AGENDA
CHASKA PLANNING COMMISSION
ZOOM
Wednesday, January 13, 2021
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
    3.A. January 13, 2021 PC Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
    5.A. Approve the Dec 9th Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
    7.A. CONTINUED FROM DECEMBER 9, 2020: Approve the Preliminary Plat and Rezoning for Harvest West 3rd/Tradition Development/PC #2020-22
    7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25
    7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Chaska Bluffs 2nd/DDK Construction/PC #2020-24
8. Other Business
    8.A. Receive Other Meeting Minutes
        8.A.i. Receive the Nov 30th, December 7th, and the December 21st City Council Meeting Minutes.

8.A.ii. Receive the Oct 12th and November 9th Chaska Park Board Meeting Minutes

8.B. Receive the December 21st 2020 Draft Chaska EDA Meeting Minutes

9. Adjourn

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CHASKA PLANNING COMMISSION
MINUTES
DECEMBER 9, 2020

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

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

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

Members absent: Commissioners Bowe and Cross

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

3. Adopt the Agenda
Motion by Commissioner Urbanski, second by Commissioner Sailer to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation

There was no one present.

5. Minutes
Motion by Commissioner Sailer, second by Commissioner Lacey to approve the minutes of the Oct 14, 2020 Planning Commission meeting minutes.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Agenda

None.

7. Action Items:

7. A. POSTPONED PUBLIC HEARING: Recommendation of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-17

7. B. PUBLIC HEARING: Approve the Preliminary Plat and Rezoning for Harvest West 3rd (fka Harvest West North)/Traditions Development/PC #2020-22

City Planner Liz Hanson presented item to the Commission.

Commissioner Urbanski asked about the access to the conservation area and clarified that they were currently asking for one access point.

City Planner Hanson stated that they have two access points proposed and noted that she had marked in her presentation, where there is potential for another access point.

Commissioner Urbanski stated that he believes the proposed access point further to the east makes the most sense.

Commissioner Rylee asked about wetland mitigation for the wetlands on the western side of the property and asked how that would be handled within the development.

City Planner Hanson stated that she will have the developer answer that question.

Commissioner Rylee stated that a 25-foot retaining wall is significant and asked if there were any precedents for a retaining wall of that magnitude anywhere else in the City within a residential area.

City Planner Hanson stated that she thinks this may be the first one of this height within a residential area.

Commissioner Rylee explained that this throws up red flags for him and would like to know the construction methodology, the inspection regime, and the life of the wall relative to the community.

City Planner Hanson stated that she believes the developer can provide more details on longevity and a maintenance plan. She stated that from the City's standards they have to be engineered walls and have to be designed to withstand loads.

Dave Nash, Alliant Engineering, stated that for any wetlands that they are impacting on the site, they will be purchasing wetland banking credits. He noted that since the plans have been submitted their wetland specialist has submitted an application asking for the wetlands on the west side of the site to be exempt because of some of the historical documentation of this area. He stated that he agrees that a 25-foot retaining wall is high and has worked on a few other projects who had similar walls. He stated that this site is difficult and they tried to minimize walls as much as possible. He stated that he cannot answer the question about its longevity but there will be a registered structural engineer that will design the wall which will be submitted for approval to the City. He stated that regardless of what material is used for the wall there will be many tie-backs associated with it. He noted that the HOA will be responsible for the maintenance of the wall.

Commissioner Olson asked about the eastern cul-de-sac and whether there will be sidewalks on both sides or just on the side with the houses.

City Planner Hanson explained that there will be sidewalks on both sides and will also be a sidewalk on the western side of Red Cedar Drive but not along the edge of the retaining wall.

Commissioner Olson stated that it doesn't make sense that the 6 homes in this area will have to cross the street in order to gain access to a sidewalk. He stated that this causes him concern, but his larger concern is the retaining wall, the height difference between the houses, and noted that it appears that the Manor houses will be towering over the Heritage lots. He stated that he doesn't think this will be aesthetically pleasing to anyone.

City Planner Hanson stated that she feels this concern is valid.

Mr. Nash stated that they have had some discussion regarding this issue and Robert Thomas Homes sees it the opposite way and are rather excited with the views that these homes will have and not be blocked by the homes down below. He stated that they are excited by the tiered design even though they would prefer not to have that large of a retaining wall.

Commissioner Lacey expressed his concerns regarding the retaining wall. He stated that in his 13 years living in his neighborhood he has seen the rebuilding of the retaining walls that were just 6 and 8 feet tall. He stated that he feels maintenance of the retaining wall will be a daunting responsibility for the HOA and is very interested in seeing what the structural engineer will say about mitigating the possibility of collapse.

Commissioner Urbanski stated he likes the concept of this plan, but is concerned about the 25-foot-tall retaining wall. He stated that if there needs to be repairs or maintenance done, it will require large equipment gaining access to the wall because it is so tall. He suggested that there could be something included in the HOA documents so future buyers understand the risks of living along the retaining wall and what it may take to rebuild the wall if there are issues with it.

Commissioner Sailer stated that he would echo many of the points already made by the other Commissioners. He stated that during the Concept Plan phase, one of his concerns was that all that is seen is rooftops because they are very small lots. He stated that he is disappointed that the lot count remained the same and the lots were shrunk down. He stated that he would like to see 4 or 5 lots eliminated from the Manor section to increase the space in the yards to make up for some of the other encumbrances that the topography and design plan bring.

Commissioner Brass asked how many of the lots are impacted by the retaining wall.

City Planner Hanson stated that she believes it is about 16 lots.

Commissioner Brass stated that he agrees with the concerns expressed by the other Commissioners regarding the height and upkeep of the wall. He stated that he has had many commercial properties that have had issues with retaining walls related to water damage and in some cases has been almost a constant battle and those walls are only about 12 feet tall. He asked if there would be other safety measures taken such as fencing along the retaining wall.

City Planner Hanson explained that fencing is required for any retaining wall that exceeds 4 feet in height and they are opting to put in fencing for any portion of the wall that exceeds 30 inches. She clarified that most, if not all of the retaining wall, will have fencing on top of it.

Commissioner Brass stated that he has concerns with safety and children jumping the fence because that would be a very large drop.

Commissioner Rylee stated that he is thinking from the standpoint of when he was a kid and if he had a 25-foot wall that ramped down to nothing in his back yard, he stated that he and all of his buddies would be climbing up and down the wall. He stated that he is not sure the City should be encouraging this kind of thing in a residential area.

Commissioner Brass agreed and stated that the thought of this being located in someone's backyard is frightening. He stated that he understands the topography of the land, but this retaining wall is a bit concerning to him.

Chair Dahlke asked if there had been any thought given to any alternatives of a straight drop from the retaining wall.

Mr. Nash stated that from an engineering standpoint there are no other alternatives to the retaining wall.

Commissioner Rylee stated that he will go on record and say that he believes this is bad planning and thinks it is not fair in the long-term to the homeowners. He stated that he also thinks it creates risk for the developer with exposure to kids climbing up and down the wall. He stated that he understands the developer is trying to fit in as many lots as possible, but he does not think this is appropriate.

Commissioner Sailer asked if there would be a way to revise the plan with larger lots below the retaining wall and make it so the wall is not part of the yards.

Commissioner Brass stated that this is a problem because the backyards basically have a 25-foot wall and while he understands that this is an open market, but on the safety and upkeep side, he is concerned. He stated that he will go on record with Commissioner Rylee and say that he does not think this is the greatest design.

Commissioner Lacey asked at what point the responsibility for the retaining wall will transfer to the HOA.

Mr. Nash explained that he doesn't know the legal aspect of the answer of when the HOA is officially established, but technically, as soon as the HOA is established with the development it will become their responsibility.

Commissioner Lacey suggested that if there is a bit of shared 'skin in the game' there may be a bit more attention paid to the engineering and ways to over-build in order to reduce the potential for disaster.

Mr. Nash stated that once the wall is built and the HOA has been created, Robert Thomas Homes/Traditions will own the lots until they are sold which means it will be the developer's responsibility until the lots are sold to an individual party.

Commissioner Lacey stated that he has seen other walls fail and it is always at the complete inconvenience to the people who live around the walls.

Commissioner Brass asked about the drainage in the area and asked if there is a failure of the wall, whether there would be a risk, for a soil failure where it could collapse into the homes below.

Mr. Nash stated that they have not done any studies on the collapse of the wall, but their site has a drainage system as shown on the plans. He noted that a structural engineer will take all these factors into consideration when he is making his design for the retaining wall.

Commissioner Brass asked if it would drain out through underground pipes that expose themselves throughout the wall and drain to the lots below.

Mr. Nash stated that he is not the designer, so he cannot answer that question. He reiterated that he would assume that when this is designed the structural engineer will see the catch basins that were included in the backyard plans and connect the drain tile to those basins and straight into the stormwater system.

Commissioner Sailer asked if all of these homes would have drain tile from the wall to the street and noted that the Commission had discussed the Chaska red clay soils during the Concept Plan discussions.

Chair Dahlke stated that the Commission has a lot of consternation about this part of the project and asked if the developer could work on this area and come back again with more information surrounding a maintenance plan, drainage and other design details for the retaining wall.

Commissioner Urbanski stated that he thinks this is a good idea and he would have a hard time voting to move this forward right now. He stated that he would also like the developer to evaluate making a change and making this is a smaller structure than what he is calling "Mount Chaska".

Commissioner Brass stated that he agreed with Chair Dahlke and noted that he feels uncomfortable about the size of the wall. He stated that he would like to see the engineer's design ahead of time and not just hear the developer tell the City that an engineer will be designing the wall. He stated that he would like information on drain tile design and an understanding of the percentage chance of failure or soil collapse. He stated that he would also not feel comfortable moving this forward right now.

Chair Dahlke stated that he would also like to see what the proposed fencing will look like at the highest portion of the wall.

Commissioner Rylee stated that he would like to ensure that the design of the wall and fencing ensures that it doesn't become a jungle gym for kids to climb on.

Commissioner Sailer asked what the distance between the Manor homes will be.

City Planner Hanson explained that it will be a minimum of 60 feet and as large as about 75 feet.

Commissioner Urbanski asked if the Commission could table this discussion until next month in order to get more information on the retaining wall.

City Planner Hanson stated that the Commission will still need to open and close the public hearing before any motion is made.

Community Development Director Ringwald stated that this seems like an easterly heavy issue and asked if it may make sense for the applicant to bifurcate this and advance the west side in order to allow for further discussion regarding the concerns the Commission has regarding the eastern side of the development.

Mr. Nash stated that they would like to do the whole development at one time, in one phase.

Commissioner Olson asked about the connection through the preserved area and whether it would be paved or gravel.

City Planner Hanson stated that the way it is framed out is for it to be a paved path.

Commissioner Sailer asked if the HOA would need to maintain the path.

City Planner Hanson stated that the City would maintain the openings and what is in the conservation area because they will be deeded to the City.

Mr. Nash explained that the City would be building the trails within the conservation area and they are building the trails to the edge of the lots.

Chair Dahlke opened the public hearing for comment at 8:02 p.m. There being no public comment, Chair Dahlke closed the public hearing at 8:03 p.m.

Motion by Commissioner Urbanksi, second by Commissioner Lacey, to table the request for approval of the Preliminary Plat for Harvest West 3rd (PC #2020-22) until the Commission can get more information regarding the extent, safety, maintenance, and possible reconfiguration of the retaining wall.

The Commission listed off other things they would like included when this is brought back to the Commission:

Information on fencing; drain tile plan; engineering plans; construction materials for the retaining wall; statistical analysis for failure of the wall or soil failure similar to a mudslide for the homes below; impact to the homes if it needs to be repaired or rebuilt; construction inspection regime of who is responsible and what they are doing.

The Commission expressed concern about the eventual large expense to the members of the HOA when this wall will need to be repaired.

Community Development Director Ringwald suggested that the motion be amended to include a date when it will be brought back to the Commission.

Motion amended by Commissioner Urbanksi, second amended by Commissioner Brass, to table the request for approval of the Preliminary Plat for Harvest West 3rd (PC #2020-22) until the January 13, 2021 Planning Commission meeting so the Commission can get more information regarding the extent, safety, maintenance, and possible reconfiguration of the retaining wall and the other items as discussed.

Roll Call Vote: Ayes – all. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the October 5, October 19, November 2 and November 16 City Council Meeting Minutes

8 A i.i. Receive the September 15th Park Board Meeting Minutes

Commissioner Lacey

- Chaska lost a great ambassador and employee, Karen L. Campbell, who worked for Parks and Recreation. He stated that he wanted to acknowledge the value that Karen brought to this community and stated that she will be greatly missed.

Commissioner Rylee

- Expressed his appreciation to City Planner Hanson for her hard work on her presentation and the due diligence that she implemented.

Commissioner Urbanski

- Asked about the Big Woods Boulevard project and its retaining wall. He asked when the fencing would be up or if there was a deadline.

Community Development Director Ringwald stated that he didn't know but could find out from the City Engineer. He noted that he suspected that the delay may be due to materials.

Chair Dahlke

- Expressed his appreciation to Kevin Wright, Kevin Ringwald and City Planner Hanson for all of their hard work in this odd year.

9. Adjourn

Motion by Commissioner Olson, second by Commissioner Brass to adjourn the meeting at 8:24 pm.
Roll Call Vote: Ayes – all. Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
JANUARY 13, 2021

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

Applicant: Tradition Development

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

Case No.: 2020-22

Synopsis: CONTINUATION FROM DECEMBER 9th PLANNING COMMISSION: Applicant seeks to obtain approval of a 92 lot (57 single family lots, 35 villa lots) development on 48 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

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

The Concept Plan (119 lots) for Harvest West North (aka Harvest West 3rd) was approved in July 2020. The Preliminary Plat and Rezoning (119 lots) request for Harvest West 3rd was initially reviewed by Planning Commission at their December 9th, 2020 meeting, however it was tabled so that the developer could further work on the retaining wall details for the development. The Planning Commission was looking for additional information regarding drainage, design, safety, etc for these retaining walls that were proposed between the rear yards of the easterly cul de sacs, and the retaining wall proposed on the north and east edge of the site. Tonight, the applicant comes forward with an updated preliminary plan to present to the Commission.

CHANGES SINCE DECEMBER 9, 2020 PLANNING COMMISSION MEETING

Lot Reduction & Layout Change

The developer has chosen to move forward with a more modest plan in terms of lot count. The previous preliminary plan showed a 119-lot layout, consistent with the concept plan. The new preliminary plan now reflects a 92-lot layout. This is a 27 lot reduction from the initial plan. The westerly cul de sac will remain unchanged with 35 lots. The easterly cul de sacs have been largely changed. The northeasterly-most cul de sac received the most change with the length

of the street/cul de sac being significantly reduced. The length of this cul de sac only shows 10 lots accessing off this street as opposed to 28 lots before in the initial plan.

Type of Homes Proposed

In the previous preliminary plan, the development was showing three types of house products; Villa/Cottage lots, Heritage lots, and Manor lots. The development is still showing three different house products with this preliminary plan but have opted for larger lots compared to before. The westerly cul de sac will not be changing with its lot size or house products. The easterly cul de sacs will be changing. The inner easterly cul de sac and street will be the changed to Tradition lots (75 foot wide lots), which are the largest house product provided in the current The Harvest neighborhood. The outer easterly cul de sac will be changed to Heritage lots (66 foot wide lots), which were proposed in the inner cul de sac and street in the previous preliminary plan. The Manor lots (50 foot wide lots) are not being proposed anymore, which was a new and smaller house product. The change to these type of house products has allowed the developer to downsize the overall impact of the development and need for retaining walls.

Retaining Walls Eliminated

Because of the changes noted above, the need for retaining walls have almost been completely eliminated on the east side; this includes all retaining walls in the rear yards abutting the park space (with the exception of the area preserving a cluster of significant trees on Lots 6-7, Block 5), between the easterly cul de sacs, and the retaining wall abutting the pond (with the exception of Lot 17, Block 6 showing a wall of 6 feet at its tallest point to accommodate a pond maintenance trail). This revision is a beneficial change as it will eliminate the added pressures of managing/financing the significant-sized walls that were proposed before.

Conservation Corridor Opening

Staff noted the need for an additional opening into the Conservation Corridor area on the east cul de sacs to loop into the west cul de sac opening during the initial preliminary review. The developer has since added another opening on the west side of the inner east cul de sac. A pathway is also shown in this opening up to the extent of the rear yards of the lots proposed. A direct connection will occur between these points but will have to be verified in the field where the best path should go. The project area is also showing a couple openings into the public park and proposed conservation area in the middle of the development. One opening is shown to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. Another opening is shown on the westerly cul de sac to enter the conservation area.

OTHER CHANGES FROM CONCEPT PLAN STILL REFLECTED IN THIS NEW PLAN

Lots Relocated Out of Wetland Buffer Area

There were 4 lots in the concept plan located north of Farm Hill Boulevard on Red Cedar Drive that were encroaching into the adjacent wetland buffer. It appeared that these lots were unbuildable or would be difficult to build on because of that. The developer has relocated all lots out of wetland buffer areas.

Westerly Cul De Sac and Preserved Trees

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

Project Goals

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

Connecting to the greater Community

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

Preserve Existing Vegetation

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

Utilize Site Topography

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

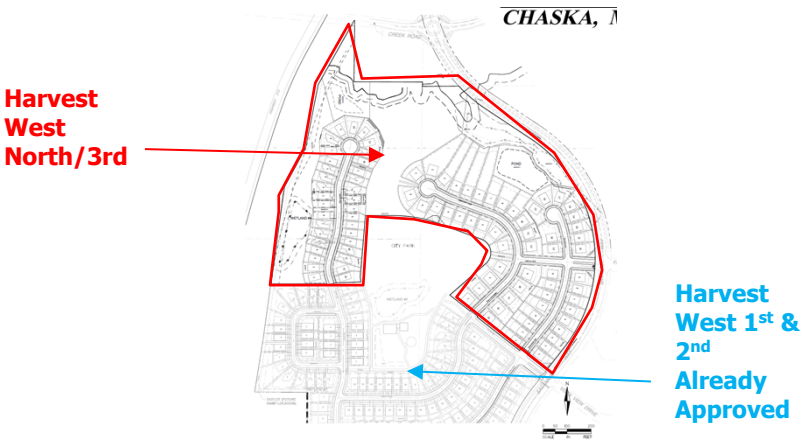
Creating Community Space

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

sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

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

CURRENT PROPOSAL
The 92-lot (35 villa lots, 57 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood.



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

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

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees, mainly oaks, that exist to the center of the

development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

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

Land Use

The applicant is proposing 92 lots: 35 villa lots (Cottage lots) averaging at 52 feet in width, 30 traditional single-family lots at 75 feet in width (Tradition lots), and 27 traditional single-family lots at 66 feet in width (Heritage lots). This is similar in dimensions to the existing neighborhood to the south and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential". These style homes have been built throughout Harvest and Harvest West.

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

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

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

Layout

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

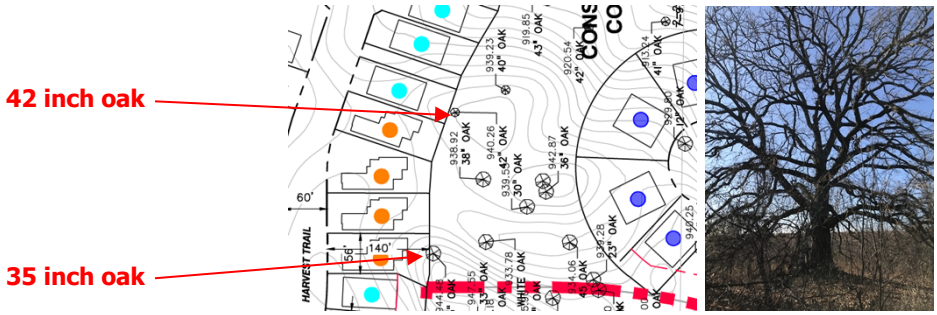
The villa/cottage lots will be situated on the west side cul de sac abutting Highway 212. The single-family lots (Tradition and Heritage) are situated on the east side cul de sacs and will abut Savanna Way; the Heritage lots will be on the easterly most cul de sac and along Red Cedar

Drive; the Tradition lots will be in the inner easterly cul de sac abutting the park space along Timber Arch Drive.

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

Staff Analysis/Recommendations

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



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



Pond Maintenance Access

With the updated preliminary design came a change for access to the stormwater pond on the easterly edge of the site near Savanna Way. There is a wetland between the pond and the collector road which poses challenges in terms of access to the pond. The steep topography on the northeast area also provides challenges. The developer is currently showing a pond maintenance access that stems from the sidewalk along Savanna Way and along the rear yard of Lot 17, Block 6 to connect to the stormwater pond. Typically these paths should be within public ownership and should not encroach into private yards. This was the developer's initial attempt to provide a convenient path that did not further impact the adjacent wetland. Staff has already advised the developer to look at other options regarding the path of this maintenance trail.

Transportation/ROW

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

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

Utilities

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

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

Phasing

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

Setbacks

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

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

SETBACKS	
Direction	**Setback**
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet (rear yard only)

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

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

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

Access into the Park & Conservation Corridor
Because the conservation corridor and park are a public park area it will be important to provide proper access into it so that people can reach it adequately. The 12-acre park is nestled in the center of the overall Harvest West neighborhood, which was approved with the south portion of the development. The conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees. Currently the preliminary plan shows homes around the perimeter of this park and conservation corridor. Several accesses are shown on the west and east sides to access the park and conservation corridor. The westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area. This outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb. The location of this appears to make sense in terms of an equitable access standpoint. The preliminary plan also shows a conservation corridor access on the inner easterly cul de sac, which aligns with the west cul de sac's opening. This opening is 20 feet at the cul de sac opening and then gradually

widens towards the conservation area. 8 foot bituminous trails are shown in each of these openings but are not connected as shown on the plan. A direct connection will occur between these points but will have to be verified in the field where the best path should go. In addition to the above, another park access is proposed to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. This will be an approximately 40 foot wide access into the park area. This will be 4 lots north of another existing park opening in line with Vista View Drive.

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

Trails & Sidewalks
The plan is proposing to include sidewalks. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks will also provide connection to the trail proposed along Savanna Way. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalk on the inner east cul de sac will provide access to the opening into the conservation corridor area on the west side of the cul de sac of Timber Arch Curve. Staff would advise that this proposed opening should loop with the westerly cul de sac's opening so that a looping system is provided and attainable in the development. These openings should provide for a paved walkway to connect each other through the conservation corridor.

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

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

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

The applicant has submitted a tree survey and preservation plan as a part of their preliminary submittal. Tree Preservation will be an important piece of this development, specifically in the conservation corridor area and adjacent to the public park. The plan shows that a majority of the significant oaks are planning to be saved in this corridor. There are a couple oaks on the

perimeter of the corridor that have been further evaluated in terms of layout of the westerly cul de sac; these include the 35 and 42 inch oaks on the east edge of the westerly cul de sac lots. Another further evaluated area includes a 32 inch oak on the north edge of the public park within lots 7 and 8 of Block 5. The developer has engaged an arborist to review these significant trees and has determined that they are in good health and will remain healthy through the course of construction with the grading limits proposed; there will be minimal impact areas but they will not be detrimental to the trees. The Erosion Control Plan shows silt fencing to be located to protect the drip lines of such trees.

Development Costs (Infrastructure Improvements)
The Heights of Chaska has a number of area-wide development cost such as but not limited to:

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

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

Preliminary Plat
The request this evening includes a preliminary plat for 92 lots. The disposition of the outlots are as follows:

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

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

PLANNING COMMISSION ACTION TAKEN REQUESTED:
Motion to recommend to City Council approval of The Harvest West North Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020**

b. **Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020**
c. **Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021**
d. **Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018**
e. **Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021**
f. **Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021**
g. **Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 4, 2021**
h. **Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 4, 2021**
i. **Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated January 4, 2021**
j. **Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 4, 2021**
k. **Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 4, 2021**
l. **West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 4, 2021**
m. **East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 4, 2021**
n. **Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021**
o. **Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021**

2. **Adherence with the City Engineer's Memo dated January 13, 2021.**
3. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
4. **Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
5. **Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.**
6. **Compliance with the City's existing anti-monotony housing policy.**
7. **Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.**
8. **Provision of a 60 feet Right of Way width for all local streets.**
9. **Adherence to the City's Boulevard Tree Policy and local street section design.**
10. **Provision of sidewalks on both sides of all local streets.**
11. **Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive, unless otherwise approved by the Public Works Director.**
12. **Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.**

13. **Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.**
14. **Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.**
15. **Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.**
16. **Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.**
17. **Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.**
18. **Provision that the easterly stormwater maintenance access is approved by the City Engineer, and to be revised on the final submittal.**
19. **Provision of obtaining all necessary wetland approvals at time of final plat approval.**
20. **Adherence to the following building setbacks:**
    a. **Cottage Lots:**
        i. **Front (house): 20 feet**
        ii. **Rear: 30 feet**
        iii. **Side: 5 feet**
        iv. **Side (corner): 20 feet**
    b. **Heritage and Tradition Lots:**
        i. **Front (house): 23 feet**
        ii. **Front (porch): 15 feet**
        iii. **Rear: 30 feet**
        iv. **Side: 10 feet house/5 feet garage**
        v. **Side (corner): 23 feet**
    c. **Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)**
    d. **Savanna Way: 100 feet from the centerline**
    e. **Wetlands: 30 feet**
    f. **Public Park (rear yard only): 40 feet**

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

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **January 13th, 2021**
Subject: **Harvest West North Preliminary Plan**

The previous layout that was consider at the last planning commission meeting has been revised with significant changes made to the site grading plan for the extensions of Red Cedar Drive and Timber Arch Curve to eliminate the retaining walls that were necessary to accommodate the concept plan. Development access, sanitary sewer and water service already available to service the site.

The grading plan for the site generally require mass grading over the footprint of the anticipated housing development area and shows maintaining trees of higher value. The revised ponding area includes an access for City maintenance and will require an easement over any of the properties the access is placed over.

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

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

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

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

1. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
2. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021
3. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
4. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021
5. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021
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13. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021
14. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021

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

A. Intent

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

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

B. Guiding Principles

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

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

C. SW Chaska Growth & Development Plan

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

D. Homeowner's Association

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

E. Detached Single Family

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

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for the development shall be:
    a. Cottage Lots (Detached Townhomes; all of Blocks 1-3 of the Harvest West 3rd Preliminary Plat):
        i. Front: 20 feet
        ii. Rear: 30 feet
        iii. Rears abutting Public Park: 40 feet
        iv. Side: 5 feet
        v. Side (corner): 20 feet
    b. Heritage and Tradition Lots (Single-Family; all of Blocks 4-8 of the Harvest West 3rd Preliminary Plat):
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Rears abutting Public Park: 40 feet
        v. Side, house: 10 feet
        vi. Side, garage: 5 feet
        vii. Side (corner): 23 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 23 feet
    b. Rear: 10 feet

c. Side, corner: 23 feet
d. Side, interior: 5 feet
e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.

F. Outlots

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

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

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

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

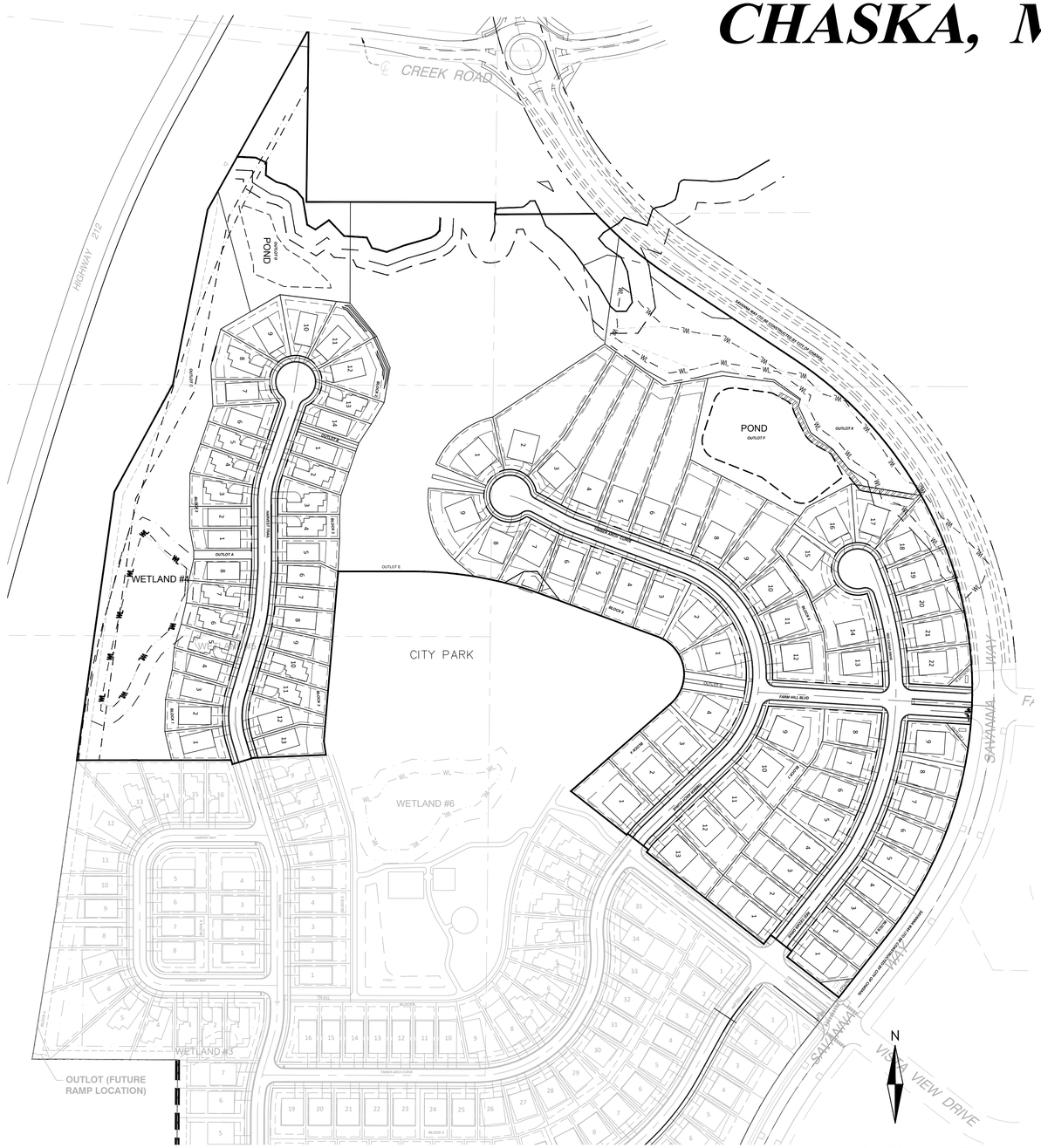
Passed and adopted by the City Council of the City of Chaska, Minnesota this 25th day of January, 2021.

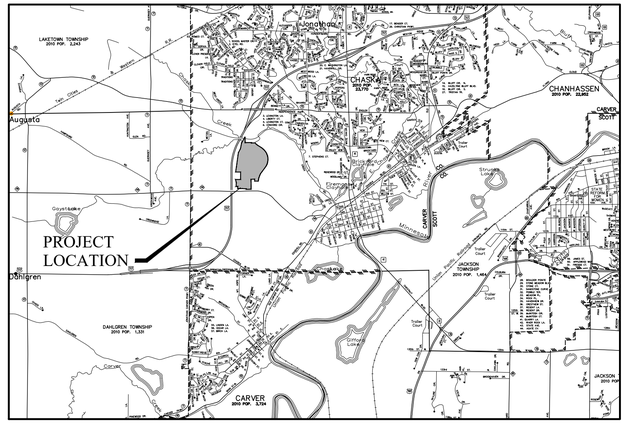
_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA



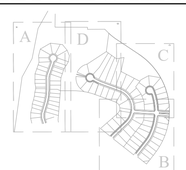


VICINITY MAP
NOT TO SCALE

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SHEET VIEW KEY MAP



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PAT WRASE
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FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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HARVEST WEST 3RD ADDTION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
COVER SHEET

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

1

SHEET 1 OF 45

drawing name: X:\2016\160028.2\plan sheets\Harvest North Preliminary Plat\160028_C-cove.dwg Jan 04, 2021 - 2:47pm

LEGAL DESCRIPTION

PARCEL A (vesting deed Doc. No. 396038)

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

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

AND

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

AND

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

PARCEL B (vesting deed Doc. No. 396042)

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

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

PARCEL C (vesting deed Doc. No. 396042)

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

PARCEL D (vesting deed Doc. No. 642790)
That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

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

EXCEPTING THE FOLLOWING:

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

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

PARCEL E

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

PARCEL F

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

Notes:

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. The orientation of this bearing system is based on the Carver County Coordinate System NAD83 (86).
4. All distances are in feet.
5. The area of the above described property is 4,644,578 square feet or 106.625 acres.
6. Bench Mark 1: Top Nut of Hydrant located at the northwest quadrant of Savanna Way and Co. Rd. No. 140 has an elevation of 932.83 feet NGVD 29.

   Bench Mark 2: Top Nut of Hydrant located northwest of Savanna Way across from Vista View Drive has an elevation of 935.70 feet NGVD 29.
7. Contours are depicted per field work and LiDAR data provided by the Minnesota Department of Natural Resources.
8. Wetland delineation completed by Kjolhaug Environmental Services, report dated 3/2/18.

LEGEND

- SET CAP IRON MONUMENT I8425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- SET MAG NAIL
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- WATER MANHOLE
- 564 TREE
- POWER POLE
- CABLE BOX
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- 905.41 SPOT ELEVATION

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE

N

0 50 100 200
SCALE IN FEET

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

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

DENNIS B. OLMSTEAD
Print Name
FOR REVIEW
Signature
Date License Number

HARVEST WEST

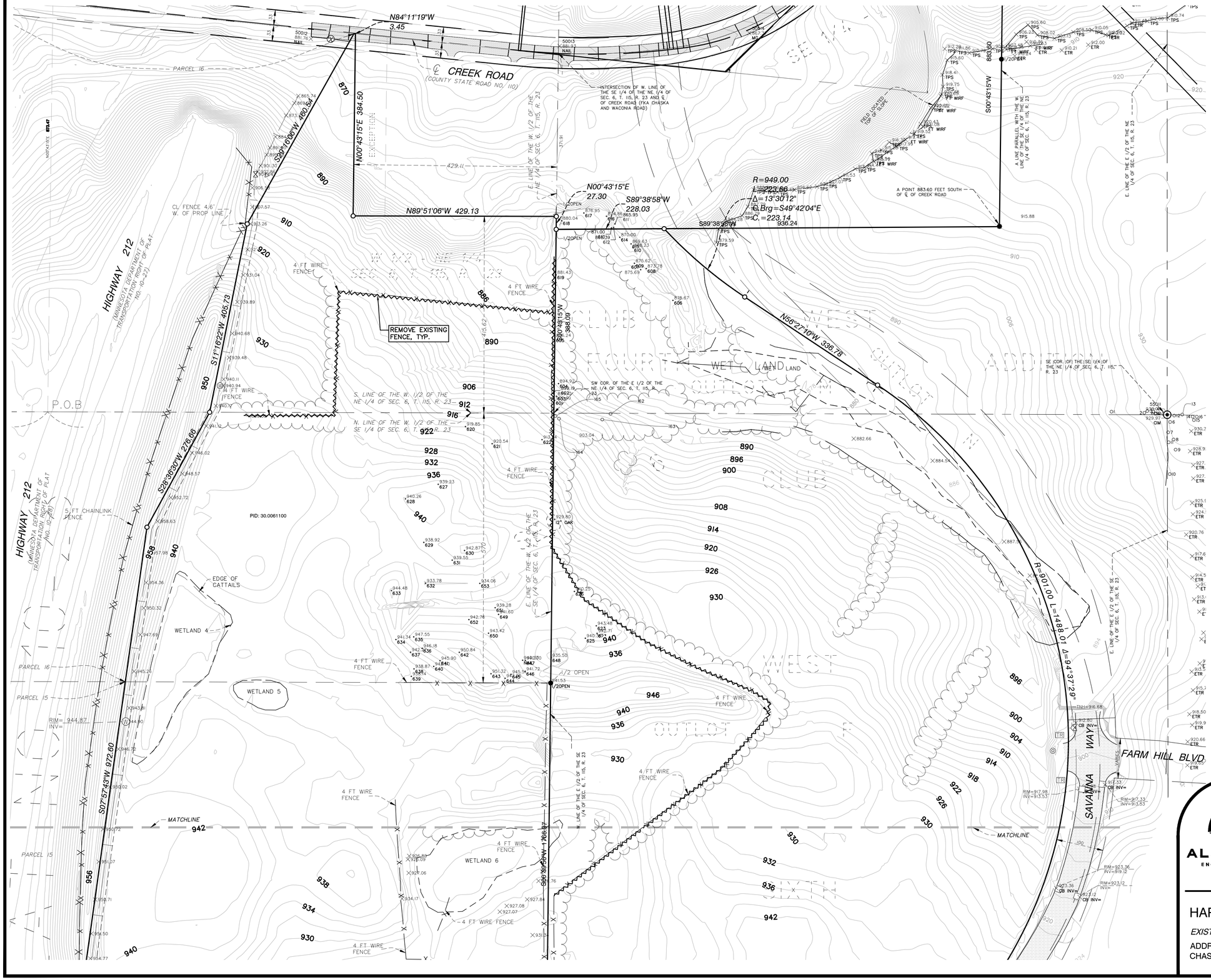
EXISTING CONDITIONS SURVEY

ADDRESS UNASSIGNED
CHASKA, MINNESOTA

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

SHEET 1 OF 2 SHEETS

Drawing name: X:\2016\16028.2\existing\160028.2-surv saveas.dwg Jan 04, 2021 - 2:14pm



LEGEND

- SET CAP IRON MONUMENT I8425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- SET MAG NAIL
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
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- STORM MANHOLE
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- UNDERGROUND ELECTRIC
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- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE

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DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

HARVEST WEST

EXISTING CONDITIONS SURVEY

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CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	EL,DD

SHEET 2 OF 2 SHEETS

Drawing name: X:\2016\160028.2\existing\160028.2-surv saveds.dwg Jan 04, 2021 - 2:15pm

LEGEND:

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 25 50 100
SCALE IN FEET

EXISTING DRIP LINE, FIELD LOCATED

BLOCK 1 BLOCK 2 BLOCK 3

OUTLOT A OUTLOT B OUTLOT C OUTLOT D OUTLOT E

POND

HARVEST TRAIL

WETLAND #5

WETLAND #4

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

TREE PRESERVATION PLAN

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

4

SHEET 4 OF 45

drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-tree.dwg Jan 04, 2021 - 2:16pm

LEGEND:

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 25 50 100
SCALE IN FEET

POND

OUTLOT K

OUTLOT F

OUTLOT G

RED CEDAR DRIVE

BLOCK 6

PARM HILL BLVD

BLOCK 7

BLOCK 5

BLOCK 4

TIMBER ARCH CURVE

TIMBER ARCH CU

SAVANNA PKWY (TO BE CONSTRUCTED BY CITY OF CHASKA)

EXISTING DRIP LINE, FIELD LOCATED

875.67 29" OAK
877.78 27" OAK
869.63 21" OAK
868.23 22" WHITE OAK
868.30 17" OAK
875.69 25" WHITE OAK
865.95 22" OAK
874.86 28" OAK
870.00 16" OAK
871.00 16" OAK
876.95 15" OAK
881.43 4-60" OAK
894.92 2-18" OAK
899.10 8" WHITE OAK
880.04 27" OAK
940.36 32" OAK
940.25 26" OAK
935.50 35" OAK

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

TREE PRESERVATION PLAN

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DAVE NASH, PE
01-04-21
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01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

5

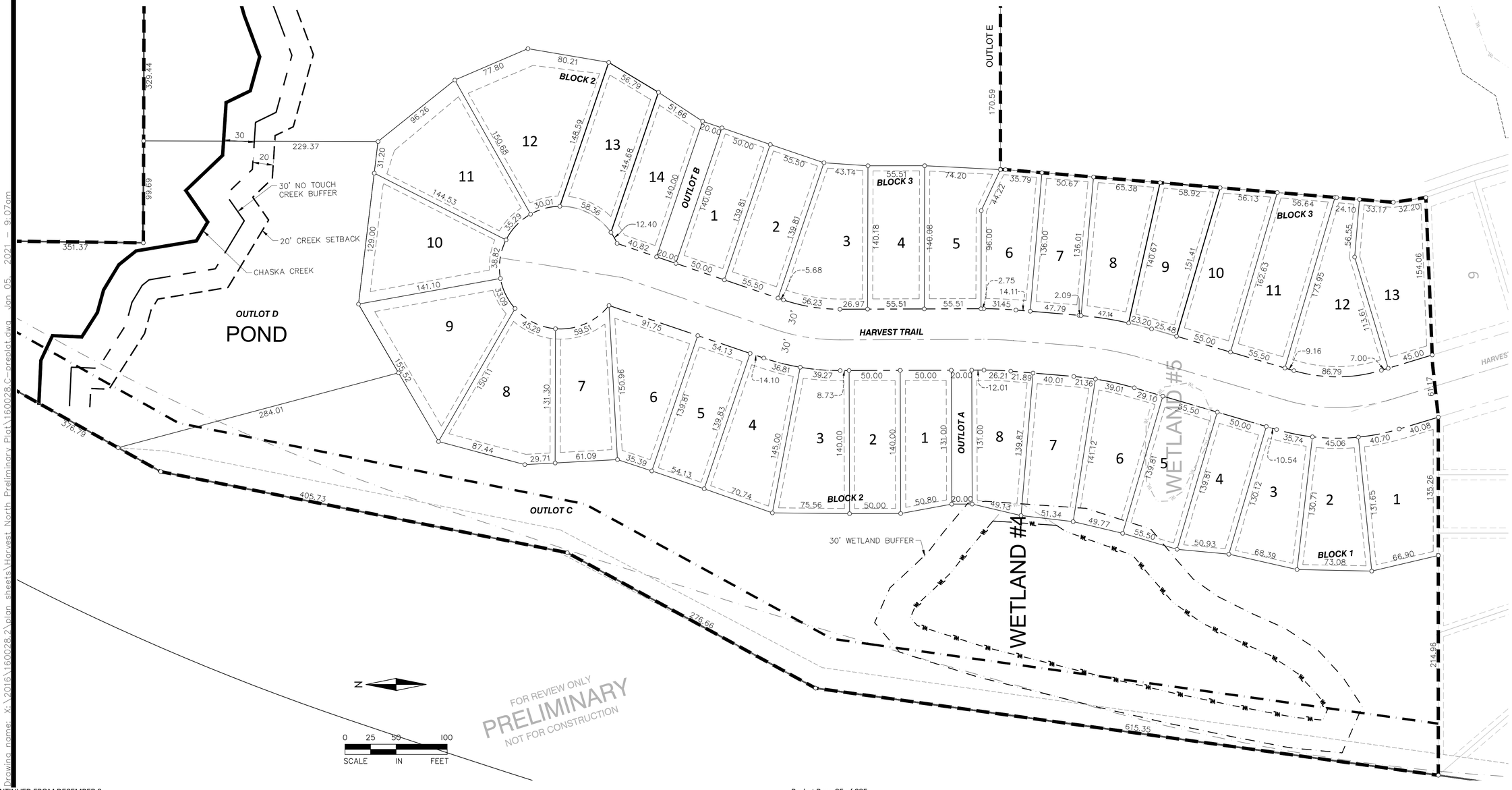
SHEET 5 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-tree.dwg Jan 04, 2021 - 2:16pm


POND
OUTLOT E
POND
OUTLOT F
WETLAND #4
WETLAND #5
WETLAND #6
WETLAND #3
WETLAND #1
OUTLOT (FUTURE RAMP LOCATION)
OUTLOT (FUTURE RAMP LOCATION)
FARM HILL BLVD
TIMBER ARCH CURVE
HARVEST WEST
HARVEST PASS
HARVEST TRAIL
TRAIL
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT G
OUTLOT H
OUTLOT I
OUTLOT J
OUTLOT K
POND 1
POND 2
POND 3
POND 4
POND 5
POND 6
POND 7
POND 8
POND 9
POND 10
POND 11
POND 12
POND 13
POND 14
POND 15
POND 16
POND 17
POND 18
POND 19
POND 20
POND

LEGEND:

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



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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW A

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01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

7

SHEET 7 OF 45

Drawing name: X:\2016\160028.2\plan sheets\Harvest North Preliminary Plat\160028.C-preplat.dwg Jan 05, 2021 - 9:07am

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg Jan 04, 2021 - 2:17pm

LEGEND:

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

RED CEDAR DRIVE
SAVANNA WAY (TO BE CONSTRUCTED BY CITY OF CHASKA)
FARM HILL BLVD
TIMBER ARCH CURVE
VISTA VIEW DRIVE
OUTLOT G
OUTLOT H
OUTLOT I
OUTLOT J
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
20' DRAINAGE AND UTILITY EASEMENT

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW B

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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01-04-21	PRELIMINARY PLAT - REVISED

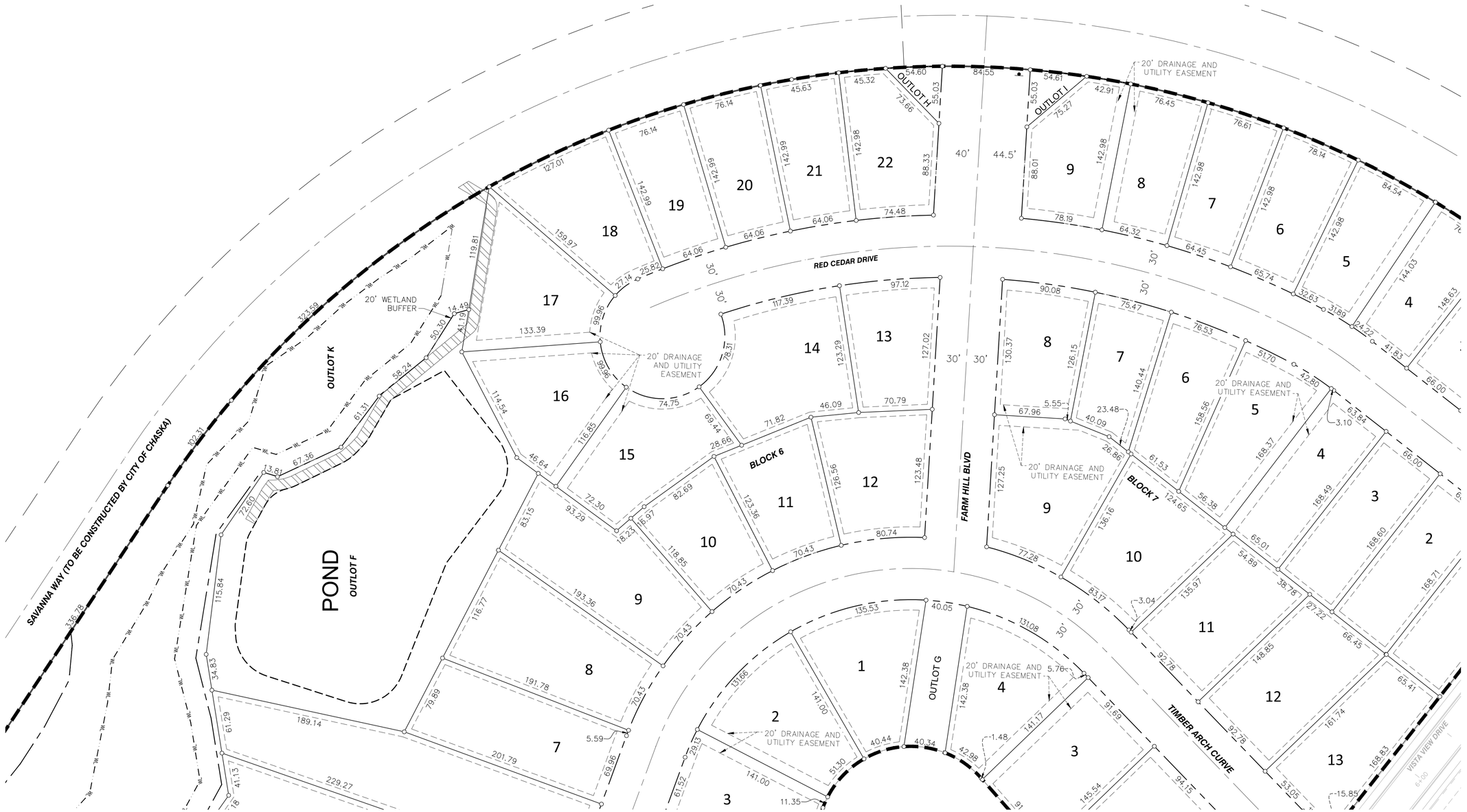
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

8

SHEET 8 OF 45

SCALE 0 25 50 100 FEET

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PRELIMINARY
NOT FOR CONSTRUCTION



LEGEND:

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

N

0 25 50 100
SCALE IN FEET

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

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

9

SHEET 9 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg Jan 04, 2021 - 2:17pm

LEGEND:

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

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N

0 25 50 100
SCALE IN FEET

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Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW D

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01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

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PROJECT TEAM DATA

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

10

SHEET 10 OF 45

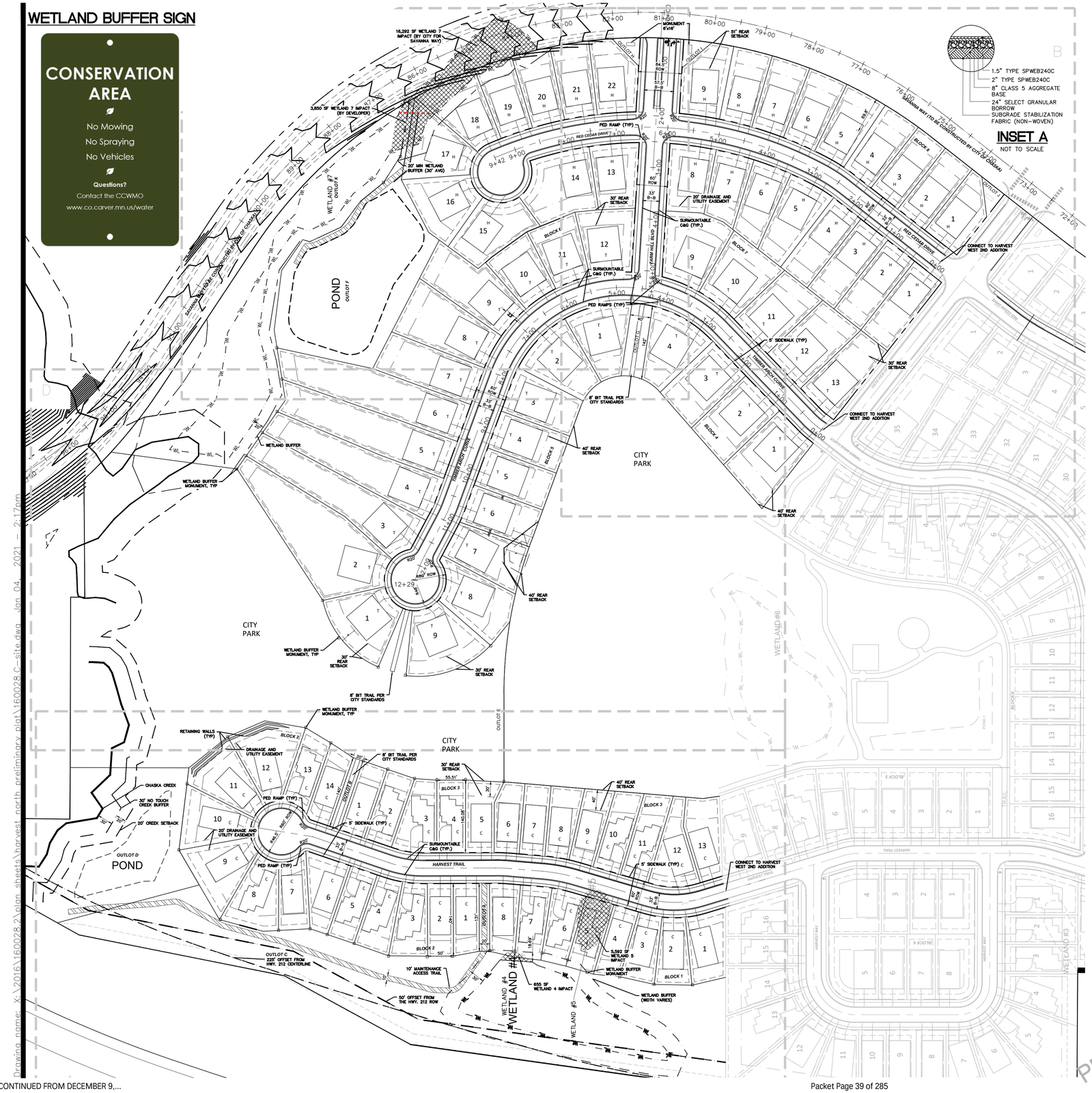
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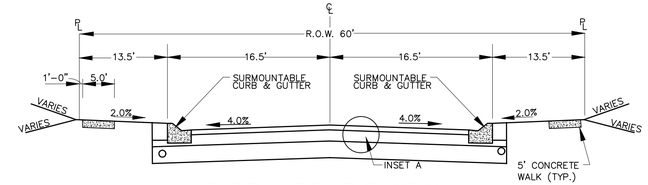
WETLAND BUFFER SIGN

CONSERVATION AREA

No Mowing
No Spraying
No Vehicles

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





TYPICAL ROAD SECTION

SITE DATA

TOTAL SITE AREA	= 48.21 AC
RESIDENTIAL R.O.W	= 5.38 AC
OUTLOT AREA	= 18.36 AC
NET SITE AREA	= 24.47 AC
RESIDENTIAL R.O.W	= 60' WIDTH
STREET LENGTH	= 3,646 L.F.
PARK SETBACK	= 40'
COLLECTOR ROAD SETBACK	= 100' FROM ℄
COUNTY ROAD 44 SETBACK	= 125' FROM ℄
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE ℄ OR 50' FROM ROW

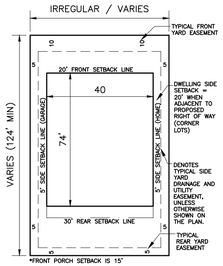
COTTAGE LOTS

FRONT/CORNER SETBACK	= 20' MIN.
REAR SETBACK	= 30' MIN.
SIDE SETBACK (SF)	= 5' MIN.
SIDE-LOAD BUILDING PAD	= 44'(W)X90'(D)
FRONT-LOAD BUILDING PAD	= 40'(W)X74'(D)

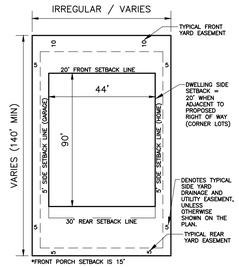
HERITAGE/TRADITION LOTS

FRONT/CORNER SETBACK	= 23' MIN.
REAR SETBACK	= 30' MIN.
PARK SETBACK	= 40' MIN.
SIDE SETBACK (HOME)	= 10' MIN.
SIDE SETBACK (GARAGE)	= 5' MIN.
BUILDING PAD (HERITAGE)	= 51'(W)X65'(D)
BUILDING PAD (TRADITION)	= 60'(W)X65'(D)

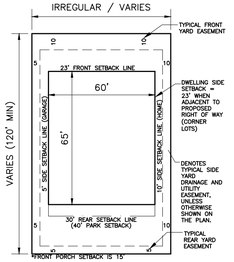
LOT DETAILS



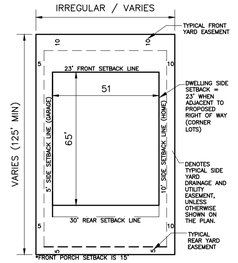
TYPICAL FRONT LOAD COTTAGE LOT DETAIL



TYPICAL SIDE LOAD COTTAGE LOT DETAIL



TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LOT COUNT

30 TRADITION LOTS
75'X120' SINGLE FAMILY

27 HERITAGE SINGLE FAMILY LOTS
66'X125' SINGLE FAMILY

35 COTTAGE LOTS
22 – FRONT LOAD – 50'X124'
13 – SIDE LOAD – 54'X140

92 TOTAL LOTS
24.47 AC NET AREA
(exclude outlots, row, trail)
3.76 UNITS/ACRE

LEGEND:

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 50 100 200
SCALE IN FEET

WETLAND SUMMARY

WETLAND BUFFER = 30' AVG. (20 ft MIN)

WETLAND 4 = TYPE 1 AND 4
WETLAND 5 = TYPE 1
WETLAND 7 = TYPE 1

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

WETLAND IMPACTS - BY DEVELOPER

WETLAND 4 (PARTIAL)	655 SF
WETLAND 5 (FULL)	5,592 SF
WETLAND 7 (PARTIAL)	3,850 SF
TOTAL:	10,097 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	20,194 SF

WETLAND 7 IMPACTS - BY CITY

WETLAND 7 (PARTIAL)	16,292 SF

CITY TO PROVIDE MITIGATION

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

HARVEST WEST 3RD ADDTION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

SITE PLAN - OVERALL

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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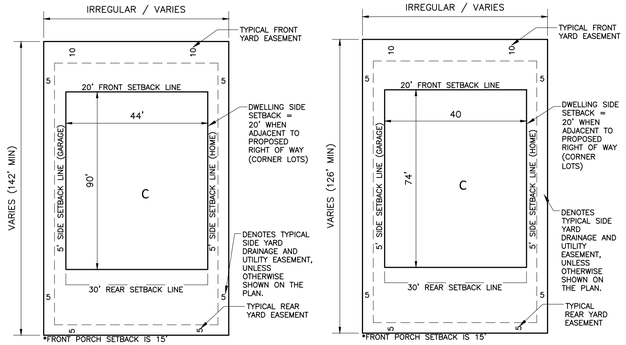
PROJECT TEAM DATA

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

11

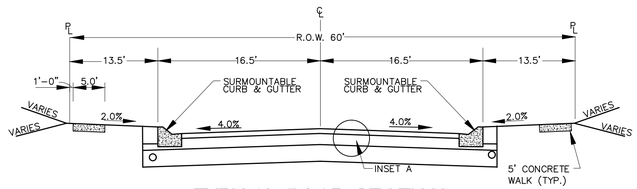
SHEET 11 OF 45

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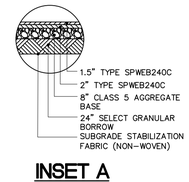


TYPICAL SIDE LOAD COTTAGE LOT DETAIL

TYPICAL FRONT LOAD COTTAGE LOT DETAIL

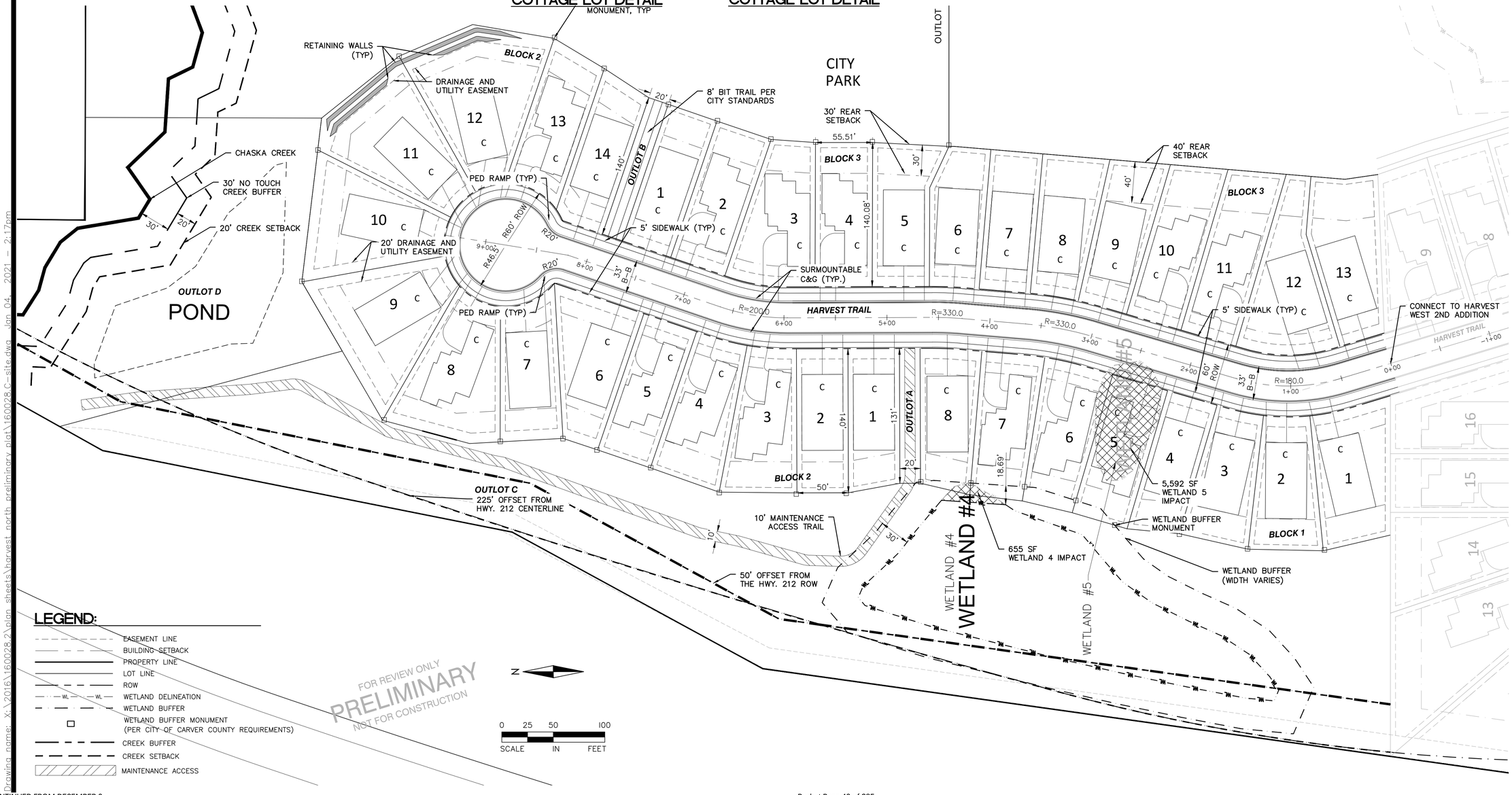


TYPICAL ROAD SECTION



INSET A

NOT TO SCALE



LEGEND:

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

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N

0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDTION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

SITE PLAN - VIEW A

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

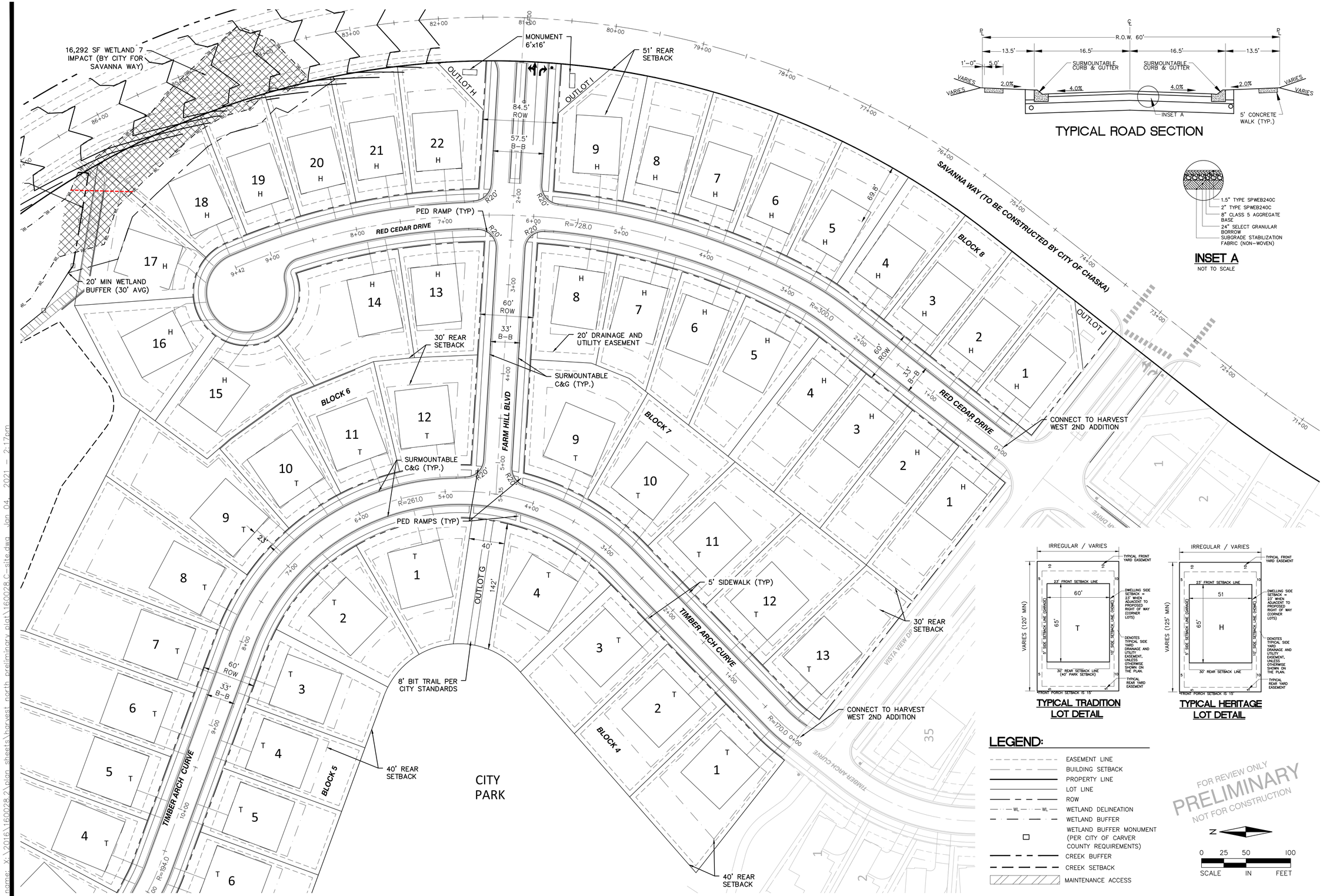
PROJECT TEAM DATA

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

12

SHEET 12 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-site.dwg Jan 04, 2021 - 2:17pm



TYPICAL ROAD SECTION

INSET A
NOT TO SCALE

TYPICAL TRADITION LOT DETAIL

TYPICAL HERITAGE LOT DETAIL

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND DELINEATION
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW B

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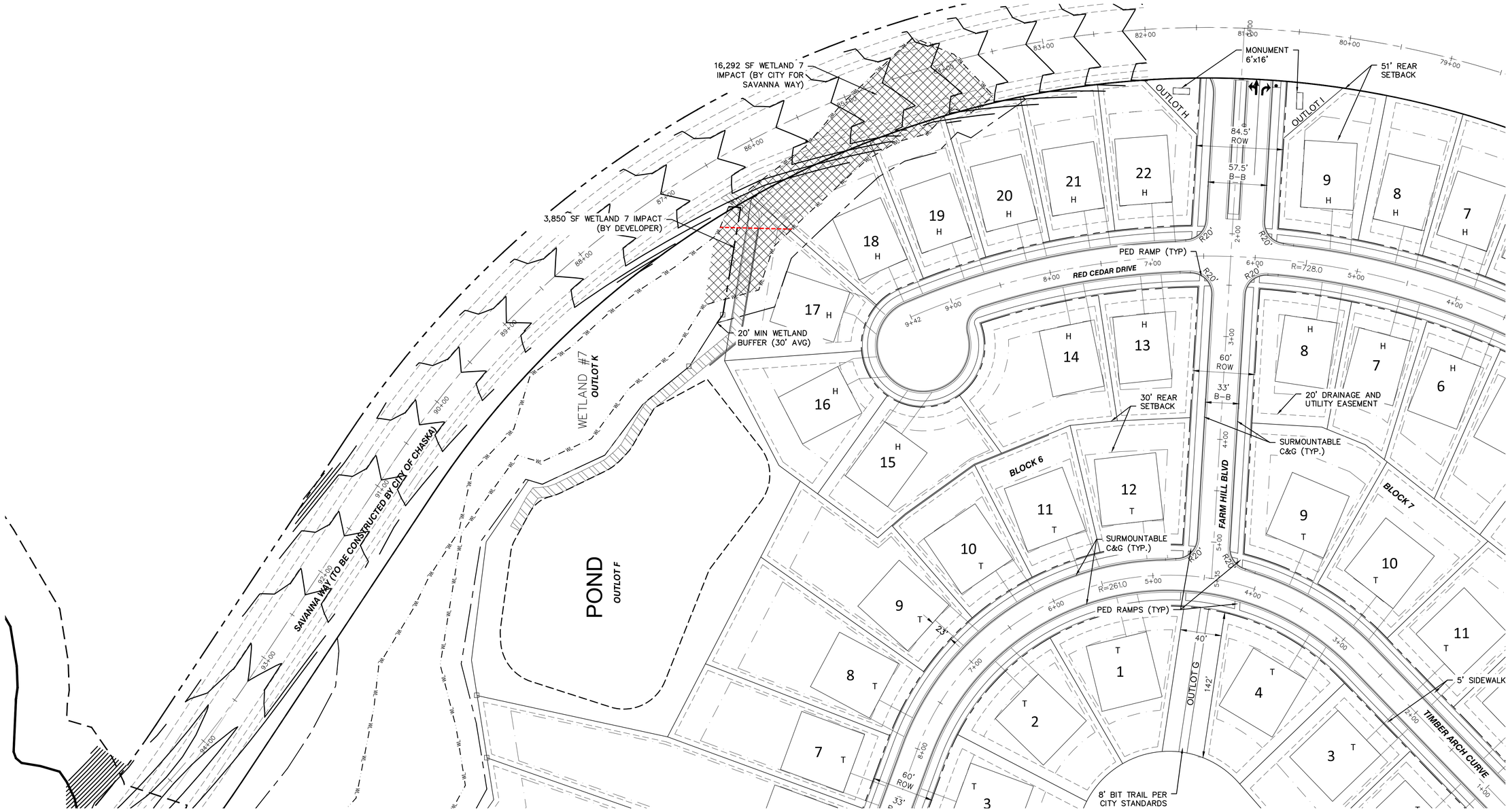
DATE	ISSUE
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01-04-21	PRELIMINARY PLAT - REVISED

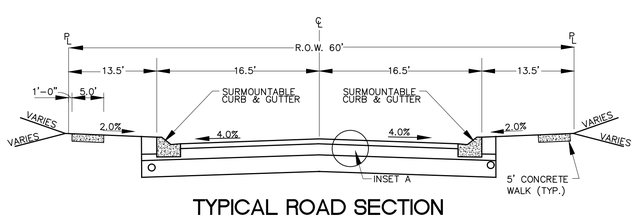
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

13

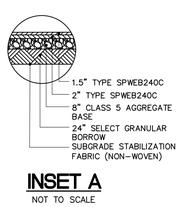
SHEET 13 OF 45

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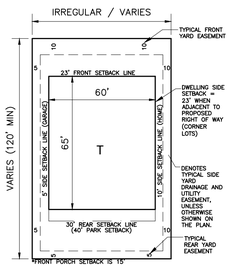


TYPICAL ROAD SECTION

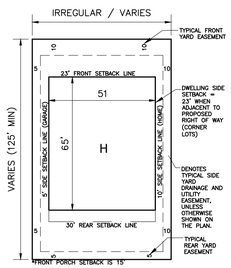


INSET A

NOT TO SCALE



TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

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- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND DELINEATION
- WETLAND BUFFER
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- CREEK BUFFER
- CREEK SETBACK
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CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW C

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PROJECT TEAM DATA

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

14

SHEET 14 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-site.dwg Jan 04, 2021 - 2:17pm

POND
OUTLOT F

SAVANNA WAY (TO BE

WETLAND BUFFER

WETLAND BUFFER MONUMENT, TYP

TIMBER ARCH CURVE

60' ROW

33' B-B

BLOCK 5

BLOCK 4

40' REAR SETBACK

CITY PARK

PED RAMPS (TYP)

OUTLOT G

8' BIT TRAIL PER CITY STANDARDS

5' SIDEW

TIMBER ARCH CURVE

R=261.0

R=194.0

R20'

R60' ROW

R49'

12+29

WETLAND BUFFER MONUMENT, TYP

30' REAR SETBACK

8' BIT TRAIL PER CITY STANDARDS

CITY PARK

40' REAR SETBACK

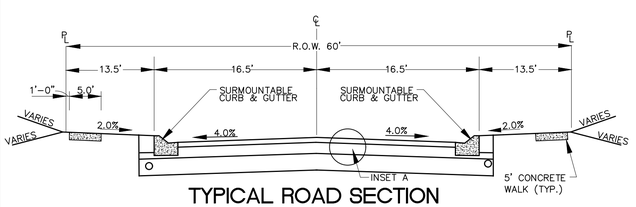
30' REAR SETBACK

RETAINING WALL

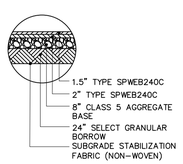
40'

SCALE IN FEET
0 25 50 100

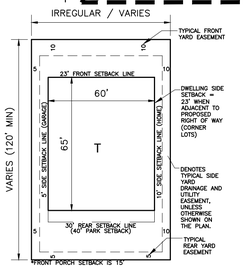
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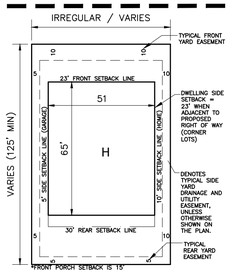
TYPICAL ROAD SECTION



INSET A
NOT TO SCALE



TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WL — WL — WETLAND DELINEATION
- WETLAND BUFFER
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW D

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

15

SHEET 15 OF 45


POND
OUTLOT F
OUTLOT K
OUTLOT E
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
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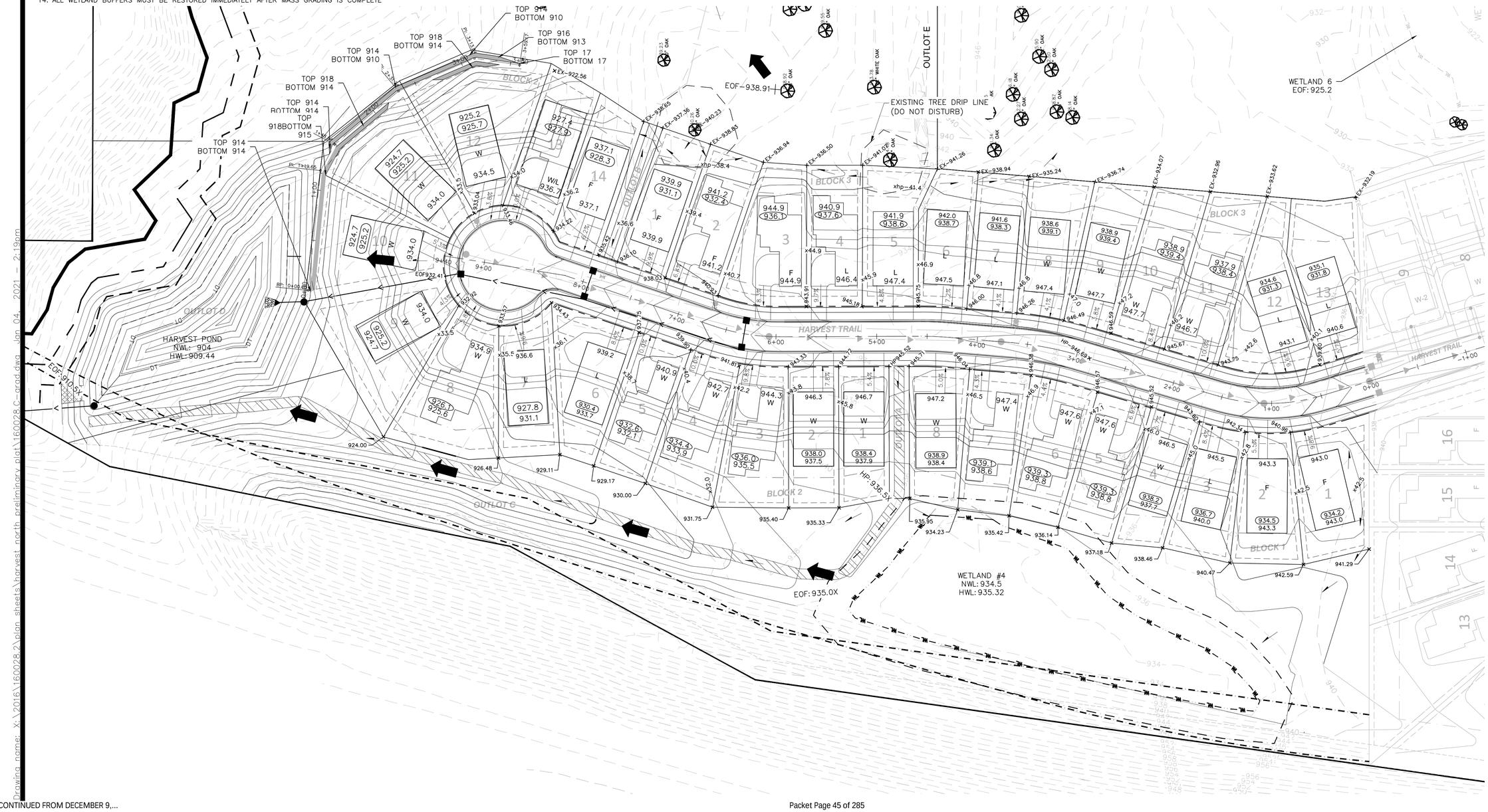
GRADING LEGEND:

FRONT OF PAD 954.5 / (I) / W / 950.3 / 957.6 / REAR OF PAD	GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60' (7⅛"); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
F	FULL BASEMENT
L	LOOK OUT
W	WALK OUT
789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 x962.44	PROPOSED SPOT ELEVATION
TW XXX / BW XXX	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
xTB962.44	TOP OF BERM ELEVATION
2.00%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING
	RETAINING WALL
	PROPOSED CATCH BASINS
	PROPOSED STORM SEWER
WL	WETLAND DELINEATION
	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
769 / 770	EXISTING TREE TO REMAIN
	CREEK BUFFER
	CREEK SETBACK
	MAINTENANCE ACCESS

N

0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDTION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING AND DRAINAGE PLAN - VIEW A

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01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

17

SHEET 17 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-grad.dwg Jan 04, 2021 - 2:19pm



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GRADING LEGEND:

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L	LOOK OUT
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789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 x962.44	PROPOSED SPOT ELEVATION
TW XXX / BW XXX	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
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GRADING AND DRAINAGE PLAN - VIEW B

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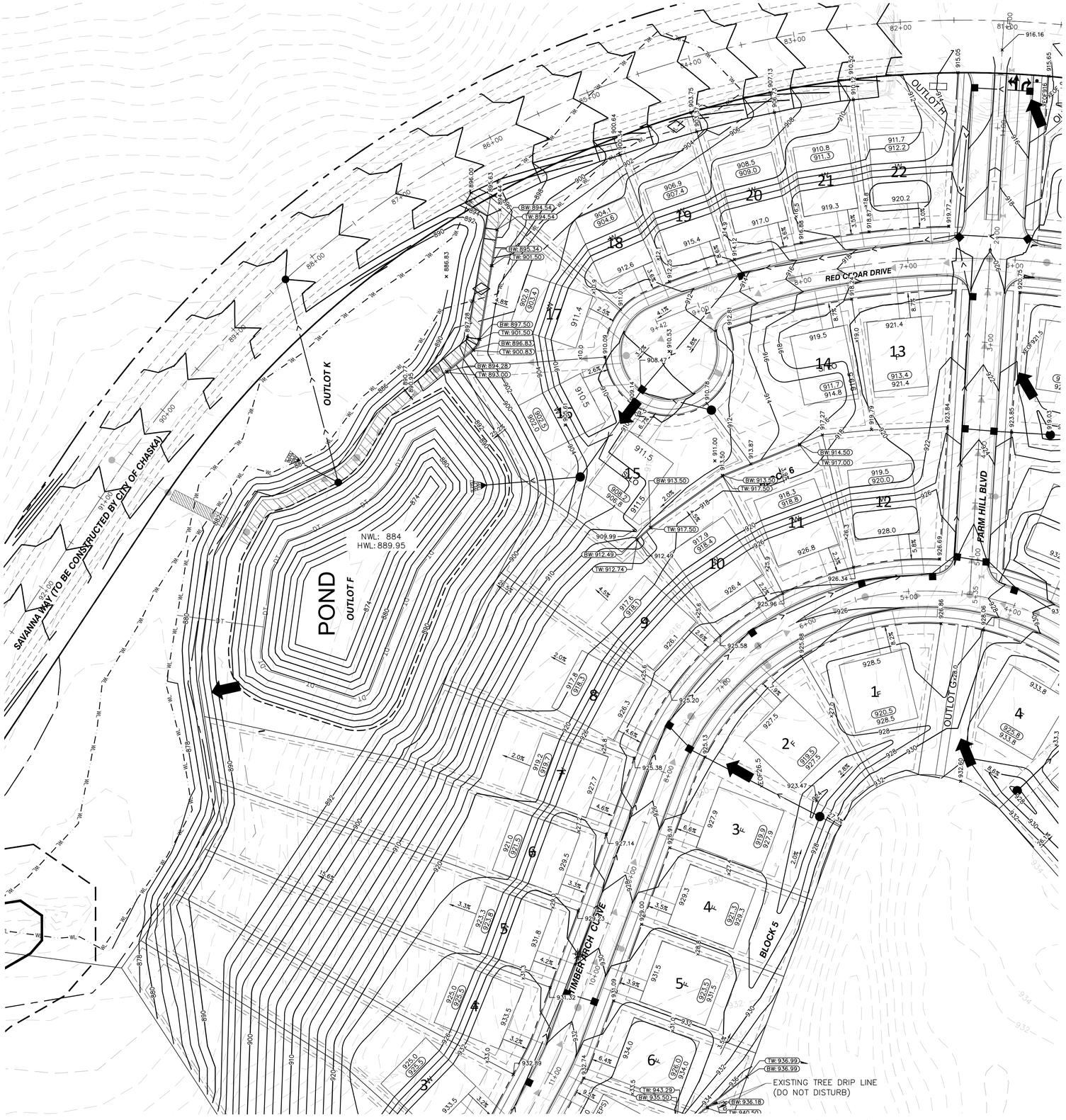
PROJECT TEAM DATA

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

18

SHEET 18 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-grad.dwg Jan 04, 2021 - 2:19pm



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CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING AND DRAINAGE PLAN - VIEW C

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DAVE NASH, PE
01-04-21
Date License No.

