Public Safety Center Tour
5:30 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, February 23, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
   - 5.A. Representative Jim Nash
6. Approve Previous Meeting Minutes
   - 6.A. Meeting Minutes 01-26-2026
   - 6.B. Meeting Minutes 02-02-2026
7. Consent Items
   - 7.A. Motion to adopt Resolution Nos. 2026-09 approving the Final Site and Building Plans and Resolution No. 2026-10, vacating an easement for Peavey Business Center/ Shaw Construction/ PC #2026-01
     - 7.A.i. Resolution No. 2026-09
     - 7.A.ii. Resolution No. 2026-10
   - 7.B. City Administrator Performance Based Salary Adjustment
   - 7.C. Approve Chaska Rotary Temporary On-Sale Liquor License - Music Festival
   - 7.D. Approve Chaska Rotary Temporary On-Sale Liquor License - River City Days
   - 7.E. Adopt Resolution 2026-12, Authorizing submission of an application to the MN-DNR Outdoor Recreation Program and Resolution 2026-13, Authorizing submission of an application to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for Environmental and Natural Resources Trust Fund (ENRTF) for Southwest Chaska Park Improvements

7.E.i. Resolution 2026-12

7.E.ii. Resolution 2026-13

7.F. Wetland Replacement Plan for Fultonwood Development

7.G. Adopt Resolution No. 2026-14 Approving the Final Plat for Fultonwood/Pulte Homes/PC #2026-02

7.H. Approve LELS Local #385 Sergeant Contract

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution No. 2026-16 Approving the Easement Vacation on 1525 Clover Preserve Way/DR Horton/PC #2026-05

8.B. Motion to adopt Resolution 2026-11, approving the Concept Plan for The Inn/ Community Asset Foundation/ PC 2026-03

8.C. Adopt Resolution No. 2026-15 and Ordinance No. 1078 Approving the Preliminary Plat and Rezoning for Firefly Acres (fka 0 Creek Road)/Jenn & Scott Schlauderaff/PC #2026-04

8.C.i. Resolution No. 2026-15

8.C.ii. Ordinance No. 1078

8.D. Adopt Resolution No. 2026-17 Approving the Concept Plan for Big Woods Business Park/Scannell Properties/PC #2025-23

9. Bills

9.A. Account Payable Claims Roster 02-23-2026

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 02-23-2026

11. Adjourn

- MINUTES -
CHASKA CITY COUNCIL
JANUARY 26, 2026

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

2. Pledge of Allegiance

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

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Ashley Cauley, City Planner; Matt Clark, City Engineer; and Christophe Morschen, City Attorney.

Mayor Hubbard stated that she has seen profound fear and panic over the past several weeks in the community and has felt the weight of this personally. She stated that, seeing the impact of recent events, she has wrestled with the question of effective leadership in this moment. She said the answer looks different depending on the source, and understands the intent behind all of the approaches is a shared desire to oppose the current conditions impacting the community. She expressed support and gratitude for the Chaska Police Department for their commitment to public safety while upholding trust and transparency in the community. She stated the Chaska Police Department has been an outstanding example of what community policing should be. Mayor Hubbard said she speaks for the community and reflects shared values that the community holds dear, and her words can help or cause harm; her priority is to walk alongside the most vulnerable to ensure they do not suffer through retaliation or harm. She explained that this approach may be disappointing to some, but the time she has spent working with affected community members has reaffirmed that this discomfort is a small price to pay for the greater good. She said silence in this case is not the same as complicity, and in this moment, she chooses quiet leadership and to be present for those in need and listen with empathy while choosing to embrace the inherent worth and dignity that each human being deserves as members of the Chaska community.

Mayor Hubbard said the Council would adopt the agenda for this evening, and then Police Chief Ryan Seibert would say a few words.

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

Chief Seibert said he would keep things brief as he was not planning on speaking tonight, but thanked Mayor Hubabrd and the Council for their leadership. He said nothing has changed for the Chaska Police Department in the way that they serve the community, and value their

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partnerships. He said this is an unprecedented time with challenges ahead, but City Staff will continue to do the right thing.

City Administrator Podhradsky added that Chief Seibert has put a tremendous number of hours of work into planning for the worst and hoping for the best, to ensure the community is kept safe. He acknowledged how proud he is to work with someone like Chief Seibert.

5. Visitor Presentation

5.A. Aaron Kuznia - APWA Engineering Technician of the Year Award

Eric Lemke presented Aaron Kuznia with the AWPA Engineering Technician of the Year Award and said he had worked with Mr. Kuznia for the last 10 years. He introduced Public Works Director and City Engineer Chad Milner for the City of Edina, and serves on the APWA Award Committee.

Mr. Lemke explained that there are 1,100 members in the Minnesota APWA chapter across the state representing various industry vendors. He stated he specializes in work pertaining to Public Works and services provided both locally in communities and at the state level. He stated that Mr. Kuznia, throughout his career, has been actively a part of certified training for members of the APWA and other Public Works professionals and a true ambassador for the importance of Public Works in the communities.

Mr. Lemke stated that the APWA Awards Committee is made up of 12 people, and each year they solicit nominations for projects of the year and personnel awards across the state. He said Mr. Kuznia's work stood out professionally, and he is truly worthy of the APWA award. He stated Mr. Kuznia's work demonstrated innovative applications in technology and equipment, project management, service delivery systems, outstanding service to citizens, personal growth, and outstanding teamwork.

Mr. Milner said he was Mr. Kuznia's direct supervisor for three years in Edina. He said he is honored to say a few words about Mr. Kuznia and that he deserves this award.

Mr. Kuznia said a lot of people have set him up for success, and he would not be here without them. He said coming to Chaska has been awesome. He thanked the APWA and the Council for the opportunity to get this award publicly.

Mayor Hubbard thanked Mr. Kuznia for all his hard work and for making the community of Chaska amazing.

5.B. Erik Hansen – SouthWest Transit 2025 Year in Review

Erik Hansen of Southwest Transit explained that Southwest Transit operates under an agreement between Chaska, Eden Prairie, and Chanhassen. He noted that Southwest Transit is celebrating its 40th year of service and is quickly growing with 14 percent ridership growth and 614,000 rides last year, driven by new and expanded services.

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Mr. Hansen said that customer satisfaction remains high with a 90 percent range across services and demonstrates strong cost efficiency with a $12.07 subsidy per ride, compared to a $15.42 subsidy with Metro Transit.

Mr. Hansen stated that in Chaska, ridership is strong, including significant inbound, outbound, and local trips, and steady use of Creek Station for downtown service. He noted that 52 percent of Southwest Prime riders are transit-dependent and highlighted the equity and access needs that Southwest is providing.

Mr. Hansen stated that Southwest Transit has been brought up in legislation to be eliminated, thanked the Council for their continued support, and encouraged continued advocacy to maintain Southwest Transit. He added that Councilmember Hatfield is now the Chair of the Southwest Transit Board, along with Councilmember Grau being a representative, and stated he appreciates Chaska's strong representation.

Mayor Hubbard thanked Mr. Hansen and said Southwest Transit provides a very reliable and valuable service to Chaska. She said the Council will continue to support Southwest Transit to ensure it stays in the community.

Mr. Hansen said he appreciates the Council's support and lives in Carver County himself, and the citizens of this area deserve to have the benefit of Southwest Transit.

Councilmember Hatfield said that it was a great year in review of Southwest Transit. She said the Council all knows how valuable Southwest Transit is in a lot of different ways, but especially for community events. She added that it is an essential service for a lot of people, and she is very happy to be the Chair of the Board for the community because she knows how important Southwest Transit is. She shared that she is very grateful for Chanhassen and Eden Prairie entering into a Joint Powers Agreement for Southwest Transit in their areas. She thanked Mr. Hansen for sharing all his information with the Council.

Councilmember Grau said he has appreciated getting to know all the staff on Southwest Transit. He said Southwest Transit has been great for the community, and his kids still remember riding the Southwest Transit bus to watch Chaska play in the state tournament, and Metro Transit would not have done that. He thanked Mr. Hansen for coming out and speaking to the Council.

Councilmember Sheveland shared that her husband is a pilot who utilizes Southwest Transit to get to early morning flights at the airport, and said it was so helpful, easier, and economical than driving there himself. She said her husband has a car and could drive there himself, but Southwest Transit was so much more beneficial for him.

Mr. Hansen said he pushes back at the notion that public transit is only for people without cars, and that is the reason why. He added that there are a lot of good reasons for public transit, including economic and environmental sustainability.

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5.C. Lisa Anderson & Matt Udermann - Carver County Update

Commissioner Lisa Anderson provided an update on the Carver County Board, which she has served on for a year. Ms. Anderson said she and Commissioner Matt Udermann would provide the Council with a brief county update. She stated that there was a recently updated strategic plan for the county with a focus on taxpayer value, customer service, physical assets, and recognition of the residents. She stated that while the plan is straightforward, it reflects the county's role behind the scenes, and residents may not always realize that county staff are serving them, and the seamless experience is intentional.

Commissioner Udermann stated that the county partners with the City on roads like Highway 41 and 10, which have been a hot topic because of the roundabouts. He added that Chaska has done a great job articulating the need for their new Public Safety building, and the county will do the same with their buildings. He stated that county staff will look at using taxpayer money effectively and may utilize some of Chaska's City buildings for displaced county staff when building out some of the county buildings. He stated that county staff will meet with City Staff to collaborate on things like that.

Commissioner Anderson explained that Carver County funds the Sheriff's Department, Health and Human Services, Public Works, Parks, Library services, Veteran services, County Attorney, and Taxpayer services.

Commissioner Udermann stated that Carver County is working on Highway 41 and Highway 5, along with having a relationship with Community Development and the Historic Society, for which the county gives money that is not under the county's domain. He added that the county worked in partnership with the CDA for housing and accelerated four projects in Carver County through COVID-19.

Commissioner Anderson said she thinks it is really important that people understand where the dollars go, and the majority of the Carver County budget is spent on Health and Human Services and the County Sheriff. She noted that operations and the things that keep the county running, such as roads and bridges, and general government, make up a large portion of their budget as well. She stated that the county did a lot of work with land, water, and environment, which all account for about 21 percent of the property taxes that Chaska residents pay to Carver County. Commissioner Udermann added that these services are paid with levy dollars, and with the median home value being $500,000, only one percent of that value annually goes to the county, one percent goes to the City, and one percent goes to the school district. He noted that he and the rest of the county and City Staff understand the importance of residents understanding where their tax dollars go, and over the next three years, everyone will be seeing a lot of shifts in budgeting from both the federal and state governments.

Councilmember Sheveland asked if Chaska resident tax dollars are being spent on the Carver County Sheriff. Commissioner Anderson stated that Chaska residents do pay for the Carver County Sheriff; however, the contracted services with the City of Victoria and the City of Chanhassen pay more because of those contracts.

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Mayor Hubbard asked if the roads and bridges include the dollars that are set aside from the sales tax that is set aside for the county. Commissioner Anderson answered that the money for roads and bridges comes from operations, and some of that money comes from the state and federal government.

Commissioner Anderson discussed the Chaska Library project, which the county is still working on development plans, along with the Minnesota River Regional Trail, and finished the Family Resource Center in downtown Chaska.

Commissioner Udermann detailed the work done on the street project on 82nd Street, which moved much quicker than anticipated, and opened up the path behind the Arboretum to develop.

Commissioner Udermann detailed Carver County 2026 legislative priorities and noted the final levy for Carver County is eight percent which he realizes it a lot, but the state is going to see more shifts over the next several years and the focus has changed to stopping the unfunded mandates and determine how much will or will not be passed on to the voters, because eight percent cannot continue to pass year after year. Commissioner Anderson noted that each percent of the levy is $750,000, and an example of the unfunded mandates includes Mental Health facility patients who no longer meet the criteria, and used to be funded by the state, and is now passed on to the county. She added that if all of the mandates on the table were passed on to the county, it would increase the county budget by $8 million, which equates to a 10 percent county tax levy increase. She stated that county staff are working with the legislature and taking it very seriously, as these mandates are not what property taxes are supposed to be used for.

