AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, November 12, 2025
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the October 8th Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Plat for Chevalle 19th Addition/ Quadriga Ventures/ PC #2025-11
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment for the Municipal Services Building (MSB)/City of Chaska/PC #2025-18
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
OCTOBER 8, 2025

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: None.

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

3. Adopt the Agenda

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

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the September 10, 2025, Meeting Minutes

Motion by Commissioner Urbanski, second by Commissioner Brass, to approve the minutes of the September 10, 2025, Planning Commission meeting.
Motion carried.

6. Consent Agenda

7. Action Items

A. Recommend Approval of the Concept Plan for 0 Creek Road/Jenn and Scott Schlauderaff/PC #2025-15

City Planner Hanson presented the item to the Commission.

Chairperson Brass stated that this was all centered around the road and suggested that they put up a private drive sign so people don't get confused. He asked about the future right-of-way and asked if the City envisioned retaining walls or if it would be up the grade.

City Planner Hanson stated that it was hard to say right now.

Chairperson Brass asked how Lot 1/outlot would access the road in the future and suggested that this information be included at the Preliminary phase to clearly show how a potential driveway would access the road.

Commissioner Urbanski asked about the extension of Savanna Trail through the property and asked if it had been ghost-platted for that in the past.

City Planner Hanson stated there have not been previous proposals or land use requests for this area. She explained that the inclusion of the local road was coming from the City's long-range plan and the potential to provide this extension. She stated that because they do not know how this area will develop, it was hard to determine if and when an extension may be needed.

Motion by Commissioner Urbanski, second by Commissioner Brass, to recommend to the City Council approval of the Concept Plan for a 3-lot subdivision at 0 Creek Road, subject to the following conditions:

B. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Concept Plan (pgs. 1-17), prepared by Jenn & Scott Schlauderaff
2. Adherence to the City Engineer memo when made available.
3. In addition to the items defined in the Preliminary Plat (and Rezoning) application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a preliminary plat/rezoning application to be complete:
   a. Wetland delineation report;
   b. Tree inventory and preservation plan for trees within the 'buildable' areas up to the 30-foot no-grade setback, and to maximize preservation where possible;
   c. Utility plan, including one new fire hydrant on the north side of Creek Road;
   d. Grading plan, including retaining wall details/profiles; and
   e. Preliminary Plat, including proposed easement areas for utilities and shared driveway
   f. Definition of proposed zoning district (R1B or PRD) being pursued for rezoning and how the proposal meets all applicable zoning district standards
4. Coordination with:
   a. City Engineer regarding utilities, grading, access, and drainage.
   b. Minnesota Valley Electric Coop on electric service.
5. Compliance with City Ordinances and Regulations, including:
   a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
   b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
   c. Sec. 15.36.080, Subdivision Design Standards
   d. Maximum of 10% driveway slope
6. Setbacks are as follows:
   a. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
   b. Wetlands: Varies based on wetland type

c. Creek Road: 100 feet from the centerline
d. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater

7. Prior to final plat recording, the following must be completed:
   a. Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees
   b. Provision of a recorded cross-access easement over the shared driveway
   c. Provision of utility easements as defined and approved by the Engineering department and shown on the final plat
8. Prior to platting the outlot into a third lot, the following must be completed:
   a. Preliminary plat and final plat approvals for the third lot
   b. Provision of a public or private road meeting city standards and ROW requirements
9. Provision that city utilities are extended to the site by the property owner and paid for by the property owner.

Motion carried.

B. Recommend Approval of the Concept Plan for Peavey Business Center/Shaw Construction/PC #2025-14

City Planner Cauley presented to the Commission.

Chairperson Brass noted that the proposed motion for approval of the Concept Plan did not include outside storage, but it was recommended that they discuss it so the applicant understood where the Commission stood on this issue.

City Planner Cauley clarified that one of the conditions of approval stated that no outdoor storage would be permitted until a Zoning Ordinance amendment was approved.

Chairperson Brass stated that, in general, he felt the proposed development would be fine and did not have any strong issues other than the things staff had already outlined related to setbacks and trees.

Commissioner Urbanski stated that he also liked the proposed development, but did have concerns about outside storage.

Commissioner Purdy stated that he liked the proposed concept.

Commissioner Kerber referenced the photos of the proposed tenant's current location with various shipping containers.

Earl Gebauer, Shaw Construction, Chanhassen, explained that he had applied for this on behalf of the owners, Crimson and Copper Plumbing, and Southwest Equipment Rentals. He noted that Southwest Equipment Rentals is located in a building that is owned and operated by Restoration Systems. He explained that the photos they had submitted were intended to illustrate what would not be coming to this location.

Commissioner Rostad explained that her father has been the General Manager of ABC Rental since before she was born, so she understood the value of having that area for equipment. She asked if there was any other value to having it and making it pretty, other than that they needed a place to put the equipment when it wasn't in use.

Mr. Gebauer stated that their preference would be not to screen the storage area, but it would need to be secured. He noted that the storage area was in the back, so the building screens it, and the buildings to the north and the south screen most of the sides as well. He stated that there would be strategically placed landscaping and security fencing.

Chairperson Brass asked about the primary things they expected to be stored in the outside storage area.

Craig Jongerius, Southwest Rental and Sales, stated that they primarily do party rental for things like graduations and weddings. He stated that they also have small equipment and tool rental, such as floor sanders, drywall sanders, nailers, carpet cleaners, pressure washers, and lawn care equipment. He noted that in addition to those, they also rented small industrial-use equipment, such as mini excavators, skid loaders, and other dirt-moving equipment. He clarified that anything that is rented from them does not require a CDL license, so it was all on the smaller side. He stated that when they first started this process, it had been recommended that the fencing not be chain link with slats, which was how they came up with the proposal for an 8-foot wooden fence with roller gates.

Chairperson Brass asked what would be located in the outside storage area.

Mr. Jongerius explained that they would keep the larger industrial equipment outside, primarily a lot of trailers, but many of them would be small.

Commissioner Urbanski explained that his concern was that if the City allowed outside storage for these businesses, they would have other businesses in the district come back and ask for outside storage.

Chairperson Brass stated that he felt this was a fair concern. He explained that he had spoken with City staff this morning about that issue. He stated, in general, he was okay with outside storage as long as it is behind the building, limited to the fencing height, and enclosed by the fence. He stated that he believed that it would be recorded that it was a secondary or accessory use to the primary use of the building. He noted that if the building changed hands in the future, it would not be the primary use for the new building owner. He stated that during his discussion with staff, they indicated that they would craft the zoning amendment that would be specific to this property and not the entire district. He stated that precedent was not a 'legal thing' but agreed that there would be potential for other business owners to come in and ask for outside storage.

Commissioner Purdy noted that Peavey Road is not very heavily traveled, so he did not believe it would be an eyesore.

Commissioner Urbanski asked if it would be possible to tie a Conditional Use Permit (CUP) to the outside storage, so if the building was sold, the City would have some say in what the next tenant could do with the building.

City Planner Cauley stated that staff could look into that possibility and noted that another option would be to set the standards within the district, specific to that property.

Chairperson Brass stated that a CUP can follow the property, and asked about the possibility of an Interim Use Permit (IUP).

City Planner Cauley stated that the City had not done IUPs in the past, but agreed that it could be another tool. She noted that IUPs typically have a sunset of some type.

Chairperson Brass explained that he would rather not amend the language for the whole district and keep it specifically to this property. He noted that the benefit of this was that it was a vacant piece of land for an infill project and would be a judgment call by the City on the outside storage use. He reiterated that, based on what they were proposing, he thinks the outside storage use would be workable for him.

Commissioner Rostad stated that she agreed because it was essential to business operations for the businesses that were seeking to develop the land, and didn't think they could operate without it. She asked if they could add to the next steps assurance that the security is commensurate with the value of the equipment that would be in the area.

Commissioner Urbanski clarified that he liked what was being proposed with this infill project on a unique piece of property.

Chairperson Brass asked who would own the property.

Mr. Jongerius stated that he and Mike would own the property.

Commissioner Baswa asked if they expected there to be any concerns from the neighbors regarding outside storage.

Mr. Jongerius stated that none of the neighbors showed up for the neighborhood meeting and noted that the adjacent building to the south was currently for sale. He stated that the adjacent building to the north is a small machine shop. He noted that he knew people in management there who indicated that they were happy something would be going on this site because it had been a bit of a dumping ground in the past. He stated that, in general, the people in the neighborhood had been supportive and had not complained.

Commissioner Baswa asked how they were storing their equipment at their current site.

Mr. Jongerius explained that they currently have outdoor storage in that space, but it was fairly small, and noted that most of the outdoor storage being used at their current location belongs to Restoration Systems.

Commissioner Baswa asked about the hours of operation.

Mr. Jongerius explained that they operated 7 days/week; 7:30 a.m. to 5:30 p.m. on Monday through Friday; 8:00 a.m. until 4:00 p.m. on Saturday; and 10:00 a.m. until 2:00 p.m. on Sundays.

Commissioner Baswa asked if they planned to have any lighting set up around the outside storage area.

Mr. Jongerius stated that they would have some building lighting that would reflect into the outdoor storage area, which would be for security purposes.

Commissioner Baswa stated that if the City were considering doing something only for this specific property, he would lean towards having something across the district with some conditions and standards.

Chairperson Brass stated that he expected those types of discussion points to be raised at the Preliminary Plat phase.

Motion by Commissioner Brass, second by Commissioner Baswa, to recommend approval to the City Council for the Concept Plan for 4200 Peavey Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Existing Conditions, dated Aug. 28, 2025
    b. Revised site plan, dated Aug. 28, 2025
    c. Grading plan, dated Aug. 28, 2025
    d. Utility plan, dated Aug. 28, 2025
    e. Landscaping plan, dated Aug. 28, 2025
    f. Fire truck turning exhibit, dated Aug. 28, 2025
2. Continue coordination with the:
    a. City Engineer regarding utilities, access, grading, and drainage.
    b. City electrical departments on service requirements.
3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a preliminary site and building plan application to be considered complete:
    a. Site plans:
        i. Increasing the parking lot setback from 5 feet to 10 feet from the north and south property lines
        ii. Attempts to preserve the large oak tree if located on the property.
        iii. Must include the centerline of Hwy 41.
        iv. include trash enclosure and details.
    b. Tree inventory.
    c. Proof-of-parking plan with 18 additional stalls.
    d. Updated fire truck turning exhibit.
    e. Landscaping plan and details.
    f. Utility plan:

i. Associated and necessary easements.
ii. Considered connection to the future building.
g. Retaining wall details and information.
h. Stormwater plan and associated report, and modeling.
i. Illumination plan.

4. Future site and building plan review is necessary for the future building.
5. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
6. Setbacks are established by PID-8, Industrial District.
7. Wall signage requirements are established by City Code Sec. 15.32. Monument sign requirements are established by PID-8, Industrial District.
8. Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the City.
9. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as verified by City Staff.
10. Fences must comply with City Code Sec. 15.2.210(d).
11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

Motion carried.

8. Other Business

Chairperson Brass

- Announced that he would be stepping down from the Commission at the end of 2025 and noted that Vice-Chair Urbanski had indicated that he was ready to step into the role of Chair, with the Commission's support.

The Commission discussed which current Commission terms would be ending at the end of 2025.

Community Development Director Kabat explained that the terms were 3-year terms and noted that he had sent emails to the Commissioners whose terms were ending to determine if they were interested in reappointment.

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Urbanski, to adjourn the meeting at 8:23 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
11/12/2025

Subject: **Chevalle 19th Addition – Final Plat**

Applicant: Quadriga Ventures

Location: 3910 Bavaria Road

Case No.: P.C. No. 2025-11

Synopsis: The applicant is requesting approval of Final Plat for Chevalle 19th Addition.

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

In 2005, the city approved the city approved the Hamlets of Lakeshire concept plan, a 300-acre rural residential development with 100 homes, trails, open space, and amenities. The project later became known as Chevalle.

In 2006, a comprehensive plan amendment was approved to allow Chevalle's clustered development pattern, with 230 homes on 113 net acres, 123 acres of private open space, and 40 acres of public parkland. The clustered development allowed a significant increase in preserved open space compared to the 27 large-lot homes that would have otherwise been permitted.

Subsequently, Chevalle's Master Development Plan formalized the "1/3 developed, 2/3 undeveloped" framework to ensure the density limits established with the comprehensive plan amendment were not exceeded.

In 2007, the city approved rezoning to PRD-54 and the final plat of CHEVALLE 5TH ADDITION, replacing the previously contemplated twin homes with detached townhomes to diversify housing options. Two outlots were retained for future access to the

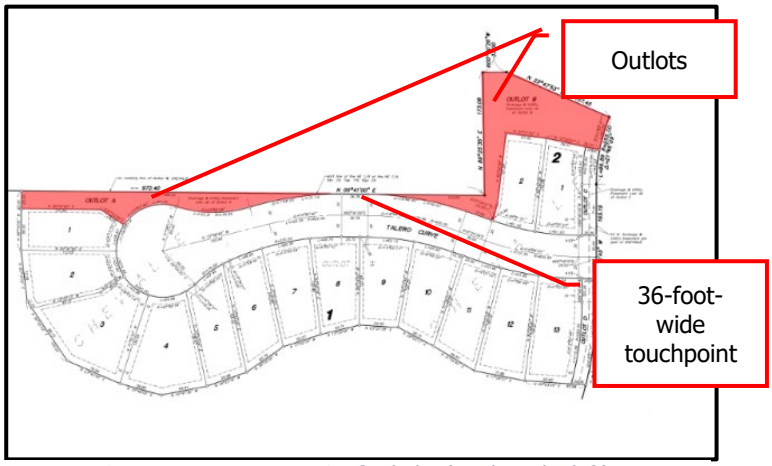


Figure 1: CHEVALLE 5TH ADDITION final plat (north to the left)

subject property but were later acquired by the Talero Villas Homeowner's Association[1].

To summarize the previous review and approvals:

- **Concept Plan (Feb. 2025)**

  The Chevalle 19th Addition Concept Plan proposed 10 new single-family lots accessed from a new cul-de-sac at 3910 Bavaria Road (P.C. No. 2024-24). Staff supported the concept plan but requested additional information and details to be included in future applications.

  Four residents spoke at the public hearing, summarizing the area history and emphasizing the need for HOA participation and integration into the surrounding neighborhood. The residents also confirmed the remaining property would not be developable. The Planning Commission unanimously (9-0) recommended approval and the City Council later approved the concept plan (5-0), following additional discussion about snow storage and HOA coordination.

  Use the links below to view the associated agendas, staff reports, and minutes:
  Planning Commission – Feb. 12, 2025
  City Council – Feb. 24, 2025

- **Comprehensive Plan Amendment, Preliminary Plat, and Rezoning (Aug. 2025)**

  In Aug. 2025, the Planning Commission and City Council reviewed a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning for CHEVALLE 19TH ADDITION (P.C. No. 2025-07). Staff supported the proposal with several items to be addressed before final plat submittal.

  Additional public comment was received requesting the use of construction access be extended, additional screening along the western property line, and clarification regarding maintenance responsibilities. The Commission encouraged more consideration to sidewalk connections, reduced grading impacts, and the landscaped cul-de-sac, and voted 8-0 to recommend approval.

  The City Council further discussed sidewalk connections, HOA membership and participation. The Council also discussed the importance of preserving and enhancing the rural viewshed, and ultimately approved the following:

  1. Resolution No. 2025-46 – Amending the 2040 Comprehensive Plan to reguide the property from Rural Residential to Conservation Residential and to adjust the Metropolitan Urban Service Area (MUSA) boundary.

  2. Resolution No. 2025-47 -- Approving the preliminary plat for Chevalle 19th Addition.

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

3. Ordinance No. 1068 – Rezoning from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89.

Use the links below to view the associated agendas, staff reports, and minutes:
Planning Commission – Aug. 13, 2025
City Council – Aug. 18, 2025

Current Request – Final Plat

- **Existing Conditions**

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

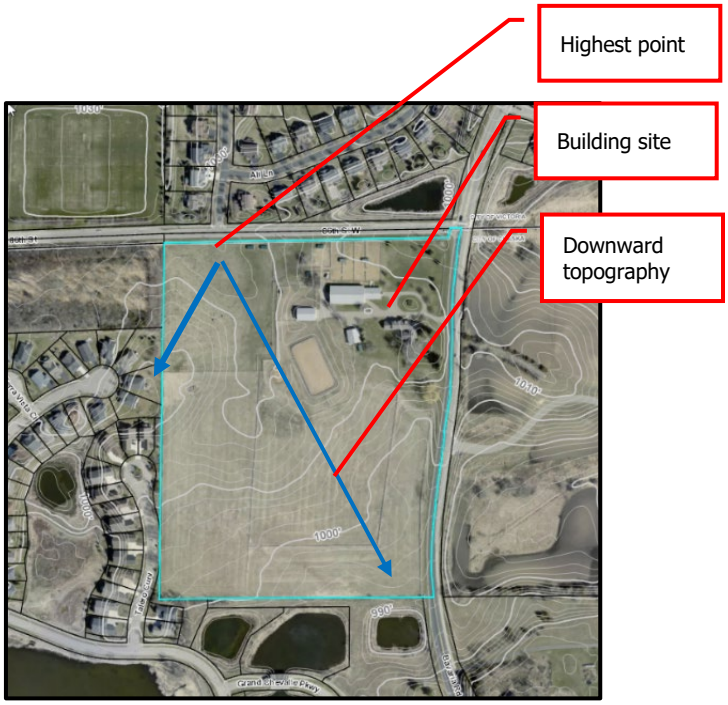


Figure 2: Overall existing conditions

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

The development site is 6.1 acres in the southwest corner of the subject property. The development site itself does not contain trees. However, trees exist along the perimeter (on adjacent properties). Per the submitted inventory these trees are primarily ash, maple, pine, and fir species. Other species include locust, hackberry, crabapple, birch, spruce and aspen.

- **Final Plat**

Consistent with the previously approved concept and preliminary plans, the proposal includes 10 new single-dwelling lots and an outlot on roughly six (6) acres in the

Figure 3: Concept Plan -- Feb. 2025

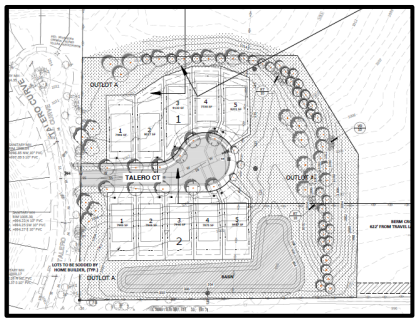


Figure 4: Preliminary Proposal – Aug.

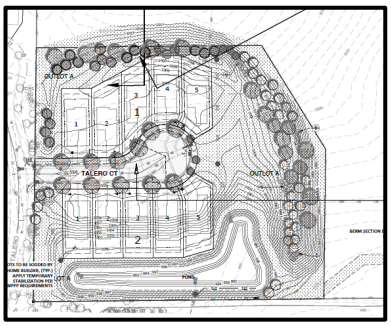


Figure 5: Current Proposal

southwest corner of the subject property. The existing home, accessory buildings, and pasture on the remaining property would remain.

Staff Analysis:
The following is intended to summarize resolution to the issues and items identified during review of the concept and preliminary plans:

- **Land Use**

  ✓ Zoning: The Council approved the rezoning of the property from RR2, Rural Residential, to PRD-89, Planned Residential District No. 89 in Aug. 2025. The proposal would be consistent with the new district standards.

  Additionally, approved setbacks are:

	Proposed Setbacks
Front	23 ft
Side	5 ft
*Rear **	20 ft
* Unclosed decks can encroach up to 10 feet into the rear setback	

  Rezoning would be effective upon approval of the comprehensive plan amendment by the Met Council.

  ✓ Comprehensive Plan Update: Despite generally supporting the Comprehensive Plan Amendment request, staff expressed concerns related to the landscaping plan and rural viewshed preservation during the preliminary plat review. To address this issue, a condition of approval was included requiring additional coordination on the viewshed design prior to routing the amendment request to the adjacent jurisdictions – Carver County and the City of Victoria – and the Metropolitan Council for comment and review.

  The applicant has since submitted revised landscape plans and sections responding to staff's questions and comments. As such, the amendment request was routed to the reviewing agencies. Plan revisions are outlined in the Site Impacts section of this report. A more detailed outline of the comprehensive plan amendment process can be found in the Supporting Information section of this report.

- **Lot Configurations**

  ✓ Lot area and widths: The applicant continued to refine plans throughout the review process – primarily related to lot areas and widths – in response to staff's comments and conditions of approvals. The proposed lots are now consistent in size and configuration with those on the west side of Talero Curve within CHEVALLE 5TH ADDITION, as shown below:

	Chevalle 5th Addition	Chevalle 19th Addition		
		Concept Plan	*Preliminary Plat*	*Current – Final Plat*
*Min. Lot size **	7,700 sq. ft.	7,580 sq. ft. **	7,730 sq. ft.	7,705 sq. ft.
Min. Lot Width	57 ft	58 ft	42 ft **	57 ft
				* rounded to the nearest 5 sq. ft. ** Condition of approval was included to increase

A full lot dimension table is available in the Supporting Information section of this report.

✓ Outlot: Ownership of Outlot A will be transferred to the Talero Villas HOA. The outlot will contain the stormwater basin, swale, screening berm and landscaping.

A drainage and utility easement will allow the City to access and be able to maintain the stormwater basin. s

Additionally, language would outline maintenance, replacement and preservation of the berm and landscaping of the property owner [the Talero Villas HOA].

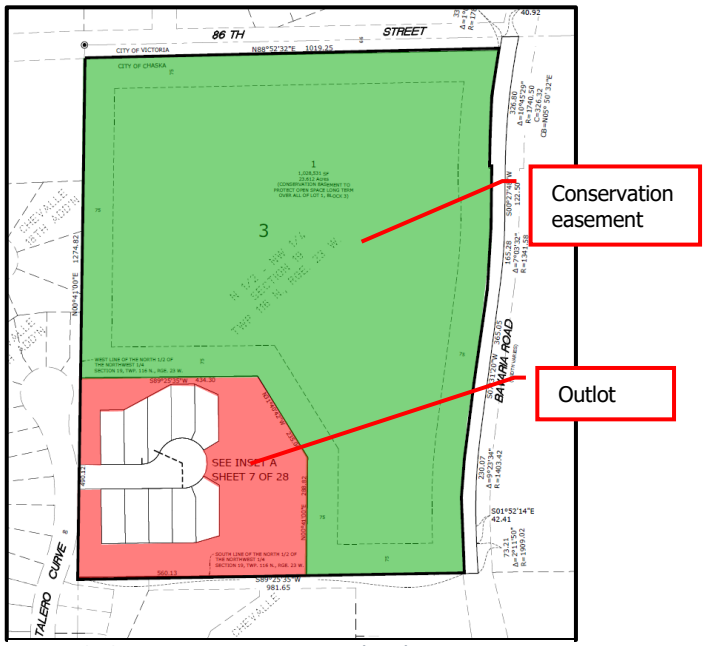


Figure 6: Conservation easement and outlot areas

✓ Remaining 3910 Bavaria Road Property: Consistent with previous reviews and anticipated by previous approvals, the remaining property outside of the development area would be placed into a conservation easement. Staff, property owners, and the applicant are currently finalizing the details of this document. In general, the easement would:

1. Encompass all of Lot 1, Block 3, CHEVALLE 19TH ADDITION;
2. Not grant public access to the easement area;
3. Protect the rural viewshed for Greenbelt purposes by restricting allowable uses within the easement area to generally what exists today.

Recording of the conservation easement remains a condition of approval.

- **Developable Area**

✓ Development area: Throughout the review process, staff consistently communicated the site's maximum development thresholds of 10 units and 2.41 developable acres. These limits were established to ensure the project remains consistent with Chevalle's

approved 1/3 developed, 2/3 undeveloped ratio (approximately 35% developed, 65% open space) intended to maintain the maximum density permitted under the 2006 Comprehensive Plan Amendment.

Development area calculations – based on lot and right-of-way areas – were most recently updated during the review of Chaska's last Chevalle development, CHEVALLE 16TH ADDITION, in 2013. Those calculations accounted for the 10 lots and 2.41 acres of development contemplated for this site. The following table summarizes those ratios:

	<35% (developed)	**>65% (open space)**
Chaska portion	34.17%	6.83%[2]
Chaska + Victoria	38.38%	61.62%

Unlike the preliminary plat, the final plat is within the thresholds, maintaining a developed area of 2.41 acres and preserving the established balance between developed and open space areas:

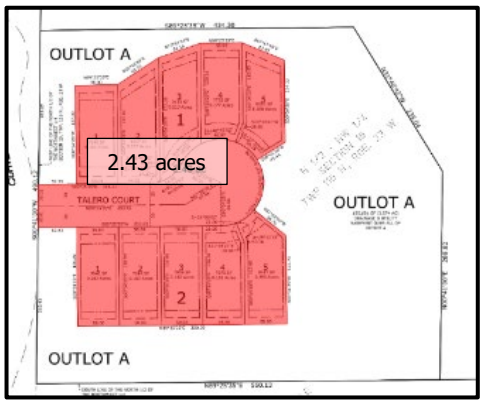


Figure 7: Development Area – Preliminary Plat

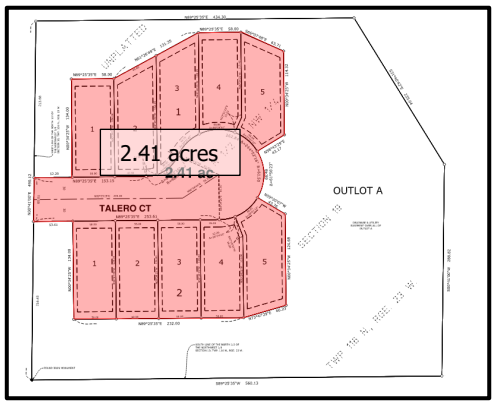


Figure 8: Development Area - Currently Proposed

- **Site impacts**

  - ✓ Greenbelt and rural viewshed: A key goal of Chaska's 2040 Comprehensive Plan is to preserve the community's identity by maintaining a defined Greenbelt around the city's perimeter, providing both a physical and visual separation from adjacent communities. The comprehensive plan includes three policies – each with specific objectives – to guide the protection and preservation of Chaska's visually remote and rural viewsheds, particularly at key community entrances.

    The Chevalle master landscape plan, along with subsequent approved landscape plans, advances these objectives by increasing screening and buffering along 86th Street. This is achieved through a combination of berming and layered vegetation, which increases as one travels from west (Victoria/Chaska boundary) to the east (subject property/ key

[2] To mitigate for the CHEVALLE 16TH ADDITION's development overage, the developer built a 3,700-foot trail connecting the city's trail system around Lake Bavaria.

community entrance) as shown in Fig. 9 and Fig. 10).

Figure 9: Roughly at Victoria / Chaska boundary (to the west)

Figure 10: Just west of the traffic circle (to the east)

The Chevalle master landscaping plan (Fig. 12), which included viewshed sections, includes a dense layering of deciduous, ornamental, and coniferous vegetation planted on a 150-foot-wide berm. The dense layering of deciduous, ornamental, and coniferous vegetation were shown to completely obscure the new homes which were to sit lower than the top-of-berm elevation (shown in black in Fig. 11).

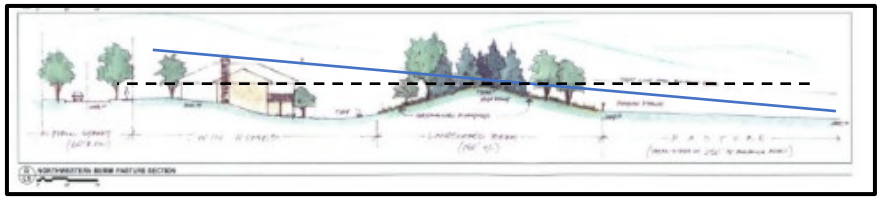


Figure 11: Chevalle: Landscaping and Screening sections

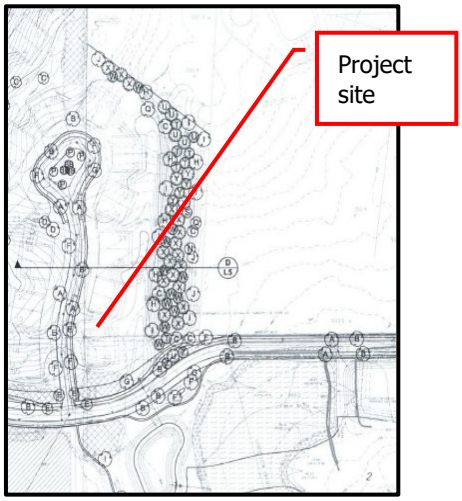


Figure 12: Chevalle: Landscaping and screening Plan

Throughout the review process, staff expressed several concerns with the landscaping plan. At the time of preliminary plat review, staff noted the following:

1. The distance between the closest dwelling unit and berm is roughly half of what was originally contemplated under the master plan;

2. The plan lacked diversity. Additionally, the two selected coniferous varieties are known to shed their needles, reducing screening effectiveness during the fall and winter months; and

3. Meaningful screening would not occur until the vegetation reaches full maturity – roughly 40 to 50 feet in height based on the selected species.

Responding to staff's concerns, the applicant submitted revised plans that increased the height of the eastern berm by two feet. Additionally, the plans: (1) increased species diversity to provide a more balanced mix of coniferous and deciduous vegetation; (2) added an additional 22 trees and shrubs; (3) adjusted planting locations to maximize screening.

Figure 13: Concept Plan

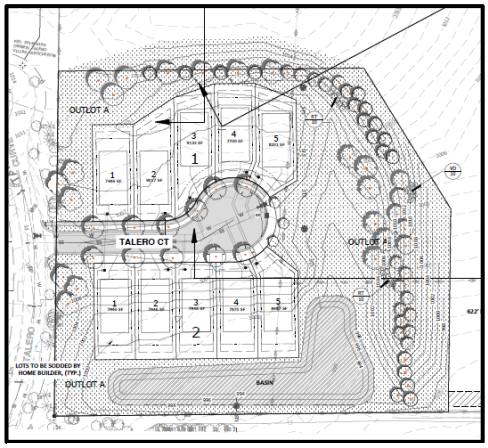


Figure 14: Preliminary Plat

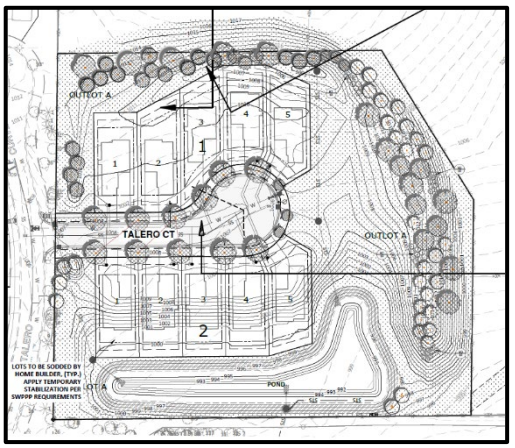


Figure 11: Current Proposal

The revised plans further include detailed scale and dimension information within the viewshed analysis sections. These updated sections are generally consistent with previously approved Chevalle developments, where the berm provides visual screening up to roughly the midpoint of the second story, with the remaining screened by vegetation.

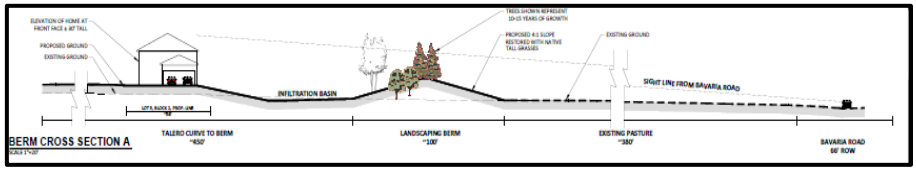


Figure 16: Preliminary Plat – Bavaria Road

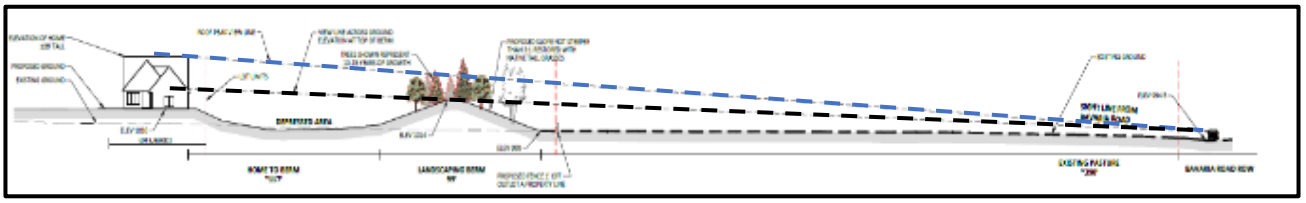


Figure 12: Current Proposal – Bavaria Road

The revised sections also confirmed that the combination of proposed vegetation and existing topography will provide sufficient and consistent screening from 86th street to the north.

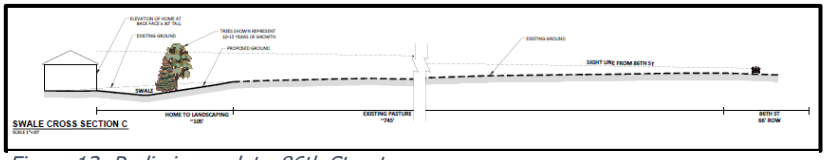


Figure 13: Preliminary plat - 86th Street

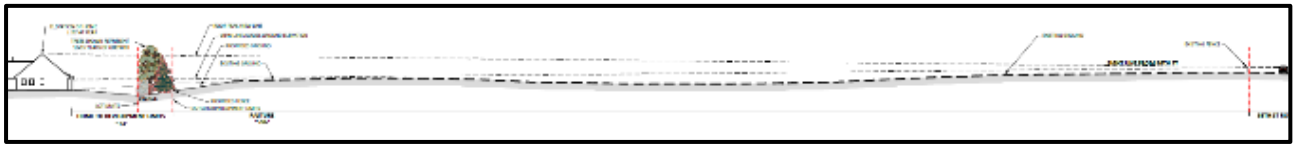


Figure 14: Current Proposal - 86th Street

- ✓ Street trees: Except for their location within the boulevard, the proposed street trees comply with the City's spacing and quantity requirements[3]. While the City generally prefers street trees to be planted outside of the boulevard, staff supports the proposed placement as it is consistent with the other Chevalle neighborhoods.

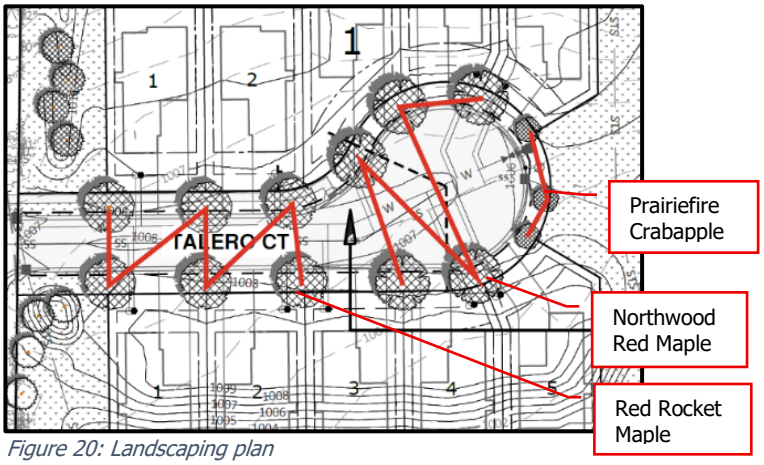


Figure 20: Landscaping plan

- ✓ Tree removals: The tree removal plans were updated to reflect the agreement with the Talero Villas HOA.

- ✓ Grading impacts: Approximately 6.2 acres will be graded to accommodate the proposed homes, associated infrastructure, and the 14-foot berm. Building pads on the south side of the cul-de-sac will generally slope downward to support walk-out basements and the stormwater basin, while pads on the north side will generally be flattened to accommodate full basements before sloping downward toward the drainage swale. The swale will wrap around the development to direct stormwater to the basin located to the south.

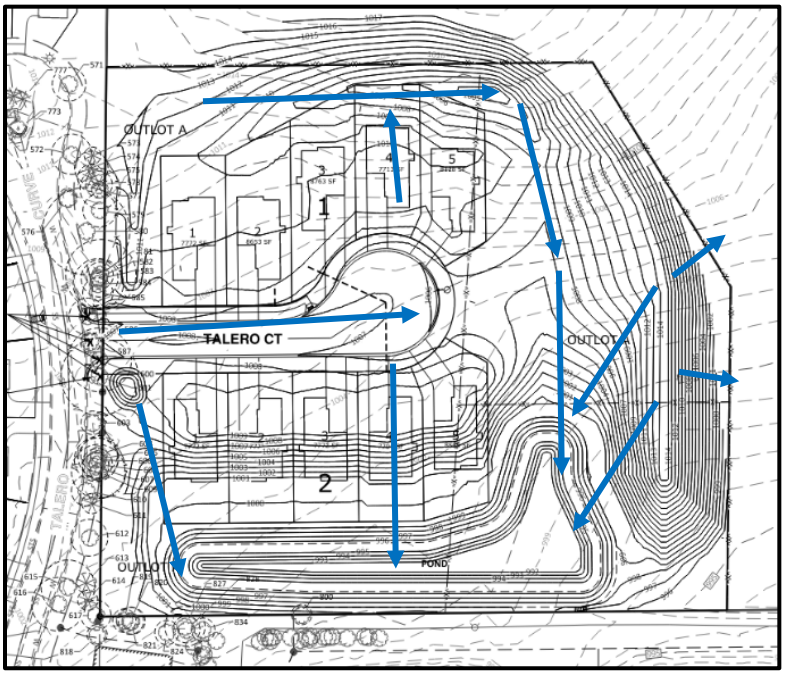


Figure 5: Grading Plan

Previously, the top of the berm was approximately four feet higher than the new cul-de-sac elevation. The revised plans show the berm extending eight feet above the new cul-de-sac.

Initially, staff had requested the applicant explore opportunities to reduce off-site grading impacts related to the development. Following further discussion, staff is

[3] City Code Sec. 15.36.080(b)13: *Street trees.* Street trees when planted shall not be less than 40 feet apart with a minimum of one per lot. They should preferably be placed three (3) to six (6) feet inside the property line rather than in the boulevard. The minimum size and type to be planted shall conform to the applicable ordinances of the city.

comfortable with the grading limits and their protections within the conservation easement.

- **Access**

✓ New cul-de-sac. The new lots will be accessed from a newly constructed cul-de-sac extending west from Talero Curve. The proposed alignment remains consistent with prior concept and preliminary plat approvals. This alignment requires a small sliver of right-of-way acquisition (shown in red in Fig. 22).

Staff continue to work with the applicant and property owners to secure the necessary right-of-way area from the Talero Villas HOA. Acquisition of this right-of-way remains as a condition of approval for the project.

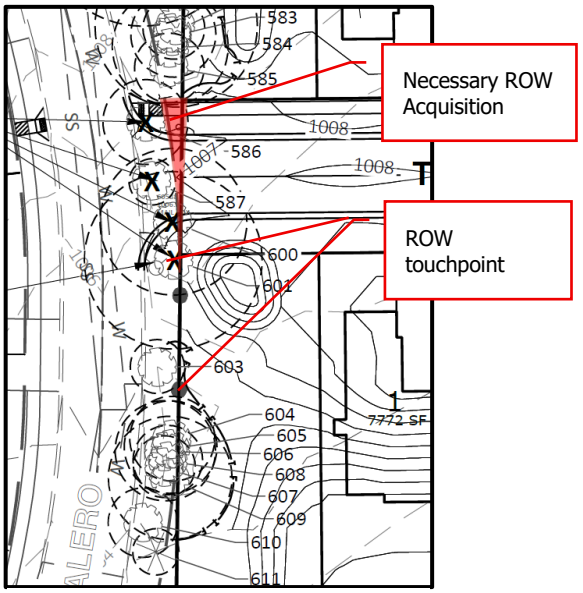


Figure 22: ROW Area

During the review process, nearby residents inquired about the potential for incorporating a landscaped island within the cul-de-sac, similar to Talero Curve. While staff would not necessarily oppose this aesthetic feature, it's acknowledged that doing so would likely require a larger cul-de-sac bulb to accommodate reasonable street maintenance and ensure adequate fire apparatus circulation. Unless offset by corresponding reductions in lot areas, this increase would result in the overall developed area exceeding the allowable 2.41 acres. In addition, the inclusion of a landscaped island could introduce future questions regarding ownership and long-term maintenance responsibilities. As such, staff is supportive of the current plan without the landscaped island.

✓ Construction Access. A temporary construction access from Bavaria Road to the project site is proposed. The applicant initially indicated that this access would be used during the first 90-days of construction for grading, utility installation, and cul-de-sac construction.

Staff has included language into the draft Developer's Agreement in response to neighborhood concerns and previous conditions of approval. Generally, this language requires:

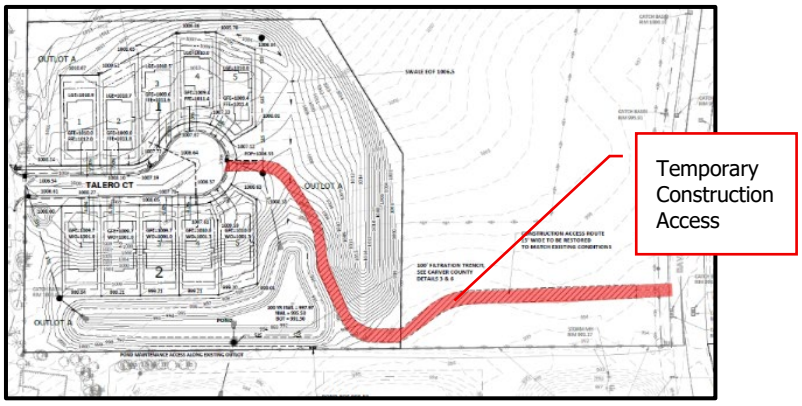


Figure 63: Construction Access

1. That all construction traffic, including contractors working on the new homes, must use the designated construction access.

2. Construction access must be used by contractors for work beginning with any grading or site work through the final Certificate of Occupancy.

The draft developer's agreement also identifies penalties for noncompliance.

✓ Sidewalks. Staff have continued conversations regarding sidewalk placement and design. Staff supports the proposed sidewalk design as it would provide a reasonable connection for the new homes to the existing network while maintaining adequate space for snow storage and future maintenance.

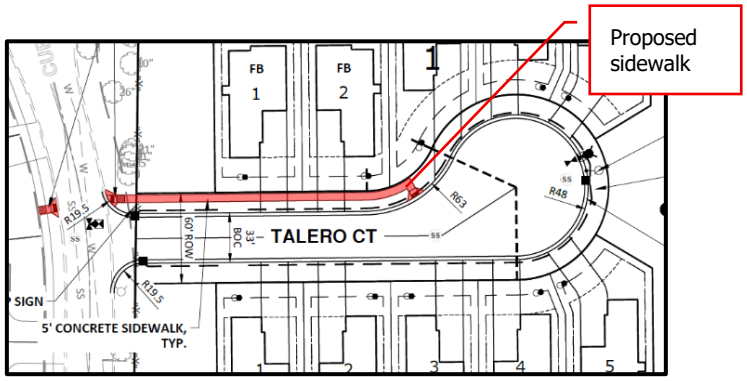


Figure 24: New sidewalk

- **Development Fees (Infrastructure Improvements):**

  The City of Chaska has several area-wide development costs that apply to the 6.01 acres of development area [newly created lots and Outlot A]. Staff are continuing to work with the applicant to determine and calculate the applicable fees and finalize the terms of the Developer's Agreement. The agreement can be approved concurrent with the final plat if it is substantially complete.

Deadline for Agency Decisions:

Application Received	60-day review *	120-day
9/2/2025	11/1/2025 **	12/31/2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. ** The city sent notice on 10/02/2025		

Planning Commission Action Requested:

Motion to recommend the City Council approve the final plat of CHEVALLE 19TH ADDITION, a 10-lot single-dwelling residential development, subject to the following conditions:

1. Approvals based on the project narrative received Nov. 4, 2025 and the following plans dated Oct. 16, 2025, subject to the conditions below:
   a. Tree preservation plan;
   b. Removals plan dated;
   c. Overall site plan;
   d. Site plan;
   e. Grading plan;
   f. Utility plans and profiles;
   g. Erosion and sediment control plan;
   h. Landscape plan;
   i. Landscape section elevations;
   j. Detail sheets;

2. Adherence to the city's engineering detail plates and the City Engineer's memo dated Oct. 14, 2025 and the stormwater memo, prepared by Stantec, dated Oct. 21, 2025.
3. Prior to release of the final plat for recording:
    a. The developer must enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs. The
    b. Met Council must approve the Comprehensive Plan Amendment.
    c. All applicable easements for City utility extensions, as identified by the City's Engineering Department, must be secured.
    d. Submit the following:
        i. A draft conservation easement over Lot 1, Block 3;
        ii. A draft easement or maintenance agreement to protect the berm and landscaping, as determined by the City Planner.
        iii. Drainage and utility easement over Outlot A. This easement must grant the City the right and access to maintain the stormwater basin, the ability – but not obligation – to remove hazardous trees and replace at the City's discretion at the property owner's expense.
        iv. A recorded copy of the right-of-way easement.
4. Prior to the release of any permits [site or building], submit the following:
    a. A construction management plan, approved by the Engineering Department. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
    b. A copy of the recorded plat and required easement documents.
    c. A revised landscaping plan. The plan must:
        i. Relocate the two trees in the southeastern corner of the stormwater pond to another location within the development, preferably to provide additional screening to the north or east.
        ii. Identify and maintain the vision clearance site triangle as defined in Sec. 15.28.070(d)7.
    d. A revised utility plan. The plan must
        i. Abandon services at the water main and bulkhead inside the sanitary sewer manhole. New stubs must be cut into the north per city standards.
        ii. Utilities on Lot 5, Block 2 and Lot 5, Block 3 must be relocated.
5. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design Requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Standards: including streets, street trees, and sidewalks.
    c. Sec. 15.28.070, Landscaping plan. Additionally, landscaping and berming must protect rural viewsheds as outlined in the 2040 Comprehensive Plan – Greenbelt policy and the Chevalle Master Development Plan.
6. All construction traffic will use the designated construction access as shown on the approved plans. No construction traffic, including any contractor, shall be permitted to use Talero Curve to access the subdivision beginning with any grading or site work until a final Certificate of Occupancy is issued for the homes. Contractor also includes contractors working on the construction of the new homes.
7. Outlot A should be limited in its use for stormwater, landscaping, and berming.
8. The minimum lot size is 7,700 sq. ft. and minimum lot widths of 57-feet.

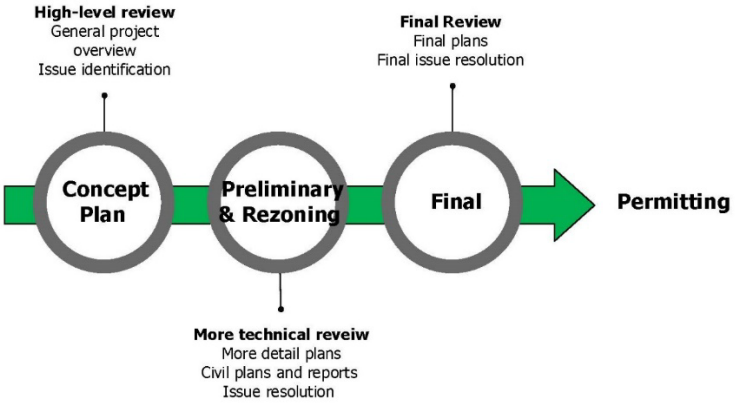
9. Development area must not exceed 2.41 acres. Development area is calculated as lot and right-of-way areas.
10. The height of the homes is restricted to 26-feet unless screening consistent with the approved plans and sections is submitted.
11. Setbacks are as follows:
    a. Front yard setback: 23 feet
    b. Side yard setback: 5 feet
    c. Rear yard setback: 20 feet
12. The Talero Villas HOA must sign any applications for any permits affecting their property.
13. Adequate access must be provided and maintained to the stormwater facility.

[Supporting Information can be found on the following page]

Supporting Information

Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is high-level and is intended to identify any issues to be resolved. As the project continues through the process, plans become more detailed. Staff's review of these plans also becomes more detailed to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.



Generally, the planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council approve the plan.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the plan. This motion must include a statement as to why denial is recommended.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Comp plan review process

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

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

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

1. Color Maps showing the general site location, current and proposed land use and sewer staging changes;
2. Staff report to the planning commission or local governing body;
3. Other relevant information including: (1) impacts to regional transportation, wastewater, and regional park systems; (2) plans to manage stormwater; (3) changes to project water use; etc.
4. Comments from affected and adjacent jurisdictional reviews; and
5. Copy of adopted and signed local resolution, authorizing the amendment to be submitted for review.

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

		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *
* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.		

Lot Dimensions

The following summarizes proposed lot configurations:

		Lot Area in sq. ft. *	**Buildable area ***	**Lot Width**	**Lot Depth**
Block 1	Lot 1	7,770	4,360	58	134
	Lot 2	8655	4,970	57	148
	Lot 3	8,760	4,560	80	150
	Lot 4	7,715	4,370	58	127
	Lot 5	8,130	4,725	59	157
Block 2	Lot 1	7,770	4,370	58	134
	Lot 2	7,770	4,370	58	134
	Lot 3	7,770	7,370	58	134
	Lot 4	7,705	4,405	57	137
	Lot 5	8,510	5,100	59	154
Block 3, Lot1		1,028,530	680,405	-	
Outlot A		156,835	0	0	

* rounded to the nearest 5 sq. ft. **measured at the building setback line[4]

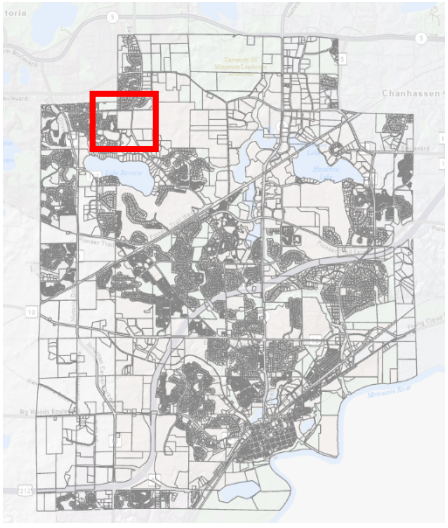
Wetland A potential wetland exists near the southern property line of the subject property (east of the development site). No further action is needed as the proposal would avoid impacts to the wetland.

Mailing area There were 151 courtesy notices mailed for the project. One comment was received.

[4] By City Code Sec. 15.04.020 lot width is the horizontal distance between the side lot lines of a lot measured at the building setback line.

LOCATION MAP

Project: Chevalle 19th Addition
Address: 3910 Bavaria Rd



Larkin Hoffman

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

City of Chaska
Attn: Ashley Cauley
Planning and Development Department
One City Hall Plaza
Chaska, MN 55318

Via Email

Re: Final Plat Review – Chevalle 19th Addition

Dear Ms. Cauley:

Quadriga Ventures, as applicant and developer of the Chevalle 19th Addition located at 3910 Bavaria Road, respectfully submits this letter to confirm compliance with the City Council Resolution dated August 18, 2025, approving the Preliminary Plat, Comprehensive Plan Amendment, and Rezoning associated with Planned Residential District No. 89 (PRD-89) and in support of approval of final development plans and final plat.

1. **Plan Conformance and Documentation**

All plans, exhibits, and narratives referenced in the Council's preliminary approval have been incorporated and updated as follows:

- Final plans dated October 16, 2025 conform to the approved preliminary submittals identified in the Resolution (including existing conditions, grading, landscape, removals, and utility plans).
- Updated tree inventory and preservation plan reflect the agreement reached with the Talero Villas Homeowners Association.
- All minimum lot widths and minimum lot sizes as prescribed by the preliminary development plans are satisfied. The total development area does not exceed 2.41 acres.

2. **Greenbelt and Viewshed Compliance**

The development maintains the "1/3 developed, 2/3 undeveloped" greenbelt pattern contemplated by the Chevalle Master Development Plan. Landscaping and berming are designed to preserve the rural viewshed.

First and foremost, we have increased both the height and the slope of the berm on the property. In addition, the total building height has been reduced from 31 feet to 26 feet. These combined changes significantly reduce the overall visual impact of the homes from adjacent viewpoints as directed by the City Council. Berms will be stabilized with native grasses, providing visual articulation similar to the existing plantings along 86th Street.

Tree plantings are staggered and increased to create multiple visual layers. While the overall tree density remains consistent on each side of the project, the staggering pattern differs to respond to site-specific grading and views. When trees are fully grown, the screening will well exceed the height of the home consistent with adjacent neighborhoods approved for development at this important entrance point to the City. The revised plans also move trees from the rear yard of the property into the outlots. The revised plans take advantage of existing mature landscaping and preserved agricultural buildings along 86th and Bavaria, emphasizing plantings within the with the most roadway exposure to strengthen the greenbelt design.

These plans incorporate over 120 new plantings, ensuring a robust initial landscape. We believe that this planting ratio, coupled with the revised berming strategy, meets and exceeds the expectations of the Greenbelt and clearly distinguishes this product from other new home construction within the area.

3. Utility and Infrastructure Coordination

All public utilities have been designed in accordance with City of Chaska engineering detail plates and standards. Existing utility stubs will be abandoned at the main and bulkheaded per City direction, and new utility connections will be constructed per approved plans. Coordination with City Engineering regarding grading, drainage, stormwater, and right-of-way configuration has been completed.

4. **Stormwater and Easements**

On October 21, 2025, Stantec issued its fourth stormwater review memo noting that while the majority wetland protection requirements have been satisfied, several minor items remain to confirm full stormwater compliance. These items will be addressed prior to any site work and incorporated as conditions of approval for the final plat. Similarly, the Engineering Department's memo dated October 14, 2025 identifies limited outstanding clarifications from the September 26 plan set. Our review of the updated plans confirms that nearly all items have been resolved, with the remaining comments relating to detailing refinements or minor field adjustments. As requested by City staff, the two trees in the southeast corner of the stormwater pond will be removed and relocated within Outlot A . We will continue to coordinate with City Engineering and Stantec to ensure the final plan set fully reflects City Code requirements and applicable WMO standards prior to site work.

Draft right-of-way and conservation easement documents have been prepared for recording upon final approval.

5. Conservation Easement

A permanent conservation easement preserving the undeveloped portion of 3910 Bavaria Road will be recorded concurrent with the final plat. The easement ensures perpetual protection of the open space area consistent with the "2/3 undeveloped" commitment of the Chevalle Master Development Plan.

6. Outlot Ownership and Transfer

Outlot A, which includes the stormwater and screening areas, will be held by the developer until all residential lots within the Chevalle 19th Addition have been sold. Upon completion of all lot

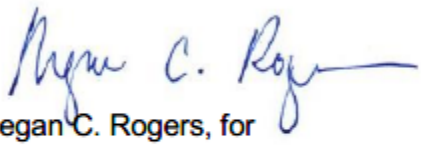
sales, Outlot A will be conveyed to the Talero Villas Homeowners Association by private agreement ensuring long-term maintenance and management consistency. The remaining item pertains to the stormwater feature within Outlot A. The HOA desires to retain ownership of Outlot A. The developer and the HOA desire for the City to assume long-term maintenance responsibility for the stormwater basin. To facilitate this arrangement, the outlot will remain under HOA ownership, subject to a platted drainage and utility easement granting the City full access to the entirety of Outlot A and recorded maintenance agreement. This structure ensures that the City's preferred maintenance approach is achieved while preserving continuity of private outlot ownership for the surrounding berm and landscaping areas. This is consistent with the Chevalle Master Association's ownership of Outlot T of the "Chevalle" Plat subject to a recorded maintenance agreement with the City.

7. Coordination with Talero Villas HOA

Quadriga Ventures continues to coordinate with the Talero Villas Homeowners Association regarding property acquisition, landscaping integration, and utility/roadway connections. The HOA will be a co-signatory to the final plat. The HOA was provided with a copy of the final design plans on October 24, 2025.

Quadriga Ventures appreciates the City's partnership and guidance throughout this process and remains committed to maintaining the design integrity and environmental stewardship envisioned by City policy. Please contact a member of our development team with any questions or concerns in advance of Planning Commission and City Council review.

