WORK SESSION
Public Safety Center Tour — Meet in the Parking Lot
West Side of the Building
5:30 – 6:45 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 29, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
   - 5.A. Recognizing Chaska Water as Best in Glass at State Fair Tap Water Taste Test
6. Approve Previous Meeting Minutes
   - 6.A. Meeting Minutes 09/15/2025
7. Consent Items
   - 7.A. Adopt Resolution 2025-61, Awarding Bid for Victoria Dr. Utility Improvements
   - 7.B. Adopt Resolution No. 2025-62 Approving the Final Site & Building Plan and Final Plat for EDCO and the Petition for Public Improvement for Creek Road/Pope Design Group/PC #2025-13
   - 7.C. Adopt Resolution No. 2025-67 approving the Lot Split at 5060 County Road 10 East/EDCO/PC #2025-16
   - 7.D. Modification to Redevelopment Plan for Redevelopment Project Area No. 4, Establishing Tax Increment Financing (TIF) Dist. No. 25, Adopting a TIF Plan, and Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy

7.D.i. Adopt Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan.

7.D.ii. Adopt Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy.

7.E. Approve an On Sale Intoxicating and Sunday Liquor License for The Golden Kitchen

8. Action Items

8.A. Adopt Resolution No. 2025-68 Adopting the Proposed 2026 Maximum Property Tax Levy

9. Bills

9.A. Accounts Payable Claims Roster 9-29-2025

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 09/29/2025

11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

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- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 15, 2025

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

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

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

5. Visitor Presentation
Jonathan, Chaska Troop 174, introduced himself and explained he was present to earn a badge.

6. Approve Previous Meeting Minutes
6.A. Approve the September 8, 2025 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Benesh to approve the minutes of the September 8, 2025 City Council meeting.
Motion carried.

7. Consent Agenda
Councilmember Grau expressed his support for ISD 112's Referendum, referring to Consent Agenda Item 7.D. Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request. Mayor Hubbard noted the Superintendent presented to the Council at the September 8, 2025, City Council meeting.

Mayor Hubbard thanked Rehn LeSueur and Juhi Ghatti for their service as Human Rights Commissioners, referring to Consent Agenda Item 7.F. Accept Rehn LeSueur and Juhi Ghatti's Resignations as Commissioners on the Human Rights Commission.

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Councilmember Hatfield noted her appreciation of the Council's continued support of the businesses downtown, referring to Consent Agenda Item 7.C. Approve On-Sale Liquor License for Community Event Series-Downtown Business Alliance

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

A. Adopt Resolution 2025-58 Calling for a Public Hearing for Proposed SSD 2026 Operating Plan, Budget, and Service Charges

Motion to adopt Resolution 2025-58 calling for a Public Hearing, to review and approve the proposed SSD 2026 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

B. Adopt Resolution No. 2025-59 Calling for Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion to adopt Resolution 2025-59 calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

C. Approve On-Sale Liquor License for Community Event Series-Downtown Business Alliance

Motion to approve On-Sale Intoxicating License at the downtown Community Events, Lic#OSCF25-3 for Chaska Downtown Business Alliance Event Series on Saturdays between September 20-December 6, 2025.

D. Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request

Motion to adopt Resolution 2025-60 supporting Independent School District 112 November 2025 Referendum.

E. School District 112 Contract for CPD School Resource Officers

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

F. Accept Rehn LeSueur and Juhi Ghatti Resignations as Commissioners on the Human Rights Commission

Motion to accept the resignations of Juhi Ghatti and Rehn LeSueur from the Chaska Human Rights Commission and open the seat to applications during the commission recruitment process in fall 2025.

Motion carried.

<u>8. Action Items</u>

<u>8.A. Adopt Resolution 2025-56 and Ordinance No. 1071 Approving the Preliminary Site & Building Plan, Zoning Ordinance Amendment (ZOA) and Easement Vacation for Auto Pros/Rylaur, LLC/PC #2025-10</u>

City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Mayor Hubbard asked if the site had been reviewed for public safety access. Ms. Hanson confirmed that it was correct.

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Mayor Hubbard asked if the power lines in the area are planned to be buried. City Administrator Podhradsky stated there are plans to bury the lines, but the project isn't imminent.

Councilmember Sheveland thanked Auto Pros for their continued interest in Chaska.

Peter Hilgar, representative of Rylaur, LLC, introduced himself to the Council. He explained the proposal to address the cross-property easement. They are happy to implement a covenant on the property. The developer is working with the Army Corps of Engineers on alternative plans.

City Administrator Podhradsky noted a prescriptive easement may be in existence, but Staff would need to do additional research. There can be an additional condition to address the easement at a future date.

Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt Resolution No. 2025-56 approving the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition (PC #2025-56) with the condition of a prescriptive easement to be addressed at final.
Motion carried.

8.A.i. Ordinance No. 1071
Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Ordinance No. 1071 approving the zoning ordinance amendment to PID-5.
Motion carried.

8.B. Public Hearing: Consideration of Modification of Redevelopment Plan Dist. No. 4, Establishing (TIF) Dis. No. 25, Adopting a TIF Plan, and Authorizing Execution of a TIF Agreement and Granting a Business Subsidy
City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

Mayor Hubbard stated Ms. Grove did a great job explaining TIF. She also thanked EDCO for bringing jobs to the community.

Mayor Hubbard opened the public hearing at 7:43 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 7:44 p.m.

8.C. Adopt resolution No. 2025-57 approving the Concept Plan for the Municipal Services Building (MSB)/Oertel Architects on behalf of the City of Chaska/PC #2025-12
City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Councilmember Sheveland and Mayor Hubbard thanked Staff for their work on the item.

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City Administrator Podhradsky pointed out that current residents have a positive outlook on the MSB as a neighbor.

Andrew Cooper, from Oertel Architects who is the architect for the city on this project, explained the next steps and noted his appreciation of City Staff.

Motion by Councilmember Grau, second by Councilmember Benesh to adopt Resolution No. 2025-57 approving the concept plan for the Municipal Services Building (MSB) (PC #2025-12). Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 15-9-2025
The Council requested further information about bills on page 13 and bills for mailing.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 15-9-2025
10.B. Financial Reports as of 07/31/25

Councilmember Grau:

- Asked for an explanation of the solicitation ordinance. City Administrator Podhradsky provided further information regarding the ordinance.
- Stated September 10, 2025, is World Suicide Prevention Day. He encouraged those in need to ask for help. 988 is the phone number for the Suicide and Crisis Lifeline. He suggested community members to reach out to loved ones.
- Noted he discussed recent events with his children. He encouraged his kids to be kind and inclusive; he encouraged community members to also be kind and inclusive with one another.
- Pointed out the Curling Center was shown on a sports channel recently.
- Added it is Chaska High School's Homecoming week.

Councilmember Sheveland:

- Stated local officers attended her neighborhood's block party, and it was fun and informative.
- Pointed out that youth are door-knocking for fundraisers. She encouraged community members to be supportive when they answer the door.
- Acknowledged 9/11 was recent; many people living today didn't experience that tragedy.

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Councilmember Benesh:

- Echoed Councilmember Grau's comments regarding mental health. Violence is not the answer for political discourse. Violence is never the answer. The actions of a few are appalling.

Councilmember Hatfield:

- Stated Latin Food Fest was September 12, 2025.
- Pointed out the Carver County Sheriff's Office is having an Open House on October 4, 2025.
- Noted Coffee With a Cop is September 17, 2025.
- Stated there will be a District Safety Presentation regarding school safety at Chanhassen High School on September 17, 2025.
- Added that the free food distribution is on September 18, 2025.
- Pointed out that Chaska Cares is planned for September 20, 2025.
- Congratulated Lieutenant Chris George for graduating from the 295th session of the FBI National Academy.

Mayor Hubbard:

- Stated it is important to recognize people's shared humanity.
- Pointed out that a bimonthly newsletter was sent out to residents.
- Noted Latin Food Fest was fabulous.
- Stated Chaska has been selected to be on the bonding tour for the Senate.
- Pointed out that the first female firefighter is retiring from the Fire Department. She read a quote from an event recognizing her retirement.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Sheveland to adjourn the meeting at 8:35 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
September 29, 2025

Subject: **Award Bid for Victoria Drive Utility Improvements**

Prepared By: **Matt Haefner, Water & Sewer Director and**
Matt Clark, City Engineer

To facilitate the construction of the North Water Treatment Plant (Adjacent to Hazeltine National Golf Course), Chaska needs additional water capacity at the existing main water treatment plant. Wells 11 & 12 are drilled and ready to provide the additional water that is needed. The Victoria Drive Utility Improvements extends a raw water line to Wells 11 & 12.

Public Bids were opened on September 11, 2025, for the Victoria Drive Utility Improvements. The project consists of trunk water main piping to facilitate connecting the new wells to the existing raw water system. The bid tabulation for this project is attached. The low bid of $313,137.75 received from Widmer Construction, LLC represents good value for the city and staff is recommending the Council award the bid.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2025-61, Awarding Bid for the Victoria Drive Utility Improvements to Widmer Construction, LLC in the low bid total amount of $313,137.75.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 9/29/2025 RESOLUTION NO. 2025 -61

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

A Resolution Ordering the Victoria Drive Utility Improvements, and Authorize the City Administrator and City Engineer to execute a construction contract with Widmer Construction, LLC in the Low Bid Amount of $313,137.75

WHEREAS, on September 11, 2025, the City of Chaska held a public bid opening for the construction of the Victoria Drive Utility Improvements Project;

WHEREAS, pursuant to an advertisement for bids for, Victoria Drive Utility Improvement Project – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor		**Total Base Bid**
LOW	Widmer Construction, LLC		$313,137.75
#2	Kusske Construction Co., LLC		$374,480.00
#3	Eureka Construction, Inc.		$395,192.50
#4	S.R. Weidema, Inc.		$397,025.50
#5	Ryan Contracting Co.		$402,633.55
#6	Meyer Contracting Co.		$471,349.00
#7	Northdale Construction Co., Inc.		$498,577.61
#8	Kuechle Underground, Inc.		$552,543.00
#9	S.M. Hentges & Sons, Inc.		$660,766.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Victoria Drive Utility Improvements to the low responsible bidder, Widmer Construction, LLC, for the low Base Bid in the amount of $313,137.75.

FURTHER, BE IT RESOLVED**,** that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402

September 11, 2025

Honorable Mayor and City Council
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Victoria Drive Utility Improvements
Stantec Project No. 193806013
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on September 11, 2025. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 9 Bids. The following summarizes the results of the Bids received:

	Contractor	***Total Base Bid***
Low	Widmer Construction, LLC	$313,137.75
#2	Kusske Construction Co., LLC	$374,480.00
#3	Eureka Construction, Inc.	$395,192.50
#4	S. R. Weidema, Inc.	$397,025.50
#5	Ryan Contracting Co.	$402,633.55
#6	Meyer Contracting Co.	$471,349.00
#7	Northdale Construction Co., Inc.	$498,577.61
#8	Kuechle Underground, Inc.	$552,543.00
#9	S. M. Hentges & Sons, Inc.	$660,766.00

The low Bidder on the Project was Widmer Construction, LLC with a Total Base Bid Amount of $313,137.75. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Widmer Construction, LLC** should be awarded the Project on the Total Base Bid in the Amount of **$313,137.75.**

Should you have any questions, please feel free to contact me at (612) 712-2035.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Nathan Drews, P.E.

Enclosure

Stantec

Project Name: **VICTORIA DRIVE UTILITY IMPROVEMENTS**

City Project No.:

Stantec Project No.: 193806013

Bid Opening: Thursday, September 11, 2025 at 11:00 AM CDT

Owner: **City of Chaska**

I hereby certify that this is an exact reproduction of bids received.

Nathan Drews, PE

License No. 54837

	BID TABULATION			Bidder No. 1 Widmer Construction, LLC		Bidder No. 2 Kusske Construction Company		Bidder No. 3 Eureka Construction, Inc.		Bidder No. 4 S. R. Weidema, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID:										
	PART 1 - STREET IMPROVEMENTS										
1	MOBILIZATION	LS	1	$20,250.00	$20,250.00	$26,691.00	$26,691.00	$20,000.00	$20,000.00	$18,000.00	$18,000.00
2	TRAFFIC CONTROL	LS	1	$1,300.00	$1,300.00	$875.00	$875.00	$1,000.00	$1,000.00	$1,250.00	$1,250.00
3	TEMPORARY MAILBOX	EA	3	$125.00	$375.00	$115.00	$345.00	$100.00	$300.00	$100.00	$300.00
4	TEMPORARY CONSTRUCTION ENTRANCE	EA	1	$1,250.00	$1,250.00	$4,050.00	$4,050.00	$1,000.00	$1,000.00	$2,000.00	$2,000.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	EA	10	$165.00	$1,650.00	$65.00	$650.00	$180.00	$1,800.00	$200.00	$2,000.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	850	$2.00	$1,700.00	$2.50	$2,125.00	$3.00	$2,550.00	$4.00	$3,400.00
7	REMOVE BITUMINOUS PAVEMENT	SY	1150	$6.00	$6,900.00	$2.45	$2,817.50	$6.00	$6,900.00	$4.50	$5,175.00
8	REMOVE BITUMINOUS DRIVEWAY	SY	100	$6.00	$600.00	$7.50	$750.00	$6.00	$600.00	$10.00	$1,000.00
9	REMOVE SIGN	EA	1	$525.00	$525.00	$260.00	$260.00	$225.00	$225.00	$500.00	$500.00
10	REMOVE STORM SEWER PIPE	LF	75	$25.00	$1,875.00	$23.00	$1,725.00	$15.00	$1,125.00	$30.00	$2,250.00
11	REMOVE WATERMAIN PIPE	LF	35	$25.00	$875.00	$25.00	$875.00	$15.00	$525.00	$18.00	$630.00
12	SALVAGE HYDRANT	EA	1	$1,500.00	$1,500.00	$865.00	$865.00	$1,000.00	$1,000.00	$600.00	$600.00
13	COMMON EXCAVATION (EV)	CY	550	$24.00	$13,200.00	$25.50	$14,025.00	$85.00	$46,750.00	$15.00	$8,250.00
14	SUBGRADE EXCAVATION (EV)	CY	125	$25.00	$3,125.00	$30.00	$3,750.00	$25.00	$3,125.00	$20.00	$2,500.00
15	ROCK EXCAVATION	CY	25	$75.00	$1,875.00	$20.00	$500.00	$1.00	$25.00	$85.00	$2,125.00
16	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	180	$28.00	$5,040.00	$25.00	$4,500.00	$1.00	$180.00	$48.00	$8,640.00
17	GEOTEXTILE FABRIC, TYPE V	SY	1100	$1.35	$1,485.00	$4.75	$5,225.00	$2.50	$2,750.00	$3.00	$3,300.00
18	GEOGRID, HX165	SY	250	$5.50	$1,375.00	$6.00	$1,500.00	$5.00	$1,250.00	$12.00	$3,000.00
19	STOCKPILE ROCK	CY	25	$14.00	$350.00	$25.00	$625.00	$1.00	$25.00	$22.00	$550.00
20	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	775	$30.00	$23,250.00	$35.00	$27,125.00	$35.00	$27,125.00	$25.00	$19,375.00
21	TYPE SP 9.5 WEARING COURSE (2,C)	TN	230	$157.50	$36,225.00	$165.00	$37,950.00	$150.00	$34,500.00	$153.50	$35,305.00
22	BITUMINOUS DRIVEWAY REPAIR	SF	800	$5.25	$4,200.00	$5.50	$4,400.00	$5.00	$4,000.00	$7.40	$5,920.00
23	BITUMINOUS MATERIAL FOR TACK COAT	GAL	55	$8.50	$467.50	$8.80	$484.00	$8.00	$440.00	$8.10	$445.50
24	POTHOLE EXISTING UTILITY	EA	2	$300.00	$600.00	$375.00	$750.00	$500.00	$1,000.00	$450.00	$900.00
25	SALVAGE AND REINSTALL MAILBOX	EA	3	$225.00	$675.00	$225.00	$675.00	$350.00	$1,050.00	$200.00	$600.00
26	WATER FOR DUST CONTROL	1000 GAL	5	$77.00	$385.00	$100.00	$500.00	$30.00	$150.00	$120.00	$600.00
27	PROTECTION OF CATCH BASIN IN STREET	EA	4	$300.00	$1,200.00	$250.00	$1,000.00	$200.00	$800.00	$470.00	$1,880.00
28	WATER FOR TURF ESTABLISHMENT	1000 GAL	5	$77.00	$385.00	$165.00	$825.00	$70.00	$350.00	$70.00	$350.00
29	SILT FENCE	LF	1850	$1.90	$3,515.00	$2.75	$5,087.50	$1.80	$3,330.00	$1.80	$3,330.00
30	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	150	$3.15	$472.50	$2.75	$412.50	$3.00	$450.00	$3.00	$450.00
31	DITCH CHECK	EA	8	$31.50	$252.00	$60.00	$480.00	$30.00	$240.00	$30.00	$240.00
32	SUBSOILING	AC	0.5	$500.00	$250.00	$550.00	$275.00	$1,000.00	$500.00	$1,750.00	$875.00
33	SEED MIXTURE TYPE 25-151	LB	135	$4.20	$567.00	$4.00	$540.00	$4.00	$540.00	$4.00	$540.00
34	EROSION CONTROL BLANKET	SY	500	$2.10	$1,050.00	$2.20	$1,100.00	$2.00	$1,000.00	$2.00	$1,000.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Widmer Construction, LLC Unit Price	Total	Bidder No. 2 Kusske Construction Company Unit Price	Total	Bidder No. 3 Eureka Construction, Inc. Unit Price	Total	Bidder No. 4 S. R. Weidema, Inc. Unit Price	Total
35	TRM, CATEGORY 70	SY	25	$21.00	$525.00	$40.00	$1,000.00	$20.00	$500.00	$44.10	$1,102.50
36	HYDRAULIC SOIL STABILIZER TYPE 6	SY	2300	$1.10	$2,530.00	$1.45	$3,335.00	$1.00	$2,300.00	$1.00	$2,300.00
37	HYDRAULIC SOIL STABILIZER TYPE SFM	SY	1750	$1.35	$2,362.50	$1.55	$2,712.50	$1.25	$2,187.50	$1.25	$2,187.50
38	LANDSCAPE RESTORATION	LS	1	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
	TOTAL PART 1 - STREET IMPROVEMENTS				**$146,161.50**		**$162,805.00**		**$173,592.50**		**$144,870.50**
	PART 2 - STORM SEWER IMPROVEMENTS										
39	12" CMP STORM SEWER	LF	60	$51.75	$3,105.00	$47.50	$2,850.00	$60.00	$3,600.00	$95.00	$5,700.00
40	18" RCP STORM SEWER	LF	20	$78.75	$1,575.00	$92.00	$1,840.00	$100.00	$2,000.00	$140.00	$2,800.00
41	12" CMP FES	EA	3	$655.00	$1,965.00	$615.00	$1,845.00	$600.00	$1,800.00	$370.00	$1,110.00
42	18" RCP FES	EA	1	$1,800.00	$1,800.00	$2,200.00	$2,200.00	$3,000.00	$3,000.00	$1,925.00	$1,925.00
43	CONNECT TO EXISTING STORM PIPE	EA	2	$850.00	$1,700.00	$875.00	$1,750.00	$1,000.00	$2,000.00	$1,725.00	$3,450.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				**$10,145.00**		**$10,485.00**		**$12,400.00**		**$14,985.00**
	PART 3 - WATER MAIN IMPROVEMENTS										
44	INSTALL HYDRANT	EA	1	$6,451.00	$6,451.00	$7,925.00	$7,925.00	$10,000.00	$10,000.00	$8,200.00	$8,200.00
45	CONNECT TO EXISTING WATER MAIN	EA	2	$6,250.00	$12,500.00	$8,760.00	$17,520.00	$20,000.00	$40,000.00	$3,000.00	$6,000.00
46	INSTALL TEMPORARY HYDRANT	EA	1	$6,451.00	$6,451.00	$7,925.00	$7,925.00	$2,000.00	$2,000.00	$8,200.00	$8,200.00
47	INSTALL TEMPORARY GATE VALVE	EA	1	$2,878.00	$2,878.00	$3,010.00	$3,010.00	$1,000.00	$1,000.00	$3,000.00	$3,000.00
48	6" GATE VALVE AND BOX	EA	1	$2,878.00	$2,878.00	$3,010.00	$3,010.00	$4,000.00	$4,000.00	$3,000.00	$3,000.00
49	8" GATE VALVE AND BOX	EA	1	$3,683.00	$3,683.00	$4,020.00	$4,020.00	$5,000.00	$5,000.00	$4,115.00	$4,115.00
50	18" BUTTERFLY VALVE AND BOX	EA	1	$9,535.00	$9,535.00	$12,220.00	$12,220.00	$12,000.00	$12,000.00	$10,250.00	$10,250.00
51	6" PVC WATER MAIN, C900	LF	20	$53.75	$1,075.00	$51.00	$1,020.00	$70.00	$1,400.00	$80.00	$1,600.00
52	8" PVC WATER MAIN, C900	LF	350	$55.00	$19,250.00	$54.00	$18,900.00	$80.00	$28,000.00	$84.00	$29,400.00
53	18" PVC WATER MAIN, C900	LF	725	$65.00	$47,125.00	$111.00	$80,475.00	$115.00	$83,375.00	$148.00	$107,300.00
54	INSULATION, 4" THICK	SY	25	$46.25	$1,156.25	$80.00	$2,000.00	$50.00	$1,250.00	$70.00	$1,750.00
55	DUCTILE IRON FITTINGS	LB	2200	$13.75	$30,250.00	$14.25	$31,350.00	$5.00	$11,000.00	$20.00	$44,000.00
56	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	1100	$6.50	$7,150.00	$5.60	$6,160.00	$5.00	$5,500.00	$5.30	$5,830.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				**$150,382.25**		**$195,535.00**		**$204,525.00**		**$232,645.00**
	PART 4 - WATER SERVICE IMPROVEMENTS										
57	1" CURB STOP AND BOX	EA	2	$1,394.00	$2,788.00	$1,050.00	$2,100.00	$800.00	$1,600.00	$490.00	$980.00
58	1" CORPORATION STOP WITH SERVICE SADDLE	EA	2	$1,368.00	$2,736.00	$1,015.00	$2,030.00	$600.00	$1,200.00	$460.00	$920.00
59	1" TYPE PE WATER SERVICE	LF	25	$37.00	$925.00	$61.00	$1,525.00	$75.00	$1,875.00	$105.00	$2,625.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				**$6,449.00**		**$5,655.00**		**$4,675.00**		**$4,525.00**

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Widmer Construction, LLC Unit Price	Total	Bidder No. 2 Kusske Construction Company Unit Price	Total	Bidder No. 3 Eureka Construction, Inc. Unit Price	Total	Bidder No. 4 S. R. Weidema, Inc. Unit Price	Total
	BASE BID SUMMARY:										
	TOTAL PART 1 - STREET IMPROVEMENTS				$146,161.50		$162,805.00		$173,592.50		$144,870.50
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$10,145.00		$10,485.00		$12,400.00		$14,985.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$150,382.25		$195,535.00		$204,525.00		$232,645.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				$6,449.00		$5,655.00		$4,675.00		$4,525.00
	TOTAL BASE BID				**$313,137.75**		**$374,480.00**		**$395,192.50**		**$397,025.50**

	Widmer Construction, LLC	Kusske Construction Company	Eureka Construction, Inc.	S. R. Weidema, Inc.
Contractor Name and Address:	Widmer Construction, LLC	Kusske Construction Company	Eureka Construction, Inc.	S. R. Weidema, Inc.
	9455 Cty. Rd. 15	582 Bavaria Lane	20141 Icenic Trail	17600 113th Ave. N.
	Maple Plain, MN 55359	Chaska, MN 55318	Lakeville, MN 55044	Maple Grove, MN 55369
Phone:	(952) 955-5062	(952) 448-3321	(952) 469-5685	(763) 428-9110
Email:	tonyv.widmerdonst@frontier.co	jason@kusskeconstruction.com	estimating@eurekaconst.com	estimating@srweidema.com
Signed By:	Tony Vanderlinde	Jason Kusske	Alan Ames	Scott Weidema
Title:			President	President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Responsible Contractor Certification:	Yes	Yes	Yes	Yes
Addenda Acknowledged:	None	None	None	None

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Item Num	BID TABULATION Item	Units	Qty	Bidder No. 5 Ryan Contracting Co. Unit Price	Total	Bidder No. 6 Meyer Contracting Co. Unit Price	Total	Bidder No. 7 Northdale Construction Company, Inc. Unit Price	Total	Bidder No. 8 Kuechle Underground, Inc. Unit Price	Total
	BASE BID:										
	PART 1 - STREET IMPROVEMENTS										
1	MOBILIZATION	LS	1	$30,000.00	$30,000.00	$47,000.00	$47,000.00	$45,470.00	$45,470.00	$26,000.00	$26,000.00
2	TRAFFIC CONTROL	LS	1	$5,000.00	$5,000.00	$750.00	$750.00	$825.00	$825.00	$1,000.00	$1,000.00
3	TEMPORARY MAILBOX	EA	3	$200.00	$600.00	$140.00	$420.00	$110.00	$330.00	$100.00	$300.00
4	TEMPORARY CONSTRUCTION ENTRANCE	EA	1	$1,500.00	$1,500.00	$1,000.00	$1,000.00	$2,500.00	$2,500.00	$1,500.00	$1,500.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	EA	10	$140.00	$1,400.00	$190.00	$1,900.00	$183.70	$1,837.00	$250.00	$2,500.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	850	$5.00	$4,250.00	$2.50	$2,125.00	$3.30	$2,805.00	$2.00	$1,700.00
7	REMOVE BITUMINOUS PAVEMENT	SY	1150	$5.00	$5,750.00	$7.00	$8,050.00	$10.00	$11,500.00	$10.00	$11,500.00
8	REMOVE BITUMINOUS DRIVEWAY	SY	100	$10.00	$1,000.00	$5.00	$500.00	$10.00	$1,000.00	$14.00	$1,400.00
9	REMOVE SIGN	EA	1	$300.00	$300.00	$230.00	$230.00	$247.50	$247.50	$225.00	$225.00
10	REMOVE STORM SEWER PIPE	LF	75	$25.00	$1,875.00	$18.90	$1,417.50	$20.00	$1,500.00	$24.00	$1,800.00
11	REMOVE WATERMAIN PIPE	LF	35	$50.00	$1,750.00	$20.10	$703.50	$20.00	$700.00	$23.00	$805.00
12	SALVAGE HYDRANT	EA	1	$1,000.00	$1,000.00	$990.00	$990.00	$2,333.33	$2,333.33	$1,000.00	$1,000.00
13	COMMON EXCAVATION (EV)	CY	550	$20.00	$11,000.00	$26.10	$14,355.00	$40.00	$22,000.00	$50.00	$27,500.00
14	SUBGRADE EXCAVATION (EV)	CY	125	$10.00	$1,250.00	$26.10	$3,262.50	$40.00	$5,000.00	$50.00	$6,250.00
15	ROCK EXCAVATION	CY	25	$10.00	$250.00	$86.90	$2,172.50	$300.00	$7,500.00	$140.00	$3,500.00
16	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	180	$50.00	$9,000.00	$61.10	$10,998.00	$57.70	$10,386.00	$40.00	$7,200.00
17	GEOTEXTILE FABRIC, TYPE V	SY	1100	$2.00	$2,200.00	$3.50	$3,850.00	$4.63	$5,093.00	$3.00	$3,300.00
18	GEOGRID, HX165	SY	250	$4.00	$1,000.00	$8.00	$2,000.00	$30.90	$7,725.00	$12.00	$3,000.00
19	STOCKPILE ROCK	CY	25	$10.00	$250.00	$32.80	$820.00	$50.00	$1,250.00	$10.00	$250.00
20	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	775	$20.00	$15,500.00	$37.30	$28,907.50	$32.78	$25,404.50	$45.00	$34,875.00
21	TYPE SP 9.5 WEARING COURSE (2,C)	TN	230	$120.00	$27,600.00	$150.00	$34,500.00	$131.78	$30,309.40	$180.00	$41,400.00
22	BITUMINOUS DRIVEWAY REPAIR	SF	800	$9.50	$7,600.00	$5.00	$4,000.00	$12.99	$10,392.00	$11.00	$8,800.00
23	BITUMINOUS MATERIAL FOR TACK COAT	GAL	55	$4.50	$247.50	$8.00	$440.00	$4.95	$272.25	$5.00	$275.00
24	POTHOLE EXISTING UTILITY	EA	2	$500.00	$1,000.00	$380.00	$760.00	$1,750.00	$3,500.00	$750.00	$1,500.00
25	SALVAGE AND REINSTALL MAILBOX	EA	3	$200.00	$600.00	$290.00	$870.00	$220.00	$660.00	$200.00	$600.00
26	WATER FOR DUST CONTROL	1000 GAL	5	$0.01	$0.05	$74.70	$373.50	$75.00	$375.00	$89.00	$445.00
27	PROTECTION OF CATCH BASIN IN STREET	EA	4	$150.00	$600.00	$150.00	$600.00	$350.00	$1,400.00	$525.00	$2,100.00
28	WATER FOR TURF ESTABLISHMENT	1000 GAL	5	$20.00	$100.00	$50.00	$250.00	$77.00	$385.00	$70.00	$350.00
29	SILT FENCE	LF	1850	$2.00	$3,700.00	$4.00	$7,400.00	$3.98	$7,363.00	$2.00	$3,700.00
30	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	150	$2.00	$300.00	$6.50	$975.00	$5.30	$795.00	$3.00	$450.00
31	DITCH CHECK	EA	8	$200.00	$1,600.00	$230.00	$1,840.00	$73.00	$584.00	$30.00	$240.00
32	SUBSOILING	AC	0.5	$1,000.00	$500.00	$500.00	$250.00	$10,000.00	$5,000.00	$2,000.00	$1,000.00
33	SEED MIXTURE TYPE 25-151	LB	135	$20.00	$2,700.00	$10.00	$1,350.00	$4.40	$594.00	$4.00	$540.00
34	EROSION CONTROL BLANKET	SY	500	$3.00	$1,500.00	$1.50	$750.00	$2.20	$1,100.00	$2.00	$1,000.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 5 Ryan Contracting Co. Unit Price	Total	Bidder No. 6 Meyer Contracting Co. Unit Price	Total	Bidder No. 7 Northdale Construction Company, Inc. Unit Price	Total	Bidder No. 8 Kuechle Underground, Inc. Unit Price	Total
35	TRM, CATEGORY 70	SY	25	$10.00	$250.00	$16.50	$412.50	$22.00	$550.00	$20.00	$500.00
36	HYDRAULIC SOIL STABILIZER TYPE 6	SY	2300	$1.00	$2,300.00	$1.00	$2,300.00	$1.10	$2,530.00	$1.50	$3,450.00
37	HYDRAULIC SOIL STABILIZER TYPE SFM	SY	1750	$1.00	$1,750.00	$1.50	$2,625.00	$1.38	$2,415.00	$1.90	$3,325.00
38	LANDSCAPE RESTORATION	LS	1	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
	TOTAL PART 1 - STREET IMPROVEMENTS				**$149,222.55**		**$193,147.50**		**$225,630.98**		**$207,280.00**
	PART 2 - STORM SEWER IMPROVEMENTS										
39	12" CMP STORM SEWER	LF	60	$80.00	$4,800.00	$78.20	$4,692.00	$98.34	$5,900.40	$143.00	$8,580.00
40	18" RCP STORM SEWER	LF	20	$90.00	$1,800.00	$130.00	$2,600.00	$134.31	$2,686.20	$183.00	$3,660.00
41	12" CMP FES	EA	3	$300.00	$900.00	$500.00	$1,500.00	$382.98	$1,148.94	$526.00	$1,578.00
42	18" RCP FES	EA	1	$1,500.00	$1,500.00	$2,400.00	$2,400.00	$2,539.00	$2,539.00	$1,670.00	$1,670.00
43	CONNECT TO EXISTING STORM PIPE	EA	2	$1,500.00	$3,000.00	$1,100.00	$2,200.00	$1,481.75	$2,963.50	$1,500.00	$3,000.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				**$12,000.00**		**$13,392.00**		**$15,238.04**		**$18,488.00**
	PART 3 - WATER MAIN IMPROVEMENTS										
44	INSTALL HYDRANT	EA	1	$6,500.00	$6,500.00	$8,100.00	$8,100.00	$7,636.00	$7,636.00	$10,000.00	$10,000.00
45	CONNECT TO EXISTING WATER MAIN	EA	2	$10,000.00	$20,000.00	$3,600.00	$7,200.00	$10,052.00	$20,104.00	$10,000.00	$20,000.00
46	INSTALL TEMPORARY HYDRANT	EA	1	$6,500.00	$6,500.00	$8,100.00	$8,100.00	$9,386.00	$9,386.00	$10,000.00	$10,000.00
47	INSTALL TEMPORARY GATE VALVE	EA	1	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,354.40	$3,354.40	$3,000.00	$3,000.00
48	6" GATE VALVE AND BOX	EA	1	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$2,854.40	$2,854.40	$3,000.00	$3,000.00
49	8" GATE VALVE AND BOX	EA	1	$5,000.00	$5,000.00	$4,700.00	$4,700.00	$3,770.00	$3,770.00	$4,000.00	$4,000.00
50	18" BUTTERFLY VALVE AND BOX	EA	1	$12,000.00	$12,000.00	$12,600.00	$12,600.00	$10,229.00	$10,229.00	$15,000.00	$15,000.00
51	6" PVC WATER MAIN, C900	LF	20	$90.00	$1,800.00	$92.10	$1,842.00	$94.59	$1,891.80	$150.00	$3,000.00
52	8" PVC WATER MAIN, C900	LF	350	$100.00	$35,000.00	$78.50	$27,475.00	$94.86	$33,201.00	$160.00	$56,000.00
53	18" PVC WATER MAIN, C900	LF	725	$150.00	$108,750.00	$140.00	$101,500.00	$141.68	$102,718.00	$225.00	$163,125.00
54	INSULATION, 4" THICK	SY	25	$50.00	$1,250.00	$79.80	$1,995.00	$74.49	$1,862.25	$73.00	$1,825.00
55	DUCTILE IRON FITTINGS	LB	2200	$15.00	$33,000.00	$21.60	$47,520.00	$20.03	$44,066.00	$10.00	$22,000.00
56	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	1100	$0.01	$11.00	$26.60	$29,260.00	$10.44	$11,484.00	$8.00	$8,800.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				**$236,811.00**		**$257,292.00**		**$252,556.85**		**$319,750.00**
	PART 4 - WATER SERVICE IMPROVEMENTS										
57	1" CURB STOP AND BOX	EA	2	$1,000.00	$2,000.00	$1,400.00	$2,800.00	$936.00	$1,872.00	$1,200.00	$2,400.00
58	1" CORPORATION STOP WITH SERVICE SADDLE	EA	2	$800.00	$1,600.00	$1,300.00	$2,600.00	$737.62	$1,475.24	$1,000.00	$2,000.00
59	1" TYPE PE WATER SERVICE	LF	25	$40.00	$1,000.00	$84.70	$2,117.50	$72.18	$1,804.50	$105.00	$2,625.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				**$4,600.00**		**$7,517.50**		**$5,151.74**		**$7,025.00**

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 5 Ryan Contracting Co. Unit Price	Total	Bidder No. 6 Meyer Contracting Co. Unit Price	Total	Bidder No. 7 Northdale Construction Company, Inc. Unit Price	Total	Bidder No. 8 Kuechle Underground, Inc. Unit Price	Total
	BASE BID SUMMARY:										
	TOTAL PART 1 - STREET IMPROVEMENTS				$149,222.55		$193,147.50		$225,630.98		$207,280.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$12,000.00		$13,392.00		$15,238.04		$18,488.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$236,811.00		$257,292.00		$252,556.85		$319,750.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				$4,600.00		$7,517.50		$5,151.74		$7,025.00
	TOTAL BASE BID				**$402,633.55**		**$471,349.00**		**$498,577.61**		**$552,543.00**

Contractor Name and Address:	Ryan Contracting Co.	Meyer Contracting Co.	Northdale Construction Company, Inc.	Kuechle Underground, Inc.
	26480 France Ave.	11000 93rd Ave. N.	9760 71st. St. NE	10998 State Hwy. 55
	Elko, MN 55020	Maple Grove, MN 55369	Albertville, MN 55301	Kimball, MN 55353
Phone:	(952) 894-5200	(763) 369-5959	(763) 428-4868	(320) 493-1340
Email:	tomr@ryanconst.com	bames@meyerci.com	phill!northdaleconst.com	dbasker.kuechle@frontier.net
Signed By:	Thomas J. Ryan	Brad Adams	Philip B. Lesnar	Jeremy Kuechle
Title:	President	President	President	Vice President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Responsible Contractor Certification:	Yes	Yes	Yes	Yes
Addenda Acknowledged:	None	None	None	None

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Item Num	BID TABULATION Item	Units	Qty	Bidder No. 9 S. M. Hentges & Sons, Inc. Unit Price	Total
	BASE BID:				
	PART 1 - STREET IMPROVEMENTS				
1	MOBILIZATION	LS	1	$31,000.00	$31,000.00
2	TRAFFIC CONTROL	LS	1	$855.00	$855.00
3	TEMPORARY MAILBOX	EA	3	$114.00	$342.00
4	TEMPORARY CONSTRUCTION ENTRANCE	EA	1	$3,500.00	$3,500.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	EA	10	$225.00	$2,250.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	850	$6.00	$5,100.00
7	REMOVE BITUMINOUS PAVEMENT	SY	1150	$12.00	$13,800.00
8	REMOVE BITUMINOUS DRIVEWAY	SY	100	$6.00	$600.00
9	REMOVE SIGN	EA	1	$256.00	$256.00
10	REMOVE STORM SEWER PIPE	LF	75	$51.00	$3,825.00
11	REMOVE WATERMAIN PIPE	LF	35	$94.00	$3,290.00
12	SALVAGE HYDRANT	EA	1	$2,600.00	$2,600.00
13	COMMON EXCAVATION (EV)	CY	550	$30.00	$16,500.00
14	SUBGRADE EXCAVATION (EV)	CY	125	$30.00	$3,750.00
15	ROCK EXCAVATION	CY	25	$161.00	$4,025.00
16	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	180	$48.00	$8,640.00
17	GEOTEXTILE FABRIC, TYPE V	SY	1100	$3.00	$3,300.00
18	GEOGRID, HX165	SY	250	$6.50	$1,625.00
19	STOCKPILE ROCK	CY	25	$25.00	$625.00
20	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	775	$81.00	$62,775.00
21	TYPE SP 9.5 WEARING COURSE (2,C)	TN	230	$228.00	$52,440.00
22	BITUMINOUS DRIVEWAY REPAIR	SF	800	$7.00	$5,600.00
23	BITUMINOUS MATERIAL FOR TACK COAT	GAL	55	$7.00	$385.00
24	POTHOLE EXISTING UTILITY	EA	2	$1,600.00	$3,200.00
25	SALVAGE AND REINSTALL MAILBOX	EA	3	$228.00	$684.00
26	WATER FOR DUST CONTROL	1000 GAL	5	$200.00	$1,000.00
27	PROTECTION OF CATCH BASIN IN STREET	EA	4	$395.00	$1,580.00
28	WATER FOR TURF ESTABLISHMENT	1000 GAL	5	$170.00	$850.00
29	SILT FENCE	LF	1850	$3.00	$5,550.00
30	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	150	$5.00	$750.00
31	DITCH CHECK	EA	8	$63.00	$504.00
32	SUBSOILING	AC	0.5	$170.00	$85.00
33	SEED MIXTURE TYPE 25-151	LB	135	$4.00	$540.00
34	EROSION CONTROL BLANKET	SY	500	$2.50	$1,250.00

Item Num	Item	Units	Qty	Bidder No. 9 S. M. Hentges & Sons, Inc. Unit Price	Total
	BID TABULATION				
35	TRM, CATEGORY 70	SY	25	$41.00	$1,025.00
36	HYDRAULIC SOIL STABILIZER TYPE 6	SY	2300	$1.50	$3,450.00
37	HYDRAULIC SOIL STABILIZER TYPE SFM	SY	1750	$1.60	$2,800.00
38	LANDSCAPE RESTORATION	LS	1	$2,000.00	$2,000.00
	TOTAL PART 1 - STREET IMPROVEMENTS				**$252,351.00**
	PART 2 - STORM SEWER IMPROVEMENTS				
39	12" CMP STORM SEWER	LF	60	$137.00	$8,220.00
40	18" RCP STORM SEWER	LF	20	$272.00	$5,440.00
41	12" CMP FES	EA	3	$1,530.00	$4,590.00
42	18" RCP FES	EA	1	$3,200.00	$3,200.00
43	CONNECT TO EXISTING STORM PIPE	EA	2	$2,880.00	$5,760.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				**$27,210.00**
	PART 3 - WATER MAIN IMPROVEMENTS				
44	INSTALL HYDRANT	EA	1	$9,800.00	$9,800.00
45	CONNECT TO EXISTING WATER MAIN	EA	2	$9,800.00	$19,600.00
46	INSTALL TEMPORARY HYDRANT	EA	1	$9,800.00	$9,800.00
47	INSTALL TEMPORARY GATE VALVE	EA	1	$4,700.00	$4,700.00
48	6" GATE VALVE AND BOX	EA	1	$4,700.00	$4,700.00
49	8" GATE VALVE AND BOX	EA	1	$5,700.00	$5,700.00
50	18" BUTTERFLY VALVE AND BOX	EA	1	$15,000.00	$15,000.00
51	6" PVC WATER MAIN, C900	LF	20	$254.00	$5,080.00
52	8" PVC WATER MAIN, C900	LF	350	$171.00	$59,850.00
53	18" PVC WATER MAIN, C900	LF	725	$230.00	$166,750.00
54	INSULATION, 4" THICK	SY	25	$75.00	$1,875.00
55	DUCTILE IRON FITTINGS	LB	2200	$24.50	$53,900.00
56	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	1100	$9.00	$9,900.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				**$366,655.00**
	PART 4 - WATER SERVICE IMPROVEMENTS				
57	1" CURB STOP AND BOX	EA	2	$1,700.00	$3,400.00
58	1" CORPORATION STOP WITH SERVICE SADDLE	EA	2	$1,900.00	$3,800.00
59	1" TYPE PE WATER SERVICE	LF	25	$294.00	$7,350.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				**$14,550.00**

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 9 S. M. Hentges & Sons, Inc. Unit Price	Total
	BASE BID SUMMARY:				
	TOTAL PART 1 - STREET IMPROVEMENTS				$252,351.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$27,210.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$366,655.00
	TOTAL PART 4 - WATER SERVICE IMPROVEMENTS				$14,550.00
	TOTAL BASE BID				**$660,766.00**

Contractor Name and Address:	S. M. Hentges & Sons, Inc. 650 Quaker Ave. Jordan, MN 55352
Phone:	(952) 492-5700
Email:	estimating@smhentges.com
Signed By:	Nathan Hentges
Title:	executive Vice President
Bid Security:	Bid Bond
Responsible Contractor Certification:	Yes
Addenda Acknowledged:	None

REQUEST FOR ACTION
CHASKA CITY COUNCIL
9/29/2025

Subject: **EDCO – Creek Road – Final Site & Building Plan and Final Plat**

Applicant: Pope Design Group

Location: North of Creek Road, south of Engler Boulevard

Case No.: P.C. No. 2025-13

Synopsis: The applicant is requesting a Final Site & Building Plan and Final Plat approval for a two-story office/manufacturing/warehouse building totaling approximately 235,000 square feet

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

Introduction

The property in question is located on the west edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:

Figure 1: Existing Site & Adjoining Uses

Previous Approvals

In March 2025, the concept plan was approved showing a 240,000 square foot building.

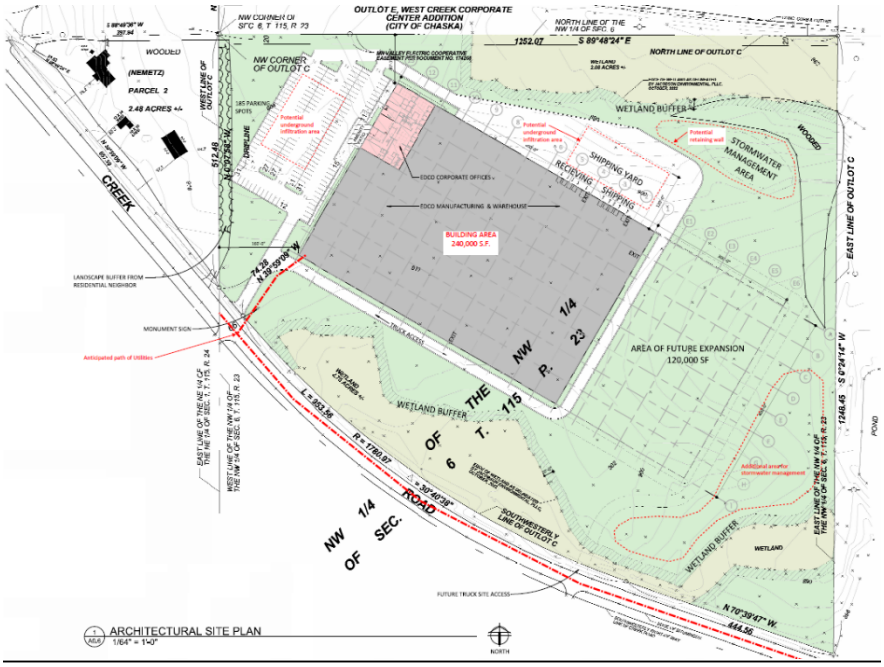


Figure 2: Concept Plan approved

In May 2025, the preliminary site & building plan, preliminary plat and rezoning were approved.

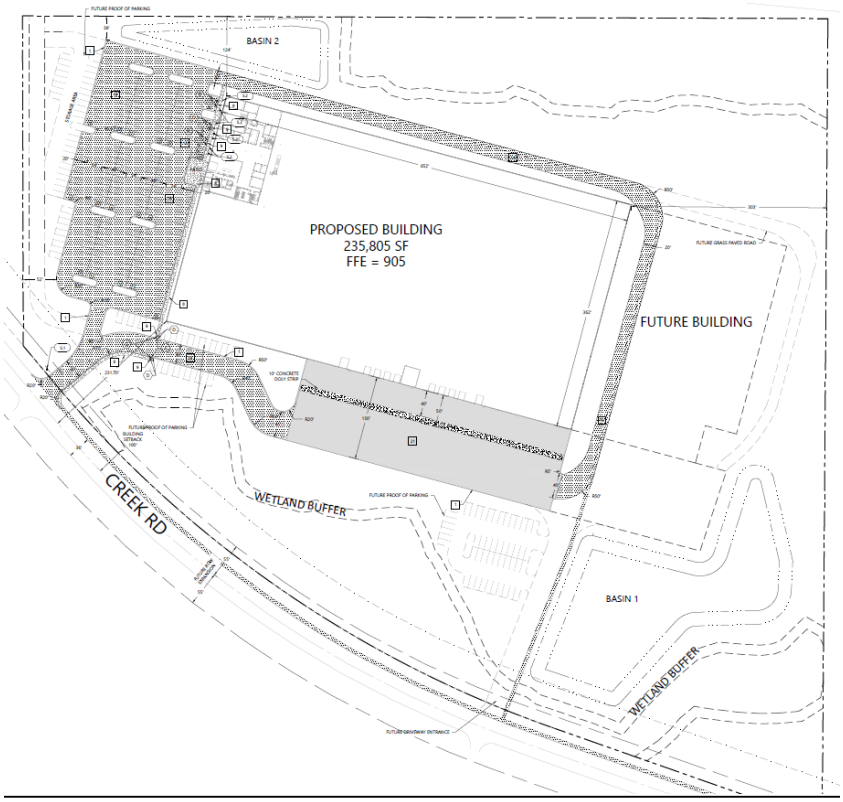


Figure 3: Preliminary Plan approved

Changes Since Preliminary Plan

The following are meant to summarize the changes that have occurred since the preliminary plan:

- Screening Berms: the screening berms proposed on the south and west edges of the site have been modified consistent with staff's comments. The southern berm was extended to the east to screen more of the loading dock area. The western berm was also extended north to screen more of the parking lot from the adjacent residential. Additional trees were also located on the northwest side to provide more screening.
- Parking: additional proof of parking has been added to the site plan to meet parking requirements for the initial construction and future addition of the building.
- Landscaping: additional trees and shrubs have been included on the landscape plan to meet the city's landscaping requirements. The understory tree quantity is still below the requirement and will need to be addressed at building permit submittal.

Current Request

The applicant is requesting approval of a Final Site & Building Plan and Final Plat. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The site is comprised of almost 28 acres and is located north of Creek Road, south of Engler Boulevard (CR10), west of Chaska Creek Center, and east of Dahlgren Township. Rural residential properties abut the west edge of the site and are located south of Creek Road. The site is currently farmland and contains natural amenities like gently rolling hills, a creek which runs along the south property boundary, wetlands located on the north and south property boundaries, and tree cover along the north, east, and west property boundaries. A 20 foot wide electric easement encumbers the north edge of the site.

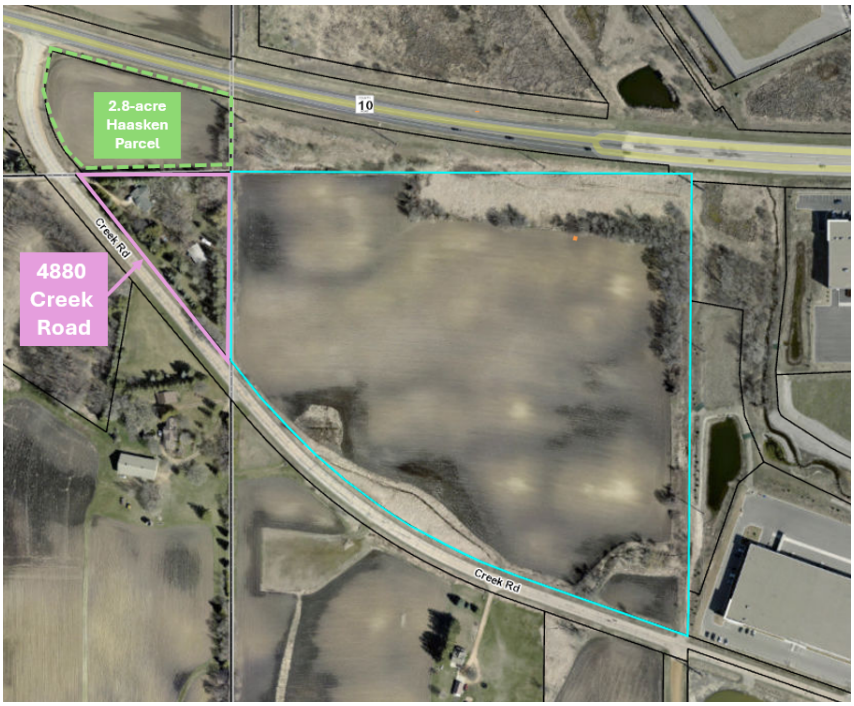


Figure 4: Existing Conditions

- **Final Plan.** The final plan contemplates a two-story building totaling 235,000 square feet for the business known as EDCO. A potential expansion area of approximately 79,000 square feet is shown east of the proposed building. The building would encompass office, manufacturing and warehouse functions for the business.

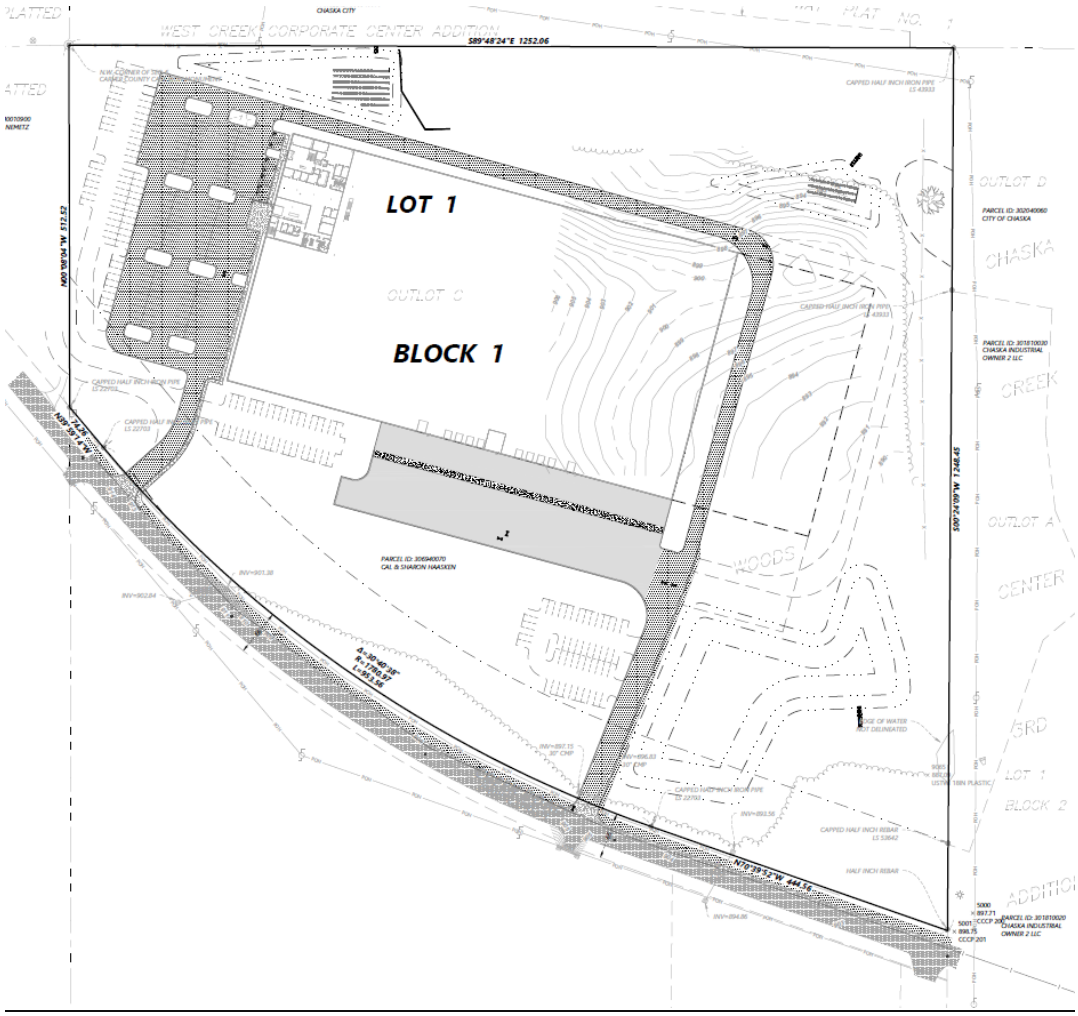


Figure 5: Proposed Final Plan

<u>EDCO:</u> Started in 1946 in Hopkins, EDCO is one of the oldest and continuous running domestic metal fabricators, and is the largest manufacturer of prefinished metal siding products in the United States. Today, as the only true full-line manufacturer of exterior building materials, their product offering includes a comprehensive line of siding, roofing, soffit, fascia, and gutter systems.

EDCO currently has 2 sites in Hopkins. The south site on Excelsior Boulevard has 2 buildings that house the production portion of the business. This is the part that will be relocated to Chaska, along with warehouse space to accommodate build up of product during the winter months. The building at the intersection of Tyler and 2nd street is the distribution warehouse and will remain in Hopkins for this function.

Goals: The applicant has identified the following goals and guiding principles for the project:

- *Commitment to excellence* -
  - Proposed development creates a signature manufacturing facility in Chaska, while preserving key areas of open space on the site to maintain a rural feel.
- *Enhance Chaska's high quality of life*-
  - Providing trail connections, additional high-quality development, and manufacturing, warehousing, and office jobs to the community will enrich Chaska's already fantastic quality of life.
- *Maintain a sense of community and small town values* –
  - Planning for pedestrian connections and conservation of open space as an amenity will be guiding forces for the site as we move forward.

Parking: 323 parking stalls are provided on site – 165 stalls shown as initial construction and 158 parking stalls shown as proof of parking.

Building Design: The building is a rectangular, 34 foot high, 235,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story main entry, and colored metal accent panels. The site is also showing a potential expansion up to 78,600 square feet on the east side of the building.

Access: Two points of access are proposed off of Creek Road. One on the west side that will provide access to the main parking lot. One on the east side that will provide access to the loading dock area.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout. These will be extended along Creek Road to the east and west access points into the site.

Stormwater facilities are proposed on the northwest and southeast sides of the site.

- Land Use & Rezoning: The property is currently zoned Planned Industrial District (PID-12). The 2040 Comprehensive Plan guides this site as Business Park (see below).

Figure 6: 2040 Comprehensive Plan

Final Plan - Staff Analysis

The applicant is requesting approval of a Final Plan for EDCO on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

- **Comprehensive Plan**
  The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

Business Park
Areas guided for the integration of office and light industrial uses in order 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. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Land Use
EDCO is proposing to construct a new building on the property that would house their office, manufacturing and warehouse uses. The building is planned to accommodate one production shift (7:00am-3:00pm) consisting of 100 staff, one office shift (8:00am-4:30pm) consisting of 35 staff, and one distribution shift (3:30pm-11:00pm) consisting of 20 staff. A total of 155 employees.

The parcel of land that this development encompasses is currently zoned Planned Industrial District (PID-12).

- **Setbacks**
  The following tables summarize the required setbacks for the site:

BUILDING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
East Property Line	15 feet	303 feet
West Property Line	100 feet	225 feet
Engler Blvd Centerline	125 feet	Over 250 feet
Creek Road Centerline	100 feet	232 feet
Wetlands	Varies based on wetland type	Unknown

PARKING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Street ROW/Residential	10 feet	52 feet
Interior Property Lines	5 feet	38 feet
Wetlands	Varies based on wetland type	Unknown

- **Layout**
  Access is proposed on the southwest edge of the property off of Creek Road. The proposed building will be located near the center of the site with parking on the west

side of the building. A second point of access is shown on the southeast side that would be the main truck access to the loading dock area. An expansion area is anticipated on the east side of the building totaling approximately 78,600 square feet.

The proposed EDCO site is currently owned by the Haasken family. The Haasken family also owns a 2.8 acre property that touches the northwest corner of the property (see Figure 7 below). Being that this 2.8 acre property is located on a corner of a major county highway, there is a question on how access spacing will be achieved off of Creek Road. EDCO is planning to purchase this 2.8 acre property so that access to the 2.8-acre property from their site can be better understood and controlled. EDCO does not have any intentions to develop on the 2.8-acre property currently. The exhibit below shows a conceptual layout for how the 28-acre parcel can provide future access to the 2.8-acre property. Unfortunately, the properties do not directly abut so access cannot be achieved without participation from the neighboring property at 4880 Creek Road. The applicant is showing how a conceptual access can be achieved to the 2.8-acre parcel through EDCO's site and 4880 Creek Road should both 4880 Creek Road and the 2.8-acre property be developed. Development and access to the 2.8-acre parcel in Laketown Township orderly annexation will need to be further evaluated with 4880 Creek Road *when both parcels are ready for development.*

Figure 7: Exhibit showing conceptual access to 2.8-acre Haasken property

- **Parking, Circulation & Loading Docks**
  The site is proposing to incorporate 323 parking spaces - 165 stalls shown as initial construction and 158 parking stalls shown as proof of parking. The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	24,500 sf	1ps/250 sf	98 parking spaces
Manufacturing	30,000 sf	1ps/350 sf	86 parking spaces
Warehousing	192,500 sf	1ps/2,000 sf	97 parking spaces
Future Warehouse	*78,600 sf*	*1ps/2,000 sf*	*40 parking spaces*
		REQUIRED	**321 parking spaces**
		PROVIDED	**323 parking spaces**

According to the table above, the plan is meeting parking requirements for initial construction and the future addition.

As noted above under Land Use, the building could have a maximum of 155 employees on site at one time if shifts overlap – it appears, the proposed parking will accommodate the proposed employee needs in overlapping situations.

The applicant states that they will have approximately 10-12 tractor/trailer visits per day. The loading docks are proposed on the southeast side of the building, which was directed by staff in the concept plan approval. Truck access can be achieved from the eastern access point. There is also a truck access loop around the entirety of the building that serves as a fire access loop.

- **Tree Preservation, Landscaping & Screening**
  210 trees were surveyed on site. 23 trees will be removed with the improvements proposed on the site. A total of 187 trees will be preserved. The main makeup of these preserved trees include American Elm, Ash, Spruce, and Boxelder trees. There is one significant Bur Oak tree (56") and three Linden trees (44" total) preserved that are located on the northeast side of the site. Staff believes these trees are acceptable species, size and location to count towards existing tree credit to offset overstory tree requirements for the site.

  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	737 caliper inches (~295 trees)	639 caliper inches (223 trees) + 100 caliper inches existing = **739 caliper inches**
Understory Trees	74	**56**
Shrubs	786	**788**
Planting Islands	10% of parking	**10%**

Based on the table above the applicant is insufficient in the understory requirement for the site. The applicant will have to show in their building permit plans how they meet this requirement.

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The west neighbor is a residential use so it will be important that the west edge and parking lot of the site is properly screened via landscaping and berming. A healthy layer of mature trees straddle the lower, western property line which provide an existing screening effort. The landscape plan shows the inclusion of staggered trees along the western side of the site to aid in screening. Additionally, berming is proposed along the southwestern side of the site and extends up to roughly the mid-point of the proposed parking lot.

The loading dock area is also an area that needs to be screened from Creek Road and neighboring residents. The grading plan shows the inclusion of an approximate 6-8 foot berm along the south side of the loading dock area with a multi-layer of plantings. The applicant has modified this berm to extend up to the truck drive aisle edge to provide additional screening.

- **Building Design & Materials**
  The building is a rectangular, 34 foot high, 235,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story storefront, and colored metal accent panels. The site is also showing a potential expansion up to 78,600 square feet on the east side of the building.

Figure 8: Rendering of proposed building (northwest elevation)

The City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120). 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	**Provided**	**Required**	**Meets Ordinance**
Class I	30% Total Glass and translucent panels (13%), Architectural Metal Paneling (17%)	30%; two different materials	Yes
Class II	Aggregate Precast Concrete (70%)	30%; one material	Yes
Class III	None	None	Yes

- **Lighting & Signage**

  Lighting is proposed in the form of pole lighting and wall packs. 25 foot high pole lighting is situated at the western access point and in the parking lot islands. 18 foot wall packs are situated around the perimeter of the building. The photometric plan shows foot candles at or nearing 0 at all property lines.

  The exterior elevations are showing three wall signs on the building – one on the north, west and south elevations. Because of the adjacent residential to the west staff would

require that the west sign be non-internally illuminated. When the west residential property develops into Business Park the west sign can use internal illumination.

- **Pedestrian Connections & Gathering Areas**
  The site currently does not contain any pedestrian connections. The final plan is showing nearby pedestrian connections and the extension of the trail on the north side of Creek Road that stubs at the intersection of Creek Road and Chaska Creek Boulevard today. This trail will be required to be installed up to the western development limits at the time of Creek Road's reconstruction.