Mayor Hubbard thanked Commissioner Udermann and Commissioner Anderson for their presentation and noted that a lot of residents do not understand the services that the county offers.

6. Approve Previous Meeting Minutes

6.A. Approve the January 5, 2026, City Council Meeting Minutes

Motion by Councilmember Benesh, second by Councilmember Grau, to approve the minutes of the January 5, 2026, City Council meeting.
Motion carried.

7. Consent Agenda

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

A. Accept Public Improvements – Carlson Bluffs

Motion to accept public improvements in Carlson Bluffs Addition as municipal facilities and adjust the letter of credit accordingly.

B. Approve Low-Potency Hemp Edible Local Registrations

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Motion to approve low-potency hemp edible retail registrations for Anna Tobacco & Smoke Shop, Chaska Smoke Shop & Vape, and Chaska Downtown Smoke Shop & Vape, to sell low-potency hemp edible related products.

C. Adopt Resolution No. 2026-3 Amending 2025 Fund Budgets

Motion to adopt Resolution 2026-3 Amending 2025 Fund Budgets.

D. Adopt Resolution No. 2026-5 Accepting the Donation of Real Property in Fairway Hills (Outlot A)

Motion to adopt Resolution No. 2026-5 accepting the donation of real property (Outlot A – Fairway Hills).

E. Adopt Resolution No. 2026-6 Ratifying 2026 Cogeneration and Small Production Tariffs

Motion to adopt Resolution 2026-6 Ratifying 2026 Cogeneration and Small Production Tariff.

F. 2026 Appointment Approval for Parks and Recreation Chair Jason Branch & Vice-Chair Elizabeth Wynveen

Recommendation for City Council Approval of the 2026 Appointment of the Chaska Parks & Recreation Chair Jason Branch and Vice-Chair Elizabeth Wynveen

Councilmember Hatfield said she is very grateful for all the effort that Chair Jason Branch and Elizabeth Wynveen have put into Parks and Recreation.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2026-4 Approving the Concept Plan on the Holasek Property (4245 Big Woods Blvd)/Pulte Homes/PC #2025-22

City Administrator Podhradsky introduced City Planner Liz Hanson to present this item. Ms. Hanson gave an overview of the residential development project.

Mayor Hubbard asked if there would be an off-ramp and if that would be taken into consideration with the noise mitigation study. City Administrator Podhradsky said the timing of that noise mitigation study would be similar to when this development would go in, and the City reserves the right-of-way to build an off-ramp that would take noise into consideration.

Ms. Hanson stated that a representative from Pulte Homes had a short presentation that they would give to the Council.

Councilmember Sheveland said the façade on these proposed homes looked similar to the Spring Creek Edition and asked if the plan was to have these homes all look like they are part of the same neighborhood. She said she appreciates uniformity, but a lot of these houses are starting to look really similar. Ms. Hanson said, hopefully, this development is going to provide some variety and diversity in the housing products, such as twin homes, townhomes, and single-family detached homes.

Councilmember Sheveland asked if the off-ramp would handle all the traffic from this new development. City Administrator Podhradsky confirmed that the road was designed with this development in mind and will be able to handle the traffic.

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Mayor Hubbard said the roads in this development are public, and asked if snow removal and plows have already been figured out. Ms. Hanson said that has not been determined yet, and the project is not that far out yet.

Mayor Hubbard asked if parking would be allowed on Savannah Way, where the park is going to be. City Administrator Podhradsky said parking will not be allowed on that road, and there will be parking on the north and east sides of the park. Mayor Hubbard asked if that is a concern with an elementary school and the park being there. City Administrator Podhradsky said that is part of the discussions happening with the school district now, about whether there is sufficient parking.

Councilmember Grau added that when the fields behind Clover Ridge are used for soccer or football, parking is a huge problem.

Community Development Director Nate Kabat added that as this development is planned, they will look at lessons learned from the Clover Ridge project, including parking access and parking circulation. City Administrator Podhradsky said that they will look at less parking and more at circulation, which centers around where parking enters and exits the parking lot.

Councilmember Sheveland asked how many units are in the Clover Ridge development. City Administrator Podhradsky said about 1,000 units.

Mayor Hubbard invited the representative from Pulte Homes to give their presentation on the development.

Haley Daily-Sievers of Pulte Homes said she was happy to answer any questions about the development before starting her presentation.

Mayor Hubbard said she does not see an overflow parking allotment for townhomes in the development. Ms. Daily-Sievers said the garages for the townhomes can fit two cars, and the driveway can fit two additional vehicles. There will be public streets that they will work with City Staff on parking and any additional requirements, if needed. Mayor Hubbard said that for snow removal, parking needs to be considered.

Councilmember Hatfield said additional parking should be strongly considered as household sizes are increasing, and parking outside can cause issues for snow removal.

Ms. Daily-Sievers presented information about Pulte Homes and the planned development at the Holasek property to the Council. She noted that Pulte Homes wanted to propose townhomes, single-family, and twin homes for this development to serve every stage of life. She added that the townhomes will be 1,800 to 2,000 square feet with three to four bedrooms and two and a half bathrooms, as well as a two-car garage. She stated that the twin homes are single-level homes with two to three bedrooms at 1,724 square feet, along with two bathrooms and a two-car garage.

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Councilmember Grau asked if the only shared wall in the twin homes is in the garage. Ms. Daily-Sievers confirmed that is correct, but the twin homes have their own separate garages.

Ms. Daily-Sievers said the detached homes are 1,810 to 2,515 square feet and will have three to four bedrooms with two to two and a half bathrooms, will be two-stories, and will have flexibilities when it comes to aesthetics like siding and porch depth that they would like the Council's feedback on and see if there could be exceptions. She explained that by reducing porch depth from six feet to five feet, it eliminates window and window clearances per building code above the front porch. She added that Pulte would like to propose two different types of siding for the detached homes with stone on the front. Ms. Daily-Sievers stated that there are over 30 unique color packages that future homeowners can select, and would follow the City's anti-monotony code.

Councilmember Hatfield asked how the porch and siding impact the affordability of the homes. Ms. Daily-Sievers answered that these exception items help reduce the overall cost that is passed on to the homeowner.

Ms. Daily-Sievers y added that the development would consist of 207 units, and would like to move forward with the application with a mixture of townhomes, twin homes, and single-family homes, and asked if the Council had any further questions for her.

Councilmember Hatfield said she appreciated the diversity in this development, along with the trails and sidewalks that will connect to the park. She added that there is always value in considering the density for the area and adding more parking.

Councilmember Sheveland said that a nice thought would be adding a tot playground for younger children who may be too little to walk to the nearby park. Ms. Daily-Sievers said staff would look into that, as well as adding additional parking.

Councilmember Grau echoed Councilmember Hatfield's comments about the density for that area, and this development will be very visible from Highway 212, so it is important that people form positive opinions about the City as they drive and see that space. He said the size of yards and space between homes may not be important to some, while it will be to others, and should be considered by Pulte, but he liked the variety of the styles of homes that will be offered.

Mayor Hubbard said Ms. Daily-Sievers did a great job presenting this and was impressed by the variety of homes offered for this development, especially twin homes that are single-level for the older residents who would like to move out of their existing family home but stay in the community. She stated that she is in favor of smaller yards and denser neighborhoods because the affordability fits the profile that Chaska is looking for. She added that she thinks there needs to be overflow parking, but she appreciates the park being across the street and the green space planned inside the development. She stated that if making the porch a little bit smaller makes the home more affordable, then she is not against that change, and it is only applicable to single-family homes.

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Councilmember Grau asked what the depth of the porch was. Ms. Daily-Sievers stated that the porch would be five feet deep versus six feet. Councilmember Grau asked if six feet is the standard depth for a front porch.

Councilmember Hatfield said her front porch is five feet, and it is enough space to walk around with furniture on the porch. She asked if there would be railings on the front porch. Ms. Daily-Sievers answered that at this time, the homes do not have that option.

Councilmember Grau said he would have to measure his front porch to determine how deep it is, but he understands that the price and economics of the house are important, too, and does not have a strong opinion on changing the porch depth.

Mayor Hubbard added that the single-family homes also have patios in the back, so there is an opportunity there to use more outdoor space.

Community Development Director Kabat discussed the background front porches and design elements.

Councilmember Sheveland said if it saves money and makes the homes more affordable, that is a huge reason to do it.

Councilmember Hatfield said it matters if there is a railing on the front of the porch, as it takes up more room. Ms. Daily-Sievers said the size of the pillars is more streamlined and modern than they used to be, and could be worked on by staff at Pulte.

Community Development Director Kabat discussed affordability of these units and the possibility of applying the Community Land Trust program to some of these units. Staff is working with Pulte on this. City Administrator Podhradsky added that there are LAHA funds that the City is getting each year that could be used for three to four Land Trust homes a year.

Councilmember Hatfield stated that while she feels strongly about the density of homes, if it makes them more affordable, then she does not feel as strongly about it. She stated that the Land Trust program is also a great program that could be used for a few of the homes.

Ms. Daily asked if there was any feedback regarding the two siding choices and stone versus the LP SmartSide.

Mayor Hubbard asked Community Development Director Kabat for his opinion. He answered that these details will get fleshed out more during the final push for the project. He added that there is an affordability component and a quality component, and more information to understand would be helpful.

Councilmember Hatfield said the LP SmartSide was used in the Dell Web and Adelwood developments, and could be seen when driving by there for context. She said seeing what it will look like and the quality is going to be important.

Mayor Hubbard said she appreciated the variety of options and stones for the homes to make them unique. She said the Council is open to the conversation regarding materials.

Councilmember Sheveland asked Ms. Hanson when the next phase of this development would be brought to the Council. Ms. Hanson said there is no firm definition of that, but it would be at least a few months.

Motion by Councilmember Sheveland, second by Councilmember Hatfield to adopt Resolution No. 2026-4 approving the concept plan on the southern 41.5 acres of the Holasek property at 4245 Big Woods Boulevard, based on the conditions listed therein.
Motion carried.

8.B. Adopt Resolution 2026-07, approving the Preliminary Site & Building Plan & Rezoning for Peavey Business Center at 4200 Peavey Road/Shaw Construction/PC #2025-21
City Administrator Podhradsky introduced City Planner Ashley Cauley to present this item. Ms. Cauley presented the item to the Council.

Mayor Hubbard asked if the Council or the Applicant who was present at the meeting. Mayor Hubbard said this is a great concept plan and stated that it looks like things that had previously been mentioned were being addressed. She stated her appreciation for the business building in Chaska.

Councilmember Hatfield said she appreciated that the outdoor storage is being done thoughtfully. City Administrator Podhradsky added that the City has been talking about this building site for 20 years, and thinks this is a fantastic use for this site.

Mayor Hubbard said she was excited to see the final plans come through for this project.

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Resolution No. 2026-7 approving the Preliminary Site and Building Plans for Peavey Business Center at 4200 Peavey Road (PC #2025-21).
Motion carried.

8.B.i. Ordinance No. 1077
Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Ordinance No. 1077 approving the zoning ordinance amendment to PID-8.
Motion carried.

8.C. Resolution No. 2026-2 Authorizing the Solicitation of Public Bids for the Municipal Services Building
City Administrator Podhradsky introduced Assistant City Administrator Elise Durbin to present this item. Ms. Durbin presented the item to the Council.

Councilmember Sheveland asked if the people who bid for the Public Safety building were interested in bidding on this project. Ms. Durbin said the Public Safety building had 30 to 40

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different contractors, and the City had construction managers who oversaw the work. Ms. Durbin said this project will have a similar process.