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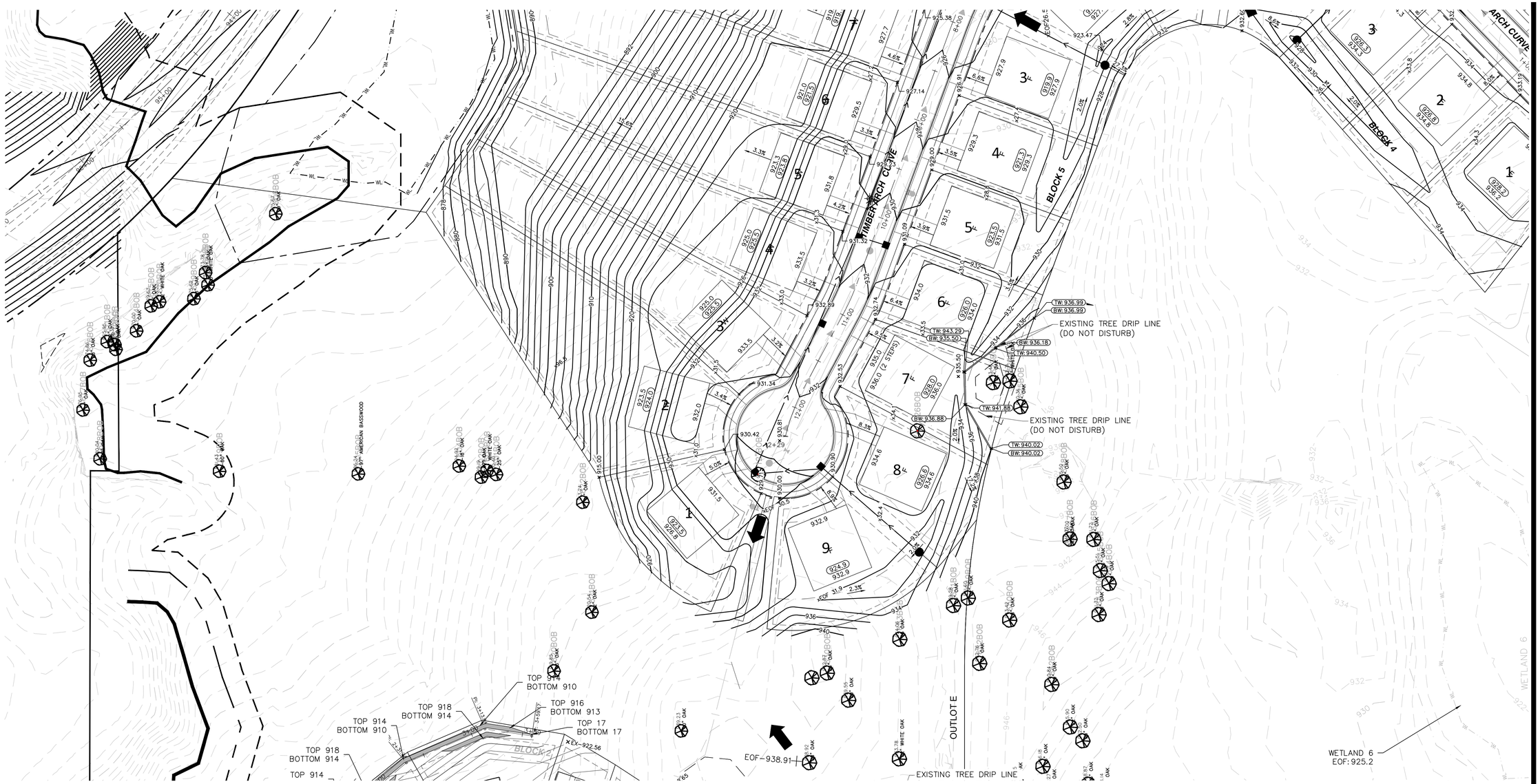
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

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GRADING NOTES:

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

GRADING LEGEND:

FRONT OF PAD 954.5 F — GARAGE FLOOR ELEVATION
(I) — ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60" (7¼")
W 950.3 — HOUSE TYPE, LOWEST FLOOR ELEVATION
957.6 REAR OF PAD — REAR ELEVATION

F — FULL BASEMENT
L — LOOK OUT
W — WALK OUT

789 — EXISTING CONTOUR
789 — PROPOSED CONTOUR
62.44 ×962.44 — PROPOSED SPOT ELEVATION
TW XXX / BW XXX — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
xTB962.44 — TOP OF BERM ELEVATION
2.00% — DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING

RETAINING WALL
PROPOSED CATCH BASINS
PROPOSED STORM SEWER
WL — WETLAND DELINEATION
TREE PROTECTION LIMITS
EXISTING VEGETATION LIMITS
769 / 770 — EXISTING TREE TO REMAIN
CREEK BUFFER
CREEK SETBACK
MAINTENANCE ACCESS

N
0 25 50 100
SCALE IN FEET

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ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

NOTE TO CONTRACTOR:

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

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

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO THE GRADING PLAN NOTES AND DETAILS SHEET FOR INFORMATION

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

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

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

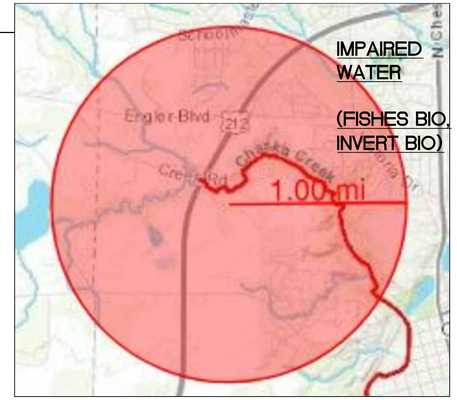
STREET & UTILITY PHASE:

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

SWPPP BMP QUANTITIES (PER PLAN):

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

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY



VICINITY MAP

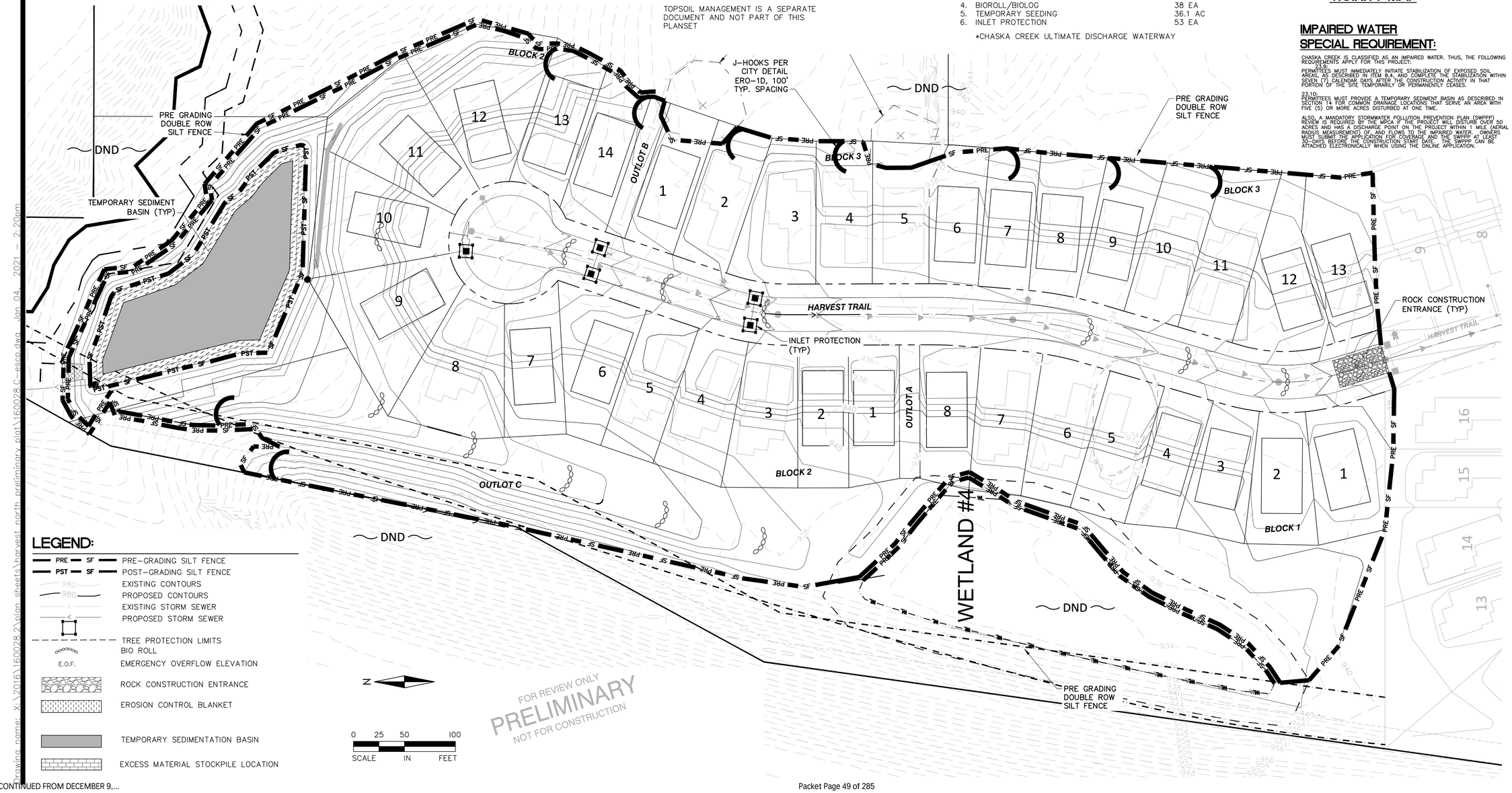
IMPAIRED WATER SPECIAL REQUIREMENT:

CHASKA CREEK IS CLASSIFIED AS AN IMPAIRED WATER. THUS, THE FOLLOWING REQUIREMENTS APPLY FOR THIS PROJECT:

23.9.8:
PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10:
PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

ALSO, A MANDATORY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REVIEW IS REQUIRED BY THE MPCA IF THE PROJECT WILL DISTURB OVER 50 ACRES AND HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO THE IMPAIRED WATER. OWNERS MUST SUBMIT THE APPLICATION FOR COVERAGE AND THE SWPPP AT LEAST 30-DAYS BEFORE THE CONSTRUCTION START DATE. THE SWPPP CAN BE ATTACHED ELECTRONICALLY WHEN USING THE ONLINE APPLICATION.



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HARVEST WEST 3RD ADDTION
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PRELIMINARY PLAT & PUD SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN- VIEW A

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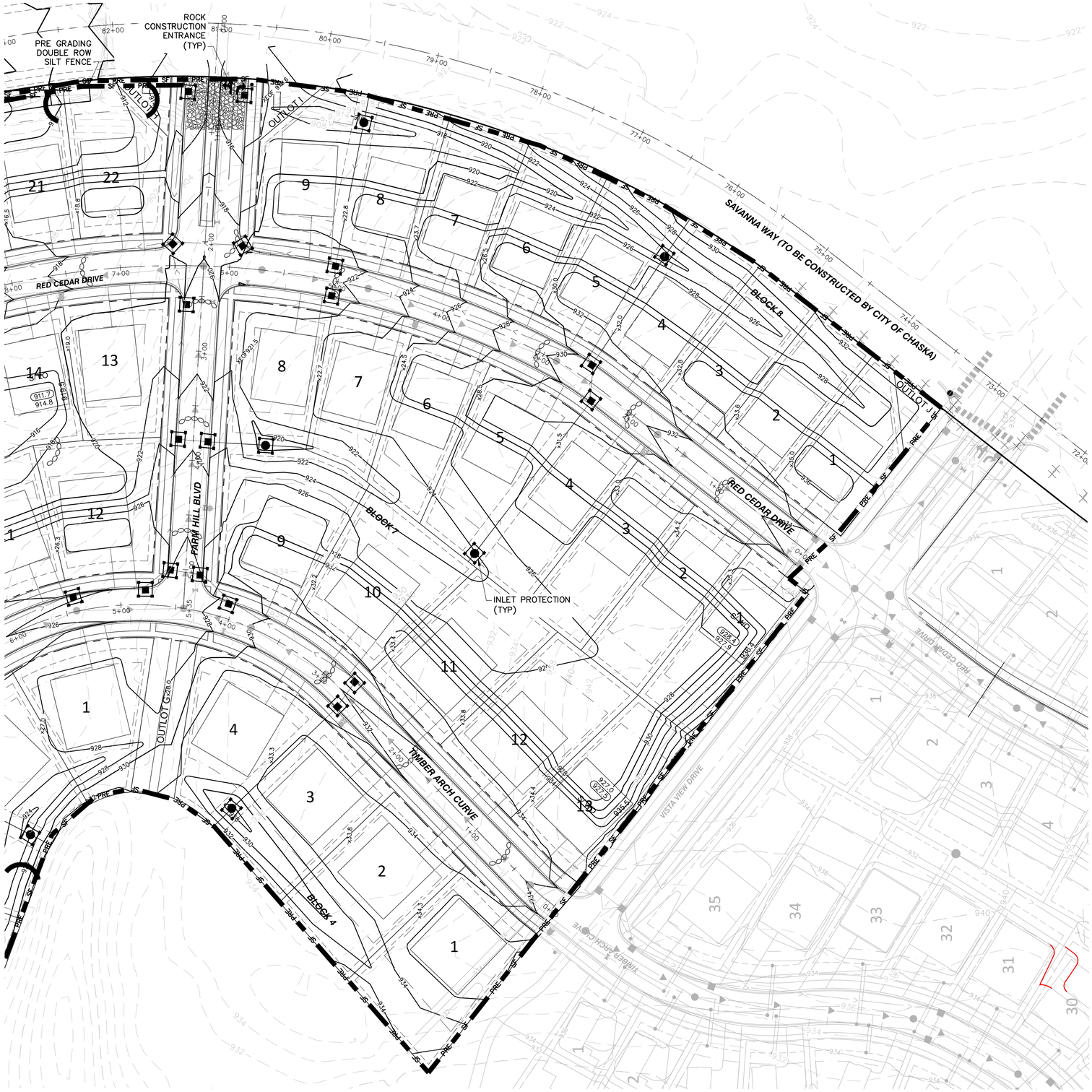
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SHEET 21 OF 45

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LEGEND:

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

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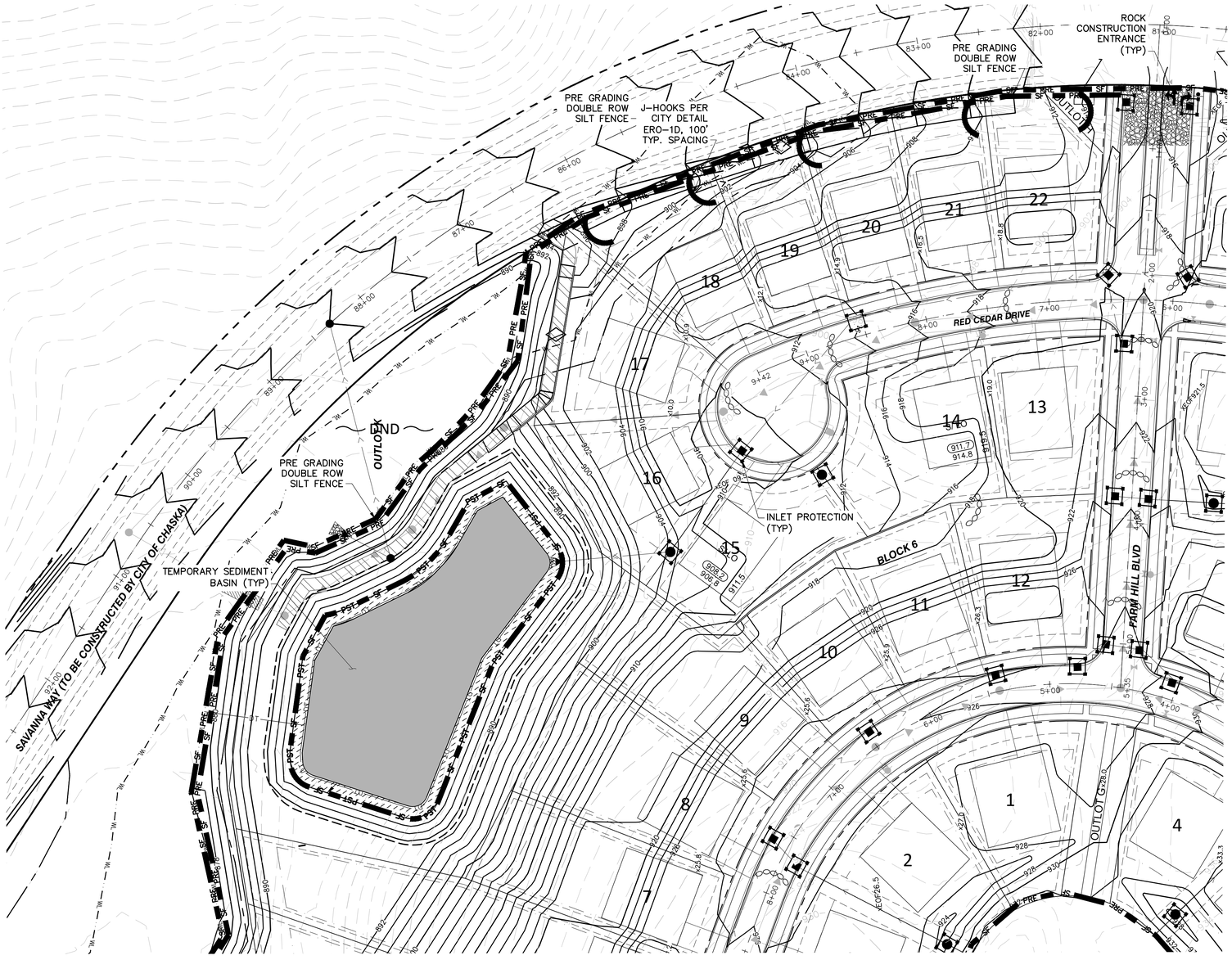
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PROJECT NO: 216-0028.C

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SHEET 22 OF 45

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LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- 980 — EXISTING CONTOURS
- 980 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TREE PROTECTION LIMITS
- BIO ROLL
- E.O.F. — EMERGENCY OVERFLOW ELEVATION
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- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENTATION BASIN
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CHASKA, MN

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EROSION AND SEDIMENT CONTROL PLAN- VIEW C

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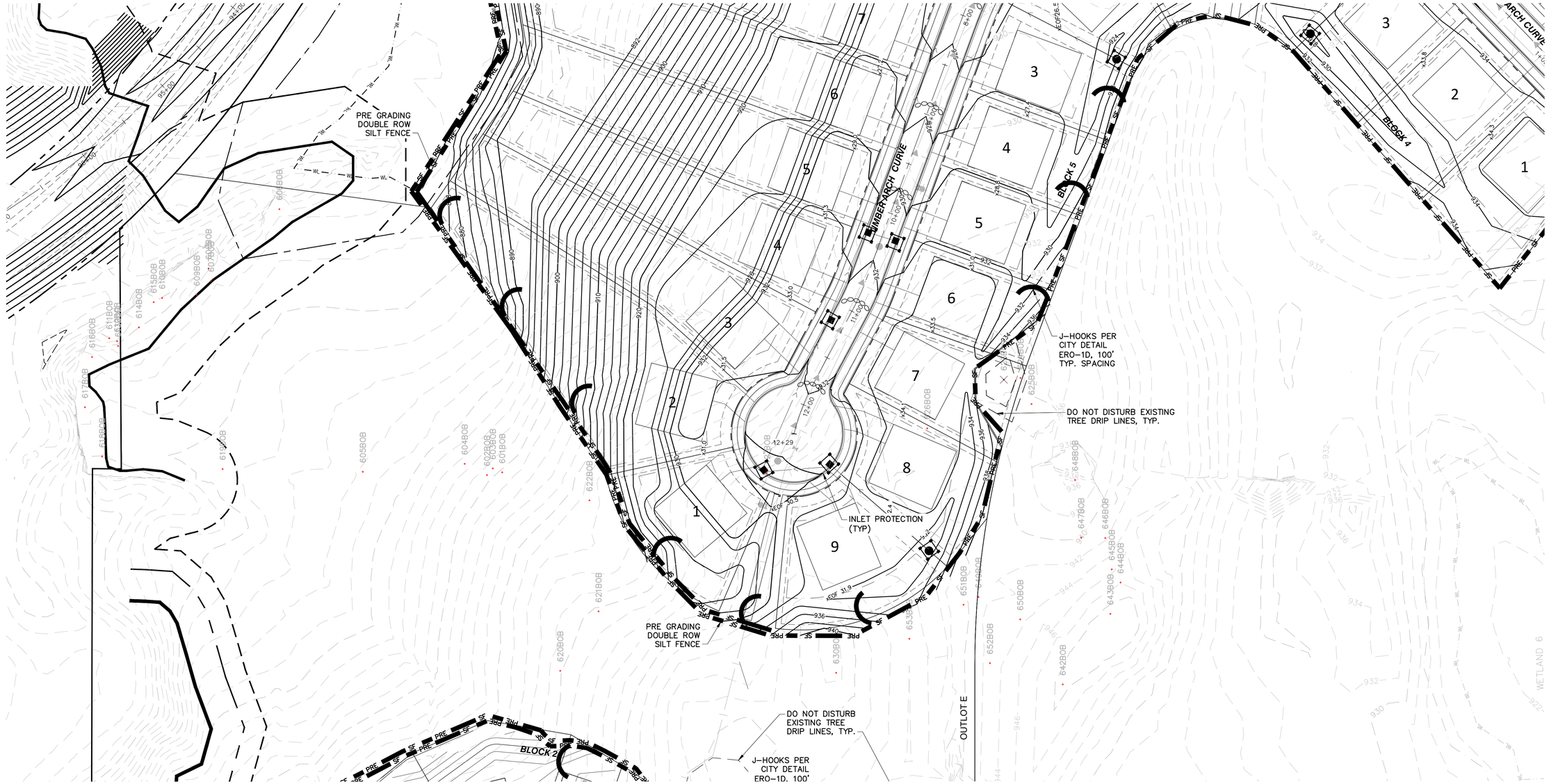
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SHEET 23 OF 45

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LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- 980 EXISTING CONTOURS
- 980 PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TREE PROTECTION LIMITS
- BIO ROLL
- E.O.F. EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
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EROSION AND SEDIMENT CONTROL PLAN- VIEW D

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EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC. AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

PERMANENT COVER:

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

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

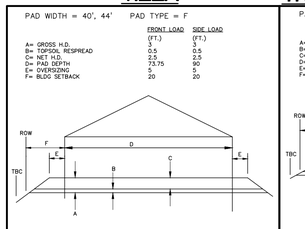
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

HOLD DOWN DETAILS

VILLA

PAD WIDTH = 40', 44' PAD TYPE = F

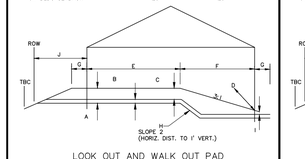
	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	3	3
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	2.5	2.5
D= PAD DEPTH	73.75	90
E= OVERSIZING	5	5
F= BLDG SETBACK	20	20



FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 40', 44' PAD TYPE = L, W

	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	3	3
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	2.5	2.5
D= F.G. GFE TO F.G. REAR EL	SEE PLAN (L), (W)	SEE PLAN
E= BENCH LENGTH	40	40
F= SLOPE & REAR FLAT LENGTH	33.75	50
G= OVERSIZING	5	5
H= 5/6 SLOPE (X' VERT. TO 1 HORIZ.)	2	2
I= F.G. TO TOP OF BLACK @ RFL	0	0
J= BLDG SETBACK	20	20

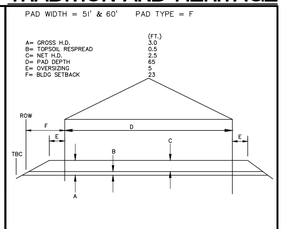


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

TRADITION AND HERITAGE

PAD WIDTH = 51' & 60' PAD TYPE = F

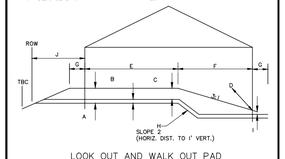
	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= PAD DEPTH	65
E= OVERSIZING	5
F= BLDG SETBACK	23



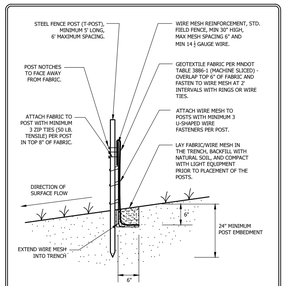
FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 51' & 60' PAD TYPE = L, W

	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= F.G. GFE TO F.G. REAR EL	SEE PLAN (L), (W)
E= BENCH LENGTH	25
F= SLOPE & REAR FLAT LENGTH	40
G= OVERSIZING	5
H= 5/6 SLOPE (X' VERT. TO 1 HORIZ.)	2
I= F.G. TO TOP OF BLACK @ RFL	0
J= BLDG SETBACK	23

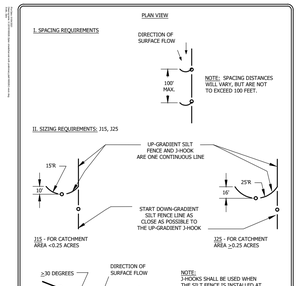


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

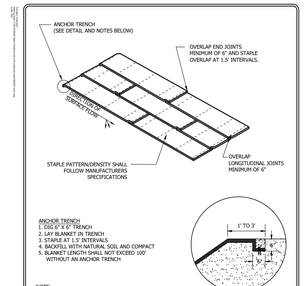


NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

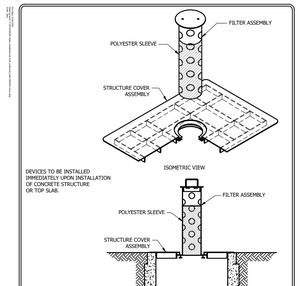
Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B



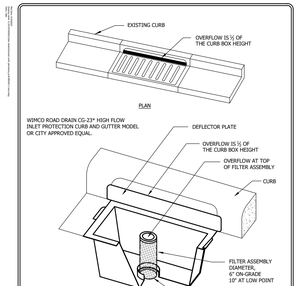
Stantec — SILT FENCE J-HOOK — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1D



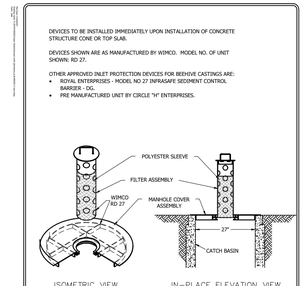
Stantec — EROSION CONTROL BLANKET INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-2



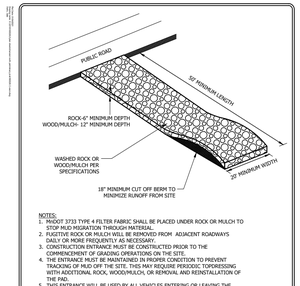
Stantec — INLET PROTECTION FOR EXCEED CATCH BASIN BEFORE CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4A



Stantec — INLET PROTECTION – CATCH BASIN INSERT AFTER CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4B

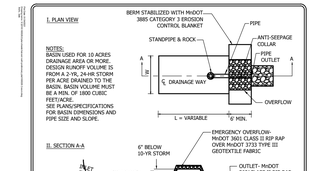


Stantec — INLET PROTECTION BEEHIVE CASTING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4C

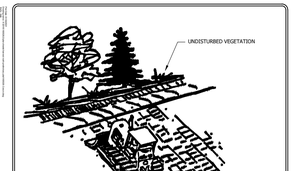


NOTES:
1. MNDOT 3733 TYPE 4 ITS FIBER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY, AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING 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.

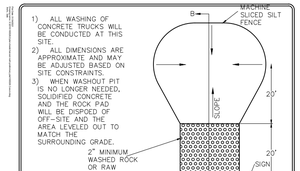
Stantec — ROCK CONSTRUCTION ENTRANCE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-7



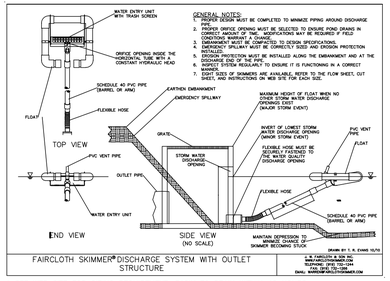
Stantec — TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-8B



Stantec — SLOPE TRACKING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-10

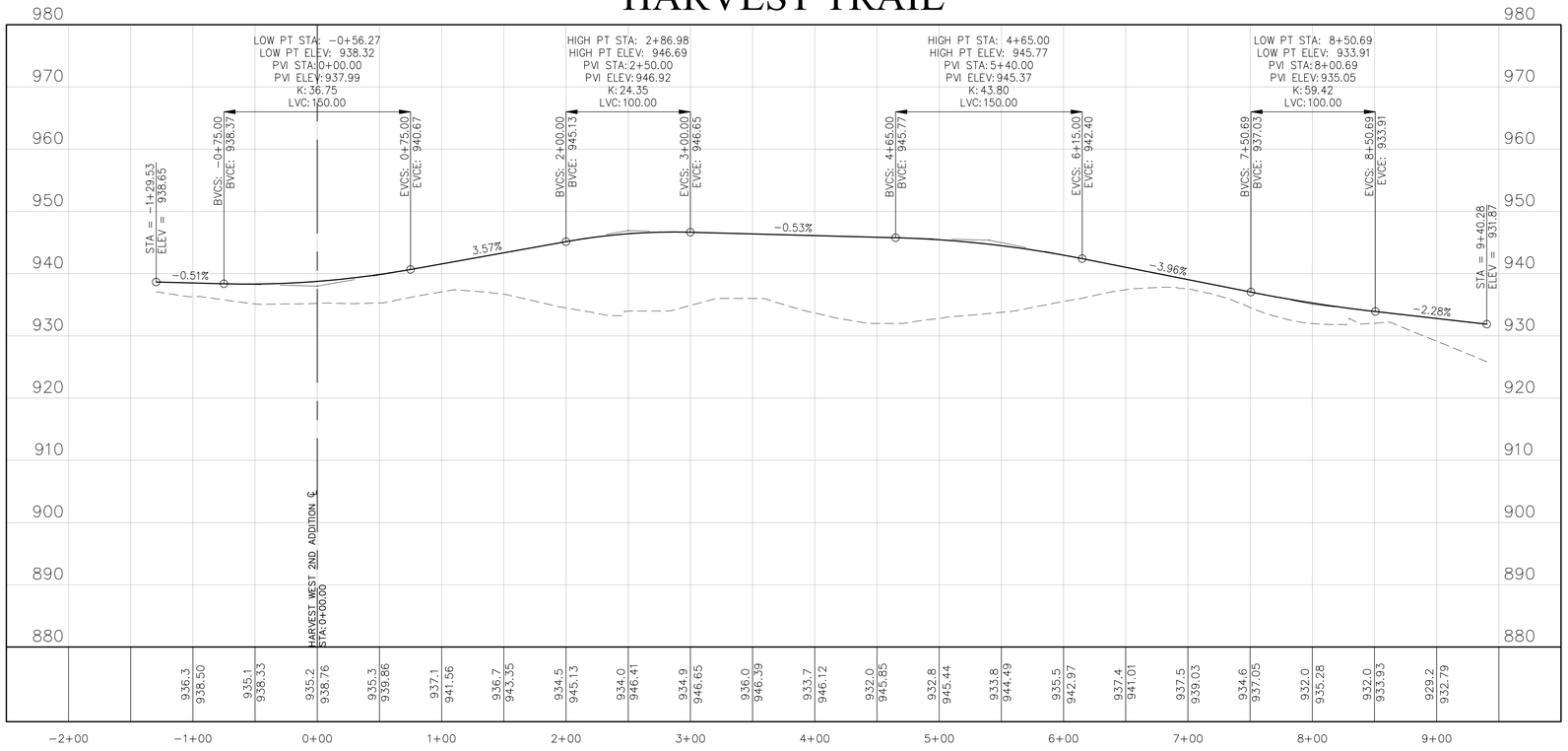


Stantec — CONCRETE WASHOUT PIT — CHASKA, MINNESOTA — LAST REVISION: April 2011 — PLATE NO. ERO-12

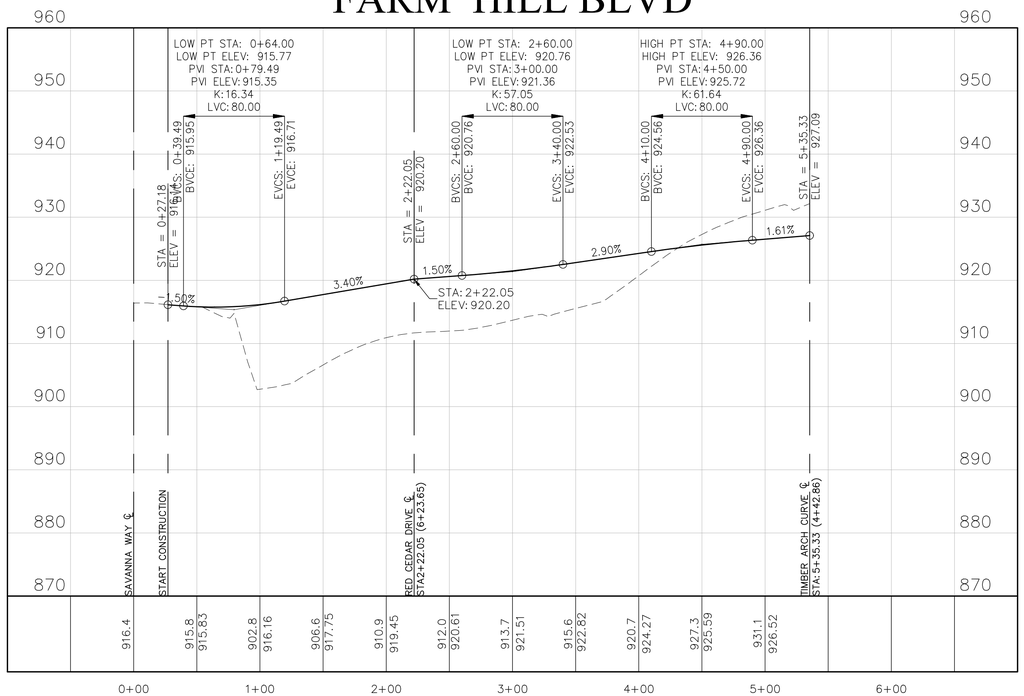


GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT SO CHANGES.
3. ALL MATERIALS SHALL BE INSTALLED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF PIPE.
6. FLOAT MUST BE REGULARLY CHECKED TO ENSUR

HARVEST TRAIL



FARM HILL BLVD



SCALE 0 5 10 20 IN FEET
VERTICAL SCALE

SCALE 0 30 60 120 IN FEET
HORIZONTAL SCALE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
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Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
GRADING PROFILES 1

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

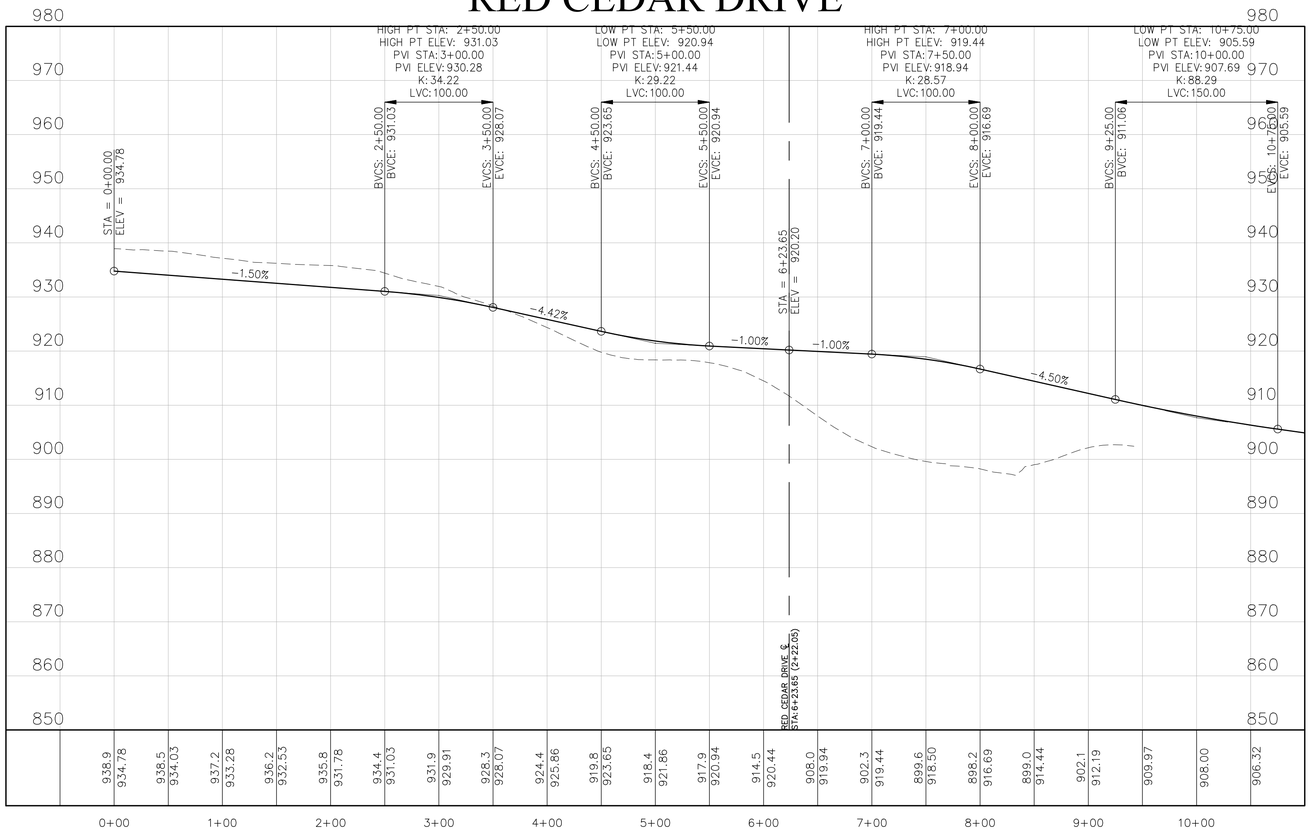
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

26

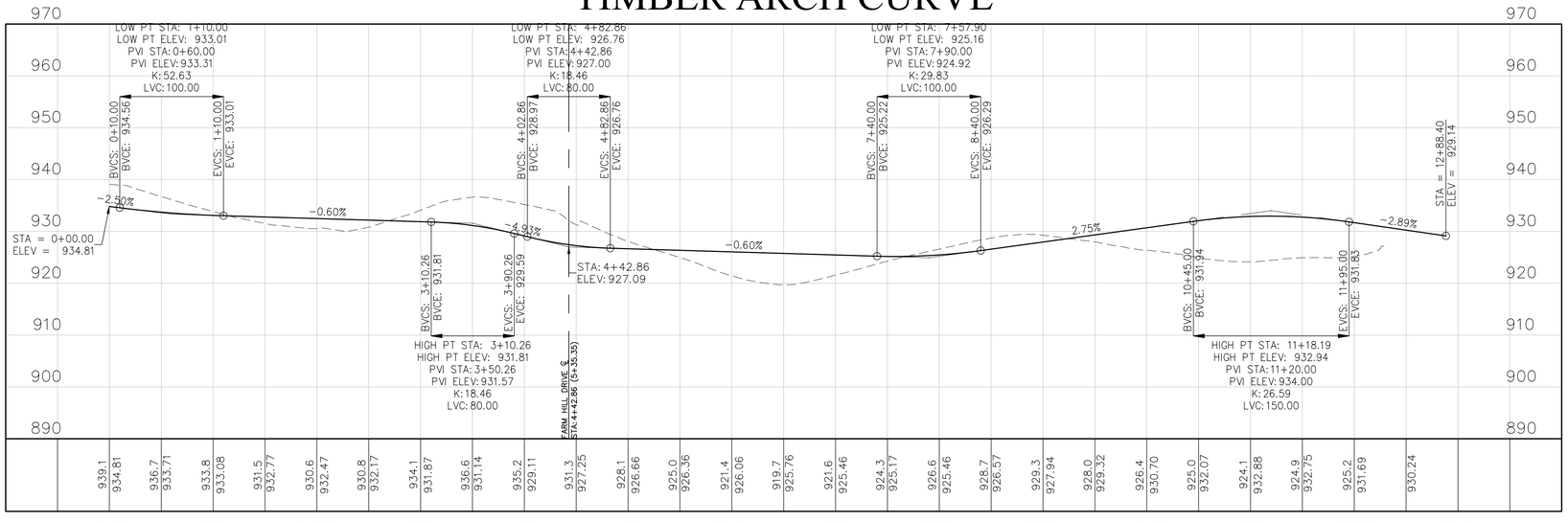
SHEET 26 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-prof.dwg Jan 04, 2021 - 2:22pm

RED CEDAR DRIVE



TIMBER ARCH CURVE



0 5 10 20
SCALE IN FEET
VERTICAL SCALE

0 35 70 140
SCALE IN FEET
HORIZONTAL SCALE

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Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDTION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING PROFILES 2

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

27

SHEET 27 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-prof.dwg Jan 04, 2021 - 2:22pm



UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	0.80%	RCP	33.0	926.10	925.84	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	4.20%	RCP	58.5	905.30	902.84	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	4.50%	RCP	66.8	905.51	902.50	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	4.00%	RCP	57.5	910.41	908.11	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	4.80%	RCP	137.8	908.11	901.50	914.73	48"	R-3067-V	6.62
CBMH 308	CBMH 309	30	4.80%	RCP	204.7	901.50	891.67	919.09	84"	R-3501-T	17.59
CBMH 309	CBMH 311	30	0.80%	RCP	145.3	891.67	890.51	913.54	60"	R-3501-T	21.87
CB 312	CBMH 311	12	5.00%	RCP	68.4	895.81	892.39	910.81	2x3'	R-4342	15.00
CBMH 311	CBMH 313	30	5.00%	RCP	96.8	890.51	885.67	911.12	60"	R-3067-V	20.61
CBMH 313	FES 400	30	1.90%	RCP	87.4	885.67	884.01	904.24	2'x3'	R-4342	18.57
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND:

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

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733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
STORM SEWER PLAN - OVERALL

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

28

SHEET 28 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 04, 2021 - 2:22pm



STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	0.80%	RCP	33.0	926.10	925.84	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	4.20%	RCP	58.5	905.30	902.84	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	4.50%	RCP	66.8	905.51	902.50	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	4.00%	RCP	57.5	910.41	908.11	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	4.80%	RCP	137.8	908.11	901.50	914.73	48"	R-3067-V	6.62
CBMH 308	CBMH 309	30	4.80%	RCP	204.7	901.50	891.67	919.09	84"	R-3501-T	17.59
CBMH 309	CBMH 311	30	0.80%	RCP	145.3	891.67	890.51	913.54	60"	R-3501-T	21.87
CB 312	CBMH 311	12	5.00%	RCP	68.4	895.81	892.39	910.81	2x3'	R-4342	15.00
CBMH 311	CBMH 313	30	5.00%	RCP	96.8	890.51	885.67	911.12	60"	R-3067-V	20.61
CBMH 313	FES 400	30	1.90%	RCP	87.4	885.67	884.01	904.24	2'x3'	R-4342	18.57
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

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SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE I2"XI2" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

LEGEND:

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

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

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT – REVISED

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

29

SHEET 29 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 04, 2021 - 2:22pm



UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
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6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
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8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	0.80%	RCP	33.0	926.10	925.84	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	4.20%	RCP	58.5	905.30	902.84	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	4.50%	RCP	66.8	905.51	902.50	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	4.00%	RCP	57.5	910.41	908.11	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	4.80%	RCP	137.8	908.11	901.50	914.73	48"	R-3067-V	6.62
CBMH 308	CBMH 309	30	4.80%	RCP	204.7	901.50	891.67	919.09	84"	R-3501-T	17.59
CBMH 309	CBMH 311	30	0.80%	RCP	145.3	891.67	890.51	913.54	60"	R-3501-T	21.87
CB 312	CBMH 311	12	5.00%	RCP	68.4	895.81	892.39	910.81	2x3'	R-4342	15.00
CBMH 311	CBMH 313	30	5.00%	RCP	96.8	890.51	885.67	911.12	60"	R-3067-V	20.61
CBMH 313	FES 400	30	1.90%	RCP	87.4	885.67	884.01	904.24	2'x3'	R-4342	18.57
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

STORM SEWER PLAN - VIEW B

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

DAVE NASH, PE
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11–3–20	PRELIMINARY PLAT
11–25–20	CITY COMMENTS
01–04–21	PRELIMINARY PLAT – REVISED

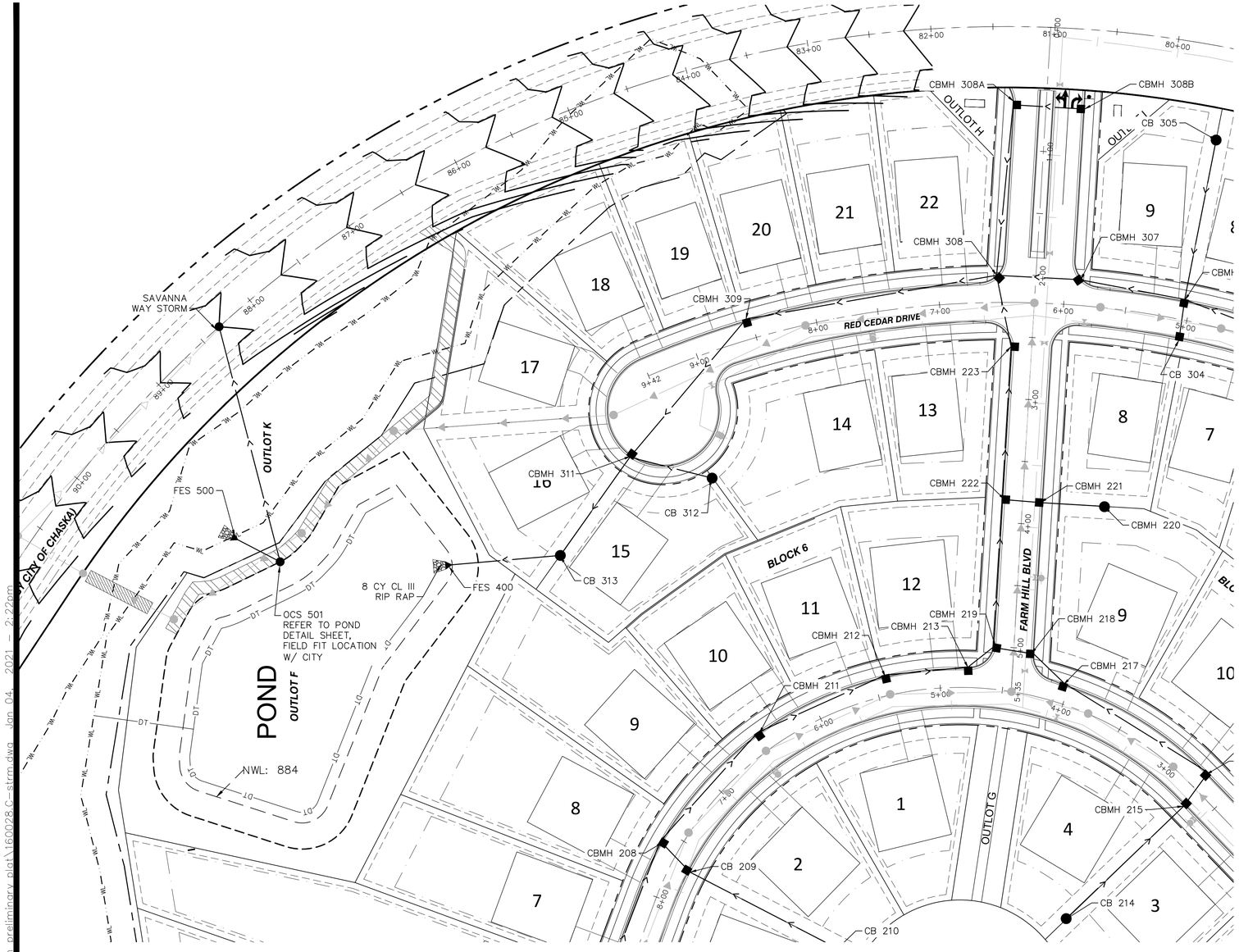
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216–0028.C

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30

SHEET 30 OF 45

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STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	0.80%	RCP	33.0	926.10	925.84	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	4.20%	RCP	58.5	905.30	902.84	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	4.50%	RCP	66.8	905.51	902.50	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	4.00%	RCP	57.5	910.41	908.11	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	4.80%	RCP	137.8	908.11	901.50	914.73	48"	R-3067-V	6.62
CBMH 308	CBMH 309	30	4.80%	RCP	204.7	901.50	891.67	919.09	84"	R-3501-T	17.59
CBMH 309	CBMH 311	30	0.80%	RCP	145.3	891.67	890.51	913.54	60"	R-3501-T	21.87
CB 312	CBMH 311	12	5.00%	RCP	68.4	895.81	892.39	910.81	2x3'	R-4342	15.00
CBMH 311	CBMH 313	30	5.00%	RCP	96.8	890.51	885.67	911.12	60"	R-3067-V	20.61
CBMH 313	FES 400	30	1.90%	RCP	87.4	885.67	884.01	904.24	2'x3'	R-4342	18.57
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

LEGEND:

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

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SCALE IN FEET

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE I2"XI2" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

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

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

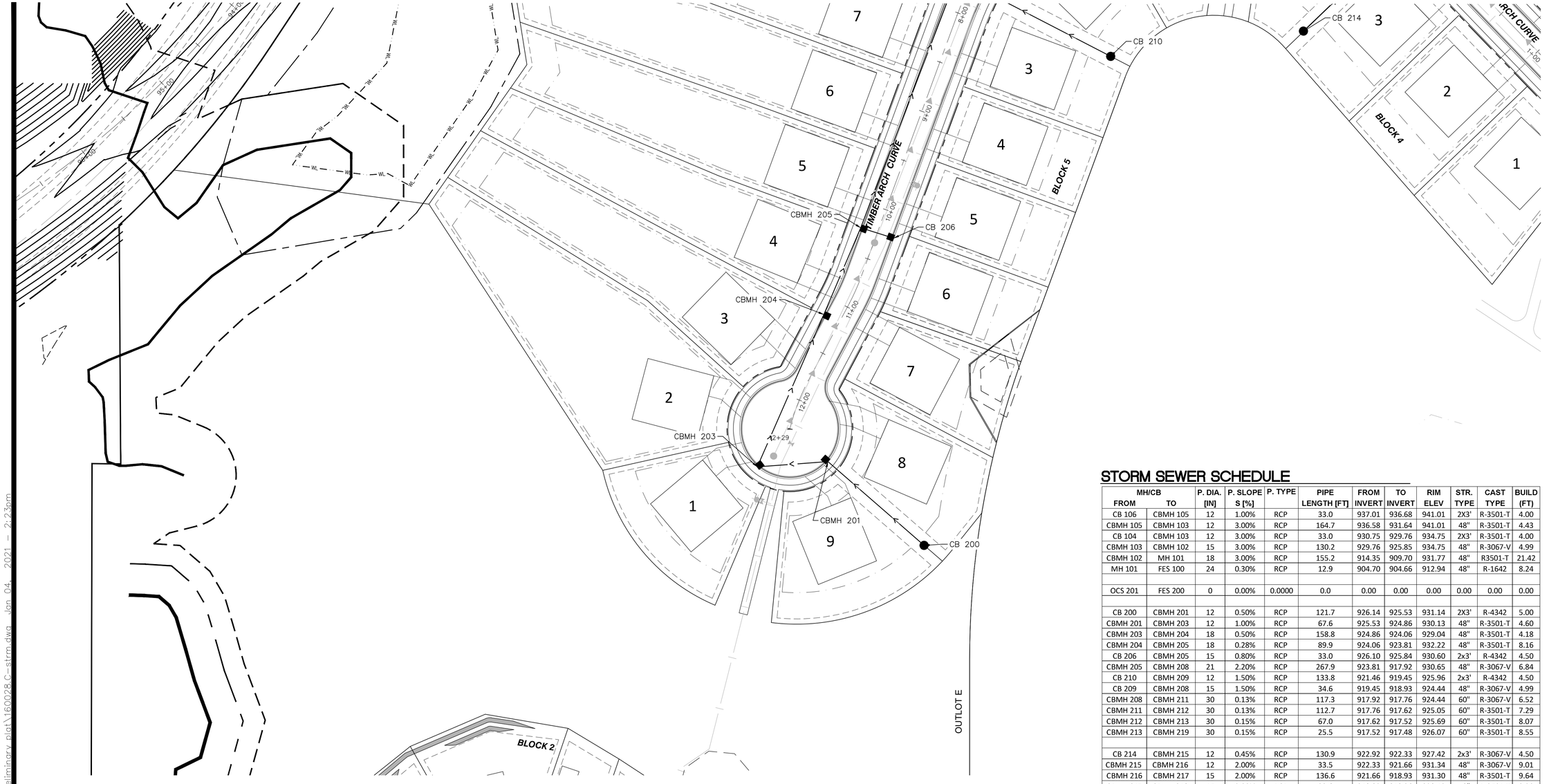
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

31

SHEET 31 OF 45

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LEGEND:

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

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SCALE IN FEET

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STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	0.80%	RCP	33.0	926.10	925.84	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	4.20%	RCP	58.5	905.30	902.84	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	4.50%	RCP	66.8	905.51	902.50	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	4.00%	RCP	57.5	910.41	908.11	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	4.80%	RCP	137.8	908.11	901.50	914.73	48"	R-3067-V	6.62
CBMH 308	CBMH 309	30	4.80%	RCP	204.7	901.50	891.67	919.09	84"	R-3501-T	17.59
CBMH 309	CBMH 311	30	0.80%	RCP	145.3	891.67	890.51	913.54	60"	R-3501-T	21.87
CB 312	CBMH 311	12	5.00%	RCP	68.4	895.81	892.39	910.81	2x3'	R-4342	15.00
CBMH 311	CBMH 313	30	5.00%	RCP	96.8	890.51	885.67	911.12	60"	R-3067-V	20.61
CBMH 313	FES 400	30	1.90%	RCP	87.4	885.67	884.01	904.24	2'x3'	R-4342	18.57
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

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

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

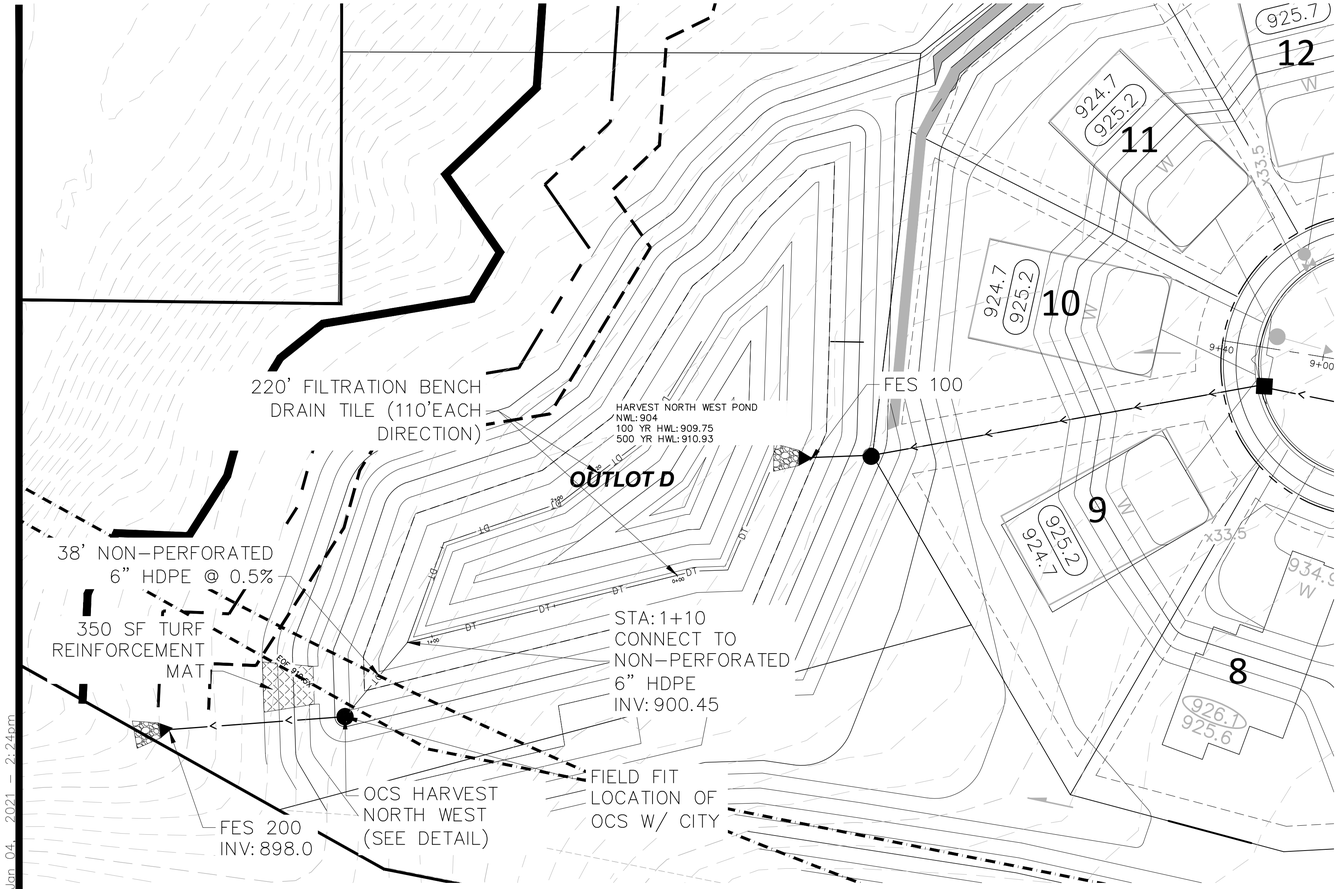
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

32

SHEET 32 OF 45

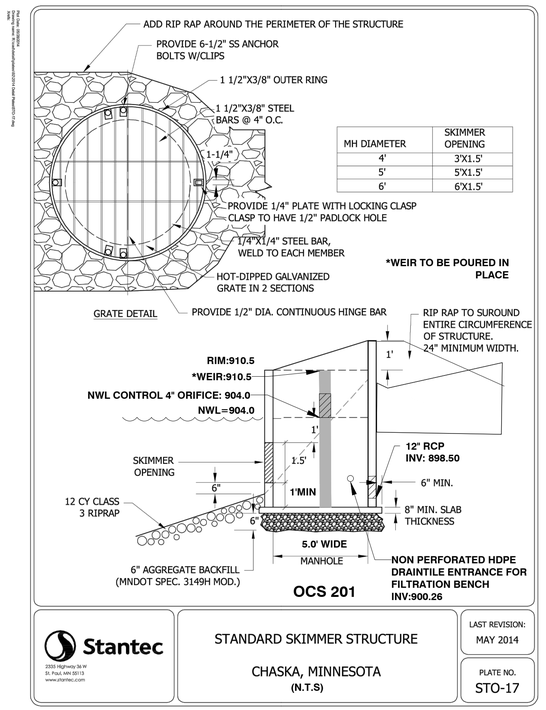
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N

0 15 30 60
SCALE IN FEET

HARVEST NORTH WEST POND
OUTLET CONTROL STRUCTURE



MH DIAMETER	SKIMMER OPENING
4'	3'X1.5'
5'	5'X1.5'
6'	6'X1.5'

OCS 201

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

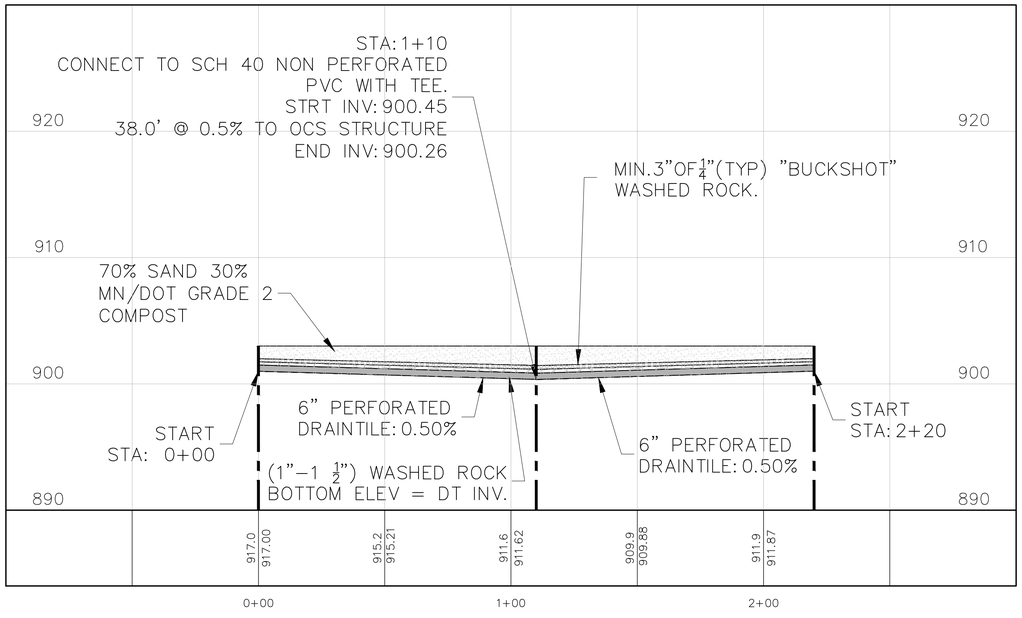
STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA
(N.T.S)

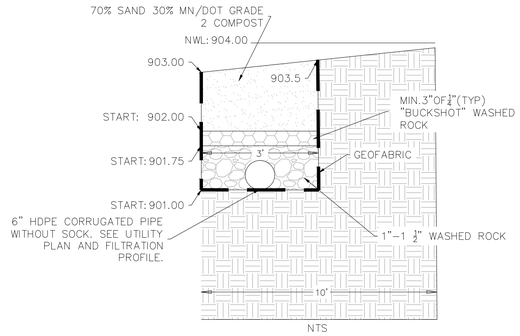
LAST REVISION: MAY 2014

PLATE NO. STO-17

POND TRENCH FILTRATION TRENCH PROFILE



POND TRENCH FILTRATION SECTION



0 15 30 60
SCALE IN FEET

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PRELIMINARY
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
WEST POND DRAINAGE DETAIL

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01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

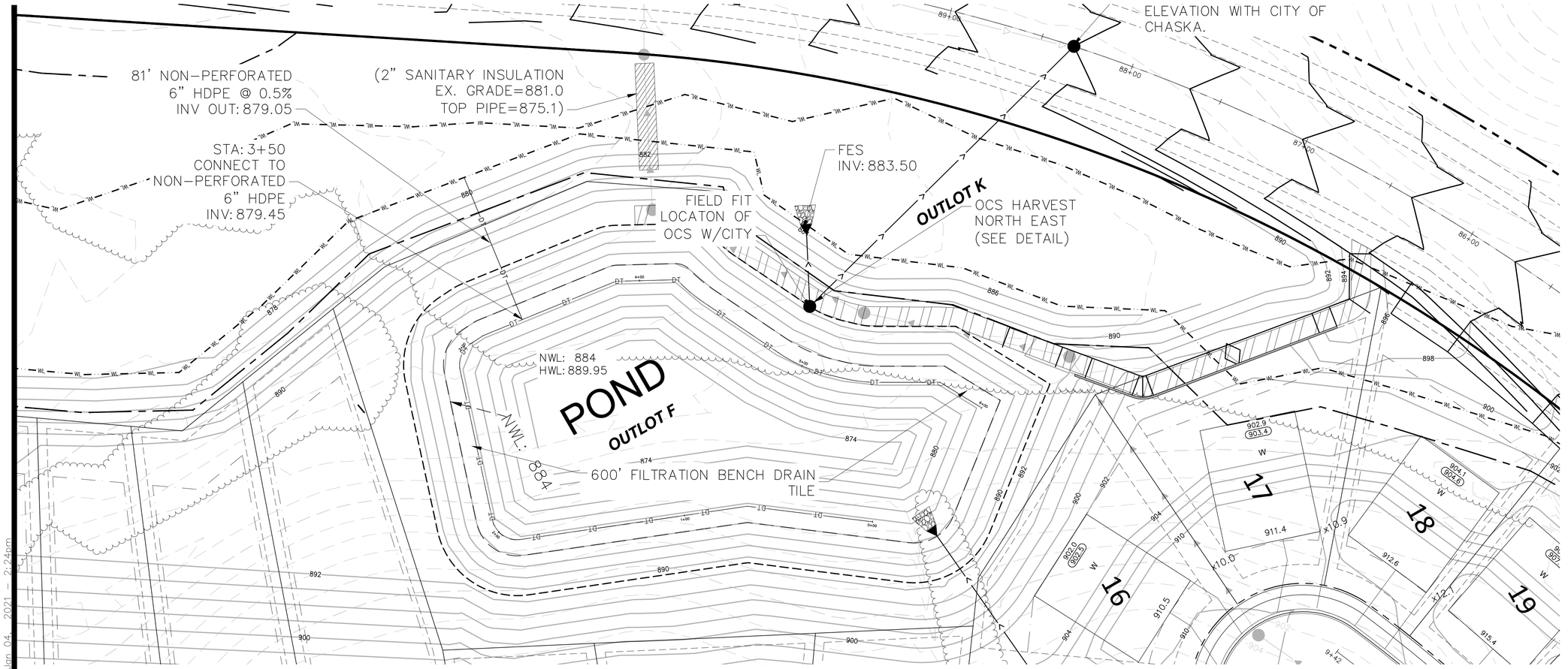
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

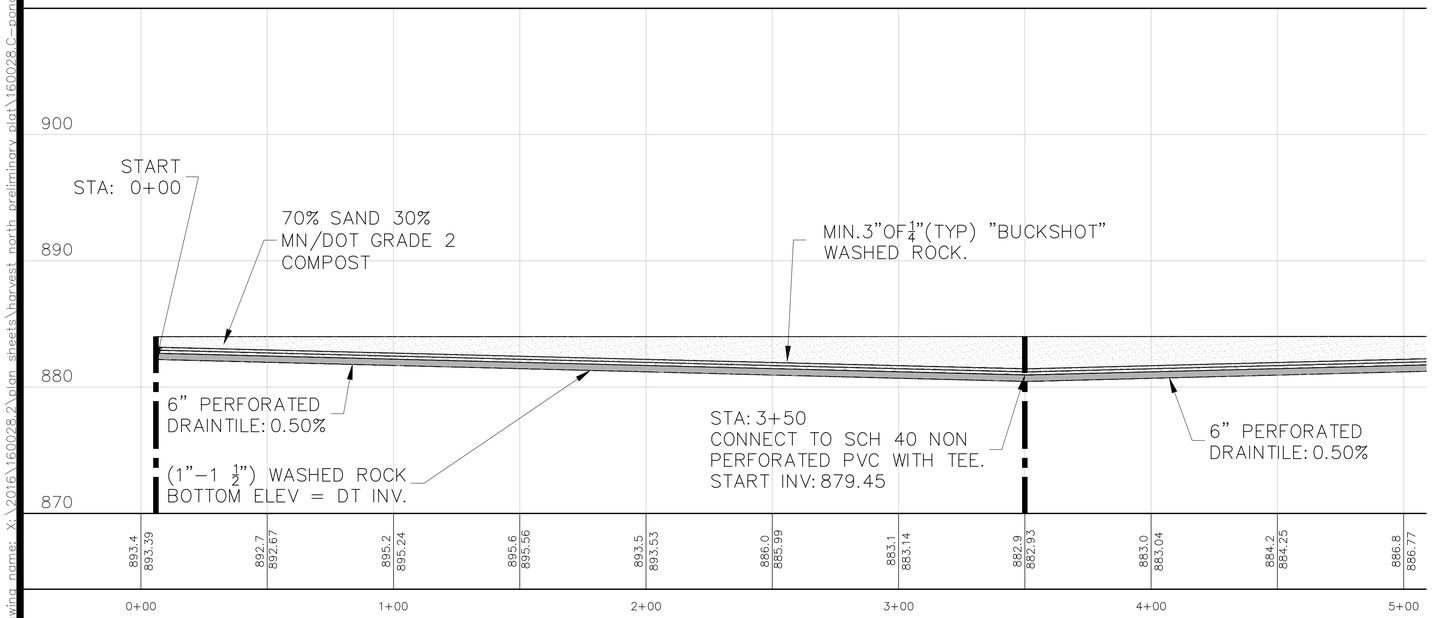
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SHEET 33 OF 45

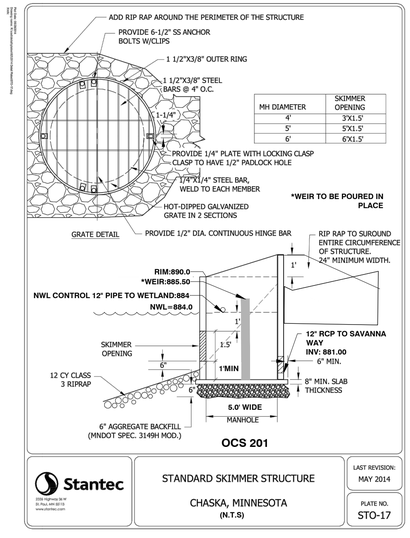
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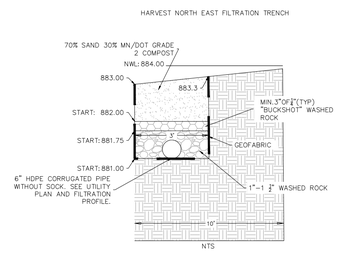
HARVEST NORTH EAST FILTRATION TRENCH PROFILE



HARVEST NORTH EAST POND OUTLET CONTROL STRUCTURE



POND TRENCH FILTRATION SECTION



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
EAST POND DRAINAGE DETAIL

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BY	DATE

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01-04-21	PRELIMINARY PLAT - REVISED

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

34

SHEET 34 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-pond.dwg Jan 04, 2021 - 2:24pm



LEGEND:

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

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.38	920.13	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.08	919.16	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.11	918.04	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.99	917.56	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.77	916.64	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.54	914.22	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.12	913.66	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.56	913.01	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.91	912.42	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.32	909.19	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.09	918.80	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.70	915.47	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.37	912.81	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.09	900.06	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	170.4	899.96	894.85	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.069	177.4	894.75	882.51	910.97	48	16.22	SDR-35 PVC
MH 21	MH 22	8	0.025	110.7	882.41	879.64	891.00	48	8.59	SDR-35 PVC
MH 22	MH 23	8	0.025	124.0	879.54	876.44	891.00	48	11.46	SDR-35 PVC
MH 23	SAN STUB	8	0.025	71.9	876.34	874.54	891.00	48	14.66	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.73	909.24	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.14	908.22	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.12	907.54	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.44	903.30	932.19	48	24.75	C-900

UTILITY NOTES:

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

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - OVERALL

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

35

SHEET 35 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 04, 2021 - 2:35pm

UTILITY NOTES:

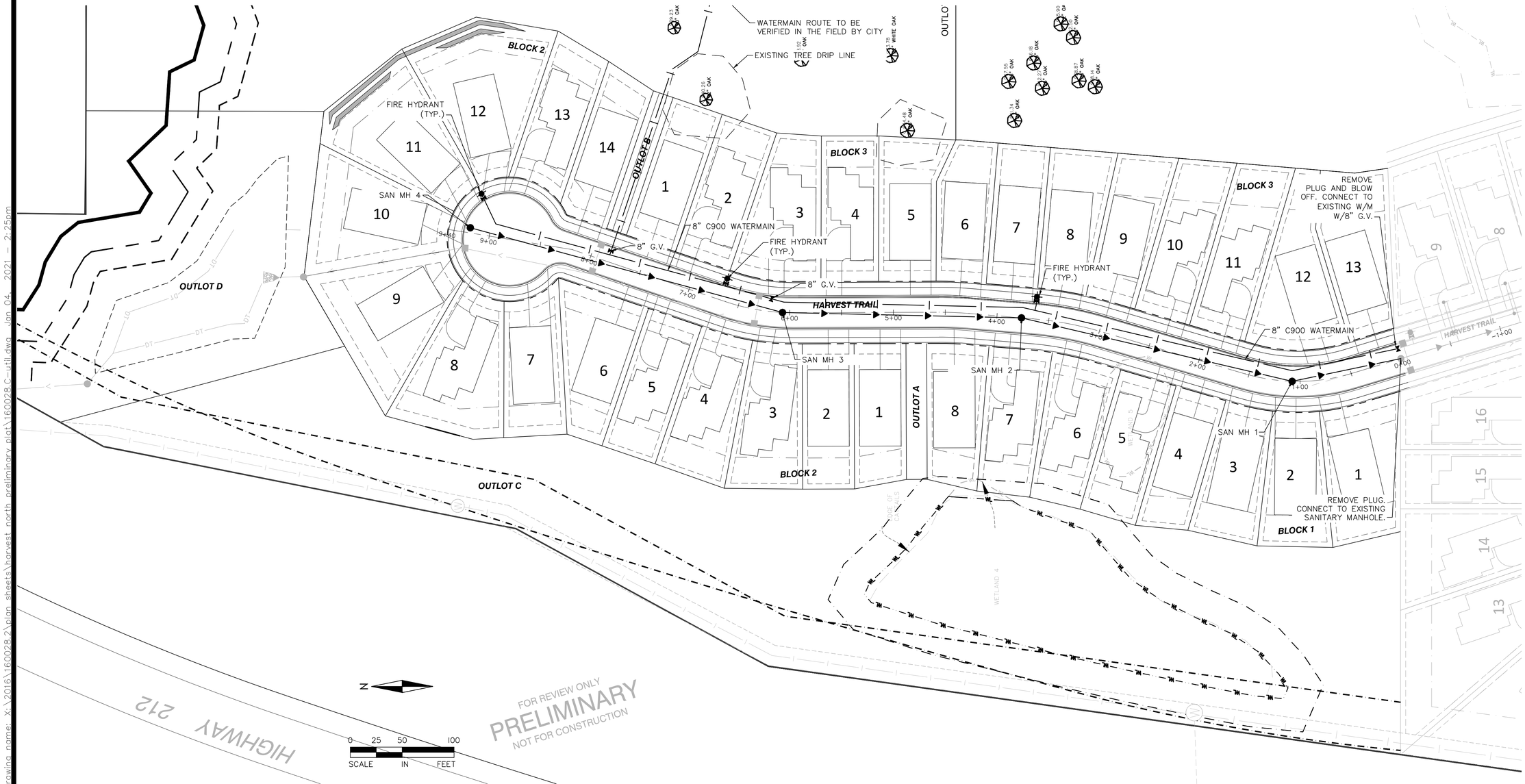
1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE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

LEGEND:

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

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.38	920.13	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.08	919.16	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.11	918.04	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.99	917.56	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.77	916.64	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.54	914.22	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.12	913.66	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.56	913.01	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.91	912.42	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.32	909.19	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.09	918.80	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.70	915.47	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.37	912.81	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.09	900.06	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	170.4	899.96	894.85	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.069	177.4	894.75	882.51	910.97	48	16.22	SDR-35 PVC
MH 21	MH 22	8	0.025	110.7	882.41	879.64	891.00	48	8.59	SDR-35 PVC
MH 22	MH 23	8	0.025	124.0	879.54	876.44	891.00	48	11.46	SDR-35 PVC
MH 23	SAN STUB	8	0.025	71.9	876.34	874.54	891.00	48	14.66	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.73	909.24	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.14	908.22	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.12	907.54	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.44	903.30	932.19	48	24.75	C-900



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

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DAVE NASH, PE
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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11–3–20	PRELIMINARY PLAT
11–25–20	CITY COMMENTS
01–04–21	PRELIMINARY PLAT – REVISED

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

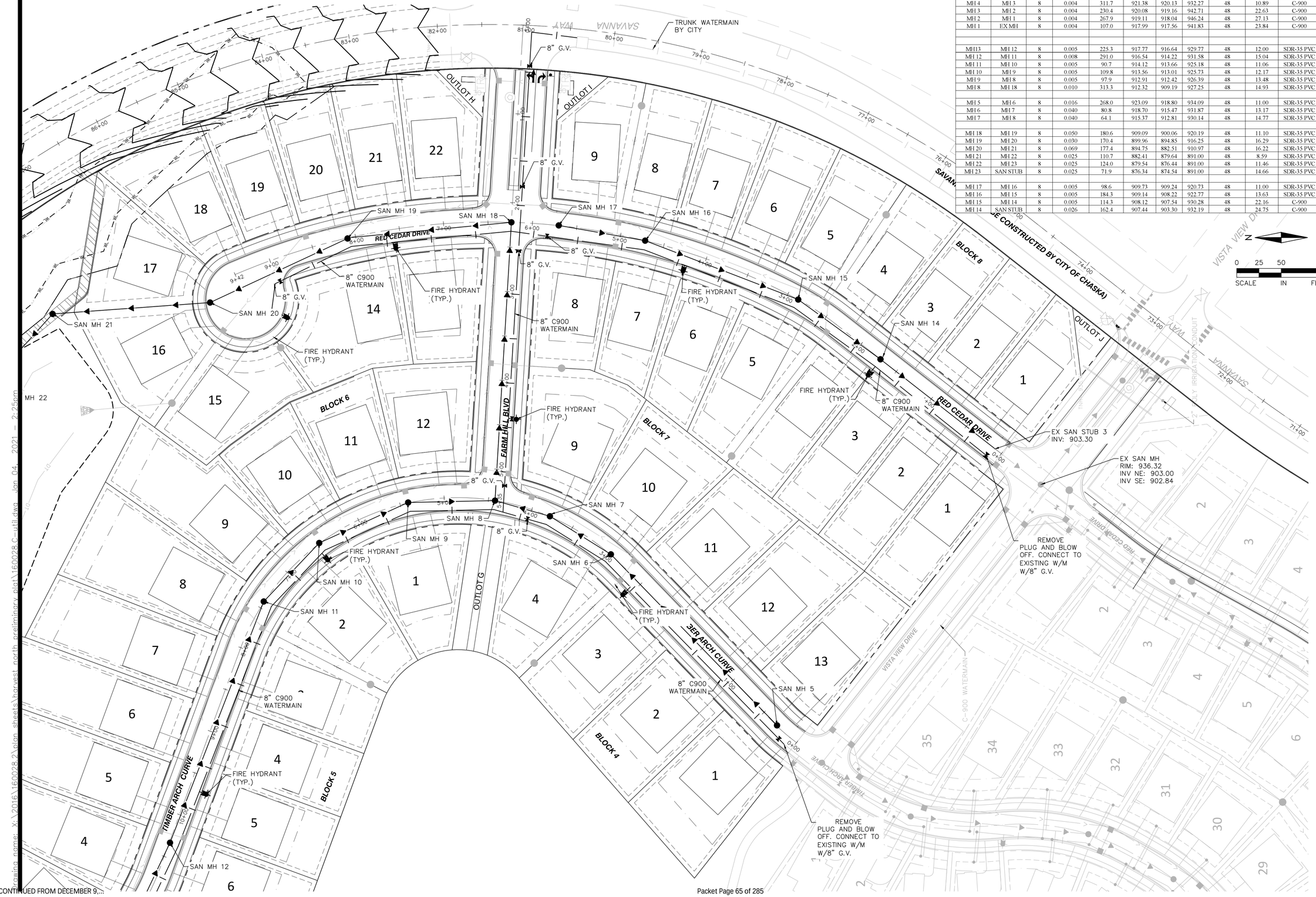
36

SHEET 36 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 04, 2021 - 2:25pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.38	920.13	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.08	919.16	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.11	918.04	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.99	917.56	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.77	916.64	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.54	914.22	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.12	913.66	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.56	913.01	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.91	912.42	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.32	909.19	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.09	918.80	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.70	915.47	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.37	912.81	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.09	900.06	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	170.4	899.96	894.85	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.069	177.4	894.75	882.51	910.97	48	16.22	SDR-35 PVC
MH 21	MH 22	8	0.025	110.7	882.41	879.64	891.00	48	8.59	SDR-35 PVC
MH 22	MH 23	8	0.025	124.0	879.54	876.44	891.00	48	11.46	SDR-35 PVC
MH 23	SAN STUB	8	0.025	71.9	876.34	874.54	891.00	48	14.66	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.73	909.24	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.14	908.22	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.12	907.54	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.44	903.30	932.19	48	24.75	C-900



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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - VIEW B

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

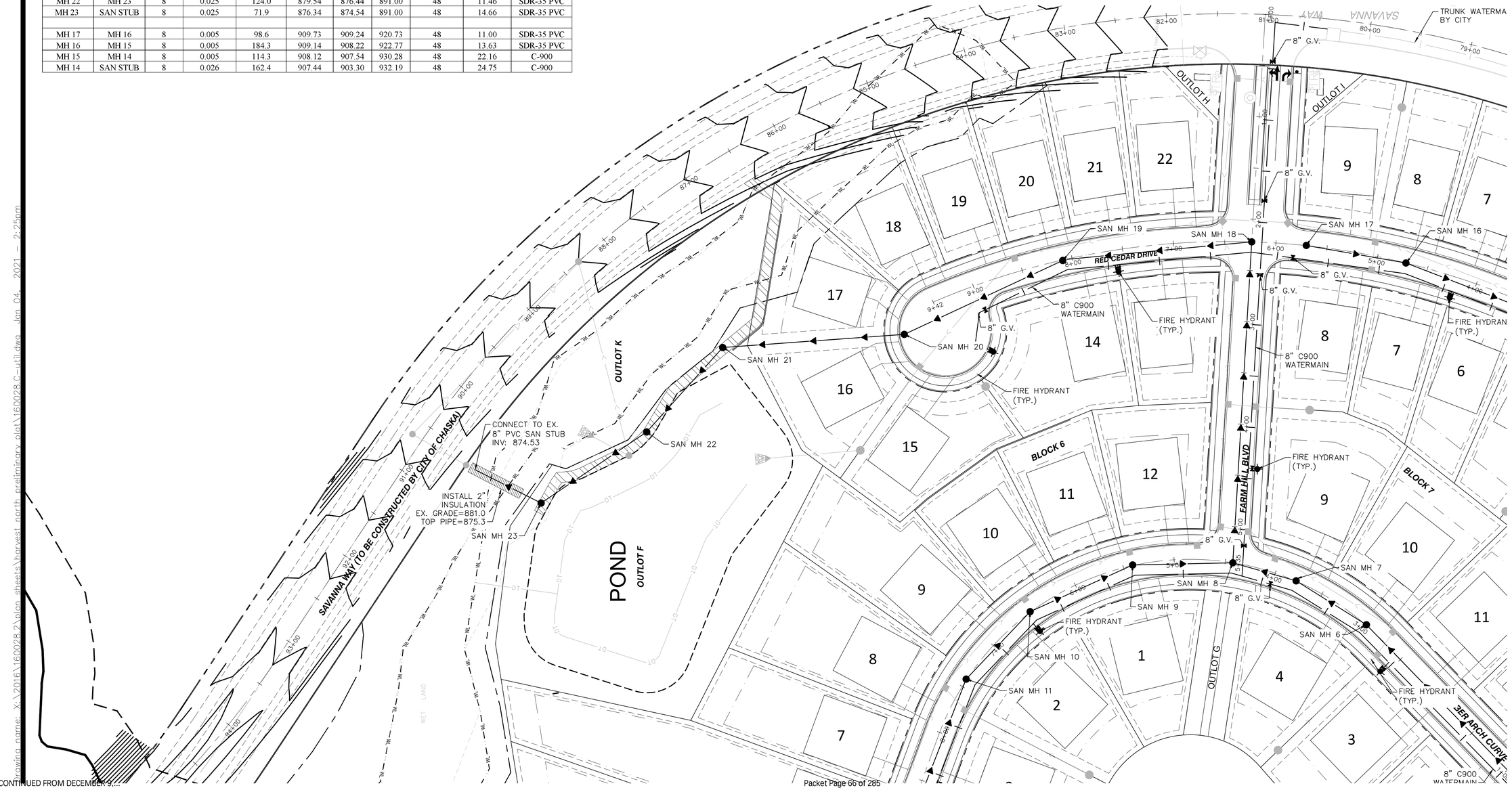
37

SHEET 37 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 04, 2021 - 2:25pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.38	920.13	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.08	919.16	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.11	918.04	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.99	917.56	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.77	916.64	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.54	914.22	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.12	913.66	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.56	913.01	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.91	912.42	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.32	909.19	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.09	918.80	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.70	915.47	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.37	912.81	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.09	900.06	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	170.4	899.96	894.85	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.069	177.4	894.75	882.51	910.97	48	16.22	SDR-35 PVC
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MH 16	MH 15	8	0.005	184.3	909.14	908.22	922.77	48	13.63	SDR-35 PVC
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MH 14	SAN STUB	8	0.026	162.4	907.44	903.30	932.19	48	24.75	C-900



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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

