.

subject property. The plan envisioned a continuation of five twin homes on the subject property to "mirror" development on the west side of a cul-de-sac.

In 2007, the city approved the rezoning to (PRD-54) and the final plat for CHEVALLE 5TH ADDITION, converting the twin homes to detached townhomes with shared driveways to encourage housing diversity. As shown in Fig. 4, a 36-foot-wide access and two outlots (Outlot A and Outlot B) were intended to provide future development access to the subject property.

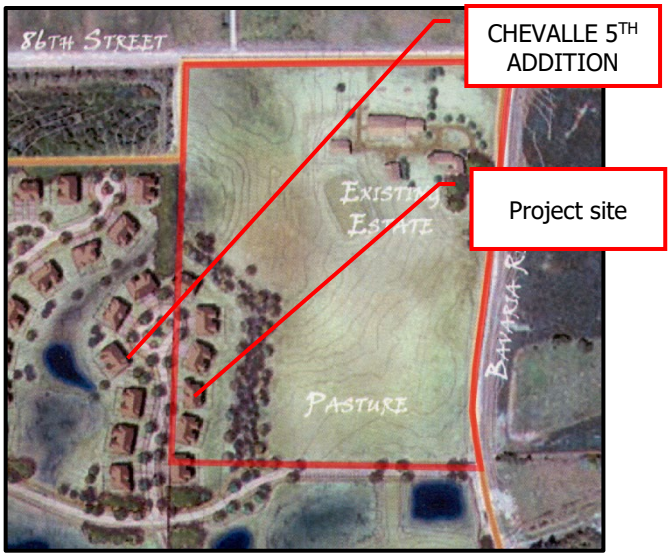


Figure 3: Chevalle Master Development Plan: site detail

The outlots, initially intended for future development, were later acquired by the city and sold to the Talero Villas[2] Homeowners' Association.

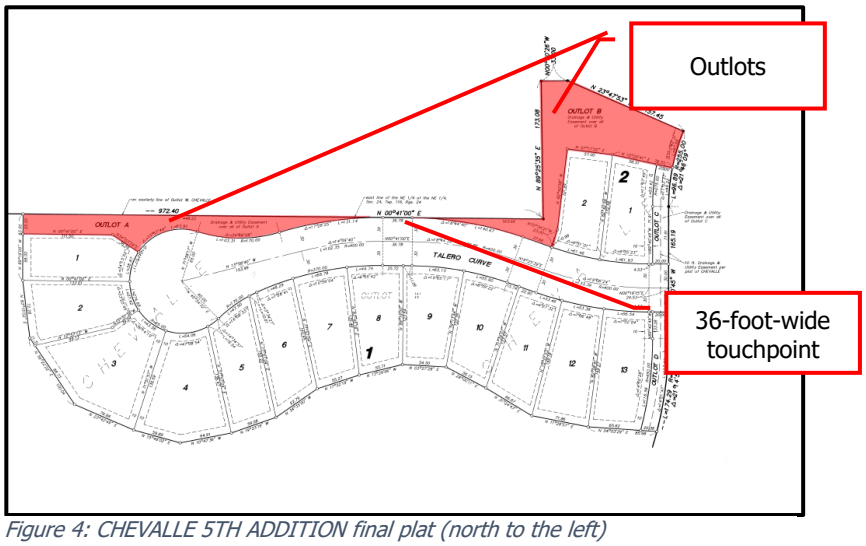


Figure 4: CHEVALLE 5TH ADDITION final plat (north to the left)

- **Concept Plan Review**

Neighborhood meeting: A neighborhood meeting was held in November 2024 to discuss a 10-lot development in the southwest corner of the subject property (3910 Bavaria Road).

Roughly 20 residents attended the meeting and were informed that the new homes would have basements and would generally be similar in size and character to the existing Talero neighborhood. The residents raised questions about the density, access, construction impacts, screening requirements and plans for future development on the remaining 3910 Bavaria Road property.

Planning Commission: In Feb. 2025, the Planning Commission reviewed a concept plan (P.C. No. 2024-24) for 10 new single-family lots and a new outlot, accessed via a new cul-de-sac extension, in the southwest corner of the subject property. Staff generally supported the plan but noted that more information would be needed before moving forward with the necessary rezoning and preliminary plat.

During the public hearing:

[2] Talero Villas Homeowner's Association (HOA) is a sub-association of the Chevalle HOA. It governs the existing homes around Talero Curve.

- The Talero Villas HOA's acquisition of the outlots and previous correspondence with the applicant/ developer was summarized.
- It was encouraged that the new development: (1) be part of the Chevalle HOA; (2) have a landscaped island in the cul-de-sac; (3) incorporate additional screening/ landscaping to the north; (4) explore opportunities to connect to the existing retention pond to the south for irrigation; and (5) have side-loaded, 3-car garages.
- Residents additionally inquired about street lighting and sidewalks.
- It was confirmed that the remainder of the 3910 Bavaria Road property could not be further developed.

The Planning Commission unanimously recommended approval on a 9-0 vote. The agenda and minutes can be found here.

City Council: The City Council also reviewed the concept plan in Feb. 2025. A Talero Villas HOA representative addressed the council, raising concerns about snow storage. She also indicated that their HOA participation is still required for the project to move forward and requested the new development join one or both existing HOAs (Chevalle Master HOA and/or Talero Villas HOA).

The council discussed HOA involvement, encouraged continued communication between the Talero Villas HOA and the developer, and ultimately approved the concept plan unanimously (5-0) subject to conditions.

Proposal

- **Existing Conditions:**

The 30-acre property currently contains a 4,000-square-foot house, three large accessory buildings, and several smaller agricultural structures in the property's northeastern corner. The rest is predominantly fenced horse pasture.

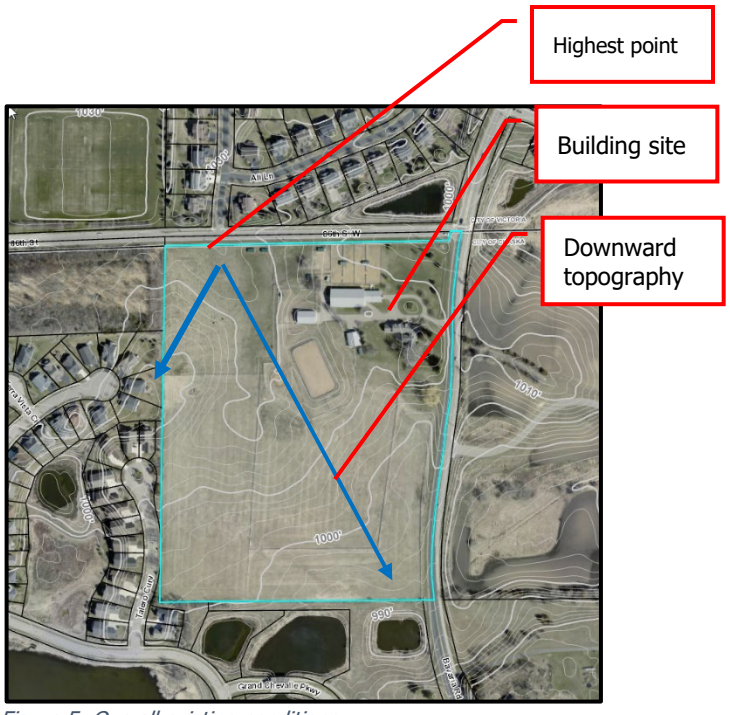


Figure 5: Overall existing conditions

The property is relatively flat with minimal grade change. Generally, the highest point is in the northwest corner, sloping gently downwards towards the southeastern corner and the Terra Vista Circle cul-de-sac.

The development site is roughly 6.1 acres in the southwest corner of the subject property. The development site does not contain any trees. However, trees exist along the perimeter (on adjacent properties). Per the submitted inventory,

these trees are primarily ash, maple, pine, and fir species. Other species include locust, hackberry, crabapple, birch, spruce, and aspen.

- **Proposal:** Consistent with the approved concept plan, the proposal includes 10 new single dwelling units around a new cul-de-sac extension from Talero Curve and an outlot on roughly 6.1 acres in the southwest corner of the subject property.

  As currently proposed, the existing home, accessory buildings, and pasture on the remaining 23 acres would remain generally as is, with a conservation easement.



Figure 6: Concept Plan Approved Feb. 2025

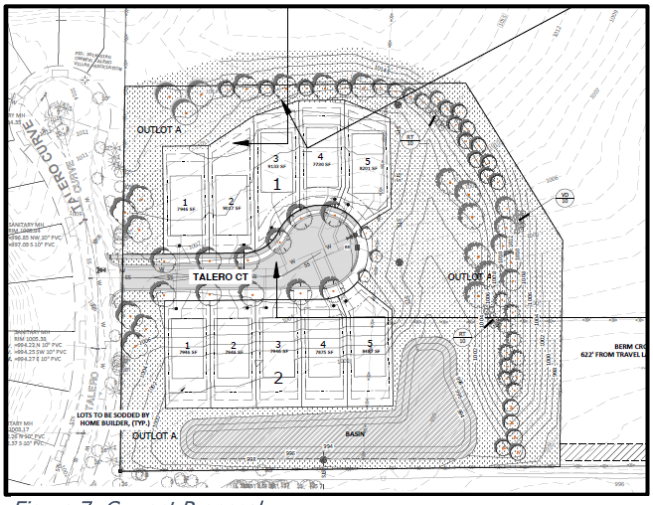


Figure 7: Current Proposal

- **Land Use:** The property is zoned RR2, Rural Residential 2. The proposal includes a request to rezone the property to PRD, Planned Residential Development.

Staff Analysis:

The following is intended to summarize the applicant's request and staff's analysis:

- **Is the Comprehensive Plan Amendment request reasonable?**

  Generally, yes.

  During concept plan review, staff noted that additional discussions with the Metropolitan Council [Met Council] would be needed to determine if a comprehensive plan amendment would be required, as:

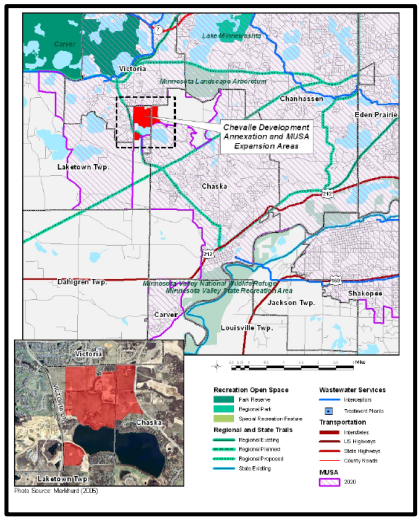


Figure 8: 2006 Comprehensive Plan Amendment - Location Exhibit

The city's ***2020 Comprehensive Plan,*** adopted in 2000, allowed development within the greenbelt at one dwelling unit per 10 acres. The plan guided the area that would eventually develop into Chevalle and the subject property as Rural Residential[3].

In 2006, an amendment [hereinafter, the 2006 amendment] to the 2020 plan was approved by the Met Council. The 2006 amendment modified the greenbelt concept and allowed Chevalle to develop at a net density of 2.05 units per acre with municipal sewer and water, using a clustered design that prioritized and preserved open space. The 2006 amendment included a concept plan for the subject property (then referred to as the "Hone Property"), which accounted for 10 additional units and 2.41 acres of development. This density was accounted for within the planned 1/3 developed and 2/3 undeveloped ratio (to maintain the overall 2.04 units/ acre density). The 2006 CPA also expanded the Metropolitan Urban Service Area (MUSA)[4] to allow sewer and water services to Chevalle and the subject property.

The Chevalle development was guided by the city's later ***2030 and 2040 Comprehensive Plans*** as Conservation Residential[5]. This land use category allows for conservation or cluster developments in the greenbelt area compared to the more rigid density requirements within the Rural Residential land use category. Despite being contemplated in the 2006 amendment, the subject property continued to be guided as Rural Residential and outside of the MUSA.

Staff has since confirmed with the Met Council that a comprehensive plan amendment is required, as

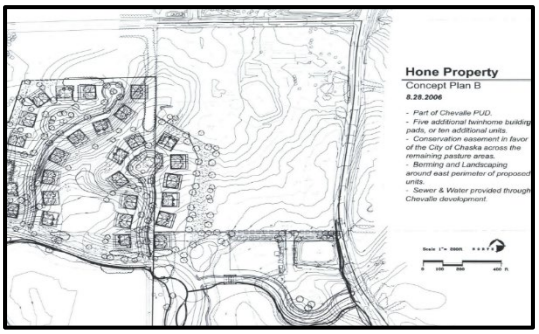


Figure 9: 2006 Comp Plan Amendment: Concept B

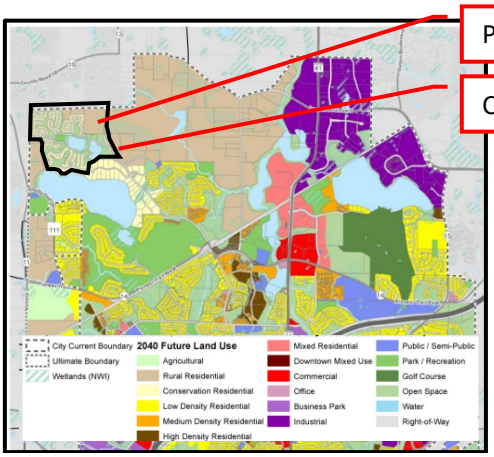


Figure 10: 2040 Comprehensive Plan - Planned Land Use

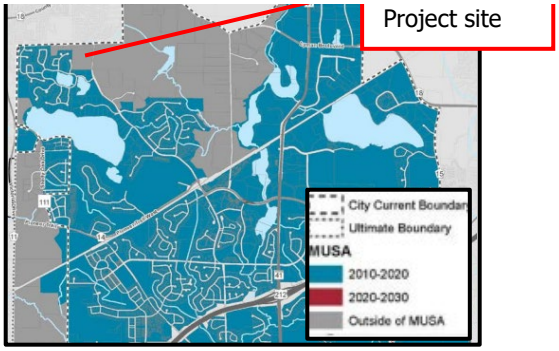


Figure 11: 2040 Comprehensive Plan: Land Use - MUSA Staging

[3] Per the city's 2020 Comprehensive Plan, land guided for Rural Residential allowed lots or parcels of five or more acres containing single family dwellings at a maximum density of four dwellings per 40 acres. These lots would not be served by municipal sewer and water services.

[4] The MUSA is a boundary that limits the services and infrastructure needed for development within the Twin Cities area of Minnesota. The Metropolitan Council oversees the MUSA.

[5] Per the 2040 Comprehensive Plan, property guided as Conservation Residential are for lots or parcels guided for conservation or cluster development to conserve natural resources and open space within the Chaska Greenbelt area. This land use category allows predominantly single-family detached dwellings. Allowed density is up to 1 dwelling unit per gross acre for the overall conservation residential development, with a minimum density of 0.20 dwelling units per gross acre (five-acre lots).

the most recent comprehensive plans are the official guiding documents. As such, the applicant's request includes a comprehensive plan amendment to change the land use designation from Rural Residential to Conservation Residential to allow a clustered development and to expand the MUSA to include the subject property.

Land Use Designation: As previously noted, Chaska's 2040 Comprehensive Plan identifies three policies to guide development and protect Chaska's greenbelt. A summary of the three policies and staff's findings is below; however, the comprehensive list can be found in the Supporting Information section of this report.

1. Policy One restricts rural development standards within the Greenbelt to a maximum of four dwelling units per 40 acres. The policy also establishes a minimum lot size of 5 acres and requires a 300-foot spacing between dwellings.

   Staff finding: The applicant is pursuing development under Policy 3.

2. Policy Two outlines how the "rural character" should be preserved within the Greenbelt, especially at key community entrances, by maintaining very low-density land uses (one dwelling unit per 80 acres), agricultural use preservation, and enhanced visual screening.

   Staff finding: The intersection of 86th Street West and Bavaria Road (NE of the site) is identified as one of two key community entrances in northern Chaska. Under the current guidance, development is restricted to one dwelling unit per 80 acres.

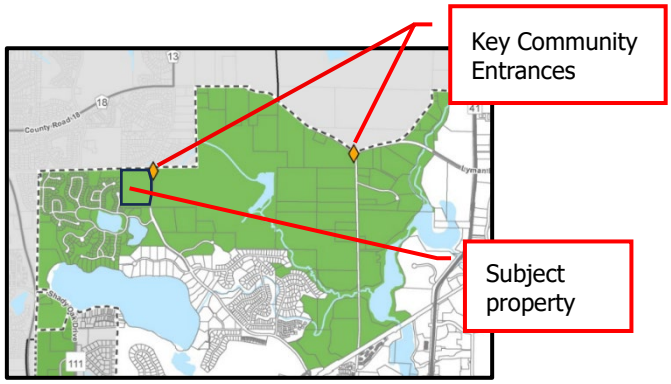


Figure 12: 2040 Comprehensive Plan - Land Use: Greenbelt

   The policy allows for density transfers if the "visually remote" feel of the property is maintained. Acknowledging that "visually remote" is somewhat subjective, staff heavily rely on the landscaping plan and "viewshed analysis" for evaluation.

   Chevalle's landscaping plan also functions as the approved viewshed and screening plan. Generally, the landscape plan includes a vegetated berm planted with layered vegetation. Sightlines to the houses become more obscured, as the amount of berming and landscaping increases, along 86th Street from the Victoria/ Chaska boundary (to the west) to the subject property and key community entrance (to the east) as shown on the following page:





Figure 13: Roughly at Victoria/ Chaska boundary



Figure 14: Roughly north of San Vitero Cir



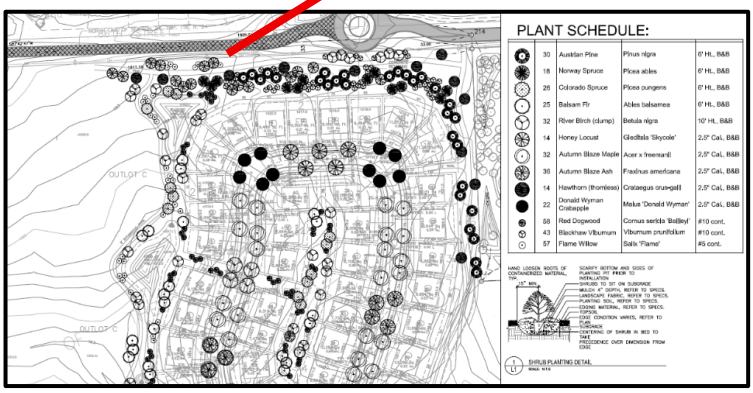


Figure 15: CHEVALLE 3RD ADDITION: landscaping plan



Figure 16: Just west of the traffic circle

The approved Chevalle landscaping plan (Fig. 17) for the development site (on the east of Talero Curve) includes a dense layering of deciduous, ornamental, and coniferous vegetation (trees, shrubs and natives). The conceptual landscape plan for the development site appeared to be less dense and did not include landscaping on the north side. Staff noted that additional landscaping would likely be required as the plan appeared to be less dense and the development was "pushing out" further towards Bavaria Road.

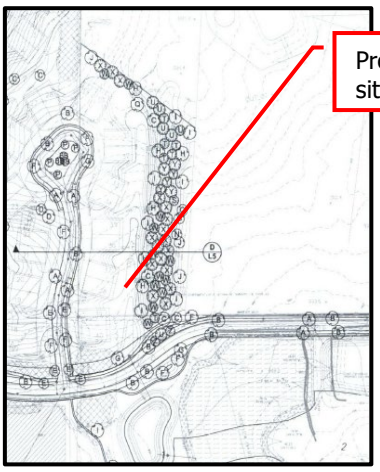


Figure 17: Chevalle: Landscaping and screening Plan



Figure 18: Concept Plan

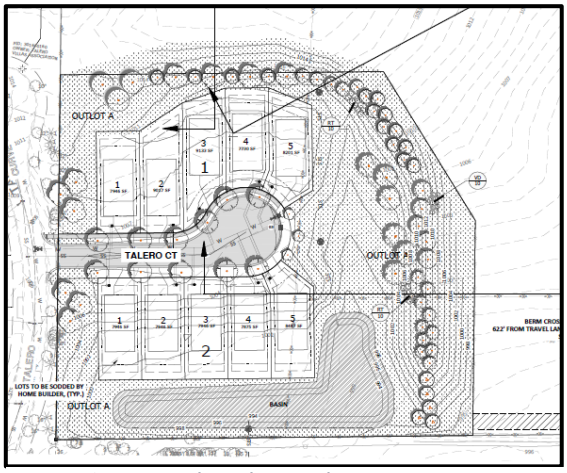


Figure 19: Proposed Landscape Plan

The proposed landscape plan incorporates additional vegetation on the north side of the development site. The plan includes primarily deciduous trees with roughly 40-50 foot heights (maple, birch, swamp oak, and aspen). The only coniferous species included on the plan – white pine and white spruce – are known to shed some needles in the fall and winter, but not necessarily to the extent of deciduous trees.

Chevalle's approved landscaping plan includes sections to further illustrate viewshed impacts along the 86th Street Developments. Section D (circled in red in Fig. 20) is taken through the Talero Curve development and the subject property. As shown, sightlines through the subject property's pasture (shown with the blue lines in Fig. 20) are shown to be completely obscured.

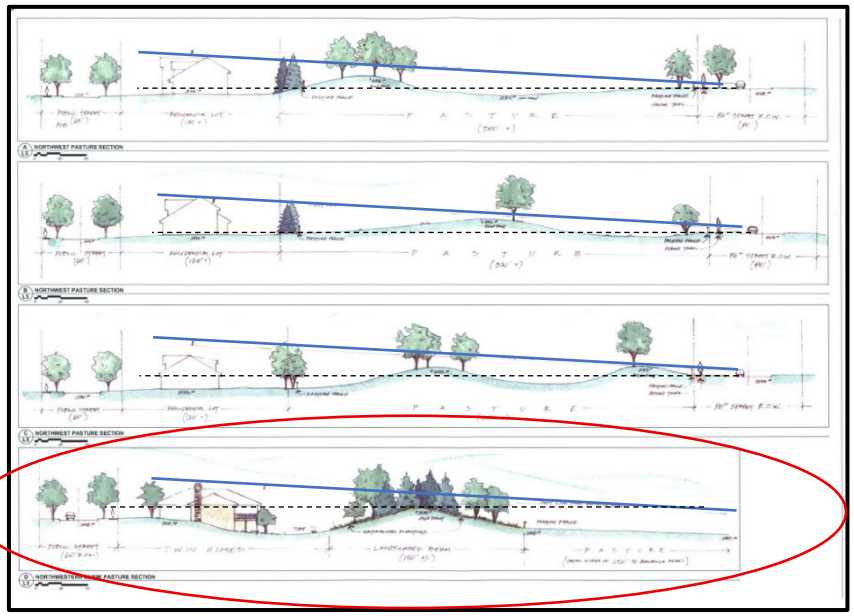


Figure 20: Chevalle: Landscaping and Screening sections

The section illustrates a densely planted, 150-foot wide, berm. Additional

screening is provided as the development site and new homes were to sit lower than the top-of-berm elevation (shown in black in Fig. 20).

As currently proposed, the street, top of berm, and the ground floor elevation are all roughly at the same elevation as shown in Fig. 21. As a result, screening is solely provided by full-grown, or nearly full-grown, vegetation.

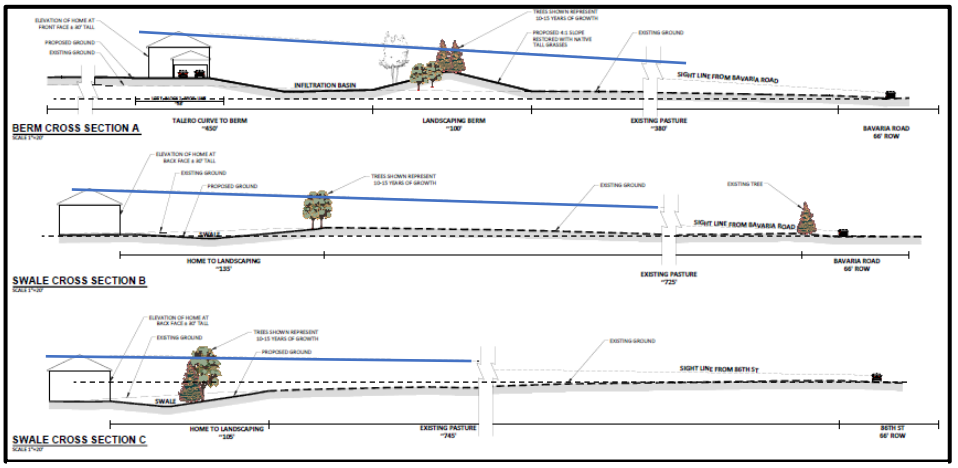


Figure 21: Proposed viewshed sections

Staff continues to be concerned that: (1) screening will primarily be provided during the summer months because the selected coniferous species are known to drop needles in the fall/winter months; and (2) the development will be very visible until the vegetation reaches full maturity (40-50 feet tall based on selected species and planting density). Staff will continue to work with the applicant regarding the landscaping plan.[6]

3. Policy Three, established through the 2006 amendment, is the basis for the current comprehensive plan amendment. Policy three allows cluster (conservation) development within the greenbelt through a comprehensive plan amendment if the new development generally meets the outlined objectives. As a reminder, the full list of policy objectives can be found in the Supporting Information section of this report.

   Ultimately, staff continues to support the proposed cluster development, as:
   - ✓ The site can be served by city services and is located adjacent to a city boundary and a major collector road.
   - ✓ City staff and the developer will continue to work on viewsheds to preserve the rural feel at the key community entrance.
   - ✓ The density was contemplated in Chevalle's 1/3 developed, 2/3 undeveloped ratio. Although in a different configuration, the proposal is consistent with the originally contemplated density.

Staff will continue to work with the applicant to ensure rural viewsheds are preserved[5], but ultimately, staff supports re-guiding the property from Rural Residential to Conservation Residential.

[6] Included as a condition of approval.

MUSA expansion: It appears the property was inadvertently omitted from the MUSA during the previous comprehensive plan updates. As city services are available to serve the site, staff supports the MUSA boundary adjustment.

Following the council's review of the comprehensive plan amendment request and viewshed analysis, staff will collect comments from adjacent communities and the applicable school district before submitting the request to the Met Council for final review and approval. A more detailed outline of the comprehensive plan amendment process can be found here.

- **Is the rezoning to PRD and proposed setbacks appropriate?**

Yes. The property would be rezoned from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89. Rezoning to PRD is appropriate and would be consistent with zoning within the remaining Chevalle development.

Additionally, proposed setbacks would be consistent with the setbacks contemplated during concept plan review and the setbacks of CHEVALLE 5TH ADDITION (west side of Talero Curve), as:

Front yard setback: 23 feet
Side yard setbacks:
Corner: 25 feet
Minimum (house/garage): 5 feet
Rear yard setback: 20 feet

- **Are the lot configurations appropriate?**

Generally, yes. The Chevalle Master Development Plan and the 2006 concept contemplated attached twin-homes around Talero Curve. (Fig. 22)

Attached vs. detached units: In 2007, the city approved the rezoning to (PUD-54) and final plat for CHEVALLE 5TH ADDITION, converting the twin homes into detached townhomes with shared driveways.

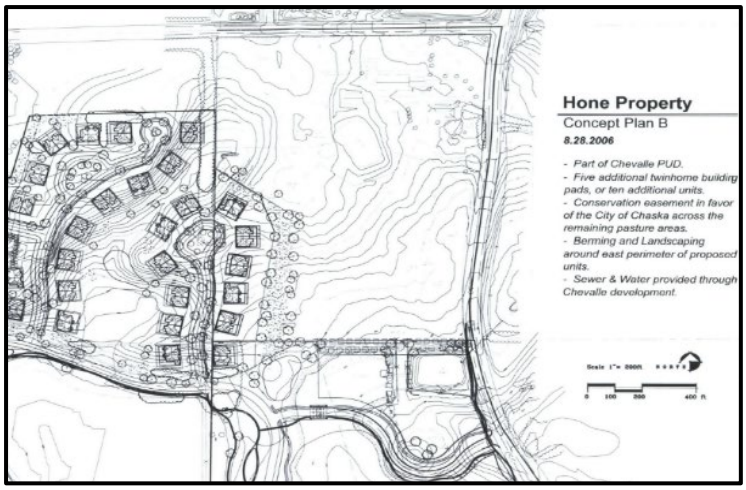


Figure 22: 2006 Comp Plan Amendment: Concept B



Figure 23: Site existing conditions

Like the existing CHEVALLE 5TH/ Talero Curve development, detached units are proposed instead of the originally contemplated attached units. Staff continues to support the conversion to detached units for the subject property as it was intended for the east side to "mirror" the west side.

Lot sizes: To address an issue identified during concept plan review, the minimum lot sizes were increased to be consistent with the lots within CHEVALLE 5TH ADDITION (west of Talero Curve). However, the lot width of three lots (Lots 4 & 5, Block 1 and Lot 5, Block 2) are currently proposed to be less than the minimum lot size of Chevalle 5th Addition and recently approved developments. A condition of approval has been included to increase the lot widths to a minimum of 57 feet. Staff acknowledges that this width is less than recently approved subdivisions but finds it to be consistent with lot widths on the west side of Talero Curve.

The table below is intended to summarize the full lot configuration table found in the Supporting Information section of this report.

	Chevalle 5th Addition	**Recently Approved**		**Chevalle 19th Addition**	
		Fultonwood	*Carlson Bluffs*	*Concept Plan*	*Proposed*
*Min. Lot size **	7,700 sq. ft.	7,600 ft	11,000 ft	7,580 sq. ft. **	7,730 sq. ft.
Min lot width (measured at front yard setback	57 ft	60 ft	60 ft	58	42 ft ***

* rounded to the nearest 5 ft
** A condition of approval was included to increase the min. lot size to 7,700
*** Included as a condition of approval

Outlot: The proposed outlot would be owned by the HOA and would be used to protect the easternmost constructed berm and the stormwater basin. Necessary grading for the projects extends outside of the outlot. Staff has advocated that the development boundary be adjusted to include all necessary grading. Included as a condition of approval, the applicant must continue to work with staff regarding grading details.

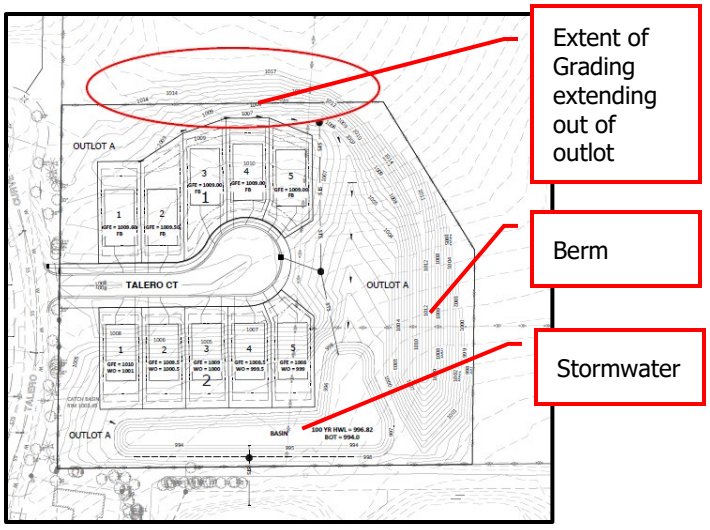


Figure 24: Grading plan

- **Can further development occur at 3910 Bavaria Road?**

  No. As required for cluster developments, the remainder of the 3910 Bavaria Rd will be placed into a conservation easement. This has been shown on the plans and remains as a condition of approval.

- **What will the new homes look like?**

  The applicant has indicated the intent is to be generally consistent with the character of the existing homes along Talero Curve. Submitted exterior elevations suggest single-level living with three-car garages.

  The submitted floor plans suggest the homes would have footprints of roughly 2,000-2,500 sq. ft. with primarily 2-car garages.



Figure 25: Exterior Elevations

The grading plan indicates homes on the north side of the new cul-de-sac would have full basements, and homes on the south side would have walk-out basements.

Elevations and floor plans submitted during the review phase are generally considered "examples" or "inspiration" for what will be constructed to allow for review and comment. However, final designs and sizes will be reviewed at the time of a building permit. All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[7]. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

- **Is the proposed access reasonable?**

[7] By ordinance, new houses:
- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

Yes. The applicant worked extensively with the Talero Villas HOA regarding access. Ultimately during the concept plan review phase, the new cul-de-sac shifted north of the ROW "touchpoint" to avoid headlights signing into the house at 3740 Talero Curve (as shown in Fig. 26).

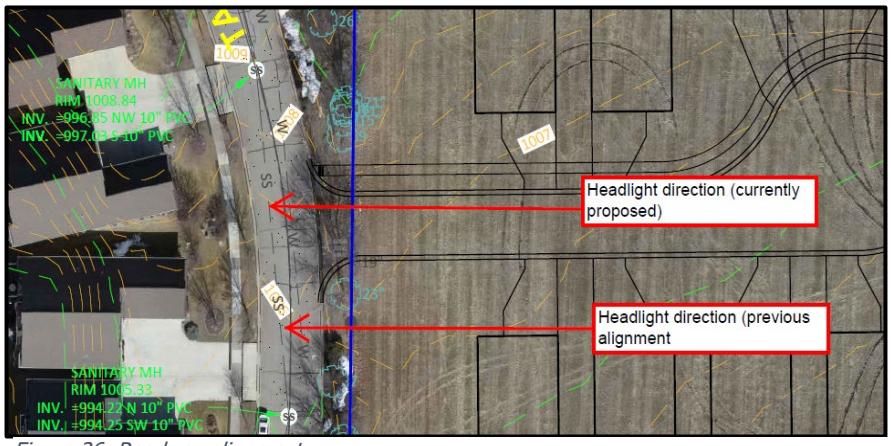


Figure 26: Roadway alignment

The proposed alignment is consistent with the approved conceptual alignment. Additionally, the HOA has expressed support for the location, acknowledging that their participation is required as right-of-way acquisition will be required.