City Administrator Podhradsky said RJM Construction will tear down their trailer at the Public Safety building, and will have staff who will come work on the Municipal Services building, so there will be some of the same people working on this project.

Councilmember Sheveland asked if RJM Construction did a good job working with all of the subcontractors. City Administrator Podhradsky confirmed that they did a great job, and the City has worked with them before at the Community Center.

Motion by Councilmember Sheveland, second by Councilmember Hatfield to adopt Resolution No. 2026-2 authorizing the solicitation of public bids for the Municipal Services Building.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 26-01-2026

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

Councilmember Hatfield said there are a lot of bills for the Public Safety building, and it is very exciting.

Mayor Hubbard asked about Comfort Tech Software on page 10, and asked if that is software used for the City's website. City Administrator Podhradsky said he would look into that and get back to her.
Motion carried.

10. Other Business

Councilmember Sheveland:

- Said she was back after having a baby, welcomed Leo Kenneth to her family, and wanted to wish her other son, Jack, a Happy Second Birthday on January 7.
- Thanked all of the front-line workers, including the Police, and her husband is in the Department of Defense, and noted they have announced the National Guard to ensure safe protests.

Councilmember Benesh:

- Congratulated Councilmember Sheveland on the new baby.
- Stated that a lot has happened in the world since their last meeting, and said as a person who works in Public Safety, it is exhausting. He stated that everybody needs to take a breath and figure things out as humans, instead of the way that they are going about it. He added that he may only partially disagree with what is happening, but does disagree with tactics and image, and there is a better way. He stated that Public Safety workers are tired, on the front lines, and need a break. He encouraged people to take a breath so everyone can figure this out with dignity.

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Councilmember Grau:

- Recapped the MLK breakfast event.
- Shared that this was the first Council meeting he was not looking forward to coming to, due to recent events. He noted that his children have asked questions and want answers. He stated that he is lucky because he looks the way that he does, and does not understand the fear that people are living in who do not look like him right now, but stated it has to be terrible. He said to keep it simple, it comes down to kindness, and taking that effort to be open and kind to someone who may have different views and perspectives. He noted that everyone needs to show empathy for others, and regardless of opinions, two people lost their lives in recent events.

Councilmember Hatfield:

- Thanked the Mayor for her statement at the beginning of the meeting.
- Recapped the MLK breakfast event, and stated that people need to recognize their privilege and use it responsibly, and show kindness.
- Shared that the community of Chaska is full of helpers, and has really shown up for residents who needed help with grocery deliveries, and various businesses like Latino Voice, Little Roos, and Bountiful Basket are full of donations and giving back to the community.
- Shared about upcoming events, Puzzle Mania (February 7), and Ice Fishing with the Fire Department (February 14).

City Administrator Podhradsky:

- Thanked City Staff, and he sees the exhaustion in people due to recent events. He thanked the people who are dedicated to keeping the community safe.
- Shared that the State of the City Address is on Wednesday, January 28, from 6:00 p.m. to 7:30 p.m. at the Community Center theater, followed by the Resource Fair.

Mayor Hubbard:

- Shared that the State of the City Address will also be followed by a woodworking demonstration.
- Recapped the MLK breakfast event.
- Recapped the winner of the Human Rights Award.
- Recapped a Curling Event Center event celebrating the Chaska Curling Team as they head to the Olympics.
- Shared that the Chaska Historical Society was featured on Channel 5 for their Women's Exhibit.
- Shared that food distribution was rescheduled due to cold temperatures, to Tuesday, January 27, from 3:00 p.m. to 4:00 p.m. in Shakopee.
- Shared that she appreciates all the City Staff and organizations that have come together to try and make a positive impact and help the community during this difficult time.
- Shared that the next Council meeting is Monday, February 2, 2026.

10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 26-01-2026

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10.B. 2025 Building Inspections Year-End Report

10.C. Financial Reports as of 11/30/25

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 10:00 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 2, 2026

1. Open Session

2. Closed Session 5:30 – 7:00 p.m.

2.A. City Administrator's Review

Under Minnesota Statute Section 13D.05 Subdivision 3(a), the City Council has the authority to conduct a closed session for the review of any employee under its direct supervision. The only topic of the discussion in this closed session will be the performance review of City Administrator Matt Podhradsky. The meeting will be taped, and the recording kept for three years, as required by the Minnesota Open Meeting Law. As is required by State Statute, a summary of conclusions regarding the evaluation will be given at the next open session of the Chaska City Council.

3. Open Session

4. Call to Order
The meeting was called to order by Mayor Hubbard at 7:01 p.m.

5. Pledge of Allegiance

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

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

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

8. Visitor Presentation
8.A. Legislative updates by Representative Rehm and Senator Coleman
Mayor Hubbard thanked Senator Coleman for being there to present her Legislative updates.

Senator Coleman thanked the Council for their time and sacrifice, and noted that it is a weird and scary time to be in office right now. She said she had written down a list of the top five things that would come before the legislature this year, but that list changes every few weeks. Senator Coleman said the primary focus this year will be on student and school safety, both internally and externally. She added that while some districts feel well-supported, others feel unsafe, and her goal is to ensure consistent safety measures across all public, private, and

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charter schools. She said education performance is also a top priority, particularly reading and better outcomes in math and science, with a holistic approach to improve student success.

Senator Coleman said another issue that will be addressed is immigration and public safety, and urged bipartisan cooperation at all levels of the government. She noted that despite the deep partisan divide, she is confident that respectful cooperation is possible to restore stability and unite in Minnesota.

Senator Coleman states she supports a bonding bill focused on core infrastructure needs like water, waste management, and government buildings, excluding nonprofit funding. She said a long-standing priority is funding local projects.

Senator Coleman noted that fraud prevention will be of significant focus as recent cases have highlighted systemic oversight failures, prompting more efforts to strengthen accountability. She noted that she helped introduce a bill that would require at least one site visit before approving program funding to safeguard taxpayer dollars and restore public trust.

Senator Coleman acknowledged the challenges of the current political environment and said her expectations for this legislative session are modest, but she is committed to bipartisan collaboration and prioritizing the interests of her constituents over party outcomes.

Mayor Hubbard stated there was a handout there for Senator Coleman to take with more information about Chaska's priorities, and noted that as elected leaders, they are all most effective when they work together. She said she appreciates having an open dialogue with Senator Coleman, and for mentioning City Square West as a top priority, and having the Senate Bonding Tour visit Chaska. She said she understands that, despite it being a bonding year, there might be some limitations regarding the projects that can be completed. Mayor Hubbard said the TIF extension request would be a great tool to help Chaska cross the finish line with its City projects.

Senator Coleman asked if that is legislation that they have been working on, or if it needs to be started.

Ms. Durbin said the legislation has already been drafted.

Senator Coleman said that the Social District legislation has been on her agenda, and other cities have expressed interest as well, so she has worked with Senator Putnam on that to potentially let cities decide for themselves if they want to participate or not.

Mayor Hubbard said the Council understands that Chaska is not the only community that saw the opportunity for the Social District legislation, especially when looking at communities like Anoka, Stillwater, and Shakopee that resides right across from the river. She added that Chaska is still a growing community, so the utility extension bonding request for that infrastructure piece to complete one of the industrial parks in Chaska would greatly benefit the community in terms of development and the taxpayers to have that industry locally, as well as job creation.

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Senator Coleman said a lot of the Senate thought this area was very rural, and the Senate Bonding tour showed them how much this area has grown with the old infrastructure, along with how much money Carver County puts into state coffers that the state does not get back. She said there has been a shift in that narrative, so her hope is to continue to bring home the proverbial bacon for Minnesota.

Councilmember Hatfield said she is serving as Chair of Southwest Transit this year, and asked to ensure that the STA partners can continue to opt out and have the bus service for this community. She said Southwest Transit has worked very hard to run an efficient transit service that is essential to many community members, and wanted to reiterate its importance to Senator Coleman.

Senator Coleman said Southwest Transit has her support, and she has expressed her concerns to the transportation state Chairs.

Councilmember Grau thanked Senator Coleman for coming and appreciated the partnership and her transparency and honesty. The residents of Chaska are growing tired of the rhetoric, and he appreciates her approach. He said he does not think the state is as divided as the perception is, and through conversations, there can be compromise.

Senator Coleman said she just spoke with the Chanhassen Rotary, and noted that the media does not cover when bipartisans agree.

Mayor Hubbard said the Council has the luxury of being in a non-partisan role, and acknowledged that it has to be really challenging. She thanked Senator Coleman for accepting her invitation to come to Chaska to discuss things and wished her luck in the upcoming session.

Mayor Hubbard introduced Representative Rehm to present her update.

Representative Rehm noted that the legislative session begins Tuesday, February 17, and will focus on capital investments and infrastructure. She stated the Governor has proposed a $907 million bonding package, but bonding requests total $2.7 billion, so there will be significant competition and reductions.

Representative Rehm noted that there will be legislation brought forth distinguishing e-bikes from high-powered e-motos after a significant accident with an e-moto and major injuries made headlines.

Representative Rehm stated that a package of bills addressing concerns raised by manufactured home residents following a private equity acquisition will be discussed.

Representative Rehm added that multiple bills are being developed in response to community impacts and the two deaths related to ICE activities, including requiring identifiable law enforcement with no masks or unmarked agents allowed. She noted that limiting evictions for individuals afraid to leave their homes or go to work will be part of the bills, along with allowing civil rights claims against Federal Agents, and restricting state and local collaboration with

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federal immigration and enforcement when civil rights are violated. She added that there is a lot of fear in the community, which has also had an impact on schools and workplaces. She encouraged local governments to hold community listening sessions to hear directly from residents how they are being affected by Operation Metro Surge.

Mayor Hubbard said she appreciates Representative Rehm for bringing that forward, and said it has been a difficult time, and the limitations that the Council has in their roles, along with the impact on the community. She said the Council's stance has always been to do what is best for the most vulnerable, but also does not want to do anything that could create harm.

Representative Rehm recognized that people are afraid to come forward and speak in a public forum type of way, and maybe a more private discussion would be a better approach. She said rights are being violated, and it is important to stand up for civil rights, address them, and mitigate the damage.

Mayor Hubbard said the Council has gathered a lot of resources and is pointing individuals to those resources to give them the best tools available.

Councilmember Hatfield said at the local level, listening is important, and they do that differently than larger cities. She said in Chaska she can see the impact this has had, and she does not need a listening session to know that. She said she has been impressed with the community partnerships that have provided a much-needed resource for impacted people, and the Council has heard from those partnerships and what they are experiencing.

Mayor Hubbard said she welcomes those conversations, although challenging. She added that effective leadership principles do not apply in this situation because of the circumstances, and it has been difficult for her to navigate the most effective way to walk alongside those who need the most support right now. She said it is important to her that the Council relay actions that would provide the most help and support for the people who need it.

Representative Rehm said there are a lot of nonprofits that are doing amazing work behind the scenes, and some cities have been able to put more funding into some of these local nonprofits. She said that working together, they will find their way to address it.

Mayor Hubbard said the impact of the situation is felt differently depending on the person and their relation to the matter at hand.

Representative Rehm said the tour at City Square West was great, and she does not know what the funding will look like, but the lobbyists have submitted the paperwork.

Mayor Hubbard thanked Representative Rehm and Senator Coleman for seeing the goal that they are trying to achieve in Chaska and for supporting the TIF district for City Square West. She thanked Representative Rehm for being instrumental in bringing the Senate Bonding tour to Chaska. She noted that the Social District legislation brings vibrancy to downtown Chaska and makes it competitive with neighboring cities. She added that the Southwest utility extension

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on the bonding would help Chaska to continue to grow with an incoming industrial park that will help with infrastructure and job creation.