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

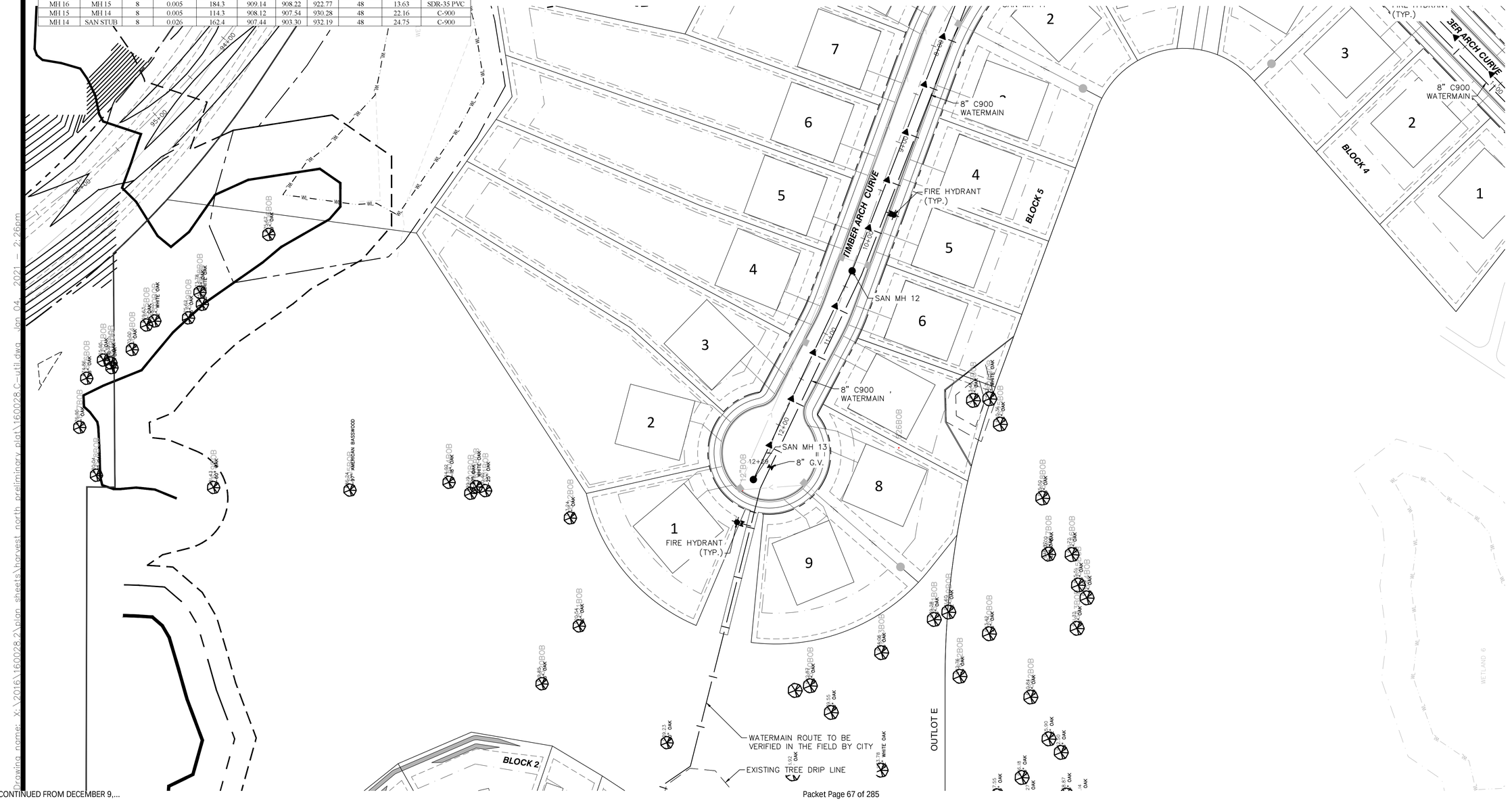
38

SHEET 38 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 04, 2021 - 2:25pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
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MH 14	SAN STUB	8	0.026	162.4	907.44	903.30	932.19	48	24.75	C-900



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

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01-04-21
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QUALITY ASSURANCE/CONTROL

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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED

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

39

SHEET 39 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 04, 2021 - 2:26pm


POND
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
HARVEST TRAIL
MEADOW RIDGE CURVE
MEADOW RIDGE COURT
MEADOW RIDGE DRIVE
MEADOW RIDGE ROAD
MEADOW RIDGE TRAIL
MEADOW RIDGE WAY
SAVANNA WAY (TO BE CONSTRUCTED BY CITY OF CHASKA)
TWO SWAMP DRIVE
WETLAND 6
WETLAND 7
WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 12
WETLAND 13
WETLAND 14
WETLAND 15
WETLAND 16
WETLAND 17
WETLAND 18
WETLAND 19
WETLAND 20
WETLAND 21
WETLAND 22
WETLAND 23
WETLAND 24
WETLAND 25
WETLAND

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

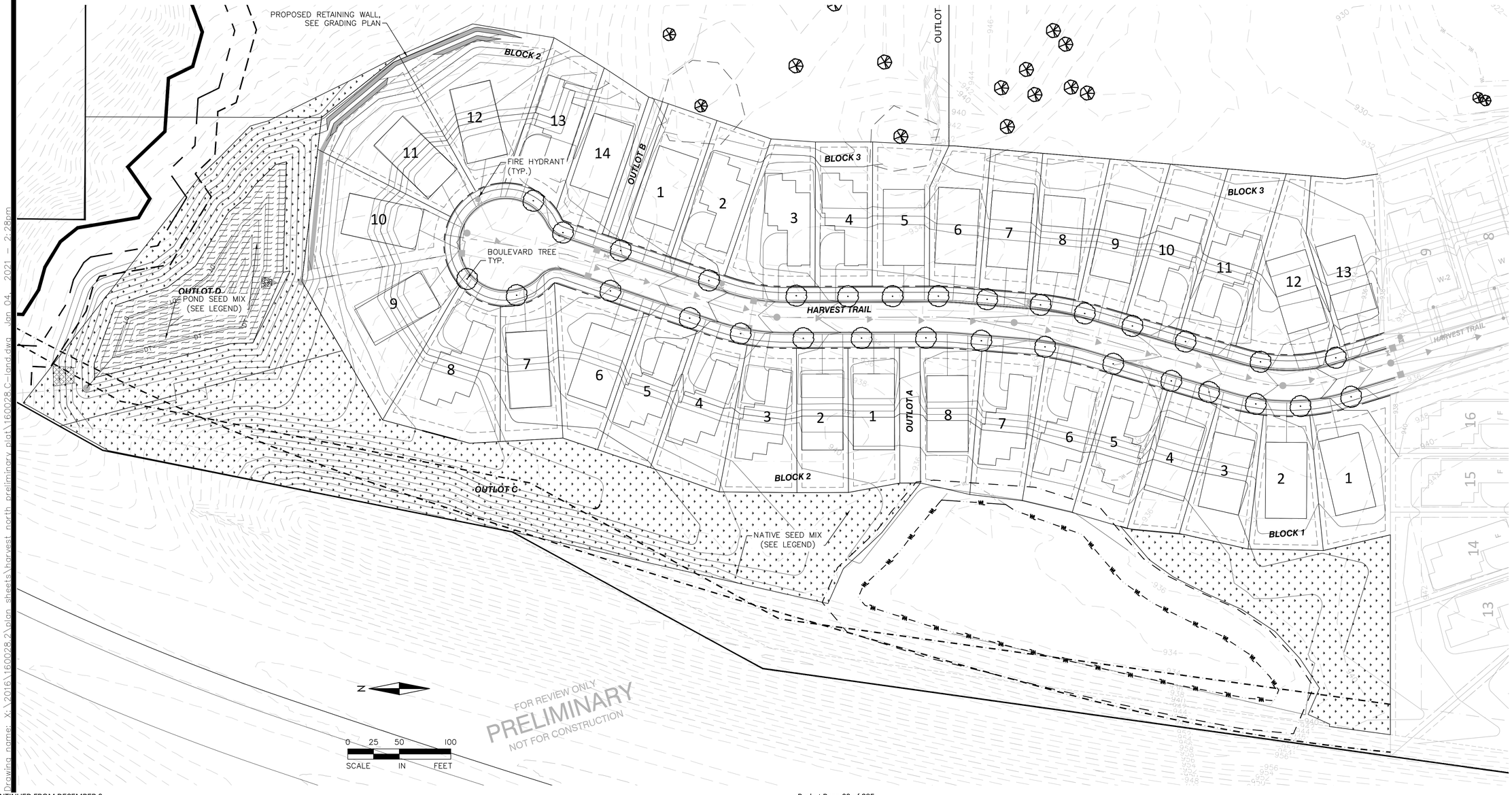
- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia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

EXISTING SIGNIFICANT TREE

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

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

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



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LANDSCAPE PLAN - VIEW A

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01–04–21
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01–04–21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA

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

41

SHEET 41 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C–land.dwg Jan 04, 2021 – 2:28pm



LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

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

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

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

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

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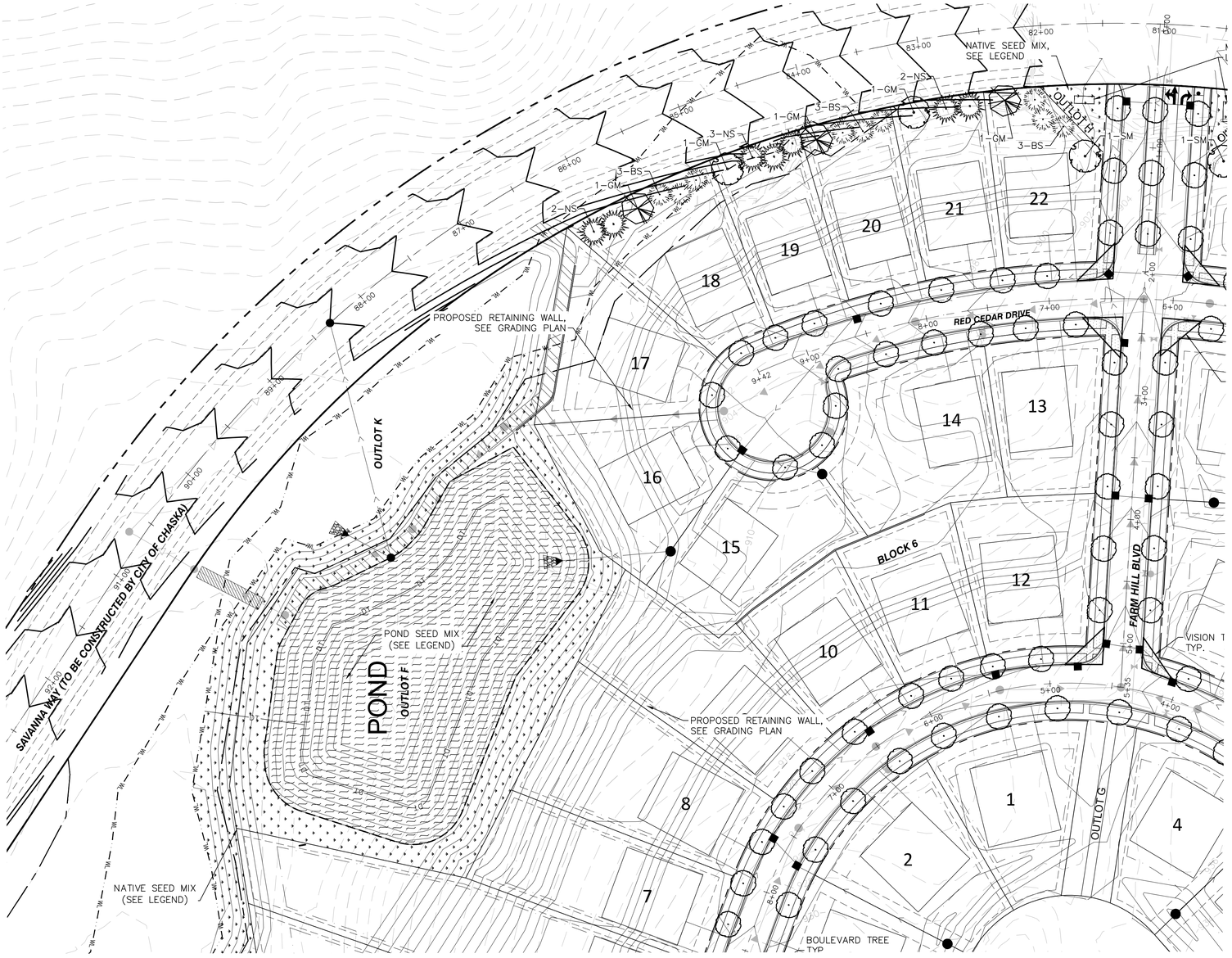
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216–0028.C

42

SHEET 42 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C–land.dwg Jan 04, 2021 – 2:29pm



LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

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EXISTING SIGNIFICANT TREE

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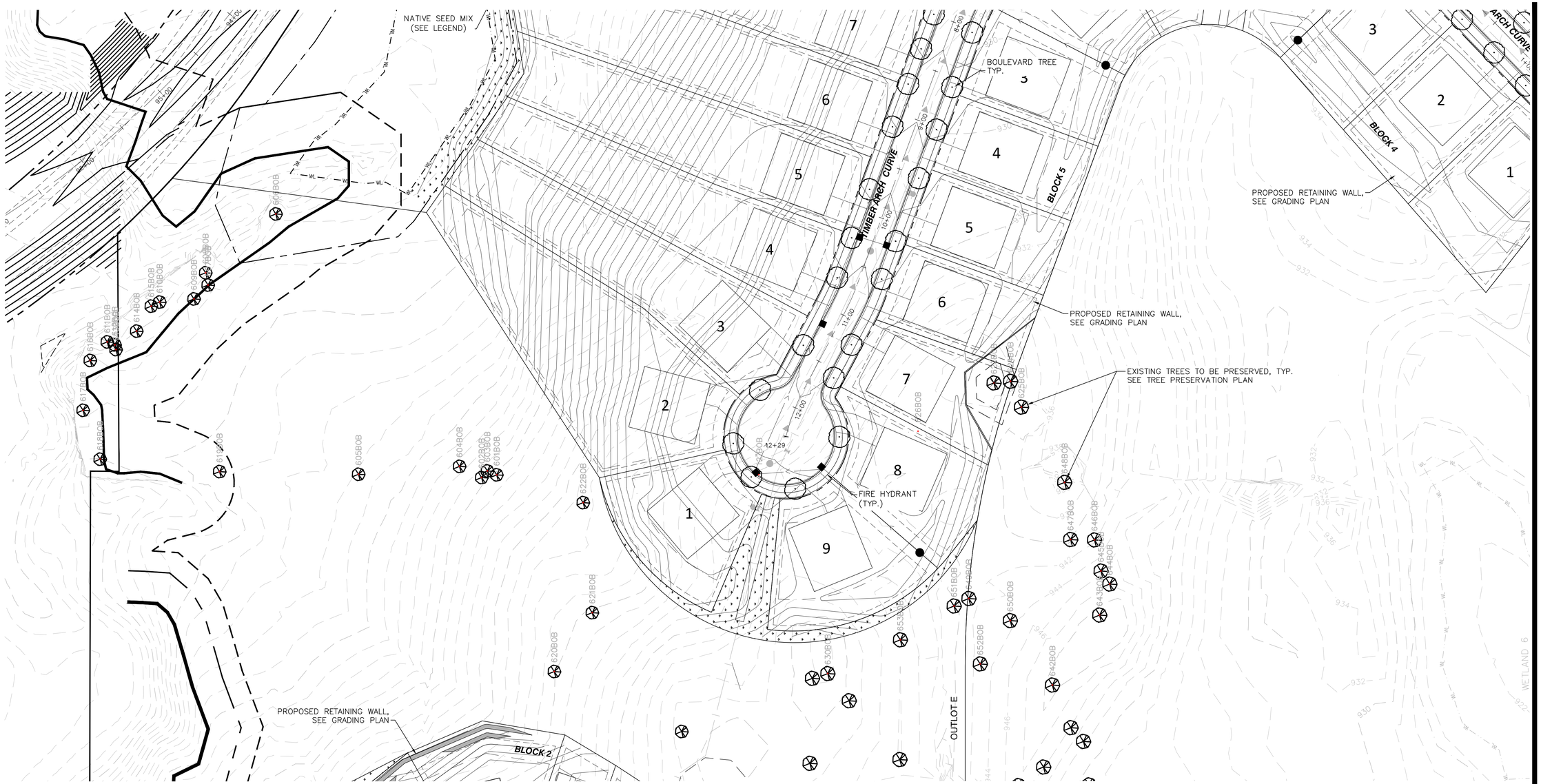
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216–0028.C

43

SHEET 43 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-land.dwg Jan 04, 2021 - 2:30pm



LANDSCAPE LEGEND:

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44

SHEET 44 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-land.dwg Jan 04, 2021 - 2:30pm

SEED PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

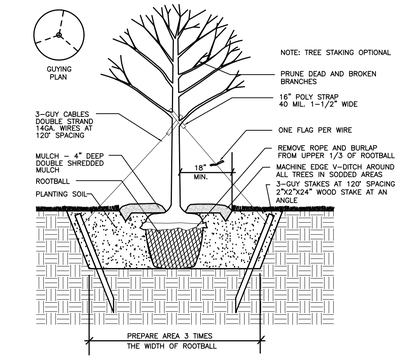
LANDSCAPE PLAN NOTES:

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

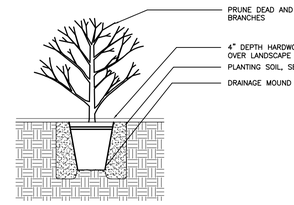
LANDSCAPE SCHEDULE

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

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



1 **TREE PLANTING DETAIL**
NOT TO SCALE



2 **SHRUB PLANTING DETAIL**
NOT TO SCALE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
LANDSCAPE NOTES

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

MARK KRONBECK, PLA
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11–3–20	PRELIMINARY PLAT
11–25–20	CITY COMMENTS
01–04–21	PRELIMINARY PLAT – REVISED

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

45

SHEET 45 OF 45

Drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C–land.dwg Jan 04, 2021 – 2:31pm

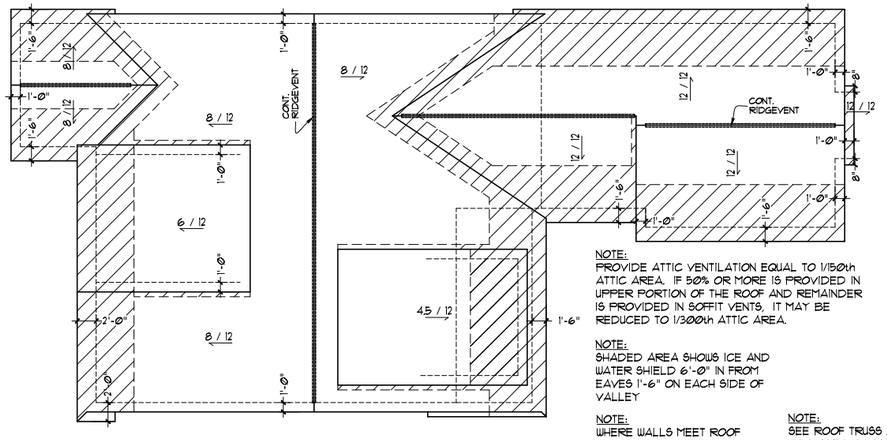
GENERAL NOTES

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- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
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- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
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COTTAGE HOMES



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

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

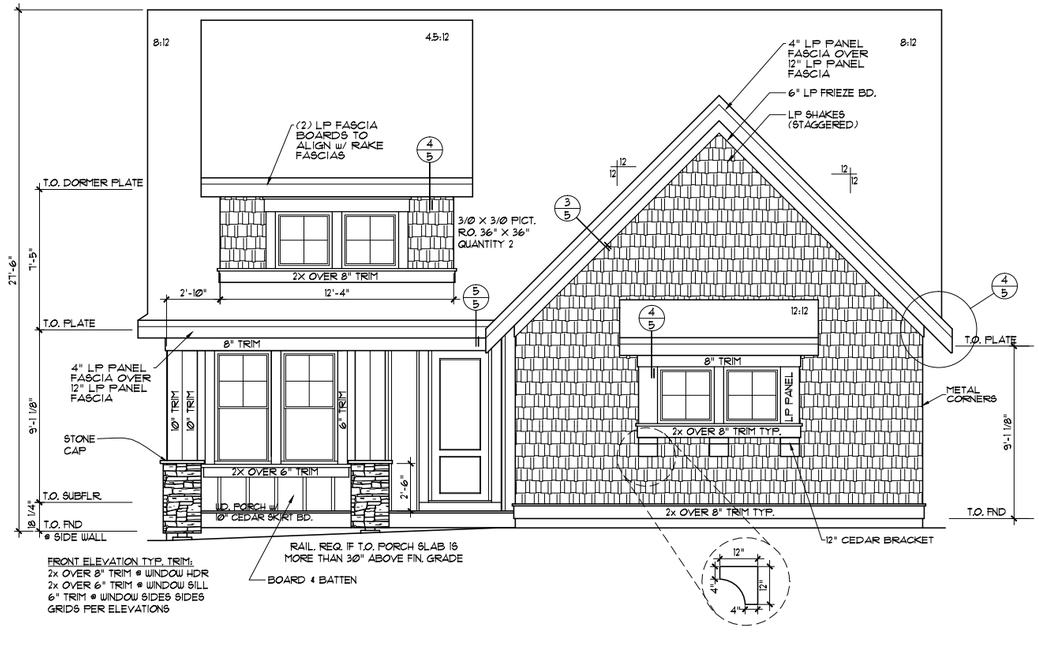
NOTE:
WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

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

ROOF PLAN

SCALE: 1/16" = 1'-Ø"

SEE ROOF PLAN FOR ROOF PITCHES AND OVERHANGS



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

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

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

ROBERT THOMAS HOMES

THE ABERDEEN - ELEVATION A
BASE PLAN
VILLA COLLECTION

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Signed x _____ Dated _____

Signed x _____ Dated _____

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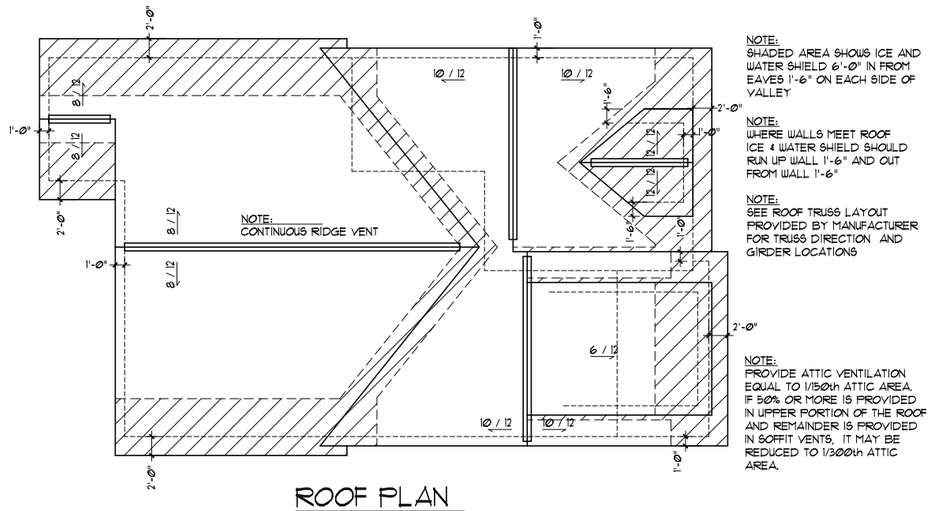
REVISIONS:	DRAWN BY:
8/7/18 - P.C.	C.O. ..
9/13/18 - P.C.	CUSTOMER
2/8/19 - GATH. RM, HDR	C.O. ..
2/15/19 - LL 4-Seas. PO	PERMIT
4/12/19 - F.P.	SHEET 1 OF 11

GENERAL NOTES

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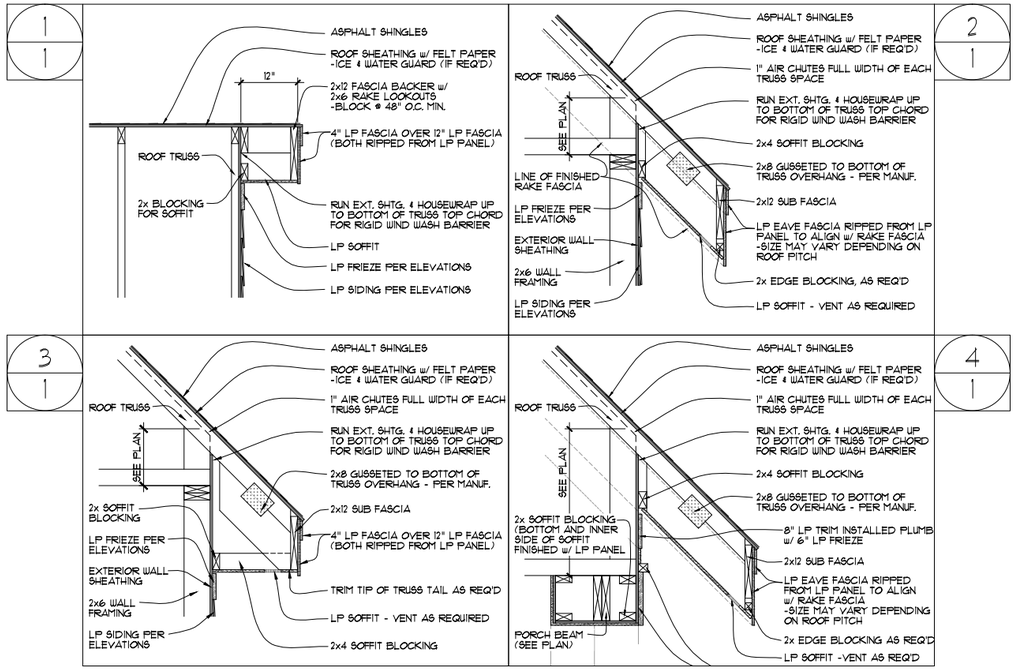
SOLID STUD BEARING FOR POINT LOADS

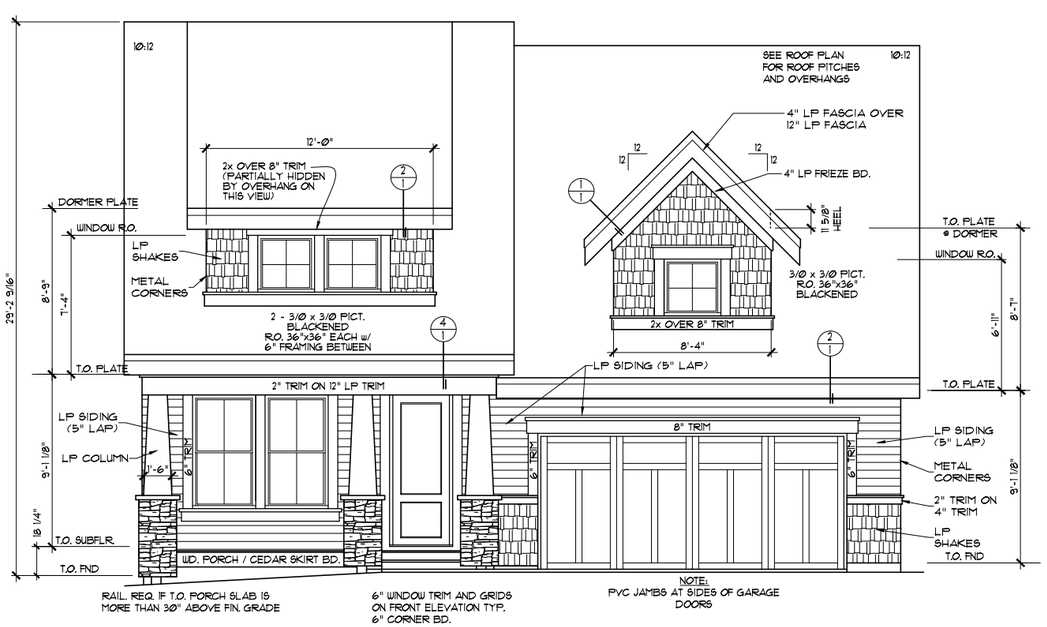
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ROOF PLAN

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





FRONT ELEVATION

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

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

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

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8/7/18 - P.C. 1	C.O. ..
9/13/18 - P.C. 2	CUSTOMER
9/27/18 - FX RM. #2	C.O. ..
1/22/19 - PORCH WDW	PERMIT
2/22/19 - P.C.L. 4	SHEET 1 OF 11
4/12/19 - F.P.	

ROBERT THOMAS HOMES

THE HAMILTON - ELEVATION B
BASE PLAN
VILLA COLLECTION

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SOLID STUD BEARING FOR POINT LOADS

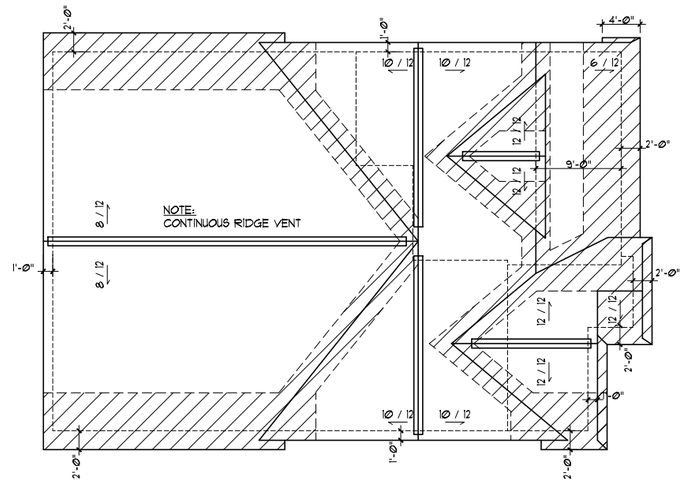
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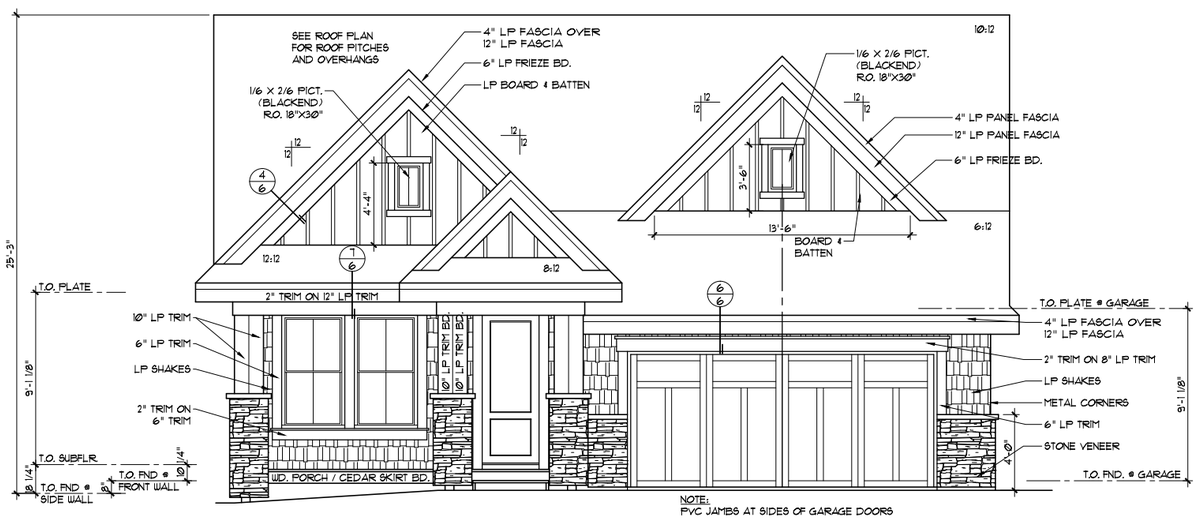
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NOTE:
SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS



ROOF PLAN

SCALE: 1/16" = 1'-Ø"



NOTE:
PVC JAMBS AT SIDES OF GARAGE DOORS

FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

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

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ROBERT THOMAS HOMES

THE INVERNESS - ELEVATION C
BASE PLAN
VILLA COLLECTION

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REVISIONS:	DRAWN BY:
11/12/18	C.O. ..
	CUSTOMER
	C.O. ..
	PERMIT

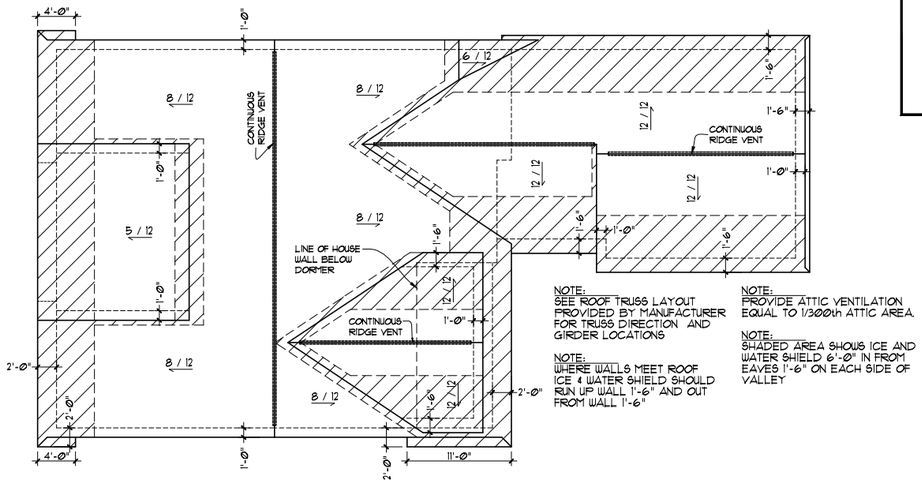
SHEET 1 OF 11

GENERAL NOTES

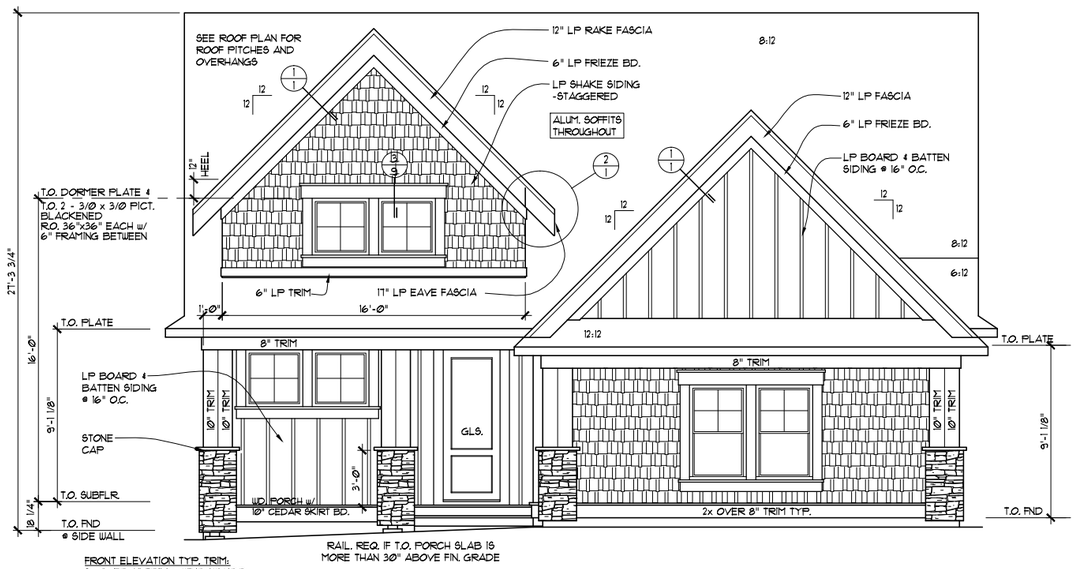
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- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

SOLID STUD BEARING FOR POINT LOADS

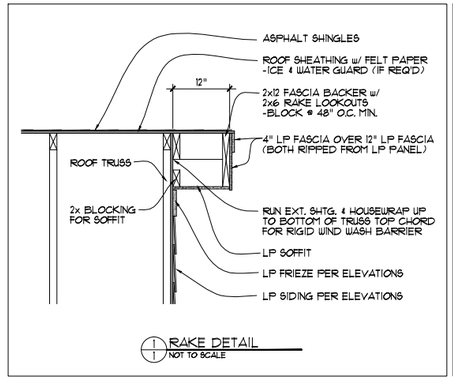
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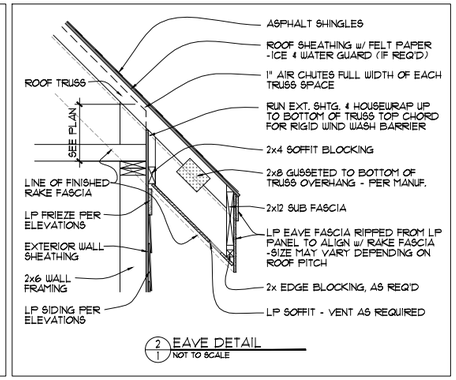
ROOF PLAN
SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION
SCALE: 1/8" = 1'-Ø"



1/1 RAKE DETAIL
NOT TO SCALE



2/1 EAVE DETAIL
NOT TO SCALE

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,726 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,726 SQ. FT.
GARAGE	653 SQ. FT.

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

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Signed x _____ Dated _____

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8/16/18 - STAIR	CUSTOMER
9/13/18 - P.C.	C.O. .
10/31/18	PERMIT
4/12/19 - F.P.	
5/7/19	

SHEET 1 OF 12

ROBERT THOMAS HOMES

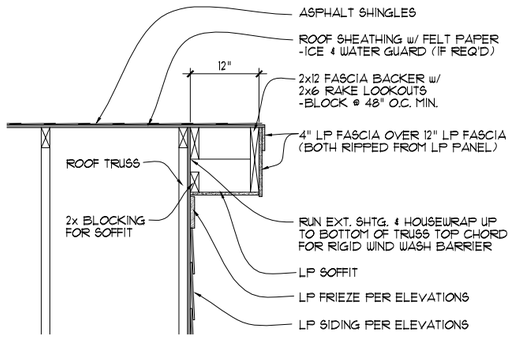
THE PRESTWICK - ELEVATION A
BASE PLAN
VILLA COLLECTION

GENERAL NOTES

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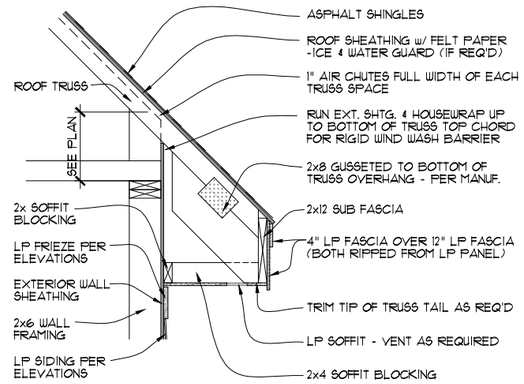
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1 RAKE DETAIL

SCALE: NOT TO SCALE



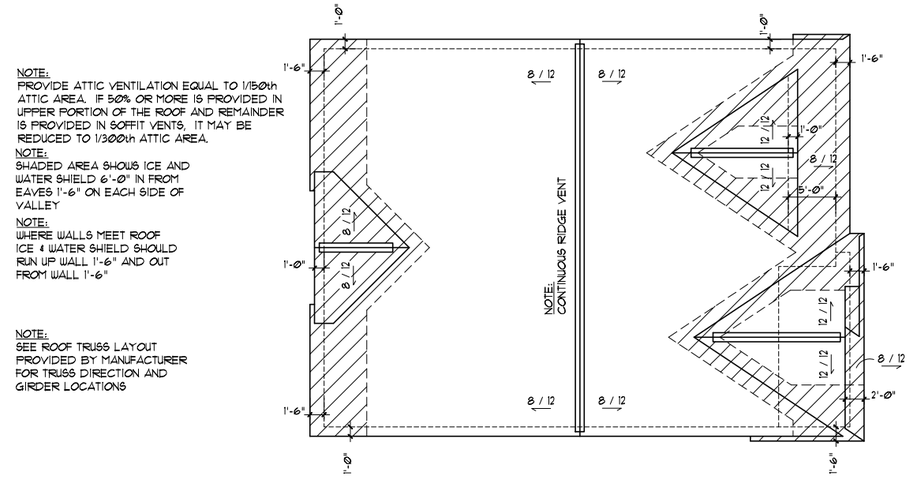
2 EAVE DETAIL

SCALE: NOT TO SCALE

NOTE:
PVC JAMBS AT SIDES OF GARAGE DOORS

FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"



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

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

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

ROOF PLAN

SCALE: 1/16" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE

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

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

ROBERT THOMAS HOMES

THE STIRLING - ELEVATION B
BASE PLAN
VILLA COLLECTION

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11/9/18	C.O. .
4/12/19- F.P.	PERMIT

SHEET 1 OF 11

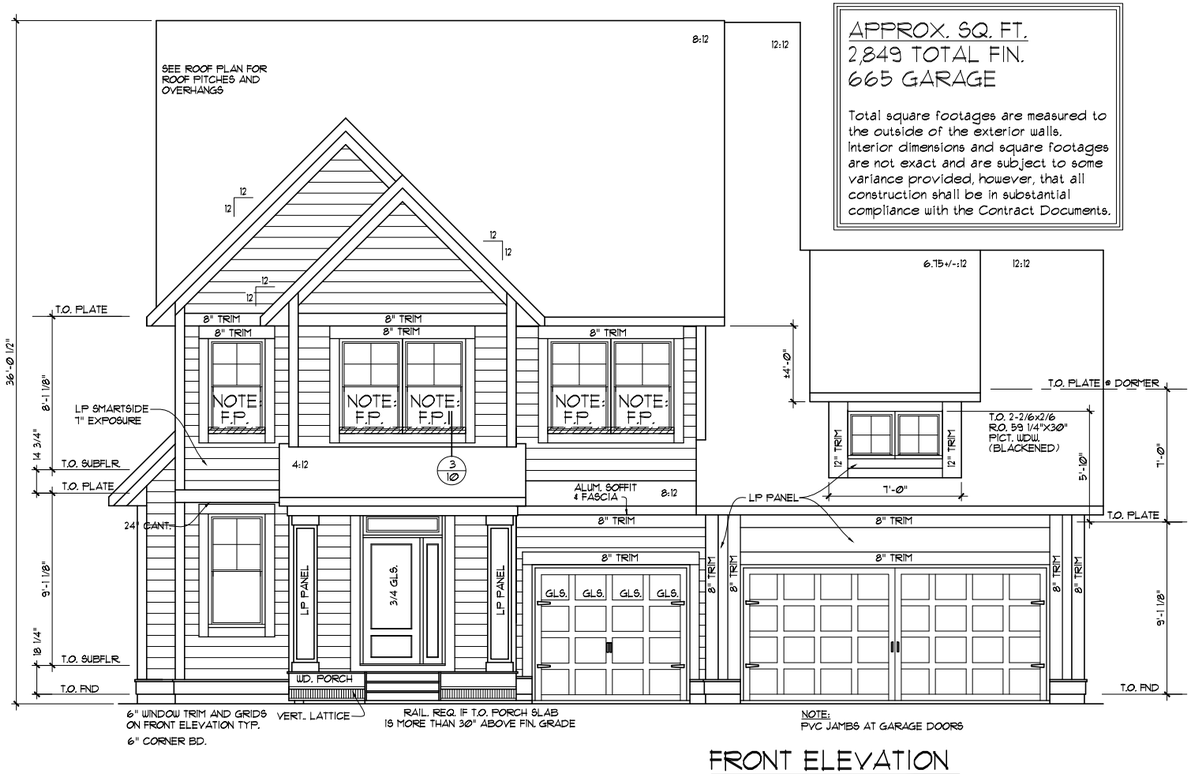
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HERITAGE HOMES



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROX. SQ. FT.
2,849 TOTAL FIN.
665 GARAGE

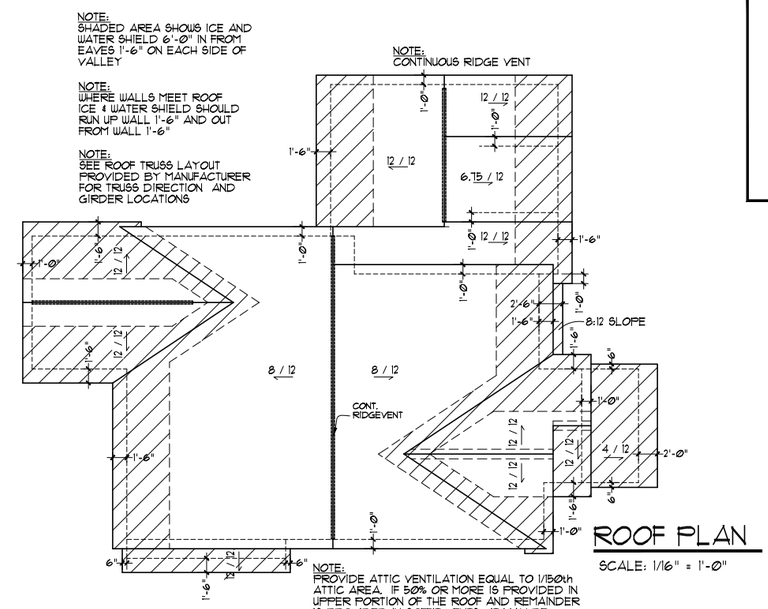
Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.

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

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

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

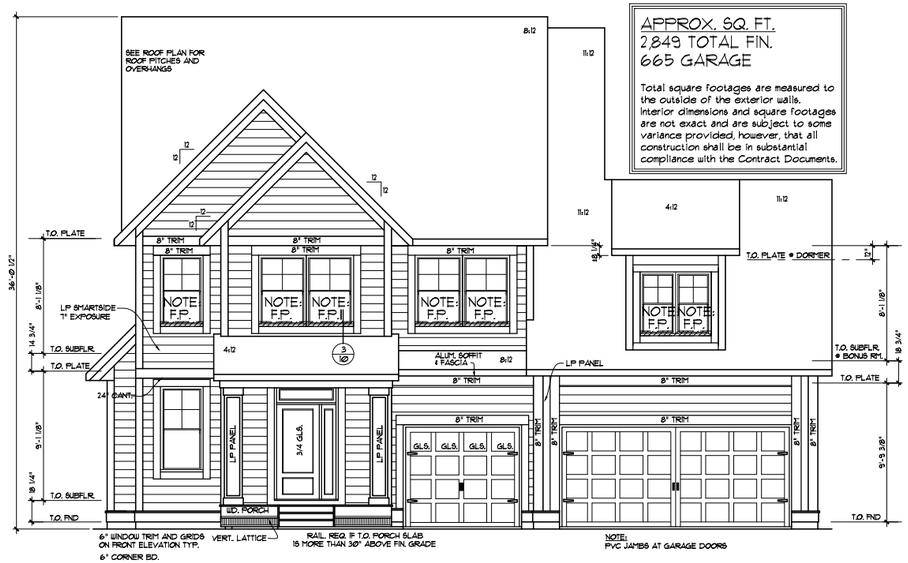
NOTE: CONTINUOUS RIDGE VENT



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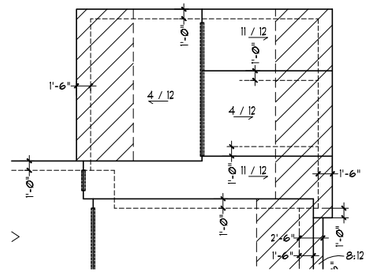
ROOF PLAN

SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION - OPT. BONUS RM.

SCALE: 3/32" = 1'-Ø"



ROOF PLAN - OPT. BONUS RM.

ROBERT THOMAS HOMES

THE BIRCHWOOD - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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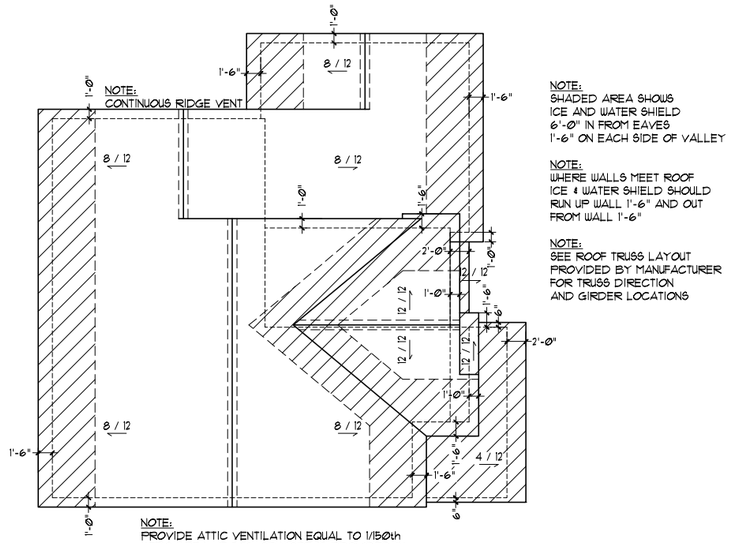
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8/12/16	CUSTOMER
10/13/17	C.O.
11/29/18	PERMIT
3/12/19 - SHWR OPT.	SHEET
5/28/20 - SPORT CRT.	1 OF 13

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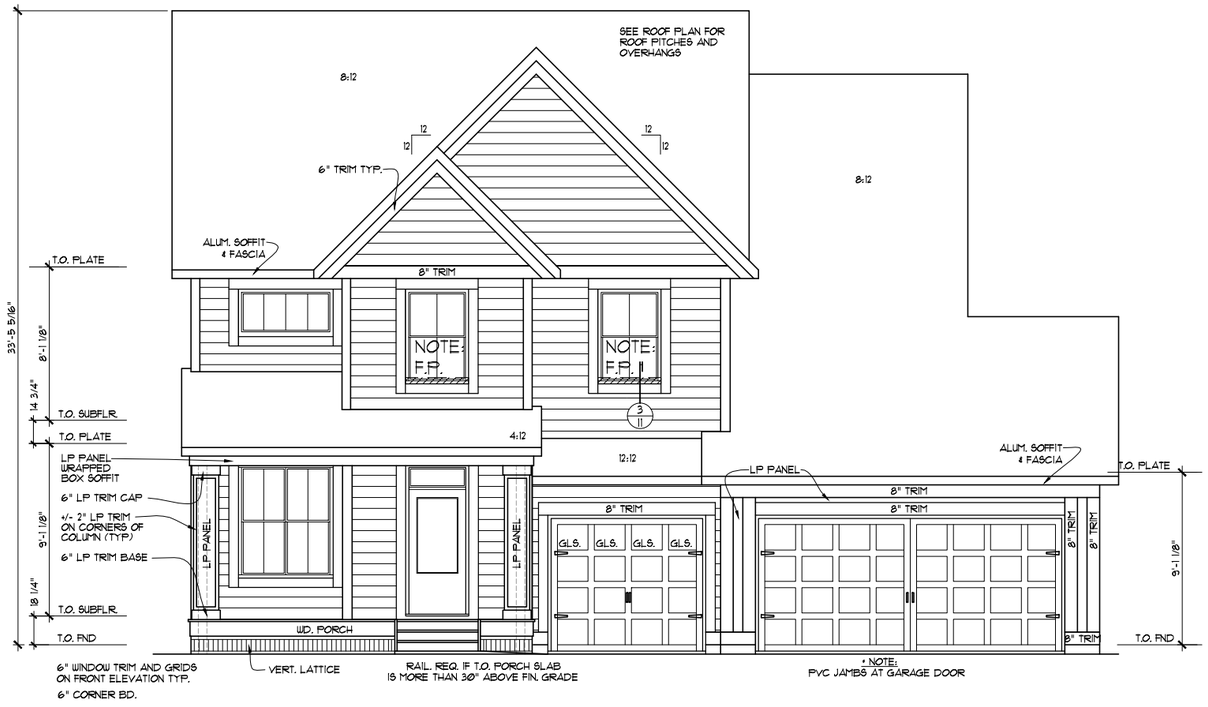
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ROOF PLAN

SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE		
ABOVE GRADE FINISHED	2,456	SQ. FT.
BELOW GRADE FINISHED	0	SQ. FT.
BELOW GRADE UNFINISHED	1,218	SQ. FT.
GARAGE	630	SQ. FT.

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ROBERT THOMAS HOMES

THE SOMERSET - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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REVISIONS:	DRAWN BY:
7/25/18	C.O. ..
	CUSTOMER
	C.O. ..
	PERMIT

SHEET 1 OF 14

GENERAL NOTES

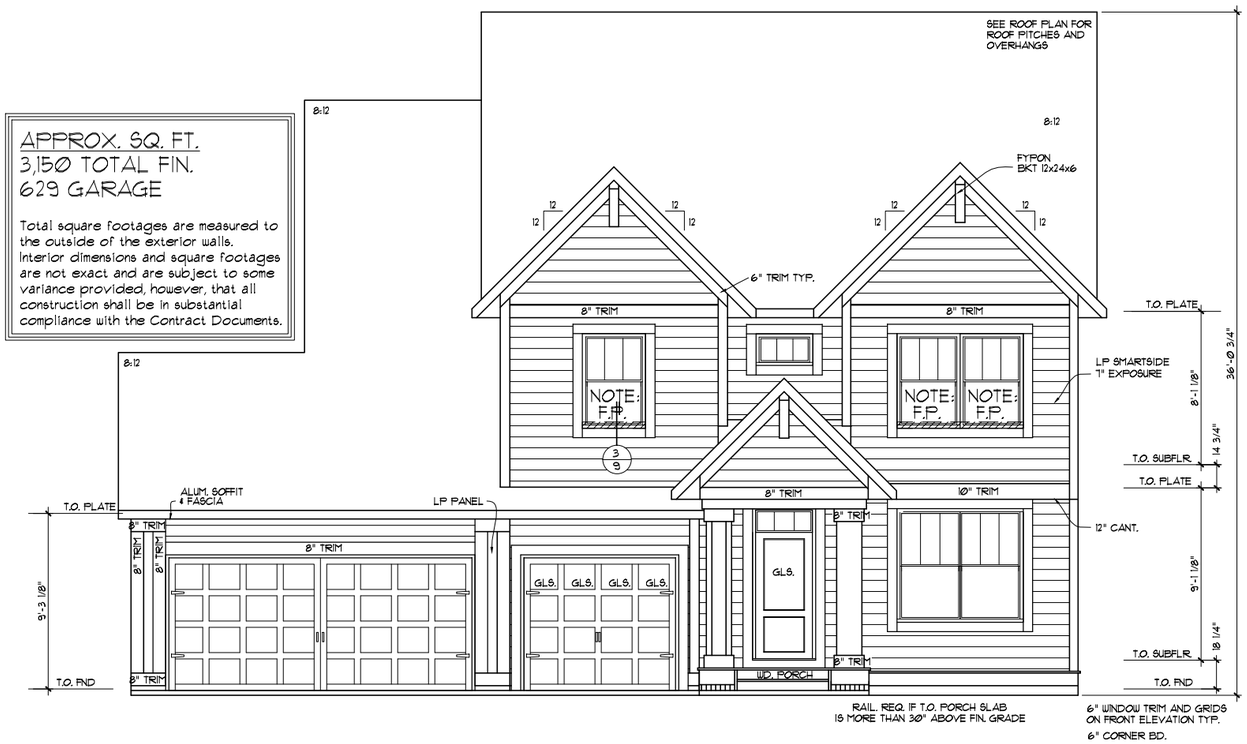
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  - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

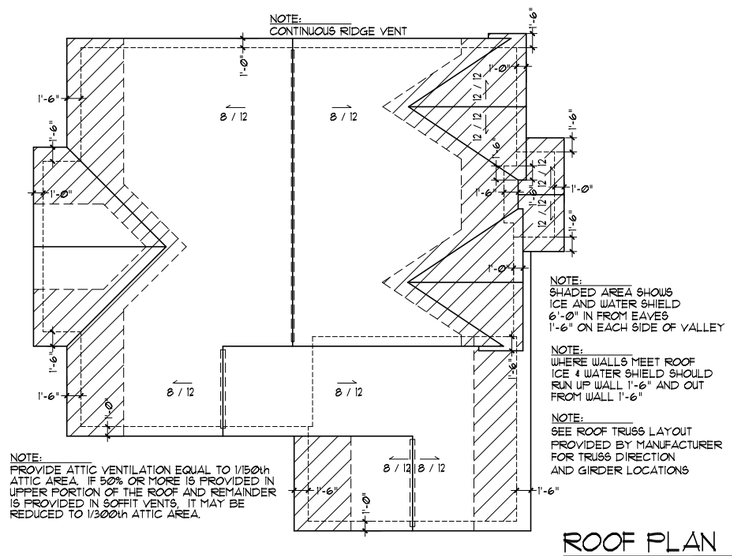
APPROX. SQ. FT.
3,150 TOTAL FIN.
629 GARAGE

Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.



FRONT ELEVATION

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



ROOF PLAN

SCALE: 1/8" = 1'-Ø"

ROBERT THOMAS HOMES

THE ST. CROIX - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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

Signed x _____ Dated _____

Signed x _____ Dated _____

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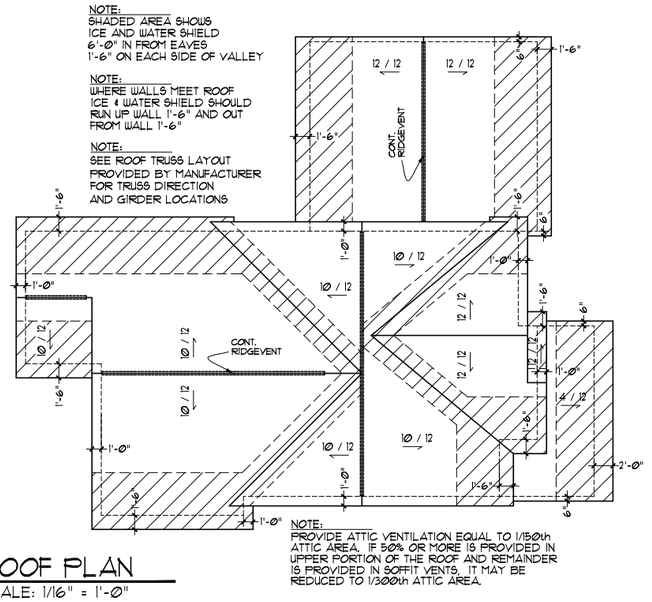
REVISIONS:	DRAWN BY:
10/26/15	C.O. ..
11/23/15	CUSTOMER
9/2/16	C.O. ..
12/6/18 - Extd. Fr. Porch	PERMIT
2/1/19 - 4' OPTION	SHEET 1 OF 14

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 1'-Ø" HEIGHT.

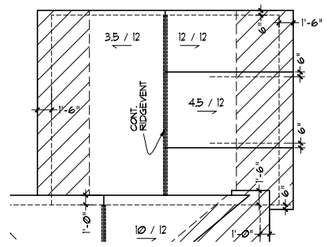
SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- **THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.**
- AIR SEALING REQUIREMENTS:
  - HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
  - INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
  - POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
  - RIM JOIST WILL BE SEALED.
  - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
  - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
  - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
  - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



ROOF PLAN

SCALE: 1/16" = 1'-Ø"

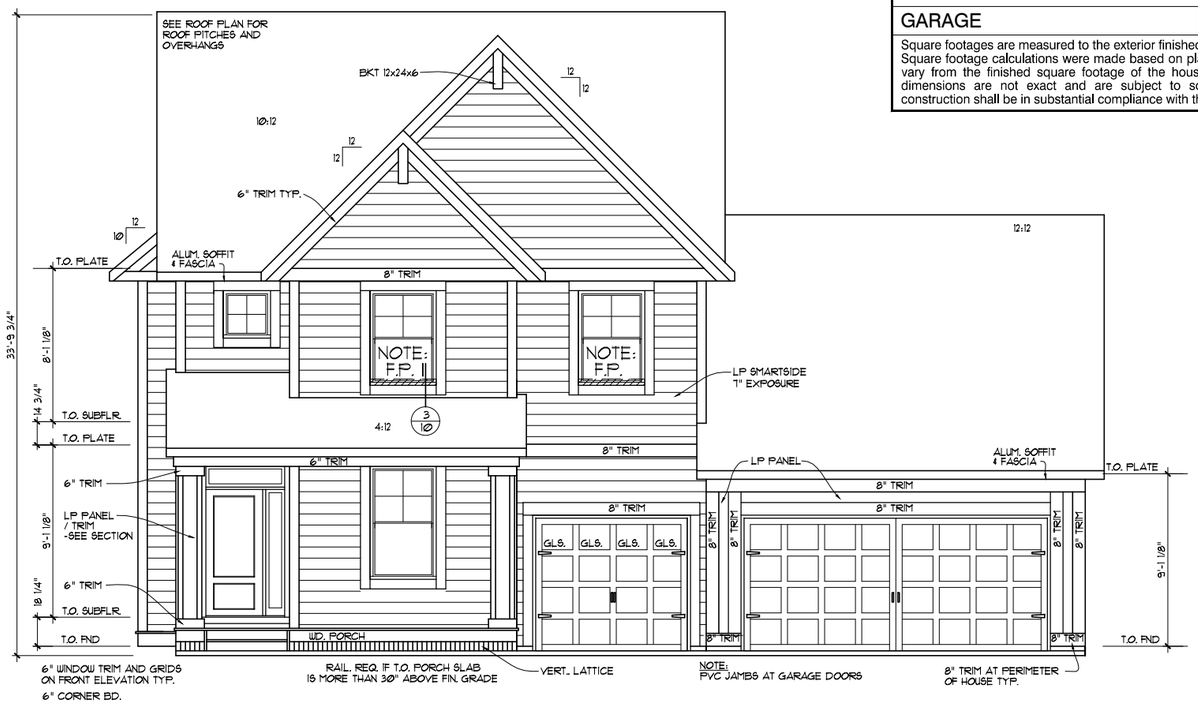


OPT. BONUS RM. ROOF PLAN

SCALE: 1/16" = 1'-Ø"

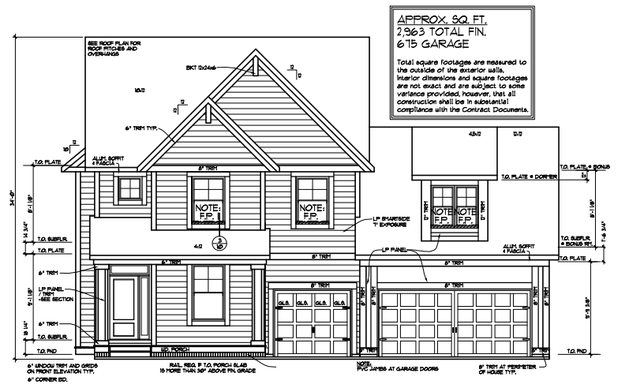
APPROXIMATE SQUARE FOOTAGE		
ABOVE GRADE FINISHED	2,477	SQ. FT.
BELOW GRADE FINISHED	0	SQ. FT.
BELOW GRADE UNFINISHED	1,161	SQ. FT.
GARAGE	675	SQ. FT.

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



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"



FRONT ELEVATION - OPT. BONUS RM.

SCALE: 1/16" = 1'-Ø"

ROBERT THOMAS HOMES

THE WOODBRIDGE - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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

Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
9/8/16	C.O. ..
7/3/18 - SPORT CT.	CUSTOMER
9/6/18 - LRGR. SHWR.	C.O. ..
12/6/18 - OPT. F.S. TUB	PERMIT
2/6/19 - SPORT CT.	SHEET
3/5/19 - WET BAR	1 OF 13
4/11/19	

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
JANUARY 13, 2021

Subject: **Corporate and High Bay Industrial - Chaska Creek Business Park – Preliminary Site & Building Plan, Preliminary Plat and Rezoning**

Applicants: Oppidan

Location: Southwest corner of TH 212 and County Road 10 (Engler Boulevard), west of Chaska Creek Boulevard

Case No.: 2020-25

Synopsis: Applicant seeks to obtain approval of a Preliminary Site & Building Plan, Preliminary Plat and Rezoning for two industrial buildings in the Chaska Creek Business Park

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

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BACKGROUND

The concept plan for the Chaska Creek Business Center (~87-acre site) was approved in October of 2013. At this time the concept plan was defined by 5 distinct districts: ***Chaska Creek Retail District, Chaska Creek Professional Office District (Low Rise), Chaska Creek Professional Office District (Mid Rise), Chaska Creek Corporate Industrial District, and the Chaska Creek High-Bay Industrial District.*** Tonight we are looking at a proposal that is located within the two industrial districts noted; the Chaska Creek Corporate Industrial District and the Chaska Creek High-Bay Industrial District. Please see concept plan exhibit below for clarity.



In February 2017, the preliminary site plans, preliminary plat and rezoning were approved, and in May 2017 the final site plans and plat were approved for the Retail District for a Hy-Vee and for a portion of the Chaska Creek Professional Office District (Low Rise) for a new medical office building. The medical office building has been constructed. The Hy-Vee's site is currently vacant but still owned by the company.

In March 2018, a preliminary plat and concept plan amendment was approved for the professional office (low rise) district to include a medical office building and daycare building just west of the existing medical office building north of Chaska Creek Way. The final plat for Chaska Creek Center 2nd was approved in May 2018, which platted two lots for the future medical office building and daycare building.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan guides the subject property being looked at tonight as Business Park and includes the subject property within the Metropolitan Urban Service Area (MUSA) so sanitary sewer is available to the site.

The Business Park designation in the Comprehensive Plan is designed to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. The Business Park designation also allows for commercial activities.

CHASKA CREEK CORPORATE CENTER EAW

In May of 2010, the City Council determined that the proposed Chaska Creek Corporate Park project does not have the potential for significant environmental effects, provided the City of Chaska water quality standards and the Carver County Watershed Management Organization's rules and standards are followed and incorporated into the final site plans thereby approved the EAW (Resolution #10-28).

EXISTING CONDITIONS

The overall Chaska Creek Business Park area is nestled in approximately 87 acres along Chaska Creek; the area being looked at tonight is roughly 22 acres of such area. Located on the western edge of Chaska at a prominent intersection with Highway 212, this unique site presents ideal opportunities to fulfill the vision of the city for a broad range of office and light industrial uses; focused on increased variety and number of jobs per acre as proposed in the Comprehensive Plan.

Existing Use:	Vacant (farmed)
Comp Plan:	Business Park
Zoning:	Open (O)
Size:	~22 acres
Soils:	Primarily loam with clayey loams and some organics near Chaska Creek
Steep Slopes:	Not present in this location (mainly on the southeastern portion of the overall development area)
Vegetation:	Vegetation occurs along the creek on the west edge of the property
Floodplain:	Not applicable
Wetlands:	West edge of site
Shoreland:	75' either side of Chaska Creek

Utilities: All utilities are available to service property
Road Access: Chaska Creek Way, Chaska Creek Boulevard, County Road 10 (minor arterial) and Trunk Hwy 212 (regional arterial)
Truck Access: County Road 10 and Trunk Highway 212
Rail Access: Not available

Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North (across CR 10)	Open space, Residential, and Light Industrial	Open Space/Bus. Park	Open
East (across TH 212)	Farm	Neigh. Mxd. Use	Open
South	Farm, 6 homes - SW & SE	Bus. Park	Open
West	Farm	Rural	RR-2

Natural Topography
Topography of the site varies from a peak elevation of 930 in the northeastern portion of the site to one of the lower elevations near the northwestern portion of the site of 880. Chaska Creek intersects through the middle of the site providing the lowest elevation of 870, as well as wooded steep slopes that align some of its perimeter. There are also several small wetlands that are scattered across the site. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally occurs to the south and east, with about 25% of the site draining towards Highway 212.

CURRENT REQUEST
The request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning for the construction of two new industrial buildings within the Chaska Creek Business Park. End users have not been identified for either building, rather these will be spec buildings that will be built and then be marketed to appropriate users.

Projected and Targeted Users
Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single-use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed facilities are intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not bee available in the community. The buildings proposed *are not designed to be distribution centers*, which the City has discouraged in the concept plan review for this site. The applicant believes that given Chaska Creek's location and proximity to the Metro area, it is not considered a desirable location for distribution centers.

The applicant has stated that the best comparable project to the one proposed in this request is the Holasek Business Park located in Chanhassen on the Chaska/Chanhassen border off of the intersection of Lyman Boulevard and Galpin Boulevard. This project was composed of two industrial buildings; one was a build-to-suit for a company called Retail Tech, Inc. and the other building was a spec building, that has been recently leased to 100% capacity with the businesses Retail Tech, Inc., LifeCore Biomedical and MedSource. Retail Tech is a point of sale systems for the retail, grocery and hospitality industries. MedSource is a provider of quality

medical products, specializing in high-quality products and equipment and innovative medical product development. The applicant believes both the buildings proposed will attract similar users to their project. Other users and similar projects have been provided in the applicant's Additional Items Response document dated December 30, 2020.

Office/Warehouse - Chaska Creek Corporate Industrial District (Lot 1, Block 1)

Use
Lot 1, Block 1 (9.5 acres), which is the northwesterly most lot of Chaska Creek Center, will be office, warehouse and flex/tech type use. The 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses (Hy-Vee ranged in height from 25-35 feet with their building; the existing Medical Office Building totals at approximately 30 feet high). Loading dock and service areas are oriented towards the creek concealing them from the primary view corridors on site.

Building Location/Design
The proposed Corporate Industrial building is located primarily in the center of Lot 1, Block 1. The building will be 133,000 square feet in size and 34-38 feet in height; clear height inside the building will be 28 feet which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented northerly and easterly towards Engler Boulevard and Chaska Creek Way, with the loading dock area oriented southerly towards the stormwater ponds and creek. Parking is situated on the north and east sides of the building. The shape of the building is bent so that it provides for more interest. The building is programmed to provide 20% office space (26,600 square feet) and 80% warehouse space (106,400 square feet).

The building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners.

Staff Recommendation/Analysis
The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (north and northeast sides). Clerestory windows are also proposed on the rear elevations (west and south sides) to help break up the massing.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Building Materials	
Class I	Glass and Architectural Metal Paneling (34%)
Class II	Aggregate Concrete Panels; two colors (62%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	34%; two different materials
CLASS II PROVIDED	62%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural diamond-metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development, specifically with the existing Medical Office Building. Warm buff colors and materials were chosen to provide a generally cohesive look and tie in with Chaska colors. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation

224 parking spaces are proposed as a part of Lot 1, Block 1's site plan. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	26,600 sf	1ps/250sf	106 parking spaces
Warehouse	106,400 sf	1ps/2,000sf	53 parking spaces
		REQUIRED	**159 parking spaces**
		PROVIDED	**224 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. It should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed. The applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion.

A collector road, Chaska Creek Boulevard, currently exists off of Engler Boulevard (Co. Rd 10) to provide vehicular access to the northern half of the business park. Chaska Creek Way extends to the west of Chaska Creek Boulevard and terminates into a cul de sac to provide access to the existing medical office building, Chaska Creek 2nd, and the proposed Corporate Industrial building. The Corporate Industrial building's site provides a singular access off the cul de sac. No other accesses are shown for this site. Parking is shown on the north and east sides of the building. Loading dock access is shown on the south side.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is enough room for semi-trucks to maneuver in and out of the site.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	832 caliper inches (292 trees)	1,125 caliper inches (358 trees)
Understory Trees	73	77
Shrubs	443	467

According to the table above the applicant is sufficient in meeting the ordinance on this lot, and provided significant provisions with the overstory trees. The reason for this is to help balance some of the plantings required for Lot 1, Block 2. Lot 1, Block 2 is deficient by a number of overstory trees but had run out of logical space to fit additional trees. Because of this some of these required plantings were relocated to open areas in Lot 1, Block 1. Please refer to the landscape table in the Overall Project Site Landscaping section below.

Planting islands will also be incorporated in the parking lots; they appear to make up 37% of the total parking area, which exceeds the City's code requirement of 10%.

Screening

It was noted during the concept plan that a strong buffered edge needs to occur between the loading dock area and the open space/creek area. The landscape plan shows a layer of trees on the south edge of Lot 1, Block 1 at the edge of the loading dock area. These are primarily deciduous trees in the center of that area, which don't provide year-round screening. Staff would advise that these plantings be changed to a coniferous species so that year-round screening can be achieved on this edge. Staff would also point out that the area next to the proposed pedestrian path along the stormwater ponds could use some additional layering to help soften the edge of that pedestrian walkway.

Pedestrian Gathering Places
One of the main concepts during the concept plan approval of this development was the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site. Pedestrian amenities include outdoor picnic areas that are nestled into the landscaping of the site; one on the south side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek. Several benches, or 'Repose' areas, are proposed along these same mowed pathways, offering people to sit and enjoy a more natural area overlooking the creek. The mowed pathway will provide access from the south side of Lot 1, Block 1's site and on the east side to connect into the paved pedestrian trail on Chaska Creek Boulevard. This will provide employees a natural escape if they wish to use it.

Lighting
The applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the southern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height. It should be noted that wall mounts are limited to 18 feet in height on buildings. This will need to be corrected in the final submittal. Lighting levels will be lessened and near zero at property lines with the use of downcast fixtures.

Signs
The applicant has provided a site plan showing the incorporation of monument signs on this site; two shown on the north side of the site with visibility from Engler Boulevard. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

Overall Comparison with Previously Approved Concept Plan:
It is important to point out how this plan compares to the previously approved concept plan from 2013. The concept plan showed a vehicle access onto Engler Boulevard via a right-in/right-out from this site. Previous comments that were received during the concept plan and with the addition of the Day Care facility from Carver County concluded the access did not meet the county access policy and was not to be considered for development access. The traffic study that was conducted previously with the addition of the Day Care facility concluded the cul-de-sac that was constructed for access to the proposed development from Chaska Way will operate acceptably.

Another difference from the concept plan is the number of buildings proposed. The concept plan showed the placement of two industrial buildings on this site. The proposal tonight is only showing one larger building as a part of this site. The orientation of the building is otherwise consistent with the Concept Plan. In general, the site plan is consistent with the concept plan and the guidance provided.

Office/Warehouse – Chaska Creek High Bay Industrial District (Lot 1, Block 2)

The building on Lot 1, Block 2 (12.6 acres) will be another office/warehouse building like the northerly site. Same with the northerly site, the 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses. The interior clear height will be between 28' to 32', which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented southerly towards Creek Road. The loading dock area is oriented on the north side facing the creek.

Use

The use is consistent with the Comprehensive Plan, SW Chaska Plan and previously approved Concept Plan.

Building Location/Design

The high-bay industrial site is at the southwest corner of the overall development abutting Creek Road. The building proposed is 168,000 square feet in size, rectangular in shape, and will be designed to provide a high level of flexibility for future tenants that require high level office environments adjacent to high-bay warehousing, manufacturing and value-added production, which the applicant believes is in short supply in the southwest region. The anticipated tenants in the market would not require a high volume of truck traffic as the building is not providing high density loading facilities. The applicant has stated that this will not be a distribution center or set up for this type of use.

Like the northerly building, the high-bay industrial building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners. The colors will differ slightly with this building compared to the northerly one, but still provide cohesiveness with the overall development.

Staff Recommendation/Analysis

The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (south, east and west sides). Clerestory windows are also proposed on the rear elevation (north side) to help break up the massing.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Building Materials	
Class I	Glass and Architectural Metal Paneling (30%)
Class II	Aggregate Concrete Panels; two colors (67%)

Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	30%; two different materials
CLASS II PROVIDED	67%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development. Warm buff colors and materials were chosen to provide a generally cohesive look and tie into Chaska. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation

266 parking spaces are proposed as a part of this proposal (203 proposed, 63 proof of parking). The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	33,600 sf	1ps/250sf	134 parking spaces
Warehouse	134,400 sf	1ps/2,000sf	68 parking spaces
		REQUIRED	**202 parking spaces**
		PROVIDED	**266 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. It should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed. The applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion.

Lot 1, Block 2 is showing two accesses into the site; one on the east side of the site to connect into the collector road, Chaska Creek Boulevard, and one on the south side of the site to connect into Creek Road. Truck traffic will primarily come in and out of the easterly access point as noted in the truck turning exhibit provided. Parking is mainly oriented on the south side but will also wrap around the building on the east and west sides. Circulation is achieved

on all sides of the building. A drive aisle on the southeast portion of the site is shown to abut the southeasterly property line. Property lines abutting Right-of-Way (ROW) requires a 10 foot setback for parking and drive aisles. This area is being looked at for a potential 10 foot vacation from the public ROW that abuts the round-about; it's possible there is excess room to be able to give additional land to the development. If this does not occur, the site plan will need to be revised to meet the 10 foot setback.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is more than enough room for semi-trucks to maneuver in and out.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 2 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	1,050 caliper inches (368 trees)	605 caliper inches (199 trees)
Understory Trees	92	21
Shrubs	560	440

According to the table above the applicant is insufficient in meeting the ordinance in all categories. However, the applicant has generally maxed out every green area of the site that is not encumbered by utilities. Areas around the stormwater ponds and open areas of Lot 1, Block 1 were also filled in to help get the site closer to the requirement. The applicant has also provided larger plantings to get closer to the caliper inch requirement; these include surpluses in the 3.5 inch caliper trees for this site and surpluses in the 3"-4.5" on Lot 1, Block 1. Because the plantings have bled unto other areas of the overall site, it is more appropriate to look at the overall project's landscaping to understand the overall deficiencies and where more opportunities for plantings could occur; please see landscape table under Overall Project Site Landscaping.

Planting islands will also be incorporated in the parking lots; they appear to make up 32% of the total parking area, which exceeds the City's code requirement of 10%.

<u>Screening</u>

As noted in Lot 1, Block 1 the loading dock area is the pivotal area for screening. The same can be said for Lot 1, Block 2 on the north side of the site to screen the loading dock from the creek, pedestrian area just north of that, and from public ROW. The screening achieved on the north side of the site provides more variation and coniferous plantings compared to Lot 1, Block 1. The layer of landscaping appears sufficient and will grow in nicely as it ages. The plantings

in the landscape island on the east side of the building next to the loading dock area provide an additional layer of 8 foot Black Hill Spruces, which will provide a more mature edge to that area.

Screening is also being provided on the southwest corner of the site via trees and along the south edge of the parking lot via shrubs to mitigate glare coming from the site to adjacent sites. There is a low-hanging overhead powerline on that south edge that limits the size and amount of trees along that stretch. Staff would advise that more coniferous shrubs are being used on the south edge to provide less porosity year-round. In addition, the grading plan indicates that the parking lot will sit a couple feet lower than Creek Road near the Southwest portion of the site, which provides a topographical screen from adjacent properties.

Pedestrian Gathering Places
Pedestrian amenities include a couple picnic areas; one proposed on the north side to provide views of the creek area, and one proposed on the west side nestled into the landscaping. In addition to that, a mowed trail will extend off the northerly picnic area to provide access to a seating area that views the ponds and creek area.

Lighting
Like Lot 1, Block 1, the applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward, which is what is proposed. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the northern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height. It should be noted that wall mounts are limited to 18 feet in height on buildings. This will need to be corrected in the final submittal. Lighting levels will be lessened to zero as you approach public ROW.

Signs
The applicant has provided a site plan showing the incorporation of monument signs on this site; one shown at each access point. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

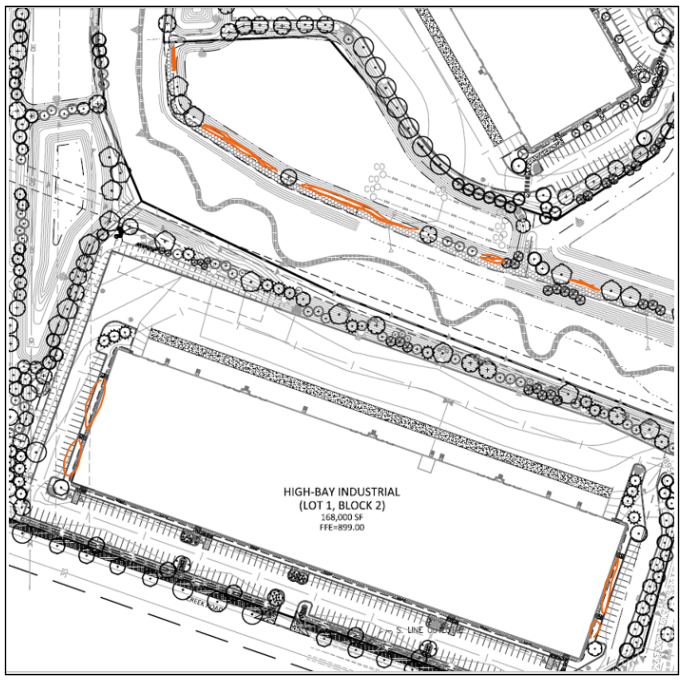
For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

Overall Project Site
Landscaping

OVERALL PROJECT LANDSCAPING		
	Required	**Proposed**
Overstory Trees	1,886 caliper inches (660 trees)	1,730 caliper inches (557 trees)
Understory Trees	165	98
Shrubs	1,003	907

As noted above in previous sections of this report, Lot 1, Block 1 exceeds all landscaping requirements, however, Lot 1, Block 2 falls short. Because of that it is best to review the overall landscaping for the project to see the total impacts on the site. Although these buildings are technically one-story, their height requires them to be considered two-story per the landscape code. Each of these buildings generate larger landscaping requirements because they are considered two-stories, which then doubles the overstory and understory tree requirement for each site. The larger the square footage of a building, the larger landscaping requirement; and when you have to double the square footage of a 100,000sf building or more it becomes a significant number of trees and landscaping that is required. The purpose of the landscape ordinance is *to landscape all open areas of developed lots that are not devoted to off-street parking, loading and driving areas, sidewalks, patios, gardens, and similar uses*.

In total the overall project is deficient in meeting the overstory requirement by 156 caliper inches. This amounts to 63 two-and-a-half inch caliper trees to achieve this deficiency (or 52 three inch caliper trees; or 45 three-and-a-half inch trees, etc). The project is also deficient in the ornamental and shrub categories as well. From staff's perspective the applicant has been working hard on meeting the intent of the landscape ordinance and getting closer to the landscape requirement by filling in all areas on their sites and utilizing larger caliper plantings (using up to 8 foot conifers and emphasizing in the 3.0-4.5 inch species); a lot of the landscaping is now being shown 'off-site' on privately and publicly owned stormwater areas with intentions to further buffer and beautify. However, it appears that there are still a couple areas of the development that can be filled in to get even closer to the requirement. Please see the below exhibit and highlighted areas in orange that could be used for additional landscaping:



In sum, there appears to be room on the east and west sides of the building at Lot 1, Block 2 and additionally along the northside of the pedestrian/maintenance pathway near the creek. These areas would help provide a natural break next to the building walls, and to help beautify the proposed pedestrian pathway along the creek.

Boulevard trees are being proposed in the area between the curbs and sidewalks along public ROW for the southern extent of Chaska Creek Boulevard and the full extent of Creek Road up to the westerly edge of the project area. Boulevard trees need to be added to the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1.

Traffic
The site has one principal access spine (Chaska Creek Boulevard) as it moves from Engler Boulevard (CR 10) south to Creek Road. The uses, proposed and future, are oriented to utilize this access. The proposal tonight would trigger the remaining construction of Chaska Creek Boulevard south of the Creek crossing to connect into Creek Road as was previously share and approved by City Council.

A roundabout is proposed at the southern end of Chaska Creek Boulevard as it connects into Creek Road. This roundabout will also be constructed as a part of this project. Utility improvements for the remaining stretch of Chaska Creek Boulevard will also occur.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Setbacks
Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Highway 212	225 feet from centerline or 50 feet from ROW, whichever greater
Engler Boulevard	125 feet from centerline
Chaska Creek Blvd	100 feet from centerline
Creek Road	100 feet from centerline
Interior Property Lines	10 feet
Wooded Steep Slope	50 feet from edge; 30 feet no grade/no mow
Wetlands	75 feet
Chaska Creek	75 feet from edge

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW	10 feet

Utilities
Utilities are available to service the project. A segment of trunk gravity sanitary sewer is necessary through Lot 1, Block 2. The final plat will require utility easements for City access

and maintenance. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

The subject property *is not* located within the service territory of Chaska Electric, but of Minnesota Valley Electric Cooperative (MVEC).

Wooded Steep Slope
The applicants have indicated on their plans the presence of wooded steep slopes along the Chaska Creek ravine mainly south of the two office buildings east of Chaska Creek Boulevard. Although these areas are not in the vicinity of the proposed project area, it should be noted that a 50 foot building and 30 foot no grade/mow setback apply to the edges of these slopes. With that in mind, it may require tweeks on future building and stormwater pond locations to ensure those setbacks are adhered to. More information/guidance will be provided on this when those sites initiate development.