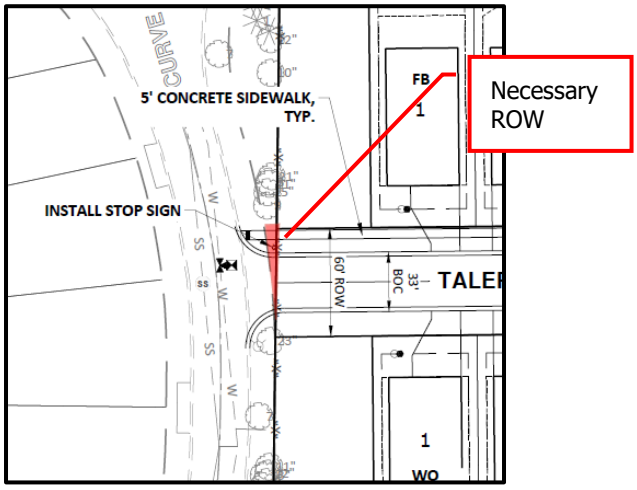


Figure 27: ROW area

Construction access: Plans include a temporary construction access from Bavaria Road to the site. Per the narrative and grading plans, this access will be available for initial grading, utility installation, and construction of the new cul-de-sac before being restored (likely within the initial 90 days).

This anticipates that construction traffic following the first lift of asphalt and all home construction traffic will utilize the existing roadway network (Talero Curve) to access the site.

Pedestrian sidewalks: The proposed plan includes a sidewalk around the north side of the development terminating roughly mid-cul-de-sac bulb. While this is generally similar to the sidewalk design along Talero Curve, the original intent was for the sidewalk to continue on the east side at the time of development. Staff will continue to work with the applicant to determine the most reasonable and thoughtful sidewalk design[8].

[8] This has been added as a condition of approval.

- **Are the proposed site impacts reasonable?**

  Generally yes. The southwest corner of the site would be mass-graded to prepare the site for the installation of utilities and the construction of the new cul-de-sac and homes.

  The extent of site impacts are shown in Fig. 28. Grading impacts will extend slightly beyond the Talero Curve cul-de-sac bulb to the north and halfway between the middle pasture area. If viewing from Bavaria Road, this is halfway between the furthest two layers of existing white fencing (as shown in Fig. 29).

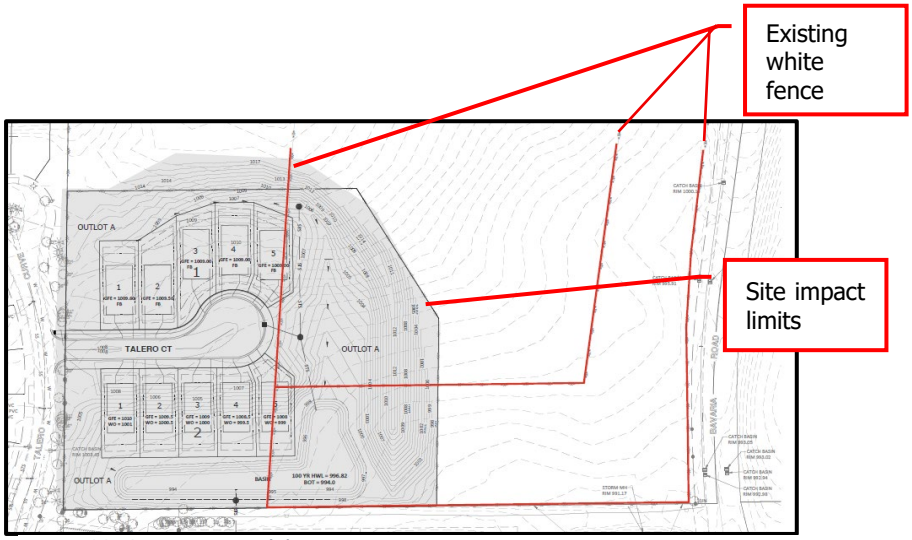
  

  Figure 28: Site impacts exhibit

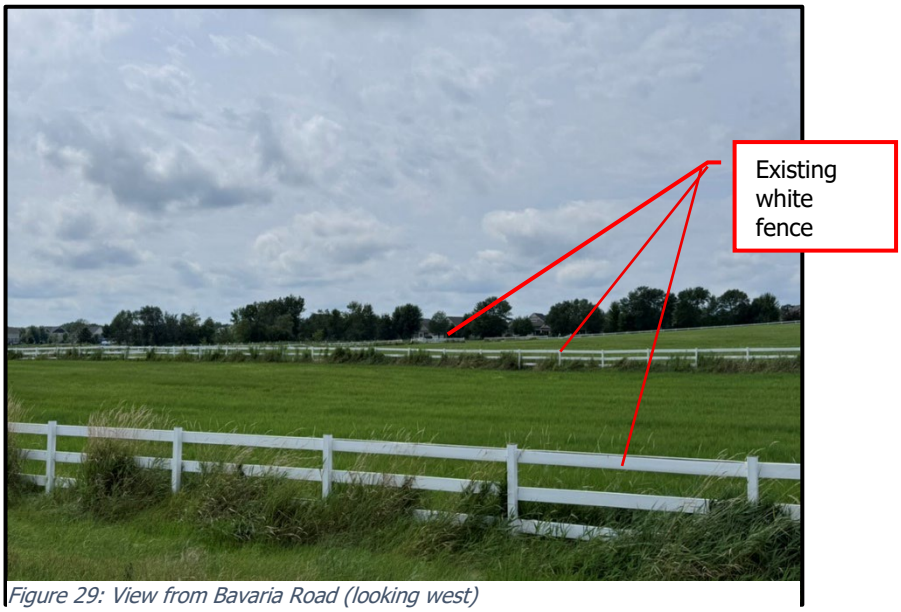
  

  Figure 29: View from Bavaria Road (looking west)

  <u>Grading:</u> Roughly 6.2 acres would be graded to accommodate the new homes, drainage, stormwater, and the 12-foot berm.

  Generally, the building pads would be graded to slope "downwards" from the new cul-de-sac. A swale would be constructed east of the new cul-de-sac to direct water towards the stormwater basin to the south. The applicant intends to utilize infiltration to meet the city and watershed's stormwater rules. The basin configuration may need to change slightly if the soil borings do not support infiltration. However, staff is comfortable as it's unlikely to change significantly. However, included as a condition of approval, stormwater plans must comply with requirements.

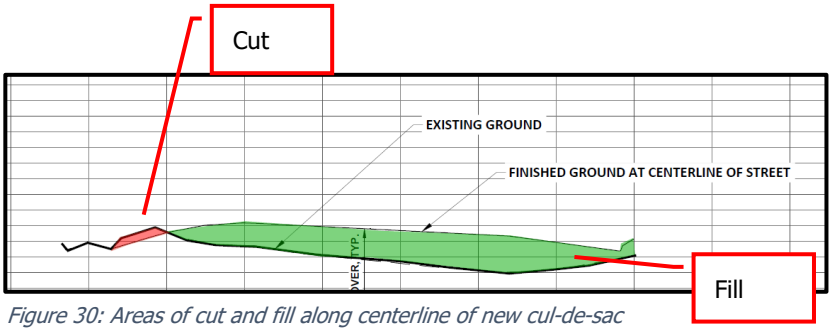
  

  Figure 30: Areas of cut and fill along centerline of new cul-de-sac

A 12-foot berm is proposed east of the swale. The top of the berm would only be roughly four feet higher than the new street.

Grading is also proposed to the north to "tie" into existing grades.

Wetland: A potential wetland exists near the southern property line of the subject property (east of the development site). The applicant is working on obtaining a wetland determination. This must be submitted in order for a final plat application is considered complete.

Utilities: Water and sewer services to serve the new lots would be extended from Talero Curve.

Tree removals and impacts: Three trees (2-ash and 1-maple) are shown to be physically removed for the construction of the new cul-de-sac. (Removed trees shown in red in Fig. 31).

However, grading impacts to more than 30% of the critical root zone can cause a significant decline in the health of a tree. Such impacts are shown for nine additional trees (highlighted in yellow in Fig. 31). Included as a condition of approval, the applicant should work to reduce grading impacts in these three areas.

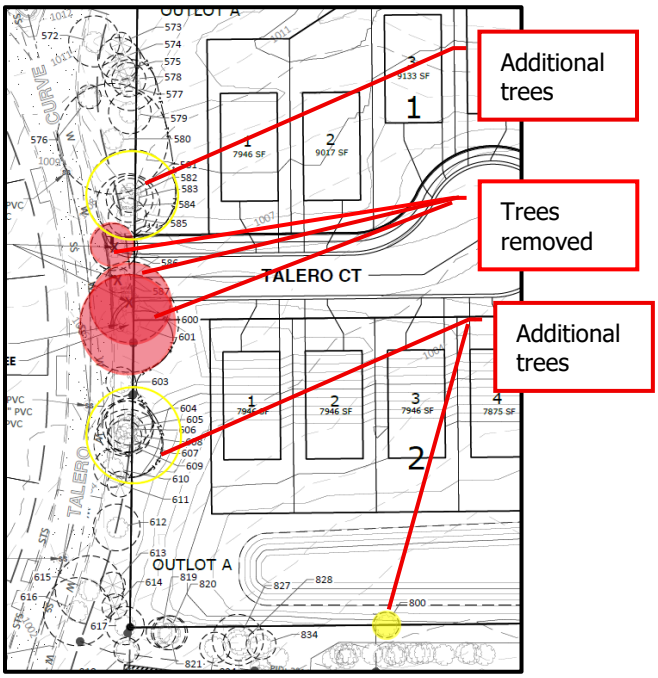


Figure 31: Tree impacts

Landscaping: In addition to the landscaping proposed for screening purposes, the following landscaping is proposed:

- 11 - maple trees are proposed along the new cul-de-sac to comply with the city's landscaping ordinance[9].
- Three crabapple trees are proposed at the end of the cul-de-sac.
- Three swamp white oak trees (six total) on either side planted roughly where the new cul-de-sac with intersect with the existing Talero Curve.

Deadline for Agency Decisions:

	Application Received	60-day review *	**120 – day**

[9] By City Code 15.28.070 Landscaping ordinance – In addition to general landscaping in all districts, all new subdivisions shall be required to provide, at the Developer's expense, one overstory deciduous tree per every fifty (50) feet along public streets, on each side, minimum 2-1/2 inch caliper. The trees may be distributed throughout the development and need not necessarily be placed fifty (50) feet apart. Such required trees shall be planted within six (6) months of home occupancy.

Preliminary Plat and Rezoning	6/3/2025	8/2/2025 **	10/1/2025
Comprehensive Plan Amendment	7/28/2025	9/27/2025	11/26/2025

* Pursuant to MN State Statutes the City must act on the request within 60-days. The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.

** The city sent notice on July 31, 2025.

Planning Commission Action Requested:

Three actions are requested:

- *Motion to recommend approval of Chevalle 19th Addition, at 3910 Bavaria Rd, to City Council subject to the following conditions:*

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below: Approval shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narratives dated June 3, 2025 and July 29, 2025.
    b. Existing conditions plan dated March 29, 2025
    c. Preliminary plat received Aug. 5, 2025
    d. Tree preservation plan dated Aug. 5, 2025
    e. Removals plan dated Aug. 5, 2025
    f. Site plans dated Aug. 5, 2025
    g. Grading plans and profiles dated Aug. 5, 2025
    h. Landscape plan and sections dated Aug. 5, 2025
2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
    a. Application signed by the Talero Villas HOA.
    b. Continue coordination with city staff regarding utilities, landscaping/ screening, grading and outlot configuration on the north side, sidewalks, construction access, wetlands, grading, access, and drainage.
    c. Plans must follow city's engineering detail plates and adhere to City Engineer Memo dated July 29, 2025, prepared by Stantec.
    d. Approved wetland determination and mitigation plan.
    e. Stormwater management plan meeting city and Carver County WMO standards.
    f. Reduce off-site grading impacts to the north and to the critical root zones of existing trees to the west and south.
    g. Draft conservation easement, or similar preservation method, and exhibit.
    h. Draft right-of-way easement.
    i. Revised plat with a minimum lot size of 7,700 sq. ft. and a minimum lot width of 57-feet.
3. Prior to final plat approval:
    a. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
4. Prior to the release of the final plat for recording or grading permit:

a. The Met Council must approve the requested comprehensive plan amendment.
b. The necessary right-of-way must be acquired.
c. All applicable easements for City utility extensions, as identified by the Engineering Department, must be secured.

5. Prior to the release of a building permit for the first home:
    a. Submit a copy of the recorded conservation easement.
    b. Submit a copy of the recorded plat.
6. Rezoning is not effective until the Met Council approves the requested amendment to the comprehensive plan.
7. Outlot ownership to be consistent with Chevalle outlot ownership.
8. Continue coordination with the Talero Villas Homeowner's Association regarding property acquisition, landscaping, and roadway/utility connections.
9. Landscaping plans must be in conformance with City Code Sec. 15.28.070. Additionally, landscaping and berming must protect rural viewsheds as outlined by the Greenbelt policies outlined in the 2040 Comprehensive Plan and the Chevalle Master Development Plan.
10. The cul-de-sac bulb must be 96 feet, in accordance with MSFC (2020), Appendix D.
11. The existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole. New stubs must be cut in to the north per city standards.
12. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
13. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
14. Setbacks are as follows:
    a. Front yard setback: 23 – feet
    b. Side yard setback: 5 – feet
    c. Rear yard setback: 20 – feet
15. Adequate maintenance access must be provided to the stormwater facilities.

- *Motion recommending approval of the rezoning from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89 for Chevalle 19th Addition, based on the draft ordinance.*

- *Motion recommending approval of the resolution to amend the 2040 Comprehensive Plan to re-guide the property at 3910 Bavaria Road from Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Service Area (MUSA) boundary.*

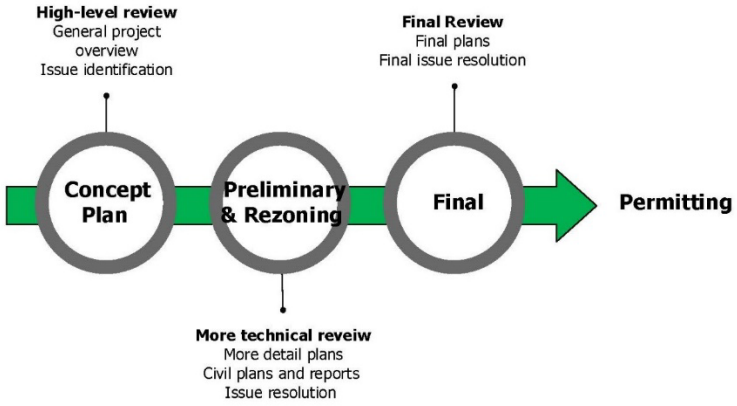
[Supporting Information on the following page]

Supporting Information

Chaska's Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is a high-level review intended to identify any issues that need to be resolved.

Plans become more detailed as the project moves through the process. Staff's review of these plans also becomes more thorough to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.
Nov.



Comprehensive Plan Amendment Process

Before submitting a comprehensive plan amendment to the Metropolitan Council for review, the following steps must be completed:

1. The City (as the local planning body) must provide a recommendation.
2. The City Council (as the local governing body) must authorize the submission of the amendment to the Metropolitan Council for review.
3. Surrounding communities and the affected school district must be given 60 days to review and comment on the request.

The following items are required to be submitted with the request:

1. Color Maps showing the general site location, current and proposed land use and sewer staging changes;
2. Staff report to the planning commission or local governing body;

3. Other relevant information including: (1) impacts to regional transportation, wastewater, and regional park systems; (2) plans to manage stormwater; (3) changes to project water use; etc.
4. Comments from affected and adjacent jurisdictional reviews; and
5. Copy of adopted and signed local resolution, authorizing the amendment to be submitted for review.

The following is intended to summarize the timeline for review of a comprehensive plan amendment:

		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *

* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.

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Comprehensive Plan: Chaska Greenbelt Land Use Goals and Policies

Policy One: Standards for residential development within the portion of the Greenbelt that is suitable for development (excluding floodplains, wetlands, wooded slopes, etc.) shall be as follows:

- Maximum of four dwellings per 1/4 1/4 section (40 acres) including farm and non-farm dwellings.
- Spacing between dwellings at least 300 feet.
- Minimum five acre lot size per dwelling.
- Dwellings shall not be located on steep slopes over 18 percent.
- A standard on-site sewage treatment system shall be installed, and one alternate drainfield site shall be provided.
- Other requirements as set forth in Section 3.1.1B (Rural Residential 2) of the Chaska Zoning Ordinance.

Staff finding: The applicant is pursuing development under Policy 3.

Policy Two: The protection of "rural character" will be an important land use strategy for implementing the "Greenbelt" concept. A cooperative preservation strategy between the City and property owners will enhance the rural character of the Greenbelt and strengthen the historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one

housing unit per 80 acres) land uses at the "key" community entrances is one method of promoting the "rural character". Methods to preserve the "rural character" of these "key" community entrances are as follows:

- The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.

  Staff finding: The property is roughly 30-acres, which is less than the required 80-acres. However, the property was included in the overall master plan for Chevalle which far exceeded this requirement.

- A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.

  Staff finding: The remaining property would be placed in a conservation easement.

- The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.

  Staff finding: The development site would be rezoned to PRD.

- The area that the building eligibilities are to be transferred to will be visually remote from the "key" community entrance (FIGURE 4.8).

  Staff finding: The subject property is located near a key community entrance. The plan includes vegetated berms. Additional landscaping is likely required. This has been included as a condition of approval.

- The building eligibilities could not be utilized to impact wetlands, wooded steep slopes, nor high-quality tree stands as identified by the Comprehensive Plan.

  Staff finding: A possible wetland was identified and is currently undergoing a determination to ensure there is no impact. The site is not located near any wooded steep slopes or high-quality tree stands.

- The "rural character" preservation plan and building eligibility transfer plan will be reviewed by the Planning Commission and

the City Council for overall conformance to the City's policies and ordinances.

Staff finding: The project will be reviewed under the city's three-step process with review by the planning commission and city council.

Policy 3: In lieu of Policy #1 above, projects in the Chaska Greenbelt can request a comprehensive plan map amendment to allow for cluster development (i.e., conservation development), if the project generally meets the following objectives:

- The development areas within the project can be serviced by Chaska sanitary sewer and water.

  Staff finding: The development would be served by city utilities.

- A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.

  Staff finding: The site is located south of the City of Victoria and Chaska boundary. Additionally, the site is located west of Bavaria Road, which is classified as a major collector roadway.

- A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).

  Staff finding: Services are available to the site.

- The viewsheds at key community entrances are identified, prioritized, and protected. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).

  Staff finding: Included as a condition of approval is to enhance landscaping to preserve the rural viewshed at the key community entrance.

- The open space and natural resources systems of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Public access to these systems is required.

  Staff finding: While Fig. 3.7 identifies wooded areas on adjacent properties, no environmental features are identified

for the project site.

- The density of the project is approximately 1.0 dwelling units per gross acre.

  Finding: The density per gross acre would be 0.36 (10 new lots + existing house).

- Development activity is limited to approximately 1/3 of the site. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.

  Staff finding: The 10-lots and net developed area of 2.41 was figured into the previously approved Chevalle development.

- Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).

  Staff finding: The development site is roughly one third of the overall development size.

- Wildlife corridors, based on those identified on the Environmental Features Map (FIGURE 3.7), having a general width of 150 feet.

  Staff finding: No wildlife corridors were identified on the site.

- Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.

  Staff finding: The development was factored into the Chevalle development.

Click here to return to staff report

Lot Configurations

The following summarizes proposed lot configurations:

		Lot Area in sq. ft. *	Buildable area *	Lot Width **	Lot Depth
Block 1	Lot 1	7,945	4,510	58	137
	Lot 2	9,020	5,225	57	155
	Lot 3	9,135	4,980	78	155

	Lot 4	7,730	4,400	54 ***	138
	Lot 5	8,200	4,825	55 ***	154
Block 2	Lot 1	7,950	4,515	58	136
	Lot 2	7,950	4,515	58	136
	Lot 3	7,950	4,515	58	136
	Lot 4	7,875	4,550	57	138
	Lot 5	8,490	5,310	42 ***	160
Block 3, Lot1		1,028,530	665,220	-	
Outlot A		1,55,690	n/a	HOA ownership	
* rounded to the nearest 5 sq. ft. **measured at the building setback line *** Lot width must be increased to 57 ft					

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Parkland Dedication and Development Fees	The proposal does not include any parkland, and there are no additional parks identified for this area per the comprehensive plan. As such, parkland dedication fees will be required. The developer will need to work with city staff prior to final platting to determine if any additional area-wide development fees are applicable. The fees include but are not limited to: (1) arterial road network; (2) collector road; (3) storm sewer; (4) trails; and (5) parks.
Mailing Area	There were 151 notices sent out with the project and received no comments to date.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 8/18/2025 RESOLUTION NO. 2025-xx

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Chevalle 19th Addition, a 10-lot cluster Development (3910 Bavaria Road)/Quadriga Ventures/PC #2025-07

WHEREAS, the 30-acre property, containing a single-family home and agricultural buildings, is located at 3910 Bavaria Road, in the southwest corner of the intersection of 86th Street West and Bavaria Road; and

WHEREAS, the comprehensive plan guides the property as Rural Residential; and

WHEREAS, an important objective of Chaska's 2040 Comprehensive Plan is to provide a greenbelt around Chaska's edge as a method to preserve and enhance Chaska's sense of community; and

WHEREAS, Chaska's 2040 Comprehensive Plan identifies three policies for developments located within the Greenbelt; and

WHEREAS, the city approved the final plat, master development plan, and a Comprehensive Plan Amendment in 2006 for Chevalle. The development contained 230 homes, 113 net acres (a net density of 2.04 units per acre), 123 acres of privately owned open space, and 40 acres of public park and public-use trails; and

WHEREAS, two development concepts were contemplated for the subject property as part of the comprehensive plan amendment process: Concept A utilized the two remaining building eligibilities orientated toward a private drive; and Concept B included five, twin homes equally 10-units; and

WHEREAS, the Chevalle Master Development Plan memorializes Concept B as the preferred development pattern for the subject property and the "1/3 developed, 2/3 undeveloped" approach to ensure the development will not exceed the approved density; and

WHEREAS, the Chevalle Master Development Plan identifies the subject property as part of the "Northeast Neighborhood" and envisions the neighborhood to include high-end, luxury homes ranging from 2,800 to 3,800 square feet; and

WHEREAS, the city approved the final plat and rezoning for CHEVALLE 5TH ADDITION, converting the twin homes on the west side of Talero Curve into detached townhomes with shared driveways. The final plat included a 36-foot-wide access point at the eastern property line. This access point and the two outlots were intended to provide access to the subject property for future development; and

WHEREAS, the Talero Villas Homeowner's Association has since purchased the outlots; and

WHEREAS, after failing to gain support from the Talero Villas Association for the "mirrored" image design contemplated in the previous approvals, the applicant pursued the new street/ cul-de-sac development design; and

WHEREAS, the city approved a concept plan for Quadriga Ventures at 3910 Bavaria Road contemplating a 10-lot cluster-style development with a new cul-de-sac connecting to Talero Curve on Feb. 24, 2025; and

WHEREAS, Quadriga Ventures is requested approval to:

1. Amend the 2040 Comprehensive Plan to reguide the property from RR, Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Services Area boundary.
2. Rezone the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.
3. Preliminary Plat.

WHEREAS, the new lots would be roughly 57-feet wide with a minimum lot size of 7,700 sq. ft.

WHEREAS, all new homes within the development would be subject to the city's architecture and anti-monotony ordinances, and new homes on corners and rear facades visible from public right-of-ways must also provide 360-architecture; and

WHEREAS, an outlot is contemplated for stormwater management, screening, and landscaping; and

WHEREAS, the 2006 comprehensive plan amendment suggests water and sewer services for the development will come from the Chevalle development. This is supported as services are available to the site; and

WHEREAS, the utilities would need to be relocated to align with the new street; and

WHEREAS, viewshed analysis is important as the property is located within the greenbelt and near a key community entrance. The approved landscaping plan for Chevalle, which also serves as the viewshed and screening plan, includes a vegetated berm, planted with a dense mix of deciduous, ornamental, and coniferous vegetation to significantly obscure views. Additional landscaping will be required to comply with these previously approved plans; and

WHEREAS, a preservation method, such as a conservation easement or deed restriction, is required over the remaining 3910 Bavaria Road property; and

WHEREAS, on August 13, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Plat of Chevalle 19th Addition at 3910 Bavaria Road (PC# 2025-07); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the Preliminary Plat for Chevalle 19th Addition at 3910 Bavaria Road, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below: Approval shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narratives dated June 3, 2025 and July 29, 2025.
    b. Existing conditions plan dated March 29, 2025
    c. Preliminary plat received Aug. 5, 2025
    d. Tree preservation plan dated Aug. 5, 2025
    e. Removals plan dated Aug. 5, 2025
    f. Site plans dated Aug. 5, 2025
    g. Grading plans and profiles dated Aug. 5, 2025
    h. Landscape plan and sections dated Aug. 5, 2025
2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
    a. Application signed by the Talero Villas HOA.
    b. Continue coordination with city staff regarding utilities, grading and outlot configuration on the north side, sidewalks, construction access, wetlands, grading, access, and drainage.
    c. Plans must follow city's engineering detail plates and adhere to City Engineer Memo dated July 29, 2025, prepared by Stantec.
    d. Approved wetland determination and mitigation plan.
    e. Stormwater management plan meeting city and Carver County WMO standards.
    f. Reduce off-site grading impacts to the north and to the critical root zones of existing trees to the west and south.
    g. Draft conservation easement, or similar preservation method, and exhibit.
    h. Draft right-of-way easement.
    i. Revised plat with a minimum lot size of 7,700 sq. ft. and a minimum lot width of 57-feet.
3. Prior to final plat approval:
    a. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
4. Prior to the release of the final plat for recording or grading permit:
    a. The Met Council must approve the requested comprehensive plan amendment.
    b. The necessary right-of-way must be acquired.
    c. All applicable easements for City utility extensions, as identified by the Engineering Department, must be secured.
5. Prior to the release of a building permit for the first home:
    a. Submit a copy of the recorded conservation easement.
    b. Submit a copy of the recorded plat.
6. Rezoning is not effective until the Met Council approves the requested amendment to the comprehensive plan.

7. Outlot ownership to be consistent with Chevalle outlot ownership.
8. Continue coordination with the Talero Villas Homeowner's Association regarding property acquisition, landscaping, and roadway/utility connections.
9. Landscaping plans must be in conformance with City Code Sec. 15.28.070. Additionally, landscaping and berming must ensure rural viewsheds are preserved to comply and be consistent with the Greenbelt policies outlined in the 2040 Comprehensive Plan and the Chevalle Master Development Plan.
10. The cul-de-sac bulb must be 96 feet, in accordance with MSFC (2020), Appendix D.
11. The existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole. New stubs must be cut in to the north per city standards.
12. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
13. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
14. Setbacks are as follows:

a. Front yard setback: 23 – feet
b. Side yard setback: 5 – feet
c. Rear yard setback: 20 – feet

15. Adequate maintenance access must be provided to the stormwater facilities.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of August, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 8/18/2025 RESOLUTION NO. 2025-xx

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Chevalle 19th Addition, a 10-lot cluster Development (3910 Bavaria Road)/Quadriga Ventures/PC #2025-07

WHEREAS, the 30-acre property, containing a single-family home and agricultural buildings, is located at 3910 Bavaria Road, in the southwest corner of the intersection of 86th Street West and Bavaria Road; and

WHEREAS, the comprehensive plan guides the property as Rural Residential; and

WHEREAS, an important objective of Chaska's 2040 Comprehensive Plan is to provide a greenbelt around Chaska's edge as a method to preserve and enhance Chaska's sense of community; and

WHEREAS, Chaska's 2040 Comprehensive Plan identifies three policies for developments located within the Greenbelt; and

WHEREAS, the city approved the final plat, master development plan, and a Comprehensive Plan Amendment in 2006 for Chevalle. The development contained 230 homes, 113 net acres (a net density of 2.04 units per acre), 123 acres of privately owned open space, and 40 acres of public park and public-use trails; and

WHEREAS, two development concepts were contemplated for the subject property as part of the comprehensive plan amendment process: Concept A utilized the two remaining building eligibilities orientated toward a private drive; and Concept B included five, twin homes equally 10-units; and

WHEREAS, the Chevalle Master Development Plan memorializes Concept B as the preferred development pattern for the subject property and the "1/3 developed, 2/3 undeveloped" approach to ensure the development will not exceed the approved density; and

WHEREAS, the Chevalle Master Development Plan identifies the subject property as part of the "Northeast Neighborhood" and envisions the neighborhood to include high-end, luxury homes ranging from 2,800 to 3,800 square feet; and

WHEREAS, the city approved the final plat and rezoning for CHEVALLE 5TH ADDITION, converting the twin homes on the west side of Talero Curve into detached townhomes with shared driveways. The final plat included a 36-foot-wide access point at the eastern property line. This access point and the two outlots were intended to provide access to the subject property for future development; and

WHEREAS, the Talero Villas Homeowner's Association has since purchased the outlots; and

WHEREAS, after failing to gain support from the Talero Villas Association for the "mirrored" image design contemplated in the previous approvals, the applicant pursued the new street/ cul-de-sac development design; and

WHEREAS, the city approved a concept plan for Quadriga Ventures at 3910 Bavaria Road contemplating a 10-lot cluster-style development with a new cul-de-sac connecting to Talero Curve on Feb. 24, 2025; and

WHEREAS, Quadriga Ventures is requested approval to:

1. Amend the 2040 Comprehensive Plan to reguide the property from RR, Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Services Area boundary.
2. Rezone the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.
3. Preliminary Plat.

WHEREAS, the new lots would be roughly 57-feet wide with a minimum lot size of 7,700 sq. ft.

WHEREAS, all new homes within the development would be subject to the city's architecture and anti-monotony ordinances, and new homes on corners and rear facades visible from public right-of-ways must also provide 360-architecture; and

WHEREAS, an outlot is contemplated for stormwater management, screening, and landscaping; and

WHEREAS, the 2006 comprehensive plan amendment suggests water and sewer services for the development will come from the Chevalle development. This is supported as services are available to the site; and

WHEREAS, the utilities would need to be relocated to align with the new street; and

WHEREAS, viewshed analysis is important as the property is located within the greenbelt and near a key community entrance. The approved landscaping plan for Chevalle, which also serves as the viewshed and screening plan, includes a vegetated berm, planted with a dense mix of deciduous, ornamental, and coniferous vegetation to significantly obscure views. Additional landscaping will be required to comply with these previously approved plans; and

WHEREAS, a preservation method, such as a conservation easement or deed restriction, is required over the remaining 3910 Bavaria Road property; and

WHEREAS, on August 13, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Plat of Chevalle 19th Addition at 3910 Bavaria Road (PC# 2025-07); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, hereby approve the Preliminary Plat for Chevalle 19th Addition at 3910 Bavaria Road, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below: Approval shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narratives dated June 3, 2025 and July 29, 2025.
    b. Existing conditions plan dated March 29, 2025
    c. Preliminary plat received Aug. 5, 2025
    d. Tree preservation plan dated Aug. 5, 2025
    e. Removals plan dated Aug. 5, 2025
    f. Site plans dated Aug. 5, 2025
    g. Grading plans and profiles dated Aug. 5, 2025
    h. Landscape plan and sections dated Aug. 5, 2025
2. In addition to the items outlined in City Code Sec. 15.36, 070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be considered complete:
    a. Application signed by the Talero Villas HOA.
    b. Continue coordination with city staff regarding utilities, grading and outlot configuration on the north side, sidewalks, construction access, wetlands, grading, access, and drainage.
    c. Plans must follow city's engineering detail plates and adhere to City Engineer Memo dated July 29, 2025, prepared by Stantec.
    d. Approved wetland determination and mitigation plan.
    e. Stormwater management plan meeting city and Carver County WMO standards.
    f. Reduce off-site grading impacts to the north and to the critical root zones of existing trees to the west and south.
    g. Draft conservation easement, or similar preservation method, and exhibit.
    h. Draft right-of-way easement.
    i. Revised plat with a minimum lot size of 7,700 sq. ft. and a minimum lot width of 57-feet.
3. Prior to final plat approval:
    a. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
4. Prior to the release of the final plat for recording or grading permit:
    a. The Met Council must approve the requested comprehensive plan amendment.
    b. The necessary right-of-way must be acquired.
    c. All applicable easements for City utility extensions, as identified by the Engineering Department, must be secured.
5. Prior to the release of a building permit for the first home:
    a. Submit a copy of the recorded conservation easement.
    b. Submit a copy of the recorded plat.
6. Rezoning is not effective until the Met Council approves the requested amendment to the comprehensive plan.

7. Outlot ownership to be consistent with Chevalle outlot ownership.
8. Continue coordination with the Talero Villas Homeowner's Association regarding property acquisition, landscaping, and roadway/utility connections.
9. Landscaping plans must be in conformance with City Code Sec. 15.28.070. Additionally, landscaping and berming must protect rural viewsheds as outlined by the Greenbelt policies outlined in the 2040 Comprehensive Plan and the Chevalle Master Development Plan.
10. The cul-de-sac bulb must be 96 feet, in accordance with MSFC (2020), Appendix D.
11. The existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole. New stubs must be cut in to the north per city standards.
12. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
13. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
14. Setbacks are as follows:

a. Front yard setback: 23 – feet
b. Side yard setback: 5 – feet
c. Rear yard setback: 20 – feet

15. Adequate maintenance access must be provided to the stormwater facilities.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of August, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060
General: 952-835-3800
Fax: 952-896-3333
www.larkinhoffman.com

June 3, 2025

Ashley Cauley
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

VIA EMAIL
acauley@chaskamn.gov

Re: Preliminary Development Plan Application on behalf of Quadriga Ventures

We represent Quadriga Ventures ("Quadriga"). Quadriga desire to develop a ten-lot subdivision ("Project") on approximately 6 gross acres (2.41 net developable acres) of the property known as Stoebner Farm located at 3910 Bavaria Road ("Property").

I. **Description of the Property and Project Summary.**

The Property is located in the northwestern part of the City of Chaska ("City") and was included as part of the Chevalle Development Master Plan, submitted in 2005 and approved by the City in 2007. The Chevalle neighborhood was developed in multiple phases. The community adjacent to the Property was platted in 2011 as part of the Chevalle 5th Addition ("Chevalle V") and is known as Talero Villas. This application is the result of collaboration and alignment among the Talero Villas HOA, the Chevalle Master Association, and Quadriga Ventures as the project developer. It reflects a shared vision for the future the Property.

The Property is currently zoned and guided for Rural Residential use. The Rural Residential zoning district is intended to serve as a low-density buffer at the edge of the city, with a maximum permitted residential density of four units per 40 acres. As part of the proposed Project, the Property will be reguided from Rural Residential to Low Density Residential (LDR), which allows for a residential density of 2 to 6 units per acre, and rezoned from Rural Residential to Residential Planned Unit Development (PUD) to support the proposed subdivision. The proposed development yields a net density of approximately 4.1 units per acre, creating a logical and appropriate transition from the surrounding agricultural landscape to the adjacent established low-density residential neighborhood. The development of the Project will preserve the remainder of the Property in its current rural residential condition, with a conservation easement proposed over the remaining pasture area, barns, and home to ensure long-term protection of open space.