City Administrator Podhradsky said the TIF District extension is something that the City did differently this year because he knew it would be difficult for legislators to find the dollars, and the City needed an alternative to get local dollars for a specific purpose.

Representative Rehm said she would look into it, and they use TIF Districts in Chanhassen, too, and they are helpful because they do not use state money, which is more palatable.

Councilmember Hatfield said Representative Rehm probably heard her give her pitch about Southwest Transit earlier. Representative Rehm said she did hear it earlier, and she is a big fan of public transportation, and this area needs good transportation, and said she would be pushing to keep Southwest Transit intact.

Mayor Hubbard said if Metro Transit took over, there would not be the same level of robust service, and there would be long wait times for micro transit.

Councilmember Hatfield said Southwest Transit has operated as efficiently as Metro Transit when they recently ran the numbers.

Representative Rehm said Southwest Transit is also taking cars off the road, and is the model for transporting people to and from the Minnesota State Fair and Minnesota Twins games.

Councilmember Grau said he would reiterate what he said to Senator Coleman, that the state is not as divided as the media makes it sound, and asked Representative Rehm and her colleagues to continue to try to be a beacon of compromise. He said he believes that if conversations can happen, people are not as divided as they may think they are.

Representative Rehm said after the assassinations on June 14, Representative Nash was the one who called and told her that their colleague had passed away. She noted that at the heart of it, everyone just wants what is best for their families and communities. She noted that the House of Representatives is very divided, but work can get done if both sides of the aisle work together.

Mayor Hubbard said she commends all of the Representatives for being able to work together.

Councilmember Sheveland asked if Representative Rehm had any insight on the bill regarding funding for non-public education bus services, nurses, and counselors. She said her children attend a non-public school in Chanhassen, and it is very important to her to ensure that those schools are operating at the level the state would want. Representative Rehm said that the bill was up in the air, and then Governor Walz said he was not going to cut any funding to non-public schools, so she did not think that was going to change, but she has not heard anything about the bill coming up again. Councilmember Sheveland thanked Representative Rehm for her support regarding that bill.

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Mayor Hubbard said Representative Rehm's job is not easy, and thanked her for being so responsive, helpful, and supportive of the City and for listening to their priorities.

Representative Rehm thanked the Council for all the work they are doing to make Chaska more walkable and to preserve the history of the City.

9. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Sheveland to approve the Consent Agenda Items A through B:

A. Adopt Resolution No. 2026-08, Authorizing submission of an application to the 2026 League of Minnesota Cities (LMC) Grant Navigator program for grant writing assistance for SW Chaska Park.

Motion to Adopt Resolution No. 2026-08, Authorizing the submission of an application to the League of MN Cities' 2026 Grant Navigator program from SW Community Park grant assistance.

B. LELS Local #210 Police Officer 2026-2027 Contract and MOA for Wage Re-opener

Motion to approve employment contracts for the 2026-2027 period between the City of Chaska and LELS Local 210 with the agreement retroactive effective January 1, 2026.

Motion carried.

10. Action Items

10.A. Commission Appointments

Assistant City Administrator Elise Durbin presented the item to the Council. City Administrator Podhradsky added that they would continue looking to fill the open positions.

Councilmember Hatfield noted that there are open positions for the Human Rights Commission and the Heritage Preservation Commission.

Ms. Durbin said the applications are not open right now, but will look for guidance from the Council to determine when to open up applications and how long to keep them open.

Mayor Hubbard said she thought the Council was going to see if there were any interested members of other Commissions that would like to apply.

City Administrator Podhradsky said the Council could reach out to their contacts that might be interested, and he would pass on the application, and if there is no interest, the application would be opened up to the public. Mayor Hubbard agreed that it would be a good idea.

Mayor Hubbard thanked all of the people who served on the Commissions, and the new individuals who applied for the Commissions, and want to be more involved in the community. She asked if there was any way to recognize the people who are stepping down from serving on the Commissions at a future meeting. City Administrator Podhradsky said that is something he would look into.

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Mayor Hubbard asked if the Council had to list out the names and Commissions or make a motion and appoint everyone in one sweep. Ms. Durbin said it would be helpful to do it by Commission so that it is written into the record.

Councilmember Grau said he started his public service by joining the Parks and Recreation Board, and it is great to see new people step up. He thanked the Student Representatives who are opting to serve their community at a young age.

Councilmember Hatfield added that a youth position was added to the Human Rights Commission a few years ago, and several amazing youths have stepped up to serve in that role.

Motion by Councilmember Hatfield, second by Councilmember Benesh to appoint the Planning Commission members as follows: Garrick Campbell, John Purdy, Sri Raghavendra, Tess Michaletz, and Matthew Rydberg.
Motion carried.

Motion by Councilmember Benesh, second by Councilmember Grau, to appoint the Parks and Recreation Commission members as follows: Zach Saueressig, Georgiann Keyport for three years, and student Neel Ghatti for one year.
Motion carried.

Motion by Councilmember Grau, second by Councilmember Sheveland, to appoint the Human Rights Commission members as follows: Katie McCloskey for three years, and student Sean Haga for one year.
Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to appoint the Heritage Preservation Commission members as follows: James Pleis.
Motion carried.

11. Bills

11.A. Accounts Payable Claims Roster 02-02-2026

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

12. Other Business

Councilmember Hatfield:

- Shared the following upcoming events: the Fishing Contest (February 14), the Community Center Carnival (March 6), from 5:30 p.m. to 7:30 p.m., and Puzzlemania (February 7).

Councilmember Grau:

- Thanked the snowplow drivers for keeping Chaska streets clear despite all the snow.
- Wished his youngest son, Noah, a Happy Birthday this week.

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City Administrator Podhradsky:

- Reminded everyone that the next meetings are on February 23 and March 2, due to President's Day.
- Shared that the Council will also tour the new Public Safety building on February 23 at 5:30 p.m., and there will be a Work Session after the meeting on March 2.

Mayor Hubbard:

- Shared that there is an Open House on February 12 from 5:00 p.m. to 7:00 p.m. at Westbrook Community Church for the Highway 44 Big Waters Boulevard project.
- Shared the following upcoming events: Fishing Contest (February 14) is a great event with a raffle, Polar Plunge (February 14) at Lake Waconia, and the Sweethearts Dance (February 20) from 6:00 p.m. to 9:00 p.m. at the Parks and Recreation Event Center, and the Chaska Bash (February 21) at 6:30 p.m. at the Parks and Recreation Event Center.

12.A. City Administrator's Report
12.A.i. Bi-Weekly Report 02-02-2026
13. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 8:22 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: **Peavey Business Center – Final Site and Building Plan and Easement Vacation**

Applicant: Earl Gebauer, on behalf of Shaw Construction

Location: 4200 Peavey Rd

Case No.: P.C. No. 2026-01

Synopsis: The applicant is requesting approval of Final Site and Building Plans for a new 22,000 sq. ft. building with outdoor storage and an Easement Vacation.

Prepared By: Ashley Cauley

Staff Recommendation: Motion to adopt the resolutions

Introduction, Background and Prior Approvals

The subject property is located in the northeast part of the city near the Chaska/ Chanhassen border. The property has frontage along Hwy 41/ Chestnut St N and is surrounded by industrially zoned properties.

- Outdoor storage was prohibited on properties, along Hwy 41, within the Planned Industrial District No. 8 (PID-8) [formerly PID-2] since the mid-1980s.

  In Jan. 2026, The City Council adopted Ordinance 1077, modifying the PID-8 district to allow the new building and outdoor storage on the subject property.

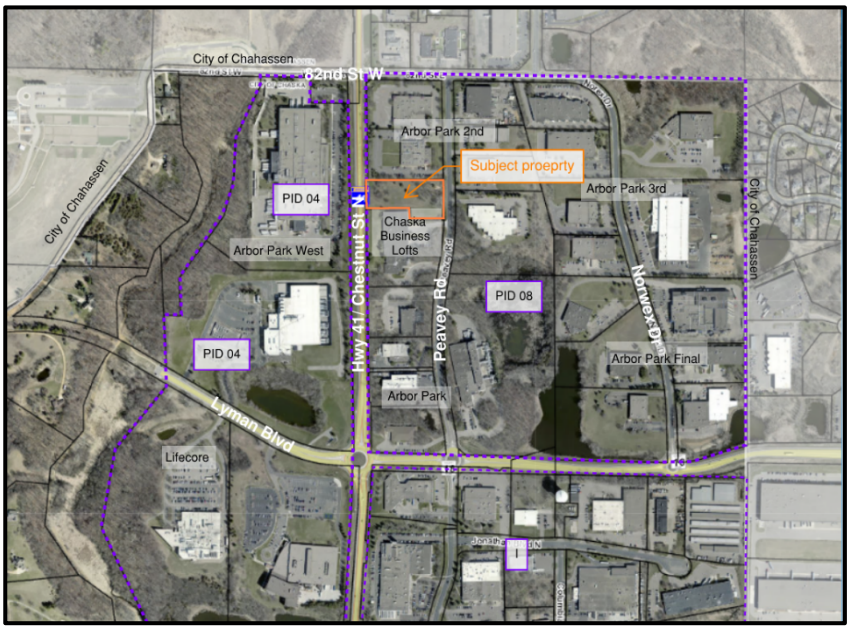


Figure 1: Site Context

- **Lot Configuration and Easements:** In 2005, the city approved the final plat and site and building plans for Chaska Business Lofts. The approvals included three buildings, each approximately 6,000-8,000 square feet, intended for a total of 15 office/warehouse tenants.

  The project included the following easements:

  1. A cross-access easement and agreement to allow shared circulation and parking with the property to the south (4100 Peavey Rd).

  2. Drainage and utility easement over Lot 5, CHASKA BUSINESS LOFTS. Lot 5 was intended for the project's shared amenities – parking lot, landscaping, and utilities.

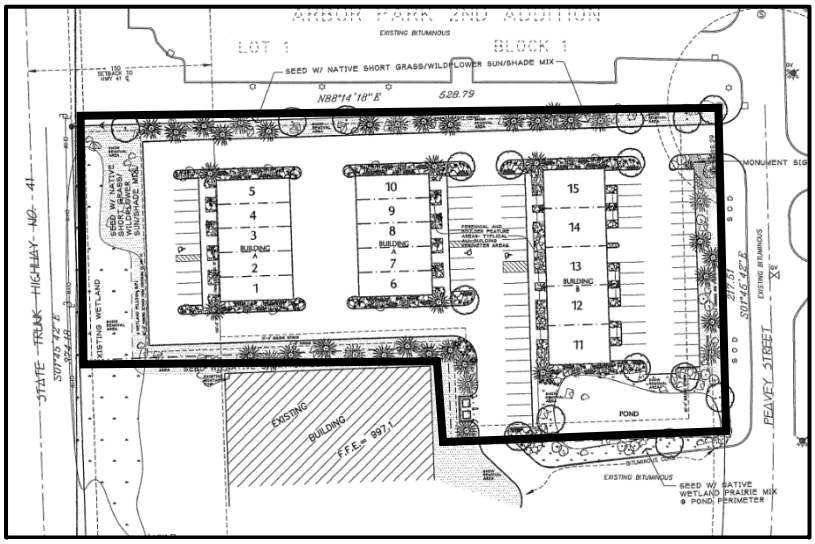


Figure 2: CHASKA BUSINESS LOFTS

The buildings were never constructed, and the property remained vacant.

Following the city's review of the concept plan for Peavey Business Center, the property owner combined Lots 2-5 into one contiguous lot. Despite the lot combination, the easement remains.

- **Concept Plan Review:** A neighborhood meeting was held on August 21, 2025, but no one appeared.

  On October 8, 2025, the Planning Commission reviewed the concept plan (P.C. No. 14) for a new 18,000 square foot industrial building, with outdoor storage. After discussing the plan, the commission unanimously recommended approval (8-0). The agenda and minutes can be found here.