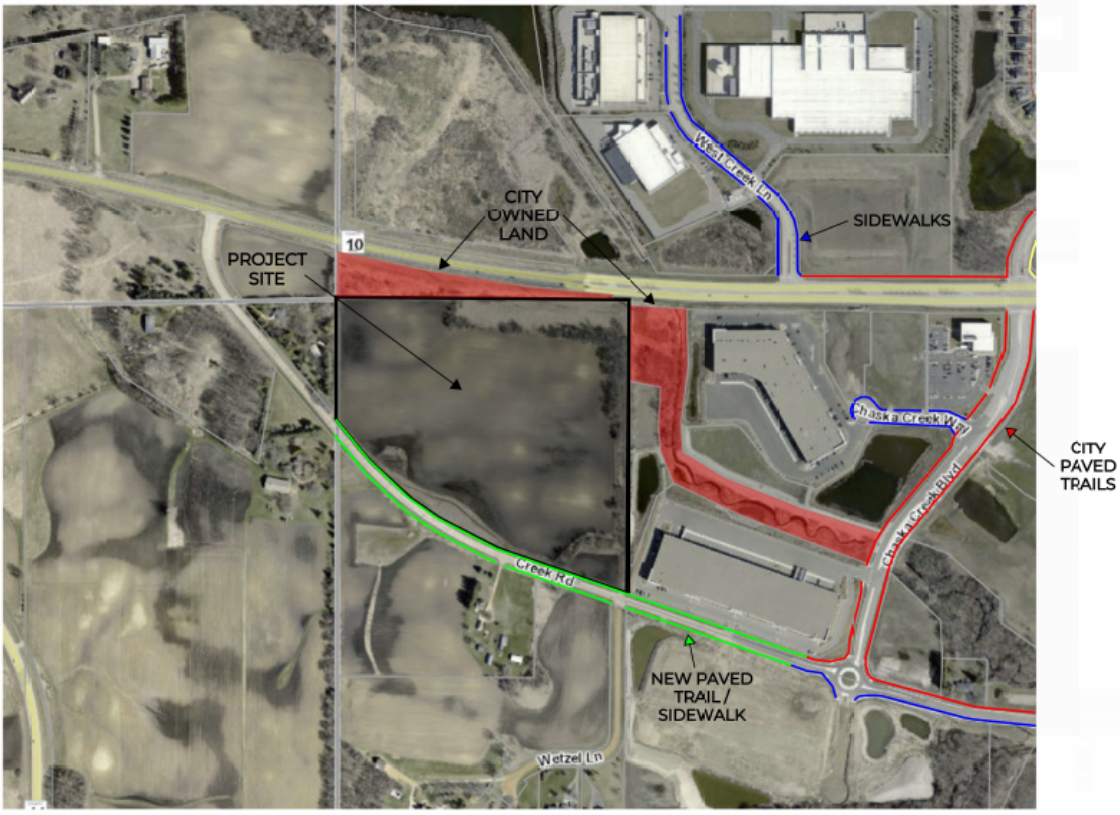


Figure 9: Exhibit showing pedestrian connections

The proposed building is located west of the business park known as Chaska Creek Business Center. At the concept plan approval of Chaska Creek Business Center, one of the main concepts that was approved was *the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site*. The business park's industrial site plans directly east of the subject site included outdoor picnic areas that were 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.

EDCO's site proposes to include a patio space on the west side of the building next to the front entrance. Additionally, the site is including a pedestrian pathway that loops around the building and connects into the proposed trail/sidewalk on the north side of Creek Road (see figure 10). The applicant explored opportunities to connect into the natural amenities on site and with the neighboring Chaska Creek Business Center and concluded that it

wouldn't be possible as it would entail a bridge and likely wetland impacts/mitigation. There is also concern about liability from connecting two private properties. EDCO is still considering a bench or possibly picnic table off the northeast corner of the building as this may provide the best natural view on the site towards the existing trees to the north and east.

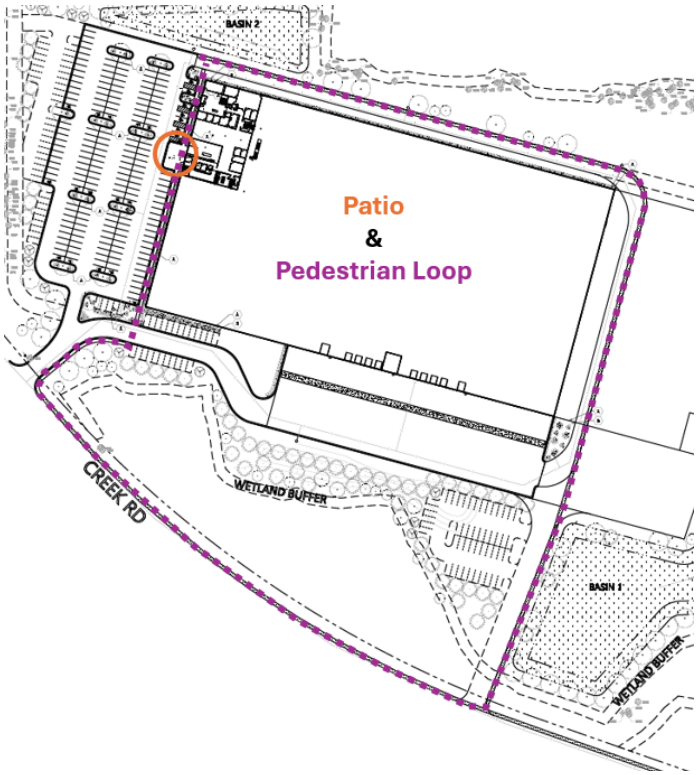


Figure 10: Proposed Pedestrian Gathering Places

- **Creek Road**
  The site plan currently shows access off Creek Road, which is designated as a city municipal state aid route. The road is intended to be reconstructed to an urban section road with curb and gutter. The city continues to refine the plan and timing for this road reconstruction. The applicant will be required to coordinate with the city engineering department on this item and participating in a cost-share agreement.

- **Utilities**
  Utilities are able to serve the building. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout. These utilities will be extended west to EDCO's two access points. EDCO will be required to coordinate with the city engineering department on this item and participating in a cost-share agreement.

- **Stormwater**
  Stormwater management is shown as above ground systems on the northeast and southeast sides of the site. Stormwater will need to meet City and County requirements.

- **Wetlands**
  Because there are known wetlands on site and a proposal to impact the wetlands on the north and south sides, the applicant will have to conduct and get approved a wetland delineation report and mitigation/impact analysis for their final submittal. Any wetland impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP).

- **Final Plat**
  The site is currently an outlot (Outlot C) from the previous plat known as Wetzels Woods. Because of this the site needs to be platted. A final plat is provided which shows the site as Lot 1, Block 1. No outlots are proposed.

- **2.8-Acre Haasken Parcel**
  As noted earlier in this report, there is a 2.8-acre parcel currently owned by the Haasken family and located in the orderly annexation area of Laketown Township. The 2.8-acre parcel is a part of a larger, non-contiguous parcel that is over 100 acres in size. EDCO is planning to purchase the 2.8-acre parcel, but they do not have plans to develop it currently. The 2.8-acre parcel will need to be split from the larger 100-acre parcel with the plan to keep it in Laketown Township. Staff requires that when the parcel is ready for development, it will need to be annexed into the city of Chaska. Access to the 2.8-acre parcel will also need to reviewed and understood with 4880 Creek Road to align with City and Carver County access spacing policies.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
August 27, 2025	October 26, 2025	December 25, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period.		

Planning Commission Action Taken 9/10/25:
Motion to recommend approval to the City Council approval of the final site & building plan and final plat for the EDCO building on Creek Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Narrative (pgs 1-3), prepared by Pope Design Group, dated July 1, 2025
   b. Existing Conditions Plan, prepared by Westwood, dated August 26, 2025
   c. Site Plan, prepared by Westwood, dated August 26, 2025
   d. Grading Plan, prepared by Westwood, dated August 26, 2025
   e. Erosion & Sediment Control Plan, prepared by Westwood, dated August 26, 2025
   f. SWPPP Narrative, prepared by Westwood, dated August 26, 2025
   g. SWPPP Notes, prepared by Westwood, dated August 26, 2025
   h. SWPPP Maps, prepared by Westwood, dated August 26, 2025
   i. Top Soil Management Plan, prepared by Westwood, dated August 26, 2025
   j. Utility Plan, prepared by Westwood, dated August 26, 2025
   k. Site Details (pgs C600-C603), prepared by Westwood, dated August 26, 2025
   l. Proposed Wetland Buffer Plan, prepared by Westwood, dated August 26, 2025

m. Landscape Plan, prepared by Westwood, dated August 26, 2025
n. Landscape Details, prepared by Westwood, dated August 26, 2025
o. Tree Survey, prepared by Westwood, dated August 26, 2025
p. Tree Inventory, prepared by Westwood, dated August 26, 2025
q. Preliminary Plat, prepared by Westwood, dated August 26, 2025
r. Future Site Plan, prepared by Westwood, dated June 17, 2025
s. Overlay Plan, prepared by Westwood, dated June 17, 2025
t. Turning Plan, prepared by Westwood, dated June 17, 2025
u. Cross Sections, prepared by Westwood, dated June 17, 2025
v. Site Photometric, prepared by Stinson Electric Inc, dated April 18, 2025
w. Floor Plans, prepared by Pope Design Group, dated July 1, 2025
x. Exterior Elevations, prepared by Pope Design Group, dated July 1, 2025
y. Exterior Materials, prepared by Pope Design Group, dated July 1, 2025
z. Final Plat (pgs 1-2), prepared by Westwood, dated August 21, 2025

2. Adherence to the City Engineer memo dated May 9, 2025.
3. Adherence to the Carver County memo dated March 12, 2025.
4. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following:
    a. Landscaping plans in conformance with City Code Sec. 15.28.070
    b. Lighting plans in conformance with City Code Sec. 15.28.250
    c. Parking plan meeting proposed and future needs of the site and in conformance with City Code Sec. 15.28.030
    d. 10 foot wide trail extension along north side of Creek Road up to the western property limits
    e. Final plat, including adequate right-of-way (ROW) needs for the Creek Road improvements, as determined by the City Engineer
5. Coordination with:
    a. City Engineer regarding utilities, grading, drainage, access and access spacing, Creek Road right-of-way needs, and Creek Road reconstruction.
    b. Electrical agency Minnesota Valley on electric service requirements.
    c. Carver County Public Works on platting and right-of-way requirements along County Road 10
6. Building setbacks are as follows:
    a. Interior Property Lines: 15 – feet
    b. West Property Line: 100 - feet
    c. Engler Boulevard Centerline: 125 – feet
    d. Creek Road Centerline: 100 - feet
    e. Wetlands: Varies based on wetland type
7. Parking setbacks are as follows:
    a. Right-of-way or residential: 10 – feet
    b. Interior Property Lines: 5 – feet
    c. Wetlands: Varies based on wetland type
8. Provision of a storm water management plan meeting City and Carver County WMO standards for both proposed and future needs of the site.
9. Provision of a wetland report and mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final city council approval.
10. Cost participation agreement between the developer and city on the utility extensions and street reconstruction of Creek Road.

11. Provision that development and access to the 2.8-acre parcel in Laketown Township orderly annexation area be further evaluated with 4880 Creek Road when both parcels are ready for development.
12. Provision that the 2.8-acre parcel is annexed into the city of Chaska at the time of its development.
13. Provision of a utility and access easement at least 35 feet wide, or as determined by the City Engineer, on the western property line and to be shown on the final plat.
14. Provision to execute a petition for public improvement prior to release of the final plat for recording.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-62 approving the final site & building plan and final plat for the EDCO building on Creek Road (PC #2025-13), and approve the Petition for Public Improvement to Creek Road.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 09/29/2025 RESOLUTION NO. 2025-62

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Site & Building Plan and Final Plat for EDCO (Creek Road)/Pope Design Group/P.C. No. 2025-13

WHEREAS, the final plan contemplates a two-story building totaling 34 feet high and 235,000 square feet for the business known as EDCO; and

WHEREAS, the building would encompass office, manufacturing and warehouse functions for the business; and

WHEREAS, access is proposed on the southwest edge of the property off of Creek Road; and

WHEREAS, a second point of access is shown on the southeast side that would be installed after the building is occupied and the wetland mitigation is approved; and

WHEREAS, an expansion area is anticipated on the east side of the building totaling approximately 79,000 square feet; and

WHEREAS, the proposed EDCO site is currently owned by the Haasken family, and the family also owns a 2.8 acre property that touches the northwest corner of the property; and

WHEREAS, being that this 2.8 acre property is located on a corner of a major county highway, there is a question on how access spacing will be achieved off of Creek Road; and

WHEREAS, EDCO is planning to purchase this 2.8 acre property so that access to the 2.8-acre property from their site can be better understood and controlled; and

WHEREAS, the properties do not directly abut so access cannot be achieved without participation from the neighboring property at 4880 Creek Road; and

WHEREAS, an exhibit provided in the packet shows a conceptual layout for how the 28-acre parcel can provide future access to the 2.8-acre property, and, unfortunately, the properties do not directly abut so access cannot be achieved without participation from the neighboring property at 4880 Creek Road; and

WHEREAS, development and access to the 2.8-acre parcel in Laketown Township orderly annexation will need to be further evaluated with 4880 Creek Road when both parcels are ready for development; and

WHEREAS, 323 parking stalls are provided on site – 165 stalls shown as initial construction and 158 parking stalls shown as proof of parking; and

WHEREAS, the applicant states that they will have approximately 10-12 tractor/trailer visits per day; and

WHEREAS, the loading docks are proposed on the southeast side of the building; and

WHEREAS, truck access can be achieved from the eastern access point; and

WHEREAS, there is also a truck access loop around the entirety of the building that serves as a fire access loop; and

WHEREAS, 210 trees were surveyed on site; and

WHEREAS, 23 trees will be removed with the improvements proposed on the site; and

WHEREAS, a total of 187 trees will be preserved; and

WHEREAS, the main makeup of these preserved trees include American Elm, Ash, Spruce, and Boxelder trees; and

WHEREAS, there is one significant Bur Oak tree (56") and three Linden trees (44" total) preserved that are located on the northeast side of the site, and staff believes these trees are acceptable species, size and location to count towards existing tree credit to offset overstory tree requirements for the site; and

WHEREAS, the west neighbor is a residential use so it will be important that the west edge and parking lot of the site is properly screened via landscaping and berming; and

WHEREAS, the landscape plan shows the inclusion of staggered trees along the western side of the site to aid in screening; and

WHEREAS, additionally, berming is proposed along the southwestern side of the site and extends up to roughly the mid-point of the proposed parking lot; and

WHEREAS, the grading plan shows the inclusion of an approximate 6-8 foot berm along the south side of the loading dock area with a multi-layer of plantings; and

WHEREAS, the building proposes to use precast concrete panels with ribbed banding, a glazed two-story main entrance, and colored metal accent panels; and

WHEREAS, 25 foot high pole lighting is situated at the western access point and in the parking lot islands, and 18 foot wall packs are situated around the perimeter of the building; and

WHEREAS, the photometric plan shows foot candles at or nearing 0 at all property lines; and

WHEREAS, the exterior elevations are showing three wall signs on the building – one on the north, west and south elevations; and

WHEREAS, because of the adjacent residential to the west staff would require that the west sign be non-internally illuminated, and when the west residential property develops into Business Park the west sign can use internal illumination; and

WHEREAS, the final plan is showing nearby pedestrian connections and the extension of the trail on the north side of Creek Road that stubs at the intersection of Creek Road and Chaska Creek Boulevard today; and

WHEREAS, this trail will be required to be installed up to the development limits at the time of Creek Road's reconstruction; and

WHEREAS, EDCO's site proposes to include a patio space on the west side of the building next to the front entrance; and

WHEREAS, the site is including a pedestrian pathway that loops around the building and connects into the proposed trail/sidewalk on the north side of Creek Road; and

WHEREAS, the site plan currently shows access off Creek Road, which is designated as a city municipal state aid route; and

WHEREAS, the road is intended to be reconstructed to an urban section road with curb and gutter; and

WHEREAS, the city continues to refine the plan and timing for this road reconstruction; and

WHEREAS, the applicant will be required to coordinate with the city engineering department on this item and participating in a cost-share agreement; and

WHEREAS, in tonight's motion of approval, the petition for public improvement for Creek Road is included; and

WHEREAS, there is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout; and

WHEREAS, these utilities will be extended west to EDCO's two access points, and EDCO will be required to coordinate with the city engineering department on this item and participating in a cost-share agreement; and

WHEREAS, the 2.8-acre parcel will need to be split from the larger 100-acre parcel with the plan to keep it in Laketown Township; and

WHEREAS, staff requires that when the parcel is ready for development, it will need to be annexed into the city of Chaska; and

WHEREAS, access to the 2.8-acre parcel will also need to reviewed and understood with 4880 Creek Road to align with City and Carver County access spacing policies; and

WHEREAS, on September 10, 2025 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for EDCO (Creek Road) (PC#2025-13); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan and Final Plat for EDCO (Creek Road) (PC#2025-13) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-3), prepared by Pope Design Group, dated July 1, 2025
    b. Existing Conditions Plan, prepared by Westwood, dated August 26, 2025
    c. Site Plan, prepared by Westwood, dated August 26, 2025
    d. Grading Plan, prepared by Westwood, dated August 26, 2025
    e. Erosion & Sediment Control Plan, prepared by Westwood, dated August 26, 2025
    f. SWPPP Narrative, prepared by Westwood, dated August 26, 2025
    g. SWPPP Notes, prepared by Westwood, dated August 26, 2025

h. SWPPP Maps, prepared by Westwood, dated August 26, 2025
i. Top Soil Management Plan, prepared by Westwood, dated August 26, 2025
j. Utility Plan, prepared by Westwood, dated August 26, 2025
k. Site Details (pgs C600-C603), prepared by Westwood, dated August 26, 2025
l. Proposed Wetland Buffer Plan, prepared by Westwood, dated August 26, 2025
m. Landscape Plan, prepared by Westwood, dated August 26, 2025
n. Landscape Details, prepared by Westwood, dated August 26, 2025
o. Tree Survey, prepared by Westwood, dated August 26, 2025
p. Tree Inventory, prepared by Westwood, dated August 26, 2025
q. Preliminary Plat, prepared by Westwood, dated August 26, 2025
r. Future Site Plan, prepared by Westwood, dated June 17, 2025
s. Overlay Plan, prepared by Westwood, dated June 17, 2025
t. Turning Plan, prepared by Westwood, dated June 17, 2025
u. Cross Sections, prepared by Westwood, dated June 17, 2025
v. Site Photometric, prepared by Stinson Electric Inc, dated April 18, 2025
w. Floor Plans, prepared by Pope Design Group, dated July 1, 2025
x. Exterior Elevations, prepared by Pope Design Group, dated July 1, 2025
y. Exterior Materials, prepared by Pope Design Group, dated July 1, 2025
z. Final Plat (pgs 1-2), prepared by Westwood, dated August 21, 2025
aa. Petition for Public Improvement, submitted by TCWG, LLC

2. Adherence to the City Engineer memo dated May 9, 2025.
3. Adherence to the Carver County memo dated March 12, 2025.
4. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following:
    a. Landscaping plans in conformance with City Code Sec. 15.28.070
    b. Lighting plans in conformance with City Code Sec. 15.28.250
    c. Parking plan meeting proposed and future needs of the site and in conformance with City Code Sec. 15.28.030
    d. 10 foot wide trail extension along north side of Creek Road up to the western property limits
    e. Final plat, including adequate right-of-way (ROW) needs for the Creek Road improvements, as determined by the City Engineer
5. Coordination with:
    a. City Engineer regarding utilities, grading, drainage, access and access spacing, Creek Road right-of-way needs, and Creek Road reconstruction.
    b. Electrical agency Minnesota Valley on electric service requirements.
    c. Carver County Public Works on platting and right-of-way requirements along County Road 10
6. Building setbacks are as follows:
    a. Interior Property Lines: 15 – feet
    b. West Property Line: 100 - feet
    c. Engler Boulevard Centerline: 125 – feet
    d. Creek Road Centerline: 100 - feet
    e. Wetlands: Varies based on wetland type
7. Parking setbacks are as follows:
    a. Right-of-way or residential: 10 – feet
    b. Interior Property Lines: 5 – feet
    c. Wetlands: Varies based on wetland type
8. Provision of a storm water management plan meeting City and Carver County WMO standards for both proposed and future needs of the site.
9. Provision of a wetland report and mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final city council approval.
10. Cost participation agreement between the developer and city on the utility extensions and street reconstruction of Creek Road.

11. Provision that development and access to the 2.8-acre parcel in Laketown Township orderly annexation area be further evaluated with 4880 Creek Road when both parcels are ready for development.
12. Provision that the 2.8-acre parcel is annexed into the city of Chaska at the time of its development.
13. Provision of a utility and access easement at least 35 feet wide, or as determined by the City Engineer, on the western property line and to be shown on the final plat.
14. Provision to execute a petition for public improvement prior to release of the final plat for recording.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
Date: **May 9, 2025**
Subject: **Edco / Haasken Preliminary Plan – Engineer's Memo**

The Haasken property being considered for development is located within the city's southwest development area between Creek Road and Engler Boulevard (County Highway 10). The project proposes a new industrial building that requires extension of City utilities along with new access(s) along Creek Road.

The site contains several wetlands areas requiring agency review and acceptance prior to final City approvals. Any wetland areas proposed to be impacted must be approved prior to a grading permit being issued. The wetlands located near the SE corner of the property is prioritized in the City's surface water plan for potential restoration. The City's policy in terms of wetlands would be to ensure high priority wetlands are protected with the intent for opportunities to enhance or restore the areas back to previous conditions.

For final plan approval, the project requires all agency storm water standards are met. The City's stormwater standards are outlined in the surface water management plan. For a grading permit for the site to be considered, all the wetland and storm water agency approvals must be secured.

In terms of city utilities, the site requires extensions of trunk water main and gravity sewer. The previous industrial park projects along Chaska Creek Boulevard combined with the extension of trunk sewer along Creek Road have provided trunk utilities with adequate capacity to support the new building site. Both trunk water and sewer stubs are located east of the property near the roundabout at Chaska Creek Boulevard and Creek Road.

The site plan currently shows access off Creek Road, which is a designated City municipal state aid route. Both the utility extension and street reconstruction require a development cost participation agreement between the City and Developer.

Final Site Plan Application Narrative

07/01/2025

Re: TCWG, LLC – New Industrial Development
Section 06 Township 115 Range 023
Parcel 30.6940070
Project No. 71830-25009

Subject: **Preliminary Site Plan Application Narrative for proposed development**

To: City of Chaska – Planning Department

From: Brock Martinson, Pope Design Group

Dear Planning Staff,

Intended Use
We are submitting on behalf of our client TCWG, LLC who is currently in the process of acquiring the referenced property from Cal Haasken for the purpose of constructing a new build-to-suit industrial development to house EDCO Products' manufacturing, warehousing, and office space on the 27.91 acre site. The building will be primarily single story with a second level constructed to house office area near the main entry feature.

Preliminary Site Plan Review provisions

The Final plans have been revised to meet the conditions of the Preliminary Site Plan review as follows:

- The future addition has been reduced in scope to 78,600 s.f., reducing the total required parking count to 321 space spaces. 165 spaces will be provided initially to meet EDCO's needs, with the remainder shown as proof of parking spaces.
- Landscape islands within the parking area were increased in size to meet the 10% requirement.
- Trees and shrubs have been added to meet the requirements of the initial building size. Additional landscaping will be added at the time of any future addition based on the addition size.
- Earth berm was extended on the south side of the truck dock area and additional trees were added for screening there as well as the West property line adjacent to the existing residential property.
- A wetland Mitigation plan has been created and submitted to the proper agencies for review and approval.

Building Materials
The facility will bring manufacturing, office, and warehouse related jobs to the Chaska area and will provide a high-quality industrial development to a currently undeveloped site. The project incorporates several features that are unique amongst large scale industrial buildings including a prominent entry feature, large areas of glazing, metal accent panels, and a unique precast panel design intended to articulate the building façades. The main building material utilized on each façade is architecturally pre-finished precast concrete panels. The panel design incorporates exposed aggregate and "rib" textured portions and will be integrally colored using both colored cement and matching aggregate to provide a durable, long-lasting finish. Accent materials include pre-finished metal panels to create a bold, dramatic façade element, large areas of curtainwall glazing to create transparency and a welcoming presence, and bands of opaque clerestory windows wrapping

767 N. Eustis St., Ste 190
St. Paul, Minnesota 55114
651.642.9200

popedesign.com

the production and warehousing portions of the building providing lighting into the building but also a unique look from the exterior. The variety of textures, materials, and patterns is intended to break down the scale of the building and provide a pleasant and productive environment for building occupants and the surrounding community.

Light Pollution
The current site plan includes provisions for full cutoff pole light fixtures and building mounted lighting to both light the site and limit the amount of light near the property line. The building is oriented on the site to minimize potential lighting hotspots near property lines and building uplighting is not anticipated, further enhancing limited light pollution.

Welcoming Approach / Pedestrian Access
The main entry of the building is situated to be immediately visible from the approach off Creek Road. As traffic and pedestrians approach the site, large areas of glass are intended to draw staff, visitors, and the community into the site and make the entry readily apparent. The truck dock has also been located to make the loading area immediately visible to truck traffic. A walking trail will wrap the site and is intended to take advantage of views to the adjacent undisturbed wetlands and natural areas.

Sustainable Initiatives
Several primary sustainability concepts have been incorporated into the design of the building and site. The roof is being designed with a white membrane (cool roof) to minimize heat gain in the summer months. It is also being designed to be 'solar ready', with excess capacity accounted for to allow for the future addition of rooftop solar. Additionally, a grass paved fire lane is planned which will allow for infiltration to occur in the lane and will not contribute to runoff from the site. Future EV provisions are also being incorporated which include providing excess capacity into the building electrical system and running conduit to the parking area in anticipation of future EV charging stations. The design also incorporates extensive glazing in the office, production, and warehouse areas to allow for daylighting in all spaces.

Concept Plan Conditions
The building has been rotated and shifted on the site to move the truck docks to the southeast portion of the building. There is a larger area of land here that will allow for adequate screening of the dock area as shown on the Landscape Plan. The office parking area has been adjusted to provide for an access lane to the 2.5 acre site to the Northwest connecting to the EDCO building's access at Creek Road.

Proof of Parking is shown dashed on the site plan to accommodate current and future building size. We would like to note that any future expansion is intended to be warehouse space, and the addition will result in a minimal increase in employees. It is anticipated that the number of parking stalls shown in this initial development will provide the necessary parking for future growth – additional parking spaces are not anticipated.

The Zoning Code was reviewed, and additional Class I materials have been added to the building to meet 30% Class I materials over the building as a whole. The proposed Class I materials are glass and opaque panels (Kalwall or similar), composite aluminum panels and a Commercial siding product produced by EDCO clipped to the precast panels. The precast panels are exposed aggregate with bands of ribs that are considered Class II materials for the remainder of the façade.

A walking path has been shown around the building for use by building occupants. It will be a gravel path that runs along the edge of the grass-paved fire lane, which will aid in the identification of the fire lane location. It is intended that benches and perhaps tables will be located at locations along the path, though locations have not yet been determined but will be on the Final Site Plan Application.

Wetland Delineation
We are currently using a Wetland Delineation Report that was produced in 2022 but never finalized to determine the site layout. A new Wetland Delineation will be made as soon as growing conditions allow this Spring and will be part of the Final Site Plan Application.

Thank you for your review, and please don't hesitate to contact me with any questions or concerns.

Regards,

POPE DESIGN GROUP

Brock Martinson
Principal

G:/31626/25017/05 Approvals/01 City/2025-07-01 Final Site Plan/Final Site Plan Application Narrative.docx

WETZELS WOODS 3RD ADDITION

PLAT FILE NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That TCWG, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Outlot C, WETZELS WOODS, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as WETZELS WOODS 3RD ADDITION and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as created by this plat.

In witness whereof said, TCWG, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper members this _____ day of _____, 20_____.

TCWG, LLC, a Minnesota limited liability company

By: _____

Its: _____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ day of_____ by _____ , its _____ , of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature) _____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Dated this _____ day of _____, 20_____.

_____
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Mathew J. Welinski.

_____ (Signature) _____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
This plat of WETZELS WOODS 3RD ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Chaska, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, Carver County, Minnesota
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of WETZELS WOODS 3RD ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.

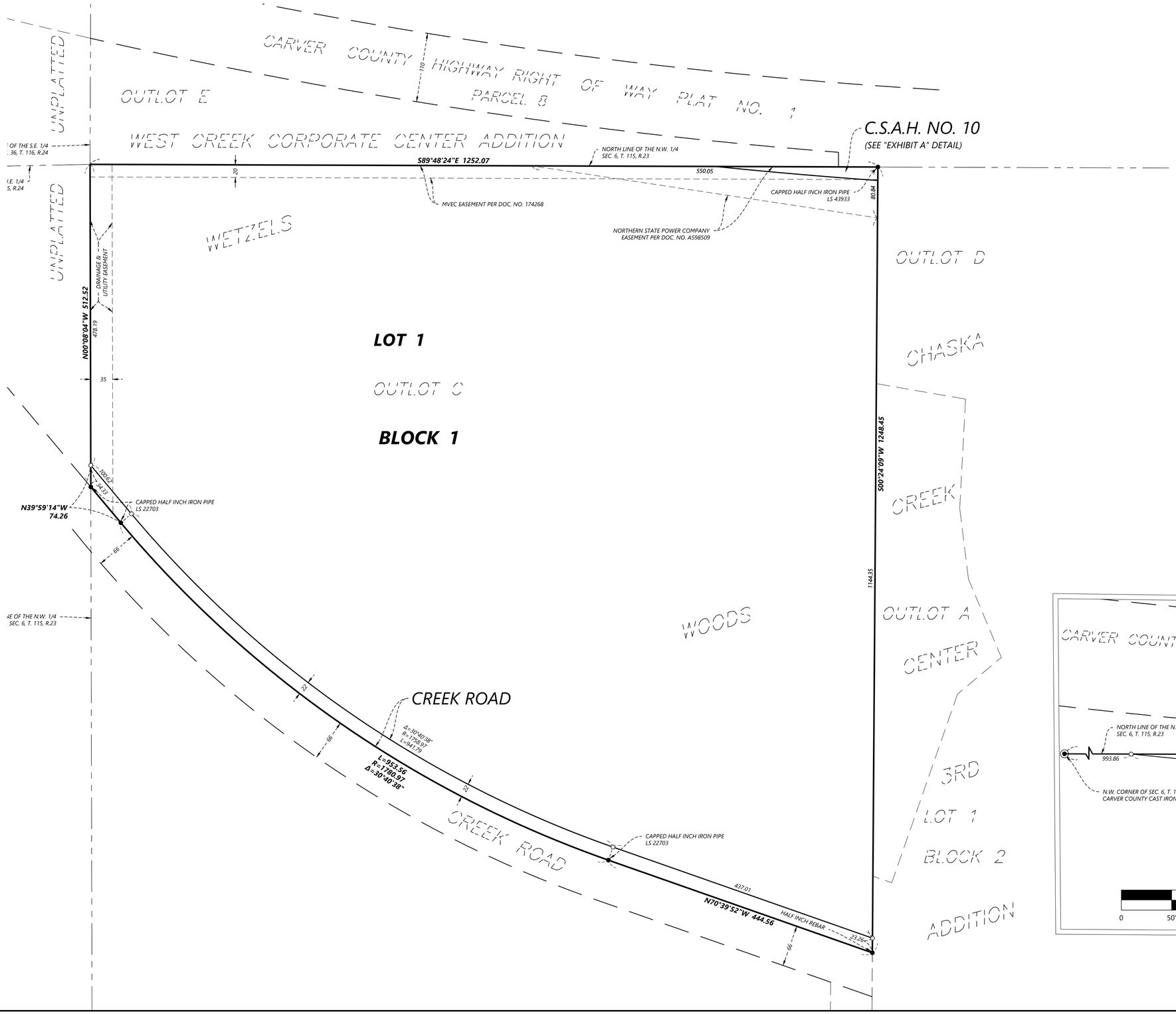
Kaaren Lewis, County Recorder

By: _____

Westwood
Professional Services, Inc.

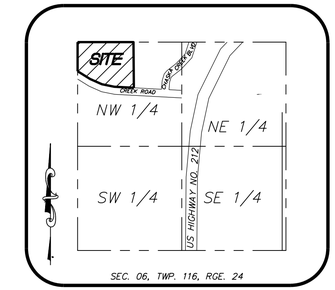
WETZELS WOODS 3RD ADDITION

PLAT FILE NO.
C.R. DOC. NO.



Vicinity Map

Not to Scale



North line of OUTLOT C of the WETZELS WOODS C, has a bearing of S 89° 48' 24" E (NAD83; 2011 ADJ)

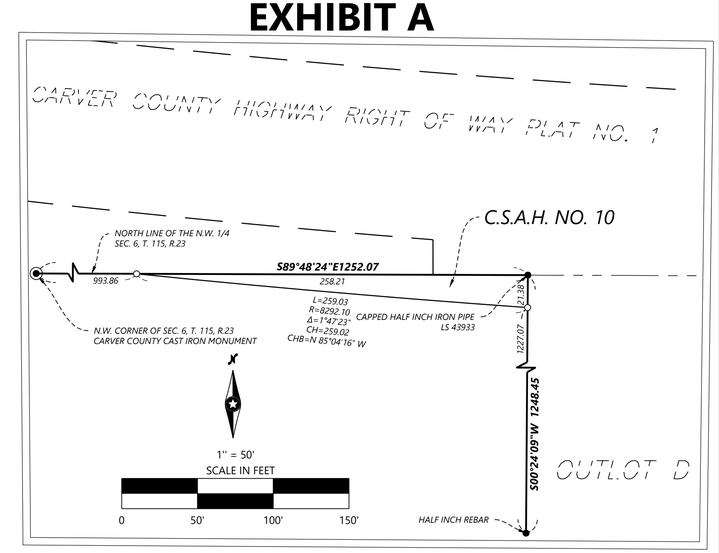
○ Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 53596

● Denotes found monument

1" = 80'
SCALE IN FEET

0 80 160 240

EXHIBIT A



Westwood
Professional Services, Inc.

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FINAL DEVELOPMENT PLANS

Vicinity Map
(NOT TO SCALE)

FOR

EDCO CHASKA
CHASKA, MN

PREPARED FOR:

POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114
CONTACT: BROCK MARTINSON
PHONE: 651-789-1641
EMAIL: BMARTINSON@POPEDESIGN.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0060241
CONTACT: DAVID BADE

SHEET INDEX

Sheet List Table

SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	EROSION & SEDIMENT CONTROL PLAN
C401	SWPPP NARRATIVE
C402	SWPPP NOTES
C403	SWPPP MAPS
C404	TOP SOIL MANAGEMENT PLAN
C500	UTILITY PLAN
C600	SITE DETAILS
C601	SITE DETAILS (2)
C602	SITE DETAILS (3)
C603	SITE DETAILS (4)
C700	PROPOSED WETLAND BUFFER PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L200	TREE SURVEY
L201	TREE INVENTORY
C800	PRELIMINARY PLAT

NO.	DATE	REVISION	SHEETS
1	08/08/2025	STORM SEWER PER CITY COMMENTS	
	08/26/25	CITY & WATERSHED COMMENTS	
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FINAL DEVELOPMENT PLANS

FOR

EDCO CHASKA
CHASKA, MN

INITIAL SUBMITTAL DATE: 06/27/25 SHEET: C001 OF 20

N:\0060241\00\DWG\CIVIL\0060241CV01.DWG

EDCO CHASKA

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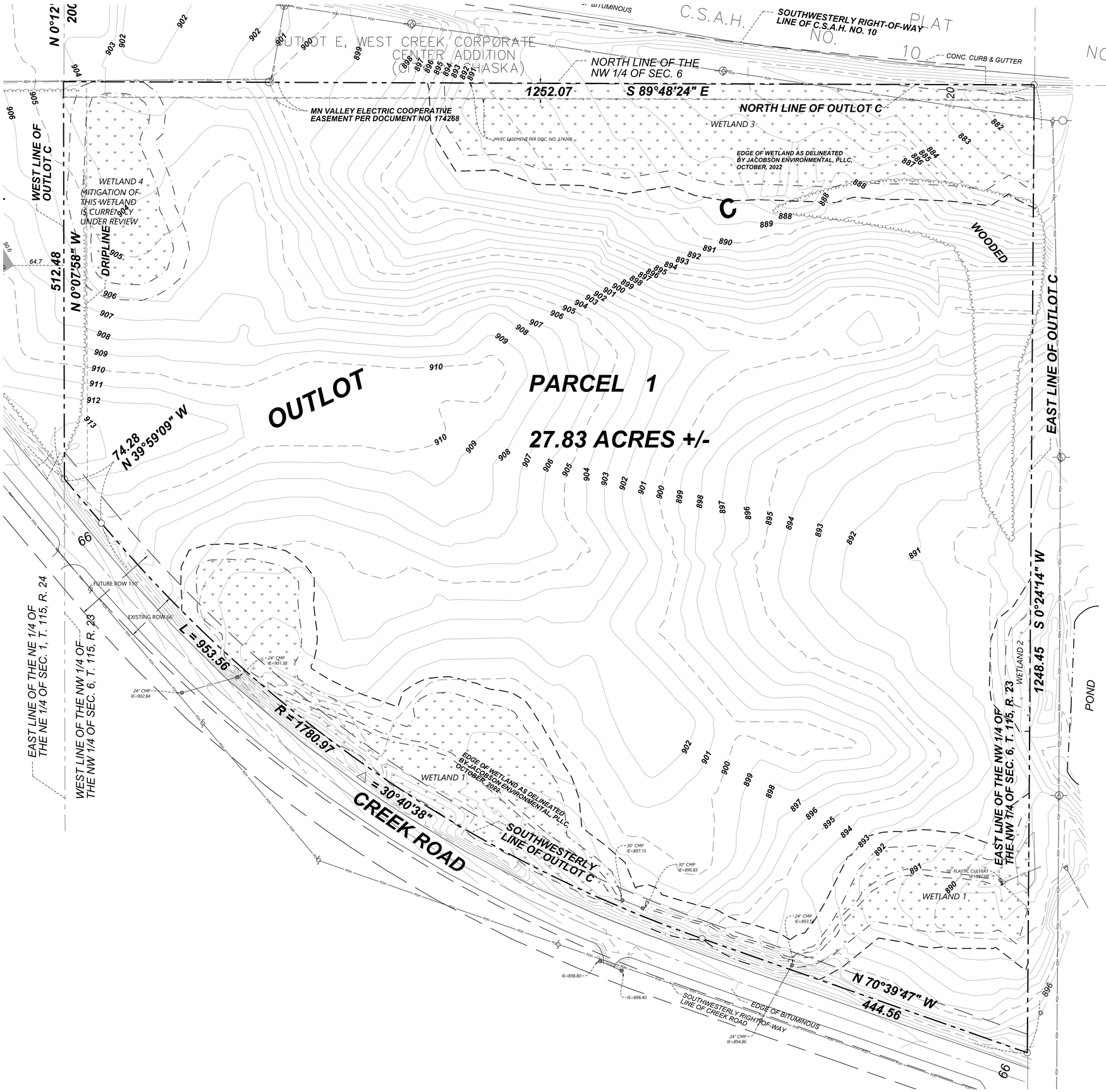
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		WETLAND
		WETLAND SETBACK
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
3
4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
SIGNATURE
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

EXISTING CONDITIONS PLAN

SHEET NUMBER:
C100

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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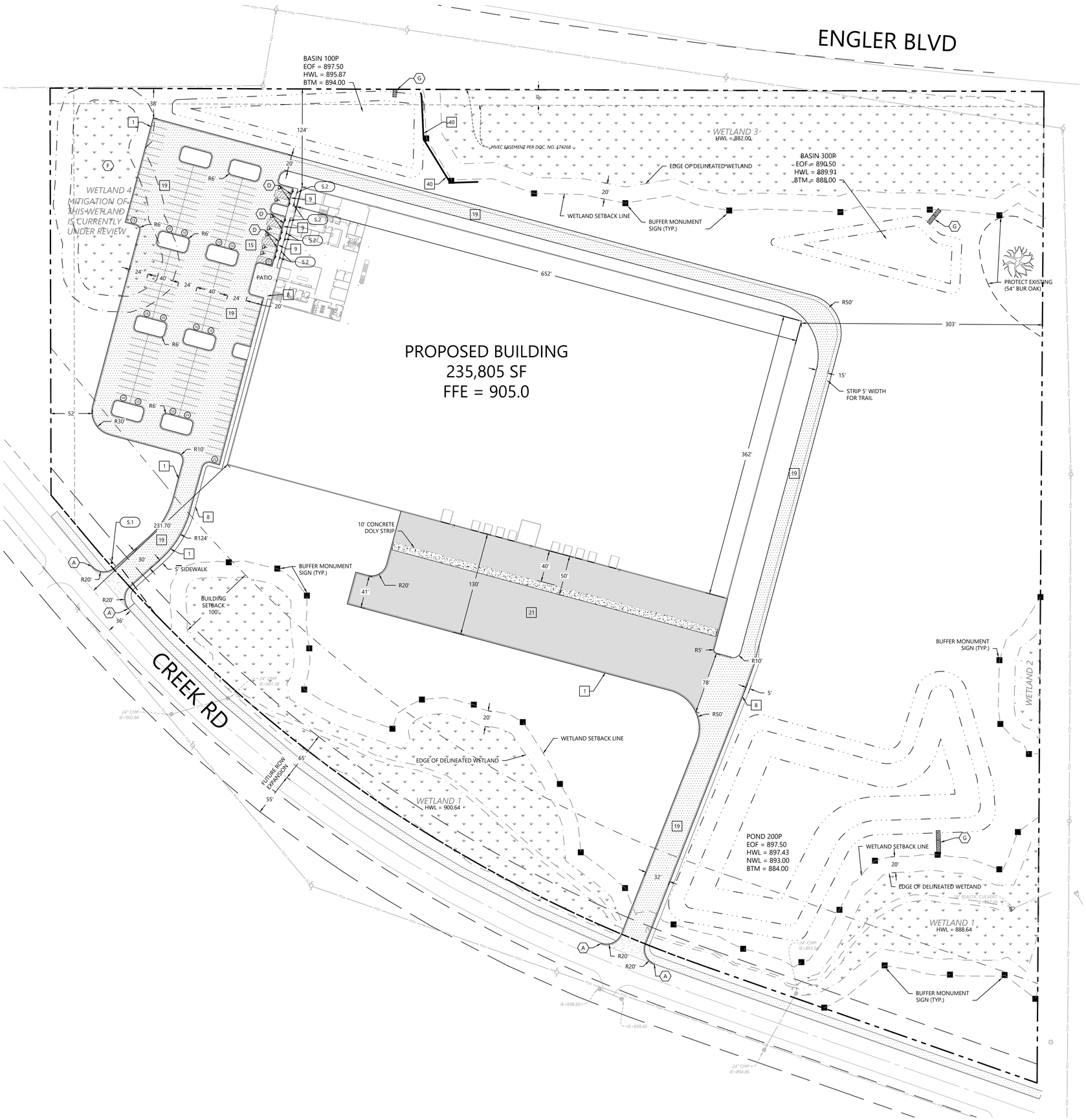
811 or call811.com
Common Ground Alliance



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST
		WETLAND
		WETLAND SETBACK

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE ***B618*** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	***RR - RURAL RESIDENTIAL***
PROPOSED ZONING:	***I - INDUSTRIAL***
PARCEL DESCRIPTION:	***306940070***
• PROPERTY AREA:	***1,212,467 SF (27.83 AC)***
• EXISTING IMPERVIOUS SURFACE:	***0 SF (0%)***
• PROPOSED IMPERVIOUS SURFACE:	***390,817 SF (32.2%)***
• BUILDING GROSS SIZE:	***235,805 SF***
OFFICE	***24,500 SF***
MANUFACTURING	***30,000 SF***
WAREHOUSE	***192,500 SF***
FUTURE WAREHOUSE	***78,600 SF***
• FLOOR-AREA-RATIO(FAR):	***0.19***
• PARKING SETBACK:	***10'*** =FRONT AND ROW ***5'***=SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	***9'*** WIDE X ***18'*** LONG, ***24'*** AISLE
• PARKING RATIO REQUIREMENT	***CITY OF CHASKA***
OFFICE	***1 SPACE / 250 SF = 98 SPACES***
MANUFACTURING:	***1 SPACE / 350 SF = 86 SPACES***
WAREHOUSE	***1 SPACE / 2,000 SF = 97 SPACES***
TOTAL SPACES REQUIRED:	***281 SPACES***
FUTURE WAREHOUSE	***1 SPACE / 2,000 SF = 40 SPACES***
TOTAL WITH EXPANSION	***321 SPACES***
• PARKING PROVIDED:	***165 SPACES INITIAL, 323 TOTAL WITH PROOF***

1 SITE DETAILS (SI-0XX)

1	***B618*** CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	***PRIVATE*** PEDESTRIAN CURB RAMP
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE SECTION LOADING DOCK
36	SIGN POST WITH BOLLARD
40	MODULAR BLOCK RETAINING WALL

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	NO PARKING	12" X 12"	R8-38

A SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
C	PAINT 4" WHITE DIAGONAL STRIPING
D	FLUSH CURB
E	TRANSITION CURB
F	WETLAND MITIGATION PERMITTING IN PROCESS. WETLAND PROPOSED TO BE FILLED.
G	POND/BASIN EOF - REINFORCEMENT MAT (ENKAMAT OR APPROVED EQUAL)

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
3
4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SITE PLAN

SHEET NUMBER:
C200
DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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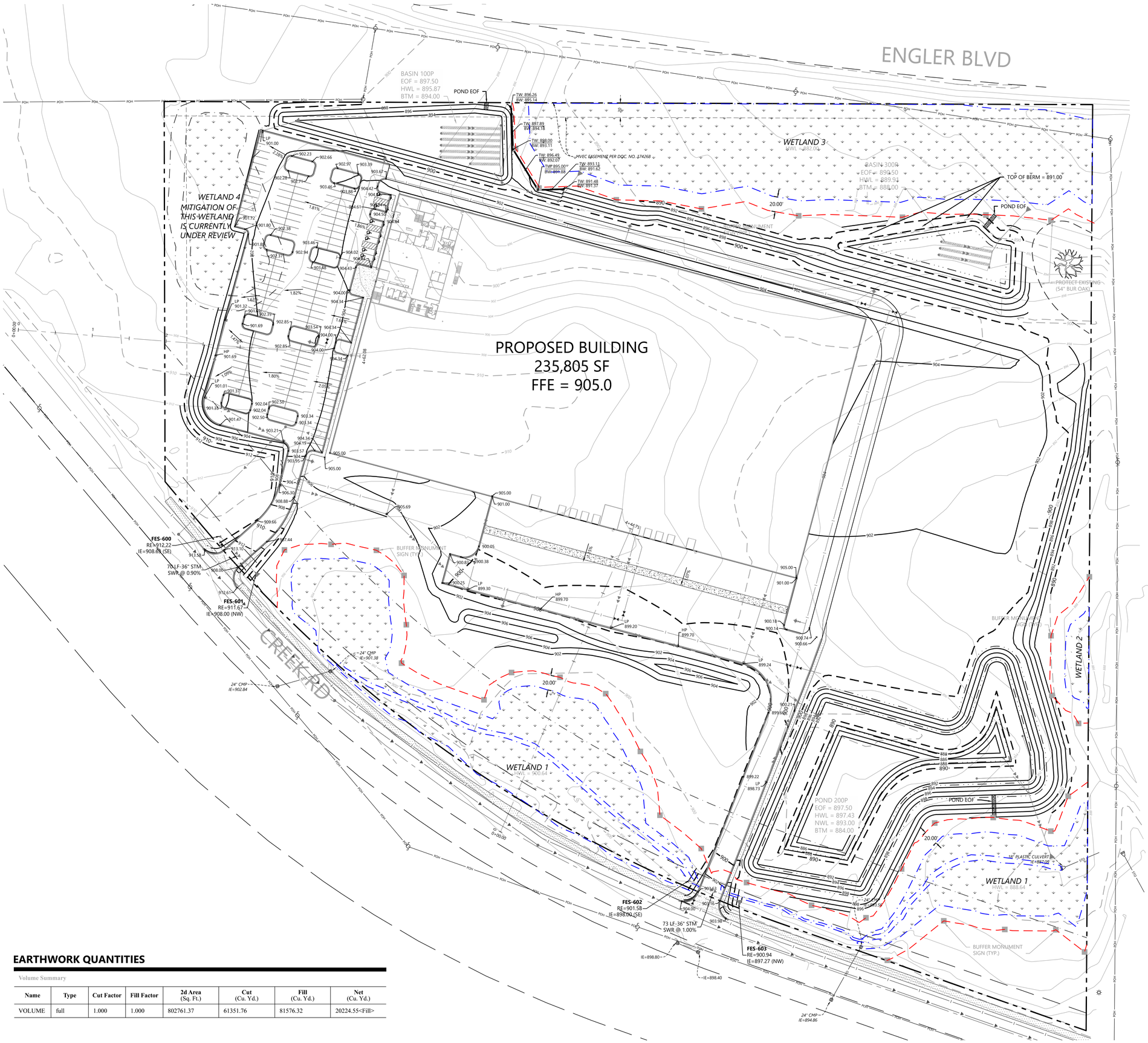

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
+ 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE 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. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

EARTHWORK QUANTITIES

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
VOLUME	full	1.000	1.000	802761.37	61351.76	81576.32	20224.55<Fill>

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE:	06/27/25	
REVISIONS:		
1	08/08/2025	STORM SEWER PER CITY COMMENTS
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PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

GRADING PLAN

SHEET NUMBER:
C300

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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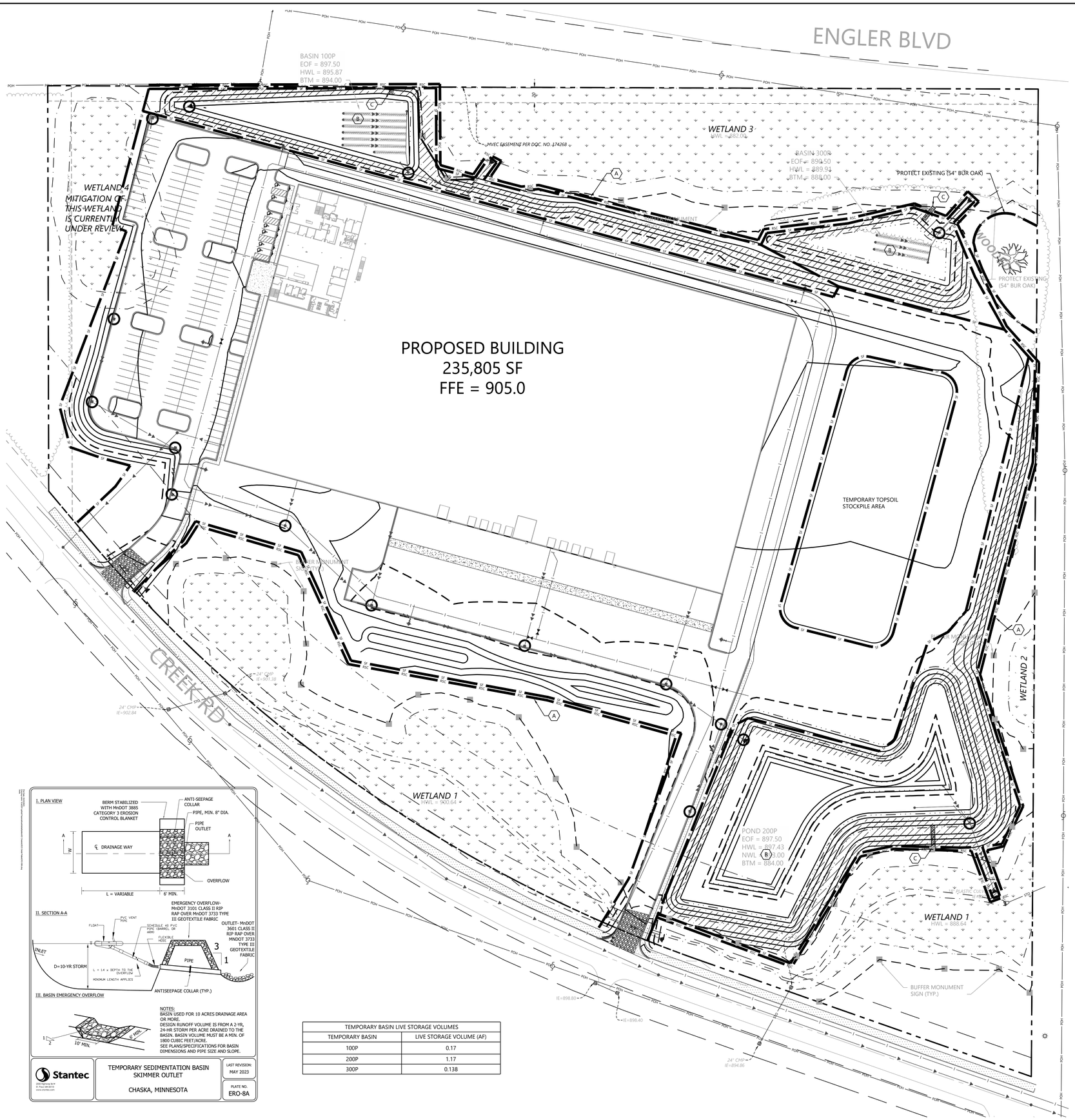

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

TEMPORARY BASIN NOTES

1. TEMPORARY BASINS ARE LOCATED IN THE PROPOSED PERMANENT BASIN LOCATIONS AND ARE TO BE CONVERTED INTO PERMANENT BASINS DURING FINAL GRADING CONSTRUCTION. TEMPORARY BASINS ARE DESIGNED TO MEET AND EXCEED NPDES PERMIT REQUIREMENTS.
2. TEMPORARY BASINS ARE SIZED TO PROVIDE LIVE STORAGE FOR THE VOLUME OF RUNOFF FROM A 2 YEAR, 24 HOUR STORM EVENT OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. REQUIRED LIVE STORAGE VOLUMES ARE PROVIDED.
3. TEMPORARY OUTLET STRUCTURES ARE DESIGNED TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE DISCHARGE OF POLLUTANTS. TEMPORARY EOFs MUST INCLUDE STABILIZATION AS SPECIFIED.
4. SITE DEWATERING SHALL BE DIRECTED INTO A TEMPORARTY SEDIMENTATION BASIN. ALL DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, OR OTHER ENERGY DISSIPATION MEASURES WITH APPROVAL BY THE ENGINEER.

KEYNOTES

- (A) REDUNDANT SILT FENCE APPLIES TO ALL AREAS UPGRADIENT OF SURFACE WATERS
- (B) USE POND & BASIN AREAS AS TEMP SEDIMENT BASINS AS NEEDED. TEMP BASIN BOTTOM TO BE 2 FEET ABOVE FINISHED GRADE. REMOVE ACCUMULATED MATERIAL PRIOR TO BASIN/POND FINAL CONSTRUCTION.
- (C) POND/BASIN EOF - REINFORCEMENT MAT (ENKAMAT OR APPROVED EQUAL)

NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE.
DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

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

TEMPORARY SEDIMENTATION BASIN SKIMMER OUTLET

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-8A

TEMPORARY BASIN LIVE STORAGE VOLUMES	
TEMPORARY BASIN	LIVE STORAGE VOLUME (AF)
100P	0.17
200P	1.17
300P	0.138

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
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PREPARED FOR:
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I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C400

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT EDCO CHASKA . THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR EDCO CHASKA SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EDCO CHASKA IN CHASKA, MN. THE SITE IS LOCATED IN THE SOUTHEAST CORNER OF ENGLER BLVD & CREEK ROAD INTERSECTION.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:	CONTRACTOR:
JEFFERY PETERSON	CONTACT NAME
TCWG LLC	COMPANY NAME
222 SOUTH NINTH STREET, SUITE 4050	ADDRESS
MINNEAPOLIS, MN 55402	ADDRESS
JEFFP@CPEC1031.COM	CONTACT NUMBER
	CONTACT E-MAIL

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP DESIGNER:	SWPPP INSPECTION:	BMP INSTALLER:
WESTWOOD PROFESSIONAL SERVICES		
SHARI AHRENS		
12701 WHITEWATER DR, SUITE 300		
MINNETONKA, MN 55343		
952-697-5760		
SHARI.AHRENS@WESTWOODPS.COM		
UNIV. OF MINN. DESIGN OF SWPPP		
05/31/2026		

OWNER/OPERATOR RESPONSIBILITIES
OWNER
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
-COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
-SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
-KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPETE
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
-IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
-DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
-IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR
-COMPLETION OF AN ACCURATE NOI WITH THE OWNER
-COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
-KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
-COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 27.83 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, A INDUSTRIAL BUILDING WITH A LOADING DOCK, PARKING LOT, UNDERGROUND UTILITIES, FILTRATION PONDS, AND LANDSCAPING.

PROJECT AREA = 27.83 ACRES
DISTURBED AREA = 21.40 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 8.67 ACRES

PRE-DEVELOPMENT SITE CONDITIONS
(DESCRIBE THE EXISTING SITE VEGETATION AND SOILS, EXISTING DRAINAGE AREAS, STORM WATER MANAGEMENT SYSTEM AND ULTIMATE STORM WATER DISCHARGE LOCATION/WATER BODY, AND DESCRIBE ANY EXISTING SOURCES OF CONTAMINATION / POTENTIAL STORMWATER POLLUTANTS FOUND PREDEVELOPMENT SUCH AS CONTAMINATED SOILS, MATERIALS, ETC. AND MITIGATION NEEDED.)

SOIL TYPES
THE SITE CONTAINS
(DESCRIBE EXISTING SOIL TYPES) (DOES THE SITE CONTAIN ERODIBLE SOILS?) REFER TO GEOTECHNICAL REPORT DATED XX/XX/XXXX COMPLETED BY XXXXXXXX.

POST-DEVELOPMENT SITE CONDITIONS
(DESCRIBE PROPOSED SITE DEVELOPMENT/IMPROVEMENTS, SITE VEGETATION AND SOILS, PROPOSED DRAINAGE AREAS, PERMANENT STORM WATER MANAGEMENT SYSTEM AND ULTIMATE STORM WATER DISCHARGE LOCATION/WATER BODY)

STORM WATER MANAGEMENT PLAN
THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF
(DESCRIBE TEMPORARY BASIN LOCATION, CALCULATIONS, REQUIRED STORAGE, STORAGE PROVIDED AND MAXIMUM DISCHARGE RATE. ANY DEWATERING AND PUMPED DISCHARGES WHICH MAY BE NEEDED AND HOW PRETREATMENT AND DISCHARGE CONTROLS WILL BE IMPLEMENTED)

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF (DESCRIBE THE PERMANENT STORM WATER MANAGEMENT PLAN (I.E. WET SEDIMENTATION BASIN, INFILTRATION/FILTRATION, GRASS SWALES, REGIONAL PONDS) AND IDENTIFY THE PERSON OR PARTY RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM / INCLUDE CONTACT INFORMATION)

REFER TO THE EDCO CHASKA STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE

NAME	TYPE	IMPAIRED (Y/N)	SPECIAL (Y/N)	DISTANCE/ DIRECTION FROM SITE

*LAKE XXX IS IMPAIRED FOR NUTRIENTS, ...

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **7 OR 14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-111, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **7 OR 14 DAYS**.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE

EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE
- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:
1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE.TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, 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 CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{2}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED. ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
   - 3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
   - 3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
   - 3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
   - 3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING FOR NOT, GROUND OR AERIAL PHOTOGRAPHS MUST BE SUBMITTED SHOWING PERMANENT/VEGETATIVE COVER REQUIREMENTS HAVE BEEN MET.

SWPPP BMP QUANTITIES

SILT FENCE	6,050 LF
INLET PROTECTION	9 EACH
CULVERT PROTECTION	4 EACH
TEMPORARY SEED MIX (22-111)	250 LBS
EROSION CONTROL BLANKET	52,221 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
3
4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SWPPP NARRATIVE

SHEET NUMBER:
C401
DATE: 08/26/25

EDCO CHASKA

N:\0060241.00\DWG\CIVIL\0060241SWPPP01.DWG

PROJECT NUMBER: 0060241

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Common Ground Alliance

SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
   - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
   - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.

2. IMPORTANT VEGETATION
   - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
   - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

3. BLUFF PROTECTION
   - TREES SHALL BE SELECTIVELY TRIMMED ALONG BLUFFS OR CLEARED TO ALLOW EQUIPMENT TO OPERATE ONLY WITHIN CONSTRUCTION LIMITS SHOWN ON THE PLAN.
   - GRUBBING OF ROOTS SHALL BE AVOIDED EXCEPT WHERE NECESSARY TO COMPLETE WORK.
   - MACHINE SLICED SILT FENCE OR BIO-ROLLS SHALL BE PLACED AROUND STOCKPILES ON SLOPES NOT ALREADY CONTAINED BY SILT FENCES, AND NO STOCKPILES SHALL BE PLACED WITHIN 30 FEET OF BLUFF EDGE. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - RUNOFF FROM THE TOP OF BLUFFS MAY BE DIRECTED DOWN LONG OR STEEP SLOPES THROUGH SLOPE DRAINS.
   - PLASTIC SHEETING MAY BE USED TO PROTECT SMALL, STEEP AREAS OF EXPOSED SOIL.
   - FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET ACCORDING TO AND AS INDICATED ON THE PLAN.

4. DITCH PROTECTION (TEMPORARY OR PERMANENT)
   - THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
   - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIPRAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
   - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
   - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.

5. WORK NEXT TO STREAMS
   - NO DISTURBANCE SHALL OCCUR IN IMPAIRED STREAMS OR PROTECTED WATERS. THIS WILL BE ACCOMPLISHED USING TEMPORARY BRIDGING TO SPAN STREAMS FOR ACCESS DURING BRIDGE OR ROADWAY CONSTRUCTION. ALSO, PIERS AND PILING WILL NOT BE PLACED IN THE STREAM.
   - CONSTRUCTION ACTIVITIES NEXT TO STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS AREA ANTICIPATED TO BE LOW.
   - GRUBBING OF ROOTS SHALL BE KEPT TO A MINIMUM.
   - A 4-FOOT WIDE BUFFER OF VEGETATION SHALL BE LEFT ON STREAM BANKS.
   - THE PRIMARY BMP SHALL BE MACHINE SLICED SILT FENCE AND HAY BALES PLACED ALONG THE BUFFER. AS A REDUNDANT BMP, A FLOATING SILT CURTAIN MAY LINE THE CHANNEL BANKS DURING PERIODS OF FLOWING WATER. THE FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS A STREAM.
   - SHOULD THE PREVIOUS BMPS PROVE UNSUCCESSFUL, THE SILT FENCE/HAY BALES WILL BE REPLACED BY SANDBAGS, PLYWOOD BARRIERS OR SHEETPILE CUTOFFS AS DIRECTED BY THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.

6. WORK IN STREAMS
   - CONSTRUCTION ACTIVITIES IN STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS ARE ANTICIPATED TO BE AT A MINIMUM.
   - FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS STREAMS.
   - TEMPORARY LOW FLOW DRAINAGE CROSSINGS (FORDS) SHALL BE CONSTRUCTED OF CLEAN STABILIZING MATERIAL SUCH AS ROCK. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - UPON COMPLETION OF WORK THE CROSSING WILL BE REMOVED AND THE STREAM BANKS STABILIZED. STABILIZATION ACTIVITIES WILL COMMENCE WITHIN 24 HOURS OF THE CROSSING BEING REMOVED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - LARGE CULVERTS SHALL BE CONSTRUCTED UNDER DRY CONDITIONS.
   - IF THERE IS FLOWING WATER DURING CONSTRUCTION THE FLOW MAY BE DIVERTED AROUND THE WORK SITE IN A STABLE MANNER USING SANDBAGS AND PLASTIC SHEETING, PLYWOOD, OR SIMILAR METHODS.
   - IF A BYPASS CHANNEL IS NECESSARY, IT WILL BE STABILIZED WITH RIPRAP OR PLASTIC SHEETING BEFORE DIVERTING THE STREAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF DEWATERING OF CONTAMINATED WATER FROM EXCAVATION IS NEEDED, THE CONTAMINATED WATER SHALL BE PUMPED TO A TEMPORARY SEDIMENT BASIN.

7. WORK NEXT TO WETLANDS
   - PRESERVE A **50' (100' FROM SPECIAL WATERS)** NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRADIENT AREAS.
   - FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.

8. WORK IN WETLANDS
   - WORKPADS AND PATHS MADE OF WOOD CHIPS, LOG MATS, MUD MATS, OR GEOTEXTILE AND CRUSHED ROCK MAY BE USED.
   - HEAVY DUTY SILT FENCES WITH HAY BALES MAY BE USED FOR PERIMETER CONTROL TO LIMIT THE SIZE OF THE CONSTRUCTION SITE AS INDICATED ON THE GRADING PLANS. IN THE CASE OF OPEN WATER WETLANDS, FLOATING SILT CURTAINS SHALL BE INCORPORATED AS WELL AS INDICATED ON THE GRADING PLANS.
   - SOIL STOCKPILES SHALL NOT BE PLACED IN EXISTING WETLANDS.
   - TOPSOIL IMPORTED TO RESTORE WETLANDS SHOULD NOT CONTAIN THE FIRST 12 INCHES OF INPLACE SOIL. TOPSOIL THAT MAY CONTAIN PURPLE LOOSESTRIFE OR OTHER NOXIOUS WEEDS SHOULD NOT BE IMPORTED TO WETLANDS.