II. **The preliminary development site plan meets the conditions established during Concept Plan approval.**

The Project provides luxury single-family home sites with either walkout or full basements, consistent with the previously approved Chevalle Master Plan and the architectural standards of both the Chevalle Master Association and the Talero Curve Homeowners Association. All homes will adhere to the Chevalle and Talero Villas design guidelines, including the use of high-quality materials such as stone, brick, fiber cement siding, and architectural shingles. These materials also comply with City design and anti-monotony standards. The new lots will feature

individual driveways instead of shared driveways; however, the building pads are otherwise nearly identical to those in the Talero Villas development. The new lots will join the Talero Villas HOA upon completion of construction. Quadriga is a land development company and will sell graded lots with installed infrastructure to a single builder. Each lot is designed to accommodate a 40 by 76 building pad, and in contemplation of City requirements, we are submitting sample home designs for review. These sample homes are intended to illustrate the general scale, character, and siting of the proposed residences; final home designs will be refined in collaboration with the selected builder to ensure alignment with market demands and compliance with all applicable City standards.

Exterior lighting is designed to minimize light pollution through the use of downward-facing fixtures and low-impact light placement. The design emphasizes a welcoming and inclusive experience through thoughtfully crafted entry spaces and traditional lawns. The Project incorporates sustainable initiatives such as optimized building orientation for passive solar gain, energy-efficient building envelopes, and preservation of open space for natural drainage and reduced runoff. The layout integrates enhanced landscaping to 1) to create a natural transition between the new and existing homes, 2) comply with the Chevalle landscaping plan and 3) align with the greenbelt land use policies. Though no formal gathering spaces will be developed as part of this Project, the overall design supports walkability, visual cohesion, and preserved greenspace for the Talero Villas neighborhood.

III. **Rezoning Supports Development of a High-Quality, Connected Community that Aligns with Chaska's Greenbelt Vision and Neighborhood Character.**

The proposed rezoning from Rural Residential (RR-2) to Planned Residential Development (PRD) is both appropriate and aligned with the City of Chaska's core planning strategies and the prior Chevalle master plan approvals. Consistent with the purpose of the PRD district, the Project introduces a more flexible residential layout that allows for efficient use of public infrastructure and the incorporation of privately maintained shared spaces—without increasing overall density.

The PRD approach supports single-family neighborhood design while ensuring the quality and character of development are compatible with adjacent uses, mirroring the lot sizes and setbacks of the Chevalle neighborhood. The Project promotes high-quality, low-density growth through clustered site planning. By preserving 3.9 acres of open space through a conservation easement within the Project area and further preserving the remainder of the Property as part of this application, both completes the vision of the Chevalle master plan and maintains rural viewsheds. The preliminary plan is consistent with the requirement of a PRD District.

Code Standard	Code	Project Standard	Compliance
Comprehensive Plan	Rural Residential	Low Density Residential	Yes, consistent with Chevalle master plan
PUD Qualifications	2 or more structures	10 homes	Yes
Ownership	Single Developer	Yes	Yes
Principal Structure Setback	Resolution	23 feet	Yes

Side Yard Setback	Resolution	5 feet	Yes
Rear Yard Setback	Resolution	20 feet	Yes
Minimum Lot Size	Resolution	7700	Yes
Utility Services	Must be served by City sewer/water	Project will be served by city utilities	Yes
Density	1.0 units per acre	.36 units per acre	Yes

IV. **A Comprehensive Plan Amendment and MUSA extension is consistent with the prior approvals and supports the Project.**

The proposed Talero Curve development requires a Comprehensive Plan Amendment to change the land use designation from Rural Residential to Low Density Residential and to expand the Metropolitan Urban Service Area (MUSA) boundary to include the Project site. This amendment supports the City's long-term planning goals and is consistent with the Metropolitan Council's Thrive MSP 2040 designation of the area as Suburban Edge, which anticipates continued residential growth and urbanization and supports the extension of municipal services. The required findings for a comprehensive plan amendment are met.

1. **The proposed amendment aligns with the City's ordinance by supporting residential development in areas planned for growth.**

   The shift from Rural Residential to Low Density Residential is consistent with the long-term vision of efficient land use and urban development while still preserving the natural character of the surrounding area. This ensures that the property remains compatible with the overall goals of Chaska's development plan in the greenbelt area.

2. **The use is consistent with the goals, policies, and objectives of the comprehensive plan.**

   The 2040 Plan emphasizes managed growth, preservation of open spaces, and efficient use of public services. This amendment supports those objectives by facilitating residential development within a previously approved master plan, encouraging sustainable development that is aligned with the City's long-term vision for residential growth and public infrastructure.

3. **The use does not have an undue, adverse impact on governmental facilities, utilities, services, or existing or proposed improvements.**

   The proposed development will rely on planned expansions of public utilities, including connections to the regional wastewater system. By incorporating this development into the MUSA, the project will avoid straining existing services and facilities. The necessary improvements will be made in coordination with City infrastructure planning, ensuring no adverse impact on existing utilities or services.

4. **The use does not have an undue, adverse impact on the health, safety, or welfare of the community.**

   The proposed development will maintain low-density housing and include provisions for stormwater management, open space, and appropriate setbacks. These measures are designed to ensure that public health, safety, and welfare are protected, minimizing any potential negative impacts on the surrounding community. By adhering to the low-density residential standard, the development will integrate smoothly into the existing neighborhood, preserving its residential feel and ensuring that the scale and design are compatible with nearby properties. Additionally, the preservation of greenbelt spaces and proper screening will minimize visual and environmental impacts on adjacent properties.

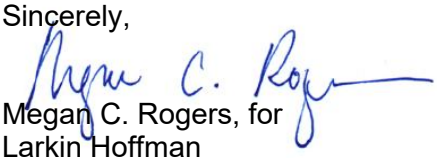
5. **The proposed land use change meets the standards for Low Density Residential by ensuring that the development stays within the allowable density range of 2 to 5 units per acre.**

   The site plan includes necessary provisions for infrastructure, stormwater management, and open space, all of which are consistent with the 2040 Plan's goals for maintaining environmental quality and ensuring responsible development practices. Furthermore, because the area is already designated as Suburban Edge by the Metropolitan Council, a community designation change is not required, and the amendment qualifies for administrative review.

The Talero Curve Project represents a thoughtful extension of the Chevalle Master Plan and a responsible approach to community development at the edge of Chaska's urban growth boundary. Through careful planning, strategic partnerships, and adherence to City goals and design standards, the Project provides high-quality housing while preserving the rural character and natural features of the Stoebner Farm. The requested Comprehensive Plan Amendment, MUSA expansion, and rezoning to Residential PUD are fully consistent with the City's long-term vision for balanced growth, sustainability, and neighborhood cohesion.

Please do not hesitate to reach out to our office, the Quadriga development team or the leadership of the Talero Villas HOA with any questions regarding the Project. We respectfully request your support and look forward to working collaboratively with City staff, the Planning Commission, and City Council as the Project advances through the approval process.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman
Direct Dial: (952) 896-3395
Direct Fax: (952) 842-1847
Email: mrogers@larkinhoffman.com

4936-1833-0183, v. 3

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July 29, 2025

Ashley Cauley, City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: Response to Letter Dated July 16, 2025

Dear Ms. Cauley:

On July 23, 2025, Quadriga Ventures submitted payment via Larkin Hoffman for both the Final Plat and Comprehensive Plan Amendment applications. To date, application fees have been paid for the following items:

- Concept Plan Review
- Rezoning Application
- Preliminary Development Plans
- Preliminary Plat
- Final Plat
- Comprehensive Plan Amendment

Included with the supplemental plans is a revised Land Use Application Form signed by the applicant and both property owners that confirms the scope of our pending applications consistent with our previously submitted narrative and plan sets: Comprehensive Plan Amendment, Rezoning, Development Plans, Preliminary Plat, and Final Plat.

Plan Updates

- *Open Space Conservation:* The revised plans now reference the open space conservation easement proposed across the remaining 3910 Bavaria Road parcel, hereinafter referred to as the Agricultural Property. In accordance with past approvals for the Chevalle development and the conditions tied to the concept plan, this easement will be recorded with the Final Plat.

- *Inclusion of Existing Parcel as Platted Lot:* The Preliminary Plat previously depicted the 3910 Bavaria Road property in its entirety. It has now been updated to identify the retained homestead and agricultural land as **Lot 1, Block 3** ("Agricultural Property"). Corresponding area and outlot tables are included on **Page 6** of the updated plan set.

- *Extended Grading Area to be Maintained by 3910 Parcel:* Grading plans- particularly the work to be completed on the Agricultural Property were reviewed by the Houston Engineering team in light of Staff comments recommending integration of the graded area into the outlot serving the newly subdivided properties. The plans will continue to

reflect that grading will be completed on the Agricultural Property in order to balance the grade of the newly developed lots ("Talero Property") and transition the grade smoothly between the two parcels. Those graded areas outside of the Talero Property will remain part of the Agricultural Property and be maintained by the Agricultural Property.

- *Tree Preservation and Removal:* Separate Tree Preservation and Tree Removal plans are now included. For clarification, the only trees impacted by the proposed subdivision are within the existing HOA outlots. There are no trees located within the equestrian fields and grounds of the 3910 parcel, and no "off-site" trees are impacted by the project. The existing HOA outlot that will serve as access to the 10-lot subdivision is contemplated as part of this development and any tree impacts along Talero Curve are included in our tree removal calculations.

- *Landscaping and Viewshed Analysis:* Supplemental information is provided within the revised plan set regarding landscaping and viewshed compliance. Proposed landscaping at the east and northeast corners of the new lots aligns with the master plan schematics included in the Concept Plan Staff Report. The proposed landscaping:
    - Meets applicable greenbelt guidance
    - Ensures continued compliance with viewshed protection requirements previously established for the Bavaria Road corridor.

  While staff has suggested further greening along the northern portion of the property, the revised viewshed analysis demonstrates that there is no direct sightline to Bavaria Road from this location. Moreover, the proposed landscaping exceeds applicable code standards and offers more robust screening than was previously approved in surrounding neighborhoods with greater visibility to public roads. Additional shading has been incorporated into the plans to demonstrate that lot frontage trees are not located within sidewalk areas. We acknowledge that the original master plan showed landscaping and berming around the northern edge of the design- however the design layout of the homes has substantially changed from the original proposed master plan. The proposed landscaping plan is designed to 1) integrate the view of the existing and preserved equestrian fields and 2) mirror the investment made and design of other Chevalle communities including those homes with cul-de-sac's along 86th street such as Zoebella Court and San Vitero Court.

- *Roadways and Technical Plat Revisions:* The cul-de-sac bulb is properly dimensioned and has now been labeled accordingly in the revised plan set. Property lines and hydrant locations have been added to all applicable sheets. With regards to sidewalk design- there is precedent in both Chevalle and the broader City for installing sidewalk on only one side of short cul-de-sacs. Given that Talero Curve will not include additional sidewalk on the east side of the existing street, installing sidewalk on both sides of our cul-de-sac—with two termination points is not consistent in Houston Engineering's opinion with the proposed pedestrian connection to Talero Curve. Houston does not recommend construction of additional sidewalk around the back of the cul-de-sac, as that area is also designated for snow storage.

- *Haul Route and Access:* Plans also include a designated construction haul route from Bavaria Road to accommodate grading, utility installation, and construction of the roadway and cul-de-sac. The haul route will be restored following completion of utility installation, curb and gutter, and the first lift of asphalt, all of which will be completed within 90 days of construction commencement. No other haul routes are designated

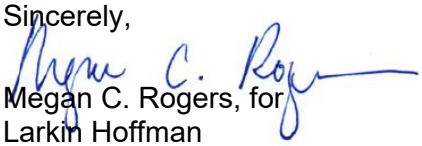
outside of what is shown in the plans. No phasing is required or planned for this site because the scope of developer's work is limited to grading, infrastructure, roadway and vegetation installation.

- *Grading Plan and Agreement:* Houston has submitted a detailed grading plan to facilitate early grading in the event that the Preliminary Plat is approved by the City Council on August 25, 2025. In support of that request, our team has attached a draft grading agreement for review and consideration by the City Attorney. We are requesting that the early grading permit be placed on the Council agenda on August 25 and authorize use of the project escrow for attorney review of the proposed agreement in advance of preliminary plat approval. If an additional escrow is required to facilitate such review please let us know.

Houston has included additional, supplemental information to the plan sheets in order to facilitate a more comprehensive preliminary plat review. Houston desires to submit a final plat on or before August 5 pursuant to the City's planning submission calendar. The development team desires to move forward with intention and ensure that city engineering concerns in particular are met. For example, preliminary comments were provided this morning to our team which are likely best addressed through a staff meeting and analysis with the Houston team. To ensure an efficient and consistent process, we respectfully request a meeting between the design team and City staff as soon as is reasonably practicable.

Thank you for your time and intention with regards to this application. We look forward to bringing new families and an expanded community to the City that meets both City and neighborhood priorities.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman
Direct Dial: (952) 896-3395
Direct Fax: (952) 842-1847
Email: mrogers@larkinhoffman.com

4935-7442-5177, v. 1

Development Master Plan







Development Summary:

UNIT CALCULATIONS

Development Areas	*Units*
Northwest Neighborhood	98
Northeast Neighborhood	66
South Neighborhood	63
Existing Estates	2
Total Units	**229**
Units Per Acre	**0.76**

LAND USE ACREAGE CALCULATIONS

Open Space Areas	*Acres*	*Percentage*
Private Park Areas	2.65	
Equestrian Facility & Pasture	73.24	
Wetlands & Ponds	38.45	
Conservation Easements	44.87	
Public Park	7.62	
Dedicated Outlot	27.19	
Total Open Space	194.02	65%
Development Areas	*Acres*	*Percentage*
Existing R.O.W.	7.62	
Proposed R.O.W.	29.44	
Proposed Development	69.50	
Total Development	106.56	35%
Total Areas	*Acres*	*Percentage*
Total Project Area	300.58	100%





Northwest Neighborhood



The Northwest Neighborhood

In the northwest portion of the development a neighborhood of semi-custom single-family homes is proposed. The current agricultural land may lack some existing character compared to the rest of the site, but the proposed neighborhood and surrounding pasture area would provide a renewed identity. The development area itself would be lowered compared to existing grades, and earthwork would be done in the surrounding pasture areas to create a rolling pastoral landscape to screen the units from CR 11 and 86th Street. The homes in this neighborhood allow for a variety of design options and price points for a range of homebuyers.

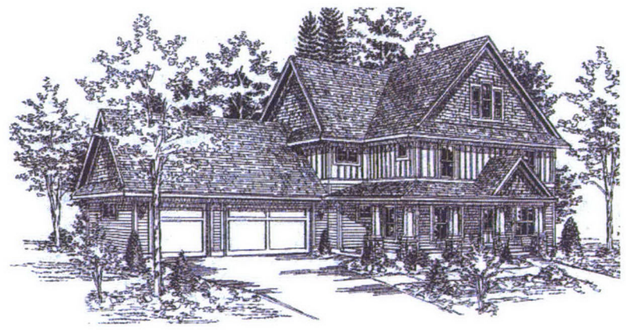
Summary

98 Total Lots
Lot Width: 82' Minimum
Lot Size: Ranges from 9,900 Sq. Ft. to 16,000 Sq. Ft.
House Square Footage: 2,400 Sq. Ft. to 4,800 Sq. Ft.

Price Point Packages: $450,000 to $650,000

Market: Families









Northeast Neighborhood



The Northeast Neighborhood

Situated between prominent tree lines to the north and west and a broad pasture area to the east, a small enclave of luxury twin homes is proposed. These high-end, custom units provide single level, luxury living for empty nesters and families with older children, which is a marketplace that has been overlooked in this area. While the exteriors of these units would consist of similar materials and vary slightly from building to building, the interiors would be completely unique. Customers would have the ability to modify the floorplan as they desire within the general framework of the building footprint. The development pattern takes its cues from the surrounding tree lines, a natural draw through the center of the neighborhood leading to the large wetland, and a remnant grove of large cedar and spruce trees. That grove of trees is preserved, along with an old silo base to be integrated to the design of a private green or gathering area for the neighborhood residents.

Summary

66 Total Lots
Lot Width: 45' x 90' (Twinhome)
Lot Size: 4,050 Sq. Ft.
House Square Footage : 2,800 Sq. Ft. to 3,800 Sq. Ft.

Price Point Packages: $475,000 to $750,000

Market: Empty nesters, Families with older children, Young professionals











The South Neighborhood

Nestled between Lake Bavaria, along the ravine and south of the large wetlands in the center of the site, this neighborhood consists of high-end, custom single-family homes. Here, multiple builders would create a variety of housing styles within the framework of the design guidelines established for the development. The individual homesites and streets gently roll up and down following the existing topography allowing for minimum disturbance of the landscape. The lots situated atop the bluff overlooking the lake would be custom graded to allow the design of each individual structure to respond to topography and views to the lake. Also, centrally located to the neighborhood, a small private green, or pocket park provides individual neighborhood identity and serves a gathering area.

Summary

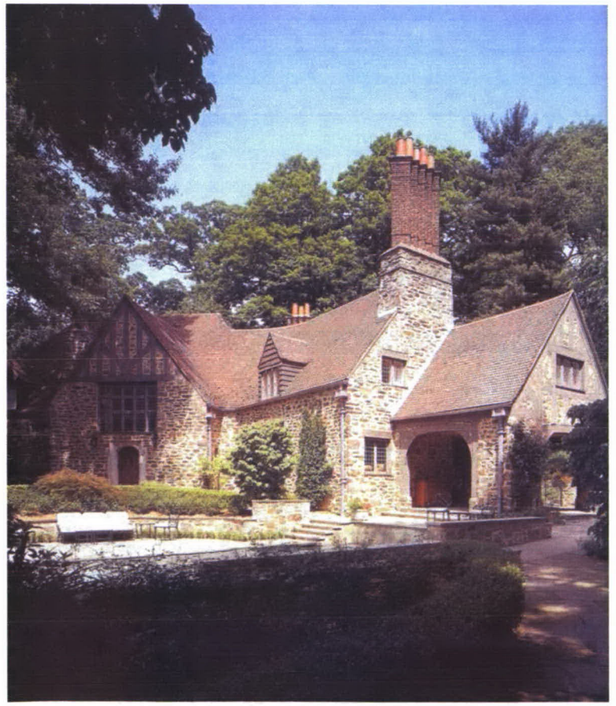
11 Riparian Lots
52 Non-Riparian Lots
63 Total Lots

Riparian Lots:
Lot Width: 150' Minimum
Lot Size: Ranges from 42,000 Sq. Ft. to 65,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft and up

Non-Riparian Lots:
Lot Width: 90' Minimum
Lot Size: Ranges from 12,500 Sq. Ft. to 19,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft. and up

Price Point Packages:
Riparian: $1,800,000 and up
Non-Riparian: $900,000 and up

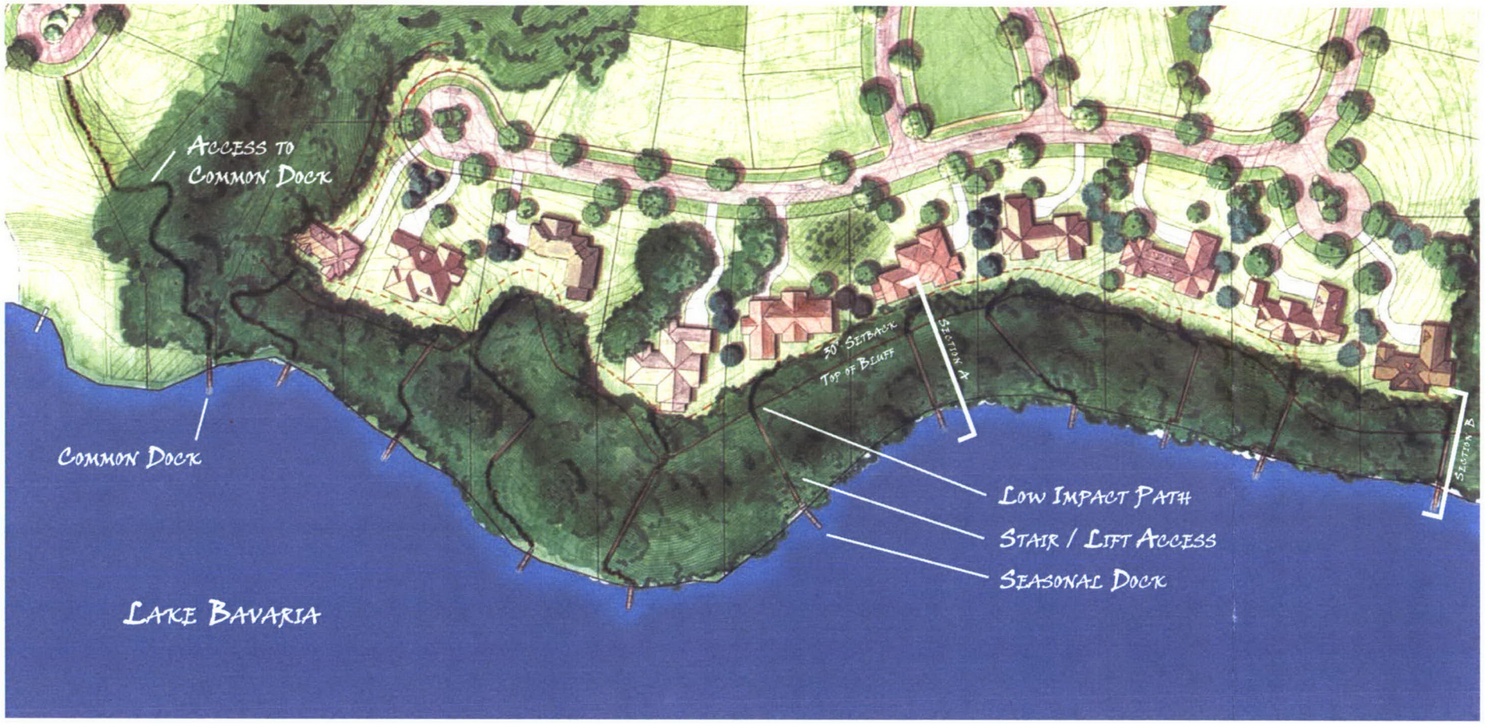
Market: Families & Empty Nesters







Lakeshore Homesites / Lake Access



Lakeshore Lots - Potential Development Plan

Access Options:

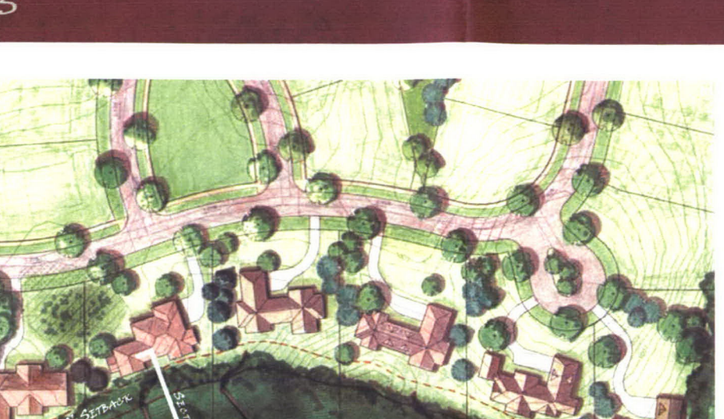
- Recycled Timber Stairs
- Mechanical lift
- Low impact path (10% maximum grade for walking path)
  - 15' wide total maximum construction / impact zone between bluff setback and shoreline. See Access Diagram.
  - Approval of Erosion Control plan prior to construction.

Additional Restrictions:

- No motorized access to lake
- Stair Path - 6' wide max. width
- Lift system – 8' wide max width



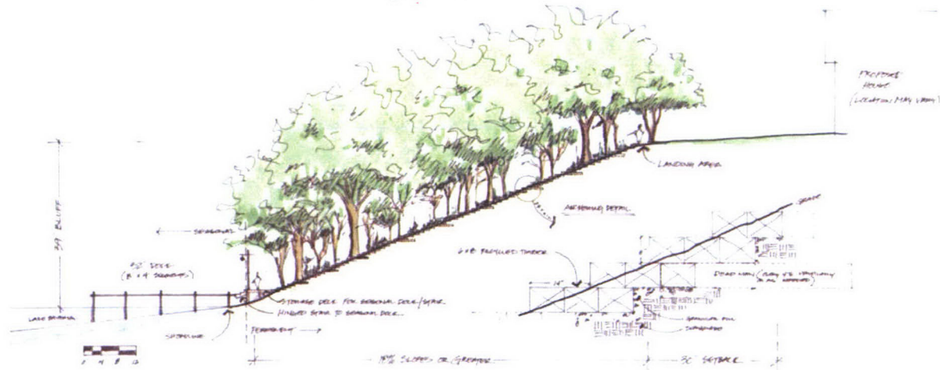

Lift & Stair Examples



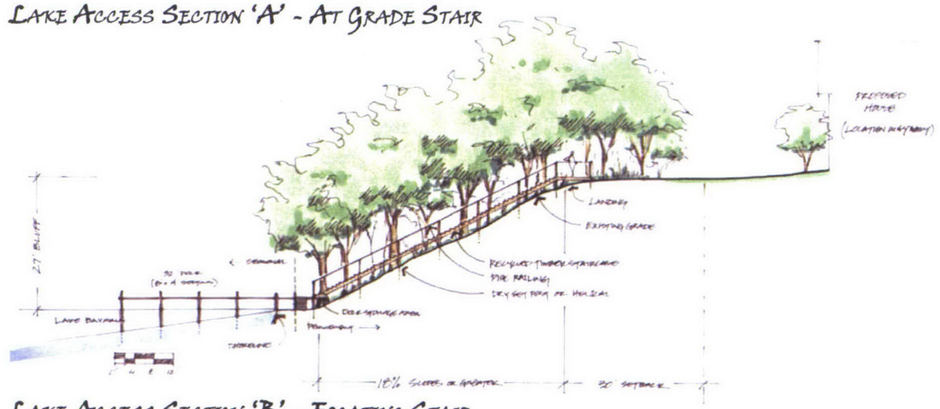
Lake Access Diagram



Lake Access Section 'A' - Floating Stair



Lake Access Section 'A' - At Grade Stair



Lake Access Section 'B' - Floating Stair

Parks and Open Space Plan



Parks and Open Space Legend

Public Open Space

- Central Park
- Public Commons
- Stormwater Areas
- Dedicated Outlots
- Pedestrian Trails
- Horse Trails

Semi-Public & Private Open Space

- Equestrian Facility & Pastures
- Wetlands
- Private Greens
- Conservation Easements











Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	July 29, 2025

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

The following is our stormwater review of the Chevalle 19th Addition Development stormwater submittal, including the Stormwater Management Plan, dated 06/03/2025; and Preliminary Plat Plans, dated June 2025, prepared by Houston Engineering.

Results

Below is a summary of the stormwater review of the submittal.

- City rate control requirements may be met, subject to the modeling comments below.
- City water quality requirements are not met.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- City wetland protection requirements may be met, subject to Wetland Protection comments below.
- A number of additional comments need to be addressed as noted below.

Discussion

This is the first formal stormwater submittal for the Chevalle 19th Addition project; it is located in the northern portion of the City, within the Carver County WMO. The development project consists of a new roadway (Taler Court) and residential lots. A stormwater management system consisting of storm sewer and an infiltration basin will be constructed to serve the proposed development site. All components of the proposed system will discharge south to an existing stormwater pond.

Rate Control and Modeling

The following are comments on the hydrologic modeling and rate control design. The City requires no increase in rates for the 2-, 10-, and 100-year, 24-hour rain events, using the MSE3 distribution and NOAA Atlas-14 rainfall depths. In addition, the City requires the 100-year rate from the overall site to be controlled to 0.2 cfs/acre (with the area based on the entire site area). The site proposes to provide rate control by two biofiltration basins. **City rate control requirements may be met, subject to the comments below.**

1. The calculation of allowable 100-year peak rate per the City's 0.2 cfs/ac requirement needs to be clearly presented in the project SWMP. Allowable 100-year peak rate for new developments should

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

be calculated as 0.2 cfs/ac over the disturbed and captured project area, plus existing 100-year peak rate discharging from any uncaptured and offsite areas (DA2 and offsite portions of DA3, for example).

2. The following comments pertain to existing and proposed conditions HydroCAD modeling.

    a. The City requires that infiltration and filtration basin features are modeled with a starting water surface elevation (WSEL) equal to the controlling low outlet elevation. **Revise HydroCAD modeling to use a starting WSEL at the proposed infiltration basin (3P) equal to the controlling outlet (orifice) invert elevation.**

    b. **Revise the infiltration basin (3P) OCS design and modeling to meet the City's minimum orifice diameter requirement of 8 inches.**

    c. The City's minimum OCS manhole diameter is 60 inches (see City standard detail plate STO-18). **Revise the infiltration basin (3P) OCS design to meet the minimum manhole diameter standard and update weir length in HydroCAD modeling accordingly.**

Water Quality

The design proposes to meet City water quality requirements by constructing two filtration basins. The City requires a design that provide removal rates for total phosphorus (TP) and total suspended solids (TSS) greater than 60% and 80%, respectively. Additionally, calculations must be provided showing net decrease in TP and TSS annual loading from existing conditions. **City water quality requirements are not met.**

3. **Provide water quality modeling results (MIDS or P8) for existing and proposed conditions showing the City's water quality requirements are met.**

Stormwater Abstraction

The City requires that volume retained onside shall be equivalent to 1-inch of runoff from the impervious area. If infiltration is not feasible, alternative design shall follow the sequencing process outlined in the Surface Water Management Plan. The City is aware of Carver County standards for stormwater abstraction and accepts their permit as justification of Chaska standards being met. **Permit approval indicating the stormwater design meets CCWMO standards will need to be provided.**

Wetland Protection Standards

The project SWMP states that there are no known wetlands on the development project site. The City requires all wetland requirements to be met prior to releasing a grading permit or final plat approval. **City wetland requirements may be met, subject to the following comments.**

4. The project SWMP states that there are no known wetlands on the project site, but a review of the topography indicates that there is a depression along the proposed construction entrance east of the project site that has the potential to be wetland. This area, as shown on the attached aerial, should be reviewed to determine if it is a jurisdictional wetland. A memo or report documenting the determination and wetland delineation, if found to be wetland, should be submitted to the City of Chaska as the Wetland Conservation Act Local Governmental Unit.

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

General

Site grading, drainage, and restoration work must be done in accordance with Chaska Local Surface Water Design Standards, Engineering Guidelines and with the most recent editions MPCA Construction Stormwater Permit and MN Stormwater Manual. The following general design comments pertain to basin outlet design, freeboard, emergency overflows, pre-treatment, and storm sewer design.

1. Soil borings and infiltration testing need to be conducted along the bottom of the proposed infiltration basin to a depth of at least 3.0' below the basin bottom elevation to confirm feasibility of infiltration. **Provide soil borings and infiltration testing results for the infiltration basin location.**

2. The City requires that drainage swale length does not exceed 300 feet draining to a single point (storm basin, CB, etc.). **Revise the stormwater design to adhere to City maximum swale length requirements.**

3. **Storm sewer design calculations must be provided and accepted prior to project approval.**

4. The 12-inch skimmer pipe feeding into OCS #1 is smaller in diameter than the City's minimum of 24 inches (see City standard detail plate STO-17B). **Revise the skimmer pipe design to meet the City's minimum diameter requirement.**

5. **A SAFL Baffle or equivalent in a sump structure needs to be provided in the last storm structure upstream of the infiltration basin.** Please note that CCWMO may have additional pretreatment requirements for infiltration basins.

6. **Revise grading plan sheets to include proposed infiltration basin EOF grading and elevation callout, as well as EOF callouts for low points within the roadway (Talero Court).**

7. **Please note that other agency regulatory requirements must also be met**, including but not limited to:

    a. CCWMO (particularly for water quality/volume control requirements).

    b. MPCA NPDES construction stormwater permit requirements.

    c. Wetland Conservation Act. The proposed development needs to follow both City wetland protection standards and sequencing required by the Wetland Conservation Act. The City requires all wetland agency requirements to be met prior to releasing a grading permit or final plat approval.

Please contact me if you have questions or comments about the review. An itemized response to the review comments will expedite the review process.

Thank you,

Reference: Stormwater Review of Chevalle 19th Addition (Talero Court) Development

Stantec Consulting Services Inc.