Pedestrian Sidewalks/Connections/Trails
The sites are proposing a network of trails and public & private sidewalks. The plan proposes a sidewalk on the north side of Creek Road to the westerly extent of the project site. The plan is also showing the extension of the regional trail along Chaska Creek Boulevard to Creek Road on the west side. The plan also includes a series of natural trails along the pond areas which connect the open spaces to the sidewalk system. These looped trails will provide a much needed walking environment for the future employees.

Development Costs (Infrastructure Improvements)
The area-wide development costs would include but not be limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Preliminary Plat
The request this evening involves preliminary plat of the site. Two lots are proposed; one 9.5 -acre lot for the corporate industrial building, and one 12.6-acre lot for the high-bay industrial building.

Disposition of Outlots

- Outlot A: stormwater ponding to be owned by the developer

Rezoning
The property will be rezoned from Open (O) to Planned Multi-Use District No. 20 (PMD-20), which is the same zoning as the Medical Office Building and Hy-Vee sites.

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, December 1, 2020. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, January 30, 2021** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Wednesday, March 31, 2021*. The City may with the petitioners consent extend the review period beyond the Wednesday, March 31, 2021. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    n. Architectural Renderings (pgs 1-5)
    o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
    p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
    q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
    r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
    s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
    t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021

u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.

7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10 foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.

Motion to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-20).

City of Chaska
Memorandum

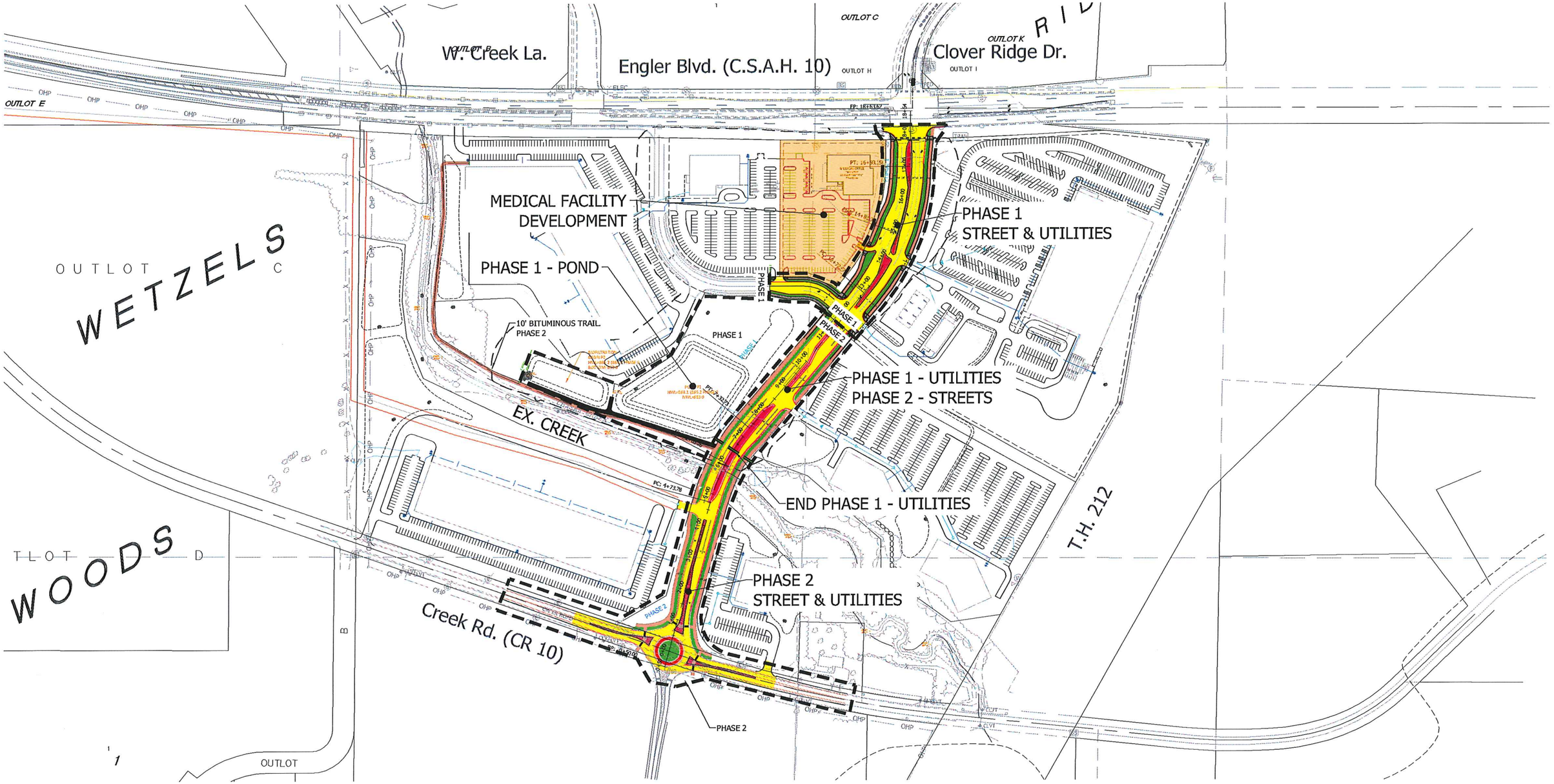
To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 13, 2021**
Subject: **Chaska Creek Industrial – Preliminary Plat**

The Chaska Creek Business Campus concept plan was reviewed by City Council in October of 2010. The proposed site plan intends to formalize the uses of Outlot A and Outlot E of the Chaska Creek Center Development plat to accommodate two new office and warehouse buildings. For the proposed development to occur, the final phase (Phase 2) of street and utility improvements that are planned for Chaska Creek Boulevard as shown on the attached exhibits are necessary. Timing of the public improvement project will be guided by the development and site grading that needs to occur in advance. The City's agreement with the property owner requires council action to execute the final phase of street and utility improvements.

The Engineering comments on the proposed preliminary site plan are as follows:

1. Utility Improvements
    a. Sanitary Sewer
        i. A segment of trunk gravity sanitary sewer is necessary through outlot E. The final plat will require utility easements for City access and maintenance.
    b. Process
        i. The proposed new building site will require an extension of the public street and utilities. Council action is needed to order the improvements and a development assessment agreement needs to occur prior to approval of the final site plan/plat for this development.
2. Grading/Wetlands
    a. delineations have been completed with the original Chaska Creek Concept plan. Only one wetland is planned to be impacted over outlot E which will require agency review and approval.
    b. The site plan requires mass grading over both outlots and will require City and watershed agency requirements be met.
3. Traffic
    a. Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.
    b. As was noted in the Concept plan, access to the industrial building from Creek road should either align with the Wetzel Lane or be shifted closer to the roundabout to accommodate a future combined access for future development of the property to the south of Creek Road. They are showing an access consistent with the latter.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300



PROPOSED STREET IMPROVEMENTS - OVERVIEW

CHASKA, MINNESOTA

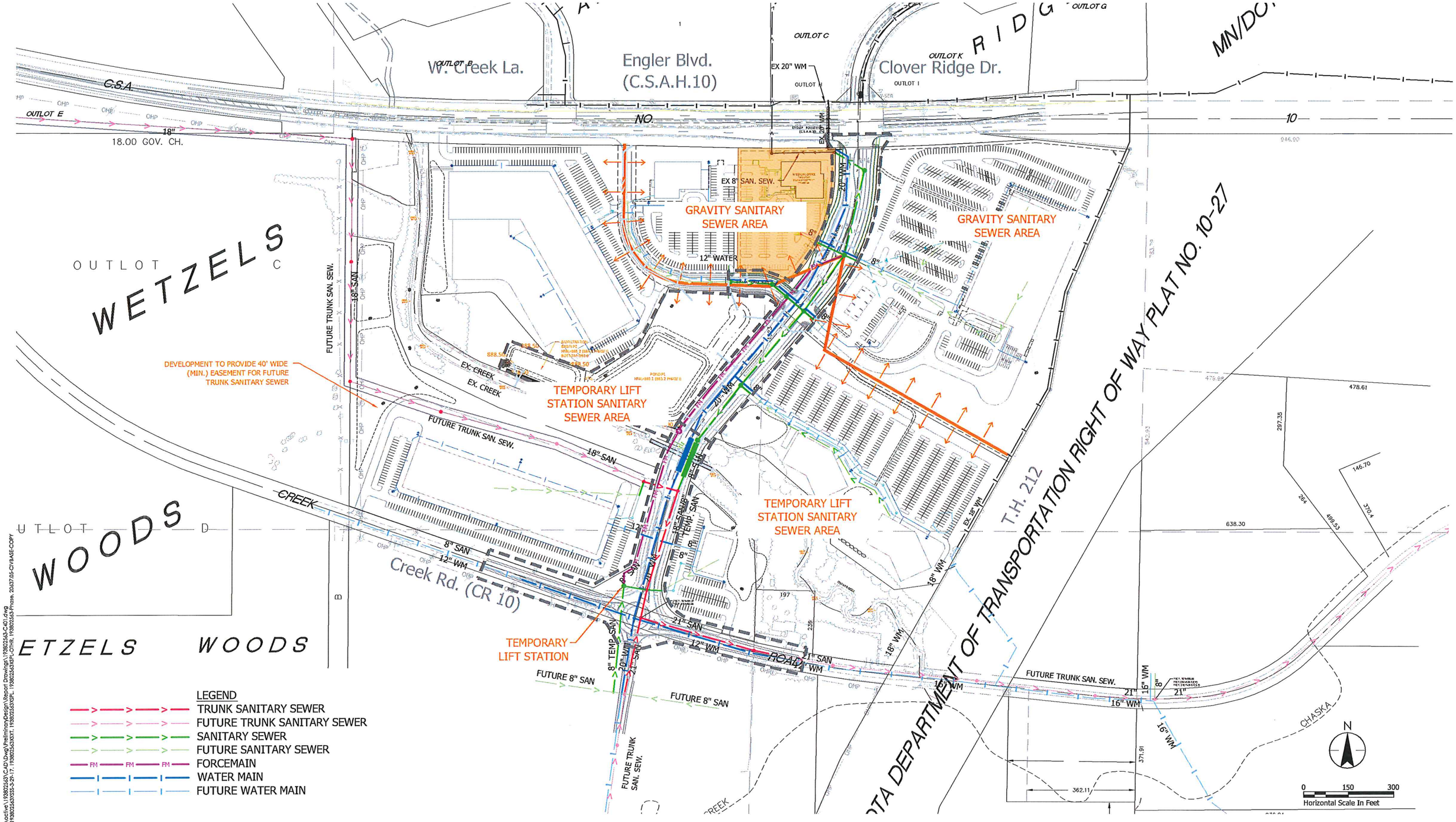
CLOVER RIDGE DRIVE EXTENDED

FIGURE 4

Stantec

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

Date: 05/19/2017 PROJ. NO. 193802563



LEGEND

- TRUNK SANITARY SEWER
- FUTURE TRUNK SANITARY SEWER
- SANITARY SEWER
- FUTURE SANITARY SEWER
- FORCEMAIN
- WATER MAIN
- FUTURE WATER MAIN

PROPOSED SANITARY SEWER AND WATER MAIN IMPROVEMENTS - OVERVIEW

CHASKA, MINNESOTA

FIGURE 9

Plotted: 05/19/2017 - 1:39pm
Drawing name: \\us1291-fil01\workgroup\1938\active\193802563\CAD\Dwg\Preliminary Design\Report Drawings\193802563-C401.dwg
Xrefs: 193802563SNO, 193802563SNO-OTHR, 193802563XSN-3-29-17, 193802563XSN, 193802563XSP, 193802563XSP-OTHR, 193802563-Phase, 20637.03-CIVBASE-COPY

Date: 05/19/2017 PROJ. NO. 193802563

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

ORDINANCE NO.

MOTION BY COUNCILMEMBER ___ _, SECOND BY COUNCILMEMBER ____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Multi-Use District No. 20 (PMD-20) for all of:

Lot 1, Block 1, and Lot 1, Block 2 of the Chaska Creek Industrial

Section II. Exhibits. The Preliminary Plat and Preliminary Site/Building Plans for the Chaska Creek Business Park shall serve as the basis for guiding the development area. The Preliminary Plat and Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

1. Project Narrative (pgs 1-2), submitted by Sambatek, dated November 1, 2016.
2. Project Narrative (pgs 1-5), submitted by Hyvee, dated November 1, 2016 and revised November 22, 2016.
3. Project Narrative (pgs 1-2), submitted by Medical Office Building, undated.
4. Project Narrative (pgs 1-3), submitted by Sambatek, dated February 1, 2017.
5. Preliminary Site Development Plans (pgs 1-20), submitted by Sambatek, dated November 1, 2016 and revised February 1, 2017.
6. Hyvee Exterior Elevations (pgs A6.0 & A6.1), submitted by Hyvee, dated August 28, 2015.
7. Hyvee Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
8. C-Store Exterior Elevations (pgs A3.0 & A3.1), submitted by Hyvee, dated November 1, 2016.
9. C-Store Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
10. Food Store Color Scheme, submitted by Hyvee, undated.
11. Hyvee Photometric Plan, dated November 1, 2016.
12. Medical Office Architectural Plans (pgs A0.0, A0.1, A0.2, A2.0, A2.1, A2.2, A3.0, A3.1, A4.0), submitted by SRa, dated November 1, 2016 and revised February 1, 2017.
13. Chaska Medical Office Buildings Colored Elevations (pgs 1-2), submitted by SRa, dated February 1, 2017.
14. Medical Office Building Renderings (pgs 1-4), submitted by SRa, dated November 1, 2016.

15. Medical Office Building Photometric, submitted by Mlazgar Associates, dated October 27, 2016.
16. Medical Office Building Color Scheme B, submitted by SRa, undated.
17. Exterior Lighting Cut Sheets (pgs 1-22), undated.
18. Medical Office Lighting Cut Sheets (pgs 1-18), undated.
19. Chaska Hy-Vee Signage, dated February 1, 2017.
20. Site Cross Sections (pg EX 1), submitted by Sambatek, dated February 1, 2017.
21. **Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020**
22. **Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated**
23. **Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020**
24. **Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020**
25. **Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020**
26. **Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020**
27. **Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020**
28. **Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020**
29. **Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated**
30. **Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020**
31. **Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020**
32. **Architectural Renderings (pgs 1-5)**
33. **Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021**
34. **Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021**
35. **Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021**
36. **Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021**
37. **Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021**
38. **Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021**
39. **Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021**
40. **Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021**
41. **Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021**
42. **Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021**
43. **Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021**

44. **Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021**
45. **Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021**
46. **Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021**
47. **Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021**
48. **Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021**
49. **Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021**
50. **Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021**
51. **Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021**
52. **Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021**
53. **Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021**
54. **Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020**
55. **Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020**
56. **Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021**
57. **Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021**
58. **Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021**
59. **Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021**
60. **Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021**

Section III. PMD-20 District Regulations. Permitted uses and regulations applicable to the PMD-20 District shall be as follows:

A. Intent. The intent of the PMD-20 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as Chaska Creek and wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'. The primary purpose of the commercial area in the northeast corner of the project is meant to provide services (particularly restaurants) to the business park employees.

B. Permitted Uses.

1. Lot 1, Block 1, **Chaska Creek Center**: Commercial and Retail establishments providing goods and services to residents and

business workers; a grocery store as long as at least three (3) retail uses (i.e. pharmacy, coffee shop, clothing shop, liquor store, floral shop, post office) totaling at least 15% of the building square footage, three (3) different quick casual restaurant uses (i.e. sandwich, smoothie, Italian, Mexican, Asian food) totaling at least 3,000 square feet, and one (1) sit-down restaurant with a bar use totaling at least 3,000 square feet are proposed within the building or on the same lot. A stand-alone grocery store would not be permitted; and

2. Lot 1, Block 2, **Chaska Creek Center**: Office and medical facilities.
3. **Lot 1, Block 1, Chaska Creek Industrial: Office and manufacturing/warehousing facilities, not including distribution centers.**
4. **Lot 1, Block 2, Chaska Creek Industrial: Office and manufacturing/warehousing facilities, not including distribution centers.**

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off-street parking and loading facilities as regulated by Section 9 of the Zoning Ordinance;
2. Signs as regulated by Section 10 of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1 (Hy-Vee), Chaska Creek Center:
        i. Two wall signs permitted for each major tenant (i.e. Hy-Vee) not to exceed 250 square feet or 20% of the tenant's façade, whichever is less.
        ii. One wall sign permitted for each anchor tenant (i.e. Market Grille, Pharmacy, and Wine & Spirits) not to exceed 200 square feet or 15% of the tenant's façade, whichever is less.
        iii. One wall sign permitted for each minor tenant (i.e. F+F, clinic, coffee shop) not to exceed 75 square feet or 10% of the tenant's façade, whichever is less.
        iv. All tenant sign locations shall be placed in the locations indicated on the elevation drawing A6.0 dated August 28, 2015.
        v. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
        vi. Two pylon signs not to exceed 200 square feet in size and 24 feet in height.
    b. Lot 1, Block 1 (C-Store), Chaska Creek Center:
        i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
        ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
        iii. One monument sign not to exceed 100 square feet in size and 10 feet in height.
    c. Lot 1, Block 2 (Medical Office Building), Chaska Creek Center:

i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
iii. Two monument signs not to exceed 100 square feet in size and 10 feet in height.

D. Development Standards

1. Minimum building setbacks:
    a. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
    b. From Engler Boulevard: 125 feet from centerline
    c. From Chaska Creek Boulevard: 100 feet from centerline
    d. From Creek Road: 100 feet from centerline
    e. Interior Property Lines: 10 feet
    f. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
    g. Wetlands: 75 feet
    h. Chaska Creek: 75 feet from edge

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet
3. Maximum Individual Building Size:
    a. Lot 1, Block 1: 105,000 square feet
4. Maximum Building Height:
    a. Lot 1, Block 2: three stories
5. Exterior Merchandise Display:
    a. Lot 1, Block 1: shall be limited to an area in front of the building that does not interfere with the operation of the sidewalks, and to be delineated on a site plan approved by the Planning Department.
6. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

MOHAGEN HANSEN
Architecture | Interiors

December 1, 2020

Mohagen Hansen Architecture | Interiors is pleased to submit written responses to questions asked by the City of Chaska in the **Preliminary Site Plan Review Requirement** Document for the **Chaska Creek Business Park**.

A written statement describing the details of the request, including the intended use of the property and why the City should approve your request.

Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed facility is intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not been available in the community. We understand the City's desire to promote manufacturing and job base while discouraging distribution facilities. In support of that goal, the proposed buildings are not designed to attract distribution centers. Further, given Chaska Creek's location and proximity to the Metro area, it is not considered in the marketplace to be a desirable location for distribution centers.

The intended uses of Outlot A and Outlot E are in accordance with the approvals based on the Chaska Creek Conceptual Master Development Plan booklet, dated September 3, 2013.

Outlot A, the Corporate Industrial District, will be office, warehouse and flex/tech type use. The minimum 28' interior clear height will provide the correct proportionality to the adjacent uses. The exterior elevations facing Engler Boulevard and internal drives would have increased glass coverage and warm buff colors to fit in with the Master Development Plan. Loading dock and service areas are oriented towards the creek concealing them from the primary view corridors on site.

Outlot E, High-Bay Industrial District, will be office and warehouse type use. The interior clear height will be between 28' to 32' which will be to scale with the rest of the development due to its proximity on the lowest parcel. Loading dock and service areas are oriented towards the creek with enhanced landscaping along the creek concealing them from the primary view corridors on site. The exterior elevations provide increased glass coverage and warm buff colors to fit with the Master Development Plan. The building is designed to provide a high level of flexibility for future tenants that require high level office environments adjacent to high-bay warehousing, manufacturing and value-added production, which is in short supply in the southwest region. The anticipated tenants in the market would not require a high volume of truck traffic as the building is not providing high density loading facilities. This use will provide added economic and employment opportunities and will add overall value to the development. Parking is designed to accommodate 10-20 percent office use and can provide additional parking for manufacturing and value-added production in the rear loading/service area. Attached are images from a variety of Industrial companies within the Twin Cities area. These images demonstrate a similar type of tenant as those that are predicted to lease space in the Outlot A and Outlot E buildings.

1000 Twelve Oaks Center Drive | Suite 200, Wayzata, MN 55391
M: 952 426 7400 F: 952 426 7440
MohagenHansen.com

A written statement describing how the building is welcoming (to all) from the street to the front door and how community gathering spaces have been incorporated into the design.

The site has incorporated the features in the masterplan that welcome all from the street to the front door and allow for community gathering spaces. The pedestrian scale, movement and connection at the edge of the site are enhanced by the trail system and landscaping.

Access to the proposed buildings is in accordance with prior concept plans. A turning movement exhibit has been included with the submittal demonstrating maneuvers for a WB-67. Based on this analysis, we have identified a need to alter the geometry of the Chaska Creek Boulevard access to the high-bay storage building. The proposed access is shown on the civil plans. For the Corporate Industrial building, the previously proposed right-in/right-out at Engler Boulevard has been reduced to a right-out only. As demonstrated by the turning movement exhibits, this allows trucks to circulate the site with separate entrances and exits, minimizing conflicts and congestion. Additionally, maintaining the right-out will allow redundant egress in case of emergencies. This is especially critical if one egress point is cut off, allowing emergency vehicles to access the site, and allowing those present an option to exit the site during an emergency.

A written statement describing; the pedestrian scale at the edge and onsite of their project in that the entries are expected to enhance the public right of way; address plaza spaces, entry sequences and connections to the public; and how will the development addresses pedestrian movement and scale

In accordance with the 2013 concept plan, the two industrial sites have been designed to take advantage of the adjacent creek and stormwater management areas. This includes two gathering areas on each lot, connected by trails. The buildings are also connected by sidewalk to the sidewalks along Chaska Creek Boulevard. A substantial screening feature is proposed between the high bay building and the creek to screen the loading area from the creek.

The site includes vehicular, bicycle and pedestrian circulation that will ensure connectivity to and from the building. Efficient signage, landscaping and lighting noted in the master plan will aid in pedestrian use.

The sidewalks included in the proposed design give pedestrians a clear and direct route for movement throughout the development. As trucks and other vehicles move through the development and to the industrial building, pedestrians can feel safe with the use of thoroughly marked crosswalks and signs.

The façade of the building is a composition of solid and voided space. The variation helps break apart the volume of the building. Window size and placement also play a large role in the overall perception of the building from a pedestrian's point of view. The design team will utilize glass, and a variety of warm materials and colors to enhance each entry.

Metal, exposed aggregate and glass will balance the weight and scale of the building. This trio will provide adequate texture and depth to how the building is perceived. The windows and doors will be proportionate to human scale yet blend with the overall proportions of the building.

A written statement describing how the plan minimizes light pollution.

The design team understands the importance of minimizing light pollution, as it negatively impacts local residents and wildlife, and wastes energy. Lighting options that are available today give us confidence that the team can create a development with the least amount of disturbance to the natural environment as possible.

The overarching lighting goal is to select and position lights that will maximize efficiency while minimizing light pollution wherever possible. The team will provide an area that is well-lit so pedestrians can feel safe while avoiding excess light pollution. There are options for lights with timers and motion detection, so they are only on when in use. The lights can be shielded and/or not placed above the 90-degree plane so the light is hitting a target versus dispersing into a larger area and creating more light pollution.

A written statement describing any sustainable initiatives that are being incorporated into the projects.

The sustainable initiatives for both Outlot A and Outlot E will include the site, the building and the health and wellness of its end users.

The site has been designed to position stormwater management features between Chaska Creek and the impervious elements of the sites. Additionally, along with avoiding impacts to the creek, the site will avoid impacts to approximately two acres of wooded wetlands in the northwest corner of the Corporate Industrial site.

The construction will incorporate waste diversion to reduce the amount that is disposed into landfills. This will include construction waste from both the site and building. Appropriate construction materials will be recycled as much as possible. The landscape design seeks to incorporate best management practices with regards to low impact design and vegetative buffering to the critical asset of Chaska Creek. The proposed landscaping includes mow strips immediately behind curbs, with native seed mixes incorporating several native plant varieties beyond that which will reduce the amount of water that will be required from the irrigation system.

The building shell is primarily composed of precast panels. The manufacturer of the precast panel is local to the area and the aggregate on the panels are from local quarries. The panels being investigated for use are the VersaCore+green sandwich. These panels deliver R-values that are LEED friendly consisting of R=28.2 with 58% recycled content.

The project will invest cost for future planning of a Photo Voltaic system on the roof and will prepare the basic building for future EV charging stations for delivery trucks. While the actual system for these energy saving ideas will be constructed by each tenant; the building will provide the basic infrastructure.

The health and wellness of the end users are also important to this project. As many items will be finalized by the tenant's design, the base building and site will contribute to the health of the end user in a positive manner. Below is a basic list of items that will be constructed and will contribute to a healthy end user.

- Outdoor trails that lead to natural environments
- Outdoor gathering spaces by natural environments
- Possible bike racks.
- Wall panels that have a high sound attenuation (STC), 52.
- Clerestory windows and tall windows in the warehouse will give access to daylight and offer outside views to warehouse employees
- Use of products with low Volatile Organic Content (VOC).

Concept Plan Approval Conditions

1. Approvals shall be based on the Chaska Creek Conceptual Master Development Plan booklet, dated September 3, 2013.

   Response: *The proposed project is in compliance with the booklet.*

2. Adherence with the City Engineer's Memo dated October 4, 2013.

   Response: *Acknowledged. The comments primarily relate to utility services, stormwater management, design of Chaska Creek Boulevard, and retaining wall standards. No retaining walls are proposed in the current plans. All other elements have been addressed in prior phases of the project.*

3. Provision of a determination letter showing that this project will have less environmental effects than the plan that was included in the Chaska Creek Corporate Center EAW.

   Response: *The required letter, dated March 7, 2017, has been provided in a prior phase.*

4. Creation of high quality outdoor gathering spaces in the Retail District and Professional Office District (low-rise).

   Response: *While the current phase is not in either of these districts, outdoor gathering spaces with trail connections are proposed in both the Corporate Industrial District and in the High-Bay Industrial District. Refer to the landscaping plans for these amenity areas.*

5. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various districts.

   Response: *Landscaped pedestrian ways have been included along Chaska Creek Boulevard. Each of the proposed buildings in this phase provide sidewalk connections to the public sidewalks. In addition, trails connected to gathering areas are proposed at each of the two sites.*

6. Provision of a high-quality site amenity along the creek between the Corporate Industrial District and the High-Bay Industrial District by creating strong landscape/berming buffers, minimizing light pollution, and relocating loading docks to other locations, where practical.

   Response: *High-quality amenity areas are proposed along the creek. Refer to the landscaping plans for these amenity areas.*

7. Review the driveway access onto Creek Road, just west of Wetzel Lane for safety and head light glare into the residential area to the south.

   Response: *The proposed driveway is located at the far west property line. In addition to serving as a primary access point for employees, this will serve as a secondary access points for trucks when necessary.*

8. Provision of a sidewalk adjacent to the north side of Creek Road, west of the extension of Clover Ridge Drive.

   Response: *A sidewalk along the north side of Creek Road is proposed adjacent to the high-bay site.*

Concept Plan Approval Conditions (Continued)

9. Approval of the right-in/right-out access onto Engler Boulevard (County Road 10) by Carver County and the City.

   Response: *The applicant is proposing to reduce the right-in/right-out access to a right-out only. As noted above, this will allow trucks to circulate the site with separate entrances and exits, minimizing conflicts and congestion. Additionally, maintaining the right-out will allow redundant egress in case of emergencies. This is especially critical if one egress point is cut off, allowing emergency vehicles to access the site, and allowing those present at the site an option to exit the site during an emergency.*

10. Provision of buildings that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.

    Response: *The materials selected for these larger industrial building are mainly developed at the entries. Bringing a variety of materials, colors and smaller details help scale the building down for the end users. We have indicated the material breakdown on the elevation sheet.*

11. Payment of park dedication fees at the time of the Final Plat.

    Response: *Acknowledged.*

EXHIBIT A

INDUSTRIAL OFFICE ENVIRONMENTS

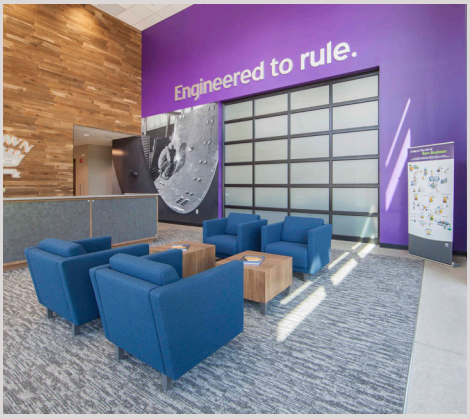












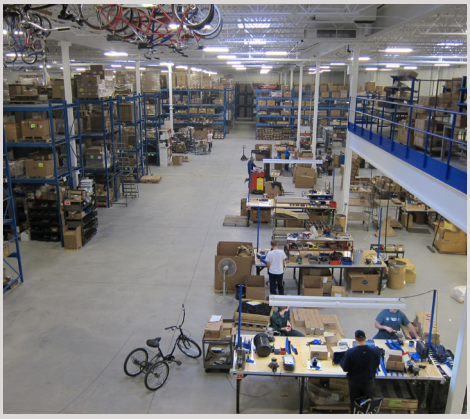


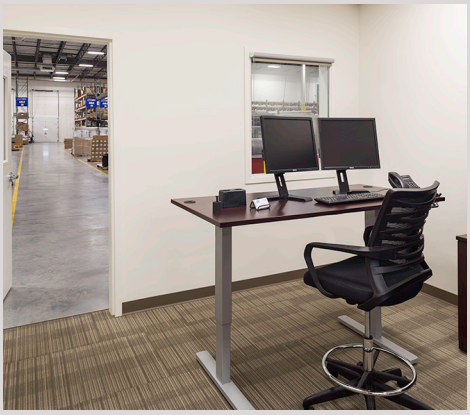




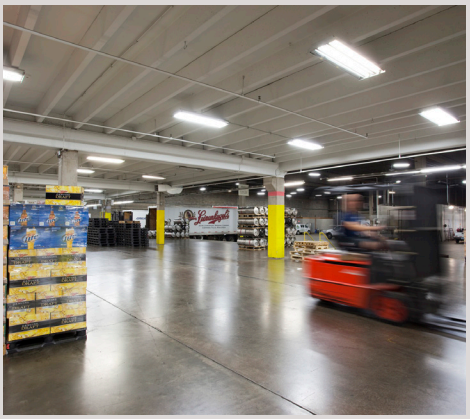
EXHIBIT A

WAREHOUSE / TESTING / MANUFACTURING SPACE











December 30, 2020

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

Re: Chaska Creek Industrial – Additional Items Needed
City Letter Dated December 11, 2020

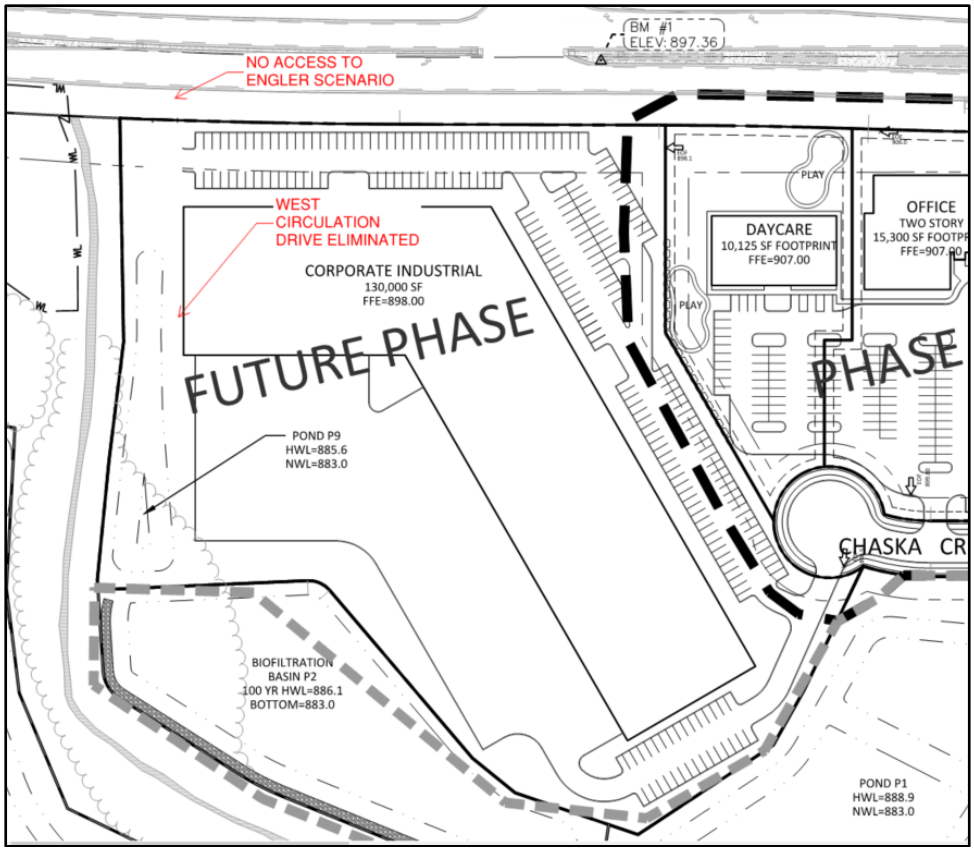
Dear Ms. Hanson:

Please see below (in red) and attached for responses to the request for additional information related to the review of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial.

1. **Narrative**, with these additives:
   - Explain the difference of the site plan if a right-out exit onto Engler Boulevard is not approved by the County
     Response: Previous versions of the concept did not include truck access to Engler, only passenger vehicles. If the right-out onto Engler is not approved by the County, vehicles will utilize Chaska Creek Way and Chaska Creek Boulevard.
   - Clarification on if a retaining wall is still needed between Lot 1, Block 1 and potential daycare site.
     Response: The need for a retaining wall will be determined at the time that the daycare user finalizes their design. As it currently stands, a wall will only be required if the playground is proposed to be located on the west side of the daycare building. If the playground was relocated to rear of the building, there is sufficient area between the daycare building and the Lot 1, Block 1 parking lot to grade a slope with no retaining wall.
   - More analysis on where both these spec buildings have been implemented in other communities; what type of end users have occupied such (specific uses); and show pictures of the exterior as well.
     Response: The closest example of proposed project is the Holasek Business Park located in Chanhassen. Holasek Business Park is a two-building industrial project. Building A was a Build to Suit for Retail Tech Inc., and Building B was a spec building that has recently been leased to 100% occupancy. Tenants in Building B are: a) Retail Tech, Inc. expansion, b) LifeCore Biomedical (2 bays), c) MedSource, https://www.medsourcelabs.com/ . Another example is Lakeview Industries' exit from Chaska due to not enough industrial office/warehouse space being available in Chaska to meet their expansion needs. Lakeview moved to Carver and has since decided to expand into their

existing building and take the remaining 50,000 S.F. to meet their company needs. Lakeview just received the manufacturer of the year 2020 award for the MSP Business Journal. Another example of local need for readily available office warehouse space is Wigen Water Technologies. The applicant approached Wigen about locating in Chaska Creek for their expansion needs. However, they needed space in 60 days and could not wait for 12 months to occupy a new building, so they left Chaska and are now in Chanhassen. These examples are why we are confident this proposed project will be very successful in landing quality businesses that would like to occupy office/industrial space in Chaska. According to CBRE research, the MSP Industrial market is expected to have 12 projects totaling 1.8 million square feet of office/warehouse spec space built in 2021. The office/warehouse market is the hottest market in commercial real estate now and the projections are very promising for the future. See examples attached to this letter in Exhibit A.

2. **Site Plan**, addressing the following:
   - Alternate site layout without right-out exit onto Engler Boulevard on Lot 1, Block 1 (contemplating if Carver County does not approve of right-out exit)
     Response: If Carver County does not permit the right-out exit onto Engler Boulevard, the site plan will be modified as shown below (Similar to Phase 2 Site Plan, dated 3/6/18):



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2430 E Randol Mill Road, Arlington, TX 76011 | 972.809.0898
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- Ingress/Egress point to Lot 1, Block 2 moved to center of site on Creek Road (this will help mitigate headlight glare to adjacent Wetzel Lane properties; better separation from Wetzel Lane; and contemplation for alignment for development to south)
  Response: After review of this request, we propose to maintain the access to Creek Road at the current location for the following reasons:
    - Headlight Glare: Wetzel Lane properties are located over 800 feet from Creek Road and are at elevations of 20' or more above the proposed driveway location.
    - Future Development: Future development south of Creek Road will likely mirror the layout of the Lot 1, Block 2 building. The preferred layout would be similar to that of Lot 1, Block 2, which allows for secondary truck access.
    - Access Spacing: The proposed driveway location is approximately 1,000 feet from the proposed roundabout at Chaska Creek Boulevard. Shifting the access to the center of the site would create a separation of approximately 590'. The proposed location provides improved separation from the adjacent intersection.
- Lot 1, Block 2: Parking area and monument sign to meet 10 foot setback adjacent to Chaska Creek Boulevard or explain in narrative why this deviation is necessary and cannot be mitigated; elaborate on if the building can be pulled back to meet this setback (please note a 5 foot setback is required for impervious surfaces on interior property lines not abutting ROW; appears there is some maneuvering that can occur on the west side to meet a 5 foot setback and thus provide additional space on east side to meet the 10 foot setback)
  Response: As discussed during a meeting between the applicant and City on 12/16/20, the City's consultant will evaluate whether sufficient space exists to vacate 10' of the additional ROW provided at the corner of Chaska Creek Boulevard and Creek Road. Assuming this can be accommodated, we understand that a petition to vacate the ROW would be processed simultaneously with the Final Plat.
- Zoomed in detail/exhibits on the pedestrian gathering areas; detailing what's proposed in terms of pavement, landscaping and seating/tables
  Response: Please refer to the attached landscape exhibit.

3. **Utility Plan**, addressing the following:
   - Preservation of an unrestricted easement area for the trunk sanitary sewer on the north side of Lot 1, Block 2 (coordinate with Matt Clark)
     Response: The requested 30' easement is shown on the proposed trunk sewer in the updated site development plan set included with this response memo. Please note that the propose sewer alignment has been shifted north to avoid conflicts with private improvements.

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4. **Landscape Plan**, addressing the following:
   - Landscaping needs to meet Section 9.6 of the zoning ordinance (attached), and must show how it meets this ordinance for both lots.
     Response: See attached landscape narrative & exhibit in Exhibit B.
   - Indicate if Section 9.6.5.4 Planting Islands is being met for both lots
     Response: This section is met on each site as follows:

	Block 1	Block 2
Parking Lot Area (SF)	124,680	109,760
Landscape Planting Islands to ROW (SF)	46,475	34,915
Parking Lot Landscape (Percentage)	37%	32%

   - Screening Section – Creek exhibit needs to include rear building profiles and loading facilities as well
     Response: See attached landscape narrative & exhibit in Exhibit B
   - Landscape Plan needs to show boulevard trees in the boulevard areas for the full extent of the west side of Chaska Creek Boulevard up to Chaska Creek Way; for the full extent of Creek Road up to the westerly property line; and for the full extent of the south portion of Chaska Creek Way up to the northerly property line of Lot 1, Block 1 abutting this ROW (boulevard area is between the curb of the street and sidewalk in the ROW)
     Response: Trees added to boulevard areas for the full extent of Chaska Creek Blvd and Creek Road. Chaska Creek Way overhead powerlines conflict with tree planting opportunities.

5. **Vehicle Turning Exhibit**, addressing the following:
   - Show alternative turning exhibit for Lot 1, Block 1 if right-out exit is not permitted
     Response: The turning exhibits have been revised to show trucks exiting onto Chaska Creek Way. The exhibits also include the movements at the intersection of Chaska Creek Boulevard and Chaska Creek Way. Geometric improvements to the intersection may be necessary to better accommodate the range of vehicles utilizing the intersection. The revised turning exhibits are included int the updated site development plan set included with this response memo.
   - Revise turning exhibit for Lot 1, Block 2 with requested site plan change above
     Response: As discussed in item 2 above, no change to the Lot 1, Block 2 access is proposed.
6. Provide updated traffic memo verifying that no major changes will occur with the industrial uses proposed in relation to the traffic report completed February 28, 2018 (attached); (coordinate with Matt Clark)
   Response: We have reviewed the analysis completed for the memo referenced. This analysis assumed no trips would utilize the right-in/right-out access to Engler Boulevard, therefore no new trips to Chaska Creek Way/Chaska Creek Boulevard result from the proposed access configuration from Lot 1, Block 1.

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Additionally, we have received and reviewed the updated traffic memo completed by the City's consultant, dated December 11, 2020. The applicant agrees with the conclusions and recommendations included in this memo as shown below, with the understanding that the future traffic signal is a public improvement project and not solely due to or funded by the current proposed improvements.

RECOMMENDATIONS

Based on the findings from the analysis in this memo, the following adjustments to the development are recommended:

- Encourage vehicles exiting Hy-Vee to use the Chaska Creek Way intersection – The westbound approach of Chaska Creek Way is underutilized compared to the Hy-Vee access between Engler Boulevard and Chaska Creek Way.
- While volumes at the Chaska Creek Way & Chaska Creek Boulevard intersection are relatively low, a traffic signal should ultimately be installed to accommodate future developments and an increase in eastbound and westbound turning vehicles. As turning volumes increase, installing a traffic signal decreases the delay and queues experienced by those movements and alleviates congestion upstream of the approaches during peak hours.

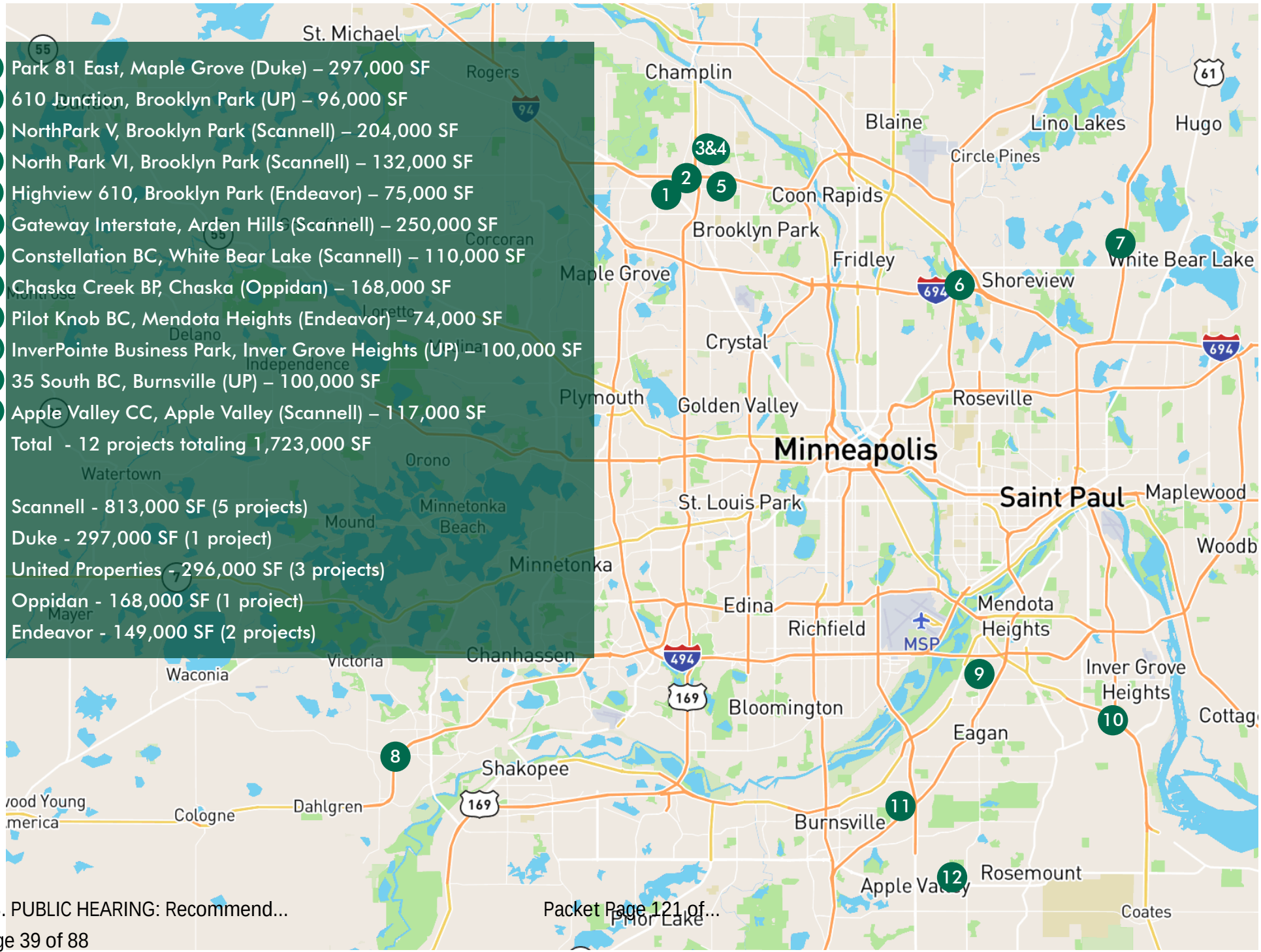
Additionally, we have reviewed the driveway access to the Lot 1, Block 1 site from the cul-de-sac at Chaska Creek Way to determine the preferred geometry. As was discussed in the "Chaska Creek Center Layout Review" by Spack Consulting, dated February 28, 2018, multiple commercial driveway access points into a cul-de-sac leads to confusion. This is due to the large amount of pavement faced by drivers without clear lane markings and a standard intersection layout. Therefore, the access from Lot 1, Block 1 is proposed to have a single driveway access to the cul-de-sac, and then will be split on site as the plan currently shows.

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EXHIBIT A
PROJECT EXAMPLES

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LIKELY 2021 SPECULATIVE INDUSTRIAL DEVELOPMENT



EXHIBIT

LOCAL PRECEDENT STUDY

HOLASEK BUSINESS PARK A & B
8600 & 8700 Shelby Ct, Chaska



TENANTS

- Retail Tech: Point of sale systems for retail, grocery and hospitality industry.
- MedSource: provider of quality medical products, specializing in high-quality products and equipment and innovative medical product development.

VALLEY VIEW BUSINESS CENTER III
2700 4th Ave E, Shakopee



TENANTS:

- Blue Line Distribution: Ingredients division of Little Caesar's Pizza.
- Lyman Lumber: Limited office, lumber and building products storage.
- Cherne Industries: Maker of pipe plugs and related equipment.
- Gamma Vacuum: Design, manufacturing and servicing of ion pumps, titanium sublimation pumps and related controls.

VALLEY PARK BUSINESS CENTER III
750 Innovation Blvd, Shakopee



TENANTS:

- Fountain Industries: Mfg of clean systems and parts, part washers and specialty cleaning products.
- Becker Arena Products: Manufacturer of hockey rink boards, bleachers, specialty floor coverings and protective shields.
- Cokem: Distributor of video game and video game accessories.

212 COMMERCE CENTER
2100 Commerce Dr, Carver



TENANTS:

- Lakeview Industries: This sole tenant is a manufacturer of custom, flexible components for OEM's.

EXHIBIT B
LANDSCAPING NARRATIVE & EXHIBIT

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
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Memorandum

DATE: Tuesday, December 29, 2020
TO: Elizabeth Hanson, AICP
City Planner
City of Chaska, MN
FROM: Johnnie Workman
SUBJECT: Chaska Creek Industrial– Landscape Proposal Narrative

---

The following narrative highlights the design intent for the landscape at Chaska Creek Industrial, Lot 1 Block 1 and Lot 1 Block 2, and benefits of the proposed landscape.

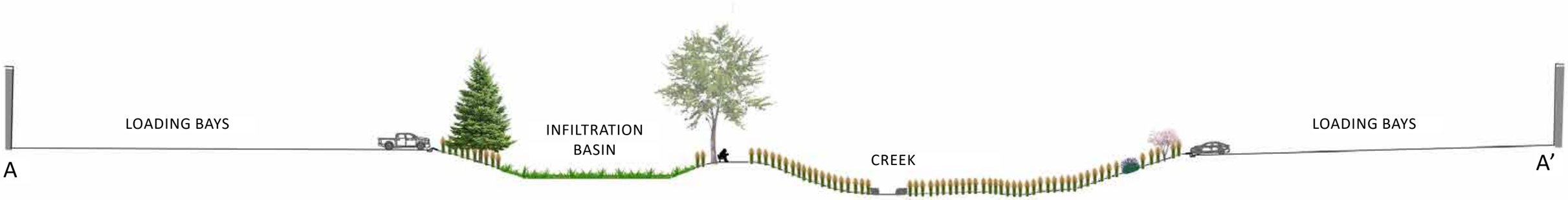
Whereas:

- Attempting to build upon the recent realignment of Chaska Creek,
- Utilizing the placement of required stormwater ponding and infiltration basins,
- Focusing on screening of the semi-trailer loading bays,
- Encouraging site users to fully inhabit the surrounding landscape,
- Taking advantage of the large open natural spaces between structures and roadways

The proposed intervention for these sites is well suited to a *prairie pothole* type of landscape. Native grasses are used over the majority of disturbed areas, restricting high maintenance turf to building entrances, roadway easements, and limited depth on back of curb. This will add a sense of formality to the buildings by contrasting with the native landscape elements across the rest of the site. Native prairie seeding will provide habitat for pollinator species, small mammals, and large shrubs on the periphery will provide protection for songbirds. Single overstory trees planted along the ridgeline overlooking the creek will provide perches for birds of prey upon maturity. There are three types of water bodies on the site (flowing creek, standing ponds, and seasonal fluctuating infiltration basins), providing additional habitat for fowl.

Multiple areas of repose were placed and screened to take maximum advantage of viewsheds and separation. Each area is intended to be more rustic, with some having picnic areas. Pedestrian movement between the areas is along the alignment of the creek and connects to Chaska Creek Boulevard.

Tree species were selected and placed according to desired use. Species and placement of trees along Chaska Creek Boulevard were selected to continue the tree planting of the existing medical office to the north. Evergreen species were planted to screen loading bays, overstory trees are placed near pavements areas to regulate heat effects, and flowering ornamentals provide visual interest and pollinator opportunities.





(ABOVE) A section elevation cut from building to building across both loading bays, an infiltration basin, and the restored prairie and creek bed. Trees shown are at mature growth.

(LEFT) Plan view of section cut .

(BELOW) Typical rustic seat bench within a prairie setting. This type repose area is proposed along the top of the embankments, above the restored creek alignment, and within the center of the tall grass prairie landscape. Other destination rest areas are proposed at the ends of pedestrian pathways and include a similar amenity vernacular, but also to include picnic tables and waste receptacles.



CHASKA CREEK - SECTION CUT ACROSS THE CREEK

CHASKA, MINNESOTA

OPPIDAN Sambatek

12-30-2020



CHASKA CREEK - A PRAIRIE POTHOLE LANDSCAPE

CHASKA, MINNESOTA

OPPIDAN

Sambatek

Preliminary Site Development Plans

for

Chaska Creek Industrial

Chaska, Minnesota

Presented by:

Oppidan

CONSULTANT CONTACT LIST:

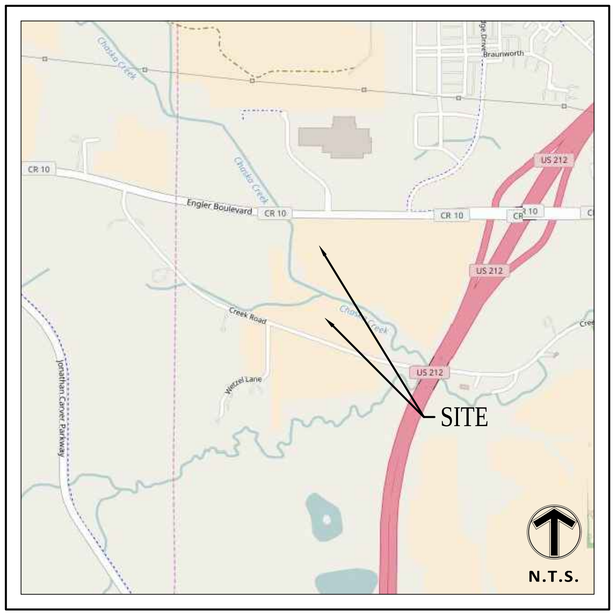
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CONTACT: JOSH McKINNEY



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	PRELIMINARY PLAT
C2.02	EXISTING CONDITIONS
C2.03	TREE INVENTORY PLAN
C3.01	SITE PLAN - OVERALL
C3.02	SITE PLAN - LOT 1, BLOCK 1
C3.03	SITE PLAN - LOT 1, BLOCK 2
C4.01	GRADING PLAN - OVERALL
C4.02	GRADING PLAN - LOT 1, BLOCK 1
C4.03	GRADING PLAN - LOT 1, BLOCK 2
C5.01	EROSION CONTROL PLAN PHASE I
C5.02	EROSION CONTROL PLAN PHASE II
C5.03	EROSION CONTROL PLANS NOTES & DETAILS
C6.01	UTILITY PLAN - OVERALL
C6.02	UTILITY PLAN - LOT 1, BLOCK 1
C6.03	UTILITY PLAN - LOT 1, BLOCK 2
L1.01	LANDSCAPE PLAN - OVERALL
L1.02	LANDSCAPE PLAN - LOT 1, BLOCK 1
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L1.04	GROUNDCOVER PLAN
L1.05	LANDSCAPE DETAILS & NOTES
LT1.01	PHOTOMETRIC PLAN - LOT 1, BLOCK 1
LT1.02	PHOTOMETRIC PLAN - LOT 1, BLOCK 2
EX 1.01	AERIAL SITE EXHIBIT
EX 2.01	OVERLAY PLAN - LOT 1, BLOCK 1
EX 2.02	OVERLAY PLAN - LOT 1, BLOCK 2
EX 3.01	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1
EX 3.02	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

GOVERNING SPECIFICATIONS

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

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 45579 Date: 12/01/2020

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

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

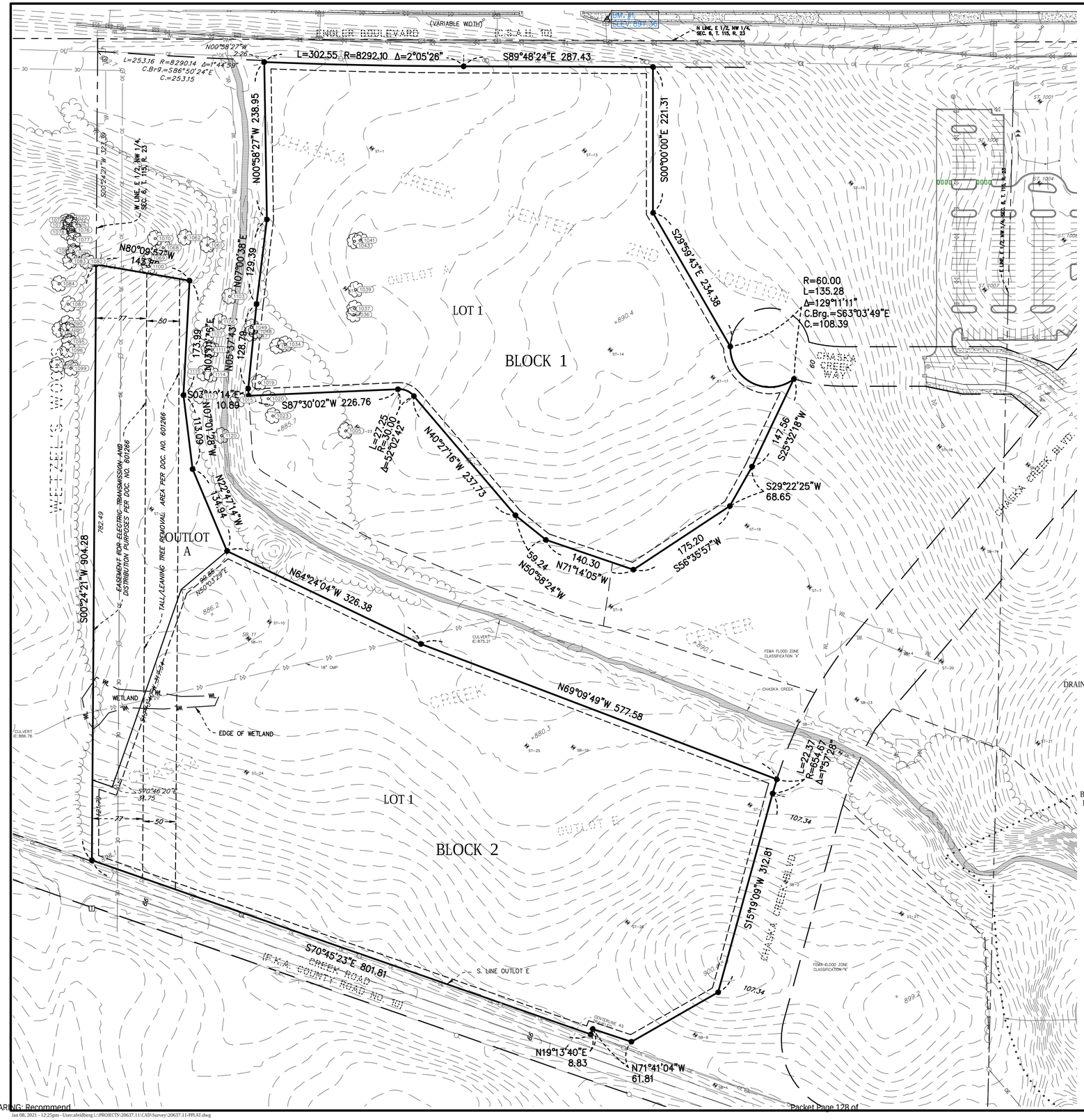
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 20637.11

Jan 08, 2021 - 12:25pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C1-TITLE.dwg

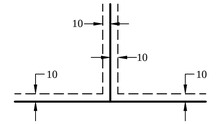


NORTH

0 80 160

SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust) . With an assumed bearing of South 70 degrees 45 minutes 23 seconds East for the southerly line of Outlot E, CHASKA CREEK CENTER.
2. The vertical datum is based on NAVD88. The originating bench marks are MNDOT MORAVIAN, 1013BV and 1013BX, referenced from the MnDOT Geodetic Database.

   BENCHMARK #1
   Survey Control Point in median of Engler Blvd north of property.
   Elev.=897.36
3. Topography is per a combination of information received from Stantec, LiDAR data and Sambatek field data .
4. The property address is not assigned, the parcel identification numbers are 301840030 (Outlot A), 302040070 (Outlot E).
5. The subject property lies within Flood Plain Zone X – 'Area of minimal flood hazard' as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27019C0217D dated 12/21/2018.
6. The gross land area of the subject property is 22.0980 Acres or 962,589 Square Feet.
7. There are no buildings situated on the subject property.

SUBJECT PROPERTY

Outlot E, CHASKA CREEK CENTER, according to the recorded plat thereof, Carver County, Minnesota.

Outlot A, CHASKA CREEK CENTER 2ND ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

PROPOSED LOTS

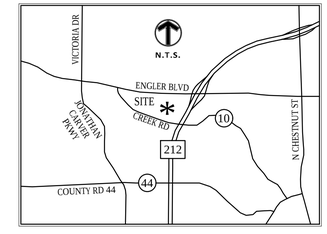
Lot 1, Block 1	413,640 Square Feet	9.4959 Acres
Lot 1, Block 2	451,687 Square Feet	10.3693 Acres
Outlot A	97,262 Square Feet	2.2328 Acres
Total	962,589 Square Feet	22.0981 Acres

CONTACT INFORMATION

Engineer/Surveyor:

Sambatek, Inc.
12800 Whitewater Drive
Suite 300
Minnetonka, MN 55343
(763) 476-6010

VICINITY MAP



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 21729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- TRAFFIC LIGHT
- GUY ANCHOR
- UTILITY POLE
- SIGN
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WETLAND
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP SURFACE
- LANDSCAPE MULCH SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- 902 CONTOUR
- TRAFFIC MARKERS
- (123.45) DEED DISTANCE
- ST-XX SOIL BORING

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OPPIDAN

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Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Mark R. Salo
Registration No. 43933 Date: 11/23/2020

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

Summary

Designed: - Drawn: LC
Approved: MCL Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

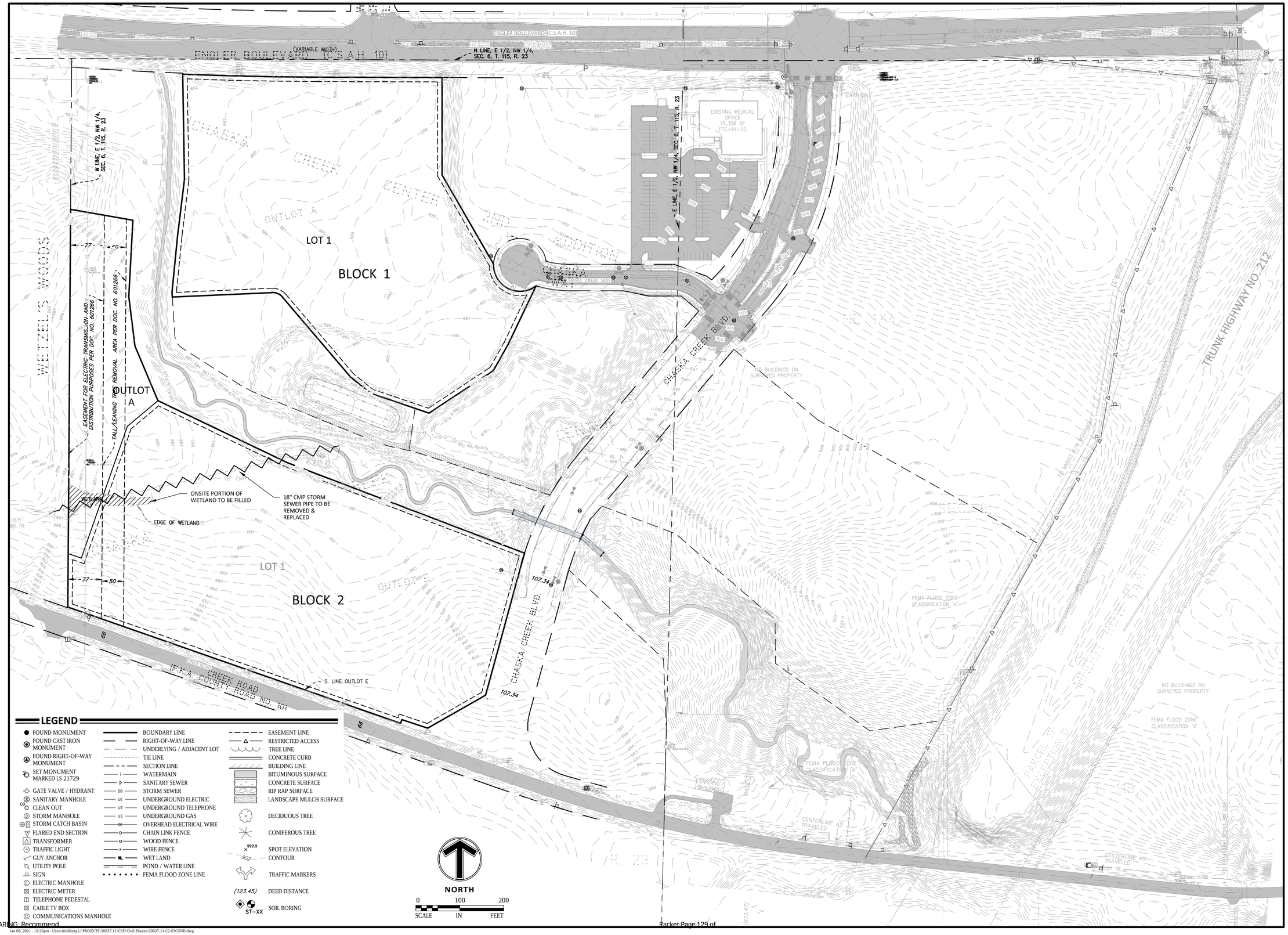
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.01

Project No. 20637.11

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LEGEND

- FOUND MONUMENT
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- ST–XX SOIL BORING

NORTH

0 100 200

SCALE IN FEET

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Project
CHASKA CREEK INDUSTRIAL

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PRELIMINARY

Brady D. Bussenius
Registration No. 45579 Date: 12/01/2020

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Summary

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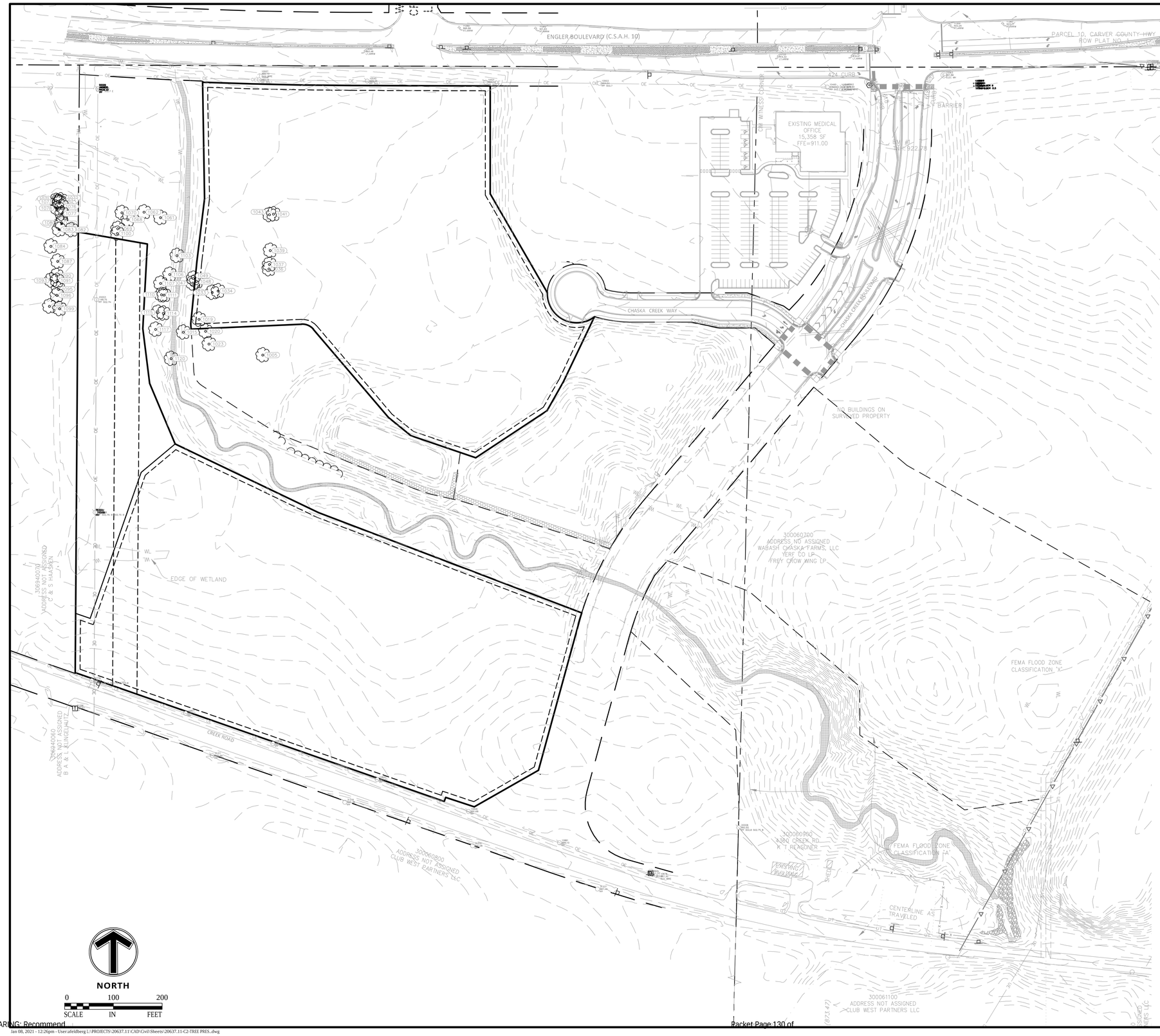
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	01/07/21	AF	CITY COMMENTS

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.02

Project No. 20637.11

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TREE INVENTORY

Tree Ta□ L□st		
Tree Number	**Size**	**Tree Name**
1005	25	Elm - American (Ulmus americana)
1015	15	Elm - American (Ulmus americana)
1019	12	Elm - American (Ulmus americana)
1020	14	Cherry - Black (Prunus serotina)
1023	12	Cherry - Black (Prunus serotina)
1033	17	Elm - American (Ulmus americana)
1034	13	Cherry - Black (Prunus serotina)
1036	19	Ash - Green (Fraxinus pennsylvanica)
1037	14	Ash - Green (Fraxinus pennsylvanica)
1039	23	Ash - Green (Fraxinus pennsylvanica)
1041	16	Cherry - Black (Prunus serotina)
1043	13	Elm - American (Ulmus americana)
1047	13	Elm - American (Ulmus americana)
1061	12	Elm - American (Ulmus americana)
1062	12	Hackberry (Celtis occidentalis)
1068	26	Oak - White (Quercus alba)
1069	15	Elm - American (Ulmus americana)
1070	29	Oak - White (Quercus alba)
1071	13	Elm - American (Ulmus americana)
1072	16	Elm - American (Ulmus americana)
1073	21	Ash - Green (Fraxinus pennsylvanica)
1074	20	Ash - Green (Fraxinus pennsylvanica)
1075	22	Ash - Green (Fraxinus pennsylvanica)
1076	25	Ash - Green (Fraxinus pennsylvanica)
1077	22	Ash - Green (Fraxinus pennsylvanica)
1078	19	Ash - Green (Fraxinus pennsylvanica)
1079	13	Elm - Siberian (Ulmus pumula)
1080	25	Elm - Siberian (Ulmus pumula)
1081	12	Ash - Green (Fraxinus pennsylvanica)
1082	12	Elm - American (Ulmus americana)
1083	12	Ash - Green (Fraxinus pennsylvanica)
1084	13	Cherry - Black (Prunus serotina)
1087	12	Ash - Green (Fraxinus pennsylvanica)
1088	14	Cherry - Black (Prunus serotina)
1090	13	Ash - Green (Fraxinus pennsylvanica)
1091	21	Ash - Green (Fraxinus pennsylvanica)
1093	15	Cherry - Black (Prunus serotina)
1095	13	Ash - Green (Fraxinus pennsylvanica)
1096	13	Ash - Green (Fraxinus pennsylvanica)
1098	14	Cherry - Black (Prunus serotina)
1099	13	Ash - Green (Fraxinus pennsylvanica)
1100	19	Elm - Siberian (Ulmus pumula)
1103	24	Elm - American (Ulmus americana)
1106	14	Ash - Green (Fraxinus pennsylvanica)
1107	14	Elm - American (Ulmus americana)
1110	12	Oak - White (Quercus alba)
1111	35	Oak - White (Quercus alba)
1114	12	Elm - American (Ulmus americana)
1115	13	Box Elder (Acer negundo)
1117	18	Ash - Green (Fraxinus pennsylvanica)
1120	12	Elm - American (Ulmus americana)

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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
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PRELIMINARY

Brady D. Bussenius
Registration No. 49579 Date: 12/01/2020

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Summary

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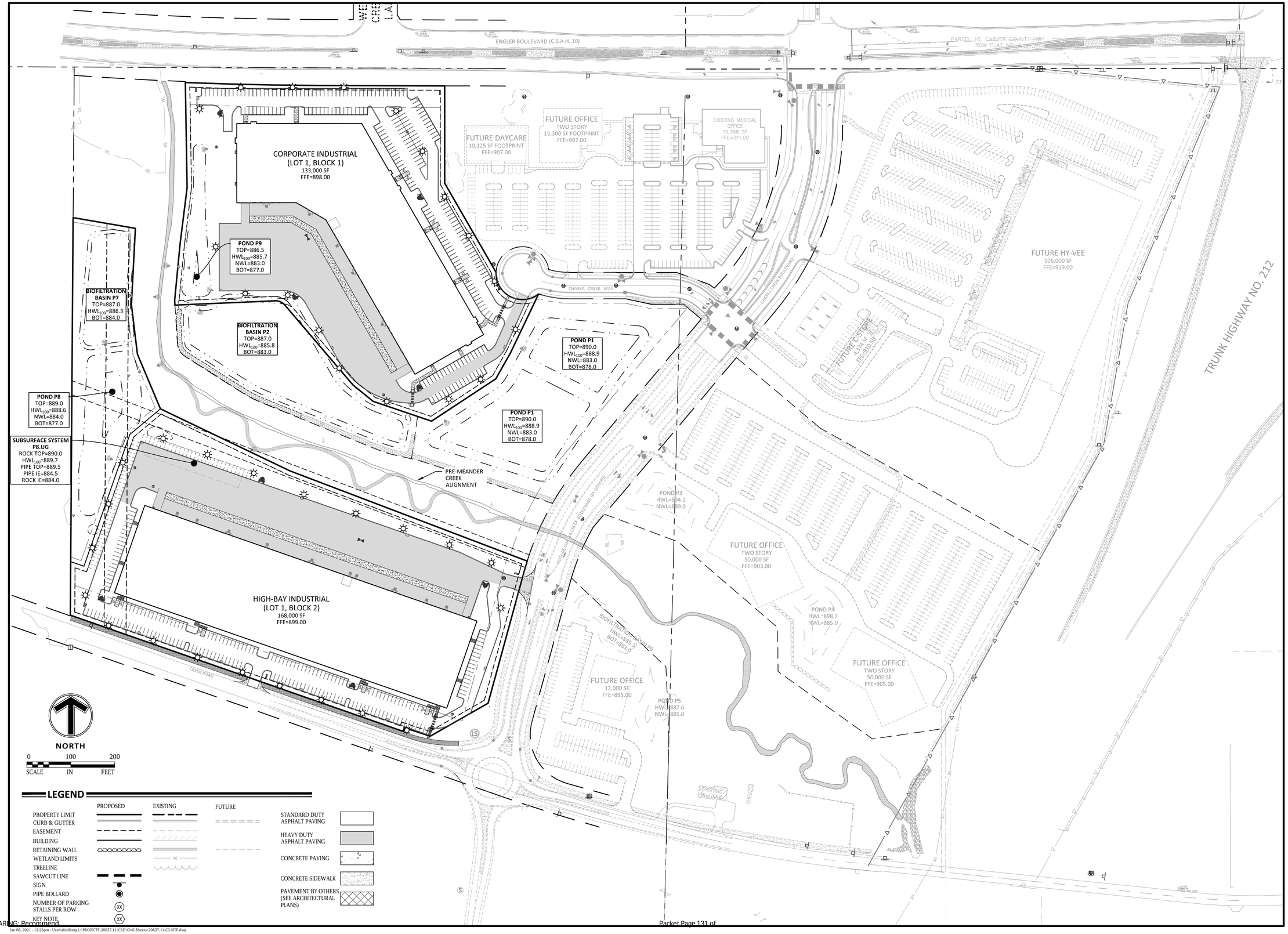
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	01/07/21	AF	CITY COMMENTS

Sheet Title
TREE INVENTORY PLAN

Sheet No. Revision
C2.03

Project No. 20637.11

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PRELIMINARY

Brady D. Buss
Registration No. 45579 Date: 12/01/2020

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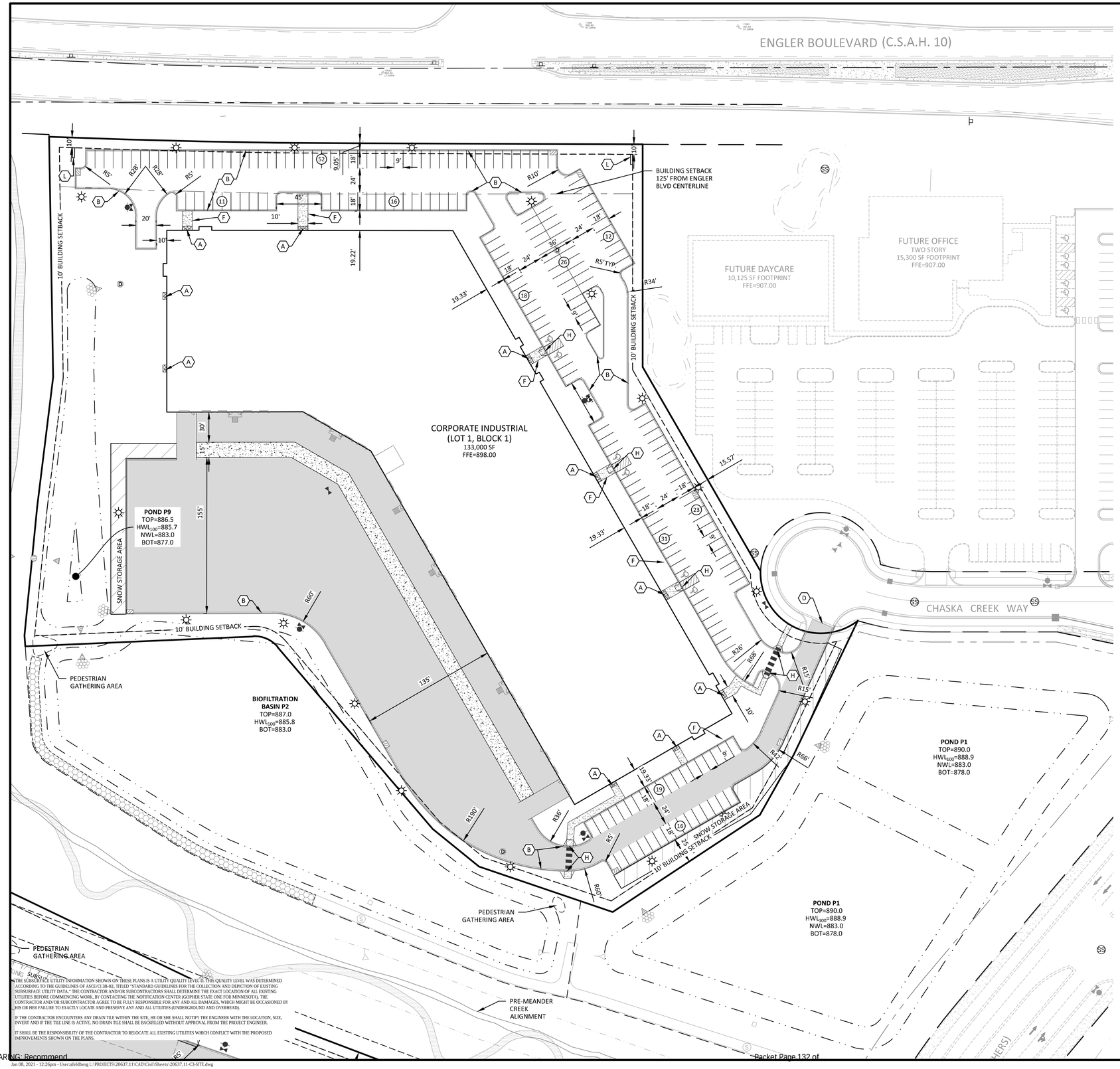
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Sheet Title
SITE PLAN - OVERALL

Sheet No. Revision
C3.01

Project No. 20637.11

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

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

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

LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- SNOW STORAGE
- BITUMINOUS TRAIL

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 1	413,640 SF 9.499 AC
BUILDING AREA	133,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	37%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	26,600 SF / 20%
WAREHOUSE SPACE	106,400 SF / 80%
TOTAL	133,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	106 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	53 STALLS
TOTAL REQUIRED	159 STALLS
STANDARD PARKING PROVIDED	218 STALLS
ADA PARKING PROVIDED	6 STALLS
TOTAL PARKING	224 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. MONUMENT SIGN

NORTH

SCALE 0 50 100 IN FEET

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

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Summary

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Approved: BDB Book / Page:
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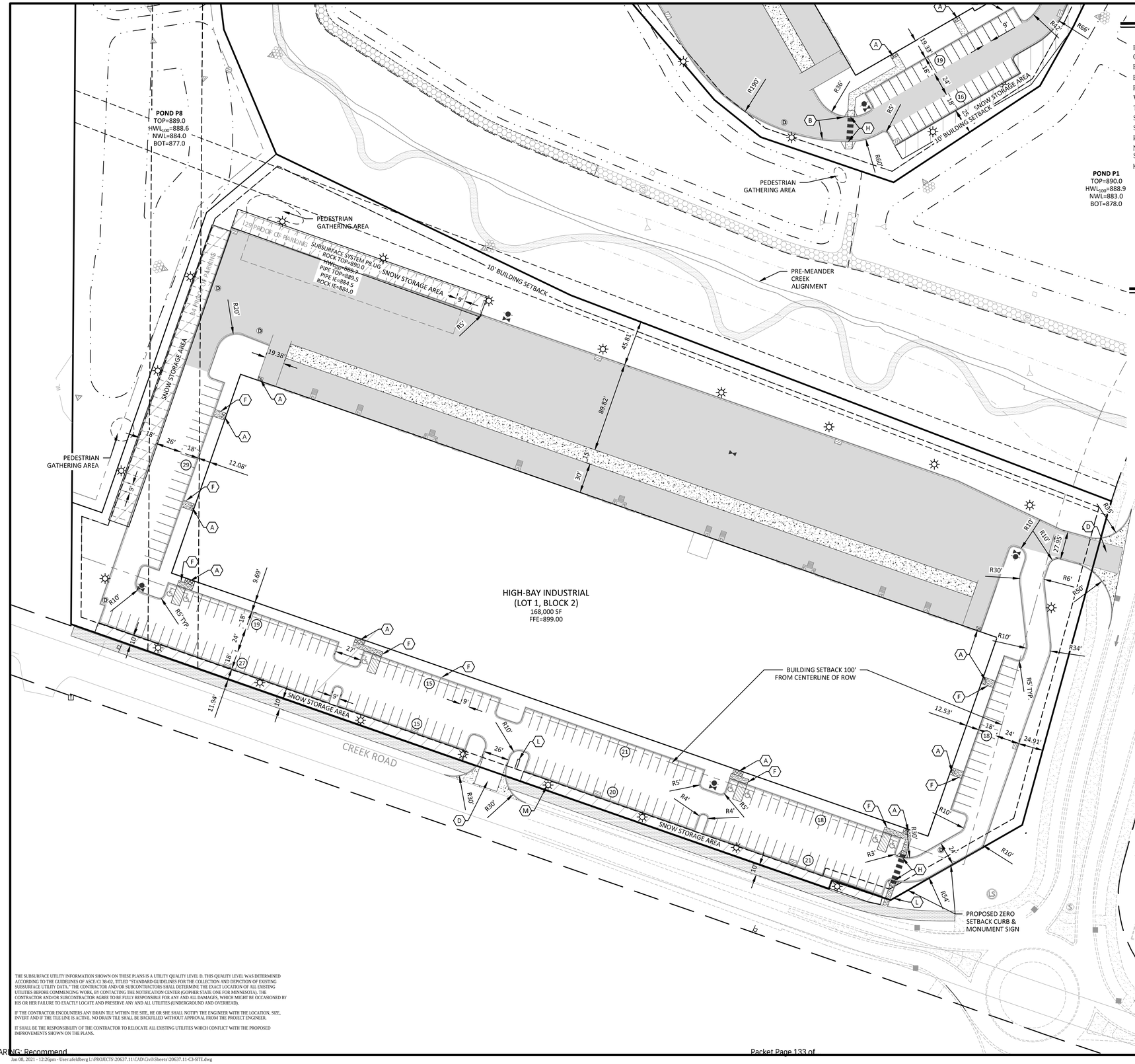
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
SITE PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C3.02

Project No. 20637.11



LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- SNOW STORAGE
- BITUMINOUS TRAIL

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 2	548,949 SF 12.60 AC
BUILDING AREA	168,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	32%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	33,600 SF / 20%
WAREHOUSE SPACE	134,400 SF / 80%
TOTAL	168,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	134 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	68 STALLS
TOTAL REQUIRED	202 STALLS
STANDARD PARKING PROVIDED	196 STALLS
ADA PARKING PROVIDED	7 STALLS
TOTAL	203 STALLS
PROOF OF PARKING	63 STALLS