9. LONG-STEEP CUT/FILL SLOPES
   - THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS
   - PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
   - LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

10. CULVERT INLET/OUTLET PROTECTION
   - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
   - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

11. STORM SEWER INLET PROTECTION
   - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
   - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

12. STORM WATER POND OUTLETS
   - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
   - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

13. TEMPORARY SEDIMENT BASINS
   - TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR 5 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
   - SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
   - TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
   - THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.
   - WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES ½ FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

14. DEEP UTILITIES: WATER AND SANITARY/GAS LINE
   - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
   - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
   - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDED WITH A TEMPORARY
   - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

15. STOCKPILES (TEMPORARY AND PERMANENT)
   - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
   - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
   - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
   - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

16. CONSTRUCTION DEWATERING
   - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
     - o CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
     - o USE A PORTABLE SEDIMENT TRAP SYSTEM.
     - o APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
     - o USE A FILTER BAG SYSTEM
     - o PUMP TO A TEMPORARY SEDIMENT BASIN.
   - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
   - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
   - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
   - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
   - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

17. CONSTRUCTION ENTRANCES
   - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
   - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
   - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
   - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
   - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
   - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
   - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

18. CONCRETE TRUCK WASHOUT
   - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
   - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
   - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
   - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
   - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
   - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
   - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

19. VEHICLE MAINTENANCE
   - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
   - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
   - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
   - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

20. FUELING
   - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
   - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

21. HAZARDOUS MATERIALS
   - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
   - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
   - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
   - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
   - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
   - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

22. CHEMICAL CONTAINMENT
   - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
   - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
   - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
   - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
   - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
   - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
   - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
   - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
   - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

23. SOLID WASTE
   - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
   - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
   - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
   - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

24. DUST CONTROL
   - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
     - A. RAPID STABILIZATION METHODS ON SLOPES
     - B. WATER ON ROADWAYS AND GRADED AREAS
     - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
   - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

25. WINTER STABILIZATION
   - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
   - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
   - ALL EXPOSED SOILS TO BE SEEDED WITH MNDOT SEED MIX 21-112ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
   - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
   - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
   - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
   - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
   - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

26. NON-STORMWATER DEWATERING
   - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
   - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
   - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

27. WORK NEAR SPECIAL WATERS
   - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
   - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
   - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
   - MAINTAIN AT ALL TIMES, 100 FT UNDISTURBED BUFFER AROUND SPECIAL WATERS.
   - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "SPECIAL WATERS"
   - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

28. WORK NEAR OR IN IMPAIRED WATERS
   - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
   - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
   - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
   - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "IMPAIRED WATERS"
   - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

29. WORK IN KARST AREAS
   - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

30. INFILTRATION/FILTRATION AREAS
   - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
   - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
   - DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
   - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
   - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
   - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 06/27/25
REVISIONS:
08/08/2025 STORM SEWER PER CITY COMMENTS
08/26/25 CITY & WATERSHED COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SWPPP NOTES

SHEET NUMBER:
C402
DATE: 08/26/25
EDCO CHASKA

PROJECT NUMBER: 0060241

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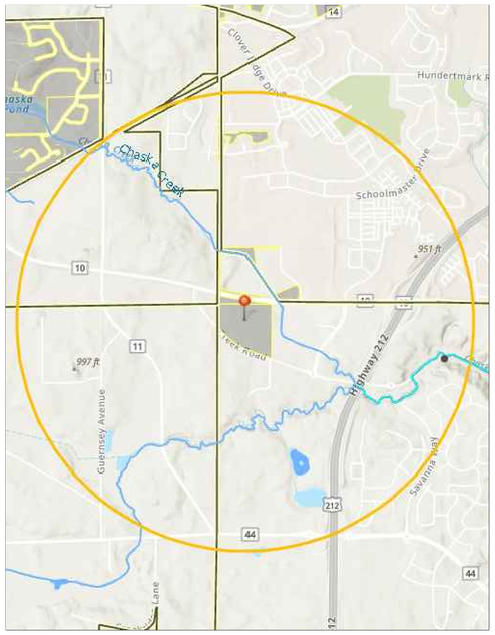
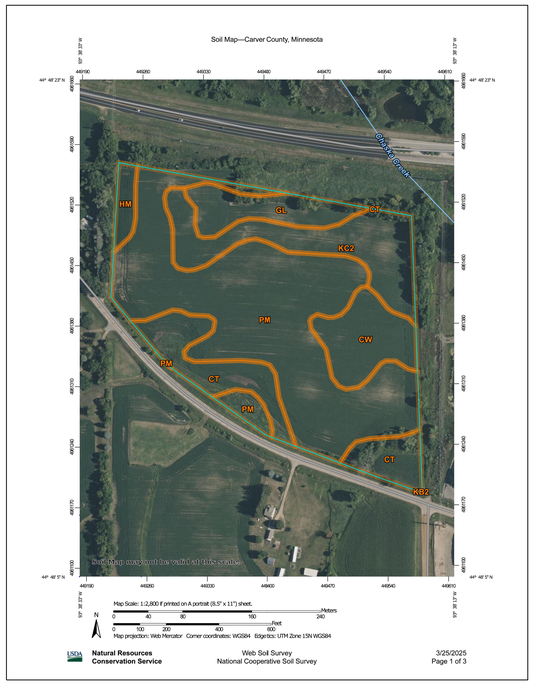


VICINITY MAP/IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP

SWPPP AMENDMENTS
THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IS DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS.
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R1000011 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (i.e. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING NET FOR TMDL OR OTHER WATER QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS:THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

INFEASIBILITY DETERMINATION (ITEMS 5.13, 5.14 AND 5.15)
TEMPORARY SEDIMENT BASIN
IF PERMITTEE DETERMINES A TEMPORARY SEDIMENT BASIN TO MEET SECTION 14 IS INFEASIBLE, DOCUMENT THIS DETERMINATION; PERMITTEES TO CONSIDER PUBLIC SAFETY, SITE FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE.

BUFFER ZONE AS DESCRIBED IN PERMIT ITEMS 9.17 AND 23.11

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CT	Canisteo clay loam, 0 to 2 percent slopes	3.1	13.5%
CW	Cordova-Webster complex	2.2	9.3%
GL	Glencoe clay loam, 0 to 1 percent slopes	1.7	7.5%
HM	Hamel loam, 0 to 2 percent slopes	0.5	2.1%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.0	0.0%
KC2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	3.7	15.8%
PM	Klossner muck, 0 to 1 percent slopes	12.0	51.8%
Totals for Area of Interest		**23.2**	**100.0%**

SOIL MAP UNIT SYMBOL LEGEND

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE:	06/27/25	
REVISIONS:		
1	08/08/2025	STORM SEWER PER CITY COMMENTS
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5		

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SWPPP MAPS

SHEET NUMBER:
C403

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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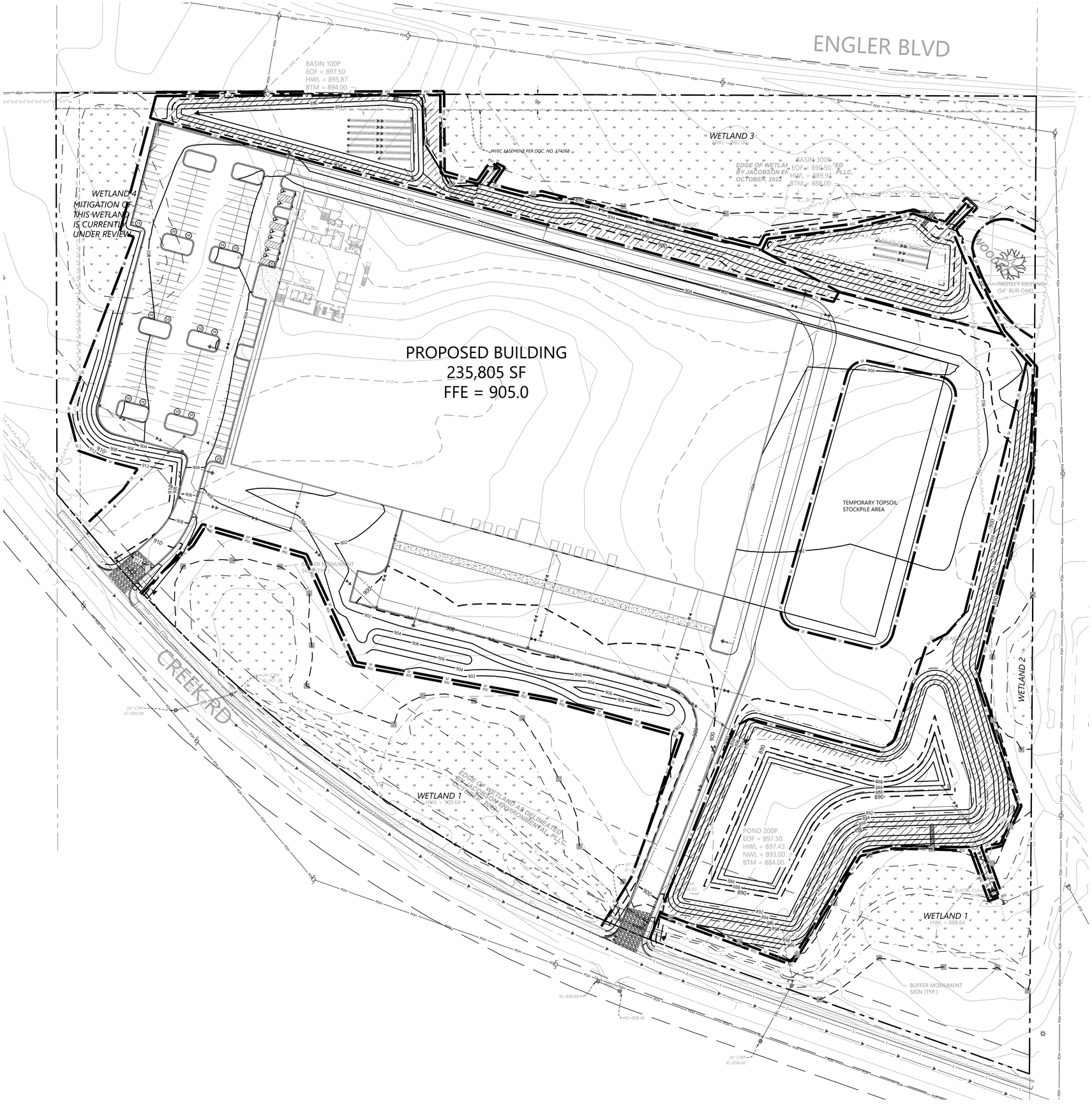

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Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
SF	SF	SILT FENCE
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
SB-19	SB-19	SOIL BORING LOCATION

Topsoil Management Notes

1. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
2. TOPSOIL SHALL MEET CCWMO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMENDED OR IMPORTANT TO MEET THE STANDARD.
3. CARVER COUNTY TOPSOIL STANDARD (SEE BELOW)

REQUIREMENTS	RANGE	TEST METHOD
MATERIAL PASSING THE ¾ IN [19 MM]	100 %	ASTM D 422
MATERIAL PASSING NO. 4 IN [4.75 MM]	≥ 85%	-
CLAY	5% - 33%	ASTM D 422
SILT	5% - 35%	ASTM D 422
SAND	30% - 75%	ASTM D 422
ORGANIC MATTER	2.5% - 15%	ASTM D 2974
PH	6.1 - 8.0	ASTM G 51
COMPACTION	- 1,400 KILOPASCALS (KPA) / 200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR - BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM3) IN THE UPPER 12 INCHES OF SOIL	FIELD TEST

4. SUBSOIL MUST BE DE-COMPACTED TO A DEPTH OF SIX INCHES PRIOR TO PLACEMENT OF TOPSOIL AND THAT THE CONTRACTOR MUST IDENTIFY THE DECOMPOSITION.
5. CONTRACTOR TO INDICATE METHOD OF RE-APPLYING STOCKPILED TOPSOIL.
6. IF MATERIAL IS EXPORTED OR IMPORTED TO THE SITE, AN ADDITIONAL PERMIT MAY BE REQUIRED AT THE OFF-SITE LOCATIONS.

TOPSOIL NOTES:

1. EXISTING ONSITE TOPSOIL WILL BE USED FOR RESPREAD, IN PLACE TESTING HAS BEEN COMPLETED BY BRAUN INTERTEC.
2. FOR TOPSOIL STRIPPING AND STOCKPILING
   - EXISTING TOPSOIL AVAILABLE ONSITE: 36,900 CY
   - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 11,900 CY
   - TOTAL LOT DISTURBED AREA: 19.06 AC
   - EXISTING 0.5 FOOT AVERAGE DEPTH OF TOPSOIL AVAILABLE ONSITE
   - GRADING EQUIPMENT USED TO STRIP TOPSOILS SUCH AS DOZERS/SCRAPERS.
   - SILT FENCE WILL BE UTILIZED FOR EROSION CONTROL OF TOPSOIL STOCKPILES.
   - TEMPORARY SEED TOPSOIL STOCKPILES FOR EROSION CONTROL FOR STOCKPILES THAT WILL REMAIN IN PLACE FOR LONGER THAN 6 MONTHS.
3. STOCKPILING SAMPLING PROCEDURE
   - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC METERS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC METERS)
   - THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS.
   - A LOAD BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
   - THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
   - THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGER CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOILS SAMPLING CONTAINER.
   - SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER AND pH.
   - ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING
   - SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.
4. CONSTRUCTION SCHEDULE AND PHASING:
   - STOCKPILING SHOULD BEGIN IN FALL 2025.
   - EXISTING TOPSOIL OVER FILL AREA WILL BE STRIPPED OFF AND STOCKPILED.
   - STOCKPILES SHALL BE SAMPLED AND TESTED PRIOR TO TOPSOIL PLACEMENT. SEE TESTING PROCEDURES ABOVE.
   - IF TOPSOIL TESTING SHOWS THAT THE SOILS DO NOT MEET SPECIFICATIONS IN TABLE 2 (SEE BELOW), SOIL SHALL BE AMENDED TO BRING THEM INTO COMPLIANCE.
   - GRADING SHALL BE COMPLETED IN FALL 2025. STREET CONSTRUCTION WILL OCCUR FROM FALL 2025.
   - A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED IN GREEN SPACES.
   - ALL DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
   - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR SOD.
   - IF TOPSOIL IMPORT IS NEEDED, IT SHALL MEET THE CARVER COUNTY TOPSOIL STANDARD.

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DAVID BADE
DATE 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

TOP SOIL MANAGEMENT PLAN

SHEET NUMBER:
C404

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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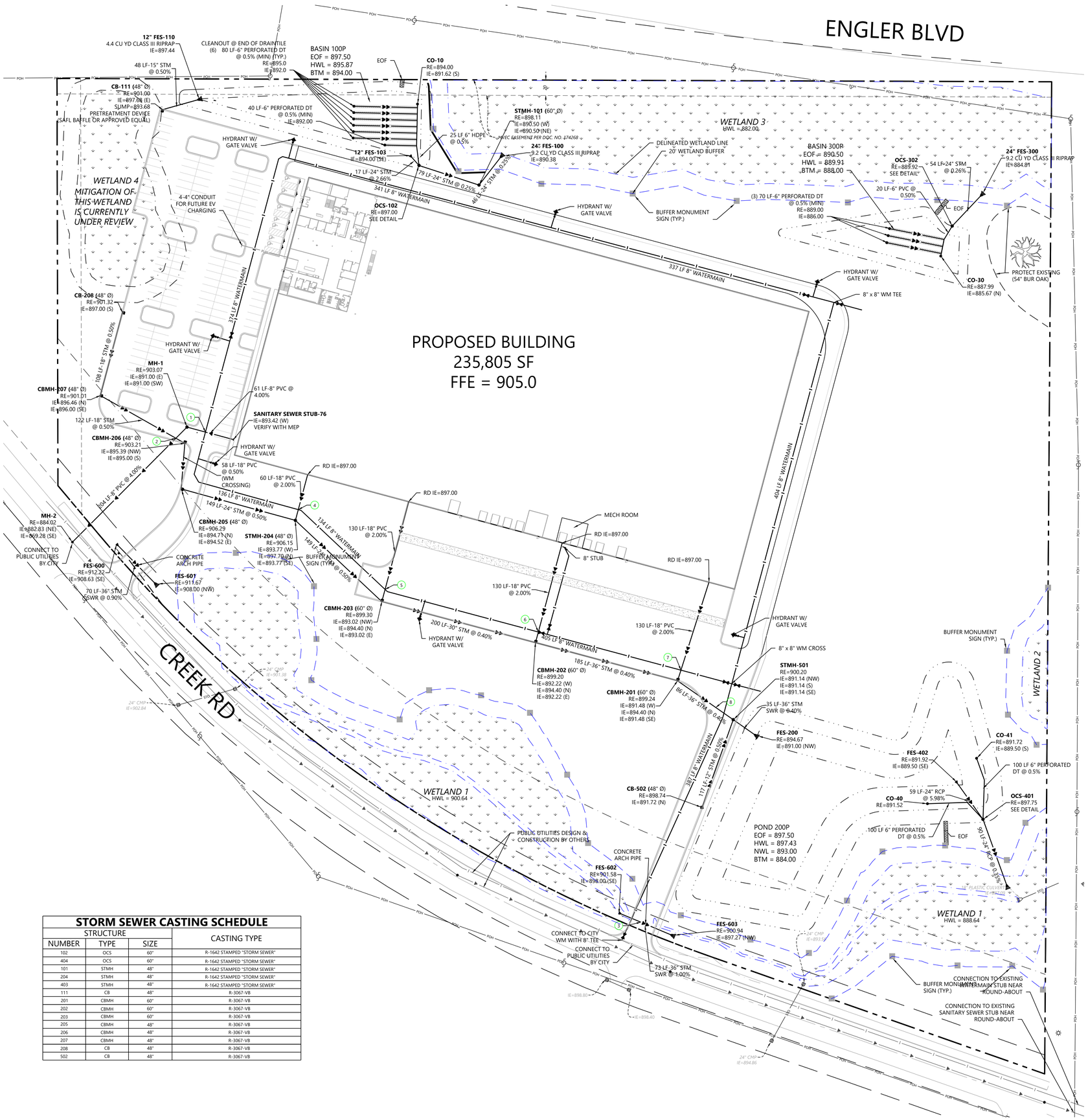

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND UNITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 8' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR .
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

UTILITY CROSSINGS

CROSSING	UPPER UTILITY	LOWER UTILITY
1	**WATER MAIN** TOP = 895.63 **BTM=894.97**	**SANITARY** IE = 891.96 **TOP = 892.63**
2	**STORM** **IE = 895.32** TOP = 896.82	**SANITARY** IE = 890.20 **TOP = 890.87**
3	**STORM** IE = 897.70 TOP = 900.70 *PVC SCHD 40*	**WATER MAIN** TOP = 894.88 BTM = 894.21
4	**STORM** IE = 897.98 *PVC SCHD 40*	WATER MAIN TOP = 896.40 *LOWER WM TO MAINTAIN 18" SEPARATION*
5	STORM IE = 894.72 *PVC SCHD 40*	WATER MAIN TOP = 891.40
6	STORM IE = 894.68 *PVC SCHD 40*	WATER MAIN TOP = 891.40
7	STORM IE = 894.68 *PVC SCHD 40*	WATER MAIN TOP = 891.40
8	STORM IE = 891.25 *PVC SCHD 40*	WATER MAIN TOP = 891.76 *LOWER WM TO MAINTAIN 18" SEPARATION*

NOTE: WATER MAIN BASED ON 8' DEPTH TO TOP OF PIPE

LOWER WATER MAIN TO MAINTAIN 18" SEPARATION PER NOTE 9 ON SHEET C500

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	SIZE	
102	OCS	60"	R-1642 STAMPED "STORM SEWER"
404	OCS	60"	R-1642 STAMPED "STORM SEWER"
101	STMH	48"	R-1642 STAMPED "STORM SEWER"
204	STMH	48"	R-1642 STAMPED "STORM SEWER"
403	STMH	48"	R-1642 STAMPED "STORM SEWER"
111	CB	48"	R-3067-VB
201	CBMH	60"	R-3067-VB
202	CBMH	60"	R-3067-VB
203	CBMH	60"	R-3067-VB
205	CBMH	48"	R-3067-VB
206	CBMH	48"	R-3067-VB
207	CBMH	48"	R-3067-VB
208	CB	48"	R-3067-VB
502	CB	48"	R-3067-VB

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DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

UTILITY PLAN

SHEET NUMBER:
C500

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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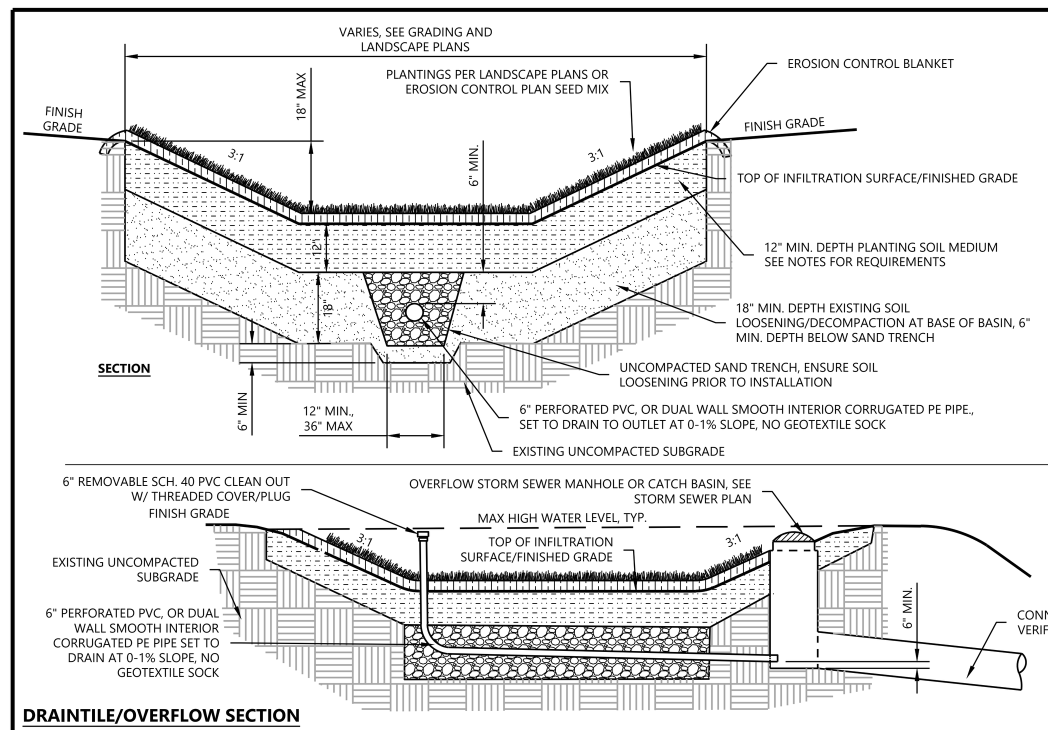
TYPICAL FILTRATION BASIN (GD37A)



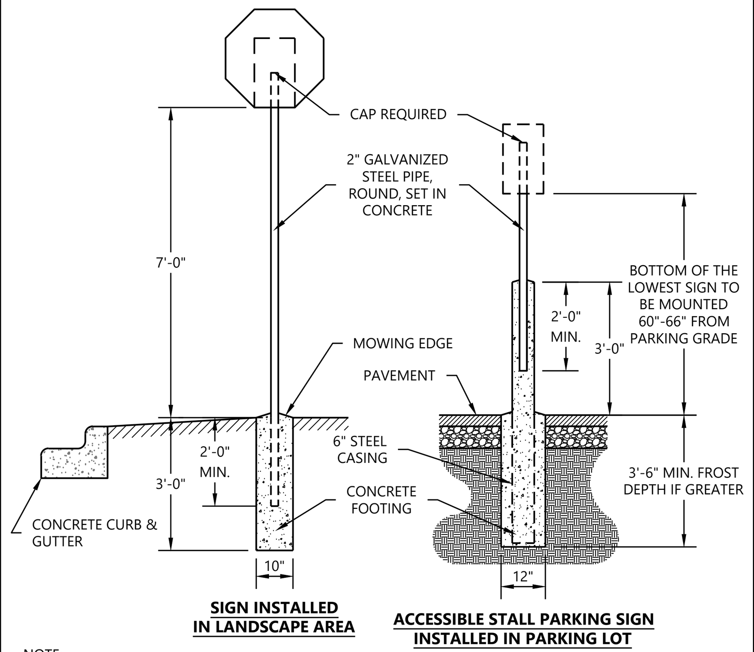
NOTES:
1. REFER TO LANDSCAPE/SITE PLANS FOR ALL LOCATIONS AND DIMENSIONS.
2. PLANTING MEDIUM SHALL BE UNIFORM IN COMPOSITION AND 12" MIN. DEPTH.
3. MAXIMUM COMPACTION OF PLANTING MEDIUM, SAND TRENCH, AND PREPARED SUBGRADE SHALL BE MAX. 85% PROCTOR (S.P.D.)
4. IMPORTED PLANTING MEDIUM SHALL MEET THE REQUIREMENTS OF FILTER TOPSOIL BORROW PER MNDOT SPEC. 3877. 90 PERCENT SAND MEETING GRADATION OF MNDOT SPEC. 3126 AND 10% GRADE 2 COMPOST PER MNDOT SPEC. 3890.
5. PLANTING MEDIUM SHALL PROVIDE 4 IN./HR. INFILTRATION RATE AT SPECIFIED COMPACTION.
6. SAND TRENCH SHALL BE 100% VIRGIN MATERIAL UNLESS ACCEPTED BY CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF "FINE FILTER AGGREGATE" PER MnDOT SPEC. 3138
7. REFER TO MINNESOTA STORMWATER MANUAL FOR GUIDANCE ON POTENTIAL STORMWATER POLLUTANT HOTSPOTS (PSHs), A LINER SHALL BE REQUIRED (FILTRATION ONLY) FOR ALL FILTRATION BASINS IN PSH-DESIGNATED AREAS.
8. DRAINTILE SPACING AT BASE OF EXCAVATION SHALL BE 30' - 40' TYP. PER MN STORMWATER MANUAL.
9. NO EQUIPMENT ALLOWED IN THE BASIN AFTER EXCAVATION AND SUBSOIL LOOSENING.
10. ANY COMPACTION OF PREVIOUSLY LOOSENED SOIL MUST BE RELOOSENED PRIOR TO INSTALLATION OF FILTRATION SOIL MEDIA.
11. IRON ENHANCED SAND FILTRATION TRENCHES - SEE DETAIL FOR MATERIALS AND INSTALLATION INFORMATION. IES TO BE PLACES IN TRENCHES AFTER BASIN IS STABILIZED.

PRE-TREATMENT NOTES:
1. IF NO PRE-TREATMENT STORM STRUCTURE OR SUMP IS IDENTIFIED, PROVIDE SEDIMENT BASIN AT ALL INLETS WITH RIP RAP. VERIFY BASIN SIZE(3'X5'X1' DEEP MIN.) AND RIP RAP TYPE PER PLAN, AND/OR WITH ENGINEER/LANDSCAPE ARCHITECT.

N.T.S.

Westwood	TYPICAL FILTRATION BASIN	LAST REVISED: 01/19/23 — GD37A

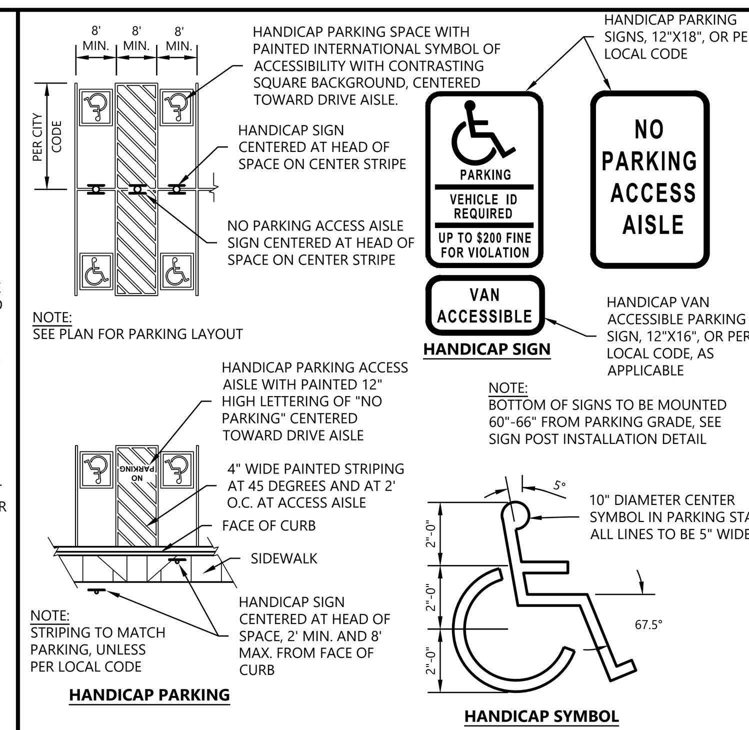
SIGN POST INSTALLATION (SI14)



NOTE:
1. SIGN TO BE 2-SIDED WHERE ACCESSIBLE PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

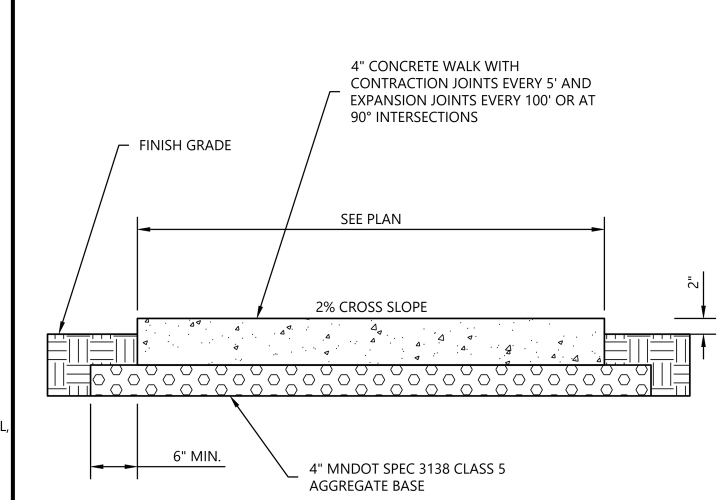
Westwood	SIGN POST INSTALLATION	LAST REVISED: 11/16/2023 — SI14

ACCESSIBLE SIGNAGE AND STRIPING (SI15)



Westwood	ACCESSIBLE SIGNAGE AND STRIPING	LAST REVISED: 11/15/23 — SI15

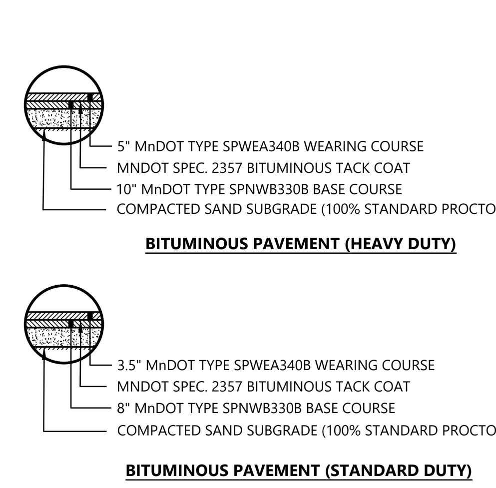
PRIVATE CONCRETE SIDEWALK (SI08)



NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISED: 08/15/17 — SI08

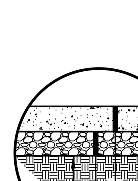
PAVEMENT SECTIONS (SI19A)



PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

Westwood	PAVEMENT SECTIONS	LAST REVISED: 08/15/17 — SI19A

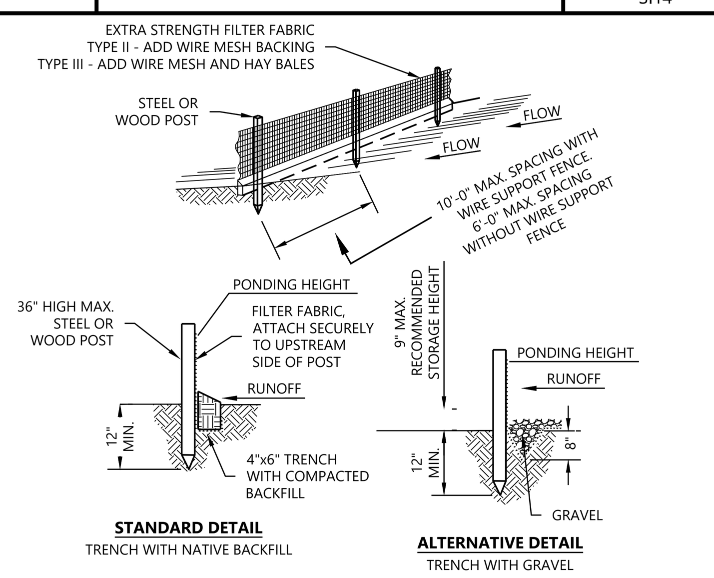
HEAVY DUTY CONCRETE SECTION LOADING DOCK (SI21)



NOTES:
1. CONCRETE SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCED BARS TO ASSIST IN CONTROLLING CRACKING FROM DRYING SHRINKAGE AND THERMAL CHANGES.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET). CONTRACTOR SHALL PREPARE JOINTING PATTERN AND SUBMIT TO ENGINEER PRIOR TO CONSTRUCTION.
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.
4. DOWELS SHALL BE UTILIZED AT FORMED AND/OR COLD JOINTS. DOWELS SHALL BE 30" LONG 1/2" DIAMETER SMOOTH AND GREASED TIE BARS AT 30" SPACING, MINIMUM 18" FROM PAVEMENT EDGE.

Westwood	HEAVY DUTY CONCRETE SECTION LOADING DOCK	LAST REVISED: 08/15/17 — SI21

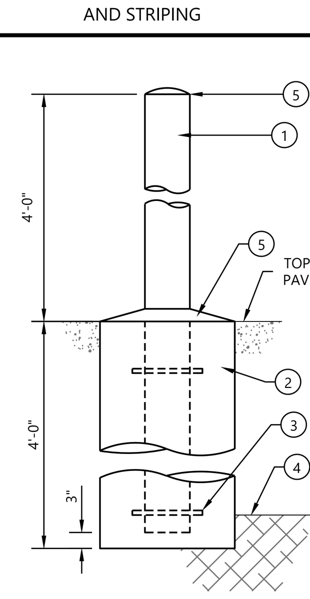
SILT FENCE (GD02)



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

Westwood	SILT FENCE	LAST REVISED: 08/15/17 — GD02

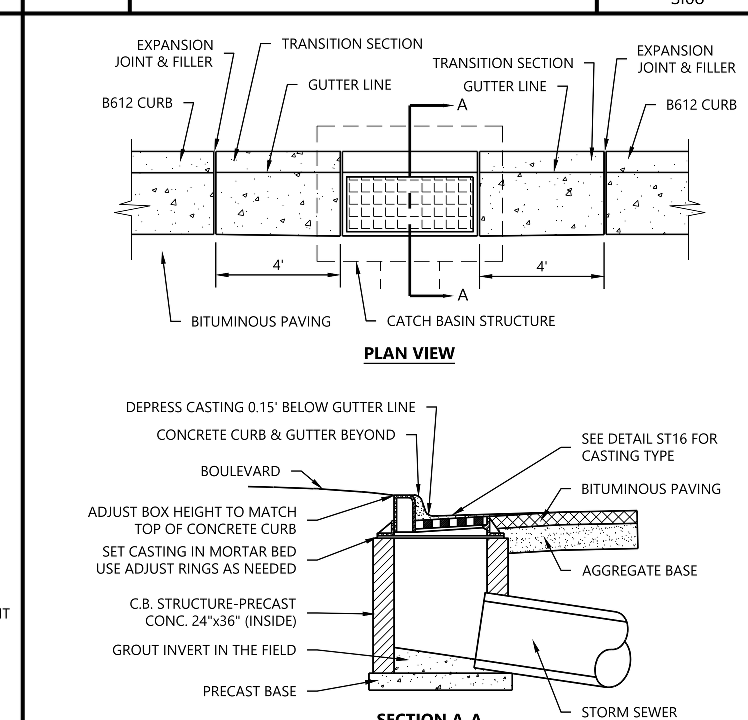
BOLLARD (SI18)



NOTES:
1. 6" DIAMETER STD. STL. PIPE CONCRETE FILLED. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW, SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

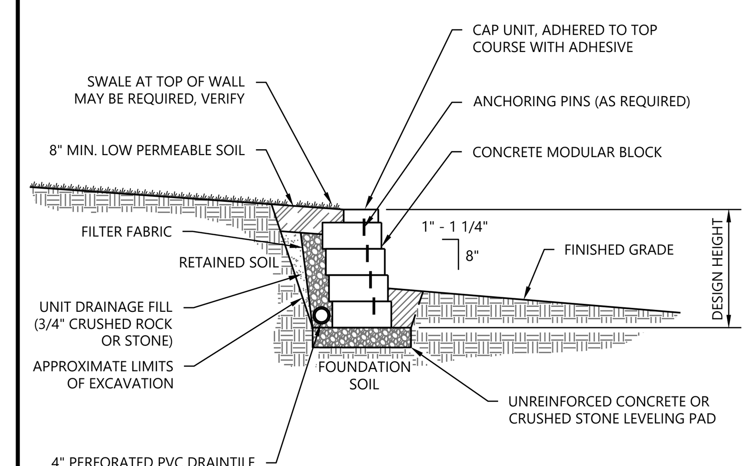
Westwood	BOLLARD	LAST REVISED: 01/18/24 — SI18

RECTANGULAR CATCH BASIN (ST01)



Westwood	RECTANGULAR CATCH BASIN	LAST REVISED: 08/10/17 — ST01

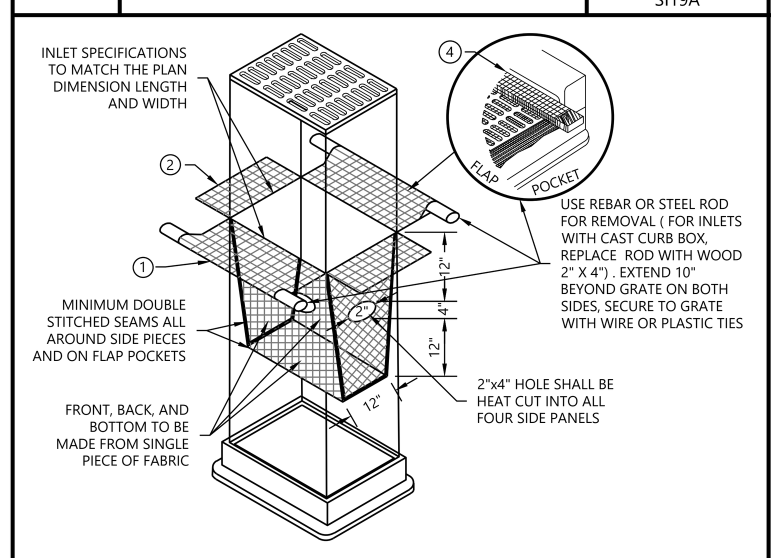
MODULAR BLOCK RETAINING WALL (SI40)



NOTE:
CONTRACTOR TO PROVIDE ENGINEERING AND SHOP DRAWINGS IF WALL IS GREATER THAN 4 FEET TALL. CONTRACTOR TO SUBMIT WALL BLOCK TYPE, SIZE, AND COLOR FOR APPROVAL.

Westwood	MODULAR BLOCK RETAINING WALL	LAST REVISED: 08/15/17 — SI40

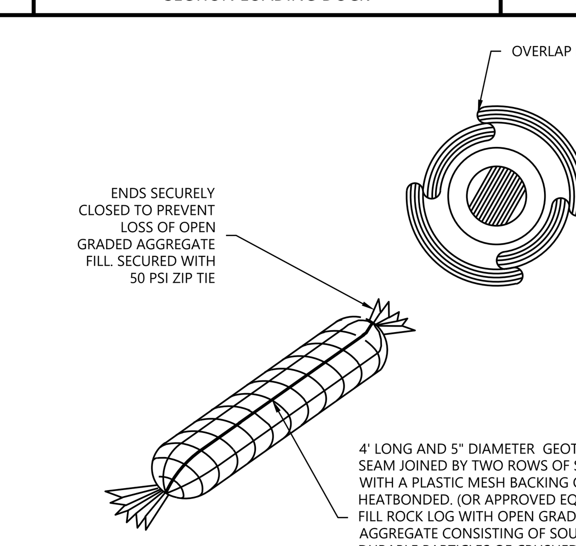
STORM DRAIN FILTER BAG INSERT (GD10)



NOTES:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, (MEETING MnDOT SPEC. 3733 GEOTEXTILES)
2. FINISHED SIZE (INCLUDING POCKETS) SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30". THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG (USING PLASTIC ZIP TIES) TO ACHIEVE THE 3" CLEARANCE.

Westwood	STORM DRAIN FILTER BAG INSERT	LAST REVISED: 08/15/17 — GD10

INLET PROTECTION WITH ROCK LOG (GD11)



NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. (MEETING SPEC. 3733 (TYPE 1) GEOTEXTILES, PROPOSED 2005 EDITION)

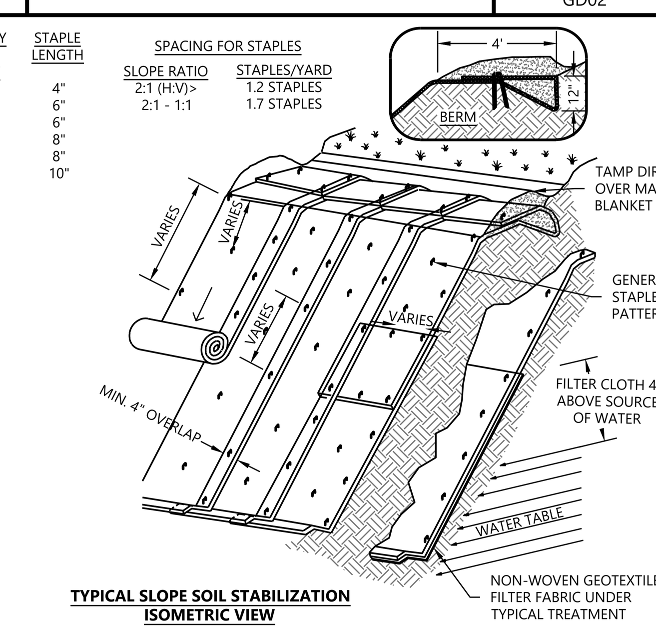
Westwood	INLET PROTECTION WITH ROCK LOG	LAST REVISED: 08/15/17 — GD11

TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES (GD21)

CATEGORY OF BLANKET	STAPLE LENGTH
15	4"
20	6"
25	6"
30	8"
35	8"
45	10"

SPACING FOR STAPLES

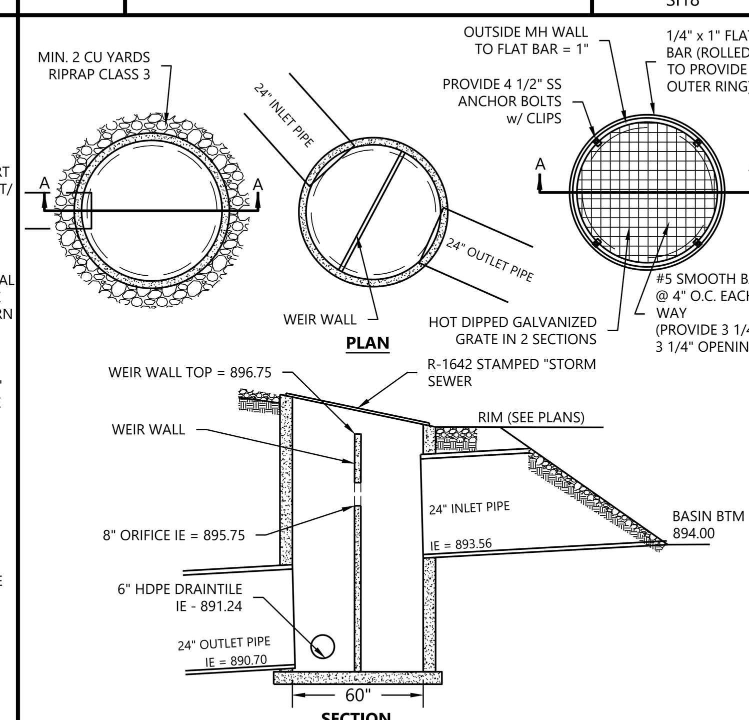
SLOPE RATIO	STAPLES/YARD
2:1 (H:V)>	1.2 STAPLES
2:1 - 1:1	1.7 STAPLES



NOTES:
1. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. DO NOT STRETCH.

Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 04/20/21 — GD21

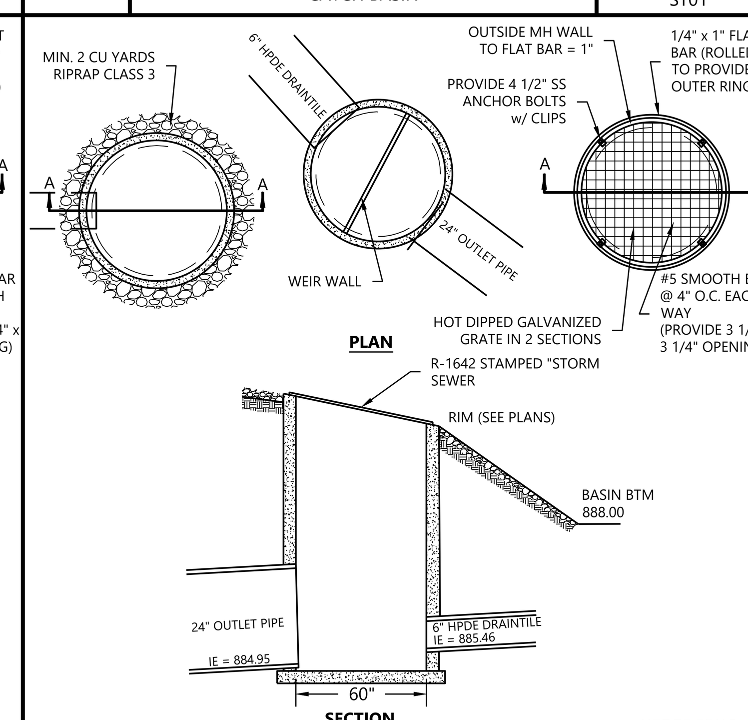
OUTLET CONTROL STRUCTURE #102 (ST24)



NOT TO SCALE

Westwood	OUTLET CONTROL STRUCTURE #102	LAST REVISED: 10/28/2024 — ST24

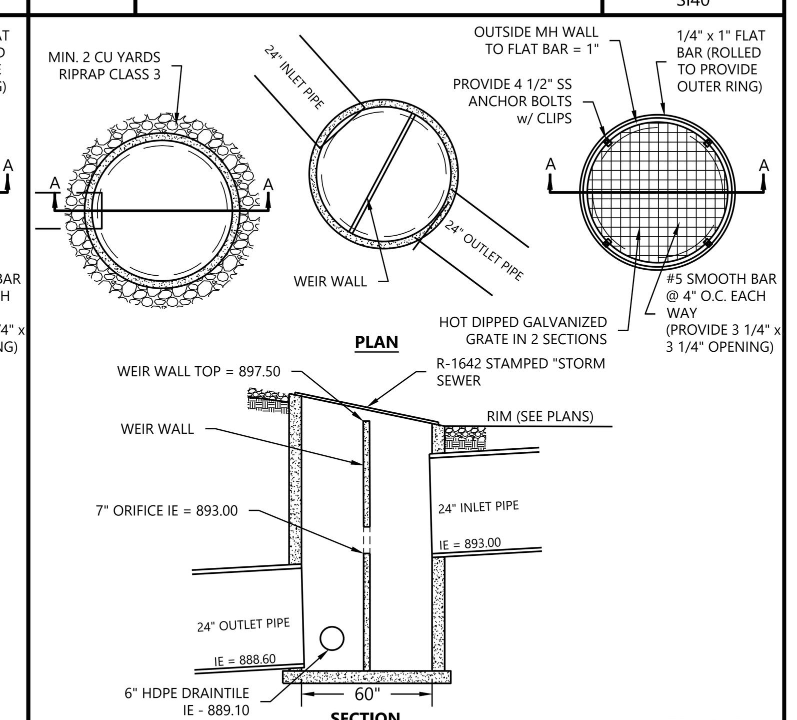
OUTLET CONTROL STRUCTURE #302 (ST24)



NOT TO SCALE

Westwood	OUTLET CONTROL STRUCTURE #302	LAST REVISED: 10/28/2024 — ST24

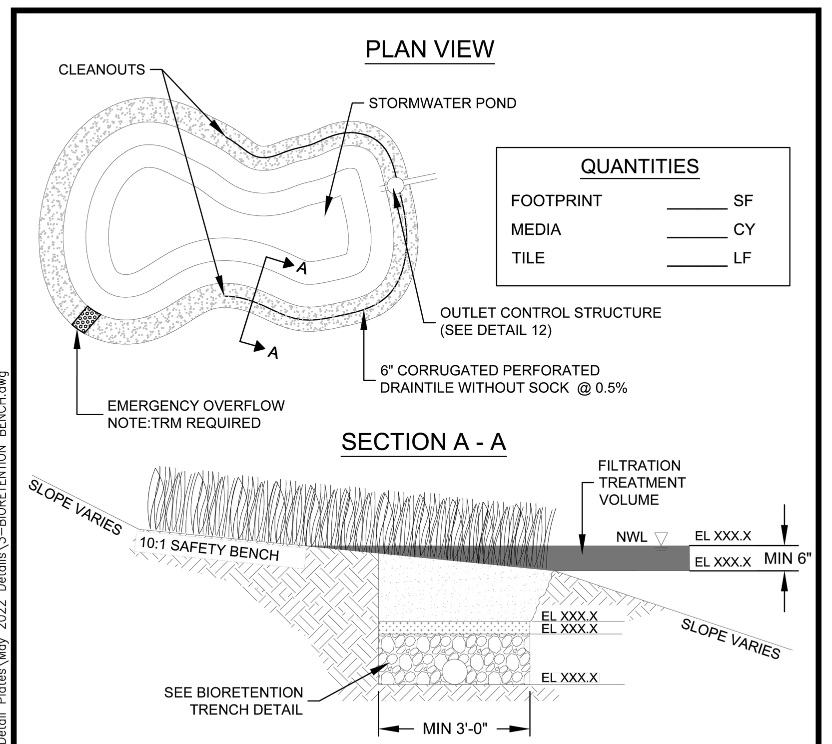
OUTLET CONTROL STRUCTURE #404 (ST24)



NOT TO SCALE

Westwood	OUTLET CONTROL STRUCTURE #404	LAST REVISED: 10/28/2024 — ST24

BIORETENTION BENCH (DETAIL 3)



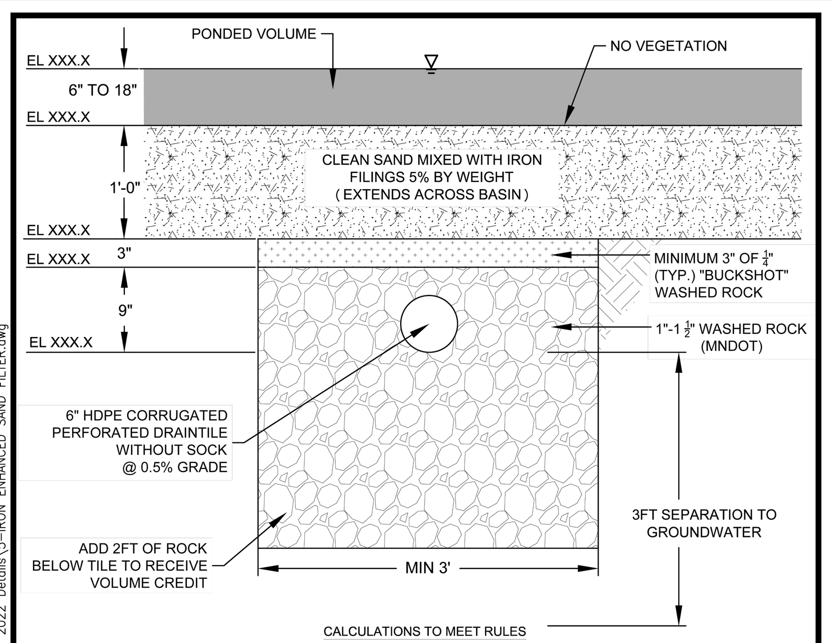
VOLUME:
1. NO VOLUME REDUCTION IS GIVEN FOR BIORETENTION BENCH.

WATER QUALITY:
1. PAIRED WITH A NURP POND VOLUME, BIORETENTION BENCHES RECEIVE 90% TP REDUCTION AND 90% TSS REDUCTION. PAIRED WITH A MN STORMWATER MANUAL POND VOLUME, BIORETENTION BENCHES RECEIVE 75% TP AND 80% TSS REDUCTION.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.
3. WHEN PAIRED WITH A STORMWATER REUSE PRACTICE, NATIVE SOILS TO BE COMPACTED PRIOR TO ROCK/TILE INSTALLATION.

CARVER COUNTY	Stantec	BIORETENTION BENCH	JUNE 2023 — DETAIL 3

IRON ENHANCED SAND FILTER (DETAIL 5)



VOLUME:
1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 50% OF ROCK VOLUME BELOW TILE.

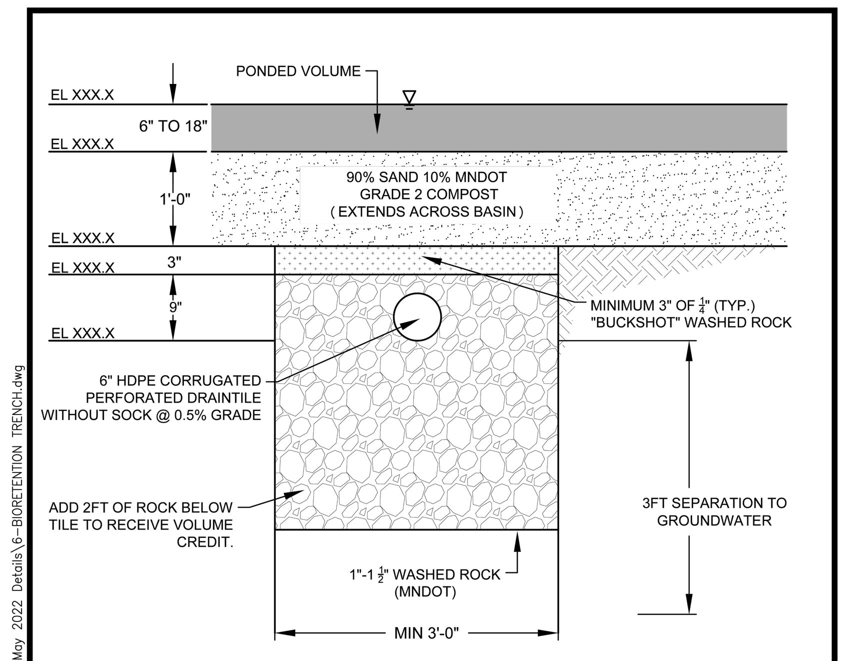
WATER QUALITY:
1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST, STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FOREBAY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

IRON FILINGS:
1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	Stantec	IRON ENHANCED SAND FILTER	JUNE 2023 — DETAIL 5

BIORETENTION TRENCH (DETAIL 6)



VOLUME:
1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK VOLUME BELOW TILE.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FACILITY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023 — DETAIL 6

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 06/27/25
REVISIONS:
08/08/2025 STORM SEWER PER CITY COMMENTS
08/26/25 CITY & WATERSHED COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SITE DETAILS

SHEET NUMBER:
C600
DATE: 08/26/25
EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241DT01.DWG

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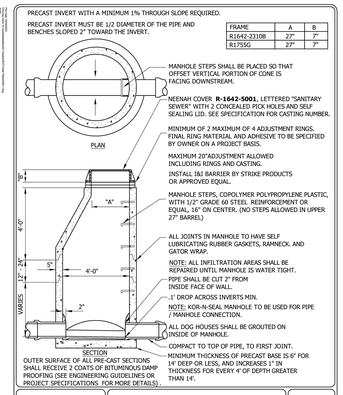
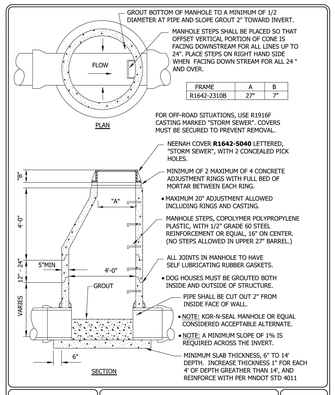
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.
PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

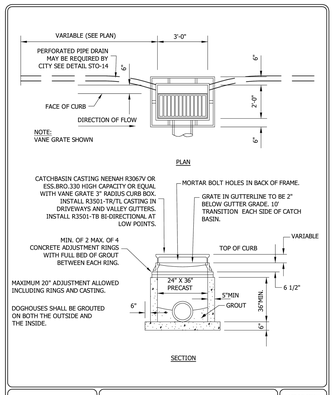
FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



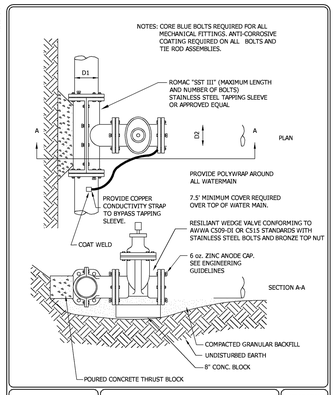
Stantec — SANITARY SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2023 — PLATE NO. SAN-1



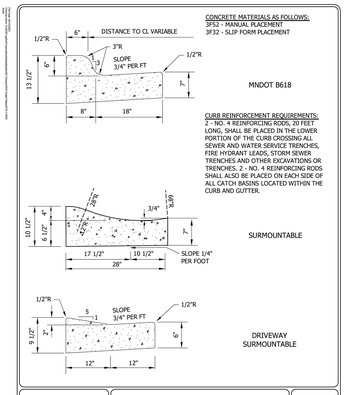
Stantec — STORM SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. STO-1



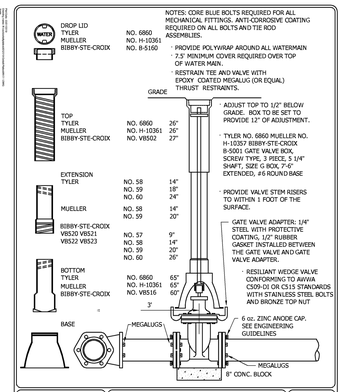
Stantec — TYPE II CATCHBASIN — CHASKA, MINNESOTA — LAST REVISION: MARCH 2023 — PLATE NO. STO-6



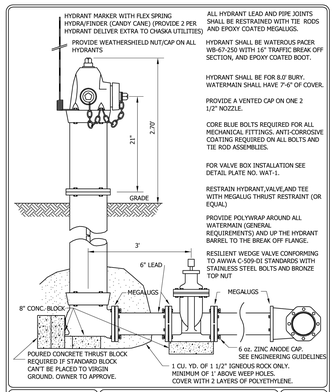
Stantec — WATER MAIN WET TAP — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-5



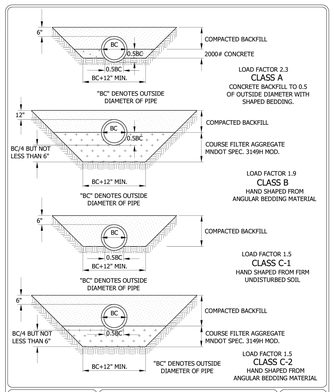
Stantec — CURB AND GUTTER — CHASKA, MINNESOTA — LAST REVISION: APRIL 2023 — PLATE NO. STR-1



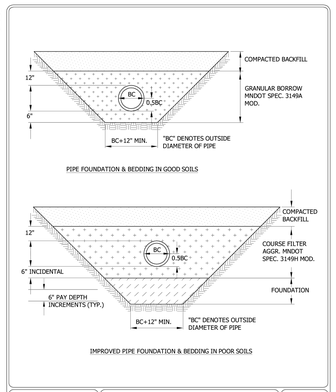
Stantec — GATE VALVE AND BOX INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-1



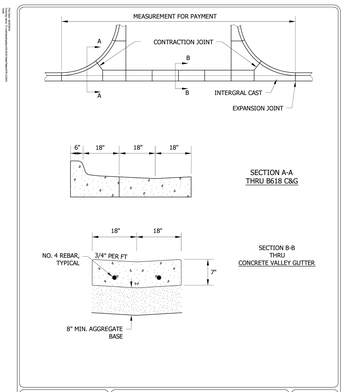
Stantec — WATEROUS PACER HYDRANT AND VALVE INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: AUGUST 2023 — PLATE NO. WAT-2



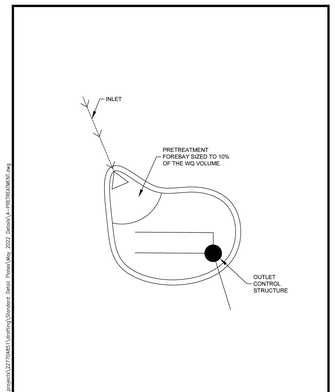
Stantec — BEDDING METHODS FOR RCP OR DIP — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GEN-6



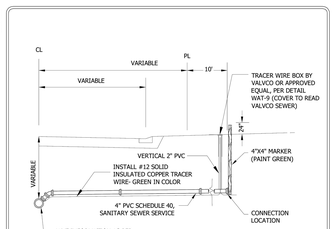
Stantec — BEDDING METHODS FOR PVC — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. GEN-7



Stantec — COMMERCIAL DRIVEWAY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-3

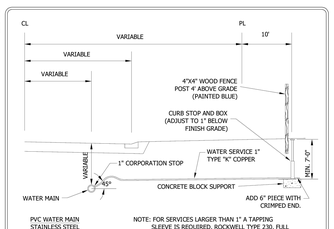


CARVER COUNTY — Stantec — PRETREATMENT — JUNE 2023 — DETAIL 4



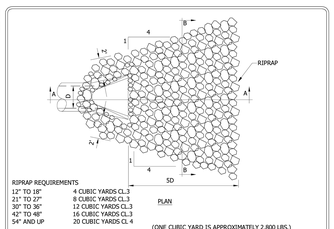
NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

Stantec — SEWER SERVICE CONNECTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. SER-1

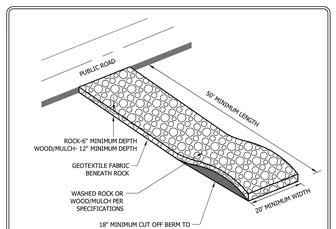


NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

Stantec — WATER SERVICE CONNECTION COPPER PIPE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-2

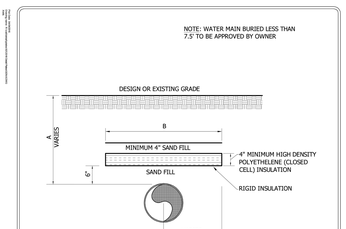


Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11



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

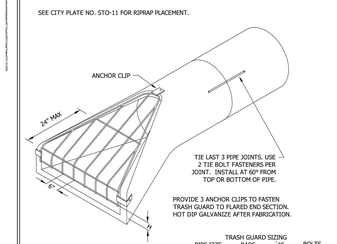
Stantec — ROCK CONSTRUCTION ENTRANCE — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. ERO-7



COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

Stantec — INSULATION DETAIL — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. GEN-8

SEE CITY PLATE NO. STO-11 FOR RIPRAP PLACEMENT.