Aaron Nemitz EIT
Water Resources Engineer
Phone: (612) 712-2024
aaron.nemitz@stantec.com

cc: Alex Mollenkamp, Brent Alcott, Vince Vander Top, John Smyth
attachments: Potential Wetland Location.pdf


1220

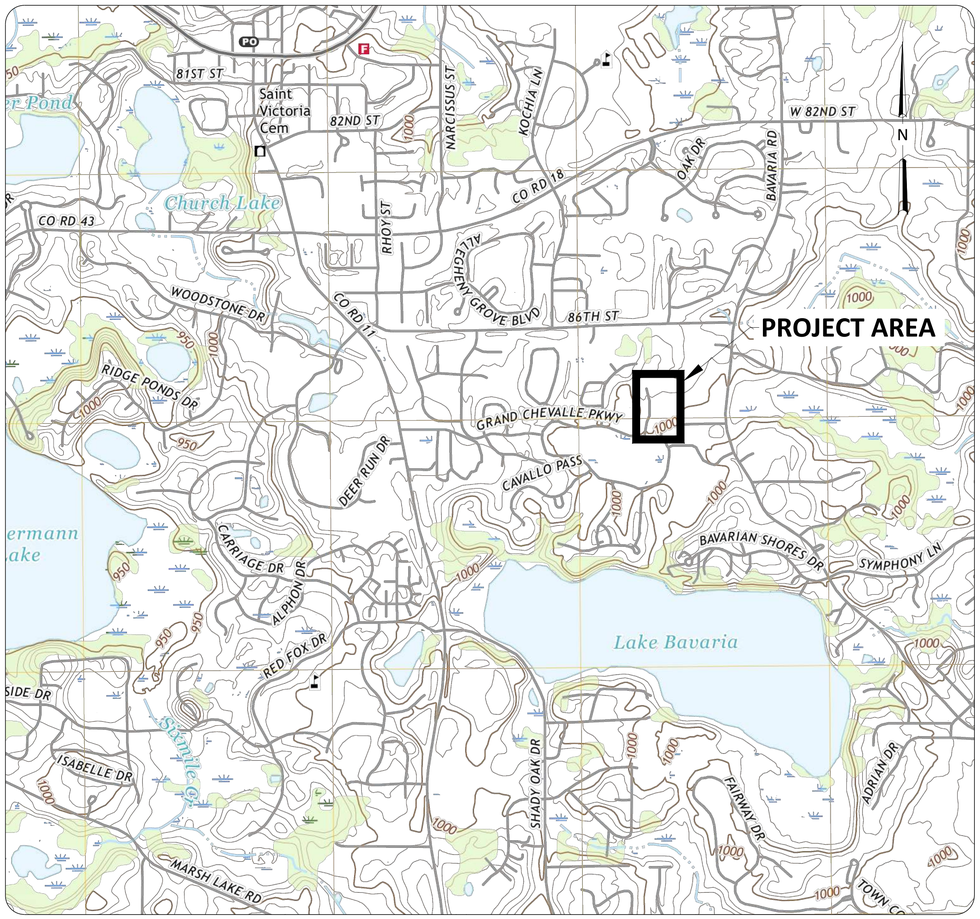
CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA, MINNESOTA
AUGUST 5TH, 2025

SHEET INDEX

1	COVER SHEET
2	NOTES, QUANTITIES, & LEGEND
3-5	ALTA SURVEY
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7	PRELIMINARY PLAT
8	TREE PRESERVATION PLAN
9	REMOVALS PLAN
10	OVERALL SITE PLAN
11	SITE PLAN
12	STREET TYPICAL SECTIONS
13	STREET PLAN & PROFILE
14	GRADING PLAN
15	STORM SEWER PLAN & PROFILE
16	SANITARY SEWER PLAN & PROFILE
17	WATERMAIN PLAN & PROFILE
18	EROSION & SEDIMENT CONTROL PLAN
19	LANDSCAPE PLAN
20-23	CIVIL DETAILS
24	LANDSCAPE DETAILS
25	LANDSCAPE NOTES
26-27	SWPPP



LOCATION MAP

HOUSTON engineering, inc.
7510 MARKET PL DR
SUITE 101
EDEN PRAIRIE, MN 55344
P: 952.829.0700
www.houstoneng.com

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO 2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

PRELIMINARY
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Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-1 of 24 Cover-8/5/2025 10:01 AM-(droegiers)

LEGEND

	EXISTING	NEW
WATER MAIN	W	W
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER FORCE	SSF	SSF
STORM SEWER MAIN	STS	STS
STORM INLET		
SANITARY MANHOLE	SS	
STORM MANHOLE	ST	
UTILITY MANHOLE		
CLEANOUT		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
WELL		
UTILITY POLE		
W / GUY WIRE		
LIGHT POLE		
TELEPHONE RISER		
ELECTRICAL PLUG IN		
AC UNIT	AC	
ELECTRICAL BOX	E	
ELECTRIC METER	EM	
GAS METER	GM	
TRANSFORMER	T	
OVERHEAD POWER	OHP	
UNDERGROUND ELECTRIC	UGE	
UNDERGROUND TELEPHONE	UGT	
UNDERGROUND FIBER OPTIC	FO	
CABLE TV	CTV	
GAS MAIN	G	G
CONIFEROUS TREE		
DECIDUOUS TREE		
SHRUB		
HEDGE		
SIGN		
GUARD POST		
FENCE	X X	X X
BARBWIRE FENCE		
CHAIN LINK FENCE		
STEEL FENCE		
VINYL FENCE		
WOOD FENCE		
RAILROAD TRACKS		
SPOT ELEVATION	897.16G	898.55TC 898.05G
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
BUILDING		
NEW ASPHALT		
NEW CONCRETE		
THICKENED EDGE SIDEWALK		
RIGHT OF WAY LINE	R/W	
DIRECTION OF DRAINAGE		
DRAINAGE DIRECTION		
IRON MONUMENT FOUND		
IRON MONUMENT SET		
CHISELED MARK ON CONCRETE		
PK NAIL		
SOIL BORING		
SILT FENCE		XX XX
INLET PROTECTION		
CONSTRUCTION ENTRANCE		
CONSTRUCTION ACCESS		

GENERAL NOTES

1. CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PRESERVING THESE. ANY REPAIRS NECESSARY DUE TO CONTRACTORS OPERATIONS SHALL BE MADE AT CONTRACTORS EXPENSE. BEFORE DIGGING CALL: GOPHER ONE CALL 1-800-252-1166.
2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "C". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS INCLUDING ALL PUBLIC INFRASTRUCTURE CONFORMING TO THE CITY OF CHASKA STANDARD SPECIFICATIONS.
4. RESTORE ALL DISTURBED AREAS, INCLUDING PAVEMENTS, TO EXISTING CONDITION OR BETTER.
5. EROSION CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. SEE EROSION AND SEDIMENT CONTROL PLAN FOR DETAILS.
6. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY ENGINEERING DIVISION FOR WORK WITHIN A PUBLIC RIGHT OF WAY A MINIMUM 72 HOURS PRIOR TO WORK.
7. CONTRACTOR TO COORDINATE REMOVAL AND ABANDONMENT OF PRIVATE UTILITIES WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.

GRADING PLAN NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND TOPOGRAPHY PRIOR TO COMMENCING GRADING OPERATIONS. IF DISCREPANCIES OCCUR BETWEEN PLANS AND ACTUAL SITE CONDITIONS, NOTIFY ENGINEER IMMEDIATELY.
2. PRIOR TO GRADING ACTIVITIES, TOPSOIL, ROOTS, AND OTHER ORGANIC MATERIAL SHALL BE COMPLETELY STRIPPED IN NEW PAVEMENT AREAS AND ONLY STRIPPED AS NEEDED IN GREENSPACE AREAS. EXISTING TOPSOIL SHALL BE STOCKPILED FOR REUSE.
3. THIS PLAN SHOULD BE CONSIDERED AN INITIAL MASS GRADING SCOPE OF WORK. INDIVIDUAL GRADING PLANS WILL BE REQUIRED WITH BUILDING PERMIT SUBMITTALS INCLUDING ANY FINE GRADING REQUIRED TO ACCURATELY REFLECT THE SPECIFIC FOUNDATION PLANS OF INDIVIDUAL HOMES. ON SITE SOIL MATERIALS SHOULD BE CONSIDERED FROST SUSCEPTIBLE AND ANY GRANULAR MATERIAL AND/OR SUB-SURFACE DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE BUILDER(S).
4. CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE COMPACTION IN PROPOSED GREENSPACE AREAS AND SHALL MINIMIZE THE DISTURBANCE INTENSITY AND DURATION OF GRADING ACTIVITIES BY PHASING THE WORK TO THE EXTENT PRACTICAL. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 100 PSI IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION. ALL NON-IMPERVIOUS SURFACES WITHIN THE CONSTRUCTION LIMITS SHALL BE DECOMPACTED PER THESE REQUIREMENTS AFTER PLACEMENT OF TOPSOIL.
5. ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SURFACE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
7. BIOFILTRATION MEDIA SHALL BE MIXED AT THE LOCATION OF PRODUCTION AND NOT ONSITE. TESTING DATA OF THE MEDIA SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO DELIVERY OF MATERIAL TO THE SITE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER LAND DISTURBING WORK HAS BEEN COMPLETED OR SUSPENDED FOR A TIME GREATER THAN 48 HOURS.
9. REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS.
10. CONSTRUCTION SITE WASTE MUST BE PROPERLY MANAGED, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE.
11. GARAGE FLOOR ELEVATIONS (GFE) ARE ESTABLISHED BASED ON DRIVEWAY SLOPES VARYING FROM A 2.0% MINIMUM SLOPE ON THE HIGH SIDE TO 6% MAXIMUM SLOPE TO MATCH THE STREET GRADE AT TIE-INS.

LANDSCAPE PLAN NOTES

SEE SHEET 22 OF 24 - LANDSCAPE NOTES

EROSION CONTROL NOTES

1. ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED UPON FINAL STABILIZATION.
4. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITY CONNECTIONS AND BEGIN CONSTRUCTION AT THESE POINTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLAN AND ACTUAL EXISTING UTILITIES. NO CONSTRUCTION SHALL PROCEED UNTIL SUCH DISCREPANCIES ARE RESOLVED.
2. MAINTAIN MINIMUM 7.5 FT. COVER OVER WATER LINES AND 7.0 FT. COVER OVER SEWER LINES. IF MINIMUM COVERS CANNOT BE MAINTAINED, NOTIFY ENGINEER IMMEDIATELY.INSULATE OR OTHER AS DIRECTED BY ENGINEER. INSTALL BENDS, OFFSETS, EXTENDERS, DEEPER PIPE, ETC, AS REQUIRED AT CROSSINGS TO MAINTAIN MINIMUM 1.5 FT.VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER.
3. CONTRACTOR MUST NOTIFY CITY UTILITY DEPARTMENT 72 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING UTILITY MAINS.
4. CONTRACTORS ARE NOT TO OPERATE EXISTING GATE VALVES OR HYDRANTS, EXCEPT UNDER EXTREME EMERGENCY CONDITIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-2 of 24 Notes Quantities & Legend-8/5/2025 10:01 AM-(droegiers)



LEGEND

- SIGN
- UTILITY POLE
- FOUND IRON
- LIGHT
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY MANHOLE
- STORM MANHOLE
- HYDRANT
- WATER VALVE
- ELECTRIC BOX
- AIR CONDITIONER

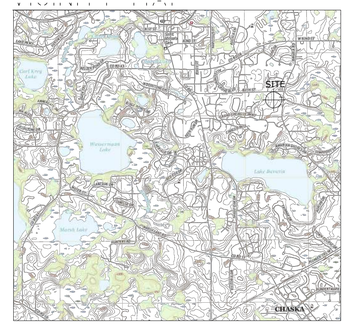
- STS — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- WOOD FENCE
- CURB AND GUTTER
- BUILDING
- NATURAL GAS LINE
- OHP — OVERHEAD POWER
- UNDERGROUND ELECTRIC
- RIGHT OF WAY
- FENCE
- PROPERTY BOUNDARY
- W — WATER LINE
- SECTION LINE

N

-50 0 50 100

Scale Feet

VICINITY MAP



No.	Revision	Date	By

STOEBNER ALTA
3910 BAVARIA ROAD, CHASKA, MN 55318
ALTA/NSPS LAND TITLE SURVEY

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	3 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 1 OF 3-8/5/2025 10:04 AM-(aoppenheimer)

N

-50 0 50 100

Scale Feet

No.	Revision	Date	By

STOEBNER ALTA

3910 BAVARIA ROAD, CHASKA, MN 55318

ALTA/NSPS LAND TITLE SURVEY

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	4 OF 27

H:\UBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 2 OF 3-8/5/2025 10:02 AM-(droegiers)

Notes:

1. Measured bearings shown are based on the Carver County Coordinate System.
2. Measured distances shown are ground distances in terms of U.S. Survey Feet.
3. The survey references First American Title Insurance Company Title Commitment No. 709926 having an effective date of February 21, 2025, at 7:00 a.m.
4. The property address is 3910 Bavaria Road, Chaska, MN 55318.
5. No recent earth moving or construction was observed in the process of conducting the survey fieldwork.
6. Surveyor is unaware of any proposed changes in street right-of-way lines adjacent to Subject Property.
8. Federal Emergency Management Agency (FEMA) Map Service Center lists the subject property as Flood Zone X, map no. 27019C0207D, effective 12/21/2018.
9. The underground utilities shown have been located from field survey information of Gopher State One Call locate request no. 250690857, 250690859, and 250690861, as-built maps as may be available from municipalities or utility companies, and existing drawings. As utilities are not required by law to respond to survey related one-call requests, not all utilities may have been marked. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities shown on drawing.
10. The Subject Property is currently zoned as RR2: Rural Residential. According to the City of Chaska, Minnesota - Code of Ordinances - Chapter 9.9.1, Page 22; the Subject Property is subject to the following requirements: (Note: No zoning letter has been provided by client.)

    Building Setbacks (Principal Structure):

Front	125 feet
Side	125 feet
Rear	125 feet

11. The survey was made on the ground on March 18, 2025, and correctly shows the area of the Subject Property, improvements situated on the Subject Property, and any other matters situated on the Subject Property.
12. There are no unrecorded visible easements or rights of way of which the undersigned has been advised.
13. As shown and identified on the Survey, there are possible observable encroachments (a) The utility pole located near the mid point of North property line, (b) underground electric located at the Northeast corner of property, and (c) overhead power line located at the Northeast corner of property.
14. Tax Parcel ID listed in the Title Commitment: 300190120.
15. Access to the subject property is from Bavaria Road, a dedicated public Right-of-Way.

Listing of Survey Related Schedule B - Part II Exceptions (from ALTA Title Commitment):

According to Schedule B - Part II of Title Commitment No. CP74819, issued by Chicago Title Insurance Company dated January 24, 2025, the property is subject to the following survey related exceptions:

9. NOT SURVEY RELATED
10. NOT SURVEY RELATED
11. NOT SURVEY RELATED
12. Drainage and utility easements as shown on the recorded plats of Chevalle and Chevalle 5th Addition. SHOWN HEREON
13. NOT SURVEY RELATED
14. Unrecorded Developer's Agreement, as amended by Amendment to Developer's Agreement filed October 5, 2010 as Document Number A526418. Second Amendment to Developer's Agreement filed March 14, 2011 as Document Number A535197. NOT PLOTTABLE
15. Conservation Easement in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535201. (affects Parcel A/Outlot T and Parcel B/Outlot B) BLANKET IN NATURE
16. Public Access Easement (Public Horse Trails) in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535205. (affects Parcel A/Outlot T) BLANKET IN NATURE
17. Public Access Easement (Public Walking & Biking Trails) in favor of the City of Chaska, a Minnesota municipal corporation, dated March 10, 2011, filed March 14, 2011 as Document Number A535206. (affects Parcel A/Outlot T) NOT PART OF SURVEYED AREA
18. Covenants, conditions, restrictions and easements contained in Declaration for CIC No. 134, dated November 20, 2007, filed November 29, 2007 as Document Number A475432. First Amended and Restated Declaration filed August 8, 2008 as Document Number A487711. Second Amended and Restated Declaration filed May 28, 2019 as Document Number A677542. (affects Parcel B) NOT PLOTTABLE
19. Subject to roads as shown by available maps. (affects Parcel C) BLANKET IN NATURE
20. Resolution No 03-52 approving a conditional use permit filed October 29, 2003 as Document Number A371363. (affects Parcel C) BLANKET IN NATURE
21. NOT SURVEY RELATED
22. NOT SURVEY RELATED
23. NOT SURVEY RELATED

Legal Description (from ALTA Title Commitment No. 709926):

Parcel A:
Outlots T, U and V, Chevalle, Carver County, Minnesota.

Parcel B:
Outlots A and B, Chevalle 5th Addition, CIC No. 134, Carver County, Minnesota.

Parcel C:
That part of the North One-Half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

Abstract Property

Surveyor's Certification:

To: First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b), 13, 15, 16, 17 and 18 of Table A thereof. The field work was completed March 18, 2025.

Date of Plat or Map: March 31, 2025

By: _____

Daniel F. Corey, MN Professional Land Surveyor No. 52585
Houston Engineering, Inc.
7510 Market Place Drive
Eden Prairie, Minnesota 55344
E-mail Address: dcorey@houstoneng.com
Phone: (952) 255-9956

Site Data:

Subject Property Area: ±28.766 Acres (1,253,037 Square Feet)

No.	Revision	Date	By

STOEBNER ALTA
3910 BAVARIA ROAD, CHASKA, MN 55318
ALTA/NSPS LAND TITLE SURVEY

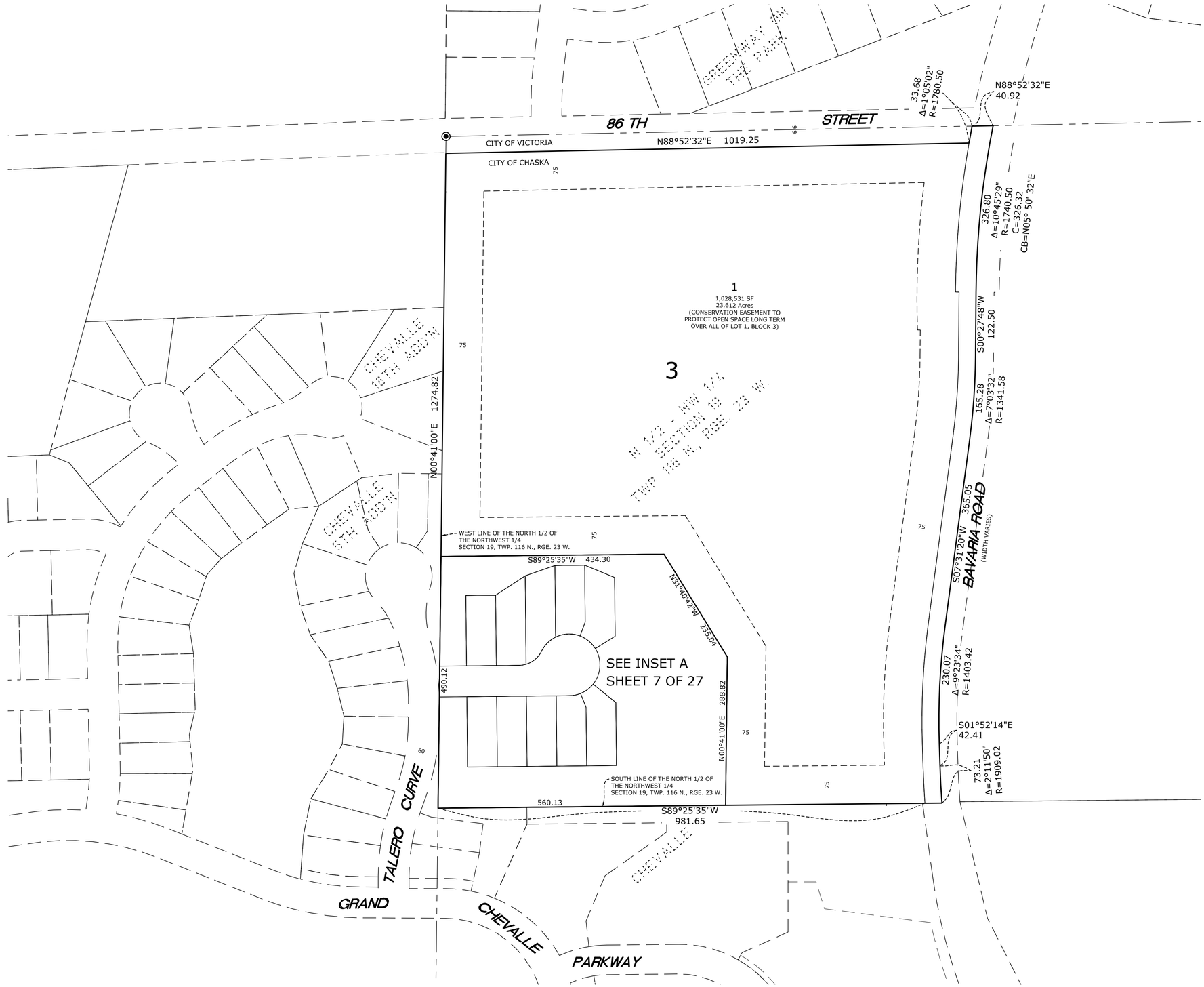
HOUSTON engineering, inc.

Drawn By: RRD
Checked By: DFC
Date: 3-25-25
Scale: As Shown
Project No.: 13074-0001
SHEET 5 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 3 OF 3-8/5/2025 10:02 AM-(droegiers)

CHEVALLE 19TH ADDITION

PRELIMINARY PLAT



EXISTING PARENT PARCEL LEGAL DESCRIPTION:

That part of the North One-Half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

EXCEPT:
The Northerly 33.00 feet of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota, lying Westerly of the Westerly right-of-way of Bavaria Road projected Northerly, according to the United States Government Survey thereof, Carver County, Minnesota.

EXISTING PARENT PARCEL AREA:

1,297,396 SQ. FT. OR 29.784 ACRES, MORE OR LESS

AREA TABLE		
	LOT AREA SQ. FT. (ARCES)	BUILDABLE AREA SQ. FT. (ACRES)
BLOCK 1 LOT 1	7,946 (0.18)	4,509 (0.10)
BLOCK 1 LOT 2	9,017 (0.20)	5,225 (0.12)
BLOCK 1 LOT 3	9,133 (0.21)	4,977 (0.11)
BLOCK 1 LOT 4	7,730 (0.18)	4,401 (0.10)
BLOCK 1 LOT 5	8,201 (0.19)	4,824 (0.11)
BLOCK 2 LOT 1	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 2	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 3	7,946 (0.18)	4,512 (0.10)
BLOCK 2 LOT 4	7,875 (0.18)	4,547 (0.10)
BLOCK 2 LOT 5	8,487 (0.20)	5,309 (0.12)
BLOCK 3 LOT 1	1,028,531 (23.61)	665,221 (15.27)
OUTLOT A	155,691 (3.57)	-
WETLANDS	-	-
STORM WATER TREATMENT AREA	28,273 (0.65)	-

OUTLOT TABLE		
	USE	OWNERSHIP
OUTLOT A	DRAINAGE AND UTILITY	TALERO VILLAS HOA

N

100 0 100 200
Scale Feet

HOUSTON engineering, inc.

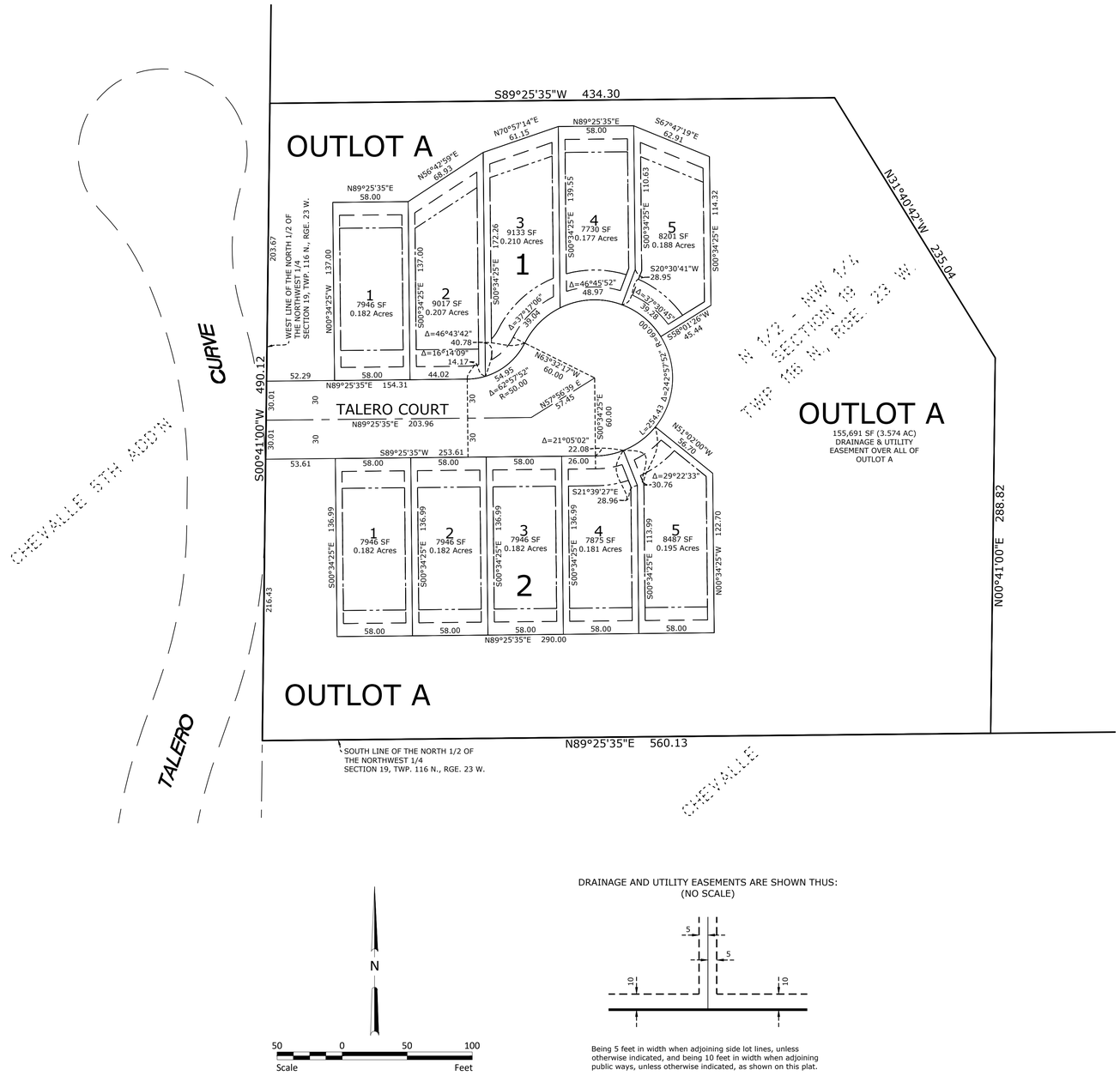
Sheet 6 OF 27
Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plat\13074-0002_SUR-PLAT-PRELIM-OVERALL.dwg;22x34 Plat;8/5/2025 10:02 AM;droegiers)

CHEVALLE 19TH ADDITION

PRELIMINARY PLAT

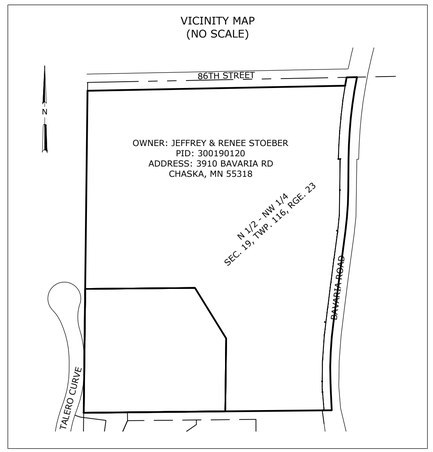
INSET A



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)

Being 5 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.

VICINITY MAP
(NO SCALE)



EXISTING LEGAL DESCRIPTION:

That part of the North One-Half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

EXCEPT:
The Northerly 33.00 feet of the North One-Half of the Northwest Quarter of Section 19, Township 116 North, Range 23 West, Carver County, Minnesota, lying Westerly of the Westerly right-of-way of Bavaria Road projected Northerly, according to the United States Government Survey thereof, Carver County, Minnesota.

EXISTING TOTAL LOT AREA:

261,804 SQ. FT. OR 6.010 ACRES, MORE OR LESS

PROPOSED LEGAL DESCRIPTION:

LOTS 1 THROUGH 5, BLOCK 1; LOTS 1 THROUGH 5, BLOCK 2;
LOT 1, BLOCK 3; OUTLOT A; CHEVALLE 19TH ADDITION

PROPOSED SETBACKS:

FRONT: 23 FEET
SIDE: 5 FEET
REAR: 20 FEET

SITE INFORMATION:

PROPOSED DEVELOPED AREA:	106,113 SQ. FT. (2.436 AC)
PROPOSED OUTLOT AREA:	155,691 SQ. FT. (3.574 AC)
TOTAL PLAT AREA:	261,804 SQ. FT. (6.010 AC)

ZONING:
EXISTING - RURAL RESIDENTIAL
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

OWNER & DEVELOPER:

QUADRIGA VENTURES
PRIMARY CONTACT: MATTHEW WEINER
5810 WEST 78TH STREET, SUITE 100
BLOOMINGTON, MN 55439

ENGINEER & SURVEYOR:

HOUSTON ENGINEERING, INC.
PRIMARY CONTACT: AARON CARRELL
7510 MARKET PLACE DRIVE
EDEN PRAIRIE, MN 55344

HOUSTON engineering, inc.

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POINT ID	SIZE	REMOVE	NOTES
571	10"		MAPLE
572	12"		MAPLE
573	5"		BALSAM FIR
574	10"		AUSTRIAN PINE
575	8"		AUSTRIAN PINE
576	7"		HONEY LOCUST
577	12"		GREEN ASH
578	8"		AUSTRIAN PINE
579	10"		GREEN ASH
580	26"		GREEN ASH
581	21"		GREEN ASH
582	8"		GREEN ASH
583	11"		GREEN ASH
584	15"		GREEN ASH
585	9"		BOX ELDER
586	11"	X	MAPLE
587	6"	X	GREEN ASH
600	19"	X	GREEN ASH
601	23"		GREEN ASH
603	7"		MAPLE
604	11"		GREEN ASH
605	12"		BOX ELDER
606	13"		GREEN ASH
607	8"		GREEN ASH
608	9"		GREEN ASH
609	16"		BOX ELDER
610	9"		WHITE ASH
611	6"		BALSAM FIR
612	11"		WHITE ASH
613	6"		BALSAM FIR
614	6"		BALSAM FIR
615	16"		MAPLE
616	16"		MAPLE
617	9"		HACKBERRY
773	8"		CRABAPPLE
774	7"		RIVER BIRCH
775	5"		BLACK HILLS SPRUCE
776	6"		BLACK HILLS SPRUCE
777	6"		BLACK HILLS SPRUCE

POINT ID	SIZE	REMOVE	NOTES
800	6"		GREEN ASH
818	(8) 3-4"		APPLE (CLUMP)
819	7"		QUAKING ASPEN
820	8"		QUAKING ASPEN
821	8"		QUAKING ASPEN
824	9"		ELM
827	12"		GREEN
828	8"		GREEN
834	7"		BOX ELDER
835	6"		BOX ELDER

OWNER: TRIVINE VENTURES, LLC

PID: 301640160
OWNER: TALERO VILLAS ASSOCIATION

SANITARY MH
RIM 1014.35

SANITARY MH
RIM 1008.84
INV. =996.85 NW 10" PVC
INV. =997.03 S 10" PVC

REMOVE TREE (x3), TYP.