Sincerely,



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

4933-6283-4550, v. 2

CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL

SHEET INDEX

1	COVER SHEET
2	NOTES, QUANTITIES, & LEGEND
3-5	ALTA SURVEY
6	OVERALL PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	TREE PRESERVATION PLAN
9	REMOVALS PLAN
10	OVERALL SITE PLAN
11	SITE PLAN
12	STREET TYPICAL SECTIONS
13	STREET PLAN & PROFILE
14	GRADING PLAN
15	STORM SEWER PLAN & PROFILE
16	SANITARY SEWER PLAN & PROFILE
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18	EROSION & SEDIMENT CONTROL PLAN
19	LANDSCAPE PLAN
20-24	CIVIL DETAILS
25	LANDSCAPE DETAILS
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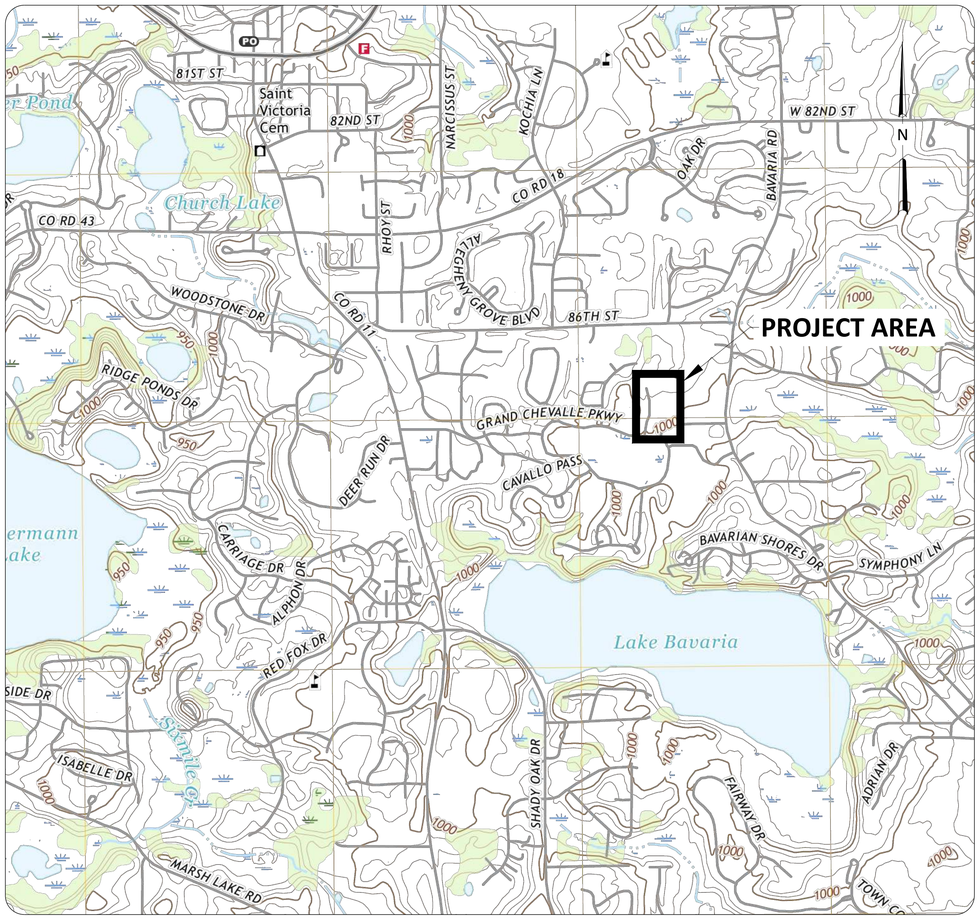
27-28	SWPPP



LOCATION MAP

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

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www.gopherstateonecall.org
1-800-252-1166

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

AARON CARRELL
License No. 47494

10/16/2025
Date

Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-1 of 24 Cover-10/15/2025 7:39 PM-(acarrell)

LEGEND

	EXISTING	NEW
WATER MAIN	W	W
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER FORCE	SSF	SSF
STORM SEWER MAIN	STS	STS
STORM INLET		
SANITARY MANHOLE		
STORM MANHOLE		
UTILITY MANHOLE		
CLEANOUT		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
WELL		
UTILITY POLE		
W / GUY WIRE		
LIGHT POLE		
TELEPHONE RISER		
ELECTRICAL PLUG IN		
AC UNIT		
ELECTRICAL BOX		
ELECTRIC METER		
GAS METER		
TRANSFORMER		
OVERHEAD POWER	OHP	
UNDERGROUND ELECTRIC	UGE	
UNDERGROUND TELEPHONE	UGT	
UNDERGROUND FIBER OPTIC	FO	
CABLE TV	CTV	
GAS MAIN	G	G
CONIFEROUS TREE		
DECIDUOUS TREE		
SHRUB		
HEDGE		
SIGN		
GUARD POST		
FENCE	X X	X X
BARBWIRE FENCE		
CHAIN LINK FENCE		
STEEL FENCE		
VINYL FENCE		
WOOD FENCE		
RAILROAD TRACKS		
SPOT ELEVATION	x897.16G	898.55TC 898.05G
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
BUILDING		
NEW ASPHALT		
NEW CONCRETE		
THICKENED EDGE SIDEWALK		
RIGHT OF WAY LINE	R/W	
DIRECTION OF DRAINAGE		
DRAINAGE DIRECTION		
IRON MONUMENT FOUND		
IRON MONUMENT SET		
CHISELED MARK ON CONCRETE		
PK NAIL		
SOIL BORING		
SILT FENCE		XX XX
INLET PROTECTION		
CONSTRUCTION ENTRANCE		
CONSTRUCTION ACCESS		

GENERAL NOTES

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

GRADING PLAN NOTES

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

EROSION CONTROL NOTES

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

UTILITY NOTES:

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

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

AARON CARRELL
License No. 47494

10/16/2025
Date

Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-2 of 24 Notes Quantities & Legend-10/15/2025 7:28 PM-(acarrell)

LEGEND

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

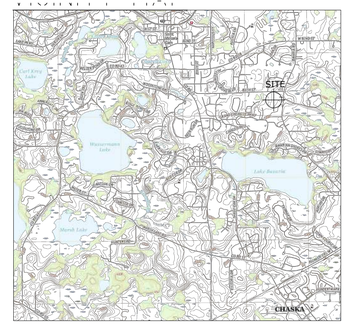
- STS — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- WOOD FENCE
- CURB AND GUTTER
- BUILDING
- NATURAL GAS LINE
- OHP — OVERHEAD POWER
- UNDERGROUND ELECTRIC
- RIGHT OF WAY
- FENCE
- PROPERTY BOUNDARY
- W — WATER LINE
- SECTION LINE

N

-50 0 50 100

Scale Feet

VICINITY MAP



No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	3 OF 28

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Scale Feet

No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	4 OF 28

H:\UBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Xref_Data\13074-0002_X-SURV.dwg-22x34 Landscape Side 2 OF 3-9/26/2025 3:54 PM (droegiers)

Notes:

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

    Building Setbacks (Principal Structure):

Front	125 feet
Side	125 feet
Rear	125 feet

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

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

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

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

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

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

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

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

Abstract Property

Surveyor's Certification:

To: First American Title Insurance Company;

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

Date of Plat or Map: March 31, 2025

By: _____

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

Site Data:

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

No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By: RRD
Checked By: DFC
Date: 3-25-25
Scale: As Shown
Project No.: 13074-0001
SHEET: 5 OF 28

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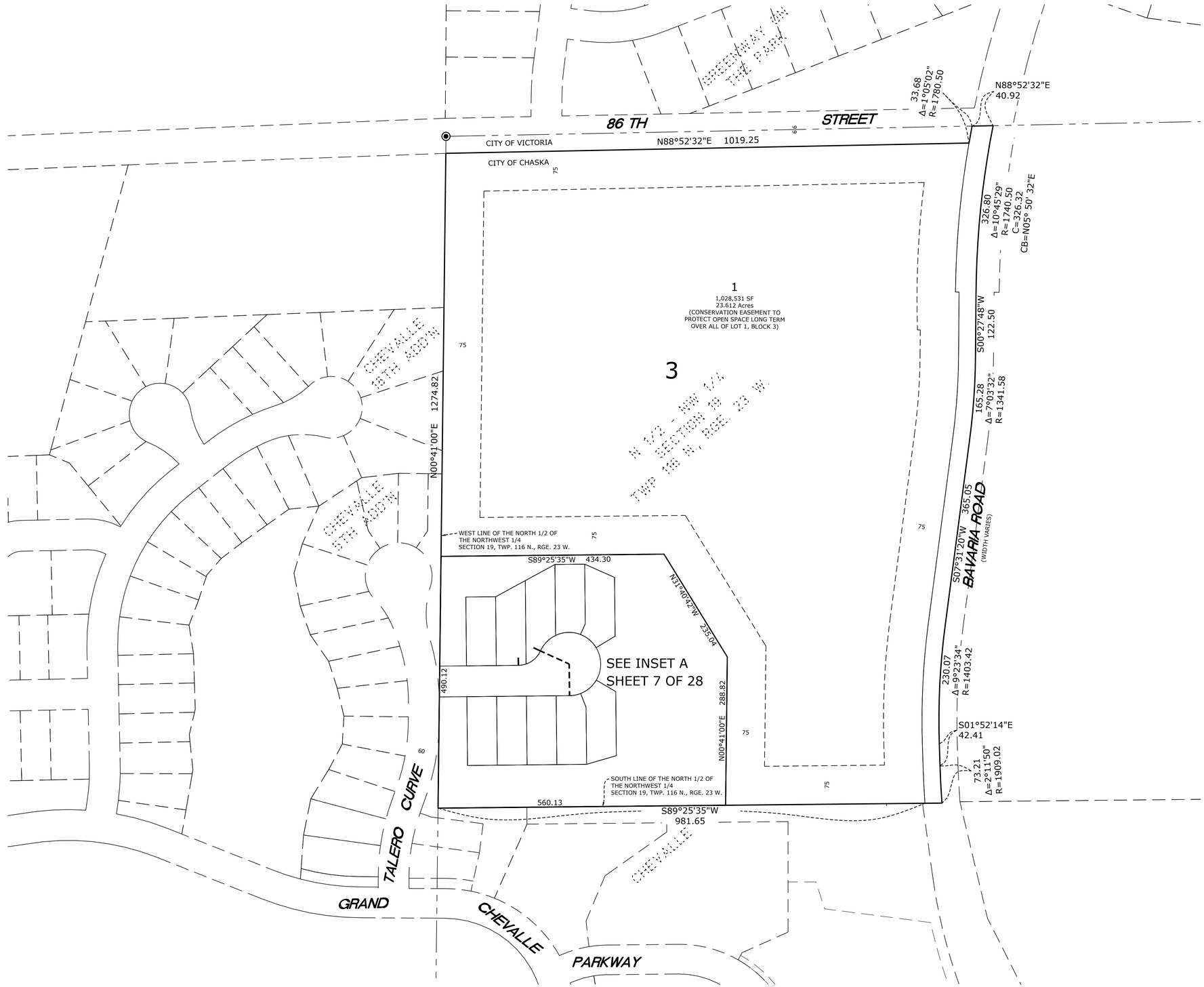
CHEVALLE 19TH ADDITION

PRELIMINARY PLAT



EXISTING PARENT PARCEL LEGAL DESCRIPTION:

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

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

EXISTING PARENT PARCEL AREA:

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

LOT TABULATION AND SITE DATA											
	BLOCK 1:		LOT AREAS				LOT WIDTH AT SETBACK:			BUILDABLE AREA	
		LOT 1:	7,772	SF	0.18	(ACRES)	58.0	FT	4,365	SF
		LOT 2:	8,653	SF	0.20	(ACRES)	58.0	FT	4,973	SF
		LOT 3:	8,763	SF	0.20	(ACRES)	81.1	FT	4,552	SF
		LOT 4:	7,713	SF	0.18	(ACRES)	58.0	FT	4,360	SF
		LOT 5:	8,128	SF	0.19	(ACRES)	58.9	FT	4,735	SF
		SUBTOTAL =	**41,029**	**SF**	**0.94**	**(ACRES)**				
	BLOCK 2:									
		LOT 1:	7,772	SF	0.18	(ACRES)	58.0	FT	4,365	SF
		LOT 2:	7,772	SF	0.18	(ACRES)	58.0	FT	4,365	SF
		LOT 3:	7,772	SF	0.18	(ACRES)	58.0	FT	4,365	SF
		LOT 4:	7,704	SF	0.18	(ACRES)	58.0	FT	4,403	SF
		LOT 5:	8,509	SF	0.20	(ACRES)	58.2	FT	5,095	SF
		SUBTOTAL =	**39,529**	**SF**	**0.91**	**(ACRES)**				
	STREET RIGHT-OF-WAY:						**OWNERSHIP**			
		TALERO CT:	24,409	SF	0.56	(ACRES)	*City of Chaska*			
	TOTAL DEVELOPED AREA =		**104,967**	**SF**	**2.41**	**(ACRES)**				
	BLOCK 3 (Remnant Area):									
		LOT 1:	989,586	SF	22.72	(ACRES)	*Stoebner Family*			
	RIGHT-OF-WAY DEDICATION									
		BAVARIA RD:	46,006	SF	1.06	(ACRES)	*City of Chaska*			
	OTHER AREAS									
	STORMWATER TREATMENT		35,935	SF	0.82	(ACRES)	*Contained within Outlot A*			
	OUTLOTS:									
		OUTLOT A:	156,836	SF	3.60	(ACRES)	*Talero Curve HOA*			

N

100 0 100 200
Scale Feet

HOUSTON engineering, inc.

Sheet 6 OF 28
Project No. 13074-0002

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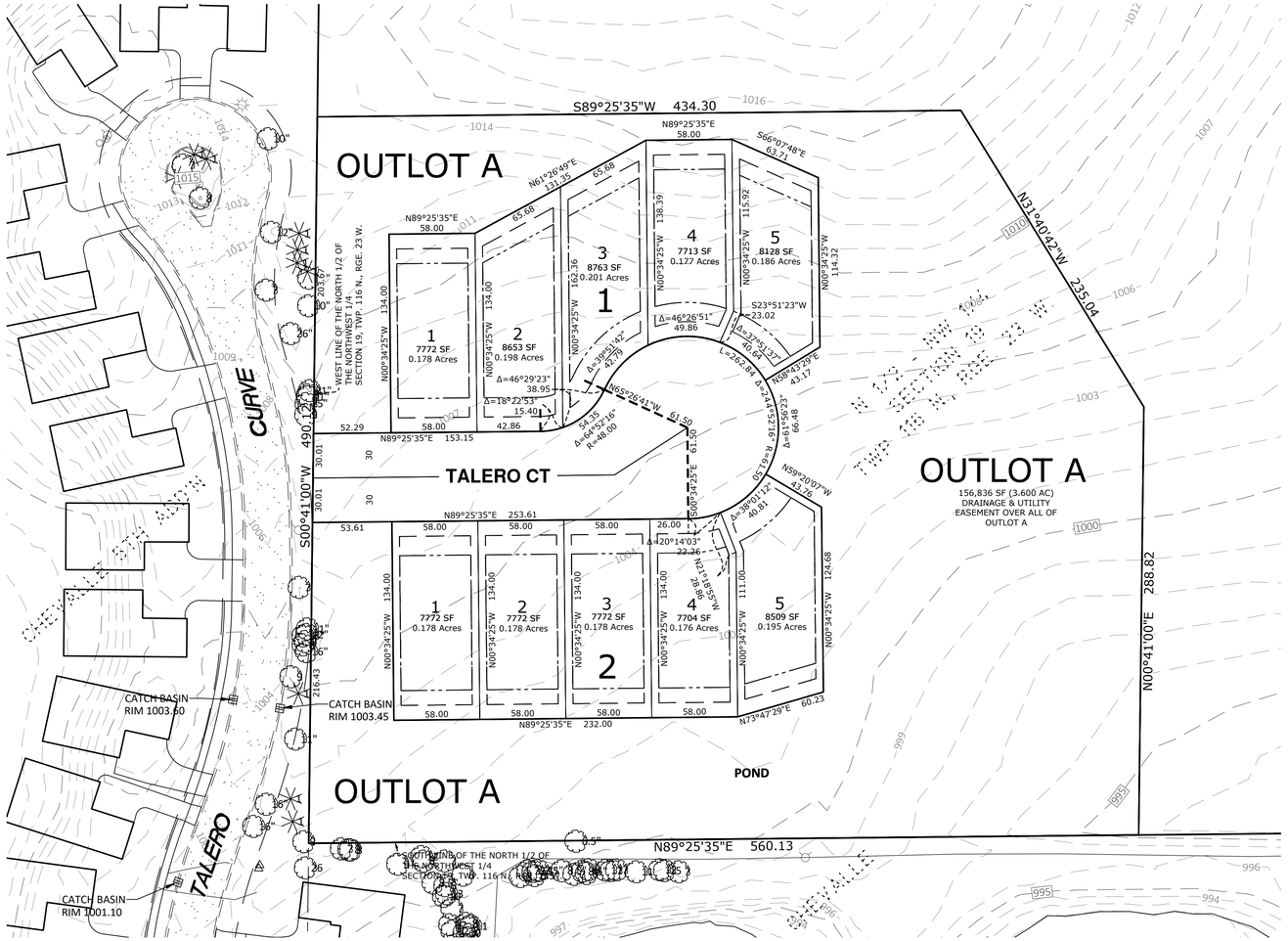
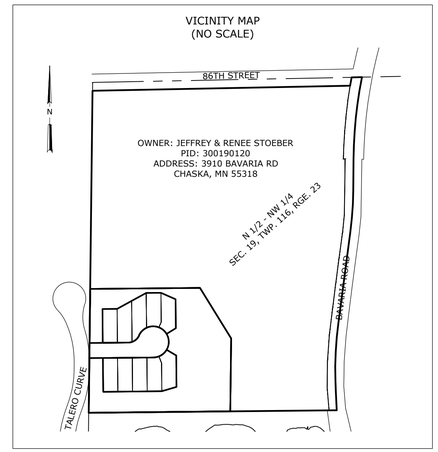
CHEVALLE 19TH ADDITION

PRELIMINARY PLAT

INSET A





EXISTING LEGAL DESCRIPTION:

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

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

EXISTING TOTAL LOT AREA:

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

PROPOSED LEGAL DESCRIPTION:

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

PROPOSED SETBACKS:

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

SITE INFORMATION:

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

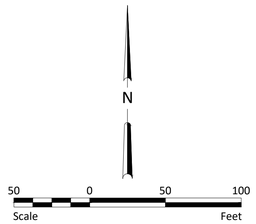
ZONING:
EXISTING - RURAL RESIDENTIAL
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

OWNER & DEVELOPER:

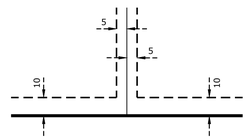
QUADRIGA VENTURES
PRIMARY CONTACT: MATTHEW WEINER
5810 WEST 78TH STREET, SUITE 100
BLOOMINGTON, MN 55439

ENGINEER & SURVEYOR:

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



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



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

HOUSTON engineering, inc.

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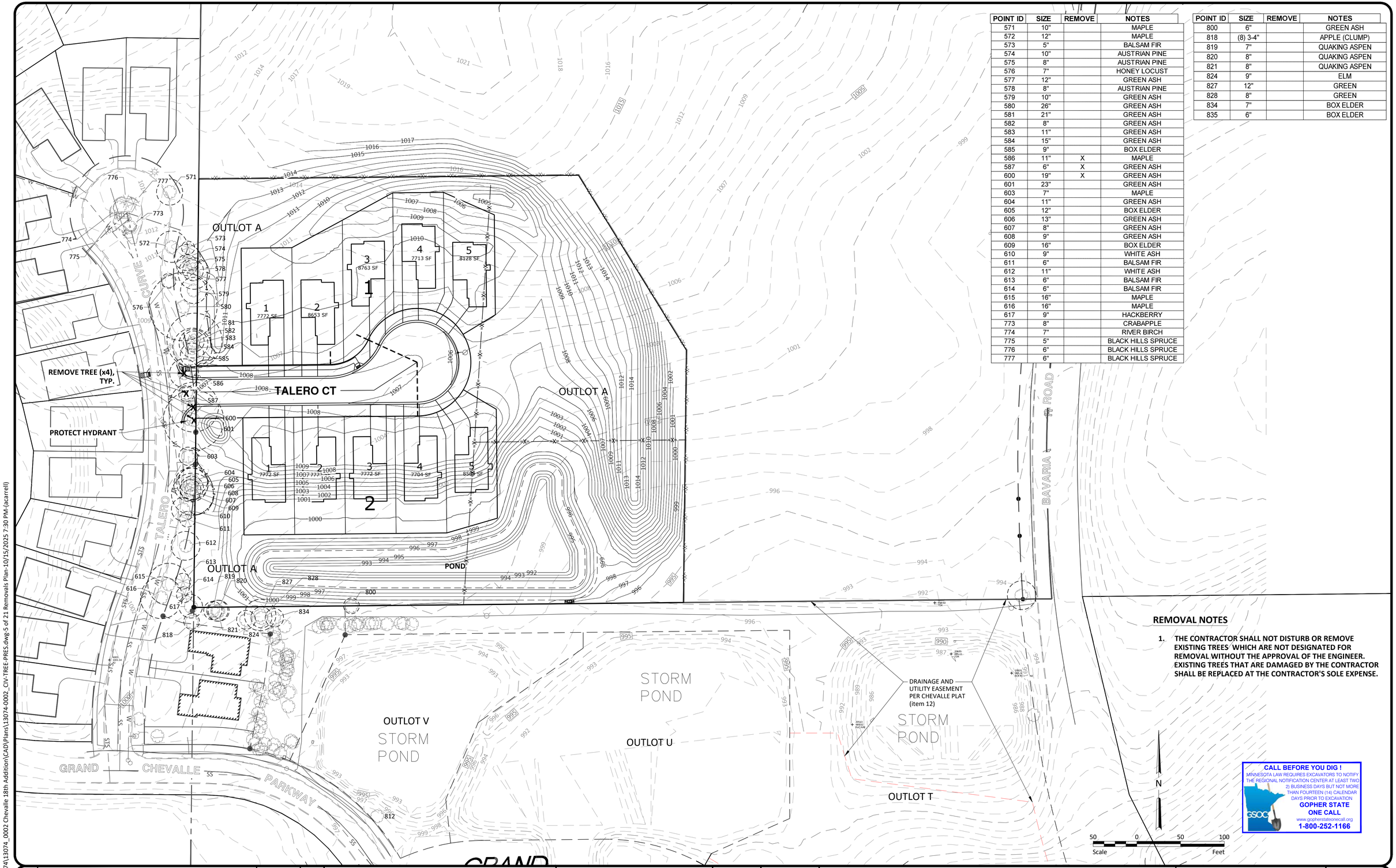


POINT ID	SIZE	REMOVE	NOTES
571	10"		MAPLE
572	12"		MAPLE
573	5"		BALSAM FIR
574	10"		AUSTRIAN PINE
575	8"		AUSTRIAN PINE
576	7"		HONEY LOCUST
577	12"		GREEN ASH
578	8"		AUSTRIAN PINE
579	10"		GREEN ASH
580	26"		GREEN ASH
581	21"		GREEN ASH
582	8"		GREEN ASH
583	11"		GREEN ASH
584	15"		GREEN ASH
585	9"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

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

REMOVAL NOTES

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

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

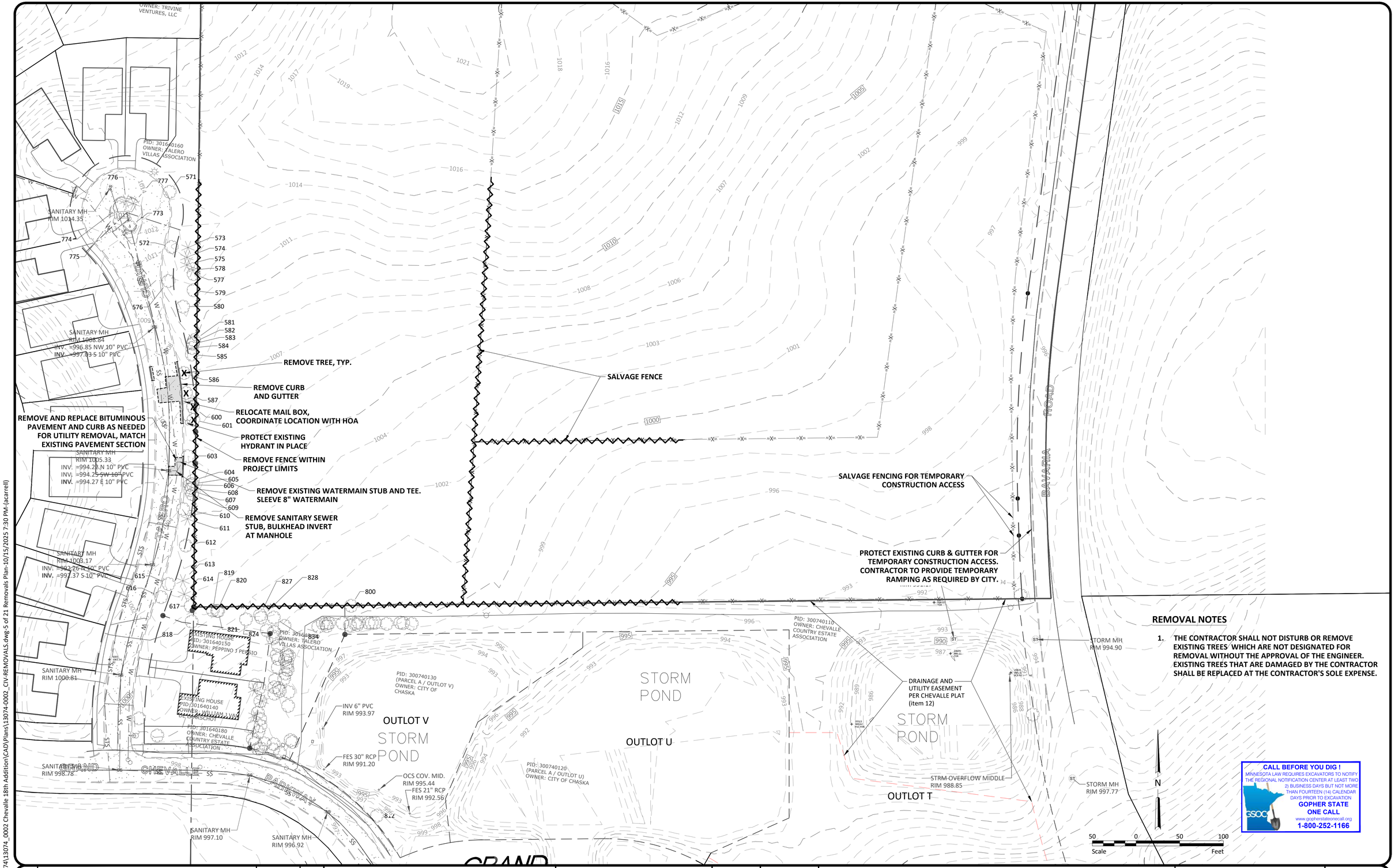
Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

TREE PRESERVATION PLAN
PROJECT NO. 13074-0002

SHEET
8 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-TREE-PRES.dwg-5 of 21 Removals Plan-10/15/2025 7:30 PM-(acarrell)



REMOVAL NOTES

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

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
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AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

REMOVALS PLAN
PROJECT NO. 13074-0002

SHEET
9 OF 28

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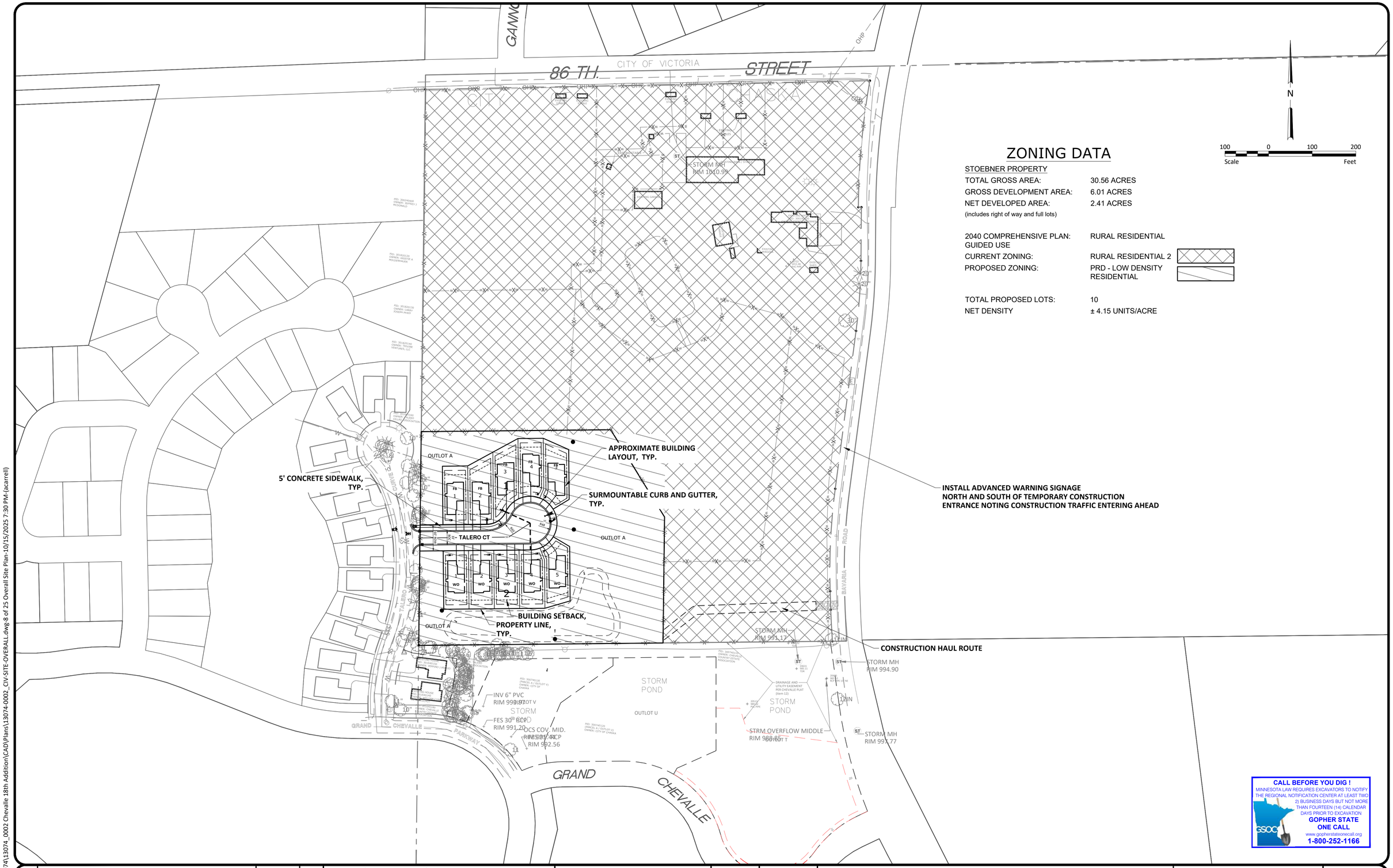

ZONING DATA

STOEBNER PROPERTY

TOTAL GROSS AREA:	30.56 ACRES
GROSS DEVELOPMENT AREA:	6.01 ACRES
NET DEVELOPED AREA: (includes right of way and full lots)	2.41 ACRES
2040 COMPREHENSIVE PLAN GUIDED USE	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	10
NET DENSITY	± 4.15 UNITS/ACRE

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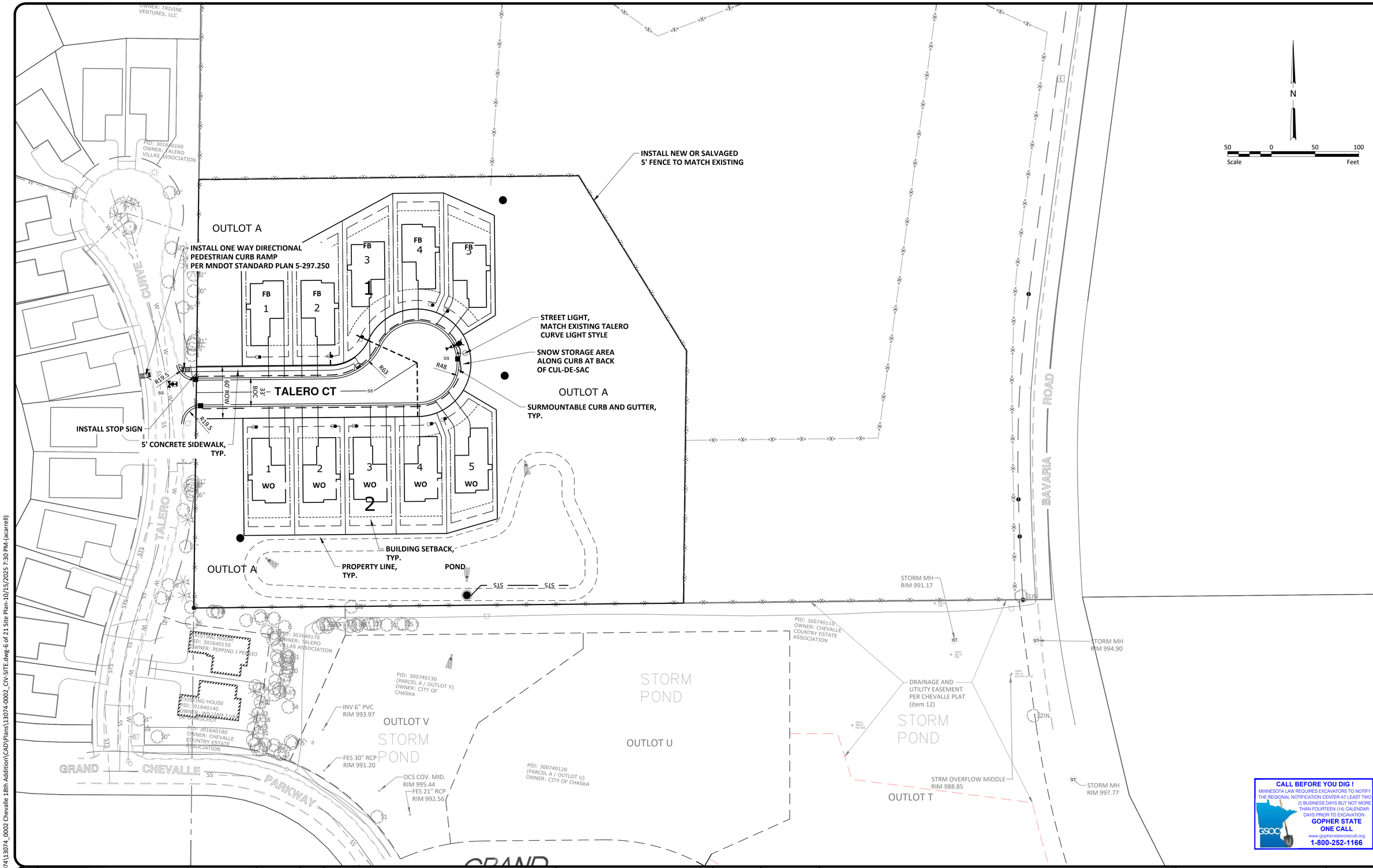
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

OVERALL SITE PLAN
PROJECT NO. 13074-0002

SHEET
10 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SITE-OVERALL.dwg-8 of 25 Overall Site Plan-10/15/2025 7:30 PM-(acarrell)



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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SITE PLAN
PROJECT NO. 13074-0002

SHEET
11 OF 28

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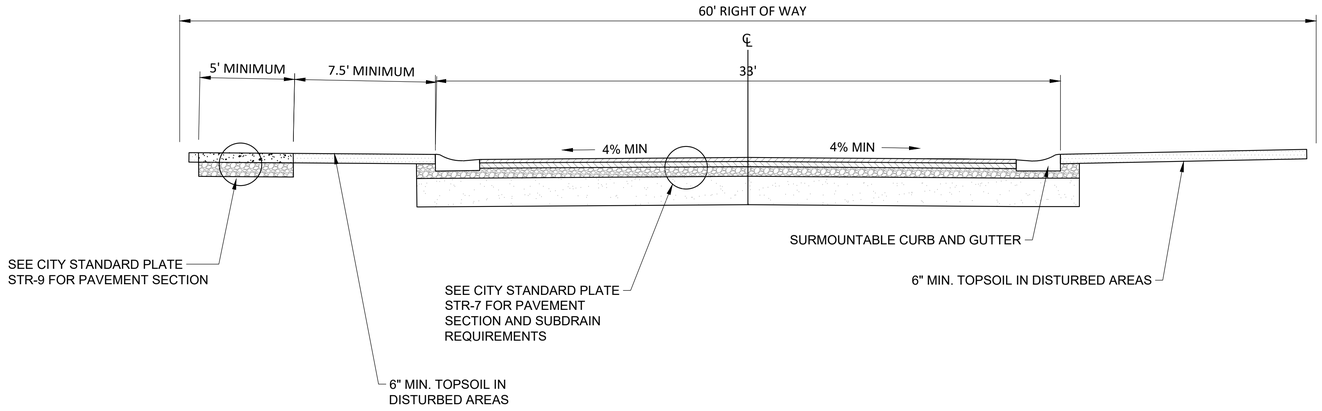
TALERO CT
TYPICAL SECTION



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10/16/2025
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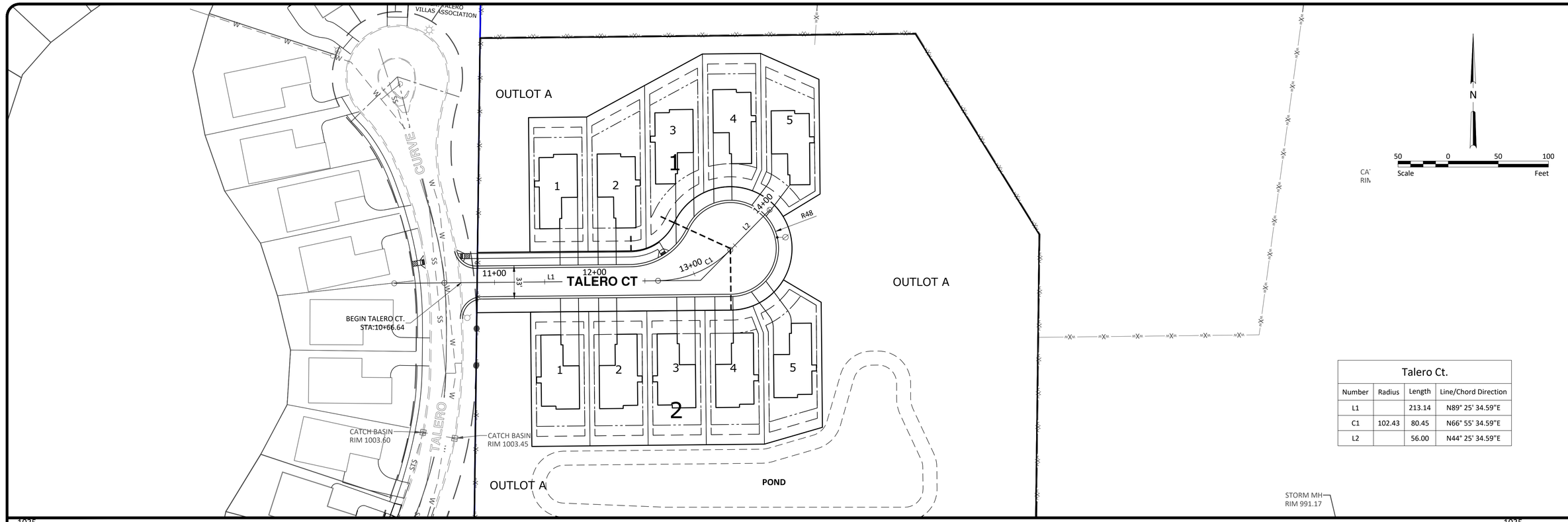
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

STREET TYPICAL SECTION

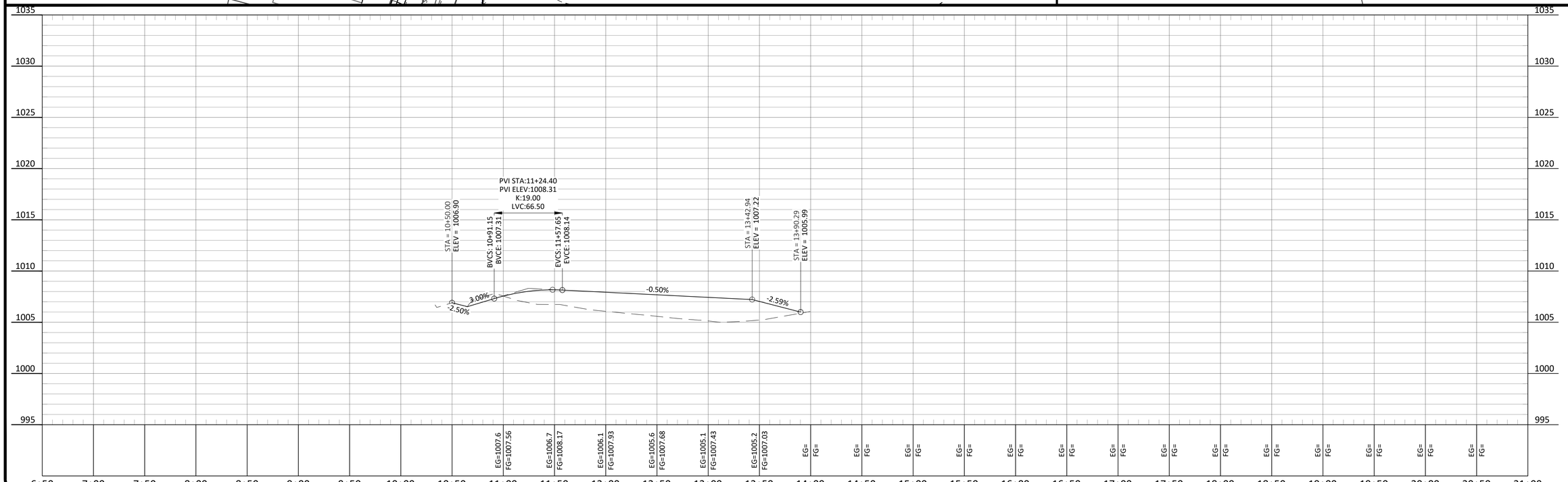
PROJECT NO. 13074-0002

SHEET
12 OF 28

HEI NO. 13074-0002



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



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10/16/2025
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HOUSTON engineering, inc.

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ES, JP, AO	10/16/2025
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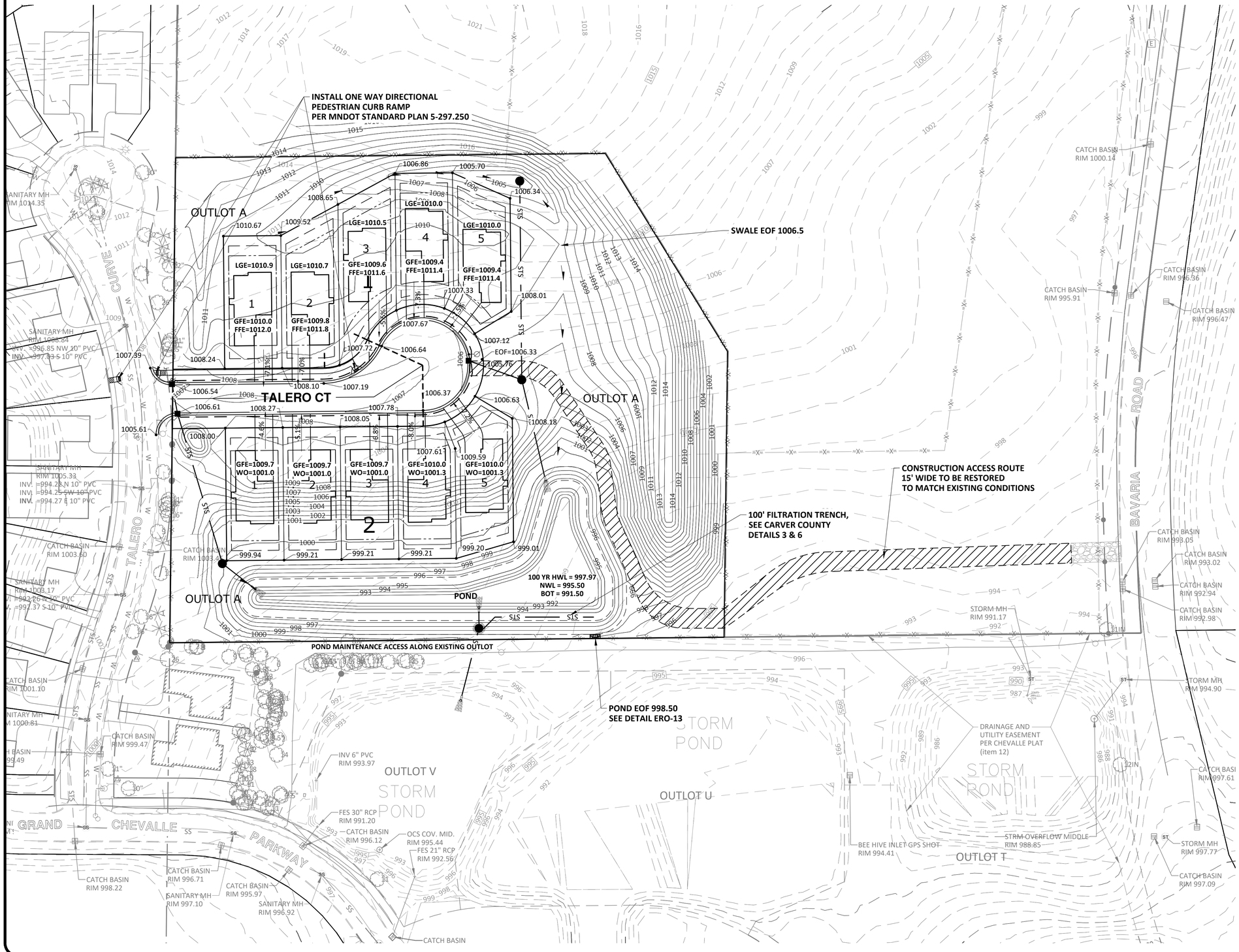
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

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

SHEET
13 OF 28

HEI NO. 13074-0002



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HOUSTON engineering, inc.

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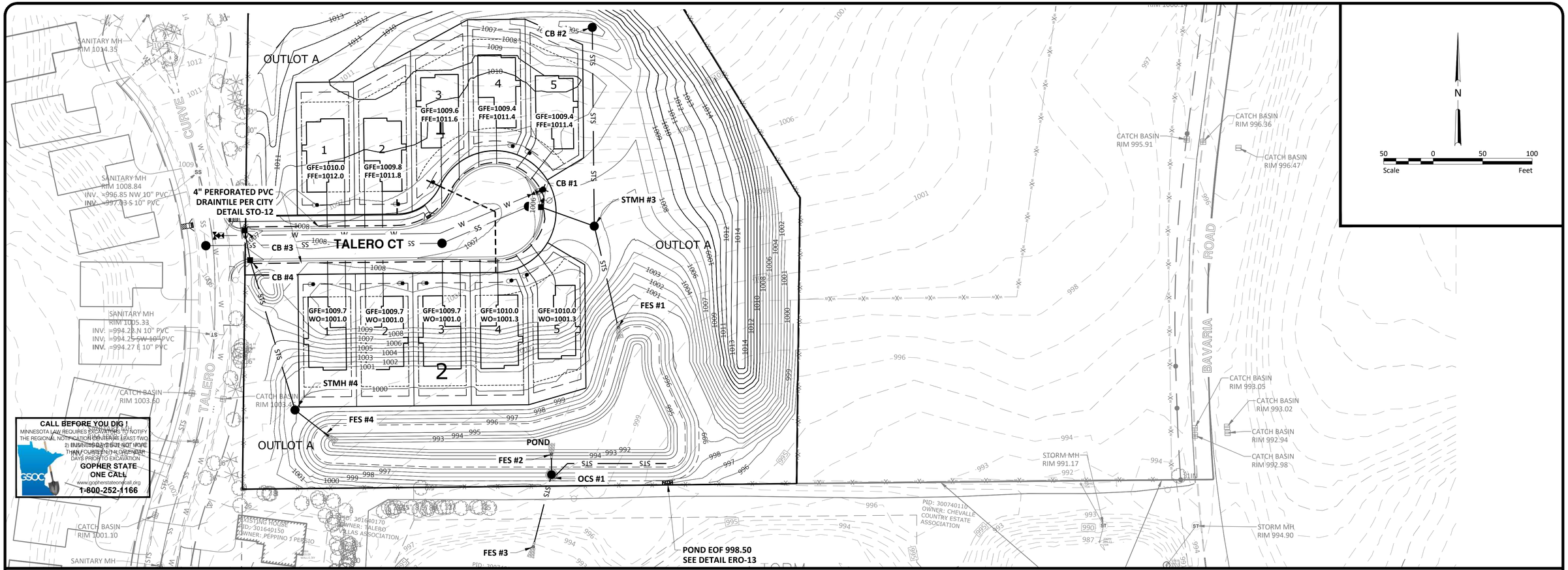
Checked by	Scale
AC	AS SHOWN

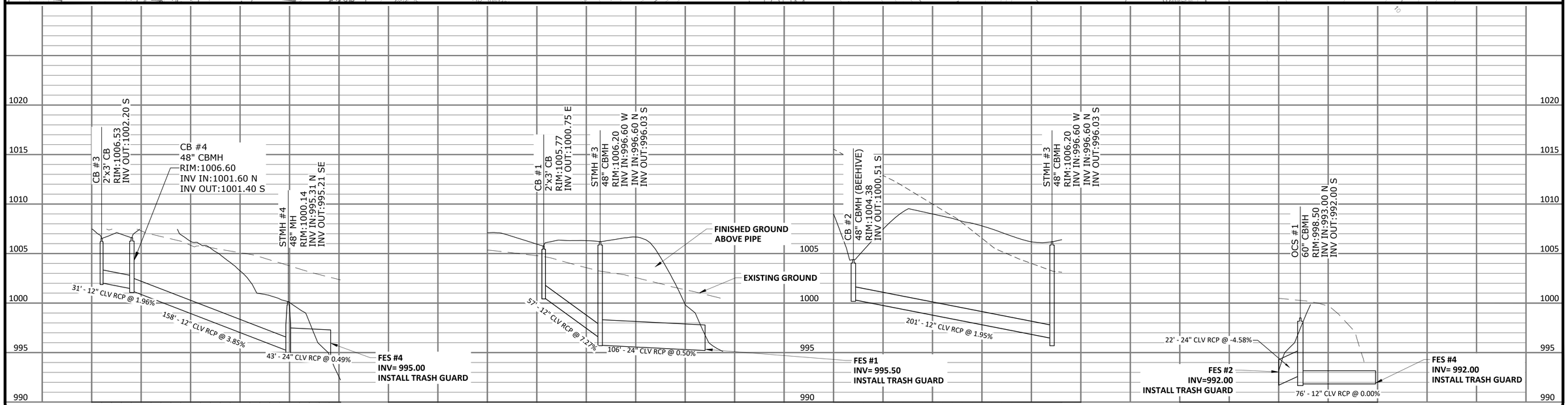
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

GRADING PLAN
PROJECT NO. 13074-0002

SHEET
14 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-GRD.dwg-9 of 21 Grading Plan-10/15/2025 7:31 PM-(acarrell)





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License No. 47494
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HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
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AC	AS SHOWN

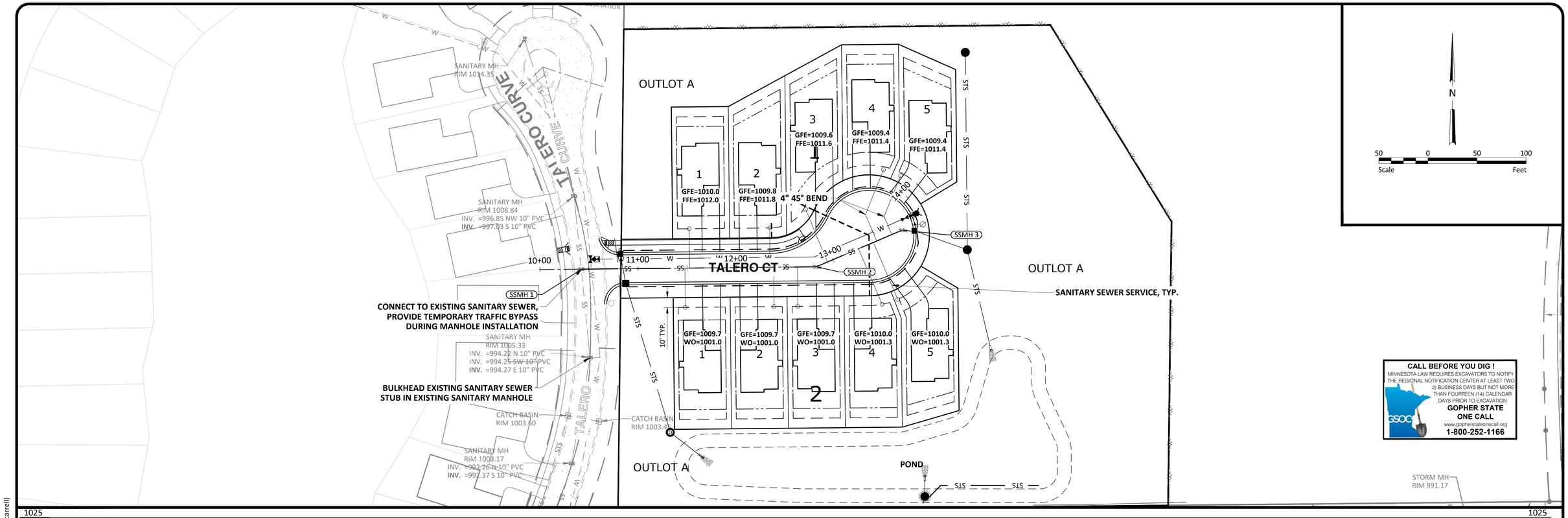
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

STORM SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
15 OF 28

HEI NO. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-STRM-P&P.dwg-10 of 21 Storm Sewer Plan & Profile-10/15/2025 7:31 PM-(acarrell)



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AARON CARRELL
License No. 47494
10/16/2025
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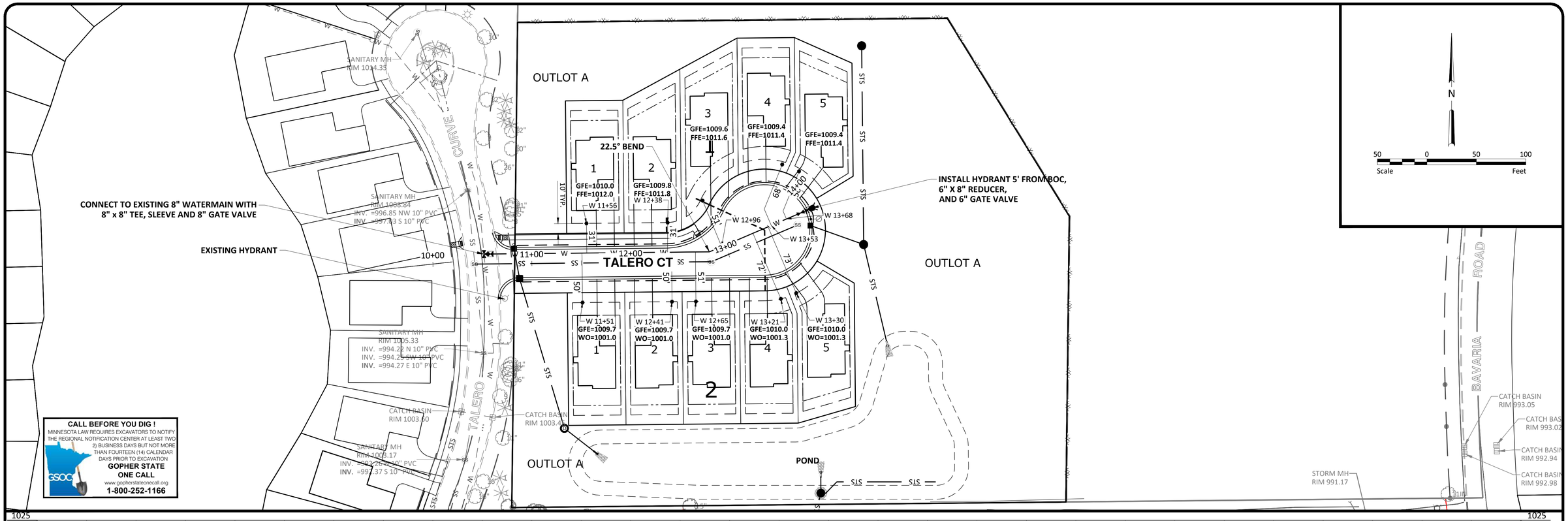
Checked by	Scale
AC	AS SHOWN

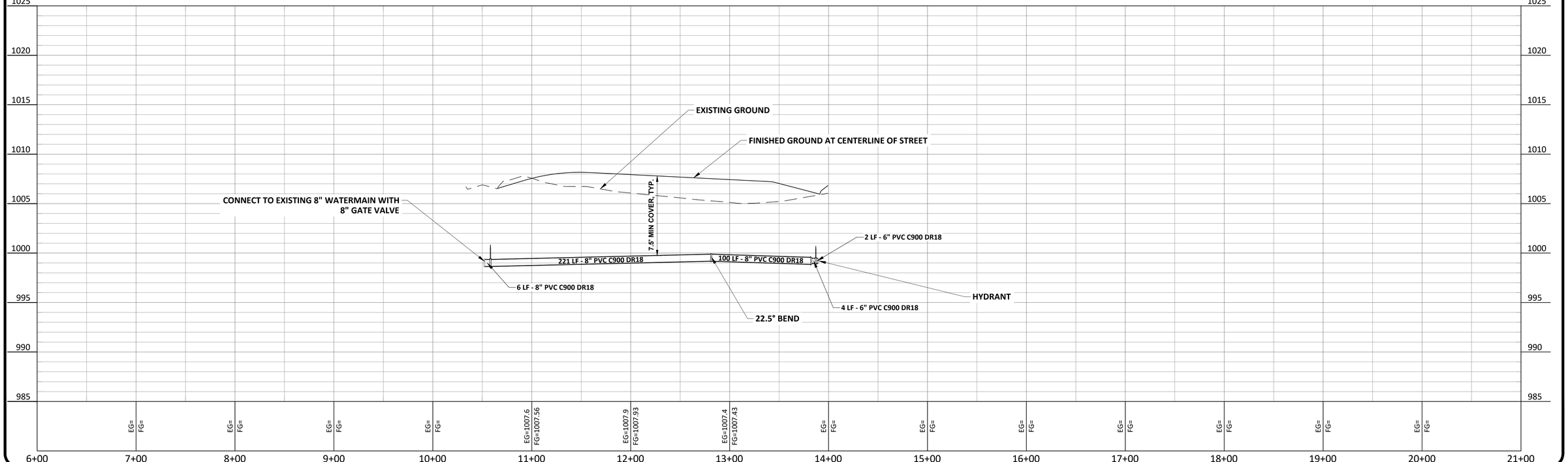
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SANITARY SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
16 OF 28

HEI NO. 13074-0002





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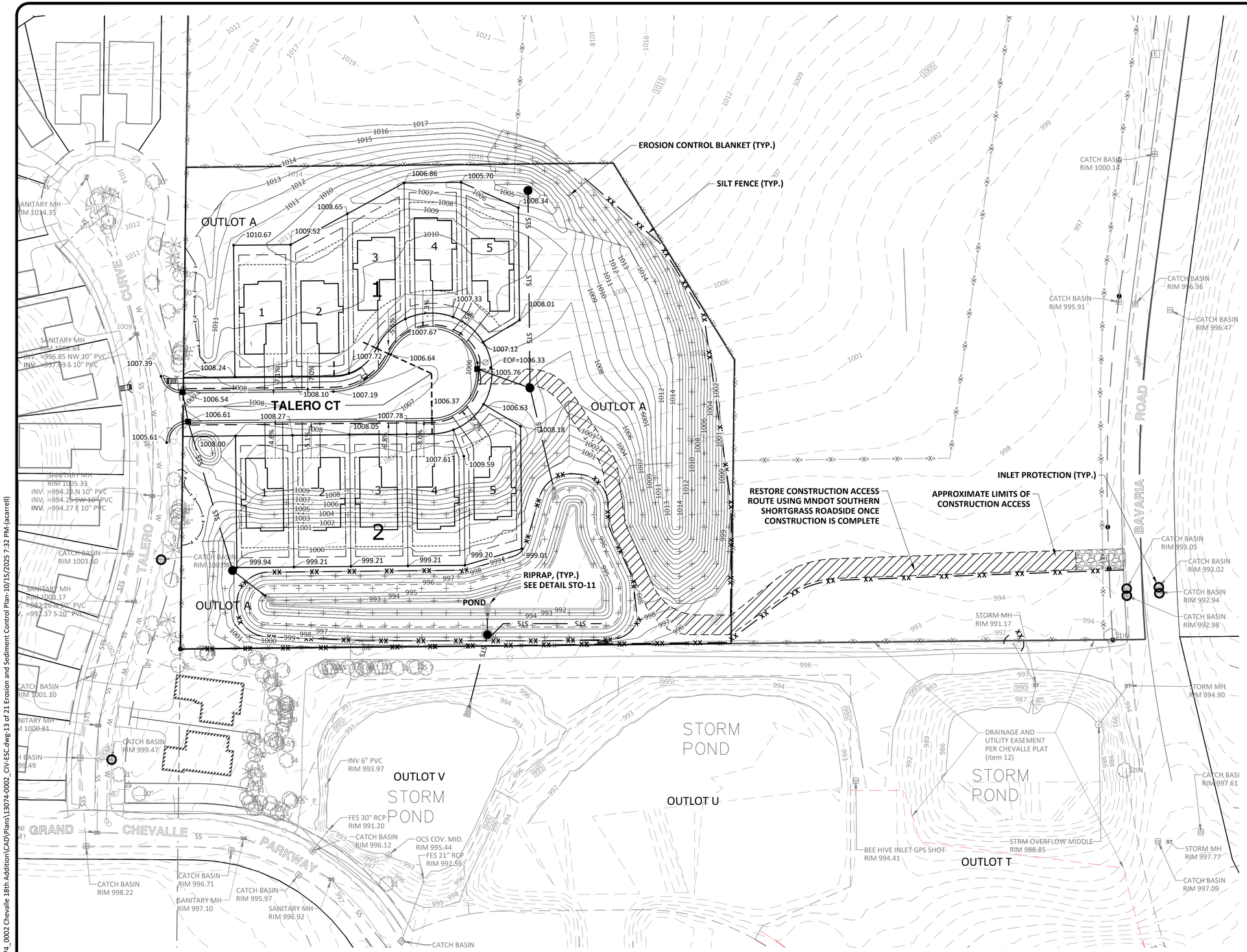
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

WATERMAIN PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
17 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-WATR-P&P.dwg-12 of 21 Watermain Plan & Profile-10/15/2025 7:32 PM-(acarrell)


EROSION CONTROL BLANKET (TYP.)
SILT FENCE (TYP.)
OUTLOT A
TALERO CT
OUTLOT A
OUTLOT A
POND
RIPRAP, (TYP.)
SEE DETAIL STO-11
RESTORE CONSTRUCTION ACCESS ROUTE USING MNDOT SOUTHERN SHORTGRASS ROADSIDE ONCE CONSTRUCTION IS COMPLETE
APPROXIMATE LIMITS OF CONSTRUCTION ACCESS
INLET PROTECTION (TYP.)
BAVARIA ROAD
CURVE
GRAND CHEVALLE PARKWAY
OUTLOT V
STORM POND
OUTLOT U
STORM POND
OUTLOT T
DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)
BEE HIVE INLET GPS SHOT RIM 994.41
STRM OVERFLOW MIDDLE RIM 988.85
SANITARY MH RIM 1014.35
SANITARY MH RIM 1008.64 INV. =996.85 NW 10" PVC INV. =997.03 S 10" PVC
SANITARY MH RIM 1005.33 INV. =994.28 N 10" PVC INV. =994.25 SW 10" PVC INV. =994.27 E 10" PVC
SANITARY MH RIM 1008.17 INV. =992.26 N 10" PVC INV. =991.37 S 10" PVC
SANITARY MH RIM 1010.81
SANITARY MH RIM 996.92
SANITARY MH RIM 997.10
CATCH BASIN RIM 1003.60
CATCH BASIN RIM 1001.10
CATCH BASIN RIM 999.49
CATCH BASIN RIM 998.22
CATCH BASIN RIM 996.71
CATCH BASIN RIM 995.97
CATCH BASIN RIM 999.47
CATCH BASIN RIM 996.12
CATCH BASIN RIM 1000.14
CATCH BASIN RIM 996.36
CATCH BASIN RIM 995.91
CATCH BASIN RIM 996.47
CATCH BASIN RIM 993.05
CATCH BASIN RIM 993.02
CATCH BASIN RIM 992.94
CATCH BASIN RIM 992.98
CATCH BASIN RIM 997.61
CATCH BASIN RIM 997.09
STORM MH RIM 991.17
STORM MH RIM 994.90
STORM MH RIM 997.77
INV 6" PVC RIM 993.97
FES 30" RCP RIM 991.20
OCS COV. MID. RIM 995.44
FES 21" RCP RIM 992.56
1006.86
1005.70
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1010.67
1009.52
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1008.01
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1008.34

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SWALE SECTION ELEVATION C, SECTION EXTENDS TO 86TH ST. SEE SHEET 24

FARM SECTION ELEVATION B, SEE SHEET 24

EXISTING HOME AND EQUESTRIAN BUILDINGS

BERM SECTION ELEVATION A, SEE SHEET 24

LOTS TO BE SODDED BY HOME BUILDER, (TYP.) APPLY TEMPORARY STABILIZATION PER SWPPP REQUIREMENTS

N

50 0 50 100
Scale Feet

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B	5
	Acer rubrum 'Red Rocket'	Red Rocket Maple	2.5" Cal.	B&B	6
	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	6
	Betula nigra	River Birch	8' ht/ Clump	B&B	3
	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	2
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2.5" Cal.	B&B	5
	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B	3
	Picea glauca	White Spruce	6` Ht.	B&B	21
	Picea pungens	Colorado Spruce	8` Ht.	B&B	10
	Pinus strobus	White Pine	6` Ht.	B&B	17
	Populus tremuloides	Quaking Aspen	20 gal.	Pot	3
	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	3
				TOTAL TREES	84

INSTALLATION NOTES
Pattern denotes trees installed by Home Builder

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

SYMBOL	SEED DESIGNATION	COMMON NAME
SEEDED AREAS		
	MNDOT SSR	Southern Shortgrass Roadside Seed Mix
	MNDOT WD SEED MIX	Wet Ditch Seed Mix

CITY REQUIREMENTS - STREET TREE PLANTING

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

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DANIEL SJORDAL License No. 22321 — 10/16/2025 Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
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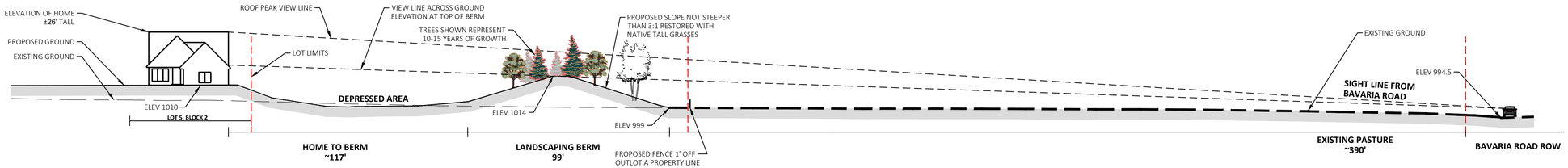
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE PLAN
PROJECT NO. 13074-0002

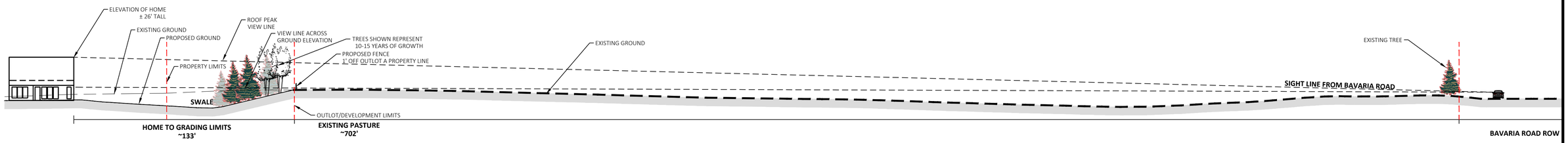
SHEET
19 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_LAN-SITE.dwg-14 of 21 Landscape Plan-10/15/2025 7:32 PM-(acarrell)



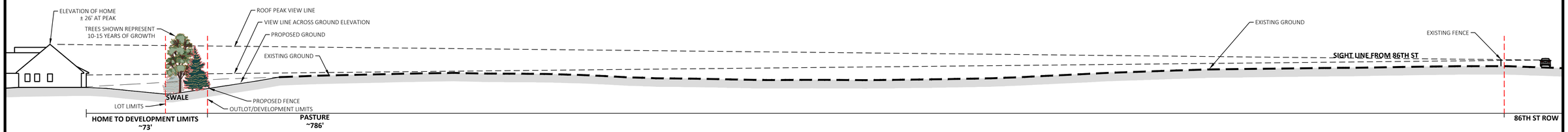
BERM SECTION ELEVATION A

SCALE 1"=30'



FARM SECTION ELEVATION B

SCALE 1"=30'



86TH ST SECTION ELEVATION C

SCALE 1"=30'

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

DANIEL SJORDAL
License No. 22321

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE SECTION ELEVATIONS
PROJECT NO. 13074-0002

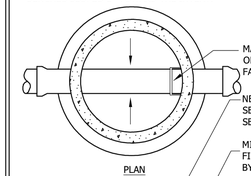
SHEET
25 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-19 of 21 Landscape Details-10/15/2025 7:33 PM-(acarrell)

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



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

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

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

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

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

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

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

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

.1' DROP ACROSS INVERTS MIN.