TRASH GUARD SIZING

PIPE SIZE	BARS	H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-96"	1 1/4"Ø	8"	1"

Stantec — FLARED END SECTION AND TRASH GUARD — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. STO-10

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	####
VERTICAL SCALE:	#### or ##

INITIAL ISSUE:	06/27/25
REVISIONS:	
1	08/08/2025 STORM SEWER PER CITY COMMENTS
2	08/26/25 CITY & WATERSHED COMMENTS
3	
4	
5	

EDCO CHASKA
CHASKA, MN

SITE DETAILS (2)

SHEET NUMBER:
C601
DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241\00\DWG\CIVIL\0060241D T01.DWG

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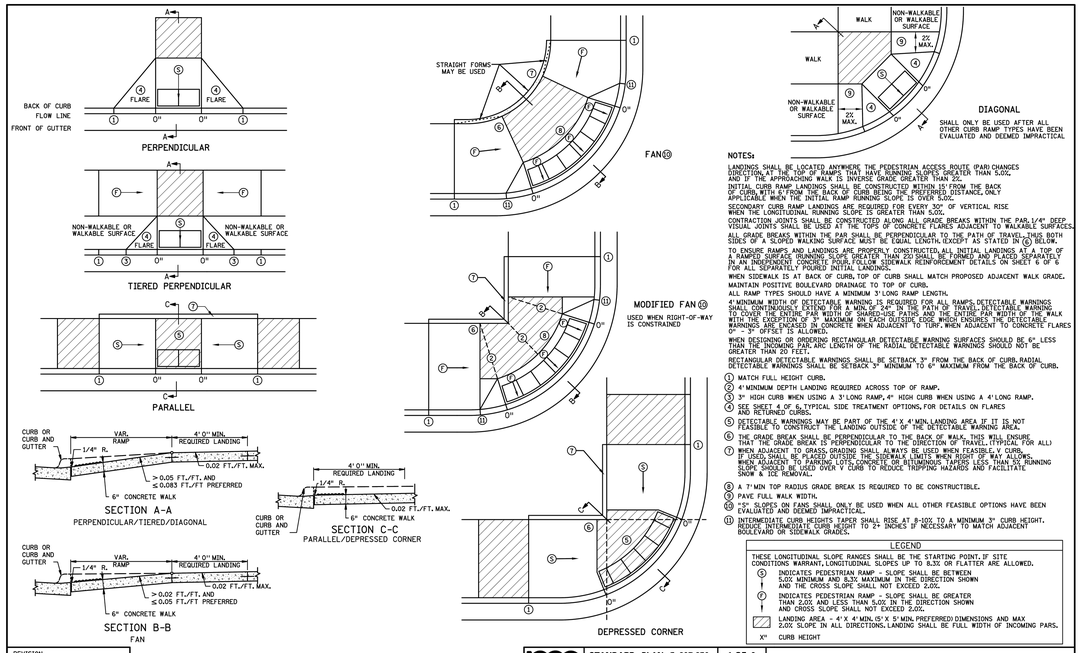


NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A "SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (6) BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE RUNNING SLOPE GREATER THAN 2.0 SHALL BE FORMED AND PLACED SEPARATELY FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6'. LESS THAN THE INCOMING PAR, ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL CURB HEIGHT.
(2) 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6 TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES AND RETURNED CURBS.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 2% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) 4:5" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
(11) INTERMEDIATE CURB HEIGHTS TAPERS SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
OPERATIONS DIVISION

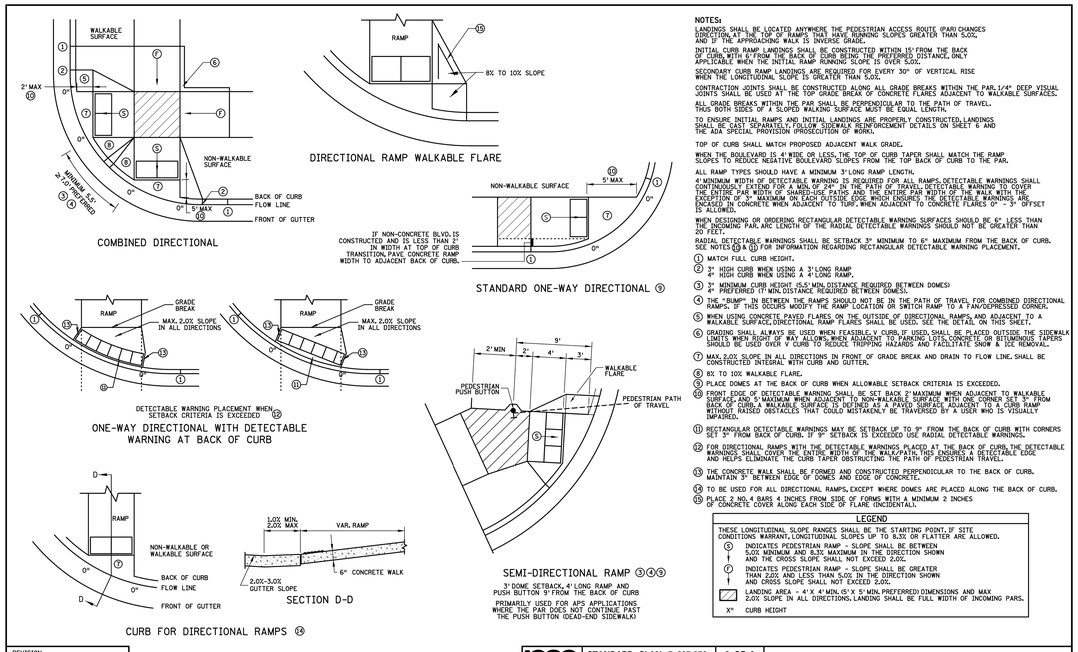
MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6 | APPROVED: 11-04-2021 | REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE DESIGN ENGINEER

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION \PROSECUTION OF WORK\.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6'. LESS THAN THE INCOMING PAR, ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (9) & (13) FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

(1) MATCH FULL CURB HEIGHT.
(2) 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
(3) 3" MINIMUM CURB HEIGHT. (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
(4) THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
(5) WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
(6) GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(7) MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
(8) 8% TO 10% WALKABLE FLARE.
(9) PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
(10) FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
(11) RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 3" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 3" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
(12) FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
(13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
(14) TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
(15) PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE EXCEDENTIAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
OPERATIONS DIVISION

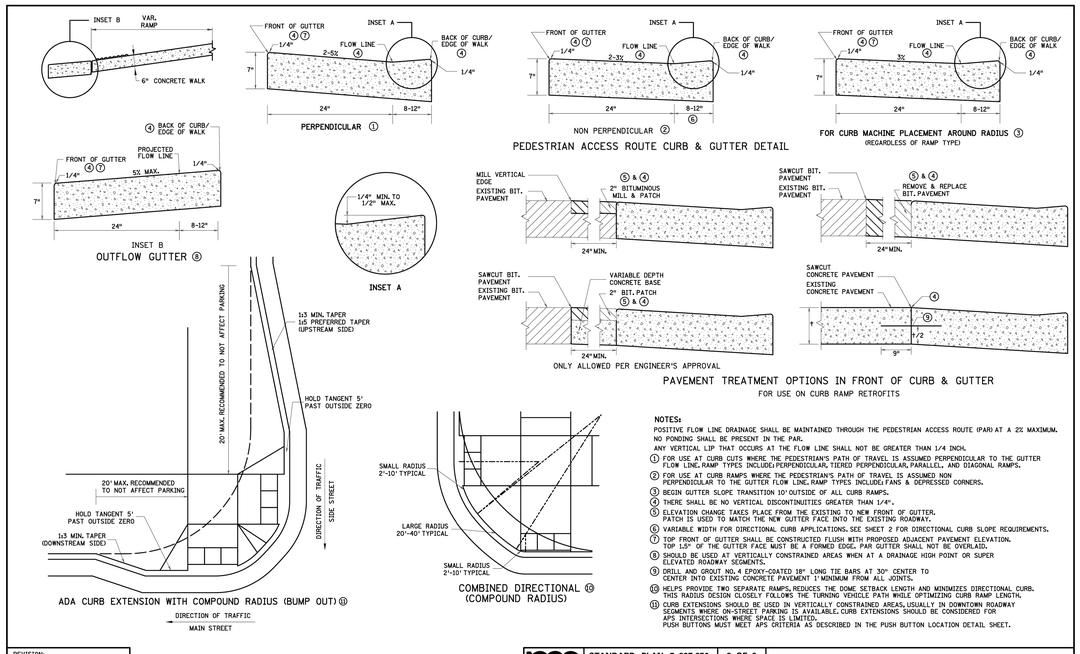
MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6 | APPROVED: 11-04-2021 | REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE DESIGN ENGINEER

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS



NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
(9) DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
(10) HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
OPERATIONS DIVISION

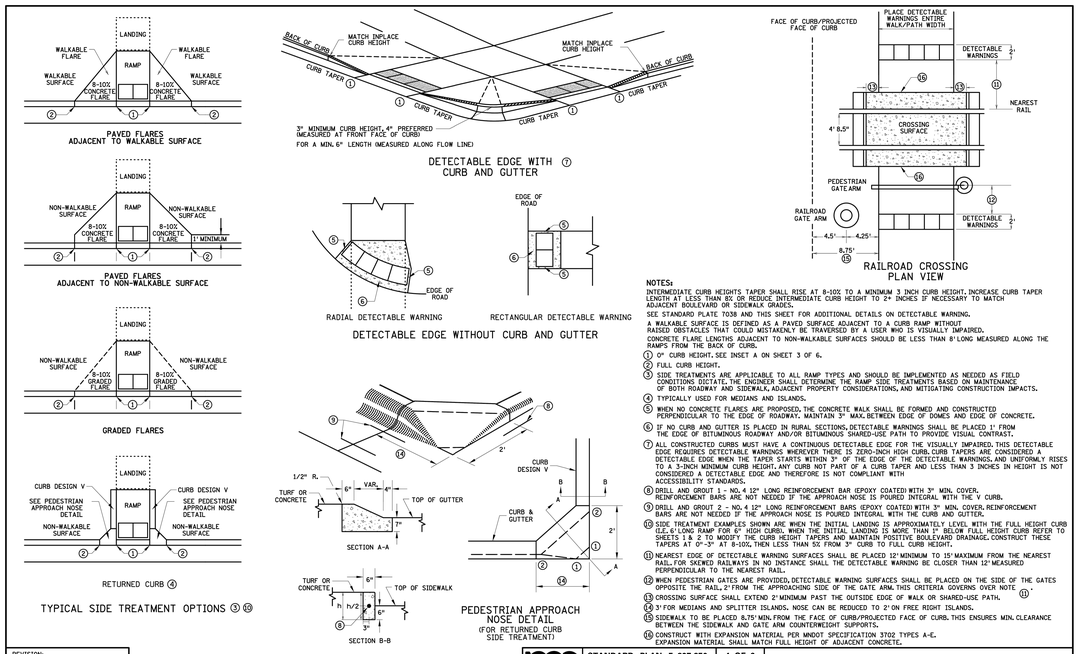
MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6 | APPROVED: 11-04-2021 | REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE DESIGN ENGINEER

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS



NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

(1) 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
(2) FULL CURB HEIGHT.
(5) SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
(4) TYPICALLY USED FOR MEDIANS AND ISLANDS.
(5) WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
(6) IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
(7) ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS. AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
(8) DRILL AND GROUT 1 – NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
(9) DRILL AND GROUT 2 – NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
(10) SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"–3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
(11) NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
(12) WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE (11)
(13) CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
(14) 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
(15) SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
(16) CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 4 OF 6 | APPROVED: 11-04-2021 | REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE DESIGN ENGINEER

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ###

INITIAL ISSUE: 06/27/25

REVISIONS:		
1	08/06/2025	STORM SEWER PER CITY COMMENTS
2	08/26/25	CITY & WATERSHED COMMENTS
3		
4		
5		

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST SUITE 190
ST PAUL, MN 55114

EDCO CHASKA
CHASKA, MN

SITE DETAILS (3)

SHEET NUMBER:
C602

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241D701.DWG

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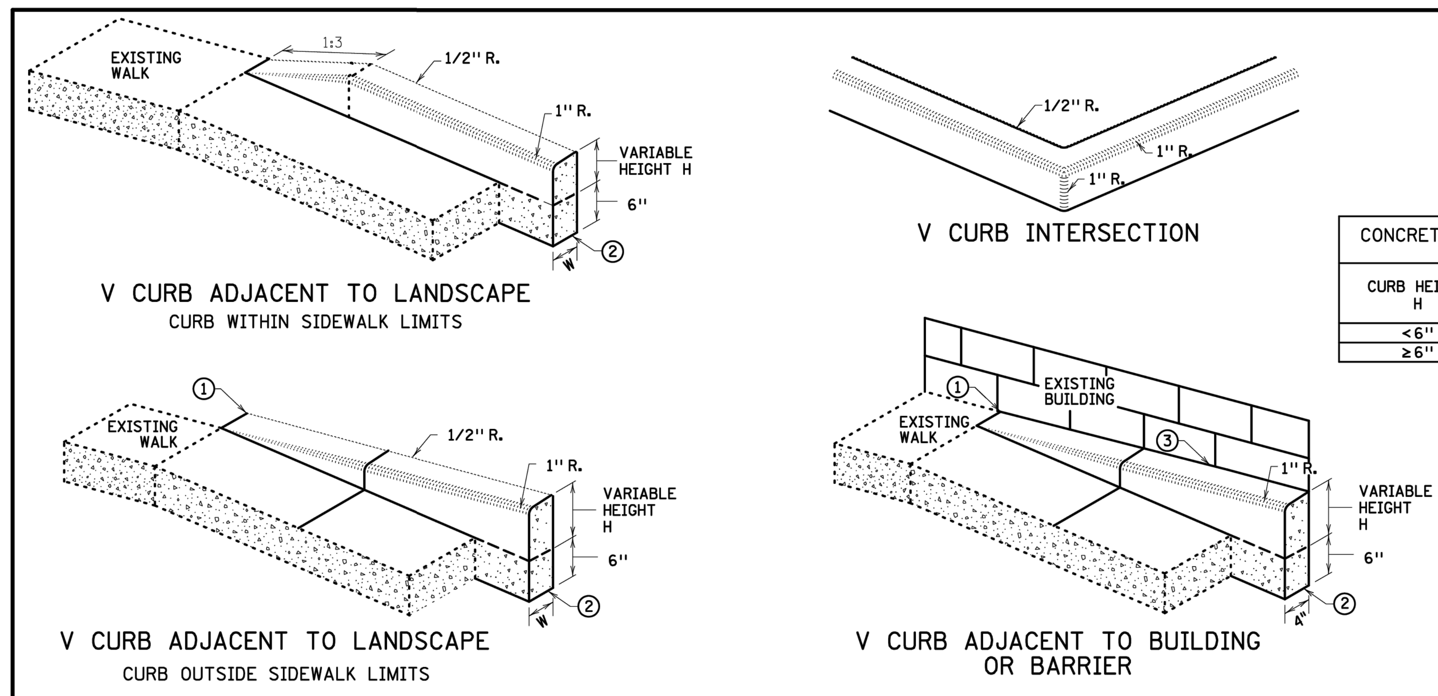
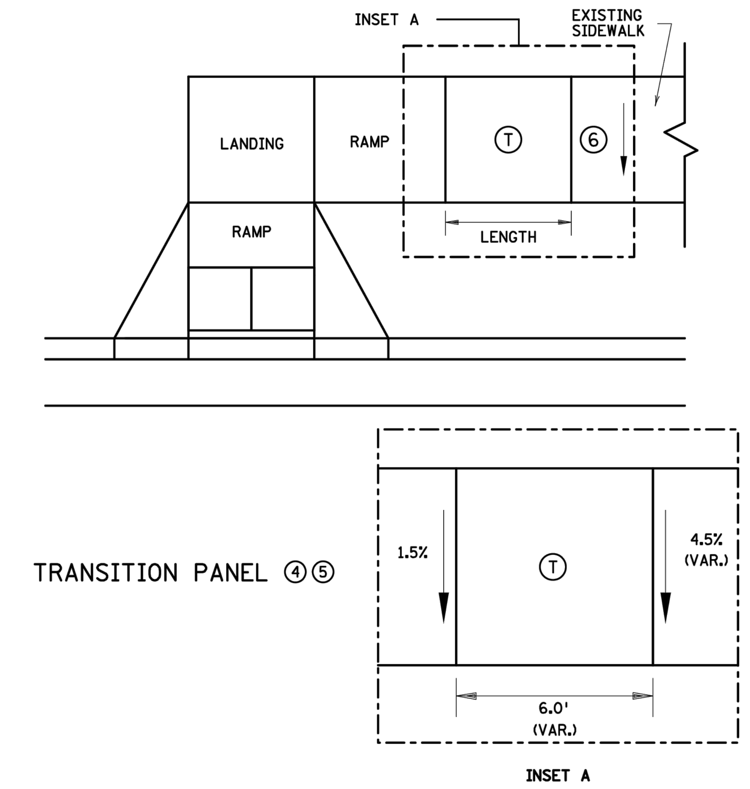
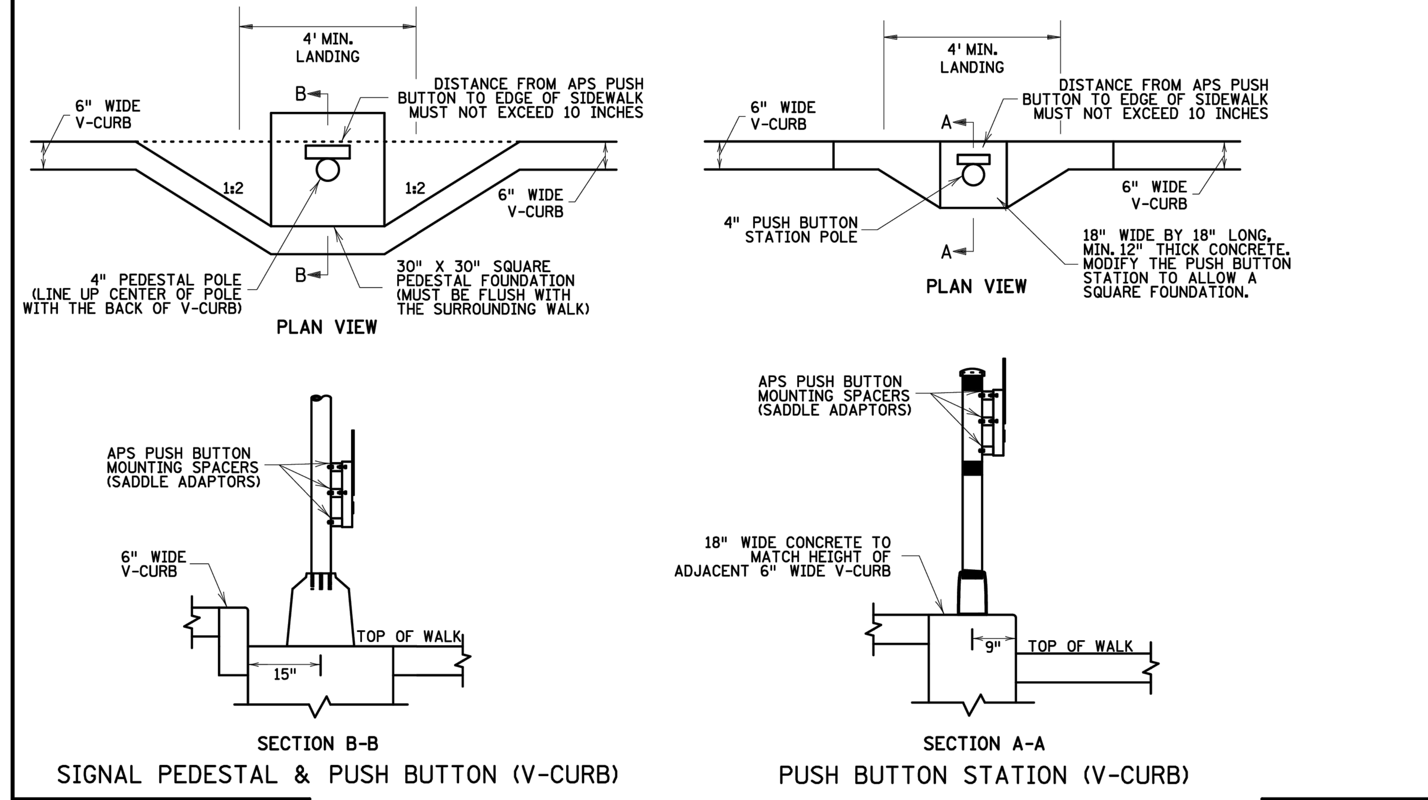


CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"





NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

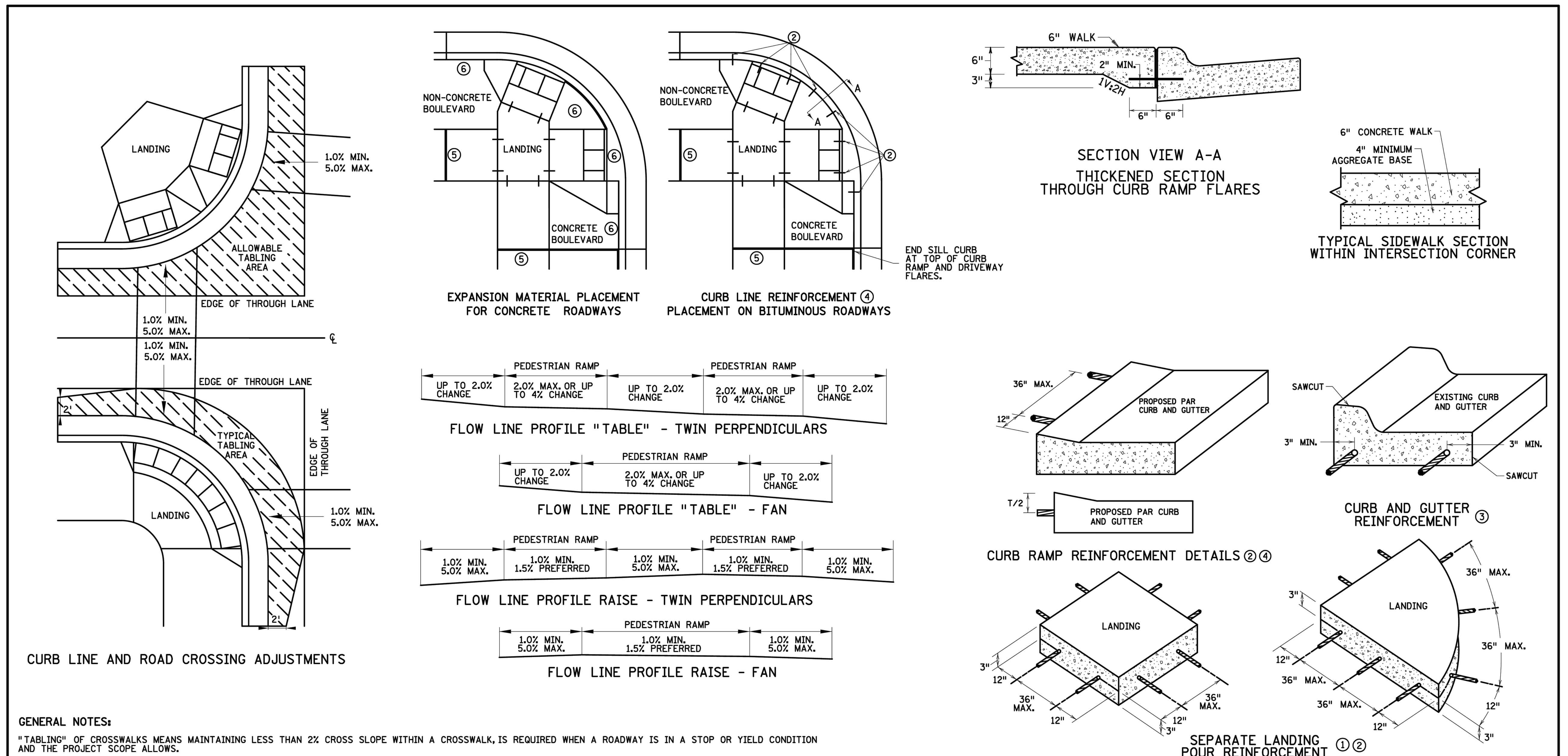
LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (hatched) LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- Ⓣ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 5 OF 6
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI, STATE DESIGN ENGINEER
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS



GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.
③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 6 OF 6
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI, STATE DESIGN ENGINEER
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 06/27/25
REVISIONS:
08/08/2025 STORM SEWER PER CITY COMMENTS
08/26/25 CITY & WATERSHED COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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
DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

SITE DETAILS (4)

SHEET NUMBER:
C603
DATE: 08/26/25
EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241DT01.DWG

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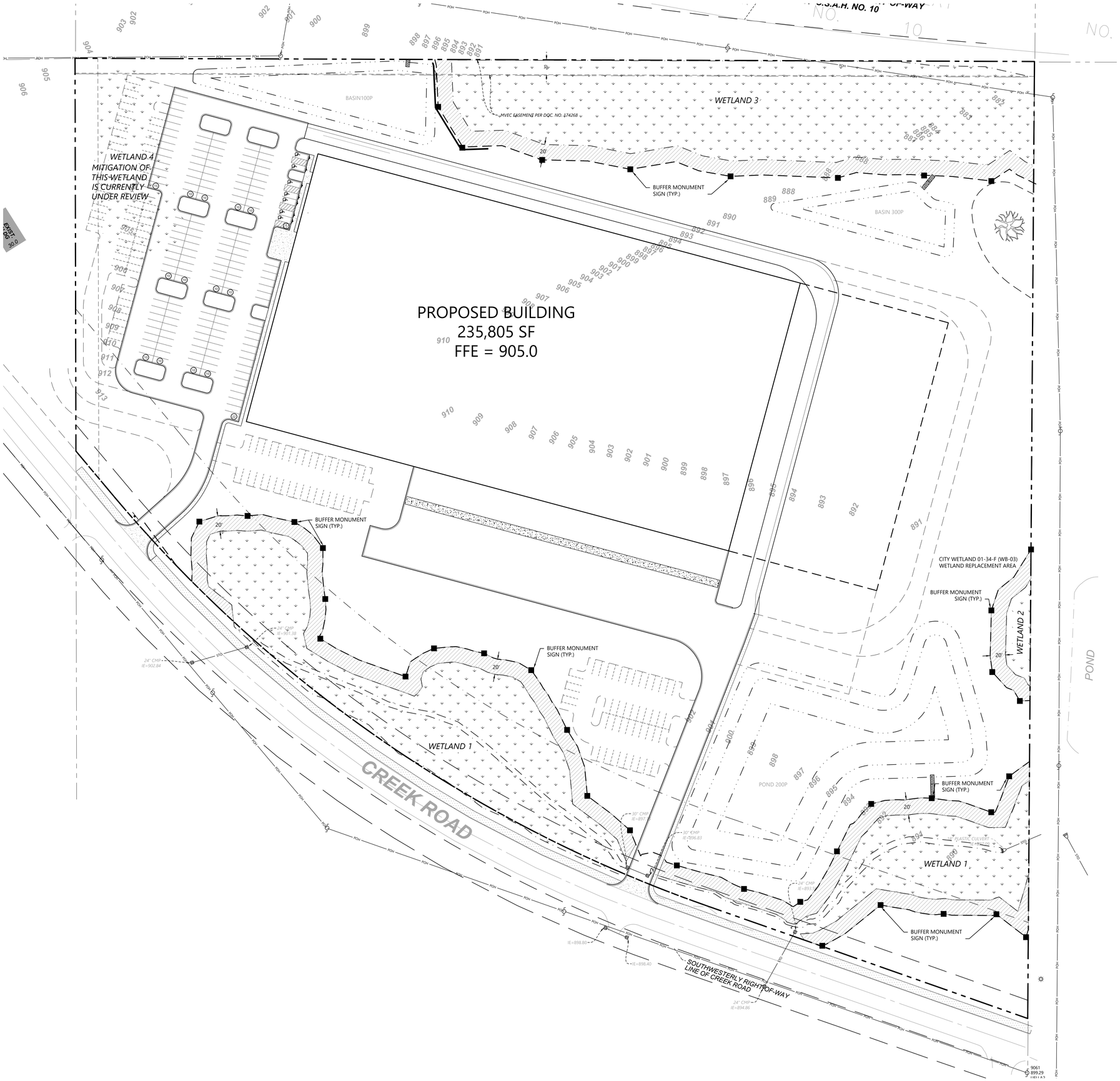

WETLAND BUFFER TABLE

WETLAND	PROPOSED 20' AVERAGE BUFFER AREA
WETLAND 1	38,609 SF
WETLAND 2	4,114 SF
WETLAND 3	17,421 SF

*REQUIRED BUFFER = 20' FOR WETLANDS

GRADED WETLAND BUFFER AREAS TO BE SEEDED WITH "MNL POLLINATOR MIX, DRY TO MESIC" BY MINNESOTA NATIVE LANDSCAPES. REFER TO SITE PLANTING PLAN FOR ADDITIONAL DETAIL.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
3
4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST. SUITE 190
ST PAUL, MN 55114

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DAVID BADE
DATE: 08/26/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

PROPOSED WETLAND BUFFER PLAN

SHEET NUMBER:
C700

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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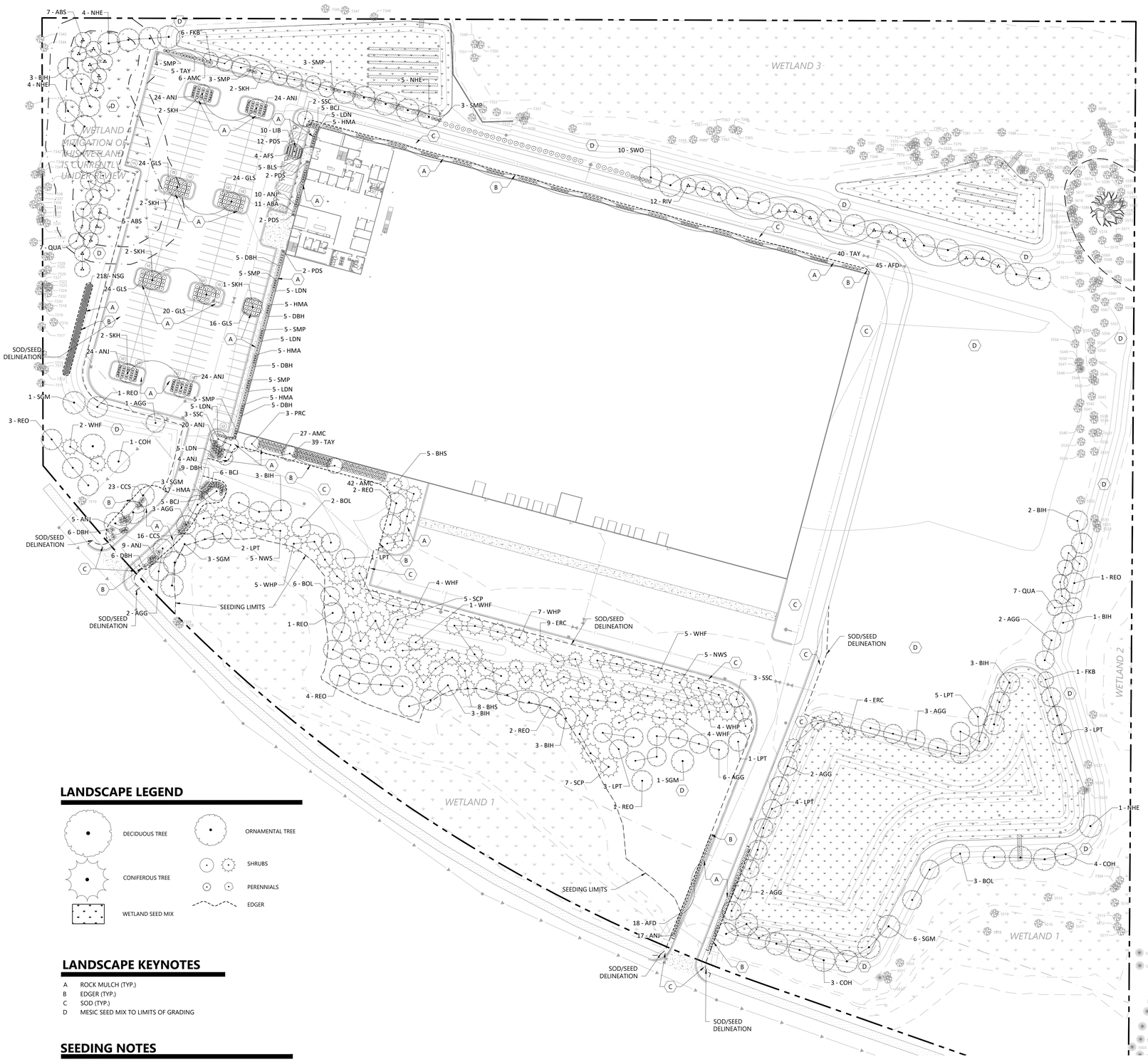

PLANT SCHEDULE

CONIFEROUS TREES					
WHF	16	ABIES CONCOLOR / WHITE FIR	6` HT B&B	AS SHOWN	H 30-50` W 20-25`
ERC	13	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6` HT B&B	AS SHOWN	H 30-40` W 10-20`
NWS	10	PICEA ABIES / NORWAY SPRUCE	6` HT B&B	AS SHOWN	H 50-60` W 25-30`
BHS	13	PICEA GLAUCA DENSATA / BLACK HILLS SPRUCE	6` HT B&B	AS SHOWN	H 35-45` W 20-25`
WHP	16	PINUS STROBUS / WHITE PINE	6` HT B&B	AS SHOWN	H 50-60` W 25-30`
SCP	12	PINUS SYLVESTRIS / SCOTCH PINE	6` HT B&B	AS SHOWN	H 30-60` W 30-40`
DECIDUOUS TREES					
SGM	14	ACER X FREEMANII 'SIENNA' / SIENNA GLEN MAPLE	4" CAL B&B	AS SHOWN	H 40-50` W 30-40`
BIH	18	CARYA CORDIFORMIS / BITTERNUT HICKORY	2.5" CAL B&B	AS SHOWN	H 50-60` W 40-50`
COH	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	3.5" CAL B&B	AS SHOWN	H 40-50` W 40-50`
AGG	21	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO TREE	2.5" CAL B&B	AS SHOWN	H 40-50` W 30-35`
SKH	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE HONEY LOCUST	3" CAL B&B	AS SHOWN	H 40-50` W 30-35`
LPT	19	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2.5" CAL B&B	AS SHOWN	H 40` - 65` W 25` - 40`
SWO	10	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL B&B	AS SHOWN	H 40-60` W 30-50`
REO	15	QUERCUS RUBRA / RED OAK	2.5" CAL B&B	AS SHOWN	H 50-60` W 40-50`
BOL	11	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	3.5" CAL B&B	AS SHOWN	H 50-60` W 30-40`
NHE	14	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	4.5" CAL B&B	AS SHOWN	H 60-70` W 50-60`
ORNAMENTAL TREES					
ABS	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	6` CLP B&B	AS SHOWN	H 20-25` W 15-20`
RIV	12	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	6` CLP B&B	AS SHOWN	H 40-50` W 30-40`
FKB	7	CARPINUS CAROLINIANA 'J.N. SELECT A' / FIRE KING™ BLUE BEECH	1.75" CAL B&B	AS SHOWN	H 15-20` W15-20`
PRC	3	MALUS IOENSIS / PRAIRIE CRABAPPLE	1.75" CAL B&B	AS SHOWN	H 20-25` W 15-20`
SSC	8	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	1.75" CAL B&B	AS SHOWN	H 15-20` W15-20`
QUA	14	POPULUS TREMULOIDES / QUAKING ASPEN	1.75" CAL B&B	AS SHOWN	H 30-40` W 15-20`
CONIFEROUS SHRUBS					
ANJ	176	JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	#5 CONT.	4` - 0" O.C.	H 3-4` W 3-4`
BCJ	16	JUNIPERUS HORIZONTALIS 'BLUE FOREST' / BLUE FOREST CREEPING JUNIPER	#5 CONT.	4` - 0" O.C.	H 6-8" W 4-6`
SMP	39	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	#5 CONT.	4` - 0" O.C.	H 3-4` W 3-4`
TAY	84	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	#5 CONT.	4` - 0" O.C.	H 4-5` W 4-5`
HMA	42	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE	#5 CONT.		
DECIDUOUS SHRUBS					
RES	15	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	#5 CONT.	5` - 0" O.C.	H 4-6` W 4-6`
AMC	91	ARONIA MELANOCARPA 'AUTUMN MAGIC' / AUTUMN MAGIC BLACK CHOKEBERRY	#5 CONT.	4` - 0" O.C.	H 4-5` W 4-5`
ABA	11	BERBERIS THUNBERGII 'ADMIRATION' / ADMIRATION JAPANESE BARBERRY	#5 CONT.	3` - 0" O.C.	H 2-3` W 2-3`
AFD	81	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	#5 CONT.	4` - 0" O.C.	H 4-5` W 4-5`
DBH	41	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5 CONT.	3` - 0" O.C.	H 3-4` W 3-4`
LDN	30	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	#5 CONT.	3` - 0" O.C.	H 3-4` W 3-4`
GLS	108	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5 CONT.	5` - 0" O.C.	H 2-3` W 4-6`
CCS	39	SPIRAEA JAPONICA 'NCSX1' / DOUBLE PLAY® CANDY CORN® SPIREA	#5 CONT.	3` - 0" O.C.	H 3-4` W 3-4`
BAV	15	VIBURNUM TRILOBUM 'BAILEY' / BAILEY AMERICAN CRANBERRYBUSH	#5 CONT.	5` - 0" O.C.	H 4-6` W 4-6`
PERENNIALS					
BLS	5	LIATRIS GRACILIS / BLAZING STAR	#1 CONT.	20" O.C.	H 15-20` W 16-20"
AFS	4	SEDUM X 'AUTUMN FIRE' / AUTUMN FIRE SEDUM	#1 CONT.	20" O.C.	H 15-20` W 16-20"
GRASSES					
LIB	10	ANDROPOGON SCOPARIUS / LITTLE BLUESTEM	#1 CONT.	24" O.C.	H 3-4` W 2-3`
PDS	18	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1 CONT.	24" O.C.	H 2-3` W 2-3`
NSG	218	PANICUM VERGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	#1 CONT.	24" O.C.	H 4-6` W 2-3`

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER QTY .= QUANTITY
CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

OVERSTORY TREES:
GROSS SQ FT OF ALL FLOORS OF BUILDING DIVIDED BY 320= TOTAL CALIPER IN REQUIRED. 60% OF OVERSTORY TREES SHALL BE 2.5 CALIPER INCHES.

CALIPER INCHES REQUIRED:	737 IN (235,805/320= 736.89)
EXISTING TREE CREDIT:	100 IN (PER CITY)
TOTAL CALIPER INCHES REQUIRED:	**637 IN**
TOTAL CALIPER INCHES PROVIDED:	**639 IN**

TREES PROVIDED:

2.5" CALIPER:	153	(382.5 CAL IN)
3.0" CALIPER:	21	(63 CAL IN)
3.5" CALIPER:	19	(66.5 CAL IN)
4.0" CALIPER:	16	(64 CAL IN)
4.5" CALIPER:	14	(63 CAL IN)
TOTAL	**223**	**(639 CAL IN)**

UNDERSTORY TREES:
NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.

OVERSTORY TREES PROVIDED:	223
UNDERSTORY TREES REQUIRED:	56 (223*.25= 55.75= 56)
UNDERSTORY TREES PROVIDED:	**56**

SHRUBS:
THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SHRUBS REQUIRED:	786
SHRUBS PROVIDED:	**788**

+++CITY REQUIREMENTS MET+++

IN THE EVENT THAT THE PROOF OF PARKING AREAS ARE NEEDED AND THE TREES ARE IMPACTED, SAID TREES SHALL BE REPLACED AS DETERMINED BY THE CITY'S PLANNING DEPARTMENT.

LANDSCAPE LEGEND

DECIDUOUS TREE
ORNAMENTAL TREE
CONIFEROUS TREE
SHRUBS
PERENNIALS
WETLAND SEED MIX
EDGER

LANDSCAPE KEYNOTES

A ROCK MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D MESIC SEED MIX TO LIMITS OF GRADING

SEEDING NOTES

WETLAND SEED MIX

MN DOT WET DITCH (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)

SEED MIX TO BE APPLIED AT A RATE OF 20 LBS/ACRE

MESIC SEED MIX

MN DOT MESIC INSLOPE (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)

SEED MIX TO BE APPLIED AT A RATE OF 65 LBS/ACRE

SEED MIX TO BE APPLIED DURING RECOMMENDED PLANTING SEASON, AND USING AN APPROVED METHOD, AS FOUND IN THE MN-DOT SEEDING MANUAL.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

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PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE: 08/26/25 LICENSE NO. ____

EDCO CHASKA
CHASKA, MN

LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 08/26/25

EDCO CHASKA

N:\0060241.00\DWG\CIVIL\0060241LP01.DWG

PROJECT NUMBER: 0060241

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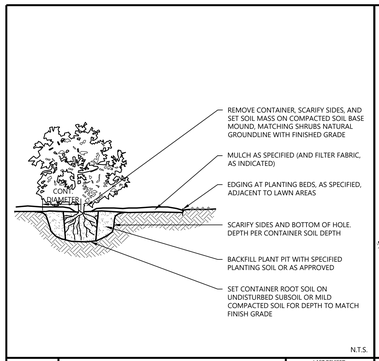
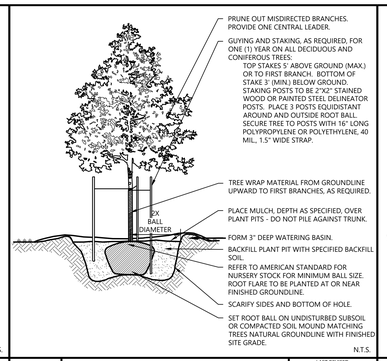
PLANTING NOTES

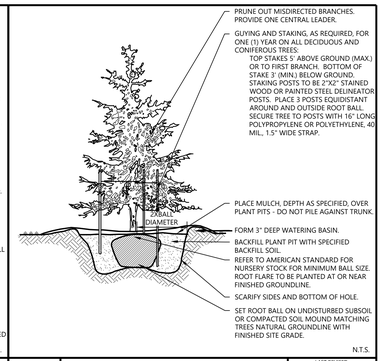
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
15. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
16. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
17. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREES TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
19. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



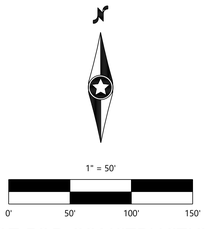
Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED 10/23/18 LA27-C



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED 10/19/18 LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED 10/19/18 LA29



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
3
4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE: 08/26/25 LICENSE NO. _____

EDCO CHASKA
CHASKA, MN

LANDSCAPE DETAILS

SHEET NUMBER:
L101

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241\00\DWG\CIVIL\0060241P01.DWG

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Call 48 Hours before digging:
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Common Ground Alliance

1" = 50'
0' 50' 100' 150'

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DESIGNED:
CHECKED:
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HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

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6

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE: 08/26/25 LICENSE NO. _____

EDCO CHASKA
CHASKA, MN

TREE SURVEY

SHEET NUMBER:
L200

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241TP001.DWG

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TREE INVENTORY

TagID	Species	Size (DBH/HT)	Remove	Significant	Exempt	Dead/Damaged (%)
5501	White Spruce	6'				
5502	White Spruce	8'				
5503	Colorado Spruce	6'				
5504	Eastern Red Cedar	6'				
5505	White Spruce	6'				
5506	Colorado Spruce	8'				
5507	Colorado Spruce	6'				
5508	Eastern Red Cedar	6'				
5509	Colorado Spruce	7'				
5510	Eastern Red Cedar	6'				
5511	Black Willow	7, 7				
5512	Green Ash	6			X	
5513	Boxelder	9, 6			X	
5514	Boxelder	13			X	
5515	Boxelder	9			X	
5516	Black Willow	37, 24				
5517	Black Willow	10, 6				
5518	Pussy Willow	10, 7				
5519	American Elm	12		X		
5520	Green Ash	11			X	
5521	Green Ash	10			X	
5522	Eastern Red Cedar	9'				
5523	Black Cherry	15				
5524	Common Hackberry	18, 15, 16		X		
5525	Eastern Red Cedar	15'		X		
5526	Boxelder	8			X	
5527	Black Cherry	16				60% BD
5528	Green Ash	7			X	
5529	Green Ash	25			X	25% BD, rot
5530	Common Hackberry	7				
5531	Green Ash	13			X	30% PD
5532	Green Ash	7			X	
5533	Green Ash	17			X	15% BD (EAB)
5534	Black Cherry	16, 9, 10				
5535	Boxelder	12, 9, 11			X	
5536	Green Ash	16			X	
5537	American Elm	8				
5538	Green Ash	19			X	10% BD (EAB)
5539	Green Ash	10			X	10% BD (EAB)
5540	American Elm	9	X			
5541	Black Cherry	19, 8	X			
5542	Boxelder	11	X		X	
5543	Green Ash	14			X	
5544	Green Ash	10			X	25% BD (EAB)
5545	Green Ash	11			X	25% BD (EAB)
5546	American Elm	15		X		
5547	Black Cherry	16, 14, 15				
5548	Eastern Red Cedar	15'	X	X		
5549	Boxelder	7			X	
5550	American Elm	12, 10		X		
5551	Green Ash	24	X		X	
5552	Green Ash	11, 6, 9	X		X	
5553	American Elm	8	X			
5554	Black Cherry	12, 6				
5555	Green Ash	9			X	50% BD (EAB)
5556	Green Ash	8	X		X	50% BD (EAB)
5557	American Elm	7				
5558	American Elm	13		X		
5559	Green Ash	13, 8			X	50% BD (EAB)
5560	American Elm	25		X		
5561	Green Ash	17	X		X	15% BD (EAB)
5562	American Elm	16		X		
5563	American Elm	12		X		
5564	American Elm	6	X			
5565	Green Ash	22	X		X	50% BD (EAB)
5566	Linden	11		X		
5567	Boxelder	7			X	
5568	American Elm	15		X		
5569	American Elm	15		X		
5570	Boxelder	9			X	
5571	American Elm	12		X		
5572	American Elm	16		X		
5573	American Elm	8				
5574	Linden	13		X		50% BD
5575	American Elm	15	X	X		
5576	American Elm	8				
5577	Black Cherry	9				
5578	American Elm	19		X		
5579	American Elm	10, 7		X		
5580	American Elm	6				
5581	American Elm	13		X		
5582	American Elm	9				
5583	Green Ash	19			X	25% BD (EAB)
5584	American Elm	16				
5585	Linden	14, 6		X		
5586	Black Cherry	8				
5587	Bur Oak	56		X		
5588	Green Ash	8			X	
5589	Green Ash	6	X		X	
5590	Green Ash	6	X		X	
5591	Boxelder	7			X	
5592	American Elm	8				
5593	Green Ash	7			X	30% BD (EAB)
5594	American Elm	7				
5595	Green Ash	13	X		X	40% BD (EAB)
5596	Green Ash	7	X		X	20% BD (EAB)
5597	Boxelder	13			X	
5598	Black Cherry	13				
5599	Green Ash	10			X	25% BD (EAB)
5600	Green Ash	7			X	25% BD (EAB)
5601	Green Ash	13			X	20% BD (EAB)
5602	Green Ash	18			X	40% BD (EAB)
5603	Boxelder	7			X	
5604	Boxelder	6			X	
5605	Boxelder	8			X	
5606	Boxelder	13			X	
5607	Boxelder	9			X	
5608	Boxelder	8, 7, 7, 7, 7, 7			X	
5609	Boxelder	6			X	
5610	Green Ash	12			X	10% BD (EAB)
5611	Green Ash	12			X	10% BD (EAB)
5612	Green Ash	8			X	10% BD (EAB)
5613	Green Ash	21			X	25% BD (EAB)
5614	Green Ash	7			X	25% BD (EAB)
5615	Green Ash	22			X	75% BD (EAB)
5616	Green Ash	16			X	75% BD (EAB)
5617	Boxelder	21			X	75% BD, rot
5618	American Elm	6				
5619	Green Ash	18			X	75% BD (EAB)
5620	Black Cherry	15				
5621	Boxelder	19	X		X	
5622	Boxelder	10	X		X	
5623	Boxelder	14, 13	X		X	
5624	Green Ash	15			X	75% BD (EAB)
5625	Green Ash	14			X	75% BD (EAB)
5626	Green Ash	17, 10, 14			X	75% BD (EAB)
5627	Green Ash	12			X	75% BD (EAB)
7304	Black Willow	18				
7305	Boxelder	7			X	
7306	Black Willow	17				
7307	American Elm	14, 11, 10		X		
7308	American Elm	7				
7309	American Elm	7, 7, 6				
7310	Siberian Elm	8, 7, 7			X	
7311	Siberian Elm	14, 12, 11, 10, 9, 7			X	
7312	Siberian Elm	17			X	
7313	Siberian Elm	12			X	
7314	Siberian Elm	20			X	
7315	Siberian Elm	15			X	
7316	Siberian Elm	7, 6			X	
7317	Black Walnut	6				
7318	Siberian Elm	13			X	
7319	Black Walnut	11				
7320	Siberian Elm	8			X	20% BD, dead branches
7321	Black Walnut	8				
7322	Siberian Elm	16			X	
7323	Siberian Elm	9			X	
7324	Siberian Elm	6			X	
7325	Siberian Elm	13			X	
7326	Black Walnut	7				
7327	Black Walnut	6				
7328	Black Walnut	7, 7				
7329	Fruit Tree	11				
7330	Fruit Tree	18				
7331	Black Walnut	6				
7332	Siberian Elm	16, 15			X	
7333	Siberian Elm	12			X	
7334	Siberian Elm	14			X	
7335	Siberian Elm	9			X	
7336	Siberian Elm	12, 10			X	
7337	Siberian Elm	15			X	
7338	Siberian Elm	10			X	
7339	Black Walnut	7				
7340	Black Walnut	7				
7341	Boxelder	25			X	
7342	American Elm	21		X		
7343	Weeping Willow	80				30% PD, broken trunk
7344	Boxelder	14, 13, 12, 10, 10, 8			X	
7345	American Elm	10		X		
7346	Boxelder	6			X	
7347	Siberian Elm	6			X	
7348	Boxelder	6			X	
7349	Black Walnut	7				
7350	Black Walnut	6				
7351	Boxelder	14			X	50% PD, broken branches
7352	Boxelder	15			X	
7353	Boxelder	16, 14, 14			X	
7354	Boxelder	19			X	30% PD, lrg. trunk wound
7355	Boxelder	13, 12			X	
7356	Boxelder	10			X	
7357	Boxelder	22			X	
7358	Boxelder	10, 8			X	
7359	Boxelder	8, 8			X	
7360	Boxelder	28, 22, 12, 10			X	10% PD, trunk wound
7361	Boxelder	12, 11			X	
7362	Boxelder	16			X	
7363	Boxelder	14, 12, 9, 8			X	20% BD
7364	Boxelder	18, 10			X	
7365	Boxelder	8			X	
7366	American Elm	23		X		
7367	Green Ash	7			X	
7368	Green Ash	11			X	
7369	Boxelder	28			X	
7370	Boxelder	6			X	40% BD
7371	Boxelder	8			X	40% BD
7372	Boxelder	13			X	
7373	Boxelder	14			X	
7374	Boxelder	8			X	
7375	Black Cherry	13, 12				
7376	Boxelder	8			X	
7377	Boxelder	24, 10			X	
7378	Boxelder	12, 11			X	
7379	Green Ash	8			X	
7380	Green Ash	7			X	
7381	Green Ash	6			X	
7382	Boxelder	11			X	
7383	Boxelder	10, 6			X	
7384	Green Ash	18, 9, 14, 13, 6			X	30% BD (EAB)
7385	Boxelder	6			X	
7386	Green Ash	24, 10			X	30% BD (EAB)
7387	Boxelder	23			X	
7388	Boxelder	22, 14, 10, 15			X	15% PD

TOTAL DBH=	3,349"
TOTAL SIGNIFICANT DBH=	439"
TOTAL EXEMPT DBH=	2,127"
DBH REMOVED=	41"
TOTAL SIGN. DBH REMOVED=	25"
TOTAL EXEMPT DBH REMOVED=	175"
REMAINING DBH=	738"
TOTAL CONIFERS=	13
TOTAL SIGN. CONIFERS=	2 (both 15')

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
2 08/26/25 CITY & WATERSHED COMMENTS
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4
5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST. SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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

DATE: 08/26/25 LICENSE NO. _____

EDCO CHASKA
CHASKA, MN

TREE INVENTORY

SHEET NUMBER:
L201

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241\00\DWG\CIVIL\0060241TP901.DWG

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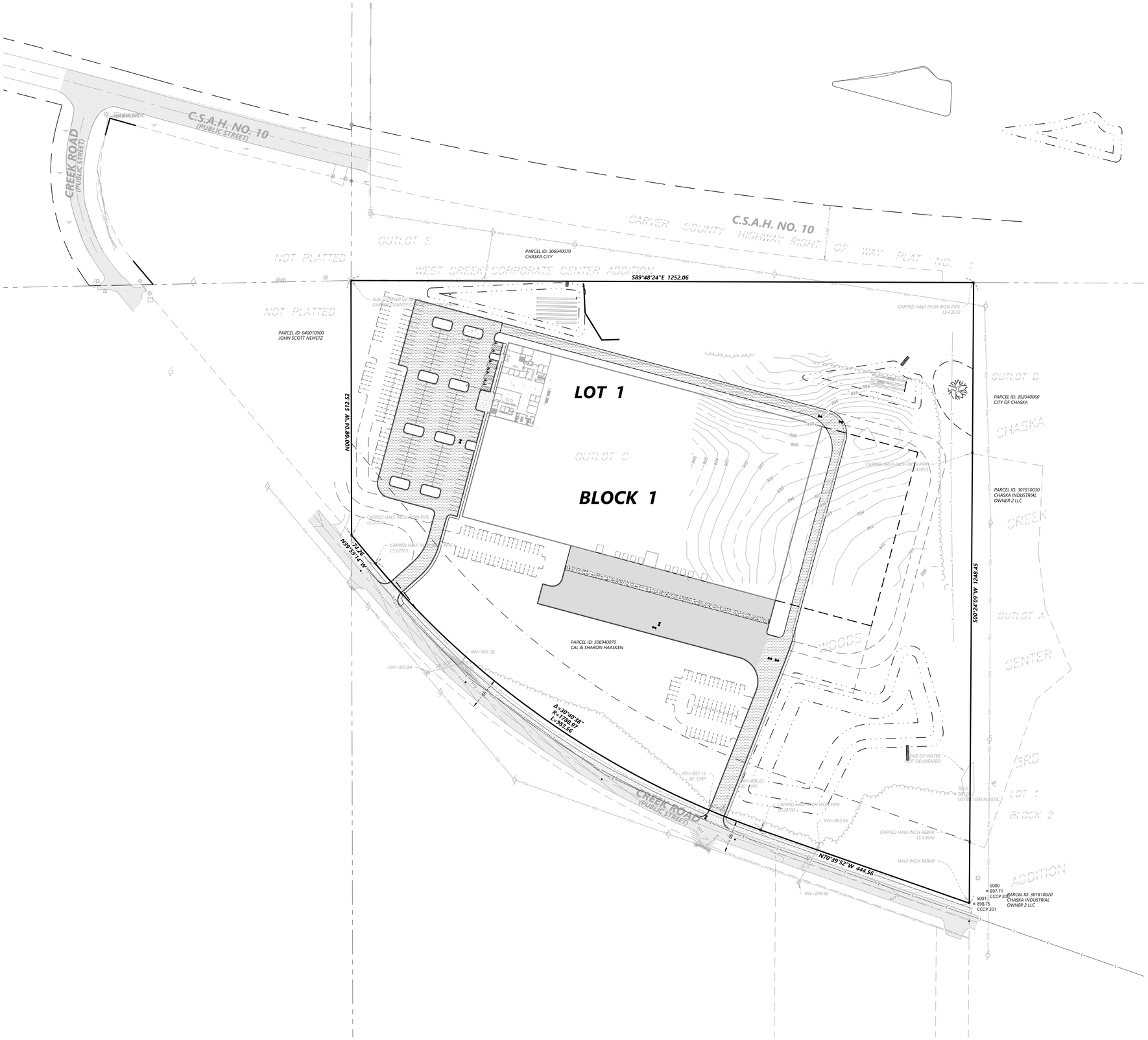
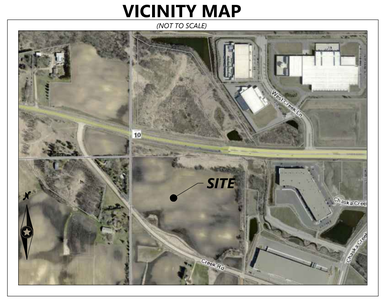


VICINITY MAP

(NOT TO SCALE)



PROPERTY DESCRIPTION

OUTLOT C, WETZELS WOODS ACCORDING TO THE RECORDED PLAT THEREOF, CARVER COUNTY, MINNESOTA

GENERAL NOTES

1. *This survey was prepared without the benefit of a Title Commitment.*
2. *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher State One Call ticket number: 250690714)*
3. *Bearings of property lines shown hereon are based on the Carver County coordinate system, (NAD 83 - 2011 Control Adjustment).*
4. *Lengths of lines and distances between features are measured in US Survey Feet.*

AREA TABULATION

PROPOSED LOT 1, BLOCK 1 = 1,212,484 Square Feet /27.835 Acres

LEGEND

- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- STO — STORM SEWER
- TUG — TELEPHONE UNDERGROUND
- X — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE

1" = 80'

0' 80' 160' 240'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' or 8'

INITIAL ISSUE: 06/27/25
REVISIONS:
1 08/08/2025 STORM SEWER PER CITY COMMENTS
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5

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.