PROTECT HYDRANT
PROTECT EXISTING TREE

SANITARY MH
RIM 1005.33
INV. =994.22 N 10" PVC
INV. =994.25 SW 10" PVC
INV. =994.27 E 10" PVC

SANITARY MH
RIM 1003.17
INV. =992.26 N 10" PVC
INV. =992.37 S 10" PVC

SANITARY MH
RIM 1000.81

SANI
RIM

OUTLOT A

1 7946 SF
2 9017 SF
3 9133 SF
4 7730 SF
5 8201 SF

TALERO CT

1 7946 SF
2 7946 SF
3 7946 SF
4 7875 SF
5 8487 SF

OUTLOT A

BASIN

TALERO

EAGLE

GRAND CHEVALLE PARKWAY

BAVARIA RD

EXISTING HOUSE
PID: 301640150
OWNER: PEPPINO J PEPPINO

EXISTING HOUSE
PID: 301640140
OWNER: WILLIAM J WINSCHUTT

PID: 301640180
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

PID: 301640170
OWNER: TALERO VILLAS ASSOCIATION

PID: 300740130
(PARCEL A / OUTLOT V)
OWNER: CITY OF CHASKA

PID: 300740120
(PARCEL A / OUTLOT U)
OWNER: CITY OF CHASKA

PID: 300740110
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

INV 6" PVC
RIM 993.97

FES 30" RCP
RIM 991.20

OCS COV. MID.
RIM 995.44
FES 21" RCP
RIM 992.56

SANITARY MH
RIM 997.10

SANITARY MH
RIM 996.92

OUTLOT V

STORM POND

OUTLOT U

STORM POND

OUTLOT T

STORM MH
RIM 991.17

STORM MH
RIM 994.90

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

STRM OVERFLOW MIDDLE
RIM 988.85

STORM MH
RIM 997.77

REMOVAL NOTES

1. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE EXISTING TREES WHICH ARE NOT DESIGNATED FOR REMOVAL WITHOUT THE APPROVAL OF THE ENGINEER. EXISTING TREES THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

N

50 0 50 100
Scale Feet

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

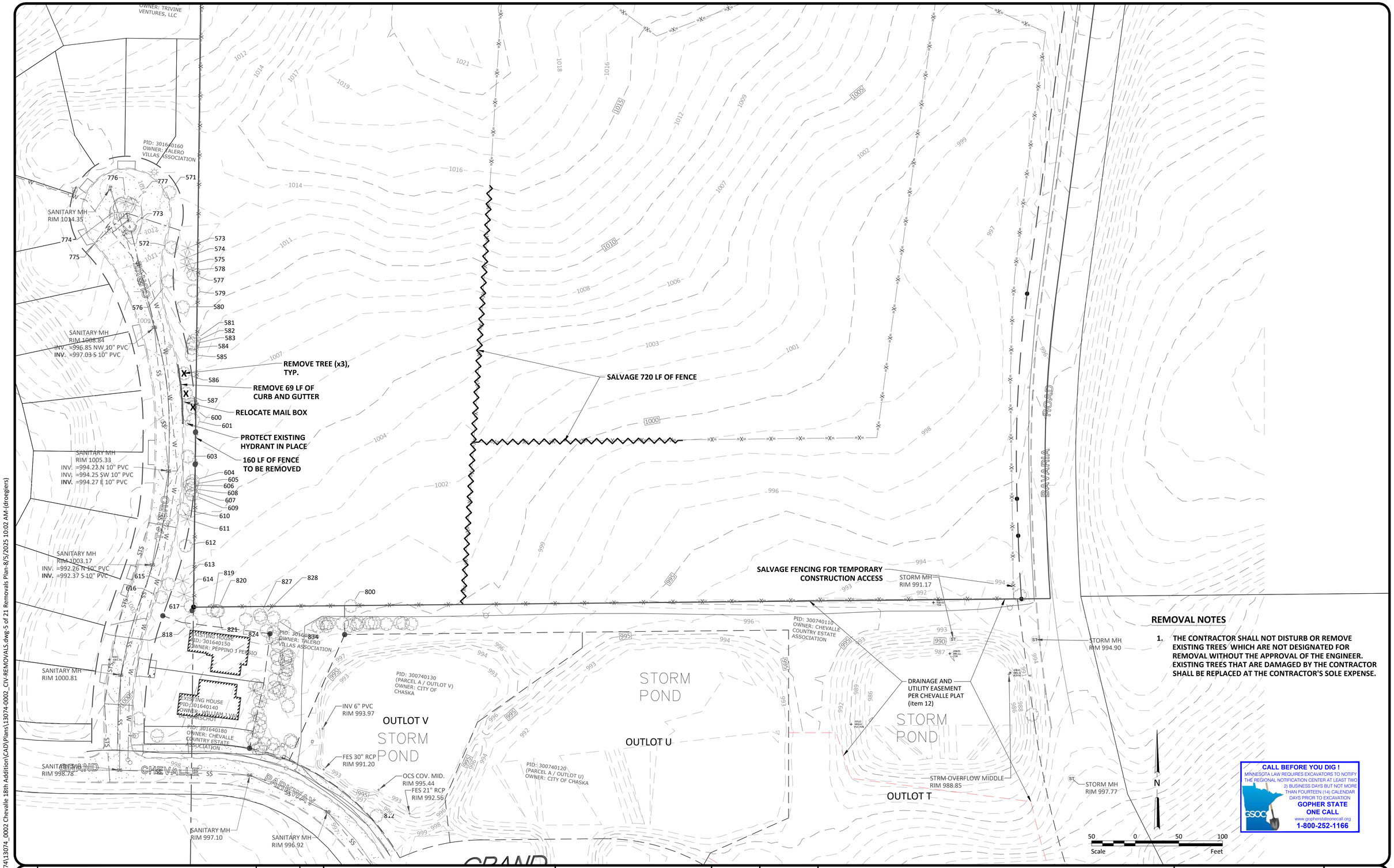
TREE PRESERVATION PLAN

PROJECT NO. 13074-0002

SHEET
8 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-TREE-PRES.dwg-5 of 21 Removals Plan-8/5/2025 10:02 AM-(droegiers)

HEI NO. 13074-0002



REMOVAL NOTES

1. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE EXISTING TREES WHICH ARE NOT DESIGNATED FOR REMOVAL WITHOUT THE APPROVAL OF THE ENGINEER. EXISTING TREES THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

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Checked by	Scale
AC	AS SHOWN

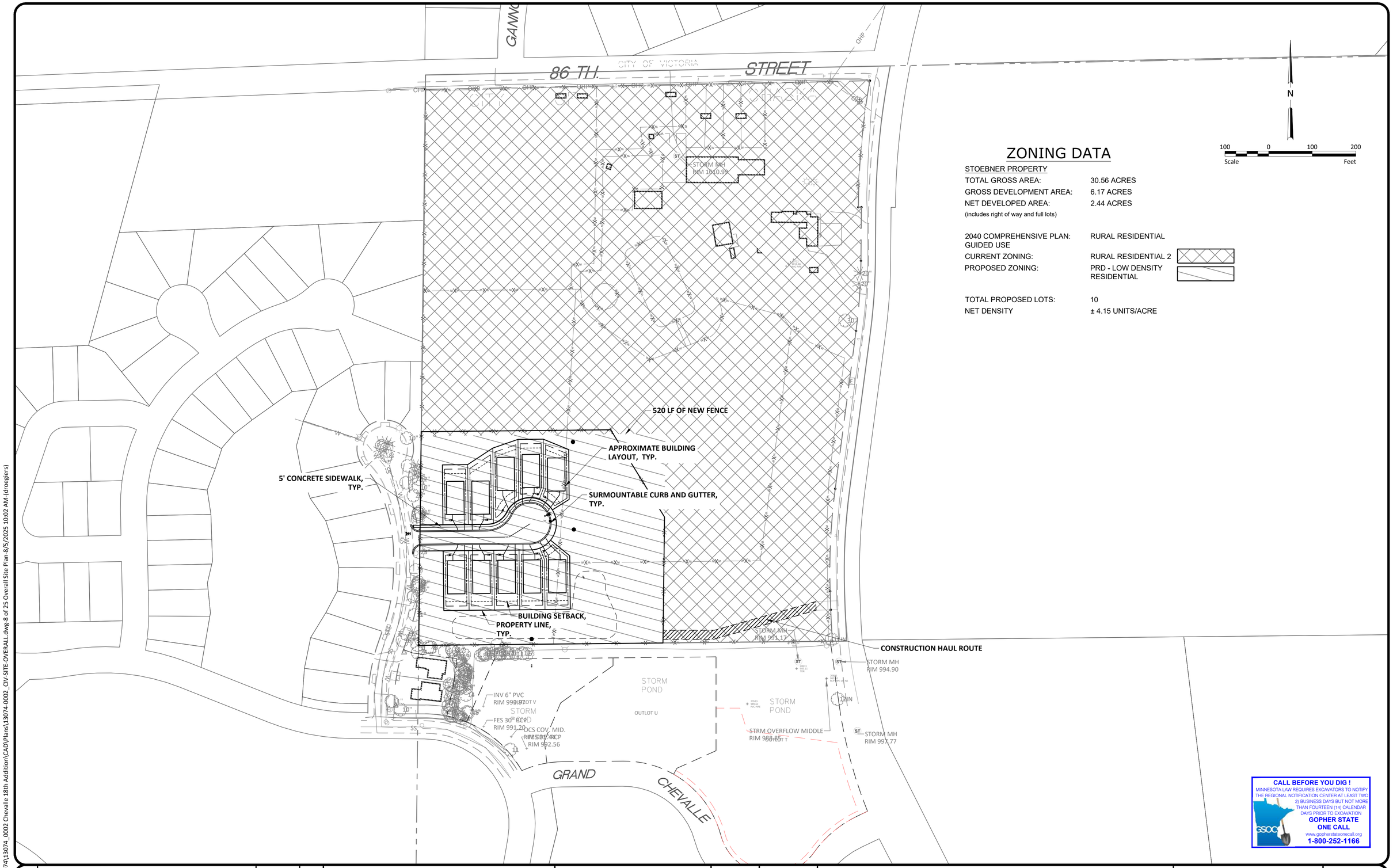
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

REMOVALS PLAN
PROJECT NO. 13074-0002

SHEET
9 OF 27

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HEI NO. 13074-0002



ZONING DATA

STOEBNER PROPERTY

TOTAL GROSS AREA:	30.56 ACRES
GROSS DEVELOPMENT AREA:	6.17 ACRES
NET DEVELOPED AREA: (includes right of way and full lots)	2.44 ACRES
2040 COMPREHENSIVE PLAN GUIDED USE	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	10
NET DENSITY	± 4.15 UNITS/ACRE

CALL BEFORE YOU DIG !
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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

OVERALL SITE PLAN

PROJECT NO. 13074-0002

SHEET
10 OF 27

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HEI NO. 13074-0002

PID: 301640160
OWNER: TRIVINE VENTURES, LLC

PID: 301640160
OWNER: TALERO VILLAS ASSOCIATION

520 LF OF NEW FENCE

APPROXIMATE BUILDING LAYOUT, TYP.

OUTLOT A

FB 1 | FB 2 | FB 3 | FB 4 | FB 5

1

5' CONCRETE SIDEWALK, TYP.

SURMOUNTABLE CURB AND GUTTER, TYP.

SNOW STORAGE AREA ALONG CURB AT BACK OF CUL-DE-SAC

INSTALL STOP SIGN

R55'

R48

66' ROW

33' BOC

TALERO CT

OUTLOT A

1 WO | 2 WO | 3 WO | 4 WO | 5 WO

2

BUILDING SETBACK, TYP.

PROPERTY LINE, TYP.

BASIN

OUTLOT A

CURVE

TALERO

BAVARIA

ROAD

N

50 0 50 100

Scale Feet

STORM MH
RIM 991.17

11IN

PID: 300740110
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

STORM MH
RIM 994.90

PID: 301640170
OWNER: TALERO VILLAS ASSOCIATION

PID: 301640150
OWNER: PEPPINO J PESCIO

PID: 300740130
(PARCEL A / OUTLOT V)
OWNER: CITY OF CHASKA

STORM POND

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

EXISTING HOUSE
PID: 301640140
OWNER: WILLIAM L

PID: 301640180
OWNER: CHEVALLE COUNTRY ESTATE ASSOCIATION

INV 6" PVC
RIM 993.97

OUTLOT V

STORM POND

OUTLOT U

STORM POND

12IN

FES 30" RCP
RIM 991.20

OCS COV. MID.
RIM 995.44

FES 21" RCP
RIM 992.56

PID: 300740120
(PARCEL A / OUTLOT U)
OWNER: CITY OF CHASKA

STRM OVERFLOW MIDDLE
RIM 988.85

OUTLOT T

STORM MH
RIM 997.77

GRAND CHEVALLE PARKWAY

GRAND

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
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1-800-252-1166

No.	Revision	Date	By
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ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SITE PLAN

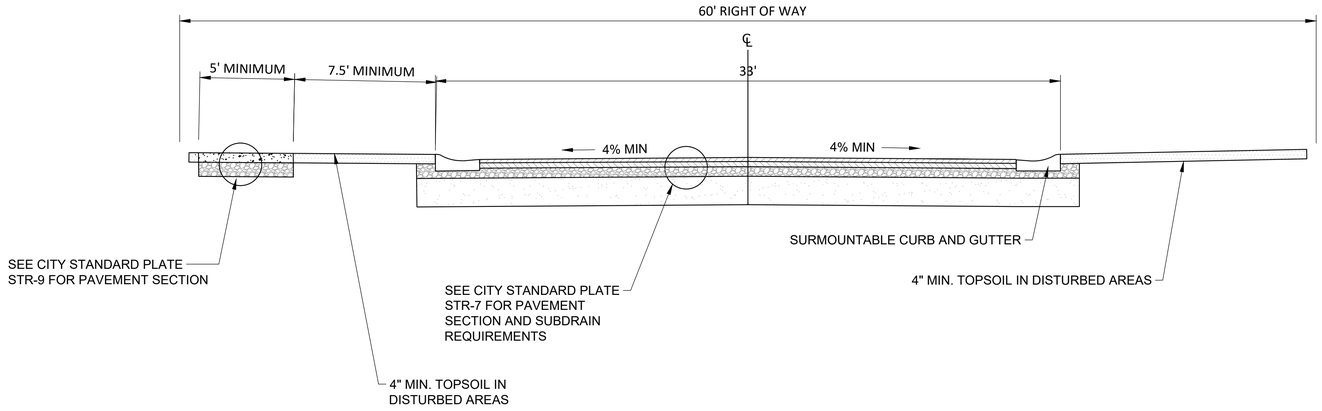
PROJECT NO. 13074-0002

SHEET
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HEI NO. 13074-0002

TALERO CT
TYPICAL SECTION



No.	Revision	Date	By
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Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

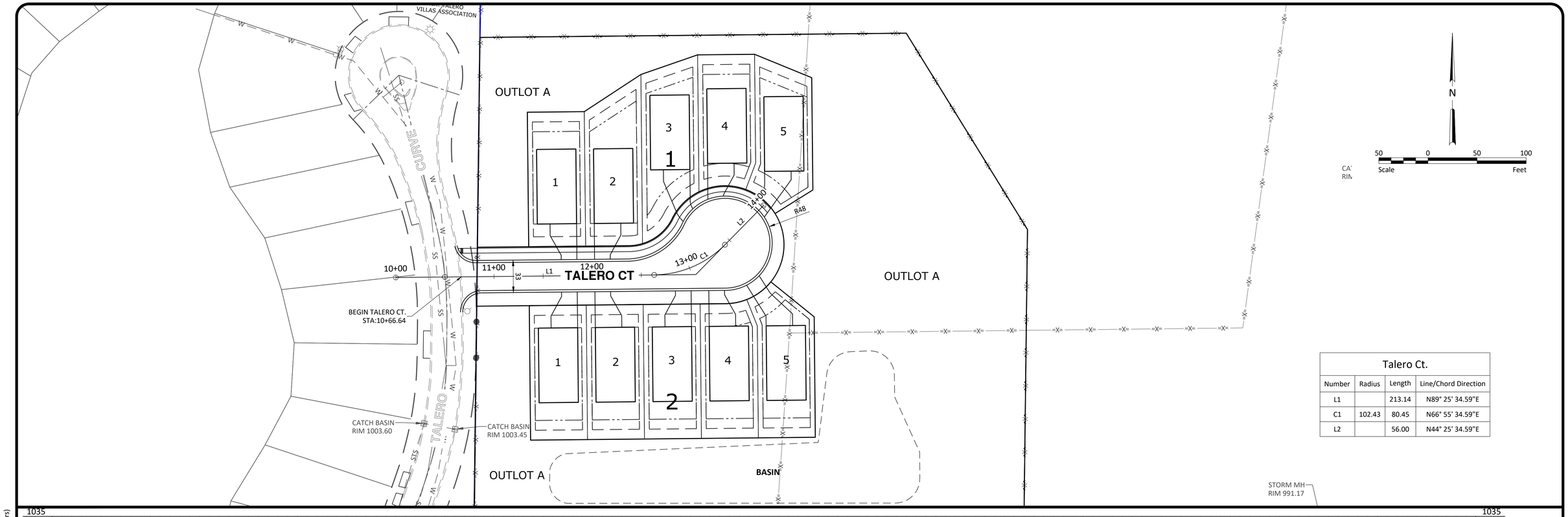
STREET TYPICAL SECTION

PROJECT NO. 13074-0002

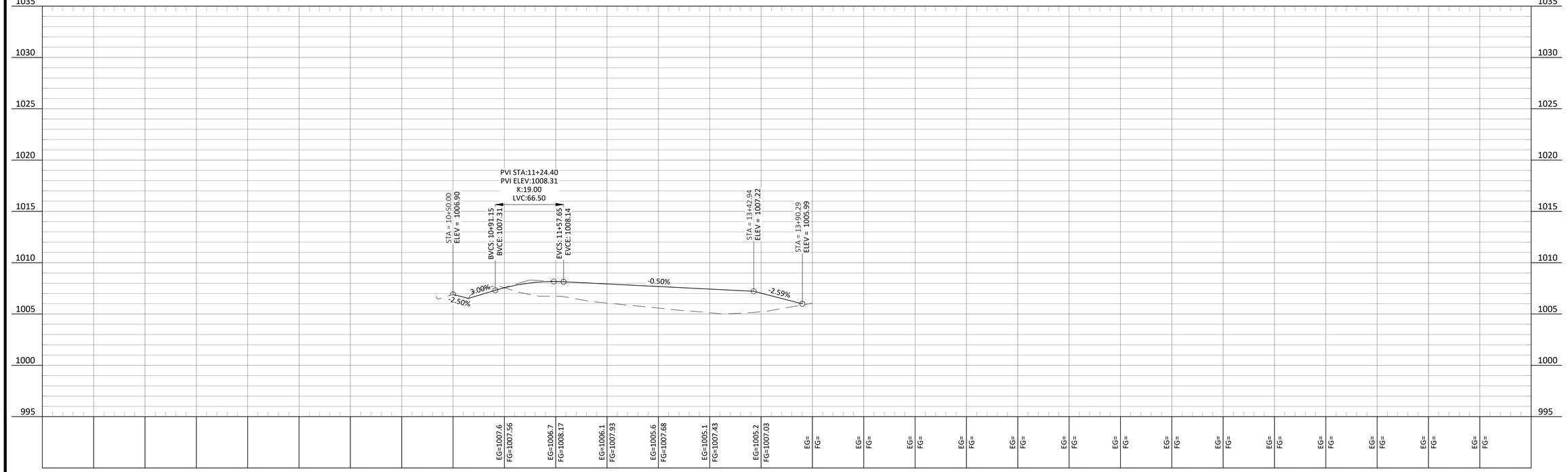
SHEET
12 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SECT.dwg-7 of 21 Street Typical Section-8/5/2025 10:03 AM-(droegiers)

HEI NO. 13074-0002



Talero Ct.			
Number	Radius	Length	Line/Chord Direction
L1		213.14	N89° 25' 34.59"E
C1	102.43	80.45	N66° 55' 34.59"E
L2		56.00	N44° 25' 34.59"E



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

TALERO CT. PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
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HEI NO. 13074-0002

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N

50 0 50 100
Scale Feet

OUTLOT A

1 GFE = 1009.60 FB
2 GFE = 1009.50 FB
3 GFE = 1009.00 FB
4 GFE = 1009.00 FB
5 GFE = 1009.00 FB
1

TALERO CT

1 GFE = 1010 WO = 1001
2 GFE = 1009.5 WO = 1000.5
3 GFE = 1009 WO = 1000
4 GFE = 1008.5 WO = 999.5
5 GFE = 1008 WO = 999
2

OUTLOT A

OUTLOT A

BASIN
100 YR HWL = 996.82
BOT = 994.0

SANITARY MH
RIM 1014.35

CURVE

SANITARY MH
RIM 1008.84
INV. =996.85 NW 10" PVC
INV. =997.09 S 10" PVC

SANITARY MH
RIM 1005.33
INV. =994.23 N 10" PVC
INV. =994.25 SW 10" PVC
INV. =994.27 E 10" PVC

TALERO CT

CATCH BASIN
RIM 1003.60

CATCH BASIN
RIM 1003.45

SANITARY MH
RIM 1003.17
INV. =992.26 N 10" PVC
INV. =992.37 S 10" PVC

CATCH BASIN
RIM 1001.10

SANITARY MH
RIM 1000.81

CATCH BASIN
RIM 999.47

CATCH BASIN
RIM 999.49

GRAND CHEVALLE PARKWAY

CATCH BASIN
RIM 998.22

CATCH BASIN
RIM 996.71

SANITARY MH
RIM 997.10

CATCH BASIN
RIM 995.97

SANITARY MH
RIM 996.92

CATCH BASIN

INV 6" PVC
RIM 993.97

FES 30" RCP
RIM 991.20

CATCH BASIN
RIM 996.12

OCS COV. MID.
RIM 995.44
FES 21" RCP
RIM 992.56

OUTLOT V
STORM POND

OUTLOT U

CATCH BASIN
RIM 1000.14

CATCH BASIN
RIM 995.91

CATCH BASIN
RIM 996.36

CATCH BASIN
RIM 996.47

BAVARIA ROAD

CATCH BASIN
RIM 993.05

CATCH BASIN
RIM 993.02

CATCH BASIN
RIM 992.94

CATCH BASIN
RIM 992.98

STORM MH
RIM 991.17

STORM MH
RIM 994.90

DRAINAGE AND
UTILITY EASEMENT
PER CHEVALLE PLAT
(item 12)

STORM POND

BEE HIVE INLET GPS SHOT
RIM 994.41

STRM OVERFLOW MIDDLE
RIM 988.85

OUTLOT T

CATCH BASI
RIM 997.61

STORM MH
RIM 997.77

CATCH BASIN
RIM 997.09

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO 2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
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1-800-252-1166

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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HOUSTON engineering, inc.

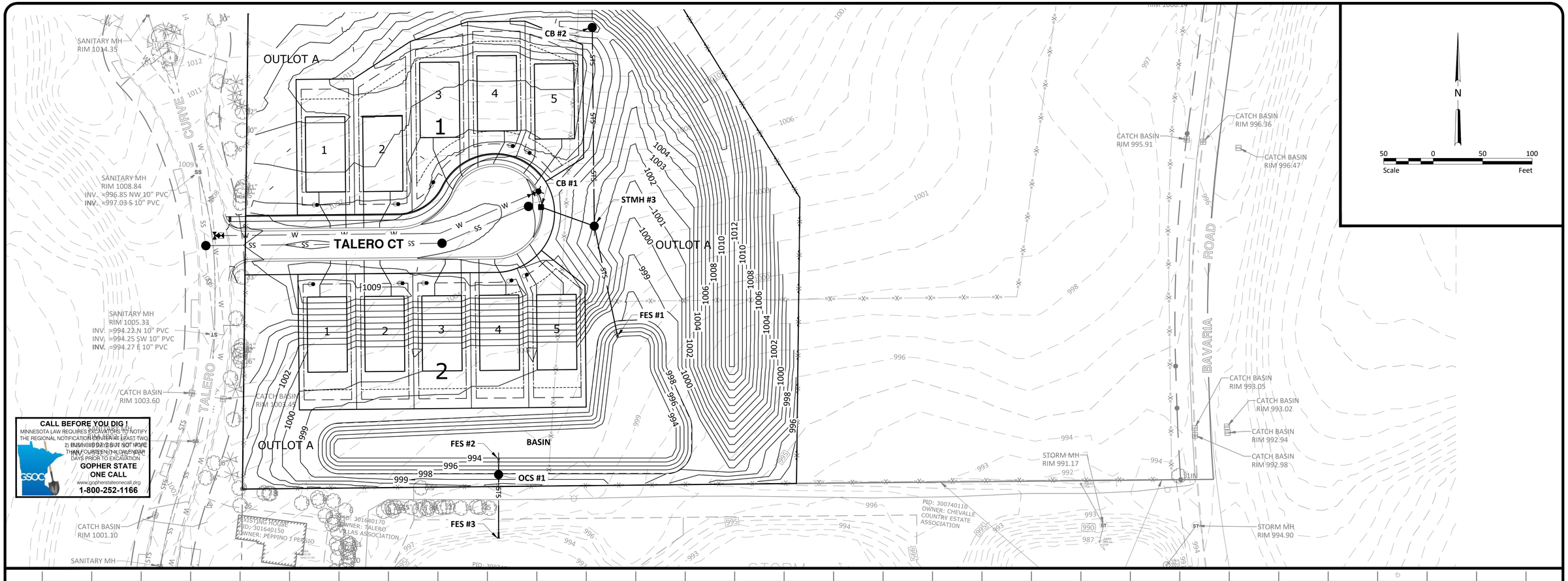
Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

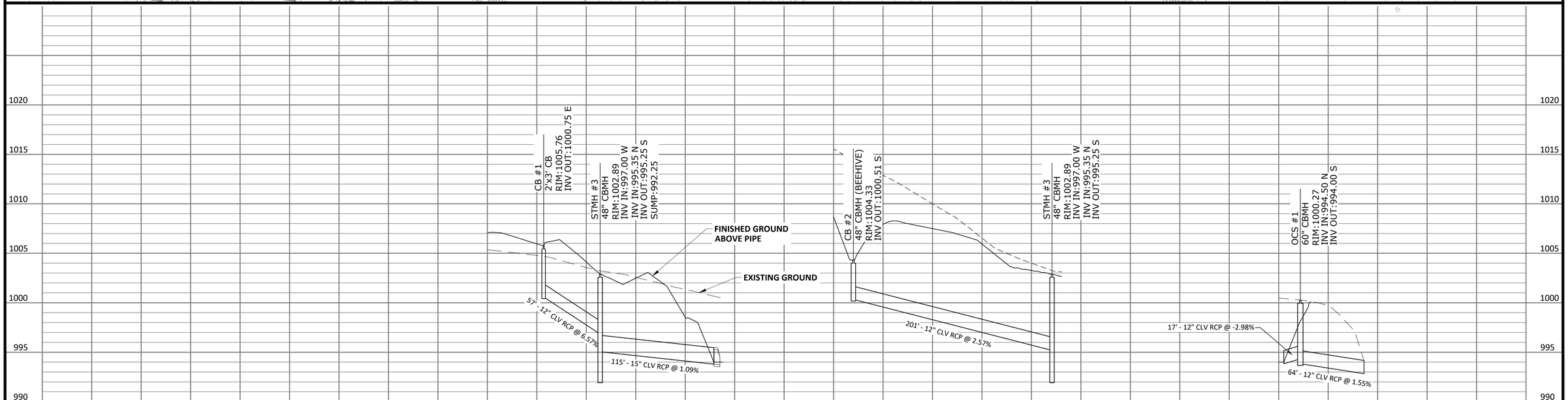
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

GRADING PLAN
PROJECT NO. 13074-0002

SHEET
14 OF 27

H:\VBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-GRD.dwg-9 of 21 Grading Plan-8/5/2025 10:04 AM-(droegers)





No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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Drawn by	Date
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Checked by	Scale
AC	AS SHOWN

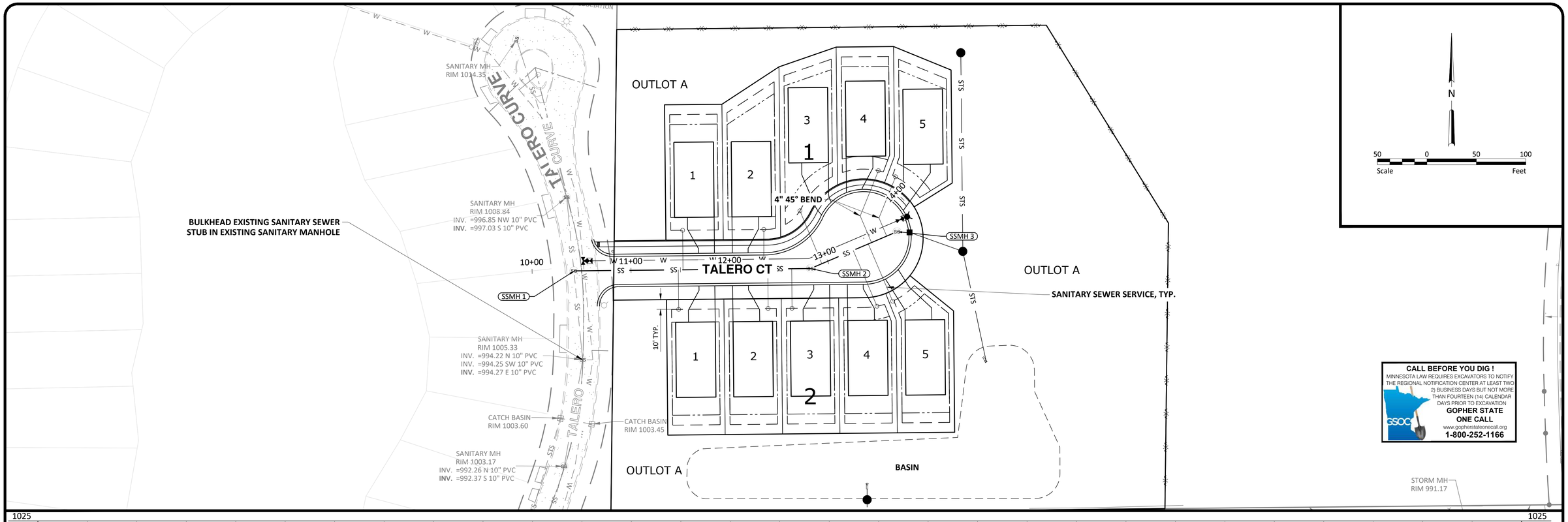
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

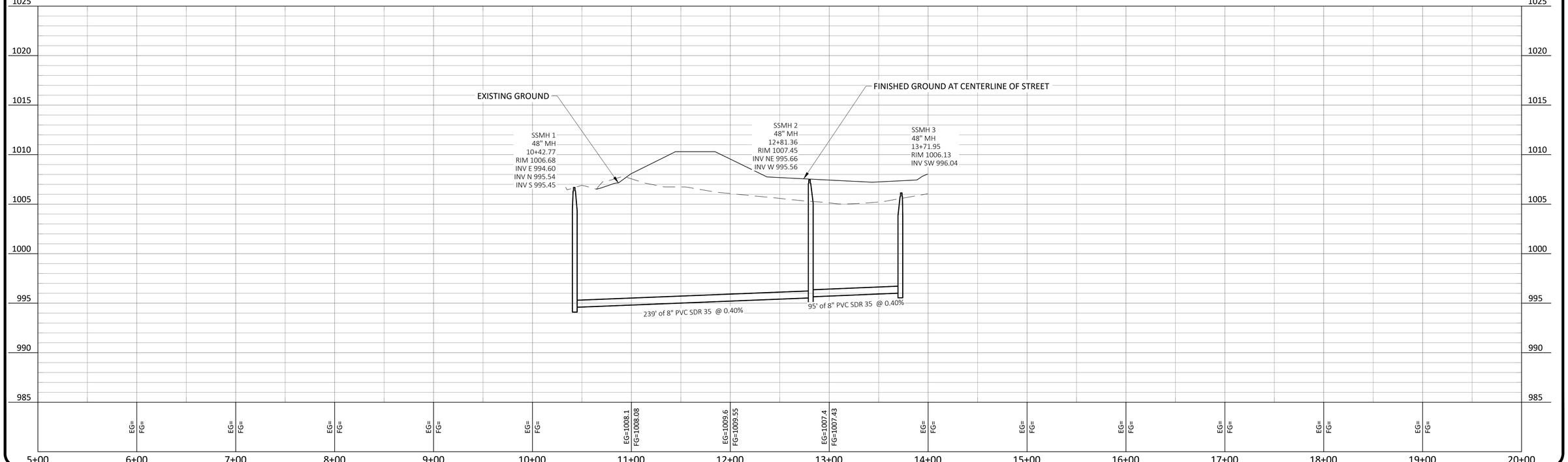
STORM SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
15 OF 27

HEI NO. 13074-0002

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No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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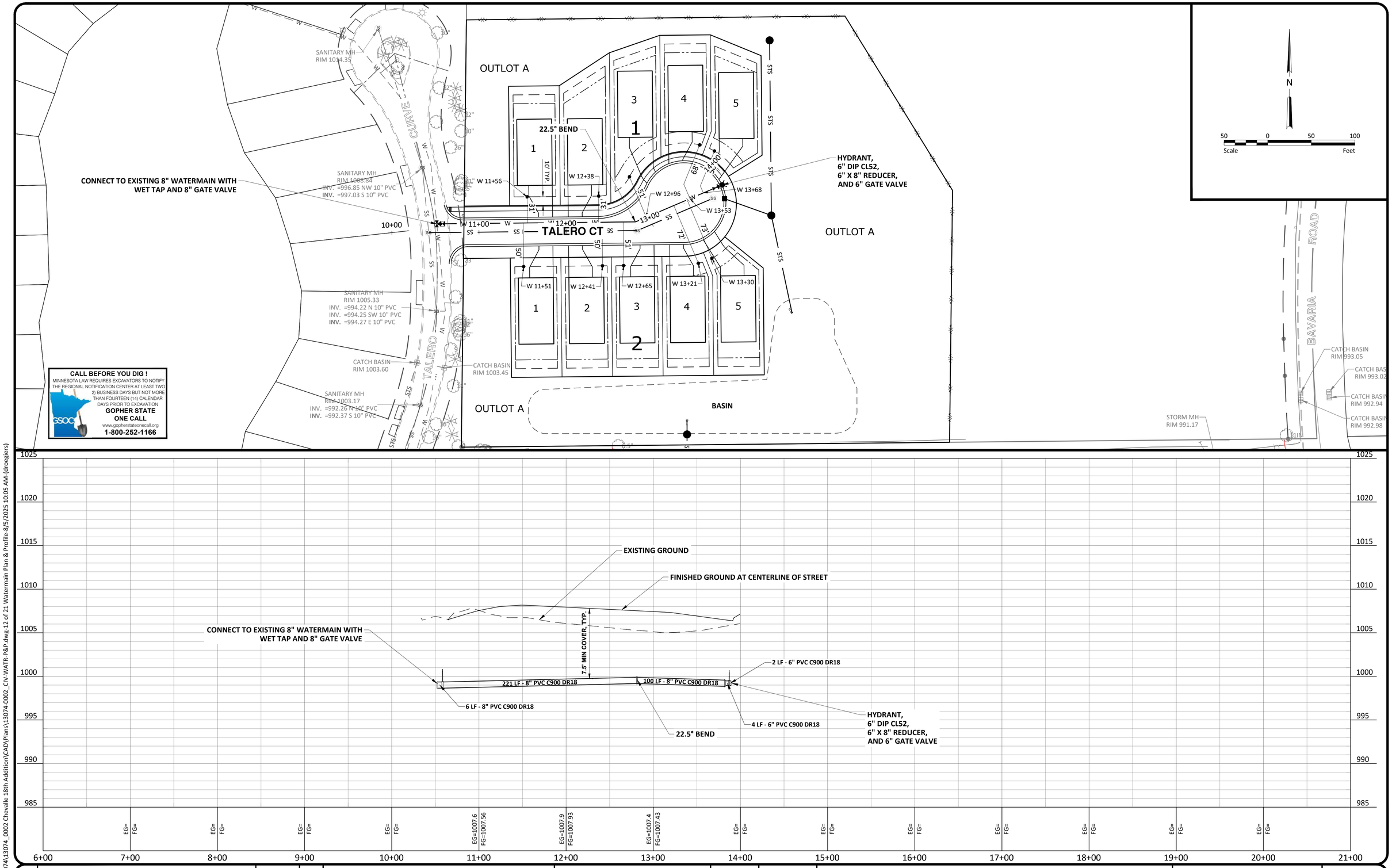
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SANITARY SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
16 OF 27

HEI NO. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SAN-P&P.dwg-11 of 21 Sanitary Sewer Plan & Profile-8/5/2025 10:04 AM-(droegiers)



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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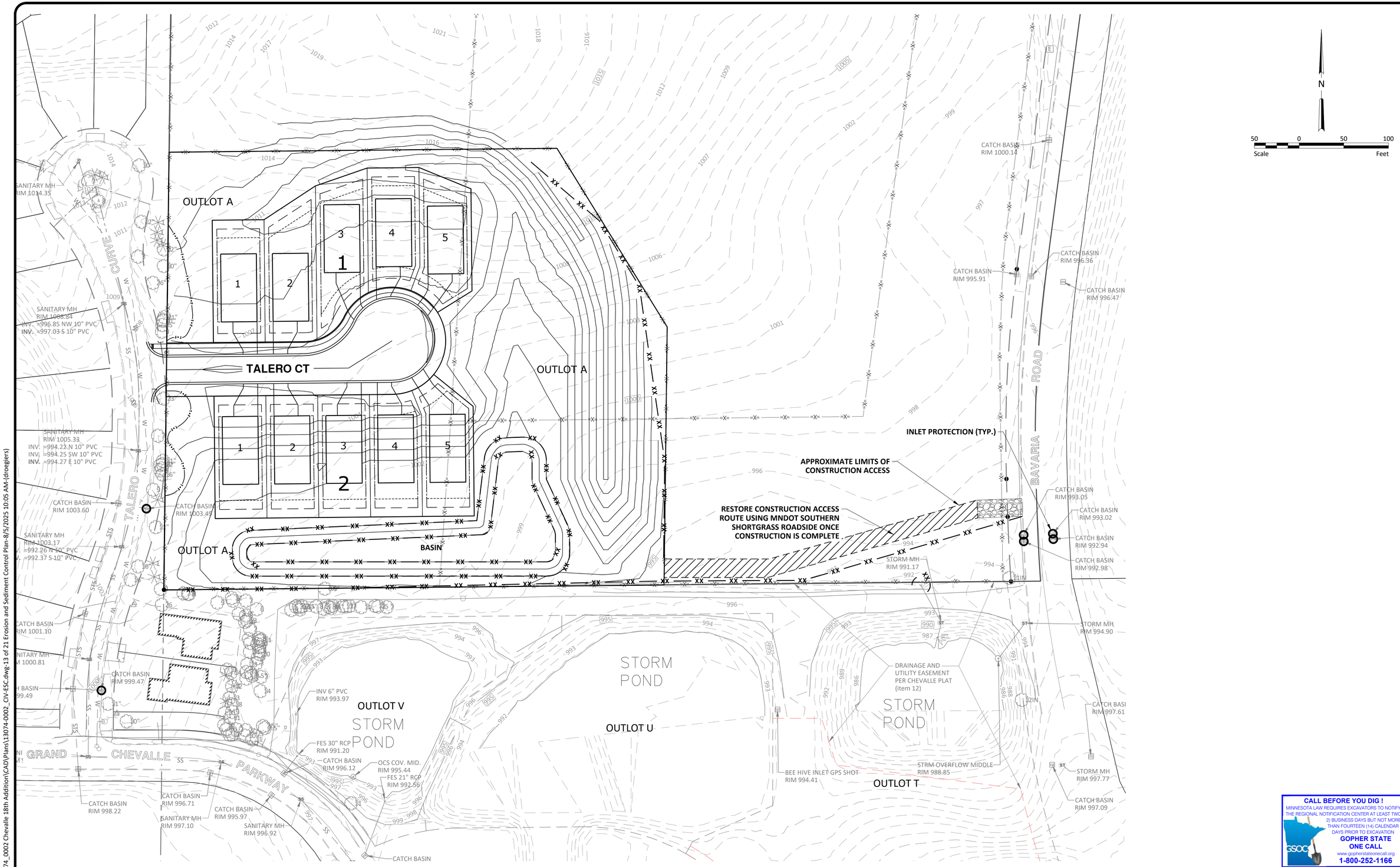
Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

WATERMAIN PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
17 OF 27

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CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO 2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
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No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

EROSION AND SEDIMENT CONTROL PLAN
PROJECT NO. 13074-0002

SHEET
18 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ESC.dwg-13 of 21 Erosion and Sediment Control Plan-8/5/2025 10:05 AM-(droegiers)

SWALE CROSS SECTION C,
SECTION EXTENDS TO 86TH ST.
865' FROM TRAVEL LANE TO HOME
SEE SHEET 24

EXISTING HOME AND
EQUESTRIAN BUILDINGS

SWALE CROSS SECTION B,
854' FROM TRAVEL LANE TO HOME
SEE SHEET 24

BERM CROSS SECTION A,
622' FROM TRAVEL LANE TO HOME,
SEE SHEET 24

PID: 301820120
OWNER: KRISTIE A MOLDENHAUER

PID: 301820130
OWNER: LARRY JOSEPH PFAFF

PID: 301820140
OWNER: TRIVINE VENTURES, LLC

PID: 301640160
OWNER: TALERO VILLAS ASSOCIATION

PID: 300740110
OWNER: CHEVALLE COUNTRY

EXISTING PERGOLA
SEPTIC ACCESS COVERS
EXISTING SHED
SAND / GRAVEL AREA
SAND / GRAVEL AREA

OUTLOT A
OUTLOT A
OUTLOT A

TALERO CT
TALERO CURVE
TALERO CURVE
BAVARIA ROAD

1 7946 SF
2 9027 SF
3 9133 SF
4 7730 SF
5 8201 SF

1 7946 SF
2 7946 SF
3 7946 SF
4 7875 SF
5 8487 SF

BASIN

LOTS TO BE SODDED BY
HOME BUILDER, (TYP.)