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K. TRANSFORMER
L. MONUMENT SIGN

NORTH
0 50 100
SCALE IN FEET

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

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

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

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PRELIMINARY

Brady D. Busselman
Registration No. 53579 Date: 12/01/2020

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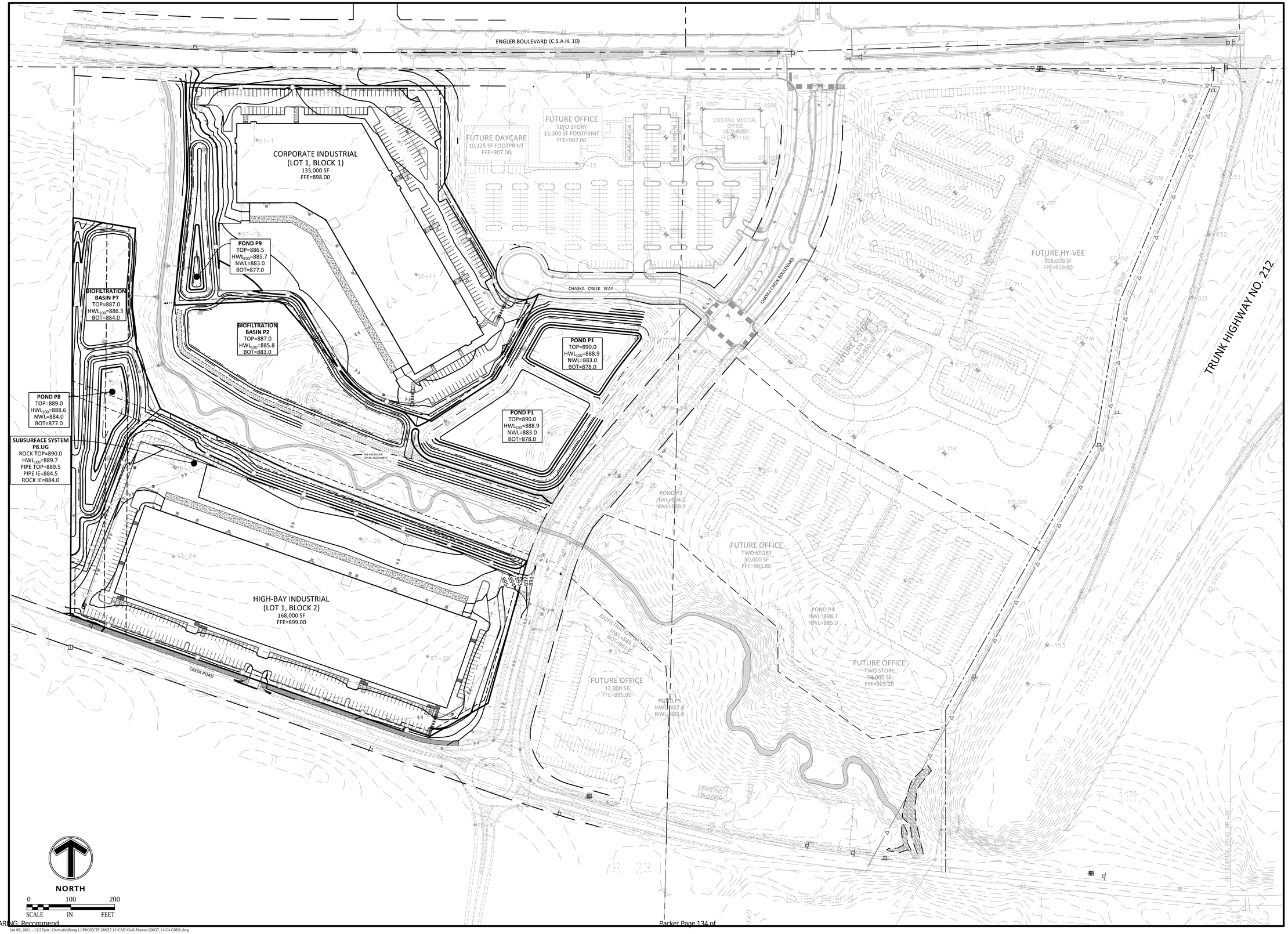
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
SITE PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C3.03

Project No. 20637.11

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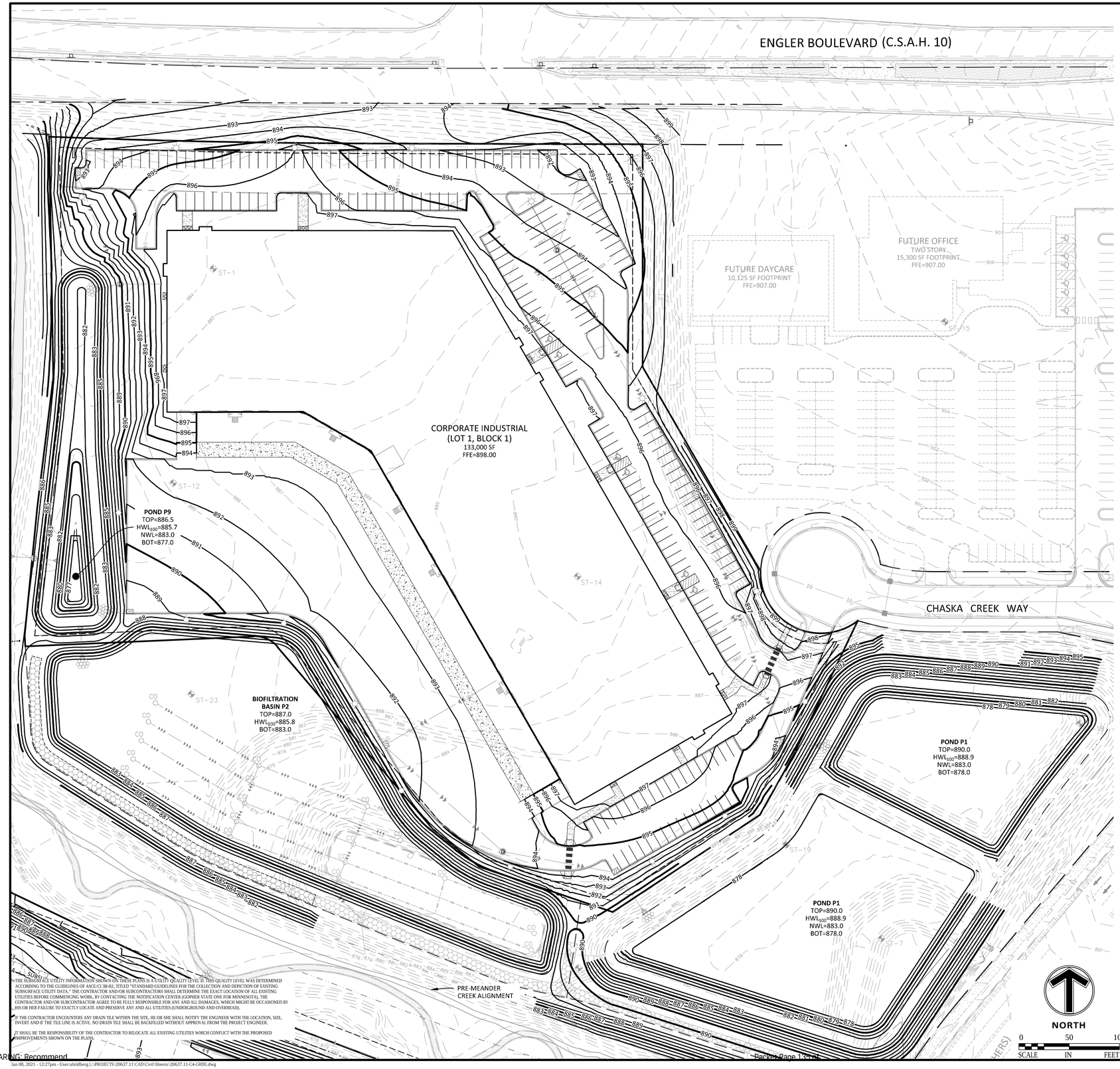
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
GRADING PLAN - OVERALL

Sheet No. Revision
C4.01

Project No. 20637.11

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

LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER	D	D	
DRAINTILE			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR	902	902	
RIP RAP			
OVERFLOW ELEV.	EOF 902.5	ST 5 902.5	
SOIL BORINGS			

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

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

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
12. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. TOLERANCES
    - 14.a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 14.e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

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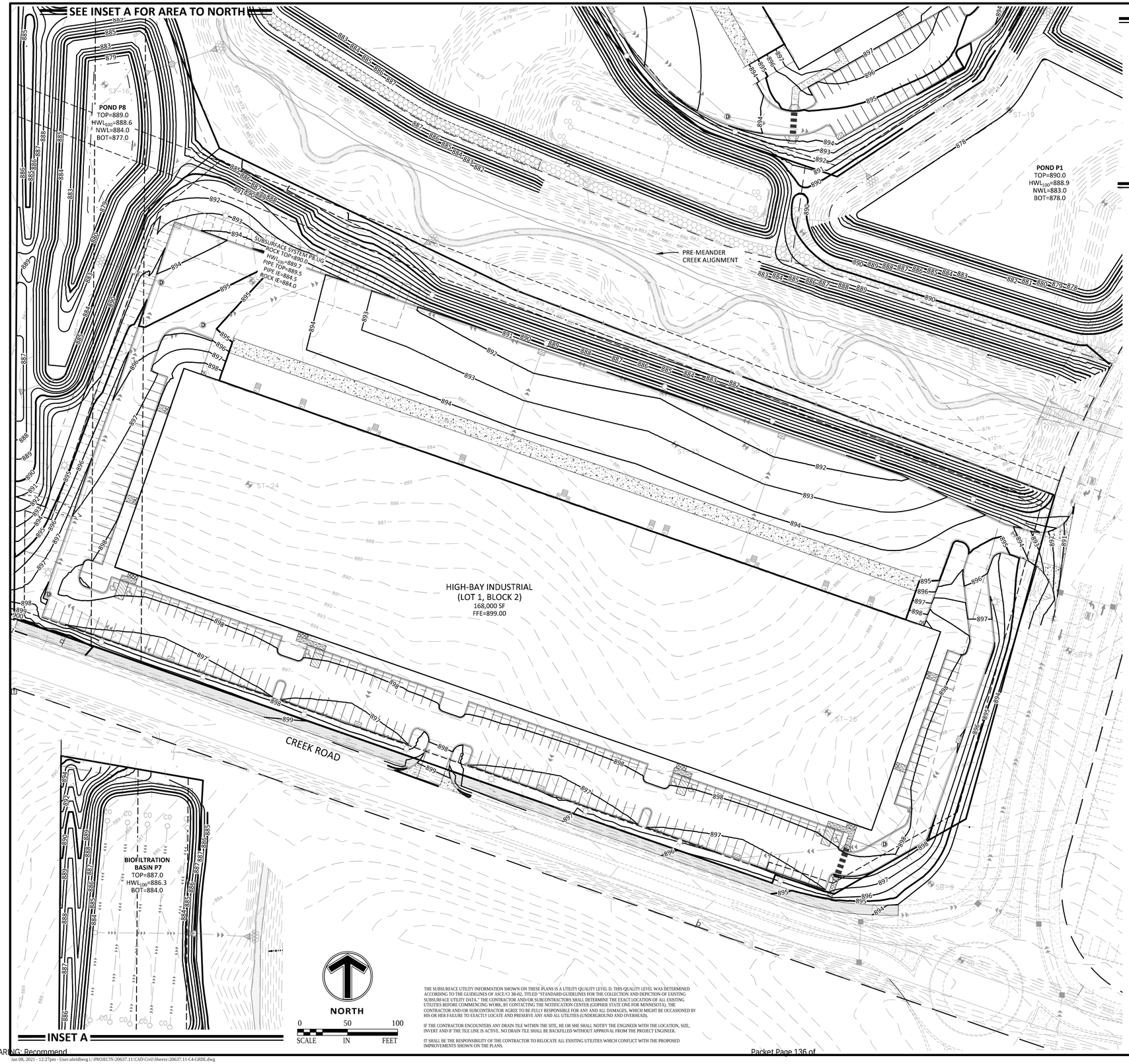
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Sheet Title
GRADING PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C4.02

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

LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER	D ▸▸ S	▸▸	
DRAINTILE	▸▸▸ ▸▸▸	▸▸▸ ▸▸▸	
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR	902	902	
RIP RAP			
OVERFLOW ELEV.	EOF 902.5	ST 5 902.5	
SOIL BORINGS			

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

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

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
12. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. TOLERANCES
    - 14.a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 14.e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____(MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

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Client
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400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busse
Registration No. 41579 Date: 12/01/2020

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

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

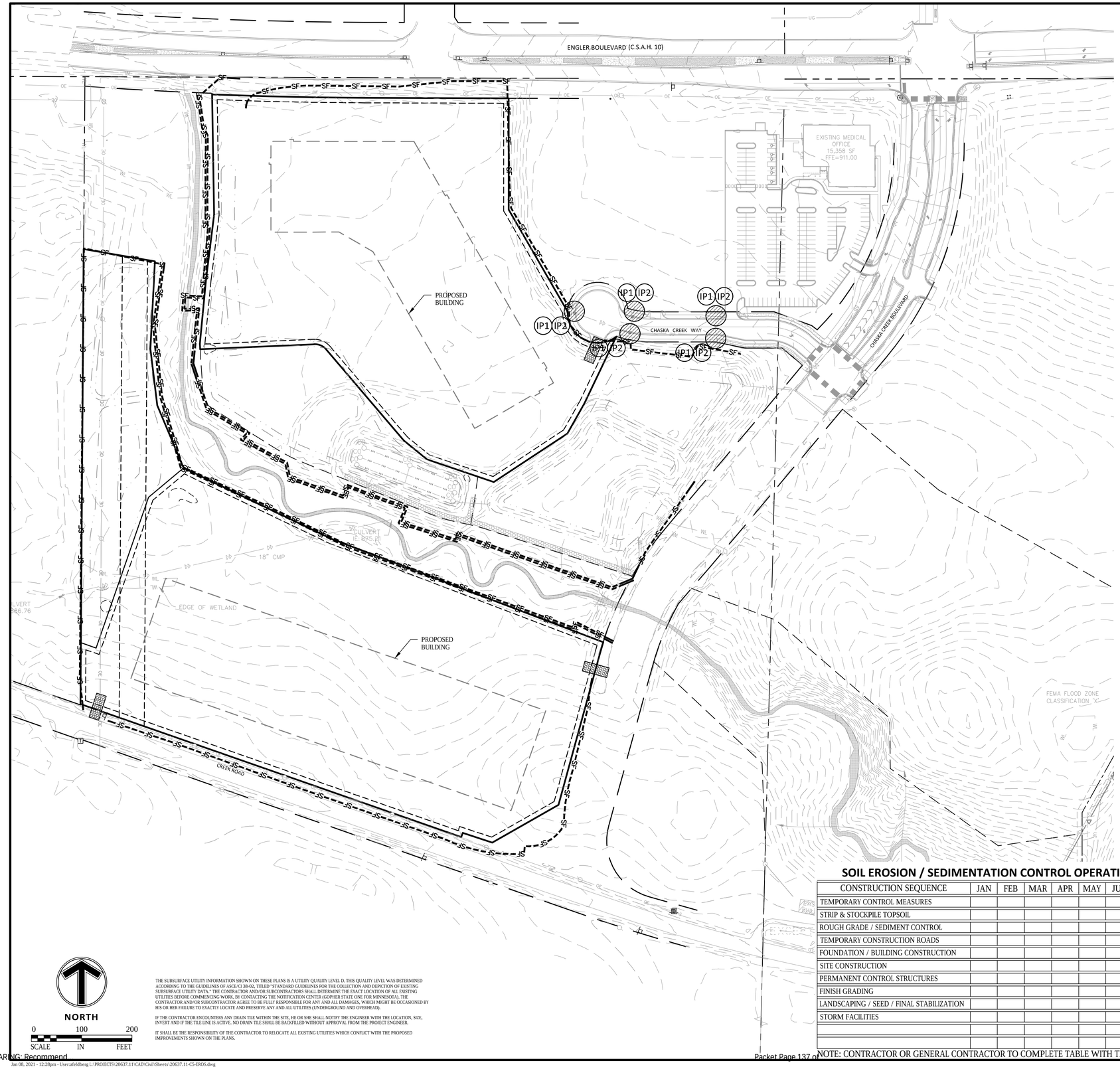
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
GRADING PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C4.03

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST 5 902.5
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE	IPX	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

NOTE TO CONTRACTOR

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

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SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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Client
OPPIDAN

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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
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PRELIMINARY

Brady D. Bussenius
Registration No. 43579 Date: 12/01/2020

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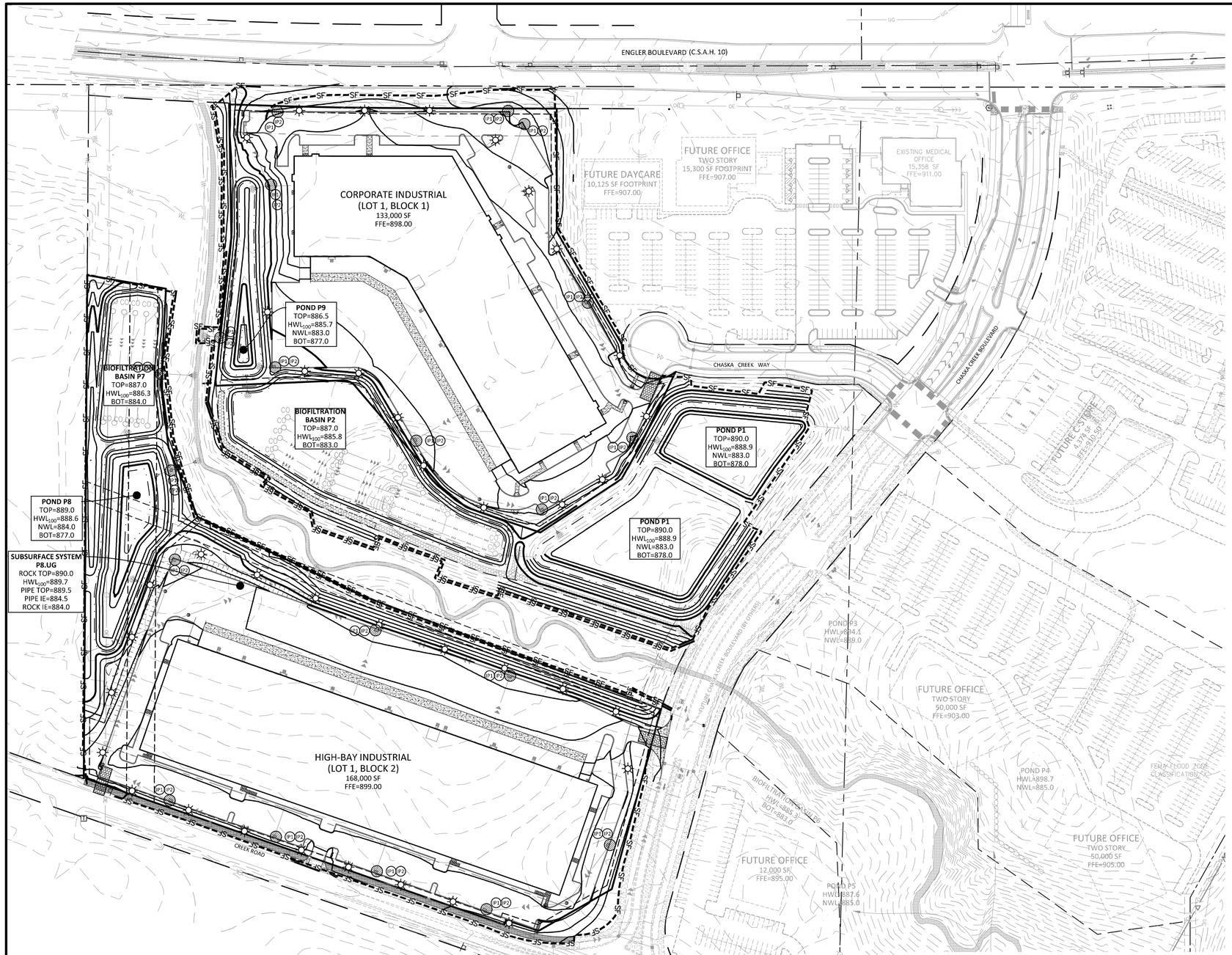
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
EROSION CONTROL PLAN PHASE I

Sheet No. Revision
C5.01

Project No. 20637.11



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST 5 902.5
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE	IPX	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

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SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
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NORTH

0 100 200
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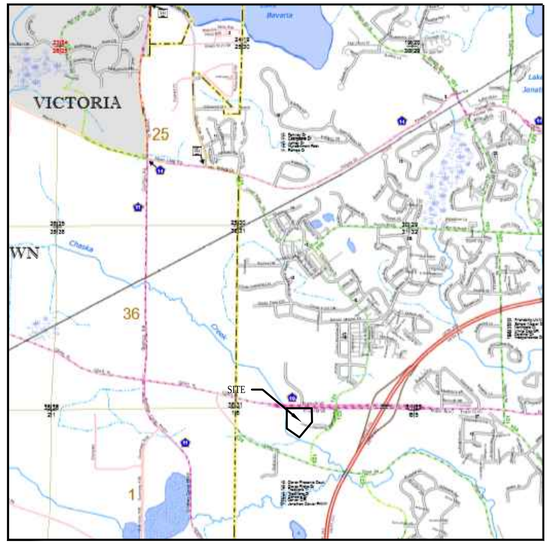
Sheet Title
EROSION CONTROL PLAN PHASE II

Sheet No. Revision
C5.02

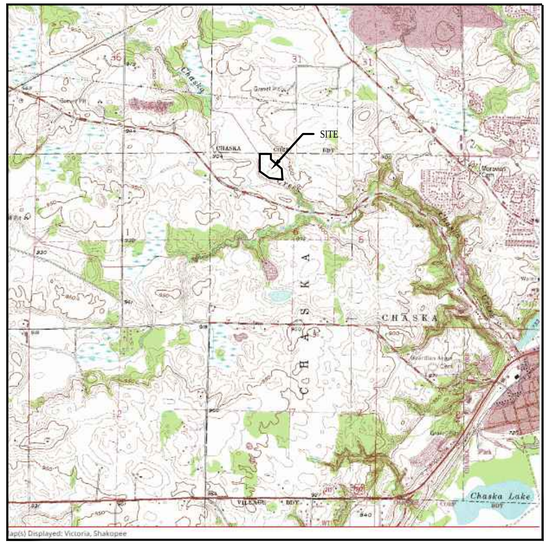
Project No. 20637.11

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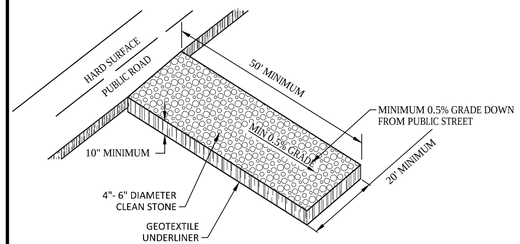
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



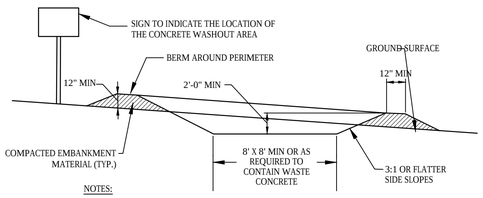
SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE



TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



NOTES:

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

CONCRETE WASHOUT AREA
NOT TO SCALE

AREA SUMMARY IN ACRES

PAVEMENT AREA	8.63 AC±
BUILDING AREA	6.91 AC±
SEEDED AREA	13.02 AC±
TOTAL DISTURBED	28.56 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	15.54 AC±

GENERAL EROSION NOTES:

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

MAINTENANCE NOTES:

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

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

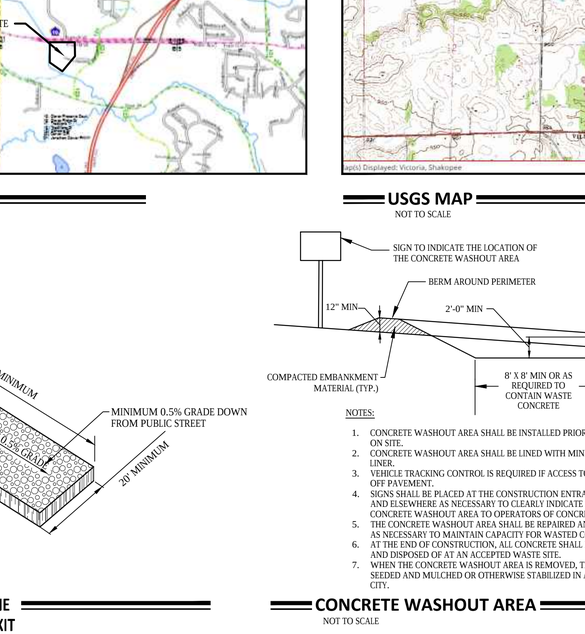
SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

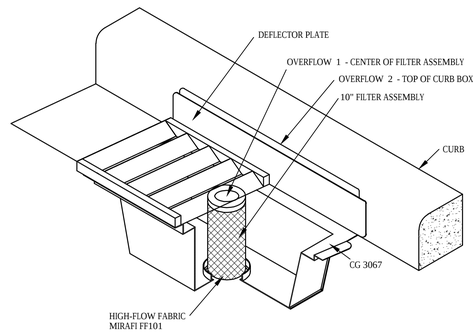
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.



POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

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

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILITY

- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

DEVELOPER/OWNER: XXXXXXX XXXXXXX XXXXXXXX XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Bussler, PE
Registration No. 49579 Date: 12/01/2020

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

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

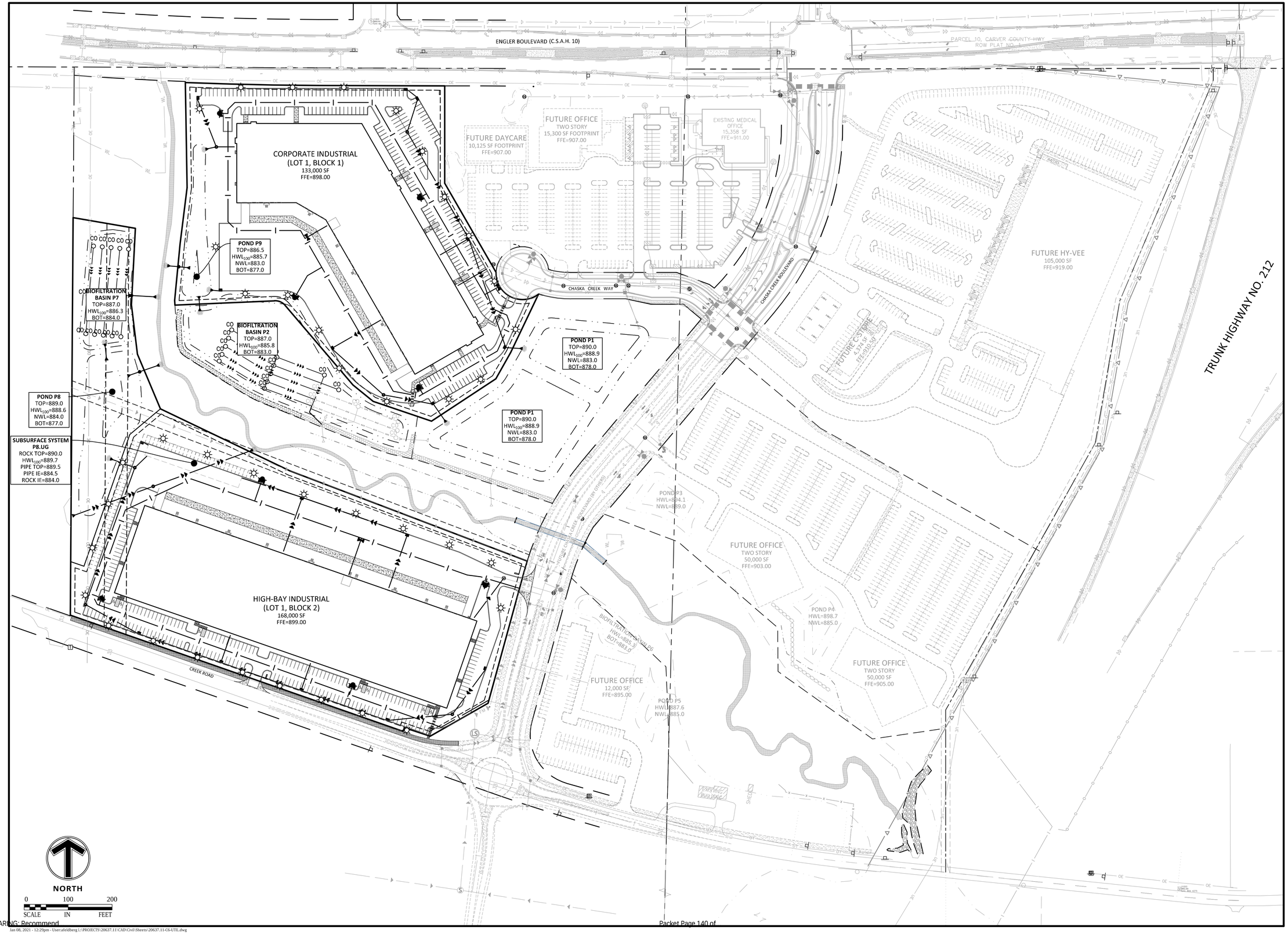
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
EROSION CONTROL PLANS NOTES & DETAILS

Sheet No. Revision
C5.03

Project No. 20637.11

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PRELIMINARY

Brady D. Bushman
Registration No. 45579 Date: 12/01/2020

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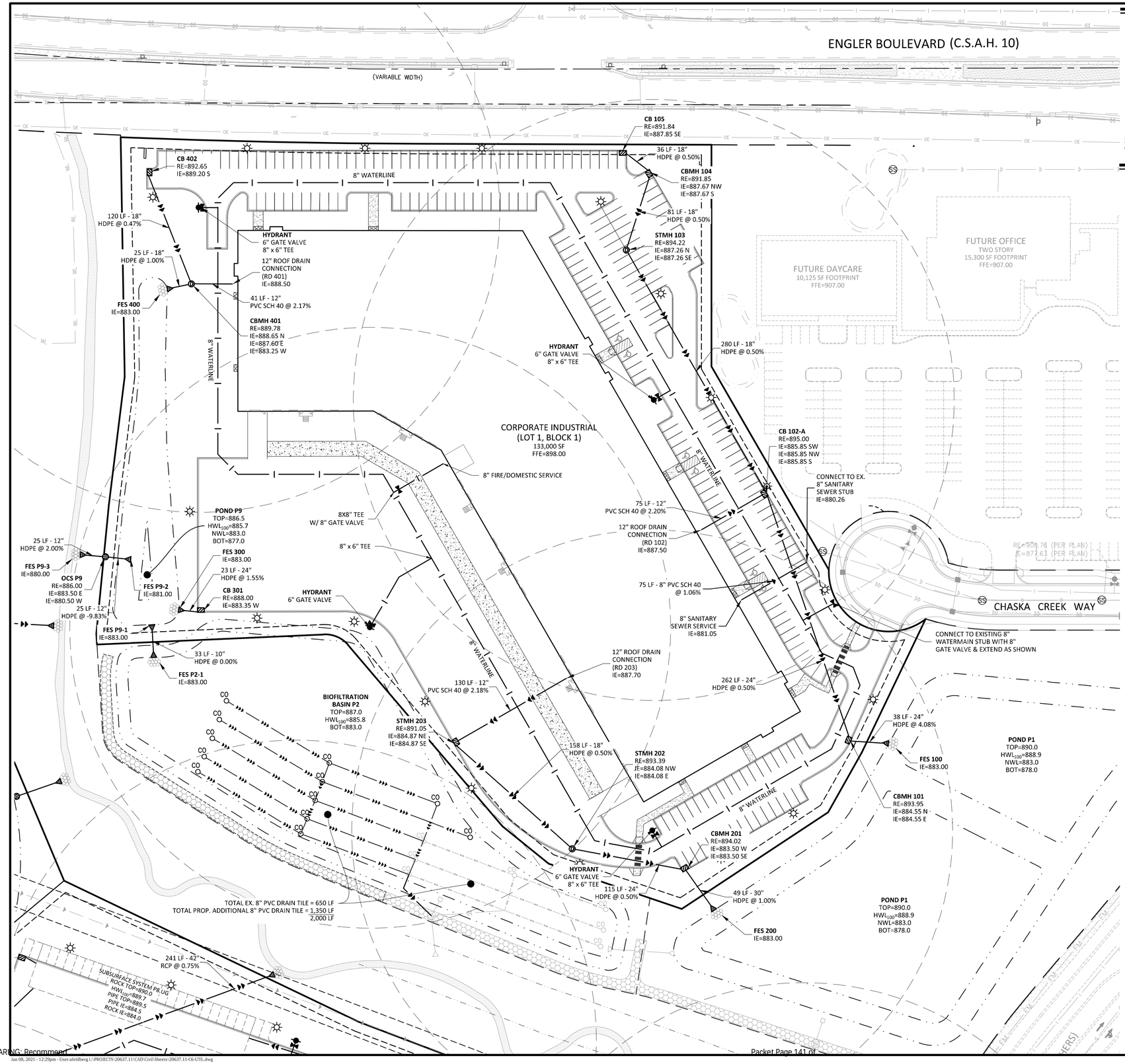
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
UTILITY PLAN - OVERALL

Sheet No. Revision
C6.01

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN	W	W	
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
TELEPHONE	UT	UT	
300' FIRE HYDRANT COVERAGE			

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   - 2.2. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
     - 2.2.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
     - 2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
     - 2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   - 2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
     - 2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.5. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

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

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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

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

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

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PRELIMINARY

Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

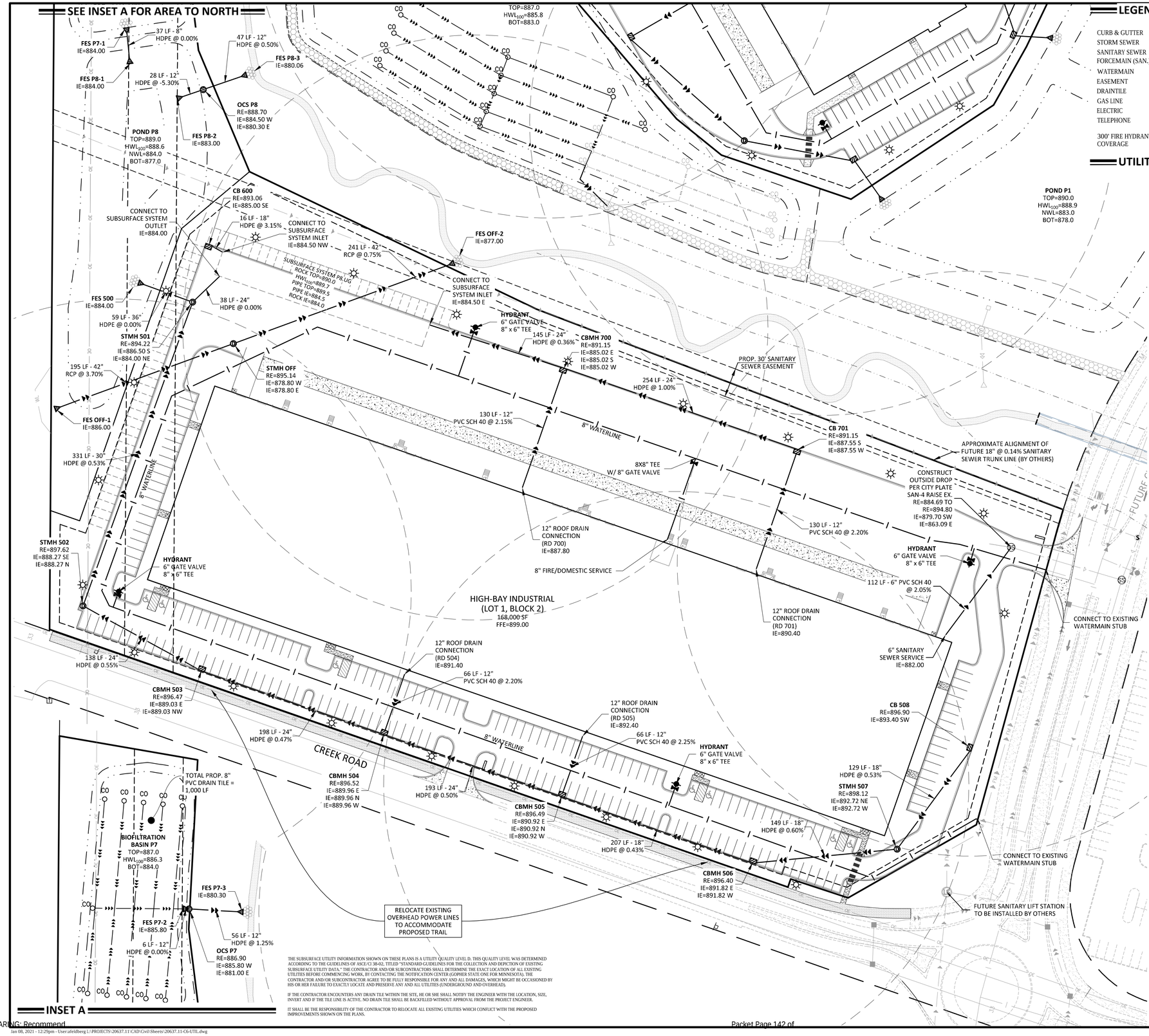
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
UTILITY PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C6.02

Project No. 20637.11

Jan 08, 2021 - 12:29pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C6-UTIL.dwg



LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN			
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
TELEPHONE	UT	UT	
300' FIRE HYDRANT COVERAGE			

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   - 2.2. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
     - 2.2.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
     - 2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
     - 2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   - 2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
     - 2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.5. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

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

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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

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

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

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

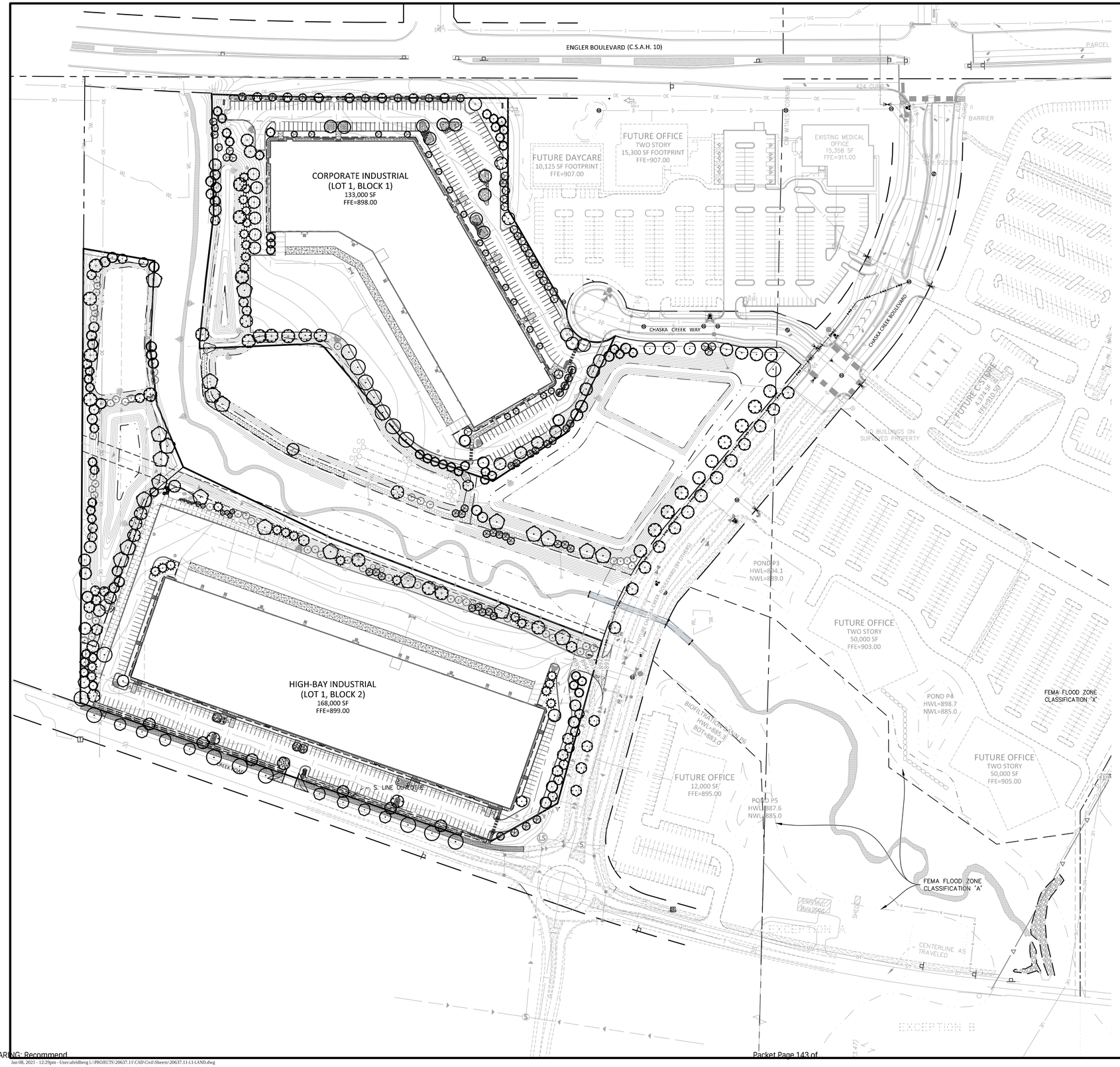
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
UTILITY PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C6.03

Project No. 20637.11

Jan 08, 2021 - 12:29pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C6-UTIL.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

NORTH

0 100 200

SCALE IN FEET

CHASKA LANDSCAPE CODE

TREE SUMMARY :LOT1 BLOCK1	2.5"	3.0"	3.5"	4.0"	4.5"
REQUIRED (CAL. IN):	500"	84"	84"	84"	84"
REQUIRED (TREES):	200	28	24	21	19
LOT1, BLOCK1 PROPOSED (CAL. IN):	355"	267"	186"	128"	189"
LOT1, BLOCK1 PROPOSED (TREES):	142	89	53	32	42
VARIANCES: +289"	(149")	183"	102"	44"	105"
ORNAMENTAL TREES (CAL. IN): 160"					

TREE SUMMARY :LOT1 BLOCK2	2.5"	3.0"	3.5"	4.0"	4.5"
REQUIRED (CAL. IN):	630"	105"	105"	105"	105"
REQUIRED (TREE):	252	35	30	27	24
LOT1, BLOCK2 PROPOSED (CAL. IN):	248"	96"	140"	44"	77"
LOT1, BLOCK2PROPOSED (TREES):	99	32	40	11	17
VARIANCES:(-445")	(382")	(9")	35"	(61")	(28")
ORNAMENTAL TREES (CAL. IN): 38"					

TREE SCHEDULE

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		17
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		8
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		23
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		24
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10`	4
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		13
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		15
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		19
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		13
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		26
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		23
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		25
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		13
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6`	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6`	52
	NS	Picea abies / Norway Spruce	B & B		7`	33
	BS	Picea glauca densata / Black Hills Spruce	B & B		8`	27
	WP	Pinus strobus / White Pine	B & B		7`	14
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		15
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		31
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. McKinney
Registration No. 52234 Date: 12/01/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

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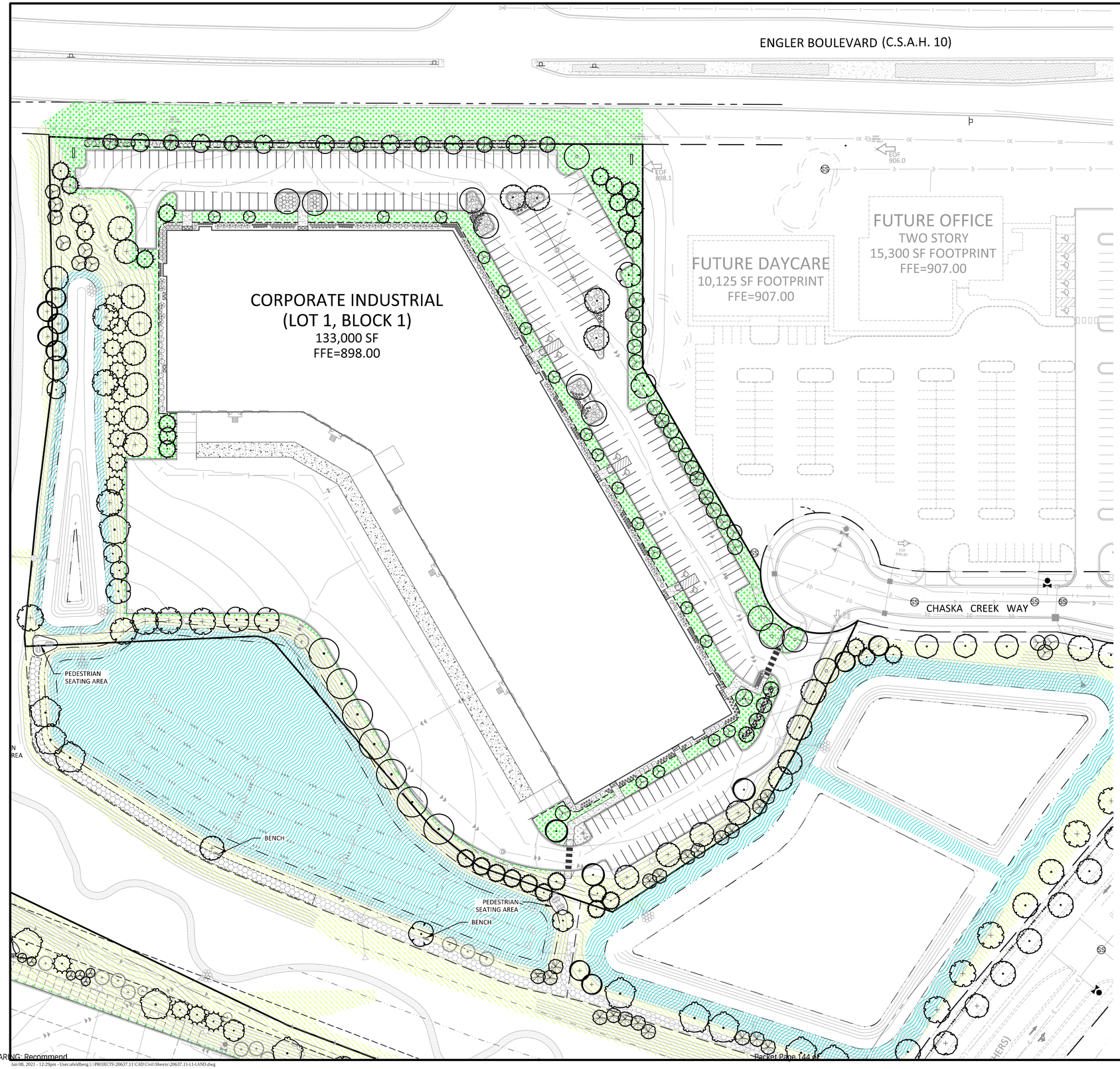
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Sheet Title
LANDSCAPE PLAN - OVERALL

Sheet No. Revision
L1.01

Project No. 20637.11

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LEGEND

PROPOSED / EXISTING

- PROPERTY LIMIT
- CURB & GUTTER
- EASEMENT
- BUILDING
- RETAINING WALL
- WETLAND LIMITS
- TREELINE
- LANDSCAPE EDING
- STORM SEWER
- SANITARY SEWER
- FORCEMAIN (SAN.)
- WATERMAIN
- YARDDRAIN
- SIGN
- RIPRAP

- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK

NORTH

0 50 100
SCALE IN FEET

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT A

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		8
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		3
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		9
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		9
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10`	1
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		6
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		4
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		17
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		1
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		10
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		14
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		17
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		3
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6`	9
	NS	Picea abies / Norway Spruce	B & B		7`	19
	BS	Picea glauca densata / Black Hills Spruce	B & B		8`	9
	WP	Pinus strobus / White Pine	B & B		7`	10
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		11
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		23
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			14
	CAM	Cornus alba `Minbat` TM / Baton Rouge Dogwood	5 gal			59
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			30
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal			18
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			87
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			74
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal			63
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			40
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			158
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			46
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal			37
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	MSY	Achillea millefolium `Moonshine` / Yarrow	1 gal			26
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			28
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			28

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Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. Mckinney
Registration No. 52234 Date: 12/01/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

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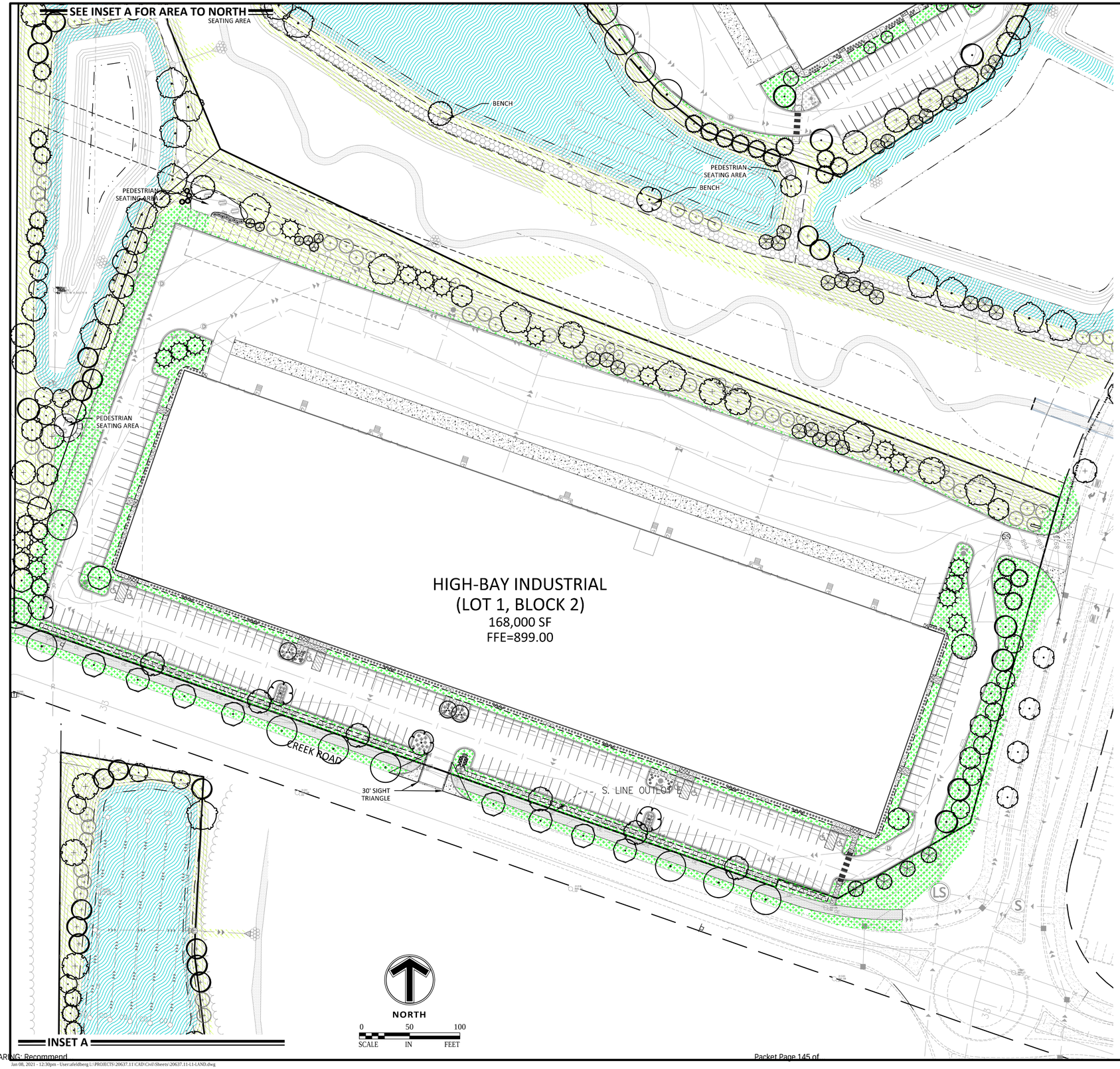
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	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE PLAN - LOT 1, BLOCK 1

Sheet No. Revision
L1.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			CONCRETE PAVING	
BUILDING				
RETAINING WALL			CONCRETE SIDEWALK	
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER	D	D		
SANITARY SEWER	S	S		
FORCEMAIN (SAN.)	LS FM	S		
WATERMAIN				
SIGN				
RIPRAP				

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT E

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		9
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		5
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		14
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		15
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10'	3
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		7
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		1
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		12
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		16
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		9
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		8
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		10
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6'	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6'	43
	NS	Picea abies / Norway Spruce	B & B		7'	14
	BS	Picea glauca densata / Black Hills Spruce	B & B		8'	18
	WP	Pinus strobus / White Pine	B & B		7'	4
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		4
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		8
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			52
	CD	Cornus sericea `Alleman's Compact` / Dwarf Red Twig Dogwood	5 gal			78
	BH	Dierviila lonicera / Dwarf Bush Honeysuckle	5 gal			51
	FNG	Forsythia x `Northern Gold` / Northern Gold Forsythia	5 gal			17
	HAV	Hamamelis virginiana / Common Witch Hazel	5 gal			10
	JCM	Juniperus chinensis `Maneyi` / Maney Juniper	5 gal			8
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			24
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal			73
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			45
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	SWG	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal			14
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			243
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			66
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			16

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. Mckinney
Registration No. 53234 Date: 12/01/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

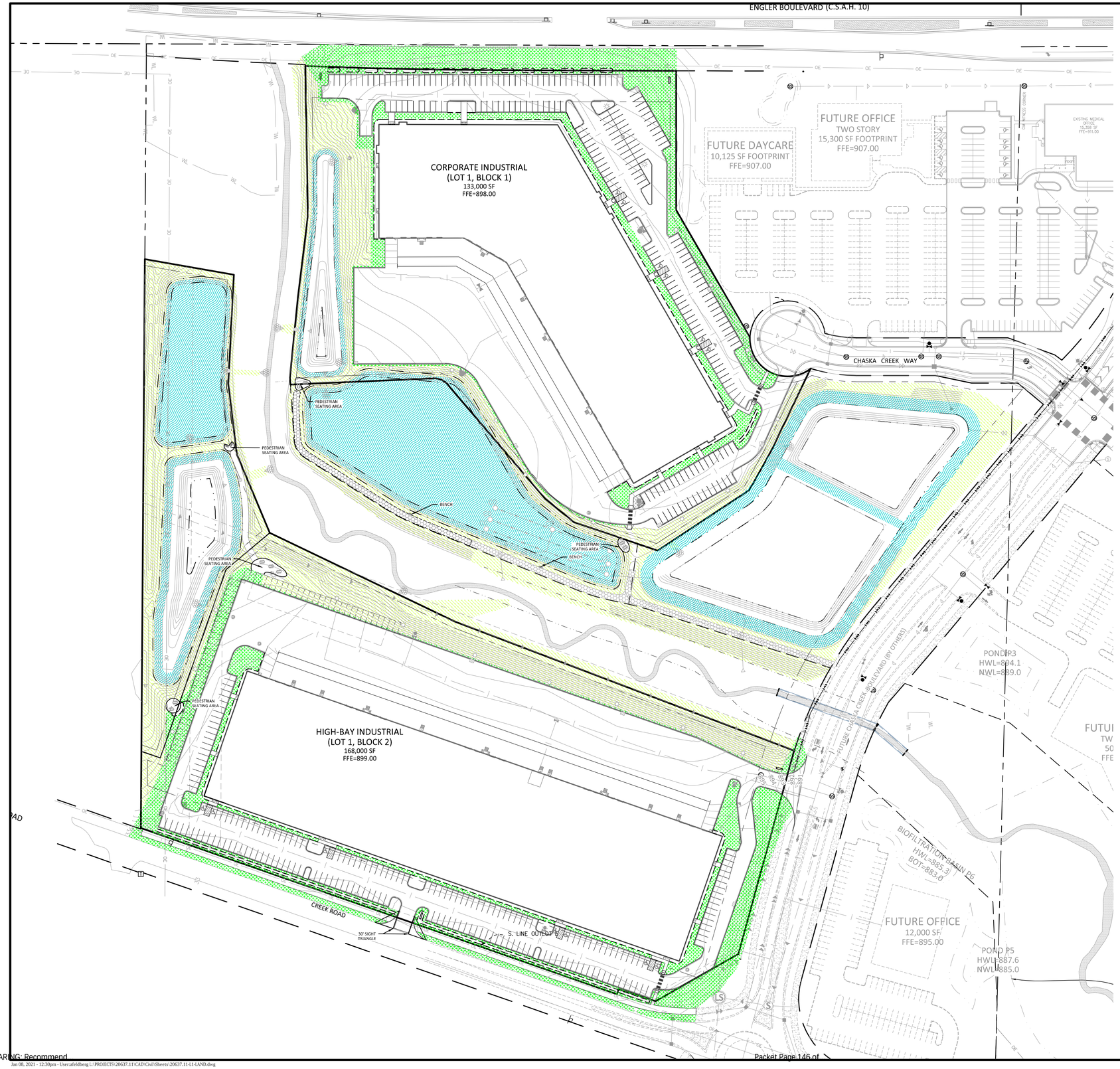
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE PLAN - LOT 1, BLOCK 2

Sheet No. Revision
L1.03

Project No. 20637.11

Jan 08, 2021 - 12:30pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

GROUNDCOVER SCHEDULE

GROUNDCOVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

NORTH

0 80 160

SCALE IN FEET

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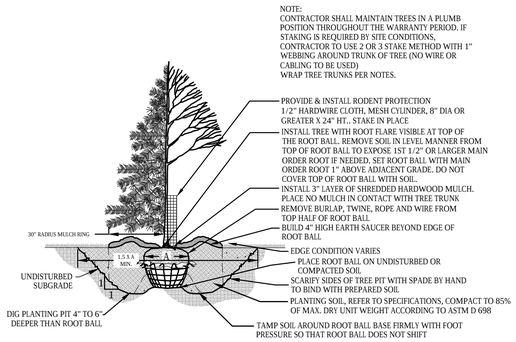
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
GROUNDCOVER PLAN

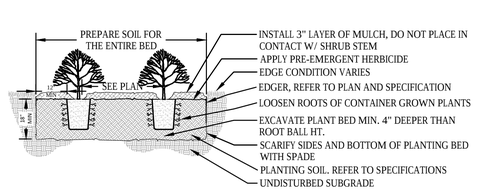
Sheet No. Revision
L1.04

Project No. 20637.11

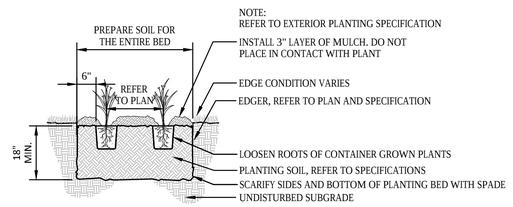
Jan 08, 2021 - 12:30pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



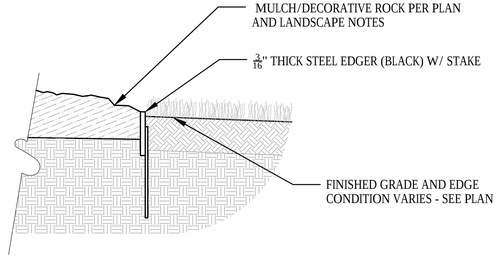
1 L1.05 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



2 L1.05 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.05 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.05 STEEL EDGER
1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES

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

LANTING NOTES

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 2" WASHED RIVER ROCK .
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

T RF NOTES

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.35-221 WILL BE PLACED AT THE RATE OF 36.5 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

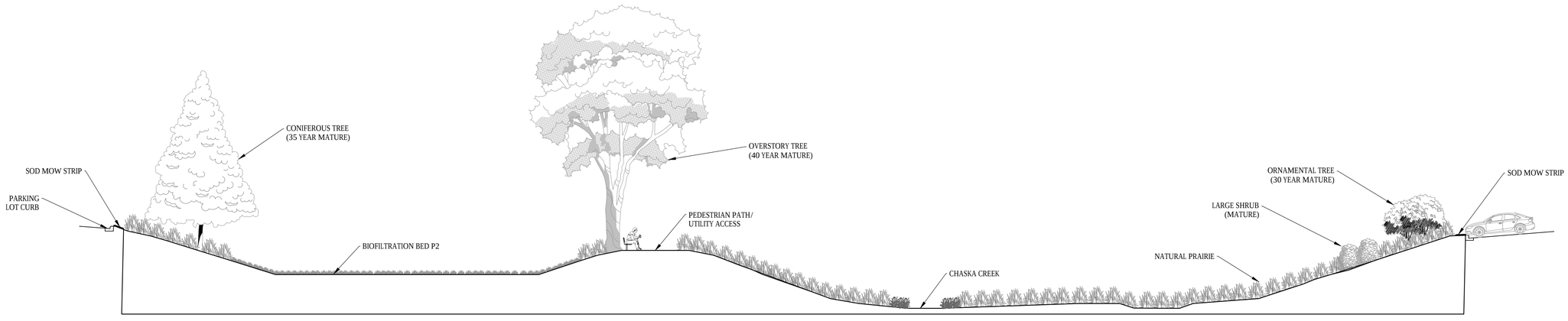
1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
    - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
    - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
    - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
    - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
    - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

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

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON



5 L1.05 SCREENING SECTION - CREEK
1" = 1'-0" P-CH-01

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Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE DETAILS & NOTES

Sheet No. Revision
L1.05

Project No. 20637.11

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	AA2	BACK-BACK	0.900	RAYON T322LEDB-300-UNI12-40-T5 MOUNT ON 25FT POLE WITH 3FT BASE	599.8	39738
	11	BB	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T3-HS MOUNT ON 25FT POLE WITH 3FT BASE	298.3	28979
	5	CC	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T4-HS MOUNT ON 25FT POLE WITH 3FT BASE	306.2	27876
	26	DD	SINGLE	0.900	RAYON T631LED-119-XXX-40-T4_0 WALL MOUNT AT APPROX 20FT	119.58	11980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.29	14.5	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	4.60	14.0	1.0	4.60	14.00
NORTH PARKING	Illuminance	Fc	4.45	12.0	1.0	4.45	12.00
SOUTH PARKING	Illuminance	Fc	4.72	11.4	2.4	1.97	4.75



TYPE AA2, BB & CC



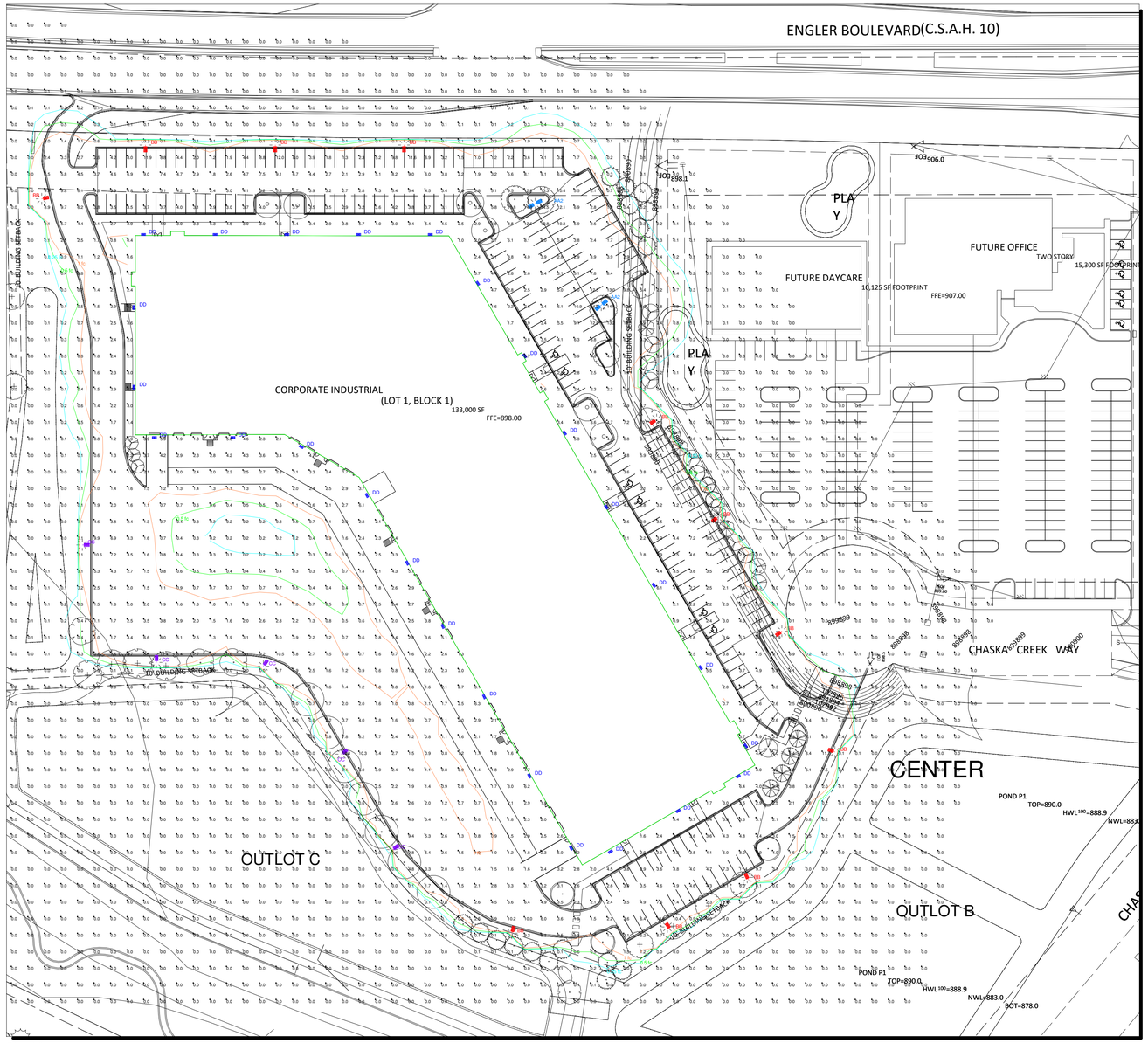
TYPE DD

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

#	Date	Comments
Revisions		

Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK
LOT 1 BLOCK 1

PAGE 1 OF 1

Luminaire Schedule							
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.31	12.6	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.07	3.3	1.6	1.29	2.06
NORTH PARKING	Illuminance	Fc	4.85	11.2	1.6	3.03	7.00
SOUTH PARKING	Illuminance	Fc	4.93	12.6	1.8	2.74	7.00
WEST PARKING	Illuminance	Fc	4.97	11.8	2.2	2.26	5.36



TYPE AA2, BB & CC



TYPE DD

GENERAL NOTES:

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Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

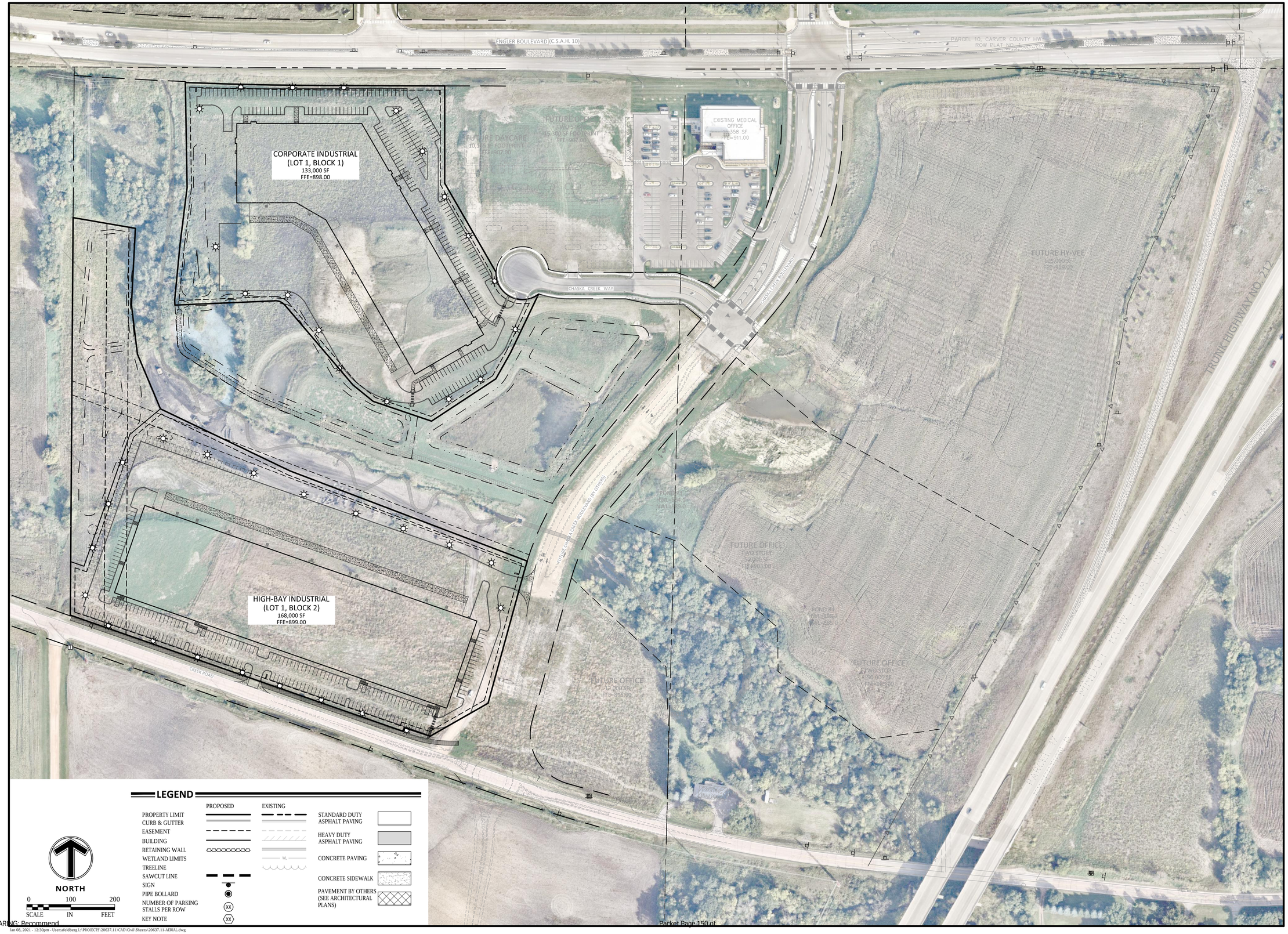
#	Date	Comments
Revisions		

Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK

LOT 1 BLOCK 2

PAGE 1 OF 1



Jan 08, 2021 - 12:30pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-AERIAL.dwg

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Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busse, PE
Registration No. 47579 Date: 12/01/2020

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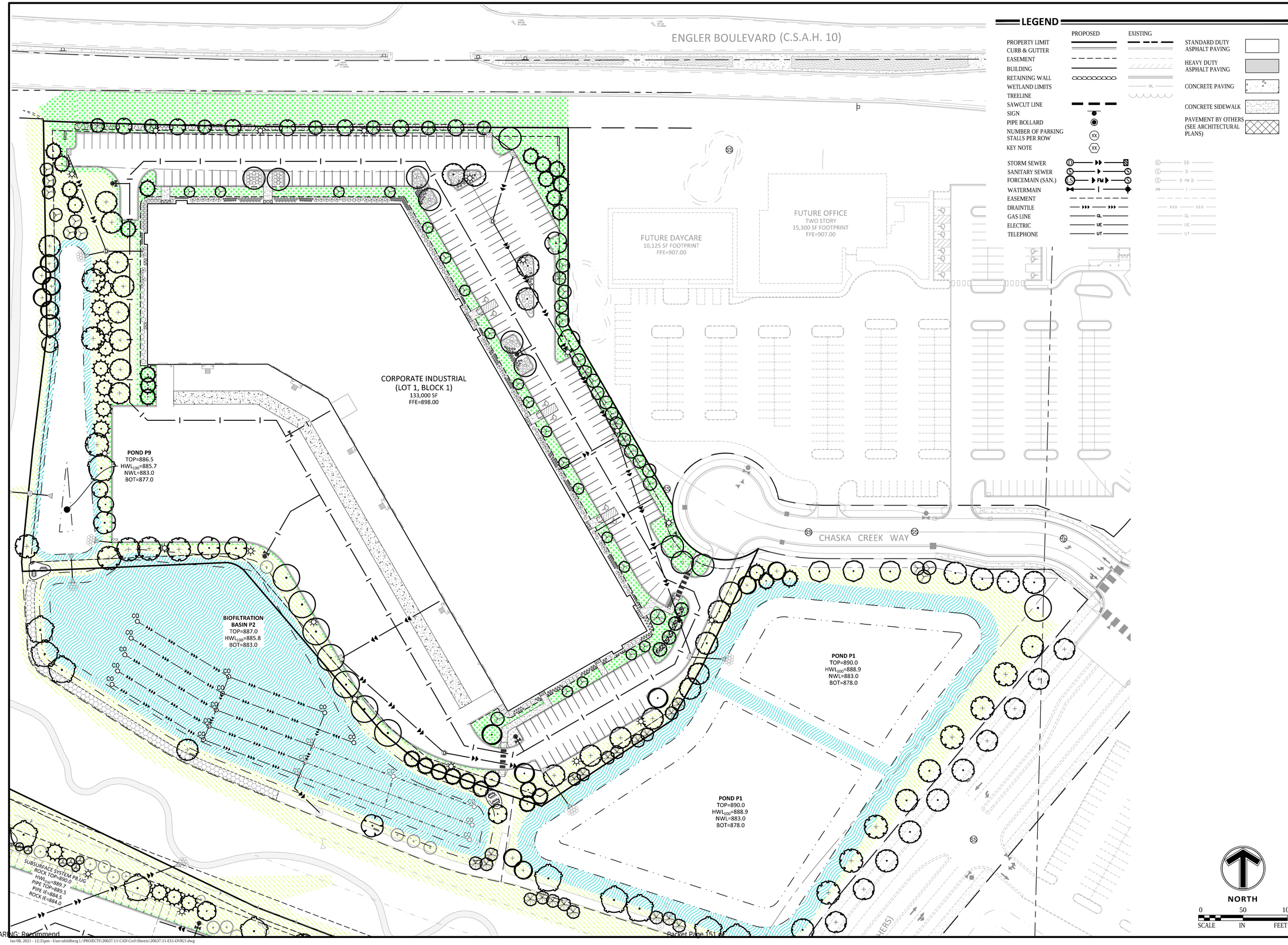
Summary
Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
AERIAL SITE EXHIBIT

Sheet No. Revision
EX 1.01

Project No. 20637.11



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Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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Summary
Designed: AKF
Drawn: JGP
Approved: BDB
Book / Page:
Phase: PRELIMINARY
Initial Issue: 12/01/2020

Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
OVERLAY PLAN - LOT 1, BLOCK 1

Sheet No. Revision
EX 2.01

Project No. 20637.11

Jan 08, 2021 - 12:31pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-EX1-OVRLY.dwg

SEE INSET A FOR AREA TO NORTH

POND P8
TOP=889.0
HWL_{100}=888.6
NWL=884.0
BOT=877.0

SUBSURFACE SYSTEM P8 UG
ROCK TOP=880.0
HWL_{100}=880.7
PIPE TOP=889.5
PIPE IE=884.5
ROCK IE=884.0

HIGH-BAY INDUSTRIAL
(LOT 1, BLOCK 2)
168,000 SF
FFE=899.00

POND P1
TOP=890.0
HWL_{100}=888.9
NWL=883.0
BOT=878.0

FUTURE CHASKA CREEK BOULEVARD (BY OTHERS)

CREEK ROAD

BIOFILTRATION
BASIN P7
TOP=887.0
HWL_{100}=886.3
BOT=884.0

INSET A

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW	XX	
KEY NOTE	XX	
STORM SEWER	D	D
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	FM	FM
WATERMAIN	W	W
EASEMENT		
DRAINTILE		
GAS LINE	GL	GL
ELECTRIC	UE	UE
TELEPHONE	UT	UT

STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	

NORTH

SCALE 0 50 100 IN FEET

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Summary

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Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

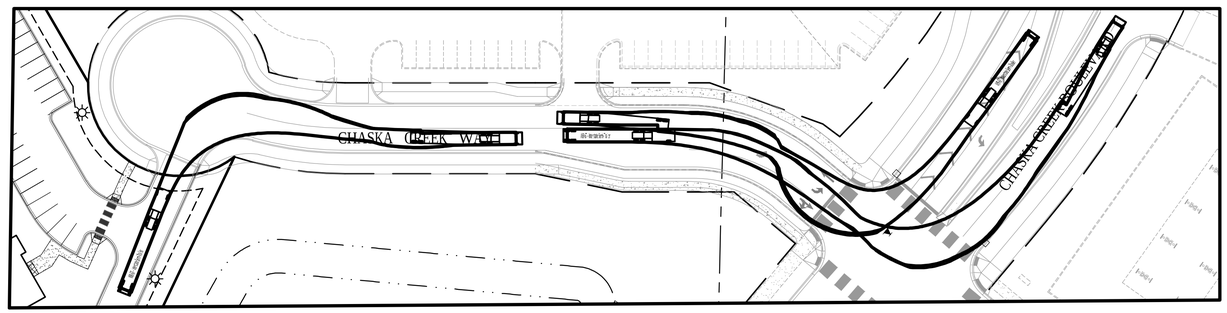
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

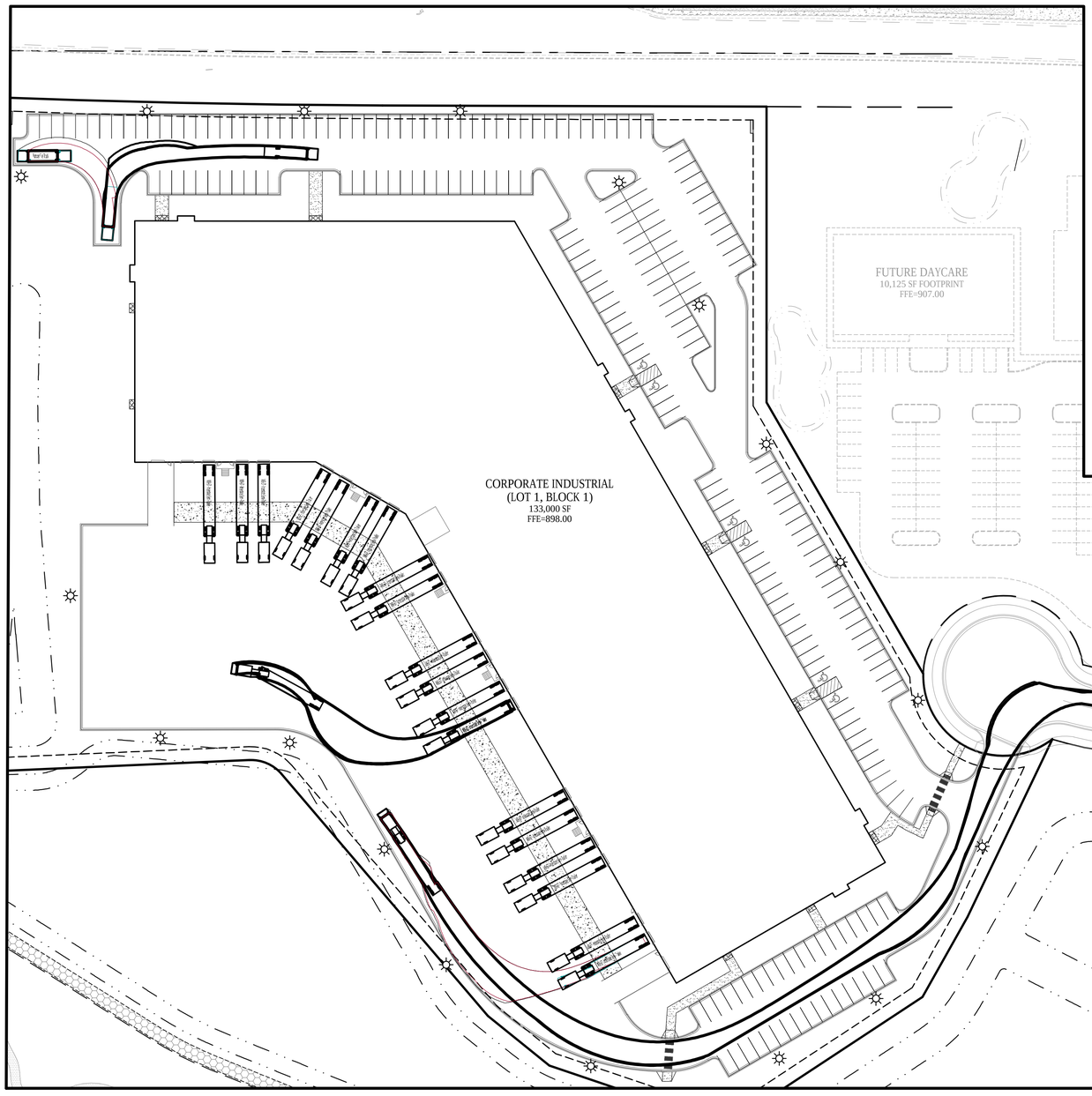
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OVERLAY PLAN - LOT 1, BLOCK 2

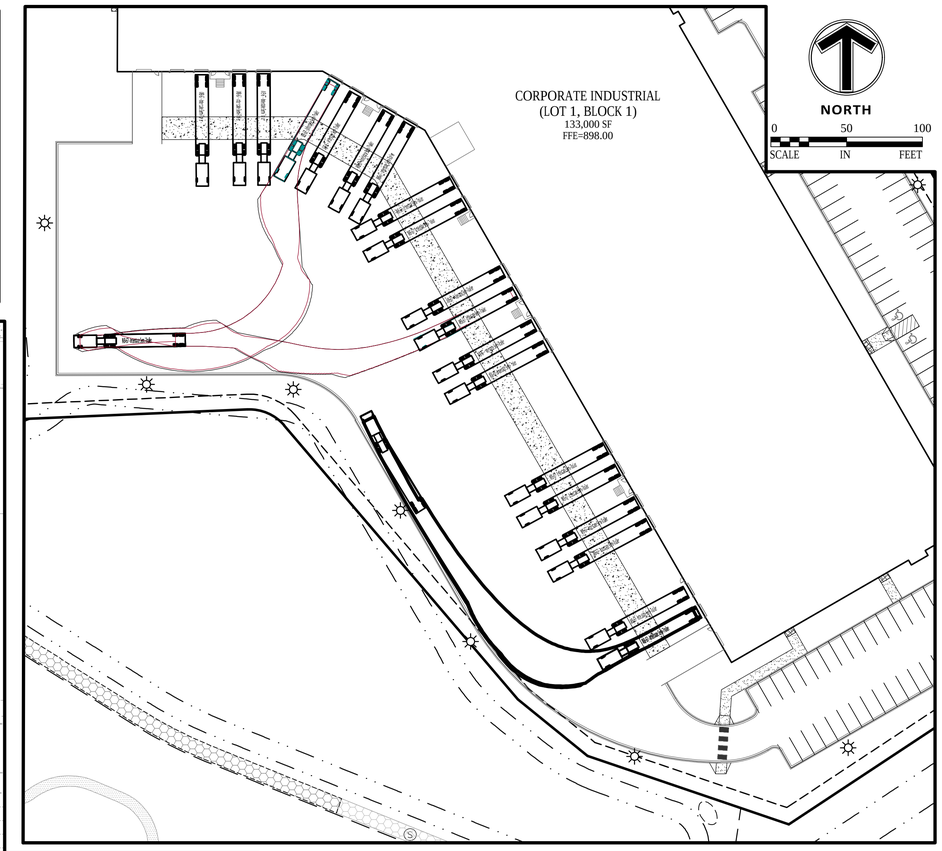
Sheet No. Revision
EX 2.02

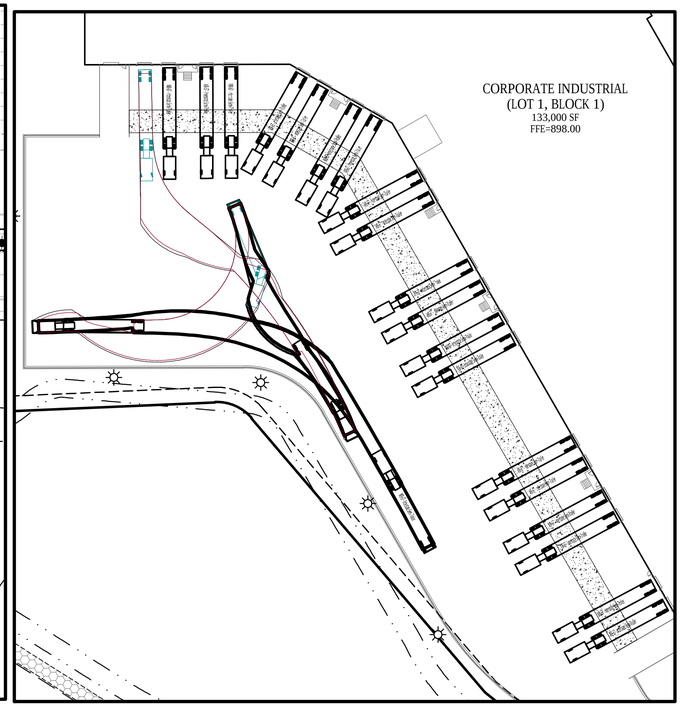
Project No. 20637.11

Jan 08, 2021 - 12:31pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-EX1-OVRLY.dwg