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

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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

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

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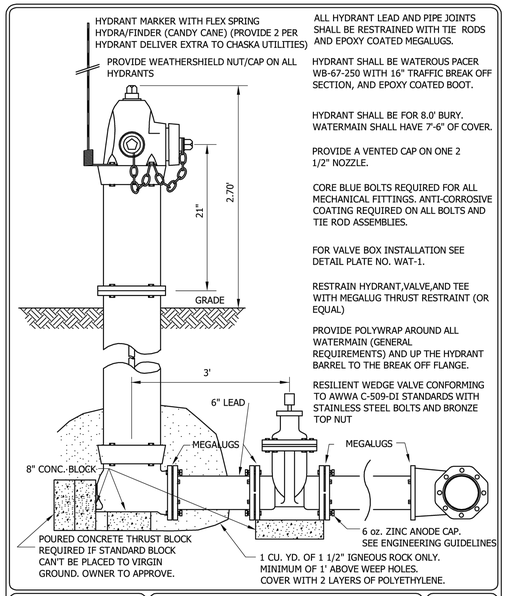
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1



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

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

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

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

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

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

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

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

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

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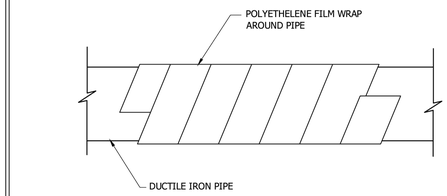
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2



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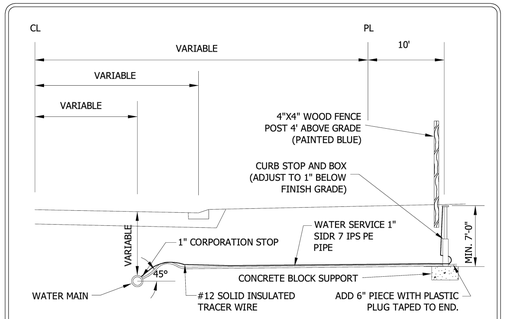
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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

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

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701B-3Q	A.Y. MCDONALD 76104-3Q	A.Y. MCDONALD 75615 OR 75614

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

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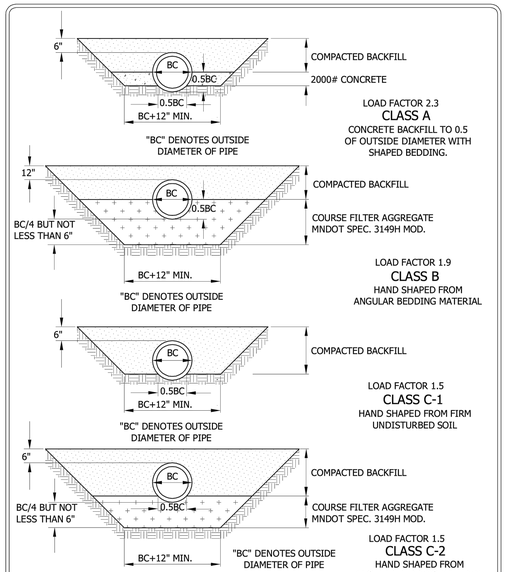
WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A



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BEDDING METHODS
FOR RCP OR DIP

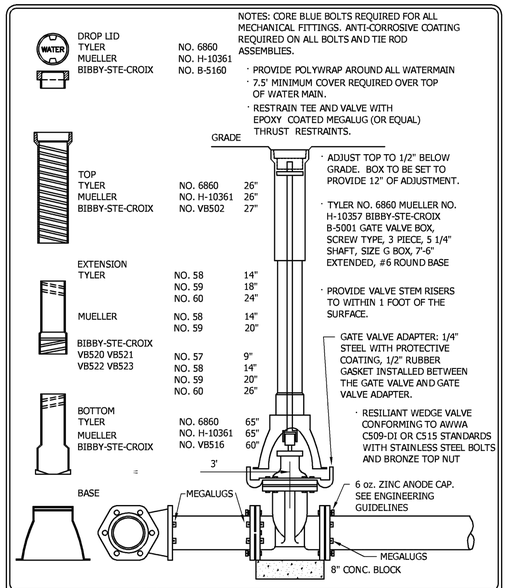
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6

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

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



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

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

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

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

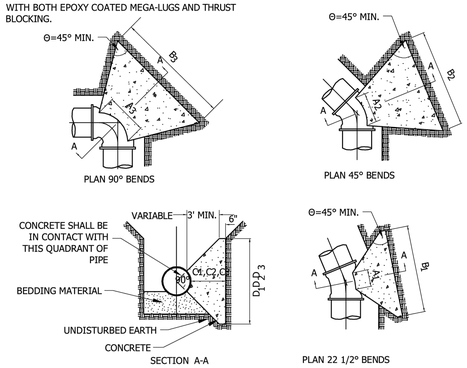
LAST REVISION: MARCH 2019

PLATE NO. WAT-1

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

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

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



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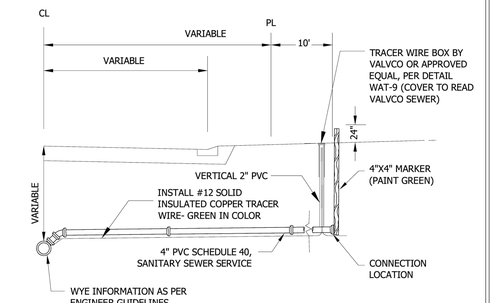
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-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 3149.2B1 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.

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SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by: ES, JP, AO
Date: 10/16/2025
Checked by: AC
Scale: AS SHOWN

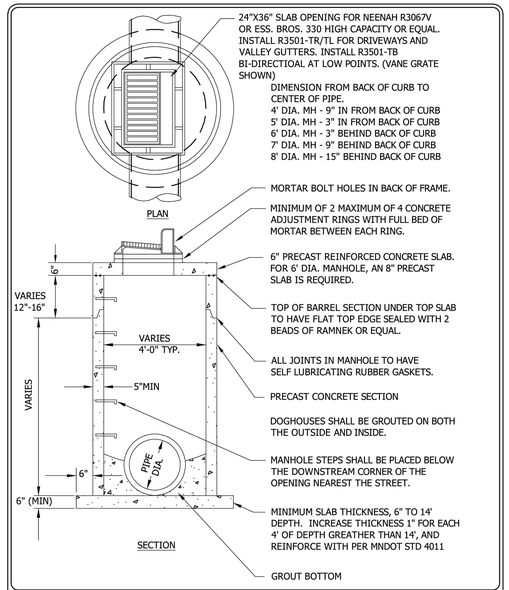
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS I

PROJECT NO. 13074-0002

SHEET 20 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-15 of 21 Civil Details I-10/15/2025 7:32 PM-(acarrell)



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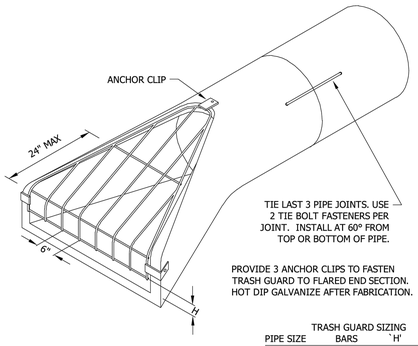
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



TRASH GUARD SIZING

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

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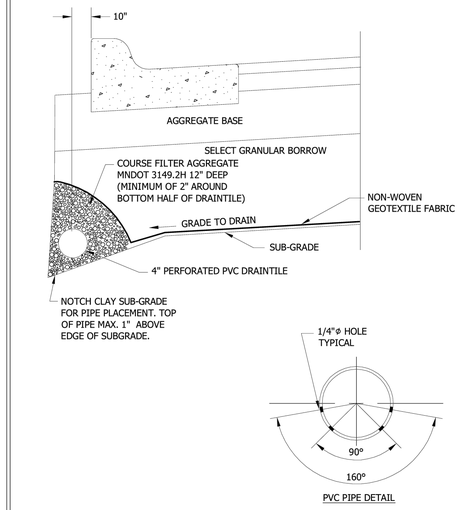
FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10



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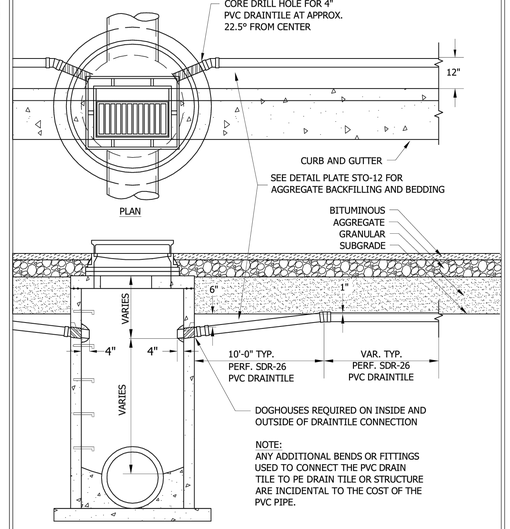
PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



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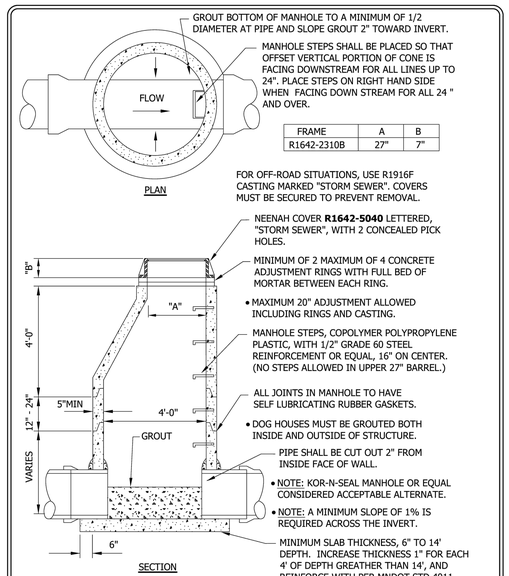
DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



FRAME	A	B
R1642-2310B	27"	7"

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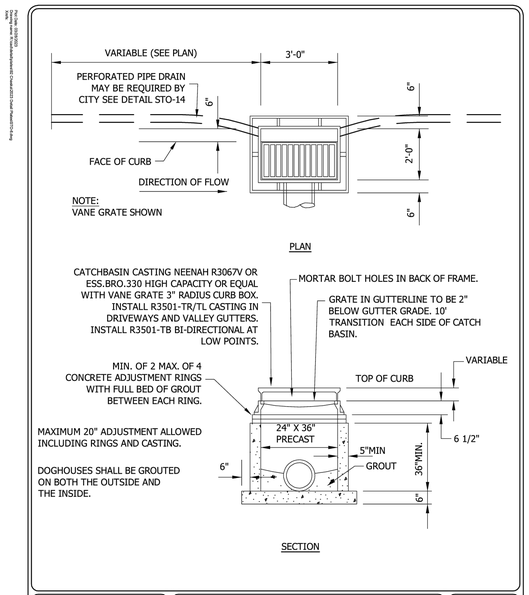
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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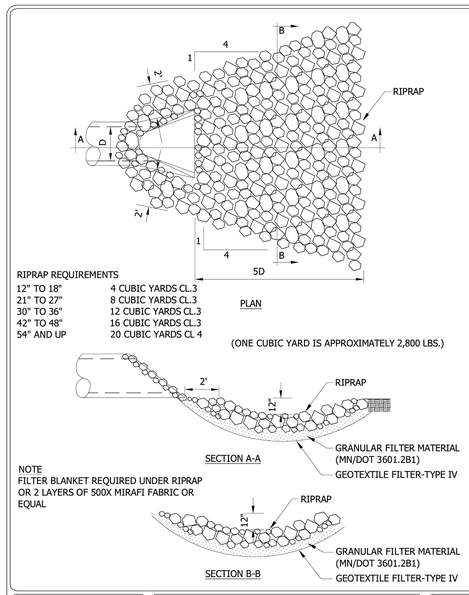
TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-6



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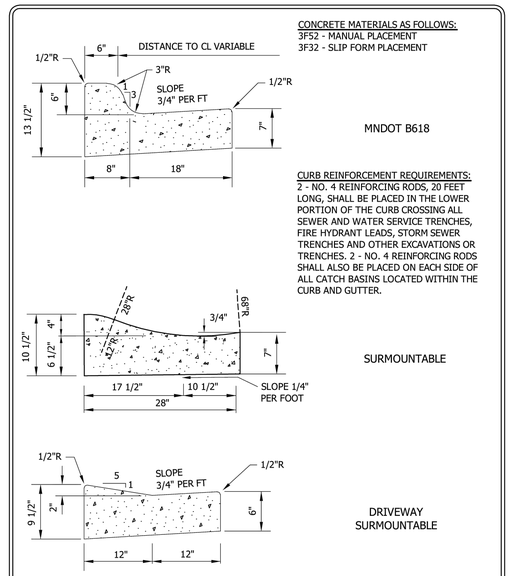
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



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CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

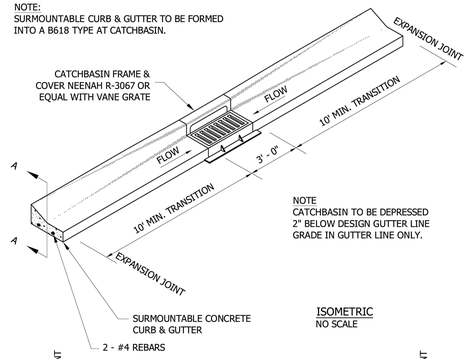
CIVIL DETAILS II

PROJECT NO. 13074-0002

SHEET
21 OF 28

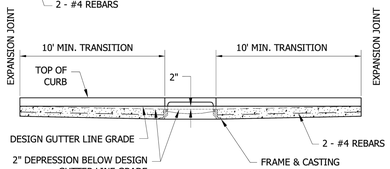
H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-16 of 21 Civil Details II-10/15/2025 7:32 PM-(acarrell)

NOTE:
SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A B618 TYPE AT CATCHBASIN.



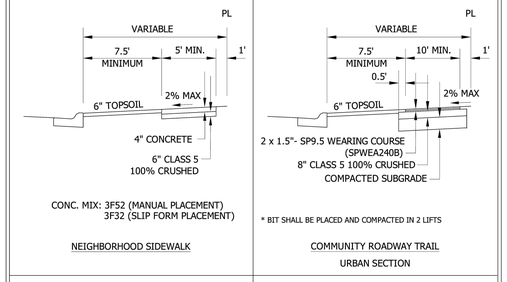
ISOMETRIC
NO SCALE

NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

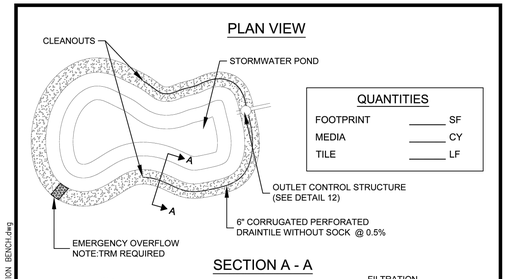


SECTION A-A
NO SCALE

Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STR-5



Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS CHASKA, MINNESOTA	LAST REVISION: MAY 2023 PLATE NO. STR-9



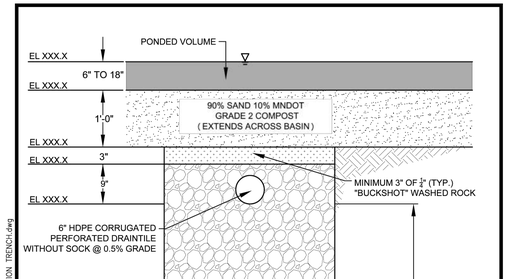
CALCULATIONS TO MEET RULES

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



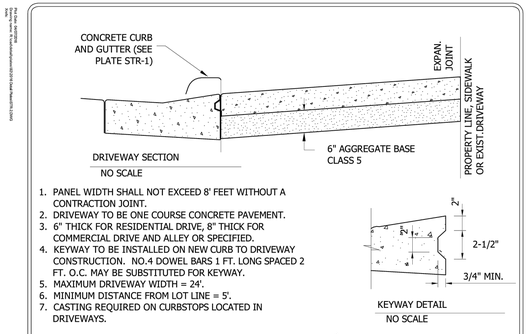
CALCULATIONS TO MEET RULES

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.

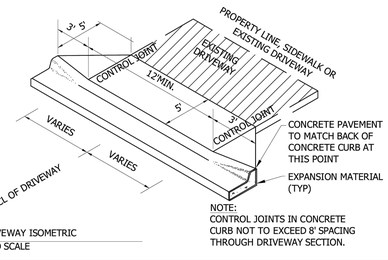
CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023 DETAIL 6



DRIVEWAY SECTION
NO SCALE

1. PANEL WIDTH SHALL NOT EXCEED 8' FEET WITHOUT A CONTRACTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT.
3. 6" THICK FOR RESIDENTIAL DRIVE, 8" THICK FOR COMMERCIAL DRIVE AND ALLEY OR SPECIFIED.
4. KEYWAY TO BE INSTALLED ON NEW CURB TO DRIVEWAY CONSTRUCTION. NO.4 DOWEL BARS 1 FT. LONG SPACED 2 FT. O.C. MAY BE SUBSTITUTED FOR KEYWAY.
5. MAXIMUM DRIVEWAY WIDTH = 24'.
6. MINIMUM DISTANCE FROM LOT LINE = 5'.
7. CASTING REQUIRED ON CURBSTOPS LOCATED IN DRIVEWAYS.

KEYWAY DETAIL
NO SCALE

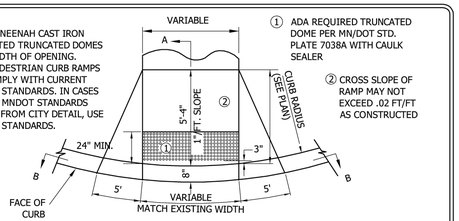


DRIVEWAY ISOMETRIC
NO SCALE

NOTE:
CONTROL JOINTS IN CONCRETE CURB NOT TO EXCEED 8' SPACING THROUGH DRIVEWAY SECTION.

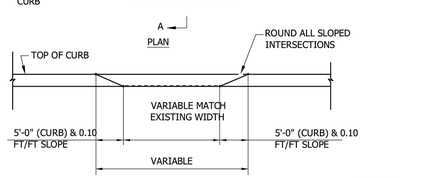
Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CONCRETE DRIVEWAY APRON CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-2

NOTES:
-PLACE NEENAH CAST IRON UNCOATED TRUNCATED DOMES THE WIDTH OF OPENING.
-ALL PEDESTRIAN CURB RAMPS TO COMPLY WITH CURRENT MNDOT STANDARDS. IN CASES WHERE MNDOT STANDARDS DIFFER FROM CITY DETAIL, USE MNDOT STANDARDS.

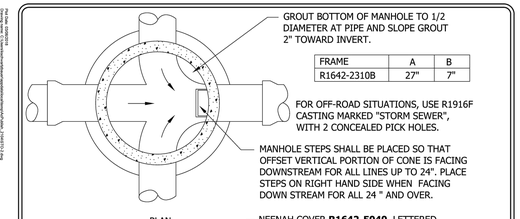


① ADA REQUIRED TRUNCATED DOME PER MN/DOT STD. PLATE 7038A WITH CAULK SEALER

② CROSS SLOPE OF RAMP MAY NOT EXCEED .02 FT/FT AS CONSTRUCTED

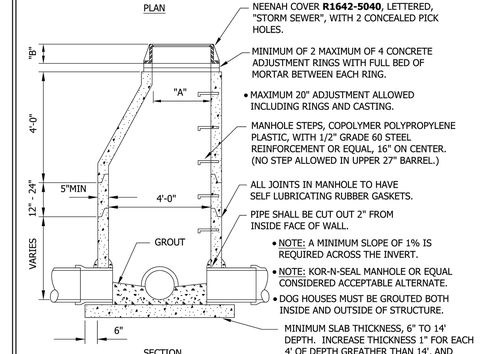


Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK CHASKA, MINNESOTA	LAST REVISION: AUG 2023 PLATE NO. STR-11



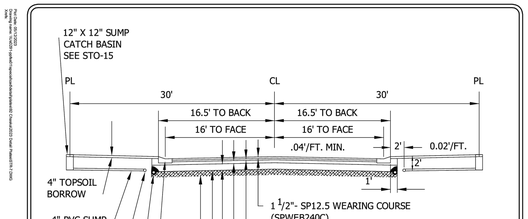
FRAME	A	B
R1642-2310B	27"	7"

PLAN



SECTION

Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	STORM SEWER JUNCTION MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-2



STANDARD STREET SECTION (7 TON)

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

Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION CHASKA, MINNESOTA	LAST REVISION: MAY 2023 PLATE NO. STR-7

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

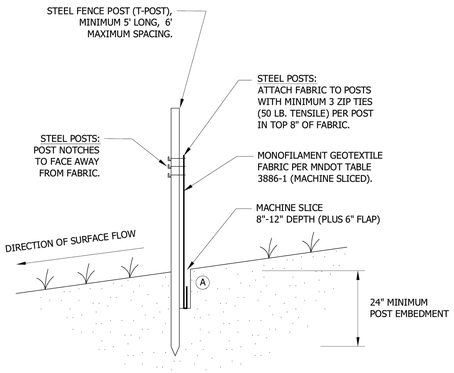
Drawn by: ES, JP, AO	Date: 10/16/2025
Checked by: AC	Scale: AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS III
PROJECT NO. 13074-0002

SHEET
22 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-17 of 21 Civil Details III-10/15/2025 7:32 PM-(acarrell)



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

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

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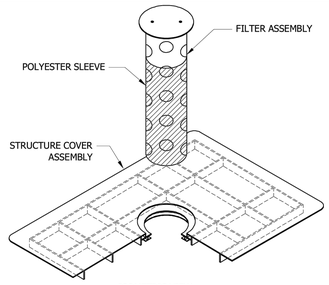
SILT FENCE
MACHINE SLICED

CHASKA, MN

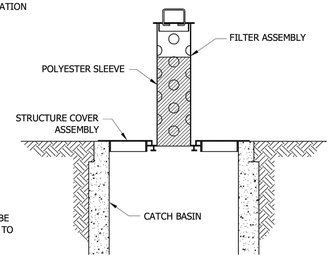
LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



ISOMETRIC VIEW

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



IN-PLACE ELEVATION VIEW

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

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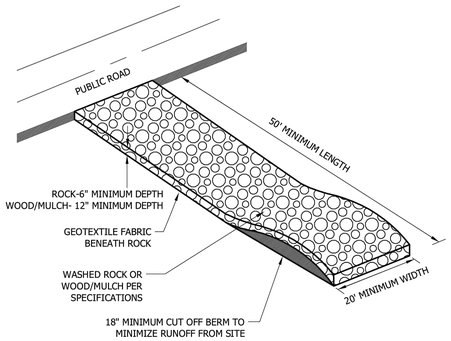
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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

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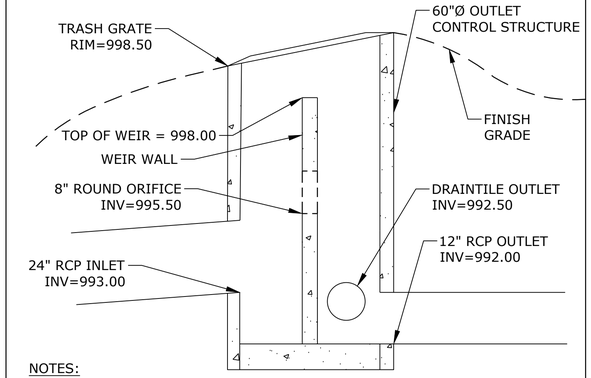
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

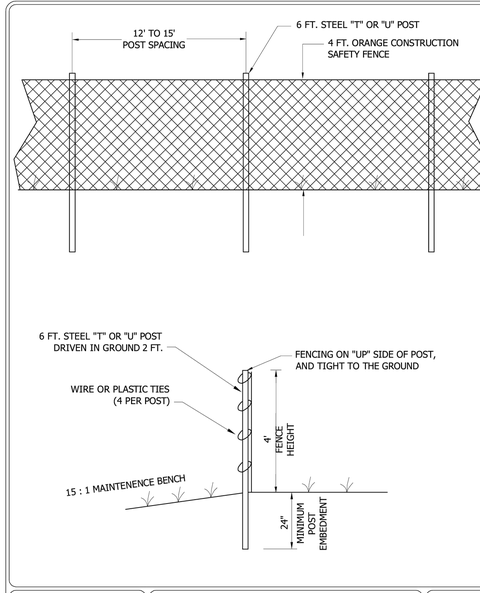
PLATE NO. ERO-7



NOTES:

1. SEE STANDARD MANHOLE DETAIL STO-18C FOR ADDITIONAL DIMENSIONS AND MATERIAL REQUIREMENTS.

OUTLET CONTROL STRUCTURE #1 (OCS) DETAIL



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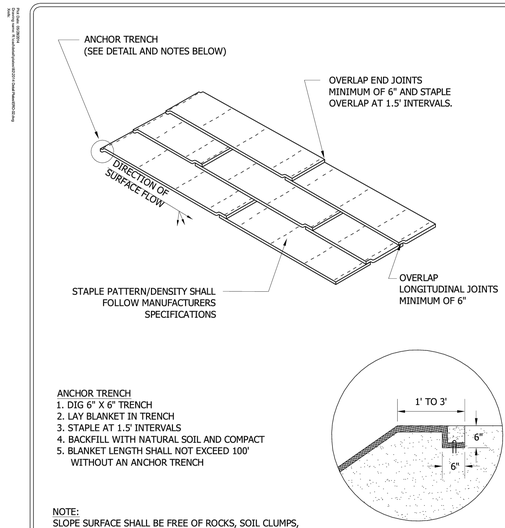
ORANGE CONSTRUCTION SAFETY FENCE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



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

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

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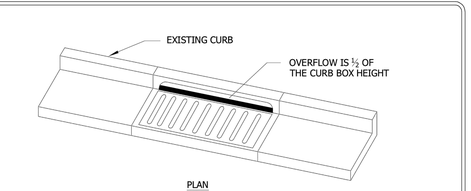
EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

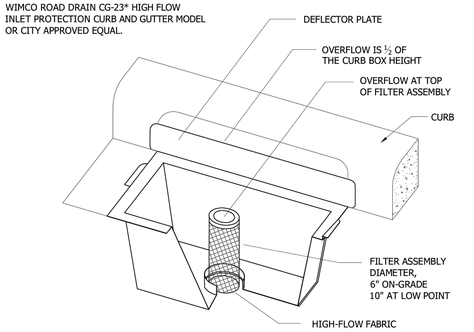
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

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



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

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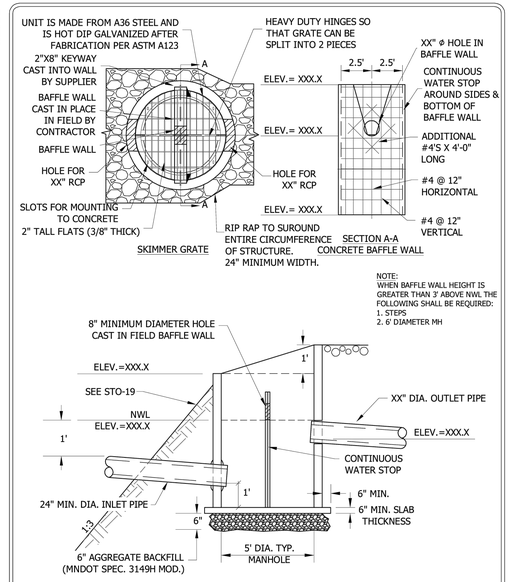
INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE

CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

PLATE NO. STO-18C

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by: ES, JP, AO
Checked by: AC
Date: 10/16/2025
Scale: AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS IV

PROJECT NO. 13074-0002

SHEET 23 OF 28

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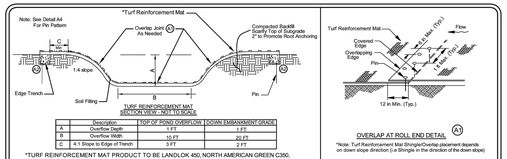


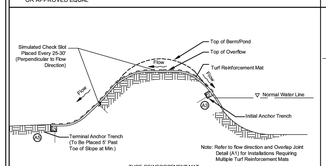
TURF REINFORCEMENT MAT
SECTION VIEW - NOT TO SCALE

	Description	TOP OF POND OVERFLOW	DOWN EMBANKMENT GRADE
A	Overflow Depth	1 FT	1 FT
B	Overflow Width	10 FT	20 FT
C	4:1 Slope to Edge of Trench	3 FT	2 FT

**TURF REINFORCEMENT MAT PRODUCT TO BE LANDLOK 450, NORTH AMERICAN GREEN C350, OR APPROVED EQUAL

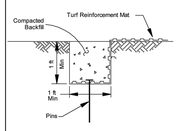
OVERLAP AT ROLL END DETAIL (A1)

*Note: Turf Reinforcement Mat Shingle/Overlap placement depends on down slope direction (i.e Shingle in the direction of the down slope)



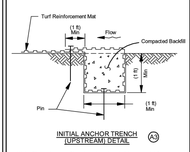
Note: Refer to flow direction and Overlap Joint Detail (A1) for Installations Requiring Multiple Turf Reinforcement Mats

TURF REINFORCEMENT MAT
SIDE VIEW - POND OVERFLOW



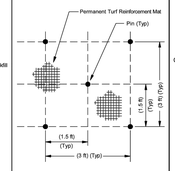
LONGITUDINAL EDGE TRENCH DETAIL (A2)

*Note: Pins in bottom of trench shall be placed 1 ft on center

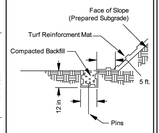


INITIAL ANCHOR TRENCH (UPSTREAM) DETAIL (A3)

*Note: Pins on bottom of trench and overlap shall be spaced 1 ft on center



PIN PATTERN (A4)



TERMINAL ANCHOR TRENCH AT TOE OF SLOPE DETAIL (A5)

*Note: Pins in bottom of trench shall be placed 1 ft on center

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TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION:
AUGUST 2023

PLATE NO.
ERO-13

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS V

PROJECT NO. 13074-0002

SHEET
24 OF 28

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Plotted: 15 OCT 2025
By: Aaron Carrell (Houston Engineering, Inc.)
Save: 10/15/2025 7:33 PM
Name: H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg

PLANTING NOTES
PERMITS:

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

PREPARATION AND PLANTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR REQUIREMENTS:

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

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

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

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

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

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

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

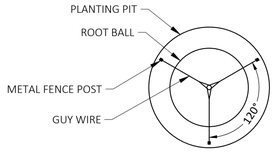
MAINTENANCE AND WARRANTY:

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

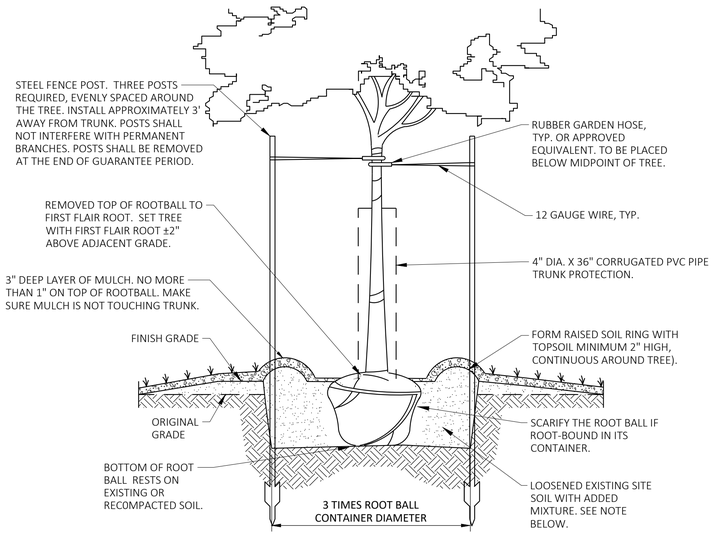
29. MAINTAIN AND WARRANTY TREES FOR 2-YEARS. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.

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

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



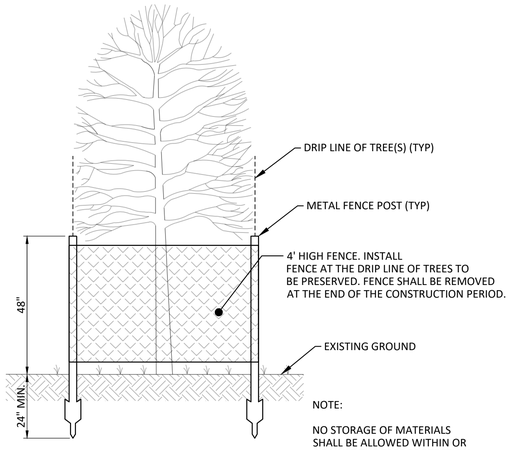
STAKING DIAGRAM



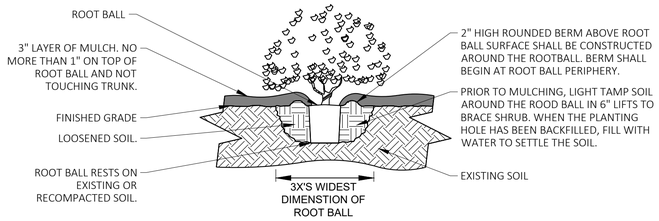
NOTES;

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

TREE PLANTING
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE



NOTES:

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

SHRUB PLANTING
NOT TO SCALE

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
DANIEL SJORDAL License No. 22321 — 10/16/2025 Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE NOTES & DETAILS
PROJECT NO. 13074-0002

SHEET
26 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-20 of 22 Landscape Notes-10/15/2025 7:33 PM-(acarrell)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE GRADING AND ESTABLISHMENT OF 10 NEW LOW DENSITY RESIDENTIAL LOTS. THE 6.01-ACRE SITE IS LOCATED WEST OF BAVARIA RD AND SOUTH OF 86TH ST, CHASKA, MINNESOTA.

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

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

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL SPECIFICATIONS

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

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

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

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

STORMWATER POLLUTION PREVENTION PLAN CONTACT

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

SWPPP CONTACT: _____ PHONE: _____

TITLE: _____

GENERAL CONTRACTOR CONTACT INFORMATION (OPERATOR)

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

OPERATOR	CONTACT PERSON	CONTACT PERSON PHONE

MAILING ADDRESS	CITY	STATE/PROVINCE	ZIP CODE

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

PRINTED NAME OF APPLICANT	TITLE

SIGNATURE OF APPLICANT	DATE

SPILL PREVENTION NOTES

HOUSEKEEPING

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

HAZARDOUS MATERIALS

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

PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS

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

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

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

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

SPILL CONTROL PRACTICES

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

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

SPILL RESPONSE

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

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

SPILL NOTIFICATION

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

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

REPORTABLE SPILLS ARE THOSE THAT:

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

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

POLLUTION PREVENTION MEASURES

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

DUST CONTROL

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
27 OF 28

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EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TEMPORARY SEDIMENTATION BASIN REQUIREMENTS

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

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

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

FINAL STABILIZATION

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

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

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

INSPECTION AND MONITORING

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

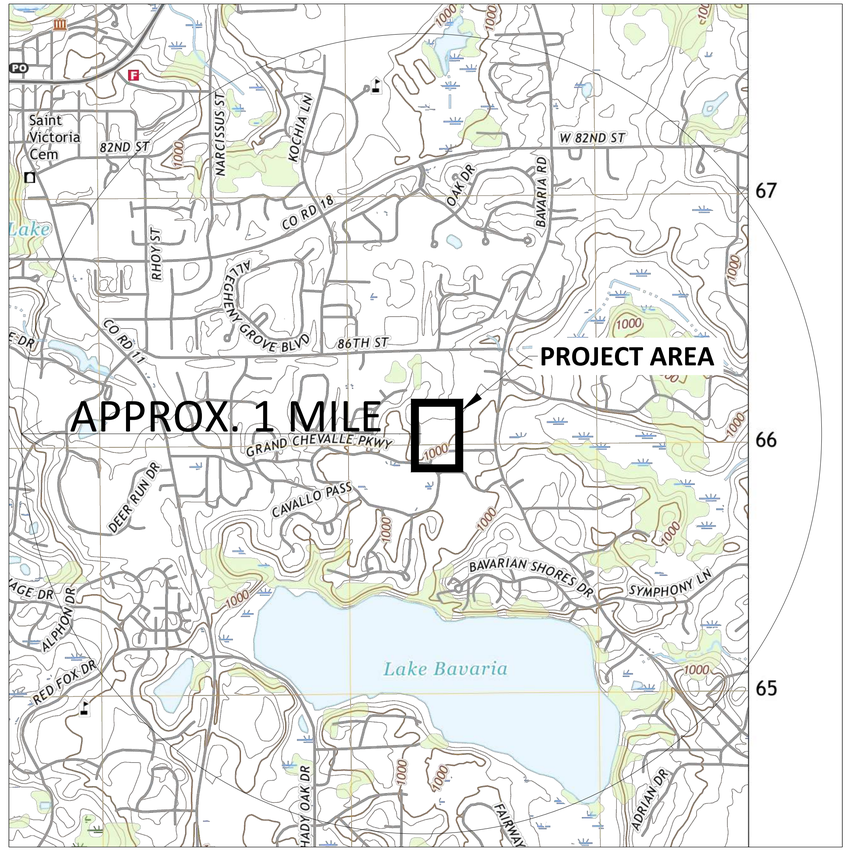
2. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) THAT IS TRAINED BY LOCAL, STATE, OR FEDERAL AGENCIES; PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT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

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

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

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

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



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	10/16/2025	AKC

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

AARON CARRELL
License No. 47494

10/16/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	10/16/2025
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
28 OF 28

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

CHEVALLE NINETEENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Jeffrey Stoebner and Renee Stoebner, husband and wife, fee owners of the following described property:

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

EXCEPTING THEREFROM:

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

Has caused the same to be surveyed and platted as CHEVALLE NINETEENTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Jeffrey Stoebner and Renee Stoebner, husband and wife, has here unto set their hands this _____ day of _____,

20_____.

_____ _____
Jeffrey Stoebner Renee Stoebner

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Jeffrey Stoebner and Renee Stoebner.

_____
Signature

_____
Printed Name

Notary Public _____ County, Minnesota

My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Daniel F. Corey, 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 the 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_____.

_____
Daniel F. Corey, Licensed Land Surveyor
Minnesota License No. 52585

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Daniel F. Corey.

_____
Signature

_____
Printed Name

Notary Public _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
This plat of CHEVALLE NINETEENTH 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, Subdivision 2.

_____, Mayor _____, City 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 _____ 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 CHEVALLE NINETEENTH ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock ____.M. as

Document Number _____.

Kaaren Lewis, County Recorder

By: _____

HOUSTON engineering, inc.
Sheet 1 of 3 Sheets
Project No. 13074-0002

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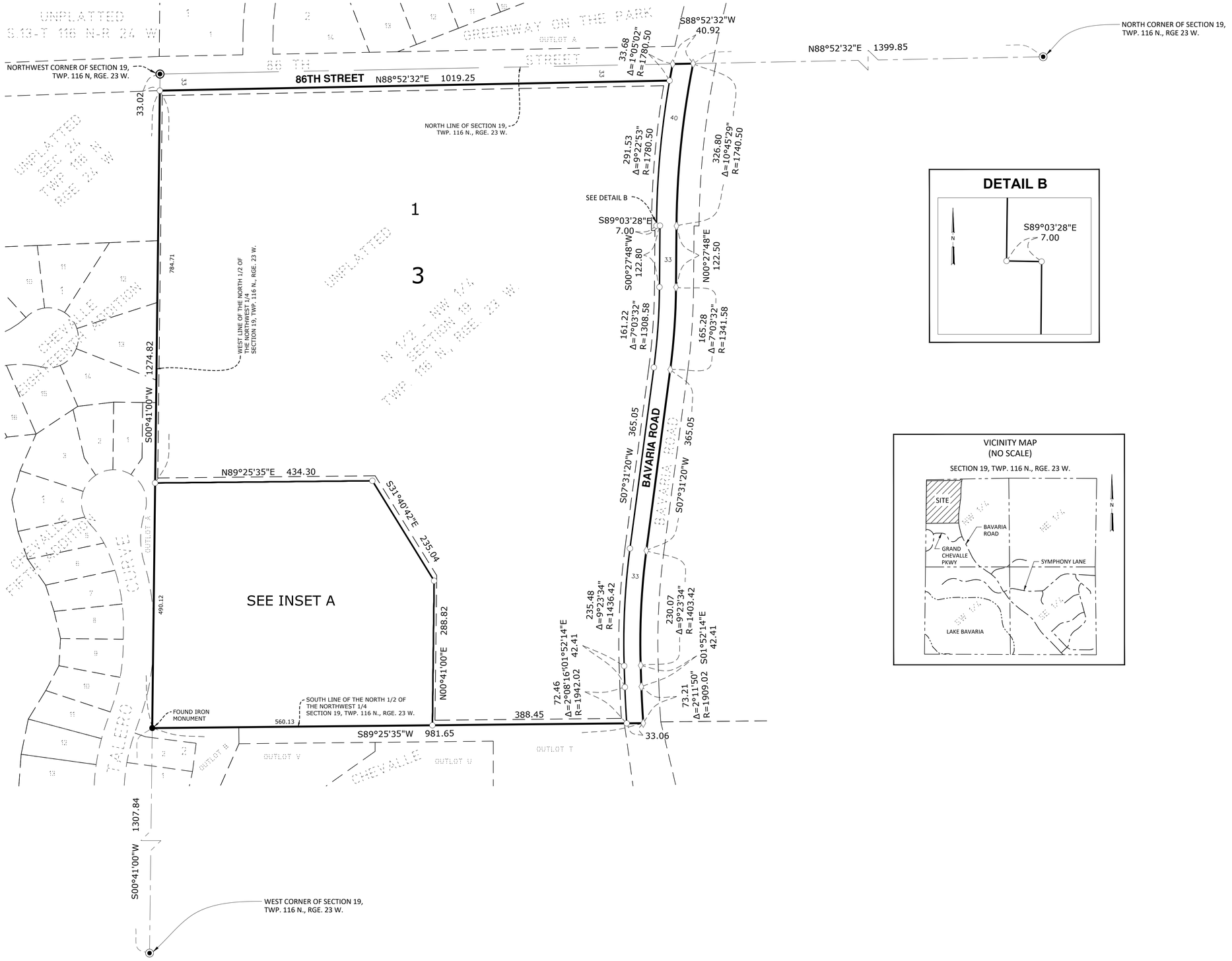
CHEVALLE NINETEENTH ADDITION

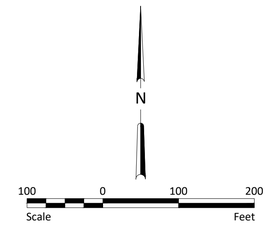
PLAT FILE NO.
DOC. NO.C.R.



DETAIL B

VICINITY MAP
(NO SCALE)

SECTION 19, TWP. 116 N., RGE. 23 W.

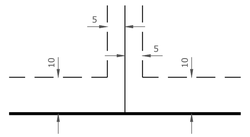


ALL DISTANCES ARE SHOWN IN FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD83 (2011)

- DENOTES CARVER COUNTY CAST IRON MONUMENT AS SHOWN
- DENOTES FOUND IRON MONUMENT AS SHOWN
- DENOTES A 1/2-INCH BY 14-INCH IRON PIPE SET AND MARKED BY LICENSE No. 52585.
- DENOTES A NAIL AND DISK SET AND MARKED BY LICENSE No. 52585.

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



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

HOUSTON engineering, inc.

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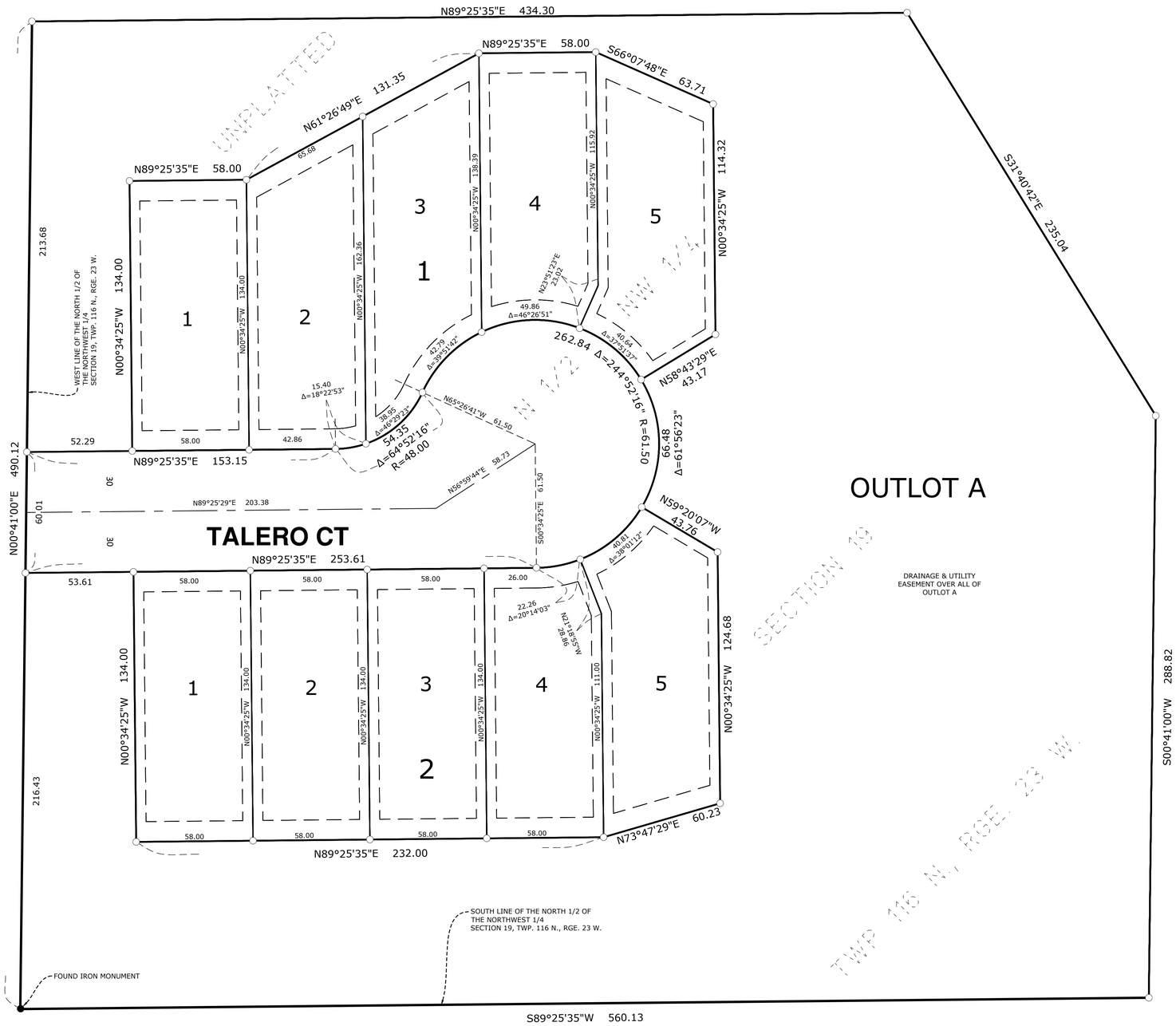
CHEVALLE NINETEENTH ADDITION

INSET A

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



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30 0 30 60

Scale Feet

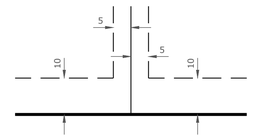
ALL DISTANCES ARE SHOWN IN FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM NAD83 (2011)

● DENOTES FOUND IRON MONUMENT AS SHOWN

○ DENOTES A 1/2-INCH BY 14-INCH IRON PIPE SET AND MARKED BY LICENSE No. 52585.

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



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

HOUSTON engineering, inc.

Sheet 3 of 3 Sheets

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City of Chaska
Memorandum

To: **Matt Clark, City Engineer**
From: **Alex Mollenkamp, Assistant City Engineer**
Brent Alcott, Water Resources Coordinator
Aaron Kuznia, Senior Engineering Technician
Date: **October 14, 2025**
Subject: **Chevalle 19th Addition - Street and Utility Review**

The below street and utility comments are a combined review from Chaska Engineering and Municipal Services Departments for the development plans dated 09/26/2025.

See also the linked plan page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

Streets:

1) Intersection details to be provided, including road grade, sidewalk grades, and pedestrian ramp information that meets ADA standards.

Grading & Storm Sewer:

1) Sump drain boxes are required at all lots per city detail. Sump drain line and boxes to be drawn on plans.
2) Pond berm and EOF to be clarified. See plan page notes and SWMP Review Memo.
3) Casting schedule to be provided.

Water & Sewer:

1) Water and sewer services shall be on the non-driveway side of house lots.

Stormwater Management Plan: See separate review memo.

Other:

Coordinate fire coverage needs with Chaska Fire – Al Tarman at atarman@chaskamn.gov

Other applicable permits shall be obtained including but not limited to:

- Carver County Water Management Organization (watershed)
- MN Department of Health for watermain extension
- Metropolitan Council Environmental Services (thru MPCA) for sanitary sewer extension
- MPCA NPDES Construction Stormwater Permit

Please note that additional comments may be provided upon review of revised plan submissions. Itemized responses of the review comments are encouraged to help expedite the review process. Feel free to contact us if you have any questions about the review comments.

Alex Mollenkamp | Assistant City Engineer
amollenkamp@chaskamn.gov (952) 227-7537

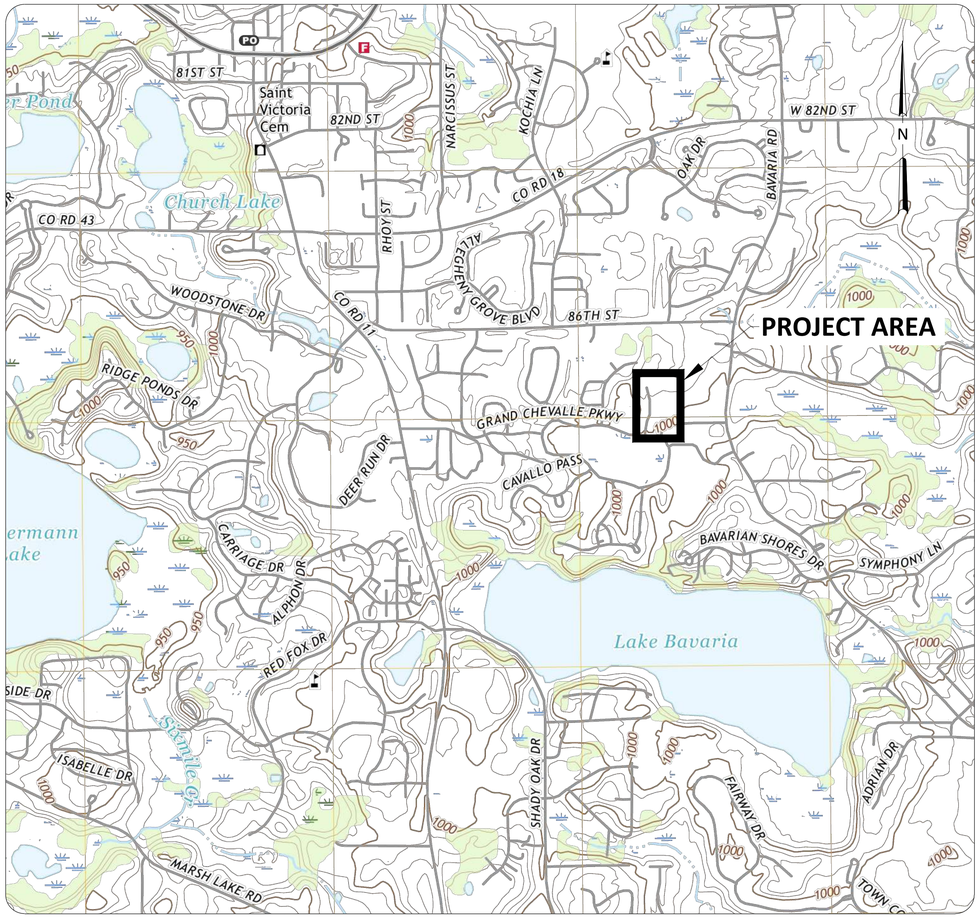
CHEVALLE 19TH ADDITION

QUADRIGA VENTURES

CHASKA, MINNESOTA
SEPTEMBER 2ND, 2025

SHEET INDEX

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



LOCATION MAP

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

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

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

AARON CARRELL
License No. 47494

09/26/2025
Date

Project No. 13074-0002

H:\UBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-1 of 24 Cover-9/26/2025 3:53 PM-(droegiers)

LEGEND

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

GENERAL NOTES

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

GRADING PLAN NOTES

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

EROSION CONTROL NOTES

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

UTILITY NOTES:

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

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

AARON CARRELL
License No. 47494

09/26/2025
Date

Project No. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_GEN-CVR.dwg-2 of 24 Notes Quantities & Legend-9/26/2025 3:53 PM (droegiers)

LEGEND

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

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

N

-50 0 50 100
Scale Feet

VICINITY MAP

No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	3 OF 28

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Scale Feet

No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	4 OF 28

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Notes:

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

    Building Setbacks (Principal Structure):

Front	125 feet
Side	125 feet
Rear	125 feet

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

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

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

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

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

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

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

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

Abstract Property

Surveyor's Certification:

To: First American Title Insurance Company;

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

Date of Plat or Map: March 31, 2025

By: _____

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

Site Data:

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

No.	Revision	Date	By

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

HOUSTON engineering, inc.

Drawn By	RRD
Checked By	DFC
Date	3-25-25
Scale	As Shown
Project No.	13074-0001
SHEET	5 OF 28

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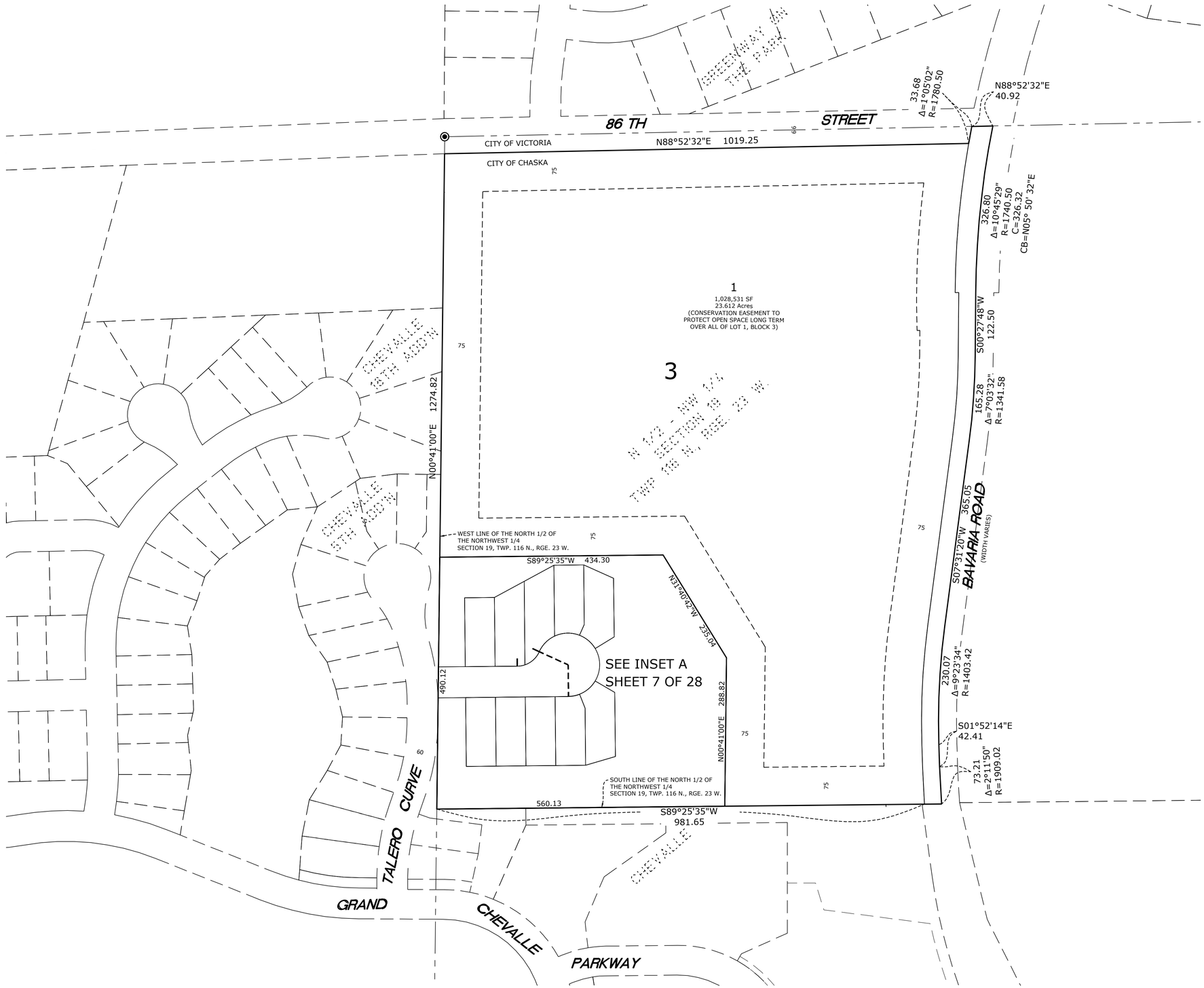
CHEVALLE 19TH ADDITION

PRELIMINARY PLAT



EXISTING PARENT PARCEL LEGAL DESCRIPTION:

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

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

EXISTING PARENT PARCEL AREA:

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

LOT TABULATION AND SITE DATA											
	BLOCK 1:		LOT AREAS				LOT WIDTH AT SETBACK:			BUILDABLE AREA	
		LOT 1:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 2:	8,653	SF	0.20	(ACRES)		58.0	FT	4,973	SF
		LOT 3:	8,763	SF	0.20	(ACRES)		81.1	FT	4,552	SF
		LOT 4:	7,713	SF	0.18	(ACRES)		58.0	FT	4,360	SF
		LOT 5:	8,128	SF	0.19	(ACRES)		58.9	FT	4,735	SF
		SUBTOTAL =	**41,029**	**SF**	**0.94**	**(ACRES)**					
	BLOCK 2:										
		LOT 1:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 2:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 3:	7,772	SF	0.18	(ACRES)		58.0	FT	4,365	SF
		LOT 4:	7,704	SF	0.18	(ACRES)		58.0	FT	4,403	SF
		LOT 5:	8,509	SF	0.20	(ACRES)		58.2	FT	5,095	SF
		SUBTOTAL =	**39,529**	**SF**	**0.91**	**(ACRES)**					
	STREET RIGHT-OF-WAY:						**OWNERSHIP**				
		TALERO CT:	24,409	SF	0.56	(ACRES)	*City of Chaska*				
	TOTAL DEVELOPED AREA =		**104,967**	**SF**	**2.41**	**(ACRES)**					
	BLOCK 3 (Remnant Area):										
		LOT 1:	989,586	SF	22.72	(ACRES)	*Stoebner Family*				
	RIGHT-OF-WAY DEDICATION										
		BAVARIA RD:	46,006	SF	1.06	(ACRES)	*City of Chaska*				
	OTHER AREAS										
	STORMWATER TREATMENT		35,935	SF	0.82	(ACRES)	*Contained within Outlot A*				
	OUTLOTS:										
		OUTLOT A:	156,836	SF	3.60	(ACRES)	*Talero Curve HOA*				

N

100 0 100 200
Scale Feet

HOUSTON engineering, inc.