SANITARY MH
RIM 1005.34
=996.85 NW 10" PVC
=997.03 S 10" PVC

SANITARY MH
RIM 1005.33
=994.22 N 10" PVC
=994.25 SW 10" PVC
=994.27 E 10" PVC

STORM MH
RIM 991.17

RT 10
VD 10

N

50 0 50 100
Scale Feet

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B	5
	Acer rubrum 'Red Rocket'	Red Rocket Maple	2.5" Cal.	B&B	6
	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	6
	Betula nigra	River Birch	8' ht/ Clump	B&B	5
	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	3
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2.5" Cal.	B&B	5
	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B	3
	Picea glauca	White Spruce	6` Ht.	B&B	14
	Pinus strobus	White Pine	6` Ht.	B&B	10
	Populus tremuloides	Quaking Aspen	20 gal.	Pot	5
	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	10

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS	RT	Rhus typhina	Staghorn Sumac	2 gal.		20
	VD	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	5 gal.		10

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
GROUND COVERS						
	SS	MNDOT SSR	Southern Shortgrass Roadside Seed Mix	seed		134,186 sf
	WD	MNDOT WD SEED MIX	Wet Ditch Seed Mix	seed		18,386 sf

CITY REQUIREMENTS - TREE PLANTING

ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 ½ INCH CALIPER.

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO 2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
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1-800-252-1166

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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HOUSTON engineering, inc.

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Checked by	Scale
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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE PLAN
PROJECT NO. 13074-0002

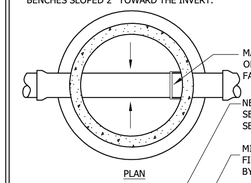
SHEET
19 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_LAN-SITE.dwg-14 of 21 Landscape Plan-8/5/2025 10:05 AM-(droegjers)

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



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

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

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

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)

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

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

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

.1' DROP ACROSS INVERTS MIN.

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

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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

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

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SANITARY SEWER MANHOLE

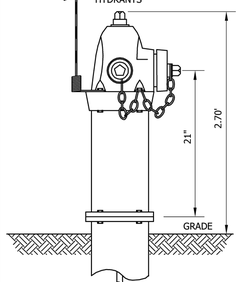
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES)

PROVIDE WEATHERSHIELD NUT/CAP ON ALL HYDRANTS



POURED CONCRETE THRUST BLOCK REQUIRED IF STANDARD BLOCK CAN'T BE PLACED TO VIRGIN GROUND. OWNER TO APPROVE.

1 CU. YD. OF 1 1/2" IGNEOUS ROCK ONLY. MINIMUM OF 1' ABOVE WEEP HOLES. COVER WITH 2 LAYERS OF POLYETHYLENE.

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

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

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

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

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

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

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

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

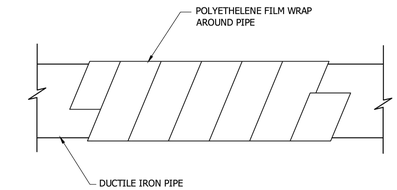
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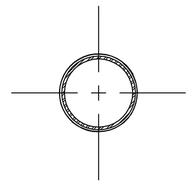
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2





PIPE SECTION

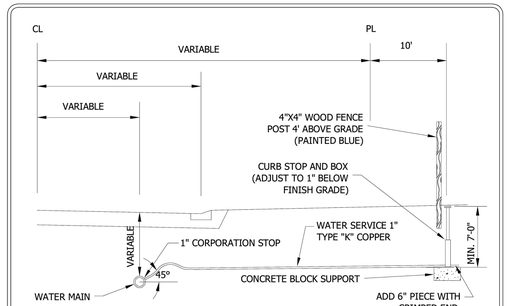
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TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

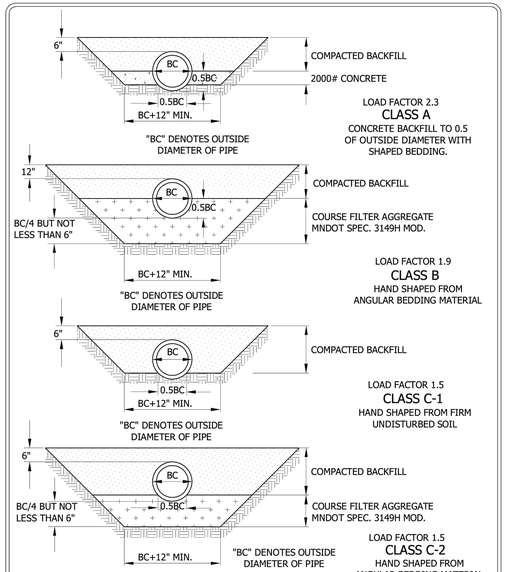
NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING,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

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WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2



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BEDDING METHODS
FOR RCP OR DIP

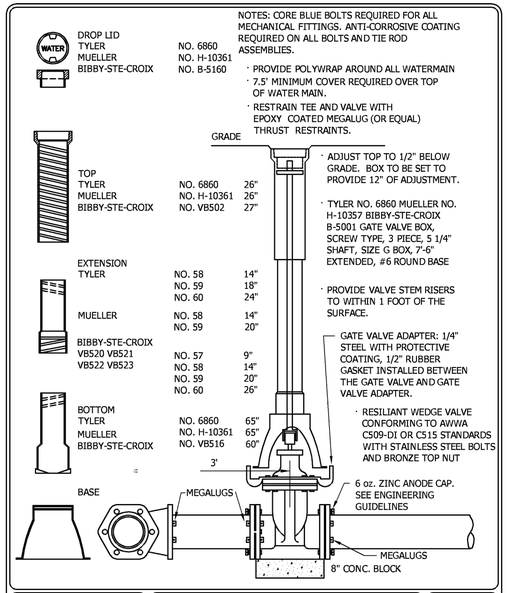
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6

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

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



- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.

GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.

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

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

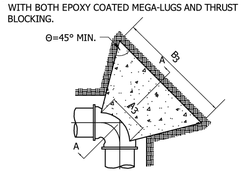
LAST REVISION: MARCH 2019

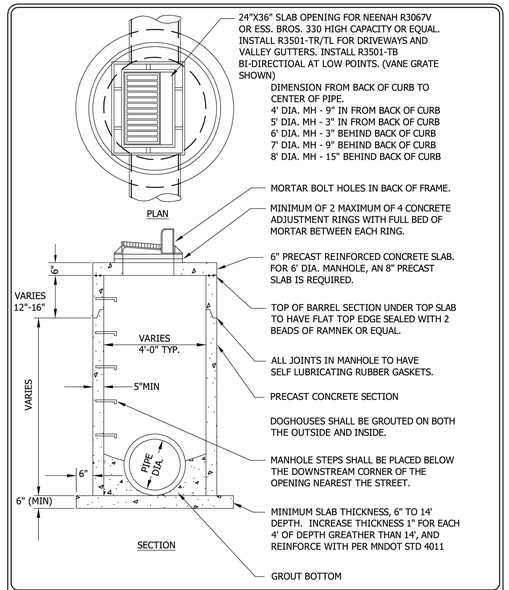
PLATE NO. WAT-1

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

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

4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.


Θ=45° MIN.
A
B3
A
A
A

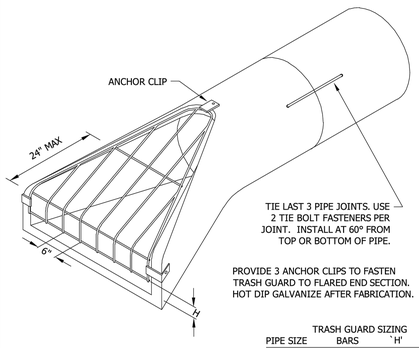


TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



TRASH GUARD SIZING

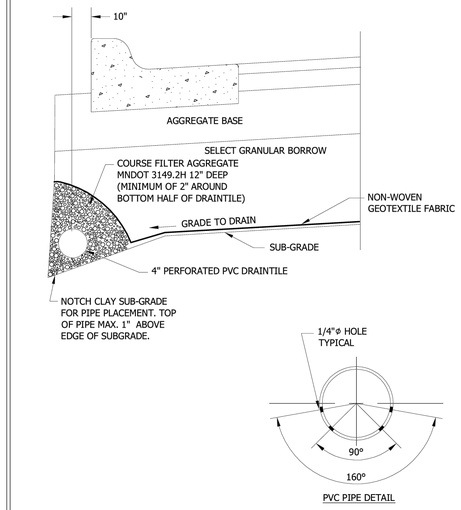
PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10

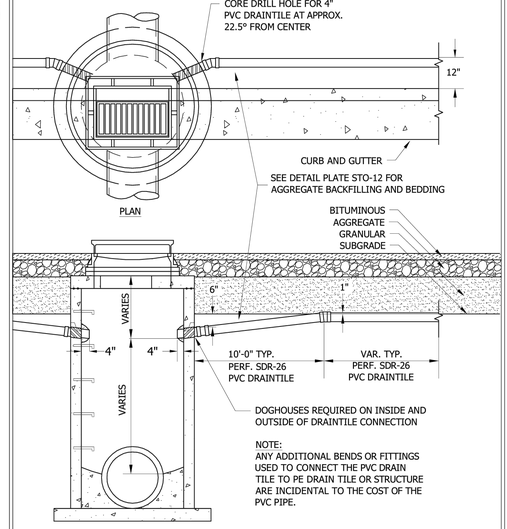


PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12

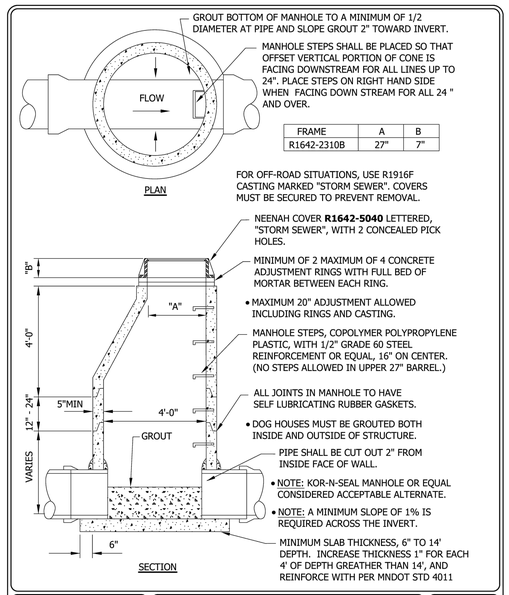


DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



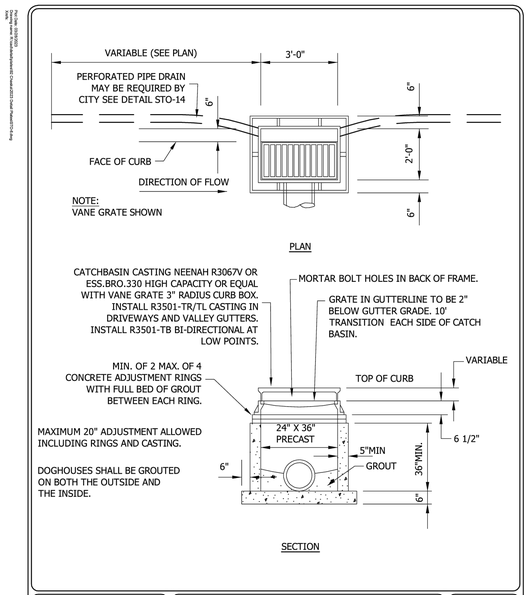
FRAME	A	B
R1642-2310B	27"	7"

STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1

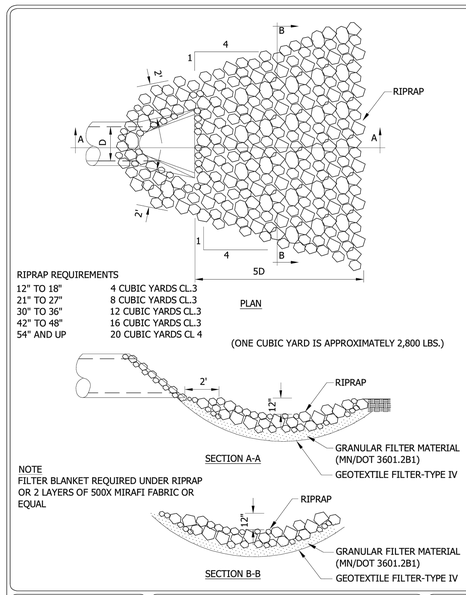


TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-6

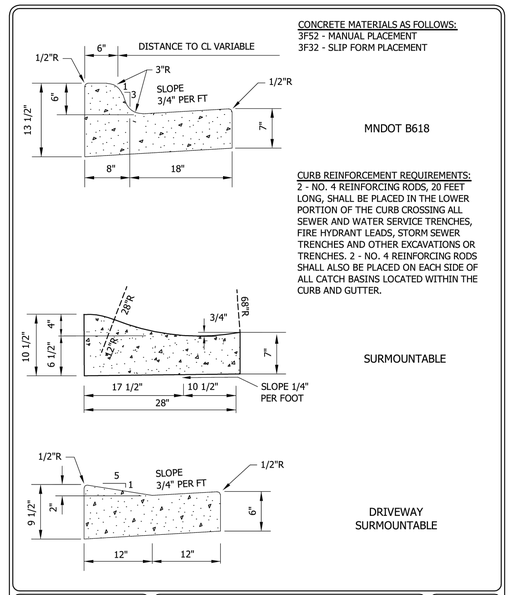


RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

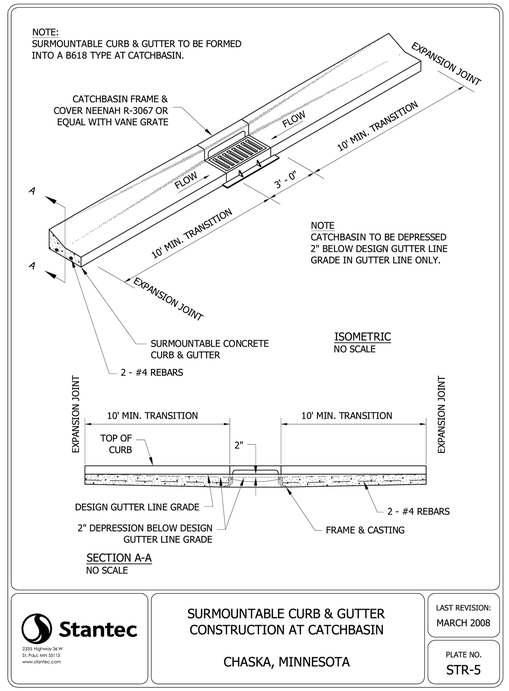
CIVIL DETAILS II

PROJECT NO. 13074-0002

SHEET 21 OF 27

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HEI NO. 13074-0002



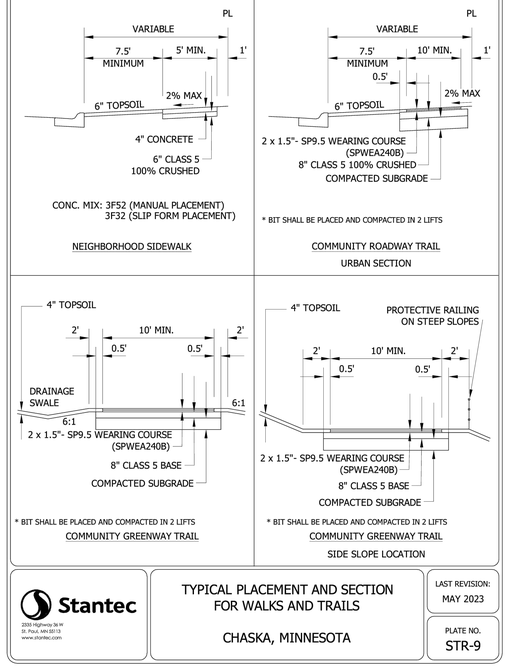
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SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



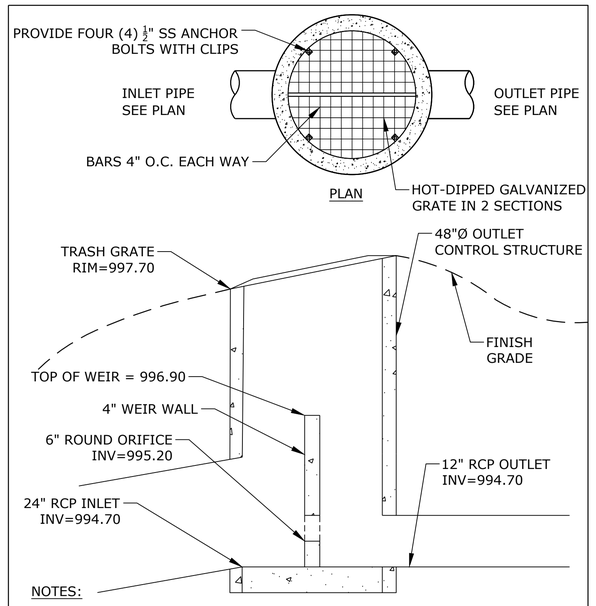
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TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

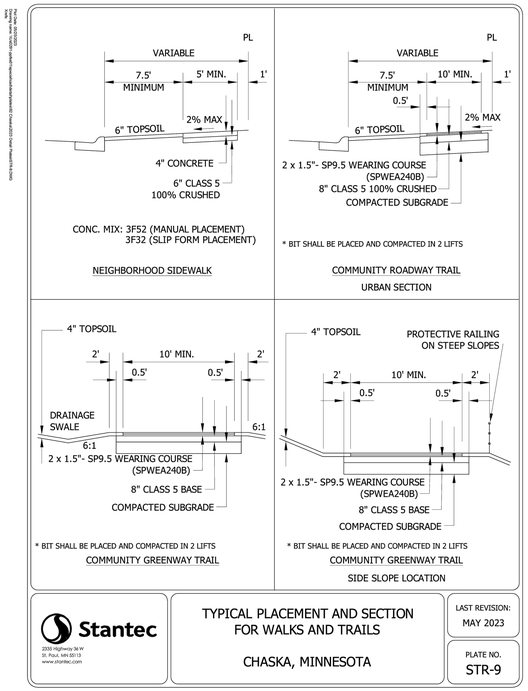
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



OUTLET CONTROL STRUCTURE #1 (OCS) DETAIL



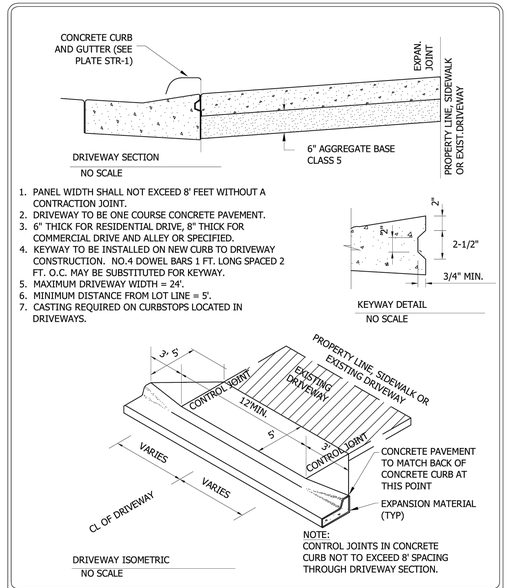
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TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



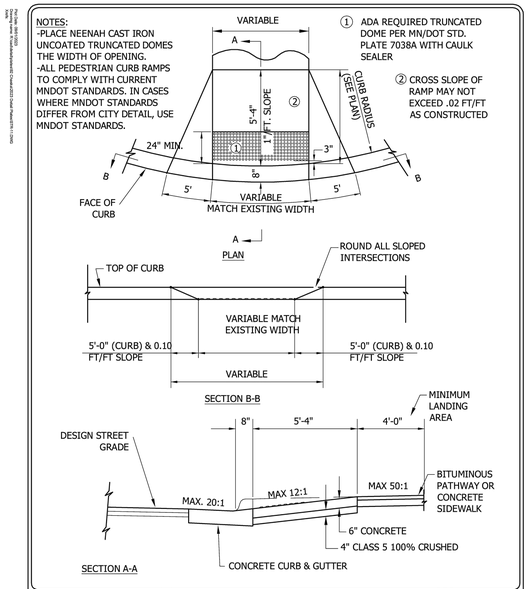
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CONCRETE DRIVEWAY APRON

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-2



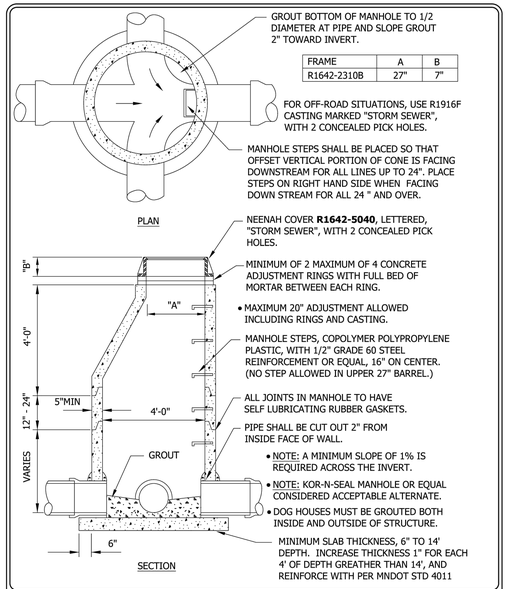
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PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: AUG 2023

PLATE NO. STR-11



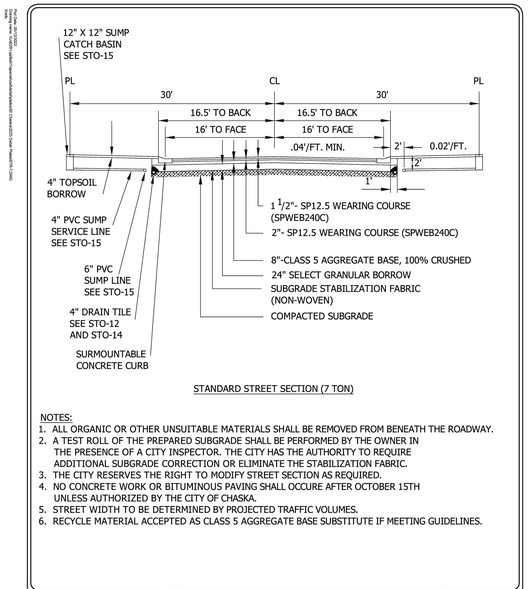
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STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



STANDARD STREET SECTION (7 TON)

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

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TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
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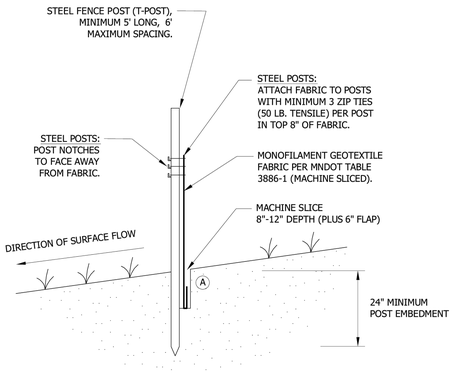
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS III

PROJECT NO. 13074-0002

SHEET 22 OF 27

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

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

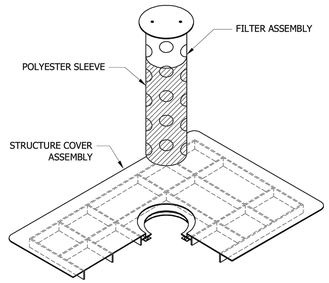
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SILT FENCE
MACHINE SLICED

CHASKA, MN

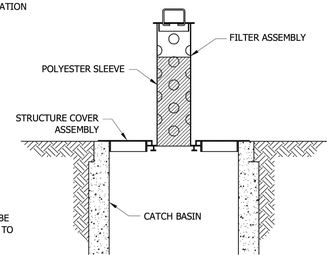
LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



ISOMETRIC VIEW

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



IN-PLACE ELEVATION VIEW

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

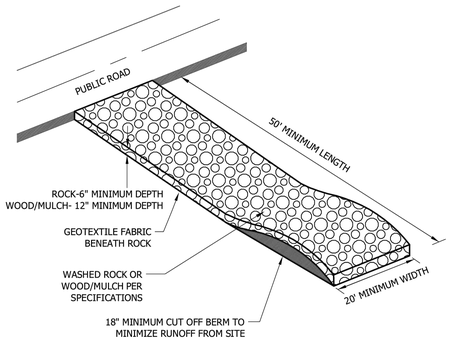
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INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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

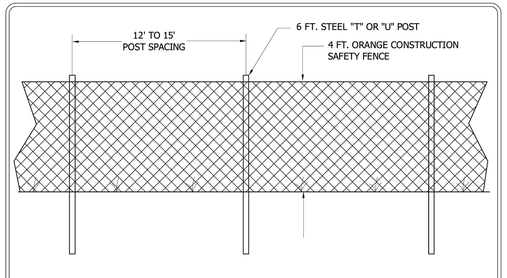
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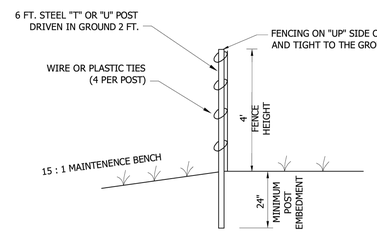
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-7





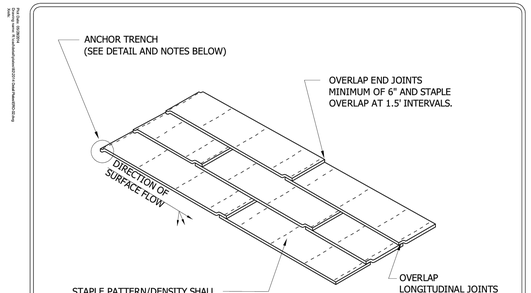
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ORANGE CONSTRUCTION SAFETY FENCE

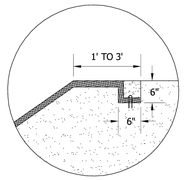
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



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



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

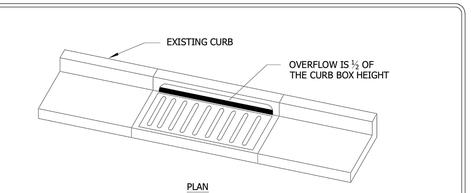
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EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

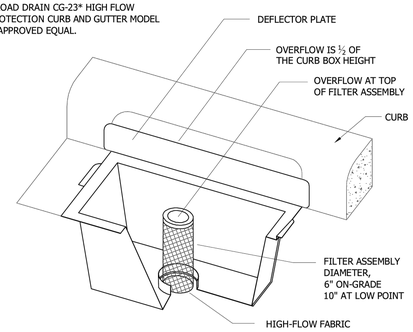
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

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



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

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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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CHEVALLE 19TH ADDITION
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CHASKA MINNESOTA

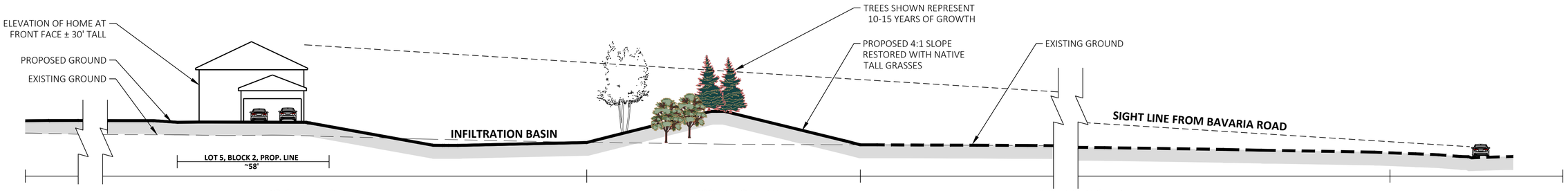
CIVIL DETAILS IV

PROJECT NO. 13074-0002

SHEET 23 OF 27

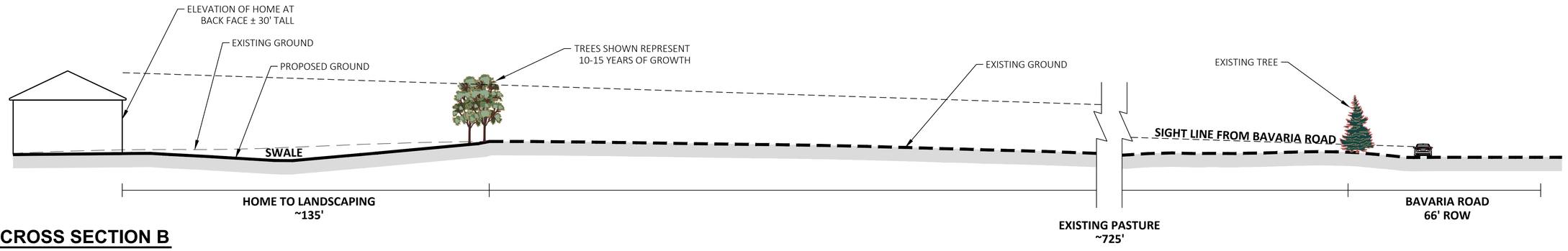
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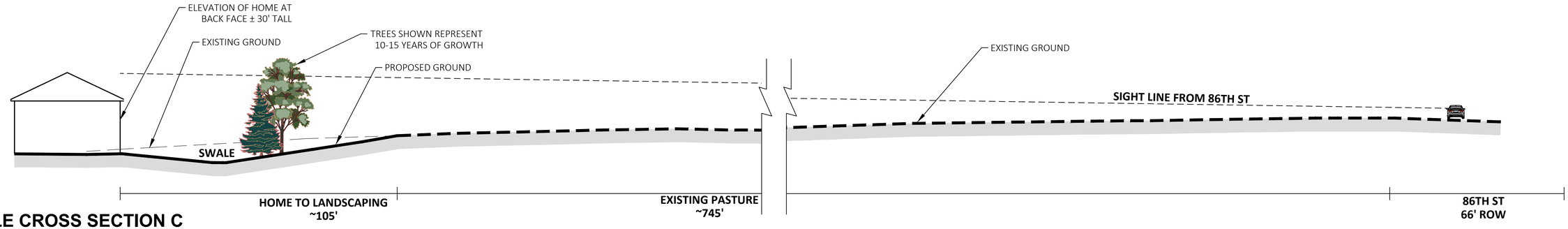
BERM CROSS SECTION A

SCALE 1"=20'



SWALE CROSS SECTION B

SCALE 1"=20'



SWALE CROSS SECTION C

SCALE 1"=20'

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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.

DANIEL SJORDAL
License No. XXXXX

Date

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE SECTIONS

PROJECT NO. 13074-0002

SHEET 24 OF 27

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PLANTING NOTES
PERMITS:

1. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.

PREPARATION AND PLANTING:

2. ALL PLANTING TO FOLLOW THE CITY OF CHASKA ZONING ORDINANCE REQUIREMENTS.

3. ALL PLANTING BEDS AND TO RECEIVE SHREDDED HARDWOOD MULCH AND POLY EDGING. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

4. ALL TREES IN LAWN AREAS TO HAVE 5' DIAMETER RING WITH POLY EDGING AND RECEIVE SHREDDED HARDWOOD. MULCH TO BE INSTALLED TO 3" DEPTH OVER 5 OZ. WOVEN WEED BARRIER FABRIC UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS. KEEP MULCH 6" AWAY FROM TRUNK.