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Project
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Registration No. 41579 Date: 12/01/2020

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Summary
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Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

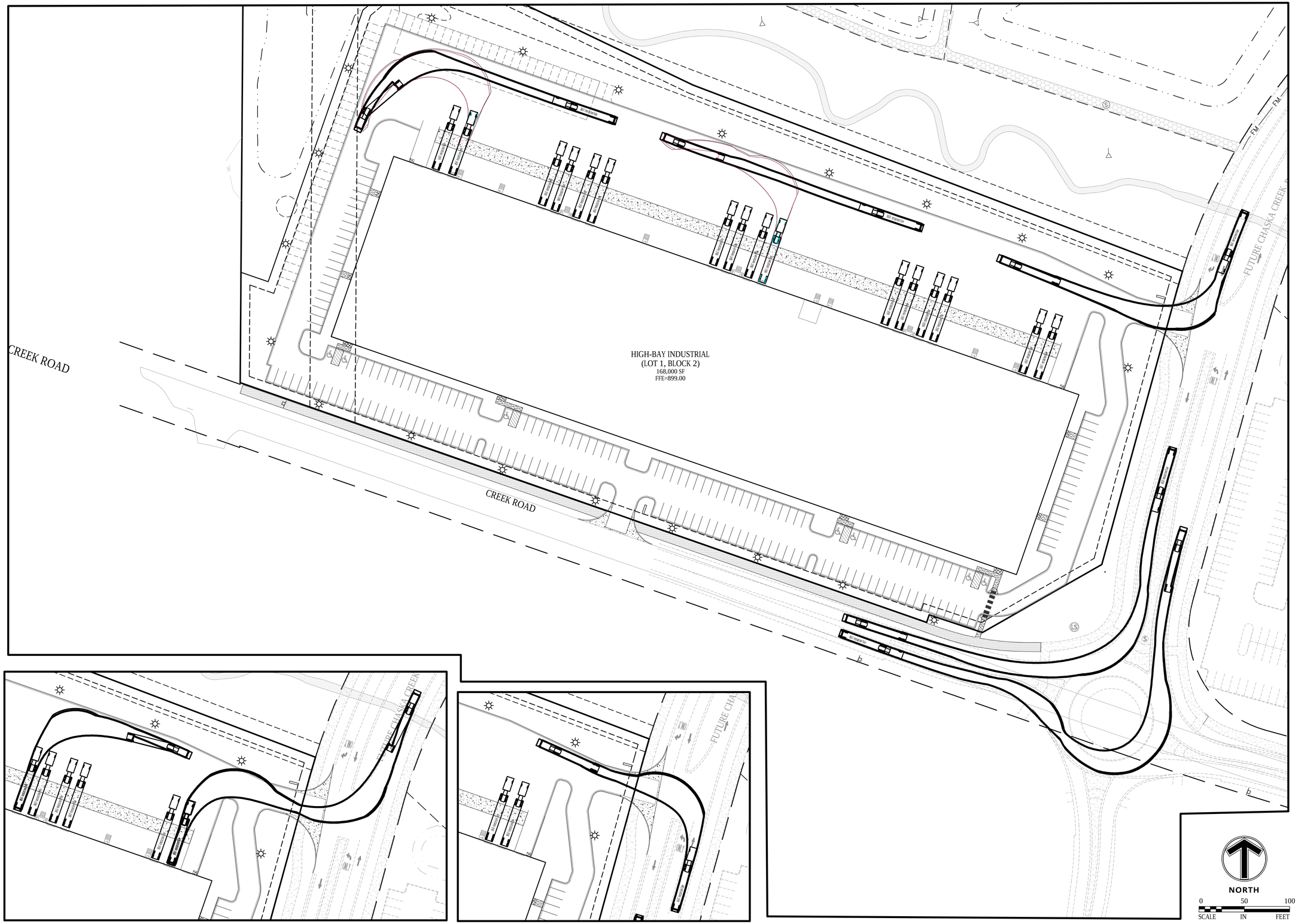
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1

Sheet No. Revision
EX 3.01

Project No. 20637.11

Jan 08, 2021 - 12:32pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Exhibits\Vehicle Tracking\20637.11-Outlot A & E Vehicle Tracking.dwg



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Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

Sheet No. Revision
EX 3.02

Project No. 20637.11

Jan 08, 2021 - 12:32pm - User:afeldberg L:\PRO\ECTS\20637.11\CAD\Civil\Exhibits\Vehicle Tracking\20637.11-Outlot A & E Vehicle Tracking.dwg

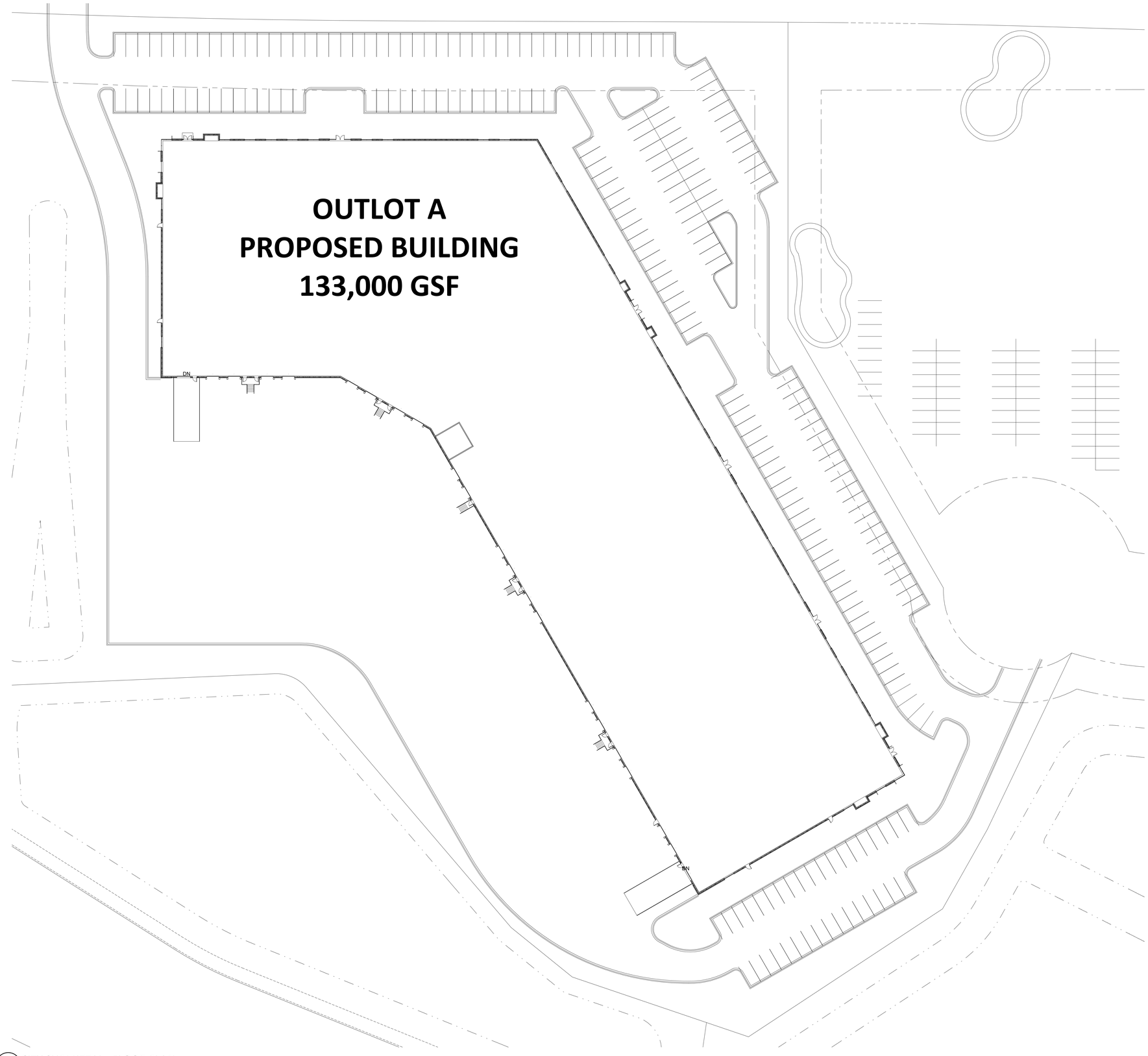

SIGNAGE
SIGNAGE
SIGNAGE


SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

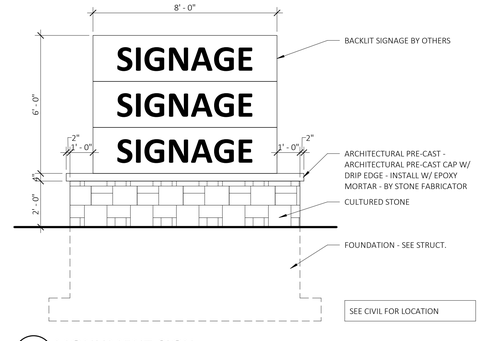



SIGNAGE
Signage


SIGNAGE
SIGNAGE



1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



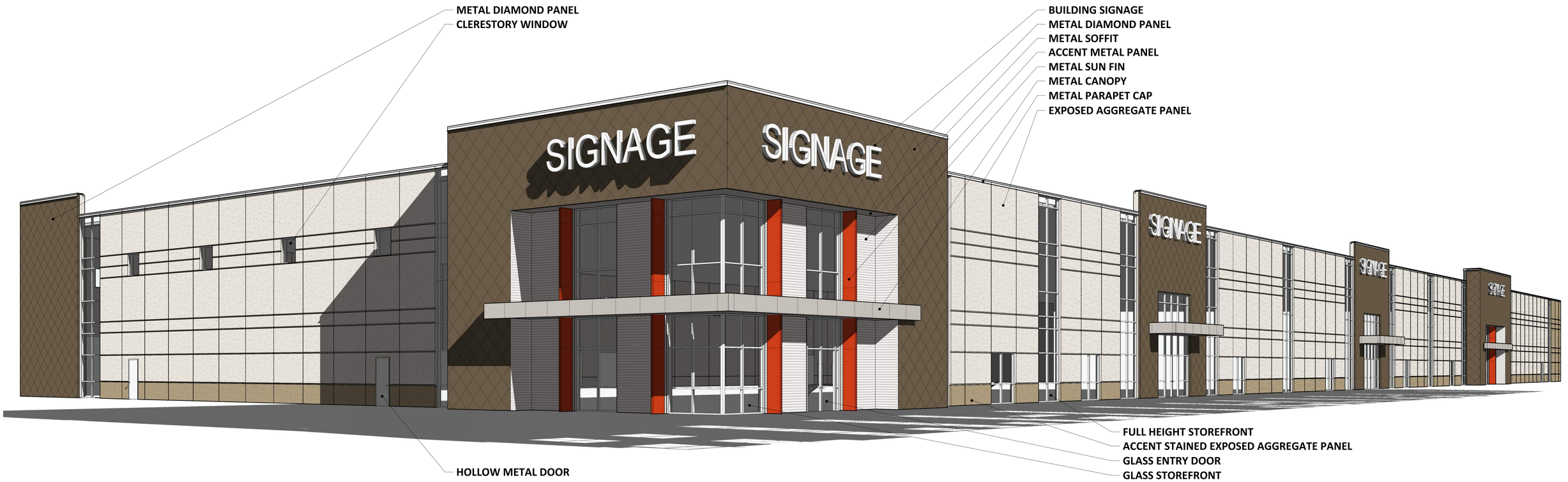
2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

N

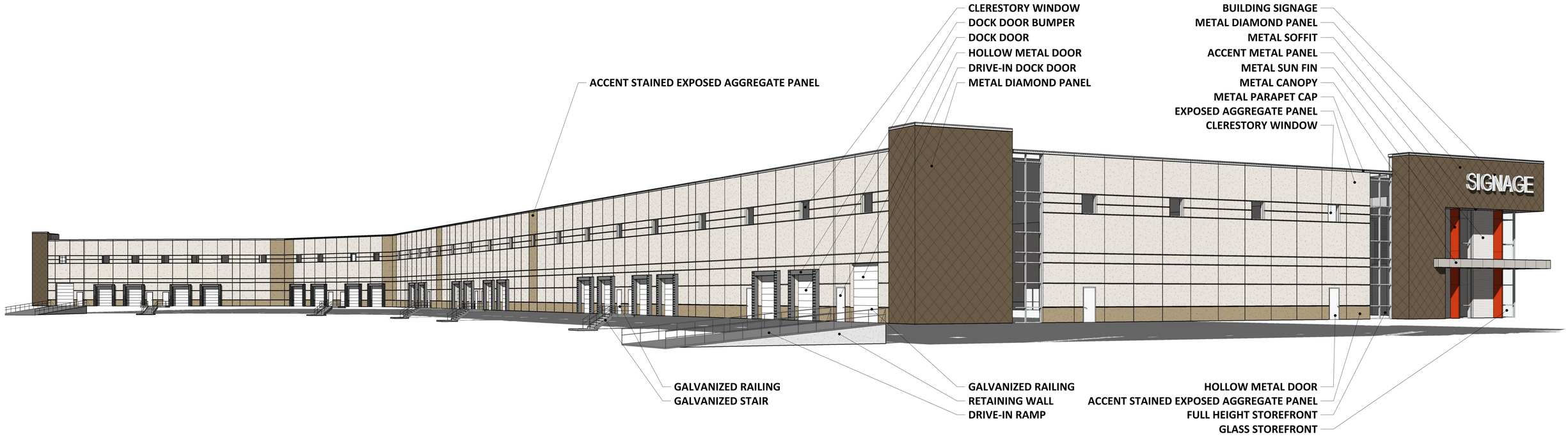
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

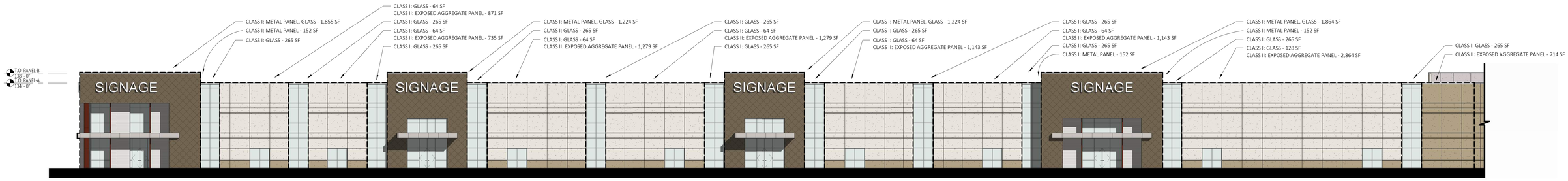
MOHAGEN HANSEN Architecture | Interiors



1 P002 ENTRY CORNER

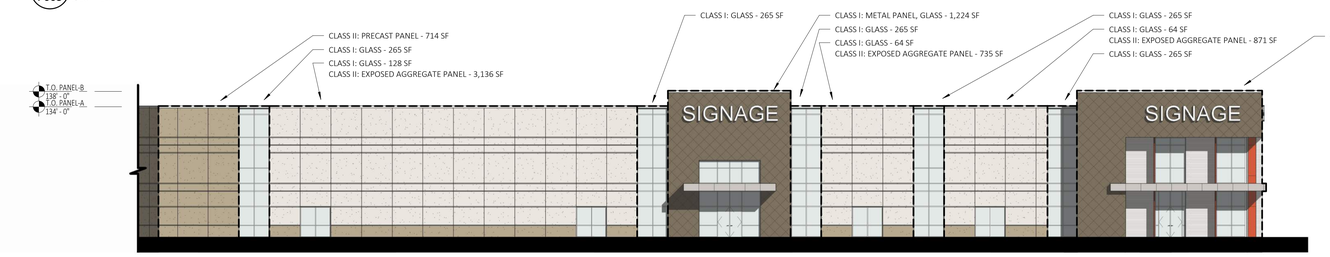


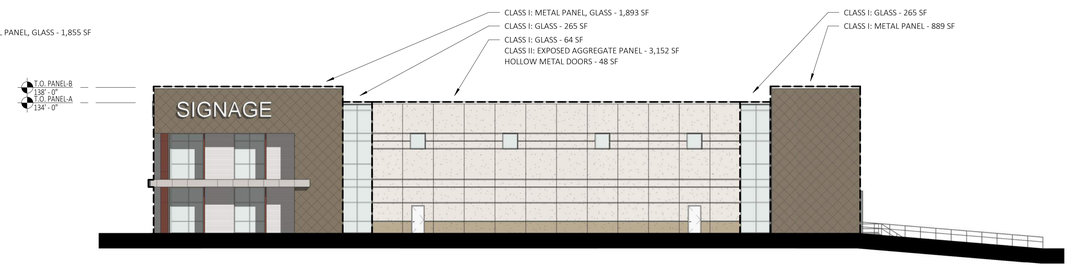
2 P002 DOCK CORNER



7 P003 CITY SUBMITTAL - NORTH EAST

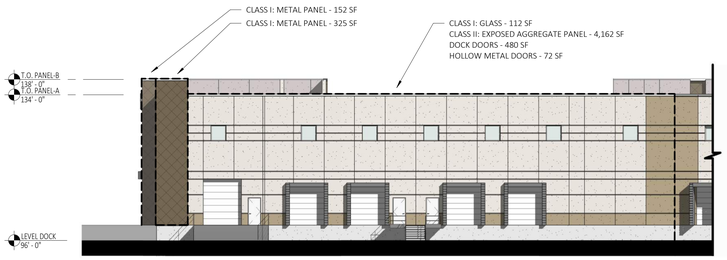
1/16" = 1'-0"





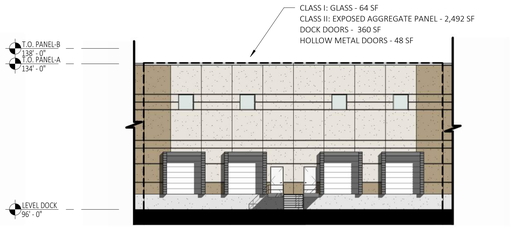
1 P003 CITY SUBMITTAL - NORTH

1/16" = 1'-0"



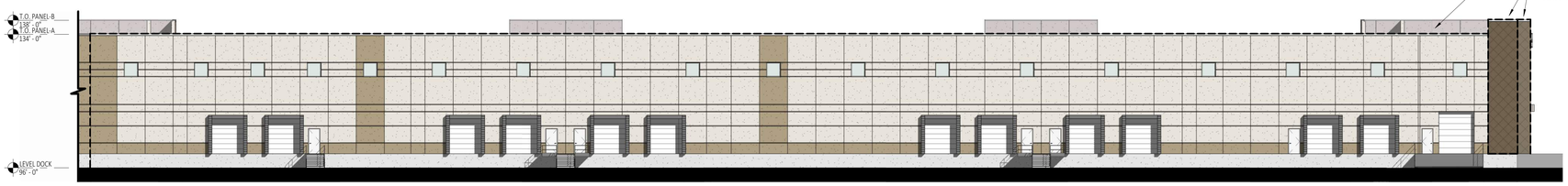
2 P003 CITY SUBMITTAL - WEST

1/16" = 1'-0"



3 P003 CITY SUBMITTAL - SOUTH

1/16" = 1'-0"

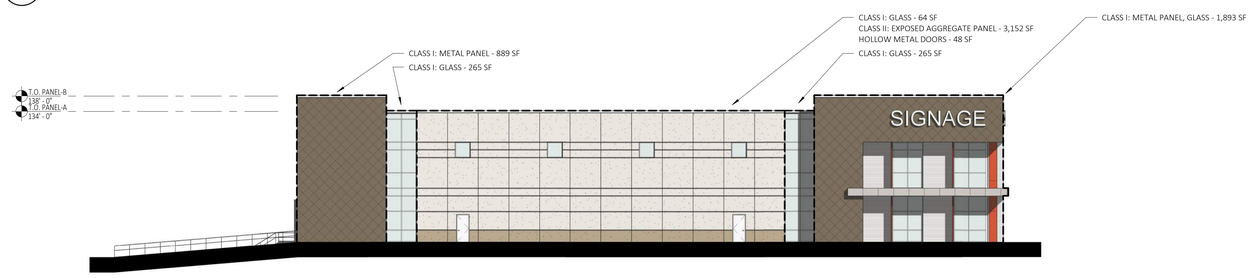


4 P003 CITY SUBMITTAL - SOUTH WEST CENTER

1/16" = 1'-0"

5 P003 SOUTH WEST

1/16" = 1'-0"



6 P003 SOUTH EAST

1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

1855+152+265+64+265+64+265+1224+265+64+265+64+265+1224+265+64+265+64+265+152+1864+152+265+128+265+265+128+265+1224+265+64+265+64+265+1855+1893+265+64+265+889+152+325+112+64+288+325+152+889+265+64+265+1893

=22,880 / 67,176 SF
=34%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

871+735+1279+1279+1143+1143+2864+714+714+3136+735+871+3152+4162+2492+13430+3152

=41,872 / 67,176 SF
=62%

DOCK DOORS AND HOLLOW METAL DOORS:

48+480+72+360+48+1200+168+48

=2,424 / 67,176 SF
=4%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS

CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

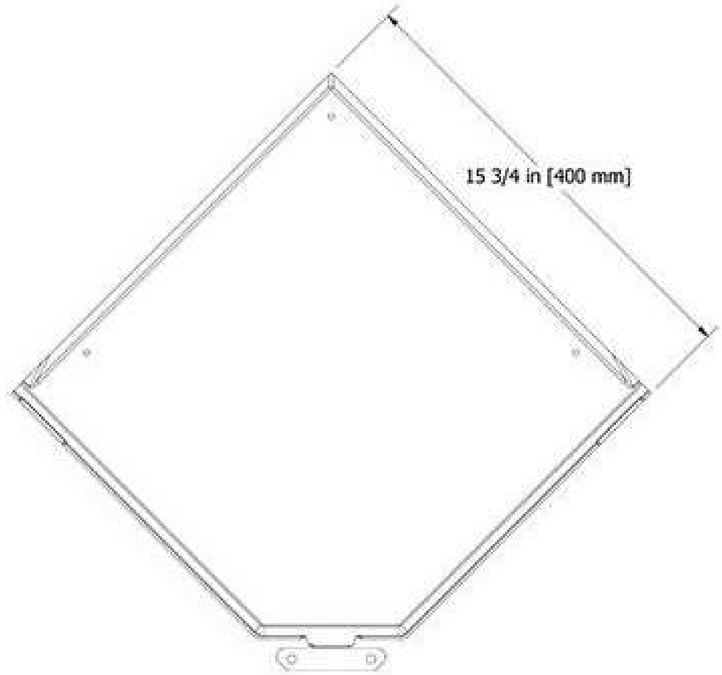
MOHAGEN HANSEN
Architecture | Interiors


WARM OFF-WHITE RIBBED ACCENT METAL PANEL
RED METAL SUN FIN
BUFF EXPOSED AGGREGATE PANEL
WARM OFF-WHITE SOFFIT AND PARAPET CAP
MEDIUM BRONZE METAL DIAMOND PANEL
WAM OFF-WHITE METAL CANOPY
WARM GREY DOOR PAINT
CLEAR ANODIZED MULLION





MEDIUM BRONZE
DIAMOND METAL
PANEL







1 P006 **NORTH STREET LINE**
1" = 40'-0"

ENGLER BLVD

PROPOSED BUILDING:
132,983 GSF

DN

FUTURE GROWTH

FUTURE GROWTH

EXISTING BUILDING

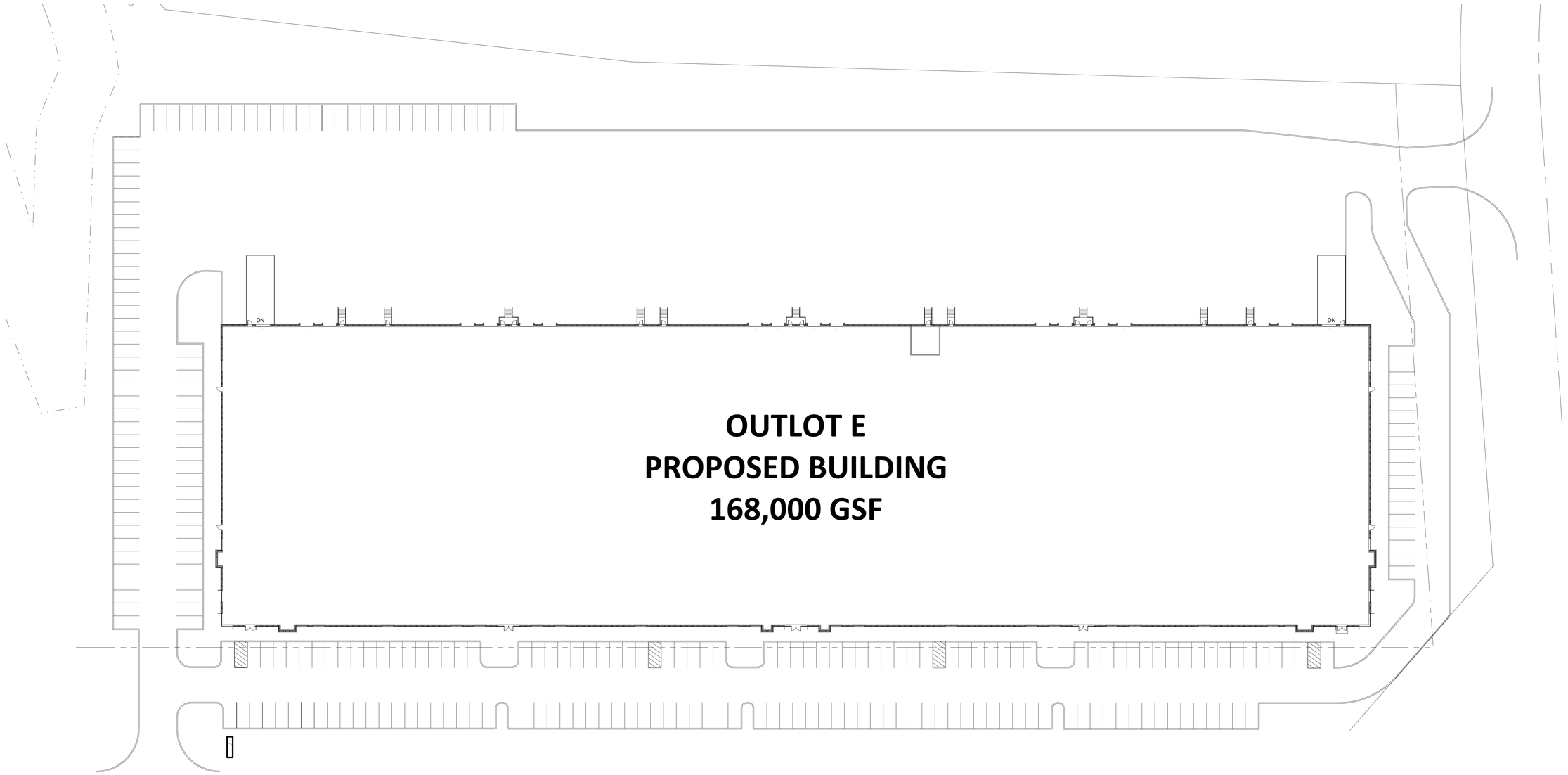
CHASKA CREEK WAY

2 P006 **PRESENTATION ARCHITECTURAL SITE PLAN**
1" = 40'-0"

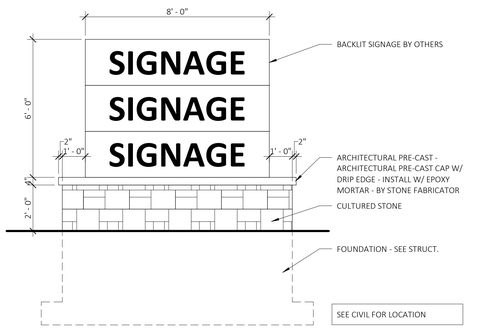
CITY SUBMITTAL - STREET LINE
CHASKA, MN
11/30/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN
Architecture | Interiors



1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



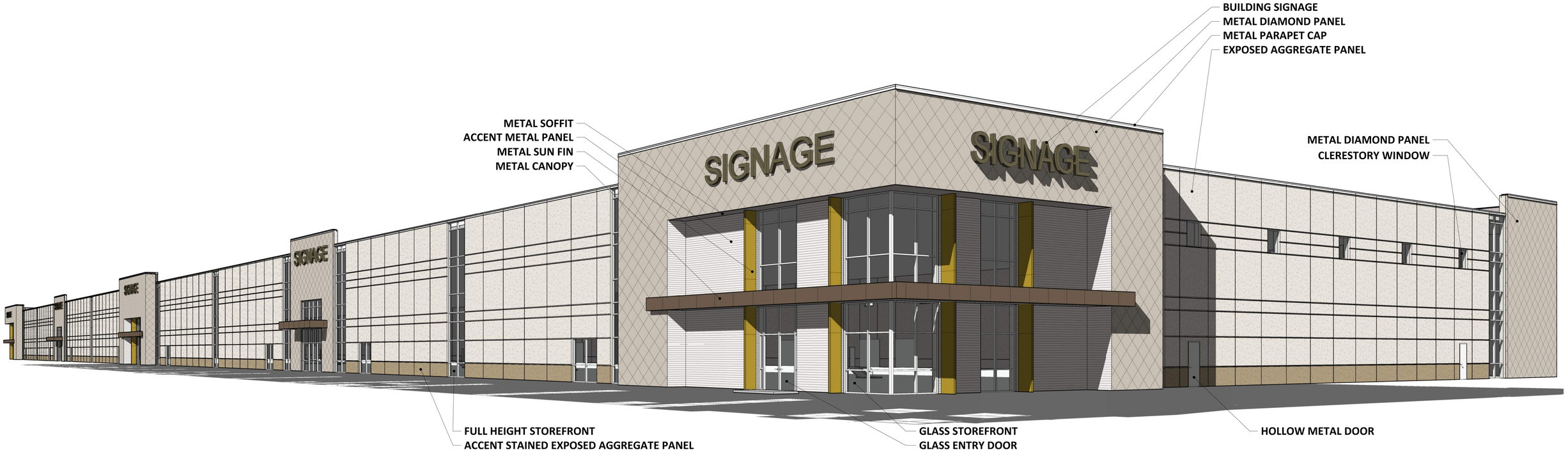
2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

N

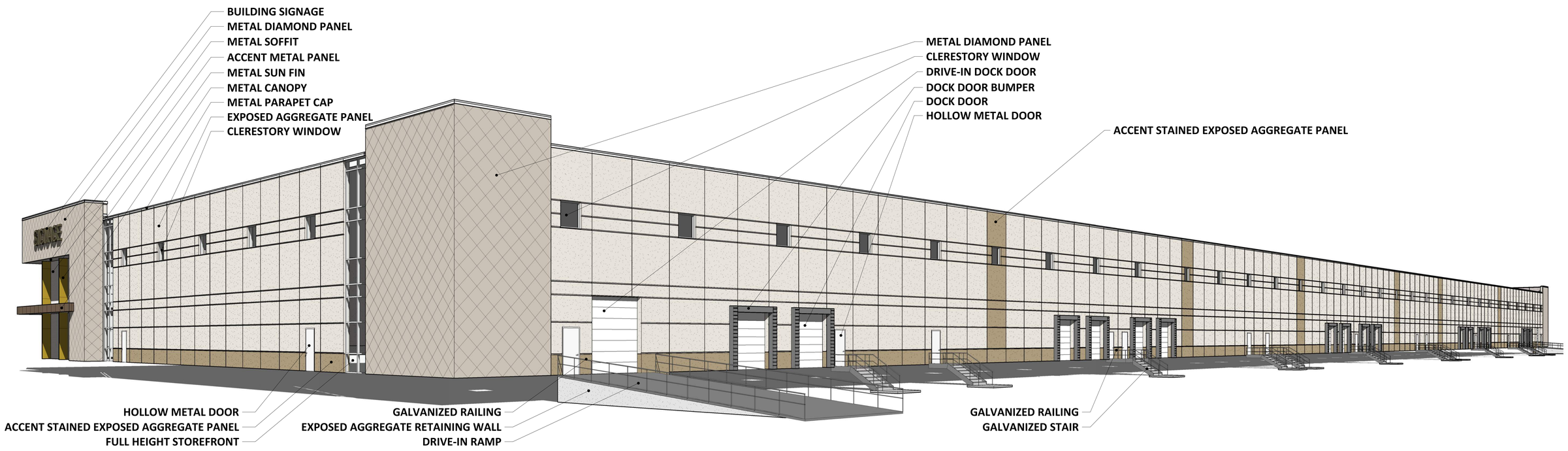
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

MOHAGEN HANSEN
Architecture | Interiors



1 P002 VIEW FROM CULDISAC

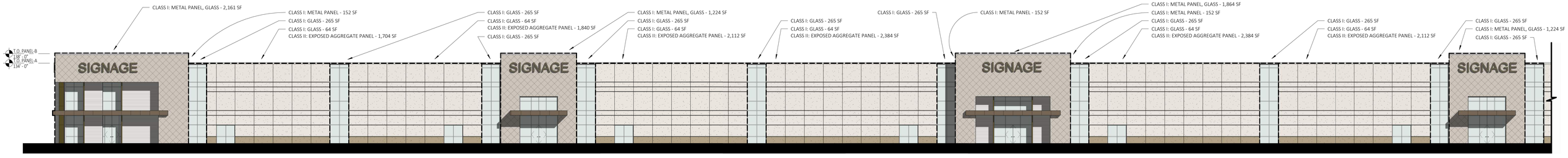


2 P002 VIEW FROM TRUCK ENTRY

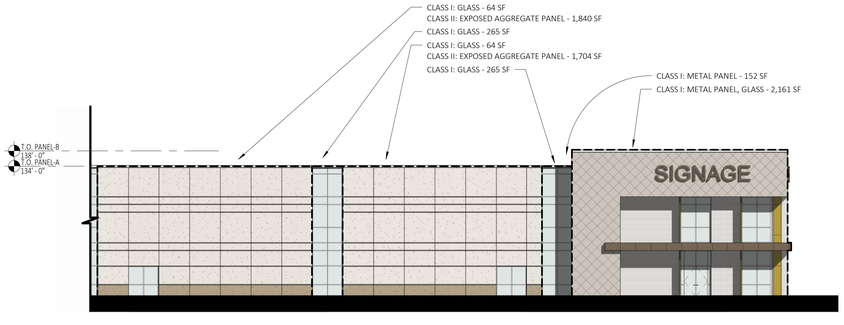
CITY SUBMITTAL - CONCEPTUAL 3D IMAGES
CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

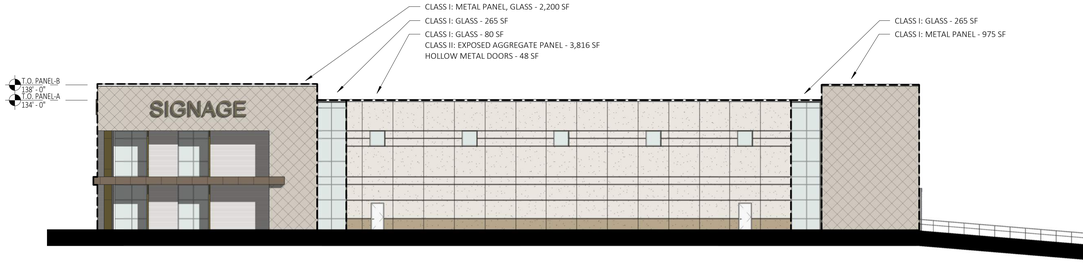
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Architecture | Interiors



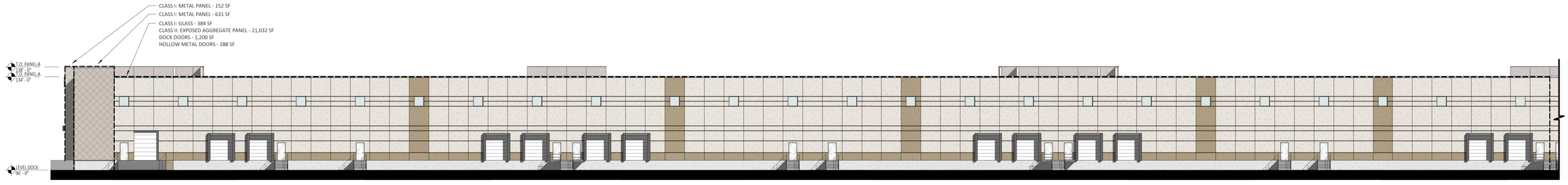
1 P003 **CITY SUBMITTAL - SOUTH ELEVATION**
1/16" = 1'-0"



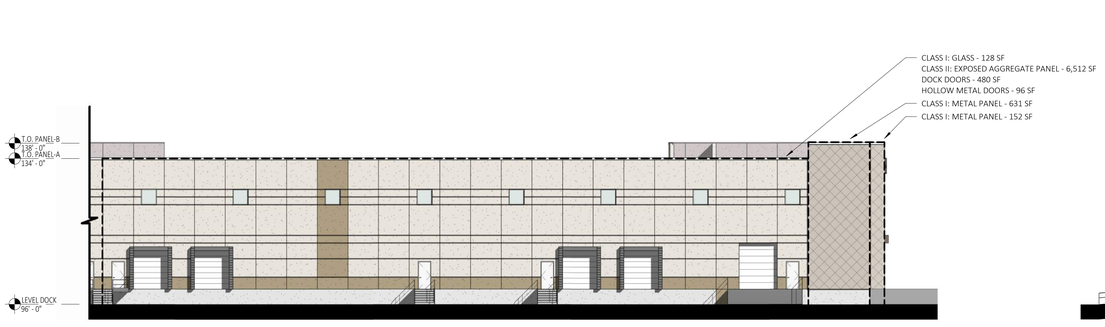
6 P003 **CITY SUBMITTAL - SOUTH ELEVATION PART 2**
1/16" = 1'-0"



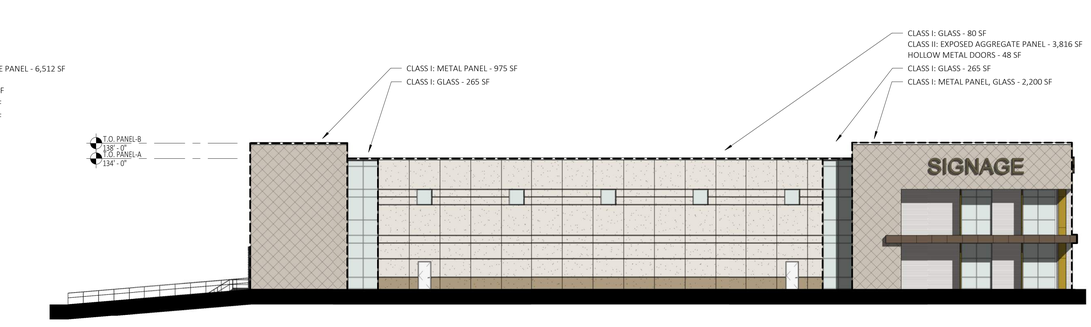
2 P003 **CITY SUBMITTAL - EAST ELEVATION**
1/16" = 1'-0"



4 P003 **CITY SUBMITTAL - NORTH ELEVATION**
1/16" = 1'-0"



5 P003 **CITY SUBMITTAL - NORTH ELEVATION PART 2**
1/16" = 1'-0"



3 P003 **CITY SUBMITTAL - WEST ELEVATION**
1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

2161+152+265+64+265+64+265+1224+265+64+265+64+265+152+1864+152+265+64+265+64+265+1224+265+64+265+64+265+152+2161+2200+265+80+265+975+152+631+384+128+631+152+975+265+80+265+2200

=22,582 / 75,998 SF
=30%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

1704+1840+2112+2384+2384+2112+1840+1704+3816+21032+6512+3816

=51,256 / 75,998 SF
=67%

DOCK DOORS AND HOLLOW METAL DOORS:

48+1200+288+480+96+48

=2,160 / 75,998 SF
=3%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS

CHASKA, MN

NOT USED

CHASKA SPEC INDUSTRIAL - OUTLOT E

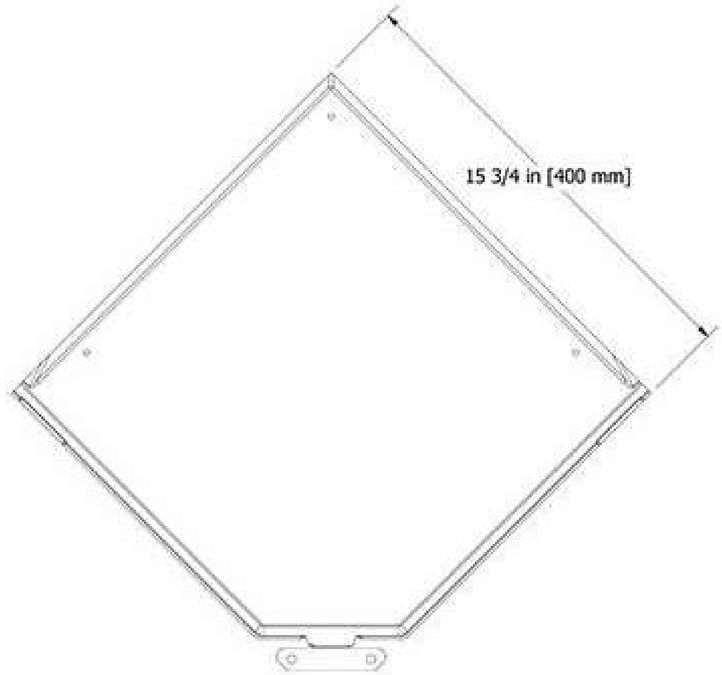
MOHAGEN HANSEN
Architecture | Interiors


WARM OFF-WHITE RIBBED
ACCENT METAL PANEL
MUSTARD METAL SUN FIN
WARM OFF-WHITE EXPOSED
AGGREGATE PANEL
CLEAR ANODIZED
MULLION
WARM OFF-WHITE
SOFFIT AND
PARAPET CAP
WARM LIGHT GREY
METAL DIAMOND PANEL
MEDIUM BRONZE
METAL CANOPY
WARM GREY
DOOR PAINT





WARM LIGHT GREY DIAMOND METAL PANEL





REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/13/2021

Subject: **Chaska Bluffs 2nd – Preliminary Plat & Rezoning**

Applicant: DDK Construction, Inc.

Location: North of County Road 44, north and east of the Harvest, west of Creek Road

Case No.: 2020-24

Synopsis: Applicant seeks to obtain approval of a concept plan for a 17-lot detached single family development on approximately 8 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

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BACKGROUND

In April 2016, the concept plan for the Traditions Phase II Development and the Klingelhutz land off of Harrow Cove were approved. In June and September of 2016, the Preliminary Plats and Rezoning were approved for the Traditions portion; final plats were approved for Club West 4th and Club West 6th Additions in late 2016 and early 2017 which encompassed the construction of a portion of Millstone Drive and the stubs for Deere Trail and Harrow Cove.

In December of 2017, the Preliminary Plat and Rezoning for Chaska Bluffs was approved, which is the area extending off of Harrow Cove. In March of 2018, the Final Plat for Chaska Bluffs was approved.

In February of 2020, the Concept Plan for Chaska Bluffs 2nd was approved.

Project Goals

The applicant has provided the following goals for the development:

- Create 17 high value lots that take advantage of the unique setting and provide for a location for high end single family
- sites Preserve and utilize, as an amenity, the wooded bluff
- Comply with the 2016 master plan for the area
- Create an opportunity for custom home construction
- Assure that the site can be served by City sanitary sewer without the need for a lift station

UPDATES SINCE CONCEPT PLAN

Stormwater Ponding; the preliminary plan reflects a new stormwater pond layout. The Concept Plan showed the inclusion of two separate ponds on the site (one on the north side, one on the south side). The north pond was in a compromised location in the Concept Plan, which showed it abutting the steep ravine on the north side of the site. Some areas of the pond were

encroaching into the no mow/no grade areas of the wooded steep slope. The developer has revised the plans to show only one stormwater pond on the south side of the site. The southerly pond is being enlarged to accommodate the former north pond. The elimination of the north pond is a good change from the Concept Plan to help protect the steep ravine on the north side of the site. It also eliminates the need for an additional maintenance access, which was proposed between side yards of the previous Concept Plan. The proposed maintenance access is now within an outlot that will be owned by the City.

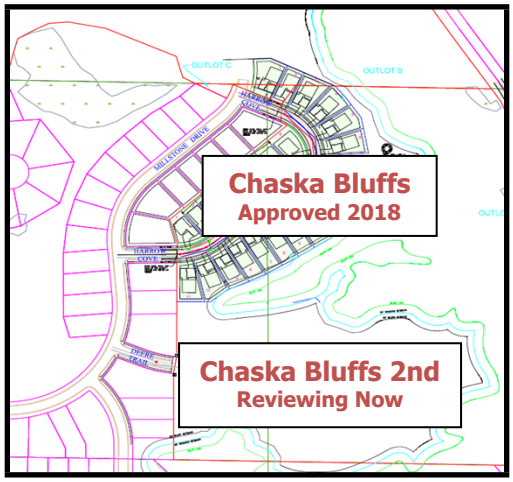
Tree Preservation; because the stormwater pond was enlarged on the south side if the site, it now requires additional tree removal. 16 trees on the south side will be removed as a result of this enlargement. Tree removal was inevitable with this change, but the protection of the northerly ravine system is a fair trade-off. In addition to the aforementioned, the easterly trees proposed to be preserved on the east side of the site during the Concept Plan are now all encompassed in a City-owned outlot. Before some of them were in private property in the rear yards. The change to have them all within one publicly owned area will be a clean delineation between the protected trees and private rear yard space.

Coordination with Abutting Neighbors

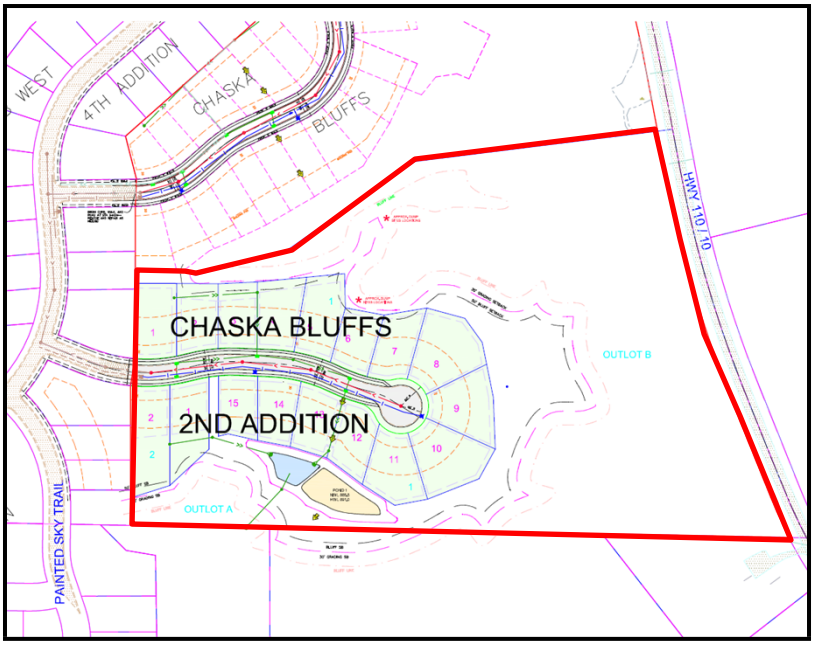
The neighbors that directly abut this project (4201 Millstone Drive and 4141 Painted Sky Trail) were present during the Concept Plan review back in February. They had concerns regarding the views and grading/drainage to occur with the project. The developer has made efforts to touch base with each of these neighbors. The developer was able to meet with the neighbor at 4141 Painted Sky Trail and discussed the grading to occur on their project and potential corrections on the neighbor's lot. It appears they will continue to coordinate on this. The developer was unable to touch base with the neighbors at 4201 Millstone Drive; they sent a letter to them but have not yet received a response.

CURRENT PROPOSAL

The concept plan proposal for 17 lots for detached single-family are on approximately 22-acres of property is located north of County Road 44 and north and east of the existing Club West/Harvest neighborhood on Deere Trail. 22 acres is the total acreage of the project site, however, approximately only 8 acres are proposed to be developed/disturbed. The remaining acreage is proposed to be preserved in its natural state and dedicated to the City. Below is a map showing the orientation of Chaska Bluffs and Chaska Bluffs 2nd.



Below is a map showing the layout of the proposed Chaska Bluffs 2nd development; the red outline is the project area (~22 acres total). The green area is the proposed developed area (~6 acres), the rest is ponding (~2 acres), and wooded areas (~14 acres) proposed to be dedicated to the City.



Adjacent properties
The site is bound on the north by Chaska Bluffs and wooded bluff area, the east by a wooded bluff area and Creek Road, to the west by Traditions (The Harvest) development, and the south by wooded bluff area.

Existing Conditions
The project area is approximately 22 acres and located east of the Harvest neighborhood midway between Highway 212 to the west and downtown Chaska to the east and confined by Creek Road to the north and east. Deere Trail will be the sole point of entry into the development.

Approximately 4 of the 22 acres have been used as an active agricultural use and thus is open land. The remaining 18 acres consist of ravines and woodland areas with steep slopes located along the northern, southern and eastern boundaries of the property. 14 acres are encompassed by 18% wooded steep slope, which means it will be preserved by ordinance. Approximately 8 of the 22 acres are proposed for development.

Wetlands have not been identified on the site yet, however, the developer will be required to provide a wetland report at their preliminary submittal.

Utilities are available to serve the site.

Land Use
The applicant is proposing 17 detached single family lots that are generally 85-100 feet wide. This is a little different with the existing neighborhoods to the north and west, which range from 60 feet wide lots (Chaska Bluffs; detached villas) to 65-70 foot wide lots (The Harvest). The acreage of the proposed lots range from 0.25 acres all the way up to 0.5 acres for the lots on the east side abutting the bluffs and wooded areas.

The land is currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD). This is consistent with the SW Chaska Plan's guidance for this area.

Layout
The initial access to the property will be from Deere Trail to the west from the adjacent Club West/Harvest neighborhood. Deere Trail will be extended easterly and terminate into a cul de sac. Access to the main roadway system will be provided to the west of the site via Savanna Way. The layout of the local streets would then continue throughout the development to access the 17 lots.

Ravines and wooded steep bluffs exist on the north, south and east ends of the property, which in turn, provides a natural edge to the site. The layout of the development essentially follows and abuts these natural edges, with the exception of the east side which is pulled back a ways from the bluff edge to preserve an area of trees.

Transportation/ROW/Construction Traffic
Deere Trail is planned to be extended easterly to provide access to the 17 lots; approximately 665 feet in length. The developer has noted that the addition of 17 lots should not create a negative impact on the existing infrastructure or traffic.

Right of Way (ROW) widths will have to be consistent with City standards and approved by the City Engineer.

Construction traffic will be required to come off Savanna Way from the west. The travel path through the existing Harvest development will have to be coordinated and approved by the City Engineer as well.

Setbacks
A 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes. All lots have been revised so that they do not encroach into the 30 foot no grade/no mow setback. This makes it easier for the City and property owner to discern what can and cannot be done within their own property lines. A 30 foot front yard setback, 30 foot rear yard setback, and 10 foot house/7 foot garage side yard setback will be required for each lot.

Architecture
One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". The type of housing proposed are larger, custom-home lots. This type of housing was chosen as a way

to provide more housing diversity to the area, as well as be more sensitive to the natural character of the site. This type of housing has only been offered in one other area in SW Chaska off of Red Cedar Way, and there are only 7 lots provided.

At this time it is anticipated that DDK Construction will be the prime builder for these lots. However, the developer has noted that there could be possibility in selling some lots to other custom builders. They propose that these lots will all be custom build.

These homes will have to meet the City's anti-monotony regulations (Section 9.24) as it relates to design, materials, window trim, etc.

Open Space/Trails/Sidewalks

The small neighborhood will include pond maintenance access on the south side of the site. This pond access will also allow residents to have access to the bluff areas that surround the development. Trails are not proposed as a part of this development.

Sidewalks are provided on both sides of the streets per City policy.

Tree Preservation & Landscaping

Approximately 18 (14 of which are 18% wooded steep slope) acres of the site is wooded; the remaining 4 acres is open land as it was previously used for agricultural purposes. Only 8 acres are proposed to be developed, which includes the 4 acres of agricultural land and 4 of the wooded land uninhibited by 18% wooded steep slope. The applicant has provided a tree survey showing the significant trees on site, which are trees of 12 inch caliper or more.

Boulevard trees will also be required along the street of this development. The boulevard area is between the street curb and sidewalk.

Staff Analysis/Recommendation

The tree plan and tree inventory provided indicates that some of the trees are planned to be removed as a part of this project. Staff analyzed the tree inventory and it was concluded that approximately 61 significant trees (12 inch caliper or more) will be removed as a part of this development; according to the developer, 16 more trees are being removed compared to the Concept Plan due to the enlargement of the southerly stormwater pond. The majority of the trees being removed in the development are cottonwoods, box elders, and aspens. 25 of those are oaks, which average at 15 inch calipers. The developer has pulled the development back from the easterly edge of the bluff line to preserve a large area of trees that were otherwise not protected by ordinance; there are approximately 69 saved trees in this area. This area includes a majority of red oaks and maples (34 of them). In staff's opinion the developer has provided a plan that prioritizes the more significant areas of the site, which will be along the perimeter of the site and in the rear of the lots. There are no trees planned to be preserved in the front or side yards of these lots as there were no unique clusters identified in such areas.

The preserved trees fall outside the proposed property lines of the lots. The developer plans to dedicate the bluff areas to the City, as well as the preserved wooded areas outside of the proposed lots (Outlot A).

Dump Areas
As noted during the Concept Plan there are two dump areas that have been found in the bluffs. This is not uncommon in the natural areas of the City but when they are found and attached with a development then they are required to be cleaned up. The developer has stated in their narrative that these areas will be corrected. A remediation plan has also been submitted for the preliminary, which concludes that these areas have not and will not contaminate the natural area. The developer will be required to clean these dump areas prior to a grading permit being released.

Wooded Steep Slope
The site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer. This portion of property, since it is proposed to become City owned, will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair.

Stormwater
One stormwater pond is proposed within the development; one larger pond on the south side. Maintenance access is proposed to this pond through the side yards of Lot 15, Block 1 and Lot 1, Block 2. This maintenance access is within the same outlot that encompasses the pond, which was required by staff in the concept plan.

Stormwater ponding will be required to meet City, Carver County WMO, and any other applicable agency standards. A report will be required at the preliminary submittal.

Utilities
Sewer and water utilities are available near the western limits of the site off of Deere Trail. Minor extensions will need to be provided to service the proposed neighborhood.

Development Costs (Infrastructure Improvements)
The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Preliminary Plat
The request this evening is for preliminary plat of 17 single-family lots. There are two outlots proposed and their disposition is as follows:

- Outlot A: stormwater pond to be owned by the City of Chaska
- Outlot B: wooded steep slopes and tree preservation to be owned by the City of Chaska

Rezoning
The 22 acres of development area is requested to be rezoned from Open (O) to Planned Residential District (PRD-78).

PLANNING COMMISSION ACTION REQUESTED
Motion to recommend to City Council approval of the Chaska Bluffs 2nd Preliminary Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020**
    b. **Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018**
    c. **Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017**
    d. **Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020**
    e. **Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    f. **Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    g. **Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    h. **Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    i. **Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    j. **Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    k. **City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020**
    l. **Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020**
    m. **Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020**
2. **Adherence with the City Engineer's Memo dated January 13, 2021.**
3. **Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.**
4. **Provision of a 60 feet Right of Way width for all local streets.**
5. **Adherence to the City's Boulevard Tree Policy and local street section design.**
6. **Provision of sidewalks on both sides of all local streets.**
7. **Provision that all dump areas are cleaned up prior to release of a grading permit.**
8. **Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**

9. **Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.**
10. **Preservation of trees as noted in the Tree Survey.**
11. **LP Smartside to be used on front elevations.**
12. **4-inch window trim to be used on all windows.**
13. **All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.**
14. **Utility connections to each lot to adhere to City standards and be approved by the City Engineer.**
15. **Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.**
16. **Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.**
17. **Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.**
18. **Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.**
19. **Setbacks for Chaska Bluffs 2nd shall be as follows:**
    a. **Front: 30 feet**
    b. **Side: 10 feet house/7 feet garage**
    c. **Rear: 30 feet**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 13, 2021**
Subject: **Chaska Bluffs Phase 2 Preliminary Plat**

Street and Utility improvements are consistent with the layout considered with the concept plan. Construction access will need to be directed and adhere to the new City collector road Savanna Way. Staff is recommending the Developer engage in discussions with the HOA and neighborhood of how construction access will be restricted for all development and home building construction activities.

A change from the concept plan now considers one stormwater pond that will satisfy the development. The site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer. This portion of property since it is proposed to become City owned will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair. In addition to the erosion repair, the stormwater discharge points for the pond will need to be evaluated further to identify proper outlet locations. Grading is planned to occur over the entire site and like all developments, a storm water management plan is required and will need to meet the Cities, Carver County WMO, and other applicable agency requirements.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 78 (PRD-78) for all of Blocks 1-2 of Chaska Bluffs 2nd Addition, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Chaska Bluffs 2nd Addition area:

- **a.** Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
- **b.** Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
- **c.** Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **d.** Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **e.** Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **f.** Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **g.** Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **h.** Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **i.** City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

j. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020

k. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020

Section II. **PRD-78 District regulations.** Permitted uses and regulations applicable to the PRD-78 District is hereby amended to read as follows:

A. Intent

The intent of PRD-78 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

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

B. Guiding Principles

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

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

providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

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

D. Homeowner's Association

To create a sense of place within the Chaska Bluffs 2nd Addition neighborhood, a common open space and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single-Family

The following described real estate shall be limited in its use to Detached Single-Family for all of Blocks 1-2 of the recorded plat of Chaska Bluffs 2nd Addition, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1A-Low Density Single Family Residence, zoning ordinance Section 3.1.2A, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3A, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4A.
2. The principle building setbacks for Chaska Bluffs 2nd Addition shall be:
    a. Front, house: 30 feet
    b. Rear: 30 feet
    c. Side, house/garage: 10 feet house/7 feet garage
    d. Side, corner: 30 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 30 feet
    b. Rear: 10 feet
    c. Side, corner: 30 feet
    d. Side, interior: 7 feet
    e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
5. Preservation of the wetlands, including 30-foot buffer.

6. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces.
7. 4" window wrap on all elevations and the utilization of fiber cement siding on all front elevations shall be required for each home.

F. <u>Outlots</u>

The following described real estate shall be limited in its use to stormwater ponding for all of Outlot A, Permanent Open Space for the wooded steep slope and tree preservation areas for all of Outlot B, all in the plat of Chaska Bluffs 2nd Addition, Carver County, Minnesota

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

COMMUNITY ASSET
DEVELOPMENT GROUP
1110 Yellow Brick Road
Chaska, MN 55318
612-703-5709

12/25/20

Kevin Ringwald, Planning Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Dear Mr. Ringwald,

Previously, the City Council took action approving the DDK Construction's concept plan for Chaska Bluff's 2nd Addition. DDK Construction is now submitting a preliminary plat for these 17 lots. These plans have been prepared by Sather Berquist Consulting Engineers, Inc. and the contact engineer is Dan Schmidt.

The preliminary plat is generally consistent with the plan that was reviewed with the City when the concept plan was approved. Changes made since the concept approvals are:

- Storm water plan based on one as opposed to two plans
- Access trail to south pond relocated
- Maintenance trail reduced to 10 ft
- Lot 8 modified to be outside of saved tree

Outlot A will be dedicated to the City for ponding and Outlot B will be dedicated for public open space.

In approving the concept, the City Council included a set of conditions. These conditions with our comments are:

2. Adherence with the City Engineer's Memo dated February 5, 2020. Agreed and were necessary changes have been reflected in revised plans

3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-

foot setback from that wooded steep slope. ***DONE*** *reflected in revised plans*

4. Provision to delineate all wooded steep slopes on all plans for preliminary

submittal. ***DONE*** *reflected in revised plans*

5. Provision of a 60 feet Right of Way width for all local streets. ***DONE*** *reflected in revised plans*

6. Adherence to the City's Boulevard Tree Policy and local street section design. ***DONE***

7. Provision of sidewalks on both sides of all local streets. ***DONE*** *reflected in revised plans*

8. Provision of an Environmental Site Assessment (ESA) indicating the

remediation efforts to clean up any dump areas and contaminated areas of

the site to be submitted at preliminary submittal. Phase 1 Report completed and trash will be removed this winter

9. Prior to final plat approval, developer shall enter into an agreement with the

City for the provision of necessary infrastructure and associated development costs. *Agreed*

10.Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit. *Agreed*

11.Preservation of trees as noted in the Tree Plan T1 and T2. ***DONE*** *reflected in revised plans*

12.LP Smartside to be used on front elevations. *Agreed*

13.4-inch window trim to be used on all windows. *Agreed*

14.All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer. *Agreed*

15.Utility connections to each lot to adhere to City standards and be approved by the City Engineer. *Agreed*

16.Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes. *Agreed reflected in revised plans*

17.Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards. *Plan completed and will be submitted to County upon approval of preliminary plat*

18.Provision that pond maintenance accesses are located entirely within City owned land and not private lots, and to be revised on the plan for preliminary submittal. ***DONE*** *reflected in revised plans*

19.Provision of a wetland delineation report to be completed and submitted at preliminary submittal. ***DONE report submitted to the City***

20.Provision to revise the maintenance accesses to be in the least invasive location, particularly locating the northerly maintenance access between lots 3 and 4 as denoted on the Concept Sketch. *Northerly pond and access removed and new access provided to south pond*

21.Provision that maintenance accesses do not encroach into 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal. ***DONE***

22.Provision that all lots' property lines do not encroach into the 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal. ***DONE*** *reflected in revised plans*

23.Provision that the property lines of the lots are revised to be outside of the preserved wooded areas and be revised on the plans for preliminary submittal. ***DONE***

24.Provision of a conservation easement over all preserved trees not within City ownership and to be signed and executed prior to release of the final plat. Agreed

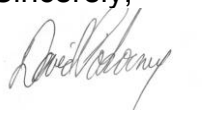
25.Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance. Agreed

Enclosed are:

- ✓ A completed and signed application
- ✓ -A check for the fees
- ✓ PDF of plans and preliminary plat
- ✓ -4 large sets (24 X 26) of plat and plans
- ✓ Phase 1 environmental report
- ✓ Wetland Delineation
- ✓ Storm water calculations
- ✓ Examples of home designs (all homes will be custom design)

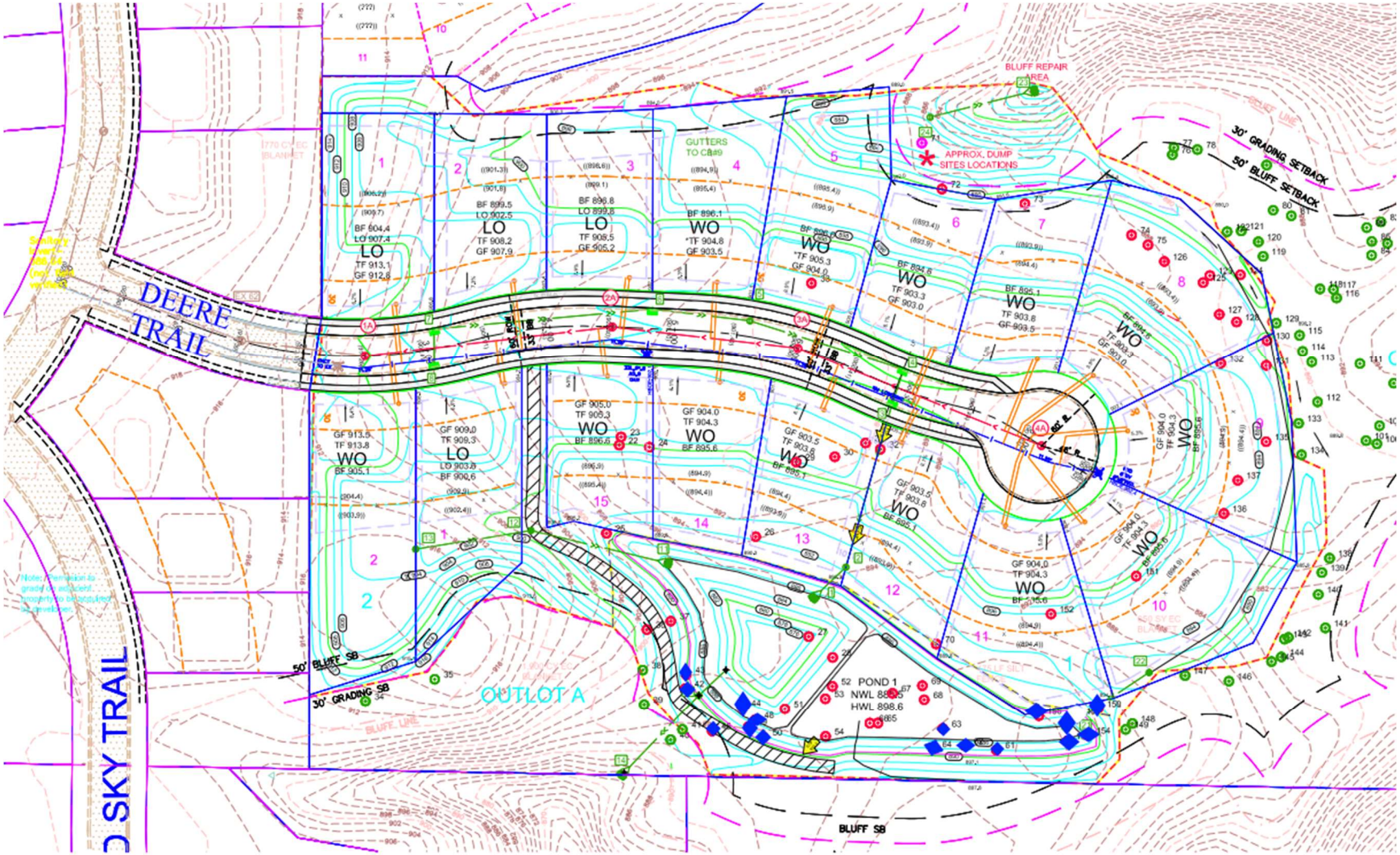
If you need additional information please contact me at your convenience. Thank you in advance for your assistance.

Sincerely,



David Pokorney
Community Asset Development Group

Additional Tree Removal as Compared to Concept Plan



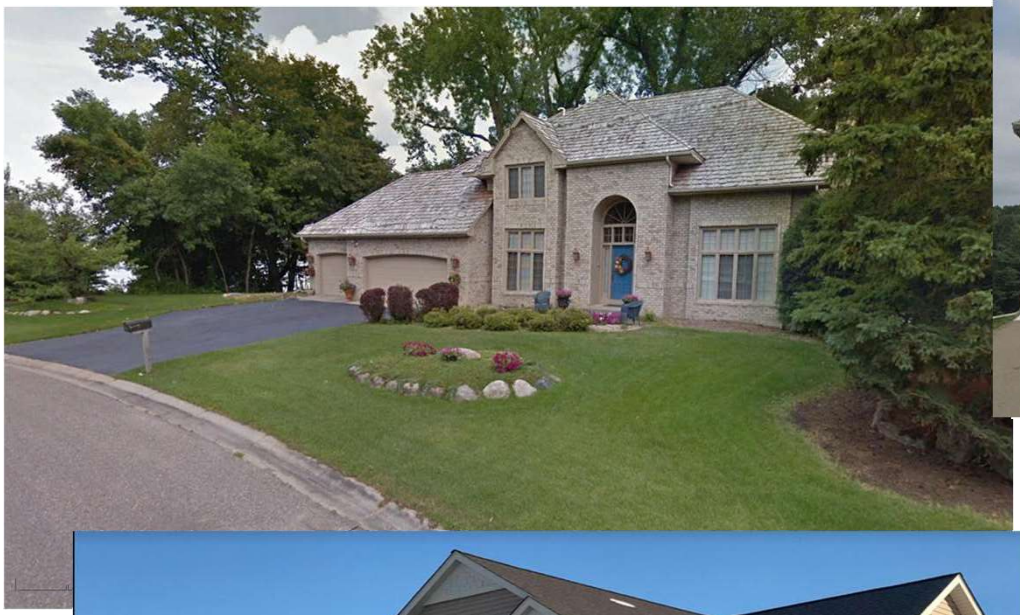
◆ Denotes additional tree removal



Existing conditions



Existing Views









Housing Types

CHASKA BLUFFS 2ND ADDITION

"Landscape Plan"

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

NORTH

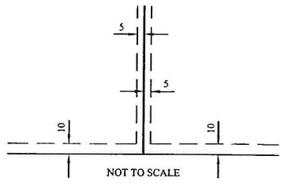
50 25 0 25 50 100

SCALE IN FEET

The basis for the bearing system is the south line of Outlot A, CHASKA BLUFFS and is assumed to bear North 88 degrees 56 minutes 28 seconds West.

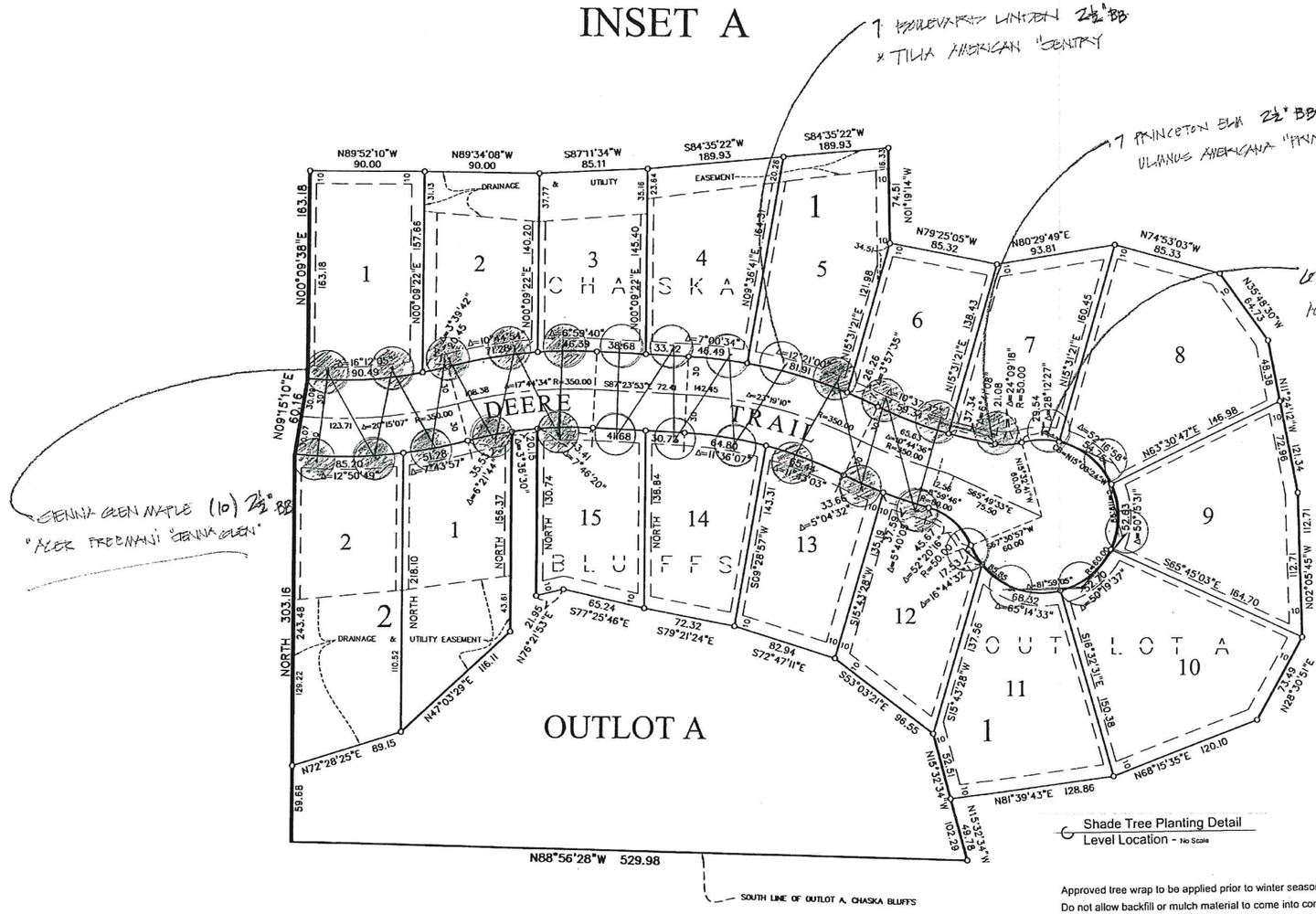
- o Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- ● Denotes a found Iron Monument.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

INSET A


N89°52'10"W 90.00
N89°34'08"W 90.00
S87°11'34"W 85.11
S84°35'22"W 189.93
S84°35'22"W 189.93
DRAINAGE
UTILITY
EASEMENT
DEERE TRAIL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
OUTLOT A
N00°09'38"E 163.18
N00°09'22"E 140.20
N09°15'10"E 60.16
N09°36'41"E 184.31
N01°19'14"W 74.51
N79°25'05"W 85.32
N80°29'49"E 93.81
N74°53'03"W 85.33
N35°48'30"W 64.73
N15°32'24"W 49.15
N15°31'21"E 138.43
N15°31'21"E 160.45
N63°30'47"E 146.98
S65°45'03"E 164.70
N02°05'45"W 112.71
N28°30'51"E 72.49
S16°22'31"E 150.38
S15°43'28"W 137.66
N72°28'25"E 89.15
N47°03'29"E 116.11
N78°21'53"E 21.95
S77°25'46"E 65.24
S79°21'24"E 72.32
S72°47'11"E 82.94
S53°03'21"E 96.55
N88°56'28"W 529.98
SOUTH LINE OF OUTLOT A, CHASKA BLUFFS
DRAINAGE & UTILITY EASEMENT
NORTH 303.16
NORTH 243.48
NORTH 216.10
NORTH 130.74
NORTH 136.84
NORTH 156.37
NORTH 110.52
NORTH 43.61
N81°39'43"E 128.86
N68°15'35"E 120.10
S65°14'33"E 68.52
S65°49'33"E 71.50
N14°32'24"W 80.00
R=350.00
R=50.00
R=300.00
R=250.00
R=400.00
R=450.00
R=500.00
Δ=16°12'09" 90.49
Δ=20°15'07" 123.71
Δ=12°50'49" 85.20
Δ=7°43'57" 51.28
Δ=6°21'44" 38.91
Δ=10°45'54" 71.79
Δ=3°39'42" 24.45
Δ=6°59'40" 46.39
Δ=7°00'34" 46.49
Δ=12°21'00" 81.91
Δ=21°18'10" 130.00
Δ=17°44'34" 108.38
Δ=7°46'20" 47.39
Δ=11°36'07" 64.80
Δ=5°04'32" 33.65
Δ=5°40'06" 45.67
Δ=52°20'16" 17.55
Δ=16°44'32" 73.06
Δ=81°59'05" 52.70
Δ=50°19'37" 52.83
Δ=28°12'27" 29.54
Δ=24°09'18" 21.08
Δ=57°15'59" 52.63
Δ=5°57'35" 26.26
Δ=10°37'39" 46.37
Δ=7°57'08" 34.71
Δ=3°57'55" 17.30
Δ=2°40'45" 11.68
Δ=2°40'45" 11.68
Δ=5°30'57" 60.00
Δ=5°30'57" 60.00
R=350.00
R=300.00
R=250.00
R=400.00
R=450.00
R=50.00
R=500.00
41.68
30.75
33.32
38.68
42.45
72.49
35.54
35.16
23.64
37.77
131.13
116.33
20.28
34.54
21.98
138.43
160.45
146.98
112.71
112.71
72.49
121.34
49.38
57.34
21.08
29.54
52.63
52.70
68.52
71.50
80.00
60.00
60.00
137.66
128.22
110.52
43.61
59.68
102.29
49.15
96.55
82.94
72.32
65.24
21.95
116.11
89.15
243.48
216.10
130.74
136.84
156.37
303.16
163.18
163.18
90.00
90.00
85.11
189.93
189.93
90.49
123.71
85.20
51.28
38.91
71.79
24.45
46.39
46.49
81.91
130.00
108.38
47.39
64.80
33.65
45.67
17.55
73.06
52.70
52.63
29.54
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46.37
34.71
17.30
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21.08
52.63
52.70
29.54
72.49
49.38
121.34
112.71
112.71
146.98
160.45
138.43
137.66
102.29
49.15
96.55
82.94
72.32
65.24
21.95
116.11
89.15
59.68
128.22

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Outlot A, CHASKA BLUFFS, Carver County, Minnesota.

2) **Site Address**: XXX Creek Rd, Chaska, MN 55318

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No.270049 0075 C, effective date of January 6, 1988.

4) **Parcel Area Information**:

Gross Area:	932,401 s.f. ~ 21.404 acres
Wetland Area:	- s.f. ~ 0.00 acres
Net Area:	932,401 s.f. ~ 21.404 acres

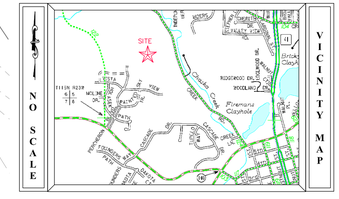
5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: WALL which has an elevation of: 918.961 feet (NAVD88). Contours are per field observations along with LiDar data derived from Minnesota Department of Natural Resources on January 11, 2013

6) **Zoning Information**: The current Zoning for the subject property is O (Open Development) per the City of Chaska's zoning map.

7) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence and city record plans only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

8) **Wetland Delineation**: A wetland delineation was completed for Outlot L by Anderson Engineering. Sathre-Bergquist, Inc. was provided with the location of wetlands shown within Outlot J by Alliant Engineering.





NORTH

Bearings are based on the Carver County Coordinate System (NAD 83 - 1986 adj.)

80 40 0 40 80 160
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- BITUMINOUS
- BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- CONCRETE
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- GUARD RAIL
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- X FENCE
- FO FIBER OPTIC UNDERGROUND
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TEL TELEPHONE UNDERGROUND
- UTL UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
AT, JS, CL				
DRAWN				
JJA				
CHECKED				
DBP				
DATE				
05/02/2019				

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To: DDK Construction, Inc.; Klingelhutz Family Limited Partnership; Club West Partners, LLC; Tradition Chaska I, LLC; Charter Bank; Title Mark, LLC; and First American Title Insurance:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2 - 5, 8, and 18 of Table A thereof. The field work was completed on May 2, 2019.

Date of Plat or Map: December 30, 2020

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:115-RGE.23-SEC.05
Carver County

CHASKA, MINNESOTA

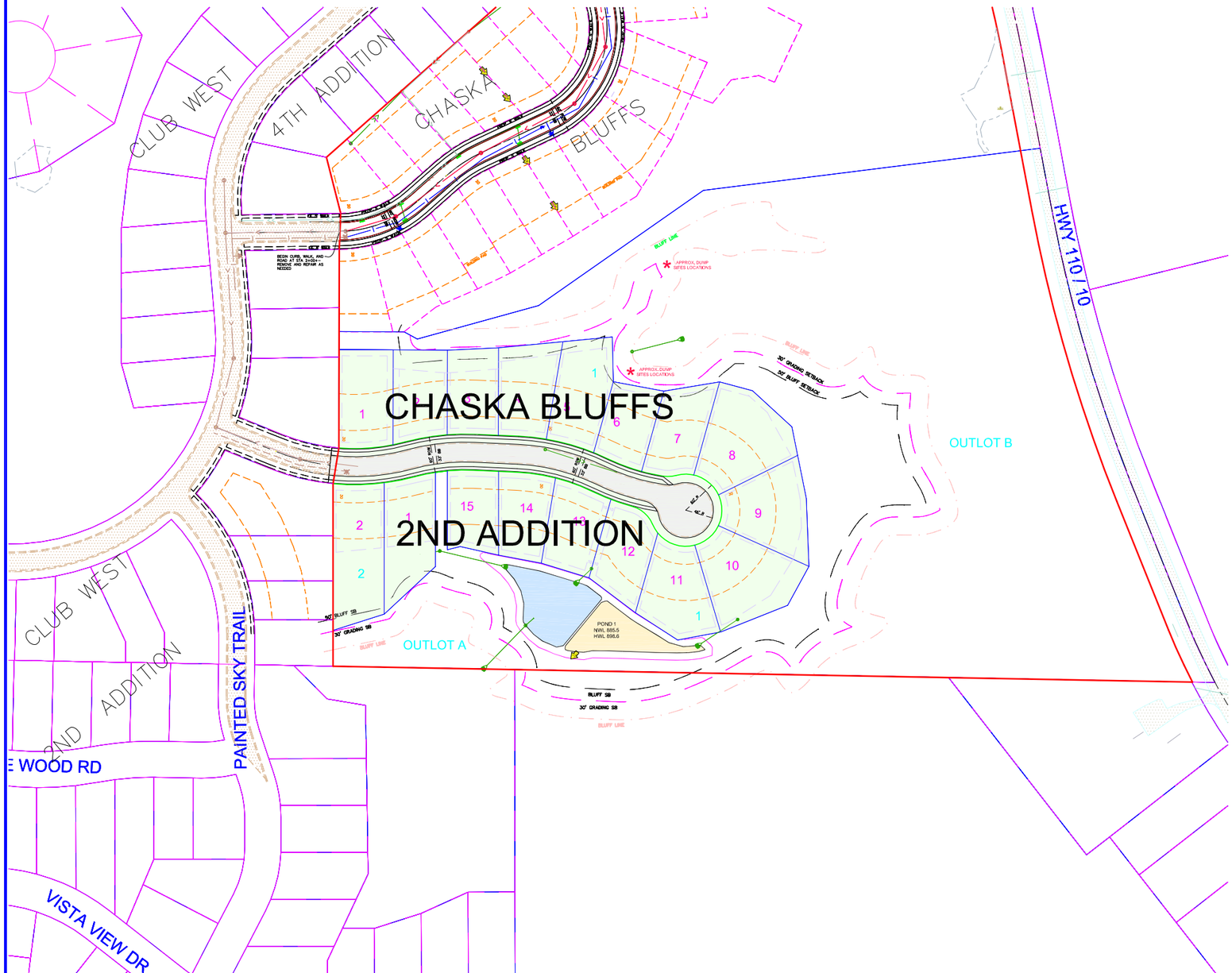
EXISTING CONDITIONS

PREPARED FOR:

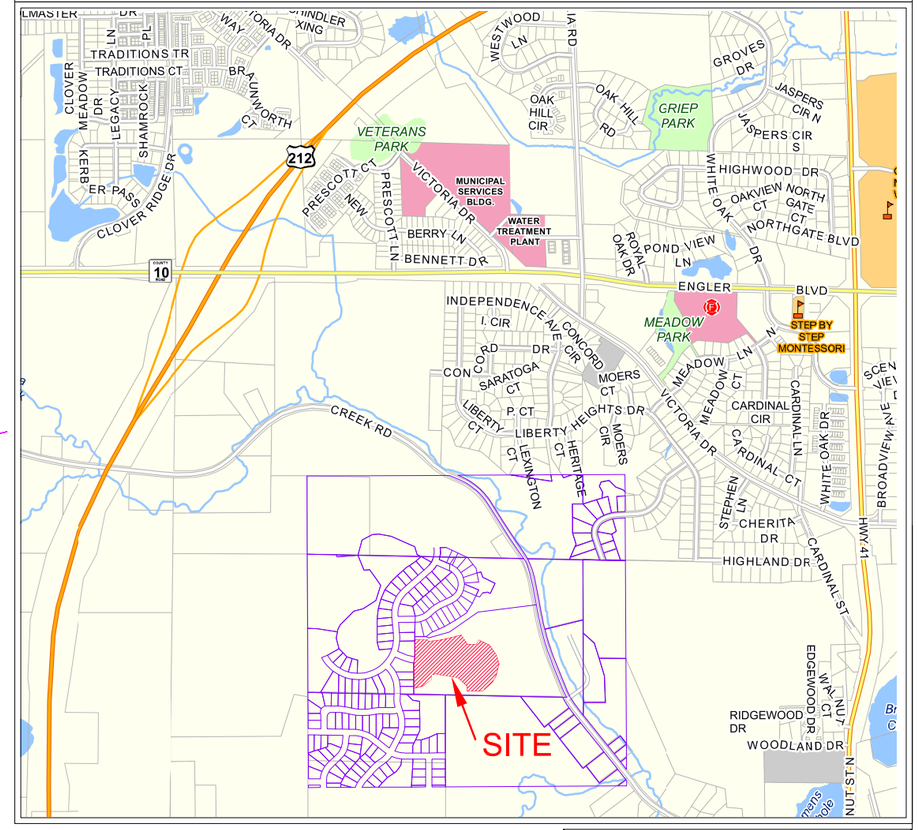
DDK CONSTRUCTION, INC.