Sheet 6 OF 28
Project No. 13074-0002

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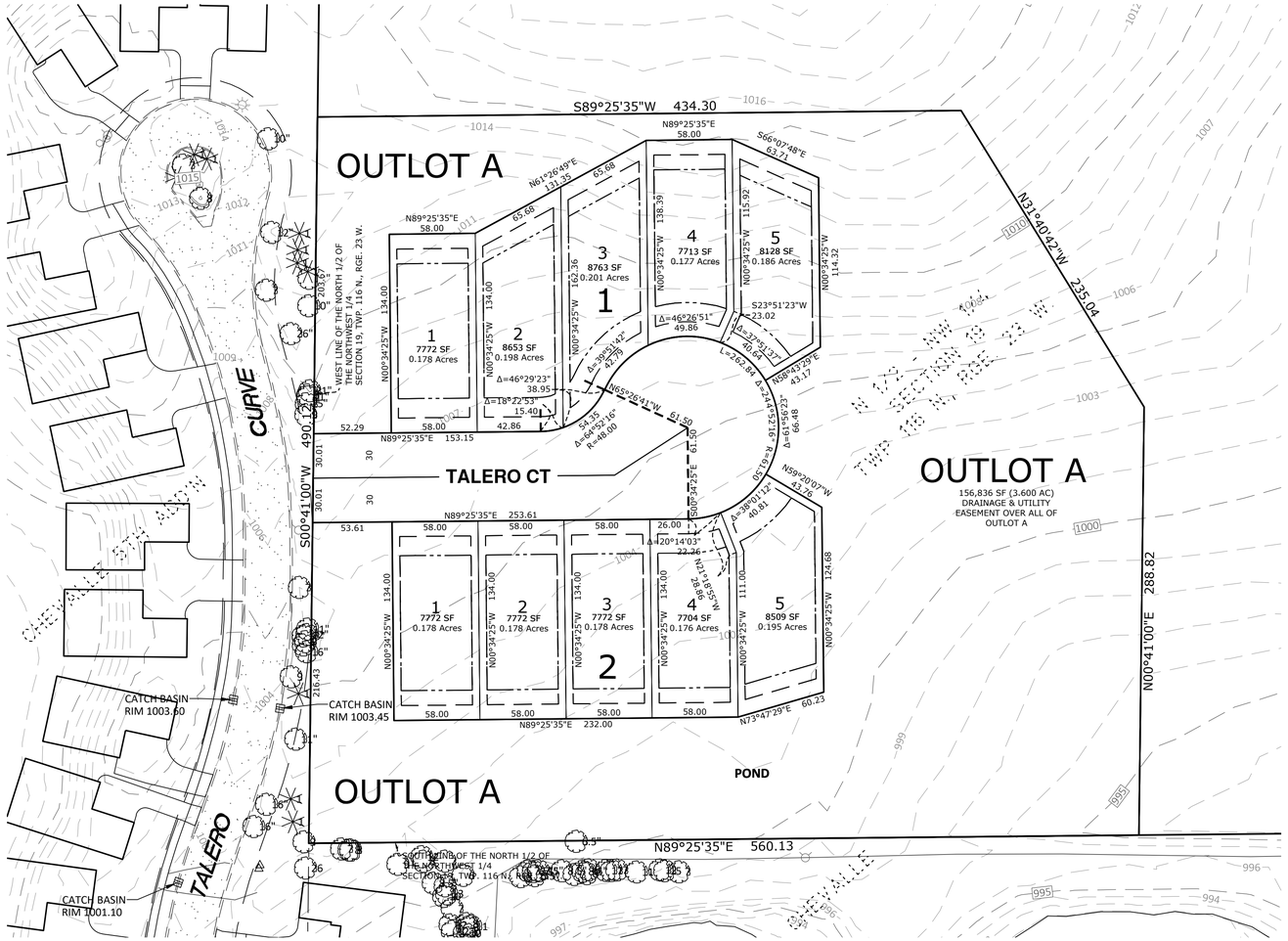
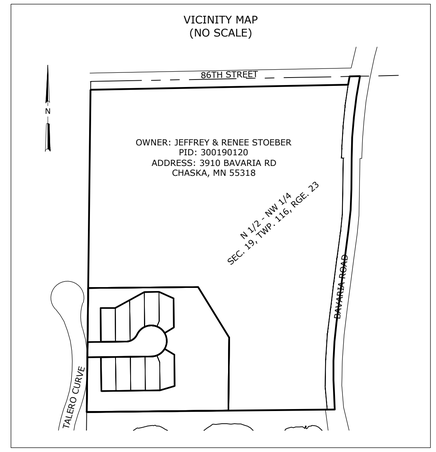
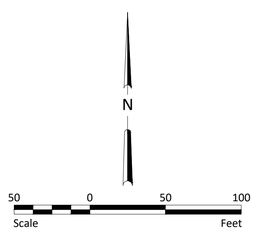
CHEVALLE 19TH ADDITION

PRELIMINARY PLAT

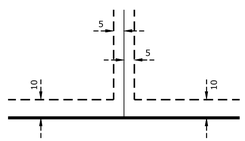
INSET A







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



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

EXISTING LEGAL DESCRIPTION:

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

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

EXISTING TOTAL LOT AREA:

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

PROPOSED LEGAL DESCRIPTION:

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

PROPOSED SETBACKS:

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

SITE INFORMATION:

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

ZONING:
EXISTING - RURAL RESIDENTIAL
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

OWNER & DEVELOPER:

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

ENGINEER & SURVEYOR:

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

HOUSTON engineering, inc.

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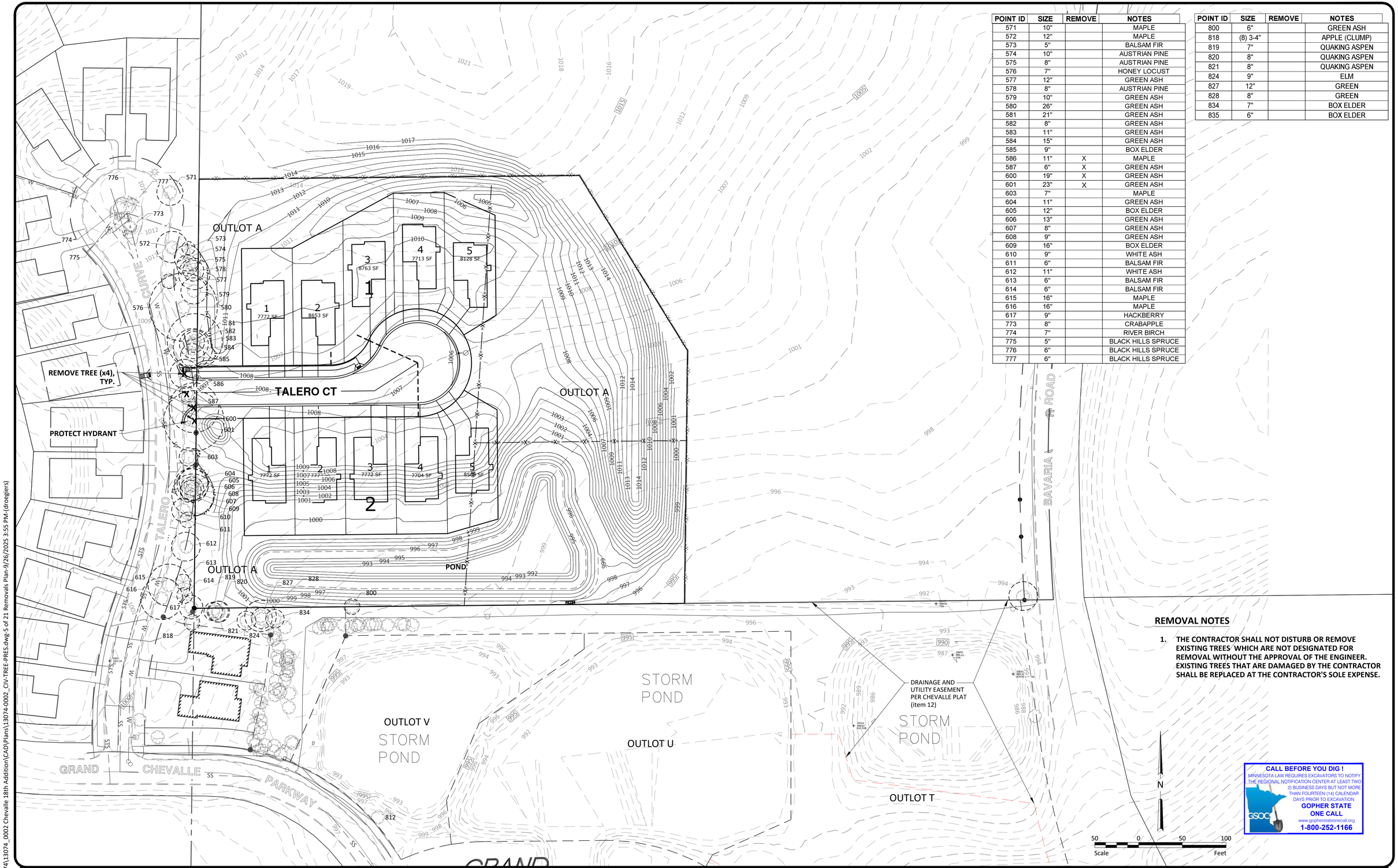

POINT ID	SIZE	REMOVE	NOTES
571	10"		MAPLE
572	12"		MAPLE
573	5"		BALSAM FIR
574	10"		AUSTRIAN PINE
575	8"		AUSTRIAN PINE
576	7"		HONEY LOCUST
577	12"		GREEN ASH
578	8"		AUSTRIAN PINE
579	10"		GREEN ASH
580	26"		GREEN ASH
581	21"		GREEN ASH
582	8"		GREEN ASH
583	11"		GREEN ASH
584	15"		GREEN ASH
585	9"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

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

REMOVAL NOTES

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

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

N

Scale 50 0 50 100 Feet

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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AARON CARRELL
License No. 47494
09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

TREE PRESERVATION PLAN
PROJECT NO. 13074-0002

SHEET
8 OF 28

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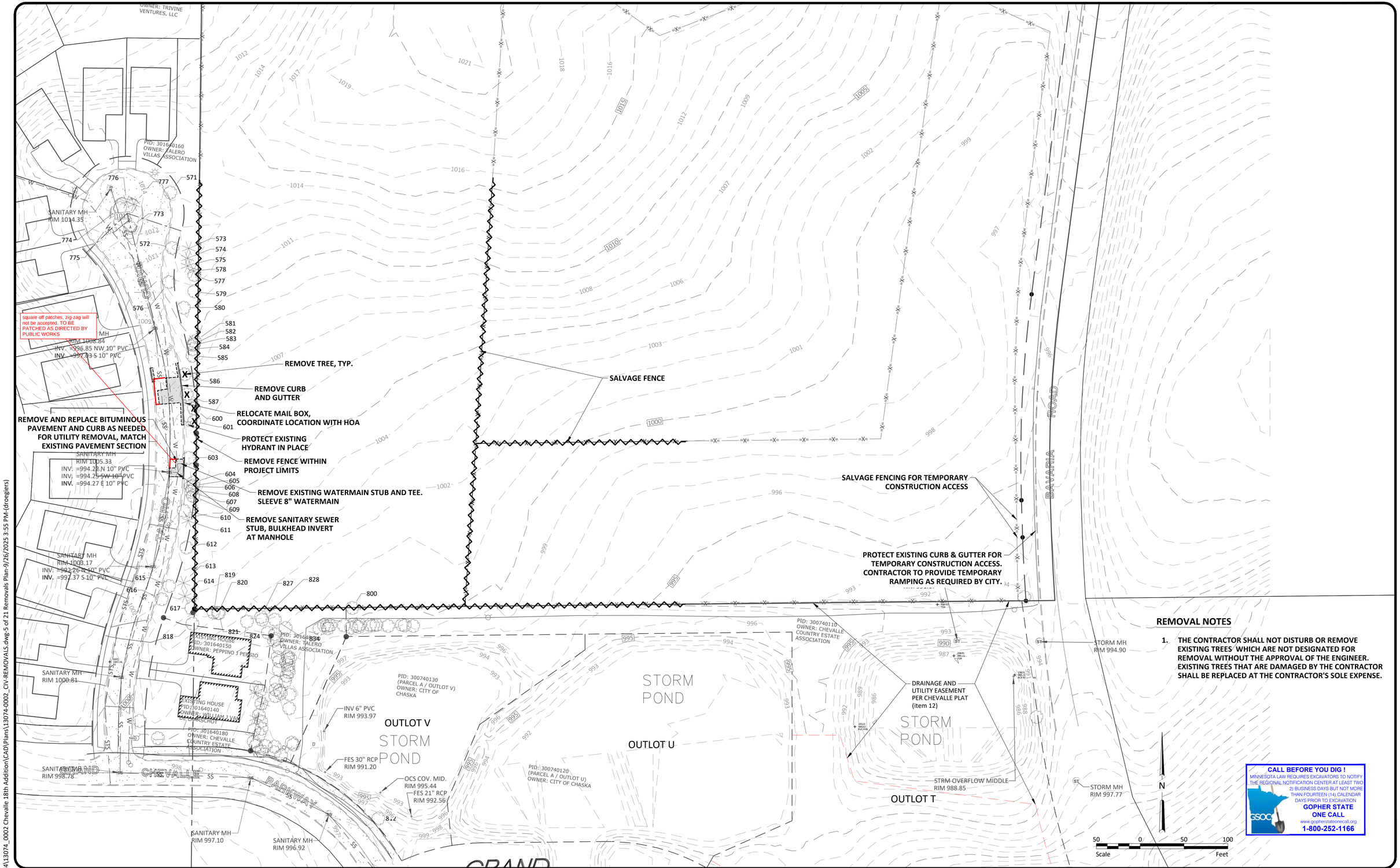

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

REMOVALS PLAN
PROJECT NO. 13074-0002

SHEET
9 OF 28

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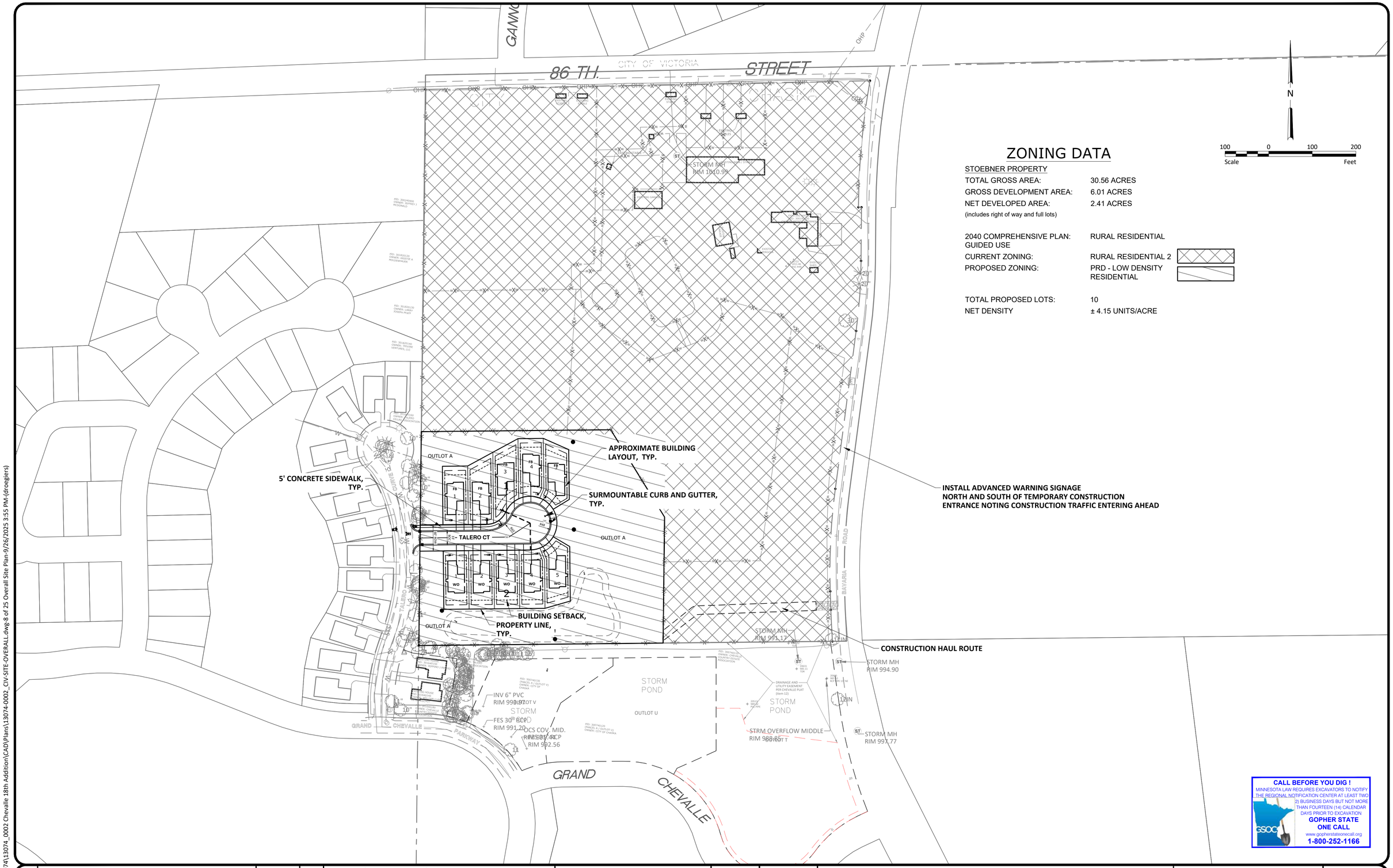

N

100 0 100 200
Scale Feet

ZONING DATA

STOEBNER PROPERTY

TOTAL GROSS AREA:	30.56 ACRES
GROSS DEVELOPMENT AREA:	6.01 ACRES
NET DEVELOPED AREA: (includes right of way and full lots)	2.41 ACRES
2040 COMPREHENSIVE PLAN GUIDED USE	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	10
NET DENSITY	± 4.15 UNITS/ACRE

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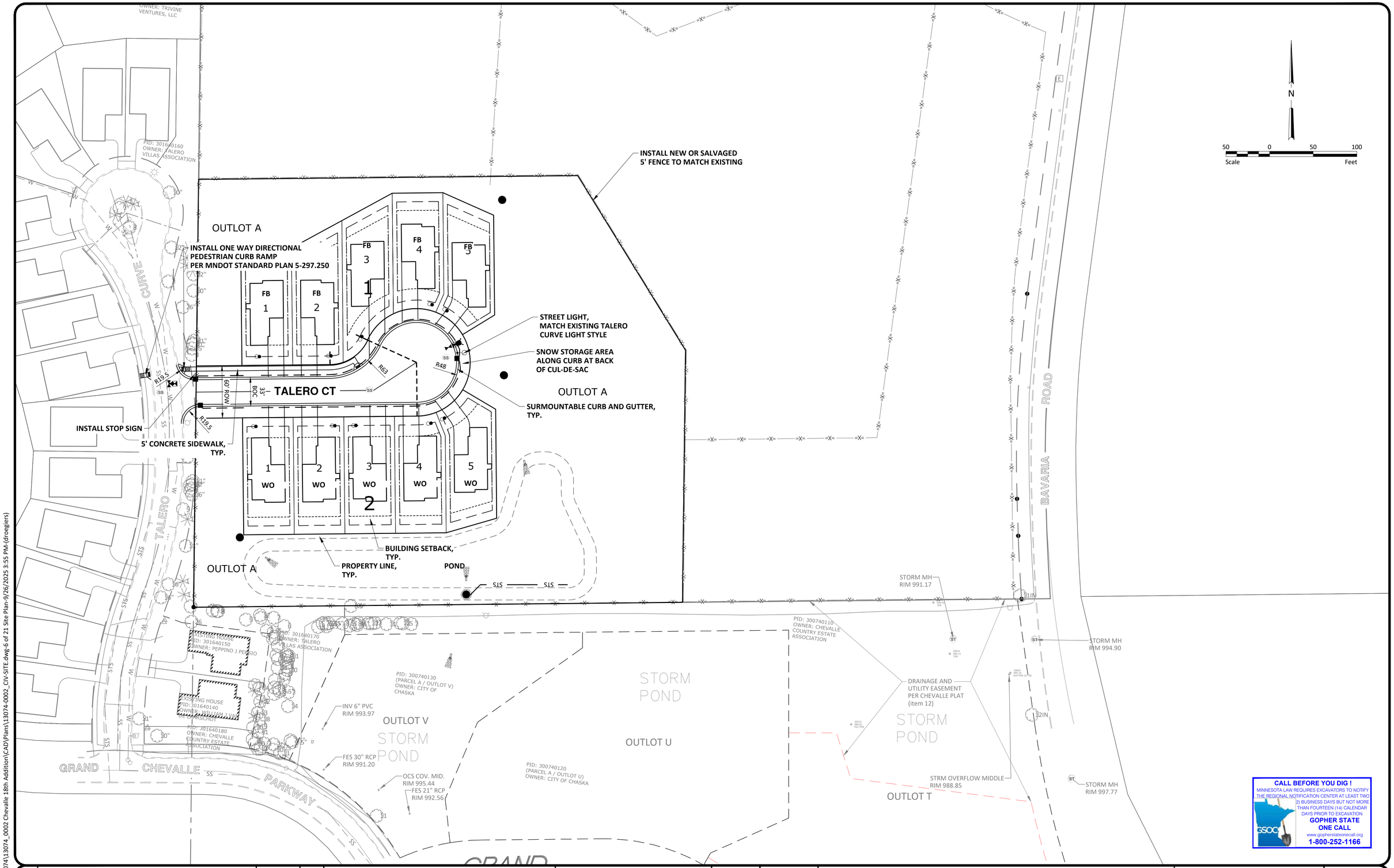
Checked by: AC	Scale: AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

OVERALL SITE PLAN
PROJECT NO. 13074-0002

SHEET
10 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SITE-OVERALL.dwg-8 of 25 Overall Site Plan-9/26/2025 3:55 PM-(droegiers)



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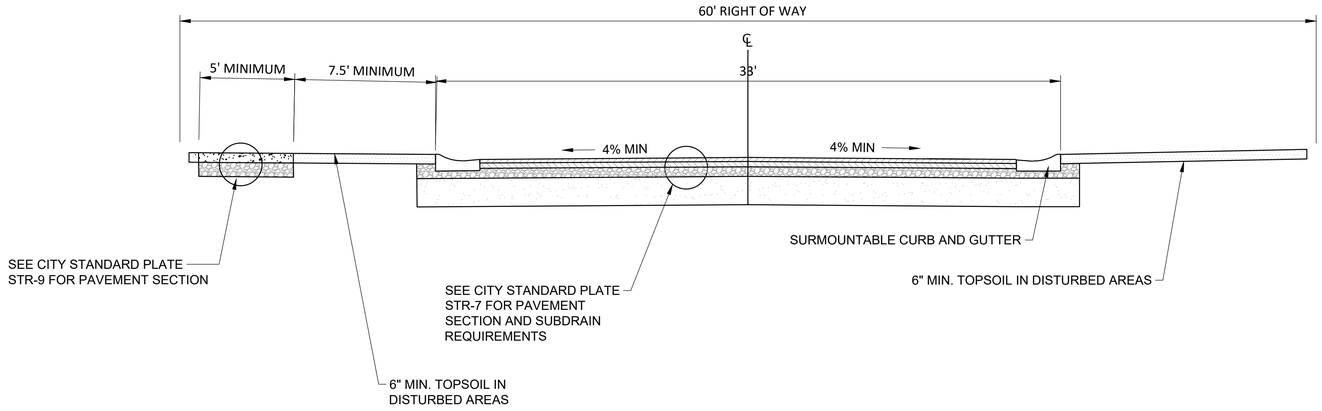
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SITE PLAN
PROJECT NO. 13074-0002

SHEET
11 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SITE.dwg-6 of 21 Site Plan-9/26/2025 3:55 PM-(droegjers)

TALERO CT
TYPICAL SECTION



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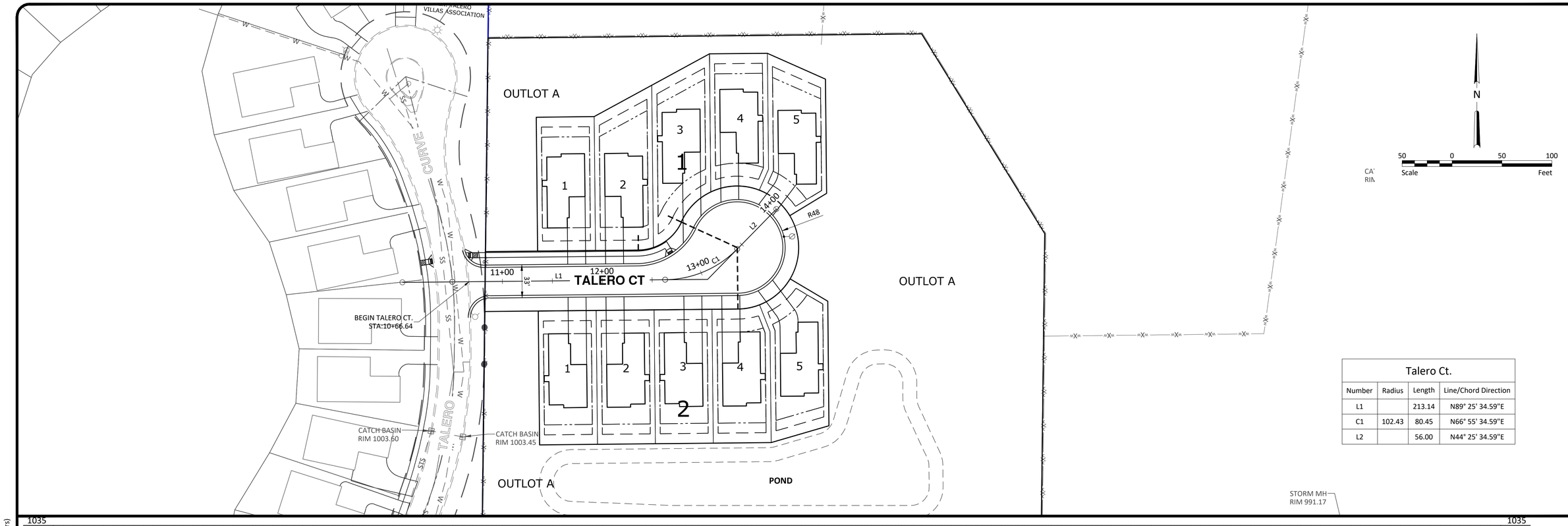
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

STREET TYPICAL SECTION

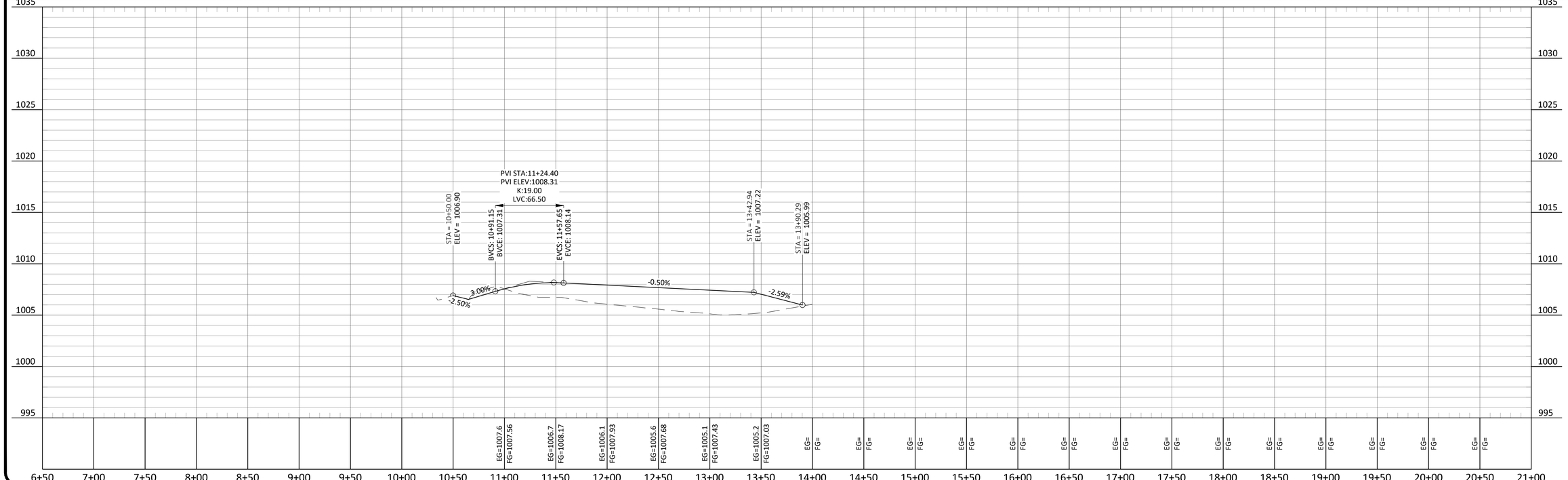
PROJECT NO. 13074-0002

SHEET
12 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-SECT.dwg-7 of 21 Street Typical Section-9/26/2025 3:55 PM-(droegiers)



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



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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

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

SHEET
13 OF 28

HEI NO. 13074-0002

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ROAD-P&P.dwg:8 of 21 Talero Ct. Plan & Profile-9/26/2025 3:57 PM-(droegiers)

INSTALL ONE WAY DIRECTIONAL PEDESTRIAN CURB RAMP PER MNDOT STANDARD PLAN 5-297.250

SWALE EOF 1007.4

OUTLOT A

TALERO CT

OUTLOT A

3:1 slope - OK

4:1 slope-OK

CONSTRUCTION ACCESS ROUTE 15' WIDE WITH 4" GRAVEL TO BE PLACED AT GRADE AND REMOVED IN ACCORDANCE WITH DEVELOPMENT AGREEMENT SCHEDULE.

100' FILTRATION TRENCH, SEE CARVER COUNTY DETAILS 3 & 6

100 YR HWL = 997.97
NWL = 995.50
BOT = 991.50

POND

OUTLOT A

POND MAINTENANCE ACCESS ALONG EXISTING OUTLOT

contours must show this, what's shown now does not provide an emergency overflow

EOF shall have 1' flow depth to top of berm, see spot elevation comment

Provide spot elevation along pond berm - previous comment not addressed

POND EOF 998.50
SEE DETAIL ERO-13

OUTLOT V

STORM POND

OUTLOT U

STORM POND

OUTLOT T

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

BAVARIA ROAD

CURVE

TALERO

GRAND CHEVALLE PARKWAY

CATCH BASIN RIM 1000.14

CATCH BASIN RIM 996.36

CATCH BASIN RIM 995.91

CATCH BASIN RIM 996.47

CATCH BASIN RIM 993.05

CATCH BASIN RIM 993.02

CATCH BASIN RIM 992.94

CATCH BASIN RIM 992.98

STORM MH RIM 991.17

STORM MH RIM 994.90

CATCH BASIN RIM 997.61

STORM MH RIM 997.77

CATCH BASIN RIM 997.09

STRM OVERFLOW MIDDLE RIM 988.85

BEE HIVE INLET GPS SHOT RIM 994.41

CATCH BASIN RIM 1003.60

CATCH BASIN RIM 1003.17

CATCH BASIN RIM 1001.10

CATCH BASIN RIM 999.47

CATCH BASIN RIM 998.22

CATCH BASIN RIM 996.71

CATCH BASIN RIM 995.97

CATCH BASIN

SANITARY MH RIM 1014.35

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

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

SANITARY MH RIM 1003.17
INV. =992.26 N 10" PVC
INV. =997.37 S 10" PVC

SANITARY MH RIM 997.10

SANITARY MH RIM 996.92

INV 6" PVC RIM 993.97

FES 30" RCP RIM 991.20

CATCH BASIN RIM 996.12

OCS COV. MID. RIM 995.44

FES 21" RCP RIM 992.56

INV 6" PVC RIM 991.61

N

50 0 50 100
Scale Feet

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

GRADING PLAN

PROJECT NO. 13074-0002

SHEET
14 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-GRD.dwg-9 of 21 Grading Plan-9/26/2025 3:57 PM (droegiers)

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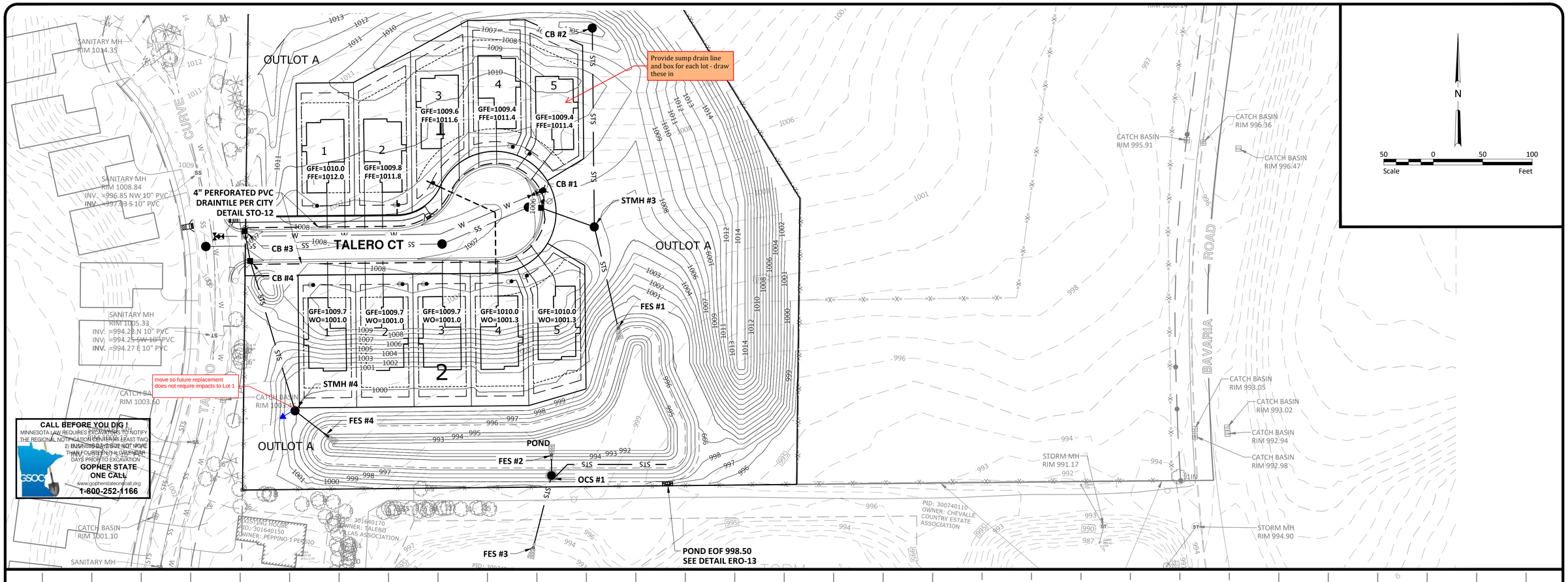

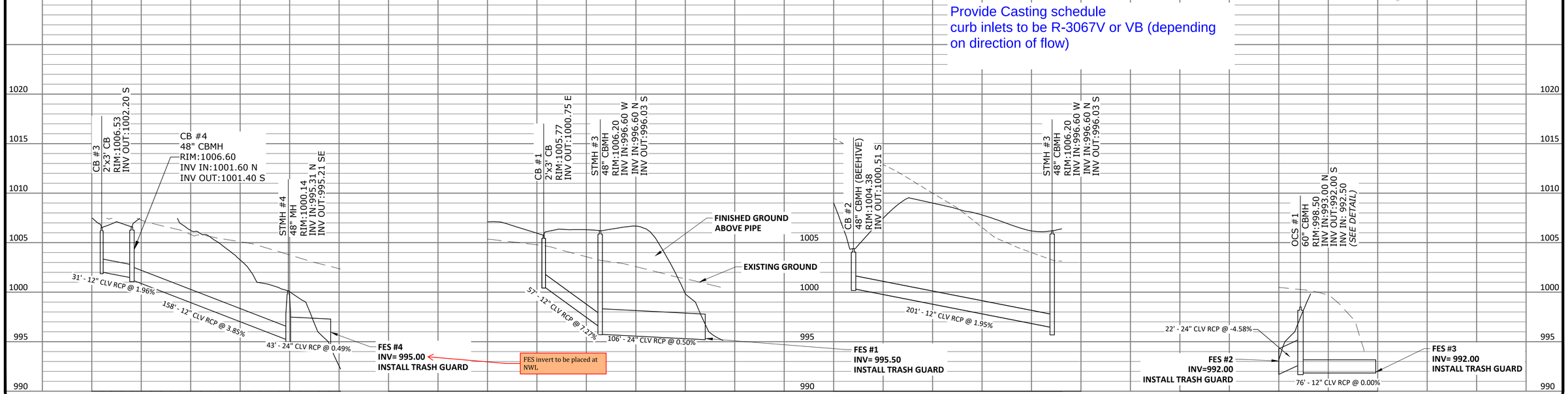

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

STORM SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
15 OF 28

HEI NO. 13074-0002

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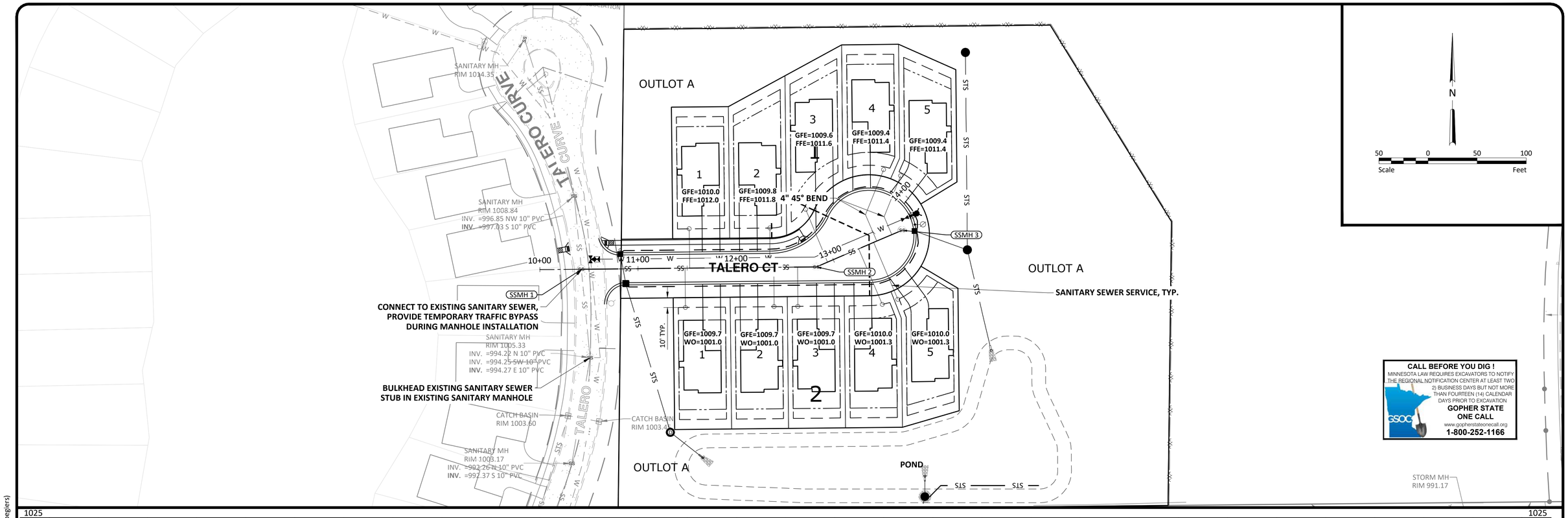

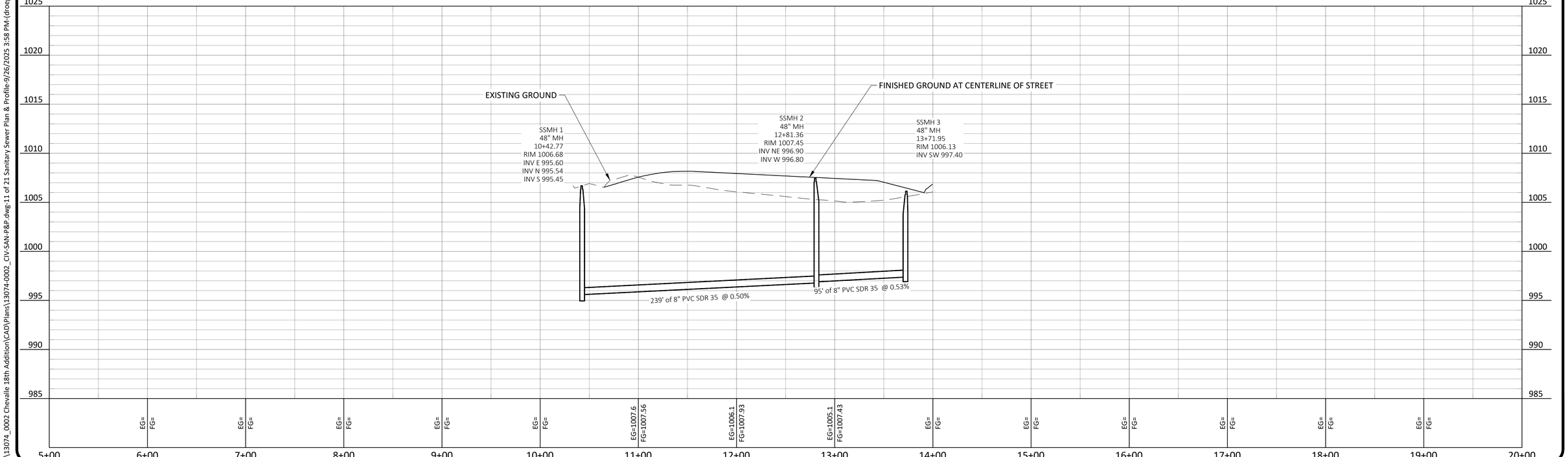

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SANITARY SEWER PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
16 OF 28

HEI NO. 13074-0002

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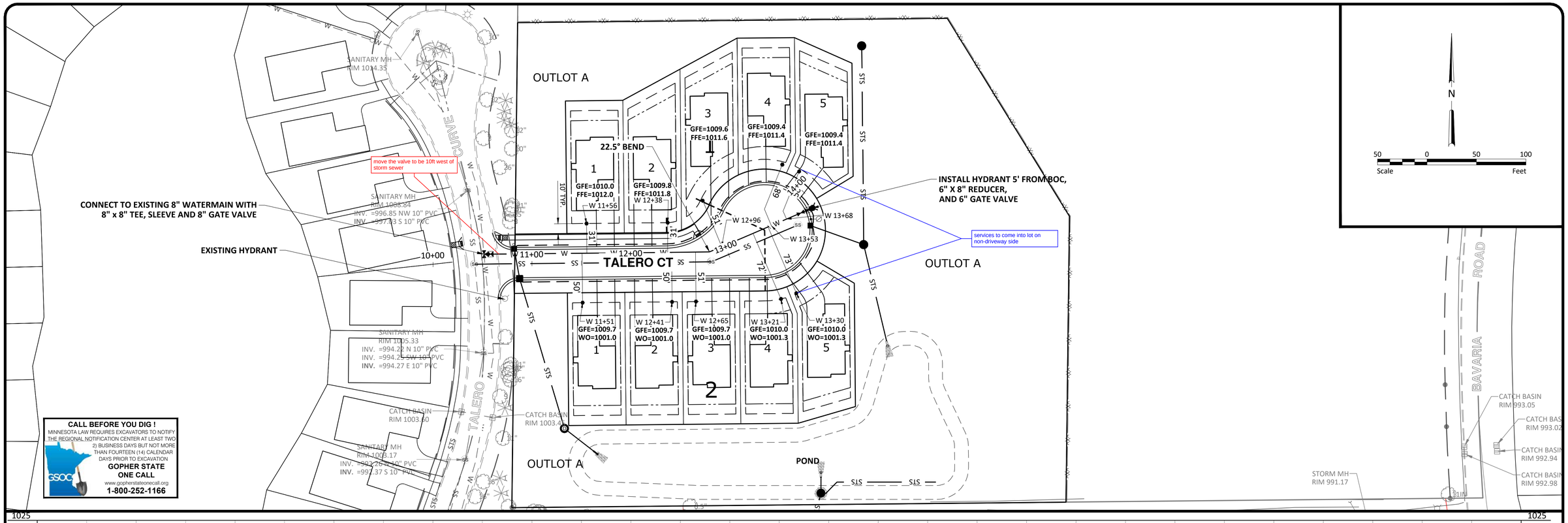

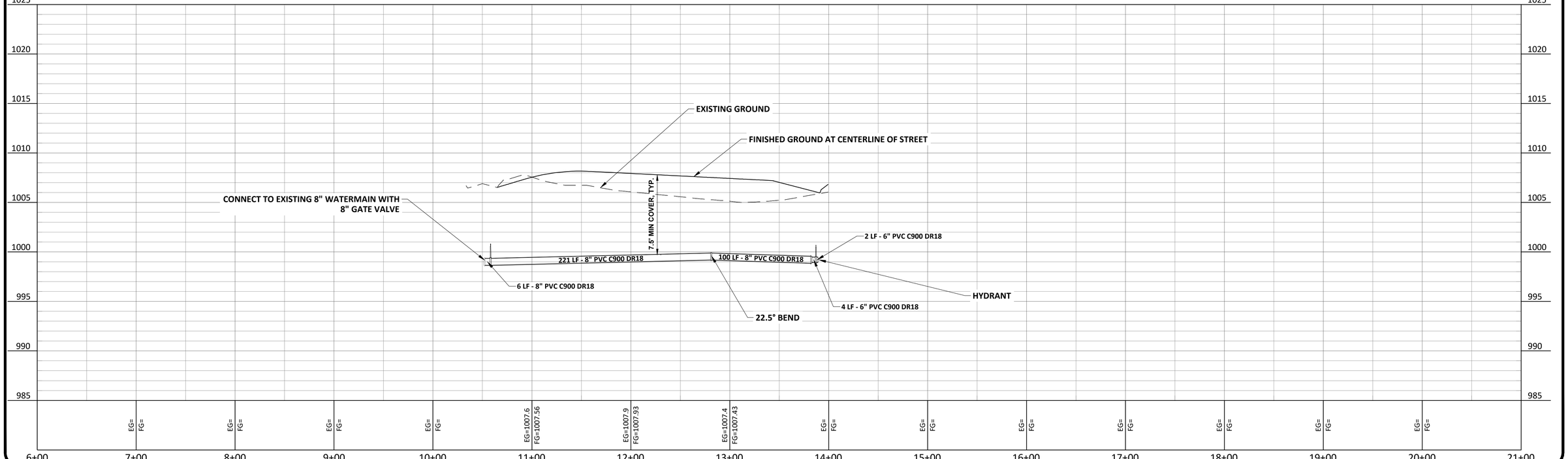

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

WATERMAIN PLAN & PROFILE
PROJECT NO. 13074-0002

SHEET
17 OF 28

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provide details for ped ramps in addition to the standard detail plates

EROSION CONTROL BLANKET (TYP.)

SILT FENCE (TYP.)

RESTORE CONSTRUCTION ACCESS ROUTE USING MNDOT SOUTHERN SHORTGRASS ROADSIDE ONCE CONSTRUCTION IS COMPLETE

APPROXIMATE LIMITS OF CONSTRUCTION ACCESS

INLET PROTECTION (TYP.)

RIPRAP, (TYP.) SEE DETAIL STO-11

POND

OUTLOT A

OUTLOT V

OUTLOT U

OUTLOT T

TALERO CT

CURVE

BAVARIA ROAD

GRAND CHEVALLE PARKWAY

STORM POND

STORM POND

STORM POND

DRAINAGE AND UTILITY EASEMENT PER CHEVALLE PLAT (item 12)

BEE HIVE INLET GPS SHOT RIM 994.41

STRM-OVERFLOW MIDDLE RIM 988.85

SANITARY MH RIM 1014.35

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

SANITARY MH RIM 1005.33
INV= 994.28 N 10" PVC
INV= 994.25 SW 10" PVC
INV= 994.27 E 10" PVC

SANITARY MH RIM 1003.17
INV= 992.26 N 30" PVC
INV= 992.37 S 10" PVC

SANITARY MH RIM 1000.81

SANITARY MH RIM 996.92

SANITARY MH RIM 997.10

CATCH BASIN RIM 1003.60

CATCH BASIN RIM 1003.58

CATCH BASIN RIM 1001.10

CATCH BASIN RIM 999.47

CATCH BASIN RIM 999.49

CATCH BASIN RIM 998.22

CATCH BASIN RIM 996.71

CATCH BASIN RIM 995.97

CATCH BASIN RIM 1000.14

CATCH BASIN RIM 995.91

CATCH BASIN RIM 996.36

CATCH BASIN RIM 996.47

CATCH BASIN RIM 993.05

CATCH BASIN RIM 993.02

CATCH BASIN RIM 992.94

CATCH BASIN RIM 992.98

STORM MH RIM 991.17

STORM MH RIM 994.90

STORM MH RIM 997.77

CATCH BASIN RIM 997.61

CATCH BASIN RIM 997.09

INV 6" PVC RIM 993.97

FES 30" RCP RIM 991.20

CATCH BASIN RIM 996.12

OCS COV. MID. RIM 995.44

FES 21" RCP RIM 992.56

N

50 0 50 100
Scale Feet

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CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

EROSION AND SEDIMENT CONTROL PLAN
PROJECT NO. 13074-0002

SHEET
18 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_CIV-ESC.dwg-13 of 21 Erosion and Sediment Control Plan-9/26/2025 3:58 PM-(droegiers)

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

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

EXISTING HOME AND
EQUESTRIAN BUILDINGS

SEPTIC ACCESS COVERS

SAND / GRAVEL AREA

SAND / GRAVEL AREA

98.12'

96.56'

20"

20"

30"

66'

N

50 0 50 100
Scale Feet

OUTLOT A

TALERO CURVE

TALERO CT

TALERO

BAVARIA ROAD

LOT A

POND

Native vegetation establishment maintenance plan?

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

LOTS TO BE SODDED BY HOME BUILDER, (TYP.) APPLY TEMPORARY STABILIZATION PER SWPPP REQUIREMENTS

1 7772 SF
2 8653 SF
3 8763 SF
4 7713 SF
5 8128 SF
1 7772 SF
2 7772 SF
3 7772 SF
4 7794 SF
5 8509 SF

RT 10
VD 10

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B	5
	Acer rubrum 'Red Rocket'	Red Rocket Maple	2.5" Cal.	B&B	6
	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	6
	Betula nigra	River Birch	8' ht/ Clump	B&B	5
	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	3
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2.5" Cal.	B&B	5
	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B	3
	Picea glauca	White Spruce	6` Ht.	B&B	27
	Pinus nigra	Austrian Pine	6` Ht.	B&B	15
	Populus tremuloides	Quaking Aspen	20 gal.	Pot	5
	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	4

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

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS				
	SS	MNDOT SSR	Southern Shortgrass Roadside Seed Mix	seed
	WD	MNDOT WD SEED MIX	Wet Ditch Seed Mix	seed

CITY REQUIREMENTS - TREE PLANTING

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

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
DANIEL SJORDAL
License No. 22321
09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE PLAN
PROJECT NO. 13074-0002

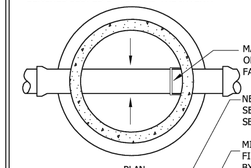
SHEET
19 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_LAN-SITE.dwg-14 of 21 Landscape Plan-9/29/2025 6:10 PM-(acarrell)

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



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

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

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

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

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

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

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

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

.1' DROP ACROSS INVERTS MIN.

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

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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

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

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SANITARY SEWER MANHOLE

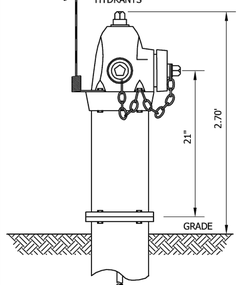
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

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

PROVIDE WEATHERSHIELD NUT/CAP ON ALL HYDRANTS



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

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

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

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

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

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

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

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

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

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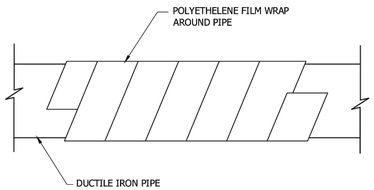
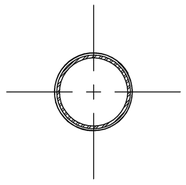
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2





PIPE SECTION

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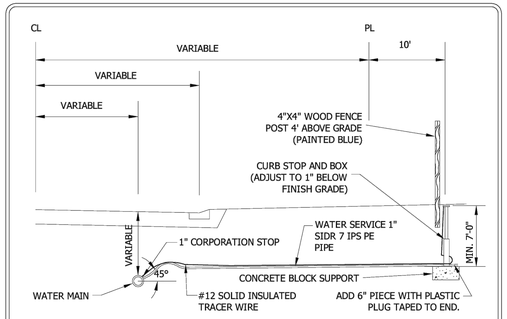
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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

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

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701B-3Q	A.Y. MCDONALD 76104-3Q	A.Y. MCDONALD 75615 OR 75614

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

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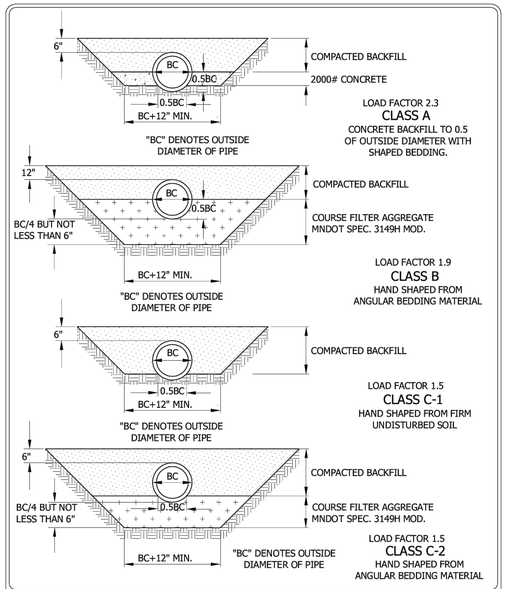
WATER SERVICE CONNECTION HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A



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BEDDING METHODS FOR RCP OR DIP

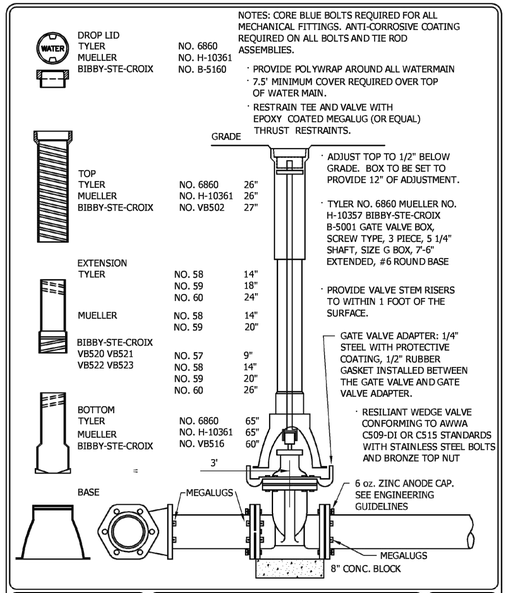
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6

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

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



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

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

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

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

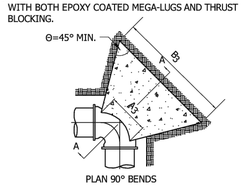
LAST REVISION: MARCH 2019

PLATE NO. WAT-1

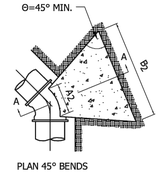
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

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

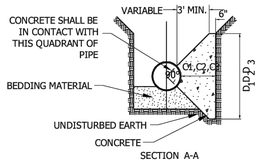
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.



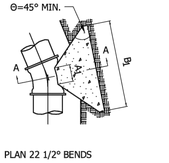
PLAN 90° BENDS



PLAN 45° BENDS



SECTION A-A



PLAN 22 1/2° BENDS

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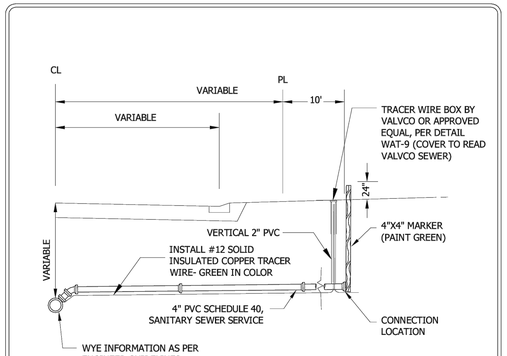
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-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 3149.2B1 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.