5. ALL PLANTING BEDS AND TREE RINGS TO BE EDGED WITH 5" COMMERCIAL GRADE POLY EDGING OR APPROVED EQUAL. EDGING TYPE SUBSTITUTIONS TO BE APPROVED BY OWNER'S REPRESENTATIVE.

6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.

7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE THE MINIMUM REQUIRED SIZE OF EACH PLANT.

8. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

9. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.

10. ALL DISTRUBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE PLANS. ANY AREAS DISTURBED BY CONTRACTOR OUTSIDE OF PROJECT LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS.

11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.

12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSEY STOCK FOR SIZE AND QUALITY.

13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.

14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).

15. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

16. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.

17. DO NOT PLANT WHEN TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT, EXCEED 90 DEGREES FAHRENHEIT, SUSTAINED WIND EXCEEDING 25 MPH, GROUND IS SATURATED, GROUND IS FROZEN AND/OR OTHER ENVIRONMENTAL CONDITIONS THAT ARE NOT CONDUCIVE TO TREE PLANTING.

18. DO NOT ALLOW TREES TO DRY-OUT BEFORE THEY CAN BE PLANTED. KEEP TREES, INCLUDING ROOTBALLS, COOL AND MOIST UNTIL PLANTED.

19. PLANT TREES SUCH THAT FIRST FLARE ROOT IS 1" TO 2" ABOVE SURROUNDING GRADE.

20. REMOVE FROM SITE ALL DEBRIS ASSOCIATED WITH INSTALLATION ACTIVITES. CLEAN SIDEWALKS, ROADS, ADJACENT LAWN AREAS AS NECESSARY TO KEEP THE SITE CLEAN AT ALL TIMES.

CONTRACTOR REQUIREMENTS:

21. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.

22. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE OWNER'S REPRESENTATIVE SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE OWER'S REPRESENTATIVE PRIOR TO OPENING ANY PLANT PITS.

24. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER'S REPRESENTATIVE SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.

25. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.

26. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

27. SEED DISTURBED LAWN AREAS AND AREA AROUND TREE PLANTING NOT COVERED WITH WOOD MULCH. SEED BY IMPORTING TOPSOIL TO FILL DEPRESSIONS, RAKE LEVEL, OVERSEED AND RAKE-IN MULCH.

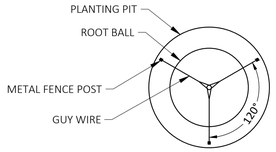
MAINTENANCE AND WARRANTY:

28. TREES STAKES TO REMAIN IN-PLACE FOR 2 FULL GROWING SEASONS. CONTRACTOR TO REMOVE STAKES AT END OF SECOND SEASON AND BEFORE WINTER.

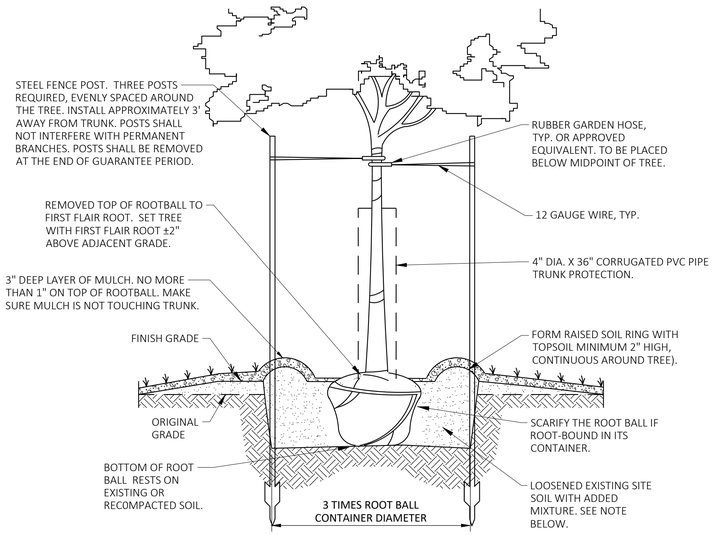
29. MAINTAIN AND WARRANTY TREES FOR 2-YEARS. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.

30. TREES THAT DIE (HAVE LESS THAN 50% CANOPY) DURING THE WARRANTY PERIOD TO BE REMOVED IMMEDIATELY. REPLACEMENT TREES TO BE PLANTED DURING SPRING OR FALL PLANTING PERIODS AND MAINTAINED AND WARRANTIED FOR 1 ADDITIONAL YEAR FROM DATE OF REPLACEMENT PLANTING.

31. IF WATERING OPTIONS ARE NOT AVAILABLE ON SITE, LANDSCAPE CONTRACTOR TO INSTALL 20-GALLON WATERING BAG FOR 2-YEARS AND WATER TREES USING WATERING BAG. REMOVE WATERING BAGS BEFORE WINTER AND REPLACE WITH PVC TREE TRUNK PROTECTION. RE-INSTALL WATERING BAG THE FOLLOWING SPRING IF APPLICABLE TO COMPLETE THE 2-YEAR WATERING REQUIREMENT. REMOVE WATERING BAGS UPON COMPLETION OF TREE WARRANTY.



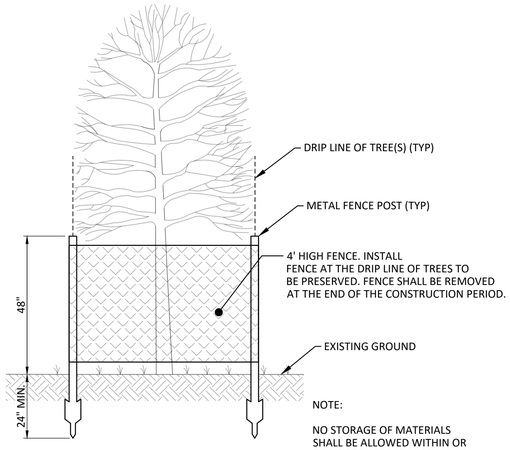
STAKING DIAGRAM



NOTES;

1. REMOVE TOP OR ROOTBALL, ADVANTAGEOUS ROOTS AND FIBROUS LOCATED ABOVE FLARE ROOTS TO DETERMINE PROPER PLANTING DEPTH.
2. TREE STAKING IS NOT PREFERRED BUT TO BE USED AS A LAST RESORT ON WINDY SITES. INSTALL TWO OF THE THREE STAKES AND GUY WIRES ON THE UPHILL SIDE OF THE TREE.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. REMOVE GUY WIRES AND TIES AFTER 6 MONTHS OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. TREE SHALL STAND PLUMB.
7. SOIL MIX: 1 PART ORGANIC MATERIAL, 1 PART SAND AND 2 PARTS TOPSOIL.
8. REMOVE ALL TAGS, ROPE, WIRE BASKETS AND CONTAINERS.
9. CLEAN TRUNK TO HEIGHT SPECIFIED AND PAINT WOUNDS WITH APROVED DRESSING COMPOUND.

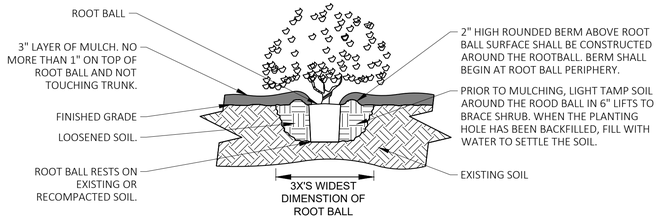
TREE PLANTING
NOT TO SCALE



NOTE:

NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.

TREE PROTECTION
NOT TO SCALE



NOTES:

1. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
2. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
3. DO NOT PRUNE BEFORE ACCEPTANCE.
4. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
5. IF EXISTING SOIL IS NOT ACCEPTABLE, BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL - 1 PART SAND - 2 PARTS NATIVE TOPSOIL.

SHRUB PLANTING
NOT TO SCALE

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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.

DANIEL SIORDAL
License No. XXXXX
Date

PRELIMINARY
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HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE NOTES & DETAILS
PROJECT NO. 13074-0002

SHEET
25 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-20 of 22 Landscape Notes-8/5/2025 10:06 AM-(droegiers)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE GRADING AND ESTABLISHMENT OF 10 NEW LOW DENSITY RESIDENTIAL LOTS. THE 6.17-ACRE SITE IS LOCATED WEST OF BAVARIA RD AND SOUTH OF 86TH ST, CHASKA, MINNESOTA.

THE EXISTING SITE IS MOSTLY PERVIOUS CONSISTING OF UNDEVELOPED PASTURE LAND. THE SITE GENERALLY DRAINS TO THE SOUTHEAST ALONG THE EDGE OF A BERM TO A CATCH BASIN THAT DISCHARGES TO AN EXISTING POND.

THE PROPOSED SITE WILL CONSIST OF IMPERVIOUS AND PERVIOUS AREA. THE IMPERVIOUS WILL CONSIST OF 10 NEW HOUSE PADS, 10 DRIVEWAYS, AND ABOUT 275 FT OF RESIDENTIAL ROADWAY. ON-SITE STORM SEWER WILL BE CONSTRUCTED AND WILL DRAIN TO AN ON-SITE INFILTRATION BASIN WITH AN OVERFLOW TO AN EXISTING OFF-SITE DETENTION POND. THE INFILTRATION BASIN IS DESIGNED TO MEET MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REQUIREMENTS FOR STORMWATER DETENTION AND TREATMENT.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT AND EROSION CONTROL PLAN TO THE OWNER FOR REVIEW 5 DAYS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR AND THE OWNER ARE JOINTLY REQUIRED TO SUBMIT TO THE MPCA A NOTICE OF INTENT (NOI) AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT THE SITE. THE APPLICATION SHALL BE SUBMITTED ONLINE AT WWW.PCA.STATE.MN.US.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SWPPP AS REQUIRED BY THE MPCA. THE PLAN PROVIDES STRUCTURAL CONTROLS AND/OR STABILIZATION PRACTICES DESIGNED TO MINIMIZE POLLUTANTS IN THE STORMWATER DISCHARGE (INCLUDING SOIL SEDIMENT), TO MINIMIZE EROSION ON THE SITE, AND TO ELIMINATE TRACKING OF SOIL OFF SITE BY VEHICLES.

A REGULAR PROGRAM OF INSPECTION AND MAINTENANCE OF THE EROSION AND POLLUTION CONTROLS ARE REQUIRED BY THE MPCA. BASED ON THESE INSPECTIONS, THE EROSION AND POLLUTION CONTROLS WILL BE MAINTAINED, MAY BE MODIFIED, AND MAY BE SUPPLEMENTED BY ADDITIONAL MEASURES IN ORDER TO ADEQUATELY MINIMIZE POLLUTANTS.

THE CONTRACTOR AND THE OWNER ARE JOINTLY REQUIRED TO SUBMIT TO THE MPCA A NOTICE OF TERMINATION (NOT) AFTER THE SITE HAS BEEN STABILIZED, CONSTRUCTION HAS ENDED, AND TEMPORARY EROSION CONTROL MEASURES HAVE BEEN REMOVED.

STORMWATER MANAGEMENT FEATURES IN ADDITION TO THOSE SHOWN ON THE PLANS SHALL BE PLACED, MONITORED, MAINTAINED, AND REMOVED AT THE DISCRETION AND DIRECTION OF THE ENGINEER AS NECESSARY.

SEQUENCE OF CONSTRUCTION

THE FOLLOWING IS A SUGGESTED SEQUENCE OF CONSTRUCTION FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS AND IS NOT INTENDED TO BE A DEFINITIVE CONSTRUCTION SCHEDULE.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, AS REQUIRED, AND INLET PROTECTION.
2. INSTALL PERIMETER SEDIMENT CONTROL ON DISTURBED AREA.
3. ROUGH SITE GRADING
4. INSTALL TEMPORARY SOIL STABILIZATION ON DISTURBED AREAS, AS NEEDED.
5. INSTALL UTILITIES, STORM SEWERS, SANITARY SEWER, AND WATER.
6. INSTALL INLET PROTECTION AFTER COMPLETING STORM DRAINAGE AND OTHER UTILITY INSTALLATION.
7. COMPLETE FINAL GRADING.
8. COMPLETE FINAL PAVING.
9. MULCH AND SEED DISTURBED AREAS AS SPECIFIED WITHIN 7 DAYS OF COMPLETION OF TOPSOIL PLACEMENT AND GRADING.
10. RESEED AREAS DISTURBED BY REMOVAL ACTIVITIES.

STORMWATER POLLUTION PREVENTION PLAN CONTACT

THE STORMWATER POLLUTION PREVENTION PLAN CONTACT SHALL BE AN INDIVIDUAL WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION AND SEDIMENT CONTROL BMPS, WHO WILL OVERSEE THE IMPLEMENTATION AND THE INSTALLATION OF THE SWPPP AND INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION. THE SWPPP PLAN CONTACT IS LISTED BELOW:

SWPPP CONTACT: _____ PHONE: _____

TITLE: _____

GENERAL CONTRACTOR CONTACT INFORMATION (OPERATOR)

THE CONTRACTOR (OPERATOR) AS SHOWN ON THE NOTICE IS LISTED BELOW. THE CONTRACTOR SHALL HAVE OPERATIONAL CONTROL OF THE SWPPP AND IS RESPONSIBLE FOR ITS IMPLEMENTATION.

OPERATOR	CONTACT PERSON	CONTACT PERSON PHONE

MAILING ADDRESS	CITY	STATE/PROVINCE	ZIP CODE

"I _____, CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN. BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT.

PRINTED NAME OF APPLICANT	TITLE

SIGNATURE OF APPLICANT	DATE

SPILL PREVENTION NOTES

HOUSEKEEPING

1. ONLY NEEDED PRODUCTS WILL BE STORED ON-SITE BY THE CONTRACTOR.
2. EXCEPT FOR BULK MATERIALS, THE CONTRACTOR WILL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS.
3. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED.
4. MATERIAL MIXING WILL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. WHEN POSSIBLE, ALL PRODUCTS WILL BE COMPLETELY USED BEFORE PROPERLY DISPOSING OF THE CONTAINERS OFF SITE.
6. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS WILL BE FOLLOWED.
7. THE CONTRACTOR'S SITE SUPERINTENDENT WILL INSPECT MATERIAL STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.
8. DUST GENERATED WILL BE CONTROLLED IN AN ENVIRONMENTALLY SAFE MANNER.
9. VEGETATION AREAS NOT ESSENTIAL TO THE CONSTRUCTION PROJECT WILL BE PRESERVED AND MAINTAINED AS NOTED ON THE PLANS.

HAZARDOUS MATERIALS

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S LABEL DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
4. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DEGREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
5. WHEEL WASH WATER WILL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WILL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM.
6. POTENTIAL PH-MODIFYING MATERIALS SUCH AS: BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.

PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS

   ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
2. FERTILIZERS

   FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED. ONCE APPLIED, FERTILIZERS WILL BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
3. PAINTS

   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
4. CONCRETE AND OTHER WASHOUTS WASTE

   CONTRACTORS WILL PROVIDE DESIGNATED WASHOUT AREAS ON THE SITE IN ACCORDANCE WITH PART IV.F.4 OF THE GENERAL PERMIT MN R100001. SEE POLLUTION PREVENTION MEASURES AT RIGHT FOR DETAILS.

SPILL CONTROL PRACTICES

IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP, IF NEEDED.

1. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
2. APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT WILL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEANUP PURPOSES.
3. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. AFTER A SPILL, A REPORT WILL BE PREPARED DESCRIBING THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING, AS WELL AS CLEANUP INSTRUCTIONS IN THE EVENT OF REOCCURRENCES.
6. THE CONTRACTOR'S SITE SUPERINTENDENT, RESPONSIBLE FOR DAY-TO-DAY OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.

SPILL RESPONSE

THE PRIMARY OBJECTIVE IN RESPONDING TO A SPILL IS TO QUICKLY CONTAIN THE MATERIAL(S) AND PREVENT OR MINIMIZE MIGRATION INTO STORMWATER RUNOFF AND CONVEYANCE SYSTEMS. IF THE RELEASE HAS IMPACTED ON-SITE STORMWATER, IT IS CRITICAL TO CONTAIN THE RELEASED MATERIALS ONSITE AND PREVENT THEIR RELEASE INTO RECEIVING WATERS. IF A SPILL OF POLLUTANTS THREATENS STORMWATER OR SURFACE WATER AT THE SITE, THE SPILL RESPONSE PROCEDURES OUTLINED BELOW MUST BE IMPLEMENTED IN A TIMELY MANNER TO PREVENT THE RELEASE OF POLLUTANTS.

1. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE NOTIFIED IMMEDIATELY WHEN A SPILL OR THE THREAT OF A SPILL IS OBSERVED. THE SUPERINTENDENT WILL ASSESS THE SITUATION AND DETERMINE THE APPROPRIATE RESPONSE.
2. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING EROSION AND SEDIMENT CONTROLS AND ENTERING RECEIVING WATERS, PERSONNEL WILL BE DIRECTED TO RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
3. SPILL KITS CONTAINING APPROPRIATE MATERIALS AND EQUIPMENT FOR SPILL RESPONSE AND CLEANUP WILL BE MAINTAINED BY THE CONTRACTOR AT THE SITE.
4. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G., SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
5. IF A SPILL OCCURS, THE SUPERINTENDENT OR THE SUPERINTENDENT'S DESIGNEE WILL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM AND FOR REPORTING THE SPILL TO THE MPCA.
6. PERSONNEL WITH PRIMARY RESPONSIBILITY FOR SPILL RESPONSE AND CLEANUP WILL RECEIVE TRAINING BY THE CONTRACTOR'S SITE SUPERINTENDENT OR DESIGNEE. THE TRAINING MUST INCLUDE IDENTIFYING THE LOCATION OF THE SPILL KITS AND OTHER SPILL RESPONSE EQUIPMENT AND THE USE OF SPILL RESPONSE MATERIALS.
7. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.

SPILL NOTIFICATION

IN THE EVENT OF A SPILL, THE CONTRACTOR'S SITE SUPERINTENDENT WILL MAKE THE APPROPRIATE NOTIFICATION(S), CONSISTENT WITH THE FOLLOWING PROCEDURES:

PER MINNESOTA STATUTE 115.061, NOTIFY THE MPCA IMMEDIATELY. THE REPORT MUST BE MADE TO THE MINNESOTA DUTY OFFICER BY CALLING 651-649-5451 OR 800-422-0798. NOTIFICATION IS NOT REQUIRED FOR DISCHARGE OF 5 GALLONS OR LESS OF PETROLEUM, AS DEFINED IN SECTION 115C.02, SUBD. 10.

REPORTABLE SPILLS ARE THOSE THAT:

1. THREATEN OR ARE IN A POSITION TO THREATEN WATERS OF THE STATE, SUCH AS SURFACE OR GROUND WATER.
2. CAUSE IMMEDIATE DANGER TO HUMAN HEALTH OR SAFETY.
3. CAUSE HARM OR THREATEN TO HARM WILDLIFE OR AQUATIC LIFE.
4. ARE RELEASES OF OIL OR HAZARDOUS SUBSTANCES IN EXCESS OF REPORTABLE QUANTITIES UNDER SECTION 311 OF THE CLEAN WATER ACT (SEE 40 CFR 110.10 AND CFR 117.21) OR SECTION 102 OF CERCLA (SEE 40 CFR 302.4).

SOME RELEASES MAY REQUIRE IMMEDIATE RESPONSE BY TRAINED EMERGENCY PERSONNEL. THIS MAY BE COORDINATED THROUGH THE MPCA, EMERGENCY RESPONSE TEAM, AND ANY OTHER STATE OR LOCAL EMERGENCY RESPONSE AGENCIES THAT MAY BE NEEDED. IF THERE IS ANY QUESTION AS TO PROPER RESPONSE, CALL THE MPCA AT 651-296-6300 OR 800-657-3864, ASK FOR A MEMBER OF THE EMERGENCY RESPONSE TEAM (24 HOUR EMERGENCY RESPONSE), AND PROVIDE ALL RELEVANT INFORMATION ABOUT THE INCIDENT.

POLLUTION PREVENTION MEASURES

1. THE CONTRACTOR SHALL REMOVE ALL WASTES COMPOSED OF BUILDING MATERIALS, FLOATING DEBRIS, PAPER, FABRIC, AND OTHER WASTES FROM THE SITE FOR DISPOSAL IN LICENSED DISPOSAL FACILITIES. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED TO THE WATERS OF THE STATE AT THE SITE. ALL WASTES SHALL BE DISPOSED OF PROPERLY AND MUST COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS.
2. THE CONTRACTOR SHALL PROVIDE CONTAINMENT AROUND FUELING AND CHEMICAL STORAGE AREAS TO ENSURE THAT SPILLS IN THESE AREAS DO NOT REACH WATERS OF THE STATE. CONTINGENCIES SHALL BE PROVIDED FOR THE TREATMENT AND/OR DISPOSAL OF CONTAMINATION BY ACTS OF VANDALISM.
3. THE CONTRACTOR SHALL PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. THE LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
4. LIQUID AND SOLID WASTES SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR AND IN COMPLIANCE WITH MPCA RULES.

DUST CONTROL

1. NO PERSON MAY CAUSE OR PERMIT THE HANDLING, TRANSPORTING OR STORING OF ANY MATERIAL IN A MANNER WHICH ALLOWS OR MAY ALLOW CONTROLLABLE PARTICULATE MATTER TO BECOME AIRBORNE. EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR MAY NOT CAUSE NOR PERMIT THE CONSTRUCTION, REPAIR, DEMOLITION, OR USE OF UNPAVED OR UNTREATED AREAS WITHOUT FIRST PUTTING INTO EFFECT AN ONGOING PROGRAM USING THE BEST PRACTICAL METHODS TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE.
2. THE CONTRACTOR SHALL DEVELOP A DUST CONTROL PLAN, ADMINISTERED BY THE SWPPP CONTACT PERSON THAT USES ALL REASONABLE PRECAUTIONS TO PREVENT DUST EMISSIONS FOR THE ENGINEER'S APPROVAL.
3. THE PLAN MUST:
   - 3.1 IDENTIFY ALL POTENTIAL FUGITIVE DUST EMISSION SOURCES.
   - 3.2 ASSIGN DUST CONTROL METHODS.
   - 3.3 DETERMINE FREQUENCY OF APPLICATION.
   - 3.4 RECORD ALL DUST CONTROL ACTIVITIES.
   - 3.5 MONITOR YOUR DUST CONTROL EFFORTS.
4. THE PLAN SHALL HAVE PROVISIONS FOR NOTIFYING SUBCONTRACTORS AND OTHERS ACCESSING THE DISTURBED AREAS OF THEIR RESPONSIBILITIES TO CONTROL FUGITIVE DUST (I.E., OBSERVING ON-SITE VEHICLE SPEED LIMITS, TRACK OUT, BEST PRACTICAL METHODS OF DUST CONTROL BEING USED ON SITE WHEN WORKING ON PAVEMENTS AND IN DISTURBED AREAS, KEEPING OFF DISTURBED AREAS THAT HAVE BEEN STABILIZED, ETC.).
5. THE PLAN SHALL ADDRESS THE TYPE OF BEST PRACTICAL METHODS OF FUGITIVE DUST CONTROL TO BE USED BY CONTRACTOR TO CONTROL FUGITIVE DUST IN DETAIL. MORE THAN ONE TYPE OF FUGITIVE DUST CONTROL METHOD MAY BE NECESSARY TO PREVENT FUGITIVE DUST GENERATION, AND USE OF MULTIPLE FUGITIVE DUST METHODS MUST BE ADDRESSED, IF APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE PROVISIONS CONTAINED IN THEIR DEVELOPED PLAN.
6. THE PLAN SHALL HAVE PROVISIONS FOR UPDATING THE PLAN IN THE EVENT CHANGES TO THE PROJECT OCCUR AND RESUBMITTAL OF THE PLAN TO THE PROJECT ENGINEER.

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

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HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

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EROSION AND SEDIMENT CONTROL NOTES

1. NO EARTHWORK OPERATIONS SHALL BEGIN PRIOR TO ALL TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES BEING INSTALLED.

2. AGGREGATE CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE CONSTRUCTION SITE. LOCATIONS OF CONSTRUCTION ENTRANCES ARE APPROXIMATE AND SHALL BE FIELD LOCATED. ANY SEDIMENT TRACKED OR DEPOSITED ONTO OFF-SITE PAVED SURFACES SHALL BE REMOVED WITHIN 24 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING TO REMOVE ANY ACCUMULATED SEDIMENT FROM OFF-SITE PAVED SURFACES.

3. SEDIMENT ACCUMULATED BEHIND FIBER ROLLS AND SILT FENCE SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE FIBER ROLL OR SILT FENCE. ANY INEFFECTIVE (DECOMPOSED, TORN, COLLAPSED) FIBER ROLLS OR SILT FENCE SHALL BE REPLACED IMMEDIATELY.

4. ALL STORM DRAIN INLETS WITHIN THE PROJECT LIMITS AND IN THE IMMEDIATE VICINITY OF THE SITE SHALL HAVE SEDIMENT PROTECTION MEASURES. THIS INCLUDES INLETS AFFECTED BY SEDIMENT TRACKED FROM THE SITE.

5. VEGETATIVE BUFFERS SHALL HAVE A MINIMUM WIDTH OF 25 FEET FOR EVERY 125 FEET OF DISTURBED AREA THAT DRAINS TO THE BUFFER. FOR EACH ADDITIONAL 5 FEET OF DISTURBANCE, AN ADDITIONAL 1 FOOT OF BUFFER MUST BE ADDED. THE BUFFER SHALL HAVE A MAXIMUM 5 PERCENT SLOPE AND CONCENTRATED FLOWS TO THE BUFFER SHALL BE MINIMIZED.

6. VEGETATIVE BUFFER SHALL CONSIST OF DENSE GRASS VEGETATION 3 TO 12 INCHES TALL WITH UNIFORM COVERAGE OVER 90 PERCENT OF THE BUFFER. NO MORE THAN 10 PERCENT OF THE BUFFER MAY CONSIST OF WOODY VEGETATION.

7. ALL DISTURBED AREAS THAT HAVE BEEN FINAL GRADED OR ARE NOT ACTIVELY BEING WORKED SHALL BE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 7 DAYS AFTER COMPLETION OF THE WORK. USE SEEDING AND MULCHING, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE IN PAVED AREAS.

8. AREAS WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 15 DAYS OF THE TIME CONSTRUCTION ACTIVITY TEMPORARILY CEASES NEED NOT BE STABILIZED.

9. FIBER ROLLS OR SILT FENCE SHALL BE INSTALLED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 3:1 AND LENGTHS GREATER THAN 75 FEET. ANY SLOPE EXHIBITING RILLS, SIGNIFICANT EROSION, OR EVIDENCE OF CONCENTRATED FLOW SHALL BE REGRADED TO PLAN GRADES AND FIBER ROLLS OR OTHER TEMPORARY EROSION CONTROL MEASURE INSTALLED TO PREVENT FUTURE EROSION.

10. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL HAVE THEIR NORMAL WETTED PERIMETER STABILIZED WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO A SURFACE WATER. STABILIZATION SHALL BE ACCOMPLISHED BY THE USE OF EROSION CONTROL BLANKETS, SODDING, APPLICATION OF RIPRAP, OR OTHER METHOD OF STABILIZATION.

11. ALL TEMPORARY OR PERMANENT DRAINAGE DITCHES, SWALES, OR STORM SEWER DISCHARGE POINTS SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER, INCLUDING STORM SEWER SYSTEMS.

12. TEMPORARY SOIL STOCKPILES SHALL BE SURROUNDED BY SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND SHALL NOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

13. DEWATERING OR BASIN DRAINAGE RELATED TO CONSTRUCTION SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN. IF THE WATER CANNOT BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN, IT SHALL BE TREATED WITH ONE OF THE DEWATERING STRUCTURES SHOWN. ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT OT THE WETLAND.

14. DEWATERING IS LIMITED TO STORMWATER AND GROUNDWATER THAT MAY COLLECT ON SITE, AND THE FOLLOWING ALLOWABLE NON-STORMWATER SOURCES: FIRE-FIGHTING, FIRE HYDRANT FLUSHING, POTABLE WATER LINE FLUSHING, INFREQUENT BUILDING AND EQUIPMENT WASH DOWN WITHOUT DETERGENTS, UNCONTAMINATED FOUNDATION DRAINS, SPRINGS, LAWN WATERING, AND AIR CONDITIONING CONDENSATE. THE OPERATION MUST NOT LEAD TO SEDIMENT DEPOSITS WITHIN STORM SEWERS, DITCHES, AND SURFACE WATERS. THE OPERATION MUST NOT CAUSE OR POTENTIALLY CAUSE A VISIBLE PLUME IN A SURFACE WATER.

15. TEMPORARY SEDIMENTATION BASINS SHALL BE PROVIDED WHEN 10 OR MORE ACRES OF DISTURBED AREA DRAIN TO A COMMON LOCATION. THE BASIN MUST BE PROVIDE PRIOR TO RUNOFF LEAVING THE SITE OR ENTERING SURFACE WATERS.

16. ANY SEDIMENT ACCUMULATION IN SURFACE WATERS, INCLUDING DRAINAGEWAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, SHALL BE REMOVED AND THE AREA STABILIZED WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOILS. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL OF THE APPROPRIATED AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

17. TEMPORARY EROSION AND SEDIMENT CONTROLS IN ADDITION TO THOSE SHOWN ON THE PLANS SHALL BE INSTALLED IF DEEMED NECESSARY OR AT THE DIRECTION OF THE ENGINEER/OWNER'S REPRESENTATIVE.

18. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.

19. STORMWATER CONTROLS ARE EXPECTED TO WITHSTAND AND FUNCTION PROPERLY UP TO A TWO-YEAR, 24-HOUR PRECIPITATION EVENT. VISIBLE EROSION AND/OR OFF-SITE SEDIMENT DEPOSITS SHOULD BE MINIMAL.

TEMPORARY SEDIMENTATION BASIN REQUIREMENTS

1. TEMPORARY SEDIMENTATION BASINS SHALL PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE OF DISTURBED AREA DRAINING TO THE BASIN OR A STORAGE VOLUME EQUAL TO THE RUNOFF FROM A TWO-YEAR, 24-HOUR STORM EVENT PLUS 1,800 CUBIC FEET OF STORAGE FOR EACH DISTURBED ACRE THAT DRAINS TO THE BASIN, WHICHEVER IS GREATER.

2. BASINS SHALL BE DESIGNED TO PREVENT THE DISCHARGE OF FLOATING DEBRIS AND PROVIDE A MEANS FOR COMPLETE DRAWDOWN FOR MAINTENANCE ACTIVITIES.

3. THE BASIN SHALL HAVE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY.

FINAL STABILIZATION

1. ALL SOIL-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A MINIMUM DENSITY OF 70 PERCENT OF THE NATIVE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN ACHIEVED.

2. FOR SOIL-DISTURBING ACTIVITIES ON LAND USED FOR AGRICULTURAL PURPOSES, FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRE-DISTURBANCE AGRICULTURAL USE. AREAS DISTURBED THAT WERE NOT PREVIOUSLY USED FOR AGRICULTURAL ACTIVITIES, SUCH AS BUFFER STRIPS IMMEDIATELY ADJACENT TO WATERS OF THE STATES, AND AREAS NOT BEING RETURNED TO THEIR PRE-DISTURBANCE AGRICULTURAL USE MUST MEET THE FINAL STABILIZATION CRITERIA ABOVE.

3. FINAL STABILIZATION HAS BEEN ACHIEVED WHEN THE ABOVE CRITERIA HAS BEEN MET AND:
   - 3.1 ALL DRAINAGE DITCHES CONSTRUCTED TO DRAIN WATER FROM THE SITE FOLLOWING CONSTRUCTION HAVE BEEN STABILIZED TO PREVENT EROSION.
   - 3.2 ALL TEMPORARY, SYNTHETIC, AND STRUCTURAL EROSION AND SEDIMENT CONTROLS HAVE BEEN REMOVED.
   - 3.3 ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL STORMWATER CONVEYANCES AND BASINS USED FOR PERMANENT WATER QUALITY MANAGEMENT. ANY REMOVED SEDIMENT THAT EXPOSES SOIL MUST BE STABILIZED TO PREVENT EROSION.

INSPECTION AND MONITORING

1. A COPY OF THE COMPLETED AND SIGNED NOTICE OF INTENT, COVERAGE LETTER FROM THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA), STORMWATER POLLUTION PREVENTION PLAN (SWPPP), SITE INSPECTION RECORDS, AND THE GENERAL PERMIT SHALL BE KEPT ON SITE DURING CONSTRUCTION. IF NO REASONABLE ON-SITE LOCATION IS AVAILABLE, THE DOCUMENTS MAY BE RETAINED AT A READILY AVAILABLE ALTERNATIVE LOCATION. ALL RECORDS SHALL BE RETAINED FOR A PERIOD OF THREE YEARS AFTER THE SUBMISSION OF THE NOTICE OF TERMINATION.

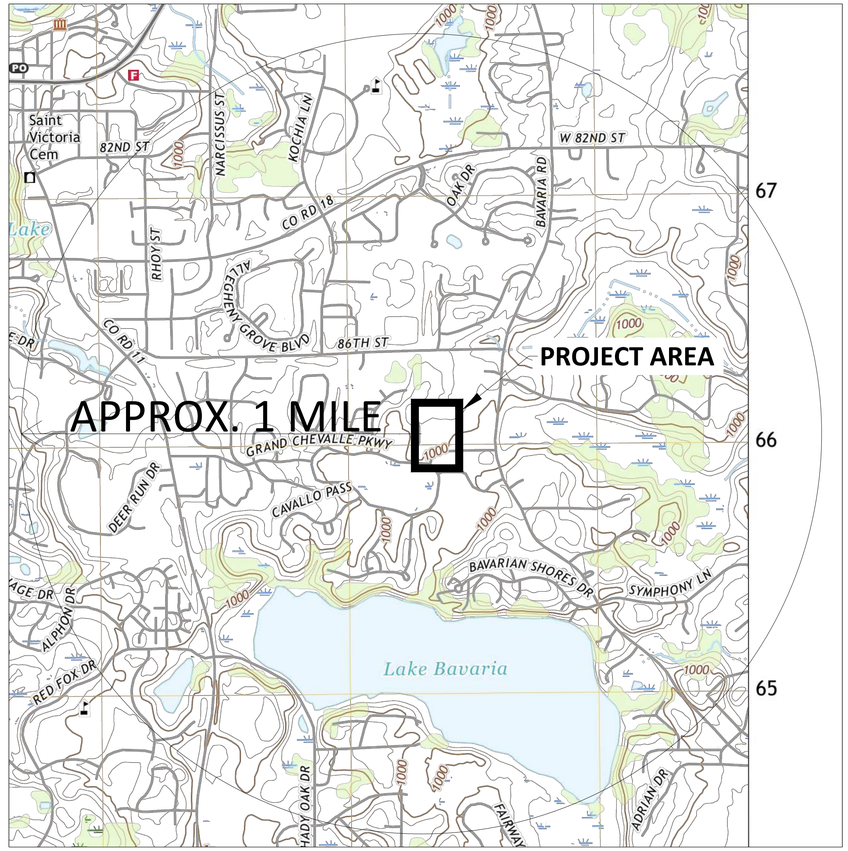
2. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) THAT IS TRAINED BY LOCAL, STATE, OR FEDERAL AGENCIES; PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT. THE INDIVIDUAL SHALL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AND SHALL BE FAMILIAR WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS.