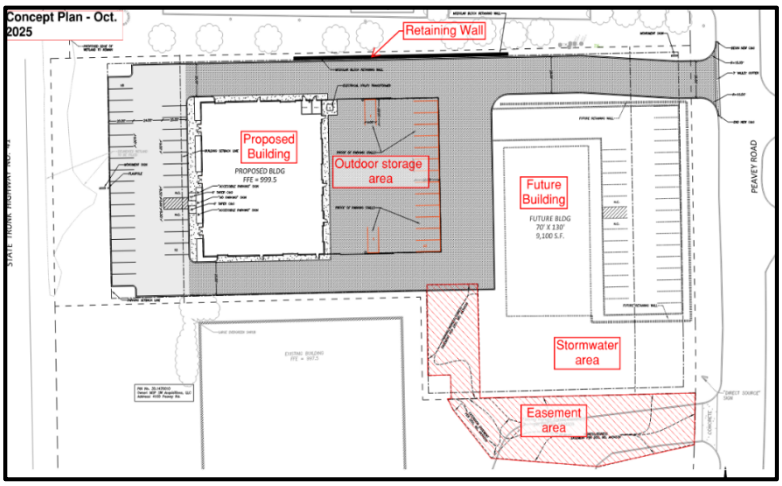


Figure 3: Approved Concept Plan (Oct. 2025)

The City Council reviewed the concept plan on October 20, 2025. After the applicant and future tenants answered questions and provided additional details of the project, the council approved the concept plan (5-0), subject to conditions. The agenda and minutes can be found here.

- **Preliminary Site and Building Plan Review and Zoning Ordinance Amendment:**

  The Planning Commission reviewed the request on Jan. 14, 2026. A public hearing was opened and the commission inquired about:

  1. Removal of the second building: Per the applicant, the second building was removed from the plans indefinitely by increasing the size of the proposed building to accommodate the needs of the tenants.
  2. Fence material: Confirmed that the fence material is primarily wood, with metal gates, and brick corner accents.
  3. Outdoor storage security: The applicant indicated the outdoor storage area would be illuminated and locked after hours.

  The Planning Commission unanimously voted [6-0] to recommend approval. The agenda and minutes can be found here.

  The City Council reviewed the request on Jan. 26, 2026. The council expressed appreciation for working to resolve issues and excitement towards keeping a business and bringing another business to Chaska. They also noted that the outdoor storage area was well done. They unanimously voted [5-0] to approve the preliminary site plan and zoning amendment. The agenda and minutes can be found here.

Changes since the Preliminary Review:

More detailed Existing Conditions and Plan Details can be found in the Supporting Information section of this report.

The following is intended to summarize plan changes and refinements from the preliminary review:

✓ **Transformer Location:**

The electrical utility transformer has been relocated from its originally proposed location in the northwest corner of the outdoor storage area. The transformer, along with the associated 2.5-foot modular block retaining wall, has been moved to the north side of the drive aisle. This relocation ensures adequate separation from the building's windows and doors and improves access for future and ongoing maintenance.

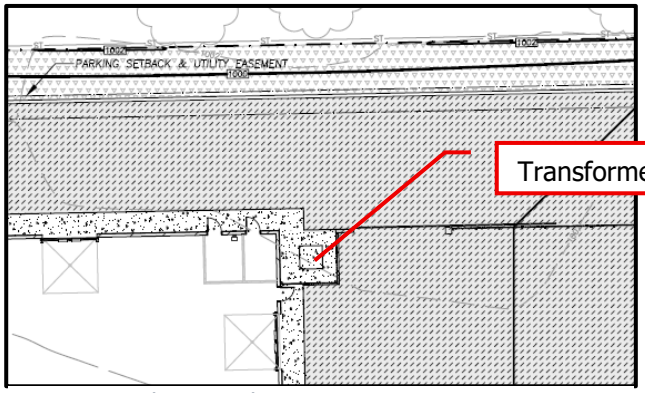


Figure 4: Prelim Site Plan

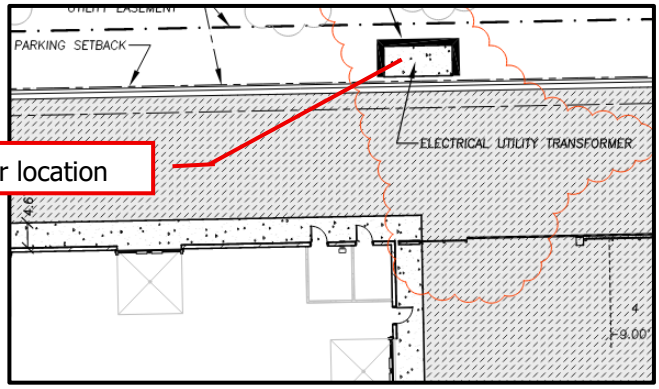


Figure 5: Current proposal - Final Site Plan

✓ **Parking Lot Setbacks:**

Staff identified a minor one-foot encroachment into the required 10-foot southern parking lot setback during the preliminary site plan review. The site plan has since been updated to comply with required parking lot setback requirements, as illustrated below:

SETBACK		REQUIRED*	CONCEPT	PRELIM	PROPOSED - FINAL	
					Constructed	*Proof of parking*
Highway 41 ROW setback		15 ft	47 ft	29 ft	28 ft	n/a
All other property lines	North	10 ft	5 ft **	10 ft	11 ft	52 ft
	East	10 ft	165 ft	141 ft	141 ft	71 ft
	South	10 ft	5 ft **	9 ft **	10 ft	70 ft
	West	10 ft	N/A	N/A	N/A	10 ft
* Requirements set by PID-8 ** Encroachments shown on the plan.						

☐ **Landscape Plan:**

In response to staff comments during the preliminary site plan review, the originally proposed Discovery Elms[1] were replaced with Autumn Blaze Maples. However, during this review, staff inadvertently did not update the landscaping calculations to reflect the increased building size during this review.

As shown in the updated table below, reflecting the increased building size, the current plan remains slightly deficient of the required landscaping quantities:

LANDSCAPING REQUIREMENTS				
	Required	**Concept Plan ****	**Preliminary Plan**	**Current – Final plan**
Overstory Trees	70 inches (28 trees)	77 trees	52 inches (18 trees) *	64 inches (22 trees) *
Understory Trees	7 trees		6 trees	6 trees *
Shrubs	57 shrubs	62 shrubs	64 shrubs	64 shrubs
* Included as a condition of approval ** Based on an 18,000 sq. ft. building				

Acknowledging that the plan would meet the landscaping requirements reflected in the preliminary plan set, staff will work with the applicant to bring the proposal into full compliance with current landscaping requirements prior to issuance of a permit.

[1] CZO 15.28.070 excludes all species within the genus Ulmus (Elm) from being counted as an overstory tree.

☐ **Cross-access easement update:**

The cross-access easement was originally intended to accommodate a bituminous driveway. This easement is a private agreement between the subject property and the property to the south at 4100 Peavey Road, granting a non-exclusive access easement across both properties for use of the driveway.

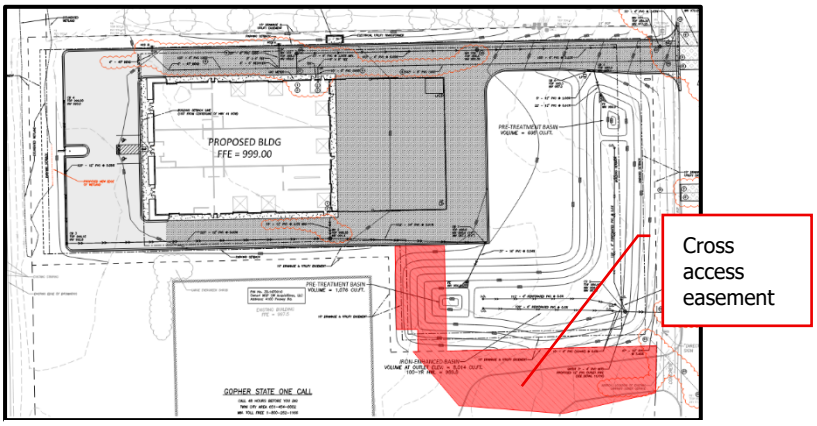


Figure 6: Cross access easement

Although the driveway was not constructed, the easement remains.

While the city is not a beneficiary of this easement, both property owners must formally agree to dissolve the agreement prior to the issuance of a permit[2].

Easement Vacation Request

Despite combining the lots into a single contiguous parcel, the drainage and utility easement originally established over Lot 5 and small areas of Lots 2 and 3, Chaska Business Lofts remain in place. These easements were intended to accommodate shared amenities – including parking, landscaping, and utilities - of the previous proposal.

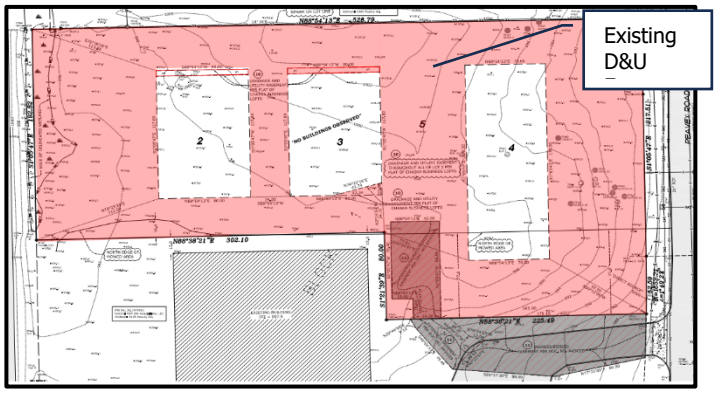


Figure 7: Lots 2-5, CHASKA BUSINESS LOFTS

Unless they are vacated, these easements could complicate future permit issuance and may create title complications. Therefore, the applicant has requested to vacate all drainage and utility easements of the plat.

Staff supports the request as:

[2] This remains a condition of approval.

- The amenities originally proposed within the easement were never constructed, rendering the easement generally obsolete.
- The applicant is proposing a new 10-foot drainage and utility easement around the perimeter of the property.
- An existing storm sewer pipe is located on the adjacent property, very near to the northern property line. The proposed perimeter easement would allow for continued access and maintenance of the pipe.

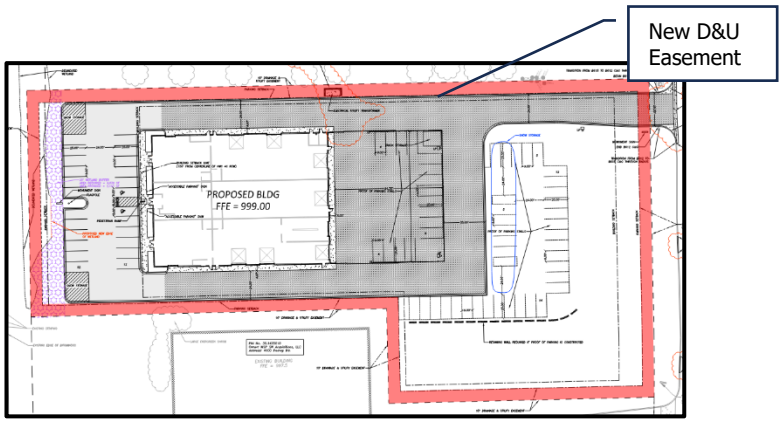


Figure 8: New D&U easement

Deadline for Agency Decisions

Application Received	60-day review	120 – day
Jan. 5, 2026	March 6, 2026	May 5, 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 if further review is needed.		

Planning Commission Action taken Feb. 11, 2026

The Planning Commission considered the approval of Feb. 11, 2026. The agenda and minutes can be found here.