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SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494
09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

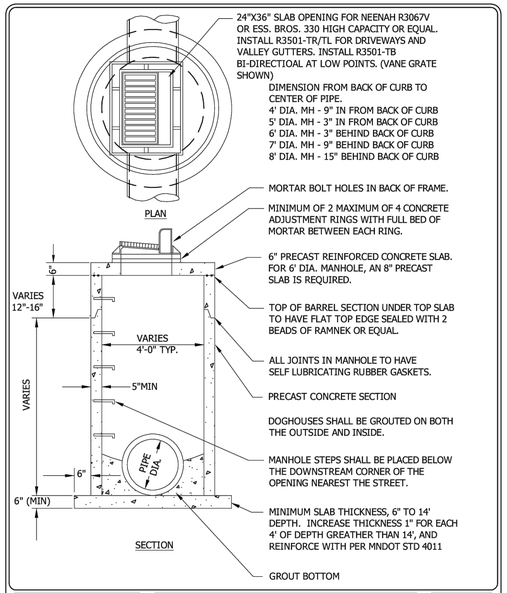
CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS I

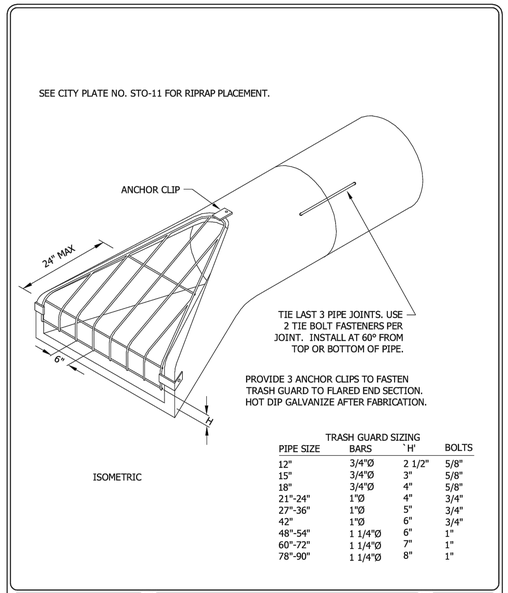
PROJECT NO. 13074-0002

SHEET 20 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-15 of 21 Civil Details I-9/26/2025 3:58 PM- (droegiers)



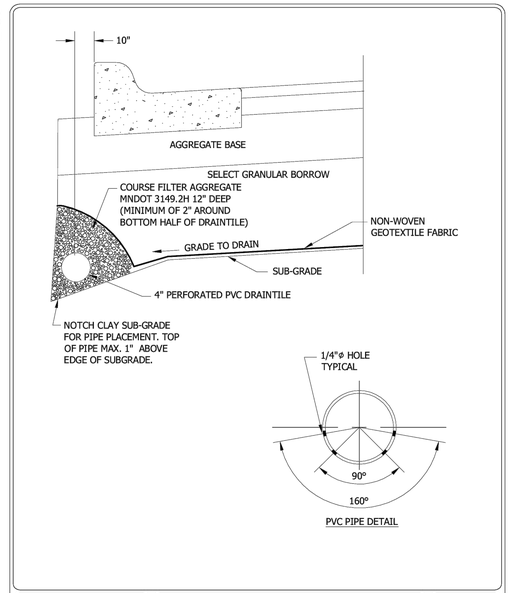
Stantec	TYPE II CATCHBASIN MANHOLE	LAST REVISION: MARCH 2023
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-5



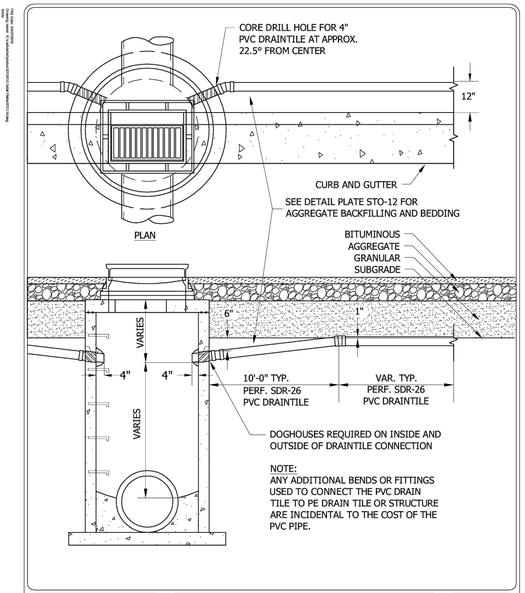
TRASH GUARD SIZING

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

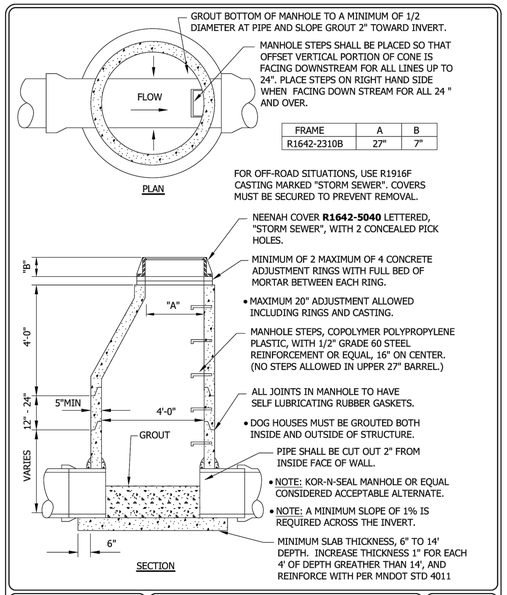
Stantec	FLARED END SECTION AND TRASH GUARD	LAST REVISION: MAY 2023
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-10



Stantec	PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB	LAST REVISION: NOV. 2016
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-12

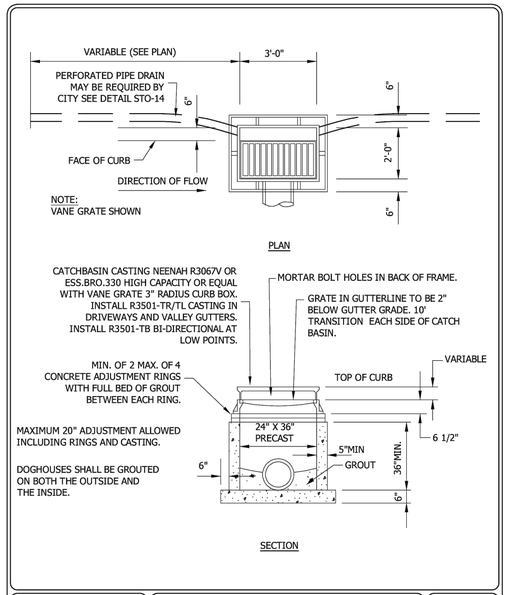


Stantec	DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE	LAST REVISION: APRIL 2016
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-14

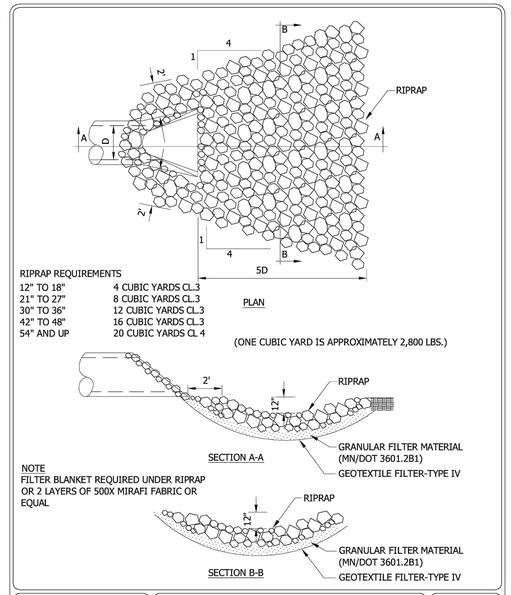


FRAME	A	B
R1642-2310B	27"	7"

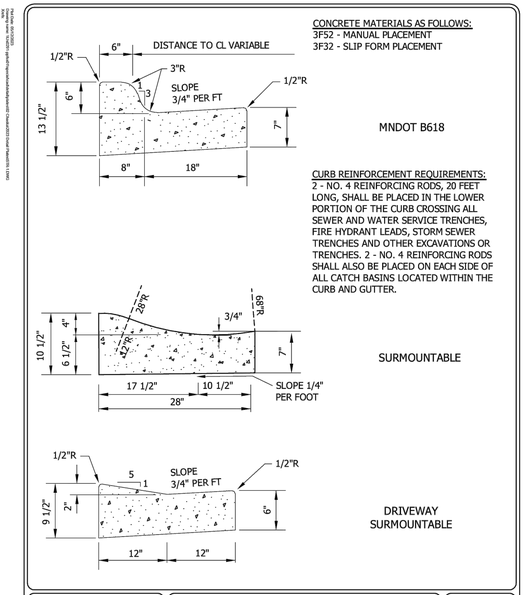
Stantec	STORM SEWER MANHOLE	LAST REVISION: MARCH 2018
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-1



Stantec	TYPE II CATCHBASIN	LAST REVISION: MARCH 2023
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-6



Stantec	RIPRAP AT OUTLETS	LAST REVISION: APRIL 2004
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STO-11



Stantec	CURB AND GUTTER	LAST REVISION: APRIL 2023
2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	CHASKA, MINNESOTA	PLATE NO. STR-1

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494
09/26/2025
Date

HOUSTON engineering, inc.

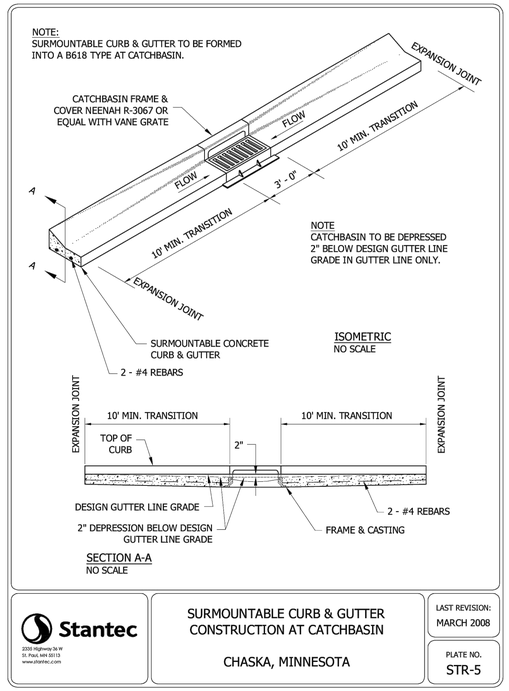
Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS II
PROJECT NO. 13074-0002

SHEET
21 OF 28

H:\JBN\130000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-CIV.dwg-16 of 21 Civil Details II-9/26/2025 3:59 PM-(droegiers)



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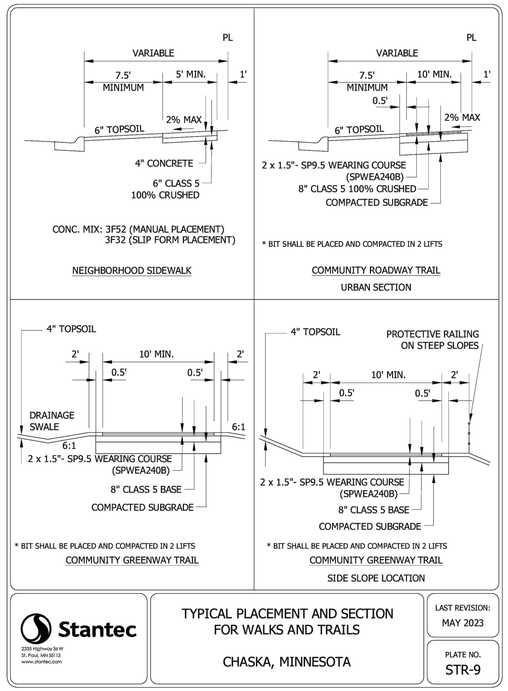
SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



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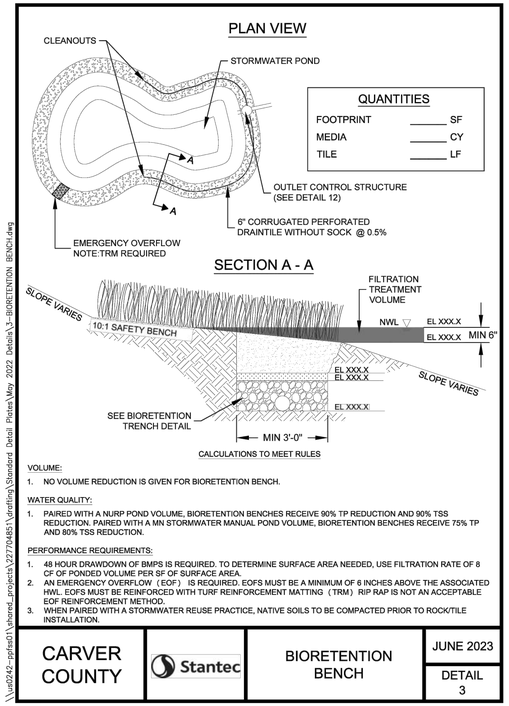
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



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.

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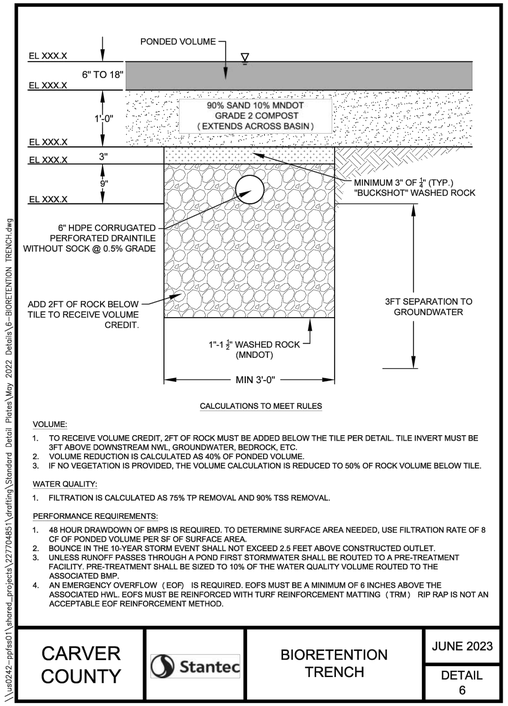
BIORETENTION BENCH

JUNE 2023

DETAIL 3



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

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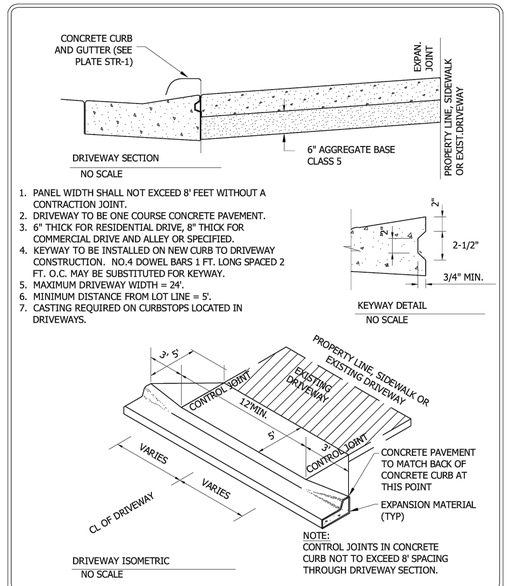
BIORETENTION TRENCH

JUNE 2023

DETAIL 6



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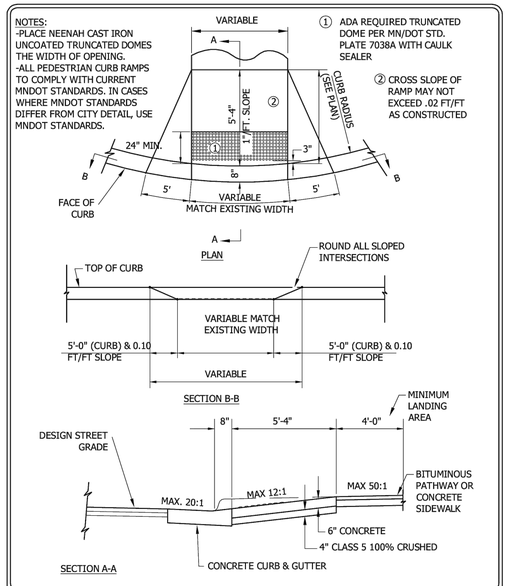
CONCRETE DRIVEWAY APRON

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-2



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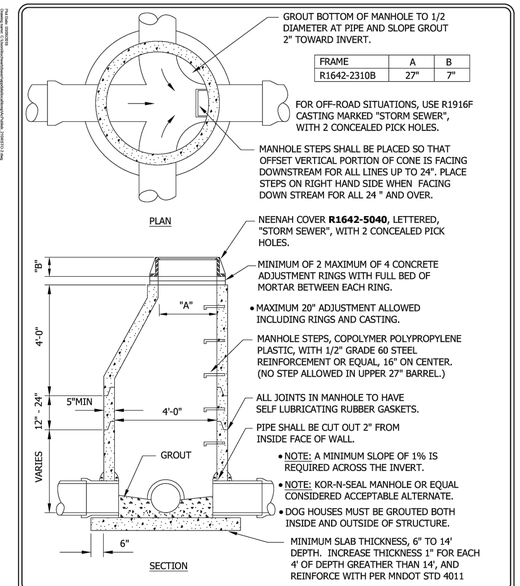
PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: AUG 2023

PLATE NO. STR-11



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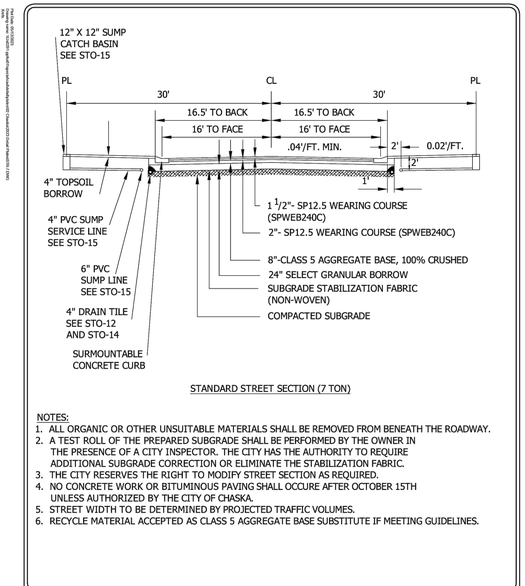
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



NOTES:

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

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TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494

09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS III

PROJECT NO. 13074-0002

SHEET 22 OF 28

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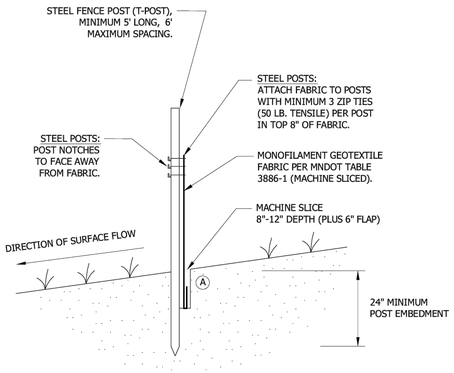

NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

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

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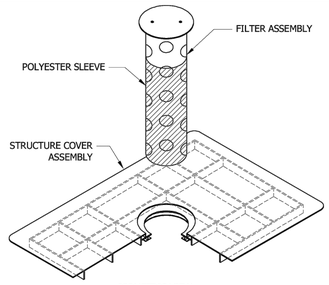
SILT FENCE
MACHINE SLICED

CHASKA, MN

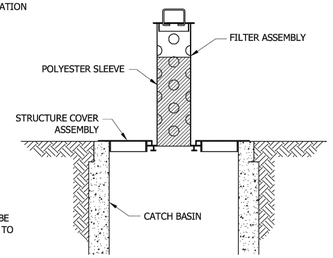
LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



ISOMETRIC VIEW

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



IN-PLACE ELEVATION VIEW

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

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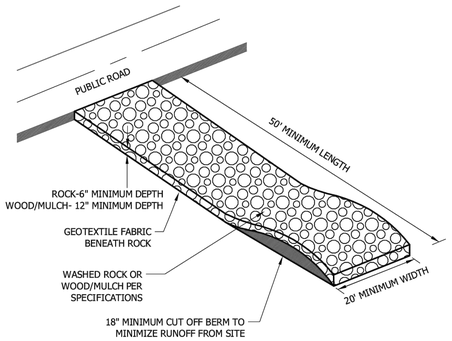
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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

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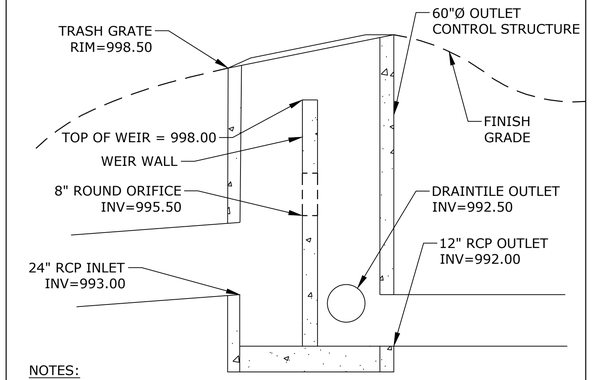
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

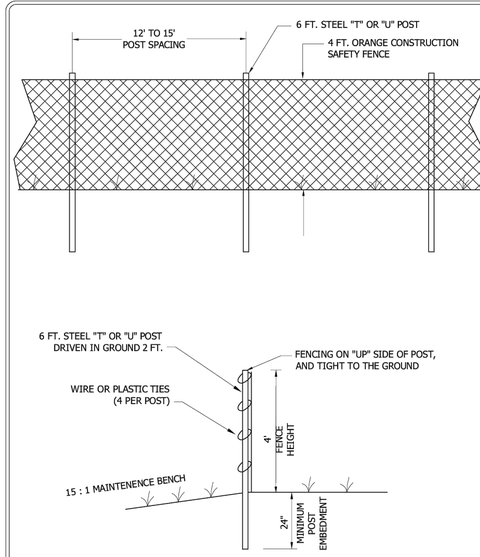
PLATE NO. ERO-7



NOTES:

1. SEE STANDARD MANHOLE DETAIL STO-18C FOR ADDITIONAL DIMENSIONS AND MATERIAL REQUIREMENTS.

OUTLET CONTROL STRUCTURE #1 (OCS) DETAIL



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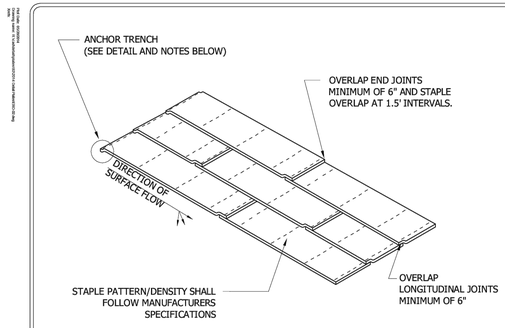
ORANGE CONSTRUCTION SAFETY FENCE

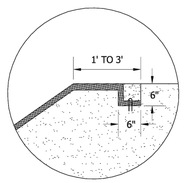
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



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



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

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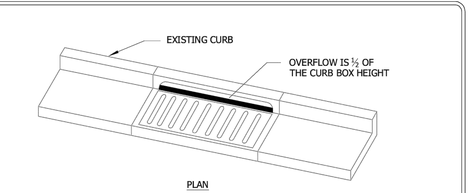
EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

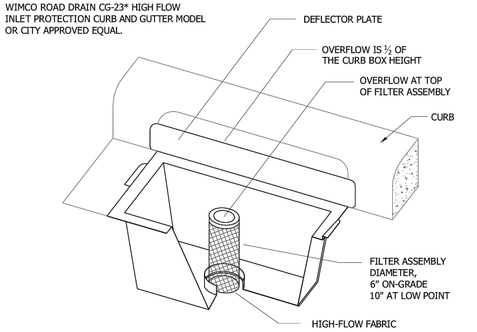
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

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



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

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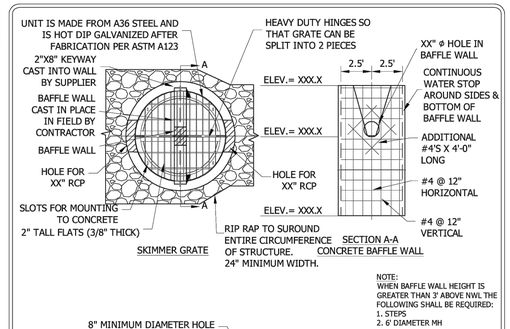
INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

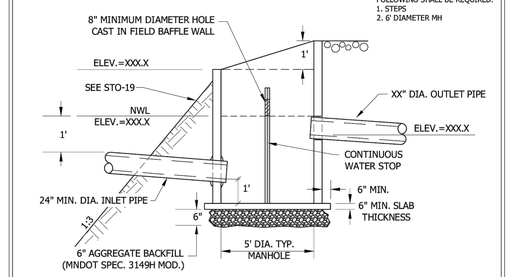
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B



NOTE:
WHEN BAFFLE WALL HEIGHT IS GREATER THAN 3' ABOVE NWL THE FOLLOWING SHALL BE REQUIRED:
1. STEPS
2. 6' DIAMETER MH



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE

CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

PLATE NO. STO-18C

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494

09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS IV

PROJECT NO. 13074-0002

SHEET 23 OF 28

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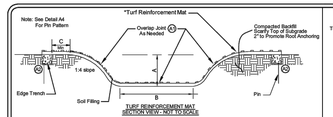
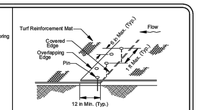


TURF REINFORCEMENT MAT
SECTION VIEW - NOT TO SCALE

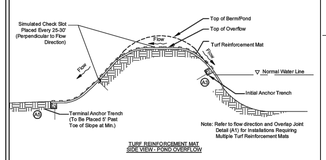
	Description	TOP OF POND OVERFLOW	DOWN EMBANKMENT GRADE
A	Overflow Depth	1 FT	1 FT
B	Overflow Width	10 FT	20 FT
C	4:1 Slope to Edge of Trench	3 FT	2 FT

*TURF REINFORCEMENT MAT PRODUCT TO BE LANDLOK 450, NORTH AMERICAN GREEN C350, OR APPROVED EQUAL



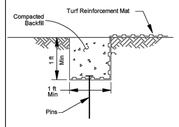
OVERLAP AT ROLL END DETAIL (A1)

*Note: Turf Reinforcement Mat Shingle/Overlap placement depends on down slope direction (i.e Shingle in the direction of the down slope)



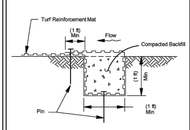
TURF REINFORCEMENT MAT
SIDE VIEW - POND OVERFLOW

Note: Refer to flow direction and Overlap Joint Detail (A1) for Installations Requiring Multiple Turf Reinforcement Mats



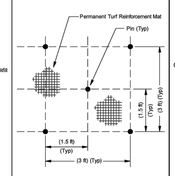
LONGITUDINAL EDGE TRENCH DETAIL (A2)

*Note: Pins in bottom of trench shall be placed 1 ft on center

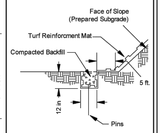


INITIAL ANCHOR TRENCH (UPSTREAM) DETAIL (A3)

*Note: Pins on bottom of trench and overlap shall be spaced 1 ft on center



PIN PATTERN (A4)



TERMINAL ANCHOR TRENCH AT TOE OF SLOPE DETAIL (A5)

*Notes: Pins in bottom of trench shall be placed 1 ft on center

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TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION:
AUGUST 2023

PLATE NO.
ERO-13

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
AARON CARRELL
License No. 47494
09/26/2025
Date

HOUSTON engineering, inc.

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ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

CIVIL DETAILS V

PROJECT NO. 13074-0002

SHEET
24 OF 28

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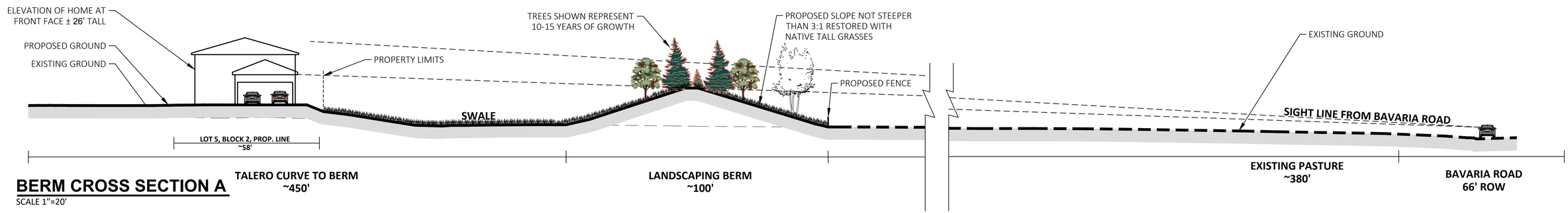
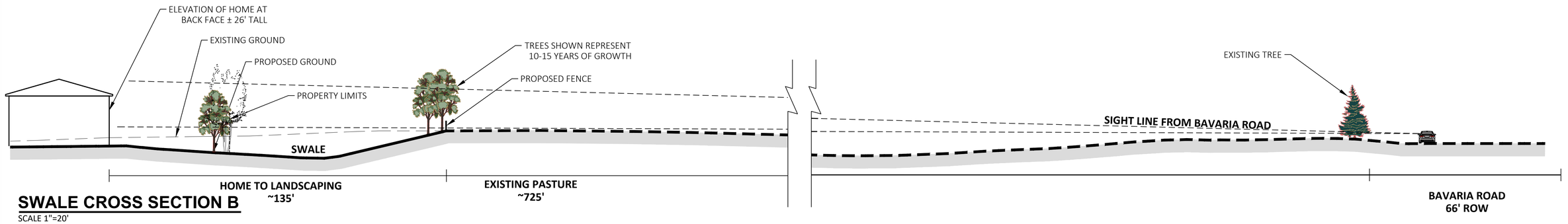


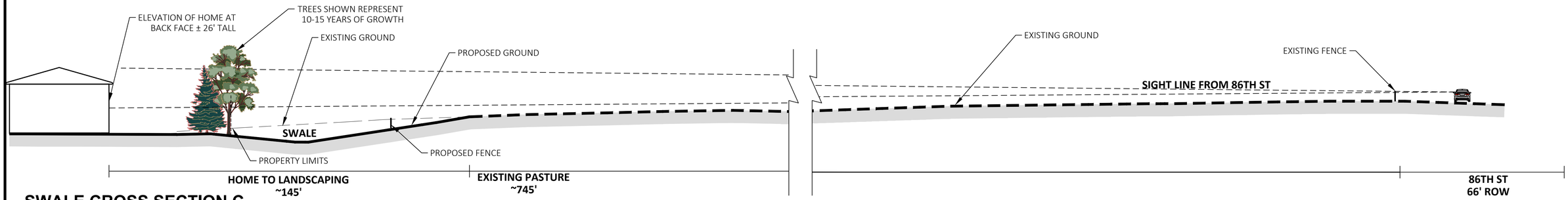
BERM CROSS SECTION A

SCALE 1"=20'



SWALE CROSS SECTION B

SCALE 1"=20'



SWALE CROSS SECTION C

SCALE 1"=20'

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DANIEL SJORDAL
License No. 22321
09/26/2025
Date

HOUSTON engineering, inc.

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ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE SECTIONS

PROJECT NO. 13074-0002

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25 OF 28

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PLANTING NOTES
PERMITS:

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

PREPARATION AND PLANTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR REQUIREMENTS:

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

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

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

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

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

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

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

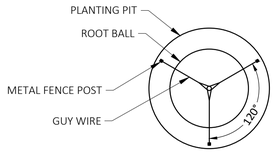
MAINTENANCE AND WARRANTY:

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

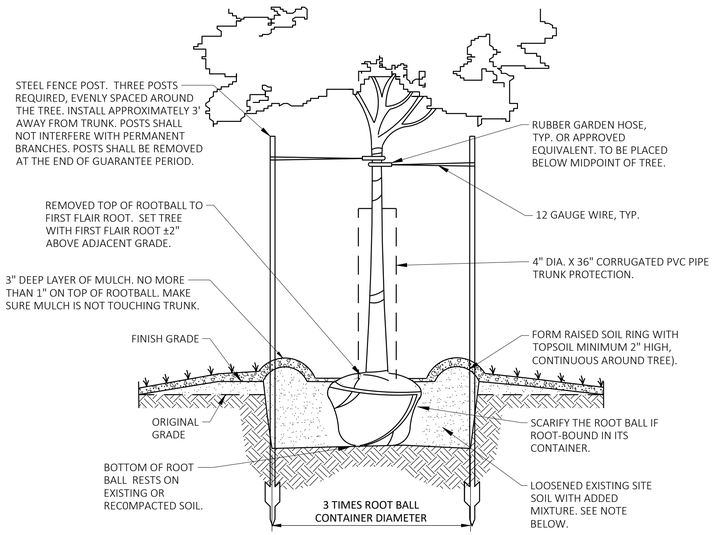
29. MAINTAIN AND WARRANTY TREES FOR 2-YEARS. MAINTAIN BY REGULAR WATERING, WEED CONTROL, STRAIGHTENING OF TREES AND STAKES, TIGHTENING OF TREE TIES, PRUNING, PEST/RODENT/DEER CONTROL, AND AS ADDITIONALLY REQUIRED.

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

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



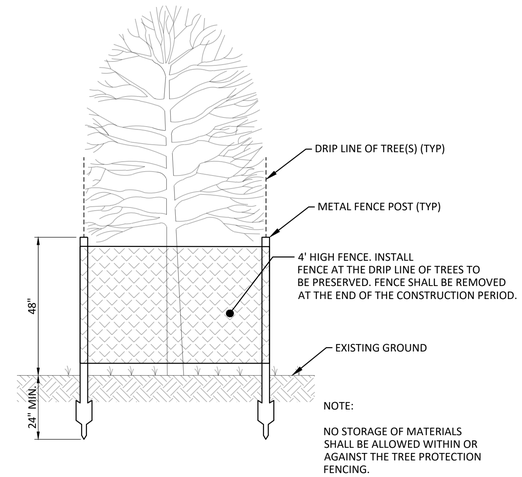
STAKING DIAGRAM



NOTES;

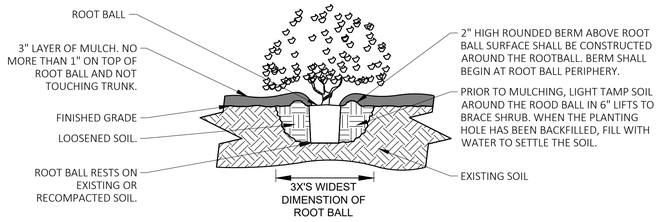
1. REMOVE TOP OR ROOTBALL, ADVANTAGEOUS ROOTS AND FIBROUS LOCATED ABOVE FLARE ROOTS TO DETERMINE PROPER PLANTING DEPTH.
2. TREE STAKING IS NOT PREFERRED BUT TO BE USED AS A LAST RESORT ON WINDY SITES. INSTALL TWO OF THE THREE STAKES AND GUY WIRES ON THE UPHILL SIDE OF THE TREE.
3. DO NOT DAMAGE MAIN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

TREE PLANTING
NOT TO SCALE



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

TREE PROTECTION
NOT TO SCALE



NOTES:

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

SHRUB PLANTING
NOT TO SCALE

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DANIEL SJORDAL
License No. 22321
09/26/2025
Date

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ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

LANDSCAPE NOTES & DETAILS
PROJECT NO. 13074-0002

SHEET
26 OF 28

H:\JBN\13000\13074\13074_0002 Chevalle 18th Addition\CAD\Plans\13074-0002_DTL-LAN.dwg-20 of 22 Landscape Notes-9/26/2025 4:00 PM-(droegiers)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SITE GRADING AND ESTABLISHMENT OF 10 NEW LOW DENSITY RESIDENTIAL LOTS. THE 6.01-ACRE SITE IS LOCATED WEST OF BAVARIA RD AND SOUTH OF 86TH ST, CHASKA, MINNESOTA.

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

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

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL SPECIFICATIONS

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

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

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

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

STORMWATER POLLUTION PREVENTION PLAN CONTACT

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

SWPPP CONTACT: _____ PHONE: _____

TITLE: _____

GENERAL CONTRACTOR CONTACT INFORMATION (OPERATOR)

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

OPERATOR	CONTACT PERSON	CONTACT PERSON PHONE

MAILING ADDRESS	CITY	STATE/PROVINCE	ZIP CODE

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

PRINTED NAME OF APPLICANT	TITLE

SIGNATURE OF APPLICANT	DATE

SPILL PREVENTION NOTES

HOUSEKEEPING

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

HAZARDOUS MATERIALS

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

PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS

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

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

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

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

SPILL CONTROL PRACTICES

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

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

SPILL RESPONSE

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

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

SPILL NOTIFICATION

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

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

REPORTABLE SPILLS ARE THOSE THAT:

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

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

POLLUTION PREVENTION MEASURES

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

DUST CONTROL

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

No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494

09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP

PROJECT NO. 13074-0002

SHEET
27 OF 28

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EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TEMPORARY SEDIMENTATION BASIN REQUIREMENTS

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

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

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

FINAL STABILIZATION

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

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

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

INSPECTION AND MONITORING

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

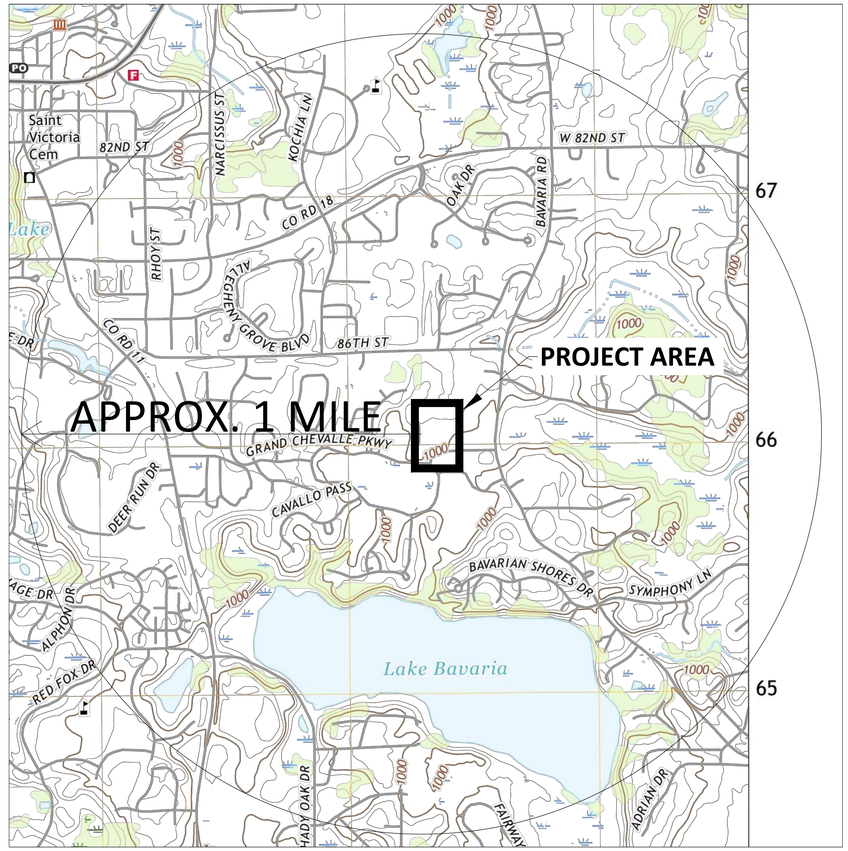
2. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) THAT IS TRAINED BY LOCAL, STATE, OR FEDERAL AGENCIES; PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT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

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

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

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

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



No.	Revision	Date	By
	FINAL PLAT SUBMITTAL	09/26/2025	AKC

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

AARON CARRELL
License No. 47494

09/26/2025
Date

HOUSTON engineering, inc.

Drawn by	Date
ES, JP, AO	09-26-25
Checked by	Scale
AC	AS SHOWN

CHEVALLE 19TH ADDITION
QUADRIGA VENTURES
CHASKA MINNESOTA

SWPPP
PROJECT NO. 13074-0002

SHEET
28 OF 28

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Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	October 21, 2025

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

The following is our stormwater review of the Chevalle 19th Addition Development stormwater submittal, including the Stormwater Management Plan, dated 9/26/2025; Final Plat Submittal Plans, dated 10/15/2025; and Chevalle-19th-Addition HydroCAD modeling files, prepared by Houston Engineering.

Results

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

- City rate control requirements may be met, subject to the comments below.
- City water quality requirements may be met, subject to the comments below.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- City wetland protection requirements are met.
- A number of additional comments need to be addressed as noted below.

Discussion

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

Rate Control and Modeling

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

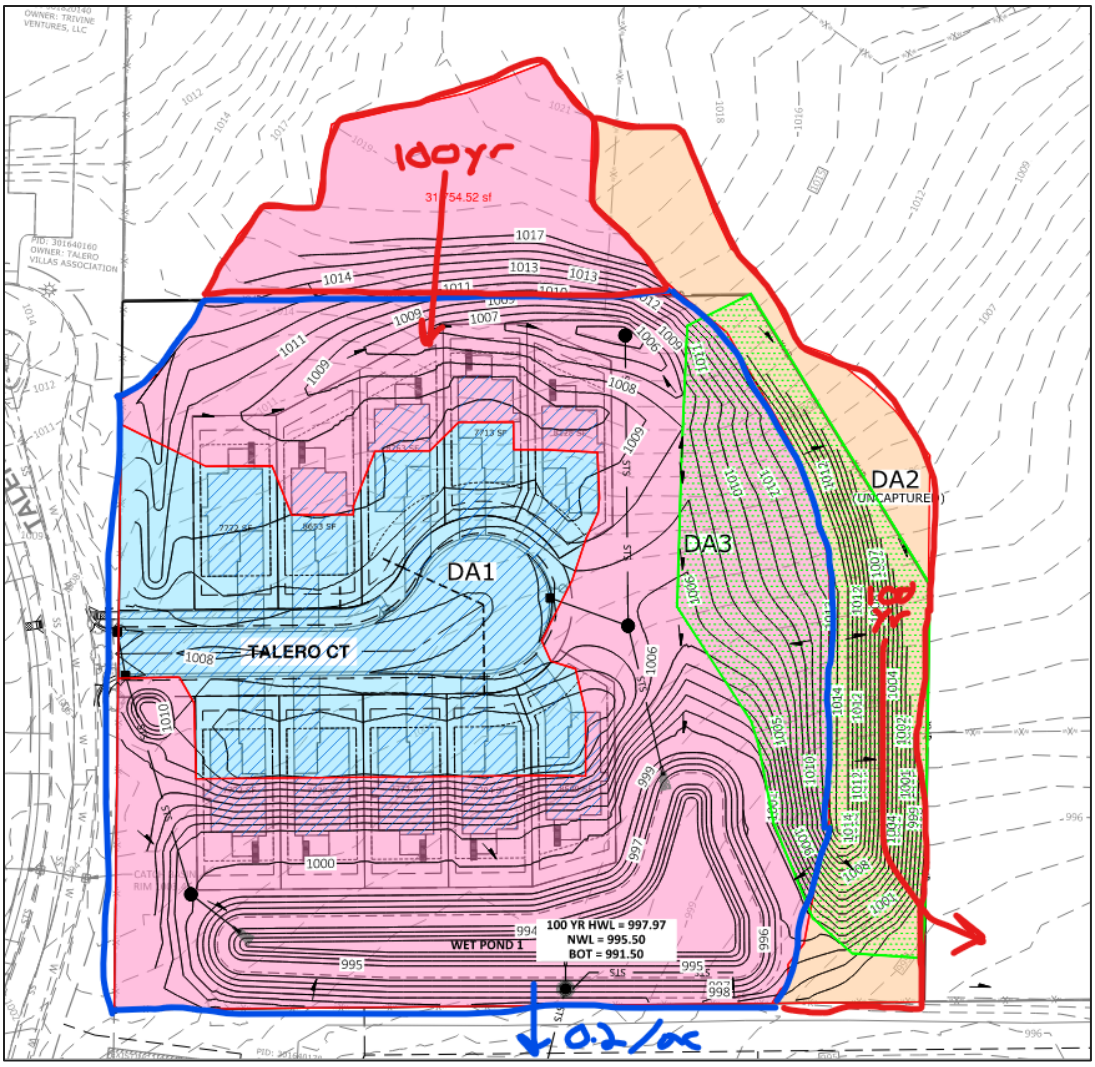
1. Regarding the City's 0.2 cfs/ac standard, the allowable 100-year peak discharge rate from the overall site does not appear to have been calculated correctly. Please note that peak rate from the

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

offsite component of subcatchment DA3 is not subject to the City's 0.2 cfs/ac requirement, nor is discharge from uncatchable area in DA2. Allowable 100-year peak rate from the total modeled area should be calculated as:

Allowable = (0.2 * Catchable Site Acreage) + Offsite Area Peak Rate + Uncatchable Peak Rate

Revise the Stormwater Management Plan narrative to provide clear calculation of allowable 100-year peak discharge rate from the total modeled area per the equation provided above. An accompanying map/figure showing how allowable rate is being calculated is also recommended (i.e. show the area 0.2 cfs/ac is applied to, where the limits of offsite run-on and uncatchable area are, and what 100-year flow rates are produced by each).



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

Water Quality

The design proposes to meet City water quality requirements by constructing a NURP pond with filtration bench. The City requires a design that provides removal rates for total phosphorus (TP) and total suspended solids (TSS) greater than 60% and 80%, respectively. Additionally, calculations must be provided showing net decrease in TP and TSS annual loading from existing conditions. **City water quality requirements may be met, subject to the comment below.**

2. **Provide water quality modeling results for existing and proposed conditions showing the City's water quality requirements are met.**

Stormwater Abstraction

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

Wetland Protection Standards

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

General

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

3. It appears that the proposed pond outlet pipe and filtration bench drain tile may be submerged by the normal water level of the existing downstream pond in Outlot V. **Confirm the existing pond's OCS orifice outlet elevation via field survey and label the elevation on plans. Note that the invert of FES-3 must be constructed at or above the existing Outlot V pond NWL (orifice) elevation.**

4. **Revise the proposed pond outlet pipe design to provide slope on the pipe.**

5. The City requires that 1.5 feet of freeboard is provided between storm basin 100-year HWL and top of berm (excluding designated overland EOF)**.** Grading plan elevation contours appear to show that freeboard to top of berm is not achieved in the southeast corner of the proposed pond**. Revise construction plans to provide spot elevations along the top of the storm basin berm and revise basin grading as needed to ensure that City freeboard requirements are met.**

6. The swale EOF elevation callout on the grading plan sheet does not appear to match elevation contours. **Confirm swale EOF elevation and revise grading and/or plan sheet callouts as needed for consistency.**

7. **Revise plan sheets to show the proposed extent of TRM (or equivalent) erosion protection at the pond EOF**. TRM must be shown to extend to the pond NWL on the inside of the berm and toe of slope on the outside of the berm.

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

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

    b. MPCA NPDES construction stormwater permit requirements.

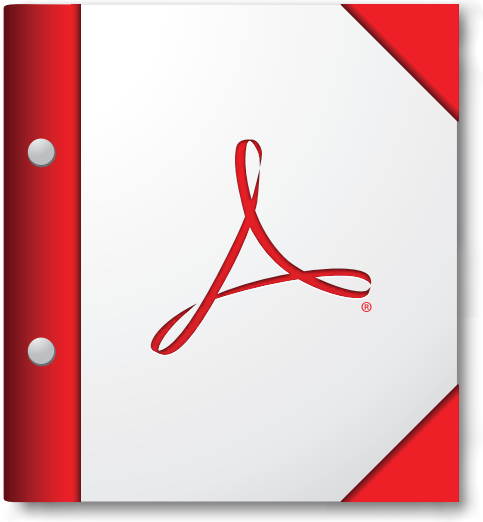
Please contact me if you have questions or comments about the review. An itemized response to the review comments will expedite the review process.

Thank you,

Stantec Consulting Services Inc.

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

cc: Alex Mollenkamp, Brent Alcott, Tyler Johnson, John Smyth
attachments:



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REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
11/12/2025

Subject: **Municipal Services Building (MSB) – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA)**

Applicant: Oertel Architects on behalf of the City of Chaska

Location: 4501 Creek Road

Case No.: P.C. No. 2025-18

Synopsis: The applicant is requesting approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for a new municipal services building (MSB)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Introduction

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

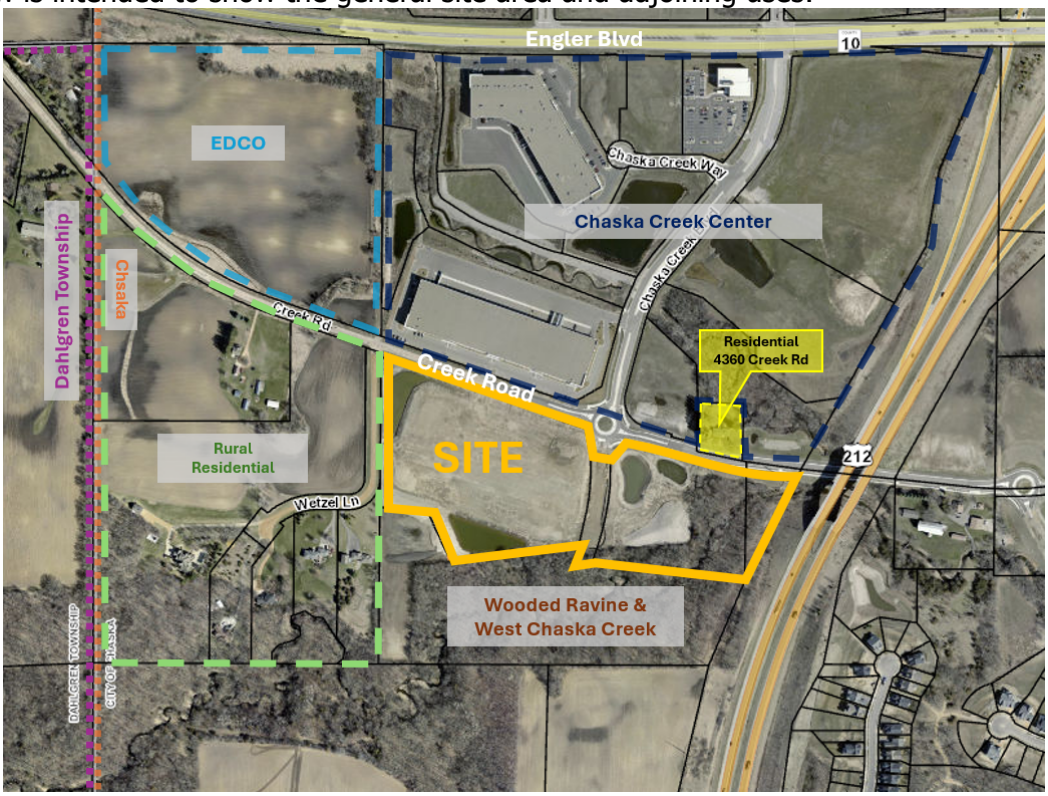

Figure 1: Existing Site & Adjoining Uses

Background & Previous Approvals

In the fall of 2021, the City Council developed their Strategic Plan (2021-2025) and identified six strategic visions. One of these visions is "In 2025 Chaska has quality City facilities". From these visions, strategic directions were set. Strategic Direction Two is "Reinvesting in Core Assets: Facilities are adequate to meet growth and reflect community pride." This vision and strategic direction were identified as city facilities are over 30 years old with little reinvestment put into them, and no longer are able to accommodate the growth in the community since they were built.

The Public Safety Facility was the first city facility project to be updated. This project went through planning approvals in the later half of 2023 and has been under construction since 2024. The building is anticipated to be in operation at the end of 2025/early 2026. With that project nearly wrapped up, the next city facility on the Building Improvement Program schedule is MSB.

The City Council adopted a new Strategic Plan in the beginning of 2025. The current strategic plan identifies six visionary outcomes that look ahead to 2030. One of the visionary outcomes, "Chaska is continuously reinvesting in City facilities". Furthermore, a first year objective was to hire the architect for MSB.

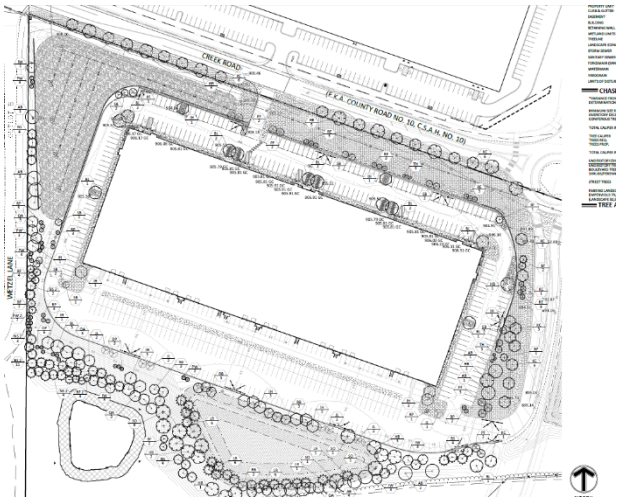

Figure 2: 2022 Chaska Club West Industrial Final Plan

Previous Reviews and Existing MSB Site

On May 16, 2022 the City Council approved the final site & building plan and final plat for Chaska Club West Industrial. The plans generally included a 34-38' high, 177,000sf, build-to-spec building, and a ~20 foot landscaped berm on the southwest side of the site for screening from the adjacent residential neighbors. Some site grading work has been completed, but the building was not constructed as an end user was not identified. In Spring 2024, the city approached the property owner to pursue acquisition for the city's MSB project.

On September 16, 2024 the City Council approved the purchase agreement for the future MSB site at Lot 1, Block 1 Chaska Club West Industrial (aka 4501 Creek Road). During the review of this request, it was noted that the existing MSB site (660 Victoria Drive) was limited in terms of expansion. MSB is currently just over 48,000 square feet, with a space needs analysis identifying a need of just over 140,000 square feet. Two of the larger obstacles on the site are the presence of significant wetlands and the 230kv Xcel Transmission line that runs through the middle of the property; each are north of the existing building. To expand the MSB on the existing site would require the relocation of the transmission line to the north, which could be accomplished through the movement of one tower north into the wetlands. Doing this would cost close to $3 million, which is financially burdensome. Ultimately, a cost comparison was analyzed between the existing site and a new site and determined that a new site and building would be more cost

effective. The existing MSB building and site will stay in city ownership and will be used for additional cold storage facilities.

On January 27, 2025 the City Council approved the Request for Proposals (RFP) for MSB to bring in architectural and engineering services. In March 2025, Oertel Architects were selected as the designer for the MSB project. Since that time, they have been meeting with various staff to design the site and building. Tonight, the city is seeking a Concept Plan approval for the new municipal services building (MSB).

Concept Plan Approval
On September 15, 2025 the City Council approved the Concept Plan for the new MSB.

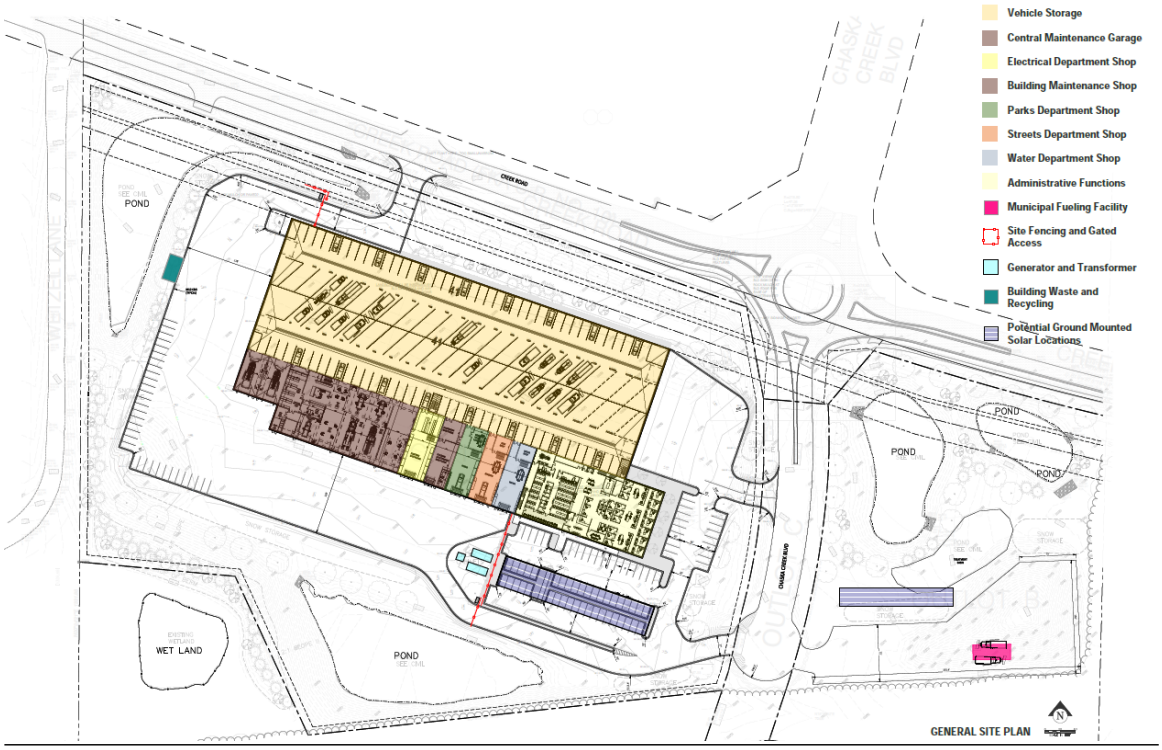

Figure 3: Concept Plan approved

Neighborhood Meeting – July 23rd, 2025
The applicant and city conducted a neighborhood meeting on Wednesday, July 23rd from 4:00pm-6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Approximately 3 residents (two households) attended who lived directly adjacent to the proposed project.

In addition to the neighborhood meeting, the City displayed the MSB project at a City booth at River City Days July 25-26th.

Comments received during these meetings/displays pertained to:

- Outside yard location
- Fuel island location

- Creek Road conditions/improvements
- Other plans for development in the area.

In general, the public were supportive of the overall project.

Preliminary Plan

The applicant is requesting approval of a Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA). The following is intended to summarize the applicant's request:

- **Existing Conditions.** The property for the MSB project is comprised of four lots and totals almost 22 acres. Lot 1 is identified as 4501 Creek Road and will be the *primary lot location for the MSB project*. This lot is approximately 12.7 acres in size; includes two ponds developed as part of the previous Chaska Club West Industrial project, and Creek Road easements for both access and utility corridors, including large overhead power line poles. Outlot B is a 6.7 acre property that has two ponds and large soils pile. The lot contains steep slopes on the eastern half of the property as those slopes come down to West Chaska Creek. The ponds on this lot were sized and designed for a portion of the industrial development and road improvements and developments to the north along Chaska Creek Boulevard. The triangular lot east of Outlot B is 1.28 acres in size and is primarily encumbered by steep slopes, easements and setbacks, including 212 corridor requirements. Outlot C is 0.9 acres and was a portion of property that was intended for the continuation of Chaska Creek Blvd. A roundabout exists at the intersection of Creek Road and Chaska Creek Boulevard; the southern leg of this roundabout will be an extension of Chaska Creek Boulevard and provide the primary site access for MSB.

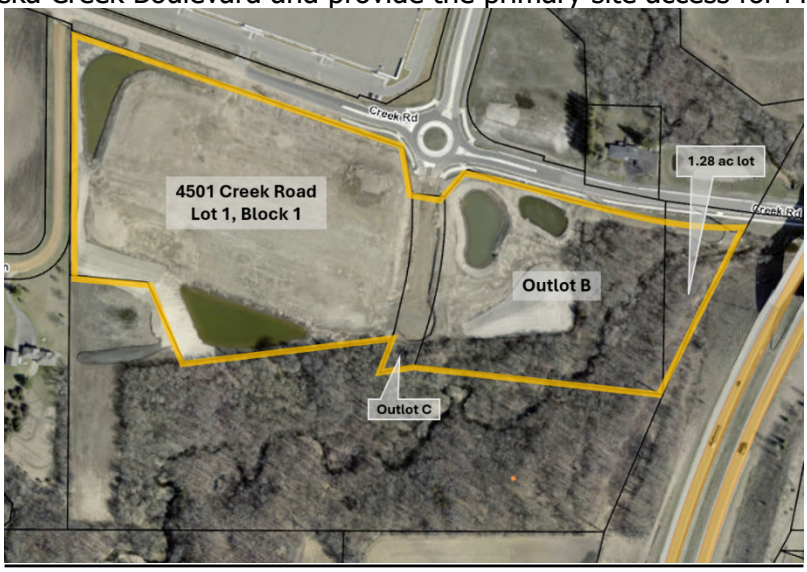

Figure 4: Existing Conditions

- **Preliminary Plan.** The preliminary plan contemplates a two-story building totaling 148,000 square feet. The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building will include 4 primary

operational functions; vehicle storage, vehicle/equipment maintenance, departmental workshops, and office administration. A fuel island will also be constructed on the southeast portion of the property (Outlot B). There is no intent to store outdoor operational resources and perform outdoor work activities on this site. Those activities will remain at the existing MSB site (660 Victoria Drive), including the salt shed.

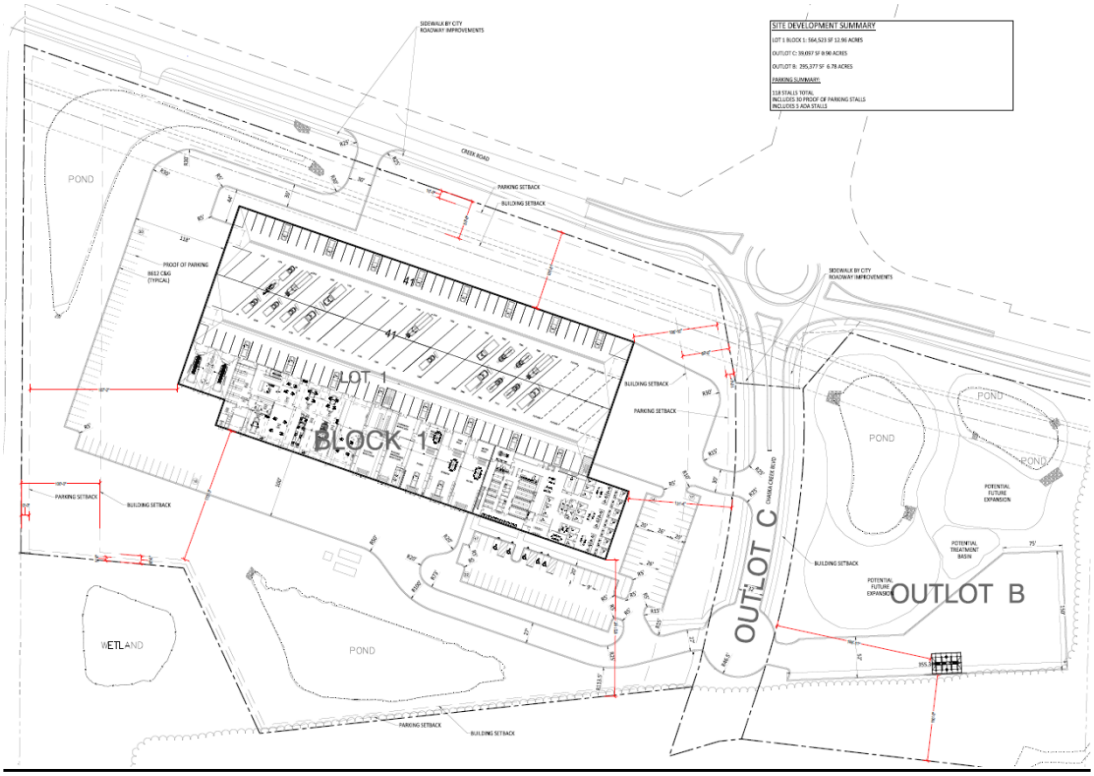

Figure 5: Proposed Preliminary Plan

Changes since Concept Plan

The following are changes to the plans since Concept Plan approval:

- *Parking Lot Layout and Stall Count*; the main parking lot south of the building has been revised to have one drive aisle versus two. The concept plan showed two drive aisles that didn't connect on the south side of the building, which created two dead end layouts. Staff advised the design team to revise this layout to create better traffic flow. The parking lot has been revised to include wider (26') drive aisles and deeper (20') parking stalls. This gives the parking lot 4 feet of extra space to what ordinance requires. Additionally, 7 more stalls have been added to the site to meet parking requirements for existing and future needs.

- *Solar Array*; the plans include solar arrays on the roof of the building. The concept plan included the potential for ground mounted arrays, and those are no longer being pursued.

Goals: The identified goals for this project include the following:

- FUNCTIONALITY AND FLEXIBILITY –
  The building should improve the operational efficiency and workflow of each department while remaining flexible for changing staff, departmental needs, emerging technologies and municipal infrastructure maintenance best practices.
- COLLABORATION AND GATHERING –
  All departments will be under one roof. Departments will benefit from being in close proximity to one another, both from a practical sharing of operational knowledge as well as departmental community building. The building will facilitate large whole staff gatherings, while providing meeting spaces of multiple sizes to meet diverse personnel and operational needs.
- STAFF SAFETY, HEALTH AND WELLBEING –
  Staff's personal safety, physical and mental health in daily operations is paramount. Design with an awareness of interactions between vehicle and people spaces, including space between equipment, traffic pattern planning and ventilation separations. Interior environmental quality for all spaces should include consideration of daylight integration, acoustic control measures and fresh and dirty air circulation. Access to personal and equitable space and amenities promote mental and physical health with a focus on Chaska's staff.
- BALANCED SECURITY AND CONNECTIVITY –
  Create a defined separation of public and operational functions, securing staff and equipment, that also allows promotion of a welcoming and available public facility. An operationally secure boundary provides defined points of staff and public access, with passive and active separations for staff and public safety.
- SOME "SILOING" IS A GOOD THING –
  All tools, parts and workgroup storages should be as directly accessible from the group's workshop space as possible. Compartmentalization is necessary for division specific equipment, tools and parts to manage inventory control and streamline specific workflows. Balancing separation with ease of access is an important consideration when designing these compartmentalized functions.
- DURABILITY AND RESILIENCY –
  Use materials and fixtures that are hard wearing and long lasting. Simplify fixture selections for ease of maintenance across all Chaska facilities. Layout systems for access, service and replacement. Design personnel flow from dirty to clean spaces intentionally to limit spread of dirt and grime. Our target is a building with a 50 year lifespan or longer.
- FISCAL RESPONSIBILITY –
  Design with an intention that fiscal decisions made now, will potentially impact future fiscal responsibilities. A decision for use of funding should be made based on the priority of the other imperatives, and how that leads to a successful and operational project.