MATTHEW J. WELINSKI
DATE: 08/26/25 LICENSE NO. 53596

EDCO CHASKA
CHASKA, MN

PRELIMINARY PLAT

SHEET NUMBER:
C800

DATE: 08/26/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241PP01.DWG

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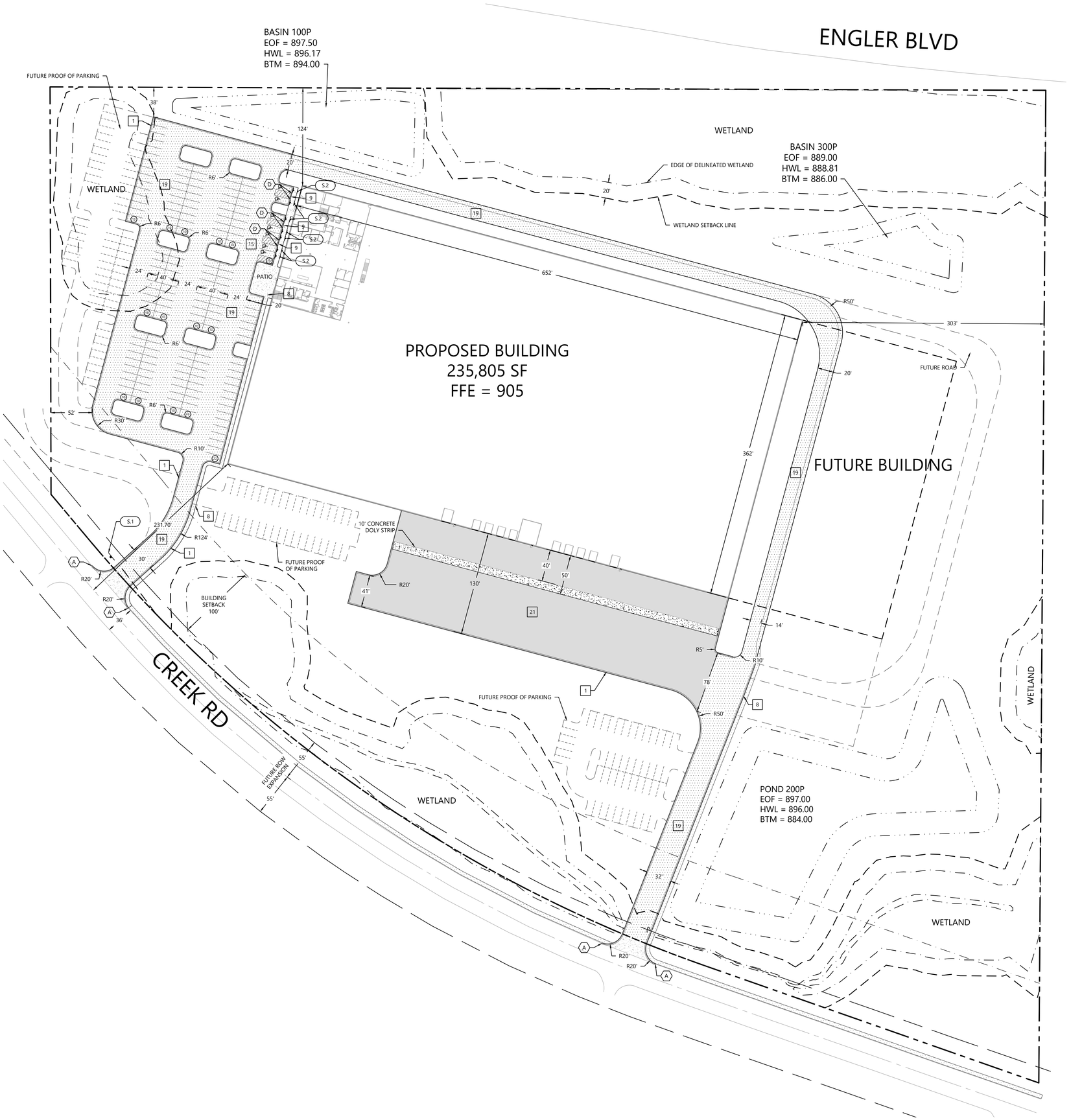

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		GRASS PAVE
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
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5. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
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10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	***RR - RURAL RESIDENTIAL***
PROPOSED ZONING:	***I - INDUSTRIAL***
PARCEL DESCRIPTION:	***306940070***
• PROPERTY AREA:	***1,212,467 SF (27.83 AC)***
• EXISTING IMPERVIOUS SURFACE:	***0 SF (0%)***
• PROPOSED IMPERVIOUS SURFACE:	***390,817 SF (32.2%)***
• BUILDING GROSS SIZE:	***235,805 SF***
OFFICE	***24,500 SF***
MANUFACTURING	***30,000 SF***
WAREHOUSE	***192,500 SF***
FUTURE WAREHOUSE	***78,600 SF***
• FLOOR-AREA-RATIO(FAR):	***0.19***
• PARKING SETBACK:	***10'*** =FRONT AND ROW ***5'*** =SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	***9'*** WIDE X ***18'*** LONG, ***24'*** AISLE
• PARKING RATIO REQUIREMENT	***CITY OF CHASKA***
OFFICE	***1 SPACE / 250 SF = 98 SPACES***
MANUFACTURING:	***1 SPACE / 350 SF = 86 SPACES***
WAREHOUSE	***1 SPACE / 2,000 SF = 97 SPACES***
TOTAL SPACES REQUIRED:	***281 SPACES***
FUTURE WAREHOUSE	***1 SPACE / 2,000 SF = 40 SPACES***
TOTAL WITH EXPANSION	***321 SPACES***
• PARKING PROVIDED:	***165 SPACES INITIAL, 323 TOTAL WITH PROOF***

SITE DETAILS (SI-0XX)

1	***B612*** CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	***PRIVATE*** PEDESTRIAN CURB RAMP
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE SECTION LOADING DOCK
36	SIGN POST WITH BOLLARD
40	MODULAR BLOCK RETAINING WALL

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	NO PARKING	12" X 12"	R8-38

A SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
C	PAINT 4" WHITE DIAGONAL STRIPING
D	FLUSH CURB
E	TRANSITION CURB

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/17/25
REVISIONS:

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE: _____ LICENSE NO. _____

EDCO CHASKA
CHASKA, MN

FUTURE SITE PLAN

SHEET NUMBER:
EX01

DATE: 06/17/25

EDCO CHASKA

N:\0060241\00\DWG\CIVIL\0060241SP01.DWG

PROJECT NUMBER: 0060241

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Call 48 Hours before digging:
811 or call811.com
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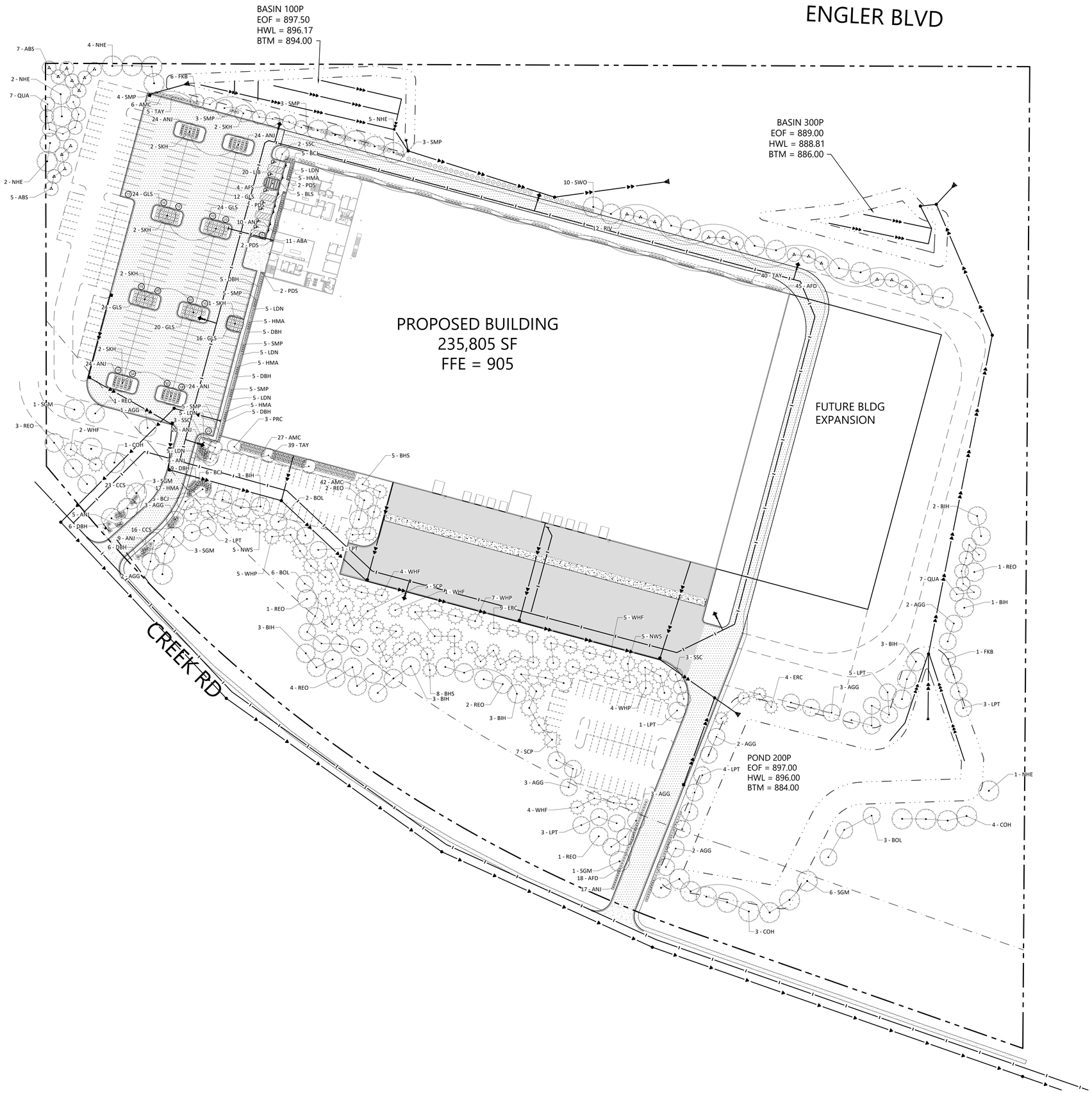

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INITIAL ISSUE: 06/17/25
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PREPARED FOR:
POPE ASSOCIATES
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ST PAUL, MN 55114

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DAVID BADE
DATE: 06/17/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

OVERLAY PLAN

SHEET NUMBER:
EX02

DATE: 06/17/25

EDCO CHASKA

N:\0060241.00\DWG\CIVIL\0060241OP01.DWG

PROJECT NUMBER: 0060241

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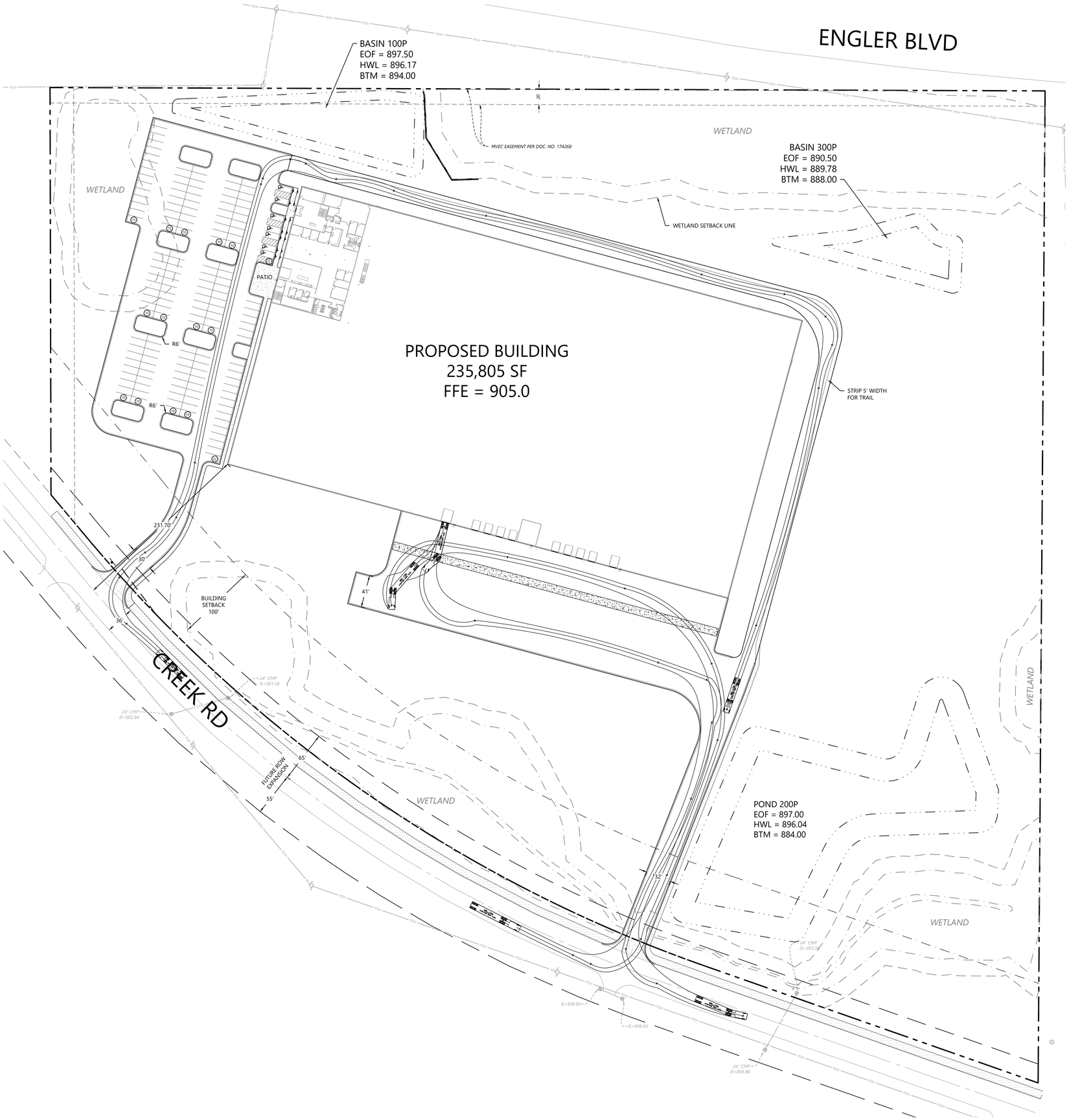

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		GRASS PAVE
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

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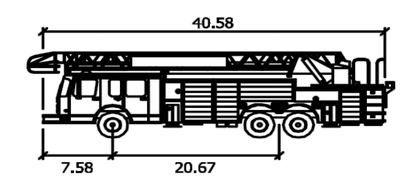
FIRE TRUCK DETAIL

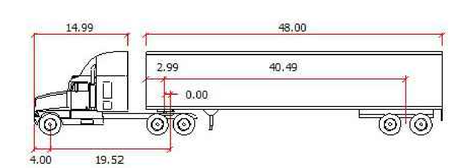


Chaska - Ladder Truck

Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

SEMI TRUCK DETAIL

Units: feet



1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 06/27/25
REVISIONS:

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

EDCO CHASKA
CHASKA, MN

TURNING PLAN

SHEET NUMBER:
EX03

DATE: 07/25/25

EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241SP01.DWG

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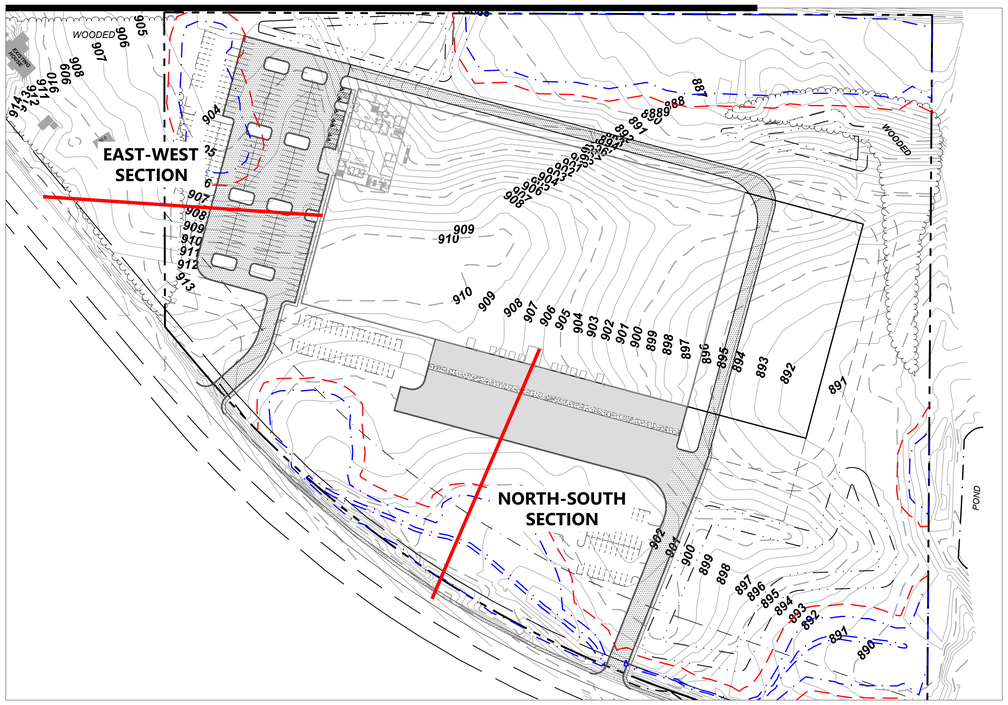
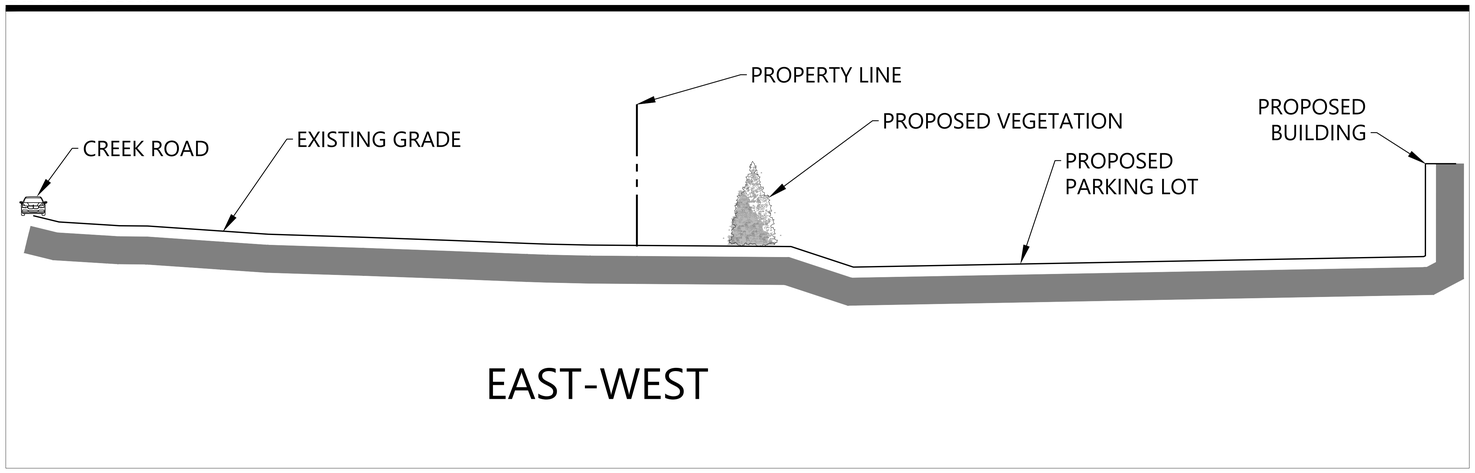
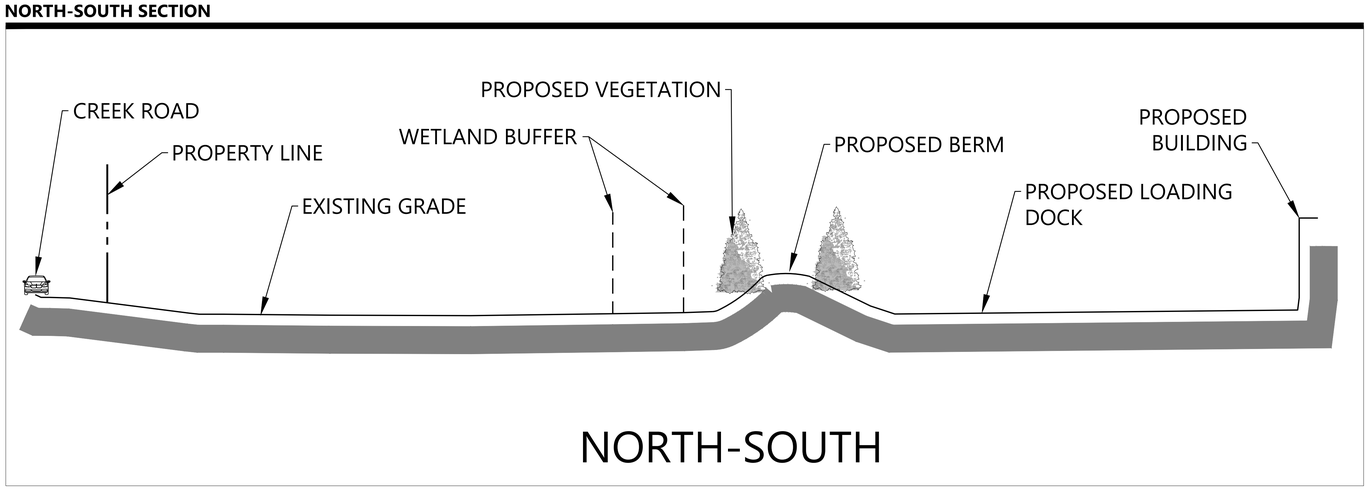
SECTION LOCATIONS (1:500)



EAST-WEST SECTION



NORTH-SOUTH SECTION



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Common Ground Alliance

N

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE: 06/17/25
REVISIONS:

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN 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.
DAVID BADE
DATE: 06/17/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

CROSS SECTIONS

SHEET NUMBER:
EX04

DATE: 06/17/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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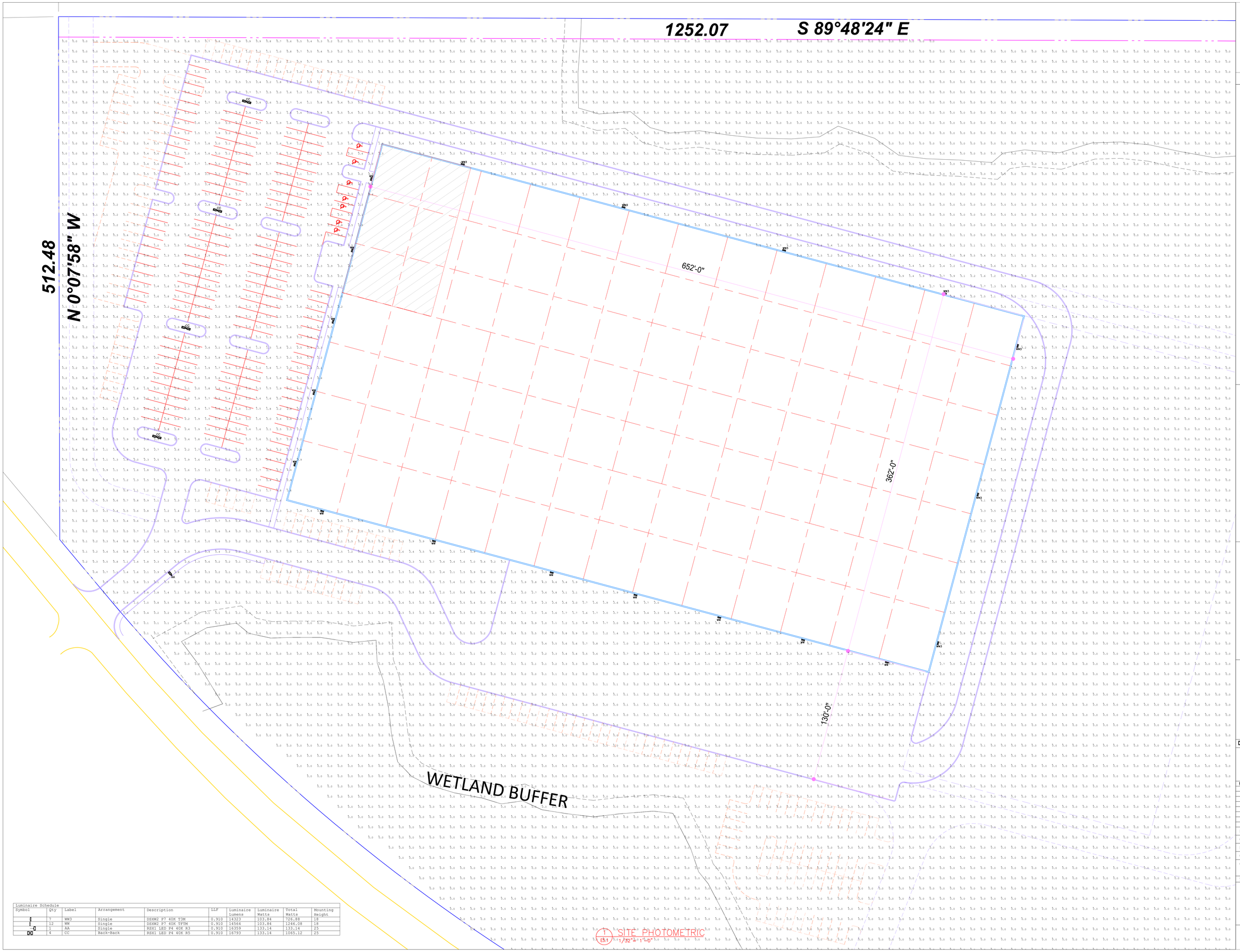


Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	WW3	Single	DSXW2 P7 40K T3M	0.910	14323	103.84	726.88	18
	12	WW	Single	DSXW2 P7 40K TFTM	0.910	14564	103.84	1246.08	18
	1	AA	Single	RSX1 LED P4 40K R3	0.910	16359	133.14	133.14	25
	4	CC	Back-Back	RSX1 LED P4 40K R5	0.910	16793	133.14	1065.12	25

1 SITE PHOTOMETRIC
E5.1 1/32" = 1'-0"

STINSON electric inc
Quality • Integrity • Service

www.stinsonelectricinc.com

EDCO PRODUCTS

XXXX CHASKA CREEK WAY
CHASKA, MN 55318

DATE: 04-18-2025

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 MASTER ELECTRICIAN UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT ARCHAMBAULT
REGISTRATION NO: AM692332

STINSON electric inc.
612.424.8461
755 4th St. NW
New Brighton, MN 55112

DATE: 04-18-2025

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION
	04/18/2025	Issue for Permit

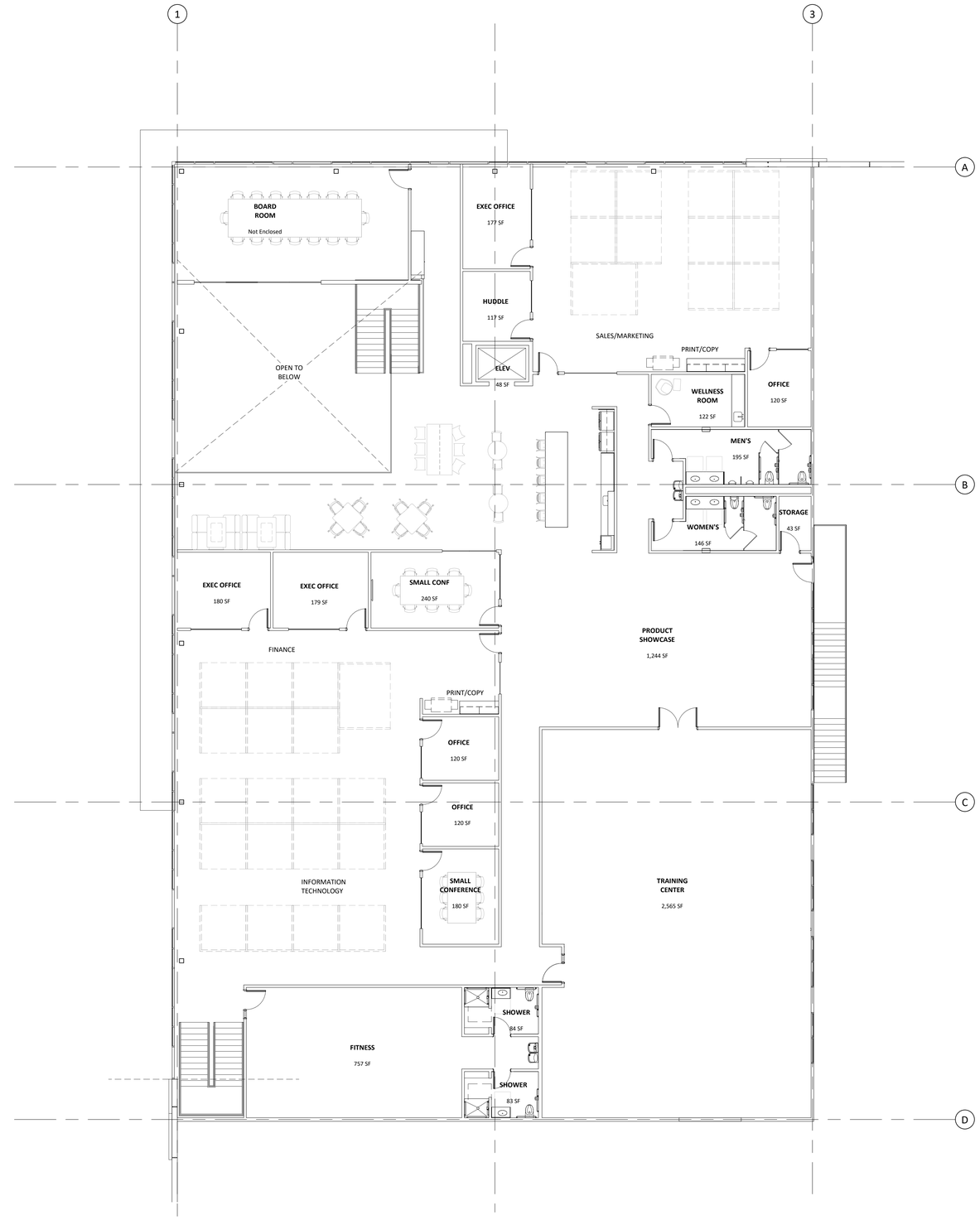
PROJECT NO: C2xxxx
CAD DWG FILE:
DRAWN BY: CW
CHK'D BY: BA
COPYRIGHT:

SHEET TITLE

SITE PHOTOMETRIC

E5.1

1 A3.6 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"



2 A3.6 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

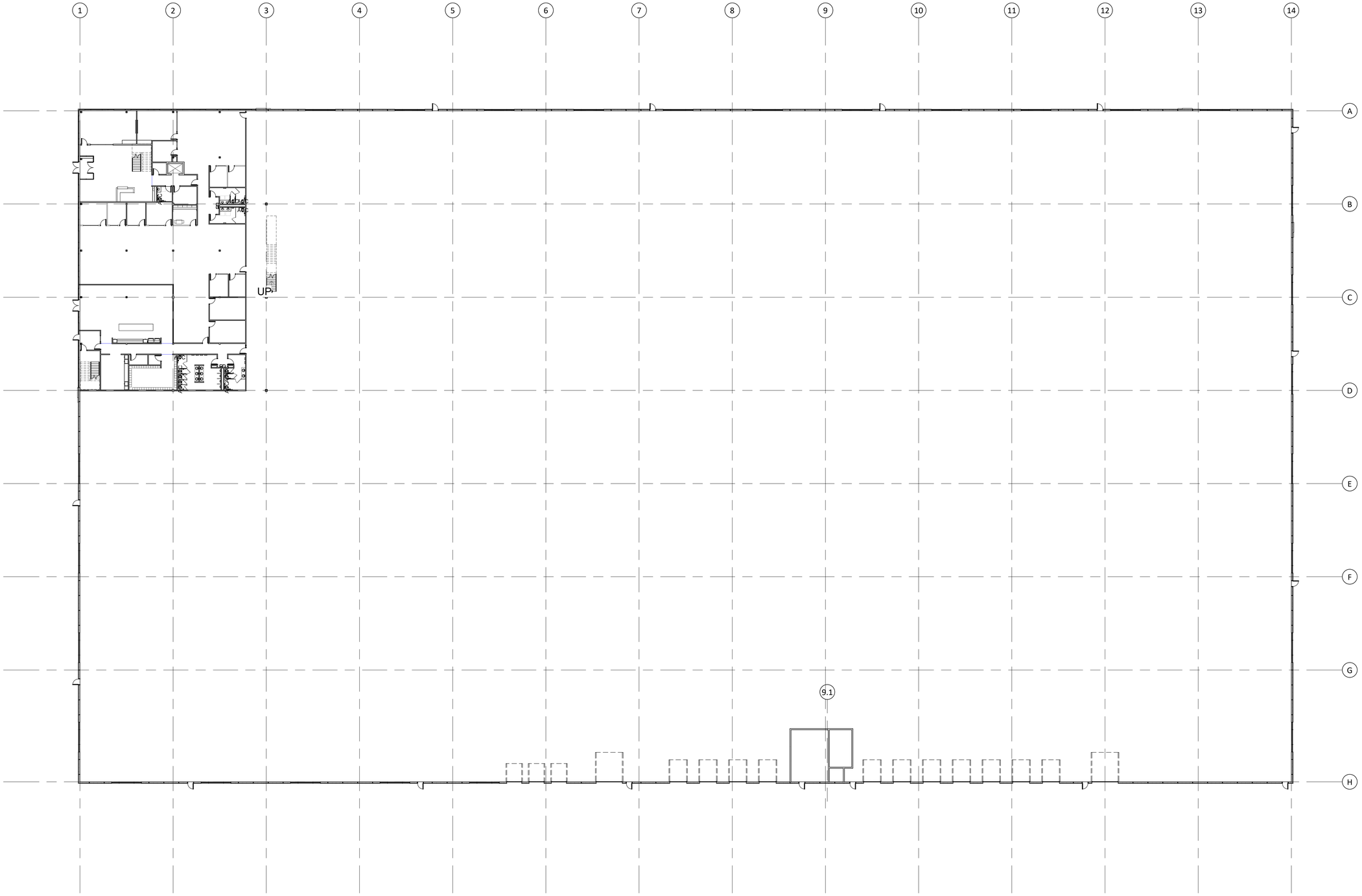
pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | OFFICE AREA FLOOR PLANS

CHASKA, MN | 07/01/2025 | 31626-25017

EDCO

Autodesk Docs://22158-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt



OVERALL FLOOR PLAN

3/64" = 1'-0"

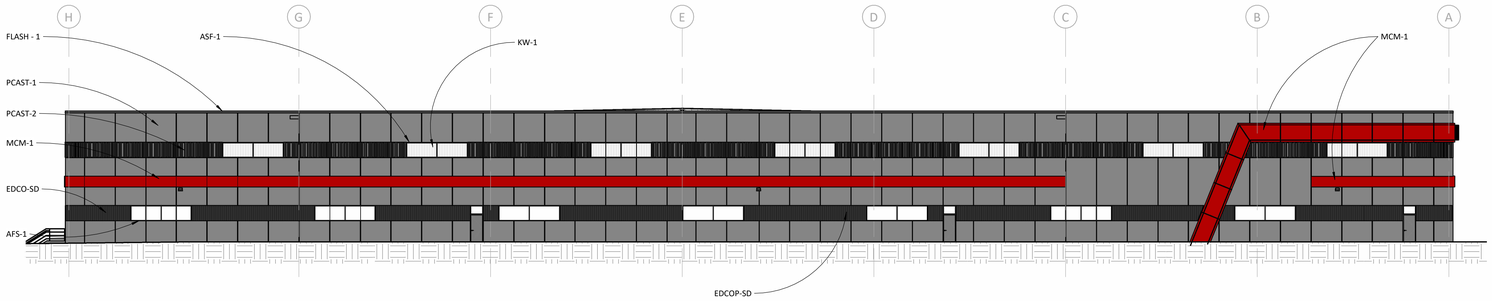
pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | OVERALL FLOOR PLAN

CHASKA, MN | 04/23/25 | 31626-25017

EDCO

Autodesk Docs://22156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt



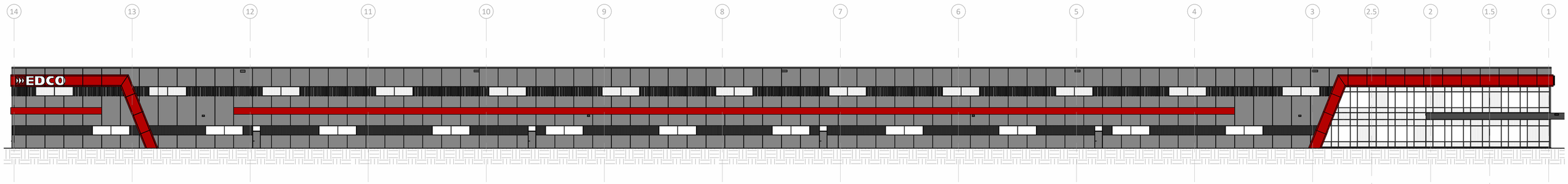
EAST ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	EXPOSED AGGREGATE	TBD	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	RANDOM RIBS, EXPOSED AGGREGATE	TBD	SEE ELEVATIONS
EDCO-SD	STEEL SIDING	EDCO	PREFINISHED	TBD	SEE ELEVATIONS
KW -1	FIBER GLASS REINFORCED PANELS	KALWALL OR EQUIVALENT	TRANSLUCENT-CRISTAL	WHITE	SEE ELEVATIONS
MCM-1	ALUMINUM COMPOSITE MATERIALS	ALUCOBOND OR EQUIVALENT	PREFINISHED	RED	SEE ELEVATIONS
MCM-2	ALUMINUM COMPOSITE MATERIALS	ALUCOBOND OR EQUIVALENT	PREFINISHED	BLACK	CANOPY
FLASH - 1	CAP FLASHING	TBD	PREFINISHED	TBD	PARAPET CAP FLASHING
AFS - 1	ALUMINUM WINDOW FRAME	TBD	PREFINISHED	BLACK ANODIZED	CURTAIN WALL & STOREFRONT

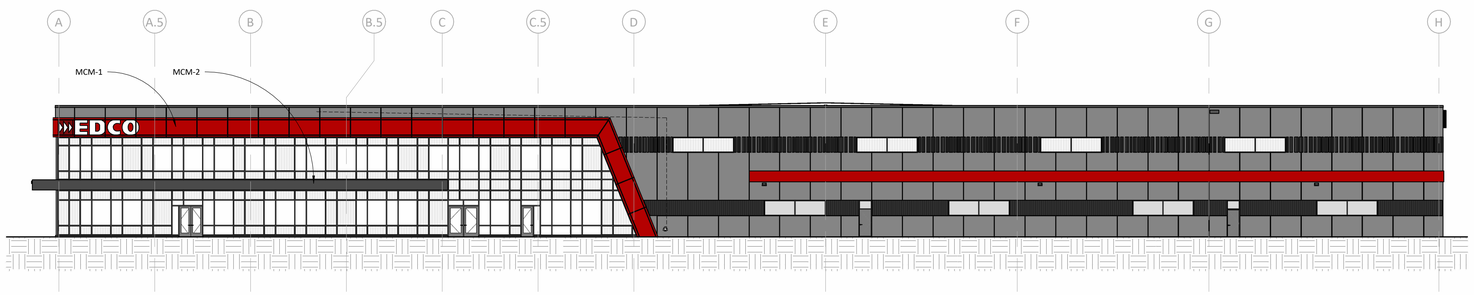
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS



NORTH ELEVATION

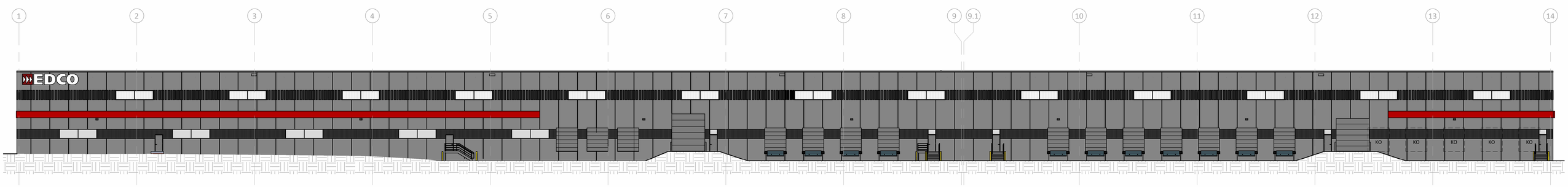
1/16" = 1'-0"

WALL AREA: 71,622.67 SF
GLASS & TRANSLUCENT PANELS: 9,548.73 SF
METAL PANELS: 11,940.29 SF
CLASS 1 MATERIALS: 21,489.02 SF = 30% OF TOTAL WALL AREA



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

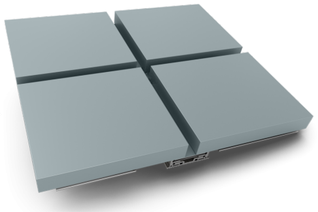
pope DESIGN GROUP

EDCO PRODUCTS - EDCO NEW HEADQUARTERS AND PRODUCTION FACILITY | EXTERIOR ELEVATIONS

CHASKA, MN | 07/01/25 | 31626-25017

EDCO

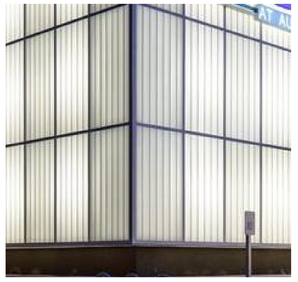
Autodesk Docs://22156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt



RED ACM PANEL

EDCO STEEL SHIPLAP
IRON GRAY

DARK GRAY EXPOSED
AGGREGATE PRECAST



KALWALL CURTAIN
PANELS

pope DESIGN GROUP

EDCO PRODUCTS - EDCO NEW HEADQUARTERS AND PRODUCTION FACILITY | EXTERIOR PERSPECTIVE AND MATERIALS

CHASKA, MN | 07/01/25 | 31626-25017

EDCO

Autodesk Docs://2156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt

CITY OF CHASKA
ONE CITY HALL PLAZA / CHASKA MN 55318-1962

Petition for Public Improvement

Property Owner(s) may request the City of Chaska to construct a Public Improvement. The first step of a Public Improvement by the City is a Feasibility Study. Preparation of a Feasibility Study does not in any way bind the Property Owner(s) requesting the Study or the City of Chaska to support or do a project. The Property Owner(s) requesting the Feasibility Study is required to deposit escrow equal to 110% of the estimated cost of the Study. The City will use the money to pay for the cost of the Feasibility Study. If the project is ordered, the total amount of the escrow will be returned to the Property Owner(s) and the cost of the Feasibility Study paid for out of the Public Improvement Project budget. If the project is not initiated, any portion of the escrow not used to pay actual costs incurred by the City for the Preparation of the Feasibility Study will be refunded to the Property Owner(s). The City Council has sole discretion in ordering the preparation of a Feasibility Study and ordering a Public Improvement Project.

We the undersigned property owners of the property described as:

TCWG, LLC – New Industrial Development
Section 06 Township 115 Range 023
Outlot C, Wetzels Woods

Request the Preparation of a Feasibility Study for the following Public Improvement:

To improve Creek Road to an urban section with curb and gutter. The stubbed trunk sewer and water line near Chaska Creek Blvd and Creek Road Roundabout will be extended as part of this request.

Signature	Printed Name	Address
	Kent Carlotto, as Vice President of TCWG, LLC	222 S 9th St #4050 Minneapolis MN 55402

REQUEST FOR ACTION
CHASKA CITY COUNCIL
September 29, 2025

Subject: **5060 County Road 10 East – Lot Split**

Applicants: EDCO

Location: 5060 County Road 10 East (orderly annexation area of Laketown Township)

Case No.: P.C. No. 2025-16

Synopsis: The applicant is requesting a lot split to split the property into 2 lots

Prepared by: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2025-67

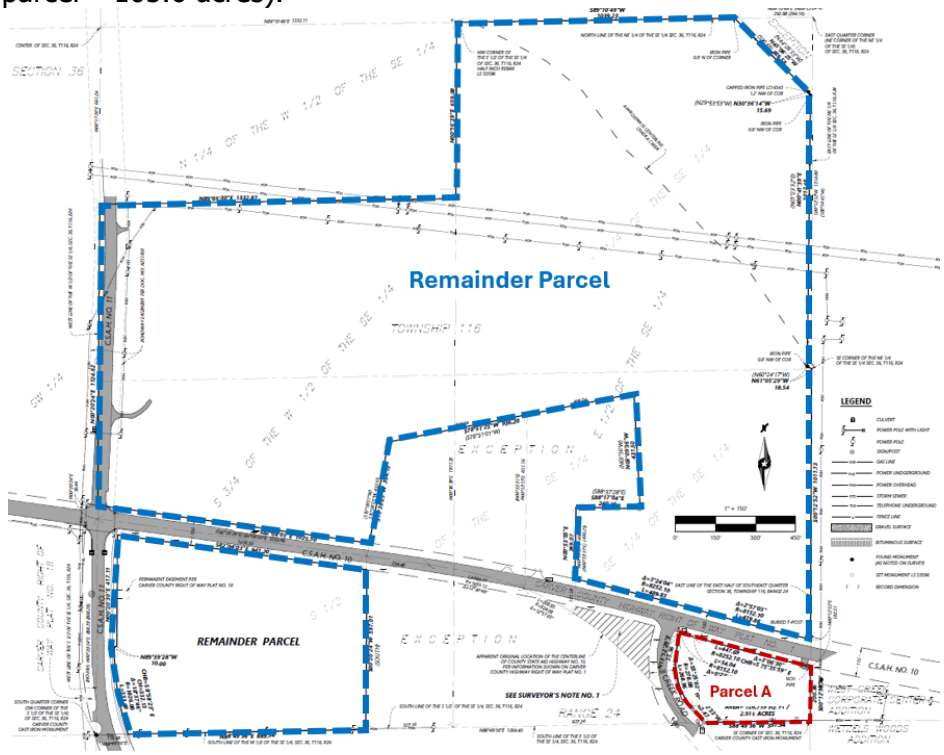
BACKGROUND

The property at 5060 County Road 10 East is currently owned by the Haasken family and located in the orderly annexation area of Laketown Township. The property is comprised of 3 non-contiguous parcels. The 2.9-acre parcel on the southeast corner of County Road 10 and Creek Road is being purchased by EDCO.

EDCO has been working with the Haasken family to acquire a 28-acre parcel to construct their new office/industrial building (see exhibit above). The concept plan was approved March 2025 and the preliminary plan was approved May 2025 for the new building. The final plan is being requested for approval tonight. As a part of the sale agreement, EDCO would also be purchasing the 2.9-acre parcel northwest of the 28-acre parcel. The closing on both properties are set to occur in October. A lot split is being pursued to split the 2.9-acre parcel from the larger non-contiguous lot to facilitate the pending sale between the Haasken family and EDCO.

CURRENT REQUEST

The applicant is proposing a lot split on the property at 5060 County Road East, which is currently a 108.5-acre lot. The lot split would create two lots: one lot that will be purchased by EDCO (Parcel A - 2.9 acres), and one lot which would be retained by the Haasken family (remainder parcel – 105.6 acres).



The property is currently within the orderly annexation area of Laketown Township, and the city of Chaska regulates zoning over this area. The property is zoned Rural Residential (RR-2). The RR-2 zoning district requires a minimum lot size of 5-acres, however, the property was rendered non-contiguous after road construction (Engler Boulevard) split the property around years 2000-2001. Effectively, splitting the lot does not create a geographical change to what exists today. The lot split is being requested to facilitate the sale between the Haasken family and EDCO. The lot split will not require the lot to be annexed into the city. Annexation will occur when the property is developed.

CITY COUNCIL ACTION REQUESTED:

Motion to adopt Resolution No. 2025-67 approving the lot split at 5060 County Road 10 East, based on the following graphic exhibits and conditions:

1. Subdivision Survey, prepared by Westwood, dated September 12, 2025

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE September 29, 2025 RESOLUTION NO. 2025-67

MOTION BY COUNCILMEMBER_____SECOND BY COUNCILMEMBER_____

A Resolution to approve a lot split at 5060 County Road 10 East/EDCO/PC #2025-16

WHEREAS, the applicant is proposing a lot split on the property at 5060 County Road East, which is currently a non-contiguous 108.5-acre lot; and

WHEREAS, the lot split would create two lots: one lot that will be purchased by EDCO (Parcel A - 2.9 acres), and one lot which would be retained by the Haasken family (remainder parcel – 105.6 acres); and

WHEREAS, the property is currently within the orderly annexation area of Laketown Township, and the city of Chaska regulates zoning over this area; and

WHEREAS, the property is zoned Rural Residential (RR-2), and the RR-2 zoning district requires a minimum lot size of 5-acres, however, the property was rendered non-contiguous after road construction (Engler Boulevard) split the property around years 2000-2001; and

WHEREAS, splitting the lot does not create a geographical change to what exists today, and the lot split is being requested to facilitate the sale between the Haasken family and EDCO; and

WHEREAS, the lot split will not require the lot to be annexed into the city, and annexation will occur when the property is developed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota hereby approves the lot split at 710 Walnut Street, subject to the aforementioned stipulations and the following conditions:

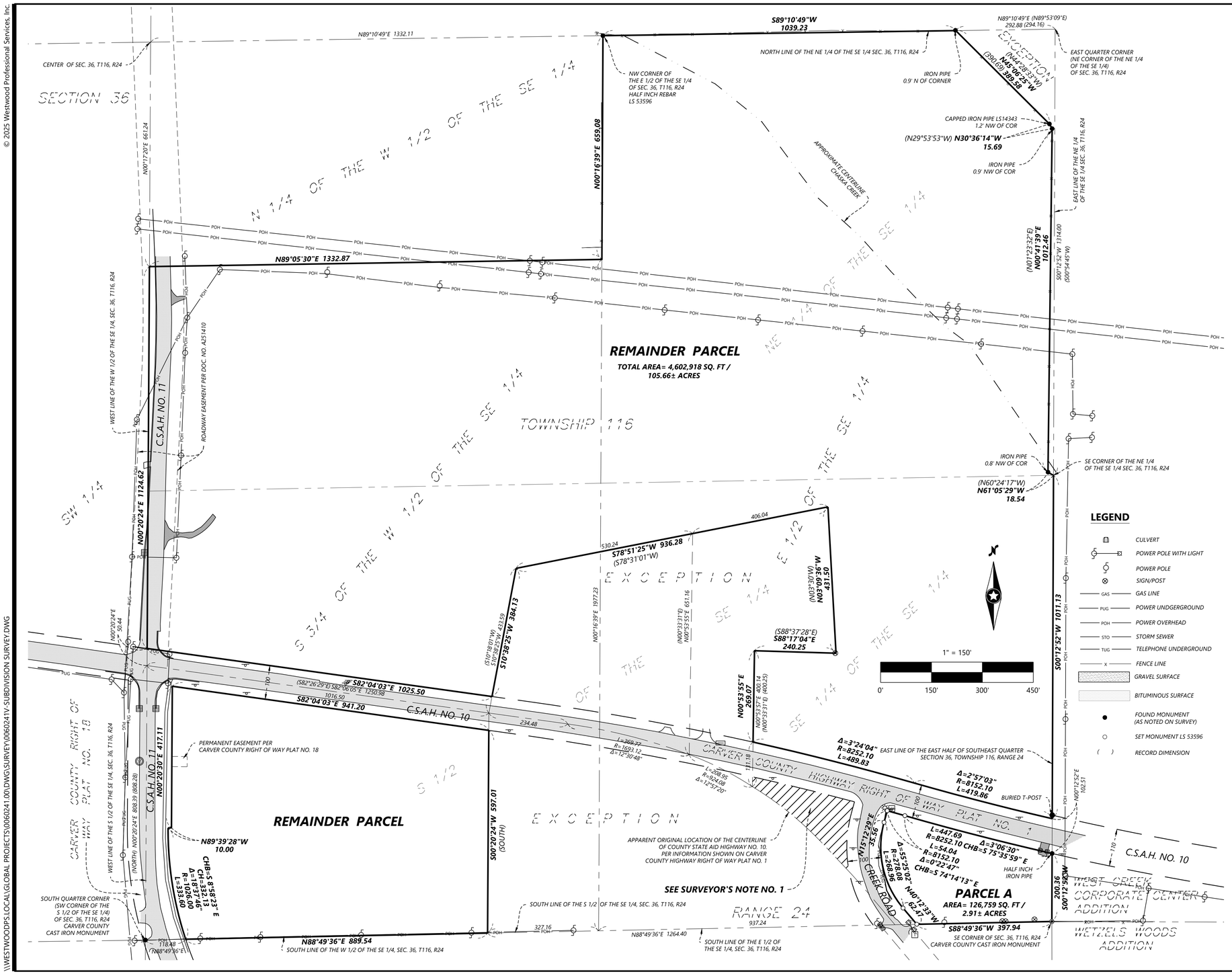
1. Approvals shall be based on the following exhibits:
    A. Subdivision Survey, prepared by Westwood, dated September 12, 2025

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September, 2025.

_____
Taylor Hubbard, Mayor

Attest _____
Deputy Clerk

© 2025 Westwood Professional Services, Inc.



\\WESTWOODPS.LOCAL\GLOBAL PROJECTS\0060241.00\DWG\SURVEY\0060241V-SUBDIVISION SURVEY.DWG

EXISTING LEGAL DESCRIPTION

The East Half of the Southeast Quarter and the South Three-fourths of the West Half of the Southeast Quarter of Section 36, Township 116, Range 24, EXCEPTING THEREFROM the following four described parcels:

That part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 116, Range 24, Carver County, Minnesota described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 0 degrees 54minutes 45 seconds West along the East line of said Northeast Quarter of the Southeast Quarter a distance of 1314.00 feet to the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 60 degrees 24 minutes 17 seconds West a distance of 17.70 feet; thence North 1 degree 23 minutes 32 seconds East a distance of 1011.91 feet; thence North 29 degrees 53minutes 53 seconds West a distance of 15.71 feet; thence North 44 degrees 28 minutes 33 seconds West a distance of 390.69 feet to the North line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 09 seconds East along said North line a distance of 294.16 feet to the point of beginning.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian described as follows: Commencing at the Southwest corner of said South Half of the Southeast Quarter; thence on an assumed bearing of North, along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1016.50 feet, to the point of beginning of the land to be described; thence continuing South 82 degrees 26 minutes 29 seconds East a distance of 234.48 feet; thence Southeasterly, a distance of 369.77 feet; along a tangential curve concave to the South having a radius of 1693.12 feet and a central angle of 12 degrees 30 minutes 48 seconds; thence North 0 degrees 33 minutes 31 seconds East, not tangent to said curve, a distance of 651.16 feet; thence South 78 degrees 31 minutes 01 seconds West a distance of 530.24 feet; thence South 10 degrees 18 minutes 01 seconds West a distance of 433.59 feet, to the point of beginning.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian lying Southerly and Southwesterly of the center line of County State Aid Highway No. 10 and Easterly of the following described line: Commencing at the Southwest corner of the said South Half of the Southeast Quarter; thence on an assumed bearing of North along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1016.50 feet to the point of beginning of the line to be described; thence South to the South line of said South Half of the Southeast Quarter and said line there terminating.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian described as follows: Commencing at the Southwest corner of said South Half of the Southeast Quarter; thence on an assumed bearing of North, along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1250.98 feet; thence Southeasterly a distance of 369.77 feet, along a tangential curve concave to the South having a radius of 1693.12 feet and a central angle of 12 degrees 30 minutes 48 seconds to the point of beginning of the land to be described; thence Southeasterly, a distance of 208.95 feet, along a compound curve concave to the south having a radius of 924.08 feet and a central angle of 12 degrees 57 minutes 20 seconds; thence North 0 degrees 33 minutes 31 seconds East, not tangent to said curve, a distance of 400.25 feet; thence South 88 degrees 37 minutes 28 seconds East a distance of 240.25 feet; thence North 3 degrees 30 minutes West a distance of 431.50 feet; thence South 78 degrees 31 minutes 01 seconds West a distance of 406.04 feet to its intersection with a line bearing North 0 degrees 33 minutes 31 seconds East from the point of beginning; thence South 0 degrees 33 minutes 31 seconds West a distance of 651.16 feet to the point of beginning.

ALSO EXCEPTING any portion that lies within Carver County Highway Right of Way Plat No. 1 and Carver County Right Of Way Plat No. 18, according to the plats thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

PROPOSED LEGAL DESCRIPTION OF PARCEL A

That part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 116, Range 24, that lies southerly and easterly of Carver County Highway Right of Way Plat No. 1, according to the plat thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

PROPOSED LEGAL DESCRIPTION OF THE REMAINDER PARCEL

The East Half of the Southeast Quarter and the South Three-fourths of the West Half of the Southeast Quarter of Section 36, Township 116, Range 24, EXCEPTING THEREFROM the following four described parcels:

That part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 116, Range 24, Carver County, Minnesota described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 0 degrees 54minutes 45 seconds West along the East line of said Northeast Quarter of the Southeast Quarter a distance of 1314.00 feet to the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 60 degrees 24 minutes 17 seconds West a distance of 17.70 feet; thence North 1 degree 23 minutes 32 seconds East a distance of 1011.91 feet; thence North 29 degrees 53minutes 53 seconds West a distance of 15.71 feet; thence North 44 degrees 28 minutes 33 seconds West a distance of 390.69 feet to the North line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 53 minutes 09 seconds East along said North line a distance of 294.16 feet to the point of beginning.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian described as follows: Commencing at the Southwest corner of said South Half of the Southeast Quarter; thence on an assumed bearing of North, along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1016.50 feet, to the point of beginning of the land to be described; thence continuing South 82 degrees 26 minutes 29 seconds East a distance of 234.48 feet; thence Southeasterly, a distance of 369.77 feet; along a tangential curve concave to the South having a radius of 1693.12 feet and a central angle of 12 degrees 30 minutes 48 seconds; thence North 0 degrees 33 minutes 31 seconds East, not tangent to said curve, a distance of 651.16 feet; thence South 78 degrees 31 minutes 01 seconds West a distance of 530.24 feet; thence South 10 degrees 18 minutes 01 seconds West a distance of 433.59 feet, to the point of beginning.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian lying Southerly and Southwesterly of the center line of County State Aid Highway No. 10 and Easterly of the following described line: Commencing at the Southwest corner of the said South Half of the Southeast Quarter; thence on an assumed bearing of North along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1016.50 feet to the point of beginning of the line to be described; thence South to the South line of said South Half of the Southeast Quarter and said line there terminating.

That part of the South Half of the Southeast Quarter of Section 36, Township 116 North, Range 24 West of the 5th Principal Meridian described as follows: Commencing at the Southwest corner of said South Half of the Southeast Quarter; thence on an assumed bearing of North, along the West line of said South Half of the Southeast Quarter, a distance of 808.28 feet; thence South 82 degrees 26 minutes 29 seconds East a distance of 1250.98 feet; thence Southeasterly a distance of 369.77 feet, along a tangential curve concave to the South having a radius of 1693.12 feet and a central angle of 12 degrees 30 minutes 48 seconds to the point of beginning of the land to be described; thence Southeasterly, a distance of 208.95 feet, along a compound curve concave to the south having a radius of 924.08 feet and a central angle of 12 degrees 57 minutes 20 seconds; thence North 0 degrees 33 minutes 31 seconds East, not tangent to said curve, a distance of 400.25 feet; thence South 88 degrees 37 minutes 28 seconds East a distance of 240.25 feet; thence North 3 degrees 30 minutes West a distance of 431.50 feet; thence South 78 degrees 31 minutes 01 seconds West a distance of 406.04 feet to its intersection with a line bearing North 0 degrees 33 minutes 31 seconds East from the point of beginning; thence South 0 degrees 33 minutes 31 seconds West a distance of 651.16 feet to the point of beginning.

ALSO EXCEPTING:

That part of the Southeast Quarter of the Southeast Quarter of Section 36, Township 116, Range 24, that lies southerly and easterly of Carver County Highway Right of Way Plat No. 1, according to the plat thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

AND

Any portion that lies within said Carver County Highway Right of Way Plat No. 1 and Carver County Right Of Way Plat No. 18, according to the plats thereof on file and of record in said Office of the County Recorder, Carver County, Minnesota.

GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Carver County coordinate system, (NAD 83 - 2011 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US-Survey Feet.*
3. *Total area of subject property: 4,729,677 SQ. FT. / 108.58± acres.*
4. *Monuments were only set for Proposed Parcel A.*

SURVEYOR'S NOTE

1. OWNERSHIP OF THE PIECE OF LAND LYING NORTHERLY OF THE APPARENT FORMER LOCATION OF COUNTY STATE AID HIGHWAY NO. 10 AND SOUTHERLY OF CARVER COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 IS UNKNOWN.

DESIGNED:	
CHECKED:	NAS
DRAWN:	JWM
HORIZONTAL SCALE:	150'
VERTICAL SCALE:	

REVISIONS:
9/12/2025 - Update Client name in border (NAS)

PREPARED FOR:

EDCO Products Inc.

I HEREBY CERTIFY THAT THIS PLAN 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

Mathew J. Welinski

DATE: 09/10/25 LICENSE NO. 53596

EDCO

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

SUBDIVISION SURVEY

PROJECT NUMBER: 0060241.00

SHEET NUMBER: 1 OF 1

DATE: 9/10/2025

REQUEST FOR ACTION
CHASKA CITY COUNCIL
9/29/25

Subject: **Modification of the Redevelopment Plan for Redevelopment Project Area No. 4, Establishing Tax Increment Financing (TIF) Dist. No. 25, Adopting a TIF Plan, and Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy**

Prepared By: Julie Grove, Economic Development Coordinator

BACKGROUND

EDCO Products Inc is proposing to construct a two-story office/manufacturing/warehouse building totaling approximately 235,000 square feet southeast of Engler Blvd and Creek Road in the SW Chaska Business Park. The planned project will include manufacturing and warehousing of prefinished metal siding products, along with office space to serve as the corporate headquarters and accommodate supporting operations. To help make the construction financially feasible, EDCO has submitted an application requesting Tax Increment Financing (TIF) assistance.

On May 19, 2025, Chaska City Council approved the EDCO Preliminary Site & Building Plan, Preliminary Plat & Rezoning for a two-story office/manufacturing/warehouse building.

On July 21, 2025, the EDA approved a letter of intent defining the general terms with EDCO for TIF assistance.

On August 4, 2025, the City Council called for a public hearing to be held on September 15, 2025, on the establishment of TIF District No. 25.

On September 10, 2025, the Planning Commission recommended approval of the final site & Building Plan and Plat & Rezoning. The Planning Commission also approved a resolution finding that the TIF Plan for TIF District 25 conforms to the Comprehensive Plan and general plans for the development and redevelopment of the city.

On September 15, the City Council and EDA held public hearings considering the establishment of TIF District #25 and the granting of the business subsidy.

On September 29, 2025, the City Council is expected to approve the final Site and Building Plan, Final Plat and Rezoning.

ANALYSIS

Modification Redevelopment Project Area No. #4, Establishing TIF District No. 24, and Adopting a Tax Increment Financing Plan

For the Chaska EDA and City Council to have the authority to establish a TIF District and enter into a development agreement with the developer for financial assistance, the TIF District must be located within an established Development District. For the past several decades, the City of Chaska has placed all its TIF Districts within Redevelopment District No. 4, which outlines the overarching goals and policies guiding the creation and use of TIF Districts within its boundaries. The project site is located within the existing Redevelopment District No. 4, however a modification to the Plan/Area for the establishment of TIF District #25 is necessary. A map showing the boundaries of the proposed TIF District No. 25 is attached to this report.

The TIF Plan for District No. 25 establishes findings such as the public purpose, objectives, need, duration and estimated public costs and revenue within the district.

As outlined in the TIF Plan, the established TIF District will be created as an Economic Development District, which may remain for eight years from the date of receipt of the first tax increment. The first increment is anticipated in 2028, and the district is expected to expire in 2036.

Under the City's policy, industrial development is eligible for TIF assistance and may receive TIF assistance equal to two times the amount of TIF-eligible property taxes generated upon project completion. That amount may increase to three times the eligible taxes if the project includes sufficient land to accommodate a future expansion of at least 50% of the building's size. This project meets that later criterion and is therefore eligible for TIF assistance equal to three times the TIF-eligible property taxes generated. This was outlined in the Letter of Intent entered into earlier this year.

The TIF Plan finds that there is no reasonable expectation that development generating a comparable increase in market value would occur on the site without the proposed TIF assistance. Furthermore, it has been determined that the proposed development is not reasonably expected to occur without the use of tax increment financing assistance.

Objectives for the District established by the plan include:

1. Redevelopment of underutilized property.
2. Funding eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

The Plan finds the proposed development within the district consists of the construction of an approximate 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space. There is a potential for a future expansion of up to 120,000 square feet.

The Developer has requested financial assistance to write down a portion of the site improvement costs associated with development of the site. There are also extraordinary costs related to the installation of public infrastructure. The City intends to use a portion of the tax increment to finance the public infrastructure. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

The attached TIF plan summarizes estimated public costs associated with this development at a total of just over $4.8 million. The estimated revenue to be generated by the TIF is also just over $4.8 million.

Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy

The TIF Agreement for EDCO's development is in line with the Letter of Intent approved by Chaska City Council and EDA on July 21, 2025. It should be noted that the TIF Agreement will be executed with TCWG, LLC, who is acting as the developer on behalf of EDCO (both are identified in the agreement). The LOI applies the City and EDA's policy that industrial development is eligible for an 8-year economic development TIF district to receive an amount equal to three times the eligible taxes generated if the project includes sufficient land to accommodate a future expansion of at least 50% of the building's size.

The total development cost to construct the proposed manufacturing headquarters is approximately $43,700,000 million. There are significant infrastructure extensions that will be required to serve both the building directly and future industrial development in the area. Among the needed public improvements include the sewer extension on Creek Road, water connections, and the upgrade of Creek Road west of Chaska Creek Boulevard.

The TIF Agreement commits up to $1,644,173 in pay-as-you-go TIF assistance to the developer for eligible site improvement/prep costs. The remainder of the tax increment generated by the district will be used to pay for administrative expenses and public infrastructure improvements as indicated above. The full details are included in the attached TIF Agreement.

The new headquarters will create both significant tax base and bring valuable industrial jobs to the community. EDCO plans to relocate its corporate offices, along with approximately 150 full-time equivalent (FTE) employees, from its existing facility in Hopkins. In addition to retaining these jobs, the proposed project is expected to create 25 new full-time positions within two years with an average wage of $20/hour.

Staff has worked with Baker Tilly (city's financial consultant) to analyze the TIF request and Dorsey and Whitney (city's economic development attorney) in drafting the TIF Agreement and TIF plan to ensure it is consistent with State Statutes regarding TIF.

The City Council held the public hearing for consideration of establishing TIF District #25 on September 15, 2025. Tonight, Council is being asked to authorize the establishment of the TIF district. The EDA will also take action following Council to approve the TIF district financing which is considered a business subsidy under Minnesota Statutes.

Recommendation

The project proposed by EDCO aligns with the City's and EDA's goals for job growth and industrial development west of Hwy 212. The City and EDA's previous approvals for this project demonstrates their support. The TIF established through tonight's proposed action, along with the associated TIF Agreement with EDCO, will generate significant revenue to support EDCO's project and fund essential City infrastructure that will also open up additional areas for further industrial development.

The actions being requested by the City Council are:

1. Adopt a resolution authorizing modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, the establishment of TIF District No. 25, and adopting the TIF Plan for the district.
2. Adopt a resolution authorizing the execution of a TIF financing agreement and grant a business subsidy with EDCO.

CITY COUNCIL ACTION REQUESTED

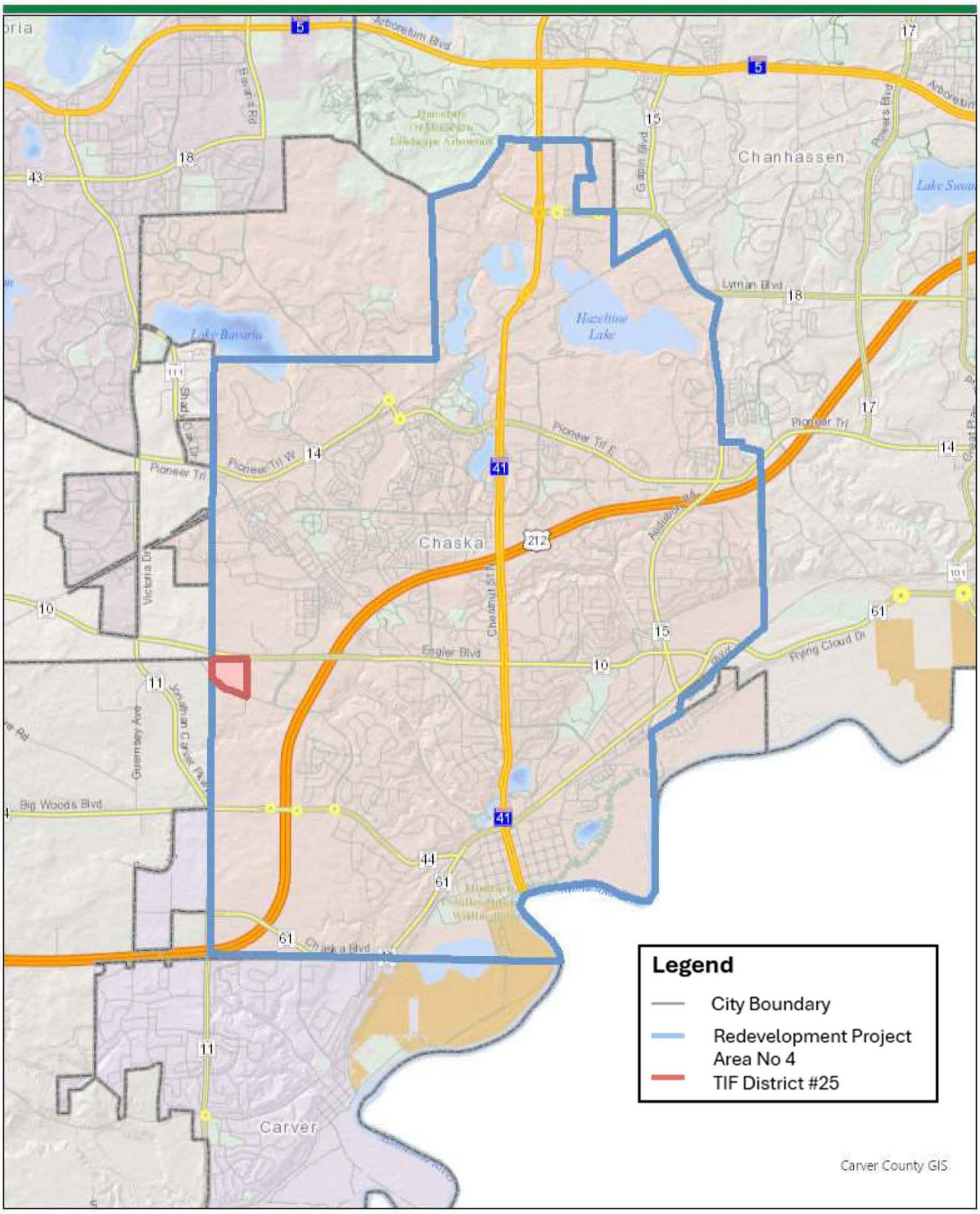
Motion to approve Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan.