3. INSPECTION SHALL BE PERFORMED BY, OR UNDER THE DIRECTION OF, THE PERMITTEE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.50 INCHES OF RAIN PER 24-HOUR PERIOD DURING ACTIVE CONSTRUCTION. THE PERMITTEE SHALL USE A RAIN GAUGE NEAR THE SITE OR UTILIZE THE NEAREST NATIONAL WEATHER SERVICE PRECIPITATION GAUGE STATION. ANY GAUGE USED SHALL BE LOCATED WITHIN 5 MILES OF THE STORMWATER DISCHARGE.

4. ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION SHALL BE RECORDED IN WRITING AND THESE RECORDS SHALL BE RETAINED. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   - 4.1 DATE AND TIME OF INSPECTION.
   - 4.2 NAME OF PERSON(S) CONDUCTING INSPECTIONS.
   - 4.3 FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS.
   - 4.4 CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES).
   - 4.5 DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.50 INCHES IN 24 HOURS.
   - 4.6 DOCUMENTATION THAT THE SWPPP PLAN HAS BEEN AMENDED WHEN SUBSTANTIAL CHANGES ARE MADE TO THE EROSION AND SEDIMENT CONTROLS OR OTHER BMPS IN RESPONSE TO INSPECTIONS.

5. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
   - 5.1 ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWPPP MUST BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY AND IN SERVICEABLE CONDITIONS.
   - 5.2 SURFACE WATERS, DRAINAGE DITCHES, AND CONVEYANCE SYSTEMS, INCLUDING STORM SEWER, MUST BE INSPECTED FOR SEDIMENT DEPOSITS AND/OR VISIBLE PLUMES.
   - 5.3 EXIT POINTS FROM THE CONSTRUCTION SITE ONTO PAVED SURFACES MUST BE INSPECTED FOR SEDIMENT BEING TRACKED BY VEHICLES OR EQUIPMENT.
   - 5.4 VEGETATIVE BUFFERS MUST BE INSPECTED FOR PROPER DISTRIBUTION OF FLOWS, SEDIMENT ACCUMULATION, AND SIGNS OF RILL FORMATION.

6. EROSION AND SEDIMENT CONTROLS FOUND IN NEED OF MAINTENANCE BETWEEN INSPECTIONS NEED TO BE REPAIRED OR SUPPLEMENTED WITH APPROPRIATE MEASURES WITHIN 48 HOURS OF DISCOVERY.



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	8/5/2025	AKC

PRELIMINARY
NOT FOR CONSTRUCTION

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
27 OF 27

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SWPPP.dwg-21 of 21 SWPPP I-8/5/2025 10:07 AM-(droegiers)



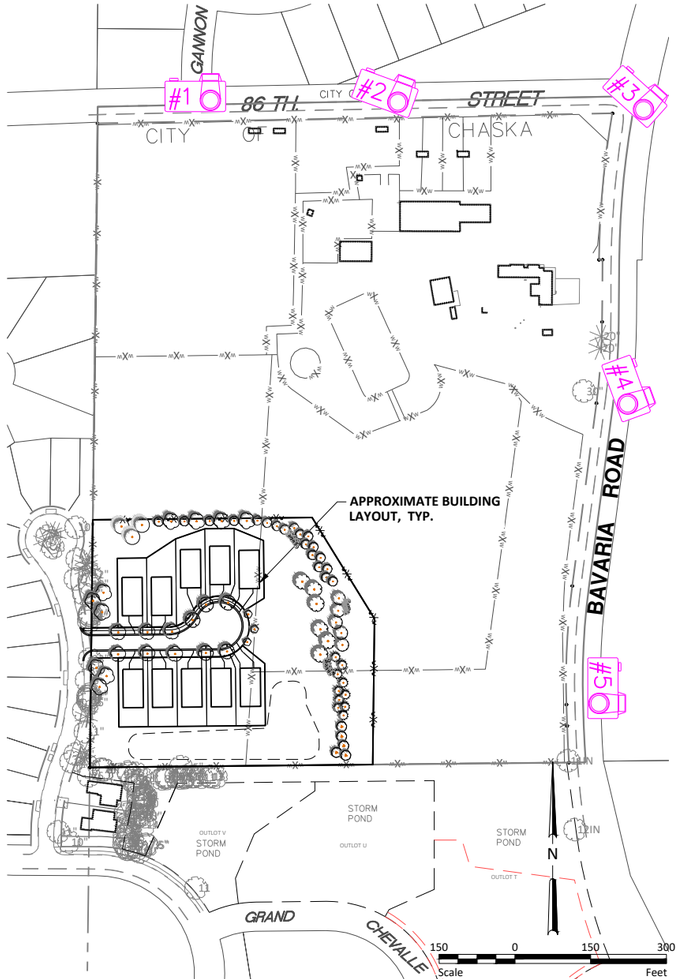
#1 86TH ST LOOKING SOUTH



#2 86TH ST LOOKING SOUTH/SOUTHWEST



#3 86TH ST & BAVARIA RD LOOKING SOUTHWEST





#4 BAVARIA RD LOOKING WEST/SOUTHWEST



#5 BAVARIA RD LOOKING WEST



ARTISTIC SCALED RENDERING - BAVARIA RD LOOKING WEST

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Exhibits\13074-0002_CIV-OVERALL-VIEWSHED PHOTOS.dwg-PHOTO EXHIBIT-8/4/2025 6:22 PM-(acarrell)

No.	Revision	Date	By

HOUSTON engineering, inc.

Drawn by	Date
	08-05-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

VIEWSHED PHOTO EXHIBIT

PROJECT NO. 13074-0002

SHEET
1 OF 1

HEI NO. 13074-0002

- MINUTES -
CHASKA CITY COUNCIL
JUNE 2, 2025

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

2. Pledge of Allegiance

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

Absent: Mayor Hubbard.

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

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

5. Proclamation
5.A. Years of Dedication to the Community – Cy's Bar & Grill
Mayor Pro Tem Hatfield explained Cy's has been a staple in Chaska and has new ownership. She read the proclamation in full.

Mayor Pro Tem Hatfield noted Cy's will only close for a couple of days to handle the transition.

6. Visitor Presentation
6.A. Tour de Tonka - Update
Jenny Bodurka, Minnetonka Community Education, explained Tour de Tonka will be in August, and it is the 20th anniversary. She highlighted 2025 sponsors on the presentation slide. There will be special events such as merchandise, display, and legacy riders to celebrate the anniversary.

Ms. Bodurka noted there are 835 riders registered with several states and cities represented. Most people sign up for the 100-mile event. The routes go through four counties and 25 cities. She showed a map of the different routes. She pointed out there is a rest stop in Chaska for the 100-mile ride.

Alyssa Peak, Minnetonka Community Education, stated over 600 volunteers are needed to make the event possible. There are many different options for volunteering.

Ms. Peak pointed out the event has raised over $100,000 for the ICA Food Shelf since 2006. She thanked law enforcement and safety partners for their support of the event.

Mayor Pro Tem Hatfield encouraged folks to volunteer for the event. Ms. Bodurka stated the links to volunteer are on the website.

7. Approve Previous Meeting Minutes

7.A. Approve the May 19, 2025, City Council Meeting Minutes

Motion by Councilmember Sheveland, second by Councilmember Grau to approve the minutes of the May 19, 2025, City Council meeting.
Motion carried.

8. Consent Agenda

Councilmember Sheveland noted her excitement for the Beckman Coulter project moving forward.

Motion by Councilmember Grau, second by Councilmember Benesh to approve the Consent Agenda Items A through C:

A. Adopt Resolution No. 2025-28 calling for a Public Hearing on Proposed Property Tax Abatement for Beckman Coulter Expansion

Motion to adopt Resolution 2025-28 calling for a public hearing on the proposed property tax abatement to support the expansion of Beckman Coulter and the road improvements necessary on Lake Hazeltine Drive.

B. Adopt Ordinance 1061 Amending Chapter 7, Article 7.16.030 Illicit Discharges (Salt) and Resolution 2025-29 approving summary ordinance for publication

Motion to adopt Ordinance 2025-1061 regulating illicit discharges into the City's stormwater drainage system.

B.i. Resolution 2025-29 approving summary ordinance for publication

Resolution 2025-29 approving a summary of the ordinance for publication.

C. Approve Temporary On-Sale Intoxicating License for Guardian Angels

Motion to approve Temporary On-Sale Intoxicating License TW.24.04 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 27, 2025.
Motion carried.

9. Action Items

10. Bills

10.A. Accounts Payable Claims Roster 2-6-2025

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report 2-6-2025
11.B. Financial Reports as of 03/31/2025

Councilmember Grau:
- Attended the Memorial Day celebration.
- Noted the Chaska Baseball Classic is June 13-15, 2025.
- Pointed out there was structural damage downtown. It appears a car ran into a median. City Manager Podhradsky stated U-turns in the downtown area have caused that damage and other incidents. Staff is looking into solutions.
- Asked when the bridge on the bike path would be completed. City Manager Podhradsky explained all of the blacktop will be completed by mid-June.
- Asked for an update on 41 and Engler. City Manager Podhradsky stated it will be switched over around June 16, 2025. Half of the road is always open to allow local access.
- Encouraged community members to be more aware of youth walking and biking around.

Councilmember Sheveland:
- Pointed out Dance Warehouse had their recital at Southwest Christian High School. She thanked the community workers for implementing the temporary stoplight.
- Went to Fishing with Friends.
- Congratulated students for finishing another school year.

Councilmember Benesh:
- Congratulated the Chaska High School Class of 2025.
- Pointed out there is a new bubble tea vendor on Crystal Lane.

Assistant City Administrator Durbin:
- Noted local businesses are being highlighted in a video by Mayor Pro Tem Hatfield and Mayor Hubbard. The videos are available on YouTube as well.

City Manager Podhradsky:
- Stated Staff met with owners of TownSquare regarding public safety, and it was a constructive meeting.

Mayor Pro Tem Hatfield:
- Congratulated the City of Chaska for making the Star Tribune's top workplaces list. City Manager Podhradsky noted their employees had a high survey participation rate.
- Stated Chaska Pride is June 21, 2025.
- Noted Picnic with Police is June 25, 2025.
- Added the Kids Concert and Ice Cream Social is June 10, 2025.
- Stated July 12, 2025, is the Fire and Ice Festival.
- Pointed out River City Days is July 25-26, 2025.
- Thanked the Legion and VFW for honoring veterans on Memorial Day.

12. Adjourn

Motion by Councilmember Benesh, second by Councilmember Sheveland to adjourn the meeting at 7:33 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JUNE 16, 2025

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

2. Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Visitor Presentation
5.A. Growth Through Opportunity Swearing In Ceremony
Police Chief Ryan Seibert provided details on the Growth Through Opportunity program and its history.

Mayor Hubbard conducted the Oath of Office for Griffin Williams and Aidan Coughlin.

Emergency alerts were heard in the Chambers. Councilmember Grau asked what the emergency procedure is in case they need to shelter in place. City Administrator Podhradsky stated they would leave the room through the main doors and go directly down the stairs. He advised against using elevators.

5.B. Brooks Ridge Homeowners Association request for Railroad Quiet Zone
Scott Morse, 542 Sweet Water Path, requested that the Council implement a quiet zone near his home. He explained that when he first moved to the area, the railroad near his home was only used twice per week. However, there are closer to six trains that run each day now. There is a horn most mornings at 3:00 a.m. The railroad is a financial concern in terms of home value and also a health concern. Mr. Morse pointed out that he has been speaking with Staff about the issue. He recommended that future developments near railroads be required to include more noise mitigation efforts.

City Administrator Podhradsky noted Staff met with the railroad a few years back about noise concerns. The railroad had implemented noise mitigation siding. The railroad had a temporary issue with construction where they were unable to use the regular noise mitigation efforts. Also, the railroad has stated it will review its horn regulations to ensure the noise isn't extensive. He provided additional details on other railways in the City and the cost of additional noise mitigation efforts.

Mayor Hubbard asked if there is a grant opportunity to help alleviate the financial burden. City Administrator Podhradsky stated he isn't aware of any. However, the City must be equitable in handling the noise mitigation efforts. Another Chaska neighborhood has already paid for noise mitigation.

5.C. Appreciation to Chaska Police Department

Jen Welvaert, 632 Dresden Circle, explained that a group of residents and non-residents alike thank the Council for their public service. She also thanked the Chaska Police Department for calmly handling the recent peaceful protests.

Mayor Hubbard acknowledged that the recent shooting of political leaders was a dark day in Minnesota's history. She thanked the commenter for her words.

City Administrator Podhradsky pointed out that two Chaska Police Department officers were involved in the capture of the shooter.

6. Approve Previous Meeting Minutes

6.A. Approve the June 2, 2025, City Council Meeting Minutes

Motion by Councilmember Sheveland, second by Councilmember Grau to approve the minutes of the June 2, 2025, City Council meeting.
Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Benesh to approve the Consent Agenda Items A through I:

A. Adopt Resolution 2025-30 Pertaining to the Expenditure of City Funds by/for Employees

Motion to adopt Resolution 2025-30 Pertaining to the Expenditure of City Funds for/by Employees and incorporate it into the Chaska Employee Handbook.

B. Approve Transient Accommodation - Hazeltine National Golf Club

Motion to approve the 2025-2026 transient accommodation license effective June 16, 2025, through April 30, 2026.

C. Adopt Resolution No. 2025-31 Approving the Final Site & Building Plan for 316 Lake Hazeltine Drive/Beckman Coulter/PC #2025-09

Motion to adopt Resolution No. 2025-31 approving the Final Site & Building Plan for the building addition at 316 Lake Hazeltine Drive.

D. Approve Temporary On Sale Intoxicating License for Flags and Honor of MN

Motion to approve the Temporary On-Sale Intoxicating License TW 25-05 for Flags and Honor of Minnesota, which allows them to serve intoxicating beverages at their car, bike, and tractor fundraising event, on August 2, 2025.

E. Approve Temporary On Sale Intoxicating License for Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 25.06 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 25th – 27th, 2025.

F. Development Agreement between City of Chaska and Coventry Properties of Chaska, LLC

Motion to authorize the Mayor and City Administrator to sign the Development Agreement between City of Chaska and Coventry Properties of Chaska, LLC.

G. Approve Alphabet Junction's Request to Terminate the Chaska Community Center Lease Agreement Early

Approve early termination of the Chaska Community Center Lease Agreement effective August 1, 2025.

H. Adopt Resolution 2025-34 - Approving 2025 Performance Measures

Motion to approve and adopt Resolution 2025-34 Approving 2025 Performance Measures.

I. Resolution 2025-35 Calling for a Public Hearing on Proposed Cable Television Franchise Agreement and Proposed Cable Television Franchise Ordinance

Motion to adopt Resolution 2025-35 calling for a public hearing on the proposed cable television franchise agreement and proposed cable television franchise ordinance.

Mayor Hubbard expressed her excitement for the final building plan approval at 316 Hazeltine Drive, referring to Consent Agenda Item 7.C. Adopt Resolution No. 2025-31 Approving the Final Site & Building Plan for 316 Lake Hazeltine Drive/Beckman Coulter/PC #2025-09.

Motion carried.

8. Action Items

8.A. Public Hearing and Resolution 2025-33 Authorizing Execution of a Tax Abatement Agreement for Beckman Coulter Expansion

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

Mayor Hubbard opened the public hearing at 7:35 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 7:36 p.m.

Motion by Councilmember Benesh, second by Councilmember Grau to adopt Resolution 2025-33 authorizing approval of the Property Tax Agreement between the City of Chaska and Beckman Coulter.
Motion carried.

8.B. Implement an Electric Utility Franchise and Franchise Fee with both MVEC and Xcel
City Administrator Podhradsky introduced the item to the Council, and Administrative Services Director Noel Graczyk provided a presentation on it.

8.B.i. Adopt Ordinance No. 2025-1063 Granting Minnesota Valley Electric Cooperative an Electric Utility Franchise
Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Ordinance No. 2025-1063 Granting Minnesota Valley Electric Cooperative an Electric Utility Franchise.
Motion carried.

8.B.ii. Adopt Ordinance No. 2025-1064 Implementing an Electric Energy Franchise Fee on Minnesota Valley Electric Cooperative
Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Ordinance No. 2025-1064 Implementing an Electric Energy Franchise Fee on Minnesota Valley Electric Cooperative.
Motion carried.

8.B.iii. Adopt Ordinance No. 2025-1065 Granting Northern States Power Company an Electric Utility Franchise
Motion by Councilmember Benesh, second by Mayor Hubbard to adopt Ordinance No. 2025-1065 Granting Northern States Power Company an Electric Utility Franchise.
Motion carried.

8.B.iv. Adopt Ordinance No. 2025-1066 Implementing an Electric Energy Franchise Fee on Northern States Power Company
Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Ordinance No. 2025-1066 Implementing an Electric Energy Franchise Fee on Northern States Power Company.
Motion carried.

8.B.v. Adopt Resolution No. 2025-32 To Approve Summary Publication of Ordinances 2025-1063, 2025-1064, 2025-1065, and 2025-1066
Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution No. 2025-32 To Approve Summary Publication of Ordinances 2025-1063, 2025-1064, 2025-1065, and 2025-1066.
Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 16-6-2025
Motion by Councilmember Grau, second by Councilmember Sheveland to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Sheveland, Benesh, Grau, and Mayor Hubbard. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 16-6-2025

Councilmember Grau:

- Thanked Mayor Hubbard for her public comments regarding the recent tragedy.
- Encouraged the public to respect other points of view and reminded everyone that people tend to have more in common than not.
- Pointed out that part of Hwy 41 is now closed. He suggested signage be added to the construction area to indicate which roads do not have throughways.
- Thanked volunteers who prepared the baseball fields to showcase Chaska.

Councilmember Hatfield:

- Noted Chaska Pride is June 21, 2025.
- Stated Picnic with Police is June 25, 2025.
- Pointed out June is Pride Month and also National Public Safety Month.
- Thanked Mayor Hubbard for her public comments regarding the recent tragedy. She explained that those who demonstrated peacefully are representative of Minnesota.

Councilmember Sheveland:

- Stated that instilling values in people begins at home.

Councilmember Benesh:

- Acknowledged the difficult events from over the weekend. He stated that the United States is no place for political violence.

City Administrator Podhradsky:

- Noted there will be two work session items at an upcoming meeting: Municipal Services Building rendition and the next year's budget.

Mayor Hubbard:

- Thanked Staff for their work over the weekend.
- Explained that her children were scared about the shooting and the list of targets.
- Reiterated that they can have disagreements and still be kind to one another.
- Noted she has received several comments about speeding e-bikes and cars ignoring crosswalks. She encouraged folks to be respectful of one another, to be aware of pedestrians, and to abide by the traffic laws. City Administrator Podhradsky pointed out that the City is working to promote pedestrian safety through signage, lights, and community education.
- Added the Community Market is June 19, 2025.
- Stated Family Night in the Ballpark is June 22, 2025.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Sheveland to adjourn the meeting at 8:21 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JUNE 30, 2025

1. Call to Order
The meeting was called to order by Mayor Hubbard at 7:05 p.m.

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Kevin Wright, Community Engagement Manager; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

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

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

6. Approve Previous Meeting Minutes
6.A. Approve the June 16, 2025, City Council Meeting Minutes
Motion by Councilmember Benesh, second by Councilmember Grau to approve the minutes of the June 16, 2025, City Council meeting.
Motion carried.

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

A. Approve Appointments to the Minnesota Municipal Utilities Association

Motion to approve the designation in ranking order to the MMUA Association, Andrew Romine, Mike Engelen and Troy Wiebe.

B. Approving a Master Services Agreement with FinnlyTech Inc.

Motion to authorize City Staff to notify Active of the City's intent not to renew the existing agreement and initiate discussions with Active for termination of the existing services agreement.
Motion to approve the Mayor and City Administrator to approve a Master Services Agreement with FinnlyTech Inc., in substantially the form presented subject to final negotiations with Finnly which are acceptable in the opinion of the City Attorney.

C. Approve the University of Minnesota Rental Space at the Chaska Community Center
Motion for City Council approval of the University of Minnesota's request for rental space at the Chaska Community Center.
Motion carried.

8. Action Items
8.A. Adopt Ordinance 2025-1062 Regulating the Keeping of Chickens
City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Durbin provided a presentation on it.

Councilmember Grau asked if there is education planned for the community. Assistant City Administrator Durbin confirmed there would be public notices and other education efforts provided to HOAs.

Councilmember Benesh asked what setbacks would apply. Assistant City Administrator Durbin stated there is a ten-foot setback from the property line.

City Administrator Podhradsky pointed out that a larger setback was considered, but it wasn't implemented due to the increased restrictiveness.

Councilmember Sheveland asked if other nuisance issues would be addressed prior to allowing a new accessory building. Assistant City Administrator Durbin confirmed there is a provision addressing the concern.

Councilmember Sheveland asked if there are concerns about water being negatively impacted by runoff from chicken keeping. City Administrator Podhradsky stated he was unaware of negative impacts on water sources. Other communities have allowed chicken keeping without impacts on their water sources.

Councilmember Benesh pointed out that there is a 15-foot setback from any ponds, lakes, or rivers.

City Administrator Podhradsky added that chickens must be properly cared for or else the City would intervene, similar to other pets.

Mayor Hubbard asked if anyone wanted to comment on the proposed ordinance.

John Prondzinski, 1160 Symphony Lane, stated he has concerns about the process and creating issues in neighborhoods. He pointed out there wasn't a discussion about larger setbacks at the Council's work session. A ten-foot setback would create odors for neighbors. He asked if the ordinance or the property covenant takes precedence. City Attorney Christophe Morschen explained that private covenants are not impacted by the proposed ordinance.

Mr. Prondzinski asked if a private covenant states a City ordinance would take precedent, then how would the City handle it. Mr. Morschen stated he represents the City of Chaska and cannot provide legal advice to residents.

City Administrator Podhradsky stated the City isn't trying to interfere with private covenants. Mr. Morschen stated it would ultimately be a private matter between a homeowner and an association.

Mr. Prondzinski pointed out that the argument of a fifty-foot setback being too restrictive is irrelevant because the ordinance allows HOAs to impose their own restrictions.

Councilmember Hatfield noted that her lived experience of living next to a chicken coop was positive and didn't create any issues. Chicken coops have not been shown to reduce property value, and some people seek out communities that allow chicken keeping.

Mayor Hubbard thanked community members for their engagement in the process. She noted there is an argument that chicken keeping is more affordable than buying eggs, but that isn't the case. Chicken keeping is a lifestyle choice. She added that she hopes there are positive community relationships created and maintained.

Mayor Hubbard pointed out that she spoke with law enforcement, and they haven't had issues related to chicken keeping in neighboring municipalities. As long as the animals are well cared for, there doesn't seem to be an issue with chicken keeping.

Councilmember Sheveland suggested the City implement an annual fee to allow Staff time to inspect the coops and care of the chickens. Mayor Hubbard stated they could consider a renewal fee.

City Administrator Podhradsky added that Staff is still committed to code enforcement and will respond to any code violation reports.

Mr. Prondzinski stated that a neighbor with a chicken coop could deter one's home sales. When lots are smaller than one-third of an acre, a chicken coop would end up being very close to a neighbor's house.

Mayor Hubbard stated that for every person who doesn't support backyard chickens, there are a couple who do support backyard chickens. In 2020, the City interviewed chicken owners and their neighbors, and they didn't find any issues. It is the Council's responsibility to respond to the requests and needs of the community and create reasonable ordinances that promote a high quality of life.

Councilmember Benesh stated the City isn't going to be overrun with chickens. It is not his role to regulate lifestyles. He noted his support of increasing the setbacks. In his experience at homes that keep chickens, he hasn't heard or smelled backyard chickens.

Councilmember Sheveland pointed out that Eden Prairie requires a 50-foot setback from other homes and a 10-foot setback from property lines for chicken coops. In Chanhassen, 25-foot setback from other homes and a 10-foot setback from property lines for chicken coops.

City Administrator Podhradsky explained that Chaska's smallest lots are 30 feet wide. Staff suggested the ten-foot setback to allow for more homes to have coops. Many of the 30-foot lots have a detached garage that takes up much of the length of the lot.

Mr. Prondzinski stated that those lots may just be too small for chicken keeping. Also, a 20-foot setback from a neighboring residence is a reasonable request. Most lots have ten-foot house setbacks from the property line, so most lots would include a 20-foot setback automatically. A 20-foot setback from residences included in the ordinance would only apply to areas with five-foot setbacks.

Councilmember Hatfield stated she would support a 20-foot setback from residential buildings but not from any structure.

Councilmember Grau pointed out that the most controversial topic he has handled while on the Council is regarding chickens. Support for backyard chickens is not unanimous.

Councilmember Hatfield asked if a renewal fee would include an inspection. City Administrator Podhradsky stated the fee shouldn't be more than $50.

Mayor Hubbard noted there is an $18 renewal fee for dog registration. City Administrator Podhradsky stated $50 would cover the cost of Staff time.

Councilmember Hubbard suggested there be a two-year license.

City Administrator Podhradsky recommended that the licensure renewal timeline is during the summer. He suggested the licenses be from July 1 to June 30.

Mayor Hubbard stated it sounds like there is a desire for a 10-foot general setback and a 20-foot setback from any principal building.

Councilmember Sheveland stated the 20-foot setback is repetitive. City Administrator Podhradsky stated that some areas only have a five-foot setback.

Councilmember Hatfield added that the downtown lots are inconsistent, so they may not all have ten-foot setbacks.

Motion by Councilmember Hatfield, second by Mayor Hubbard to adopt Ordinance 2025-1062, with the addition of a 20-foot setback from the principal structure and addition of the two-year licensure period and a $50 renewal fee, regulating the keeping of chickens.

Motion carried (3-2, Councilmembers Grau and Sheveland).

City Administrator Podhradsky stated the City will need to get a process in place, as will local associations. He suggested that September 1, 2025, be the date where the city will begin applications.

Mayor Hubbard thanked Mr. Prondzinski for his input.

8.B. Public Hearing – Comcast Cable Television Franchise Renewal and Franchise Ordinance
City Administrator Podhradsky introduced the item to the Council and Communication Director Kevin Wright provided a presentation on it.

Mayor Hubbard asked if YouTube gets to decide if ads are run on a video. Mr. Wright confirmed that it is correct. Chaska doesn't monetize its own account.

Motion by Councilmember Sheveland, second by Councilmember Benesh to open the public hearing.

Staff stated that there doesn't need to be a motion to open a public hearing.

Mayor Hubbard opened the public hearing at 8:26 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 8:27 p.m.

9. Bills
9.A. Accounts Payable Claims Roster 30-6-2025
Motion by Councilmember Sheveland, second by Councilmember Grau to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Sheveland, Benesh, Grau, and Mayor Hubbard. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 30-6-2025
10.B. Financial Reports as of 04/30/25
10.C. Q1 – 2025 Investment Report Memo

Councilmember Hatfield:

- Stated the pictures from the Pride event looked great. She congratulated the Human Rights Commission for their work on the event.
- Congratulated Riverview Terrace on their 50th anniversary. They have an event planned on July 2, 2025, to celebrate.
- Noted Fire and Ice is July 11-12, 2025.
- Added River City Days is the last weekend in July.
- Pointed out fireworks are planned for July 4, 2025.
- Encouraged community members to be respectful of their neighbors in light of the holiday.
- Congratulated Carver's Mayor Johnson on her election to Vice President of the Minnesota League of Cities.

Councilmember Grau:

- Asked for an update on the evergreens along the bike path. City Administrator Podhradsky provided an update.
- Thanked folks responsible for notifying the community about severe weather.
- Asked if the County has considered a more localized severe weather notification, similar to Hennepin's process. City Administrator Podhradsky confirmed he would look into it.

Mayor Hubbard:

- Attended the Pride Picnic, and there was a good turnout despite the heat. She suggested a public splash pad be considered for next year's event.
- Noted Chaska hosted the Metropolitan Council recently.
- Added the Police Picnic was canceled due to weather.
- Asked if the Council would participate in the Fire and Ice Parade. City Administrator Podhradsky stated the Council typically participates, but the registration for the parade hasn't opened yet.
- Pointed out the Chaska Cubs are having a great season.

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Hatfield to adjourn the meeting at 8:51 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 21, 2025

1. Call to Order
The meeting was called to order by Mayor Hubbard at 7:00 p.m.

2.Pledge of Allegiance

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

Absent: Councilmember Sheveland.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Elise Durbin, Assistant City Administrator; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney;

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

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

6. Approve Previous Meeting Minutes
6.A. Approve the June 30, 2025, City Council Meeting Minutes
Motion by Councilmember Grau, second by Councilmember Benesh to approve the minutes of the June 30, 2025, City Council meeting.
Motion carried.

7. Consent Agenda
Motion by Councilmember Benesh, second by Councilmember Hatfield to approve the Consent Agenda Items A through J:

A. Approve Tobacco License Application for Lewsader Vending Enterprises, LLC

Motion to approve license TOB 25.21 to sell tobacco-related products for Lewsader Vending Enterprises located at 1045 Stoughton Ave. Chaska DBA NorthStar Regional a Residential Treatment Center.

B. Adopt Resolution 2025-36 Approving an Off-Site Gambling Permit to Chaska Lions Club

Motion to adopt Resolution No. 2025-36 approving the Chaska Lions' request to conduct a bingo event on July 26th & 27th, 2025 at Chaska Lions Park.

C. Approve On-Sale Intoxicating and Sunday Sale Liquor License for Southern Social
D. Adopt Resolution 2025-37 Premises Gambling Permit to Chaska Lions Club

Motion to approve an On-Sale Intoxicating Liquor License and Sunday Sale license for Southern Social Chaska LLC, DBA Southern Social, located at 2880 Chaska Blvd, Chaska.

E. Adopt Resolution 2025-38 Supporting Capital Budget Requests to the State of Minnesota

Motion to adopt Resolution 2025-38 approving support for the 2026 Capital Budget Requests to the State of Minnesota.

F. Adopt Resolution 2025-39 Awarding Bid for Outlet D Storm Water Pumping Station 2025 Improvements

Motion to approve Resolution 2025-39 awarding the bid for Outlet D Strom Water Pumping Station 2025 Improvements to Pember Companies, Inc. in the low bid amount of $368,650.00

G. Adopt Resolution 2025-40 Accepting Gifts and Donations

Motion to adopt Resolution 2025-40 acknowledging and accepting gifts to the City of Chaska received during the period October 1, 2024 through December 31, 2024.

H. Adopt Resolution 2025-41 Accepting Gifts and Donations

Motion to adopt Resolution 2025-41 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2025 through March 31, 2025.

I. Adopt Resolution 2025-42 Accepting Gifts and Donations

Motion to adopt Resolution 2025-42 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2025 through June 30, 2025.

J. Renew a Cable Television Franchise with Comcast

i. Adopt Ordinance No. 2025-1067 Granting a Cable Television Franchise to Comcast

Motion to adopt Ordinance No. 2025-1067 to renew a Cable Television Franchise Fee with Comcast.

ii. Adopt Resolution 2025-43 To Approve Summary Publication of Ordinance 2025-1067

Motion to adopt Resolution No. 2025- to approve summary publication of Ordinance 2025-1067
Motion carried.

8. Action Items

8.A. 2024 Annual Financial Reports

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it. Christopher Knopik and Ezra Koetz, representatives of CliftonLarsonAllen, continued the presentation.

Councilmember Hatfield pointed out that the same topic was addressed during the Work Session, and Council had another opportunity to ask questions of Staff and the auditors. She thanked Staff for their work on the audit.

Mayor Hubbard thanked Mr. Graczyk for his hard work and the clarity with which he has communicated. She thanked the Chaska Fire Department Relief Association for their time.

Motion by Councilmember Hatfield, second by Councilmember Grau to accept the 2024 Annual Comprehensive Financial Report for the City of Chaska and associated audit reports as well as the 2024 Annual Financial Report for the Chaska Fire Department Relief Association and associated audit reports.
Motion carried.

8.B. Authorize Letter of Intent for TIF Assistance for the Proposed EDCO Project
City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Mayor Hubbard stated the prospect is exciting. The City's TIF policy is flexible and is a great tool for Chaska.

Motion by Councilmember Grau, second by Councilmember Benesh to authorize the City Administrator to execute the Letter of Intent for TIF assistance to the proposed EDCO Project.

Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 21-07-2025
The Council requested further information about bills regarding Civic Plus.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 21-07-2025

Councilmember Hatfield:
- Pointed out River City Days is scheduled for the coming weekend.
- Cones with a Cop is on Wednesday, July 23.
- Asked if the utility costs are higher than the rest of the year. City Administrator Podhradsky confirmed that July and August are the highest cost months for electricity.

Councilmember Grau:
- Attended a recent Cubs fundraiser.
- Expressed his appreciation of the Chaska community.
- Thanked the Community Engagement Officer for his work.

City Administrator Podhradsky:
- Attended an event at The Loop geared towards folks with disabilities. The Loop caters to any and all people.
- Pointed out Hazeltine opened their villas. The sidewalk will be added in the next week or so.

Mayor Hubbard:

- Noted that there will be improvements to City buildings in the coming years. However, nuisances or unsafe situations can be addressed in the interim.
- Thanked the sponsors who supported Fire and Ice.
- Added that the Cubs fundraiser was inspiring.
- Toured the new Public Safety Facility.
- Attended the Veterans' Picnic.
- Welcomed Chaska's four new police officers.
- Pointed out the Minnesota Bluffs ribbon cutting is on July 22.
- Stated Chaska Friends of the Library is having a sale on July 25 and 26.
- Added Night to Unite is on August 5, 2025.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 8:29 p.m.
Motion carried.