FILE NO.
19000-072

1
1



LOCATION MAP



1900-072, CHASKA BLUFFS

NORTH

SITE DATA

LOT STANDARDS

EXISITING ZONING: O - Open Development

PROPOSED ZONING: R-1

SINGLE FAMILY LOTS
MIN. FRONT SETBACK = 30'
MIN. SIDE YARD SETBACK = 10.0' / 10.0'
REAR YARD SETBACK = 20' DUE TO BLUFF SETBACK

LOT COUNT
2ND ADDITION - 17

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2	Final Street Plan
3	Final Sewer and Watermain Plan
4	Final Storm Plan
5	Final Grading Plan
6	Final Erosion Control Plan
7-10	City Details

100 50 0 50 100 200
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

PREPARED BY

ENGINEER
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY
WAYZATA, MINNESOTA 55391

PHONE: (952) 476-6000
FAX: (952) 476-0104

CONTACT : DANIEL L. SCHMIDT
EMAIL: SCHMIDT@SATHRE.COM

PREPARED FOR

DEVELOPER
DDK CONSTRUCTION, INC.
2970 Chaska Blvd.
CHASKA, MN 55318

CONTACT: DAVE POKORNEY

PHONE: (612) 703-5709
EMAIL: DAVEPOKORNEY@GMAIL.COM

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DLS				
DATE				
12/01/20				

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

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

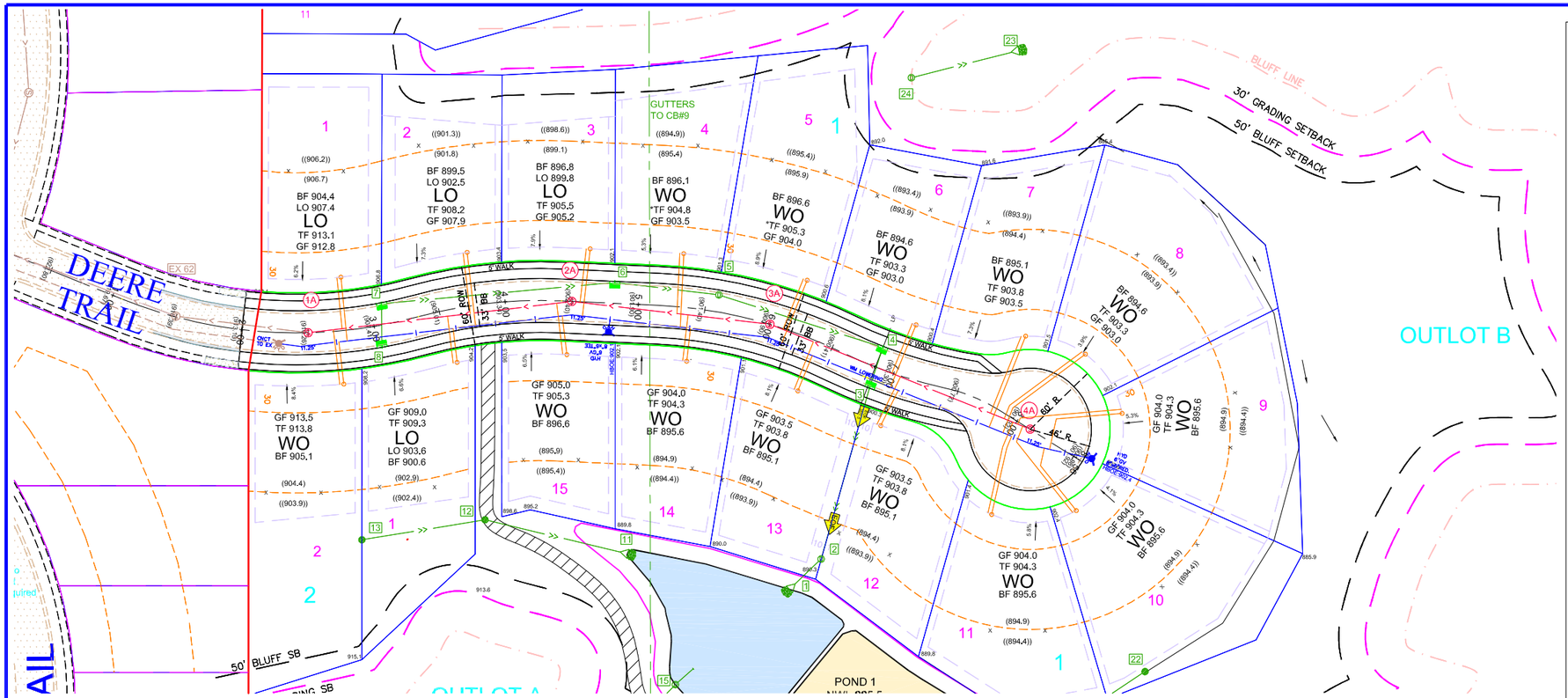
CITY PROJECT NO.
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CHASKA, MINNESOTA

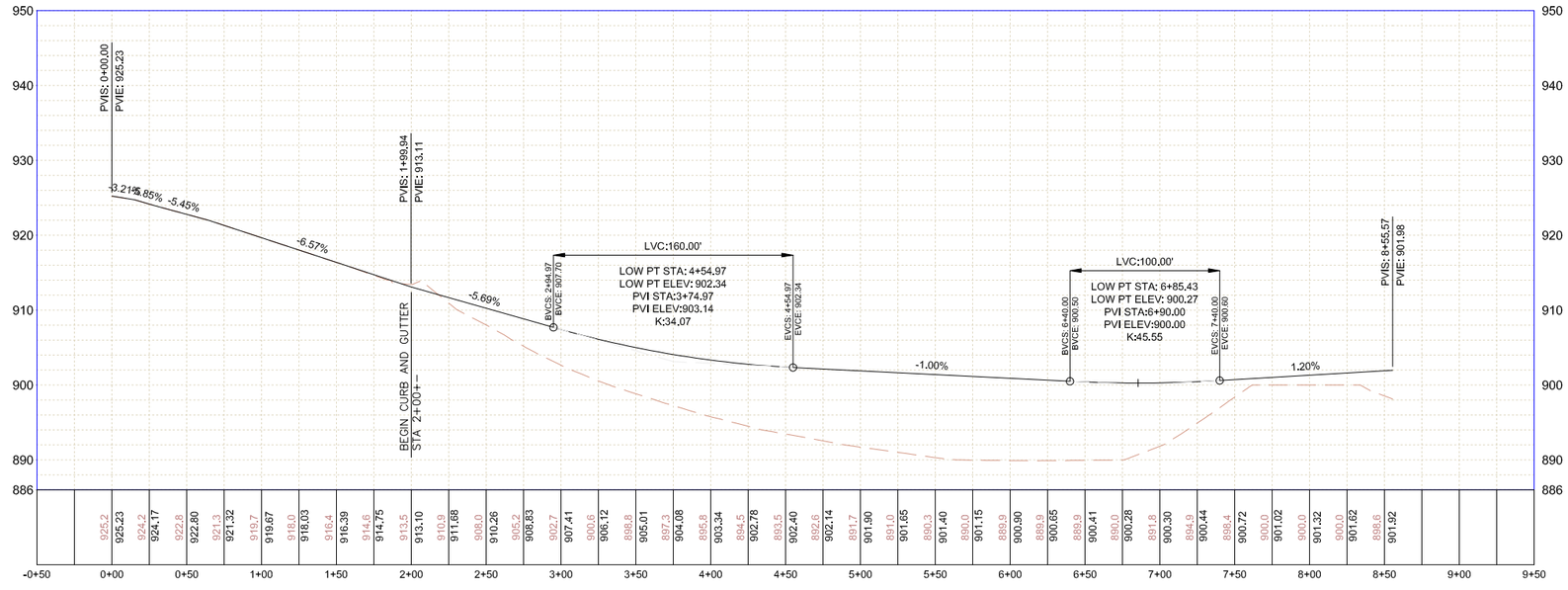
TITLE SHEET
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

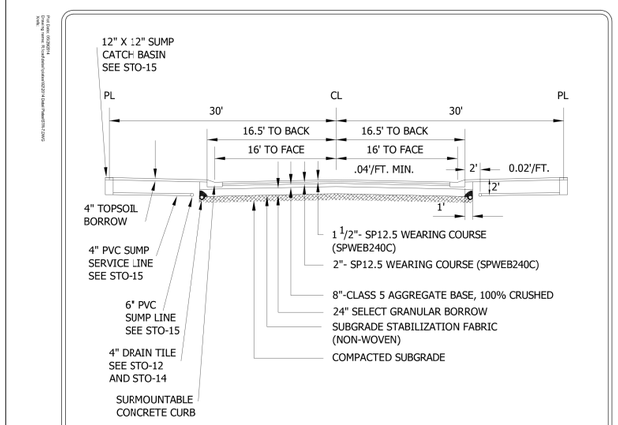
FILE NO.
19000-072-200

1 / 10



DEERE TRAIL





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 31ST 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.

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

TYPICAL SECTIONS FOR RESIDENTIAL STREETS
7 TON SECTION

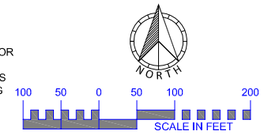
CHASKA, MINNESOTA

LAST REVISION: JUNE 2012

PLATE NO. STR-7

STREET NOTES:
1. ALL PUBLIC STREETS ARE 33' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK. ALL CURB IS SURMOUNTABLE EXCEPT CATCH BASIN TRANSITIONS.
2. SEE DETAILS STR-1 TO STR-17 FOR STREET DESIGN STANDARDS.
3. ALL SIDEWALKS SHALL BE 4". NO PEDESTRIAN RAMPS ARE REQUIRED AT IN THIS PHASE OF CONSTRUCTION.
4. ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.
5. PLACE BARRICADES AT THE END OF TEMPORARY NO THROUGH STREETS AND UNUSED COMMERCIAL DRIVEWAYS, 10' BACK FROM THE END OF THE SURFACE. INSTALL TWO TYPE III BARRICADES SIDE BY SIDE TO CLOSE OFF THE FULL WIDTH OF THE STREET OR DRIVE OPENING.

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.



DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DATE				
12/01/20				

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Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. --

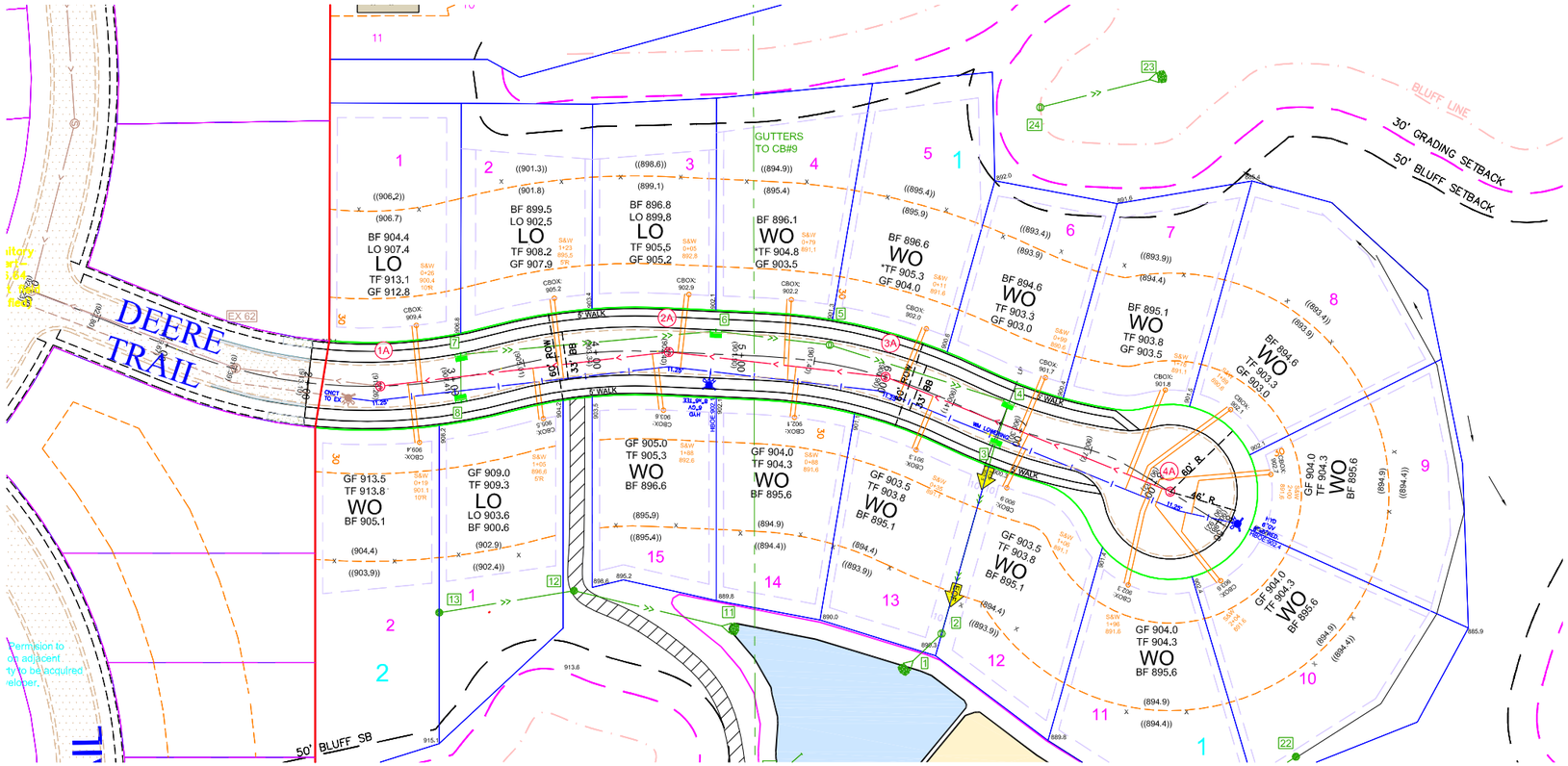
CHASKA, MINNESOTA

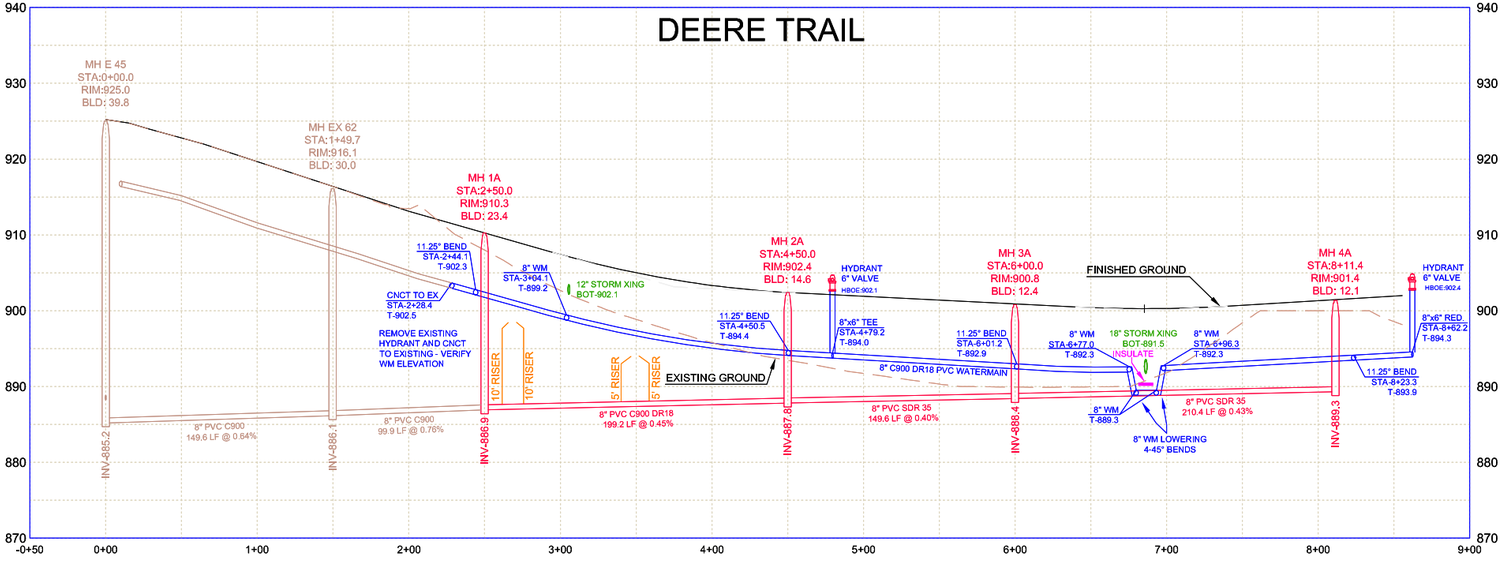
FINAL STREET PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072-200

2
10

19000-072, CHASKA BLUFFS





SANITARY SEWER AND WATERMAIN NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE SCHEDULE 40.
2. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
3. AFTER FILTRATION BASINS ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA.
4. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
5. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
6. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
7. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED. SEE DETAIL.
8. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY OF CHASKA'S CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).

POLY WRAP ALL HYDRANT BARRELS
ii) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.

13. ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR25).
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
18. ALL BELOW GRADE BOLTS SHALL BE INSTALLED AS PER CITY OF CHASKA DETAIL PLATES.
19. RESTRAIN VERTICAL BENDS WITH STAINLESS STEEL TIE RODS PER CITY SPECIFICATION.
20. WATER SERVICES SHALL BE 1" POLYETHYLENE PIPE, SANITARY SERVICES SHALL BE 4" SCH 40 PVC.
21. ALL MANHOLE EXTERIORS SHALL BE COATED WITH BITUMINOUS AS PER CITY DETAIL PLATE.
22. REMOVE STUB HYDRANTS AND PLACE NEAR STREET. CITY OF CHASKA WILL PICK UP.

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NORTH

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SCALE IN FEET

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CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DATE				
12/01/20				

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Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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CHASKA,
MINNESOTA

FINAL SEWER AND WATERMAIN PLAN

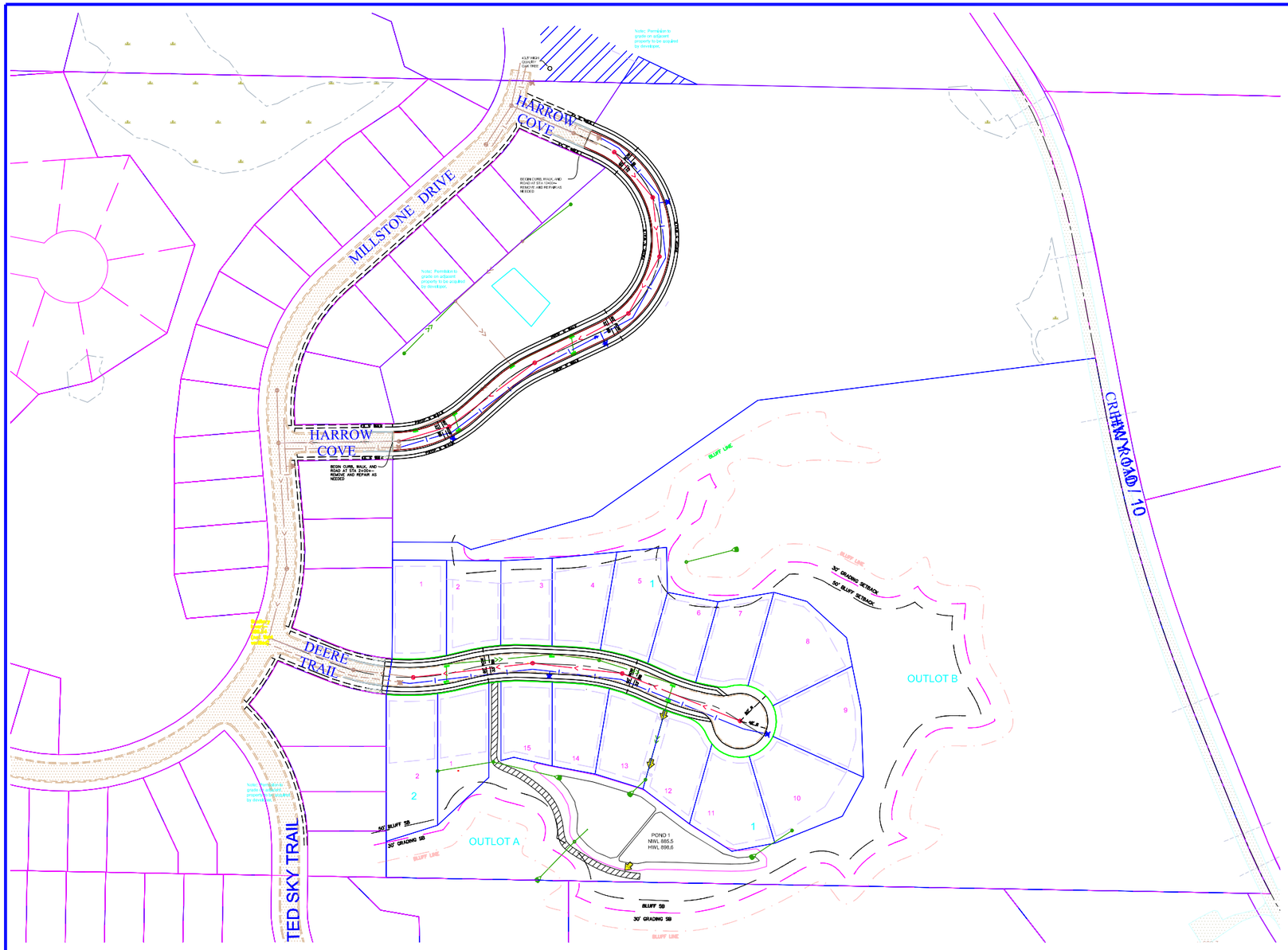
CHASKA BLUFFS 2ND ADDITION

DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200

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1900-072, CHASKA BLUFFS



STORM NETWORK NOTES:

1. 4" RIGID PVC PERFORATED DRAINTILE SHALL BE INSTALLED ONE FOOT BEHIND THE BACK OF THE CURB. SEE CITY OF CHASKA DETAIL PLATE FOR BEDDING REQUIREMENTS.
2. TIE THE LAST 3 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL). SEE CITY OF CHASKA DETAIL PLATE.
3. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS. SEE CITY OF CHASKA DETAIL PLATE.
4. TIE ALL PIPE JOINTS BETWEEN STORM SEWER CONTROL STRUCTURES AND APRONS AND CULVERT APRONS.
5. TIE ALL JOINTS BETWEEN STRUCTURES AND FLARED END SECTIONS.
6. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
7. GRANULAR MATERIAL SHALL BE PLACED UNDER STORM SEWER PIPE OR STRUCTURES THAT ARE LESS THAN 48" BELOW FINISHED GRADE AND EXTEND TO AT LEAST 48" BELOW FINISHED GRADE.
8. RIP-RAP FOR STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHASKA DETAIL PLATE.
9. ALL ADJUSTING RINGS TO BE CONCRETE.
10. ALL EXISTING STORM SEWER PIPES NOT BEING REMOVED MUST FUNCTION AFTER ROADWORK HAS BEEN COMPLETED.
11. ALL JOINTS COMING INTO AND OUT OF OUTLET CONTROL STRUCTURES SHALL BE TIED.
12. CATCH BASINS E213, E214, AND E216 ARE EXISTING WITH ROUND TOP SLABS AND WILL NEED TO BE REPLACED WITH 2X3'S.
13. MAXIMUM OF 12" OF ADJUSTMENT RINGS.

STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
2	STMH	4'	892.4	4.0'	888.4	R1642	
3	CBMH	4'	899.5	7.7'	891.8	R3067	
4	CBMH	4'	899.5	7.5'	892.0	R3067	
6	CBMH	4'	901.3	8.1'	893.2	R3067	
7	CBMH	4'	906.2	4.4'	901.8	R3067	
8	CB	2'x3'	906.5	4.0'	902.5	R3067	
12	CBMH	4'	899.1	8.0'	891.1	R4232	
13	CB	4'	902.3	4.0'	898.3	R4232	
22	CB	27"	890.6	4.7'	885.9	R4232	
24	CBMH	4'	885.3	4.3'	881.0	R4232	

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	21	885.5	8 CUBIC YDS.
11	FES	15	885.5	4 CUBIC YDS.
14	FES	12	883.7	4 CUBIC YDS.
21	FES	12	885.5	8 CUBIC YDS.
23	FES	15	872.0	10 CUBIC YDS.

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
15	OCS	885.0 885.00	SEE STRUCTURE DETAIL

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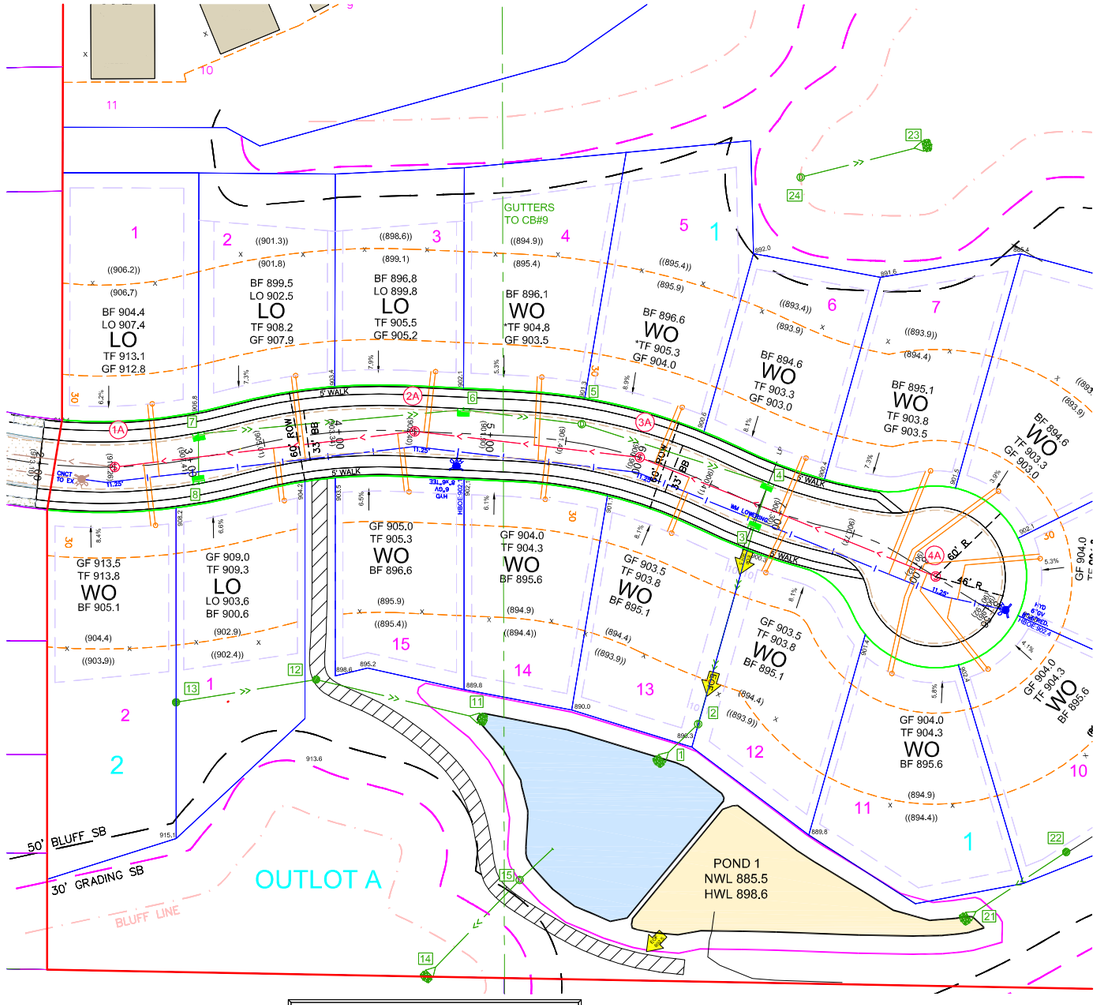
CHASKA, MINNESOTA

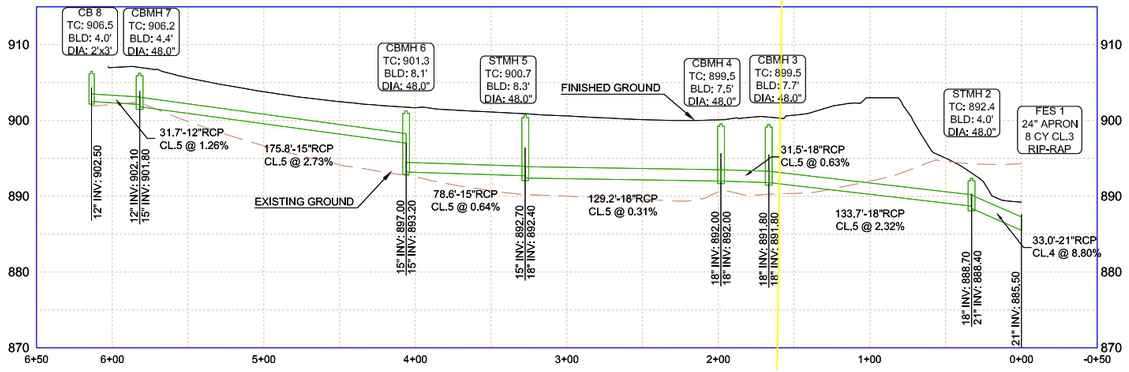
FINAL STORM SEWER PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

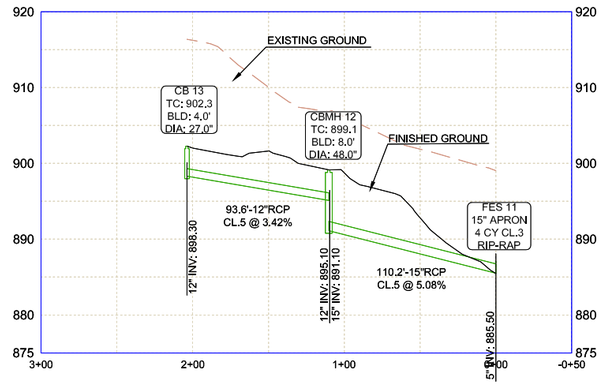
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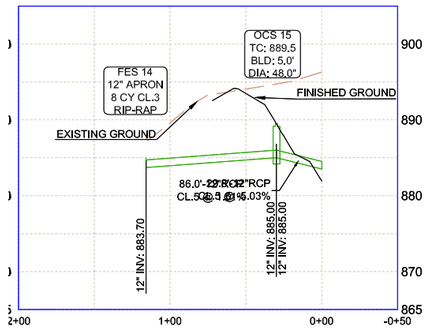
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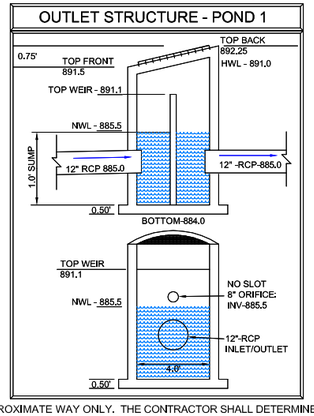
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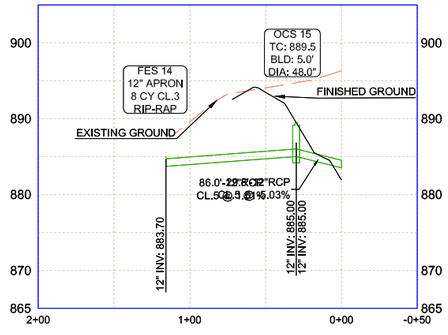


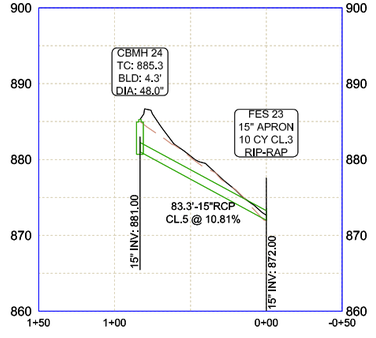


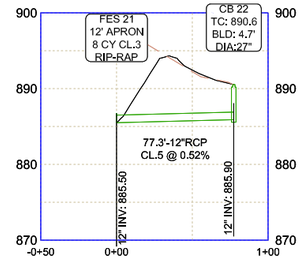


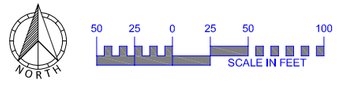












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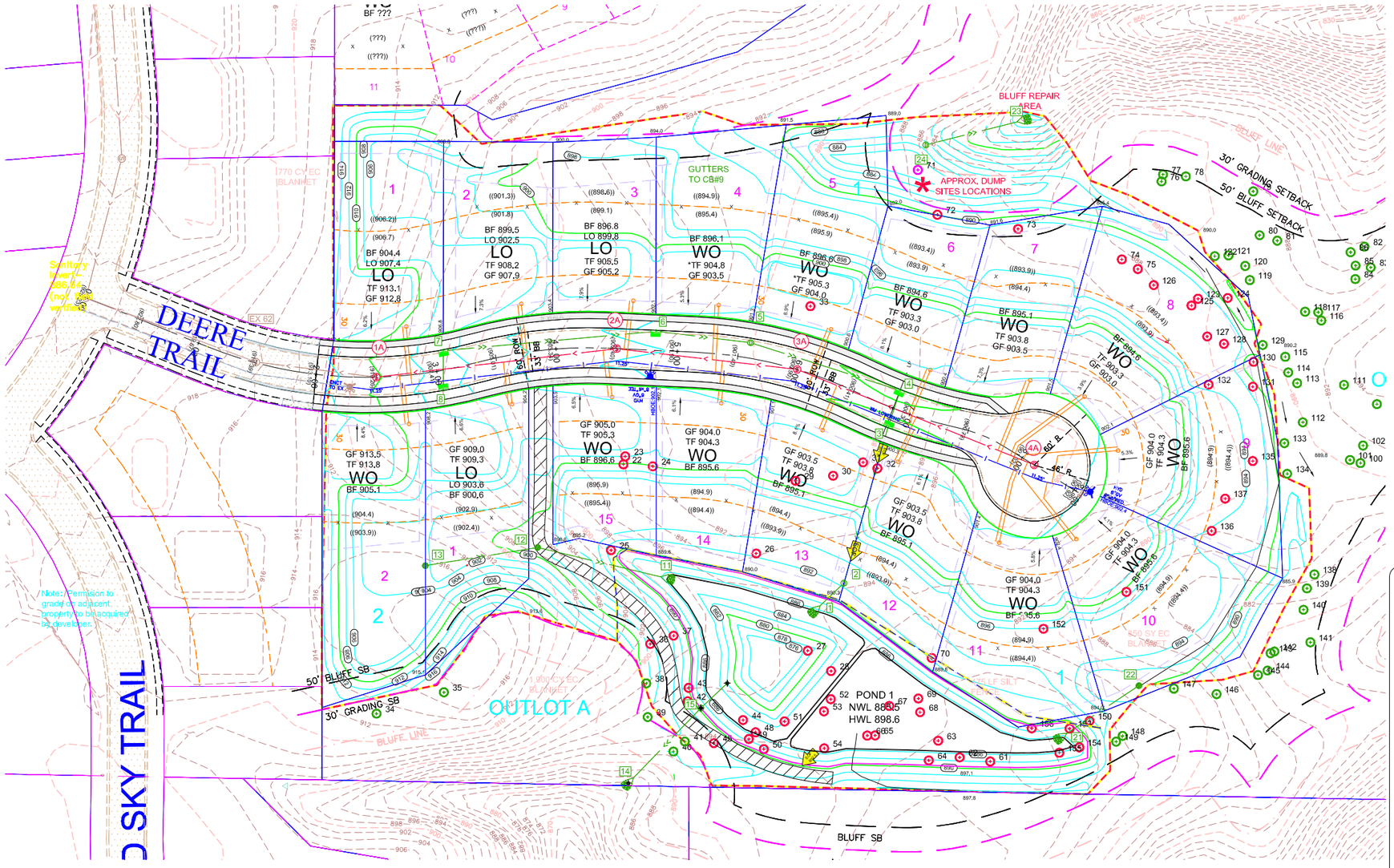
CHASKA, MINNESOTA

FINAL STORM SEWER PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
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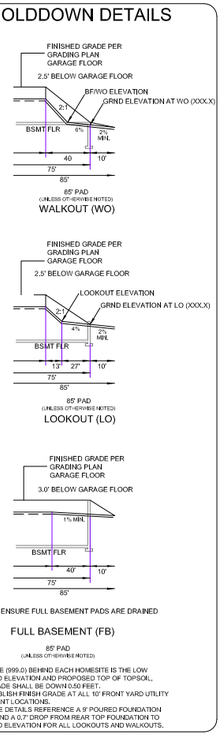
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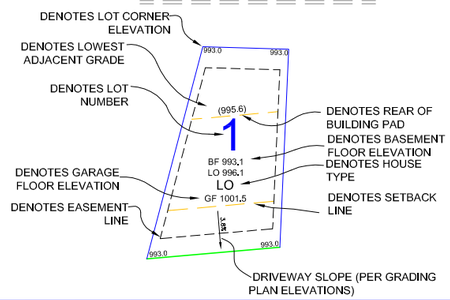
60' PAD/85' WIDE

2.5' HOLDDOWN
9' POURED WALL
.6' DROP TO REAR GRND ELEV.

HOLDDOWN DETAILS



TYPICAL LOT DETAIL



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GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
8. LO & WO PADS 3:1 MAX, ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF CHASKA DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALTHOUGH NO REATAINING WALLS ARE CURRENTLY PLANNED ON THIS SITE, ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT IF THEY ARE ADDED.
12. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. BUILDING PADS ARE 60' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.

RESTORATION NOTES

RESTORATION - 8.0 ACRES

A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECFICATIONS.
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

J. SILT FENCE. BEFORE GRADING - 2,600 LF
AFTER GRADING - 475 LF

K. WOODFIBER BLANKET - 3,100 SY

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS ST-22 & ST-23 TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

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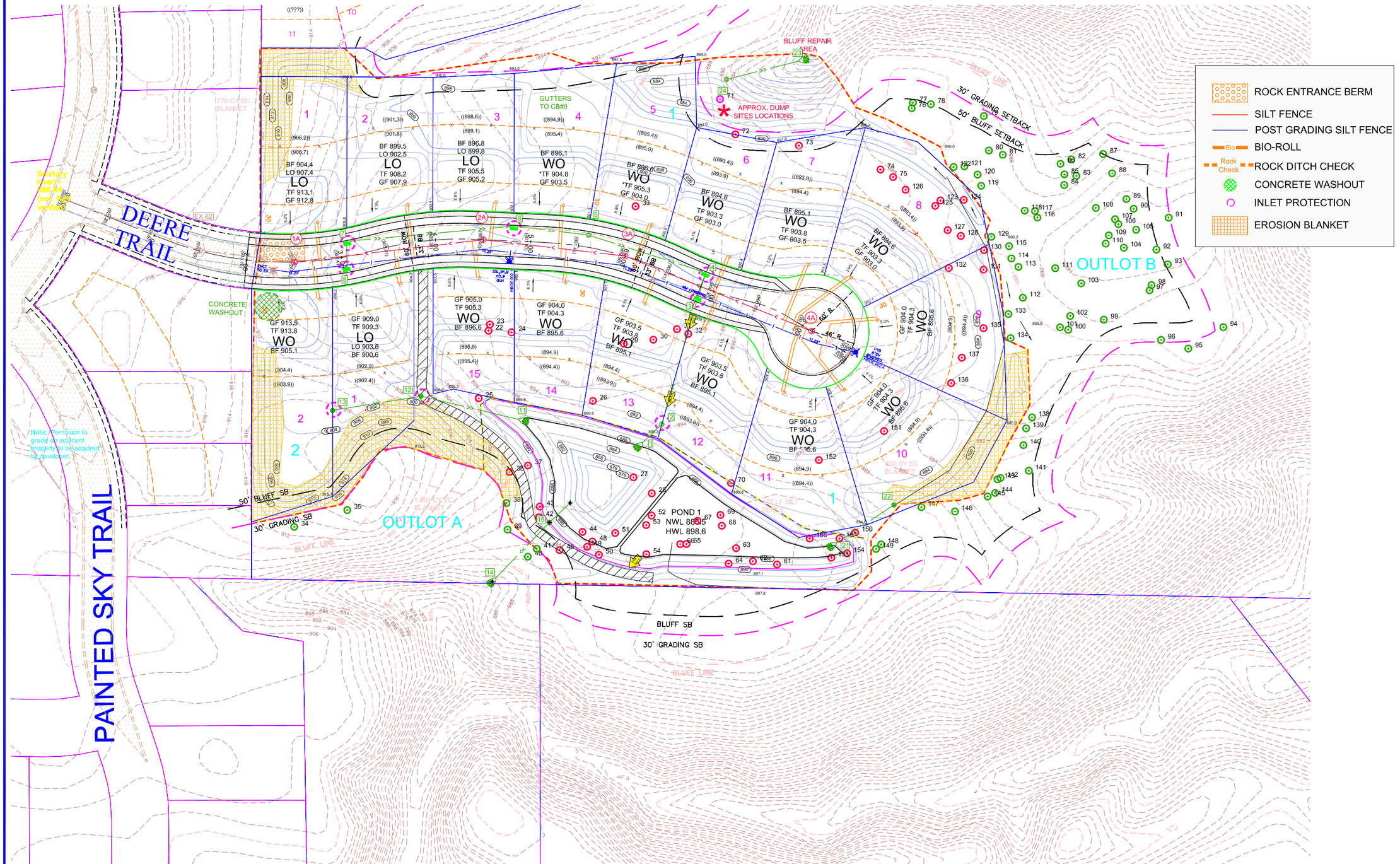
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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CHASKA, MINNESOTA

FINAL GRADING PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
6
10

19000-072 - CHASKA BLUFFS



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DLS				
DATE				
12/01/20				

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

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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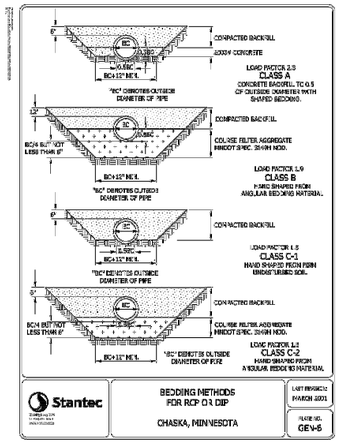
CHASKA, MINNESOTA

FINAL EROSION CONTROL PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

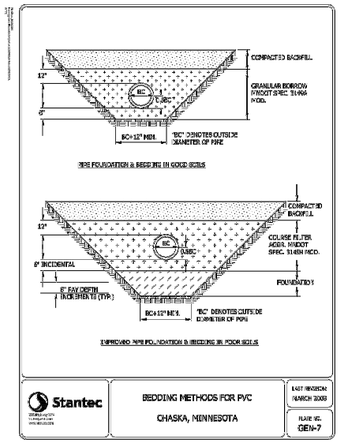
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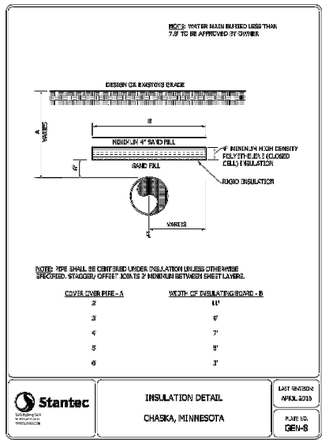
19000-072, CHASKA BLUFFS



Stantec	BEDDING METHODS FOR RCP OR DIP	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. GEN-6

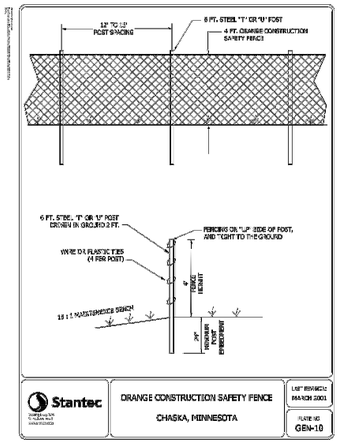


Stantec	BEDDING METHODS FOR PVC	LAST REVISION: MARCH 2009
	CHASKA, MINNESOTA	PLATE NO. GEN-7

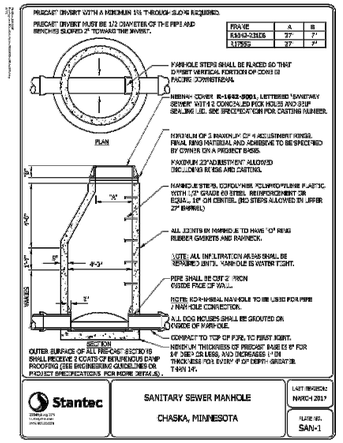


COVER OVER PIPE - A	WIDTH OF INSULATION/BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

Stantec	INSULATION DETAIL	LAST REVISION: APRIL 2019
	CHASKA, MINNESOTA	PLATE NO. GEN-8

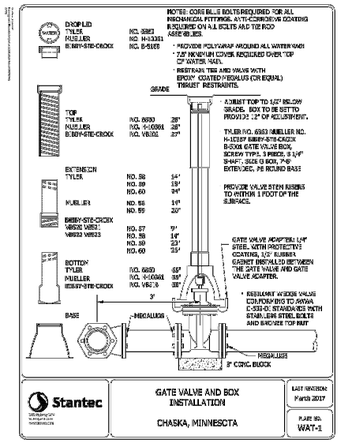


Stantec	ORANGE CONSTRUCTION SAFETY FENCE	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. GEN-10

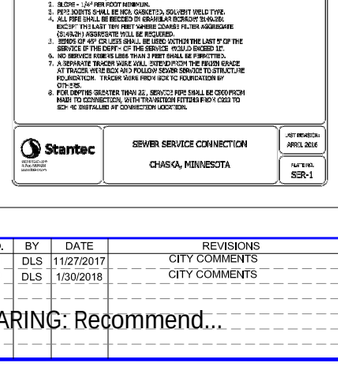


FRAME	A	B
R3542-2306	27"	7"
LITTON	27"	7"

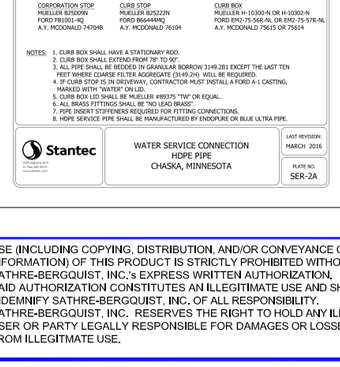
Stantec	SANITARY SEWER MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. SAN-1



Stantec	GATE VALVE AND BOX INSTALLATION	LAST REVISION: March 2017
	CHASKA, MINNESOTA	PLATE NO. WAT-1

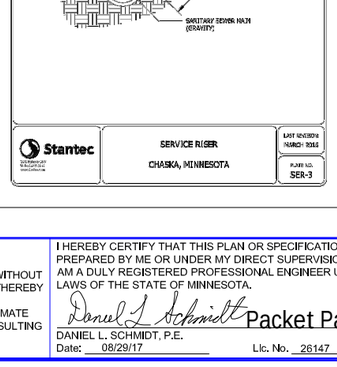


Stantec	VALVE AND HYDRANT INSTALLATION	LAST REVISION: March 2017
	CHASKA, MINNESOTA	PLATE NO. WAT-2

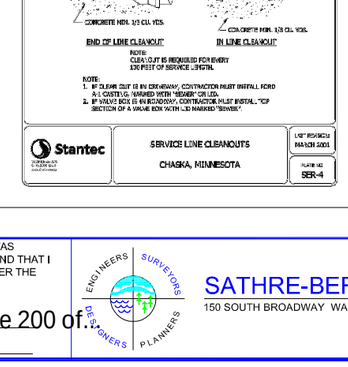


PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B	Dh	B	Eh	B	Eh
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8"	1'-0"	1'-0"	2'-1"	1'-0"	2'-0"	2'-0"
12"	1'-0"	1'-0"	3'-0"	2'-0"	4'-0"	3'-0"
16"	2'-0"	2'-0"	3'-0"	2'-0"	6'-0"	3'-0"
20"	3'-0"	2'-0"	5'-0"	3'-0"	8'-0"	4'-0"
24"	4'-0"	3'-0"	6'-0"	3'-0"	9'-0"	5'-0"
30"	-	-	8'-0"	5'-0"	12'-0"	6'-0"

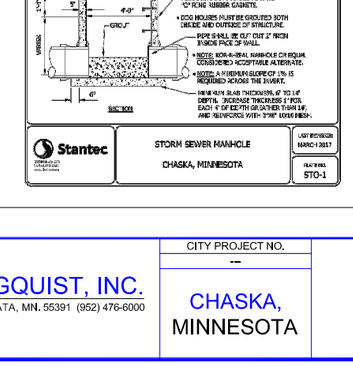
Stantec	CONCRETE THRUST BLOCKING	LAST REVISION: APRIL 2009
	CHASKA, MINNESOTA	PLATE NO. WAT-4



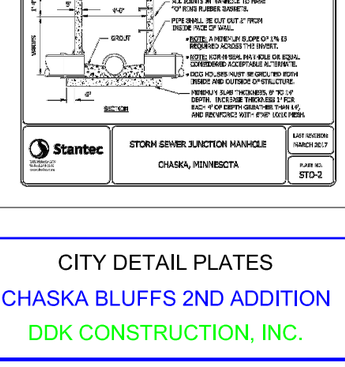
Stantec	WATER MAIN LOWERING WITH INSULATION DETAIL	LAST REVISION: APRIL 2009
	CHASKA, MINNESOTA	PLATE NO. WAT-6



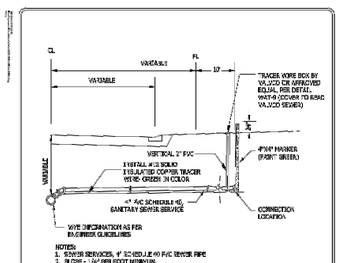
Stantec	TYPICAL WATER MAIN INSTALLATION	LAST REVISION: MARCH 2000
	CHASKA, MINNESOTA	PLATE NO. WAT-7



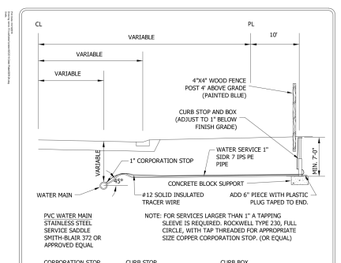
Stantec	TRACER WIRE FOR PVC WATER MAIN	LAST REVISION: APRIL 2006
	CHASKA, MN	PLATE NO. WAT-10



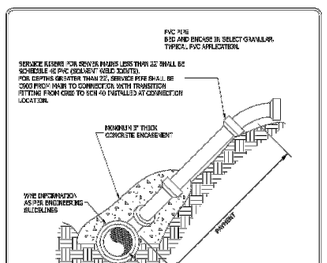
Stantec	DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE	LAST REVISION: MAY 2016
	CHASKA, MINNESOTA	PLATE NO. WAT-9



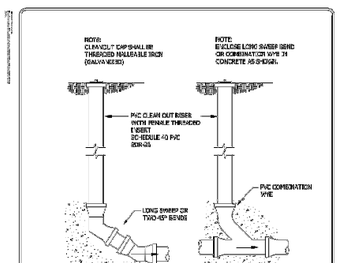
Stantec	SEWER SERVICE CONNECTION	LAST REVISION: APRIL 2016
	CHASKA, MINNESOTA	PLATE NO. SER-1



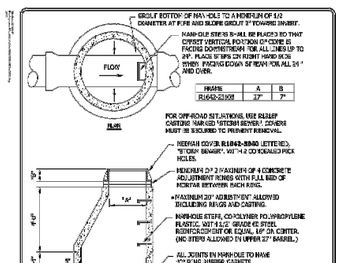
Stantec	WATER SERVICE CONNECTION - HDPE PIPE	LAST REVISION: MARCH 2016
	CHASKA, MINNESOTA	PLATE NO. SER-2A



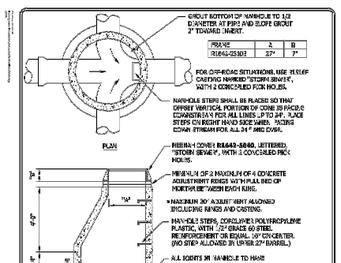
Stantec	SERVICE RISER	LAST REVISION: MARCH 2016
	CHASKA, MINNESOTA	PLATE NO. SER-3



Stantec	SERVICE LINE CLEANOUTS	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. SER-4



Stantec	STORM SEWER MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. STO-1



Stantec	STORM SEWER JUNCTION MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. STO-2

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	01	DLS	11/27/2017	CITY COMMENTS
DRAWN BY	02	DLS	1/30/2018	CITY COMMENTS
CHF				
CHECKED BY				
DATE				
08/29/17				

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DANIEL L. SCHMIDT, P.E.
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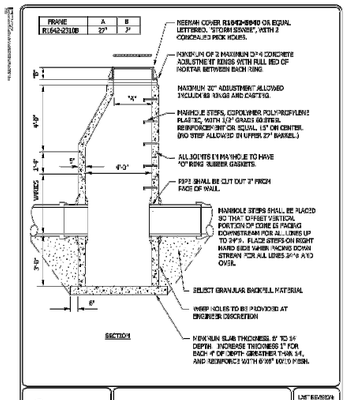
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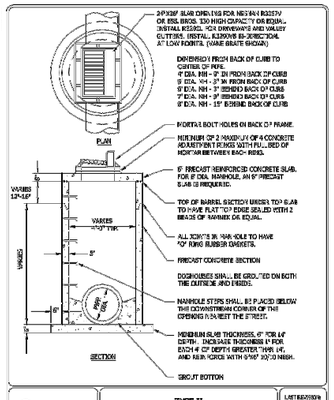
CITY PROJECT NO.
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CHASKA, MINNESOTA

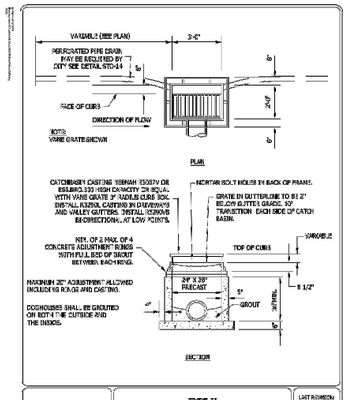
CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

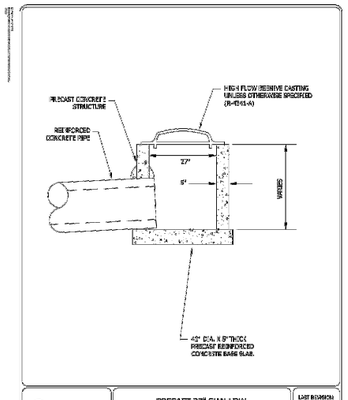
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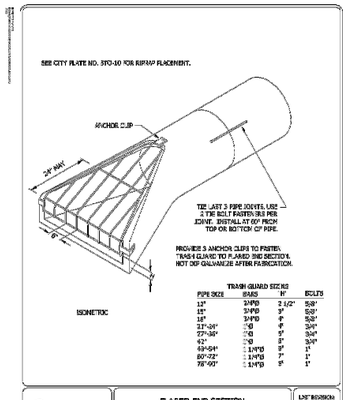
19000-072.CHASKA BLUFFS

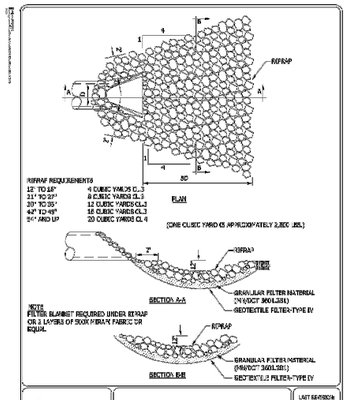


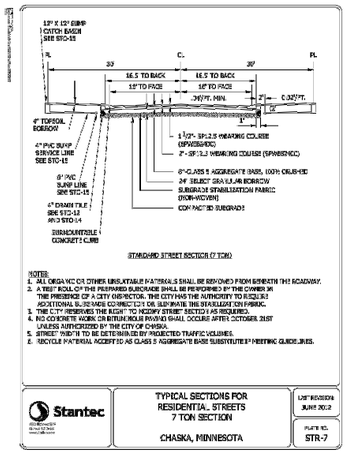


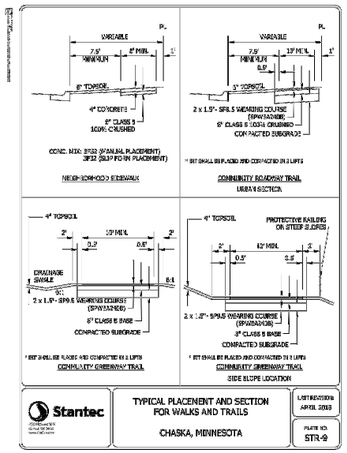


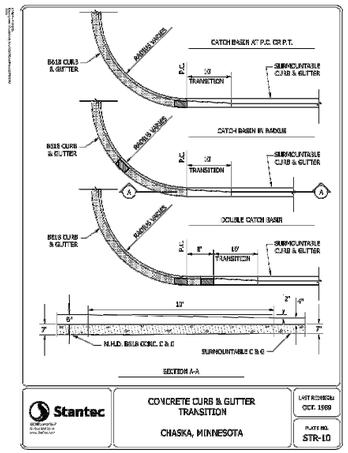


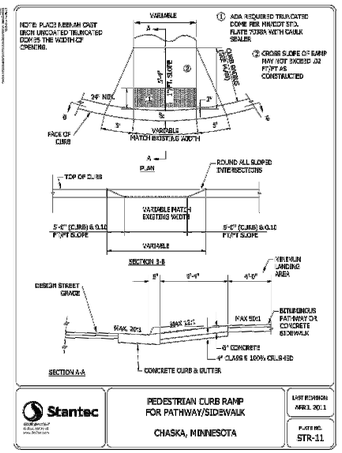


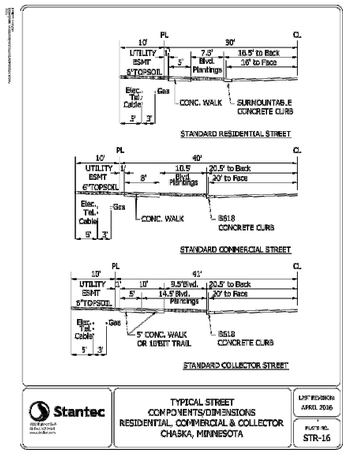


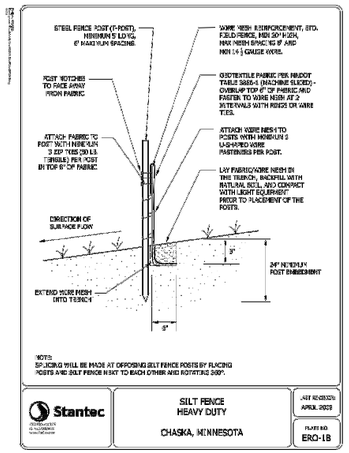


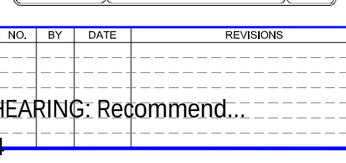


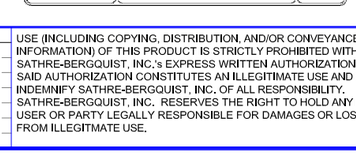


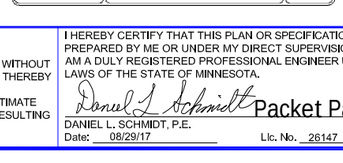


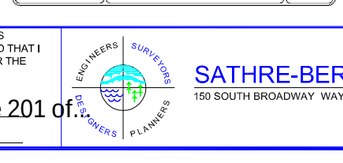


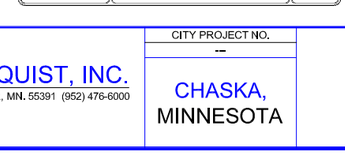


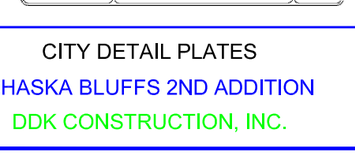












DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST				
DRAWN BY				
CHF				
CHECKED BY				
DATE				
08/29/17				

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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

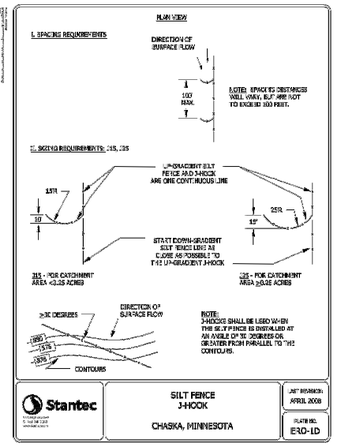
CITY PROJECT NO.
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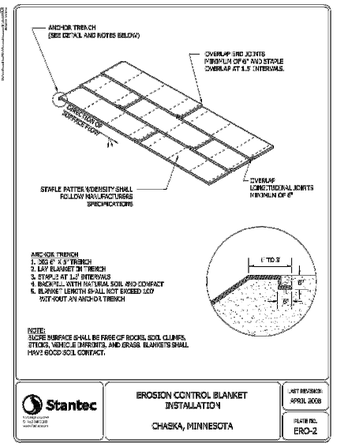
CHASKA, MINNESOTA

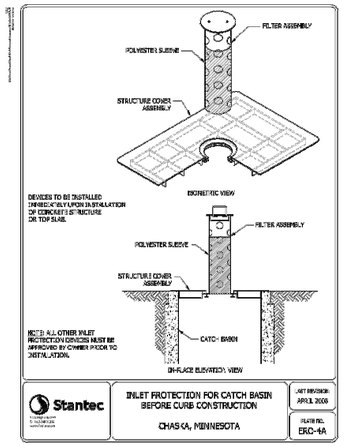
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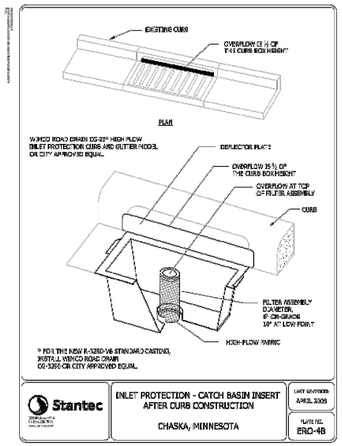
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19000-072

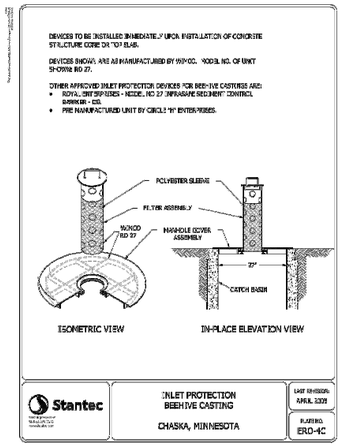
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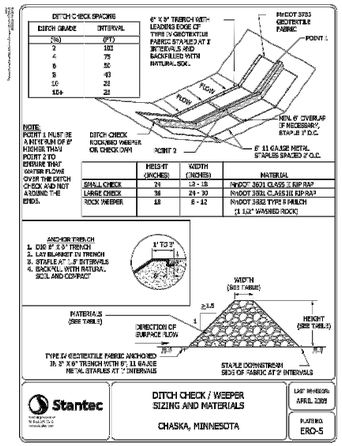


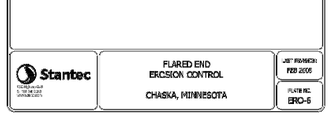


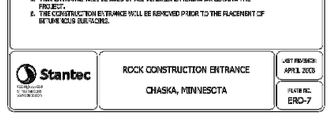






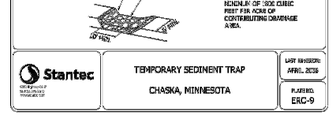


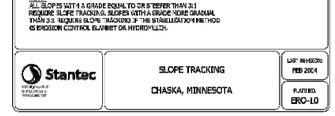












DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	01	DLS	11/27/2017	CITY COMMENTS
DRAWN BY	02	DLS	1/30/2018	CITY COMMENTS
CHF				
CHECKED BY				
DATE				
08/29/17				

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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

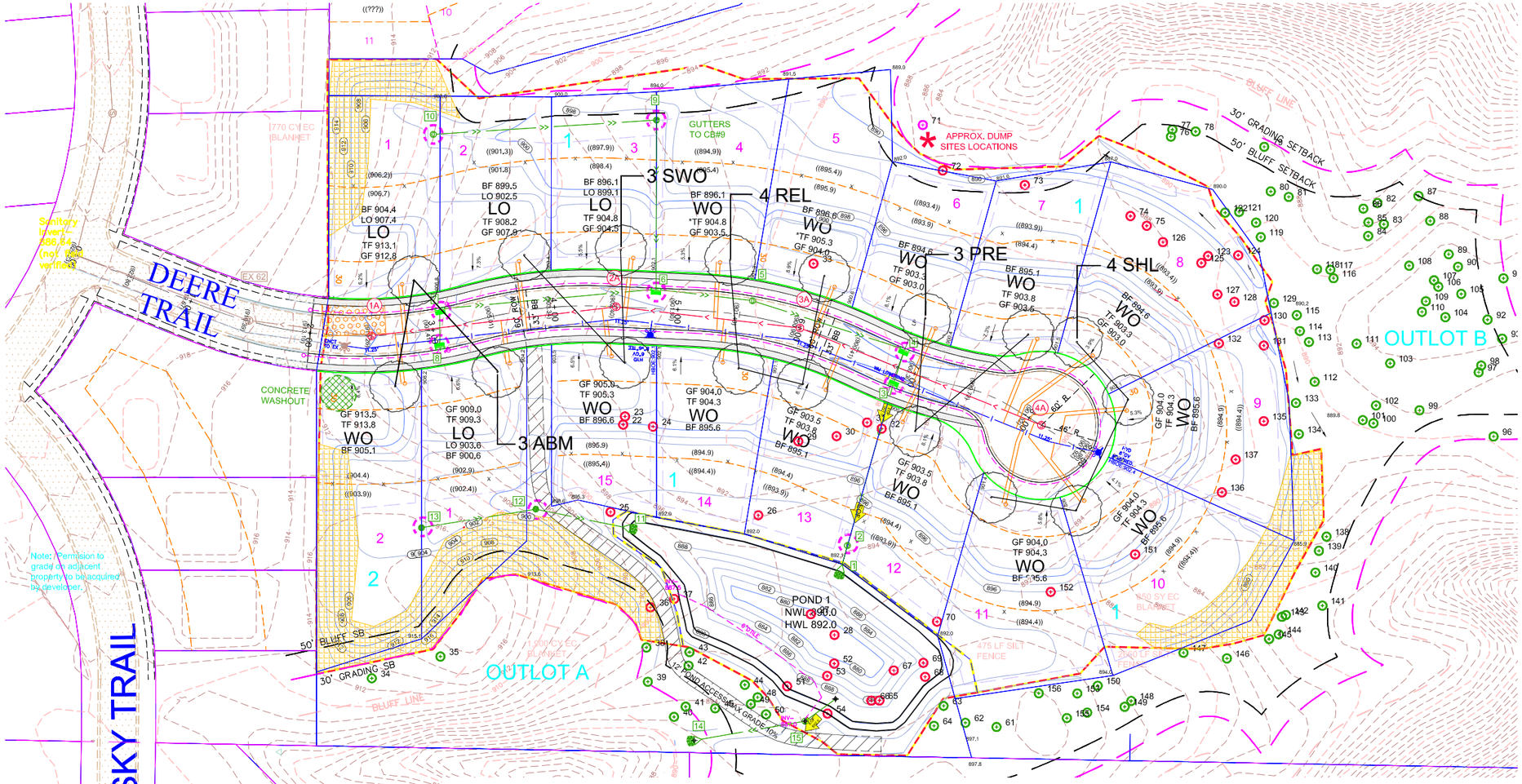
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072
10
10

19000-072.CHASKA BLUFFS

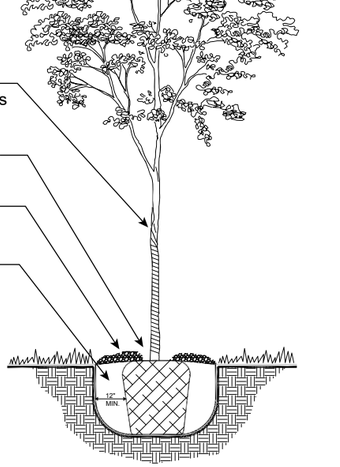


PLANT SCHEDULE

QTY.	CODE	Common Name / *Botanical Name*	SIZE	NOTES
3	ABM	Autumn Blazed Maple / *Acer x freemanii* "Autumn Blaze'	2.5" BB	
4	SHL	Skyline Honeylocust / *Gleditsia triacanthos* 'Skycole'	2.5" BB	
3	SWO	Swamp White Oak / *Quercus bilcolor*	2.5" BB	
4	REL	Redmond Linden / *Tilia americana* 'Redmond'	2.5" BB	
3	PRE	Princeton Elm / *Ulmus americana* 'Princeton'	2.5" BB	

*In case of descrepancy, quantites shown on plan supersede plant schedule.

TREE PLANTING DETAIL



GENERAL NOTES PLAN SPECIFIC

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contactor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds shall receive a 3"-4" layer of dark brown shredded mulch free of leaves, twigs, and other extraneous debris.

Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked.
Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

LANDSCAPE PLAN BY

Lan-De-Con
Landscape • Designers • Contractors

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD				
DRAWN BY				
DML				
CHECKED BY				
DDK				
DATE				
12/31/20				

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Daren M. Laberee. RLA
Date: 12/31/20 Lic. No. 43233

ENGINEERS SURVEYORS DESIGNERS PLANNERS

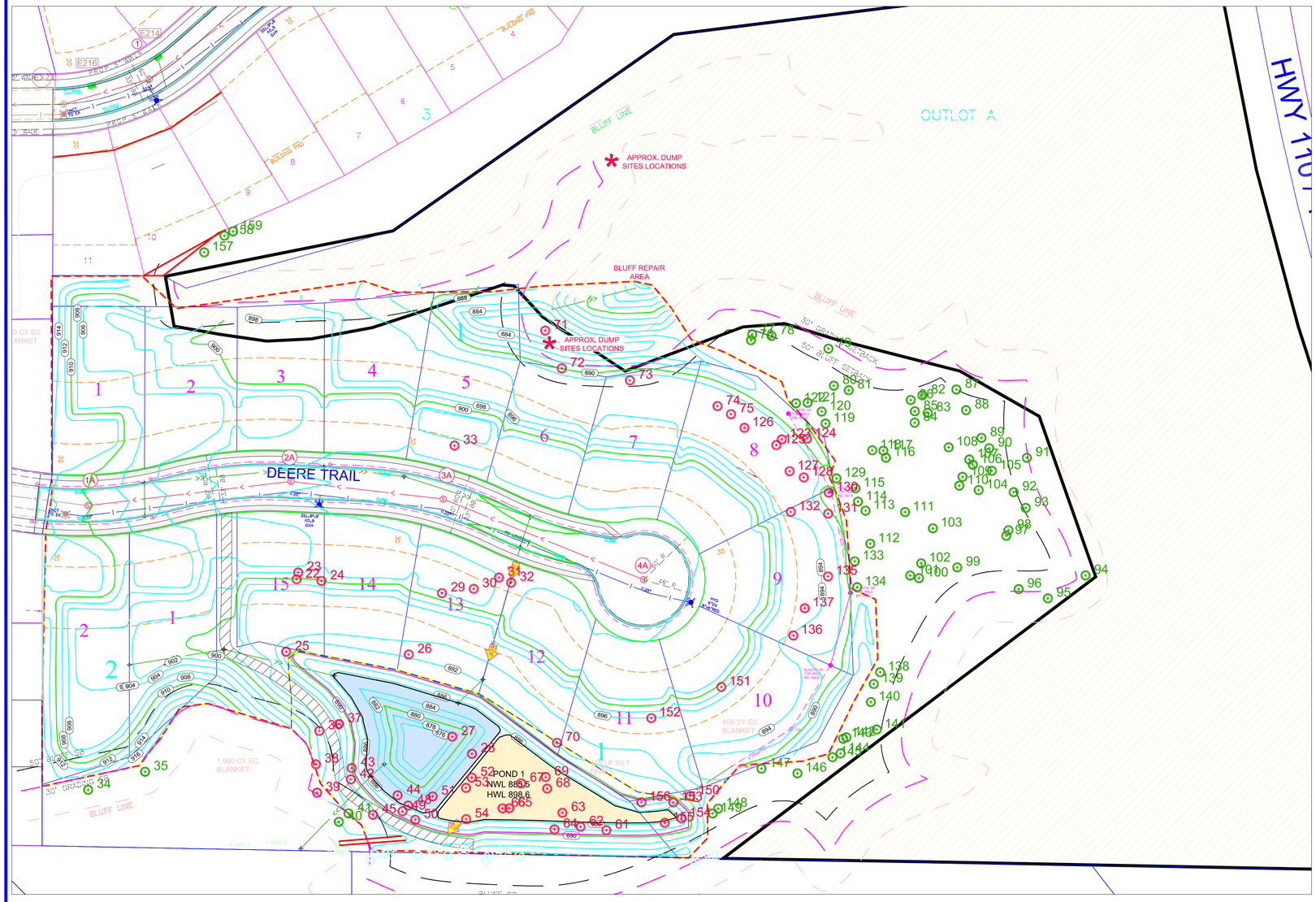
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CITY PROJECT NO.
--
CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
11
11

19000-072, CHASKA BLUFFS



Tag#	Tree Type	Saved Cal. In.	Removed Cal. In.
22	Cot 43		43.0
23	Cot 34		34.0
24	Box 30		30.0
25	Map 14		14.0
26	Ced 13		13.0
27	Asp 13		13.0
28	Cot 24		24.0
29	Cot 28		25.0
30	Cot 26		26.0
31	Asp 12.5		12.5
32	Asp 12.5		12.5
33	Box 21		21.0
34	Oak 18.5	18.5	
35	Bas 42	42.0	
36	Oak 14		14.0
37	Oak 19		19.0
38	Map 12.5		12.5
39	Oak 12		12.0
40	Hick 12	12.0	
41	Oak 17	17.0	
42	Oak 15.5		15.5
43	Map 17		17.0
44	Asp 13.5		13.5
45	Oak 17.5		17.5
48	Asp 15.5		15.5
49	Asp 12		12.0
50	Oak 13.5		13.5
51	Asp 14		14.0
52	Asp 13		13.0
53	Oak 13.5		13.5
54	Oak 14.5		14.5
61	Oak 12.5		12.5
62	Oak 15.5		15.5
63	Oak 19		19.0
64	Oak 13		13.0
65	Oak 21.5		21.5
66	Iron 21		21.0
67	Asp 14		14.0
68	Asp 12		12.0
69	Asp 12.5		12.5
70	Box 16		16.0
71	Bas 44		44.0
72	But 12		12.0
73	Oak 12.5		12.5
74	Oak 12		12.0
75	Oak 13		13.0
76	Bas 15.5	15.5	
77	Bas 14	14.0	
78	Bas 34	34.0	
79	Oak 13.5	13.5	
80	Asp 14	14.0	
81	Asp 13	13.0	
82	Asp 13.5	13.5	
83	Map 14	14.0	
84	Map 13	13.0	
85	Asp 12	12.0	
86	Asp 12.5	12.5	
87	Oak 17.5	17.5	
88	Bas 26	26.0	
89	Oak 15.5	15.5	
90	Oak 12.5	12.5	
91	Oak 19	19.0	
92	Oak 17	17.0	
93	Elm 18	18.0	
94	Map 31	31.0	
95	Oak 17.5	17.5	
96	Oak 37	37.0	
97	Asp 12	12.0	
98	Asp 12	12.0	
99	Bas 13.5	13.5	
100	Oak 12	12.0	

Tag#	Tree Type	Saved Cal. In.	Removed Cal. In.
101	Oak 15	15.0	
102	Oak 20.5	20.5	
103	Oak 24	24.0	
104	Oak 16.5	16.5	
105	Oak 15	15.0	
106	Oak 12	12.0	
107	Oak 12	12.0	
108	Oak 13	13.0	
109	Oak 23	23.0	
110	Oak 15	15.0	
111	Oak 18	18.0	
112	Oak 20	20.0	
113	Oak 12.5	12.5	
114	Oak 19	19.0	
115	Bas 18	18.0	
116	Oak 14.5	14.5	
117	Asp 14.5	14.5	
118	Asp 14	14.0	
119	Asp 12.5	12.5	
120	Asp 12.5	12.5	
121	Asp 12.5	12.5	
122	Asp 13.5	13.5	
123	Asp 12.5		12.5
124	Bas 12		12.0
125	Asp 12		12.0
126	Oak 13		13.0
127	Oak 15		15.0
128	Oak 13.5		13.5
129	Oak 22.5	22.5	
130	Oak 12		12.0
131	Bas 23		23.0
132	Oak 17.5		17.5
133	Oak 23	23.0	
134	Bas 13	13.0	
135	Asp 17.5		17.5
136	Bas 29		29.0
137	Asp 15.5		15.5
138	Bas 14	14.0	
139	Bas 23.5	23.5	
140	Oak 17.5	17.5	
141	Cher 27	27.0	
142	Asp 13	13.0	
143	Asp 13	13.0	
144	Asp 12.5	12.5	
145	Asp 13	13.0	
146	Asp 12	12.0	
147	Asp 12	12.0	
148	Oak 16	16.0	
149	Oak 12.5	12.5	
150	Elm 14		14.0
151	Bas 14		14.0
152	But 12.5		12.5
153	Oak 14.5		14.5
154	Oak 13.5		13.5
155	Oak 13.5		13.5
156	Oak 13.5		13.5
157	Hack 14	14.0	
158	Box 25	25.0	
159	Box 12	12.0	
		==========	==========
	Cal. Inches	1162.0	1023.5
	# of Trees	69	61

Number of Trees in 2nd Addition

Area of Wooded not Surveying(AC)	10.87	
Trees Per Acre	36.6	
	=========	
Trees Saved in Menstrated Area	397.8	
Trees Saved in Surveyed Area	69.0	Trees
Trees Removed in Surveyed Area	61.0	Trees
	=======	
Total Trees	528	Trees
Percentage of Trees Saved	88%	Trees Saved
Pecentage of Trees Removed	12%	Trees Removed

Caliper Inches of Trees

Mensuration Area

Area of Trees Not Surveyed	10.9	Acres
Caliper Inches Per Acres	624.7	Caliper Inches per Acres
	=======	
Trees Saved in Menurated Area	6790.9	Caliper Inches per Acres
Trees Saved in Surveyed Area	1162.0	Trees
Trees Removed in Surveyed Area	1023.5	Trees
	=======	
Total Trees	8976	Trees
Percentage of Trees Saved	89%	Trees Saved
Pecentage of Trees Removed	11%	Trees Removed

NORTH

100 50 0 50 100 200
SCALE IN FEET

TREE BIZ did 15 areas that were 0.10 acres. The total sampled area was 1.5 acreas(10% of the entire area.) The $\frac{1}{10}$ acre plots averaged 36.6 trees per acre and 624.7 caliper inches per acre.

Number of Trees in 2nd Addition

Area of Wooded not Surveying(AC)	10.87
Trees Per Acre	36.6
	=========
Trees Saved in Menstrated Area	397.8

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

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

Dated this 30th day of December , 2020.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:xxx-RGE.xx-SEC.xx
xxxxxx County
Chaska, MINNESOTA

CHASKA BLUFFS 2ND ADDITION
TREE SURVEY
DDK CONSTRUCTION, INC.

FILE NO. 19000-72
1
1

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
DECEMBER 21, 2020

DRAFT

1. Call to Order
President Windschitl called the meeting to order at 9:27 pm.

2. Roll Call
Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau, and President Windschitl. Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda
Motion by Commissioner Hatfield, second by Commissioner Hubbard to adopt the agenda as presented.
Motion carried.

4. Minutes
Motion by Commissioner Grau, second by Commissioner Hatfield to approve the minutes of the September 21, 2020 EDA meeting.
Motion carried.

5. Adopt Resolution EDA 2020-10, Adopting 2021 EDA Budget and Property Tax Levy for Payable 2021
Executive Director Podhradsky presented the item to the Commission.

The Commission noted this item has been discussed at length in previous City Council Meetings.

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adopt Resolution No. EDA 2020-10 adopting the 2021 EDA Budget and property tax levy for payable 2021.
Motion carried.

6. Other Business
Per request of the Commission, Assistant Executive Director Kabat provided an update on the Ernst House.

7. Adjourn
Motion by Commissioner Hatfield, second by President Windschitl to adjourn the meeting at 9:33 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
November 30, 2020

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

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

5. Visitor Presentation
5.A. COVID Pandemic Update
Dr. Richard Scott with Carver County Public Health provided an update on COVID-19 in the State and County.

Mayor Windschitl inquired if there is any insight into how some members of a household can test positive for COVID and be sick and others in the household can be negative and not get sick.

Dr. Scott explained the reason for that is still not known and continued his update.

Councilmember Huang asked where Carver County is with ICU bed capacity and available, qualified medical staff.

Dr. Scott explained Carver is currently within its surge capacity, but the larger concern is the availability of qualified medical staff.

Councilmember Huang also inquired if Carver County is experiencing retention challenges with medical staff.

Dr. Scott provided insight into that and how hospitals have benefited from traveler care.

Councilmember Huang referred to questions of hospitals benefiting economically by increase in case diagnosis and asked if that is true.
Dr. Scott noted that many CEOs of many major hospitals shared at the governor's conference how much money they are losing.