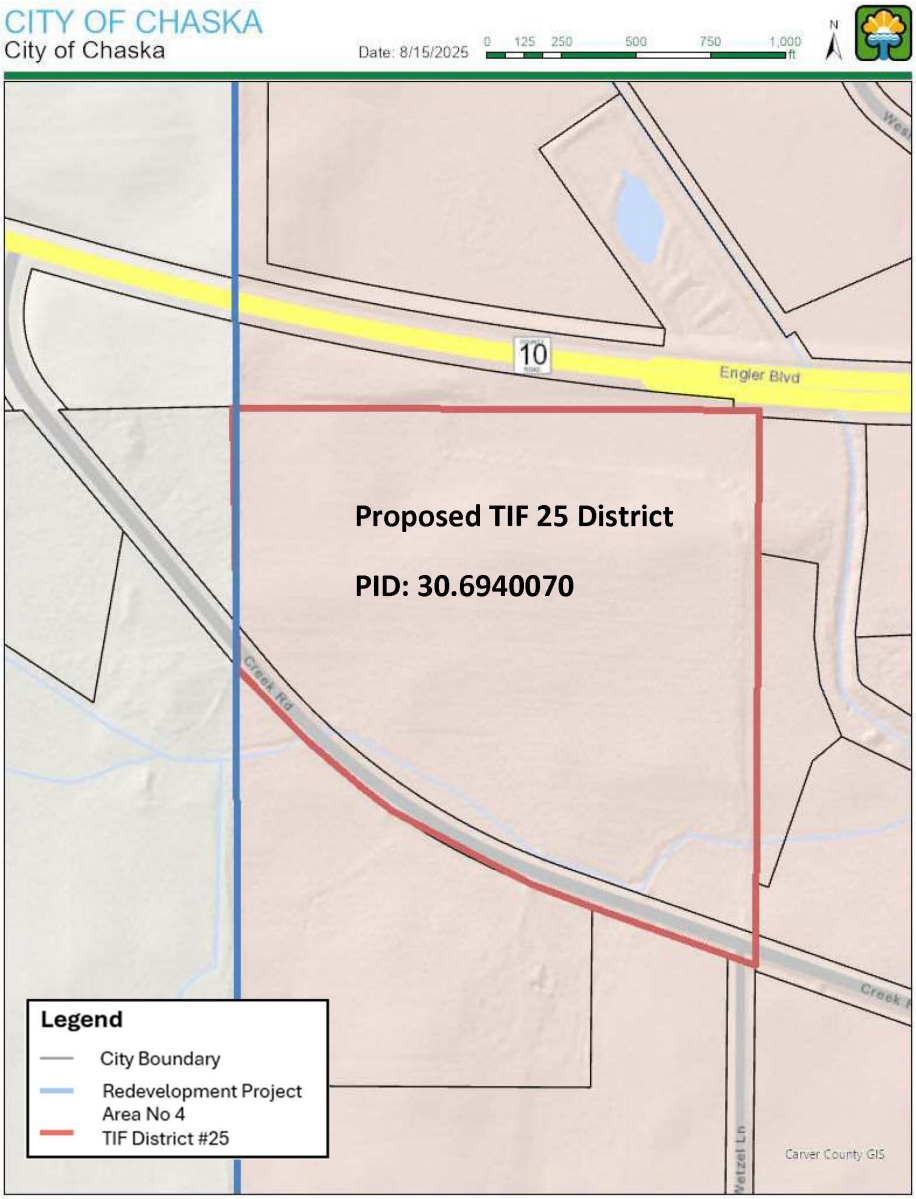
Motion to approve Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy.

CITY OF CHASKA

City of Chaska

Date: 8/15/2025




CITY OF CHASKA
City of Chaska
Date: 8/15/2025
0 125 250 500 750 1,000 ft
N
10
Engler Blvd
Proposed TIF 25 District
PID: 30.6940070
Creek Rd
Wetzel Ln
Legend
City Boundary
Redevelopment Project Area No 4
TIF District #25
Carver County GIS

Tax Increment Financing Plan

for

Tax Increment Financing (Economic Development) District No. 25

within

Redevelopment Project Area No. 4

(EDCO Industrial Project)

City of Chaska, Minnesota

Economic Development Authority of the City of Chaska

Prepared by
Baker Tilly Municipal Advisors, LLC

Draft Dated: September 15, 2025

Public Hearing Scheduled: September 15, 2025
Anticipated Approval by City Council: September 15, 2025

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SECTION I – MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4

Foreword

The following text represents a Modification to the Redevelopment Plan for Redevelopment Project No. 4. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Redevelopment Project No. 4. The changes include a change to the geographic boundaries of the Project Area and the establishment of Tax Increment Financing (Economic Development) District No. 25.

For further information, a review of the Redevelopment Plan for Redevelopment Project No. 4 is recommended. It is available from the City Administrator at the City of Chaska. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Redevelopment Project No. 4.

SECTION II – ESTABLISHMENT OF THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 25

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the Economic Development Authority of the City.

"City" means the City of Chaska, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City.

"County" means Carver County, Minnesota.

"Redevelopment Project" means Redevelopment Project Area No. 4 in the City, which is described in the corresponding Redevelopment Plan.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project Area.

"Project Area" means the geographic area of the Redevelopment Project Area.

"School District" means Independent School District No. 112, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Economic Development) District No. 25.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

Minnesota Statutes, Sections 469.001-469.047, as amended (Housing and Redevelopment Authority Act) grants the authority to designate redevelopment areas within the boundaries of the municipality. Within

these areas, the governing body of a state public body may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project consists of a redevelopment project as defined in Section 469.002, Subdivision 14.

Section C Statement of Need and Public Purpose

The Authority has determined that conditions exist within the Redevelopment Area which has prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the Authority in the private development process. The City and Authority have prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

Section D Statement of Objectives

The Authority, through implementation of this plan, seeks to achieve the following objectives:
1. Redevelopment of underutilized property.
2. Funding of eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

Section E Designation of Tax Increment Financing District as an Economic Development District

Economic development districts are a type of tax increment financing district which consists of any project, or portions of a project, which the Authority finds to be in the public interest because:

(1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;

(2) it will result in increased employment in the state; or

(3) it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section I) meets the criteria listed above in (1), (2) and (3).

Tax increments from an economic development district must be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or other assistance in which at least 85% of the square footage of the facilities to be constructed are used for any of the following purposes:

(1) manufacturing, production, or processing of tangible personal property;

(2) warehousing, storage and distribution of tangible personal property, excluding retail sales;

(3) research and development related to the activities listed in (1) or (2) above;

(4) telemarketing if that activity is the exclusive use of the property;

(5) tourism facilities (see M.S. Section 469.174, Subd. 22);

(6) space necessary for and related to the activities listed in (1) through (5) above;

(7) a workforce housing project that satisfies the requirements under Minnesota Statutes, Section 469.176, subdivision 4c, paragraph (d).

Tax increments from the TIF District will be used to provide financial assistance to the proposed development (see Section I) as related to the construction of an approximate 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space, and a potential future expansion of up to 120,000 square feet; which improvements meet the criteria listed in (1) and (2) above.

Section F Duration of the TIF District

Economic development districts may remain in existence 8 years from the date of receipt by the Authority of the first tax increment. The Authority anticipates that the TIF District will remain in existence for the maximum duration allowed by law (projected to be through the year 2036, due to anticipated receipt of first increment in 2028). Modifications of this plan (see Section AA) shall not extend these limitations.

Section G Property to be Included in the TIF District

The TIF District is an area of land comprising of the parcel listed below that is located within the Project Area. A map showing the boundaries of the TIF District is shown in Exhibit I.

Parcel ID Number	Legal Description*
306940070	SECTION 06 TOWNSHIP 115 RANGE 023 WETZELS WOODS (C) OUTLOT C ANNEXED FOR PAY 2006

The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the property described above.

Section H Property to be Acquired in the TIF District

The City and/or Authority may acquire and sell any or all of the property located within the TIF District. Neither the City nor Authority will be acquiring any property at this time or will be selling the property to facilitate development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project is anticipated to include construction of one building which will consist of approximately 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space with a potential future expansion of up to 120,000 square feet. Tax increment is a financing tool the Authority is planning to use for financing of a portion of the eligible costs associated with construction of the project. The square footage of the completed buildings will comply with the requirements of an economic development district in which the project will be with a qualifying purpose.

It is anticipated that the Authority will use the tax increment to finance all or a portion of the related site development, acquisition and other related costs that are necessary for this project to proceed. In addition, the Authority may use tax increment for related administrative expenses, and any other eligible expenditures associated with development of the site that may include additional necessary public improvements.

Construction of the project is expected to commence in mid-2026 with construction expected to be 100% completed by December 31, 2027, for assessment year 2028 and taxes payable in 2029.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as an economic development district;

See Section E of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed development consists of the construction of a new industrial building within the City. The developer has requested financial assistance to finance a portion of the site development and preparation costs as needed for the project to proceed. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

Therefore, the City has determined that the proposed development would not occur but for the financial assistance provided in this TIF Plan because of the increased costs related to development within the TIF District and construction of the project. The cost of constructing the project and incurring additional costs as related to site development and public improvements has created a financial gap that requires public assistance from the Authority.

No higher market value expected:

The project to be constructed within TIF District No. 25 requires significant investment. Assistance with financing a portion of the extraordinary costs that are barriers to the project occurring will be necessary to commence construction of the project. Given the nature of this project, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the Authority has concluded that substantial development at this particular site--and hence any significant increase in market value--is not reasonably expected to occur unless the Authority provides tax increment assistance as described in this Tax Increment Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $32,016,190, including the value of the building (See Exhibit V).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $3,524,557 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $28,491,633 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis: The proposed development is the construction of an industrial facility in the Project Area that is expected to be utilized as additional manufacturing spaces that will create new tax base and employment opportunities for the City and the state. The development meets the City's community development goals in terms of land use, tax base and employment opportunities.

(4) The TIF Plan conforms to general plans for development of the City as a whole including Planning Commission opinion following review.

Factual basis: The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

(5) The City is electing the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a) (see Section P).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Estimated Public Costs	Estimated Amount
Land/Building acquisition	$0
Site Improvements/Preparation costs	$1,644,173
Utilities	$0
Other public improvements	$2,395,855
Construction of affordable housing	$0
Administrative expenses	$240,091
Total Estimated Public Costs	$4,280,118
Interest expenses	$521,691
Total Costs	$4,801,809

The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public costs ($4,801,809) do not

increase. The Authority also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Estimated Sources of Revenue	Estimated Amount
Tax Increment revenue	$4,801,809
Interest on invested funds	$0
Total	$4,801,809

The Authority anticipates providing financial assistance to the proposed development through pay-as-you-go financing for site improvement costs. As revenues are generated and collected from the TIF District in future years, the Authority will retain a portion to finance public improvement costs within the district, administrative and other expenses. The remaining funds will be pledged to the Developer as reimbursement for certain identified site improvement/preparation costs as necessary within the TIF District to assist with financing the public costs incurred (see Section K).

The Authority reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The Authority also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income. The projected tax increment report is included as Exhibit III.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District are $4,801,809. The Authority currently plans to finance the public costs through pay-as-you-go financing. However, the Authority reserves the right to issue an interfund loan or issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of July 2, 2024, for taxes payable in 2025, is $1,080,700. Upon establishment of the TIF District, it is estimated that the original net tax capacity of the TIF District will be $20,864, upon classification as commercial/industrial.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

It is anticipated that the request for certification of the District will occur before June 30, 2026, and the local tax rates for taxes levied in 2025 and payable in 2026 will apply. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2024 and payable in 2025 as shown below has been used to prepare the projections as the payable 2026 tax rate are not available at the time of drafting this plan.

Taxing Jurisdiction	2024/2025 Local Tax Rate
City of Chaska	38.886%
Carver County	30.934%
ISD #112	27.552%
Other	4.599%
Total	101.971%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The Authority anticipates that a portion of the site construction will be completed by December 31, 2026, creating a total tax capacity of $133,804 as of January 2, 2027. The captured tax capacity as of that date is estimated to be $112,940. Final development is expected to occur by December 31, 2027, creating a total tax capacity of $537,466 as of January 2, 2028, with an estimated captured tax capacity of $516,602. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume the property is classified as commercial/industrial. Commercial/industrial class rates assume 1.5% of the first $150,000 of taxable value and 2% for taxable value above $150,000. The projections also assume 3% annual increase in taxable values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may

be made at any time from method (a) to method (b) above. The Authority elects method (a), or M.S. Section 469.177, Subdivision 3(a).

The County Auditor shall certify to the Authority the amount of captured net tax capacity each year. The Authority may choose to retain any or all of this amount. It is the Authority's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The Authority has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other

leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the Authority shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 20% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district;

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district;

(5) revenues are spent for housing purposes.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that a portion of tax increments may be spent outside of the TIF District (including allowable administrative expenses) and reserves the right to allow for tax increment pooling from the TIF District in the future.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

(1) amounts paid for the purchase of land or buildings;

(2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;

(3) relocation benefits paid to, or services provided for persons residing or businesses located in the project;

(4) amounts paid for property taxes or payments in lieu of taxes; and

(5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178 or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation of property or other site preparation, including qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District, and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of

the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified, and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $4,819,159.

2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City does not anticipate issuing tax increment revenue bonds in conjunction with this project but reserves the right to issue bonds as necessary to facilitate development.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $1,302,112.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $1,461,963.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The Authority shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing an economic development district, more than 10% of the acreage of the property to be acquired by the Authority is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority should the development not be completed.

The City and Authority anticipate entering into an agreement with the Developer relating to the project but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The Authority may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The City and Authority anticipate entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; determination to capitalize interest on the debt if it was not part of original plan; increase in that portion of the captured net tax capacity to be retained by the Authority; increase in the total estimated public costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcel eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the Authority agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority shall submit a copy of such plan to the Minnesota Department of Revenue. The Authority shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

(a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

(b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

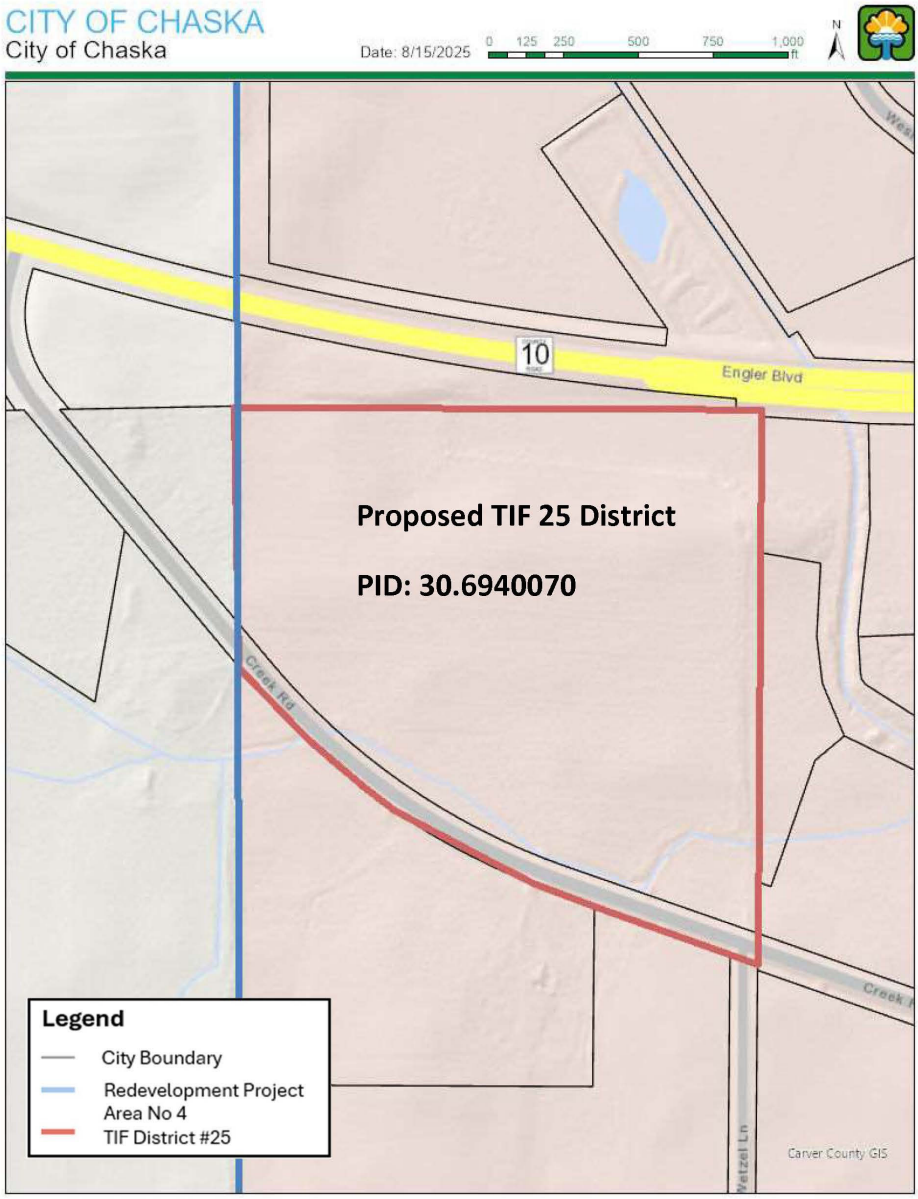
(c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the original net tax capacity of the TIF District.

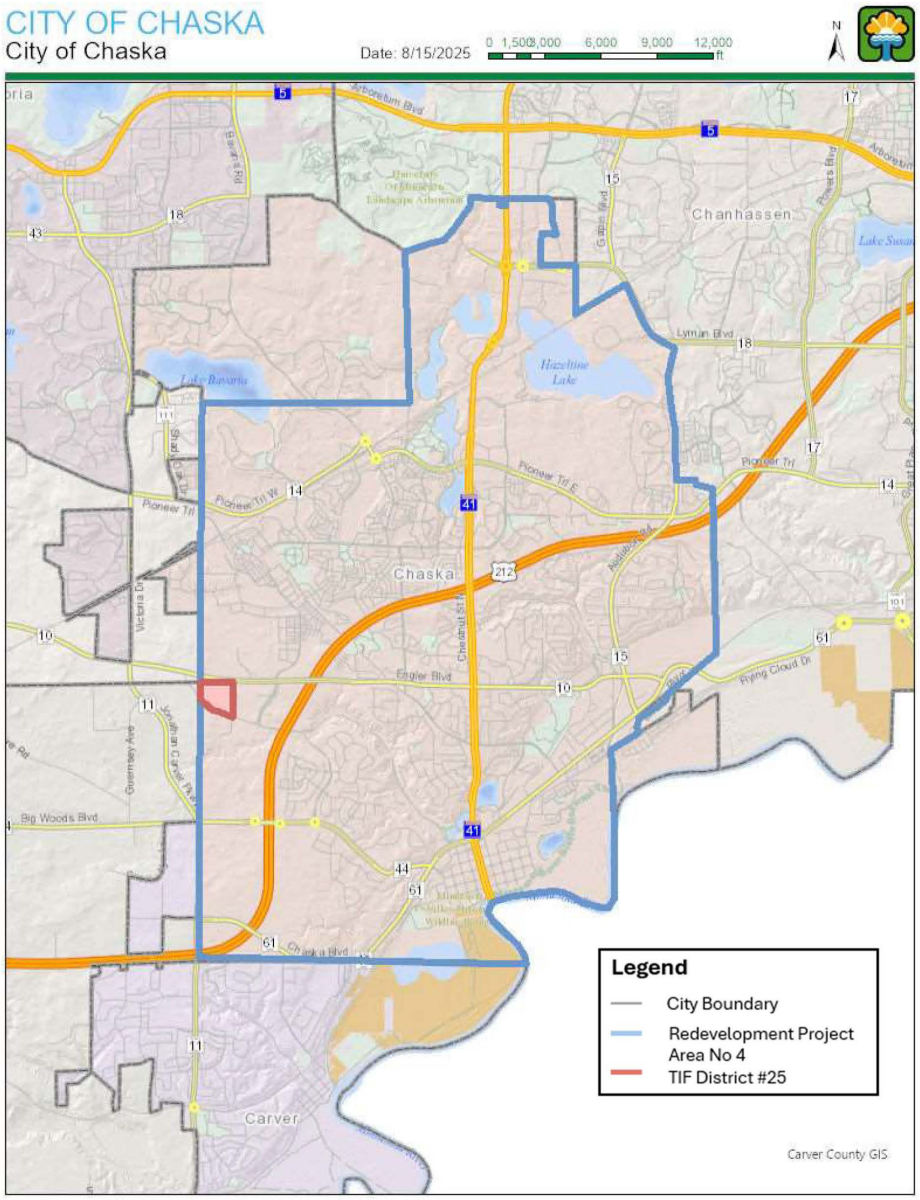
Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The City and Authority will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The Authority will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of
Tax Increment Financing (Economic Development) District No. 25



Map of
Tax Increment Financing (Economic Development) District No. 25
within Redevelopment Project Area No. 4



Assumptions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 25
EDCO Products Inc
Draft TIF Plan Exhibits: 235,000 SF Building with $26.9 million taxable value

Type of Tax Increment Financing District	Economic Development
Maximum Duration of TIF District	8 years from 1st increment

Projected Certification Request Date	06/30/25	
Decertification Date	12/31/36	(9 Years of Increment)

	2024/2025
Base Estimated Market Value	$1,080,700
Original Net Tax Capacity	$ 20,864.00

	Assessment/Collection Year			
	2025/2026	2026/2027	2027/2028	2028/2029
Base Estimated Market Value	$1,080,700	$1,080,700	$1,080,700	$1,080,700
Estimated Increase in Value - New Construction	0	0	5,647,000	25,830,100
Total Estimated Market Value	1,080,700	1,080,700	6,727,700	26,910,800
Total Net Tax Capacity	$20,864	$20,864	$133,804	$537,466

City of Chaska	38.886%	
Carver County	30.934%	
ISD #112	27.552%	
Other	4.599%	
Local Tax Capacity Rate	101.971%	2024/2025
Fiscal Disparities Contribution From TIF District	0.0000%	
Administrative Retainage Percent (maximum = 10%)	5.00%	
Pooling Percent	65.00%	

Bonds			Note (Pay-As-You-Go)	
Bonds Dated	NA		Note Dated	08/01/27
Bond Rate	NA		Note Rate	5.00%
Bond Amount	NA		Note Amount	$1,036,953
Present Value Date & Rate	08/01/27	5.00%	PV Amount	$1,597,898

Notes
Projections assume no future changes to classification rates and current tax rates remain constant.
Projections are based on certified pay 2025 rates.
Projections assume project 100% completed in 2027
Projections assume 3% market inflation

Projected Tax Increment Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 25
EDCO Products Inc
Draft TIF Plan Exhibits: 235,000 SF Building with $26.9 million taxable value

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: City Retainage 5.00% (11)	Less: City Infrastructure 49.50% (12)	Annual Net Revenue to Developer * (13)	P.V. Annual Net Rev. To 08/01/27 5.00%
12/31/25	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/26	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/27	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/28	6,727,700	133,804	20,864	0	112,940	101.971%	115,166	415	114,751	5,738	56,802	52,211	47,357
12/31/29	26,910,800	537,466	20,864	0	516,602	101.971%	526,782	1,896	524,886	26,244	259,819	238,823	206,304
12/31/30	27,718,124	553,612	20,864	0	532,748	101.971%	543,247	1,956	541,291	27,065	267,939	246,287	202,621
12/31/31	28,549,668	570,243	20,864	0	549,379	101.971%	560,206	2,017	558,189	27,909	276,304	253,976	198,997
12/31/32	29,406,158	587,373	20,864	0	566,509	101.971%	577,673	2,080	575,593	28,780	284,919	261,894	195,429
12/31/33	30,288,342	605,017	20,864	0	584,153	101.971%	595,664	2,144	593,520	29,676	293,792	270,052	191,921
12/31/34	31,196,993	623,190	20,864	0	602,326	101.971%	614,196	2,211	611,985	30,599	302,933	278,453	188,468
12/31/35	32,132,903	641,908	20,864	0	621,044	101.971%	633,283	2,280	631,003	31,550	312,346	287,107	185,072
12/31/36	33,096,890	661,188	20,864	0	640,324	101.971%	652,942	2,351	650,591	32,530	322,043	296,018	181,729
							$4,819,159	$17,350	$4,801,809	$240,091	$2,376,897	$2,184,821	$1,597,898

(1) Total estimated market value based on information provided by City and County
Includes 3% annual market value inflator.
(2) Total net tax capacity based on commercial-industrial class rate of 1.5% first $150,000 value and 2% value above $150,000
(3) Original net tax capacity based on existing land value for the property to be included in the development
(4) Total local tax capacity rate for taxes payable 2025

** to support TIF PayGO Note of $1,644,173*

Estimated Impact on Other Taxing Jurisdictions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 25
EDCO Products Inc
TIF Plan Exhibits based on $26.9 million new taxable value

	Without Project or TIF District		With Project and TIF District						
Taxing Jurisdiction	Final 2024/2025 Taxable Net Tax Capacity (1)	2024/2025 Local Tax Rate	2024/2025 Taxable Net Tax Capacity (1)	+ Projected Retained Captured Net Tax Capacity	= New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Chaska	48,195,903	38.886%	48,195,903	$640,324	48,836,227	38.376%	0.510%	245,731
Carver County	223,633,170	30.934%	223,633,170	640,324	224,273,494	30.846%	0.088%	197,514
ISD #112	132,758,671	27.552%	132,758,671	640,324	133,398,995	27.420%	0.132%	175,575
Other (2)	-	4.599%	-	-	-	4.599%	-	-
Totals		101.971%				101.240%	0.730%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.730% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 4.51% of the total tax rate.

Market Value Analysis Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 25
EDCO Products Inc
Draft TIF Plan Exhibits: 235,000 SF Building with $26.9 million taxable value

Assumptions	
Present Value Date	06/30/25
P.V. Rate - Gross T.I.	5.00%
Increase in EMV With TIF District	$32,016,190
Less: P.V of Gross Tax Increment	3,524,557
Subtotal	$28,491,633
Less: Increase in EMV Without TIF	0
Difference	$28,491,633

	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2028	115,166	104,459
2	2029	526,782	455,054
3	2030	543,247	446,931
4	2031	560,206	438,936
5	2032	577,673	431,068
6	2033	595,664	423,327
7	2034	614,196	415,712
8	2035	633,283	408,220
9	2036	652,942	400,850
		$4,819,159	$3,524,557

EXECUTION

TAX INCREMENT FINANCING AGREEMENT

IN

REDEVELOPMENT PROJECT AREA NO. 4

AND

TAX INCREMENT FINANCING DISTRICT NO. 25

CHASKA,
CARVER COUNTY, MINNESOTA

By and Among

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

And

CITY OF CHASKA, MINNESOTA

And

TCWG, LLC

for the

EDCO MANUFACTURING FACILITY

Dated as of September 30, 2025

This Document Was Drafted By:

DORSEY & WHITNEY LLP (GIT)
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402

4929-8849-5449\8

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EXHIBIT F ASSESSMENT AGREEMENT

TAX INCREMENT FINANCING AGREEMENT

THIS Tax Increment Financing Agreement (this "Agreement"), is made and entered into as of September 30, 2025, by and among the CHASKA ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic, duly organized under the laws of the State of Minnesota (the "EDA"), the CITY OF CHASKA, a municipal corporation and political subdivision of the State of Minnesota (the "City"), and TCWG, LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH:

WHEREAS, the EDA has designated a Redevelopment District in the City denominated the Redevelopment Project Area No. 4 (the "Redevelopment District") and adopted a Redevelopment Plan (the "Redevelopment Plan") therefor, pursuant to and in accordance with Minnesota Statutes ("M.S."), Sections 469.090 through 469.1082, as amended; and

WHEREAS, following a public hearing held by the City Council of the City on September 15, 2025, the City adopted a resolution establishing Tax Increment Financing District No. 25, an "economic development district" (the "TIF District") pursuant to M.S., Section 469.174, Subdivision 12, and approved a Tax Increment Financing Plan therefor (the "TIF Plan"); and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan and the TIF Plan, the EDA intends to provide assistance to the Developer through tax increment financing, as described in M.S., Sections 469.174 through 469.1794 (the "TIF Act"), to finance construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility (the "Project");

WHEREAS, the EDA has determined that, in order to accomplish the purposes specified in and to carry out the Redevelopment Plan and the TIF Plan, it is necessary and desirable for the EDA to reimburse the Developer for certain costs to be incurred and paid by the Developer in connection with the Project; and

WHEREAS, the EDA will apply tax increment revenues generated from the TIF District to (i) pay or reimburse the EDA for administrative expenses relating to the TIF District to the extent permitted by the TIF Act and (ii) reimburse the Developer, with interest, for certain costs incurred in connection with the construction of the Project; and

WHEREAS, the EDA and the City believe that the development activities associated with the Project pursuant to this Agreement are in the best interests of the City and benefit the health, safety, morals and welfare of its residents, and comply with the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual obligations set forth in this Agreement, the parties hereto hereby agree as follows:

ARTICLE 1
Definitions

1.01. Definitions.

In this Agreement, unless a different meaning clearly appears from the context:

"Act" means M.S., Sections 469.090 through 469.1082.

"Agreement" means this Agreement, as the same may be from time to time modified, amended or supplemented.

"Assessment Agreement" means the Assessment Agreement between the Governmental Authorities and the Developer in the form set forth as Exhibit F hereto.

"Available Tax Increment" means 45.5% of the tax increment revenues generated by the Project, as computed pursuant to M.S., Section 469.177, as amended from time to time. Such percentage represents 100% of the tax increment revenues generated by the Project less 10% to be retained by the EDA for Administrative Expenses (as defined in the TIF Act), less 44.5% to be retained by the EDA for the City Improvements.

"Business Subsidies Act" means M.S., Sections 116J.993 through 116J.995.

"Certificate of Completion" means a certification in the form attached hereto as Exhibit D, to be provided to the Developer pursuant to this Agreement.

"City" means the City of Chaska, Minnesota.

"City Council" means the City Council of the City.

"City Improvements" means the public improvements beneficial to the Project to be constructed by the City on Creek Road, including the sewer extension, water connections, and the upgrade of Creek Road west of Chaska Creek Boulevard.

"Construction Plans" means the plans, specifications, drawings and related documents for the construction work to be performed by the Developer on the Property.

"County" means Carver County, Minnesota, a political subdivision of the State of Minnesota.

"Default Notice" means written notice from the City to the Developer setting forth the Event of Default and the action required to remedy the same.

"Developer" means TCWG, LLC, a limited liability company under the laws of the State of Minnesota.

"Event of Default" means as any of the events set forth in Section 7.01 hereof.

"EDA" means the Chaska Economic Development Authority, a body corporate and politic, duly organized under the laws of the State.

"Governmental Authorities" means, collectively, the City and the EDA.

"Legal and Administrative Expenses" means the fees and expenses incurred by the City or EDA in connection with review and analysis of the development proposed under this Agreement with the adoption and administration of the TIF Plan and establishment of the TIF District, the preparation of this Agreement and the issuance of the TIF Note including, but not limited to, attorney and municipal advisor fees and expenses.

"Mortgage" means any mortgage made by the Developer which covers, in whole or in part, the Property.

"Mortgagee" means the owner or holder of a Mortgage.

"M.S." means Minnesota Statutes.

"Project" means the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility.

"Property" means the Property described in Exhibit A to this Agreement.

"Public Assistance" means the Available Tax Increment to be paid under Article 5 hereof.

"Qualified Costs" means costs incurred by Developer in connection with construction of the Project that are reimbursable from tax increment pursuant to Sections 469.174, Subd. 12 and 469.1761 of the TIF Act, which are shown on Exhibit C to this Agreement. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,644,173.

"Redevelopment District" means Redevelopment Project Area No. 4, designated pursuant to the Act.

"Redevelopment Plan" means the Redevelopment Plan developed for Redevelopment Project Area No. 4.

"Restrictions" means the easements, covenants, conditions and restrictions set forth in Exhibit B attached hereto.

"Section" means a Section of this Agreement, unless used in reference to M.S..

"State" means the State of Minnesota.

"Termination Date" means the earlier of (i) February 1, 2037, (ii) the date the TIF Note is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms.

"TIF Act" means M.S., Sections 469.174 through 469.1794, as amended.

"TIF District" means Tax Increment Financing District No. 25, an economic development district established in Redevelopment Project Area No. 4 by the City Council on September 15, 2025.

"TIF Note" means the Tax Increment Revenue Note (Edco Manufacturing Facility) to be executed by the EDA and delivered to the Developer pursuant to Article 5 hereof, the form of which is attached hereto as Exhibit E. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,644,173.

"TIF Plan" means the Tax Increment Financing Plan for the TIF District approved by the City Council and EDA.

"Unavoidable Delay" means a failure or delay in a party's performance of its obligations under this Agreement, or during any cure period specified in this Agreement which does not entail the mere payment of money, not within the party's reasonable control, including but not limited to acts of God, governmental agencies, the other party, strikes, labor disputes (except disputes which could be resolved by using union labor), fire or other casualty, or lack of materials; provided that within ten (10) business days after a party impaired by the delay has knowledge of the delay it shall give the other party notice of the delay and the estimated length of the delay, and shall give the other party notice of the actual length of the delay within ten (10) business days after the cause of the delay has ceased to exist. The parties shall pursue with reasonable diligence the avoidance and removal of any such delay. Unavoidable Delay shall not extend performance of any obligation unless the notices required in this definition are given as herein required.

ARTICLE 2
Representations and Warranties

2.01. EDA Representations.

The EDA makes the following representations to the Developer:

(a) The EDA is a body corporate and politic, duly organized and existing under the laws of the State. Under the provisions of the Act, the EDA has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The EDA has designated the Redevelopment District and has adopted the Redevelopment Plan in accordance with the provisions of the Act and has assisted with creation of the TIF District and adopted the TIF Plan and shall administer the TIF District in accordance with the provisions of the TIF Act.

2.02. Developer Representations.

The Developer makes the following representations to the Governmental Authorities:

(a) The Developer is a Minnesota limited liability company and has power to enter into this Agreement and has duly authorized, by all necessary corporate action, the execution and delivery of this Agreement.

(b) Developer will, to the extent required by this Agreement, construct the Project in accordance with the terms of this Agreement, the TIF Plan and all local, state and federal laws and regulations.

(c) At such time or times as may be required by law, the Developer will have complied with all local, state and federal environmental laws and regulations applicable to the Project, will have obtained any and all necessary environmental reviews, licenses and clearances, and obtained approvals of the final site plan and final plat. The Developer has received no written notice or communication from any local, state or federal official that the activities of the Developer or the Governmental Authorities with respect to the Property may be or will be in violation of any environmental law or regulation. The Developer is aware of no facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure with respect to the Property.

(d) Neither the execution or delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented by, limited by, conflicts with, or results in a breach of, any restriction, agreement or instrument to which the Developer is now a party or by which the Developer is bound.

(e) The Developer has no knowledge or information that any member of the EDA Board of Commissioners, City Council, or any other officer of the Governmental Authorities has any direct or indirect financial interest in the Developer, the Property, or the Project.

(f) The Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all local, state and federal laws and regulations which must be obtained or met in connection with the Project. Without limitation to the foregoing, the Developer will request and seek to obtain from the Governmental Authorities all necessary variances, conditional use permits and zoning changes and obtain approvals of the final site plan and final plat.

(g) The Developer would not undertake the Project without the financial assistance to be provided by the Governmental Authorities pursuant to this Agreement and the TIF Plan.

(h) Apart from the assistance to be provided under this Agreement, the Developer shall pay all standard charges and fees due with respect to real estate developments and allocable to the Property under City ordinances and the City Code, including but not limited to special assessments for local improvements, sewer and water use charges, building permit fees, plat fees, inspection fees, storm water fees and the like used against the Property.

2.03. Use, Ownership of Property; Restrictions; Use of Property. The Developer's use of the Property shall be subject to and in compliance with all of the conditions, covenants, restrictions and limitations imposed by this Agreement, the Restrictions, and all applicable laws, ordinances and regulations.

2.04. Ownership of Property. The Developer hereby represents and warrants that it is the owner in fee simple of the Property and that there are no liens, defects or other encumbrances upon title to the Property that would hinder the development of the Property by the Developer as contemplated by this Agreement.

2.05. Declaration of Restrictive Covenants. The Developer shall prepare, execute, and record on the title to the Property a Declaration of Restrictive Covenants, in form approved by the City, which includes the Restrictions set forth in Exhibit B. If the Developer determines that operation of the Property and the Project would endanger the financial viability thereof, the Developer may request the Governmental Authorities to consent to the amendment, modification or termination of any of the restrictions in any respect. The Governmental Authorities are under no obligation to amend, modify or terminate any of the restrictions and may, in their sole and absolute discretion, refuse to do so.

2.06. Damage or Destruction. Subject to any mortgage requirements that would require the Developer to act sooner, upon any damage or destruction of the Project, or any portion thereof, by fire or other casualty, the Developer shall within one hundred eighty (180) days after such damage or destruction, commence the process required to repair, reconstruct and restore the damaged or destroyed Project, or portion thereof, to substantially the same condition or utility value as existed prior to the event causing such damage or destruction and shall diligently pursue such repair, reconstruction and restoration.

2.07. Relocation Costs. The Developer shall pay all relocation costs or expenses required under federal or state law to be paid to any owner or occupant of the Property as a result of the Project, and shall indemnify and hold harmless the Governmental Authorities, their governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof from any such relocation costs and expenses in accordance with the provisions of Section 4.01.

2.08. Assessment Agreement. The Assessment Agreement shall be executed by the Developer and the Governmental Authorities as of the date hereof, and the Developer shall cause the Assessment Agreement and the exhibits thereto to be executed (as necessary) and recorded on the title to the Property.

2.09 Developer Contingency for Property Acquisition. Notwithstanding anything contained herein to the contrary, Developer representations, covenants and agreements set forth in this Agreement are contingent on Developer acquiring the Property on or before October 31, 2025. If Developer does not acquire the Property by such date, this Agreement shall have no further force and effect.

ARTICLE 3
Construction of Project

3.01. Construction Plans. Prior to commencing construction of the Project, the Developer shall make available to the City for review Construction Plans for the Project. The Construction Plans shall provide for construction of the Project in conformity with the Redevelopment Plan, the TIF Plan, this Agreement, and all applicable state and local laws and regulations. The City shall approve the Construction Plans in writing if, in the reasonable discretion of the City, the Construction Plans: (a) conform to the Redevelopment Plan, the Modification, the TIF Plan, this Agreement, and to any subsequent amendments thereto approved by the City; (b) conform to all applicable federal, state and local laws, ordinances, rules and regulations; (c) are adequate to provide for construction of the Project; and (d) no Event of Default has occurred.

No approval by the City shall relieve the Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to properly construct the Project. No approval by the City shall constitute a waiver of an Event of Default. Any disapproval of the Construction Plans shall set forth the reasons therefore and shall be made within thirty (30) days after the date of their receipt by the City. If the City rejects the Construction Plans, in whole or in part, the Developer shall submit new or corrected Construction Plans within thirty (30) days after written notification to the Developer of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the Construction Plans have been approved by the City.

3.02. Undertaking of Project.

(a) Subject to Unavoidable Delay, Developer shall commence the Project by December 31, 2026, and cause the Project to be completed in accordance with the terms of this Agreement by December 31, 2028.

(b) All work with respect to the Project shall be in substantial conformity with the Construction Plans approved by the City.

(c) The Developer shall not materially interfere with, or construct any improvements over, any public street or utility easement without the prior written approval of the City. All connections to public utility lines and facilities shall be subject to approval of the City and any private utility Developer involved. Except for public improvements, including the City Improvements, which are undertaken by the City or other governmental body and assessed against benefited properties, all street and utility installations, relocations, alterations and restorations shall be at the Developer's expense and without expense to the City. Unless the restoration thereof is covered by insurance carried by the City, the Developer, at its own expense, shall replace any public facilities or utilities damaged during the Project by the Developer or its agents or by others acting on behalf of or under the direction or control of the Developer.

(d) The City agrees to commence and complete construction of the City Improvements relating to the Project and commence and complete the utility portion of the City Improvements in accordance with the plans and timeline in the Developer's agreement with the City associated with planning case file P.C. No. 2025-13.

3.03. Certificate of Occupancy; Certificate of Completion.

(a) Upon the Developer's request following the City's issuance of a certificate of occupancy with respect to the Project, the City will furnish the Developer with a Certificate of Completion for the Project, in substantially the form attached hereto as Exhibit D, as conclusive evidence of satisfaction and termination of the agreements and covenants of this Agreement with respect to the obligations of the Developer to complete the Project. The furnishing by the City of such Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Developer to any Mortgagee.

(b) If the City shall refuse or fail to provide a Certificate of Completion following the Developer's request, the City shall, within ten (10) days after the Developer's request, provide the Developer with a written statement specifying in what respects the Developer has failed to complete the Project in accordance with this Agreement, or is otherwise in default, and what measures or acts will be necessary, in the reasonable opinion of the City, for the Developer to obtain the Certificate of Completion.

3.04. Progress Reports. Until the Certificate of Completion is issued for the Project, the Developer shall make, in such detail as may reasonably be required by the Governmental Authorities, and forward to the Governmental Authorities, within five (5) days after request therefor (which request will not be made more than once every fourteen (14) days) by either or both of the Governmental Authorities, a written report as to the actual progress of construction.

3.05. Access to Property. Provided the Governmental Authorities use reasonable efforts to minimize interference with the Project, the Developer agrees to permit the Governmental Authorities and any of their officers, employees or agents access to the Property at all reasonable times for the purpose of inspection of all work being performed in connection with the Project; provided, however, that neither Governmental Authority shall have an obligation to inspect such work.

3.06. Modification; Subordination. The Governmental Authorities agree to subordinate their respective rights under this Agreement to the holder of any Mortgage securing construction or permanent financing, in accordance with the terms of a subordination agreement in a form reasonably acceptable to the Governmental Authorities.

ARTICLE 4
Defense of Claims; Insurance

4.01. Defense of Claims.

(a) The Developer shall indemnify and hold harmless the Governmental Authorities, their governing body members, officers, and agents including the

independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for the purposes of this Section, collectively the "Indemnified Parties") for any expenses (including attorneys' fees), loss, damage to property, or death of any person occurring at or about, or resulting from any defect in, the Project; provided, however, the Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings arising from any negligent or unlawful acts or omissions of such Indemnified Party. Promptly after receipt by either of the Governmental Authorities of notice of the commencement of any action in respect of which indemnity may be sought against the Developer under this Section 4.01, such person will notify the Developer in writing of the commencement thereof, and, subject to the provisions hereinafter stated, the Developer shall assume the defense of such action (including the employment of counsel, who shall be counsel reasonably satisfactory to the Governmental Authorities) and the payment of expenses insofar as such action shall relate to any alleged liability in respect of which indemnity may be sought against the Developer. The Governmental Authorities shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall not be at the expense of the Developer unless the employment of such counsel has been specifically authorized by the Developer. Notwithstanding the foregoing, if the Governmental Authorities have been advised by independent counsel that there may be one or more legal defenses available to it which are different from or in addition to those available to the Developer and provide notice thereof with a copy of such legal counsel's analysis, the Developer shall not be entitled to assume the defense of such action on behalf of the Governmental Authorities, but the Developer shall be responsible for the reasonable fees, costs and expenses (including the employment of counsel) of the Governmental Authorities in conducting their defense. The Developer shall not be liable to indemnify any person for any settlement of any such action effected without the Developer's consent.

(b) The Developer agrees to protect and defend the Indemnified Parties, and further agrees to hold the aforesaid harmless, from any claim, demand, suit, action or other proceeding whatsoever by any person or entity arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, however, the Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings arising from any negligent or unlawful acts or omissions of such Indemnified Party and further provided that this indemnification shall not apply to the warranties made or obligations undertaken by the Governmental Authorities in this Agreement or to any actions undertaken by the Governmental Authorities which are not contemplated by this Agreement or other Agreements between the parties hereto but shall, in any event, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the Governmental Authorities at a rate equal to the prime rate) as a result of the Project, as constructed and operated by the Developer, causing the TIF District to cease to qualify as an "economic development district" under the TIF Act or to violate limitations as to the use of the revenues therefrom as set forth in the TIF Act.

(c) All covenants, stipulations, promises, agreements and obligations of the Governmental Authorities contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Governmental Authorities and not of any governing body member, officer, agent, servant or employee of the Governmental Authorities, as the case may be.

4.02. Insurance.

(a) Subject to the terms of any Mortgage relating to the Property, the Developer shall keep and maintain the Property and Project at all times insured against such risks and in such amounts, with such deductible provisions, as are customary in connection with facilities of the type and size comparable to the Project, and the Developer shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for direct damage insurance covering all risks of loss covered by a standard causes of loss-special form policy of insurance on a replacement cost basis in an amount equivalent to the full insurable value thereof. ("Full insurable value" shall include the actual replacement cost of the Project, exclusive of foundations and footings, without deduction for architectural, engineering, legal or administrative fees or for depreciation.) Insurance in effect with respect to any portion of the Project to be rehabilitated or renovated as a part of the Project prior to the issuance by the City of a Certificate of Completion under Section 3.03 hereof with respect thereto shall be maintained on an "all-risk" builder's risk basis during the course of construction. The policies required by this Section 4.02 shall be subject to a no coinsurance clause or contain an agreed amount clause, and may contain a deductibility provision not exceeding $50,000.

(b) Subject to the terms of any Mortgage relating to the Property, policies of insurance required by this Section 4.02 shall insure and be payable to the Developer, and shall provide for release of insurance proceeds to the Developer for restoration of loss. The City shall be furnished certificates showing the existence of such insurance. In case of loss, the Developer is hereby authorized to adjust the loss and execute proof thereof in the name of all parties in interest. On an annual basis and from time to time at the Governmental Authorities' request, the Developer shall file with the Governmental Authorities, as applicable, a certificate of insurance for each of the policies required under this Section.

ARTICLE 5
Public Assistance

5.01. Development Costs. The Developer has agreed to and shall be responsible to pay all of its respective costs of the Project, as herein provided. However, the EDA, in order to encourage the Developer to proceed with the construction of the Project, and to assist the Developer in paying the costs thereof, is willing to provide the Public Assistance and thereby reimburse the Developer for Qualified Costs, as permitted by the TIF Act and in accordance with the TIF Plan, that will be incurred by the Developer to construct the Project.

5.02. Reimbursement for Qualified Costs.

The EDA agrees to reimburse the Developer, using Available Tax Increment on a pay-as-you-go basis, for Qualified Costs of the Project. The EDA shall, upon completion of the Project and the issuance by the City of a the Certificate of Completion therefor, make reimbursement payments pursuant to a limited revenue tax increment note for the Project, the form of which is attached hereto as Exhibit E, with said payments of principal and interest to be made on the dates (the "Payment Dates") specified in the TIF Note, subject to the following terms and conditions:

(a) The total principal amount of any and all TIF notes issued for the Project will not exceed one million six hundred forty-four thousand one hundred seventy-three dollars ($1,644,173).

(b) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at the lesser of 5.00% per annum or the interest rate on the financing that the Developer obtains for the construction of the Project. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(c) No payments shall be made by the EDA to the Developer unless and until the Developer has provided written evidence reasonably satisfactory to the EDA that (i) Qualified Costs in the amount to be reimbursed from the Available Tax Increment have been incurred for the Project and paid by the Developer and (ii) the Certificate of Completion has been issued by the City as contemplated in Section 3.03 hereof.

(d) The EDA shall be obligated to make the payments to the Developer required pursuant to this Section 5.02 *only from and to the extent of* the Available Tax Increment actually received from the TIF District for any tax year, and such payments shall never be considered to be a general obligation or indebtedness of the EDA or the City.

(e) The EDA will retain 10% of the tax increment revenues generated for administrative costs and apply the retained tax increment revenues first to pay any administrative expenses relating to the Property to the extent permitted by the TIF Act and to the extent that such expenses have not been paid or reimbursed to the EDA by the Developer. The EDA will also retain 44.5% of the tax increment revenues generated to be applied to the City Improvements. The percentage of retained tax increment revenues remaining (45.5%) after such retainage for administrative expense and City Improvements (the "Available Tax Increment") shall be paid to the Developer for reimbursement of the Qualified Costs plus interest on the Payment Dates.

(f) Upon thirty (30) days' written notice to the Developer, the EDA may prepay all or a portion of the outstanding principal balance due to the Developer pursuant to this Section 5.02 without penalty, on any date at a prepayment price equal to the outstanding principal balance to be prepaid plus accrued interest to the prepayment date.

(g) The EDA shall not be obligated to make any payments hereunder subsequent to the termination of this Agreement as provided in Section 8.06 hereof, and any amounts remaining unpaid as of such date (other than by reason of failure of the EDA to comply

with the terms of this Agreement) shall be considered forgiven by the Developer and shall cease to be owing.

(h) In addition to other permitted assignments under this Agreement, the Developer may assign its rights under this Agreement (including the payments to be made to the Developer hereunder) to third parties to secure financing incurred by the Developer to pay costs of the Project, including but not limited to any Mortgagee, or, after Certificate of Completion has been issued by the City.

5.03. Conditions Precedent to Provision of Public Assistance.

Upon payment by the Developer of Qualified Costs for the Project, the Developer will deliver to the EDA an instrument executed by the Developer (i) specifying the amount and nature of the Qualified Costs of the Project to be reimbursed and (ii) certifying that such costs have been paid to third parties unrelated to the Developer, or if any costs have been paid to third parties related to the Developer, that such costs do not exceed the reasonable and customary costs of services, labor or materials of comparable quality, dependability, availability and other pertinent criteria and that such costs have not previously been contained in an instrument furnished to the EDA pursuant to this Section 5.03. Together with such instrument, the Developer shall deliver to the EDA evidence reasonably satisfactory to the EDA of the payment by the Developer of such costs to be reimbursed. Thereafter, the EDA will provide to the Developer reimbursement for the Project, constituting a portion of the Public Assistance described in this Article 5, paid up to the maximum amount then due and payable, in accordance with Section 5.02.

5.04. Satisfaction of Conditions Precedent. Notwithstanding anything to the contrary contained herein, the EDA's obligation to reimburse the Developer for Qualified Costs shall be subject to satisfaction, or waiver in writing by the EDA, of all of the following conditions precedent:

(a) the conditions precedent in this Section 5.04 hereof have been satisfied;

(b) the Developer shall have cured any title defects with respect to the Property;

(c) the Developer shall not be in default under the terms of this Agreement beyond any applicable cure period;

(d) the Developer shall have executed and recorded on the title to the Property, the Declaration of Restrictive Covenants, required by Section 2.05 hereof, as set forth in Exhibit B; and

(e) the Developer shall provide to the Governmental Authorities reasonable evidence of funds sufficient to pay all costs to be incurred in connection with the Project.

(f) the Developer shall have executed the Assessment Agreement described in Section 2.08

In the event that all of the above conditions required to be satisfied as provided in this Section 5.04 have not been satisfied by December 31, 2028, either the Governmental Authorities or the Developer may terminate this Agreement. Upon such termination, the provisions of this Agreement relating to the Project shall terminate and, except as provided in Article 8, neither the Developer nor the Governmental Authorities shall have any further liability or obligation to the other hereunder.

5.05. Notice of Default. Whenever either of the Governmental Authorities shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in its obligations or covenants under this Agreement, the respective Governmental Authority shall at the same time forward a copy of such notice or demand to each investor, lender, or holder of any permitted mortgage, lien or other similar encumbrance at the last address of such holder shown in the records of the Governmental Authorities. Each such investor, lender, or holder shall have the right, at its option, to cure or remedy such breach or default and to add the cost thereof to the mortgage debt and the lien of its mortgage; provided that if the breach or default is with respect to construction of the Project, nothing contained in this Agreement shall be deemed to permit or authorize such holder, either before or after foreclosure or action in lieu thereof, to undertake or continue the construction or completion of the Project without first having expressly assumed the obligation to the Governmental Authorities, by written agreement reasonably satisfactory to the Governmental Authorities, to complete the construction the Project in accordance with the plans and specifications therefor and this Agreement. Any such holder who shall properly complete the construction of the Project shall be entitled, upon written request made to the Governmental Authorities, to a certification by the Governmental Authorities to such effect in the manner provided in Section 3.03.

5.06. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes and all standard charges and fees due with respect to the Property (as described in 2.02(h) herein, payable with respect to all and any parts of the Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to

the Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under M.S., Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Property between the date of execution of this Agreement and the Termination Date.

5.07 Action to Reduce Taxes. The Developer may seek through petition or other means to have the market value for the Property reduced; provided such reduction is not below the minimum market value set forth in the Assessment Agreement. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the EDA may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the EDA will make the suspended payments less any amount that the EDA is required to repay the County as a result any reduction in market value of the Property. During the period that the payments are subject to suspension, the EDA may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The EDA's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

ARTICLE 6
Prohibitions Against Assignment and Transfer

6.01. Transfer of Property and Assignment. Other than leases made in the ordinary course of business, the Developer has not made and will not make, or suffer to be made, any total or partial sale, assignment, conveyance, lease, or other transfer, with respect to this Agreement, the Project or Property or any part thereof or any interest therein (other than any Mortgage or Mortgages securing financing for the Project or other than any assignment of the payments to be made to the Developer under Section 5.02 hereof that is permitted under Section 5.02 hereof), or any contract or agreement to do any of the same, without the prior written approval of the Governmental Authorities, which shall not be unreasonably withheld or delayed. The Governmental Authorities shall be entitled to require as conditions to any such approval that: (i) the proposed transferee have the qualifications and financial responsibility, as reasonably determined by the Governmental Authorities, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer; (ii) the proposed transferee, by recordable instrument satisfactory to the Governmental Authorities shall, for itself and its successors and assigns, assume all of the obligations of the Developer under this Agreement. No transfer of, or change with respect to, ownership in the Project or Property or any part thereof, or any interest therein, however consummated or occurring and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the Governmental Authorities of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Project or Property and the completion of the Project that the Governmental Authorities would have had, had there been no such transfer or change. There shall be submitted to the Governmental Authorities for review all legal documents relating to the transfer.

Notwithstanding the foregoing, this Section 6.01 shall not apply to any transfer or assignment to (i) any entity controlling, controlled by or under common control with the Developer or (ii) any entity in which the majority equity interest is owned by the parties that have a majority equity interest in the Developer.

Provided that no Event of Default exists hereunder, any such transfer or assignment shall release the Developer from its obligations hereunder upon execution and delivery to the Governmental Authorities by the transferee or assignee of an instrument in form and substance satisfactory to the Governmental Authorities by which the transferee or assignee assumes the obligations of the Developer hereunder.

Notwithstanding anything in this Agreement to the contrary, the Governmental Authorities acknowledge and agree that the initial named Developer is a qualified intermediary who is acquiring the Property and who will begin and proceed with the construction of the Project to facilitate an exchange under Section 1031 of the Internal Revenue (the "Exchange") for the benefit of EDCO Products, Incorporated ("EDCO"). EDCO will be granted an option to purchase the Property from Developer as part of the Exchange. If EDCO exercises the option to purchase, in connection with the closing of such purchase, the Governmental Authorities hereby consent to the acquisition of the Property by EDCO, either through a purchase of the membership interests in the Developer or by a deed from the Developer. In connection therewith, the rights under this Agreement will be assigned to EDCO and EDCO will assume all obligations under this Agreement, including, without, limitation, the right to be the payee of the TIF Note and the obligations to pay real estate taxes and comply with the Business Subsidy Act requirements. Developer and EDCO will notify the Governmental Authorities of the purchase and provide to the Governmental Authorities a copy of the assignment and assumption of this Agreement.

In the absence of specific written agreement by the Governmental Authorities to the contrary including the express provisions of the foregoing paragraphs, no such transfer or approval by the Governmental Authorities thereof shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the completion of the Project, from any of their obligations with respect thereto.

6.02. Termination of Limitations on Transfer. The provisions of Section 6.01 shall terminate at such time as the Certificate of Completion has been issued by the City under Section 3.03 of this Agreement with respect to the Project; provided, however, that any assignment of the payments to be made to the Developer under Section 5.02 may only be assigned as permitted under Section 5.02 hereof.

ARTICLE 7
Event of Default; Fees

7.01. Events of Default. Subject to Unavoidable Delay, the following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any one or more of the following events which occurs and continues for more than thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer

period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances (and the term "default" shall mean any event which would with the passage of time or giving of notice, or both, be an "Event of Default" hereunder):

(a) Failure of the Developer to construct or reconstruct the Project as required hereunder.

(b) Failure of the Developer to furnish the Construction Plans as required hereunder.

(c) Failure of the Developer to pay to the EDA any amounts required to be paid by the Developer hereunder.

(d) Failure of the Developer or the Governmental Authorities to observe and perform any other covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

(e) Failure of the Developer to pay any taxes or standard charges and fees due with respect to the Property as they become due.

(f) Filing of any voluntary petition in bankruptcy or similar proceedings by the Developer; general assignment for the benefit of creditors made by the Developer or admission in writing by the Developer of inability to pay its debts generally as they become due; or filing of any involuntary petition in bankruptcy or similar proceedings against the Developer which are not dismissed or stayed within sixty (60) days.

7.02. Remedies on Default. In the event the Governmental Authorities desire to exercise any of their respective rights or remedies to the extent provided herein, the Governmental Authorities shall first provide written notice to Developer setting forth with specific particularity the Event of Default and the action required to cure or remedy the same (the "Default Notice"). Developer or any transferee or assignee under Section 6.01 hereof, shall have thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances. If, following Developer's receipt of a Default Notice, Developer does not cure or remedy the Event of Default therein specified within the time provided above, the Governmental Authorities may, as its sole and exclusive remedies, take any one or more of the following actions at any time prior to Developer's curing or remedying the Event of Default:

(a) Suspend its performance under this Agreement until it receives assurances from Developer, deemed adequate by the Governmental Authorities, that Developer will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, Terminate all rights of Developer under this Agreement.

(c) Withhold the Certificate of Completion.

In the event the Governmental Authorities should fail to observe or perform any covenant, agreement or obligation of the Governmental Authorities on their part to be observed and performed under this Agreement, and such failure occurs and continues for more than thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances, Developer may take any one or more of the following actions:

(a) Suspend its performance under this Agreement until it receives assurances from the Governmental Authorities deemed adequate by Developer, that the Governmental Authorities will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, Terminate all rights of the Governmental Authorities under this Agreement.

7.03. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Governmental Authorities or to the Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Governmental Authorities or Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required under this Agreement.

7.04. Waivers. All waivers by any party to this Agreement shall be in writing. If any provision of this Agreement is breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

7.05. Agreement to Pay Attorneys' Fees. Whenever any Event of Default occurs and either of the Governmental Authorities shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the Governmental Authorities the reasonable fees of such attorneys and such other expenses so incurred by the Governmental Authorities.

ARTICLE 8
General Provisions

8.01. Conflicts of Interest; Governmental Authorities Representatives Not Individually Liable. No member, official, employee, or consultant or employee of a consultant of the Governmental Authorities shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, consultant or the consultant's employees or employee participate in any decision relating to this Agreement which affects his or her personal interests

or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No member, official, consultant or consultant's employee, or employee of the Governmental Authorities shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the Governmental Authorities or for any amount which may become due to Developer or successors or on any obligations under the terms of this Agreement.

8.02. Equal Employment Opportunity. Developer, for itself and its successors and assigns, agrees that during the construction of the Project it will comply with any applicable affirmative action and nondiscrimination laws or regulations.

8.03. Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, that Developer, and such successors and assigns, shall devote the Property to, and only to and in accordance with, the uses specified in the Redevelopment Plan, this Agreement and other agreements entered into between the Developer and the City, and shall not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof.

8.04. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

8.05. Business Subsidies Act.

(a) *Representations and Covenants*. The provisions of this Section constitute the "Business Subsidy Agreement" for purposes of the Business Subsidies Act.

(1) The Developer acknowledges and agrees that the provisions of the Business Subsidy Act apply to this Agreement, as Developer is receiving the Public Assistance under the terms of this Agreement in the form of Available Tax Increment, which Public Assistance constitutes a "Business Subsidy" for purposes of the Business Subsidies Act.

(2) The public purposes and goals of the subsidy are to create jobs, enhance economic diversity of the city, and increase the tax base in the City.

(3) The goals for the subsidy are to create jobs that pay a livable wage, per Section 8.05(b) of this Agreement.

(4) The subsidy is needed because the Project is economically infeasible without the Public Assistance and the Governmental Authorities are desirous of the Developer undertaking the Project in order to create jobs and increase the tax base in the City's area of operation.

(5) The Developer represents and covenants to continue operations in the City for at least five years following the Benefit Date (as such term is defined in the Business Subsidy Act).

(6) The Developer represents and covenants to meet the job and wage goals for the Business Subsidy, as described in subsection (b) below.

(7) The Developer does not have a parent corporation.

(8) In addition to the assistance provided under this Agreement, the Developer has received or expects to receive as part of this Project, the following financial assistance from other "grantors" as defined in the Business Subsidies Act:

- NONE

(b) *Job and Wage Goals for the Business Subsidy*. The Developer agrees that the job and wage goals for the Project are 25 new full-time equivalent jobs located in the City of Chaska with an average hourly wage of $20.00 per hour. Such wage and jobs and goals must be met within two years after the Benefit Date.

(c) *Financial Obligation of the Developer if Business Subsidy Agreement Not Fulfilled*. If the Developer does not fulfill this Business Subsidy portion of this Agreement, the Developer will repay to the EDA a pro rata portion of the Business Subsidy which has been paid to the Developer plus interest from the date of such payments ("Interest") set at the implicit price deflator for government consumption expenditures and gross investment for state and local governments prepared by the bureau of economic analysis of the United States Department of Commerce for the 12-month period ending March 31 of the previous year. *For instance, if Developer only creates 20 new jobs meeting the wage goals for the Project (80% of the goal of 25 new jobs), the Developer will repay to the EDA 20% of the Business Subsidy which has been paid to the Developer plus Interest. The Public assistance in years after any such failure to create 100% of the job and wage goals shall be paid in proportion to the actual jobs created meeting the wage goals within two years after the Benefit Date.*

(d) *Reporting Requirements; Term of Business Subsidy portion of this Agreement.*

(a) The Developer agrees to furnish to the Governmental Authorities on or before March 1 in each year the report required in Section 116J.994, Subdivision 7 of the Business Subsidies Act on forms developed by the Minnesota Department of Employment and Economic Development. Developer's obligation to provide such a report shall continue for two years after the Benefit Date or until the goals are met, whichever is later. If the goals are not met, Developer is required to continue to provide information on the Business Subsidy until it is repaid.

(b) If the Governmental Authorities do not receive the reports, either of the Governmental Authorities will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the EDA a penalty of $100 for each subsequent day until the report is filed up to a maximum of $1,000.

This Business Subsidy portion of this Agreement will be in full force and effect until the earlier of the Developer meeting all of its obligations hereunder or the provisions of the Business Subsidies Act no longer apply to the Governmental Authorities, the Developer, or the Project, in which case this Business Subsidy portion of the Agreement will be terminated.

8.06. Term of Agreement. This Agreement shall terminate upon the earlier to occur of (i) February 1, 2037, (ii) the date the TIF Note is paid in full, (iii) the date on which the TIF District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; it being expressly agreed and understood that the provisions of this Agreement are intended to survive the expiration and satisfaction of any security instruments placed of record contemporaneously with this Agreement, if such expiration and satisfaction occurs prior to the expiration of the term of this Agreement, as stated in this Section 8.06.

8.07. Provisions Surviving Termination. Sections 4.01 and 7.05 hereof shall survive any termination, rescission, or expiration of this Agreement with respect to or arising out of any event, occurrence, or circumstance existing prior to the date thereof.

ARTICLE 9
Administrative Provisions

9.01. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by any party to another party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or sent by recognized overnight delivery service, or delivered personally as follows:

(a) in the case of Developer, addressed to or delivered personally to:

TCWG, LLC
c/o Commercial Partners Exchange Company, LLC
Attention: Jeffrey R. Peterson
222 South Ninth Street, Suite 4050
Minneapolis, Minnesota 55402

With copies to:

Edco Products, Incorporated
8700 Excelsior Blvd.