At the meeting, a public hearing was opened to receive feedback on the drainage and utility easement vacation. No one appeared. Following the public hearing the planning commission unanimously voted to recommend approval of the following to the City Council for Peavey Business Center at 4200 Peavey Road:

1. Held the public hearing for the drainage and utility easement vacation.

2. Motion to recommend the City Council approve the final site and building plans for the Peavey Business Center at 4200 Peavey Road, subject to the following conditions:

    1. Approvals shall be based on the following final plans and exhibits unless modified by the conditions below:
        a. Applicant's narrative, dated Dec. 1, 2025
        b. Existing conditions survey, dated Nov. 17, 2025
        c. Aerial site exhibit, dated Jan. 28, 2026
        d. Site demolition plan, dated Jan. 28, 2026
        e. Fire truck turning exhibit, dated Jan. 28, 2026
        f. Grading, drainage, and erosion control plan, dated Jan. 28, 2026
        g. Topsoil management plan, dated Jan. 28, 2026
        h. Utility plan and details, dated Jan. 28, 2026
        i. Overlay plan, dated Jan. 28, 2026

    j. SWPPP, dated Jan. 28, 2026
    k. Landscaping plan and details, dated Jan. 28, 2026
    l. Building elevations, dated Nov. 17, 2025
    m. Floor plan, dated Nov. 17, 2025
    n. Fence elevation, dated Dec. 22, 2025
    o. Renderings, dated Nov. 19, 2025
    p. Illumination plan, dated Dec. 21, 2025
2. Continue coordination with:
    a. City Engineer regarding utilities, access, grading, and drainage.
    b. City Electric department on service requirements.
    c. City Fire department regarding hydrants and site circulation needs.
3. In addition to the City Engineer memo, plans must meet Chaska stormwater management and engineering guidelines.
4. Prior to issuance of a permit or site work:
    a. Must obtain a CCWMO permit.
    b. Submit a copy of the executed and recorded stormwater maintenance declaration.
    c. Submit a copy of the recorded city-approved drainage and utility easement.
    d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
5. Setbacks are established by the PID-8, Planned Industrial District.
6. Sign permits are required for all signs. In addition:
    a. Two monument signs are permitted. Sign requirements are established by CZO 15.32.
    b. Wall signage requirements are established by CZO 15.3.
7. The following applies to outdoor storage:
    a. Must meet the requirements of Ordinance No. 1077.
    b. All outdoor storage must be enclosed within an 8-foot fenced enclosure and screened from the public rights-of-way and adjacent properties.
    c. Additional screening may be required if the outdoor storage is not appropriately screened from the public rights-of-way of T.H. 41 and Peavey Road.
    d. Materials and equipment stored within the outdoor storage area cannot exceed the height of the fence.
8. The following applies to the proof-of-parking:
    a. 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 observed and verified by City Staff.
    b. The conversion of outdoor storage area to proof-of-parking does not constitute approval for additional outdoor storage or the storage of materials outside of the fence.
    c. A revised snow storage exhibit and stormwater plans are required if the proof-of-parking lot is constructed.
9. The following applies to the proposed fencing:
    a. A fence permit is required.
    b. Fences must comply with CZO 15.2.210(d).
    c. Fences cannot obstruct the flow of water and must have an opacity of at least 90 percent.

10. 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.

City Council Action Requested

1. **Motion to adopt Resolution 2026-09, approving the Final Site and Building Plans for Peavey Business Center at 4200 Peavey Road (PC #2026-01).**

2. **Motion to adopt Resolution 2026-10, approving the vacation of drainage and utility easements created by the plat of Chaska Business Lofts.**

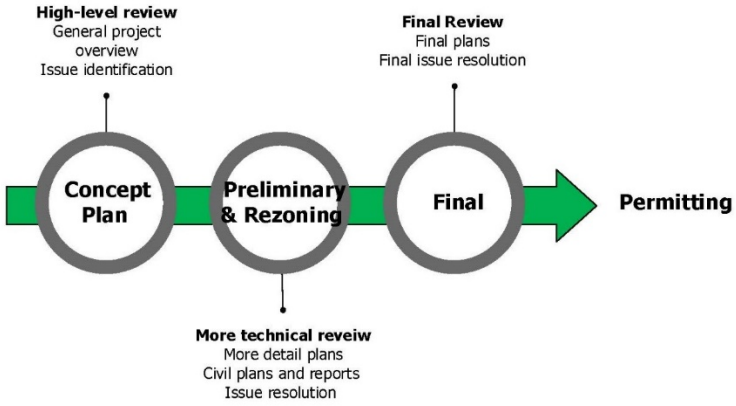
[Supporting Information on the following page]

Supporting Information

Chaska's Land Use Review Process

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

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



Existing Conditions

The property is roughly 2.74 acres. The property slopes downwards in all directions from the high point along the northern property line.

A wetland exists along the western property line.

The previously established cross-access easement extends across the southern portion of the site.

Historically, the property contained more vegetation. Aerial photography indicates that interior tree clearing occurred between 2022 and 2023. Currently, 14 trees remain on the eastern portion of the property, consisting of elm (4), cottonwood (3), aspen (3), basswood (1), ash (1), and cedar (1).

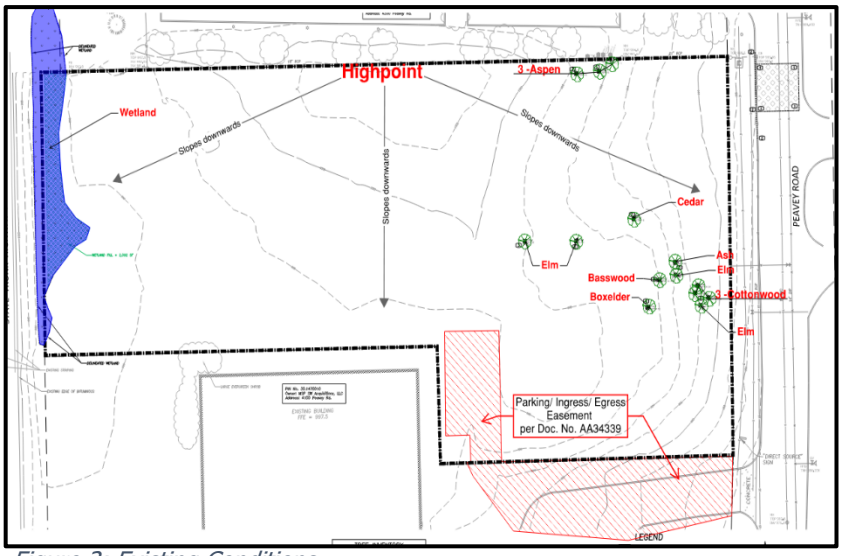


Figure 2: Existing Conditions

Building Design

The proposed building would meet the required setbacks, as shown below:

Requirement	Required	Concept Plan	Current Proposal
Highway 41 Centerpoint	150 ft	145 ft *	159 ft
Front yard	30 ft	123 ft	103 ft
Side yard – North	15 ft	36 ft	40 ft
Side yard – South	15 ft	35 ft	39 ft
Rear yard	20 ft	306 ft	273 ft
Building Coverage	Max: 40 percent	10 percent	14 percent
* The concept plan setback was measured to the roadway edge of Highway 41 rather than the centerline, consistent with a condition of approval.			

The proposal also remains consistent with the approved concept plan and building design standards outlined in CZO 15.28.120. Proposed façade materials meet the required mix and percentage requirements, as

summarized below:

Material/ Class	Required	Concept Plan	Current Proposal
Class I (brick, stone, glass, metal)	Min. 2 materials	Brick, metal, and glass	Brick, metal, and glass
	Min. 30% of façade	42%	32%
*Class II (*cast stone, concrete, precast)	Min. 1 material	Aggregate precast	Aggregate precast
	Min. 30% of façade	50%	56%
*Class III (*smooth precast, wood)	No more than 40%	N/A	N/A
Exempt (Metal doors)	N/A	N/A	12%

Signage

The proposal conceptually complies with the City's signage regulations, as summarized on the following page:

	Allowed	Proposed
Wall signs	Max: 125 feet or 20% of façade area	114 sq. ft.; 2 percent of façade
Monument Signs	2 permitted	2 signs

Further review would occur concurrently with sign permit review.

Parking

City Code 15.28.030 establishes the minimum parking setbacks for the proposed office and warehouse uses. For warehouse uses, the code also requires a secondary parking calculation to ensure that adequate parking would be available if the area were to be converted into a more intensive use in the future.

The proposal meets the City's parking requirements through a combination of constructed and proof-of-parking stalls, as summarized below:

PARKING REQUIREMENTS				
Use	**Size**	**Calculation**	**Stalls**	**Total**
Office	9,220 sf	1 stall per 250 sf	37 stalls	44 stalls **(75 stalls) ***
Warehouse	13,155 sf	1 stall per 2,000 sf	7 stalls	
		1 stall per 350 sf *	38 stalls	
PROPOSED PARKING				

Constructed stalls	24 stalls	**76 stalls**
Proof-of-parking stalls	52 stalls	
* additional stalls required to show if the warehouse use is changed in the future		

The use of proof-of-parking allows the site to meet the site's current anticipated parking demand, while accommodating project phasing and potential future changes in use, without constructing excess parking. If observed parking demand exceeds the available parking supply in the future, staff can require construction of the proof-of-parking stalls.[3]

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

Project Goal

The core business model for this project is to create a multi-tenant building facing Highway 41 that includes a plumbing business, rental retail and yard area, with additional space for manufacturing, production, warehousing, distribution operations, and/or office space. We intend to have a spring 2026 groundbreaking, with this submission placing our project on the January 14th, 2026, Planning Commission meeting and the January 26th, 2026, City Council meeting.

Neighborhood Meeting

A meeting to engage owners and users of the neighboring properties was held Thursday, August 21st from 6:00 to 7:00 pm at the Chaska Community Center. Invitations with an explanation of the project were mailed August 7th. Other than representatives from Shaw Construction, Southwest Rental, and Crimson Copper Plumbing, no one attended the meeting. Based on this response, it is reasonable that potential neighbors have no objections to the project.

Guiding Principles – Shaw Construction's Values

- **Service** – Provide a meaningful experience to those you serve and support
- **Teamwork** – Cooperate and collaborate with kindness
- **Communication** – Clear, concise, and respectful
- **Innovation** – Solve problems to add value within compromising quality
- **Integrity** – Make ethical choices and be accountable for your actions.

Understanding of Place

- Southwest Rentals & Sales and Crimson Copper Plumbing need to move to a new space by the end of 2026. They currently own the land for the proposed building.
- The existing 2.74-acre parcel is undeveloped, located between existing office/warehouse/industrial use businesses, Peavey Road, and Highway 41. This development will enhance the neighborhood, provide an additional tax base, and offer residents and small businesses a place to establish their small businesses or offices.

Contribution and Reinforcement of Chaska's Mission Statement

Southwest Rental

- Southwest Rental & Sales, also known as Southwest Power Equipment, has been in business on Peavey Road in Chaska for almost a quarter century since opening in 2001. It has been under current ownership and management for 12 years and is a veteran owned business. Southwest prides themselves on providing the best quality and safest equipment at a fair price, with unmatched instructions and customer service.