Parking: 118 parking stalls are provided on site.

Building Design: The building is primarily rectangular, roughly 38 feet high, 148,000 square feet in size, and one story with an office/administration area that will be two-stories. The building proposes to use a Chaska brick variation, metal panel cladding, precast concrete, and glazing (windows).

Access: One access point is proposed off Creek Road near the west side of the site, which will act as a secondary access. The primary access point will come from an extension of the roundabout's southern leg at Creek Road and Chaska Creek Boulevard. Security gates (2) will be installed at the driveways that provide access to the rear portion of the MSB property.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout.

Two stormwater ponds exist on the main site (Lot 1), and two ponds exist on Outlot B. These 4 ponds were installed with the previous Chaska Club West Industrial development

- **Land Use.** The property is currently zoned Planned Industrial District (PID-10). The 2040 Comprehensive Plan guides this site as Business Park (see below).

- **Zoning Ordinance Amendment (ZOA).** The request includes a zoning ordinance amendment to PID-10.

Preliminary Plan - Staff Analysis

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

Figure 6: 2040 Comprehensive Plan

- **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
The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building is planned to accommodate *existing* employee counts - 63 full-time employees and 26 part-time employees (89 total employees); and *future* employee projections – 20 additional full-time employees and 9 additional part-time employees (29 additional employees). With existing and future projections, a total of *118 employees* can be accommodated. The building will be open to the public from 7am-4pm.

The land that this development encompasses is currently zoned Planned Industrial District (PID-10). The zoning district needs to be amended so that the zoning aligns with the proposed use.

- **Setbacks & Development Standards**
  The required setbacks for the site are as follows:

BUILDING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Interior Property Lines	10 feet	Over 10 feet
West Property Line	100 feet	187 feet
Creek Road	100 feet from centerline	160 feet from CL
Chaska Creek Blvd	100 feet from centerline	152 feet from CL
Wooded Steep Slopes	50 feet from edge	Over 50 feet
Wetlands	75 feet	Over 75 feet

PARKING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Interior Property Lines	5 feet	Over 5 feet
West Property Line	10 feet	53 feet
Street ROW	10 feet	Over 10 feet
Wetlands	75 feet	Over 75 feet

DEVELOPMENT STANDARDS		
Standard	**Required**	**Proposed**
Lighting	*Wall Mounts*: 18' max height *Pole Lights*: 25' max height	18' wall mounts 25' pole lights

- **Layout**
  One access point is provided on the northwest side of the property onto Creek Road. 3 additional access points are proposed from the southern extension of the roundabout at Creek Road and Chaska Creek Boulevard (Outlot C). The proposed building will be located near the center of the ~12-acre site (Lot 1), with parking mainly on the southeast side. Additional parking is situated in the gated area on the southwest side of the site. The main entrance will come from the southeast side of the building (see Figure 7). A fuel island is oriented on the southeast side of the site (Outlot B), which will provide fuel for all city vehicles.

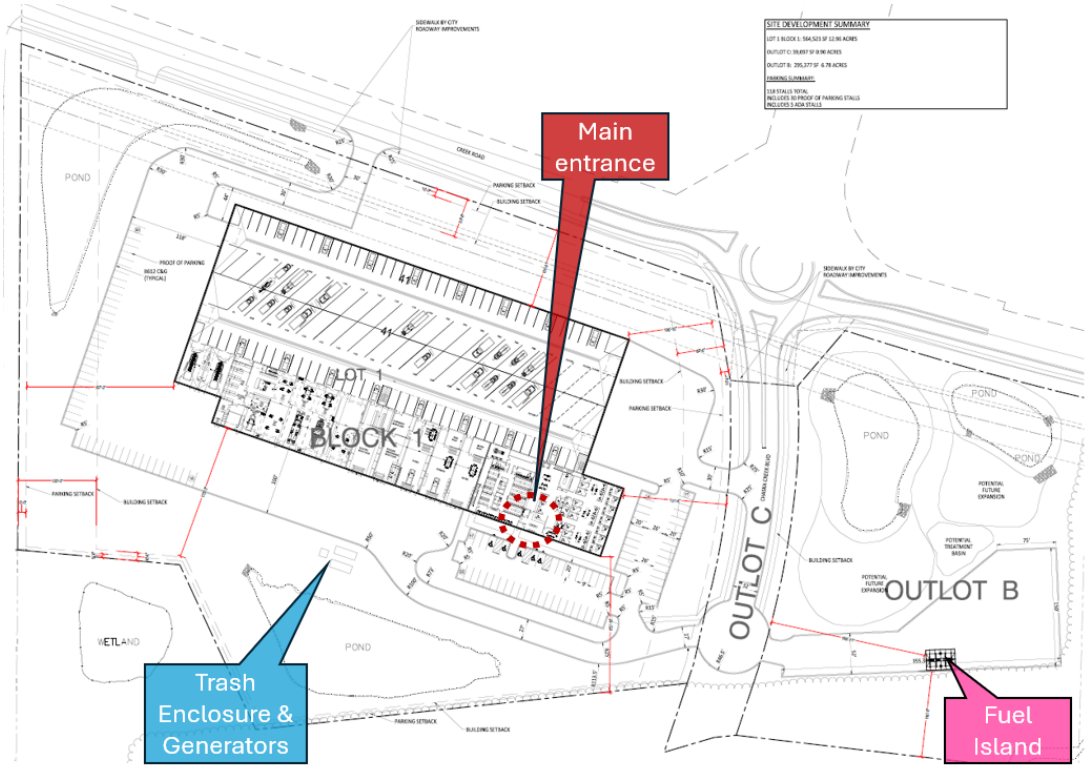

Figure 7: Site Plan Exhibit

- **Parking & Circulation**
  The site is proposing to incorporate 118 parking spaces. The following chart summarizes the overall parking demand on site, based on the uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Employees	63 FT 26 PT	1ps/employee	89
Future Employees	20 FT 9 PT	1ps/employee	29
Visitors	Unknown	1ps/visitor	Unknown
		REQUIRED	**118 parking spaces**
		PROVIDED	**118 parking spaces**

This facility will house staff of both full-time and part-time (seasonal employees), of which that will be the primary parking demand. Public visitors to this site will be

primarily quick-visit contractors to acquire utility meters or residents for brief staff interactions. There are potential special events when a training event or specific public access might dictate parking demand, but the applicant states that those are defined activities for the function of the facility and would not likely require specific dedicated parking.

According to the table above the site meets the required amount of parking spaces needed for the proposed use and anticipated future growth. The city anticipates that 118 total stalls are needed to accommodate future growth.

Vehicle & Equipment Parking

All city vehicles and equipment will be parked inside the building. The majority of the building's square footage is for this use. Equipment such as pickup trucks, snowplows, and trailers are just some of the equipment that will be housed indoors.

Circulation

Access is proposed off of Creek Road. The western access will function as a staff and ingress-only entrance for when vehicles are returning from the field. The eastern access, which is an extension of Chaska Creek Boulevard, will provide staff and public access into the site. Stemming from Chaska Creek Boulevard will be three separate driveways; one providing staff-only ingress/egress to the vehicle storage portion of the building, one providing access to the main parking lot and a staff-only driveway to the rear of the site, and one providing staff-only access to the fuel island.

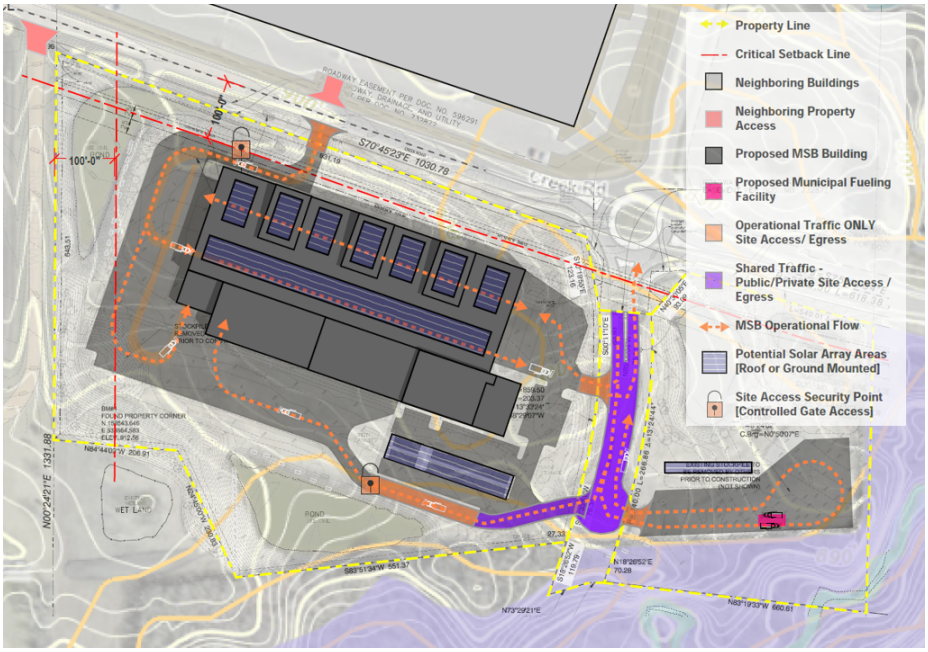

Figure 8: Traffic Flow exhibit

Large vehicles will be maneuvering on site so expansive driveways are needed, which can be seen on the west and south sides of the building. Expansive

driveways will help mitigate the need for backing up, which, minimizes back-up alarms. Additionally, fire trucks will need adequate turning area if they are responding to an emergency call or being serviced in the mechanics bay. Turning radius exhibits have been provided for a variety of vehicles accessing the site (PW equipment and fire trucks).

- **Landscaping & Screening**
  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	463 caliper inches (~185 trees)	490
Understory Trees	46	46
Shrubs	493	535
Planting Islands	10% of parking lot (10' wide islands)	Over 10%
Boulevard Trees	1 overstory deciduous trees per every 50 feet along public streets	Yes

Landscaping will also be used to soften the expanse of the building as it faces Creek Road via shrubs and pyramidal arborvitae. There is a large transmission line easement in favor of Minnesota Valley Electric Coop (MVEC) that runs along the north portion of the property (see figure 9). The landscape plan shows no trees within this area.

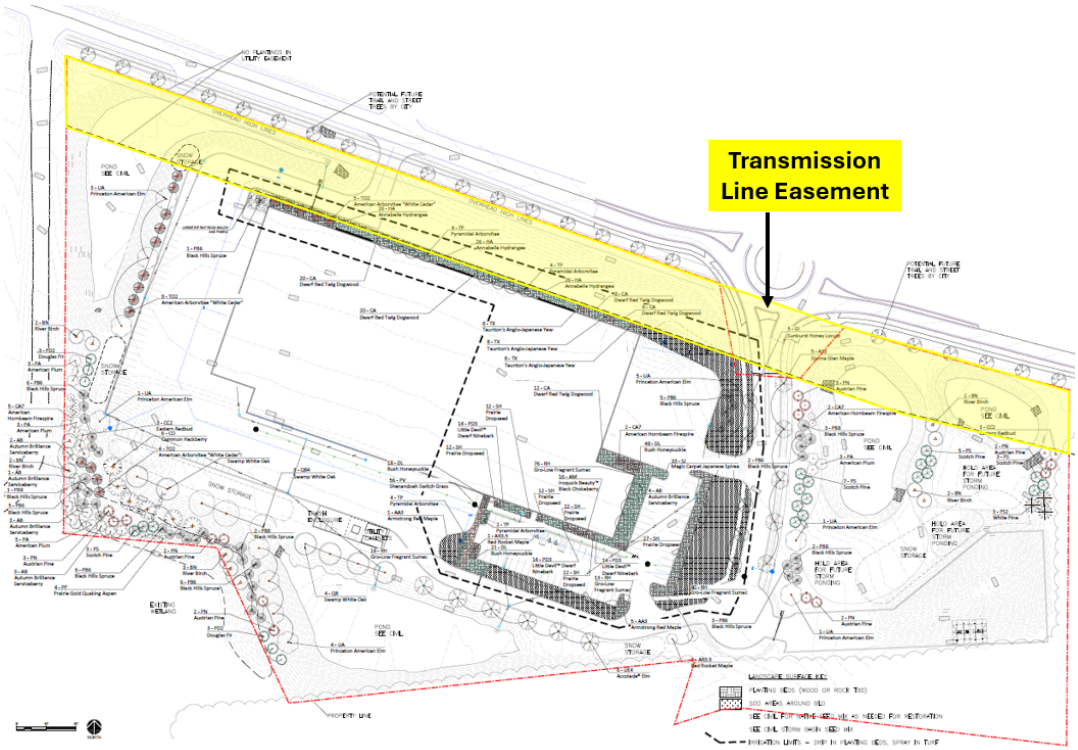

Figure 9: Proposed Landscape Plan

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The western and northeastern neighbors are residential properties so it will be important that these edges are properly screened via landscaping and berming. The proposed preliminary plan is contemplating landscaped edges and berming in those critical line-of-sight locations (see below figures and the attached plans). The goal is to mimic the screening proposed during the Chaska Club West Industrial project.

Figure 10: Residential Neighbor View – looking southwest from 4360 Creek Road (pre-mature trees)

Figure 11: Residential Neighbor View – looking northeast from 11305 Wetzel Lane (pre-mature trees)

- **Building Program, Design & Materials**
  The new MSB is a rectangular, roughly 38 foot high, 148,000 square foot building, primarily one story with an administration area that will be two-stories. The main entrance to the building and lobby will be achieved on the south side of the building from the main parking lot. The building will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. Each department will have their own designated space within the building, which can be seen in Figure 12.

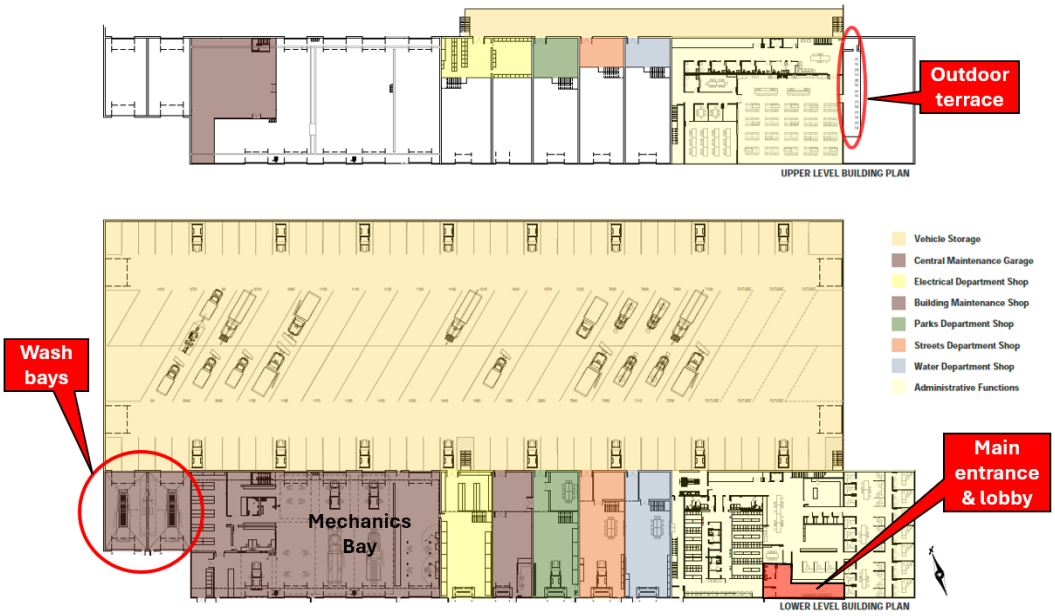

Figure 12: Proposed Building Program – Floor Plans

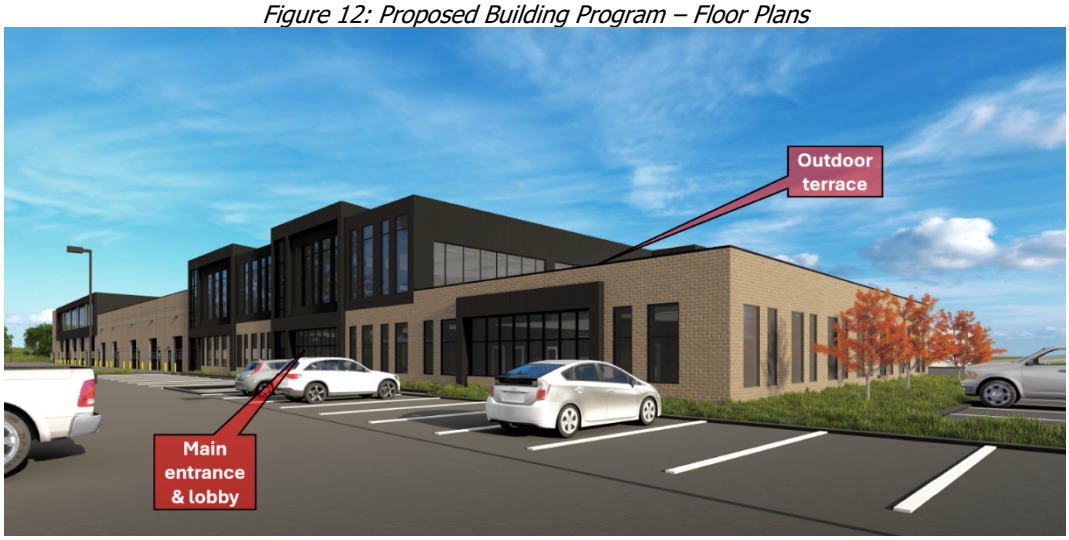

Figure 13: Eye Level Perspective – Administrative Area and Main Entrance – Looking Northwest

Figure 14: Eye Level Perspective – Front of building from Creek Road – Looking Southeast

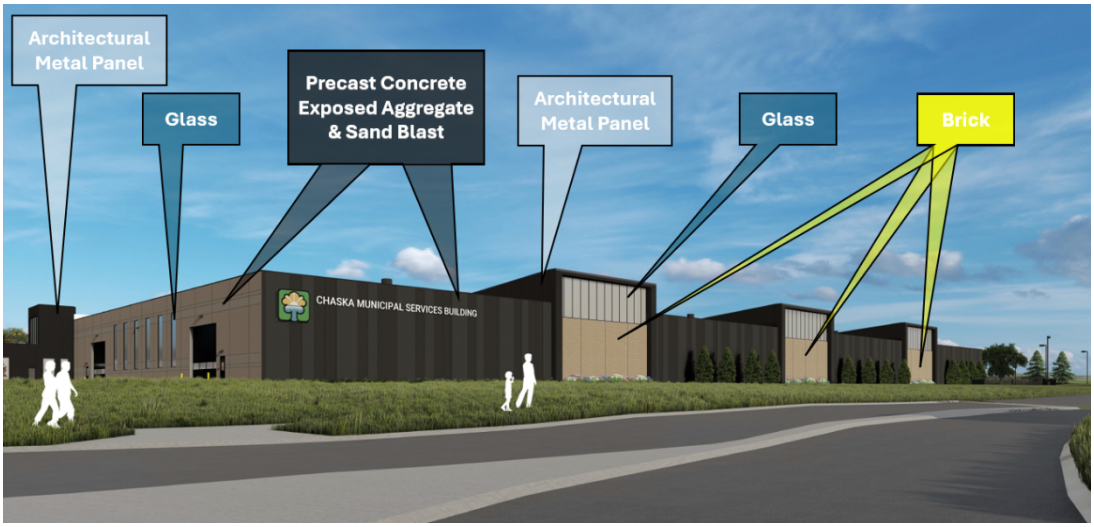

Figure 15: Building Materials

The building proposes to use a Chaska brick variation, architectural metal paneling, precast concrete wall panels, and glass (windows) – see Figure 15 above.

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	**49% Total (3 materials)** 1. Modular brick (18%) 2. Glass and translucent panels (15%), 3. Architectural Metal Paneling (16%)	30%; two different materials	Yes
Class II	**51% Total** 1. Exposed Aggregate Precast Concrete a. 2 colors 2. Sand Blast Precast Concrete a. 2 colors	30%; one material	Yes
Class III	None	None	Yes

- **Pedestrian Connections & Employee Gathering Areas**
  A 5 foot sidewalk is located on the north side of the site (south side of Creek Road) and stubs off near the western leg of the roundabout. This sidewalk will be extended west and east up to both property limits at the time Creek Road is reconstructed. It was also noted in Concept Plan that sidewalks will need to be extended on both sides of Chaska Creek Boulevard up to the bulb of the cul de sac. The preliminary plan proposes these extensions. As staff further evaluates this corridor, a trail connection on one side of Chaska Creek Boulevard will be needed. This trail connection will be an important connection between the trail segment to the north (SW Regional Trail) within the Chaska Creek Business Park and a future pedestrian connection across the ravine to the development known as Big Woods Business Park. *This trail connection on one side of Chaska Creek Boulevard and a plan to cross the ravine will need to be shown on the final plans.*

  The building plans show an outdoor terrace on the second level of the building, which will face the wooded area. This terrace will extend off the employee break room. The orientation of the building was intentional to face the administration and employee gathering towards the wooded areas so that natural views were maximized.

- **Creek Road & Chaska Creek Boulevard**
  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 up to the western city limits. The city continues to refine the plan and timing for this road reconstruction to line up with adjacent development improvements. *The applicant will be required to coordinate with the city engineering department on this item.*

  In the city's comprehensive plan, Chaska Creek Boulevard is defined as a local road south of the Creek Road roundabout. The comprehensive plan shows this road extending across the ravine to connect to Big Woods Boulevard. The city completed a transportation study to understand the need for this road. It concluded that the connection across the ravine was not needed at this time. In the meantime, the small extension of this road from the southern leg of the roundabout will be treated as an access for the MSB site. A cul de sac is provided at its southern terminus. The design of this road as proposed does not preclude the ability to extend across the ravine should that be needed in the future.

- **Utilities**
  Utilities are able to serve the site. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout that will be extended into the site.

- **Solar Array**
  The city is actively applying for a solar grant to acquire solar arrays for the project. The solar arrays would create more renewable energy and offset electric needs from Minnesota Valley Electric's grid. While the details are still in flux, it is anticipated that the arrays would be roof-mounted (see Figure 16). The

preliminary plan shows the inclusion of solar array areas where they could be accommodated, which is mainly on the north side of the building's roof.

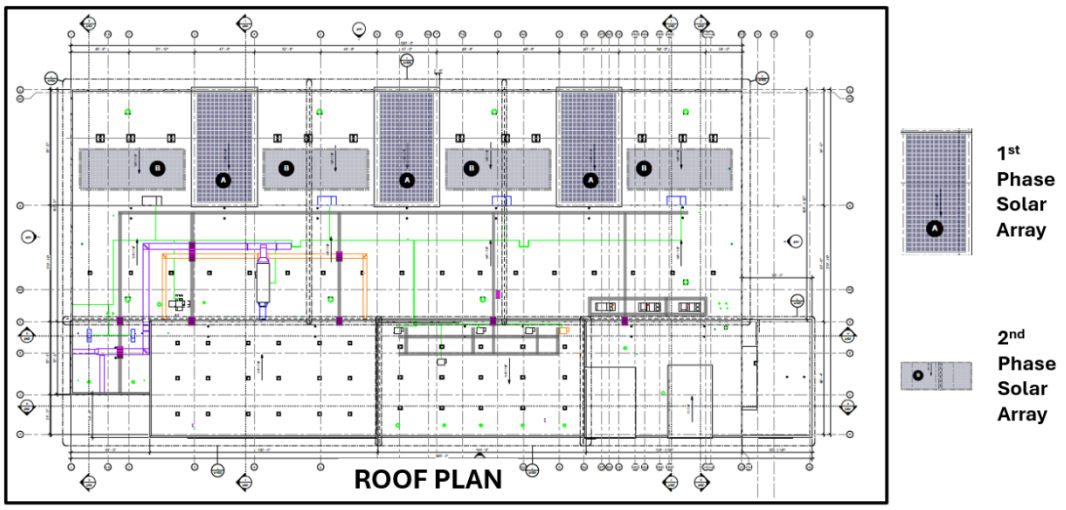

Figure 16: Potential Solar Array Areas

- **Stormwater**
  Stormwater management is shown as two above ground systems on the northwest and south sides of Lot 1. Two more ponds are shown on the north side of Outlot B. These ponds are existing and were installed from the former Chaska Club West Industrial project. At the conceptual design stage of this project, the design team has determined that the features on Lot 1 are already designed and adequately sized for the proposed development of MSB. The ponds located on Outlot B will need augmentation to accommodate the proposed development and added impervious surface of Outlot B; a third, new pond is proposed between the existing ponds to anticipate some additional ponding area. These ponds will also need to be further understood regarding the improvements of Creek Road and Chaska Creek Boulevard. More calculations and design will be necessary to understand those impacts. Stormwater will need to meet City and County WMO requirements. *A stormwater plan and report will be required at final submittal.*

- **Wetlands**
  A wetland delineation report was completed with the former Chaska Club West Industrial project. There is a defined, wetland immediately adjacent to the proposed site (see site plan exhibit in Figure 7 above). The defined wetland is an upland-wetland, located just southwest of the of the project site. This wetland is outside of the property, and is located about 10' above the proposed grade of the new facility finished floor elevation. The site is immediately adjacent to Chaska Creek to the south, which includes a sensitive slope and wooded area.

- **Lighting**
  The preliminary plan is showing a site lighting concept proposing the use of pole lights (25' tall) and wall packs (18' mount height) - see Figure 17. All lighting proposed for this plan is fully screened and face downward. Foot candles will be at 0 at all property lines, which meets the city's lighting ordinance.

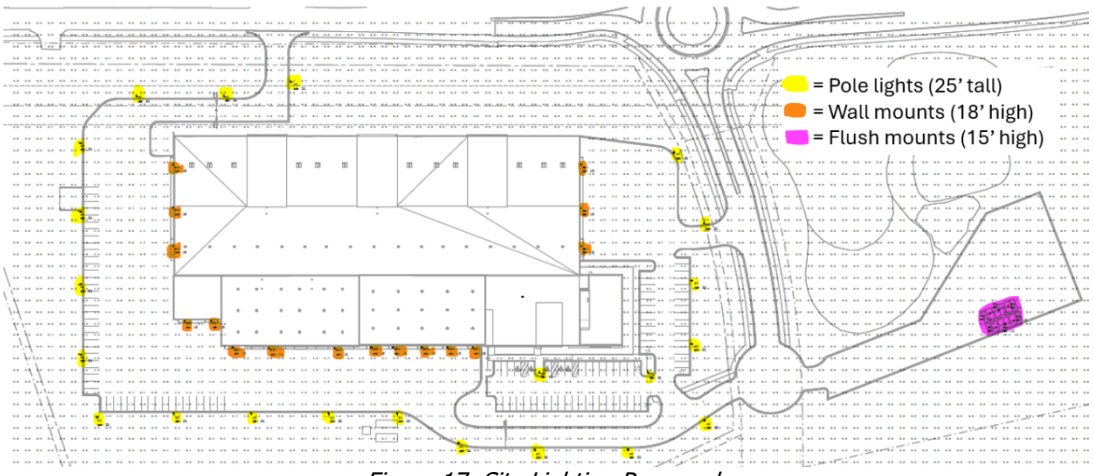

Figure 17: Site Lighting Proposed

- **Platting and Zoning Ordinance Amendment (ZOA)**
  At Concept Plan staff advised that Outlot B needs to be platted into a buildable lot, and that a preliminary and final plat would be required. However, it was determined that platting is not required. Rather a zoning ordinance amendment would be needed to identify the permitted uses for the site and the varying lot and outlots.

  The zoning ordinance amendment would include amending the PID-10 zoning district. The changes proposed in this district are drafted in the attached ordinance. In sum, the amendment would update the approving graphic exhibits, the permitted uses defined for each lot/outlot, and the building setbacks.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
October 30, 2025	December 29, 2025	February 27, 2026
* 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 REQUESTED:

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for the Municipal Services Building (MSB), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits unless modified by the conditions below:**
   a. **Project Narrative (pgs 1-7), prepared by Oertel Architects, undated**
   b. **Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025**
   c. **Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025**

d. **Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025**
e. **Building Elevations (A301 pgs 1-2)), prepared by Oertel Architects, dated October 8, 2025**
f. **Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025**
g. **Site Plan (C200), prepared by SRF, dated October 8, 2025**
h. **Sign Plan (C201), prepared by SRF, dated October 8, 2025**
i. **Street Signage & Traffic Control Plan (C202), prepared by SRF, dated October 8, 2025**
j. **Snow Storage Plan (C203), prepared by SRF, dated October 8, 2025**
k. **Grading Plan (C300), prepared by SRF, dated October 8, 2025**
l. **Utility Plan (C400), prepared by SRF, dated October 8, 2025**
m. **Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025**
n. **Tree Preservation Plan (C101), prepared by SRF, dated October 8, 2025**
o. **Landscape Title Page (L001), prepared by HKGi, dated October 30, 2025**
p. **Planting Plan (L101), prepared by HKGi, dated October 30, 2025**
q. **Planting Details (L201), prepared by HKGi, dated October 30, 2025**
r. **Electrical Site Plan Photometric (E002), prepare by Emanuelson-podas, dated October 8, 2025**
s. **Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated**
t. **Site Sections (pgs 1-4), prepared by Oertel Architects, undated**

2. **Adherence to the City Engineer memo when made available.**
3. **Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the final site plan application:**
    a. **Tree inventory and preservation plan;**
    b. **Landscaping plans, meeting and including:**
        1. **Conformance with City Code Sec. 15.28.070;**
        2. **Screening on southwest and west property lines similar to Chaska Club West Industrial**
    c. **Grading plans, including:**
        1. **~20 foot tall berm on southwest portion of the site for screening purposes**
    d. **Stormwater plan**
    e. **City Truck & Equipment turning exhibit**
    f. **Fire truck turning exhibit**
    g. **Lighting plans in conformance with City Code Sec. 15.28.250**
    h. **Parking plan, meeting and including:**
        1. **Proposed and future employee needs of the site**
        2. **Proposed visitor needs of the site**
    i. **Site Plan, including:**

1. **Sidewalk extensions along Creek Road up to the western and eastern property limits, and along one side of Chaska Creek Boulevard down to the bulb of the cul de sac.**
2. **Trail extension along one side of Chaska Creek Boulevard (Outlot C) and across ravine south of the cul de sac.**
3. **Security gate locations.**
4. **Trash enclosure size and location.**

j. **Building Design & Materials meeting Public Building requirements per City Code Sec. 15.28.120**
k. **Trash enclosure details**
l. **Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors**

4. **Provision of the following to be submitted at final submittal:**
   a. **Solar array details in terms of size, location, and screening**
5. **Coordination with:**
   a. **City Engineer regarding stormwater, utilities, grading, drainage, access, and Creek Road reconstruction.**
   b. **Electrical agency Minnesota Valley on electric service requirements.**
6. **Building setbacks are as follows:**
   a. **Interior Property Lines: 10 – feet**
   b. **From Property Lines abutting Residential: 100 - feet**
   c. **Chaska Creek Blvd Centerline: 100 – feet**
   d. **Creek Road Centerline: 100 - feet**
   e. **Highway 212: 225-feet from centerline, or 50 feet from ROW, whichever is greater**
   f. **Wetlands: 75 feet**
7. **Parking setbacks are as follows:**
   a. **Right-of-way or residential: 10 – feet**
   b. **Interior Property Lines: 5 – feet**
   c. **Wetlands: 75 feet**
8. **Provision of a storm water management plan meeting City and Carver County WMO standards.**

Motion to recommend approval of the zoning ordinance amendment (ZOA) to the Planned Industrial District (PID-10) based on the draft ordinance.

ORDINANCE NO. 1009

MOTION BY COUNCILMEMBER _____ , SECOND BY COUNCILMEMBER _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 1009 FOR THE PLANNED INDUSTRIAL DISTRICT (PID-10) BY MODIFYING REGULATIONS FOR PID-10 ~~AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA~~

WHEREAS, the preliminary request includes a preliminary site & building plan that contemplates the construction of a new municipal services building totaling approximately 148,000 square feet at 4501 Creek Road, and a new fuel island on Outlot B

WHEREAS, the preliminary request includes a zoning ordinance amendment to the PID-10 district for the following:

1. Amend the graphic exhibits
2. Amend the permitted use for Lot 1, Block 1
3. Amend the building setbacks to include setback from residential
4. Amend the use for Outlot B

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Rural Residential (RR-2) and Open (O) zoning districts and rezoned to Planned Industrial District No. 10 (PID-10) for all of:

Block 1 of the Chaska Club West Industrial

Section II. Exhibits. The ~~Preliminary Plat and~~ Preliminary Site/Building Plans for the Municipal Services Building (MSB) ~~Chaska Creek Industrial Phase 3 (aka Chaska Club West Industrial)~~ shall serve as the basis for guiding the development area. The ~~Preliminary Plat and~~ Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

~~i. Title Sheet (pg C1.01), prepared by Sambatek, dated January 4, 2022~~
~~ii. Existing Conditions Plan (pg C2.01), prepared by Sambatek, dated February 22, 2022~~
~~iii. Site Plan (pg C3.01), prepared by Sambatek, dated February 23, 2022~~
~~iv. Site Plan – Proof of Parking (pg C3.02), prepared by Sambatek, dated February 23, 2022~~
~~v. Grading Plan (pg C4.01), prepared by Sambatek, dated February 23, 2022~~
~~vi. Grading Plan Notes (pg C4.02), prepared by Sambatek, dated February 23, 2022~~
~~vii. Grading Plan – Future Road Improvements (pg C4.03), prepared by Sambatek, dated February 23, 2022~~

~~viii. Erosion Control Plan – Phase I (pg C5.01), prepared by Sambatek, dated February 23, 2022~~
~~ix. Erosion Control Plan – Phase II (pg C5.02), prepared by Sambatek, dated February 23, 2022~~
~~x. Erosion Control Plan – Notes (pgs C5.03-5.04), prepared by Sambatek, dated February 23, 2022~~
~~xi. Erosion Control Plan – SWPPP (pgs C5.05-5.06), prepared by Sambatek, dated February 23, 2022~~
~~xii. Utility Plan (pg C6.01), prepared by Sambatek, dated February 23, 2022~~
~~xiii. Detail Plan (pgs C9.01-9.04), prepared by Sambatek, dated February 23, 2022~~
~~xiv. Landscape Plan (pg L1.01), prepared by Sambatek, dated February 23, 2022~~
~~xv. Shrub Plan (pg L1.02), prepared by Sambatek, dated February 23, 2022~~
~~xvi. Landscape Details and Notes (pg L1.03), prepared by Sambatek, dated February 23, 2022~~
~~xvii. Screening Exhibit Plan (pg L1.04), prepared by Sambatek, dated February 22, 2022~~
~~xviii. Landscape Screening Exhibit (pg L1.03), prepared by Sambatek, dated December 30, 2021~~
~~xix. Photometric Plan, prepared by Pulse, dated February 6, 2022~~
~~xx. Truck Turning Exhibit (pg EX1.02), prepared by Sambatek, dated February 22, 2022~~
~~xxi. Preliminary Plat, prepared by Sambatek, dated March 16, 2022~~
~~xxii. Preliminary City Submittal – Conceptual Floor Plan, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxiii. Preliminary City Submittal – Conceptual 3D Images, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxiv. City Submittal – Exterior Elevations, prepared by Mohagen Hansen, dated January 3, 2022~~
~~xxv. City Submittal – Exterior Materials, prepared by Mohagen Hansen, dated January 3, 2022~~
i. Title Sheet (G001), prepared by Oertel Architects, dated September 19, 2025
ii. Main Floor Plan (A101), prepared by Oertel Architects, dated October 8, 2025
iii. Roof Plan (A103), prepared by Oertel Architects, dated October 8, 2025
iv. Building Elevations (A301 pgs 1-2)), prepared by Oertel Architects, dated October 8, 2025
v. Existing Conditions Plan (C100), prepared by SRF, dated October 8, 2025
vi. Site Plan (C200), prepared by SRF, dated October 8, 2025
vii. Sign Plan (C201), prepared by SRF, dated October 8, 2025
viii. Street Signage & Traffic Control Plan (C202), prepared by SRF, dated October 8, 2025
ix. Snow Storage Plan (C203), prepared by SRF, dated October 8, 2025
x. Grading Plan (C300), prepared by SRF, dated October 8, 2025
xi. Utility Plan (C400), prepared by SRF, dated October 8, 2025
xii. Truck Turning Movements (TM1-TM8), prepared by SRF, dated October 8, 2025
xiii. Tree Preservation Plan (C101), prepared by SRF, dated October 8, 2025
xiv. Landscape Title Page (L001), prepared by HKGi, dated October 30, 2025
xv. Planting Plan (L101), prepared by HKGi, dated October 30, 2025
xvi. Planting Details (L201), prepared by HKGi, dated October 30, 2025

xvii. Electrical Site Plan Photometric (E002), prepare by Emanuelson-podas, dated October 8, 2025
xviii. Architectural Renderings (pgs 1-15), prepared by Oertel Architects, undated
xix. Site Sections (pgs 1-4), prepared by Oertel Architects, undated

Section III. PID-10 District Regulations. Permitted uses and regulations applicable to the PID-10 District shall be as follows:

A. Intent. The intent of the PID-10 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'.

B. Permitted Uses.

1. Lot 1, Block 1, Chaska Club West Industrial: Municipal Services Building, Office and manufacturing/warehousing facilities, not including distribution centers.

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

1. Off-street parking and loading facilities as regulated by Section 15.28.0309 of the Zoning Ordinance;
2. Signs as regulated by Section 15.32.08010 of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1, Chaska Club West Industrial:
        i. For businesses sharing the same façade, the same or a similar method of sign design must be used for all parties desiring to place a sign on the façade.
        ii. Wall signs cannot be internally illuminated on the west and south facades.

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

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet

3. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance Section 15.28.250, provided that:
    a. All wall mounts are located no higher than 18 feet above grade.
    b. All pole lights are located no higher than 25 feet above grade.

E. Outlots

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

a. Outlot A: open space to be owned by the current property owner
b. Outlot B: Fuel island area and stormwater ponding to be owned by the City of Chaska
c. Outlot C: future collector road to be owned by the City of Chaska

all in the plat of Chaska Club West Industrial, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th ~~21st~~ day of November~~March~~, 2025~~2~~.

_____

Taylor Hubbard~~Mark Windschitl~~,
Mayor

Attest: _____
Deputy Clerk

PROJECT NARRATIVE

Preliminary Site Plan Submittal

CITY OF CHASKA
PUBLIC WORKS FACILITY

Oertel Project No. 25-07

4501 CREEK ROAD
CHASKA, MN 55318

ARCHITECT:
Oertel Architects, Ltd
1795 St. Clair Avenue
St. Paul, MN 55105

OERTEL ARCHITECTS

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Intended Use:

The new Chaska Municipal Services facility will be a central operations hub for the City's infrastructure maintenance operations departments. This new facility will provide staff with an appropriately sized and equipped facility to meet the rigorous needs of maintaining and developing Chaska's current and growing infrastructure, such as streets, parks, water and sewer utilities and electrical utilities. The high level of service already provided by these work groups to the citizens of Chaska, will be enhanced and well supported by this new facility. The current facility will remain in operation and key component of Municipal Service operations, but space at that facility for the purpose of supporting daily operations is lacking in the ability to store and handle equipment, provide adequate workspace for all staff, accommodating meeting and collaborative work activities, and provide the amenities necessary to recruit and retain today's workforce.

Chaska has a small town character with large city growth and service demands. The city's maintenance departments work tirelessly to keep that small town character alive and central to life in Chaska, while allowing the city to grow and develop. As the city grows, streets are constructed, improved and maintained to provide accessible flow to neighborhoods and commercial and industrial centers. This facility will house all major equipment for snow removal, road construction and maintenance to keep that traffic flowing and keep neighborhoods connected. As the city ages and grows, the underground infrastructure of water and sanitary sewer services needs to be constructed, updated and maintained. This also includes treatment of local drinking water for residents and commercial and industrial occupants. This facility will house the equipment needed to respond to emergency repairs and maintenance, as well as continued required maintenance. Chaska has well defined and connected green spaces throughout the city that contribute to the small town character and livable neighborhoods that people desire when living and moving to Chaska. This new facility will support the team of people that work to maintain and enhance those green spaces such as parks and boulevards, as well as maintaining all city owned and operated facilities within the community. Chaska is also one of the unique municipalities that owns and operates their own electrical utility. This facility will also house that operational department, including all equipment used to maintain and respond to emergency activities, and provide customers with equipment and service for their consumption of Chaska delivered electricity. Finally, this facility will house an equipment and vehicle maintenance function that will make sure all equipment that is responsible for the maintenance of the city, as well as all equipment that is necessary to respond to any emergency, through Public Works or Public Safety, is maintained and in working order to meet those needs and protect the investment the city has made in all equipment.

As a city owned and operated facility, this is intended to be a one-tenant facility for the life of the building. The programming and design of the facility is meant to adapt with changing and emerging technologies related to the service and maintenance of municipal infrastructure. The design includes long-span structure to enclose a large volume of space to ensure that the openness and usability of the space is adaptable to not immediately necessitate improvements as service delivery changes for Municipal Services develop. While the space is designed around vehicles and equipment, there is an emphasis on designing around the people who operate and maintain that equipment. As such, integration of daylighting features and building space articulation is important for the experience of the building by staff. This approach ensures that the facility is supporting the goals of supporting the health, safety and wellbeing of Chaska's staff.

Project Materiality:

The project construction and materiality is based in robust, resilient materials that while they are industrial in nature, are used in a facility operationally appropriate way to facilitate building life and aesthetic character. The primary building wall enclosure material will be an architectural precast concrete wall panel. These wall panels will be based on 12' wide modules and feature both limestone / buff color material coloring and dark granite / charcoal material coloring to create façade character on all sides of the project. There will also be some featured

locations along the Creek Road elevation, that incorporate precast wall panels with a Chaska Brick blend embedded in the wall panel to create visual character, and along with a structural articulation and incorporation of window features, break-up the street facing façade. Where vehicles interact with the building, the precast wall panels provide durable wall structure that can resist potential impacts and have a better potential to allow periodic building cleaning. Where people interact more with the building than vehicles, specifically at the administrative area, the building enclosure will feature more tactile finishes, such as the Chaska Brick blend, a unitized prefinished metal wall tile, and large sections of glazed wall. These material choices create visual character, while providing durable, long life exterior finishes requiring minimal maintenance.

Site Lighting:

Chaska Municipal Services is an operation that has normal working hours, and emergency response work hours as required by snow events, summer storms or other work requirements. As such, site lighting is an operational requirement for safety and security of staff and equipment. This project will become a central hub for all municipal services, while exterior site operations will remain at the current, existing municipal services facility. Because of that operational procedure, site lighting at this project will be strictly for circulation safety and security. Open pavement area is meant strictly for vehicle circulation, not day to day exterior workflows. Site lighting is primarily located around the perimeter of the paved area, with LED dark-sky compliant down-lighting, that is pole mounted to distribute light only where it is needed for operational safety. There is building mounted wall-pack lighting at specific locations for egress requirements and operational safety. All site lighting is designed with cut-off light throw patterns so footcandle levels to not spill over property lines. All lighting is focused down toward the operational ground plane, so there is no direct sky focused lighting. Building mounted signage, specifically City of Chaska logo signage, will be lit and located on the public facing façade to establish identity of the site.

Building Aesthetics, Community Contextualism and Pedestrian Scale:

The building aesthetic and programming understands the size of the site and the size of the physical building and considers how this new volume is viewed and creates external space. As previously noted, the Creek Road elevation is an incredibly important façade as the primary public face. The property along Creek Road will also feature an extension of the pedestrian sidewalk. The design has considered the length of this building's façade by breaking the vertical face of this elevation up with three design interventions that provide building height articulation and material change. Combining these material changes with the new sidewalk and landscape planning creates opportunities for pedestrians to pause along this façade. While gathering along Creek Road is not an operational goal, there are opportunities for neighbors to pause and meet along this pathway. Additionally, sidewalks are created along the southern extension of the roundabout, which is the operational site access point. While the site is secure for operational staff, providing additional pathway for both public pedestrian traffic and operational staff pedestrian use helps dictate how landscaping is featured along these public ways, and where building materials of the administrative area are articulated and featured.
This facility will also be viewable from the intersection of Engler and Chaska Creek Boulevard, as well as the Highway 212 overpass of Creek Road. Knowing these view corridors are present, the building functionality helped dictate where volumes and features were created simple, articulate building views from distance and at speed to provide a building and community identity.

Sustainable Initiatives:

For this project, a design imperative to include practical sustainability was a guiding force for sustainable design decisions and feature incorporations. The first key component of practical sustainability was to incorporate daylight into both user centric and utilitarian areas wherever possible. This integration of daylight reduces energy demand for daytime lighting, but also contributes to employee health and wellbeing. By integrating daylight into utilitarian areas, building cleanliness is monitored and maintained, while reducing the need for larger scale maintenance projects, reducing the demand for additional construction or remediation resources. Another practical sustainable design feature is designing the building envelope to consider air control and reduction on energy loss. By increasing insulation values, increasing air control layers, and incorporating high-speed vehicle doors, the building is modeled to use less total energy that other comparable industrial buildings of this nature and construction typology. In addition, the building is designed to be adaptable and resilient over time. Construction activities use high levels of resources and cause waste. The initial design of this building is to accommodate for growth and operational adaptability, to reduce the need for future augmentations that could create material and resource wastes. The building materials selected are durable and modular, with the emphasis on using only the amount of materials that are necessary for the principal construction to reduce total potential construction waste. Additional to these passive and practical design approaches, the project will also incorporate active solar devices to help reduce total electrical demand. The solar array will be primarily roof mounted, to generate at a minimum 40kw of power, with potential for much more as part of this project or in the future. The incorporation of this active renewable energy product, while also specifying and designing around building systems that are high-efficiency with ease of maintenance lead to an overall practical inclusion of sustainable strategies approach to the project.

Preliminary Plan Submittal Meeting Conceptual Plan Conditions

As part of this submittal, Oertel Architects and SRF Consulting Group met with Chaska Planning staff to review the conditions from the Conceptual Plan submission to be addressed within this Preliminary submittal.

During that discussion, we reviewed commentary on the existing property and platting of the outlots associated the primary lot property, the necessity of an existing tree survey, given the prior development of the site, the review of the “public” parking area and associated noted potential pull-throughs, the number of parking stalls, vehicle turning exhibits, and coordination with city engineering regarding Creek Road reconstruction and future stormwater designs.

The section below states the condition / intent of the condition from the Conceptual Site Plan submittal as a **CONDITION**, with the result as illustrated within the Preliminary Site Plan or as a result of our discussions with staff as ACTION.

CONDTION:

Provide a Tree inventory and preservation plan.

ACTION:

Because the site was previously developed prior to acquisition by the City of Chaska for this project, there are no trees located within the site boundary. There are wooded areas and sensitive slopes, and those are noted on the civil site plans to be maintained and undisturbed as a “preservation plan”. As no existing trees of significance are present, there is no tree inventory or preservation details noted. Preservation approach for maintaining existing wooded areas are noted on civil site plans.

CONDITION:

Screening along the southern edges of the property, similar to Chaska Club West approval. Need to illustrate quantity and type of plantings at Preliminary Submittal.

ACTION:

Updated landscaping plans provide with this submittal include additional landscaping features at multiple locations on site.

CONDITION:

Stormwater plans, in coordination with City Engineering requirements shall be submitted.

ACTION:

Stormwater plans, reviewed with City Engineering staff for this site and current roadway improvements are included within this submittal.

CONDITION:

Verify vehicle turning and access (fire trucks). City planning staff provided the vehicle exhibit for use in the turning study.

ACTION:

A vehicle turning and access diagram is provided within this package.

CONDITION:

Lighting plans in conformance with city code shall be provided.

ACTION:

A site photometric plan is provided within this submittal.

CONDITION:

Fencing specifications to be provided.

ACTION:

Fencing at this site is limited to three secure points where there is a powered gate for vehicle security access. The fence type and height is identified on the provided plans.

CONDITION:

Parking plans shall provide at a minimum, proof of parking to 118 total parking spaces. This should also include dedicated spaces for visitor parking. Review parking : landscaping relationship (islands and peninsulas)

ACTION:

Updated parking plans illustrate a main lot near the main site entry, that includes staff and visitor parking, as well as ADA required parking and access aisles. The current parking plan provides proof to a minimum of 118 spaces. Islands and peninsulas are required to provide parking area shade, and planting along the western site edge provides this already.

CONDITION:

Sidewalk extensions along Creek Road and Chaska Creek Boulevard.

ACTION:

These items are shown on revised drawings.

CONDITION:

Dead-end drives in parking lot.

ACTION:

The main parking lot only contains one dead-end driveway as a result of the area revision. In review with Chaska Operational Staff, the necessity of a preferred drive through was opposed by operational staff to reduce potential personal vehicle and operational vehicle traffic interactions.

CONDITION:

Preliminary platting is/was required.

ACTION:

Preliminary platting was determined and confirmed that the property does not need to be platted. There will be a need to amend the zoning of PID-10 for the use of the associated Outlot(s), but that becomes a city planning staff administrative Zoning Ordinance Amendment request to occur within the planning process.

CONDITION:

Building Materials and Typologies for exterior elevations.

ACTION:

Exterior elevations provided with this submittal illustrate the type of exterior finish, category of that finish and percentage of the elevation and percentage of the total exterior wall area.

CONDITION:

Verify Solar Array information

ACTION:

Solar Array intent is to be roof mounted on the main building. Exact size is still being determined with design engineering.

CONDITION:

Illustrate on a site plan, all building setbacks, easements, etc.

ACTION:

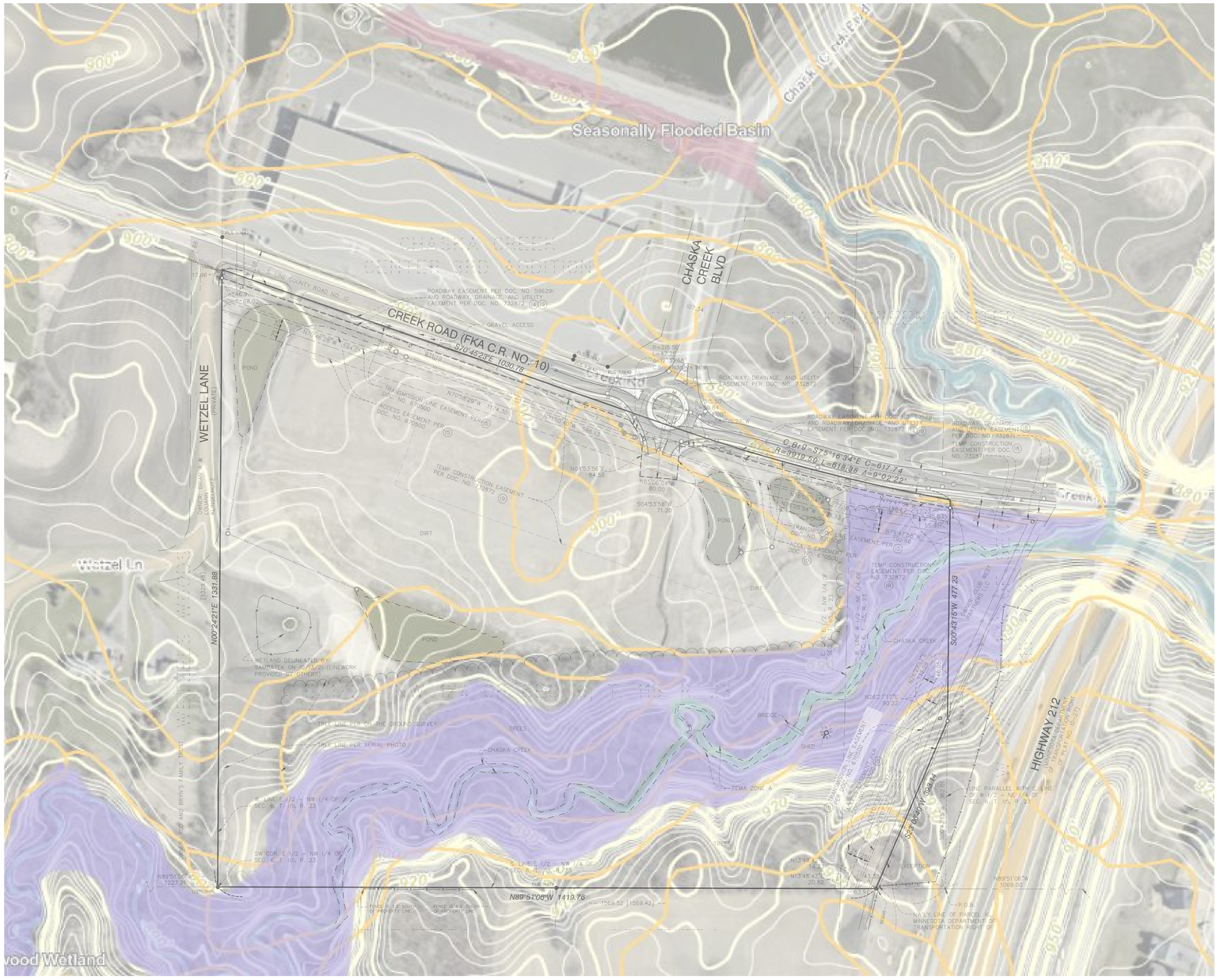
Setback conditions are all illustrated on the provided civil site drawings.

Not for Construction

CITY OF CHASKA

MUNICIPAL SERVICES BUILDING

4501 CREEK ROAD, CHASKA, MN 55318
ARCH. PROJECT NO. 25-07



Not for Construction

Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
Project Status

OERTEL ARCHITECTS
NOT FOR CONSTRUCTION
PRELIMINARY
ST. PAUL MINNESOTA

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: ANDREW COOPER

46485
LICENSE #

09/19/2025
DATE

SHEET NAME:

TITLE

REVISIONS:

No.	Date	Description

25-07
PROJECT NUMBER

09/19/2025
DATE

Author
DRAWN BY

Checker
CHECKED BY

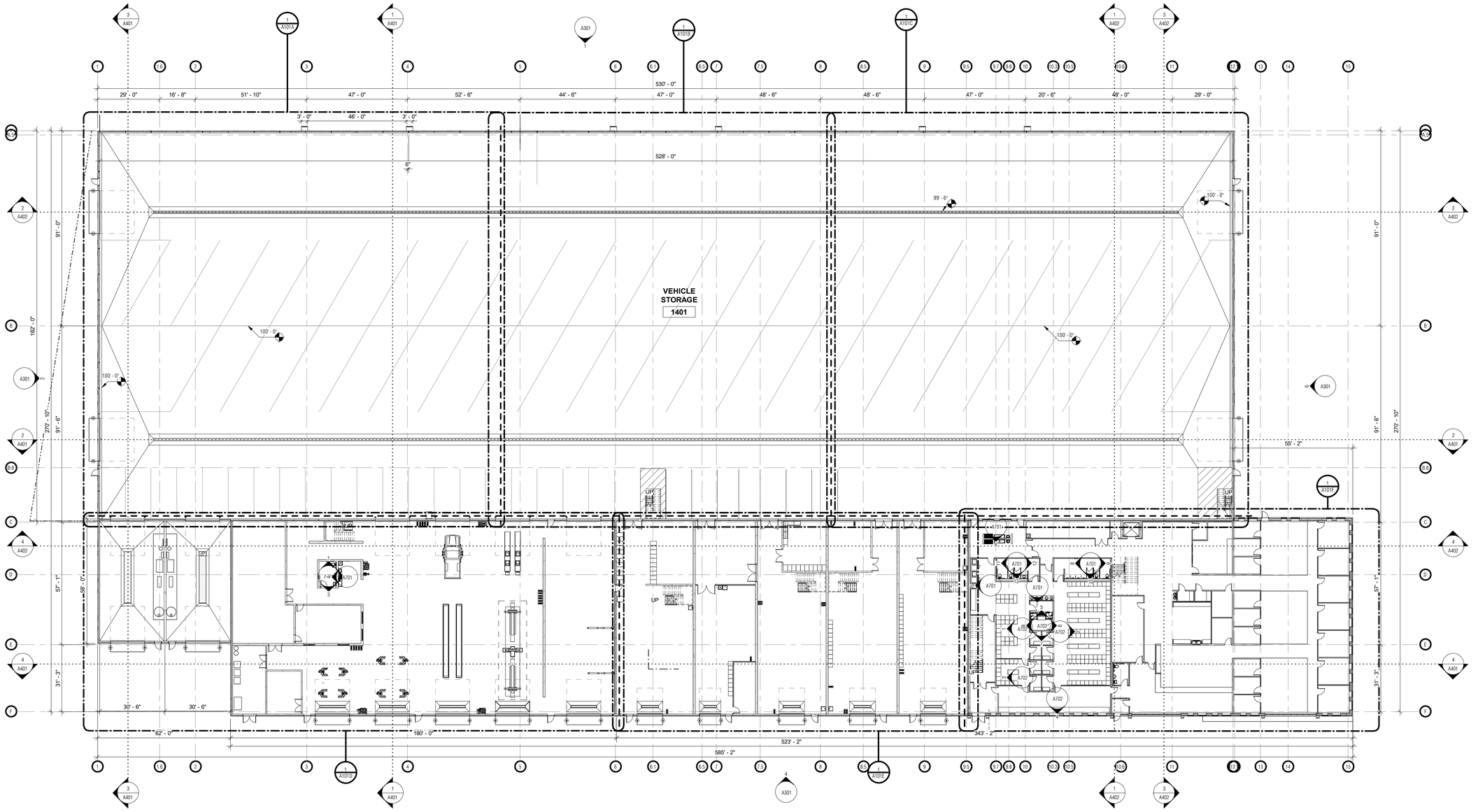
SHEET NO:

G001

© 2020 COPYRIGHT OERTEL ARCHITECTS. ALL RIGHTS RESERVED

Not for Construction

Not for Construction



1 MAIN FLOOR PLAN
1" = 20'-0"

NORTH

OA WALL SCHEDULE

TYPE	GRAPHIC	CONSTRUCTION ASSEMBLY SURFACE 1	CORE	SURFACE 2	TOTAL THICKNESS	FIRE RATING	UL LISTING	HEAD	BASE	STC	NOTES
					<varies>						
A			12" BLOCK	PLAIN	11 5/8"	-					ELECTRICAL CONDUIT SHALL BE EMBEDED WITHIN WALL - COORDINATE WITH REINFORCEMENT REQUIREMENTS
B			8" BLOCK	PLAIN	7 5/8"	-					ELECTRICAL CONDUIT SHALL BE EMBEDED WITHIN WALL - COORDINATE WITH REINFORCEMENT REQUIREMENTS
D		5/8" GYP BD	3 5/8" METAL STUD	5/8" GYP BD	4 7/8"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
E		5/8" GYP BD	3 5/8" METAL STUD	-	4 1/4"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
F		5/8" GYP BD	6" METAL STUD	5/8" GYP BD	7 1/4"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
G		5/8" GYP BD	6" METAL STUD	-	6 5/8"	-					MOISTURE RESISTANT GYP BD AT WET LOCATIONS
H			12" PRECAST PANEL		1' - 0"	-					SURFACE MOUNTED ELECTRICAL CONDUIT AND BOXES

CLIENT:

City of Chaska

OA OERTEL ARCHITECTS

CONSULTANT:

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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SIGNATURE: ANDREW COOPER

46485 LICENSE #

10/01/2025 DATE

SHEET NAME:

MAIN FLOOR PLAN

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER

10/08/2025 DATE

Author DRAWN BY

Checker CHECKED BY

SHEET NO:

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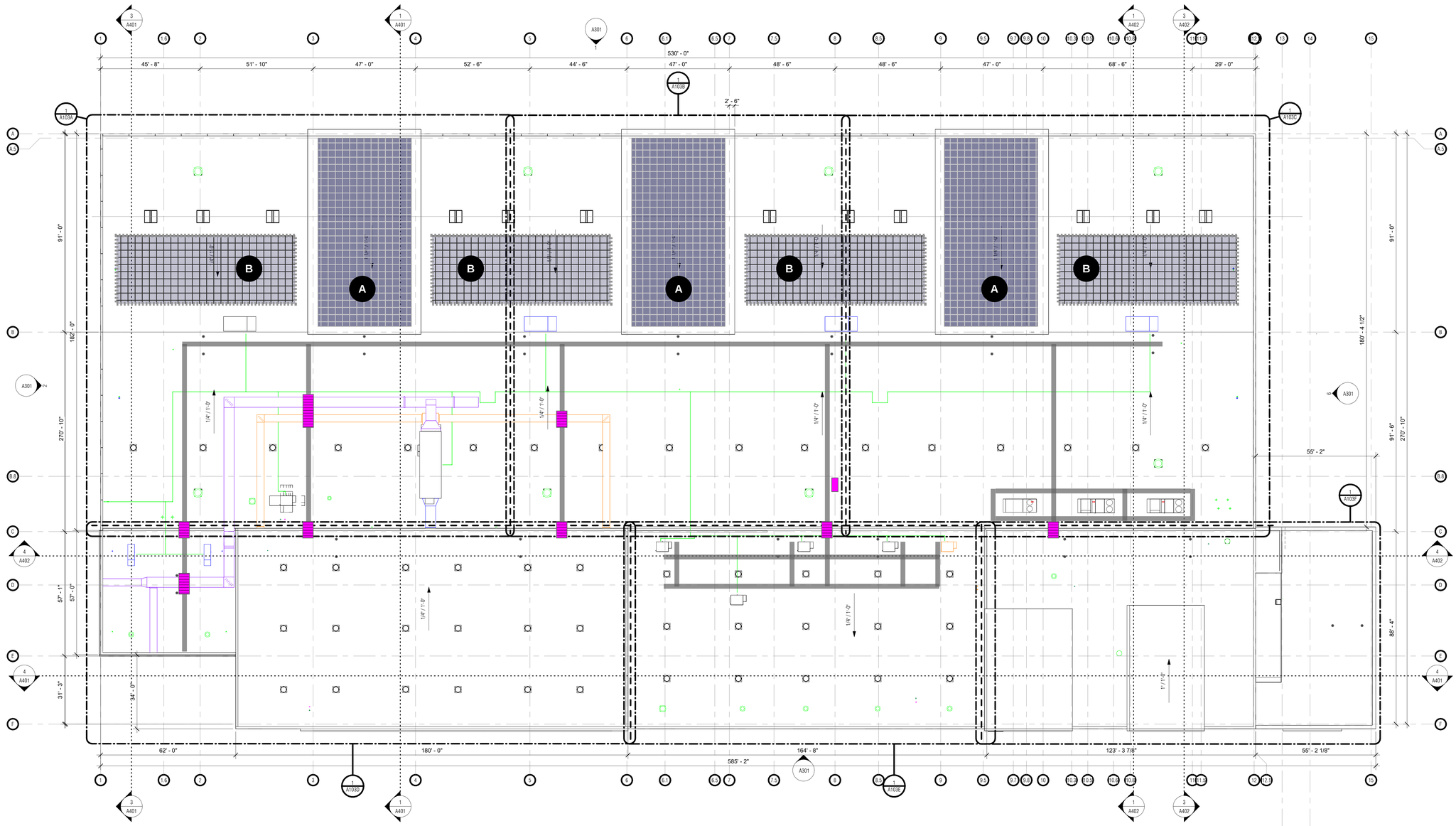

1 T.O. VEHICLE STORAGE ROOF PLAN
1" = 20'-0"

NORTH

A INITIAL INTENT FOR ROOF MOUNTED SOLAR ARRAY. EACH SECTION IS APPROXIMATELY 3,600 SF AND WOULD GENERATE ~40kW. PLANNED AS FUTURE INSTALLATION PROJECT.
PANEL INSTALLATION IS A FRAMING MOUNTED SYSTEM ON A SLOPED ROOF, ANTICIPATED BETWEEN 12" AND 18" IN HEIGHT ABOVE THE ROOF PLANE. ANGLE OF PANELS TO BE DETERMINED BY INSTALLER.