Hopkins, MN 55343
Attention: President and CEO

Savills
650 3rd Avenue South, Suite 1800
Minneapolis, Mn 55402
Attention: Jim Vos; Ashley Moen; and Jon Theis

Fredrikson & Byron, P.A.
60 South Sixth Street, Suite 1500
Minneapolis, Minnesota 55402-4400
Attention: Christopher J. Dolan and John J. Erhart

(b) in the case of the City, addressed or delivered personally to:

City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attention: City Administrator

(c) in the case of the EDA, addressed or delivered personally to:

Chaska Economic Development Authority
City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attention: Executive Director

The Governmental Authorities and the Developer, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications should be sent.

9.02. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

9.03. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the Governmental Authorities and the Developer and their respective successors and assigns.

9.04. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

9.05. Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the Governmental Authorities and the Developer. The Chair and Executive Director of the EDA are authorized to execute and deliver amendments and any documents related to this Agreement on

behalf of the EDA without further Board of Commissioner approval. The Mayor and City Administrator are authorized to execute and deliver amendments and any documents related to this Agreement on behalf of the City without further Council approval.

9.06. Further Assurances and Corrective Instruments. The Governmental Authorities and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Property or the Project or for carrying out the expressed intention of this Agreement.

9.07. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope of intent of any provisions or Sections of this Agreement.

9.08. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota without giving effect to the conflicts-of-laws principles thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

By _____
Chair

And _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Chair, and Executive Director, respectively, of the Chaska Economic Development Authority, a body politic and corporate under the laws of the state of Minnesota, on behalf of the Authority.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

_____
Notary Public

[EDA Signature Page to TIF Agreement - Edco Manufacturing Facility]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

_____
Notary Public

[City Signature Page to TIF Agreement - Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025, by _____, the _____of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2025.

_____
Notary Public

[Developer Signature Page to TIF Agreement - Edco Manufacturing Facility]

EXHIBIT A
TO
TIF AGREEMENT

PROPERTY

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT B
TO
TIF AGREEMENT

COVENANTS AND RESTRICTIONS

[See Attached]

This Document Was Drafted By:

DORSEY & WHITNEY LLP (GIT)
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402

COVENANTS AND RESTRICTIONS

During the term of that certain Tax Increment Financing Agreement between the Chaska Economic Development Authority, the City of Chaska, and TCWG, LLC, a Minnesota limited liability company, dated [_____] 1, 20[__] and recorded in the Office of the Carver County Registrar as Document No. [_____] on [_____], 20[__], the Property legally described in Exhibit A attached hereto and made a part hereof (the "Property") shall be subject to the following covenants and restrictions:

2. The Property shall not be exempt from real estate taxes notwithstanding the ownership or use of the land.

3. The Property shall not be sold, transferred, conveyed or leased to any of the following parties:

(a) An institution of purely public charity;

(b) A church or ancillary tax-exempt housing;

(c) A public hospital;

(d) A public school district;

(e) An organization exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, if as a result of such sale, transfer, conveyance or lease the Property would become exempt from real estate taxes; or

(f) A Minnesota cooperative association organized under Minnesota Statutes, Section 308.05 and 308.18 for the purpose of complying with the provisions of Minnesota Statutes, Section 273.133, subdivision 3, or any other party that would cause the Property to be valued and assessed for

real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

4. The Property shall not be used for any of the following purposes:

(a) The operation of a public charity;

(b) A church or house of worship;

(c) The operation of a public hospital;

(d) The operation of a public schoolhouse, academy, college, university or seminary of learning; or

(e) Any other use which would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

5. The Property shall be devoted to uses consistent with an "economic development district" under Minnesota Statutes, Sections 469.174 through 469.1794.

6. The Property owner shall:

(a) not discriminate on the basis of color, creed, national origin, or sex in the sale, lease, use or occupancy of the Property, the Project or any part thereof;

(b) develop the Property in an orderly manner consistent with the City's zoning ordinances and comprehensive plan.

7. The covenants and restrictions herein contained shall run with the title to the Property and shall be binding upon all present and future owners and occupants of the Property; provided, however, that the covenants and restrictions herein contained shall inure only to the benefit of the City and may be released or waived in whole or in part at any time, and from time to time, by the sole act of the City, and variances may be granted to the covenants and restrictions herein contained by the sole act of the City. These covenants and restrictions shall be enforceable only by the City, and only the City shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of the covenants and restrictions herein contained, or to enforce the performance or observance thereof.

8. The covenants and restrictions herein contained shall remain in effect until the later of (i) February 1, 2037, or (ii) the payment in full of principal of, and interest on, the limited revenue tax increment note issued in accordance with the Agreement, and thereafter shall be null and void. Upon request of the owner of the Property, the City will execute a release of these covenants and restrictions in recordable form.

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, on behalf of the City of Chaska.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

_____
Notary Public

[City Signature Page to Covenants and Restrictions – Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025, by _____, the _____of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2025.

_____
Notary Public

[Developer Signature Page to Covenants and Restrictions - Edco Manufacturing Facility]

EXHIBIT A
to
Covenants and Restrictions

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT C
TO
TIF AGREEMENT

PROJECT DESCRIPTION; QUALIFIED COSTS

Project Description

The Project involves the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility. Total Development Costs are anticipated to be approximately $44,000,000.

Qualified Costs

The estimated public costs of the TIF District are listed below. Such costs ("Qualified Costs") are eligible for reimbursement from tax increments of the TIF District. The categories below identify the categories of expenses that the parties agree may be reimbursed through tax increment financing. The amounts assigned to each category are estimates only and not independent limitations of Developer's Qualified Costs.

Land Acquisition	$6,145,000
Site Clearing and Grading	496,000
Sewer, Water, Gas and Electric Installation	894,000
Total	**$7,535,000***

* Developer's estimated Qualified Cost. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,644,173.

EXHIBIT D
TO
TIF AGREEMENT

CERTIFICATE OF COMPLETION

(See Attached)

This Document Was Drafted By:

DORSEY & WHITNEY LLP (GIT)
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402

CERTIFICATE OF COMPLETION

[Date]

WHEREAS, _____, _____ ("the Developer"), is the owner and the Developer of the property in the County of Carver and State of Minnesota described on Exhibit A hereto and made a part hereof (the "Property"); and

WHEREAS, the Property is subject to the provisions of a certain Tax Increment Financing Agreement (the "Agreement") in the Redevelopment Project Area No. 4 and Tax Increment Financing District No. 25, dated as of September 30, 2025, between the Developer, Chaska Economic Development Authority, and the City of Chaska, Minnesota; and

WHEREAS, the Developer has fully and duly performed all of the covenants and conditions of Developer under the Agreement with respect to the completion of the Project (as defined in the Agreement).

NOW, THEREFORE, it is hereby certified that all requirements of the Developer under the Agreement with respect to the completion of the Project have been completed and duly and fully performed, and this instrument is to be conclusive evidence of the satisfactory termination of the covenants and conditions of the Agreement as they relate to the completion of the Project. All other covenants and conditions of the Agreement shall remain in effect and are not terminated hereby.

[Signature pages to follow]

Dated as of the date first written above.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, on behalf of the City of Chaska.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 20___.

_____
Notary Public

[Signature Page to Certificate of Completion]

Exhibit A
To
Certificate of Completion

Property

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT E
TO
TIF AGREEMENT

FORM OF LIMITED TAX INCREMENT REVENUE NOTE

No. R-_____ $[_____]

UNITED STATES OF AMERICA
STATE OF MINNESOTA

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA

LIMITED REVENUE TAXABLE TAX INCREMENT NOTE
(EDCO MANUFACTURING FACILITY)

PRINCIPAL AMOUNT: **INTEREST RATE: 5.0%**

The Chaska Economic Development Authority (the "EDA") for value received, promises to pay, but solely from the source, to the extent and in the manner hereinafter provided, to [Developer], or its registered assigns (the "Owner"), the principal sum of _____ ($_____), in semi-annual installments payable on August 1, 2028, and on each February 1 and August 1 thereafter up to and including February 1, 2037 (each being a "Scheduled Payment Date"), together with interest on the outstanding and unpaid principal balance of this Note at the rate of five percent (5.0%) per annum. Installment payments shall be applied first to interest and then to a reduction of outstanding principal. Interest on the outstanding balance of this Note shall accrue from the date hereof as simple, non-compounding interest. Each payment on this Note is payable in any coin or currency of the United States of America which on the date of such payment is legal tender for public and private debts and shall be made by check or draft made payable to the Owner and mailed to the Owner at the postal address within the United States designated from time to time by the Owner.

This Note is subject to prepayment on any Scheduled Payment Date at the option of the EDA, in whole or in part, upon payment to the Owner of the principal amount of the Note to be prepaid, without premium or penalty.

This Note is a special and limited obligation and not a general obligation of the EDA, which has been issued by the EDA in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including M.S., Sections 469.174 through 469.1794. This Limited Tax Increment Revenue Note (Edco Manufacturing Facility) (or "Note") is issued pursuant to the provisions of that certain Tax Increment Financing Agreement, dated as of September 30, 2025, as the same may be amended from time to time (the "Tax Increment Financing Agreement"), by and between the EDA, the City of Chaska,

Minnesota (the "City") and [TCWG, LLC, as assigned to Edco Products, Incorporated (the "Developer") pursuant to that assignment agreement dated _____].

THIS NOTE IS NOT PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN AVAILABLE TAX INCREMENT, AS DEFINED BELOW.

The Note Payment Amounts due hereon shall be payable solely from a portion of the tax increments, less the EDA's administrative fee of ten percent (10%), less the percentage retained by the EDA for certain City improvements (44.5%), from the Property within the EDA's Tax Increment Financing District No. 25 (the "TIF District") within its Redevelopment Project Area No. 4, which are paid to the EDA and which the EDA is entitled to retain pursuant to the provisions of M.S., Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time, to pay a portion of the interfund loan for the City's project related expenses (the "Available Tax Increment"). The EDA makes no representation or covenant, express or implied, that the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The EDA shall pay to the Owner on each Scheduled Payment Date all Available Tax Increment on that date to the extent necessary to pay principal and interest then due and any past due installment. To the extent that the EDA is unable to pay the total principal and interest due on this Note at or prior to the February 1, 2037 maturity date hereof as a result of its having received as of such date insufficient Available Tax Increment, such failure shall not constitute a default under this Note and the EDA shall have no further obligation hereon.

This Note shall not be payable from or constitute a charge upon any funds of the EDA, and the EDA shall not be subject to any liability hereon or be deemed to have obligated itself to pay hereon from any funds except the Available Tax Increment, and then only to the extent and in the manner herein specified.

The Owner shall never have or be deemed to have the right to compel any exercise of any taxing power of the EDA or of any other public body, and neither the EDA nor any council member, officer, employee or agent of the EDA, nor any person executing or registering this Note shall be personally liable hereon by reason of the issuance or registration hereof or otherwise. The Owner may assign its rights hereunder, with notice thereof provided to EDA, in accordance with the associated TIF Agreement.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the EDA outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the EDA to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, the Chaska Economic Development Authority has caused this Note to be executed by the manual signatures of the Chair and the Executive Director and has caused this Note to be dated as of _____, 20__.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

By _____
Chair

And _____
Executive Director

[Signature Page to Limited Revenue Taxable Tax Increment Note]
(Edco Manufacturing Facility)

EXHIBIT F
TO
TIF AGREEMENT

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT is dated as of September _____, 2025, and is by and among the CHASKA ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic, duly organized under the laws of the State of Minnesota (the "EDA"), the CITY OF CHASKA, a municipal corporation and political subdivision of the State of Minnesota (the "City," together with the EDA, the "Governmental Authorities"), and TCWG, LLC, a Minnesota limited liability company (the "Developer").

IN CONSIDERATION OF the mutual covenants and benefits herein described, the Governmental Authorities and the Developer recite and agree as follows:

Section 1. Recitals.

1.01. Redevelopment District; Redevelopment Plan. The Governmental Authorities have heretofore undertaken certain development activities, which is a "project" as defined in Minnesota Statutes, Section 469.174, subdivision 8, in Redevelopment Project Area No. 4 (the "Project Area") pursuant to a Project Plan for the Project Area.

1.02. Tax Increment Financing District; Project. Pursuant to the Minnesota Tax Increment Financing Act, Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "TIF Act"), the Governmental Authorities have approved a tax increment financing plan (the "TIF Plan"), which is the proposed method for financing the development activities currently proposed to be undertaken pursuant to the Project Plan and the City has established a portion of the Project Area as a tax increment financing district – Tax Increment Financing District No. 25, an economic development district, established by the City Council on September 15, 2025 ("TIF District"). The TIF Plan proposes to finance the cost of the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility (the "Project").

1.03. Implementation. The Governmental Authorities has authorized and directed their respective officers to take all actions necessary to implement and carry out the Project Plan and the TIF Plan. The Project Plan and the TIF Plan propose that the EDA finance certain costs of or related to the Project, payable from tax increment (as defined in the TIF Act) derived from the District ("Tax Increment").

1.04. TIF Agreement. The Governmental Authorities and the Developer have entered into a Tax Increment Financing Agreement, dated as of September 30, 2025 (the "TIF Agreement"), which provides that the Developer, or its permitted assignee, will improve the real property described in Exhibit A hereto (the "Land") by the construction of the portion of the Project located thereon. The TIF Agreement provides that upon the execution and delivery of the TIF Agreement, the City and Developer are to enter into this Assessment Agreement.

Section 2. Minimum Market Value.

2.01. Agreed Upon Minimum. The Developer agrees that the minimum market value of the Land and Project located thereon for ad valorem tax purposes, for the assessment made as of January 2, 2028, shall be not less than $26,910,800, and shall not be reduced by any action taken by the Developer (other than a deed in lieu of, or under threat of, condemnation by the City, Carver County or other condemning authority), to less than the said amount, and that during the term of this Assessment Agreement no reduction of the market value therefor below said minimum market value shall be sought by the Developer or granted by any public official or court except in accordance with Minnesota Statutes, Section 469.177, subdivision 8. This minimum market value shall apply only to the Land, the portion of the Project located thereon and any other facilities situated on the Land. In the event of involuntary conversion of the Land and the portion of the Project located thereon for any reason (other than condemnation by a public entity), the minimum market value shall not be reduced to an amount less than said minimum market value.

The Developer acknowledges and agrees that the Land and the portion of the Project located thereon are subject to ad valorem property taxation and that such property taxes constitute taxes on "real property" (as provided in Section 469.174 of the TIF Act) and, to the extent reflecting net tax capacity rates of taxing jurisdictions levied against the captured net tax capacity of the District, tax increment.

2.02. Higher Market Value. Nothing in this Assessment Agreement shall limit the discretion of the assessor of the City or any other public official or body having the duty to determine the market value of the Land, the portion of the Project located thereon and other facilities on the Land for ad valorem tax purposes, to assign to the Land, the portion of the Project located thereon or to any other improvements constructed on the Land, on a nondiscriminatory basis and treated fairly and equally with all other property so classified in the respective counties, a market value in excess of the minimum market value specified in Section 2.01. The Developer shall have the normal remedies available under the law to contest any estimated assessor's estimated value in excess of said minimum market values, but only to the extent of the excess.

2.03. Substantial Completion. For purposes of this Assessment Agreement and the determination of the market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, the Developer agrees that Project shall be deemed to be completed in accordance with the TIF Agreement as of December 31, 2028 (the required date of completion), whether in fact completed or not.

Section 3. Filing and Certification.

3.01. Assessor Certification. The City or EDA shall present this Assessment Agreement to the assessor of the City and request such assessor to execute the certification attached hereto as Exhibit C. The Developer shall provide to the assessor all information relating to the Land and the portion of the Project located thereon requested by the assessor for the purposes of discharging the assessor's duties with respect to the certification.

3.02. Filing. Prior to the recording of any mortgage, security agreement or other instrument creating a lien on the Land, the Developer shall cause this Assessment Agreement and a copy of Minnesota Statutes, Section 469.177, subdivision 8, attached hereto as Exhibit B, to be recorded in the office of the County Recorder or Registrar of Titles of Carver County, and shall pay all costs of such recording.

Section 4. Relation to TIF Agreement. The covenants and agreements made by the Developer in this Assessment Agreement are separate from and in addition to the covenants and agreements made by the Developer in the TIF Agreement and nothing contained herein shall in any way alter, diminish or supersede the duties and obligations of the Developer under the TIF Agreement.

Section 5. Miscellaneous Provisions.

5.01. Binding Effect. This Assessment Agreement shall inure to the benefit of and shall be binding upon the Governmental Authorities and the Developer and their respective successors and assigns, and upon all subsequent owners of the Land and the portion of the Project located thereon.

5.02. Severability. In the event any provision of this Assessment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5.03. Amendments, Changes and Modifications. Except as provided in Section 5.04, this Assessment Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the Governmental Authorities and the Developer and otherwise in compliance with Section 469.177, subdivision 8, of the Act.

5.04. Further Assurances and Corrective Instruments. The Governmental Authorities and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Land or the portion of the Project located thereon, or for carrying out the expressed intention of this Assessment Agreement.

5.05. Execution Counterparts. This Assessment Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

5.06. Applicable Law. This Assessment Agreement shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

5.07. Captions. The captions or headings in this Assessment Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Assessment Agreement.

5.08. Effective Date. This Assessment Agreement shall be effective as of September ____, 2025.

5.09. Termination Date. This Assessment Agreement shall terminate upon the termination of the District in accordance with Minnesota Statutes, Section 469.176, subdivision 1.

5.10. Definitions. Terms used with initial capital letters but not defined herein shall have the meanings given such terms in the TIF Agreement, unless the context hereof clearly requires otherwise.

IN WITNESS WHEREOF, the parties hereto have caused this Assessment Agreement to be executed as of the date first above written.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

By _____
Chair

And _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Chair, and Executive Director, respectively, of the Chaska Economic Development Authority, a body politic and corporate under the laws of the state of Minnesota, on behalf of the Authority.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

_____
Notary Public

[EDA Signature Page to Assessment Agreement - Edco Manufacturing Facility]

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

_____
Notary Public

[City Signature Page to Assessment Agreement - Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025, by _____, the _____of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2025.

_____
Notary Public

[Developer Signature Page to Assessment Agreement - Edco Manufacturing Facility]

Exhibit A
To
Assessment Agreement

DESCRIPTION OF LAND

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

Exhibit B
To
Assessment Agreement

COPY OF MINNESOTA STATUTES, SECTION 469.177, SUBDIVISION 8

Assessment agreements. An authority may enter into a written assessment agreement with any person establishing a minimum market value of land, existing improvements, or improvements to be constructed in a district, if the property is owned or will be owned by the person. The minimum market value established by an assessment agreement may be fixed, or increase or decrease in later years from the initial minimum market value. If an agreement is fully executed before July 1 of an assessment year, the market value as provided under the agreement must be used by the county or local assessor as the taxable market value of the property for that assessment. Agreements executed on or after July 1 of an assessment year become effective for assessment purposes in the following assessment year. An assessment agreement terminates on the earliest of the date on which conditions in the assessment agreement for termination are satisfied, the termination date specified in the agreement, or the date when tax increment is no longer paid to the authority under section 469.176, subdivision 1. The assessment agreement shall be presented to the county assessor, or city assessor having the powers of the county assessor, of the jurisdiction in which the tax increment financing district and the property that is the subject of the agreement is located. The assessor shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, shall execute the following certification upon the agreement:

> The undersigned assessor, being legally responsible for the assessment of the above described property, certifies that the market values assigned to the land and improvements are reasonable

The assessment agreement shall be filed for record and recorded in the office of the county recorder or the registrar of titles of each county where the real estate or any part thereof is situated. After the agreement becomes effective for assessment purposes, the assessor shall value the property under section 273.11, except that the market value assigned shall not be less than the minimum market value established by the assessment agreement. The assessor may assign a market value to the property in excess of the minimum market value established by the assessment agreement. The owner of the property may seek, through the exercise of administrative and legal remedies, a reduction in market value for property tax purposes, but no city assessor, county assessor, county auditor, board of review, board of equalization, commissioner of revenue, or court of this state shall grant a reduction of the market value below the minimum market value established by the assessment agreement during the term of the agreement filed of record regardless of actual market values which may result from incomplete construction of improvements, destruction, or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording an assessment agreement constitutes notice of the agreement to anyone who acquires any interest in

the land or improvements that is subject to the assessment agreement, and the agreement is binding upon them.

An assessment agreement may be modified or terminated by mutual consent of the current parties to the agreement. Modification or termination of an assessment agreement must be approved by the governing body of the municipality. If the estimated market value for the property for the most recently available assessment is less than the minimum market value established by the assessment agreement for that or any later year and if bond counsel does not conclude that termination of the agreement is necessary to preserve the tax exempt status of outstanding bonds or refunding bonds to be issued, the modification or termination of the assessment agreement also must be approved by the governing bodies of the county and the school district. A document modifying or terminating an agreement, including records of the municipality, county, and school district approval, must be filed for record. The assessor's review and certification is not required if the document terminates an agreement. A change to an agreement not fully executed before July 1 of an assessment year is not effective for assessment purposes for that assessment year. If an assessment agreement has been modified or prematurely terminated, a person may seek a reduction in market value or tax through the exercise of any administrative or legal remedy. The remedy may not provide for reduction of the market value below the minimum provided under a modified assessment agreement that remains in effect. In no event may a reduction be sought for a year other than the current taxes payable year.

Exhibit C
To
Assessment Agreement

ASSESSOR'S CERTIFICATE

The undersigned, being the duly qualified and acting assessor of the City of Chaska, Minnesota, hereby certifies that.

1. I am the assessor responsible for the assessment of the Land described in the foregoing Exhibit A;

2. I have read the foregoing Assessment Agreement dated as of [_____], 2025;

3. I have received and read a duplicate original of the TIF Agreement referred to in the Assessment Agreement;

4. I have received and reviewed the architectural and engineering plans and specifications for the portion of the Project agreed to be constructed on the Land pursuant to the TIF Agreement;

5. I have received and reviewed an estimate prepared by the Developer of the cost of the Land and the portion of the Project to be constructed thereon;

6. I have reviewed the market value previously assigned to the Land on which the applicable portion of the Project is to be constructed, and the minimum market value to be assigned to the Land and the portion of the Project located thereon by the Assessment Agreement is a reasonable estimate; and

7. I hereby certify that the market value assigned to the Land and the portion of the Project located thereon described on the foregoing Exhibit A by the Assessment Agreement is reasonable and the market value assigned to the Land and the portion of the Project located thereon: for the Project (as defined in the TIF Agreement) the assessment made as of January 2, 2028, shall be not less than $26,910,800, and continuing throughout the term of the Assessment Agreement.

Dated: _____, 20__.

_____
Carver County Assessor, City of Chaska, Minnesota

RESOLUTION

DATE: September 29, 2025 **RESOLUTION NO.** 2025-63

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. 4; ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 25 THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The Council has heretofore established Redevelopment Project Area No. 4 (the "Development District") and adopted the Redevelopment Plan therefor. It has been proposed by the Economic Development Authority of the City of Chaska (the "EDA") that the City hold a hearing on and adopt a Modification to the Redevelopment Plan (the "Redevelopment Plan Modification") for the Development District and establish, in connection with the EDA, Tax Increment Financing District No. 25 (an economic development district) (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.090 to 469.1082, Sections 469.124 to 469.133, and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

1.02. The City, in cooperation with the EDA, has investigated the facts relating to the Program and Plan and has caused the Program and Plan to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, (i) providing the Program and Plan to the City's planning commission for review and consideration, (ii) providing the proposed TIF Plan and the information on the fiscal and economic implications of the plan to the county auditor and the clerk of the school district board at least 30 days before a public hearing to be held by the City on the Program and Plan, (iii) publishing notice of the public hearing as required by the Act, and (iv) holding the public hearing.

1.04. Certain written reports (the "Reports") relating to the Program and Plan and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Program and Plan. The Reports include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby

confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05. The City is modifying the boundaries of the Development District with the establishment of the TIF District and modifying the Redevelopment Plan for the Development District.

Section 2. Findings for the Adoption and Approval of the Redevelopment Plan Modification.

2.01. The Council approves the Redevelopment Plan Modification, and specifically finds that: (a) the land within the Project area would not be available for redevelopment without the financial aid to be sought under this Redevelopment Plan; (b) the Redevelopment Plan, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) that the Redevelopment Plan, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of Tax Increment Financing District No. 25.

3.01. The Council hereby finds that the District is in the public interest and is an "economic development district" under Minnesota Statutes, Section 469.174, Subd. 12 of the Act.

3.02. The Council further finds that the proposed development would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the redevelopment or development of the District by private enterprise.

3.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

Section 4. Public Purpose.

4.01. The adoption of the Program and Plan conforms in all respects to the requirements of the Act and will help discourage commerce, industry, or manufacturing from moving their operations to another state or municipality, will result in increased employment in the state, and will result in preservation and enhancement of the tax base of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make this development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Program and Plan.

5.01. The Program and Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the City Administrator.

5.02. In cooperation with the EDA, the staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Program and Plan and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

5.03 The Auditor of Carver County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.04. The City Administrator is further authorized and directed to file a copy of the Program and Plan with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September 2025.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

(Seal)

EXHIBIT A

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (the "TIF Plan") for Tax Increment Financing District No. 25 as required pursuant to *M.S., Section 469.175, Subd. 3 and Subd 4* are as follows (as also described in the TIF Plan):

Note: Cross References included herein are to the TIF Plan

1. Finding that Tax Increment Financing District No. 25 is an economic development district as defined in M.S., Section 469.174, Subd. 12.

Economic development districts are a type of tax increment financing district which consists of any project, or portions of a project, which the Authority finds to be in the public interest because:

(1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;

(2) it will result in increased employment in the state; or

(3) it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section I) meets the criteria listed above in (1), (2) and (3).

2. Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development
after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 25 permitted by the TIF Plan.

Proposed development not expected to occur:

The proposed development consists of the construction of a new industrial building within the City. The developer has requested financial assistance to finance a portion of the site development and preparation costs as needed for the project to proceed. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

Therefore, the Authority has determined that the proposed development would not occur but for the financial assistance provided in this TIF Plan because of the increased costs related to development within the TIF District and construction of the project. The cost of constructing the project and incurring additional costs as related to site development and public improvements has created a financial gap that requires public assistance from the Authority.

No higher market value expected:

The project to be constructed within TIF District No. 25 requires significant investment. Assistance with financing a portion of the extraordinary costs that are barriers to the project occurring will be necessary to commence construction of the project. Given the nature of this project, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the Authority has concluded that substantial development at this particular site—and hence any significant increase in market value--is not reasonably expected to occur unless the Authority provides tax increment assistance as described in this Tax Increment Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $32,016,190, including the value of the building (See Exhibit V).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $3,524,557 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $28,491,633.

3. Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.

The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

4. Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Redevelopment Project Area No. 4 by private enterprise.

The proposed development is the construction of an industrial facility in the Project Area that is expected to be utilized as additional manufacturing spaces that will create new tax base and employment opportunities for the City and the state. The development meets the City's community development goals in terms of land use, tax base and employment opportunities.

5. The City is electing the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a) (see Section P).

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: September 29, 2025 **RESOLUTION NO.** 2025-64

MOTION BY COUNCILMEMBER_____ **SECOND BY COUNCILMEMBER**_____

RESOLUTION RELATING TO A BUSINESS SUBSIDY AND APPROVING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

Section 1. Authorization and Recitals.

1.01. The City, pursuant to Minnesota Statutes, Sections 116J.993 to 116J.995, as amended (the "Act"), is authorized to provide subsidies to businesses, if certain criteria established by the City are met.

1.02. The City proposes to assist in financing construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility by TCWG, LLC (the "Developer") for the benefit of EDCO Products, Incorporated, as further detailed in that certain Tax Increment Financing Agreement by and among the Chaska Economic Development Authority, the City, and the Developer (the "TIF Agreement") prepared and presented to the Council for its consideration.

1.03. Pursuant to the Act, on September 15, 2025, this Council conducted a public hearing on the desirability of providing tax increment financing assistance to the Developer (the "Business Subsidy") in accordance with the TIF Agreement. Notice of the public hearing was duly published as required by law in *Patriot*, the official newspaper of the City, on September 4, 2025, which date is no fewer than ten days prior to the date of the public hearing.

Section 2. Findings. On the basis of the information compiled by the City and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared:

2.01. The Project is in the public interest and serves a public purpose because it will because it will increase or preserve the tax base of the City, help retain and expand commercial and industrial enterprise in the area, and provide employment opportunities.

2.02. The Project and proposed Business Subsidy meet the criteria adopted by the City.

Section 3. Approving the Business Subsidy and TIF Agreement

3.01. The Council hereby approves the Business Subsidy within the TIF Agreement, together with any related documents necessary in connection therewith (collectively, the "Development Documents") substantially in the form presented

to the Council and hereby authorizes Mayor and City Administrator, in their discretion and at such time, if any, as they may deem appropriate, to execute the same on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

3.02. The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Council by any duly designated acting official, or by such other officer or officers of the Council as, in the opinion of the City Attorney, may act in their behalf.

3.03. Upon execution and delivery of the Development Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Development Documents.

3.04. The Council hereby determines that the execution and performance of the Development Documents will help realize the public purposes of the Act.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September 2025.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
9/29/2025

Subject: **Approval of On and Off-Sale Intoxicating and Sunday Sale Liquor License for The Golden Kitchen**

Prepared By: **Denise Beebe, Senior Clerk**

Jose Menjivar Portillo of Chaska, submitted an application for an On-Sale Intoxicating and Sunday Sale liquor license to the City Clerk. They will be doing business as The Golden Kitchen, formally known as Patron's, located at 207 Chestnut St., Chaska MN. The background investigation was completed by the Chaska Police Department on 9/26/25 and provided to City Council members.

Analysis

All liquor licenses in the City were renewed on July 1, 2025. The prorated license fee for this application, covering the period from September 29, 2025, through June 30, 2026, is $3,904.50. The required investigation fee of $300.00 was paid prior to the background investigation.

Approval of the license is contingent upon payment of the prorated license fee for the 2025–2026 period. In addition, the buyer's card fee of $20.00, payable directly to the State of Minnesota, is due upon City Council approval of the license.

CITY COUNCIL ACTION REQUESTED

Motion to approve an On-Sale Intoxicating liquor license and Sunday Sale license for Jose Menjivar Portillo, DBA The Golden Kitchen, located at 207 Chestnut St., Chaska.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
9/29/2025

Subject: **Establish Preliminary City Tax Levy for Taxes Payable 2026**

Prepared By: **Matthew Podhradsky, City Administrator**

Under State Statute, local communities are required to establish a maximum tax levy prior to the end of September. This maximum levy is used by the County Auditor to prepare Truth in Taxation statements that are mailed to individual property owners in early November, so they know what each one of their local taxing jurisdictions is planning to levy for in the upcoming year prior to Truth in Taxation Public Hearings held in early December. These statements help property owners understand what impact these proposed changes will have on the property taxes that they will pay in the next calendar year.

As discussed during work sessions held on June 30 and September 8, much of what we are planning for in the 2026 General Fund budget and tax levy is a continuation of priorities that were either established previously or are programs that were already in progress prior to last year's budget being established. These include continuation of our Capital Asset Maintenance Program and the fourth (and last) year of implementation of revenues for our Building Improvement Program. Beyond this, any changes in the budget are due to growth in our community and making sure our services keep up with the increased load growth has caused in the community.

The following report will go through not only looking at the current budget environment we are working with in developing the 2026 budget but will also look at the tax impact on residents for the recommendations being made.

Budgeting Objectives

As always, we start the budget process by focusing on the objectives that have been discussed with Council for establishment of the 2026 budget. These objectives include:

- ***Support budgeting programs that help Chaska strengthen its mission of being "The Best Small Town in Minnesota"***
- ***Maintain existing high-quality service levels***
- ***Existing Levy Policy: Limit tax levy growth to capture only new growth in community and expenditure inflation. Only increase the levy beyond this point if new service levels/assets are being added***
- ***Fully fund maintenance and replacement of our vehicles, equipment, and physical assets on a regular schedule to ensure sustainability of investments already made***
- ***Fund new programs only after existing, necessary programs are funded***

- ***Budget utilizing a plan that avoids draw-down of City's General Fund Reserves and builds these reserve levels to a targeted level***
- ***Fully fund levy needs of Street Reconstruction Program***
- ***Develop a budget plan that is sustainable from a resource perspective to support service levels that residents expect***

This last objective was added during the 2019 budget process and led to programs such as our Staffing Study to identify any gaps we had in staffing to meet our service objectives. The results of our Staffing Study were implemented over a multi-year period, with 2024 being the final year of implementation. During the 2021 budget process, we also added to our General Fund Reserves Objective by expanding it to include developing a plan to build up our General Fund Reserves balance to targeted levels that maintain or improve our current bond ratings. As we saw during our Auditor's report earlier this summer, this has been an area that we have made great strides in over the past few years with our General Fund Reserves Balances growing to $6.9 million, which is about 33% of our total General Fund Budget. Our Building Improvement Program, which we will complete funding in 2026, was also born out of the objectives we have set for budgeting.

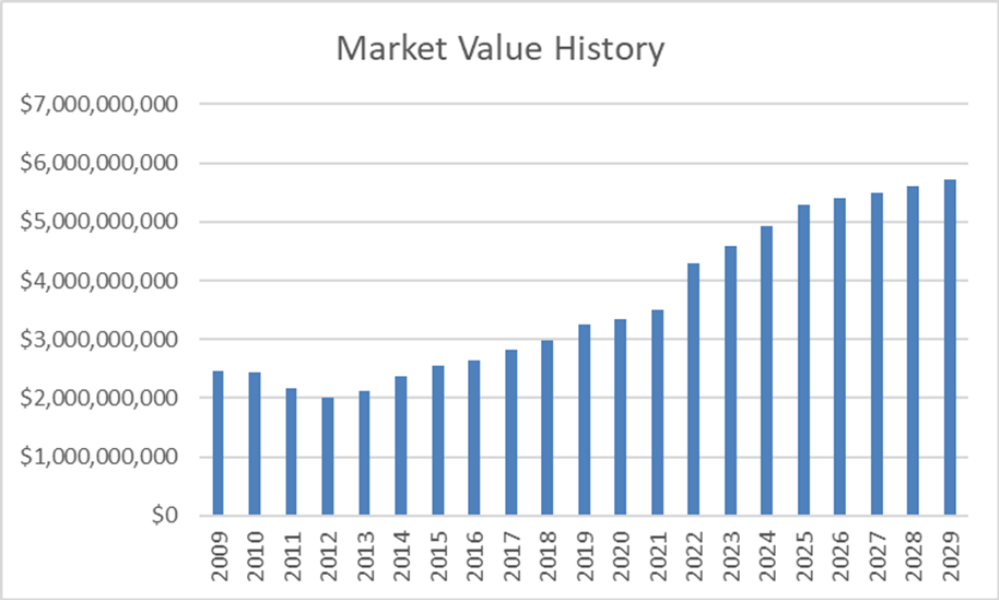
Budget Environment for 2026

As we have seen since the end of COVID, we continue to see high levels of growth within our community. Building permit revenue continues to be high after record-breaking years of building since 2021. This significant growth in the community, which is detailed below, has led to increases in our market values in all sectors of our community.

This Staff report will lay out the economic environment in which our decisions for the 2026 budget will need to be made, and the initiatives the Council has discussed continuing in 2026 to address our service needs and to meet the budgeting objectives we have set above.

Market Values

As you will see in the chart below, the City of Chaska will see a 7.51% increase in market values for taxes payable 2026. This market value increase is up from the 6.73% increase in 2025, but less than the 8.18% in 2024 and 22.35% in 2023. This year, however, 55% of the market growth is coming from new construction, up from 53% in 2025 and 40% in 2024. This increase helps to shift more of the tax burden away from existing properties.



	Residential	Commercial_Industrial	Apartment	Ag	Total
2025 EMV	**$ 3,942,020,900**	**$ 809,694,800**	**$ 447,887,200**	**$ 90,494,000**	**$5,290,096,900**
2024 EMV	**$ 3,691,789,600**	**$ 769,451,000**	**$ 373,697,500**	**$ 85,491,600**	**$4,920,429,700**
Total Value Change	$ 250,231,300	$ 40,243,800	$ 74,189,700	$ 5,002,400	$ 369,667,200
New Construction	**$ 104,545,400**	**$ 21,366,700**	**$ 76,067,100**	**$ -**	**$ 201,979,200**
Market Change	$ 145,685,900	$ 18,877,100	$ (1,877,400)	$ 5,002,400	$ 167,688,000
% New Construction	2.83%	2.78%	20.36%	0.00%	4.10%
% Market Change	3.95%	2.45%	-0.50%	5.85%	3.41%
2025 Total % Change	**6.78%**	**5.23%**	**19.85%**	**5.85%**	**7.51%**

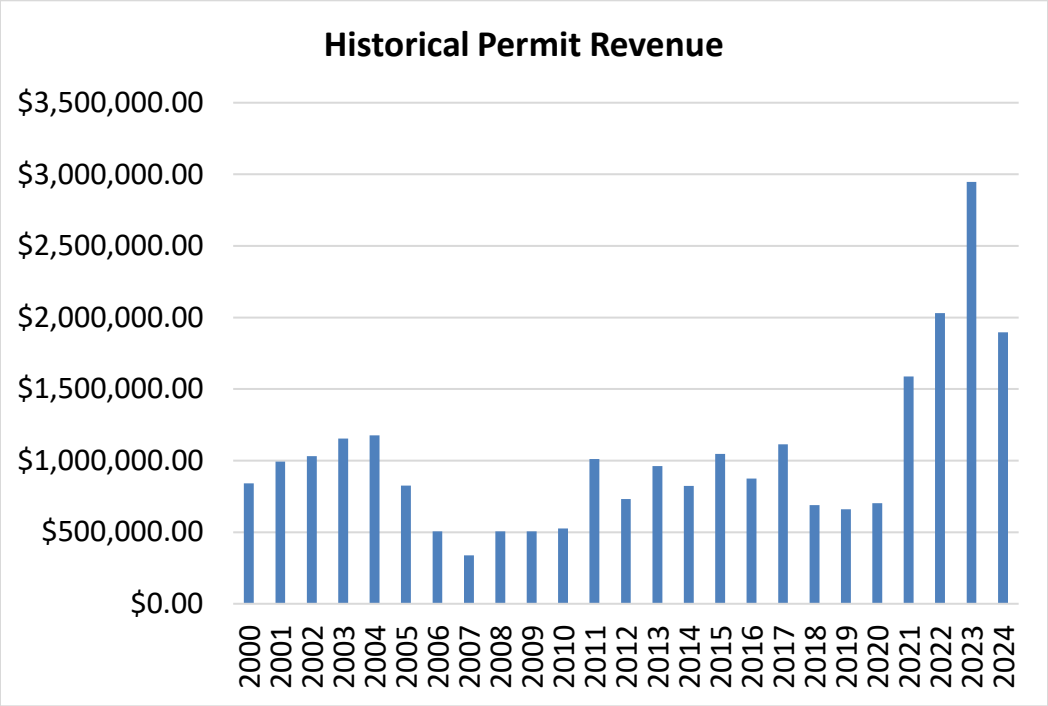
With over 600 new apartment units coming online in the past year and a half, the largest market value growth category was at a 19.85% increase in apartment valuations. 20.36% of this growth came from construction of these new units, with there actually being a -0.50% decrease in the values of existing apartment units.

The increase in commercial/industrial has also caused the distribution of market values in our community to shift with 15% of market values coming from commercia/industrial where it was previously 9%. This larger share of commercial/industrial values will shift the tax burden away from residential units.

Building Permits

Like the market, building permits are constantly fluctuating, making this a very difficult number to budget. Apart from the Great Recession years of 2007-2010 where we saw a significant dip in the amount of revenue we generated through Building Permits, most years between 2001-2020 saw building permit revenues of over $800,000, with many of these years being close to $1 million.

Since 2020, we have seen a steady increase in building permit revenue--$1.5 million in 2021; $2 million in 2022; and $2.9 million in 2023; and $1.9 million in 2024. 2025 continues to see higher permit revenues, as we expect to exceed the $1.3 million we budgeted for this year.

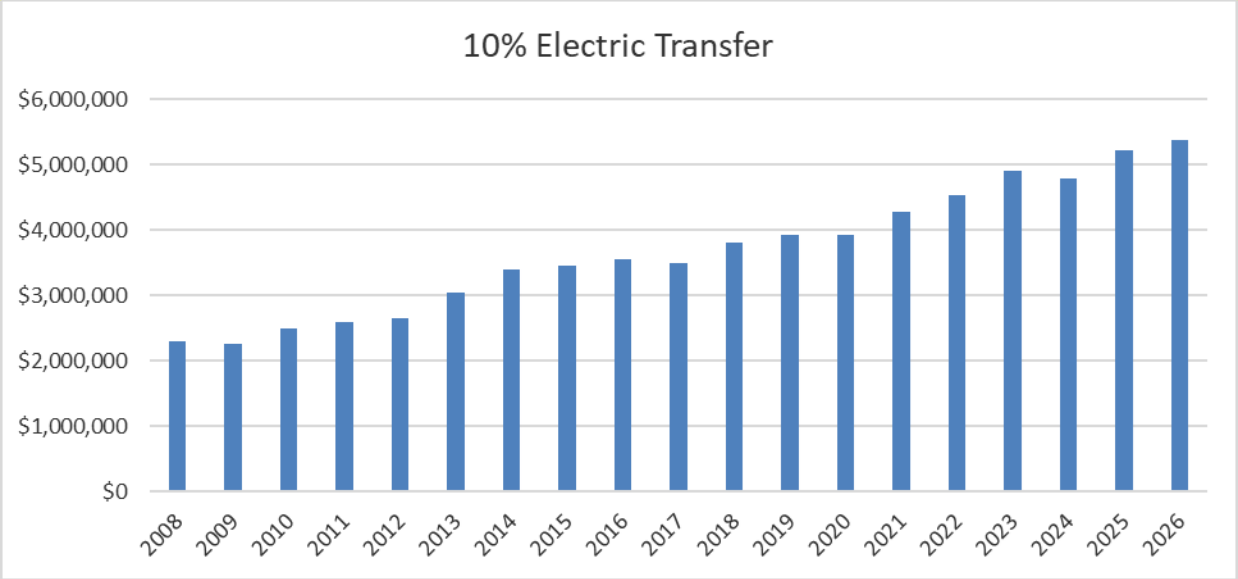


While these building permit numbers have been very high in the last several years, we need to be cautious on our revenue projections for Building Permits, as losing one expected large project can have a significant impact on achieving our budgeted revenues in any given year and leave us with a hole in our budget. While we expect to continue to see growth in our community over the next year with many vacant residential lots still available to build on, and at least 3 industrial projects (one including our new MSB) Staff feels that we need to be conservative in setting our building permit number for the 2026. While we would expect that with that number of large projects and housing growth continuing that we would see close to $2 million in building permit revenue for next year, we are recommending that we set that at $1.6 million for the year 2026. As we move through the fall months, we will be continuing to look at this and explore whether we need to adjust this even further based on what we may expect for planning applications going into next year and look at contingencies if we do not see building occurring at the levels we are planning for now.

Electric Fund Transfer
Along with strong growth in our building permit activity, we have also seen a large increase in electric load in the community over the past decade. We have seen this with the opening of several data centers, the addition of new industrial users, as well as the additions onto existing industrial buildings in our Industrial Parks on the north end of the community. We have also started to see an impact from the increase in residential usage in the community, especially as we have seen large multifamily projects, such as the 600+ units that were opened over the past two years.

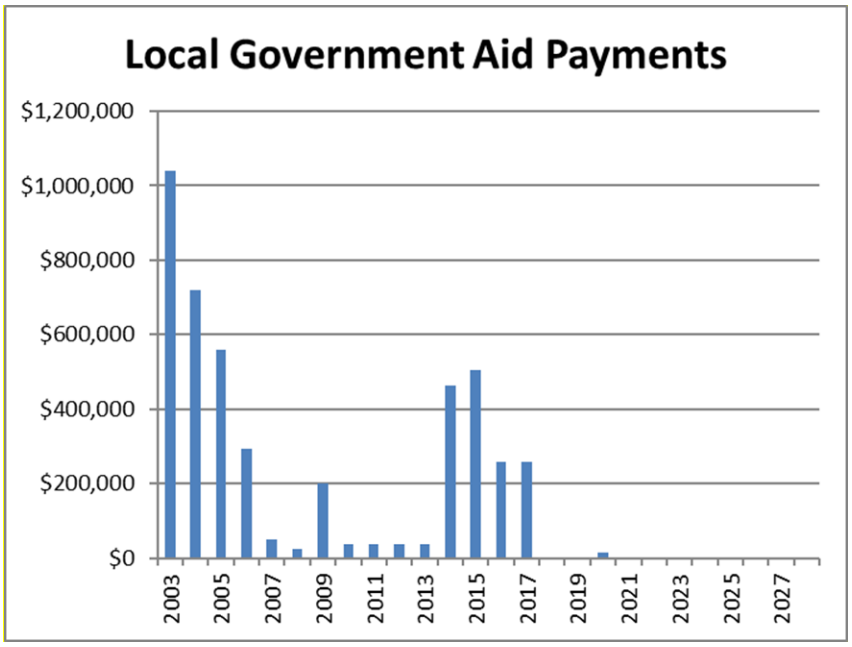
Currently 10% of the City's sales revenue from the Electric Fund is established a transfer that helps support General Fund activities. This has been structured to be a 5% right-of-way fee to the General Fund to support the Electric Fund's use of general city assets such as right of way for providing service in the community, to match what we now charge both Minnesota Valley Electric Cooperative and Xcel for their service territories within Chaska's Corporate Limits. The other 5% has been made as a direct transfer from the Electric Fund to the General Fund to help in reducing tax burden on our residents.

We are seeing this transfer continue to grow, as it is based on 10% of our overall sales within the Electric Department. For 2026, we estimate that this amount will total approximately $5.1 million. It is worth noting that this transfer has gone from approximately $3.2 million just 10 years ago, demonstrating the growth we have seen in our Electric Fund. Below is a chart illustrating this transfer going back to 2008.



Local Government Aid
One area that we continue to mention is the loss of Local Government Aid (LGA), as it provides context for changes that occurred 20 years ago and the impacts it had on our budget moving forward from that time. In 2003, we did receive just over $1 million in LGA on an annual basis. That number dropped very quickly between 2003 and 2008, and from 2008-2020 there was varied amount of aid. However, since 2020 we have received no Local Government Aid.

When the initial drop of funds occurred between 2003 and 2007, the city did not levy to replace any of this lost aid, which totaled close to $1 million per year. While we did see increasing market values during this same period, which helped mitigate some of this loss in LGA, this permanent loss in aid was never fully recouped through other revenue sources. Our need to address our identified staffing gap several years ago was largely impacted by not having this LGA to work with. In 2024, we completed the implementation of the staffing study, which helped us add the 19 Staff members across the City that our study indicated we were short to be staffed at a proper level. By implementing the recommendations of the Staffing Study, we in essence recaptured this lost revenue from LGA and were able to fill the gaps that not having this LGA has had over the years in being staffed at the proper level.



While we still do not get any Local Government Aid allocated to us, there were two programs created that all cities were positively impacted with in the 2023 legislative session. The first was the State providing all local governments with one-time dollars to support Public Safety Needs (Police and Fire). In late 2023, the city received just over $1.2 million for us to use on public safety needs. The funds were not required to be used in 2024, and because these are one-time funds, we carefully looked at ways the funds could be spent without committing us to long-term ongoing funding. Some of the purchases made in 2024 include the new drone, software, and AEDs. Much of the dollars we have remaining we have earmarked for purchase of large equipment in our new Public Safety Facility, thus reducing the overall cost of FF and E we will have to fully furnish this new facility. When this facility is completed, we will have utilized all dollars provided to us through the State and will have mostly utilized it on items that do not have an on-going cost.

The second form of State Aid that was created comes from a special sales tax the State of Minnesota created to address transportation/transit needs in the Metro Area, and at the same time provide dollars to support the development and preservation of affordable housing within Metro Area communities. In 2024, we received approximately $130,000, with this number

going up to $339,000 in 2025. For 2026, they are estimating that we will receive an allocation of $345,000. We do expect that we will continue to receive these funds on an ongoing basis and will be coming back with recommendations on how we could use these funds to help in the preservation and creation of affordable housing within Chaska.

Discussion Items for 2026 Budget

In work sessions held on June 30 and September 8, a key point of the discussions was that the key priorities for 2026 and unchanged for the 2026 budget year. Below are the priorities identified for the 2026 budget year:

1. Continued utilization of our tax levy policy
2. Continued implementation of our CAMP program
3. Continued implementation of our 4-year Building Improvement Plan to address the deficiencies in our General Fund facilities

Establishing tax levy based on policy

For three decades, the City of Chaska had a policy in place for the establishment of the annual tax levy for the City. This policy stated that the City's objective was to have a constant tax rate, and that the levy would increase annually based on the increase in tax capacity in the community over the past year. For instance, if the tax capacity (which is based on market values) increased by 5% in any given year, the levy would be recommended to be increased by 5%, which would keep our tax rate the same. Theoretically, if a resident's property stayed the same in value from one year to the next, the taxes on their property would not increase. They would only increase if there was an increase in value.

In 2015, the Council officially changed that policy to have our levy increase reflect the actual items that have a direct impact on the cost of services we provide: new growth, inflation, and the addition of any new programs to our budget.

Based on that policy, for 2026, the percentage of new growth in the community, which is approximately 4.10%, is applied first. On top of the new growth in the community, inflation (~3.44% over the past 12 months) is added. This would say that our operational levy should increase by 7.54% to accommodate these increases in service costs. The only other increase would come from any additional services/new items being introduced in the Budget for the upcoming year, which in our case would be adding the levy to fund the last year of our Building Improvement Program.

Increasing the levy by 7.54% will allow us to generate enough resources to fund our existing services in the community, and make sure that all new properties are contributing to the overall tax base of our community. The tax impact for the median-valued home in the community ($410,400) would be $7.08 per month ($85 annually) if we were to only address our baseline services in this upcoming tax year.

Continued implementation of the Capital Asset Maintenance Program (CAMP)

Since 2012, we have discussed the importance of reinvesting back into the assets we have in the community if we are going to keep them in good condition.

In doing a study of our existing assets back in 2013, it was determined that in our General Governmental Services we were approximately $1 million short annually in being able to properly fund the replacement of our assets such as parks, road, trails, etc. To address this, the Council decided that year to implement a program over a 4-year period, increasing revenues to the CAMP program by $250,000 each year until fully implemented. In 2017, we finished this 4-year ramp up of revenue, which has since allowed us to fund $1 million annually towards our CAMP activities.

With the $1 million in CAMP fully incorporated into our baseline tax levy model (meaning that we can accomplish this without adding to the $7.08 impact to a median-valued home described above), the following projects are what we would anticipate completing during the 2026 year.

- Bavaria Road: $1,400,000
- Trail Resurfacing (3 miles): $60,000

While the amount for 2026 is above the $1 million we normally do in a year, it is anticipated that in 2027 we will have less than $1 million in projects, so we come close to $2 million over the course of the 2 years. With us not wanting to break up the overlay of Bavaria Road into two summers, we feel that this is a better plan to be less disruptive to our residents.

One thing of note for 2026-For this upcoming year we are going to start adding inflation to the $1 million allocated to projects each year as the cost for completing projects has not gone down over the last decade. We will carry that forward each year to make sure that we are able to accomplish the same level of work from one year to the next. If we do not do this, we will quickly start to fall behind. This inflationary increase does not impact the level of tax levy that we are recommending for this year, and we will plan to accomplish this inflationary increase in the future without deviating from our Tax Levy Policy.

As you can see from the lists above, the CAMP program is really aiming to properly take care of the assets we have already invested in. This existing infrastructure is critical to take care of so we make sure that we don't spend more money in the future replacing things that could have been preserved if properly maintained.

Building Improvement Program

A good deal of our budget discussions over the past several years has been in implementing our Building Improvement Program to help address the lack of space and conditions of our General Fund buildings across the community, including:

- Public Safety (Police and Fire)
- Municipal Services Building (Public Works, Water/Sewer, Electric, Storm Water, Mechanics)
- Library
- City Hall

As discussed, except for the original Fire Station, all these facilities are over 30 years old, with little reinvestment put into these buildings over this time. These buildings have also not increased in size to accommodate new employees added as the community has grown, which has also not given us the space needed to add new equipment.

To address this issue, the City hired architects at Leo A Daly and the construction management firm of RJM Construction to complete the following tasks:

- Identify the square footage needs of every General Fund Department
- Develop a Concept Plan to address each of the department's needs
- Develop conceptual pricing to accomplish implementing these building recommendations

The findings of this study were presented to the Council in 2022 as this plan was being considered, along with recommendations for how to fund these facility needs. The total estimated costs to address the needs of each of these facilities was approximately $116 million, which would create an annual debt service need of a little over $6.1 million per year, with $4.5 million attributed to General Fund costs, and $1.6 million attributed to costs of our Enterprise Funds (i.e., Electric, Water/Sewer, Storm).

As we have discussed during this process, one of the things that makes this issue difficult to address is both the fact that the original facilities were funded using one-time dollars, and our tax levy has historically been very low, giving us few resources to reinvest back into these facilities as the needs have arisen. This means that to address this issue, we have needed to look at creating new resources unless we are willing to cut back on our existing services levels, which have also been traditionally leanly funded.

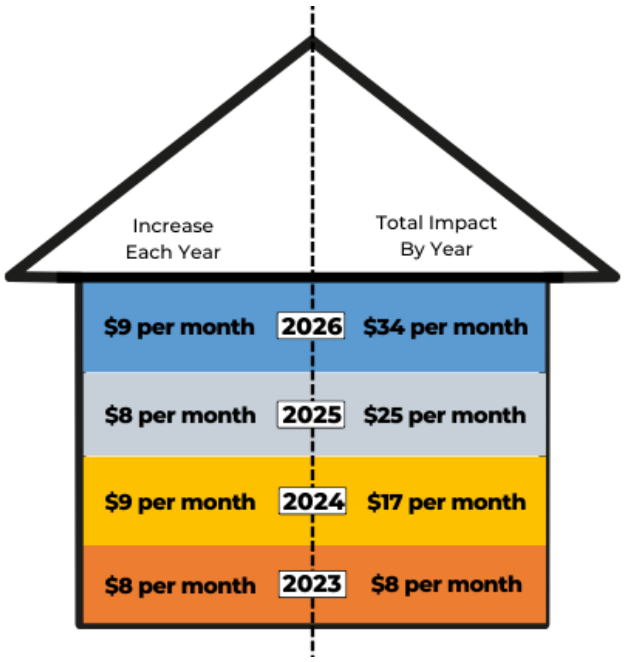
To address the funding of this program, but to not see the entire impact come all at once, Council did move forward in 2023 to break the increase of funding needed for this program into a 4-year period. Starting with the 2023 budget and continuing into 2024 and 2025, the Council has increased the levy by $1.125 million each year. 2026 is scheduled to be the last year that we need to increase the levy to support this program, with the final $1.125 million included in the recommended tax levy amount. Increasing this over a 4-year period not only helped spread this increase over time but also matched up with the pace at which we could even implement improvements to the plan, as we would only have the capacity to take on one facility each year.

With the Council moving forward with the first year of implementation of the plan in 2023, Staff did move forward with the design work of the Public Safety Facility in 2023, with construction commencing earlier this last year with a completion date scheduled for December of this year. Since this time, we have also started the design of the Municipal Services Building this year, with us now having a Concept Plan formally approved for the site. That project is scheduled to go out for bid in early winter of next year, with construction starting in the summer of 2026. We would anticipate having this building completed in late 2027. Continuing at this pace of design and construction, the following is the schedule we could expect for the final two buildings:

- MSB-Construction starts in 2026, end in 2027
- Library—Construction starts in 2028, end in 2029
- City Hall Remodeling—2030

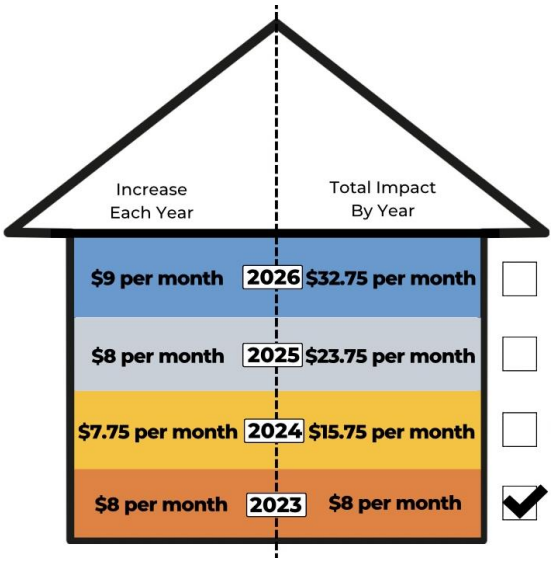
If the Council were to move forward with implementing the final year of funding for the program in 2026, we would then have sufficient funds to complete the entirety of our Building Program by the end of 2030.

Significant engagement has happened and continues to occur at different events to not only educate residents on what is needed for the project and why, but what they can expect for a tax impact.

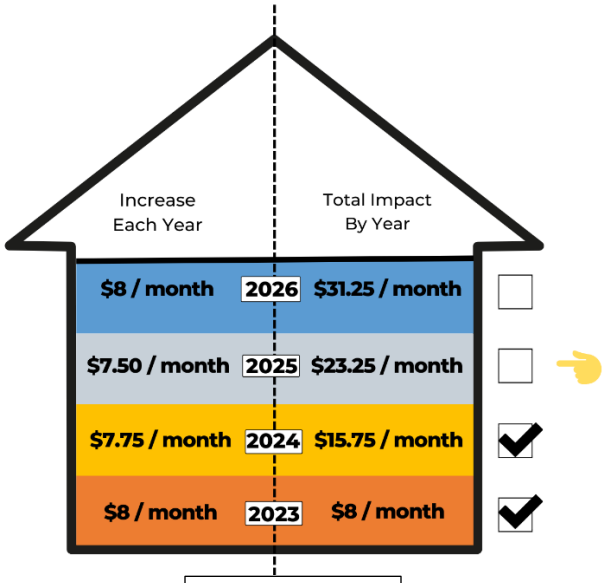


When the program was first proposed for the 2023 budget the impacts were anticipated as shown by the graphic to the left.

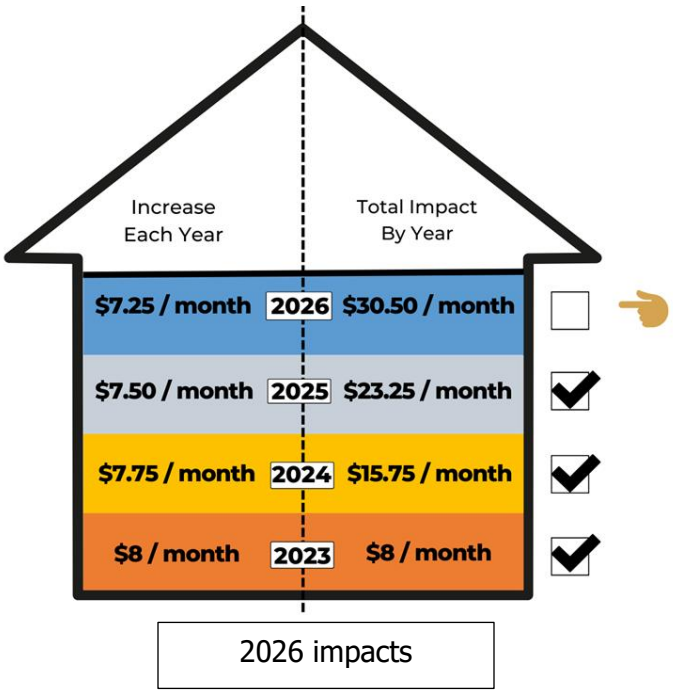
As we shared while implementing the first stage of the plan, we were using conservative numbers with what type of growth we anticipated in the community, which could help decrease the impact of the program to residents, if more growth than we planned for occurred. This was the case for the 2024 impacts, and what we saw again for the 2025 impacts.



2024 impacts



2025 impacts



As you can see above, the total impact of the program when fully implemented in 2026 will be $3.50 per month less than we initially estimated in 2023 when the program was started. Again, this is due to the large amount of new growth that has occurred in the community over the past 4-years, and because we wanted to be very conservative with our first estimates. This impact will continue to decrease in the future as we continue to see new growth occur in the community.

<u>Other Budget Items of Note</u>

Besides the major initiatives above, it is important to note a few items that are included in this year's budget to keep up with our service level needs and are included in the baseline tax levy increase described above (#1). I have broken these down by department to make it easier to see where changes are proposed to occur:

All these items are included in the budget with no additional tax levy impact. I point these out as they are larger new expenditures we need to address for our growing service level demand.

Communications:

- $74,000 for productions and mailing of 6 editions of Chaska Today
- $10,000 for new Website migration

Administration/Human Resources:

- $385,000 to implement recommendations from recent Comp Study
- $10,000 for upgrades to Neogov and Docusign Programs
- $15,000 for additional Safety Training in our Contract

Police:

- $75,000 to fund addition of Officer #32 on July 1
- $75,000 to fund Co-Responder/Social Worker on July 1
- $25,000 for Sigma Wellness Screening for all Officers

- $12,000 to train/onboard two SWAT operators
- $5,000 for increased operations with new Detention Center

Fire:

- $280,320 for addition of overnight duty crews for 24/7 coverage
- $35,000 for addition of Administrative Assistant on July 1
- $25,000 additional dollars for gear because of increased cost of supplies
- $7,000 to implement more robust Wellness Program for firefighters

Building Inspections:

- $15,000 to move Building Permit Technician position to FT

Parks and Recreation:

- $9,000 to fund Summer Intern for Department to help run programs

In addition to these changes within each department, below is a list of all the vehicles and pieces of equipment that are scheduled to be replaced during the 2026 budget year:

Equipment Type	Department	Cost
Unmarked Detective Car	Police	$35,000
2 Marked Squads	Police	$114,000
Annual Equip Replacement	Communications	$30,500
Annual Equip Replacement	Finance	$10,000
Annual Fiber Upgrades	IT	$20,000
Desktop Replacements	IT	$25,000
Chief #1 Vehicle	Fire	$80,000
Utility 11/Inspector	Fire	$80,000
Unit #313-Engine 13 Work	Fire	$76,000
2 Mowers	PW	$24,000

Equipment Type	Department	Cost
Spreader	PW	$7,500
Aerator	PW	$40,000
Slit Seeder	PW	$44,000
Wheel Saw	PW	$18,000
Groundmaster	PW	$35,000
Trailer T8	PW	$35,000
Trailer T10	PW	$22,000
Stand-on Aerator	PW	$11,000
Pull Sprayer	PW	$22,000
2 Bobcats	PW	$85,000
2 Driving Mowers	PW	$170,000
Sweeper	PW	$5,000

Impact of Proposed Maximum Tax Levy for 2026

As we do each year, the following is an illustration of the impact of taxes in our current year (2025) compared to what is being proposed in this Staff report recommendation for 2026:

2026 General & EDA Levy: $23,995,562
Increase from 2025: 14.06%

Median Home Value in 2024: $390,000
City Taxes Payable in 2025: $1,533

Median Home Value in 2025: $410,400
City Taxes Payable in 2026: $1,705

Increase from 2025 to 2026 is $172/year ($14.33/month) or 11.22%
Baseline: $85
Building Program: $87

While the total levy increase from 2025 is 14.06%, because of the new growth in the community, the impact to residents is less with an increase of 11.22%

Comparison to Other Communities

Each year we compare our levy amount on a per capita basis to other metro communities. This levy amount not just includes the General Fund Levy, but also includes the Equipment Acquisition Fund Levy, the EDA levy, the City Tax Abatement Project Levy and the Mt. Pleasant Cemetery Levy.