- With almost 20,000 active customers, Southwest Rental & Sales is an integral community member.
    - Municipalities
        - Four City of Chaska departments
        - Six Carver County departments
        - Seven other cities in Carver County
    - Churches
    - Clubs and Sports Organizations
    - Non-profits like MN Landscape Arboretum and Ridgeview Medical
    - Manufacturers
    - Building trades.
    - Local landscapers and lawn care companies
    - Golf courses, including Hazeltine National Golf Club and the Chaska Town Course.
- Southwest provides almost anything a homeowner or business needs and rarely owns.
    - Available tools range from drain snakes, carpet cleaners, dehumidifiers and pumps, to sanders, saws, nailers, and augers.
    - They assist in keeping local yards beautiful with aerators, dethatchers, sod cutters, and seeders.
    - Equipment they provide includes many sizes and styles of skid loaders, excavators, outdoor lifts, indoor scissor lifts, chippers, stump grinders, air compressors, and much more.
    - Chaska residents can celebrate comfortably with rented canopies, tables, and chairs at weddings, graduations, community events, company parties, and other outdoor events.
    - Penske trucks are offered for short-term business and residential rental.
    - Husqvarna mowers, tractors, trimmers, chainsaws, and more are available for sale.
    - Southwest Power Equipment is currently Chaska's primary equipment service provider.
- Southwest Rental & Sales currently employs four full-time and multiple seasonal employees. The proposed move and expansion will allow them to double in three years and employ more than twenty employees in ten years.
- With the approval of this building and outdoor storage, Southwest Rental & Sales can continue to provide the necessary rental and services to the surrounding community. Without approval, they will be forced to consider moving the business out of Chaska or closing all together.

Crimson Copper Plumbing

- This project will allow Crimson Copper Plumbing's move to Chaska. Providing personable plumbing service to the community and the surrounding area is where this team of local plumbers excels.
- Having Chaska as a home base allows Crimson Copper to better serve their customers by being right down the road from them. The new location will provide the efficiency of a shop centrally located in service area.
- Chaska graduates and Chaska residents on staff are particularly excited about this move and the opportunity to better serve their community.

Future Tenants

- Additional space will provide additional small businesses with the opportunity to establish and grow in the City of Chaska.
- Future tenants will be small businesses to serve Chaska and likely hire residents

Programming & Project Opportunity Development

Provision and Maintenance of Common Site Amenities - The building owners will include signage, landscaping, and lighting in the site development plans and intend to maintain these elements ongoing.

Building Fit – The design for this building blends Class 1 (brick, glass, metal awnings) with Class 2 (externally colored exposed aggregate precast) materials to blend into the fabric of the surrounding properties. The placement of the building is also in line with neighboring buildings.

- **Scale & Mass:** The initial building's footprint is anticipated to be 12,000sq ft. A 6,000 mezzanine will bring the building's total square footage to approximately 18,000.
- **Architectural/Site Detailing:** The accent brick around each entrance and building corners, and the wainscot will enhance the building's aesthetic.
- **Landscape Elements:** Plant selections will be made with consideration to the light and soil conditions for long-term health. Trees will be placed to screen the yard storage. Additional plantings will be placed around the building to enhance the visual appearance.

Site Features That Influence Design

- An existing wetland on the west side of the property has been identified. Shaw Construction and the owners are working with the wetland authority on a process to mitigate any potential issues. A new, additional retaining pond is proposed for the southeast corner of the property.
- The mature tree in the SE corner of the lot is a cottonwood in poor health and must be removed.

Building Materials

- The building design will incorporate precast concrete walls with complementary accent brick around each entrance.


PRECAST


ACCENT BRICK

- Bituminous pavement with perimeter concrete curb and gutter will support car parking, truck and trailer parking, truck maneuvering areas, and yard storage areas.
- An 8' high wooden screening and security fence with manual gates will surround the yard storage area. This area will be further screened by the building itself and the strategic placement of trees and other landscaping.

Environmental Considerations & Sustainable Initiatives

Avoiding Light Pollution

- Downcast LED parking lot lights will be utilized.
- Additional information available on the submitted Project Photometric Plan.

Minnesota Energy Codes and Standards Application

- Energy Usage/Square Foot for Building Use
- Building envelope design

Daylight will integrate into the building through windows on around the entire perimeter on all floors

Hard surfaces are reduced by not paving all parking stalls, unless required though proof of use.

Community Interaction and Views


LOOKING EAST


LOOKING SOUTHEAST

Car and Foot Traffic

- Vehicles will enter the property from Peavey Road
- No trails or sidewalks are currently or planned to be immediately accessible from the site.
- There are no potential traffic impacts, roadway improvements, etc. anticipated for this project.

Signage

- Tenant signage is planned to be on the building, above the west-facing entry doors.
- Monument signage is proposed at the drive entry along Peavey Road.

Site Development

- Grading will not dramatically alter the existing contours and blend into the surrounding property line grades. The site will be graded to slope and primarily drain to east and south-east towards storm retention ponds.
- Storm water drainage will be directed to ponds on the west and southeastern corner of the property and connect to the city storm water sewer outlet along Peavey Road.


LOOKING EAST-NORTHEAST


LOOKING NORTHEAST

Elevations of the Proposed Building



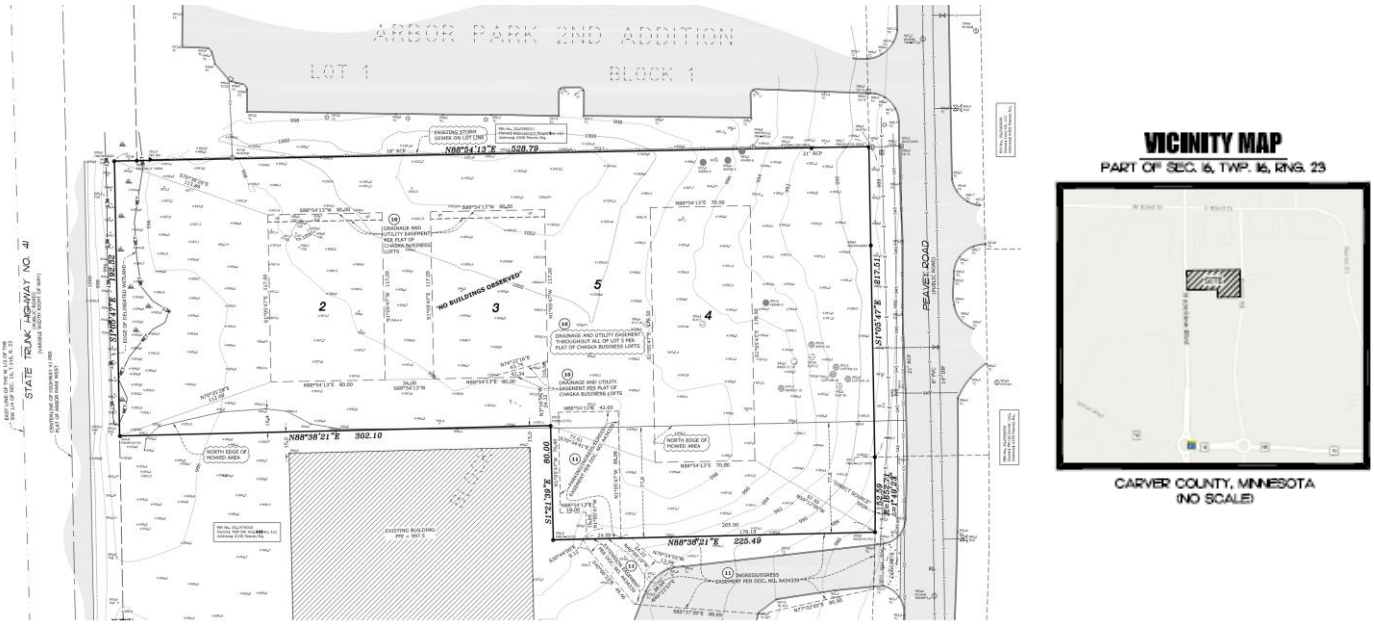
LOOKING EAST



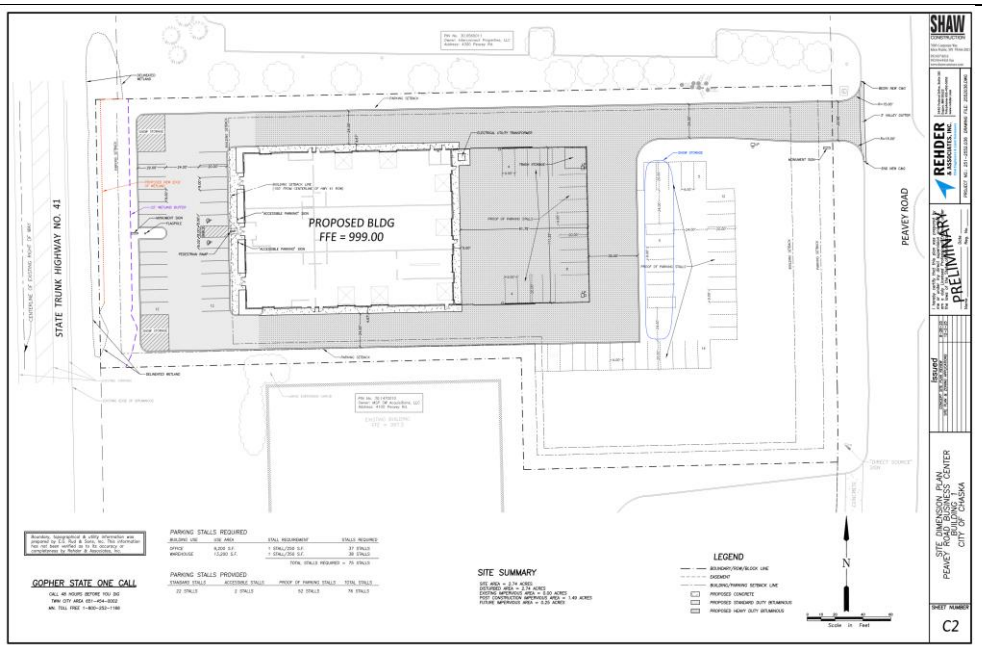
LOOKING WEST



Existing Conditions



Building Placement Rationale



- The location of the building along the west side of the property facing Highway 41 aligns with neighboring buildings to the north and south.
- This placement allows screening of the secure storage yard by the building.
- Traffic and truck deliveries will enter and exit from Peavey Road.
- Site storm design has been revised with revised design of one larger building and no future buildings planned.

Concept Plan Conditions

☑ Continue coordination with the City Engineer regarding utilities, access, grading, stormwater, and drainage.

- Illustrated on the Civil plans C5

☑ Coordinate with the city's Electric Department on service requirements, additionally:

1. Review redlined plans.
- New plans are included with this submission.
2. Loading information of the proposed building to size the transformer correctly.
- We will work with the city's Electrical Department when placing the service order.
3. Related to the future building:
- No longer applicable; The updated design eliminates the future building.

☑ Provide additional information on the retaining wall to ensure it will not interfere with utilities (specifically, electric).

- Not Applicable – retaining wall has been removed from project, no longer required.

☑ Easements are required over all public utility lines, including electric.

- Understood, and plan to provide after plans are finalized and approved.

☑ The existing utility box in the NE corner of the site must be shown on all plans.

- This has been updated on all plans that illustrate this space

☑ Additional parking stalls are required to accommodate the conversion of the warehouse area to a more intensive use.

- Illustrated on the submitted C2 - Site Dimension Plan

☑ Building setbacks are:

- Centerline of Hwy 41: 150 feet
- Front yard setback: 30 feet
- Side yard setback (north and south): 15 feet
- Rear yard setback: 20 feet

- The building setback is now based on the center line of Hwy. 41. *See C2 - Site Dimension Plan*.

☑ Parking lot setbacks are:

- Highway 41 ROW setback: 15 feet
- All other property lines: 10 feet

- Acknowledged and illustrated on plans. See C2 - Site Dimension Plan

☑ City code 15.28.120 outlines façade materials for industrial buildings. Based on ordinance, the following applies to the building and fence façades (on all sides):

- See the table on the Building Elevation *(A2 – Building Elevations Plan)* that breaks out the material types by Class I & II materials, listing percentages per façade and the total amount.

☑ Include the centerline of Hwy 41 on the site plan to verify building and parking lot setbacks.

- See C2 - Site Dimension Plan

☑ Include trash enclosure(s) on site plan and include details.