B SECOND PHASE OF ROOF MOUNTED SOLAR PANELS. EACH SECTION IS APPROXIMATELY 2,500 SF AND WOULD GENERATE ~30kW.
PLANNED AS SECOND PHASE OR AS FUNDING AND GRANTS ALLOW, WITH INITIAL INSTALLATION.
PANEL INSTALLATION IS A FRAMING MOUNTED SYSTEM ON A SLOPED ROOF, ANTICIPATED BETWEEN 12" AND 18" IN HEIGHT ABOVE THE ROOF PLANE. ANGLE OF PANELS TO BE DETERMINED BY INSTALLER.

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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SIGNATURE: ANDREW COOPER

46485 LICENSE #
10/08/2025 DATE

SHEET NAME:
ROOF PLAN

REVISIONS:

No.	Date	Description

25-07 PROJECT NUMBER
10/08/2025 DATE
Author DRAWN BY
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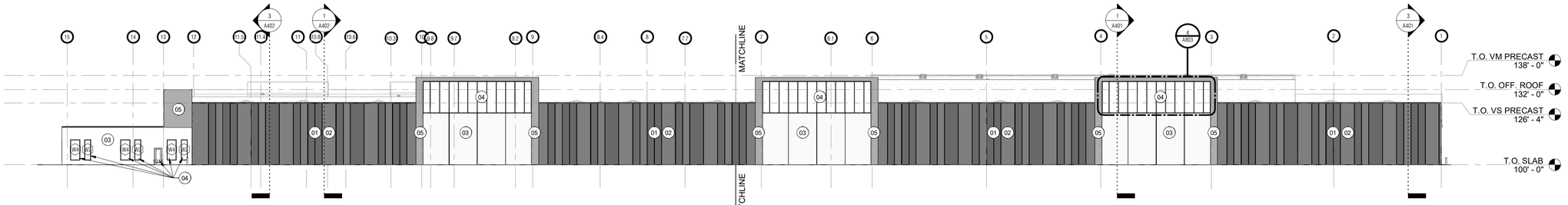
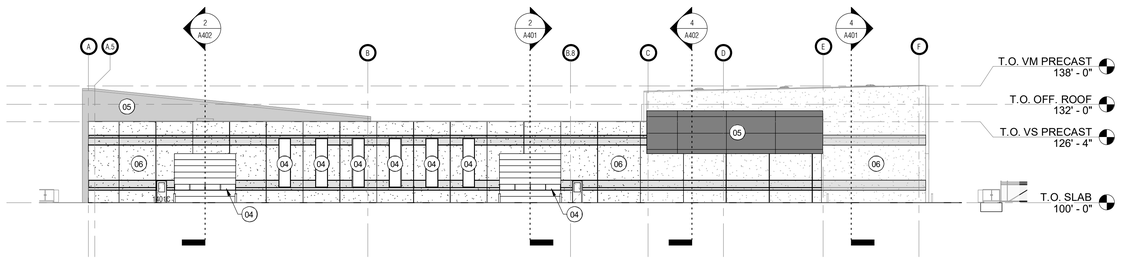
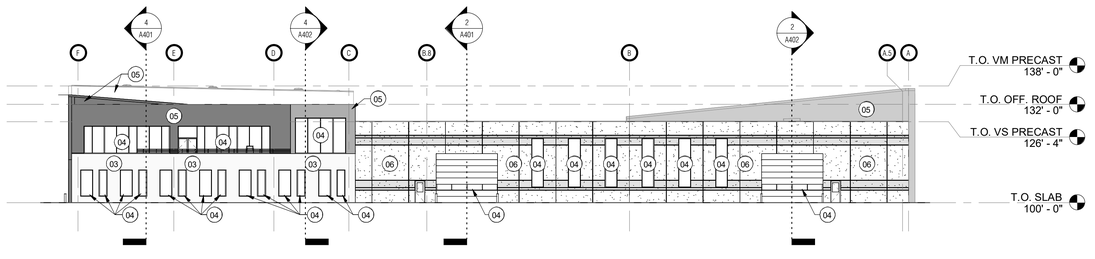


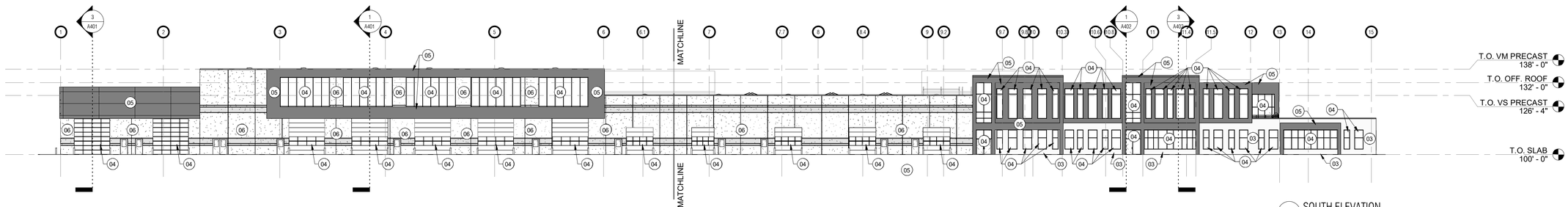
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"



6 EAST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"

EXTERIOR FINISH MATERIALS

NORTH FACE

CLASS I - 6,882 SF
- 03 - BRICK - 3,713 SF
- 04 - GLASS - 2,061 SF
- ARCHITECTURAL METAL PANEL - 1,108 SF

CLASS II - 9,847 SF
- ARCHITECTURAL PRECAST - 9,847 SF
  - 01 - EXPOSED AGGREGATE - DARK GRAY
  - 02 - LIGHT SAND BLAST - DARK GRAY

CLASS III - O SF

EAST FACE

CLASS I - 7,844 SF
- 03 - BRICK - 4,753 SF
- 04 - GLASS - 1,574 SF
- 05 - ARCHITECTURAL METAL PANEL - 1,517 SF

CLASS II - 3,675 SF
- ARCHITECTURAL PRECAST - 3,675 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

SOUTH FACE

CLASS I - 9,196 SF
- 03 - BRICK - 1,184 SF
- 04 - GLASS - 3,935 SF
- 05 - ARCHITECTURAL METAL PANEL - 4,077 SF

CLASS II - 6,660 SF
- ARCHITECTURAL PRECAST - 6,660 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

WEST FACE

CLASS I - 1,842 SF
- 03 - BRICK 0 SF
- 04 - GLASS - 384 SF
- 05 - ARCHITECTURAL METAL PANEL - 1,458 SF

CLASS II - 6,314 SF
- ARCHITECTURAL PRECAST - 6,314 SF
  - 06 - SAND BLAST WITH EXPOSED AGGREGATE BAND - CREAM

CLASS III - 0 SF

TOTALS - 52,260 SF
- CLASS I - 25,764 SF
- CLASS II - 26,496 SF

PERCENTAGE OF CLASS I - 49.3% OF ALL BUILDING FACES

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CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

NOTES:
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MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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46485 LICENSE #

08/15/2025 DATE

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BUILDING ELEVATIONS

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10/08/2025 DATE

Author DRAWN BY

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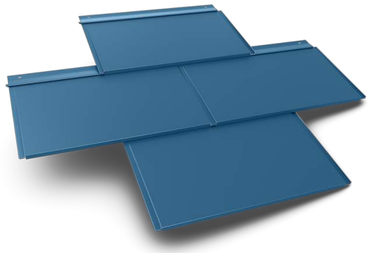
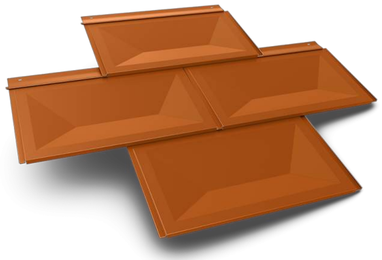
Flat Tile
Precision Series Metal Tile Systems



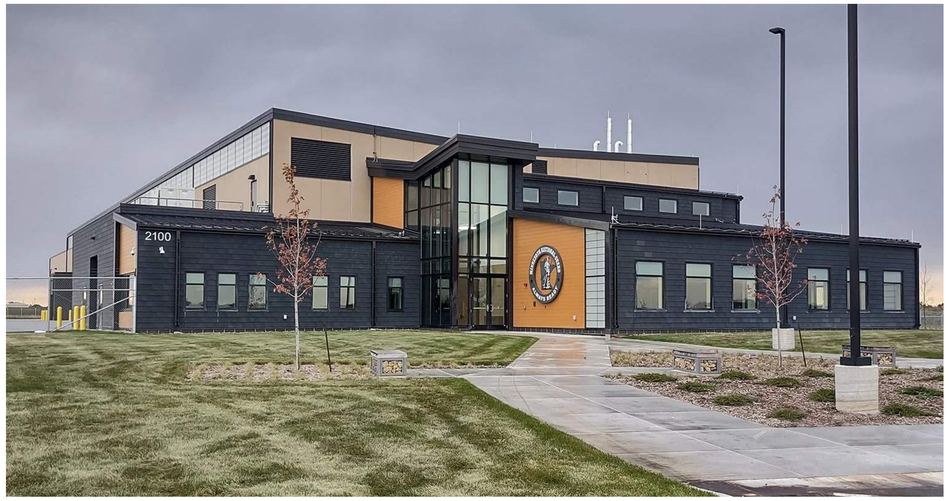
Cupped Tile
Precision Series Metal Tile Systems



Premium Color Finish
Black Ore

Proposed Panel Profiles and Color

Class I Material - Metal Panel



Class I Metal Panel Installation Example:
Minnesota National Guard Vehicle Maintenance Facility - New Ulm, MN; Oertel Architects

"Chaska" Blend
Endicott Golden Buff and Ivory Velour
*Modular and Faced Brick (in Architectural Precast) Applications

Class I Material - Brick

Mix Design I
Charcoal Color
Light Etch | Exposed Aggregate

Mix Design II
Limestons Buff Color
Sand Blast | Exposed Aggregate | Light Etch

Class II Material - Architectural Precast Concrete Wall Panel

Class II Charcoal Precast Panel Installation Example:
City of Andover Vehicle Maintenance and Cold Storage Facility

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Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

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08/15/2025 DATE

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BUILDING ELEVATIONS

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No.	Date	Description

25-07 PROJECT NUMBER
10/08/2025 DATE

Author DRAWN BY
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SHEET NO:
A301

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ROADWAY EASEMENT PER DOC. NO. 596291
AND ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

ROADWAY EASEMENT PER DOC. NO. 596291
AND ROADWAY, DRAINAGE, AND UTILITY
EASEMENT PER DOC. NO. 732872

CREEK ROAD

POND

TRANSMISSION LINE EASEMENT PER
DOC. NO. 670500

ACCESS EASEMENT PER
DOC. NO. 670500

S70°45'23"E 1030.78

931.19

927.34

N70°58'28"W 362.01

N70°58'29"W 1174.30

N71°10'40"W 386.13

643.51

17.96

46.92

65.02

25'

25'

S10°19'55"E
123.16

N04°53'56"E
84.52

N40°30'05"E
93.09

S00°11'10"E
83.93

N85°06'04"W
85.81

NRA 06°04'W
50.00

R=315.50
L=47.26
Δ=12°33'58"
C.Brg=N38°24'59"W

R=315.50
L=50.84
Δ=8°14'00"
C.Brg=S51°15'27"W

C.Brg=S75°16'34"E C=617.74
R=3919.50 L=618.38 Δ=9°02'22"

L=540.01 Δ=7°51'35"

N76°05'54"W 277.19

N76°05'54"W 278.73

N79°47'58"W
188.67

N79°47'58"W
192.66

17.28

35.63

55.91

25'

25'

STOCKPILE TO BE
REMOVED BY OTHERS
PRIOR TO CONSTRUCTION

BM#1
FOUND PROPERTY CORNER
N 158543.646
E 533564.583
ELEV: 912.56

N00°24'21"E 1331.88

N84°44'03"W 206.91

N24°45'00"W 230.83

WETLAND

POND

WETLAND DELINEATED
BY SAMBATEK ON
10/13/2021

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

CHASKA CREEK BLVD

R=1140.00 L=266.66 Δ=13°24'44"

S12°33'51"W
76.35

27.33

S18°26'52"W
119.79

N18°26'52"E
70.28

S83°51'34"W 551.27

N83°19'33"W 660.61

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

CHASKA CREEK

TREATMENT
BASIN

S00°43'15"W 477.23

EXISTING STOCKPILE TO
BE REMOVED BY OTHERS
PRIOR TO CONSTRUCTION
(NOT SHOWN)

30' STEEP SLOPE
BUFFER

30' STEEP SLOPE
BUFFER

LIMIT OF DISTURBANCE
FALLS OUTSIDE 30' STEEP
SLOPE BUFFER.

N73°29'21"E
66.11

N84°12'20"E
28.31

STEEP SLOPES

STEEP SLOPE
AREA

N26°27'17"E
90.22

N26°27'17"E
99.59

25'

25'

46.65

98.74

FEMA FLOODPLAIN
ZONE A

CHASKA CREEK

CHASKA CREEK

NATIONAL WETLAND INVENTORY
MAPPED WETLAND PF01A

ACCESS EASEMENT PER
DOC. NO. 670500

TRANSMISSION LINE EASEMENT
PER DOC. NO. 670500

N20°07'32"E 397.59

N20°07'32"E 397.59

S00°06'40"W 393.14

0 50 100 200
SCALE IN FEET

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN
DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

EXISTING CONDITIONS PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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SHEET NO:

C100

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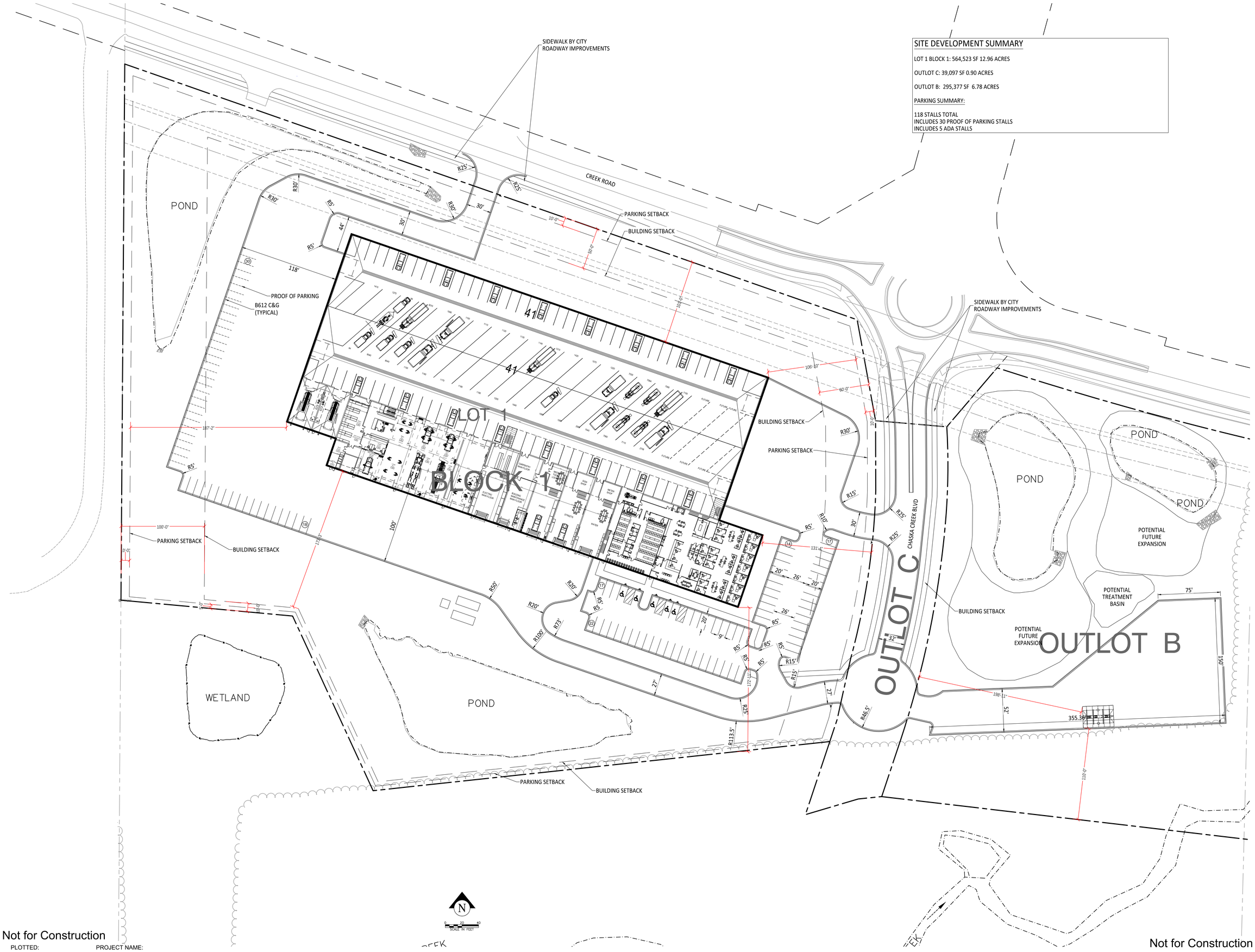

SITE DEVELOPMENT SUMMARY

LOT 1 BLOCK 1: 564,523 SF 12.96 ACRES

OUTLOT C: 39,097 SF 0.90 ACRES

OUTLOT B: 295,377 SF 6.78 ACRES

PARKING SUMMARY:

118 STALLS TOTAL
INCLUDES 30 PROOF OF PARKING STALLS
INCLUDES 5 ADA STALLS

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PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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NOTES:
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MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

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SITE PLAN

REVISIONS:

No.	Date	Description

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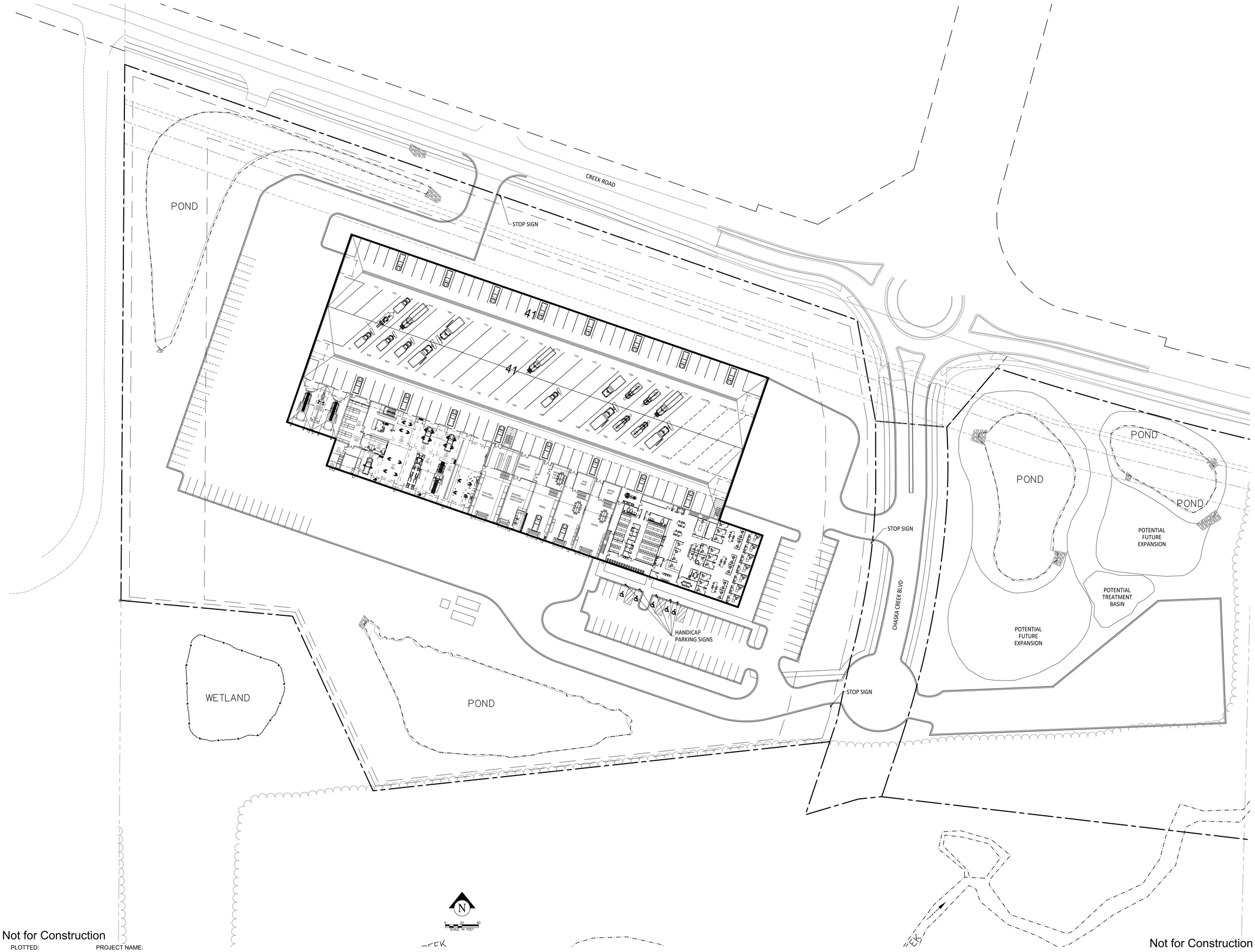

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

SIGN PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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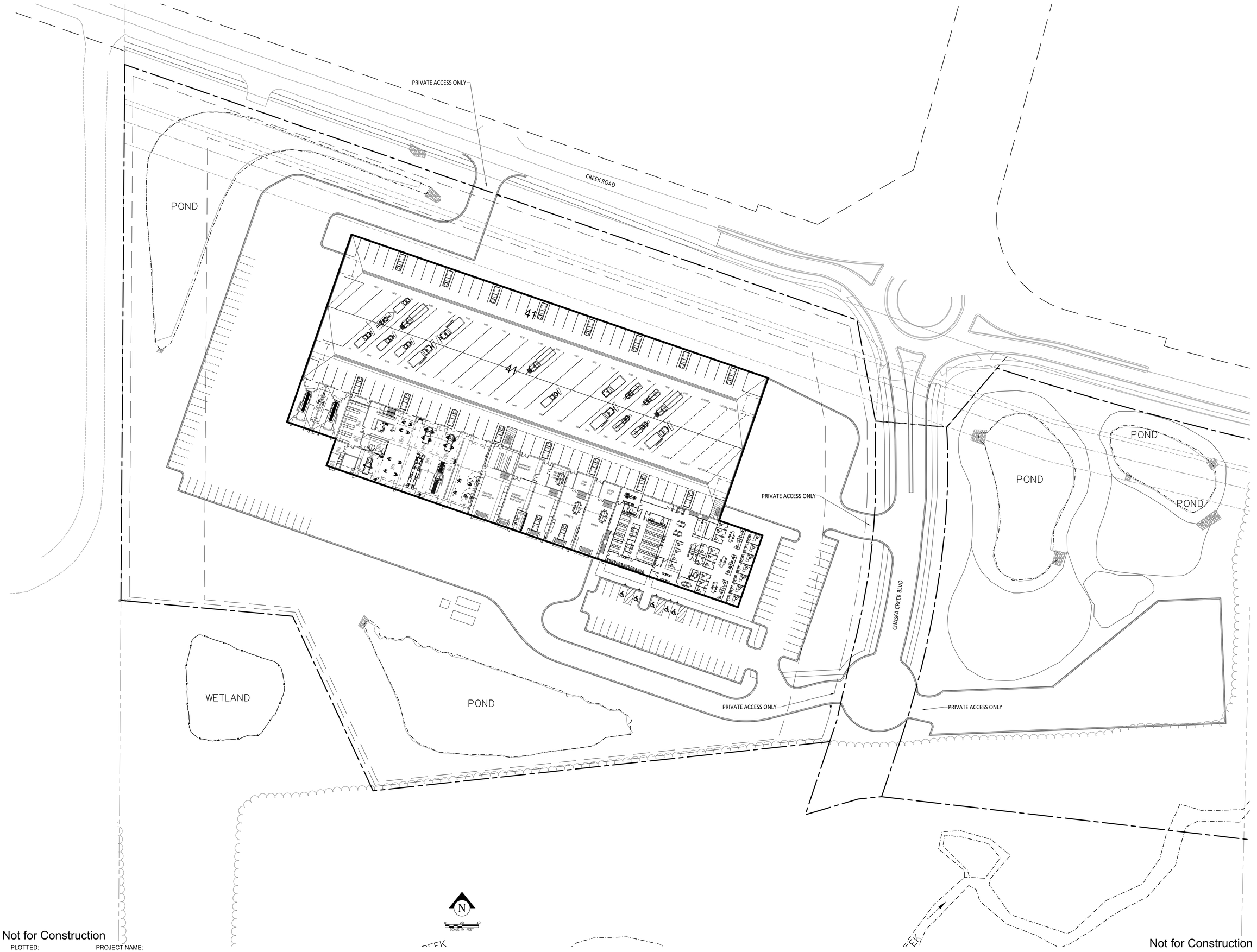

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

STREET SIGNAGE & TRAFFIC CONTROL PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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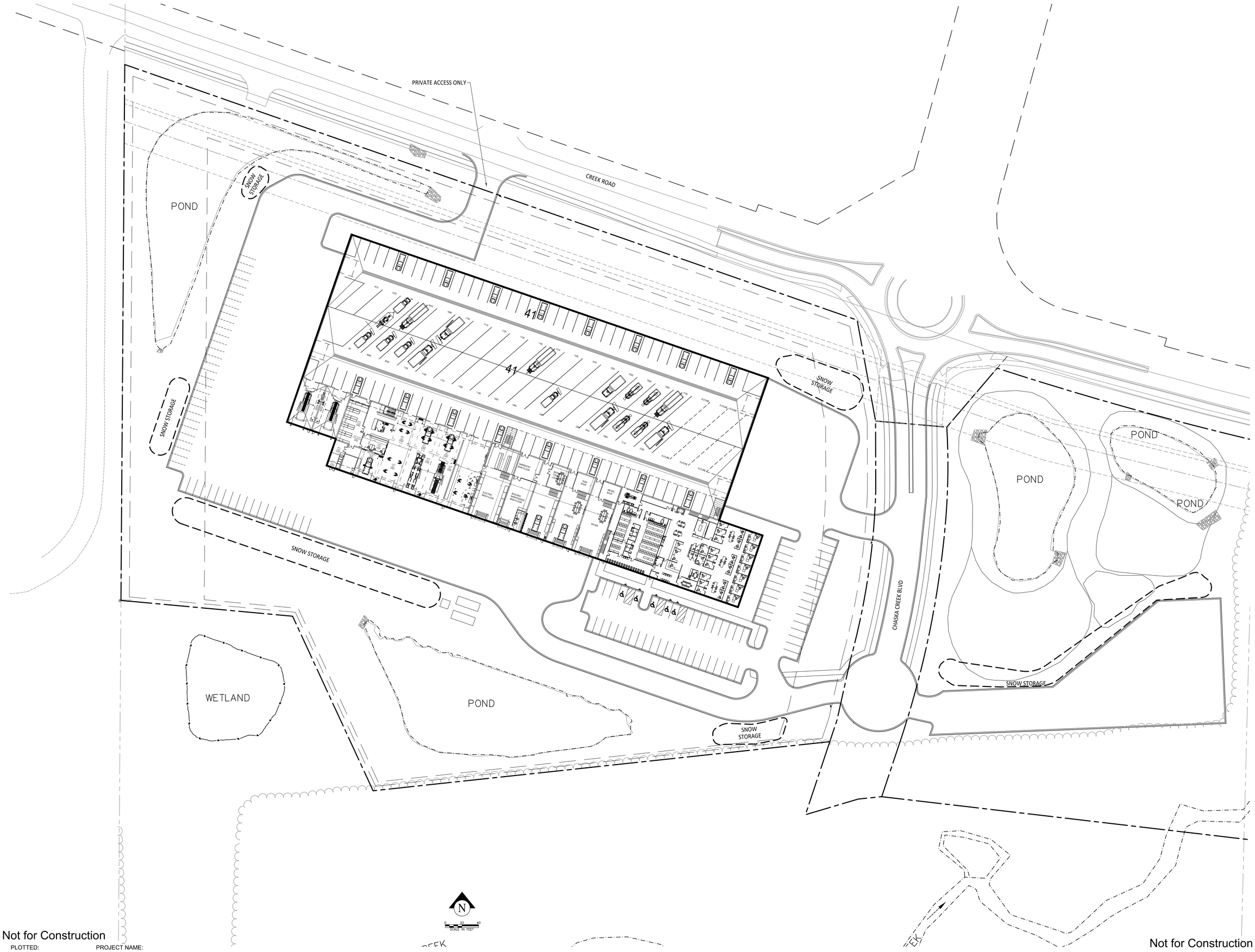

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PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

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4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

SNOW STORAGE PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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SHEET NO:

C203

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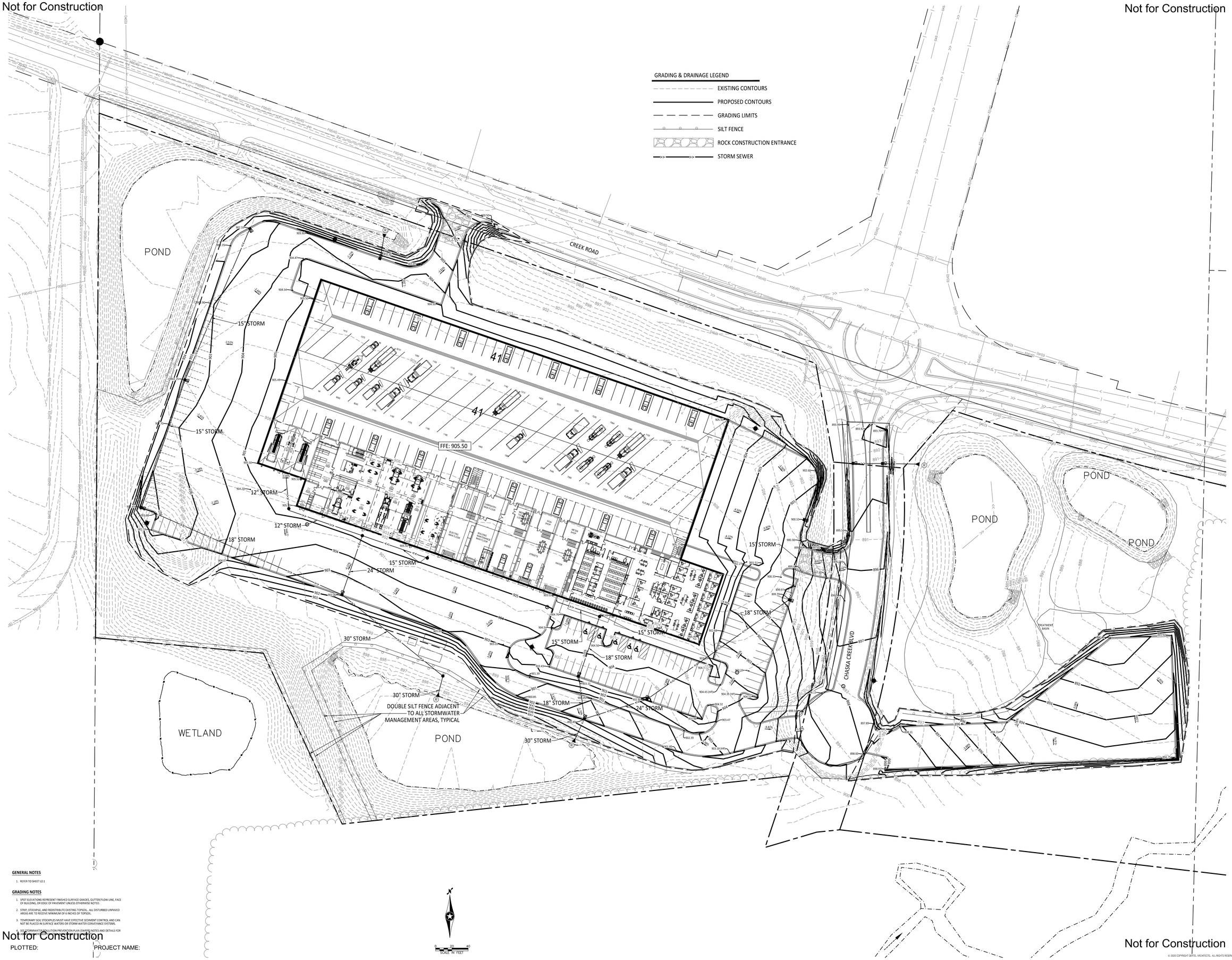

GENERAL NOTES

1. REFER TO SHEET L0.1

GRADING NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. STRIP, STOCKPILE, AND REDISTRIBUTE EXISTING TOPSOIL. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOPSOIL.
3. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS.
4. SEE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

Not for Construction

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

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SIGNATURE: MICHAEL C. AARON

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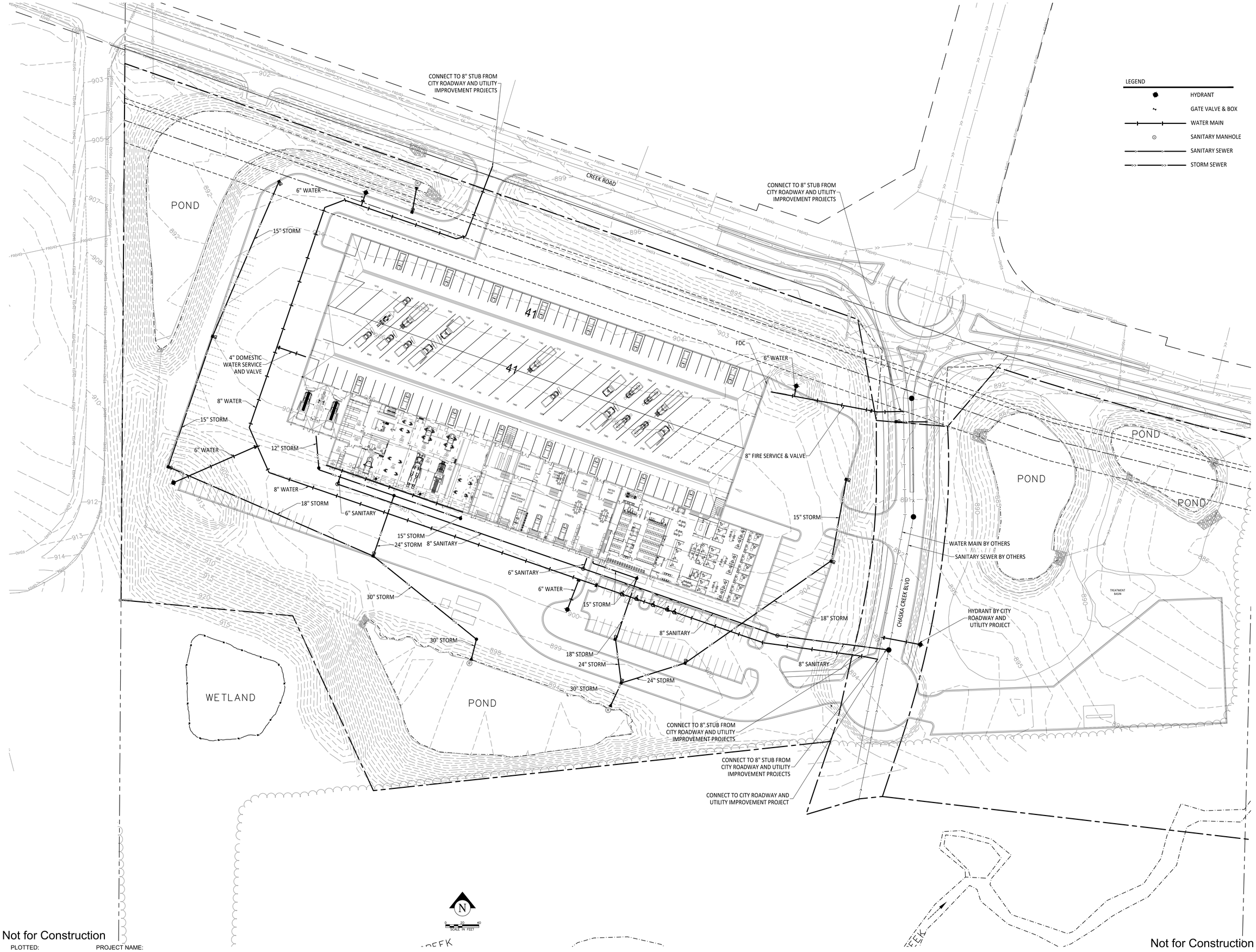

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CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

UTILITY PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

C400

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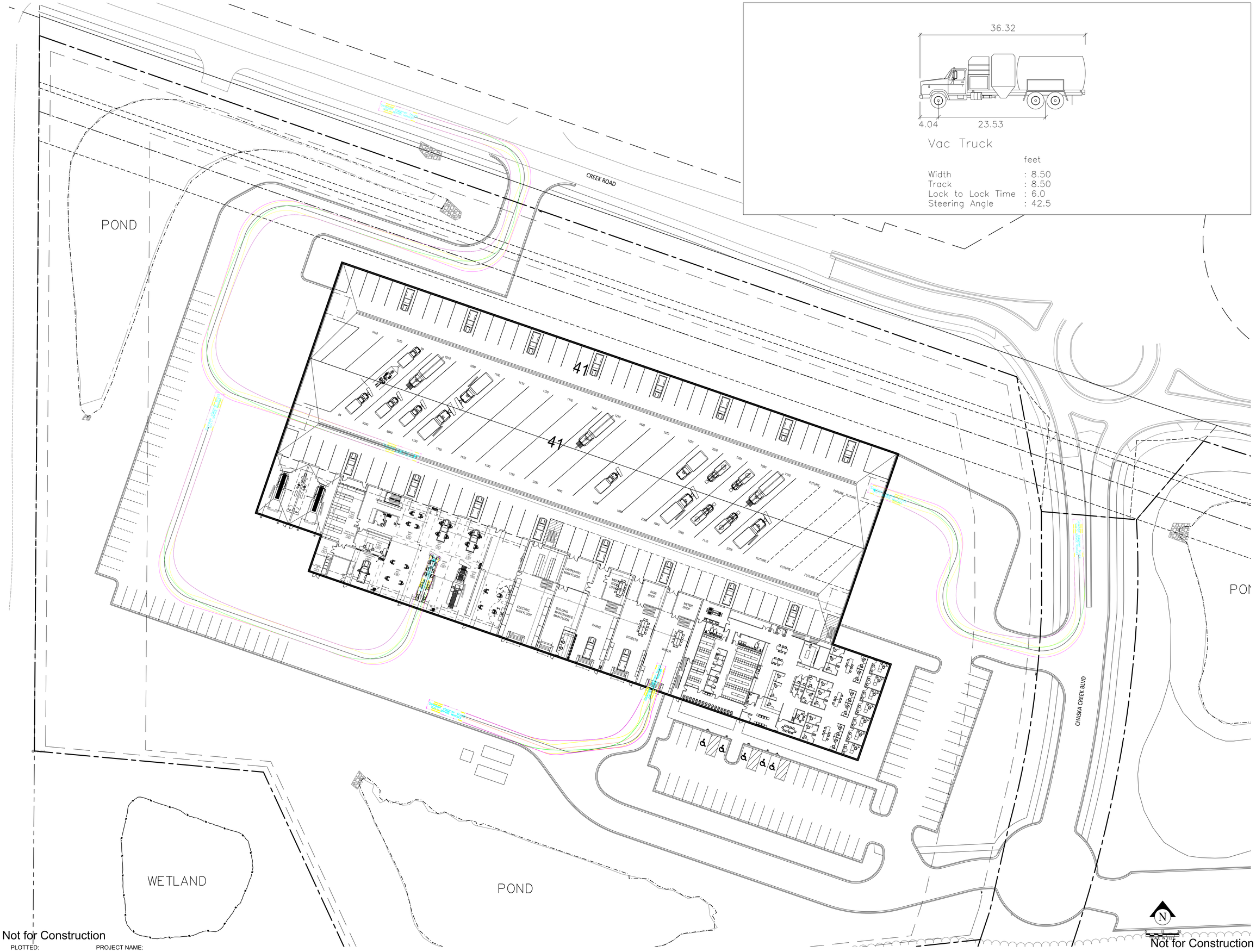

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

VAC TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM1

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PROJECT NAME:

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

VAC TRUCK EXIT TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM2

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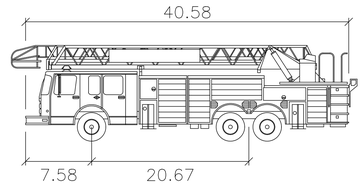

Chaska FireTruck

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

POND

CREEK ROAD

41

41

CHASKA CREEK BLVD

WETLAND

POND

POND

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
CHASKA FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM3

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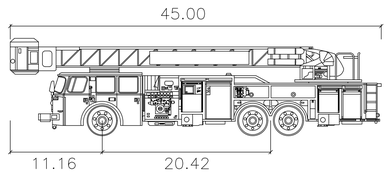

E-One Cyclone II 95 HP

	feet
Width	: 9.50
Track	: 9.35
Lock to Lock Time	: 6.0
Steering Angle	: 43.4

POND

CREEK ROAD

41

41

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

FUTURE

CAREWITH MAIN FLOOR

MEETING ROOM

SIGN SHOP

METER SHOP

ELECTRIC MAIN FLOOR

BUILDING MAINTENANCE MAIN FLOOR

PARKS

STREETS

CHASKA CREEK BLVD

POND

WETLAND

POND

N

0 15 30

SCALE: 1" = 15'-0"

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
45' FIRE TRUCK TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

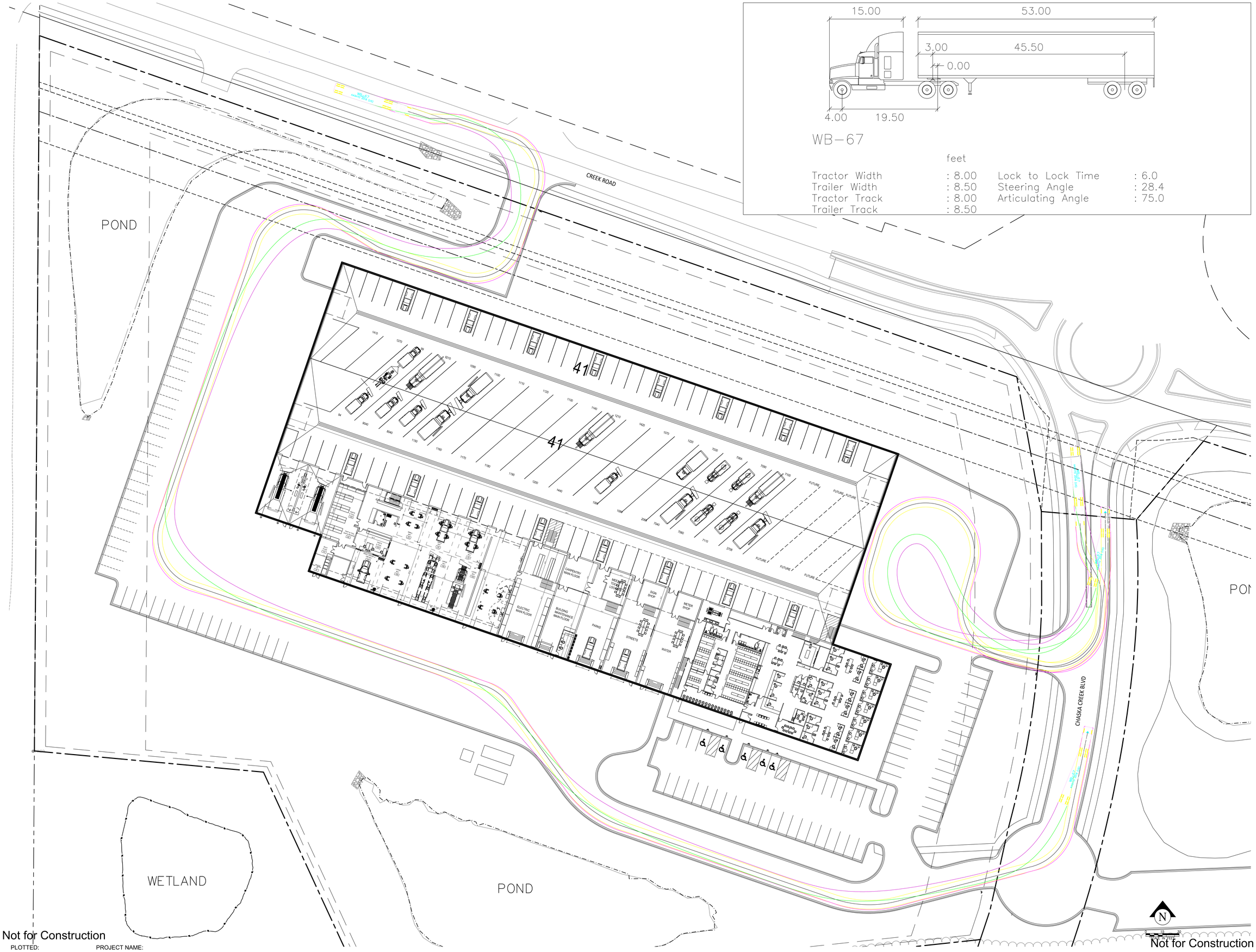
PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM4

Not for Construction

Not for Construction



WB−67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:

WB-67 TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

TM5

Not for Construction

PLOTTED: PROJECT NAME:

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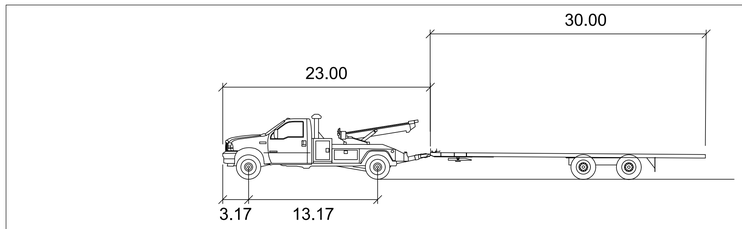

F550 WITH TRAILER

		feet
Width	:	8.00
Track	:	7.22
Lock to Lock Time	:	6.0
Steering Angle	:	33.4

POND

CREEK ROAD

F550 WITH TRAILER

41

41

CARPENTRY MAIN FLOOR

ELECTRIC MAIN FLOOR

BUILDING MAINTENANCE MAIN FLOOR

PARKS

STREETS

SIGN SHOP

METER SHOP

FUTURE

F550 WITH TRAILER

CHASKA CREEK BLVD

POND

WETLAND

POND

N

0 15 30

SCALE: 1" = 15'-0"

Not for Construction

PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
F-550 WITH TRAILER TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM6

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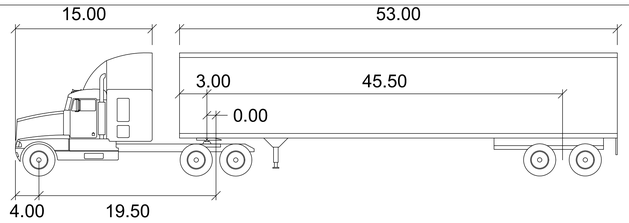

WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

CREEK ROAD

41

41

CARPENTRY MAIN FLOOR

MEETING ROOM LOWER LEVEL

SIGN SHOP

METER SHOP

ELECTRIC MAIN FLOOR

BUILDING MAINTENANCE MAIN FLOOR

PARKS

STREETS

WATER

FUTURE

FUTURE

FUTURE

POND

POND

POND

POND

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
WB-67 FUEL ISLAND TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

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SHEET NO:
TM7

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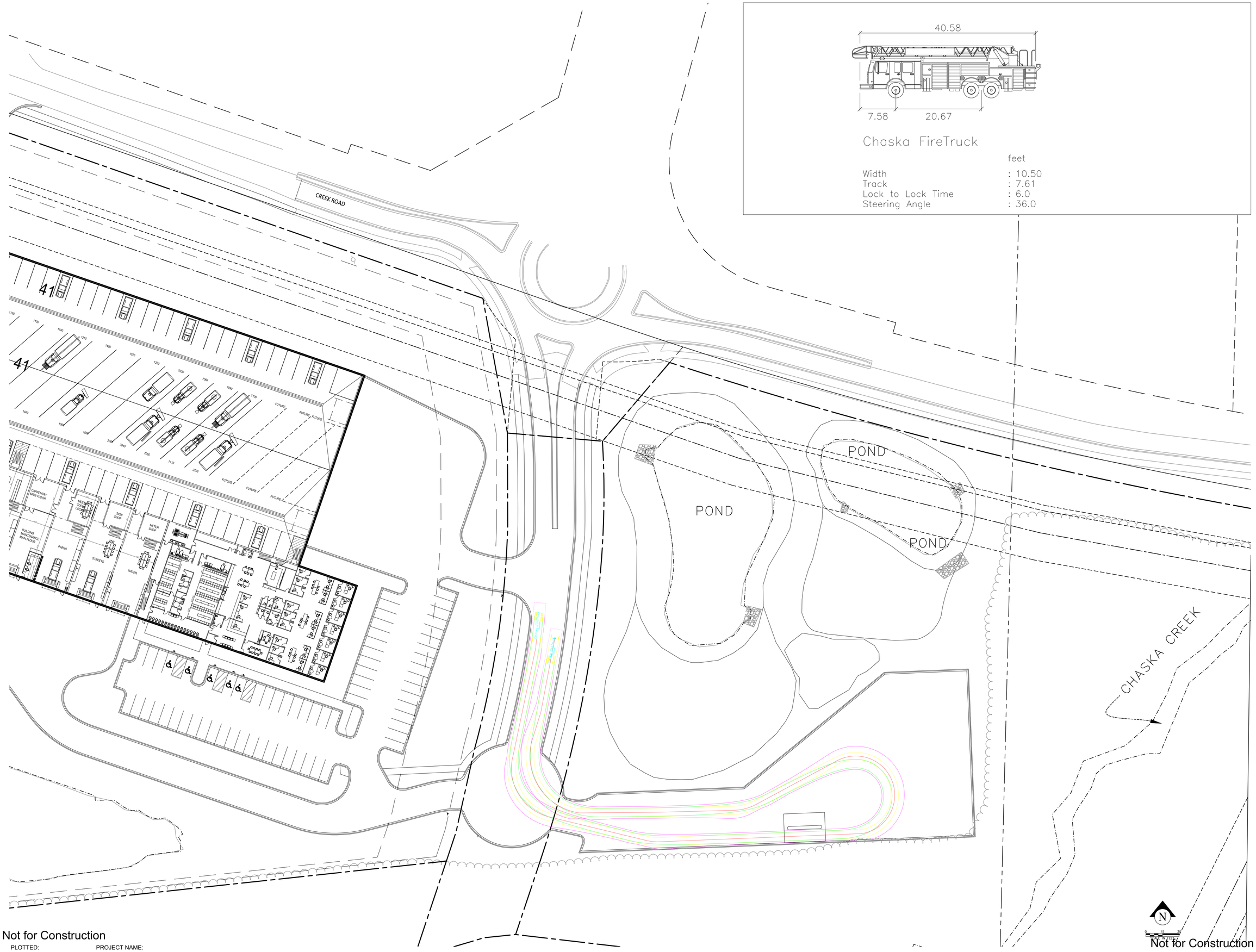

Chaska FireTruck

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

Not for Construction

PLOTTED:

PROJECT NAME:

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
CHASKA FIRE TRUCK FUEL ISLAND TURNING MOVEMENTS

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
TM8

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Not for Construction

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NO TREES 6" OR LARGER IN DIAMETER WILL BE IMPACTED BY THE PROJECT

BM#1
FOUND PROPERTY CORNER
N 158543.646
E 533564.583
ELEV: 912.56

ROADWAY EASEMENT PER DOC. NO. 596291 AND ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

ROADWAY, DRAINAGE, AND UTILITY EASEMENT PER DOC. NO. 732872

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

ACCESS EASEMENT PER DOC. NO. 670500

CREEK ROAD

CHASKA CREEK BLVD

POND

WETLAND

CHASKA CREEK

TREATMENT BASIN

N00°24'21"E 1331.88

643.51

N84°44'03"W 206.91

N24°45'00"W 230.83

S83°51'34"W 551.37

S70°45'23"E 1030.78

931.19

927.34

N70°48'28"W 365.01

N70°58'29"W 1174.30

N71°10'40"W 386.13

S10°19'55"E 123.16

N04°53'56"E 84.52

NRR 06°04"W 30.00

S00°11'10"E 83.93

N85°06'04"W 85.81

N40°30'05"E 93.09

R=215.50
L=47.26
Δ=12°33'58"
C.Brg=N38°24'51"W

R=315.50
L=50.84
Δ=9°14'00"
C.Brg=S87°15'27"W

C.Brg=S75°16'34"E C=617.74
R=3919.50 L=618.38 Δ=9°02'22"

L=540.01 Δ=7°51'35"

N76°05'54"W 227.19

N76°05'54"W 278.73

N79°47'58"W 188.67

N79°47'58"W 192.66

R=859.50
L=203.37
Δ=13°33'24"
C.Brg=S8°29'07"W

R=1140.00 L=266.86 Δ=13°24'44"

R=794.95
L=116.55
Δ=8°24'02"
C.Brg=N0°50'07"E

S12°33'51"W 76.35

S18°26'52"W 119.79

N18°26'52"E 70.28

N83°19'33"W 660.61

N73°29'21"E 66.11

N84°12'20"E 28.31

S00°43'15"W 477.23

S00°06'40"W 393.14

N25°07'12"E 397.50

N25°07'12"E 395.29

N26°27'17"E 32.89

N26°27'17"E 90.22

46.92

68.02

17.96

27.33

17.28

35.63

55.91

25

SCALE IN FEET
0 25 50

ACCESS EASEMENT PER DOC. NO. 670500

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
SRF

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN

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SIGNATURE: MICHAEL C. AARON

LICENSE # DATE

SHEET NAME:
TREE PRESERVATION PLAN

REVISIONS:

No.	Date	Description

PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:
C101

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or Construction

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DEC TREE 3.0" CAL					
	AA3	6	Acer rubrum 'Armstrong' / Armstrong Red Maple	3" Cal.	B&B
	AS3	5	Acer x freemanii `Sienna` / Sienna Glen Maple	3" Cal.	B&B
		11	SUBTOTAL:		
DEC TREE 3.5" CAL					
	AR3.5	4	Acer rubrum 'Red Rocket' / Red Rocket Maple	3.5" Cal.	B&B
		4	SUBTOTAL:		
DEC TREE 4.0" CAL					
	QB4	3	Quercus bicolor / Swamp White Oak	4" Cal.	B&B
	UE4	6	Ulmus davidiana japonica 'Morton' / Accolade® Elm	4" Cal.	B&B
		9	SUBTOTAL:		
DECIDUOUS ORNAMENTAL TREES					
	AB	13	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2" Cal.	B&B
	CA7	9	Carpinus caroliniana 'J.N. upright;' / American Hornbeam Firespire	2" Cal.	B&B
	CC2	6	Cercis canadensis / Eastern Redbud	2" Cal.	B&B
	PP	4	Populus tremuloides 'NE Arb' / Prairie Gold Quaking Aspen	2" Cal.	B&B
	PA	14	Prunus americana / American Plum	2" Cal.	
		46	SUBTOTAL:		
DECIDUOUS TREES					
	BN	11	Betula nigra / River Birch 3 STEMS OF 2.5 CAL	6` Ht.	B&B
	CO	6	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B
	GI	5	Gleditsia triacanthos inermis `Suncole` / Sunburst Honey Locust	2.5" Cal.	B&B
	QB	6	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
	UA	15	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B
		43	SUBTOTAL:		
EVERGREEN TREES					
	PB6	34	Picea glauca densata / Black Hills Spruce	6` Ht.	B&B
	PB8	8	Picea glauca densata / Black Hills Spruce	8` Ht.	B&B
	PN	14	Pinus nigra / Austrian Pine	6` Ht.	B&B
	PS2	3	Pinus strobus / White Pine	6` Ht.	
	PS	18	Pinus sylvestris / Scotch Pine	6` Ht.	B&B
	PD2	6	Pseudotsuga menziesii / Douglas Fir	6` Ht.	
	TO2	18	Thuja occidentalis / American Arborvitae "White Cedar"	6` Ht.	
	TP	14	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	6` Ht.	B&B
		115	SUBTOTAL:		
DECIDUOUS SHRUBS					
	AM	16	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#5	Cont.
	CA	68	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	#5	
	DL	87	Diervilla lonicera / Bush Honeysuckle	#5	Cont.
	HA	78	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	
	PD3	42	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	#5	Cont.
	RH	187	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.
	SJ	33	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#5	Cont.
		511	SUBTOTAL:		
EVERGREEN SHRUBS					
	TX	24	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	Cont.
		24	SUBTOTAL:		
GRASSES					
	PV	56	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.
	SH	87	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.
		143	SUBTOTAL:		

TOTAL GROSS BLD SF = 148,000 SF / 320 = 462.5 CAL INCHES REQUIRED
OR DEFINED AS NEEDING 185 OVERSTORY TREES (2.5" CALIPER)

PLAN SHOWS
2.5" CALIPER SHADE TREE – QTY 42 = 105 CAL INCH
3.0" CALIPER SHADE TREE – QTY 9 = 27 CAL INCH
3.5" CALIPER SHADE TREE – QTY 8 = 28 CAL INCH
4.0" CALIPER SHADE TREE – QTY 9 = 36 CAL INCH

CODE REQUIRED UPSIZING BASES ON SINGLE STORY :
10% 3.0" CALIPER SHADE TREE – QTY +7 = 21 CAL INCH
10% 3.5" CALIPER SHADE TREE – QTY +7 = 24.5 CAL INCH
10% 4.0" CALIPER SHADE TREE – QTY +7 = 28 CAL INCH

6FT HT EVERGREEN TREE (2.5) – QTY 107 = 267.5 CAL INCH
8FT HT EVERGREEN TREE (3.33) – QTY 8 = 26.64 CAL INCH

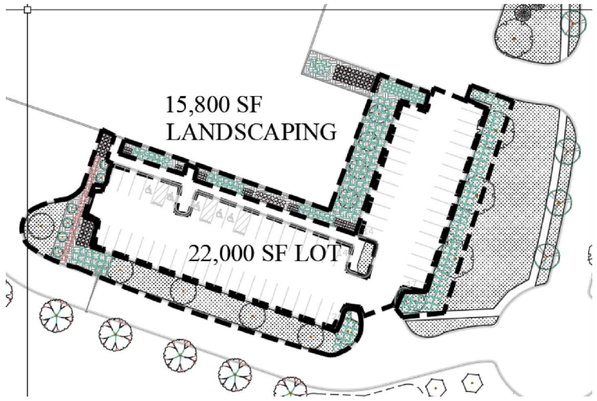
TOTAL PLAN CALIPER IS 490.14 CAL INCH.