Rank	City	Total 2025	Population	Total Tax Levy Per Capita
1	Golden Valley	$ 35,065,011	22,214	$1,579
2	Wayzata	$ 6,903,453	4,589	$1,504
3	Oak Park Heights	$ 7,192,930	4,782	$1,504
4	Minnetrista	$ 7,130,867	5,162	$1,381
5	Tonka Bay	$ 1,847,730	1,556	$1,187
50	Mahtomedi	$ 6,024,626	8,382	$719
51	Farmington	$ 17,248,901	24,361	$708
52	Shoreview	$ 17,397,628	24,616	$707
53	Chaska	$ 21,037,556	29,830	$705
54	Apple Valley	$ 39,524,000	56,361	$701
55	Prior Lake	$ 20,260,410	29,057	$697
56	Carver	$ 4,900,625	7,029	$697
80	St. Paul Park	$ 3,021,332	5,360	$564
81	East Bethel	$ 6,469,500	11,715	$552
82	Lauderdale	$ 1,225,700	2,427	$505
83	Falcon Heights	$ 2,774,759	5,581	$497
84	North Oaks	$ 2,794,583	5,733	$487

The chart above shows the impact on a per capital basis of the 2025 final levy amounts in each community. In 2023 when we started the building program, we were 64th on the list. As we come out of 2025 you can see that we are #53 on the list, which puts us in the lowest 63% of all Metropolitan Municipalities for our tax levy per capita.

Two things should be noted when looking at this chart. Chaska is a city that is growing much faster than other cities in the Metro area, meaning that we will likely end up better than other

communities who are growing less quickly or are not growing at all. Also, our Building Improvement Program financial implementation program ends after 2026. This means that after this is completed, and we no longer need to raise additional funds to support this program, that we should be at our peak with several years of growth remaining in our community to allow us to improve on this list over time.

Recommendation

Staff will be presenting the General Fund budget and going through each of the priorities being considered at the Council at the meeting on September 29th. At this meeting, it is recommended the Council adopt the maximum tax levy of $23,995,562, which would be the total levy for the City's General Fund, Mt. Pleasant Cemetery, our EDA and our Tax Abatement Levy. It should be noted that the component of the levy specific to the EDA will need to be approved by the EDA in a separate meeting on this night. As mentioned previously, if we were to adopt this entire levy, we would be meeting all objectives set for this budgeting process, with the final impact to the Median Valued Home being an additional $14.33 per month, or $172 for the year.

It should be noted that under the Statutory process, the Council will have the ability to reduce the actual levy from the maximum set at this meeting but cannot increase the levy after this is set. The final budget and tax levy will be considered in December, with the public hearing for the budget on December 1, and the final consideration for approval on December 15.

Staff recommends approval of the proposed resolution setting these maximum tax levies.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-68 adopting the proposed assessed 2025 payable 2026 maximum property tax levy.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 09/29/2025 RESOLUTION NO. 2025-68

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

RESOLUTION ESTABLISHING A PROPOSED 2026 BUDGET AND A PROPOSED 2026 MAXIMUM PROPERTY TAX LEVY

WHEREAS, the City Administrator has presented the proposed 2026-2030 Financial Forecast; and,

WHEREAS, the City Administrator's proposed financial forecast also recommends an annual City tax levy; and,

WHEREAS, the City must certify to the County Auditor on or before September 30, 2025 a proposed 2026 Budget and a maximum not to exceed property tax levy for taxes payable 2026; and,

WHEREAS, the City must establish a public hearing on the 2026 Budget and must also establish a date to continue the public hearing if needed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that consistent with the Administrator's proposed financial forecast that the following proposed 2026 Budget and maximum not to exceed 2026 property tax levies, be adopted.

Proposed Maximum Levy:	
City Levy	$22,868,393
City Abatement Levy	877,952
Total All City Levies	$23,746,345
HRA Levy	249,217
Total All Levies	$23,995,562
Proposed Levy-Supported Budget	$43,812,306

AND BE IT FURTHER RESOLVED, to call for a Public Hearing on the 2026 Budget on Monday, December 1, 2025, at 7:00 p.m. at Chaska City Hall, with Monday, December 15, 2025, at 7:00 p.m. at Chaska City Hall established as the continuation date, if needed, for the Public Hearing.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 29th day of September 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **September 29, 2025**

Paid and Unpaid Invoices:

Check #'s 357823-357996	**$2,055,313.87**

Paid Electronic Invoices:

Wire #'s 4875-4897	**$8,151,493.11**

Amount for Approval-Council Meeting:	
September 29, 2025	**$10,206,806.98**

City of Chaska

VENDOR INVOICE LIST

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100146 ASPEN MILLS INC									
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360987		09/11/2025	093025	357845	133.18	10/11/2025	INV	PD	CLASS A UNIFORM-PIERCE

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City of Chaska

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113001 BERG, LEROY									
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100196 BIFFS INC									

VENDOR INVOICE LIST

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CHECK DATE: 09/30/2025									
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100226 BRAUN INTERTEC CORPORATION									
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100323 CDW GOVERNMENT INC									
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AF8AT9J		09/03/2025	093025	357858	721.44	10/03/2025	INV	PD	EQUIPMENT INVENTORY
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AF8HX2V		09/04/2025	093025	357858	226.92	10/04/2025	INV	PD	EQUIPMENT INVENTORY
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City of Chaska

VENDOR INVOICE LIST

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120164413/AUG25 CHECK DATE: 09/23/2025		09/05/2025	092325	357824	23.87	10/03/2025	INV	PD	AUG LOOP MAINT GAS SVC
120564141/AUG25 CHECK DATE: 09/23/2025		09/04/2025	092325	357824	23.87	10/02/2025	INV	PD	AUG 1599 OAK CREEK PASS G
138100144/AUG25 CHECK DATE: 09/23/2025		09/09/2025	092325	357824	144.09	10/07/2025	INV	PD	AUG 285 ENGLER BLVD GAS S
64030828871/AUG25 CHECK DATE: 09/23/2025		09/04/2025	092325	357824	13.22	10/02/2025	INV	PD	AUG 423 N WALNUT ST GAS S
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					290.48				
100379 CITY OF CHANHASSEN									
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102552 CHASKA 100 CLUB									
145672 CHECK DATE: 09/30/2025		09/15/2025	093025	357860	6,502.50	10/15/2025	INV	PD	Christmas Tree Take Down
100359 CHASKA/CHAN GIRLS HOCKEY									
2015326.002 CHECK DATE: 09/30/2025		09/12/2025	093025	357861	500.00	10/12/2025	INV	PD	RFD-ICE TIME CANCELLATION
110240 CINTAS CORPORATION NO 2									
5291029632 CHECK DATE: 09/30/2025		09/10/2025	093025	357862	323.51	10/10/2025	INV	PD	MEDICAL SUPPLIES-FD
102293 CITY OF CHASKA-ELECT									
XMAS IN MAY-2025-2 CHECK DATE: 09/30/2025		09/17/2025	093025	357863	124.36	10/18/2025	INV	PD	AUG REBATE-RESIDENTIAL LE
100418 CLEARSOFT INC									
145741 CHECK DATE: 09/30/2025		09/10/2025	093025	357864	1,579.00	10/10/2025	INV	PD	NEW WATER SOFTENER-MSB
100416 ROGER CLEVELAND GOLF CO INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8635224 SO CHECK DATE: 09/30/2025		09/08/2025	093025	357865	269.00	11/07/2025	INV	PD	RESALE
111222 CNH ARCHITECTS LTD									
3604 CHECK DATE: 09/30/2025		08/31/2025	093025	357866	21,826.75	10/10/2025	INV	PD	Public Safety Facility-Ar
100436 COMCAST CORPORATION									
145746 CHECK DATE: 09/23/2025		09/09/2025	092325	357826	80.52	10/04/2025	INV	PD	Cable-PD
251489528 CHECK DATE: 09/23/2025		09/15/2025	092325	357827	775.00	10/15/2025	INV	PD	SEP CITY HALL FIBER
					855.52				
113046 COMMUNITY FOUNDATION FOR CARVER COUNTY									
2015370.002 CHECK DATE: 09/30/2025		09/24/2025	093025	357867	250.00	10/24/2025	INV	PD	RFD DAMAGE DEPOSIT PAYEE: COMMUNITY FOUNDATION FOR CARVER COUNTY
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
500535 CHECK DATE: 09/30/2025		09/15/2025	093025	357868	8,470.50	10/15/2025	INV	PD	SEP OFFICE 365 AGREEMENT
112918 SMITH CONSTRUCTION SERVICES INC									
32757 CHECK DATE: 09/30/2025		09/17/2025	093025	357869	75.00	10/17/2025	INV	PD	CUTTING BLADES
106301 CORE & MAIN LP									
X668432 CHECK DATE: 09/30/2025	250231	09/04/2025	093025	357870	1,446.71	10/04/2025	INV	PD	INVENTORY-VALVE, FLANGE &
112084 COURNEYA, JAMES									
145660 CHECK DATE: 09/30/2025		09/15/2025	093025	357871	200.00	10/15/2025	INV	PD	BLOCK PARTY WAGON REFUND PAYEE: COURNEYA, JAMES
109895 CROTEGA LLC									
1820 CHECK DATE: 09/30/2025		09/15/2025	093025	357872	1,280.99	10/15/2025	INV	PD	Department Repuls - PSA$

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110391 CUMMINS INC									
E4-250727986		07/03/2025	093025	357873	-270.00	08/03/2025	CRM	PD	#117 ACTUATOR CREDIT
CHECK DATE: 09/30/2025									
E4-250937779		09/10/2025	093025	357873	782.34	10/10/2025	INV	PD	#110 OIL PAN, GASKET & HA
CHECK DATE: 09/30/2025									
					512.34				
100555 D R HORTON INC									
1622 OAK CREEK DR		09/15/2025	093025	357874	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
3943 FOUNDERS PATH		09/15/2025	093025	357874	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
3949 FOUNDERS PATH		09/15/2025	093025	357874	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
3955 FOUNDERS PATH		09/15/2025	093025	357874	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
4601 PERCHERON BLVD		09/15/2025	093025	357874	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
					15,000.00				
113004 DAHLE, JANELL									
37942		09/16/2025	093025	357875	26.32	10/16/2025	INV	PD	CREDIT BALANCE REFUND-407
CHECK DATE: 09/30/2025									
100490 DAKOTA SUPPLY GROUP									
S105030792.001	250236	09/12/2025	093025	357876	3,020.00	10/12/2025	INV	PD	INVENTORY-1 1/2" KAMSTRUP
CHECK DATE: 09/30/2025									
100520 DEM CON COMPANIES LLC									
25013		08/31/2025	093025	357877	214.70	09/30/2025	INV	PD	DISPOSAL CITY SQ REHAB
CHECK DATE: 09/30/2025									
103870 DIVERSIFIED PLUMBING AND HEATING INC									
42819		06/05/2025	093025	357878	990.00	09/18/2025	INV	PD	WTP-RPZ TESTING
CHECK DATE: 09/30/2025									
43342		07/23/2025	093025	357878	495.00	09/18/2025	INV	PD	RPZ TESTING IRRIGATION

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/30/2025									
					1,485.00				
111282 CANNON TECHNOLOGIES INC									
955837709	240117	09/09/2025	093025	357879	33,256.08	10/09/2025	INV	PD	55 - 6S ELECTRIC METERS
CHECK DATE: 09/30/2025									
955871245	240117	09/16/2025	093025	357879	11,413.11	10/16/2025	INV	PD	WTR NODE INSTALL, POST CA
CHECK DATE: 09/30/2025									
955880574	240117	09/15/2025	093025	357879	44,628.00	10/19/2025	INV	PD	ANNUAL YUKON SERVER HOSTI
CHECK DATE: 09/30/2025									
955892774	240117	09/18/2025	093025	357879	9,477.02	10/18/2025	INV	PD	WTR NODE INSTALL, POST CA
CHECK DATE: 09/30/2025									
955901090	240117	09/18/2025	093025	357879	32,095.40	10/18/2025	INV	PD	WAREHOUSING OF METERS
CHECK DATE: 09/30/2025									
955921989	240117	09/22/2025	093025	357879	1,608.60	10/22/2025	INV	PD	WAREHOUSING OF METERS
CHECK DATE: 09/30/2025									
955922289	240117	09/22/2025	093025	357879	4,927.62	10/22/2025	INV	PD	WATER MTR INSTALLS, POST
CHECK DATE: 09/30/2025									
955932073	240117	09/23/2025	093025	357879	221.10	10/23/2025	INV	PD	ELEC MTRS INSTALLS, POST
CHECK DATE: 09/30/2025									
					137,626.93				
111779 EL FEDAOUI, LARBI									
38237-2		09/23/2025	093025	357880	168.31	10/23/2025	INV	PD	CREDIT BALANCE REFUND-205
CHECK DATE: 09/30/2025									
110158 BDH2 MARSHALL LLC									
2738204		09/09/2025	093025	357881	99.57	10/09/2025	INV	PD	C. SCHMIEG RODEO
CHECK DATE: 09/30/2025									
2738990		09/10/2025	093025	357881	99.57	10/10/2025	INV	PD	B. HEITZ RODEO
CHECK DATE: 09/30/2025									
2738991		09/10/2025	093025	357881	99.57	10/10/2025	INV	PD	T. ANDERSON RODEO
CHECK DATE: 09/30/2025									
2740649		09/12/2025	093025	357881	298.71	10/12/2025	INV	PD	K. FISHER OVERHEAD SCHOOL
CHECK DATE: 09/30/2025									
2740654		09/12/2025	093025	357881	298.71	10/12/2025	INV	PD	J. SCHRUPP OVERHEAD SCHOO
CHECK DATE: 09/30/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2740655		09/12/2025	093025	357881	298.71	10/12/2025	INV	PD	T. CONWAY OVERHEAD SCHOOL
CHECK DATE: 09/30/2025									
					1,194.84				
110169 FELHABER LARSON FENLON & VOGT PA									
874656		09/10/2025	093025	357882	7,449.00	10/10/2025	INV	PD	GM DAVIS PROPERTIES CONDE
CHECK DATE: 09/30/2025									
874657		09/10/2025	093025	357882	29,940.00	10/10/2025	INV	PD	JAMS PROPERTIES & SIEGFRI
CHECK DATE: 09/30/2025									
874658		09/10/2025	093025	357882	12,714.00	10/10/2025	INV	PD	CHASKA RETAIL CONDEMNATIO
CHECK DATE: 09/30/2025									
					50,103.00				
112644 FERGUSON US HOLDINGS INC									
1971264		09/08/2025	093025	357883	363.54	10/08/2025	INV	PD	CITY SQ IRRIGATION REHAB
CHECK DATE: 09/30/2025									
100655 FERRELLGAS 7780961									
1131554778		09/17/2025	093025	357884	101.82	10/17/2025	INV	PD	PROPANE
CHECK DATE: 09/30/2025									
100693 FS3 INC									
95261		07/28/2025	093025	357885	384.97	09/22/2025	INV	PD	#724 BORE MACHINE PARTS
CHECK DATE: 09/30/2025									
112995 GARCIA MIRANDA, JONATHAN									
41423		09/16/2025	093025	357886	80.26	10/16/2025	INV	PD	CREDIT BALANCE REFUND-111
CHECK DATE: 09/30/2025									
113033 GEISEL, RICK									
33309		09/23/2025	093025	357887	194.62	10/23/2025	INV	PD	CREDIT BALANCE REFUND-300
CHECK DATE: 09/30/2025									
100759 WW GRAINGER INC									
9630665215		09/04/2025	093025	357888	110.69	10/04/2025	INV	PD	LIBRARY ADA BUTTON
CHECK DATE: 09/30/2025									
9633472387		09/08/2025	093025	357888	409.93	10/08/2025	INV	PD	CITY SQ IRRIGATION
CHECK DATE: 09/30/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9634621701		09/09/2025	093025	357888	51.56	10/09/2025	INV	PD	PRESSURE GAUGE FOR IRRIGA
CHECK DATE: 09/30/2025									
					572.18				
113012 GRAYER, ARIELLE									
40348		09/16/2025	093025	357889	115.56	10/16/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 09/30/2025									
112999 HALL, ASHLEY									
10006899		09/16/2025	093025	357890	262.41	10/16/2025	INV	PD	CREDIT BALANCE REFUND-198
CHECK DATE: 09/30/2025									
113040 HANSEN, RYAN									
40350		09/23/2025	093025	357891	131.95	10/23/2025	INV	PD	CREDIT BALANCE REFUND-160
CHECK DATE: 09/30/2025									
100810 HAWKINS INC									
7196495		09/11/2025	093025	357892	6,979.20	10/26/2025	INV	PD	WTP CHEMICALS
CHECK DATE: 09/30/2025									
7196831		09/15/2025	093025	357892	30.00	10/30/2025	INV	PD	DEMURRAGE
CHECK DATE: 09/30/2025									
					7,009.20				
110461 HEARTLAND BUSINESS SYSTEMS LLC									
825385-H		09/10/2025	093025	357893	43,731.47	10/10/2025	INV	PD	CISCO SMART NET LICENSING
CHECK DATE: 09/30/2025									
113035 HEILAND, TIMOTHY									
10012129		09/23/2025	093025	357894	511.19	10/23/2025	INV	PD	CREDIT BALANCE REFUND-189
CHECK DATE: 09/30/2025									
100830 HELSTROM, DEREK									
145490		08/29/2025	093025	357895	140.00	10/11/2025	INV	PD	MILEAGE-7/18-8/29
CHECK DATE: 09/30/2025									
113000 HENNEN, CARL									
10007084		09/16/2025	093025	357896	31.02	10/16/2025	INV	PD	CREDIT BALANCE REFUND-118

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/30/2025									
100841 HERMANS LANDSCAPE SUPPLIES									
65514/1		09/03/2025	093025	357897	200.00	10/03/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65520/1		09/03/2025	093025	357897	200.00	10/03/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65531/1		09/03/2025	093025	357897	200.00	10/03/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65534/1		09/03/2025	093025	357897	200.00	10/03/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65543/1		09/04/2025	093025	357897	300.00	10/04/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65557/1		09/04/2025	093025	357897	300.00	10/04/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65578/1		09/08/2025	093025	357897	300.00	10/08/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65580/1		09/08/2025	093025	357897	300.00	10/08/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
65628/1		09/11/2025	093025	357897	200.00	10/11/2025	INV	PD	CITY SQ TOPSOIL
CHECK DATE: 09/30/2025									
					2,200.00				
100848 HIGH TECH CLEANING INC									
21677		09/15/2025	093025	357898	849.86	10/15/2025	INV	PD	CLEANING SUPPLIES
CHECK DATE: 09/30/2025									
100859 HOISINGTON KOEGLER GROUP INC									
022-018-8		09/13/2025	093025	357899	3,725.15	10/13/2025	INV	PD	ONGOING PLANNING SERVICES
CHECK DATE: 09/30/2025									
023-068-20		09/13/2025	093025	357899	2,681.25	10/13/2025	INV	PD	ZONING CODE PHASE 1
CHECK DATE: 09/30/2025									
					6,406.40				
112996 HOLZ, RICHARD									
10002957		09/16/2025	093025	357900	114.00	10/16/2025	INV	PD	CREDIT BALANCE REFUND-291
CHECK DATE: 09/30/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113006 HULSING, DAREL									
40182		09/16/2025	093025	357901	59.36	10/16/2025	INV	PD	CREDIT BALANCE REFUND-109
CHECK DATE: 09/30/2025									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2025/0919-ICMA		09/19/2025	092325	357828	5,818.73	09/19/2025	INV	PD	091925 Payroll - 457 & Ro
CHECK DATE: 09/23/2025									
112068 I:SPACE FURNITURE INC									
34884		09/10/2025	093025	357902	7,681.22	10/10/2025	INV	PD	Players Lounge Remodel De
CHECK DATE: 09/30/2025									
108948 AUDRANN INC									
1545408		09/12/2025	093025	357903	142.01	10/27/2025	INV	PD	HVAC BELTS
CHECK DATE: 09/30/2025									
1545408-01		09/15/2025	093025	357903	10.71	10/30/2025	INV	PD	HVAC BELTS
CHECK DATE: 09/30/2025									
1545412		09/12/2025	093025	357903	789.87	10/27/2025	INV	PD	HVAC BELTS
CHECK DATE: 09/30/2025									
1545412-01		09/12/2025	093025	357903	16.36	10/27/2025	INV	PD	HVAC BELTS
CHECK DATE: 09/30/2025									
1545412-02		09/15/2025	093025	357903	259.62	10/30/2025	INV	PD	HVAC BELTS
CHECK DATE: 09/30/2025									
					1,218.57				
104744 KRAMER, DAVID									
145658		09/15/2025	093025	357904	200.00	10/15/2025	INV	PD	BLOCK PARTY WAGON REFUND
CHECK DATE: 09/30/2025						PAYEE: KRAMER, DAVID			
101018 KRISS PREMIUM PRODUCTS INC									
196670		09/05/2025	093025	357905	360.00	10/05/2025	INV	PD	Actuator for Arena Conden
CHECK DATE: 09/30/2025									
196681		09/08/2025	093025	357905	450.25	10/08/2025	INV	PD	Chemicals for Condensing
CHECK DATE: 09/30/2025									
					810.25				
101043 LANO EQUIPMENT INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
01-1184117		09/15/2025	093025	357906	37.49	10/15/2025	INV	PD	PREMIXED FUEL
CHECK DATE: 09/30/2025									
01-1184118		09/15/2025	093025	357906	169.42	10/15/2025	INV	PD	#223 AIR FILTERS
CHECK DATE: 09/30/2025									
01-1184224		09/15/2025	093025	357906	755.00	10/15/2025	INV	PD	#177 BLADE SETS
CHECK DATE: 09/30/2025									
01-1184232		09/15/2025	093025	357906	153.12	10/15/2025	INV	PD	OIL MIX SMALL ENGINES
CHECK DATE: 09/30/2025									
					1,115.03				
101058 LEAGUE OF MINNESOTA CITIES									
433483		08/11/2025	093025	357907	55.00	10/11/2025	INV	PD	MMA MAYOR MEET-HUBBARD
CHECK DATE: 09/30/2025									
101071 LENZEN CHEVROLET BUICK INC									
91614		09/09/2025	093025	357908	193.96	10/09/2025	INV	PD	#2202 TAIL LIGHT LAMP
CHECK DATE: 09/30/2025									
91656		09/16/2025	093025	357908	591.87	10/16/2025	INV	PD	#2102 SEAT & STEERING WHE
CHECK DATE: 09/30/2025									
					785.83				
113013 LIEBER, JENNIFER									
40349		09/16/2025	093025	357909	95.60	10/16/2025	INV	PD	METER DEPOSIT REFUND-1300
CHECK DATE: 09/30/2025									
112670 LINNERTZ, JUNE									
145701		09/03/2025	093025	357910	52.78	10/18/2025	INV	PD	MILEAGE-SPPD TRAINING 9/3
CHECK DATE: 09/30/2025									
112943 LIPE, GAIL									
10013898		08/08/2025	091225	357823	147.68	09/08/2025	INV	PD	CREDIT BALANCE REFUND-122
CHECK DATE: 09/12/2025									
112249 LOCALITY MEDIA INC									
5662		08/31/2025	093025	357911	3,200.00	09/30/2025	INV	PD	FD SOFTWARE
CHECK DATE: 09/30/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105139 LUBE TECH & PARTNERS LLC									
3919663		09/15/2025	093025	357912	1,263.59	10/15/2025	INV	PD	HYD FLUID FOR SWEEPERS
CHECK DATE: 09/30/2025									
107438 LUCE, AL									
10007579-2		09/16/2025	093025	357913	83.57	10/16/2025	INV	PD	METER DEPOSIT REFUND-1100
CHECK DATE: 09/30/2025									
104274 M & T FIRE AND SAFETY INC									
13059		09/15/2025	093025	357914	1,726.46	10/15/2025	INV	PD	SERVICE TNT TOOLS
CHECK DATE: 09/30/2025									
113042 MACK, DWIGHT									
41557		09/23/2025	093025	357915	58.68	10/23/2025	INV	PD	CREDIT BALANCE REFUND-800
CHECK DATE: 09/30/2025									
105710 MACQUEEN EMERGENCY GROUP									
047713PP		09/17/2025	093025	357916	30,100.00	10/17/2025	INV	PD	SCBA Decon Washer for New
CHECK DATE: 09/30/2025									
101124 MACQUEEN EQUIPMENT									
P67424		09/11/2025	093025	357917	263.25	10/11/2025	INV	PD	#121 REPLACEMENT SAFETY D
CHECK DATE: 09/30/2025									
101151 MCDONALD CONSTRUCTION INC									
705 ENSCONCED WAY		09/22/2025	093025	357918	3,000.00	10/22/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
101154 MCFOA									
145864		09/24/2025	093025	357919	40.00	09/24/2025	INV	PD	Region IV Meeting in Roge
CHECK DATE: 09/30/2025									
113032 MCKENNA, SHEILA									
10010677		09/23/2025	093025	357920	150.00	10/23/2025	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE: 09/30/2025									
113034 MCMAHON, TED									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10006188		09/23/2025	093025	357921	473.18	10/23/2025	INV	PD	CREDIT BALANCE REFUND-327
CHECK DATE: 09/30/2025									
110049 MELBERG, KELSEY									
145639		09/03/2025	093025	357922	52.78	10/15/2025	INV	PD	MILEAGE-SPPD TRAINING
CHECK DATE: 09/30/2025									
101187 METRO SALES INC									
INV2878424		09/04/2025	093025	357923	303.07	10/04/2025	INV	PD	Ricoh/IM C6010 color
CHECK DATE: 09/30/2025									
INV2883258		09/10/2025	093025	357923	638.68	10/10/2025	INV	PD	Contract Invoice
CHECK DATE: 09/30/2025									
INV2883399		09/10/2025	093025	357923	172.48	10/10/2025	INV	PD	RICOH COPIER-CURL/EVENT C
CHECK DATE: 09/30/2025									
INV2883400		09/10/2025	093025	357923	543.41	10/10/2025	INV	PD	RICOH COPIER
CHECK DATE: 09/30/2025									
INV2883791		09/10/2025	093025	357923	1,724.78	10/10/2025	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 09/30/2025									
INV2884836		09/11/2025	093025	357923	147.88	10/11/2025	INV	PD	FD COLOR COPIER
CHECK DATE: 09/30/2025									
					3,530.30				
104056 AQUA LOGIC INC									
145695		09/15/2025	093025	357924	152,376.10	10/15/2025	INV	PD	CITY SQ SIDEWALK/CURB
CHECK DATE: 09/30/2025									
101196 MID COUNTY COOP #122622									
83267		09/17/2025	093025	357925	650.64	10/31/2025	INV	PD	227 GLS GAS-LOOP
CHECK DATE: 09/30/2025									
83268		09/17/2025	093025	357925	558.76	10/31/2025	INV	PD	171 GLS DIESEL-LOOP
CHECK DATE: 09/30/2025									
					1,209.40				
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0919250015739009		09/19/2025	092325	357830	249.65	09/19/2025	INV	PD	091925 Payroll - Child Su
CHECK DATE: 09/23/2025									
PR0919250015806598		09/19/2025	092325	357829	461.46	09/19/2025	INV	PD	091925 Payroll - Child Su

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/23/2025									
					711.11				
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
67018		09/15/2025	093025	357926	150.00	10/15/2025	INV	PD	R. OSWEILER LCP KNOWLEDGE
CHECK DATE: 09/30/2025									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
778377500/AUG25		09/08/2025	092525	357835	64.45	10/02/2025	INV	PD	AUG 12500 COUNTY 11 SIGNA
CHECK DATE: 09/25/2025									
778377800/AUG25		09/08/2025	092525	357835	47.37	10/02/2025	INV	PD	AUG 4250 ENGLER BLVD SIGN
CHECK DATE: 09/25/2025									
778377900/AUG25		09/08/2025	092525	357835	49.47	10/02/2025	INV	PD	AUG 4100 ENGLER BLVD SIGN
CHECK DATE: 09/25/2025									
781385500/AUG25		09/08/2025	092525	357835	15.44	10/02/2025	INV	PD	AUG 4463 COUNTY RD 44
CHECK DATE: 09/25/2025									
					176.73				
113010 MINNICK, ROSS									
40256		09/16/2025	093025	357927	149.19	10/16/2025	INV	PD	METER DEPOSIT REFUND-1600
CHECK DATE: 09/30/2025									
113002 MITTLESTAEDT, MARY									
10014168		09/16/2025	093025	357928	8.76	10/16/2025	INV	PD	CREDIT BALANCE REFUND-147
CHECK DATE: 09/30/2025									
101248 MINNESOTA MUNICIPAL POWER AGENCY									
D/S Savings PMT #20		09/22/2025	092525	357836	113,447.50	10/01/2025	INV	PD	Electric Refunding Bonds
CHECK DATE: 09/25/2025									
113039 MONTGOMERY, CHRISTOPHER									
40294		09/23/2025	093025	357929	131.00	10/23/2025	INV	PD	CREDIT BALANCE REFUND-120
CHECK DATE: 09/30/2025									
101354 MTI DISTRIBUTING INC #700767									
1491774-00		09/09/2025	093025	357930	15,251.06	10/09/2025	INV	PD	1 SET VIBRATORY ROLLERS
CHECK DATE: 09/30/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1494585-00		09/15/2025	093025	357930	125.46	10/15/2025	INV	PD	BELTS FOR 72" MOWER
CHECK DATE: 09/30/2025									
					15,376.52				
112928 MUIRURI, PAULINE									
40086-2		09/16/2025	093025	357931	37.12	10/16/2025	INV	PD	CREDIT BALANCE REFUND-800
CHECK DATE: 09/30/2025									
113031 NATIONAL CHARITY LEAGUE									
2015368.002		09/21/2025	093025	357932	250.00	10/21/2025	INV	PD	RFD DAMAGE DEPOSIT-NCL FA
CHECK DATE: 09/30/2025						PAYEE: NATIONAL CHARITY LEAGE			
104907 NATIONAL GOLF GRAPHICS LLC									
16093		09/18/2025	093025	357933	2,091.75	10/18/2025	INV	PD	HOLE IN ONE FLAGS, COURSE
CHECK DATE: 09/30/2025									
112993 STOWE ENTERPRISES LLC									
239754		09/12/2025	093025	357934	2,032.41	10/12/2025	INV	PD	Arena Sound System Repair
CHECK DATE: 09/30/2025									
113030 NORTH CENTRAL BUS & EQUIPMENT INC									
326361		09/17/2025	093025	357935	1,268.50	10/17/2025	INV	PD	Seat Covers- Squad 1233/1
CHECK DATE: 09/30/2025									
101407 NORTHWEST ASPHALT INC									
55615		08/31/2025	093025	357936	103,468.37	09/30/2025	INV	PD	TC 1/2 PARKING LOT REHAB
CHECK DATE: 09/30/2025									
55616		08/31/2025	093025	357936	336,940.34	09/30/2025	INV	PD	PHASE I OF STREET OVERLAY
CHECK DATE: 09/30/2025									
					440,408.71				
112510 NOVACARE OUTPATIENT REHABILITATION EAST INC									
848978281		09/12/2025	093025	357937	185.00	10/12/2025	INV	PD	Pre-Employment Physical A
CHECK DATE: 09/30/2025									
112998 O'HERON, SHELLY									
10005829		09/16/2025	093025	357938	483.66	10/16/2025	INV	PD	CREDIT BALANCE REFUND-335
CHECK DATE: 09/30/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113014 O'SELL, MITCHELL									
145640		09/11/2025	093025	357939	41.86	10/15/2025	INV	PD	MILEAGE-TYLER USER GROUP
CHECK DATE: 09/30/2025									
101465 ON SITE SANITATION INC									
0001953412		09/11/2025	093025	357940	1,360.00	10/11/2025	INV	PD	LATIN MUSIC & FOOD FEST
CHECK DATE: 09/30/2025									
0001957328		09/19/2025	093025	357940	1,360.00	10/19/2025	INV	PD	CHASKA CARES FEST
CHECK DATE: 09/30/2025									
					2,720.00				
101530 PING INC									
2025100028654		09/08/2025	093025	357941	92.62	11/07/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
3107383742		09/10/2025	093025	357942	487.35	10/29/2025	INV	PD	POSTAGE MACHINE LEASE 6/3
CHECK DATE: 09/30/2025									
101539 PLAISTED COMPANIES INC									
88178		09/13/2025	093025	357943	1,268.37	10/13/2025	INV	PD	TOPDRESSING SAND
CHECK DATE: 09/30/2025									
101557 POWER SYSTEM ENGINEERING INC									
9060624		09/12/2025	093025	357944	1,790.00	10/12/2025	INV	PD	GENERAL ENGINEERING FOR A
CHECK DATE: 09/30/2025									
9060625		09/12/2025	093025	357944	7,364.25	10/12/2025	INV	PD	GENERAL ENGINEERING (WEST
CHECK DATE: 09/30/2025									
9060708		09/18/2025	093025	357944	1,956.10	10/18/2025	INV	PD	MISC PLANNING & ENGINEERI
CHECK DATE: 09/30/2025									
					11,110.35				
113036 POWERS, MARC									
32446		09/23/2025	093025	357945	1,116.67	10/23/2025	INV	PD	CREDIT BALANCE REFUND-438
CHECK DATE: 09/30/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101576 FORNER ENTERPRISES INC									
20257227		09/15/2025	093025	357946	1,020.00	10/15/2025	INV	PD	SIGNAGE FOR TEMP STATION
CHECK DATE: 09/30/2025									
109207 PTE GOLF LLC									
216382		09/18/2025	093025	357947	238.17	10/18/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
106323 PULTE HOMES									
105 LIBERTY HEIGHTS		09/17/2025	093025	357948	3,000.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
117 LIBERTY HEIGHTS		09/17/2025	093025	357948	2,500.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
129 LIBERTY HEIGHTS		09/17/2025	093025	357948	2,500.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
509 HAMMERS CT		09/17/2025	093025	357948	3,000.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
					11,000.00				
113011 PUTT, QUINLIN									
40261		09/16/2025	093025	357949	18.55	10/16/2025	INV	PD	METER DEPOSIT REFUND-1000
CHECK DATE: 09/30/2025									
107855 STAPLES INC									
45679584-1		09/09/2025	093025	357950	132.75	10/09/2025	INV	PD	Silverware, plates and co
CHECK DATE: 09/30/2025									
45679584-2		09/09/2025	093025	357950	93.78	10/09/2025	INV	PD	Copy Paper for City Hall
CHECK DATE: 09/30/2025									
45679584-3		09/09/2025	093025	357950	140.41	10/09/2025	INV	PD	Office supplies for workr
CHECK DATE: 09/30/2025									
45680193		09/09/2025	093025	357951	37.77	10/09/2025	INV	PD	WHITE OUT
CHECK DATE: 09/30/2025									
45680265		09/09/2025	093025	357951	69.98	10/09/2025	INV	PD	FILE FOLDERS
CHECK DATE: 09/30/2025									
45722706		09/11/2025	093025	357950	10.58	10/11/2025	INV	PD	Tape Dispensers - workroo
CHECK DATE: 09/30/2025									
45824586		09/18/2025	093025	357950	29.99	10/18/2025	INV	PD	Coffee cups for the Break

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/30/2025									
					515.26				
112914 STZR HOLDINGS LLC									
0090765-IN		09/16/2025	093025	357952	70.00	10/16/2025	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 09/30/2025									
101631 REINDERS INC									
3412281-00		09/03/2025	093025	357953	640.75	10/03/2025	INV	PD	CITY SQ GRASS/SEED/FERTIL
CHECK DATE: 09/30/2025									
102251 RES SPECIALTY PYROTECHNICS INC									
28851		07/04/2025	092325	357831	12,000.00	08/03/2025	INV	PD	Fireworks display on 07/0
CHECK DATE: 09/23/2025									
103251 ROBERT THOMAS HOMES INC									
3826 VISTA VIEW CT		09/15/2025	093025	357954	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
3830 VISTA VIEW CT		09/15/2025	093025	357954	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
3834 VISTA VIEW CT		09/15/2025	093025	357954	3,000.00	10/15/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
6437 HARVEST TRL		09/17/2025	093025	357954	2,500.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
6544 HARVEST WAY		09/17/2025	093025	357954	2,500.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
6546 HARVEST WAY		09/17/2025	093025	357954	2,500.00	10/17/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/30/2025									
					16,500.00				
110677 HAJOCA CORPORATION									
S022219112.001		09/02/2025	093025	357955	893.16	10/02/2025	INV	PD	IRRIGATION PARTS
CHECK DATE: 09/30/2025									
S022219966.001		09/02/2025	093025	357955	57.79	10/02/2025	INV	PD	PLUMBING SUPPLIES
CHECK DATE: 09/30/2025									
S022232416.001		09/04/2025	093025	357955	145.33	10/04/2025	INV	PD	OAK 19 PLUMBING REPAIR PA
CHECK DATE: 09/30/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,096.28				
113003 ROSBURG, BENJAMIN									
35518		09/16/2025	093025	357956	59.59	10/16/2025	INV	PD	CREDIT BALANCE REFUND-202
CHECK DATE: 09/30/2025									
113005 SANDOVAL, ARTURO									
39733		09/16/2025	093025	357957	44.46	10/16/2025	INV	PD	CREDIT BALANCE REFUND-377
CHECK DATE: 09/30/2025									
101738 SCHILLING SUPPLY COMPANY									
1018640-01		09/15/2025	093025	357958	134.20	10/15/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 09/30/2025									
1021420-00		09/15/2025	093025	357958	950.34	10/15/2025	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 09/30/2025									
					1,084.54				
101744 SCOTT COUNTY TREASURER									
IN32587		08/06/2025	093025	357959	475.00	09/02/2025	INV	PD	LIVE FIRE TRAINING 8/4
CHECK DATE: 09/30/2025									
IN32722		09/15/2025	093025	357959	700.00	10/12/2025	INV	PD	Department Range Training
CHECK DATE: 09/30/2025									
					1,175.00				
107602 SHAKOPEE MDEWAKANTON SIOUX COMMUNITY (SMSC)									
3544		08/31/2025	093025	357960	565.95	09/30/2025	INV	PD	CITY PARKS/BUILDINGS DISP
CHECK DATE: 09/30/2025									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
2454-7		09/10/2025	093025	357961	823.50	10/20/2025	INV	PD	X-WALK PAINT
CHECK DATE: 09/30/2025									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
157243544-001		09/02/2025	093025	357962	191.86	10/15/2025	INV	PD	IRRIGATION SUPPLIES
CHECK DATE: 09/30/2025									
106596 SIWEK LUMBER JORDAN INC									
115442		09/12/2025	093025	357963	202.66	10/12/2025	INV	PD	CAULK FOR PUMP HOUSE

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/30/2025									
113041 SKINNER, MICHAEL									
40380		09/23/2025	093025	357964	170.35	10/23/2025	INV	PD	CREDIT BALANCE REFUND-160
CHECK DATE: 09/30/2025									
107195 SOCIAL INDOOR LLC									
10519		09/10/2025	093025	357965	1,000.00	10/10/2025	INV	PD	TC ADVERTISING
CHECK DATE: 09/30/2025									
113007 SPAULDING, JASON									
36573		09/16/2025	093025	357966	34.41	10/16/2025	INV	PD	METER DEPOSIT REFUND-133
CHECK DATE: 09/30/2025									
110200 STERICYCLE INC									
8011992994		09/18/2025	093025	357967	139.26	10/18/2025	INV	PD	September Shredding
CHECK DATE: 09/30/2025									
111577 KELLIE ANNE CAMERON									
145557		09/10/2025	093025	357968	500.00	09/15/2025	INV	PD	Storybook Theatre Camp De
CHECK DATE: 09/30/2025									
145825		09/18/2025	093025	357968	500.00	09/23/2025	INV	PD	June 2026 Deposit For A M
CHECK DATE: 09/30/2025									
					1,000.00				
101888 STREICHER'S INC									
I1782285		09/08/2025	093025	357969	49.99	10/09/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 09/30/2025									
I1782545		09/09/2025	093025	357969	1,946.00	10/10/2025	INV	PD	Department Rifles and Acc
CHECK DATE: 09/30/2025									
I1782557		09/09/2025	093025	357969	742.89	10/10/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 09/30/2025									
I1782573		09/09/2025	093025	357969	63.98	10/10/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 09/30/2025									
I1782695		09/10/2025	093025	357969	2,100.00	10/11/2025	INV	PD	Department Pepperball Amm
CHECK DATE: 09/30/2025									
I1782927		09/11/2025	093025	357969	324.00	10/11/2025	INV	PD	Letourneau Uniform - Init

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/30/2025									
I1783055		09/11/2025	093025	357969	45.97	10/11/2025	INV	PD	Horton Uniform - Initial
CHECK DATE: 09/30/2025									
I1783388		09/12/2025	093025	357969	933.00	10/11/2025	INV	PD	Department Pepperball Amm
CHECK DATE: 09/30/2025									
					6,205.83				
113015 STROMBERG, SUZANNE									
145659		09/15/2025	093025	357970	200.00	10/15/2025	INV	PD	BLOCK PARTY WAGON REFUND
CHECK DATE: 09/30/2025						PAYEE: STROMBERG, SUZANNE			
101892 STUART C IRBY CO									
S014183989.001	250237	09/17/2025	093025	357971	17,225.44	10/17/2025	INV	PD	1,514' COND UD ALUM 750 M
CHECK DATE: 09/30/2025									
S014183994.001	250238	09/17/2025	093025	357971	17,236.82	10/17/2025	INV	PD	1,515' COND UD ALUM 750 M
CHECK DATE: 09/30/2025									
S014229492.001	250239	09/19/2025	093025	357971	22,700.00	10/19/2025	INV	PD	4 SW CAB BSEMNT PMH 9, 6
CHECK DATE: 09/30/2025									
S014238616.009	250232	09/11/2025	093025	357971	54,300.00	10/11/2025	INV	PD	2 SW CAB S&C PME 9 600AMP
CHECK DATE: 09/30/2025									
S014238616.011	250233	09/11/2025	093025	357971	24,370.00	10/11/2025	INV	PD	1 SW CAB S&C PMH 9 600AM
CHECK DATE: 09/30/2025									
					135,832.26				
101894 SUBURBAN UTILITY SUPERINTENDENTS ASSN									
145854		09/24/2025	093025	357972	300.00	10/01/2025	INV	PD	SUSA ONE-DAY SCHOOL REGIS
CHECK DATE: 09/30/2025									
106847 SWANNIES GOLF APPAREL CO									
520971		09/15/2025	093025	357973	66.00	10/15/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
110819 TAHO SPORTSWEAR INC									
25TS03823		09/08/2025	093025	357974	153.60	10/08/2025	INV	PD	Adult Sports - Women's So
CHECK DATE: 09/30/2025									
25TS04061		09/17/2025	093025	357974	253.50	10/17/2025	INV	PD	Cheerleading Camp - T-Shi
CHECK DATE: 09/30/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25TS04206		09/17/2025	093025	357974	462.00	10/17/2025	INV	PD	Youth Sports - Fall Baseb
CHECK DATE: 09/30/2025									
					869.10				
101932 TAYLOR MADE GOLF CO INC									
38598006		09/06/2025	093025	357975	338.86	10/06/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
38611578		09/12/2025	093025	357975	248.84	12/11/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
38613245		09/11/2025	093025	357975	338.89	10/11/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
					926.59				
101964 PMT EMBROIDERY LLC									
1099		09/09/2025	093025	357976	576.00	10/09/2025	INV	PD	Curling Ctr Beanies-Bondi
CHECK DATE: 09/30/2025									
112486 TOKACH, KORA									
145716		09/11/2025	093025	357977	42.42	10/11/2025	INV	PD	MILEAGE-TYLER USER GROUP
CHECK DATE: 09/30/2025									
108084 TOUR EDGE GOLF MFG INC									
IN-01777291		09/16/2025	093025	357978	202.20	10/16/2025	INV	PD	RESALE
CHECK DATE: 09/30/2025									
101989 TOWN & COUNTRY GLASS INC									
25775		09/18/2025	093025	357979	250.00	10/18/2025	INV	PD	Remove & reinstall window
CHECK DATE: 09/30/2025									
113043 TRAUT COMPANIES									
41717		09/23/2025	093025	357980	3,058.25	10/23/2025	INV	PD	CREDIT BALANCE REFUND-DRI
CHECK DATE: 09/30/2025									
112994 TRAVIS, JOHN									
10008100		09/16/2025	093025	357981	1,067.21	10/16/2025	INV	PD	CREDIT BALANCE REFUND-304
CHECK DATE: 09/30/2025									
110063 TWIN CITY MECHANICAL INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00027342		09/16/2025	093025	357982	625.00	10/16/2025	INV	PD	CLEAN OUT FD ICE MACHINE
CHECK DATE: 09/30/2025									
102028 TWIN CITY WATER CLINIC INC									
23165		09/10/2025	093025	357983	390.00	10/10/2025	INV	PD	WTP-AUGUST SAMPLES
CHECK DATE: 09/30/2025									
110053 TX CHILD SUPPORT SDU									
PR091925-0012725283		09/19/2025	092325	357832	115.38	09/19/2025	INV	PD	091925 Payroll - Child Su
CHECK DATE: 09/23/2025									
102250 TYLER BUSINESS FORMS									
Invoice-105653		09/16/2025	093025	357984	665.37	10/16/2025	INV	PD	CHECK ENVELOPES
CHECK DATE: 09/30/2025									
112997 ULSCHMID, ERIK									
10003169		09/16/2025	093025	357985	242.18	10/16/2025	INV	PD	CREDIT BALANCE REFUND-114
CHECK DATE: 09/30/2025									
102038 ULTIMATE SAFETY CONCEPTS INC									
219027		09/12/2025	093025	357986	337.81	10/12/2025	INV	PD	NAME TAGS FOR MASKS
CHECK DATE: 09/30/2025									
102448 UNITED HEALTH CARE									
267000070-2025-1		08/14/2025	093025	357987	18,169.55	10/18/2025	INV	PD	AUG REBATE-UPGRADE LIGHTI
CHECK DATE: 09/30/2025						PAYEE: UNITED HEALTHCARE			
104522 US FOODS INC									
3437202		09/15/2025	093025	357988	224.26	10/15/2025	INV	PD	OVEN FILTERS
CHECK DATE: 09/30/2025									
3565773		09/19/2025	093025	357988	403.31	10/19/2025	INV	PD	TOWELS, TP, SOAP
CHECK DATE: 09/30/2025									
5971863		09/17/2025	093025	357988	214.82	10/17/2025	INV	PD	SEP DISH MACHINE RENTAL
CHECK DATE: 09/30/2025									
					842.39				
107687 UNIVERSAL PROTECTION SERVICE LP									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
17475408		08/28/2025	093025	357989	214.50	09/28/2025	INV	PD	Event Ctr Security 8/22-8
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17510925		09/04/2025	093025	357989	214.50	10/04/2025	INV	PD	Event Ctr Security 8/29-9
CHECK DATE: 09/30/2025									
					429.00				
105146 ECM PUBLISHERS INC									
1065518		09/11/2025	093025	357990	161.20	10/11/2025	INV	PD	WELLS 11 & 12 PUMPING FAC
CHECK DATE: 09/30/2025									
1066263		09/18/2025	093025	357990	48.36	10/18/2025	INV	PD	CENTERPOINT FRANCHISE FEE
CHECK DATE: 09/30/2025									
					209.56				
102133 WAGNER PRESS & GRAPHICS									
38740		09/04/2025	093025	357991	113.68	10/04/2025	INV	PD	Proposed Development Mail
CHECK DATE: 09/30/2025									
38752		09/09/2025	093025	357991	2,265.00	10/09/2025	INV	PD	COLD WEATHER RULE BROCHUR
CHECK DATE: 09/30/2025									
38757		09/12/2025	093025	357991	661.23	10/12/2025	INV	PD	AUTUMN WOODS POSTCARD MAI
CHECK DATE: 09/30/2025									
38769		09/15/2025	093025	357991	72.00	10/15/2025	INV	PD	BUSINESS CARDS-VOIGT, KUH
CHECK DATE: 09/30/2025									
					3,111.91				
102146 WATER SPECIALTY OF MINNESOTA INC									
13527		09/16/2025	093025	357992	863.23	10/16/2025	INV	PD	Pool Chemicals
CHECK DATE: 09/30/2025									
102157 WELLENS AGRONOMICS LLC									
9881		09/12/2025	093025	357993	2,610.00	10/12/2025	INV	PD	CITY SQ SOIL STABILIZATIO
CHECK DATE: 09/30/2025									
102536 WITTROCK, PAT									
2015362.002		09/18/2025	093025	357994	94.00	10/18/2025	INV	PD	RFD PARAMOUNT THEATER 9 T
CHECK DATE: 09/30/2025						PAYEE: WITTROCK, PAT			
102189 WM MUELLER & SONS									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
316377		09/08/2025	093025	357995	99.45	10/08/2025	INV	PD	VETS PARK TRAIL REPAIRS
CHECK DATE: 09/30/2025									
316440		09/08/2025	093025	357995	223.29	10/08/2025	INV	PD	W/S STOCKPILE
CHECK DATE: 09/30/2025									
316441		09/08/2025	093025	357995	2,787.87	10/08/2025	INV	PD	FIREMANS TRAIL REPAIRS
CHECK DATE: 09/30/2025									
316508		09/09/2025	093025	357995	2,790.07	10/09/2025	INV	PD	YORK ST ALLEY REPAIRS
CHECK DATE: 09/30/2025									
316577		09/10/2025	093025	357995	574.36	10/10/2025	INV	PD	MEADOW CT TRAIL
CHECK DATE: 09/30/2025									
316642		09/11/2025	093025	357995	886.89	10/11/2025	INV	PD	YORK ST ALLEY
CHECK DATE: 09/30/2025									
316710		09/12/2025	093025	357995	360.22	10/12/2025	INV	PD	PED APPROACH WALNUT/CITY
CHECK DATE: 09/30/2025									
316875		09/16/2025	093025	357995	10,861.87	10/16/2025	INV	PD	TC DRIVE TRAIL/MEADOW CT
CHECK DATE: 09/30/2025									
					18,584.02				
113045 EVAN WORKIN									
4258		09/19/2025	093025	357996	1,065.00	10/19/2025	INV	PD	BLADE SHARPENING
CHECK DATE: 09/30/2025									
		302 INVOICES			2,055,313.87				

** END OF REPORT - Generated by Michelle Robbin **

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100005 MINNESOTA MUNICIPAL MONEY MARKET FUND									
145603		09/17/2025	091725	4878	3,000,000.00	09/17/2025	DIR	PD	Xfer ONB to 4M-Cashflow-C
CHECK DATE: 09/17/2025									
105243 ALERUS FINANCIAL									
C176828		09/05/2025	092225	4896	128.10	09/22/2025	DIR	PD	AUG PARTICIPANT FEES
CHECK DATE: 09/22/2025									
100385 CHASKA FIRE DEPT RELIEF ASSN									
2025/8-CFDRA		09/19/2025	091925-3	4890	22,140.00	09/19/2025	DIR	PD	AUG-25 FIRE RELIEF ASSOC-
CHECK DATE: 09/19/2025									
110382 ENTERPRISE FM TRUST									
FBN5433207		09/04/2025	091925-2	4889	14,454.10	09/19/2025	DIR	PD	SEP FLEET LEASES
CHECK DATE: 09/19/2025									
100927 INTERNAL REVENUE SERVICE									
145606		09/19/2025	091925-2	4881	190,125.37	09/19/2025	DIR	PD	091925 Payroll - SS, Medi
CHECK DATE: 09/19/2025									
101346 MINNESOTA COMMISSIONER OF REVENUE									
2025/0831-CC		08/31/2025	091925-3	4893	27,761.73	09/19/2025	DIR	PD	AUG-25 CARVER CTY TRANSIT
CHECK DATE: 09/19/2025									
2025/0831-HOUSING		08/31/2025	091925-3	4894	13,870.09	09/19/2025	DIR	PD	AUG-25 METRO HOUSING SALE
CHECK DATE: 09/19/2025									
2025/0831-SLS/UB		08/31/2025	091925-3	4891	381,107.98	09/19/2025	DIR	PD	AUG-25 GEN/UB SALES TAX
CHECK DATE: 09/19/2025									
2025/0831-TRANSPORT		08/31/2025	091925-3	4895	41,589.80	09/19/2025	DIR	PD	AUG-25 METRO TRANPORTATIO
CHECK DATE: 09/19/2025									
2025/0831-USE		08/31/2025	091925-3	4892	2,154.91	09/19/2025	DIR	PD	AUG-25 USE TAX
CHECK DATE: 09/19/2025									
					466,484.51				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
145607		09/19/2025	091925-2	4882	38,205.66	09/19/2025	DIR	PD	091925 Payroll - MN State
CHECK DATE: 09/19/2025									

Report generated: 09/26/2025 11:39
User: 8482mrob
Program ID: apinvlst

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101249 MINNESOTA MUNICIPAL POWER AGENCY									
4372		09/04/2025	091925	4880	4,101,229.86	09/19/2025	DIR	PD	AUG ELECTRIC DUE
CHECK DATE: 09/19/2025									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
145608		09/19/2025	091925-2	4883	16,582.69	09/19/2025	DIR	PD	091925 Payroll - 457 Cont
CHECK DATE: 09/19/2025									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
145611		09/19/2025	091925-2	4886	9,985.86	09/19/2025	DIR	PD	091925 Payroll - Roth Con
CHECK DATE: 09/19/2025									
104668 OPTUM BANK INC									
145610		09/19/2025	091925-2	4885	25,055.59	09/19/2025	DIR	PD	091925 Payroll - HSA Cont
CHECK DATE: 09/19/2025									
598779986		09/22/2025	092325-3	4897	250.00	09/23/2025	DIR	PD	9/22/25 PR HSA Contributi
CHECK DATE: 09/23/2025									
					25,305.59				
101498 PCARD									
2025/0912-PC		09/12/2025	091725-2	4879	98,875.49	09/17/2025	DIR	PD	SEP 2025 PCARD PURCHASES
CHECK DATE: 09/17/2025									
109689 PLANSOURCE BENEFITS ADMINISTRATION INC									
SEP-25		08/24/2025	091525	4876	6,053.53	09/15/2025	DIR	PD	SEP EMP INS PREM-LTD/CI/A
CHECK DATE: 09/15/2025									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
145609		09/19/2025	091925-2	4884	147,146.20	09/19/2025	DIR	PD	091925 PERA Contributions
CHECK DATE: 09/19/2025									
112849 VOYA INSTITUTIONAL TRUST COMPANY									
145612		09/19/2025	091925-2	4887	8,716.62	09/19/2025	DIR	PD	091925 Payroll - HCSP Con
CHECK DATE: 09/19/2025									
112884 VOYA INSTITUTIONAL TRUST COMPANY									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
145613		09/19/2025	091925-2	4888	4,758.53	09/19/2025	DIR	PD	091925 Payroll - MNDCP Co
CHECK DATE: 09/19/2025									
110788 WEX HEALTH INC									
20250911-FSA		09/11/2025	091225	4875	446.46	09/12/2025	DIR	PD	9/12/25 FSA Reimb-Healthc
CHECK DATE: 09/12/2025									
20250916-FSA		09/16/2025	091725	4877	854.54	09/17/2025	DIR	PD	9/17/25 FSA Reimb-Health/
CHECK DATE: 09/17/2025									
					1,301.00				
		23 INVOICES			8,151,493.11				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

September 29, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

September 29th:

The 29th is the 5th Monday of the month, and we are in need of having a Council meeting on that night. Prior to the Council meeting, we are planning a tour of our Public Safety Center. For this tour, we will meet up at the parking lot of the facility on the west side of the building (it is now paved) and RJM will take us on a tour of the entire facility. There is significantly more work completed than the last tour you were on, so I think you will really enjoy seeing how it is coming together.

At the meeting itself, the main item that we will be addressing is the establishment of the Preliminary Tax Levy for 2026. This is something that we are required to have approved by the end of September and have it certified to the County by the end of the business day on September 30th. Beyond this item, we will have the final approvals for the EDCO project, approval of bids for the Victoria Water Main project and we will also have a presentation from the American Water Works Association (AWWA) for winning the "Best Tasting Water" at the 2025 Minnesota State Fair.

October 6th

With us meeting on the 5th Monday of September, that does mean we have a meeting the following week on October 6th. Prior to that meeting, we are planning on having a Work Session to talk about the re-design of City Hall Plaza. As you may remember, we did decide to expedite this portion of the building program prior to remodeling of the City Hall facility as it is in bad shape at this time. The purpose of the work session will be to have our consultants at HKGI gather input from you on the things you think are critical we address as part of that project, and what you would like to see us accomplish in the remodeling of this space. HKGI had a similar meeting with key staff members, and we also met with businesses located on the plaza as well at the Downtown Business Alliance to get their feedback on the project. These discussions will help kick off what things we all agree need to be addressed in this project and gather ideas for what we would like to see this plaza used for in the future. Following the work session we will have a short Council meeting, with only a few things planned on the agenda.

As we look ahead to October 21st, please be aware that we are planning on having a work session on that night with the focus being budget discussions on all our recreational enterprise funds.

If you are unable to make it to any of these meetings, or have any questions, please just let me know.

ENGLER CONSTRUCTION PROJECT UPDATES

While we were told a couple of weeks ago that the Engler/41 intersection would be opening the week of September 29th, today we were given the specific details of when and how that will occur. According to Carver County, they will be opening that intersection and the road to the west on Tuesday, September 30th in the 7-8 pm timeframe so it can occur after our typical rush hour. Simultaneous to this opening, the County will be officially closing the Park Ridge Drive/Engler intersection located in front of the Chaska Community Center. With that intersection being closed, residents will need to enter the Community Center following Ridge Lane, which is on the back side of the Community Center abutting Brandondale Mobile Home Park. With this closure, they have indicated that they are confident they can complete the entirety of the work at this intersection within this construction year. Typically, construction season runs to right before Thanksgiving, as this is when the Asphalt Plants close. If they should find that they are unable to complete work, they have indicated that they would restore everything to make it fully drivable during the winter months and would just open the project back up again in the Spring. It is their hope and plan that they do not have to do this.

As part of the Park Ridge closure, a public meeting was held for the neighborhood to the north of the CCC to make sure they understand how to get in and out of the neighborhood during construction. We have also been meeting with the School District to try to have as little disruption to their drop off and pick up times as possible. Parents with kids in those schools are getting direct communication of where we would like to see them go based on the building they are going to.

If you have any questions about this, please let me know.

CHASKA YARDS OPEN HOUSE

As many may remember, as part of the Firemen's Park Redevelopment Project, one of the things that we did was to move the old Chaska Brick Ernst House from its original location on the edge of the park to a new location which is on the east side of Walnut Street between 2nd and 3rd Streets. Since moving the home to this site, Staff has been working on a plan to not only rehab this house, but to also redevelop the land around its new location as the Ess House the used to reside just to the north of the Ernst House burned down several years ago.

In conjunction with the Carver County CDA, we were able to put together a plan where not only was the Ernst House rehabilitated, but that an additional 3 single family homes were built around a courtyard on this site. All these home will be Community Land Trust Homes, meaning that they will be available to those who might struggle to afford purchasing a home in Chaska through any other means. With this project, we were not only able to help preserve an original Chaska Brick Home, but we were able to do the project in such a manner that it will help create additional affordable housing in the City.

With the project nearing completion, the Carver County CDA is planning an Open House and Ribbon Cutting. This will occur on October 2nd from 11:00-12:30 pm. There will be a short program at 11:30, with the rest of the time set aside for people to tour the homes.

If you are interested in attending, please just let me know so we can RSVP and post the meeting if there is a quorum present. Otherwise, if you have any questions, don't hesitate to ask.

ELECTRIC DIRECTOR POSITION

With the departure of our Electric Director, Pete Wyfells, we have been working over the last few weeks to have a recruitment process to replace him in this position. As we do with all Department Head processes, we include not only me and Human Resources in the process, but we also include Department Heads and all employees from the Department we are hiring for. Last week we were able to complete the first round of interviews. From that, I have chosen 3 people to come in for the 2nd round of interviews, which will include meeting with everyone in the department, and spending time with me individually to talk about their qualifications for the position. I am very pleased with the 3 people we are bringing back and fully anticipate I will be able to choose someone from one of these remaining people. We will be completing these final interviews on Monday, October 6th, with me hoping to be able to offer the position to someone during that week. I am hoping by the end of that week I will be able to share with you who the position was offered to and when we would expect them to start.

If you have any questions about the filling of this position, do not hesitate to contact me. I really look forward to seeing who will move into this important role for the City!

SOUTHWEST CHASKA UPDATE

Over the past week, Staff has received word that two large areas of our Southwest Chaska Development Area potentially have end-users. On the east side of Highway 212, the only remaining large piece of property that is left to develop is the Holasek parcel, which is located directly adjacent to Highway 212 and south/east of the 44/212 Interchange. This parcel is guided mainly for residential, with some potential for neighborhood commercial closer to the interchange. The end user that will be purchasing this parcel is a well-established developer and we are confident they will be able to do a nice job on this property.

On the west side of the freeway, property owners on both the north and south side of County Road 44 have been working together with one single developer named Scanell. Since entering into a contract for that property, Scanell has been working to complete Environmental Work on the site, as well as looking for end-users. As you may remember, this entire area is guided as Corporate/Industrial with the potential for some supporting commercial. This past week, the developer did indicate to us that they have a very large end-user identified for this property which if they move forward could really kickstart the development of this industrial area. While we are not at liberty of saying who that end-user is yet, we do think that they could be good for this industrial park, and help us with getting the infrastructure installed, which will serve the entire development area.

Over the next several weeks, you will see some work come back from their Environmental Process, which is the first thing they need to do to move forward with development of these properties.

If you have any questions, do not hesitate to ask.

MOBILE HOME MEETING

As I have mentioned to you previously, one thing Staff has been working on over the last several weeks is finding ways that we can help support the residents of our mobile home parks to provide them with more rights and protections in their home ownership situation. As I have shared, especially with the purchase of Brandondale by a private equity firm, many residents have faced significant issues and are concerned about their ability to stay living in these neighborhoods given the changes that have occurred. This is a similar situation that other communities from across the State have faced as these parks have been bought up by private equity firms.

To help in providing some protection at the State level for these residents, the non-profit group Isaiah has been working to get support for legislation to help protect some basic rights for tenants. In the past, they have not been able to garner enough support at the legislature because of the strong lobby with mobile home park owners. To try to address this, Isaiah is taking a different approach than just mobilizing mobile home park tenants and instead is looking to cities to potentially come forward to talk about the issues we are seeing and provide any help we can to address the issues they have been facing.

To that end, Isaiah is having a meeting with City Managers of 19 different communities in the State next Tuesday to hear about these challenges and see if there is some momentum that can be created to effectuate some change. While they are starting with meeting with just the City Managers in these communities, if it does appear that there is a desire to collaborate on solutions, they will likely be turning to elected leaders in each of these communities to try to be a voice at the Legislature to help provide protection for the residents of these parks. We have talked about some of the difficulties we have seen here in Chaska with Brandondale residents. With other communities seeing similar situations, it is hoped that having many cities at the table will help push change that helps protect these residents.

If you have any questions about this, please let me know. I will keep you informed of how the meeting went and if there are any next steps.

DISCUSSION WITH CARVER COUNTY ON YARD WASTER

As you are aware, the City of Chaska has a "Cleanup Day" twice a year to allow people to bring their spring and fall yard waste and dump for free down at Chaska Athletic Park. We have been doing this for several years with it being funded through the Solid Waste tax dollars the County collects on their tax statements. Over the last several months, as the Shakopee Mdewakanton Dakota Community built their new environmental center just south of Chaska on Highway 41, they have been offering opportunities for residents of Chaska to dump their yard waste at no cost to the end user. While we have not taken a formal survey, it has appeared that this service has been very popular with our residents since it has been offered, with the Center keeping it free for Chaska residents through the month of October.

With this facility being so close to Chaska, we have felt that it would be good to explore further whether this might be something we can provide permanently for our residents instead of just having cleanup days twice a year. Next Monday, September 29th, we will be meeting with the

Carver County Environmental Services to discuss whether this might be a service with can use our share of the collected solid waste dollars to support, and whether this is a model to consider for all residents in Carver County. While we do not know yet whether they will view this as a benefit to pursue, we felt that it was important to have the discussion as we do think that this could serve our residents much better than only providing service two days per year.

Following our meeting with the County, I will keep you informed on how that went and whether there is a model we might be able to create to make this service feasible. In the meantime, if you have any questions about this, feel free to reach out.

UPCOMING EVENTS:

Below are some upcoming community events that I wanted to make you aware of should you want to attend:

- Downtown Halloween Jamboree: Saturday October 25th
- Puzzle Mania: Saturday, November 15
- Chaska 100 Club/Tree Lighting Ceremony: Sunday, November 23
- Santa Visits the CCC: Friday, December 5