Councilmember Grau asked if there is any information regarding immunity.

Dr. Scott explained there is no definitive answer yet, but generally speaking the immunity at minimum would be 90 days.

Councilmember Hubbard asked if persons who have recovered from COVID will still be encouraged to receive a vaccination when they are available.

Dr. Scott stated he does not have an answer for that at this time.

Councilmember Hubbard inquired what the typical turnaround time for test results and if there is a testing method that is better than others.

Dr. Scott explained that nasal swab and saliva testing methods are used for diagnostics, but that both have false negatives and false positives. He explained the estimated result timeframes for different testing methods and sites.

Councilmember Grau noted the difficulty some residents experience with obtaining tests when they are asymptomatic but yet required to test.

Dr. Scott provided further clarity regarding the testing sites that do not prohibit testing for asymptomatic persons.

Mayor Windschitl inquired about the new quarantine period of 10 days.

Dr. Scott noted that he would have to check for certain but spoke to the 10 quarantine from onset of symptoms versus exposure quarantine.

6. Minutes
Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the November 16, 2020 City Council meeting. Motion carried.

7. Consent Agenda
Councilmember Hatfield inquired if this would change the look of 5th Street and if there is any reason work around 6th Street bridge is limited to the bridge.

City Engineer Clark stated that as far as look, 5th Street will look much like it does across from City Hall. He also provided further clarity into the funding and logistics that allow for 6th Street bridge to be done.

Mayor Windschitl inquired of timeline for Maple Street and if there is a need for correspondence.

City Engineer Clark and City Administrator Podhradsky gave further detail regarding this.
Motion by Councilmember Hubbard, second by Mayor Windschitl to approve the Consent Agenda Item A:

A. Adopt Resolution 2020-92 2021 Downtown Reconstruction Project Feasibility Study
   Motion to approve Resolution 2020-92 ordering preparation of the feasibility study for the 2021 Downtown Street/Utility Reconstruction Project.

Motion carried.

8. Action Items

8.A. City Square West Preferred Developer Process
Assistant Administrator Kabat presented the item to the Council.

The Council discussed which councilmembers would sit on this interview and the logistics of the interview.

Motion by Councilmember Huang, second by Councilmember Hubbard to appoint Councilmember Hatfield and Councilmember Grau to participate in the developer interviews to be held on December 9th, with the intent to identify a consensus recommendation to Council on December 21st. Motion carried.

City Podhradsky noted that there will be opportunity for involvement and that they are hopeful the proposed developer will attend the December 21, 2020 meeting.

9. Bills
9.A. Accounts Payable Council Roster 11-30-2020

The Council requested further information about bills on pages 1, 5, 6, 17, 18, and 20.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. Met Council Blue Ribbon Recommendations
10.B. City Administrator's Report
   10.B.i. Biweekly 11-30-20
10.C. Other Meeting Minutes
   10.C.i. Receive the Oct 14, 2020 Planning Commission Meeting Minutes.

Councilmember Huang:

- Noted there is a food distribution event on December 17 at the Gedney location and volunteers are needed.

- Updated the Council on the Met Council Blue Ribbon Recommendations Draft and noted it is a working document of what the Blue Ribbon Commission is thinking.
- Updated the Council on the potential merger of MBTA and SouthWest Transit. Councilmember Hatfield noted it would be important for the unique needs of the current SouthWest Transit service area are not lost to the larger MBTA. Mayor Windschitl agreed it is important that the identity factor remains.

Councilmember Hubbard:
- Encouraged residents to shop small this holiday season.

Councilmember Hatfield:
- Also encouraged residents to shop small and noted several specials local businesses are running.

Councilmember Grau:
- Inquired if there were any updates on the proposed development near his neighborhood. Community Development Director Ringwald gave a brief update on that timeline.
- Noted he spoke at the SouthWest Chamber Mayors Meeting and that it went well and encouraged residents to watch it and stay informed of what is going on in the area.
- Thanked the teachers and administration for their work and for how well distance learning is going.
- Thanked all the frontline healthcare and essential workers for what they are doing with the COVID pandemic and encouraged residents to continue to wear masks and social distance.

City Administrator Podhradsky:
- Noted the 100 Club virtual event is on Sunday.

Mayor Windschitl:
- Asked about a speed limit sign issue on Stoughton Avenue. City Engineer Clark stated they will look into it and agreed it needs changing.
- Encouraged residents to shop at local businesses and noted there will be outdoor events coming up.
- Noted the next Council meetings are December 7 and 21.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:05 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
December 7, 2020

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

2.Pledge of Allegiance

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

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

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

5. Visitor Presentation
5.A. Beyond New Beginnings Update

Russell St. John and Jill Engeswick with Beyond New Beginnings provided a business and program update to the Council.

Councilmember Hubbard inquired if the furniture provided by Beyond New Beginnings stays with the apartment or goes with the mother.

Ms. Engeswick replied that the furniture stays with the apartment.

Mayor Windschitl inquired if the goal is for the mothers to move out after two years.

Ms. Engeswick provided further detail regarding this and how the goals for each family may play into this.

Mayor Windschitl referred to the donates received from other states and inquired if this program is that unique and not being done anywhere else.

Mr. St. John stated there are some inner-city models but nothing else like this that he is aware of and detailed some requests they have received.

The Council expressed their excitement and support for this program.

6. Consent Agenda

Mayor Windschitl requested further detail regarding item 6.C.

City Administrator Podhradsky provided clarification of the item content.

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

A. Adopt Resolution 2020-93, Designate Polling Locations
   Motion to approve Resolution No. 2020-93 Designating Polling Place Locations for 2021 Elections.
B. 2021 Business License Renewals
   Motion to approve the 2021 Business Licenses to include games of skill, refuse haulers, massage therapists, and tobacco sales along with our other permits for solicitors/peddlers/transients and golf carts effective January 1, 2021 through December 31, 2021.
C. Approve Second Amendment to Site Agreement with T-Mobile at 123 Jonathan Blvd
   Motion to approve second amendment to site agreement with T-Mobile at 123 Jonathan Boulevard.

Motion carried.

7. Action Items

7.A. Truth in Taxation Public Hearing

City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl opened the public hearing at 7:36 pm.

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired if there is a projection for how many homes were built in 2020.

City Administrator Podhradsky explained it will be close to 100 and continued his presentation of the item.

Councilmember Hubbard asked for further information regarding LGA.

City Administrator Podhradsky clarified the graph layout for LGA.

The Council noted that they have been looking at this information for some time.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to close the Truth in Taxation Public Hearing, and to establish December 21, 2020 as the date to consider the adoption of the 2021 budget and final tax levy. Motion carried.

7.B. Adopt Resolutions 2020-94 and 2020-95 Issuance and Sale of Bonds: Series 2020F and Series 2021A

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk presented the item to the Council.

Mayor Windschitl requested more information about the parameters for the bonds.

Administrative Services Director Graczyk provided further detail regarding how the parameters work in respect to issuance.

Mayor Windschitl asked if there is a chance there will be a better market in February 2021.

Administrative Services Director Graczyk stated the interest rates are great right now, and there is a likelihood of increased competition at the start of the year and thus higher rates.

Per request of Councilmember Hubbard, Administrative Services Director Graczyk gave further explanation regarding the rating of the electrical utility.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2020-94 authorizing issuance and establishing pricing committee to award sale for Electric Utility Revenue Refunding Bonds, Series 2020F. Motion carried.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2020-95 authorizing issuance and establishing pricing committee to award sale for General Obligation Sate Aid Street Bonds, Series 2021A. Motion carried.

7.C. Adopt Resolution 2020-96 Approving Professional Engineering Services Agreement for the TH 41/CSAH 44 Improvements

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired if there were other bids.

City Administrator Podhradsky stated there were not.

Councilmember Grau looked to confirm that despite no other bids, Staff are confident this is a fair bid from Bolton & Menk.

City Administrator Podhradsky and City Engineer Clark stated it is consistent with what they would expect.

Mayor Windschitl asked for clarification on the preliminary layout for the interior alleyway alongside Chasers and the bank.

City Engineer Clark spoke further regarding that plan.

Councilmember Hubbard asked what the timeline is for the project.

City Administrator Podhradsky clarified that timeline.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2020-96, approving the professional engineering services agreement for the TH 41/CSAH 61 Improvements in Historic Downtown Chaska. Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 12-7-2020

The Council requested further information about bills on pages 6, 15, and 17.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business
9.A. City Administrator's Report
9.B. Biweekly 12-7-2020

Councilmember Grau:
- Thanked the City for the Truth in Taxation meetings.

Councilmember Hubbard:
- Noted there is some great programming through the Parks Department and Community Center including the Trim the Tree and Stroll Around the Park events.
- Noted the Hero and Helpers event is coming up this weekend.

Councilmember Hatfield:
- Noted there is a food shelf donation in relation to the Tree Stroll event.
- Noted the Governor released new CDC recommendations for quarantine protocol.
- Encouraged residents to check out her public Facebook page where she recaps City Council Meetings.
- Asked where things are with Commission applications. Assistant Administrator Kabat provided an update regarding that timeline. Councilmember Grau encouraged Staff to ensure no technical barriers prevent residents from applying. Mayor Windschitl inquired if it is known how many people are leaving the commissions due to timing out. Assistant Administrator Kabat noted he would get this information to the Council.
- Noted the Human Rights Award nominations are due December 11, 2020.
- Asked if there is any feedback regarding the chickens. City Administrator Podhradsky state that there is a lot of feedback and a work session will follow.

City Administrator Podhradsky:

- Noted the Santa Clause parade will be held December 23, 2020 at 4:30-7pm and that a map of the parade will be posted.

Mayor Windschitl:

- Inquired how remodel projects were coming. Assistant Administrator Kabat gave a brief update on where things are with those. Councilmember Hubbard asked where the automatic doors are located at the Community Center. Assistant Administrator Kabat stated they are at the main entrance and ice rink and getting finished up.
- Noted the Tree Stroll is December 1st through 31st and gave further details regarding other events occurring.
- Noted that Chaska Santa is collecting for Toys for Tots and looking for volunteers.
- Noted there has been a good feedback regarding the Blue Ribbon Commission's report.
- Stated he is excited to see signs for future road expansion on the dead-end cul-de-sacs.

10. Adjourn

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

- MINUTES -
CHASKA CITY COUNCIL
December 21, 2020

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

2.Pledge of Allegiance

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

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

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

5. Visitor Presentation
5.A. Bond Sale Results by Baker Tilley
Anton Voinov with Baker Tilley presented the bond sale results.

5.B. Pioneer Trail/Twin Cities Western Train Noise Concerns
Chris Ilangaratne, resident, presented concerns regarding train noise and requested the City designate the crossing 393293P as a quiet zone.

Scott Morse, resident, also detailed the concern regarding train noise in the neighborhood and the need to make this crossing a quiet zone. He also noted concerns with what materials are being carried in these trains.

Denise Ayen, resident, noted that although they were aware they were moving next to a train track but that the number of trains has increased. She also requested something be done to make this a quiet zone.

Terry Vanorden, resident, explained he is in favor of this crossing becoming a quiet zone.

JoAnne Gill, 546 Sweetwater Path, agreed that the noise is concerning and requested the City look at designating this crossing a quiet zone.

Mike Gearman, resident, detailed the increase in train traffic and noise associated with the side tracks and also requested this crossing become a quiet zone.

Sue Massahos, resident, agreed with the statements and requests above and pointed out idling trains sitting on the side tracks. She also detailed concerns with safety as some of the trains stored on the side tracks have been oil tankers.

Vaughn Kardashian, resident, stated that the expectation when they moved in was one train per day and that the addition of the side tracks has made the area a train yard. He explained that traffic gets incredibly backed up due to the tracks and stated anything done to decrease noise and some of these other issues would be appreciated.

Eric and Jeni Benson, residents, reiterated the points shared by the residents above especially issues with noise and backed up traffic. They also noted that before they purchased their townhome, Pulte Homes had shared that the track sees 1 train per day, but that now it is 6 per day.

Cathy Shaw, resident, noted she is a daycare provider and that her licenser has stated that when the children are playing outside and a train comes by, they need to go inside and that this provides a hardship for her.

Nimmy and Raneesh Ravi, residents, explained the noise is very concerning and asked that something be done.

Mayor Windschitl stated that the City did not approve the addition of the side tracks but that the railroad is interstate commerce and has the say in that. He briefly detailed conversations the City has had with the railroad.

City Administrator Podhradsky requested 2-3 representatives from the neighborhood meet with him along with the president of Twin Cities Western to detail concerns and noted that the president also requested a survey be completed to log the issues. He further explained TCW can take action with their shippers for how they return trains. City Administrator Podhradsky then explained the City does have experience with quiet zones and silent crossings and noted the Staff could look at putting together an estimate regarding this.

Mr. Morse inquired about the possibility of privacy fencing.

City Administrator Podhradsky noted he is uncertain but that it is unlikely the railroad would cover that. He explained he would contact Chris Ilangaratne to get a list of representatives together to meet with the president of Twin Cities Western.

6. Minutes
Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the November 30, 2020 and December 7, 2020 City Council meetings. Motion carried.

7. Consent Agenda
Councilmember Hubbard looked to confirm the lease in item 7A is for 60 months.

City Administrator Podhradsky confirmed the length of lease for that item.

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

A. Approve Lease Agreement with Red Beard LLC dba Oak 19
   Motion to approve the renewal of the lease agreement of the Town Course Grille space to Red Beard, LLC dba Oak 19.
B. 2021 Rental Fee Increase
   Motion to approve a fee increase and the 2021 Rental Dwelling License Fee Schedule.
C. Municipal Tort Liability Limits
   Motion to direct the City Administrator to inform the League of Minnesota Cities Insurance Trust that the City of Chaska elects not to waive the monetary limits on municipal tort liability established by Minnesota Statute.
D. Adopt Resolution 2020-97, 2021 Development, Planning & Inspection Fees
   Motion to adopt Resolution #2020-97, establishing the 2021 Development, Planning Application and Building Inspection Fees.
E. Appoint the Law Firm of Melchert, Hubert, Sjodin to Represent the City of Chaska in 2021
   Motion to appoint the law firm Melchert, Hubert, Sjodin, as the Chaska City Attorney for 2021.
F. Adopt Resolution 2020-103, Approve the Lot Split Consolidation for 3919 Bavaria Road and 1051 82nd St W/Tim George/PC #2020-23
   Motion to adopt Resolution #2020-103, approving the Lot Split and Lot Consolidation between 3919 Bavaria Road and PID 300180100 (1051 82nd Street West), subject to the stipulations included in said resolution and the following conditions:
   1. Approvals shall be based on the following graphic exhibits: a. Certificate of Survey, prepared by Wenck Associates, dated September 4, 2020, and revised December 15, 2020
   2. Tract A is consolidated into PID 300180100 (1051 82nd Street West)
   3. Lot Consolidation is obtained through Carver County
   4. If the property owner wishes to pursue the third venue for Bavaria Downs at 3919 Bavaria Road it will require three-step planning process with the City (Concept Plan, Preliminary/CUP, and Final Plan).
G. Adopt Resolution 2020-101, Establish 2020 Interfund Tax Increment Financing
   Motion to approve Resolution No. 2020- 101 providing for interfund loans for tax increment project financing.
H. Adopt Resolution 2020-102, Fund Balance Commitments
   Motion to approve Resolution No. 2020-102 amending General Fund Balance commitments.
I. Chaska Park Board 2021 Chair and Vice Chair
   Motion to appoint David Downs as Park Board Chairperson and to appoint Jason Branch as Park Board Vice-Chairperson contingent upon reappointments.
J. Authorization to Approve Execution of the Memorandum of Understanding for the Arts Program Partnership and Lease Agreement
   Motion to approve execution of the Memorandum of Understanding for the Arts Program Partnership, as well as the Lease Agreement between the City of Chaska

and the Arts Consortium of Carver County

K. Adopt Resolution 2020-104, Award Bid for the Lake Grace Pedestrian Trail Bridge
Motion to adopt Resolution 2020-104, awarding the bid for the Lake Grace Pedestrian Bridge to Pember Companies, Inc., in the amended low bid total amount of $305,108.45. Motion carried.

8. Action Items

8.A. City Square West Preferred Developer
Assistant Administrator Kabat presented the item to the Council.

Councilmember Hatfield expressed her gratitude that the City was able to attract such amazing developers and that she is excited about working with Inland.

Councilmember Grau stated he was impressed with Inland's interview and that they really listened to what the City wanted.

City Administrator Podhradsky reiterated the experience and knowledge Inland will be bringing.

Tom Shaver with Inland Development Partners stated they are excited about this project and they are looking forward to bringing the project to life.

Motion by Councilmember Hatfield, second by Councilmember Grau to authorize staff to work with Inland Development Partners to begin feasibility analysis of the City Square West redevelopment concept leading towards a preliminary development agreement. Motion carried.

8.B. Adopt Resolution 2020-98, 2121 Budget and Tax Levy Adoption
City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl asked if the 3.19% utility rate increase would continue into the next year.

City Administrator Podhradsky provided further detail regarding the purpose of spreading the increase over the 5-year period and continued his presentation of the item.

Mayor Windschitl noted that the Council has really looked at this in detail and had lots of conversation regarding the item. He also noted that Staff has put a lot of time in getting the budget information out to the public.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve Resolution No. 2020-98 setting the 2021 property tax levy and establishing the 2021 budget for the General and Enterprise Fund Budgets. Motion carried.

8.C. Adopt Resolutions 2020-99 and 2020-100 and Ordinances 983 and 984, Establishing 2021 Utility Rates
Administrative Services Director Graczyk introduced the order for adoption of the ordinances and resolutions.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Ordinance No. 2020-983 establishing 2021 Electric Utility Rates. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Ordinance No. 2020-984 establishing 2021 Water and Sewer Utility Rates. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Resolution No. 2020-99 establishing 2021 Storm Water Utility Rates. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2020-100 establishing 2021 Electric Franchise Fee Rate. Motion carried.

City Administrator Podhradsky noted that statistics for residential impact and tax levy per capita includes the Economic Development Authority levy. He also noted the Federal stimulus to include local government aid will not get addressed before January 21, 2021.

9. Bills
9.A. Accounts Payable Council Roster 12-21-2020

The Council requested further information about bills on pages 5, 25, 44, and regarding flooring for the Police Department.

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 Hatfield, Hubbard, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.B. Biweekly 12-21-2020
10.C. Financial Reports-October
10.D. Other Meeting Minutes
10.D.i. Received the draft minutes of the 11-19-2020 Human Rights Commission Meeting.

Councilmember Hubbard:

- Noted the food drive at the old Gedney site was well attended and well run.
- Reported the Heroes and Helpers event also went well.
- Noted the donations for Toys for Tots were collected by the Chaska community and that many families were blessed by this event.
- Reported that she met with residents in the Chevalle neighborhood and listened to their concerns with speed in the neighborhood. Mayor Windschitl noted issues with changing speed signs and adding stop signs and stated the importance of communication within the neighborhood regarding the speed. City Administrator Podhradsky detailed some

challenges with the location and different neighbors using this as a cut-through. He noted speed trailers that record data are more effective.

Councilmember Hatfield:

- Noted the Santa parade is tomorrow. Noted there are issues with getting the link to load. City Administrator Podhradsky stated Kevin will be updating the link in the morning.
- Reported the Community Center is doing a walking challenge in January.
- Thanked the outgoing commissioners for their service to the City.

Councilmember Grau:

- Noted the Santa parade is tomorrow instead of Wednesday.
- Reported the tar accumulating at the bottom of Chaska Boulevard and Big Woods Boulevard is still there. City Administrator Podhradsky noted the snowplows will likely take care of it.
- Encouraged residents to watch the video put out by Eastern Carver County school.
- Wished residents Happy Holidays.
- Thanked the community for engaging in the Council meeting and for civic engagement by residents.

City Attorney Melchert:

- Noted his role as City Attorney in day-to-day operations is coming to a close and thanked the City for being a wonderful client and the Councils over the years that have made working for the City enjoyable. The Council and Staff noted all the accomplishments by City Attorney Melchert.

Assistant Administrator Kabat:

- Reported that the Human Rights Commission selected LeAnn Winters as the award winner for the Human Rights Award and that she will receive that at the MLK breakfast in January.

Mayor Windschitl:

- Noted there is an EDA meeting directly following the Council meeting.
- Thanked the Chaska Santa for all his efforts with the Toy Drive.
- Reported the Heroes and Helpers event was fun to be a part of.
- Thanked City Staff and employees for all their work to make the City and essential services run during the pandemic. Thanked Chaska businesses for their endurance during the pandemic and encouraged residents to continue supporting them.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Hatfield to adjourn the meeting at 9:26 pm.
Motion carried.

Chaska Park Board
Meeting Minutes
September 15th, 2020
Event Center and Zoom

1. **Call to Order**

The September 15th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm at the Chaska Event Center and via Zoom.

2. **Roll Call**

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

Via Zoom: Josh Ives, Elizabeth Wyveen, Cindy Anderson-Arts Consortium
Absent: Ernesto Ruiz Gutierrez

Staff: Marshall Grange, Mary Monteith, Erin Link, Kevin Wright (assisted with IS needs)

3. **Adopt Agenda**

Motion by Udermann, second by Keyport to adopt the September 15th, 2020 meeting agenda. Roll call for approval of agenda.

4. **Visitor Presentation**

None in attendance

5. **Approve Previous Meeting Minutes**

Motion by Downs, second by Branch to approve the Chaska Park Board meeting minutes of August 10th, 2020. Motion carried. Roll call for approval of agenda.

6. **Receive Council and Planning Meeting Minutes**

6A July 20th Council Meeting Minutes
Branch mention that Council had quite a bit of talk on the
Harvest Development as far as playground and connector trails. He asked if we would be talking on any of that tonight. Chair Roan responded that all discussions are still very preliminary, it will be a bit before we get to a timeframe to start neighborhood meetings and discussions for that site.

6B August 3rd Council Meeting Minutes

6C Planning July 8th Meeting Minutes

Roll call for receiving Council and Planning meeting minutes.

7. New Business

7A Art Consortium of Carver County (ACCC)

Grange, I am excited to announce this opportunity, he introduced ACCC President Cindy Anderson (via Zoom) who will speak shortly. Grange went on to explain how tonight is just an introduction to this concept and the potential benefits of this partnership. We are simply seeking your initial reaction. He stated that this gives all an opportunity to ask any questions or voice any concerns. Ideally, he would like to bring this back to you in October with a recommendation for council to approve a partnership agreement. The main goal of this is there would be dedicated space for the Arts Consortium to exhibit, as well as a place to operate a gift shop to display local area arts and crafts for sale. The vending area would be cleared out and be replaced with their retail space. The area would provide great visibility for them and already has security measures in place to lock up.

The 2nd part of this is the idea of our program staff partnering with the Consortium on a wide variety of programming. It also could allow for us the opportunity to bring arts to a wide variety of ages, and all abilities. We are excited about this partnership, as to what we can explore and do. The benefits are numerous. There still are lots of logistics to figure out, however, we have staff working on this, as well as Cindy. There are incentives for both sides.

Anderson came on and shared a PowerPoint with the group. She shared their mission of "strengthening our community through the arts". We bring people to the arts and arts to the people. Carver County has many very talented artists, and there was very little communication means of connecting them to the people of Carver County. We have been around since 2009, in 2012 we officially became a 501 C3 Corporation. 100% volunteer run. Over the last few years, we were seeing large growth and gaining big momentum. We had exhibits across Carver County, we initiated Art Wanderer, as well as may other great events. 2020 we started out strong, had events booked for the year and then Covid hit. Many of our events were canceled. Basically now, volunteers are working hard with creating the first ACCC virtual gallery and shop for artists. This is a means to continue to lift the arts and support our artists, by featuring their work on-line that is for sale. We will be going live very soon.

The question was asked, why the move and why the Community Center? The location in Victoria, is in the lower level of a building, it is very hard to see us from the street. The lease is also up. The Community Center has a variety of space that we could have access to that would allow for us to better social distance, as well as expand on our offerings. We would have access to many partnership opportunities within this building, two schools, the Lodge, the programming that is currently, all great opportunities that could help us expand our mission. Downs asked, what about the protocols surrounding Covid and currently only open to non-members? Grange, we are seeing more activity here, the timing could be consistent for the CCC to open up more areas as well. The earliest we could move forward

with bringing this to council, would be mid-October/early November. Grange mention that we have talked with Cindy on preparing a Covid plan for the gift shop and gallery areas. We have also discussed people coming in during block times, similar to the registration system the CCC is currently using. We also are talking on only being open during peak CCC times. They would have volunteers here during those times to watch the numbers. Grange expressed this could be a great opportunity, could be good for all. Staff on both sides are talking through a lot of these questions. Keyport asked about the size comparison, Andersen, similar footprint, but oddly patterned. As for artists in the gallery, we have featured some of the same artists work overtime so can help build off that. This is a unique opportunity, we can have showings with monthly themes and multiple artists can show their work at the same time, and we can add additional programming. There also is a potential for a school partnership with Breakaway. Artists would love to work in an art class with the students. Udermann asked about the gathering spaces that would be lost, like the area to watch kiddos swim, is there a plan to replace those? MG, it is a bit of a tradeoff, cannot gather much now anyway but we do have the lobby/rotunda area that we could change up as well. Wyveen asked about rent for use of space, as it is taking away from other uses. MG talked on lease agreement or a revenue share idea of some sort. He will look to you all for input and what you would like. He likes the revenue share as feels both have skin in the game to make it a success. More to come.

8. **Discussion Items**

8A Nick Mason Scholarship Fund-Erin Link, Recreation Manager

Link talked through the progress that has occurred over the last few months working with Grange and Anna Mason. Link referenced a page that will go live soon on the new city website. Interested families can access program information, including eligibility criteria on the website.

She talked through how the foundation has been established and how we got to today. The criteria was worked through by a committee of local people who work with underserved populations in the area. Current eligibility requires that the applicant be a city of Chaska resident. Once we have a better feel on growth and funding, and sustainability, we may grow this into other communities. Link shared information from the website:

Eligibility Criteria Participants must be a resident of Chaska
Participant must meet one of the following criteria:

Option 1:

Participate in at least one of the following programs (must provide documentation):

- County financial assistance, such as SNAP, Medical Assistance and MFIP

- Social Security Disability

Option 2:

If you have a financial hardship due to at least one of the following reasons, please provide a brief description of this hardship.

- An unexpected circumstance such as medical expenses or loss of job

- Additional expenses related to supporting someone with special needs (ex. staffing costs, therapy costs, specialized equipment)

Eligibility Benefit Eligibility allows for 50% off program fees. The remaining 50% of the program fee must be paid at the time of registration. Max: $100 per person; $300 per family (per year)

Examples of Eligible Programs: Skate and swim lessons, youth sports and art classes.

Exclusions Special Events

School Age Childcare/Preschool

Program less than $10

Birthday Parties

Facility or Park Shelter Rentals

Adult League Registrations

Trips/Travel

Private Lessons or Training

Daily Fees

Memberships

Basically, the financial assistance is for a household who has had an unexpected circumstance which has resulted in a financial hardship or for supporting someone with special needs. The funds would help support the family with access to some programming at the Community Center. The committee will review and approve applications based on the eligibility criteria. Link researched other communities who had similar type of foundations to learn some do's and don'ts. This helped the committee define the guidelines.

Grange and Mason worked with the Community Giving group to get this fund set up, it now falls under the Carver County Community Foundation, as one of the funds to donate to.

Staff have also had discussions on ideas for sustaining this fund-we added donation language to our registration program, we added language to our sponsorship program forms, and we will have information at our community events as well.

She shared the information that is on the City website as well:

Apply for Scholarship

Online Application for Scholarship

Application for Scholarship (PDF)

Once an application has been received, the Parks and Recreation Department will contact you to register for programs. Call 952-448-3176 for more information.

Donate to the Nick Mason Fund

Make a tax-deductible donation online.

Funds

Funding for this scholarship program is provided by individual, community, and corporate donations. In the event that the scholarship fund is depleted, scholarships may not be available until additional funds are received.

For now, Link will be the primary contact. If request were to come through that were unique, she would talk more again with the committee. She is excited to report she had the first donation come through already from a Bell Bank donation of $1,000. The current balance is at $8,000.

Questions-

Downs-marketing campaign to solicit donations. Yes, we included in our most recent programming piece. Will we do some on-going pieces throughout the year. Also, $8,000, what is optimum amount of funding? Link, no idea, will see how many requests come in. Downs, I think it will do pretty good, we will get testimonials from those who have been assisted, that will help with a feel good. Share the story.

MG, Nick's wife Anna, wants to seek some grant opportunities to help. We will get creative!

Udermann-will it be marketed to those who need it? Pave the way for others for memorials. At a certain point, staff time and admin would come into play.

Saueressig-why wasn't membership considered? Link, consistent with how others set theirs up. Plus, the on-going cost of membership is higher than our target amount of assistance. Initial thought process was around programming, be restrictive at first to see how fast applications come in.

Downs, thinks that most that apply will be nonmembers anyway.

8B Lake Grace Trail

MG-

Touched on update from last month. Site conditions make things a bit difficult. Most of the townhome patios are right up to the trail. Concept review was a larger grand plan, as we went out and got guesstimate, costs came in way higher, almost $1 million. So, with that, staff, are going back and looking at what we can accomplish, mindful of the primary goal of connecting to the underpass. We need a bridge of some sort. We need tree removal; the trails need repair and safety concerns would be addressed.

So, we maybe go with a 2 Phase approach. Then after some time, we get feedback and decide what next steps are and budget impact. Staff from PW can perform some of the work which will help minimize the costs as well. Saueressig, neighbors were really pumped on what they saw on the drawings. Grange, more to come.

8C-Community Center Operations Update

Progress overall, things are still slower. Now families are focusing on end of summer vacations and school. It also is still good weather to get outside. We started out restrictive. We added Open Skate, opened the daycare and track was added. Things are slowly picking up, remember, there are lots of areas still not open to usage.

Staff recently did a survey to our members, we asked about our cleaning procedures, safety questions and the online registration process. Many Agreed and Strongly Agreed on the various areas. So was good news from those who are coming in.

We are expanding the hours on Oct. 1, we will be open, 5am-9pm, M-F, 6am-4pm, on Saturdays, closed Sundays. We are trying to be mindful of costs to be open and expenses on Sundays. We also are looking into personal training. Starting to try some additional programming as well at the CCC.

Averaging 400-500 per day. Scan in's for August was 5,000. In the past, it would be around 25,000. We are still around 25% capacity. This is taking time, the Covid impact is not going away, it could be on-going for another year. We will continue to watch the trends, with school starting and as weather changes, we will be watching.

Keyport-The Lodge, thoughts on opening? We are taking a close look at that. We are offering specific times for driver safety classes. Not getting back to how things were though. Opening the doors and all coming in, will not happen.

8D-Curling

The summer leagues just finishing up. We had no issues. Member practices are showing a big increase, as well as the high-performance practices. We had 188 registered for the Winter 1 session, but that will continue to increase. They are coming back. Crooked Pint will also benefit. Staff from US Curling was on site to video for a film on getting back to curling. They showcase our building, great PR for us. The Minnetonka HS Vantage program is coming back next week as well, that is a great partnership and kids have a blast.

Event Center

Seeing some additional activity as well. 12 of the next 15 days there have rentals. Calls are coming in for 2021, May-August all Saturdays are booked. Good news!

8E Bicycle Friendly Community Update-Grange shared that he just set up the next meeting, Oct 8th. Excited to revisit this and to bring back discussion. Covid definitely has brought out many via bikes for modes of transportation. Many advocated that bike shops were an essential business as a means of transportation, so they were allowed to be open. Many places of business have been out of their bike inventory!

Trail Projects-Public Works has been busy with finishing up some of the trail work through Chaska.

Grange recently participated in a meeting with the Eastern Carver Trails committee, along with Roan. Lots of discussion on the Century Blvd trail and connecting into the Arboretum wetland area.

Keyport-Asked some signage questions, will there be more long-term signage? Grange shared information on the Pilot study that was done with Carver County, as a result, signage was created for the Orange loop, and Green line. This was intended as a way to get some feedback from the community on the actual signage as we think of a whole system wide program. We will be able to develop a pedestrian friendly plan with funding from Carver County. People would explore more if they had the comfort of knowing where they are going.

8F Cycle Chaska

Staff are planning this event for the end of the month, Sept. 26. MG gave details of the event. Registration is required.

9. Other Business

9A. Board Roundtable-

Ives-Attest to the popularity of biking, Michaels Bikes shop was backed up 4/6 weeks on tune ups. He shared that they were unable to provide inventory!

Wyveen-Received the Neighbors of Chaska magazine, MG's article highlighted neighborhood parks vs. city parks. He also referenced the inventory link on the city website and there also a great story on disc golf featuring Jason Branch.

Downs-Request for a project-pump bike park, huge in Cottage Grove-Woodbury, there seems to be room at Lions Park, wish list.

Matt-Naming of parks, legacy, and teachers' parks, keep those in mind. Honor teachers and farmers. When I got here tonight, I noticed, 12 cars in the parking lot from 12 different states, crazy! This place is so popular! Par 30 usage, Town Course, and the park plans for them, was an educational piece for me. Hawks Ridge, it was tough. A nice addition, Kids/Adults happy to be there. Good job on this.

Keyport-Enjoy coming to these meetings. So much gets done, it is exciting to see. I enjoy the trails and working out at the CCC. She is excited by the Arts partnerships.

Saueressig-I frequently get questions on trails as well. Got a lot today out of this meeting. Archery, great fun. Open ended question-Halloween, how are people are going to be celebrating. MG shared potential event at Community Park-time slots would require them to pre-register. Use the trails around the ball fields. Walk around it, interactive things at some of the spots. This will be an example of where P/R can come up with a good solution outdoors, spread out in a controlled way. Currently 100 + are registered. Creative solution to be excited about. If we can put on event where we are spread out, moving, etc, it is about safe as we can be.

Roan-Excited about the possibilities that could come of the partnership with the Arts Consortium.

10. Adjourn

Motion to Adjourn, Udermann, 2nd by Branch.

10A. Next Meeting October 12th

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 17, 2020

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

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

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

5. Visitor Presentation
None.

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

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

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

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

E. Adopt Resolution 2020-71, Approving to transfer official records of the planning commission to a digital format and preservation of historical copies
   Motion to accept a resolution to transfer official records of the Planning Commission to a digital format and reservation of historical copies.
F. Adopt Resolution 2020-73, Award Bid for Construction of Breaker 4 at the Minnesota River Substation
   Motion to adopt Resolution No. 2020-73, awarding the bid for the Construction of Braker 4 at the Minnesota River substation to MP Systems Inc, in the low bid total amount of $156,450.92.

Motion carried.

8. Action Items

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

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City Planner Hanson presented the item to the Council.

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

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

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

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

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

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

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

City Planner Hanson stated that it could not.

Mayor Windschitl asked if a different access has been explored.

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

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

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

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

The Council shared their thoughts regarding the variance request.

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

City Planner Hanson stated that they have.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-68 approving the major variance request to encroach into wooded steep slope and its setbacks for a new residence on Tract B of RLS No. 117 (Zoning Ordinance 9.9.3) (PC #2020-16).

Mayor Windschitl expressed concerns about the build and rain runoff.

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

8.C. Adopt Resolution 2020-65, Resolution of Support for Carver County's Federal Funding Application for Highway 41 and CSAH 10 Mobility and Access Improvement
City Administrator Podhradsky introduced the item to the Council.

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

Mayor Windschitl inquired what the actual total would be.

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

Mr. Bongard clarified what each column indicates for expense.

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

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

Councilmember Hubbard inquired if the underpass section had been submitted.

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

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

Mr. Bongard explained why that was split out.

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

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

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

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

Assistant Administrator Kabat presented the item to the Council.

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

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

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

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

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

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

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

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

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

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

Councilmember Hubbard asked what will to the current break room.

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

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

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

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

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

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

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

Councilmember Grau inquired how RJM was selected.

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

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

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

Assistant Administrator Kabat detailed the final proposed priority.

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

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

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

City Administrator Podhradsky provided further information regarding those bills.

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

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 8-17-2020
10.B. Other Reports
10.B.i. 2nd-Qtr. 2020 Investment Report dated August 17, 2020
10.B.ii. Financial Reports – June 2020

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

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

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

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

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

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

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

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

11. Adjourn

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

CHASKA PLANNING COMMISSION
MINUTES
AUG 12, 2020

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

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

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

Members absent: None

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

3. Adopt the Agenda
Motion by Commissioner Bowe, second by Commissioner Sailer, to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation
There were none.

5. Minutes
Motion by Commissioner Cross, second by Commissioner Urbanski, to approve the Minutes of the July 08, 2020 Planning Commission meeting as presented.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items
No Items

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

City Planner Liz Hanson presented the item to the Commission.

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

City Planner Hanson stated that they had reviewed it and explained that the fire department reviews any land use application that the City receives.

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

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

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

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

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

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

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

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

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

Commissioner Cross noted that there were various photos provided in the packet and asked about photos #56 and #63. She stated that the photos were of finished buildings by the same builder that show their workmanship. She stated that regarding photo #56, she is unsure if the grading

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Cross stated that she disagrees with Commissioner Rylee partially because of the uproar that has happened over the years regarding certain areas of the Jonathan Association that felt they were horseshoed into the Association. She stated that when she says "years", she is talking over the last 40 years that she has been in Chaska. She reiterated that certain areas felt they were horseshoed into Jonathan to provide cash help to the association. She stated that she would rather have each area have a chance to decide if they would fit well within the

association. She stated that feels that there are definitely areas of the City where Jonathan fits well, but she doesn't believe that it should be the City's suggestion or decision.

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

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

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

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

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

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

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

City Planner Hanson stated that tot lots are basically based on what the market is driving for these projects. She stated that they look to the developer to give the City a clear understanding

of the demographic that they are catering to in the development and providing a usable amenity area that caters to that type of demographic.

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Urbanski stated that he had been to the site.

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

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

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

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

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

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

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

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

Mr. Ely stated that there are over 40 sub-associations of homeowners similar to Pioneer Vista that exist within the association. He stated that one of the major benefits that he thinks is not conveyed enough is the power of the Jonathan Association and their reserve contribution fund and how that has helped homeowner associations and sub-associations over the years to be able to maintain common area elements and actually reduce their contributions that they need to make as a sub-association to be able to maintain things like tot lots, trails, and other common area elements. He stated that he thinks it is short-sighted to only consider the initial cost benefit analysis because it is really about the long run and the contributions that wouldn't need to be made to a reserve fund for common area elements. He stated that there are townhomes that

exist, Arbor Fields, which is just down Clover Ridge Drive from this location, where there is an existing sub-association.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Motion by Commissioner Rylee, second by Commissioner Urbanski, to recommend to City Council approval of a 54-unit townhome development on approximately 17 acres of land just north of Clover Ridge (PC#2020-15); subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-5), prepared by Lennar, undated
    b. Title Sheet (pg C1.01), prepared by Sambatek, date July 29, 2020
    c. Overall Site-PRD Plan (pg C3.01), prepared by Sambatek, date July 29, 2020
    d. Site-PRD Plan-West (pg C3.02), prepared by Sambatek, date July 29, 2020
    e. Site-PRD Plan-East (pg C3.03), prepared by Sambatek, date July 29, 2020
    f. Overall Grading Plan (pg C4.01), prepared by Sambatek, date July 29, 2020
    g. Grading Plan-West (pg C4.02), prepared by Sambatek, date July 29, 2020
    h. Grading Plan-East (pg C4.03), prepared by Sambatek, date July 29, 2020
    i. Erosion Control Phase 1 (pg C5.01), prepared by Sambatek, date July 29, 2020
    j. Erosion Control Phase 2 (pg C5.02), prepared by Sambatek, date July 29, 2020
    k. Erosion Control Notes & Details (pg C5.03), prepared by Sambatek, date July 29, 2020
    l. Overall Utility Plan (pg C6.01), prepared by Sambatek, date July 29, 2020
    m. Utility Plan-West (pg C6.02), prepared by Sambatek, date July 29, 2020
    n. Utility Plan-East (pg C6.03), prepared by Sambatek, date July 29, 2020
    o. Overall Storm Sewer Plan (pg C7.01), prepared by Sambatek, date July 29, 2020
    p. Storm Sewer Plan-West (pg C7.02), prepared by Sambatek, date July 29, 2020
    q. Storm Sewer Plan-East (pg C7.03), prepared by Sambatek, date July 29, 2020
    r. Street Plan-West (pg C8.01), prepared by Sambatek, date July 29, 2020
    s. Street Plan-East (pg C8.02), prepared by Sambatek, date July 29, 2020
    t. Overlay Plan (pg C8.03), prepared by Sambatek, date July 29, 2020
    u. Tree Inventory Plan (pg L0.0), prepared by Sambatek, date July 29, 2020
    v. Tree Preservation List (pg L0.1), prepared by Sambatek, date July 29, 2020
    w. Details (pg C9.01-C9.03), prepared by Sambatek, date July 29, 2020
    x. Overall Landscape Plan (pg L1.01), prepared by Sambatek, date July 29, 2020
    y. Landscaping Plan-West (pg L1.02), prepared by Sambatek, date July 29, 2020
    z. Landscaping Plan-East (pg L1.03)

aa. Landscape Details and Notes (pg L1.04), prepared by Sambatek, date July 29, 2020
bb. 54 Unit Residential Neighborhood Site Plan, prepared by Sambatek, date July 29, 2020
cc. Section/Elevations, prepared by Sambatek, date July 29, 2020
dd. Home Plans (pgs 1-28), prepared by Lennar

2. Adherence with the City Engineer's Memo dated August 6, 2020.
3. Adherence with the Carver County Public Works Memo, dated August 6, 2020.
4. Provision that a mulch trail be added around the stormwater pond, and to be addressed at final submittal.
5. Sidewalk shall be designed to be level and not sloped with the driveway and to be shown on the final plans.
6. Adherence to the following building setbacks:
   a. Front (from Street Right of Way): 20 feet
   b. Between Buildings: 15 feet
   c. Clover Ridge Drive: 20 feet
   d. Pioneer Trail: 125 feet from centerline
   e. Railroad: 50 feet
7. Provision of 360 degree architecture be used on all facades seen from public view.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Preservation of wetlands and a 30-foot buffer.
10. Provision of a storm water management plan meeting City and Carver County WMO standard.
11. Provision of a construction traffic plan with appropriate traffic signage to be coordinated and approved by the City Engineer.
12. Construction traffic shall not use the existing Clover Ridge neighborhood streets and shall be limited to Pioneer Trail only.
13. Provision that the applicant's engineer evaluates the site line of the development entrance and Clover Ridge Drive.

Roll Call Vote: Ayes – all. Motion carried.

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

Roll Call Vote: Ayes – all. Motion carried.

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

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

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

City Planner Hanson stated that it was considered and is one of the reasons why the City has this ordinance in place. She stated that it is meant to protect the natural amenities within the City,

but also protect ravine systems that have the steep characteristics and is definitely something that is reviewed as part of the request.

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

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

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

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

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

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

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

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

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

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

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

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-4), submitted by Nick & Karyn Acevedo, dated July 7, 2020
    b. Response Letter (pgs 1-3), submitted by Nick & Karyn Acevedo, dated July 27, 2020
    c. Aerial Exhibit, dated January 23, 2018
    d. Title Sheet & Site Plan, prepared by Bonila's Drawing Service, dated June 2020
    e. Tree Inventory, prepared by Bonila's Drawing Service, dated June 2020
    f. Tree Inventory, prepared by Rehder Forestry Consulting, dated May 24, 2020
    g. Architectural Elevations, prepared by Bonila's Drawing Service, dated June 2020

2. The property would need to connect to City utilities in order to issue a building permit.

3. The property owner would need to coordinate with their adjoining neighbors on connecting to City utilities.

4. The final site plan will need to adhere to Engineering standards and building policy prior to building permit issuance.

5. City standard fees for area and connections are required prior to building permit issuance, where applicable.

6. Installation of a fire hydrant or fire sprinkling of the home if the home is more than 400 feet away from a fire hydrant.

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

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

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

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

Roll Call Vote – Ayes all. Motion Carried.

8.Other Business
8.A. Receive Other Meeting Minutes

8 A.i. Receive the June 29th, July 6th, and July 20th City Council Meeting Minutes

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

Chairperson Dahlke

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

Commissioner Bowe

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

9. Adjourn

Motion by Commissioner Bowe, second by Commissioner Cross to adjourn the meeting at 8:50 pm.
Roll Call Vote: Ayes – all Motion carried.

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TRAIL OF FUN

FRIDAY, OCTOBER 23RD

CHASKA COMMUNITY PARK

$5/PERSON

Join us for an outdoor spooky trail walk! Along the way, you will be surrounded by jack-o-lanterns carved by our community, games, trick-or-treating and more!

Registration is required to attend this event
$5/person 2 years of age and older
Children 1 year of age and under are free & no registration necessary

Register for a timeslot at:
www.chaskacommunitycenter.com

4:00pm, 4:30pm, 5:00pm, 5:30pm
6:00pm, 6:30pm, 7:00pm,

40-50 people per time slot
Walk is estimated to take 30-40 minutes

Join Carver County Parks and City of Chaska Parks and Recreation for this fun event.

Chaska Park Board
Meeting Minutes
October 12th, 2020
Event Center and Zoom

1. **Call to Order**

The October 12th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm at the Chaska Event Center and via Zoom.

2. **Roll Call**

Present at Event Center: Dave Roan, Matt Udermann, Dave Downs, Zac Saueressig

Via Zoom: Elizabeth Wyveen, Jason Branch, Georgiann Keyport
Absent: Ernesto Ruiz Gutierrez, Josh Ives

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

3. **Adopt Agenda**

Motion by Udermann, second by Downs to adopt the October 12th, 2020 meeting agenda. Roll call for approval of Agenda.

4. **Visitor Presentation**

None in attendance

5. **Approve Previous Meeting Minutes**

Motion by Udermann, second by Keyport to approve the Chaska Park Board meeting minutes of September 15th, 2020. Motion carried. Roll call for approval of agenda.

6. **Receive Council and Planning Meeting Minutes**

6A. Receive Council and Planning Meeting Minutes

Downs mentioned that he noticed in the meeting minutes from the Aug. 17 council meeting, there seemed to be quite a bit of discussion surrounding the planning commissions idea of a tot lot in the new Pioneer Vista/Lennar development. The area is south of Pioneer and Clover Ridge, about one mile from Kelzer Park. Wyveen said she also saw this in the minutes and that there was talk on using Kelzer Park, as this will not be the type of neighborhood with a lot of kids. Grange responded that if it is determined there is no need for a park, the developer would pay the city park dedication fee. MG will loop back with the planning department and report back to board at next meeting.

6B. Planning Minutes Aug 12th, no comments from Board

Roan did roll call for receiving Council and Planning minutes

7. Action Items

7A. Lake Grace Trail Recommendation

Grange shared a screen of an area map, showing the trail improvement project along the south western corner of Pioneer Trail. The primary goal with this project is to connect this trail to the underpass that was installed under Hwy 41 in 2018, this will provide a much safer way of getting from one side to the other. Users could come down through the underpass heading to the Lake Grace trail completely avoiding the 41/Pioneer intersection altogether.

Components of this project will consist of significant tree removal, the repair/resurfacing of some of the trail, and installation of the bridge. We initially talked about expanding the trail width to 8 feet, however, there is not an easy way to do this as space is tight along the existing trail. Bids came back much higher than initially planned, budget wise would be difficult to do. $500,000 was the targeted budget amount, discussions were had by staff on scaling back and reevaluating the project. With Public Works doing some of the work, we can hold down some of the costs and come in around that $500,000.

Grange shared that the neighborhood meeting was held on October 8th. Approximately 30-40 neighbors were there, a good turnout. We also had 3 park board members present. Things went well. Brian Jung/PW did a great job explaining things. Generally, residents were OK with the existing 6-foot-wide trail, the main concern was not wanting fencing between their home and the water. Staff is looking into safety concerns along the trail with the League of MN Cities to see what they may require. We will talk more with the residents as we learn more. Any park board feedback? Roan, Jung did great, felt things were well received by neighbors. Saueressig, most of those residents just want things to get connected. One resident approached Grange and expressed her wanting the project to move forward as her kids cross over Hwy 41 to the high school, so for her, it is a safety concern.

Udermann, for best practices, you would have a champion lead the project to help keep those residents in the loop, especially those who could not make the meeting. That would help make sure all are aware of things vs. one or two coming in at the last minute with complaints. How do we find that person? Roan, yes, making that a standard practice for projects like this on-going is a good idea.

Downs-Yes, how do we keep those people in the loop? Grange, staff create a communications page on the city website for this project and we have contact information on those that were in attendance that can help share the message as well.

Wyveen, concerns on that trail not being cleared during the winter, feels like it is not a viable, safe trail for kids to walk on. Roan, maybe that is something Jonathan can partner on to plow that trail.

Downs, next steps? Grange explained, tonight we seek recommendation to take to council to authorize staff to go ahead with bidding. Bids could go out in October, hopefully award by November meeting, and work start after that. Tree removal could start this fall yet. In the spring, trail overlay work and landscape work could start. With this moving forward over the winter months, we could regroup in the spring and see where things are at as far as trail connection to the bridge.

Motion for recommendation that City Council authorize staff to move forward with the project to connect to the Hwy 41 underpass and to go out to bid on the improvements needed.

Motion by Udermann, second by Saueressig.

Roan did roll call of Board Members

7B. Moving Park Board Meetings to Tuesdays in 2021

Grange explained how it came to be with looking to the 2021 meetings. There have been a couple issues with scheduling conflicts when council meetings. Out of courtesy for Council we should notify them if we move forward with this. Thoughts on this? Any conflicts? Start date would be January 2021. No issues, however, staff please connect with Gutierrez to discuss with him.

Motion by Udermann, second by Downs, to move the monthly Park Board meeting to Tuesdays starting in January, 2021, if no conflict with Gutierrez.

Roan did roll call of Board Members

8. Discussion Items

8A. Arts Consortium Update

Grange, gave a recap of the history, staff continue to have conversations and are working on agreements, there are 2 of them, one for dedicated retail space/gallery, the other would be for the partnership of other areas and the programming side of things. We are trying to keep things moving as we continue to work on and finalize the lease.

Last weeks “oops” article the Herald, did create some public confusion. Their board member was very excited about the partnership and shared things with the reporter who then ran the article prior to contacting city staff to discuss/confirm. We need to take this yet to the council; we want to follow the process of getting their approval before we move forward. They kind of jumped the gun but was all due to their excitement.

Discussions pursued on business hours/staff/marketing.

Keyport asked for timing of things. Grange, trying to come up with a short-term solution for the holiday market, but yes, we are hoping to try for an opening in November. Saueressig asked about the vending machines and what would happen to them, Grange shared they have already been relocated throughout the building.

Roan hoping for a good lease agreement to come to the board next month.

8B. Bike Friendly Community

The group reconvened last week, was good to touch base. It was last February that we last met. Generally, that was the primary goal, to connect and share some things that have happened over the last few months. Grange shared the opening of Hawks Trail, the free bike fix it station we received from the new Scheels store in Eden Prairie, along with the police department and Chaska Cares giving out 60 bikes for free to residents in Chaska. Cycle Chaska also occurred in June. Some great things happening regardless of Covid. Carver County Health still is willing to fund a master community bike plan via their SHIP program funding. For a city of this size, that normally would cost around $30,000, so a great opportunity for us to take advantage of. This funding would help cover the costs of us working with an experienced consultant, staff research and community engagement, all of which we would incorporate into a guide to use over the years. We will also provide more program content on our web page ongoing. It was good to get our momentum back up and going again.

Udermann asked if this document could be shared with other cities, aligning with Carver County as a whole? We are off to a good start with that already, as we have representation from District 112 Community Ed, 112 schools as well as SW Transit.

Grange mentioned the new City website recently kicked off. The Chaska Parks and Recreation/Community Center site was merged into the City of Chaska site. We will house there a webpage for updates with this project as well. Questions on when applying for the bike friendly designation, yet to be determined.

8C. Trail of Fun

The event is Friday, Oct 23rd. Very different from our previous annual Halloween events. Will be held at Community Park; people must reserve time blocks. Families come through one at a time and follow the trail, social distancing throughout. Estimated time for a family to get through is 30/40 minutes. We are sold out already! So great that we are outside utilizing our parks and trails still. We are hoping for good weather!

8D. 2021 Park Board Chair

At the end of this year, Dave Roan will have fulfilled his term. The usual annual process will require a new vote for the Chair/Vice Chair positions. So, heads up that this is coming at the December meeting, then you would make a recommendation to the council in January 2021.

9. Other Business

9a. Board Reports

Wyveen-I attended Cycle Chaska with my family, was a great event. Weather was OK, but was impressed with the trails we were on, was very enjoyable.

Udermann-Nice to see Cub Scout out. Kids playing flag football at Moers Park, a parent asked him about the timing of various park replacements. He learned there is a plan in place that

defines which parks are up for replacement and when. Discussion on having Brian Jung from Public Work at a future meeting to share and explain that more.

Keyport-I did the 20-mile route with my husband at the Cycle Chaska event, was an enjoyable event.

Roan, thanks to Erin Link and staff on a great Cycle Chaska event. He road with Grange, Bob Lincoln, and Keyport for a bit.

10. Adjourn

Motion by Saueressig, second by Keyport to adjourn.

Roll Call of Board Members

- MINUTES -
CHASKA CITY COUNCIL
September 14, 2020

1.Work Session
1.A. CIP Program Update
Public Works Director Jung provided an update of the CIP Program.

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

3.Pledge of Allegiance

4. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Ryan Seibert, Police Chief; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

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

6. Visitor Presentation
None.

7. Minutes
Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the August 17, 2020 City Council meeting. Motion carried.

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

A. Approve Temporary Liquor License for Guardian Angels Church
   Motion to approve Temporary On-Sale Intoxicating License TW.20.03 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 26, 2020.
B. Accept Resignation from the Human Right's Commission - Darryl Scarborough
C. Establish a Public Hearing to Consider Approval of the Proposed 2021 Operating Plan and Budget and Imposition of Service Charges for the Chaska Downtown Special Services District
   Motion to set the public hearing for October 19, 2020, to review and approve the

proposed SSD 2021 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

D. Adopt Resolution 2020-74, Approving the Right of Way Vacation for Cardinal Street/Pulte Homes
   Motion to adopt Resolution No. 2020-74 to approve the Right of Way (ROW) Vacation for a portion of Cardinal Street.
E. Adopt Resolution 2020-75, Approving the Lot Split and Consolidation for 3919 Bavaria Road and PIDs 300180800 and 300170400/Tim George/PC #2020-20
   Motion to adopt Resolution #2020-75, approving the Lot Split and Lot Consolidation between 3919 Bavaria Road and PIDs 300180800 and 300170400 (on 82nd Street), subject to the stipulations included in said resolution and the following conditions:
   1. Approvals shall be based on the following graphic exhibits: a. Certificate of Survey, prepared by Wenck Associates, dated September 4, 2020 and revised September 10, 2020
   2. Tract A is consolidated into PID 300180800 and Tract B is consolidated into PID 300170400
   3. Lot Consolidation is obtained through Carver County
   4. If the property owner wishes to pursue the third venue for Bavaria Downs at 3919 Bavaria Road it will require three-step planning process with the City (Concept Plan, Preliminary/CUP, and Final Plan).
F. Approving the Sale of Excess City Property in SW Chaska
   Motion to authorize the Mayor and City Administrator to execute a Purchase Agreement and execute the necessary steps to transfer ownership of the property consistent with said agreement.
G. Approving 2021 Prosecution Contract
   Motion to authorize the Mayor and City Administrator to execute the 2021 County Prosecution Contract.
H. Adopt Resolution 2020-76, Approving the Final Plat for Pioneer Vista/Lennar/PC #2020-18
   Motion to adopt Resolution No. 2020-76 approving the Pioneer Vista Final Plat for a 54-unit townhome development on 17 acres of land (PC #2020-18).

Mayor Windschitl inquired which portion of Cardinal Street is to be vacated.

Community Development Director Ringwald detailed that vacation location.

Mayor Windschitl also inquired about the lot split in item 8.E.

Community Development Director Ringwald provided further information regarding that item.

Motion carried.

9. Action Items

There were no action items.

10. Bills

10.A. Accounts Payable Council Roster 9-14-2020

The Council requested further information about bills on pages 3, 5, 10, 12, 16, 19-21, 32, 37-38, 41, and 50, as well as requested an update on Community Center refunds.

City Administrator Podhradsky provided further information regarding those bills and the refunds.

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report 9-14-2020
11.B. Financial Reports July 2020

Councilmember Hatfield:
- Mentioned early voting starts September 18, 2020.
- Noted there is a food distribution event on September 16 from 4:30pm-6pm at the old Gedney factory.

Councilmember Hubbard:
- Updated the Council on a meeting with Sheriff Kamerud and other members of the community and noted they will be meeting every other week.
- Noted she toured the Town Course today and that it is looking great.
- Noted the Carver County Small Business Emergency Assistance Program application window has been reopened until September 18, 2020 at 5pm.
- Noted the backyard chicken ordinance is being worked on by Staff.
- Reported there is a Carver County Commissioner candidate forum on Thursday, September 17, 2020.

Councilmember Huang:
- Commented that school is back in session and that is great for the kids.
- Noted Launch Ministries is having an online fundraiser on September 23, 2020 from 7-8pm.
- Noted the My Health non-profit annual fundraiser is on October 2, 2020 from 7-7:45pm. See myhealthmn.org for more information.
- Noted the September 25, 2020 food truck festival that was scheduled is now canceled.
- Noted the Night to Unite is canceled.
- Inquired what happened to the site near Jonathan Flats that the Dairy Queen was going to relocate to. City Administrator Podhradsky provided further detail into why that site is for sale.

- Asked what the purpose of the parallel train tracks near Linemen and Chanhassen High School is. City Administrator Podhradsky explained the purpose of those tracks in that location.
- Relayed a question from a constituent regarding whether the City sees any money back from fines for drug trafficking if the Chaska police help with the situation and whether this is guided by State Statute. Chief Seibert provided further information regarding this inquiry.
- Provided an update on SouthWest Transit.

Councilmember Grau:

- Inquired why the bike path near Bigwood Boulevard stops a mile short of the Jonathan-Carver bike path. City Administrator Podhradsky explained this will likely be done when the County works on the industrial park.
- Inquired when the preliminary plan from Costco is planned. City Administrator Podhradsky provided further information regarding that timeline.
- Thanked the schools for their hard work getting school up and running.

City Attorney Melchert:

- Reminded residents to fill out their census information.

Mayor Windschitl:

- Noted the next City Council meeting is September 21, 2020.
- Noted the speed signs have been repaired.
- Noted Highway 41 to 169 is open now.
- Reported Veterans Park was used last week to honor a Marine Corps retiree.

12. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:09 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
September 21, 2020

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

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

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

5. Visitor Presentation
None.

6. Consent Agenda
Councilmember Grau requested further information regarding item 6.A.

City Administrator Podhradsky provided more detail on item 6.A.

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

A. Adopt Resolution 2020-77, Approving the Street Name Change of Cardinal Street on the South Side of Del Webb Parkway
   Motion to Adopt Resolution No. 2020-77, approving the street name change of Cardinal Street on the south side of Del Webb Parkway from Cardinal Street to Stargaze Point.
B. Adopt Resolution 2020-78, Appointment of Election Judges for the 2020 General Election
   Motion to adopt Resolution No. 2020-78 appointing those persons listed on Exhibit A as Judges of Election for the General Election, Tuesday, November 3, 2020.
C. Adopt Resolution 2020-79, Bond Sale Reimbursement
   Motion to adopt Resolution No. 2020-79 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

D. Approve Mt. Pleasant Cemetery Plot Repurchase
   Motion to approve repurchase of Mt. Pleasant Cemetery Plot 593-1, from Shirley Lebo for $150.00
E. Approving Appointment of Alternate to MMPA Board of Directors
   Motion to appoint Interim Electric Director Andrew Romine to the MMPA Board of Directors as the Alternate Member for the City of Chaska.
F. TH 41/CSAH 61 Downtown Chaska Professional Services RFP
   Motion to authorize staff to distribute the TH 41-CSAH 61 Historic Downtown Chaska Professional Services "Best Value" RFP, based on the aforementioned weighted selection criteria.

Motion carried.

7. Action Items

7.A. Adopt Resolution 2020-80, Establish Preliminary City Tax Levy for Taxes Payable 2021
City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl summarized the budget process for this year.

City Administrator Podhradsky presented the item to the Council.

Per request of the Council, City Administrator Podhradsky spoke into detail regarding other cities being Triple A rated.

The Council noted that the City tax levy has been discussed quite a bit at work sessions and they had the opportunity to have many of their questions answered there. They shared their thoughts regarding the options presented.

City Administrator Podhradsky noted that the $11,413,137 includes the "all-in" for Chaska, not just the general fund.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-80 adopting the proposed assessed 2020 payable 2021 maximum property tax levy. Motion carried.

7.B. Chaska Par 30/Learning Links of Chaska Project Consider Approval of Bids and Final Project Agreements
City Administrator Podhradsky presented the item to the Council.

Councilmember Huang asked for clarification regarding the number of rounds given to Learning Links.

City Administrator Podhradsky explained that amount and continued his presentation of the item.

Mayor Windschitl asked for a summary of the current parking agreement with Goodman Group.

City Administrator Podhradsky briefly detailed the current agreement and continued his presentation of the item.

Councilmember Grau noted concern with how to define "barrier-free golf."

City Administrator Podhradsky addressed this concern and continued his presentation of the item.

Mayor Windschitl inquired what the course will be charging.

A representative of Par 30 provided an update on the pricing discussions.

Mayor Windschitl asked if the average golfer will be comfortable not having traps.

The Par 30 representative provided more detail regarding that and the layout of the course.

Councilmember Grau inquired if there is any interest for a private organization to take on this plan and partner with Learning Links.

City Administrator Podhradsky explained why he did not think that would happen.

Councilmember Hubbard asked if Learning Links needs to continue raising money throughout this partnership beyond the initial amount.

City Administrator Podhradsky stated that is not part of the agreement and gave more information about how that might look into the future.

Councilmember Hubbard inquired how many rounds of golf per season allows the course to break even and what the cap-out would be.

City Administrator Podhradsky stated that at present, a break even would be 16,000-17,000 rounds per year and the cap-out is 32,000.

Councilmember Huang noted there is a probability that there will be a surge in peak the first few years. He asked if the programming cost will be determined.

City Administrator Podhradsky provided that information.

Mayor Windschitl inquired if the City or Learning Links will manage the programming.

City Administrator Podhradsky explained the City will handle operations but will work with Learning Links closely.

Councilmember Hubbard inquired if the partnership with Learning Links will be 50-50.

City Administrator Podhradsky detailed the partnership further.

The Council and Staff discussed the uniqueness of this project.

A representative of Learning Links thanked the Council for supporting this project.

Mayor Windschitl asked for more information about the 8'x16' prefab shaded structure that has been taken out of the project.

City Administrator Podhradsky provided further detail regarding the Change Order #1 and thanked the Public Works Staff for their hard work.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the following items and to authorize the City Administrator to execute these documents on behalf of the City:

- Construction Contract with Mid America Golf accepting their base bid
- Change Order #1 with Mid America Golf reducing construction scope of project
- Partnership agreement between Learning Links and the City of Chaska
- Amendment to Parking Lease Agreement between City of Chaska and Goodman Group
- Approval of Drainage Easement Agreement between Goodman Group and the City.

Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 9-21-2020

The Council requested further information about bills on pages 1, 5, 8, 10, 11, and 15.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business
9.A. City Administrator's Report
9.A.i. Bi-Weekly Report September 21, 2020

Councilmember Grau:

- Updated the Council on the Eastern Carver County Education and Advisory Committee held earlier today.
- Inquired about at sign put up on Big Woods Boulevard. City Administrator Podhradsky stated the County put that up.

Councilmember Hatfield:

- Noted early voting has started.
- Commented Chaska residents have been really respectful with the mask mandate.

Councilmember Hubbard:

- Noted she had a chance to meet with Marshal and got to see some updates with the Community Center.
- Noted Cycle Chaska is this Saturday at 11 am and summarized the participation options.
- Shared a compliment from a participant in Chaska community programming.

Councilmember Huang:

- Noted the Launch Ministry fundraiser is this Wednesday from 7-8pm.
- Noted the My Healthy virtual fundraiser is on October 7, 2020.
- Reported the food distribution event at the old Gedney factory went very well and another one is scheduled at the same location on October 10, 2020 from 10:30am to noon.
- Noted Councilmember Hubbard and he are hosting an informal forum on Sunday, October 4 at City Square Park in the gazebo.

Mayor Windschitl:

- Noted the transportation in Washington will be virtual this year.
- Reported he attended the groundbreaking at West Brook Church.
- Inquired if dead end, barricaded streets in developments could be signed by the developer or the City if necessary.
- Noted Guardian Angels is having a car show this Saturday and luncheon.
- Noted Schram is having an Oktoberfest but that tickets are needed.
- Noted the October Council meetings are on the 5th and the 19th.

10. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 10:19 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
October 5, 2020

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

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

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

5. Proclamation
A. Recognition of National Pregnancy and Infant Loss Day – October 15th

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

B. Recognition of Domestics Violence Awareness Month

Mayor Windschitl read a proclamation recognizing Domestic Violence Awareness Month.

6.Visitor Presentation
A. Update on the City Website Redesign Project

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

Councilmember Huang asked which accessibility standards are being used.

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

Councilmember Huang inquired if there would be multilingual support.

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

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

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

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

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

7. Minutes

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

8. Consent Agenda

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

A. Adopt Resolution 2020-81, A Resolution authorizing submission of an application for grant funding from the U.S. Department of Commerce Economic Development Administration (EDA)
   Motion to adopt the Resolution #2020-81 authorizing submission of an application for grant funding from the U.S. Department of Commerce Economic Development Administration (EDA).
B. Adopt Ordinance 980, Adding Section 13.16.140 Sidewalk Repairs by Owner to Chapter 13 of the Code of Ordinances
   Motion to adopt Ordinance #980, Section 13.16.140 Sidewalk Repairs by Owner to Chapter 13 of the Chaska Code of Ordinances.
C. Joint Powers and Joinder Agreement for the Carver County Small Business Emergency Assistance Fund
   Motion to authorize the Mayor to sign the Joint Powers and Joinder Agreement for the Carver County Small Business Emergency Assistance Fund.

Motion carried.

9. Action Items

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

City Planner Hanson presented the item to the Council.

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

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

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

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

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

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

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

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

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

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report October 5, 2020

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

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

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

Kevin Wright:

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

City Administrator Podhradsky:

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

Mayor Windschitl:

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

12. Adjourn

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

- MINUTES -
CHASKA CITY COUNCIL
October 19, 2020

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

Also Present: Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

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

5. Visitor Presentation
5.A. SouthWest Transit Update

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

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

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

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

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

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

Councilmember Huang discussed the importance in being united in how the City approaches this.
Mr. Simich provided further information in how the budget is set.

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

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

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

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

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

Mr. Simich shared his thoughts regarding this possibility.

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

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

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

Mr. Roepke reiterated the importance of suburban transit.

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

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

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

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

City Administrator Podhradsky provided further detail regarding the trail dimensions.

Mayor Windschitl pointed out the importance of this trail connection.

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

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

A. Adopt Ordinance 981, Amending Chapter 11, Section 11.08.20 Uniform Fire Code of the Chaska Code of Ordinances
   Motion to set a special meeting to occur on August 27, 2020 at the Chaska Event Center from 6:30 pm to 8:30pm.
B. Adopt Resolution 2020-84, Accepting Gifts and Donations
   Motion to adopt Resolution No. 2020-84 acknowledging and accepting gifts to the City of Chaska received during the period July 1, 2020 through September 30, 2020.
C. Adopt Policies and Procedures for Federal Awards Administration
   Motion to adopt Policies and Procedures for Federal Awards Administration.
D. Adopt Resolution 2020-85, Approving the Final Plat for Club West 10th Addition/Traditions Development/PC #2020-19
   Motion to adopt Resolution No. 2020-85 approving the Final Plat for Club West 10th Addition for 4 single-family lots (PC #2020-19).
E. Lake Grace Trail Connection to Highway 41 Underpass
   Motion to Approve the Park Board's recommendation authorizing staff to move forward on this project and solicit bids for the improvements needed to connect the Lake Grace trail to the Hwy 41 underpass.

Motion carried.

8. Action Items

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

Assistant Administrator Kabat presented the item to the Council.

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

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

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

City Administrator Podhradsky also commented on this relationship.

The Council commended the CDSSD for their work and planning.

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

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

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

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

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

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

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

10. Other Business
10.A. City Administrator's Report
10.B. Bi-Weekly Report 8-17-2020
10.C. Other Reports
10.C.i. Financial Reports—August 2020

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

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

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

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

Councilmember Hatfield:

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

Assistant Administrator Kabat:

- Provided detail regarding thank you letters received from residents.

City Administrator Podhradsky:

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

Mayor Windschitl:

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

11. Adjourn

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

CHASKA PLANNING COMMISSION
MINUTES
September 9, 2020

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

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

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

Members absent: Commissioner Urbanski

Also present: Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Cross, second by Commissioner Bowe, to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation
There was none.

5. Minutes
Motion by Commissioner Bowe, second by Commissioner Sailer, to approve the Minutes of the Aug 12, 2020, Planning Commission meeting as presented.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items
Motion by Commissioner Olson, second by Commissioner Lacey, to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Plat of a 54 unit townhome development on approximately 17 acres of land just north of Clover Ridge (PC# 2020-18), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. Response to Additional Items Needed, prepared by Lennar, dated August 26, 2020
    b. Title Sheet (pg C1.01), prepared by Sambatek, dated August 25, 2020
    c. Overall Site-PRD Plan (pg C3.01), prepared by Sambatek, dated August 25, 2020
    d. Site-PRD Plan-West (pg C3.02), prepared by Sambatek, dated August 25, 2020
    e. Site-PRD Plan-East (pg C3.03), prepared by Sambatek, dated August 25, 2020

f. Overall Grading Plan (pg C4.01), prepared by Sambatek, dated August 25, 2020
g. Grading Plan-West (pg C4.02), prepared by Sambatek, dated August 25, 2020
h. Grading Plan-East (pg C4.03), prepared by Sambatek, dated August 25, 2020
i. Topsoil Management Plan (pg C4.04), prepared by Sambatek, dated August 25, 2020
j. Erosion Control Phase 1 (pg C5.01), prepared by Sambatek, dated August 25, 2020
k. Erosion Control Phase 2 (pg C5.02), prepared by Sambatek, dated August 25, 2020
l. Erosion Control Notes & Details (pg C5.03), prepared by Sambatek, dated August 25, 2020
m. Overall Utility Plan (pg C6.01), prepared by Sambatek, dated August 25, 2020
n. Utility Plan-West (pg C6.02), prepared by Sambatek, dated August 25, 2020
o. Utility Plan-East (pg C6.03), prepared by Sambatek, dated August 25, 2020
p. Overall Storm Sewer Plan (pg C7.01), prepared by Sambatek, dated August 25, 2020
q. Storm Sewer Plan-West (pg C7.02), prepared by Sambatek, dated August 25, 2020
r. Storm Sewer Plan-East (pg C7.03), prepared by Sambatek, dated August 25, 2020
s. Storm Sewer Plan-Central (pg C7.04), prepared by Sambatek, dated August 25, 2020
t. Street Plan-West (pg C8.01), prepared by Sambatek, dated August 25, 2020
u. Street Plan-East (pg C8.02), prepared by Sambatek, dated August 25, 2020
v. Overlay Plan (pg C8.03), prepared by Sambatek, dated August 25, 2020
w. Details (pg C9.01-C9.04), prepared by Sambatek, dated August 25, 2020
x. Tree Inventory Plan (pg L0.0), prepared by Sambatek, dated August 25, 2020
y. Tree Preservation List (pg L0.1), prepared by Sambatek, dated August 25, 2020
z. Overall Landscape Plan (pg L1.01), prepared by Sambatek, dated August 25, 2020
aa. Landscaping Plan-West (pg L1.02), prepared by Sambatek, dated August 25, 2020
bb. Landscaping Plan-East (pg L1.03), prepared by Sambatek, dated August 25, 2020
cc. Landscape Details and Notes (pg L1.04), prepared by Sambatek, dated August 25, 2020
dd. 54 Unit Residential Neighborhood Site Plan, prepared by Sambatek, date July 29, 2020
ee. Section/Elevations, prepared by Sambatek, date July 29, 2020
ff. Home Plans (pgs 1-28), prepared by Lennar
gg. Pioneer Vista Final Plat (pgs 1-5), prepared by Van Neste Surveying

2. Adherence with the City Engineer's Memo dated September 1, 2020.
3. Adherence with the Carver County Public Works Memo, dated August 6, 2020.
4. Adherence to the following building setbacks:
    a. Front (from Street Right of Way): 20 feet
    b. Between Buildings: 15 feet
    c. Clover Ridge Drive: 20 feet
    d. Pioneer Trail: 125 feet from centerline
    e. Railroad: 50 feet
5. Provision of 360 degree architecture be used on all facades seen from public view.

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

Roll Call Vote: Ayes – all. Motion carried.

7. Action Items

None.

8.Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the August 3rd and draft August 17th, 2020 City Council Meetings.

8 A i.i. Receive the Minutes of the August 3rd, 2020 EDA Meeting.

8 A.i.i.i. Receive the Minutes of the August 10,th 2020 Park Board Meeting.

8.B. Project Updates

City Planner Hanson gave a brief overview of of various projects thoughout the City. She stated that the 2040 Comprehensive Plan was adopted at the City Council meeting on August 17, 2020. She stated that there are a few projects in town that have hit a standstill. She stated that those projects are: Structures Incorporated to construct an office building off of Old Audobon Road. She noted that they ran into troubles with their financing because the construction costs would be so high because the site has poor soils. She stated that she believes they have found a different site in Chanhassen and may be looking to sell this property; Chaska Building Center site at the corner of Fire Lane and Chaska Boulevard, this had a concept plan brought before the City, but there has not been much marketing done on this site, so she is not sure if this will be moving forward. She stated that they have not yet secured a stakeholder for either the office or industrial side of this project; Hazelview Senior Co-op which is located at Hundertmark Road and Pioneer Trail, the City reviewed a concept plan for this and the City has recently heard from the property owner that they are going back and forth on a decision on whether to develop or sell the property.

Commissioner Cross

- Stated that she would like to share her opinion that a homeowner's association should be the entity that makes the decision of what type of play area, if at all, goes into their development.

Chairperson Dahlke

- Likes the rapid progress that is happening on Lyman Boulevard

9. Adjourn

Motion by Commissioner Brass, second by Commissioner Cross to adjourn the meeting at 7:20 pm.

Roll Call Vote: Ayes – all. Motion carried.

City of Chaska

Letter of Intent for Partnership

November 5, 2020

City of Chaska
1 City Hall Plaza
Chaska, MN 55318

And

Arts Consortium of Carver County
P.O. Box 462
Chaska, MN 55318

This letter is intended to set forth a letter of intent by the City of Chaska and the Arts Consortium of Carver County. This is not a binding, legal document, but rather an outline of a proposed partnership that each side intends to become party to.

BACKGROUND:

The Arts Consortium of Carver County (ACCC) is a local 501(c)3 nonprofit organization that was established in 2009. The ACCC's goal is to be a nationally recognized arts community by working together with local business, government, education, individual, civic and community-based organizations. Everyone benefits through a thriving local arts scene – our community bonds are strengthened, new residents are attracted, and economic prosperity is created.

The ACCC has built up a volunteer and membership base to help grow the arts in Caver County. Some examples of ACCC accomplishments include: ArtStock Art & Wine Festival, Art Wander open studio tour, Songwriters and Musicians of Carver County CD's, rotating art exhibits, poetry and photography contests, barn quilts tourism, and more. In 2018, the ACCC opened an Arts Center in the Notermann Building in Victoria.

Recently, the ACCC informed the City of Chaska of their intent to relocate their Art Center. While the Notermann Building was a great space for their Art Center, they indicated the location in the basement of the building was challenging to attract people. With the three-year term of their lease expiring at the Notermann Building at the end of this year the ACCC wanted to discuss the Chaska Community Center as one of their options to relocate their Art Center.

After several discussions, the City of Chaska staff feel the Chaska Community Center is an ideal location for the ACCC and lends itself to a unique partnership with the Chaska Parks and Recreation Department on arts programming. An "Arts Addition" was built at the Chaska Community Center in 2006 that includes a magnificent art gallery/exhibit space and an indoor theater. A partnership with the ACCC will maximize the use of these spaces and provides opportunity to expand programming into the other multi-use

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EXHIBIT "B"

2021: $750 per month*
2022: $773 per month*
2023: $796 per month*

*Shall the net sales of twenty percent (20%) be greater than the monthly rate above, the ACCC shall pay the CITY the greater amount.

MEMORANDUM OF UNDERSTANDING FOR ARTS PROGRAM PARTNERSHIP:

PARTNERSHIP PURPOSE

The purpose of this partnership is to expand upon and enhance arts programming, activities, and events for Carver County and Chaska residents to participate in. The CITY and ACCC have compatible values and goals relating to the arts which creates a mutual benefit. Utilizing each other's resources will provide greater effectiveness and positively affect the quality of arts experiences provided to the community. This partnership will provide more programming opportunities lending to increased participation in the arts which will create a greater awareness of the talented artists in Carver County…and encourage more people to become artists into the future.

COMMUNITY BENEFIT

This partnership will provide opportunities for individuals of all ages and abilities to experience a variety of arts programs, activities, and events. Arts programming provides benefits to participants such as: stimulating imagination, becoming more observant, enhancing problem-solving skills, improving motor development skills, providing a sense of accomplishment, and reducing stress. The arts create a strong "sense of community" while providing social, cultural, economic, and health benefits to the community.

PROGRAMMING PROCESS

The ACC shall meet with CITY staff on a monthly basis to discuss and plan a variety of arts programming utilizing CITY facilities to include, but not limited to, the Chaska Community Center, Chaska Curling and Event Center, and Chaska parks. The ACCC and CITY shall establish an agreed upon participant fee for each program, activity, and event that accounts for direct costs and achieves an overall profit goal of 30%. The ACCC and CITY shall establish criteria to determine when it is in the best interest to cancel any planned programs, activities, and events and if there is disagreement the CITY shall have final discretion.

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WHEN PLANNING ARTS PROGRAMS, ACTIVITIES, AND EVENTS THE CITY AGREES TO THE FOLLOWING:

1. CITY will provide complimentary use of CITY facilities for partnered programs, activities, and events.
2. CITY will promote partnered programs, activities, and events in recreation program activity guide, email list-serv, Facebook, and CITY's website with a link to ACCC's website.
3. CITY will set-up partnered programs, activities, and events into CITY's on-line registration software, ActiveNet.
4. CITY will register individuals who prefer to do so in-person or via phone rather than on-line.
5. CITY will collect all fees associated with partnered programs, activities, and events.
6. CITY will provide ACCC registration and roster reports for planned programs, activities, and events to track financials and participation.
7. CITY will set-up and take-down tables, chairs, and other standard equipment needed for partnered programs, activities, and events.

WHEN PLANNING ARTS PROGRAMS, ACTIVITIES, AND EVENTS THE ACCC AGREES TO THE FOLLOWING:

1. ACCC will schedule and pay artists to execute partnered arts programs, activities, and events.
2. ACCC will purchase all necessary supplies for partnered programs, activities, and events.
3. ACCC will create marketing and share with CITY to promote partnered programs, activities, and events.
4. ACCC will promote partnered programs, activities, and events on ACCC's Facebook and website with a link to CITY's website/ActiveNet registration site.
5. ACCC will assist CITY with set-up and take-down of equipment for partnered programs, activities, and events.
6. ACCC will keep CITY and artists updated on logistics of partnered programs, activities, and events to ensure successful execution.

FINANCIAL AGREEMENT

The CITY and ACCC agree to split all revenues, less any and all taxes, collected for partnered programs, activities, and events fifty percent (50%) each. The CITY shall submit payment to ACCC on or before the 15th of each month for their portion of the previous month's revenues.

TERM

This Agreement shall become effective as of the date of its execution and shall continue in effect through December 31, 2020; provided, however, that commencing on January 1, 2021 and each January 1 thereafter, the Term shall automatically be extended for one additional year unless, not later than September 30 of the preceding year, the CITY or the ACCC shall have given notice not to extend the Term. Any and all changes to this Agreement must be approved by both the Chaska City Council and ACCC Board of Directors.

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APPROVAL PROCESS:

1. Park Board Recommendation to City Council: November 9, 2020
2. City Council Approval: November 16, 2020

Upon the above approvals, staff will then generate a Lease Agreement and a Memorandum Of Understanding for Arts Programming Partnership for City Council to approve no later than the December 21, 2020 City Council meeting.

By signing below each party agrees to the outline of the proposed partnership and desires to proceed with a Lease Agreement and a Memorandum Of Understanding for Arts Programming Partnership.

CITY OF CHASKA

By_____ Date:_____
City Administrator: Matt Podhradsky

ARTS CONSORTIUM OF CARVER COUNTY

By Cynthia Anderson Date: 11/5/20
Board President: Cynthia Anderson

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MEMORANDUM OF UNDERSTANDING

FOR RECREATION SERVICES

BETWEEN THE CITY OF CARVER AND CITY OF CHASKA

1. TERM

CHASKA will provide recreation services to CARVER, as specified in this memorandum of understanding, beginning January 1, 2021 through December 31, 2023. CHASKA or CARVER shall have the option to terminate or renegotiate the terms of this agreement upon one-hundred-twenty (120) days written notice to the other party.

2. PAYMENT

CARVER shall pay CHASKA bi-annual payments for recreation services as specified in the table below.

Year of Service	Total	Payment 1 January 15	Payment 2 June 15
2021	**$66,611**	$33,305.50	$33,305.50
2022	**$69,267**	$34,633.50	$34,633.50
2023	**$72,030**	$36,015	$36,015

3. FEES COLLECTED

CHASKA shall retain all collected revenues related to recreation service programming in CARVER. CHASKA shall retain all collected revenues from CARVER related to facility use and recreation programming in CHASKA.

4. RECREATION PROGRAM AND EVENT PLANNING

For each programming season, CHASKA shall provide a variety of recreation programs and events in Carver, consistent with participation levels and based on available facilities. Examples include open gym, yoga in the park, day camps, adult sports leagues, vehicle fair, summer concerts, etc.

CARVER shall pay for direct costs, with the exception of CHASKA labor costs, for the carrying out of event planning. Examples of direct costs include band fees, stage rental, movie rental, event supplies, and so on.

5. CHASKA RECREATION PROGRAMS

CHASKA shall provide resident reciprocity to CARVER for all recreation programs and activities provided by the Chaska Recreation Department with all benefits being identical for Chaska and Carver residents.

6. CHASKA COMMUNITY CENTER

CHASKA shall provide resident reciprocity to CARVER at the Chaska Community Center with all benefits related to the facility being identical for Chaska and Carver residents.

7. CHASKA TOWN COURSE AND PAR 30

CHASKA shall provide resident reciprocity to CARVER at the Chaska Town Course and Chaska Par 30 with all benefits related to the facility being identical for Chaska and Carver residents.

8. CHASKA CURLING CENTER AND BANQUET FACILITY

CHASKA shall provide resident reciprocity to CARVER at the Chaska Curling Center and Banquet Facility with all benefits related to the facility being identical for Chaska and Carver residents.

9. COMMUNICATIONS

CARVER and CHASKA staff shall meet on a seasonal basis to discuss participant, CARVER staff, and CARVER Parks Commission feedback. Such feedback will be used by CHASKA staff to plan and execute future program and event offerings. CHASKA will advertise programs and events occurring in CARVER through a variety of marketing options such as print/digital activity guide, website, email list-serv and social media.

10. ANNUAL REPORT

CHASKA shall provide CARVER with an Annual Report summarizing participant and facility usage, as staff efforts to coordinate events and programs in Carver.

CITY OF CARVER:

_____
Courtney Johnson, Mayor

_____
Date

CITY OF CHASKA:

_____
Mark Windschitl, Mayor

_____
Date