2.0" CALIPER ORNAMENTAL TREE – 0.25% OF REQUIRED OVERSTORY TREES – DEFINED AS NEEDING 46 UNDERSTORY TREES – 46 UNDERSTORY TREES SHOWN

493.3 SHRUBS REQUIRED (1 PER 300 SF OF BLD FOOTPRINT) – 535 shown

143 PERENNIALS

PARKING LOT LANDSCAPING AREA IS GREATER THAN 10% OF SURFACE: SEE EXHIBIT



LANDSCAPE NOTES:

1. REFER TO DEMO PLAN FOR TREE REMOVALS
2. REFER TO CIVIL FOR EROSION CONTROL TOPSOIL SALVAGE AND GRADING.
3. ALL PLANTING AREAS SHALL BE STRIPED OF VEGETATION/TURF/EXISTING MULCH, AND HAVE AMENDED PREPARED SOILS, AND PLANTED ACCORDING TO PLANS AND SPECIFICATIONS. CONTRACTOR TO INCLUDE PREPARING AREAS OUTSIDE GRADING LIMITS IN BID.
4. REFER TO CIVIL FOR CURB, UTILITY, AND STORM WATER INFORMATION .
5. REFER TO ARCHITECTURE FOR BUILDING INFORMATION.
6. PLANTING BEDS TO RECEIVE 18 INCH DEPTH TOPSOIL AND MULCH AS PER PLAN. PROVIDE SAMPLE OF ROCK MULCH /WOOD MULCH/ FABRIC TO BE APPROVED BY OWNER.
7. INCLUDE SHREDDED HARDWOOD MULCH 3FT RINGS AROUND ALL TREES AND SHRUBS, 5FT RING AROUND EVERGREEN TREES IN NON MASS MULCH AREAS.
8. STEEL LANDSCAPE EDGER WHERE PLANTING BED MEETS SOD AND SEEDED AREAS.
9. STAKE AND VERIFY LAYOUT IN FIELD FOR OWNER APPROVAL PRIOR TO BRINGING PLANT MATERIAL TO SITE.
10. RESTORE TURF AREAS WITH 6 INCHES TOPSOIL AND SEED . PLANS SHOWS ESTIMATED RESTORATION AREAS, CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS AS INCIDENTAL.
11. RESTORE ALL AREAS IMPACTED BY CONSTRUCTION AS DIRECTED BY ENGINEER

CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
10/30/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA.

SIGNATURE: BRYAN HARJES

42954
LICENSE #

DATE

SHEET NAME:
LANDSCAPE TITLE PAGE

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

OCT 30, 2025
DATE

AJB
DRAWN BY

BJ
CHECKED BY

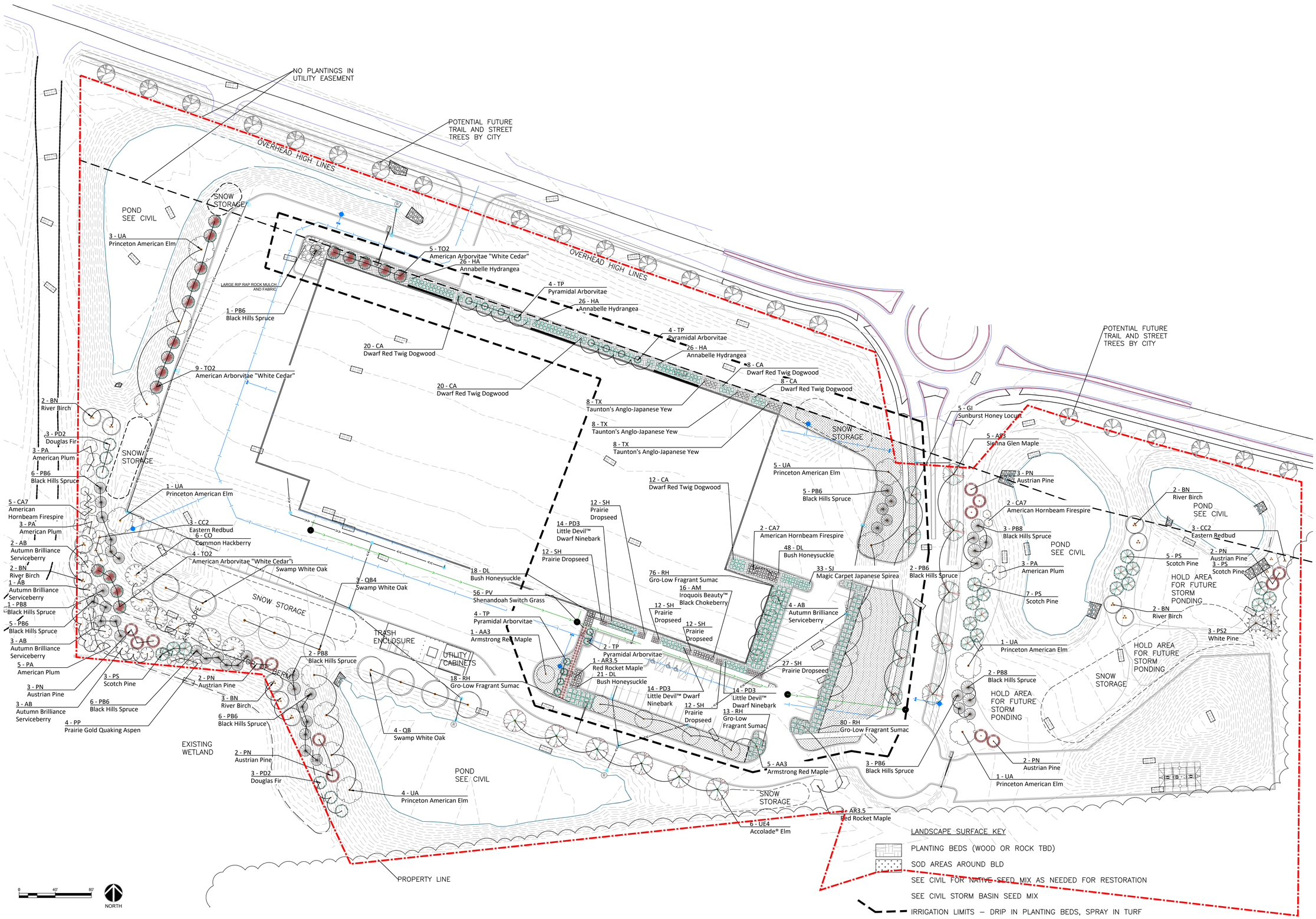
SHEET NO:
L001

or Construction

Not for Construction

for Construction

Not for Construction



LANDSCAPE SURFACE KEY

PLANTING BEDS (WOOD OR ROCK TBD)

SOD AREAS AROUND BLD

SEE CIVIL FOR NATIVE SEED MIX AS NEEDED FOR RESTORATION

SEE CIVIL STORM BASIN SEED MIX

IRRIGATION LIMITS – DRIP IN PLANTING BEDS, SPRAY IN TURF

CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

HKGi

Planning | Landscape Architecture | Urban Design

NOTES:

10/30/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:

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SIGNATURE: BRYAN HARJES

42954 LICENSE #

DATE

SHEET NAME:

PLANTING PLAN

REVISIONS:

No.	Date	Description

HKGI 025-023 PROJECT NUMBER

OCT 30, 2025 DATE

AJB DRAWN BY

BJ CHECKED BY

SHEET NO:

L101

for Construction

ITTED: PROJECT NAME:

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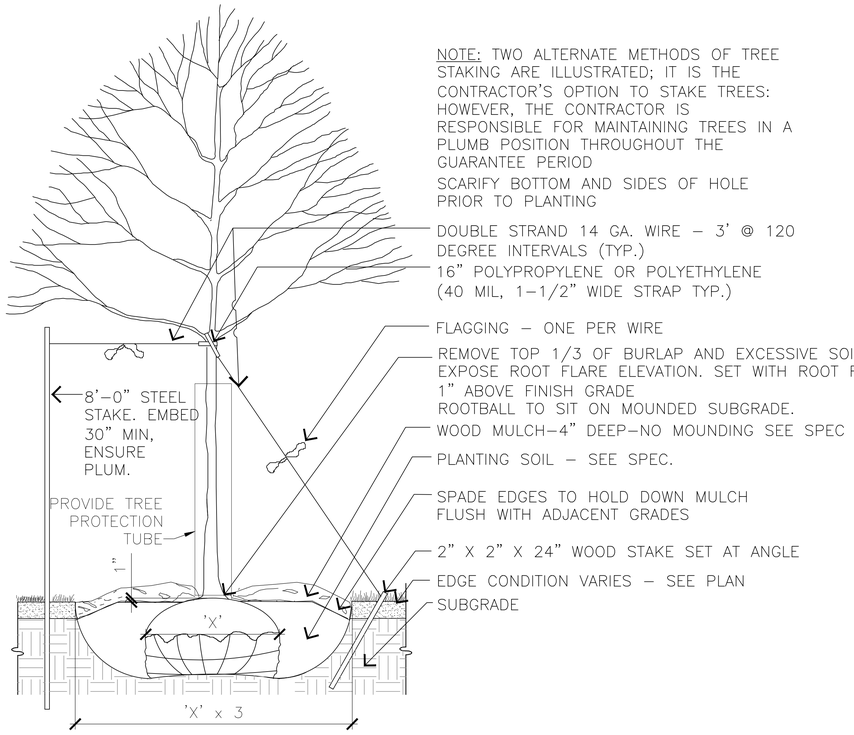
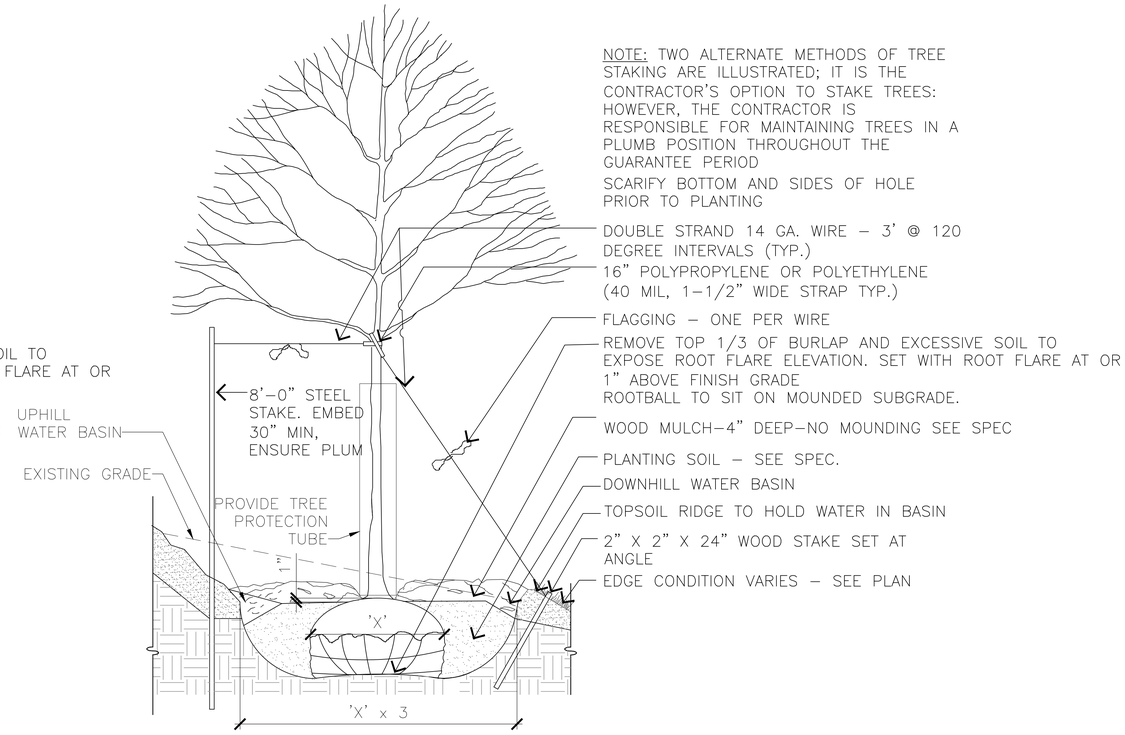
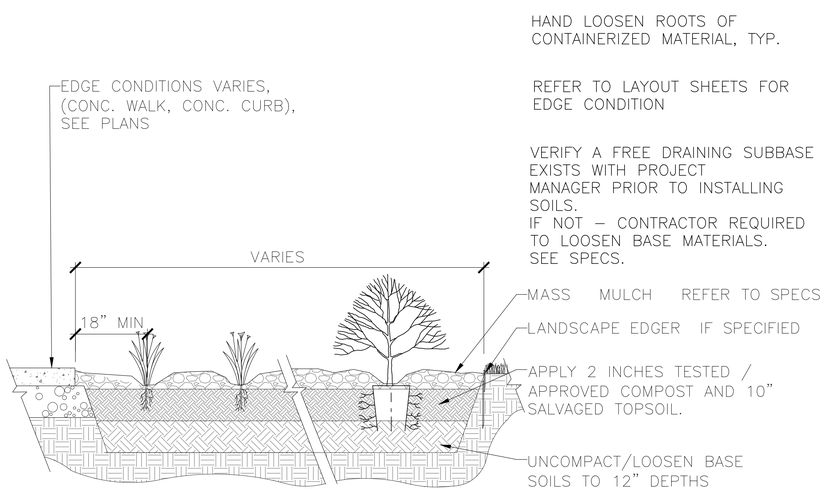


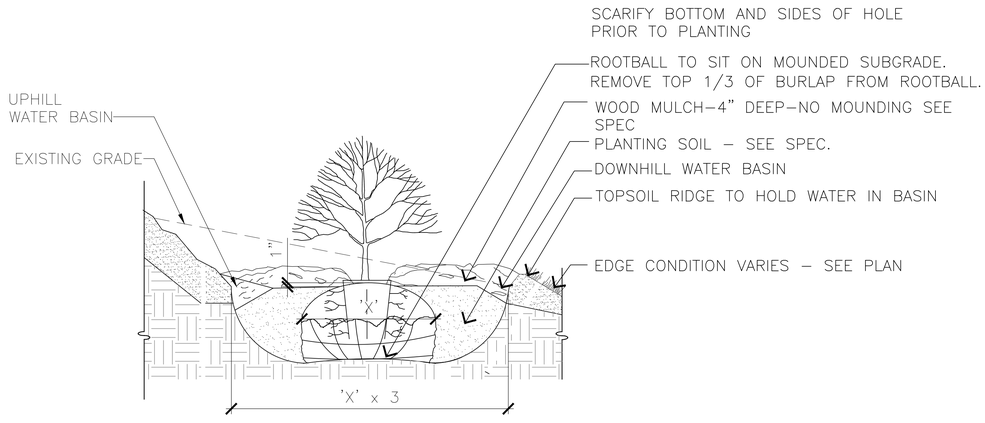
1 L201 TREE PLANTING DETAIL



2 L201 TREE PLANTING ON SLOPE DETAIL



3 L201 PLANTING BED



4 L201 SHRUB PLANTING ON SLOPE DETAIL

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PLOTTED: PROJECT NAME:

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CLIENT:

City of Chaska

OERTEL ARCHITECTS

CONSULTANT:

HKGi
Planning | Landscape Architecture | Urban Design

NOTES:
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SIGNATURE: BRYAN HARJES

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SHEET NAME:

PLANTING DETAILS

REVISIONS:

No.	Date	Description

HKGI 025-023
PROJECT NUMBER

OCT 30, 2025
DATE

AJB
DRAWN BY

BJ
CHECKED BY

SHEET NO:

L201

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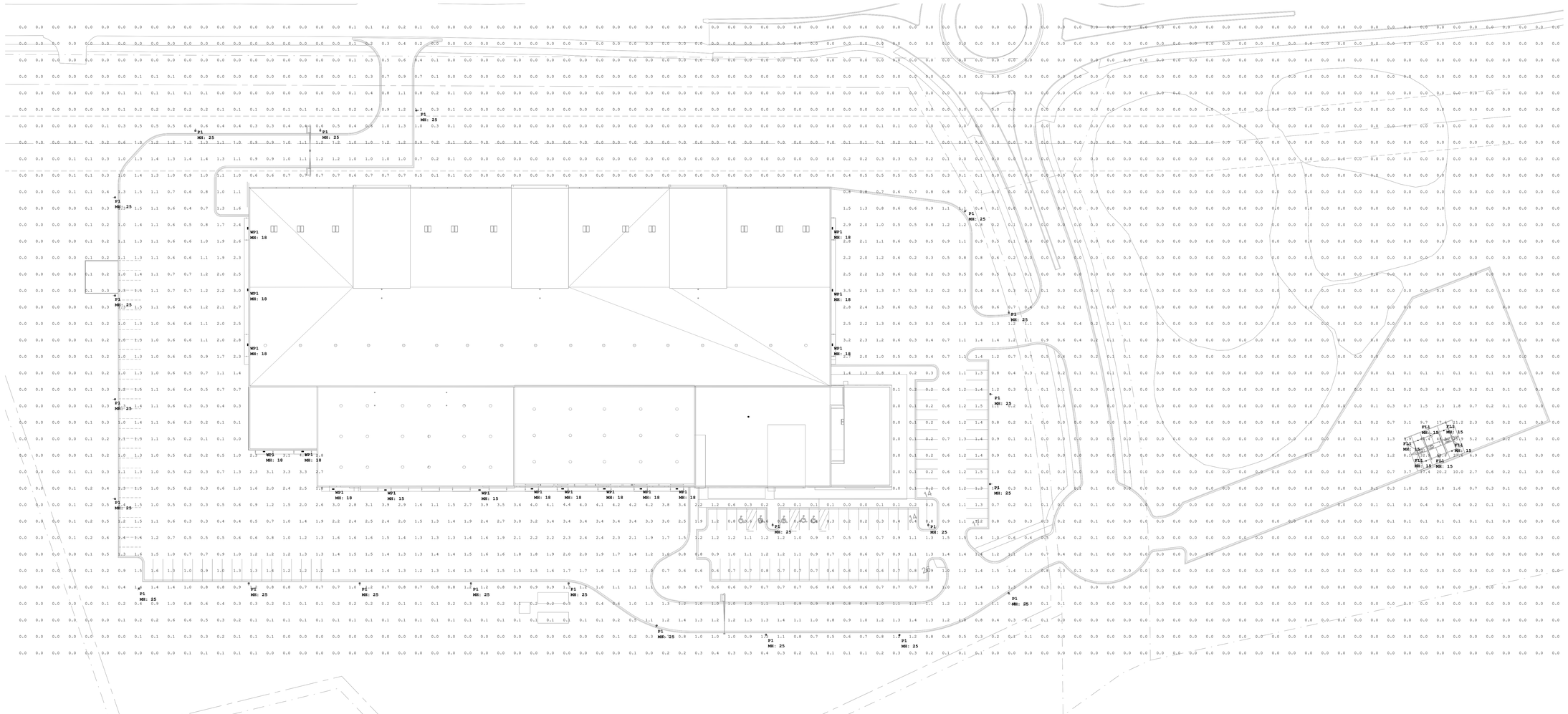
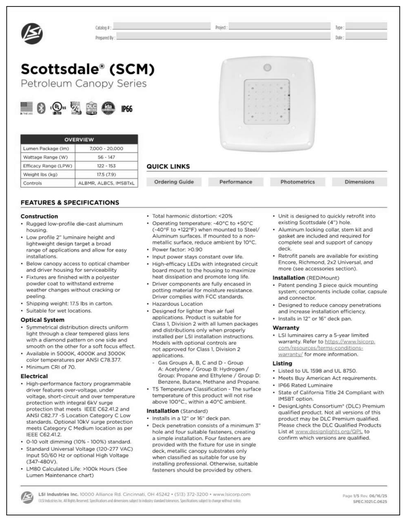


Luminaire Schedule					
Symbol	Tag	Label	Description	LLF	Luminaire Lumens
	FL1	SCM-LED-15L-SC-50	SCM-LED-15L-SC-50	0.855	15630
	P1	DSX1 LED P2 35K 80CRI T2M HS	DSX1 LED P2 35K 80CRI T2M HS	0.855	7532
	WP1	DSXW2 P6 40K 80CRI T4M	DSXW2 P6 40K 80CRI T4M	0.855	9301

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE PLANE_Top_1	Illuminance	Fc	0.46	49.8	0.0	N.A.	N.A.

1 ELECTRICAL SITE PLAN PHOTOMETRIC
SCALE: 1" = 40'-0"



Scottsdale® (SCM)
Petroleum Canopy Series

IP66

OVERVIEW	
Lumen Package (lm)	7,000 - 20,000
Wattage Range (W)	56 - 147
Efficacy Range (LPW)	122 - 163
Weight lbs (kg)	17.5 (7.9)
Controls	ALBMR, ALBCS, IMSBTWL

QUICK LINKS
Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged low-profile die-cast aluminum housing.
- Low profile 2" luminaire height and lightweight design target a broad range of applications and allow for easy installations.
- Below canopy access to optical chamber and driver housing for serviceability
- Fixtures are finished with a polyester powder coat to withstand extreme weather changes without cracking or peeling.
- Shipping weight: 17.5 lbs in carton.
- Suitable for wet locations.

Optical System
- Symmetrical distribution directs uniform light through a clear tempered glass lens with a diamond pattern on one side and smooth on the other for a soft focus effect.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C62.77 -5 Location Category C Low standards. Optional 10kV surge protection meets Category C Medium location as per IEEE C62.41.2.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) driver (347-480V) or optional High Voltage (347-480V).
- LM80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces. If mounted to a non-metallic surface, reduce ambient by 10°C.
- Power Factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Hazardous Location
- Designed for lighter than air fuel applications. Product is suitable for Class 1, Division 2 with all lumen packages when mounted in the upright position installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  - Gas Groups A, B, C and D - Group A: Acetylene / Group B: Hydrogen / Group: Propane and Ethylene / Group D: Benzene, Butane, Methane and Propane.
- T3: Temperature Classification - The surface temperature of this product will not rise above 100°C , within a 40°C ambient.

Installation (Standard)
- Installs in a 12" or 16" deck pan.
- Deck penetration consists of a minimum 3" hole and four suitable fasteners, creating a simple installation. Four fasteners are provided with the fixture for use in single deck, metallic canopy substrates only when classified as suitable for use by installing professional. Otherwise, suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar, stem kit and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encore, Richmond, 2x2 Universal, and more (see accessories section).

Installation (RED/Mount)
- Patent pending 3 piece quick mounting system, components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listing
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IP66 Rated Luminaire
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

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SPEC.SSDSC.0416US

Scottsdale® (SCM) Petroleum Canopy Series

Have questions? Call us at (800) 435-7800

Type:

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: SCM LED 13L SC UNV DIM 50 WHT ALBCS1 RESH

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCM - Petroleum Canopy Series	LED	8L - 8,000 lm 13L - 13,000 lm 21L - 21,000 lm 28L - 28,000 lm	SC - Standard Symmetric	UNV - Universal Voltage (120-277VAC) HV - High Voltage (347-480VAC)	DIM - 0-10V, Dimming	50 - 5000K 40 - 4000K 30 - 3000K	WHT - White BLK - Black BRZ - Bronze	Blank - None ALBMR2 - Acrylic Blue Multi Range Motion and Photo Sensor (8-15' mounting height) ALBMR3 - Acrylic Blue Multi Range Motion and Photo Sensor (16-40' mounting height) IMSBTEL - Integral Bluetooth™ Motion and Photocell Sensor (8-24' mounting height)* IMSBTLL - Integral Bluetooth™ Motion and Photocell Sensor (25-40' mounting height)* SPD - Surge Protection 20kV HL - Hazardous Location Class 1 Div 2 For a car wash solution see SCM2 & Car Wash Series spec sheet	Blank - None RESH - RED/Mount integrated junction box system*

Need more information? Quick Things That Start Wholesale.

Have additional questions? Call us at (800) 436-7800

Design Select options indicated by this color background.

Design Select: Fast shipping qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.snaplyshield.com/designselect. **See ordering tree for details.

ACCESSORY ORDERING INFORMATION

Part Number	Description
7310378	Retrofit Panel Kit - 8" / RCTR / SCR for 10" Deck Panel with tamper openings*
7310460	Retrofit Panel Kit - 8" / RCTR / SCR for 12" Deck Panel with tamper openings*
7310445	Retrofit Panel Kit - ARCO Richmond for SCM
7310442	Retrofit Panel Kit - SWI Universal 2x2 for SCM
7317352	Retrofit Deck Cover Panel Blanks (no holes)
7547312	Retrofit RC Cover Panel Blanks (no holes)

Part Number	Description
6877451	Junction Box
5320548	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
5641609001	26" X 52" Beauty Plate Kit (width x 4" Center hole)
5172519001	26" X 26" Beauty Plate Kit (width x 4" Center hole)
7320439001	Rectangular Plate Kit (Includes top plate and sealant)
7310445	Surface Mount Box

PERFORMANCE

Back to Quick Links

Delivered Lumens*											
Lumen Package	Distribution	5000K				4000K			3000K		
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
8L	SC	7,810	125	B2-U0-G1	7,983	145	B3-U0-G1	7,983	145	B3-U0-G1	56
13L	SC	11,758	137	B3-U0-G1	13,059	153	B3-U0-G1	13,059	153	B3-U0-G1	86
21L	SC	13,927	125	B3-U0-G1	15,439	141	B3-U0-G1	15,439	140	B3-U0-G1	113
28L	SC	17,868	122	B4-U0-G1	19,989	137	B4-U0-G2	19,989	137	B4-U0-G2	147

Electrical Data - Current Draw 480V*					
Lumen Package	Wattage	120V	208V	277V	347V	480V
8L	56	0.47	0.27	0.21	0.20	0.16	0.12
13L	86	0.72	0.41	0.31	0.25	0.19
21L	111	0.93	0.53	0.41	0.32	0.23
28L	147	1.25	0.71	0.61	0.53	0.42	0.31

Recommended Lumen Maintenance - SCM 2ST*				
Ambient Temperature	Initial**	25K hrs.**	50K hrs.**	75K hrs.**	100K hrs.**
25	100%	95%	90%	85%	80%
30	100%	95%	89%	84%	79%
35	100%	94%	89%	83%	78%
40	100%	94%	88%	82%	77%
45	100%	94%	87%	82%	76%
50	100%	93%	87%	81%	75%

1. 4k not compatible with 8LSCSC, 8PLSC, 28LSCSC, or 28LSRHorn.
2. 0-10 low voltage wired dimming not available with HS (480hv).
3. IMSBT is field configurable via the CSI app that can be downloaded from your smartphone's native app store. IMSBT not available in Houndtooth Lunettes.
4. Light Failure engine chips with 4000K/wht shutdown.
5. Not for use in Title 24 areas.
6. Ideal for 8" openings.

7. LED Drivers are thermally-protected. Number values are nominal.
8. Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.
9. Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
10. In accordance with ES&R TM-24-15, Projected Values represent interpolated values based on time durations that are within six times (6X) the ESNA LM-80-08 tested duration (in hours) for the device under testing (DUT) or the packaged LED chip.
11. Current draw per driver manufacturer. Per IES standard, the maximum TM-21 based on LM-80 data and in-situ testing shall not be more than the tested duration for the device under testing.

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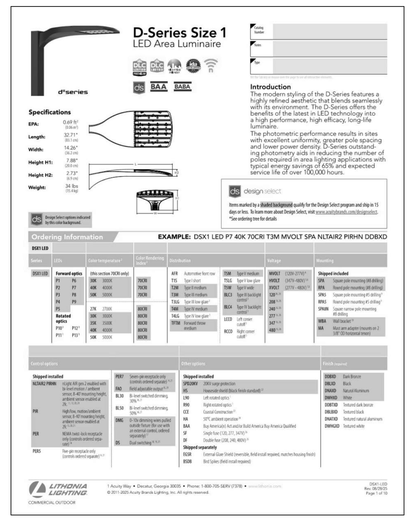

D-Series Size 1
LED Area Luminaire

d*series

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.9 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a family of performance, high efficacy, long-life luminaires.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design VERIFIED
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.snaplyshield.com/designselect. **See ordering tree for details.

Ordering Information
EXAMPLE: DSX1 LED P2 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED									
Series	LEDs	Color temperature*	Color Rendering Index	Distribution	Voltage	Mounting			
DSX1 LED	P1 P1 P2 P2 P3 P3 P4 P4 P5 P5 Forward optics P6 P6 Rotated optics P7 P7* P8 P8*	30K 3000K 40K 4000K 50K 5000K CTR 3000K, 4000K or 5000K (CCT selectable)	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4FT Type IV Forward Throw T5S Type V short T5M Type V medium T5W Type V wide BLC3 Backlight Control Type 3* BLC4 Backlight Control Type 4* TFTM Forward Throw Medium RCCO Right corner cutoff	208 208V* 240 240V* 277 277V* 347 347V* 480 480V*	Shipped included SPA Square pole mounting (HF drilling) RPA Round pole mounting (HF drilling) SPA1 Square pole mounting (HF drilling)* RPA1 Round pole mounting (HF drilling)* SPA90 Square pole mounting (HF drilling) - Universal tenon WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)		

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion + ambient sensor, 8-40' mounting height, ambient sensor enabled at 2 fc***	PE** Shorts per receptacle only (controls ordered separate)**	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSTXD Textured Dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2 fc***	PER** Shorts per receptacle only (controls ordered separate)**	
PIR1 FC6 Network, BLE-enabled motion and ambient sensor, 8-40' mounting height, ambient sensor enabled at 2 fc***	PER5** Five pin receptacle only (controls ordered separate)**	
PIRH1 FC6 Network, BLE-enabled high/low motion and ambient sensor, 8-40' mounting height, ambient sensor enabled at 2 fc***	PIR3** Shorts per receptacle only (controls ordered separate)**	
PER7 Seven pin receptacle only (controls ordered separate)**	BL30 Bi-level switched dimming, 30% **	
PER5 Five pin receptacle only (controls ordered separate)**	BL50 Bi-level switched dimming, 50% **	
DMG 0-10V dimming wires pulled to outside fixture (for use with external controls, ordered separately)**	DS Dual switching**	

Shipped installed
SF Single fuse (120, 277, 347V)*
DF Double fuse (208, 240, 480V)*
HS House-side shield
SPD Separate surge protector*

Shipped separately*
BSW Bird-deterrent spikes
HS Vandal guard

Finish (required)
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTDD Textured sandstone

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COMMERCIAL OUTDOOR

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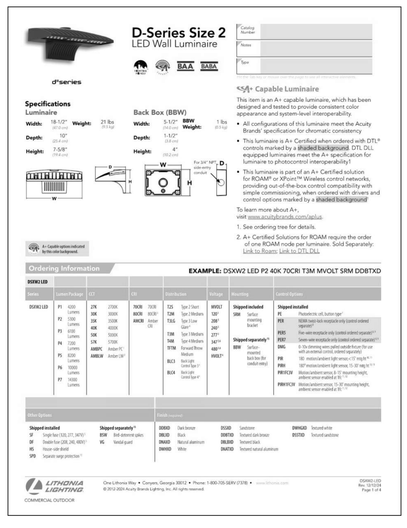
DSX1-LED
Rev. 06/19/25
Page 1 of 10



D-Series Size 2
LED Wall Luminaire

d*series

Specifications
Luminaire
Width: 19-1/2" (49.5 cm)
Height: 7-5/8" (19.4 cm)
Weight: 21 lbs (9.5 kg)
Depth: 7" (17.8 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 7-5/8" (19.4 cm)
BBW Weight: 1 lbs (0.5 kg)

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.†
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED									
Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options		
DSXW2 LED	P1 4,000 Lumens P2 7,000 Lumens P3 10,000 Lumens P4 7,000 Lumens P5 9,000 Lumens P6 10000 Lumens P7 14,000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K 57K 5700K AMBER Amber (4)*	70CRI 70CRI 80CRI 80CRI* TRANS Transitional CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare T3M Type 3 Medium T4M Type 4 Medium T4FT Type 4 Medium Forward Throw BLC3 Backlight Control Type 3* BLC4 Backlight Control Type 4*	MVOLT 120*-277V* HVOLT 347V-480V* XVOLT 277V-480V*	Shipped included SRM Surface mounting bracket Shipped separately* BSW Bird-spikes mounted field (no Box Back Conduit entry)	Shipped included P1 Photoelectric cell, button type* PCR NEMA twist-lock receptacle only (control ordered separate)* PCR5 NEMA five-pin receptacle only (control ordered separate)** PIRT1 Seven-wire receptacle only (control ordered separate)** DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, 15-30' mounting ht.** PIRH 180° motion/ambient light sensor, 15-30' mounting ht., ambient sensor enabled at 1fc.** PIRHTC2M Wireless luminaire sensor, 15-30' mounting height, ambient sensor enabled at 1fc.**,††	

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* HS House-side shield SPD Separate surge protector*	Shipped separately* BSW Bird-deterrent spikes HS Vandal guard
DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DSSTDD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTDD Textured sandstone

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DSXW2-LED
Rev. 10/10/24
Page 1 of 4

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CLIENT:
City of Chaska

OERTEL ARCHITECTS

CONSULTANT:
emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
(952) 930-0050 | www.epinc.com

NOTES:
10/08/2025 DESIGN DEVELOPMENT SET

PROJECT NAME:
MUNICIPAL SERVICES BUILDING
CITY OF CHASKA
4501 CREEK ROAD CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

LICENSE # DATE

SHEET NAME:
ELECTRICAL SITE PLAN PHOTOMETRIC

REVISIONS:

No.	Date	Description

5200.0000 Designer
PROJECT NUMBER DATE
Author Checker
DRAWN BY CHECKED BY

SHEET NO:
E002

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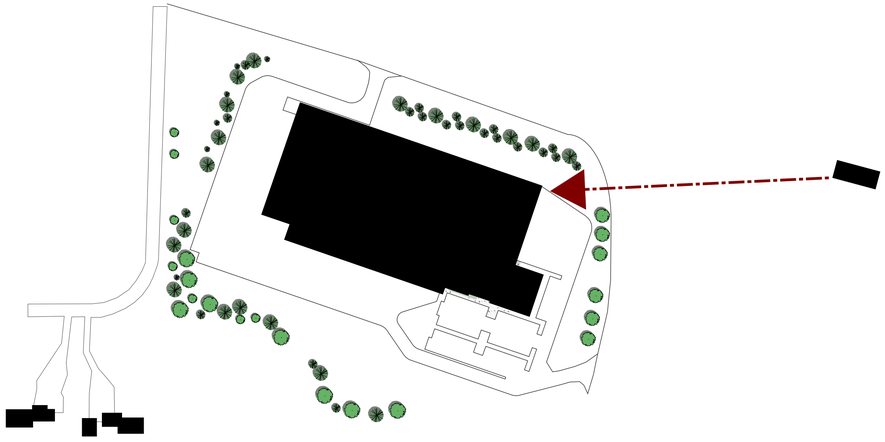
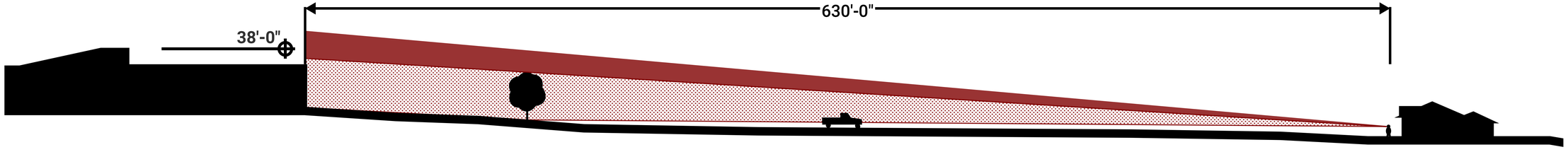
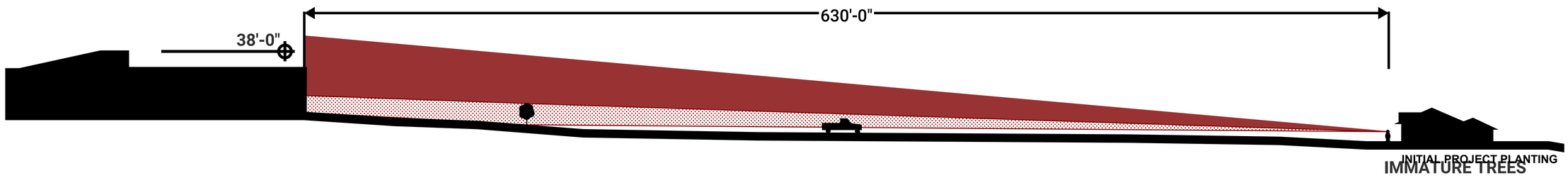


- UNOBSTRUCTED VIEW
- SCREENED VIEW



MATURE TREES

20 YEAR PROJECTED GROWTH



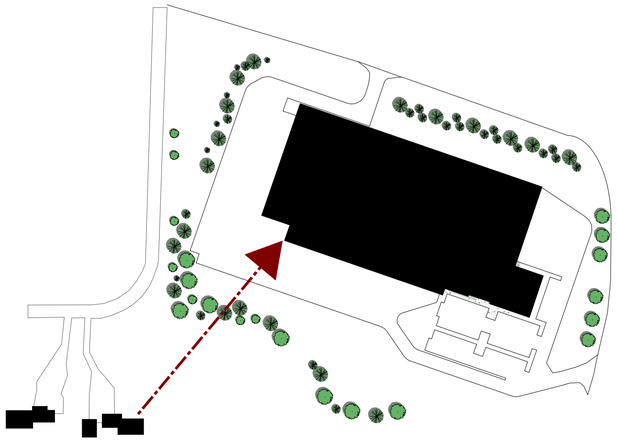
INITIAL PROJECT PLANTING

IMMATURE TREES

OERTEL ARCHITECTS

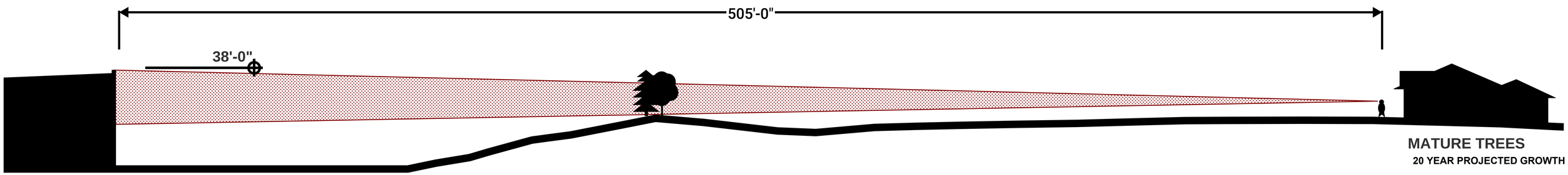
Chaska Municipal Services

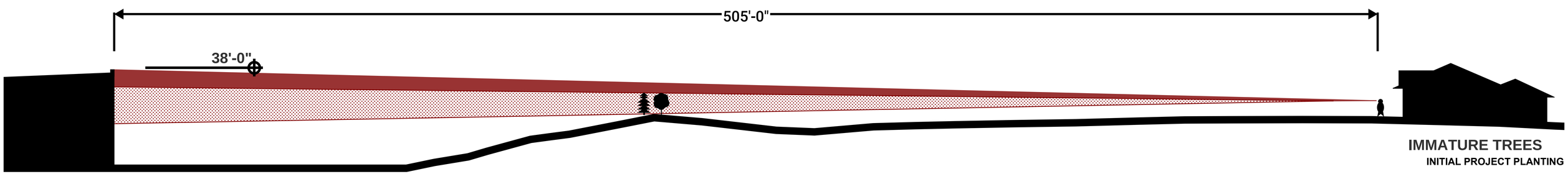
Neighbor Three - Creek Road

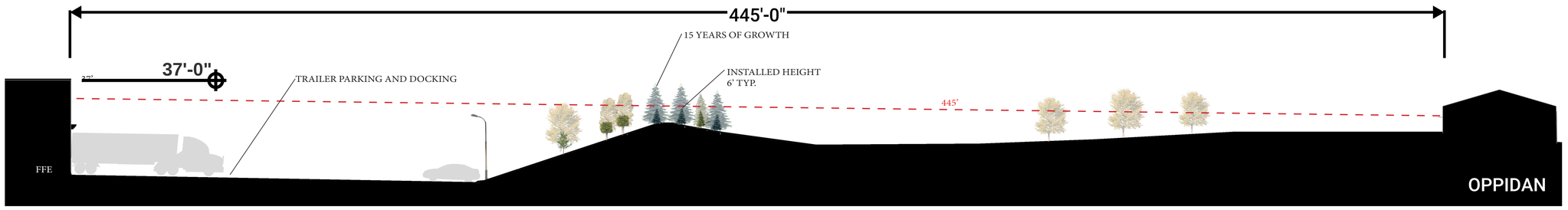


- UNOBSTRUCTED VIEW

- SCREENED VIEW



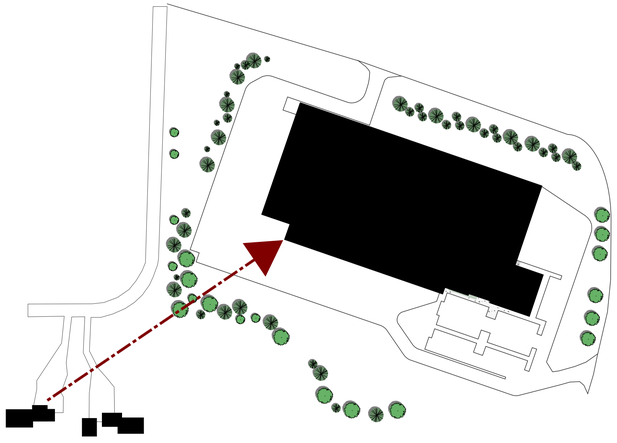




OERTEL ARCHITECTS

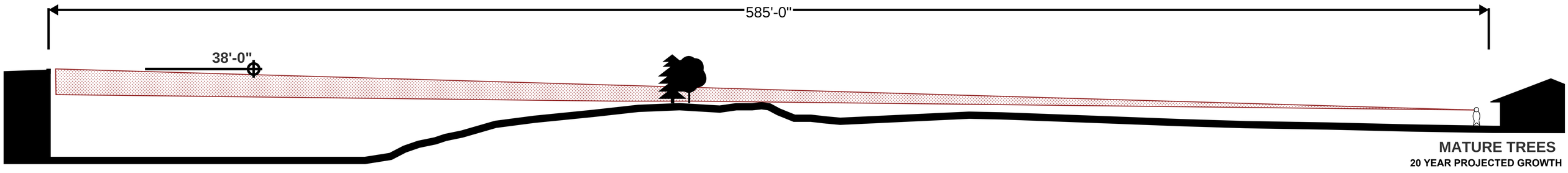
Chaska Municipal Services

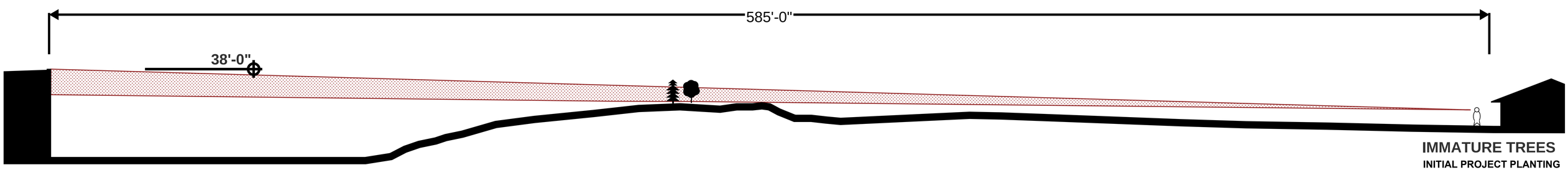
NEIGHBOR ONE - OPPIDAN COMPARISON

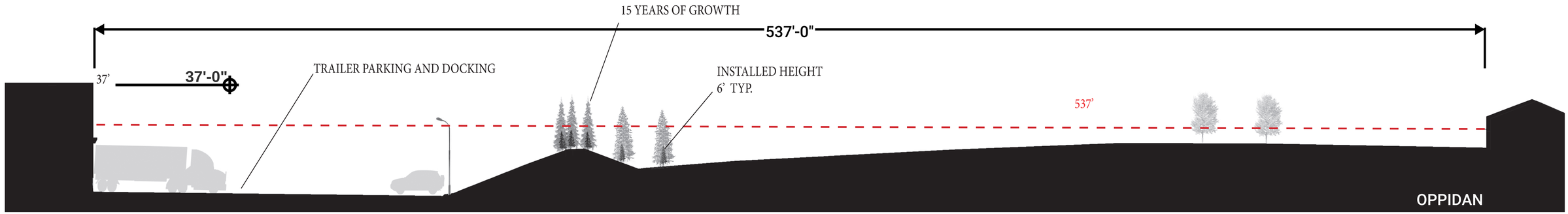


- UNOBSTRUCTED VIEW

- SCREENED VIEW



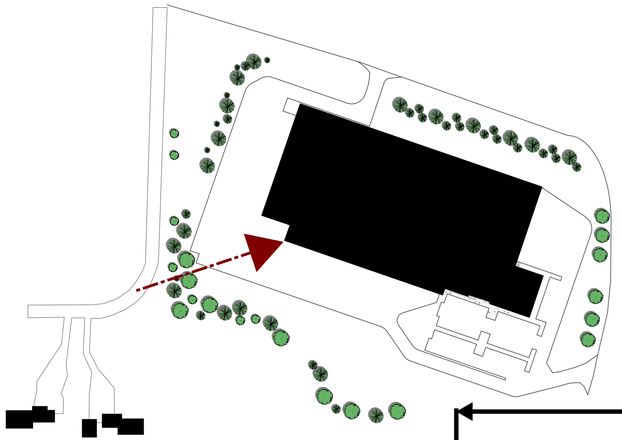




OERTEL ARCHITECTS

Chaska Municipal Services

NEIGHBOR TWO - OPPIDAN COMPARISON



- UNOBSTRUCTED VIEW
- SCREENED VIEW

312'-0"

38'-0"

MATURE TREES

20 YEAR PROJECTED GROWTH

312'-0"

38'-0"

IMMATURE TREES

INITIAL PROJECT PLANTING

15 YEARS OF GROWTH

37'-0"

37'

172'-0"

INSTALLED HEIGHT
6' TYP.

TRAILER PARKING AND DOCKING

172'

FFE

OPPIDAN

OERTEL ARCHITECTS

Chaska Municipal Services

WETZEL LANE - OPPIDAN COMPARISON

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SE Office Entry

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

SW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

NW Vehicle Maintenance

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

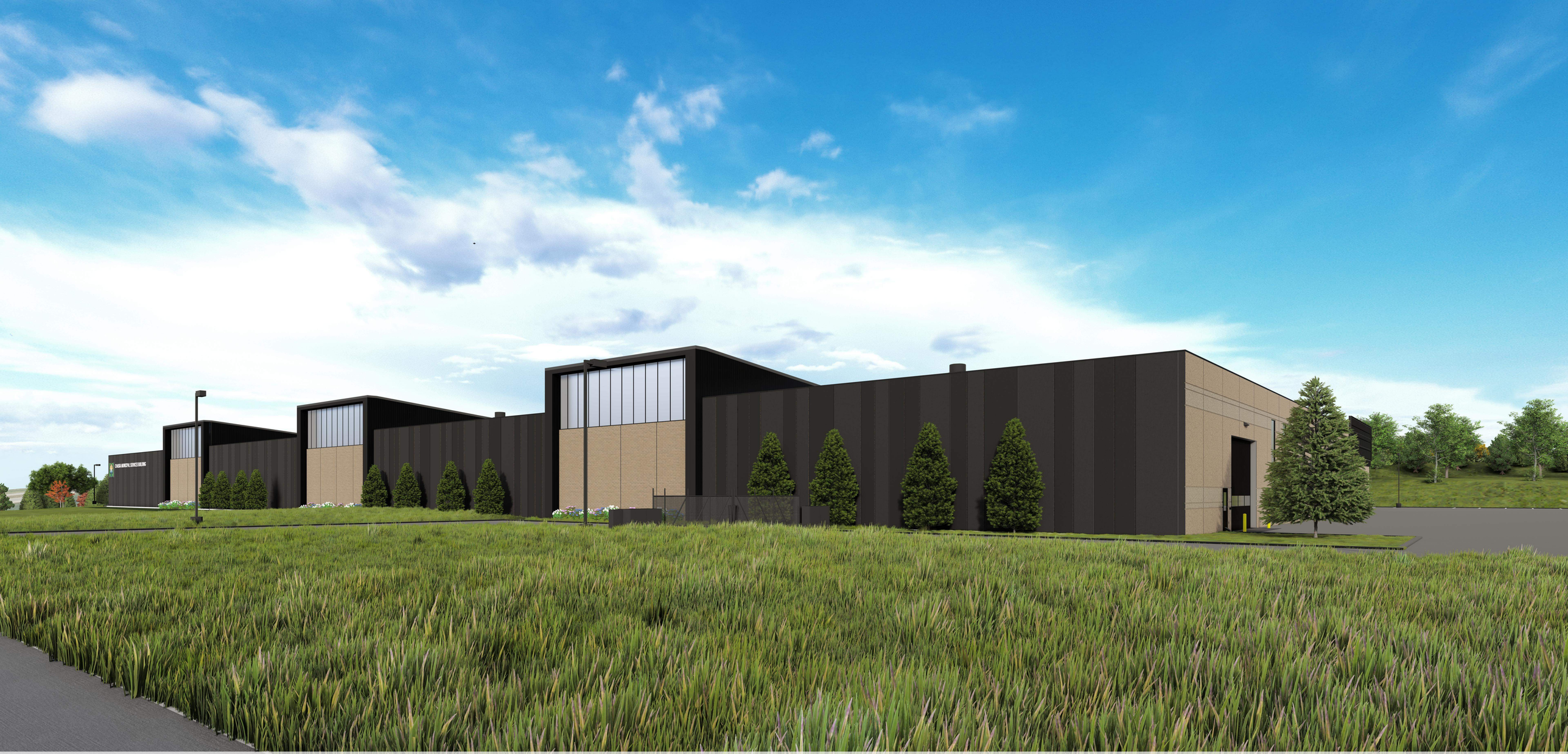
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS

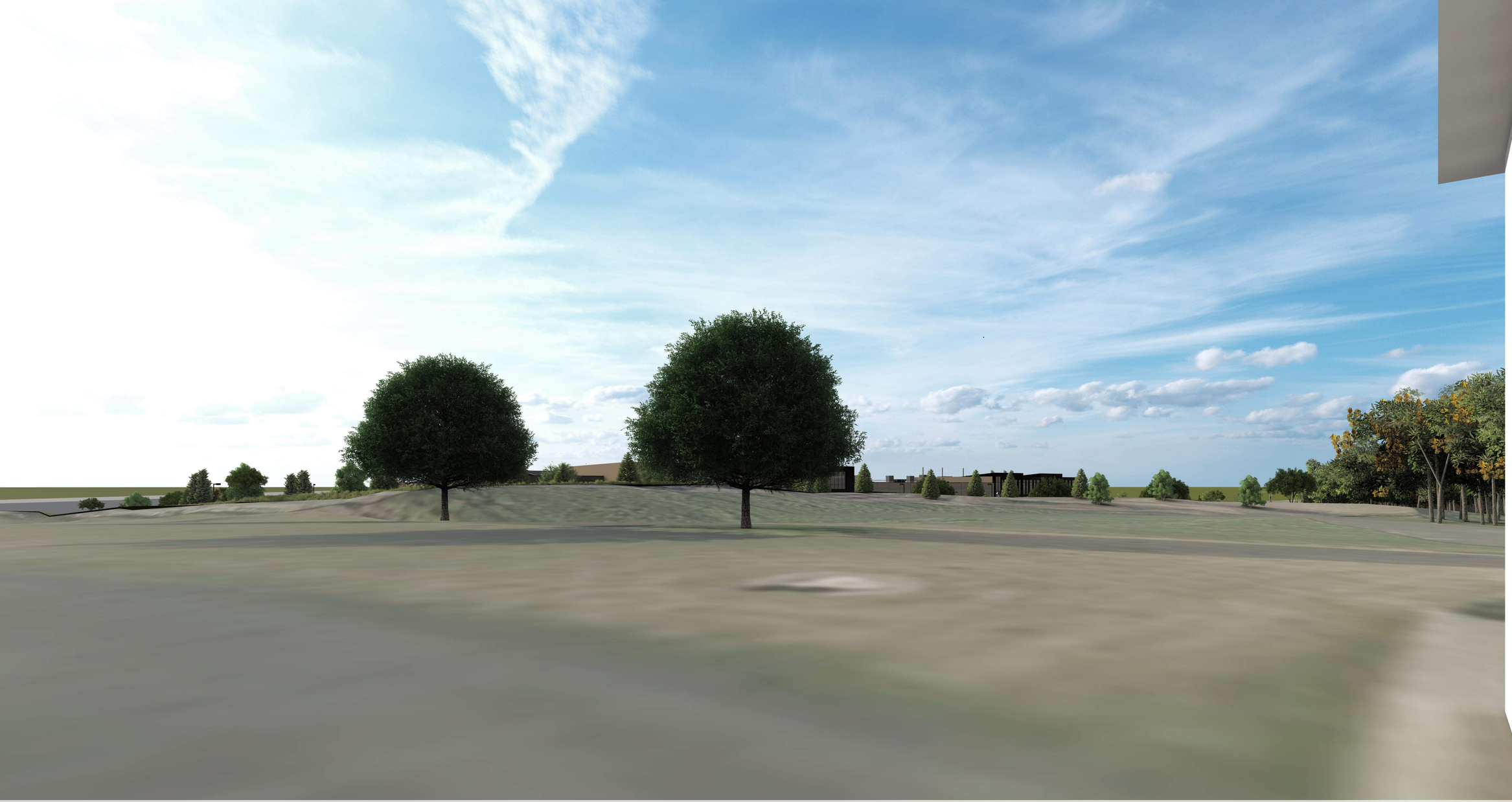


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Creek Road View

OERTEL ARCHITECTS



CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 1 - New Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 1 - 20-Year Growth Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 2 - New Trees

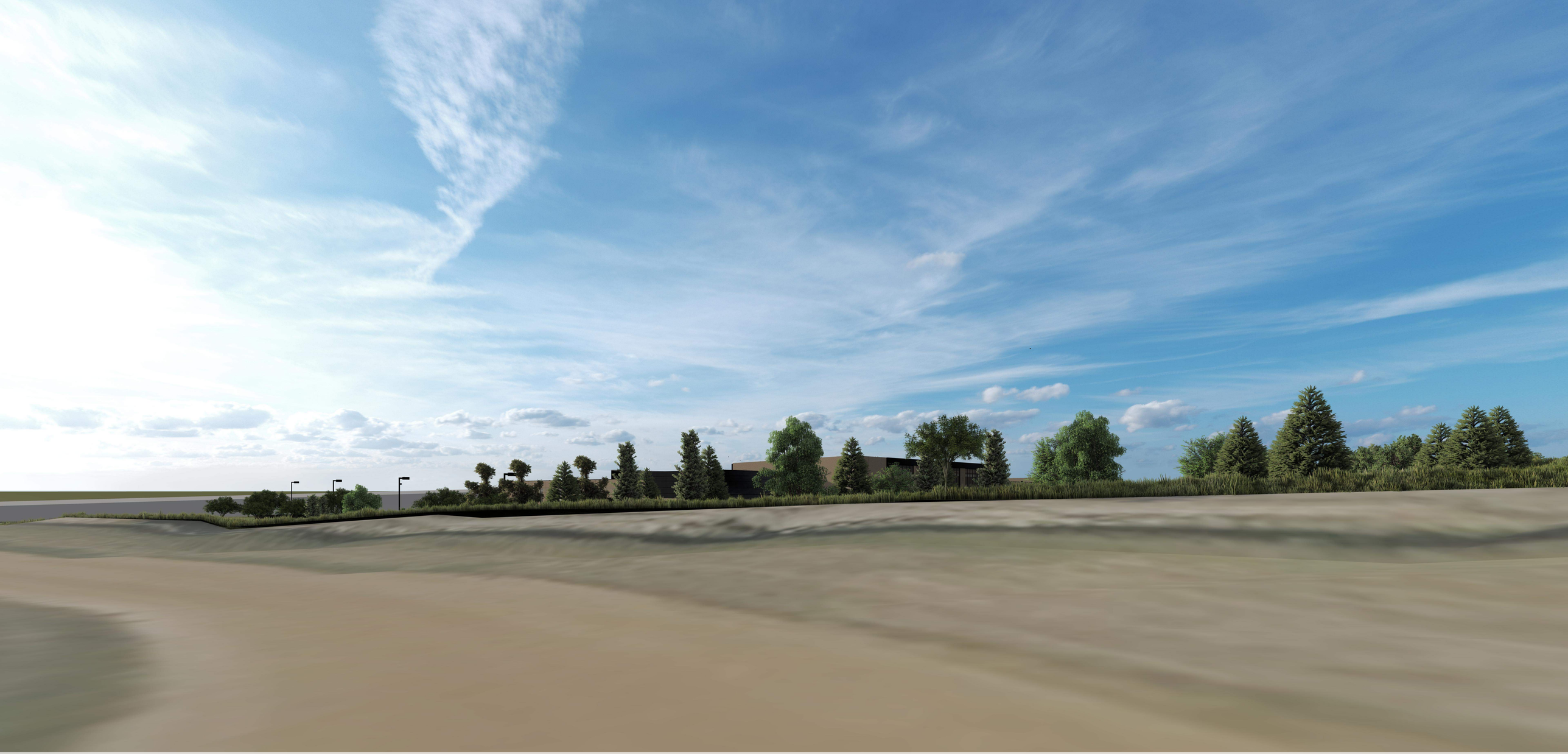
OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 2 - 20-Year Growth Trees

OERTEL ARCHITECTS

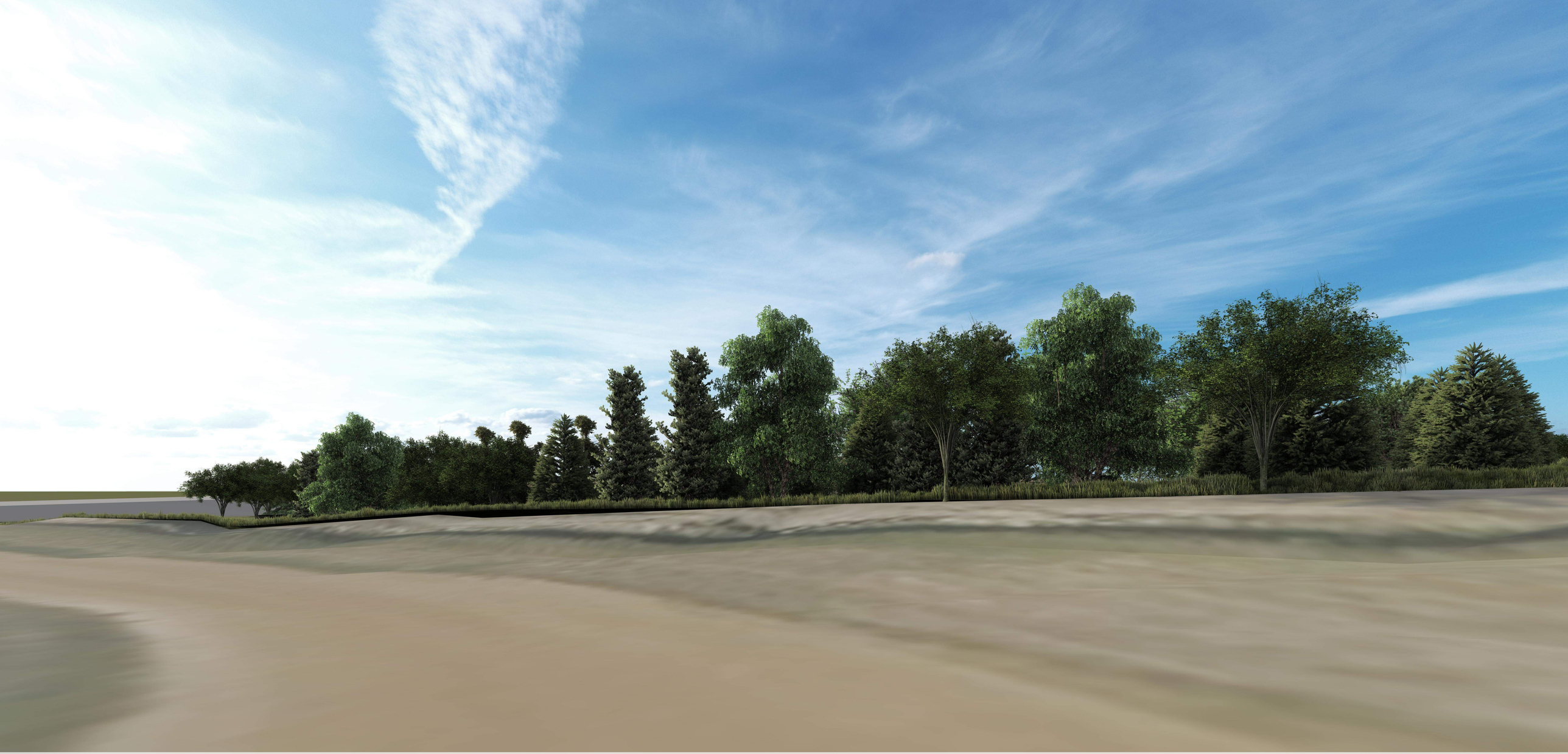


CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Wetzel Lane - New Trees

OERTEL ARCHITECTS



CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Wetzel Lane - 20-Year Growth Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 3 - New Trees

OERTEL ARCHITECTS

CITY OF Chaska MINNESOTA

Chaska Municipal Services Building

Neighbor View 3 - 20-Year Growth Trees

OERTEL ARCHITECTS