- Trash receptacles will be placed in the northeastern corner inside the fenced storage area on C2 - Site Dimension Plan

☑ Submit a tree inventory and preserve the mature tree in the SE corner.
See Civil plans C1 - Unfortunately, the mature Cottonwood tree in the SE corner is in poor health and needs to be removed, as agreed upon previously.

☑ Off-street parking requirements are based on the proposed use of the property.

- Parking calculations are illustrated on the submitted C2 - Site Dimension Plan
- Additional parking will not be necessary as the future building has been removed from the design.

☑ Submit a truck turning exhibit to illustrate the city's fire truck can navigate the site:

- See C2.1 - plans

☑ Submit a landscaping plan meeting the requirements outlined in City Code 15.28.070. This plan must also include the size and species.

- See L1 & L2 - plans

☑ Submit a stormwater management plan.

- See Stormwater Management Report prepared by Rehder & Associates; 62 pages and C9 - SWPPP plan.

☑ Continue coordination with the city engineer regarding utilities, access, grading, and drainage.

- We intend to continue working with the city engineer in all relevant areas.

☑ Submit an exhibit to illustrate tree impacts with proposed and existing grades and site improvements.

- See L1 – Landscape Plan

☑ Wall signage requirements are established by City Code 15.32. Monument sign requirements are established by the PID-8 district.

- Proposed sign locations are shown on plans.
    - Building: see A2 – Building Elevations Plan

- Monument: see C2 - Site Dimension Plan

☐ Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement.

- This is in progress, along with consolidating the multiple parcels into one contiguous lot

☑ Fences must comply with City Code Sec. 15.2.210(d), unless approved by the council.

- The 8' brick and wood fence complies with the code referenced.

☑ 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.

- The rooftop mechanical equipment will be screened by a parapet.
- The electrical transformer will be screened by the storage fence.

Additional Items

☐ Additional items related to electrical needs:

1. Electric service policy
2. New service application
3. Pad specs

- We intend to apply for the above, once site plan approvals are obtained.

☑ Consideration: How will the proof-of-parking stalls shown within the outdoor storage area be accessed if parking demand requires them to be utilized?

- These stalls will be accessible through a sliding gate.

☑ Condition of Approval: The construction of proof-of-parking will be required if the parking demand exceeds the available parking or a change in use or tenant occupancy increased the parking demand, as verified by staff.

- This condition is understood.

☑ Consideration: The property to the north is "higher" than the subject property. Consideration to screening as it relates to the height of the fence should be considered. They have expressed some concern about the "look of outdoor storage."

- The neighboring building has no windows facing our site.
- As noted above, no neighbors attended the available meeting to discuss our design.
- Materials inside the fence will not be taller than the 8' allowable height of the fence.

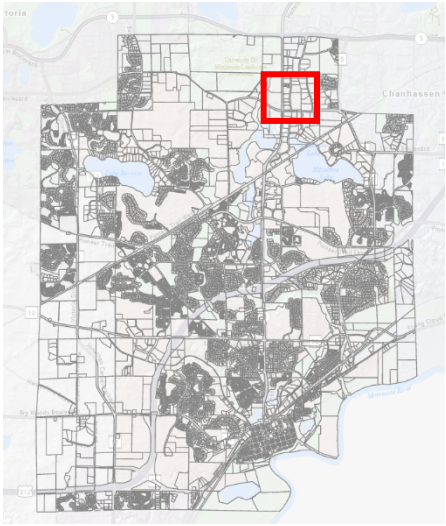
☑ Provide additional information on how the truck rental would work on the property. Where will the trucks be stored? How will they be screened?, etc.

- Trucks will typically be parked inside and screened by the 8' wood fence.



LOCATION MAP

Project: SW Rental
Address: 4200 Peavey Rd



CERTIFICATE OF SURVEY

~for~ SHAW CONSTRUCTION
~of~ 4200 PEAVEY ROAD
CHASKA, MN 55318

PROPERTY DESCRIPTION

Lots 2, 3, 4 and 5, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota.

GENERAL NOTES

1. Fee ownership is vested in Peavey Properties, LLC, a Minnesota limited liability company.
   Parcel ID Numbers: 30.1470020 (Lot 2), 30.1470030 (Lot 3), 30.1470040 (Lot 4) and 30.1470050 (Lot 5).

2. Address of the surveyed premises: 4200 Peavey Road, Chaska, MN 55318.

3. Bearings shown hereon are based on the Carver County Coordinate System.

4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 275234 Panel No. 0226 Suffix D by the Federal Emergency Management Agency, effective date December 21, 2018.

5. Boundary area of the surveyed premises: 119,265± sq. ft. (2.74 acres).

6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Chaska's website indicates that the surveyed premises shown on this survey is currently zoned PID 08 (Planned Industrial District). Under the applicable zoning regulations, the current setbacks are:

   Building: *These requirements may be waived where the tract is contiguous to an existing PID District or where the tract has an area of not less than ten (10) acres and is to be used as the site for a building or group of buildings all occupied by a single tenant.

   From rights-of-way of freeways or limited access expressways = 75 feet
   From other perimeter public streets = 50 feet
   From interior public streets = 30 feet
   From adjoining Chaska residential uses or residential zoning districts in Chaska = 100 feet

   Parking: Front = 10 feet
   Side = 5 feet
   Rear = 5 feet

   For additional information contact the Community Development Department at the City of Chaska at (952) 448-9200.

7. There are no marked or striped parking areas onsite.

8. The surveyed premises adjoins State Trunk Highway No. 41 and Peavey Road, public streets. There are no existing physical access points visible.

9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 221601599.
   - Record drawings provided by the City of Chaska's engineering department.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.

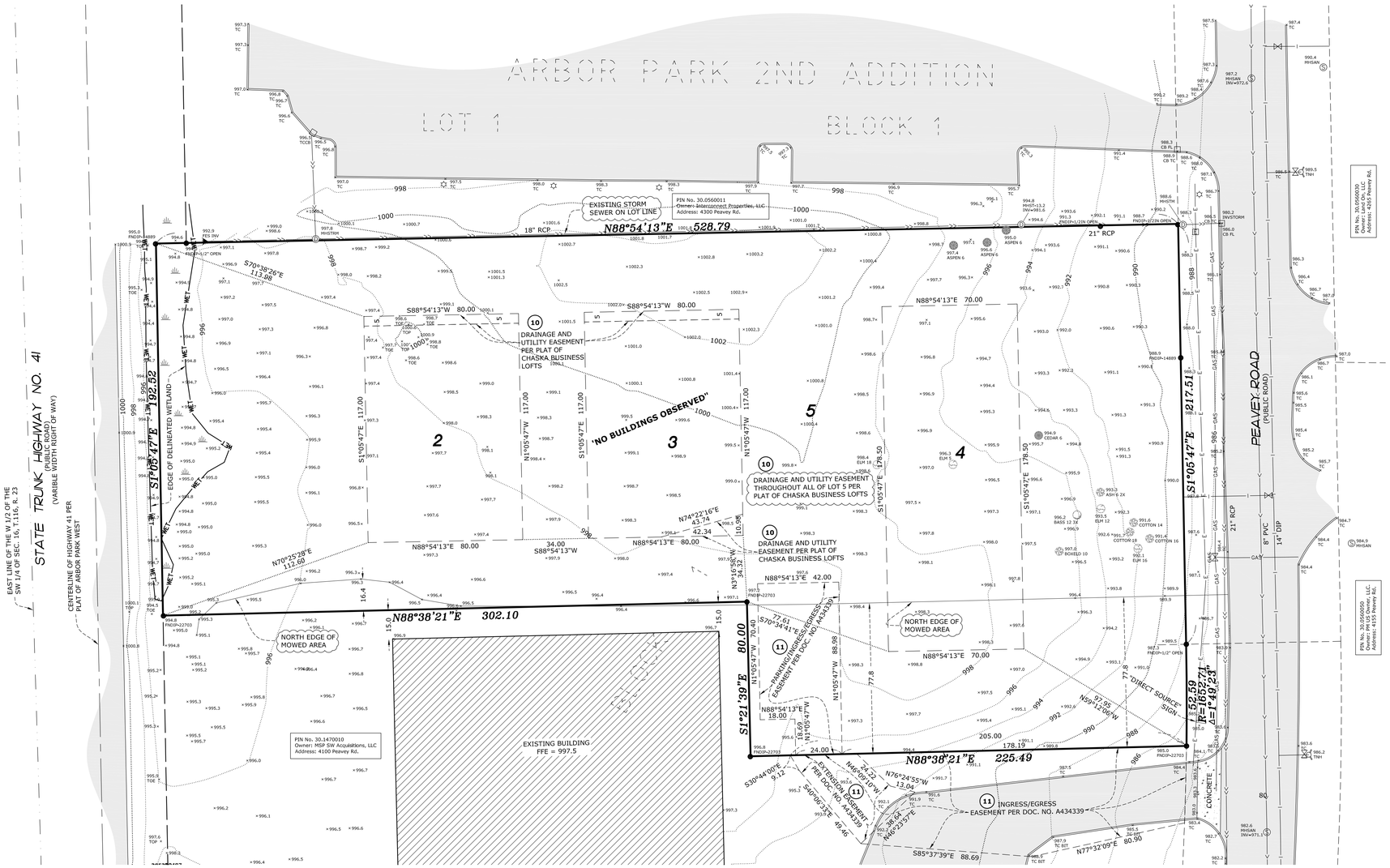
11. First American Title Insurance, Commitment No. 2218306, Schedule B-II Survey Related Exceptions:

    Item 5) Easements, or claims of easement, not shown by the Public Record. (Surveyor's note: The surveyor is unaware of any additional easements other than those shown on this survey.)

    Item 10) Utility and drainage easements as shown on the recorded plat of CHASKA BUSINESS LOFTS. (Surveyor's note: Easements are shown on the survey.)

    Item 11) Corrective Business Lofts Cross-Easement Agreement dated September 30, 2005, filed February 6, 2006 as Document No. A434339. (Surveyor's note: Easements are shown on the survey.)

12. Wetland delineation by Kjolhaug.



VICINITY MAP

PART OF SEC. 16, TWP. 116, RNG. 23



CARVER COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES ELECTRICAL BOX
- DENOTES LIGHT POLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER CARVER COUNTY TAX INFORMATION)
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NORTH

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

BENCHMARK

MNDOT GEODETIC STATION NO. 3696
STATON NAME: EXCELSIOR AZ MK
ELEVATION: 1025.77 (NAVD 88)

DRAWN BY: BAB	JOB NO: 220671AB	DATE: 11/17/2025	
CHECK BY: JER	FIELD CREW: CS/SN - HUTCH		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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

JASON E. RUD

Date: 11/18/2025 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

C:\USERS\BBYER.EGRUD\DESKTOP\REMOTE JOBS\220671 SHAW\220671-2025 CERT.DWG



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

0 15 30 60 90
Scale in Feet

SHAW
CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone 651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

AERIAL SITE EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C0



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

TREE INVENTORY

POINT	SIZE	SPECIES	REMOVE	REMAIN
125	18	ELM	X	
128	3X12	BASSWOOD	X	
129	10	BOX ELDER	X	
130	12	ELM	X	
131	2X6	ASH	X	
132	18	COTTONWOOD	X	
133	14	COTTONWOOD	X	
134	16	COTTONWOOD	X	
135	16	ELM	X	
138	5	ELM	X	
143	6	CEDAR	X	
163	6	ASPEN	X	
166	6	ASPEN	X	
171	6	ASPEN		X

DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove curb & gutter
3 – Remove Tree(s)

NOTE: SEE UTILITY PLAN FOR REMOVALS OR ABANDONMENT OF EXISTING UTILITIES.

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- T — EXISTING BURIED TELEPHONE LINE
- TV — EXISTING BURIED TELEVISION LINE
- 980 — EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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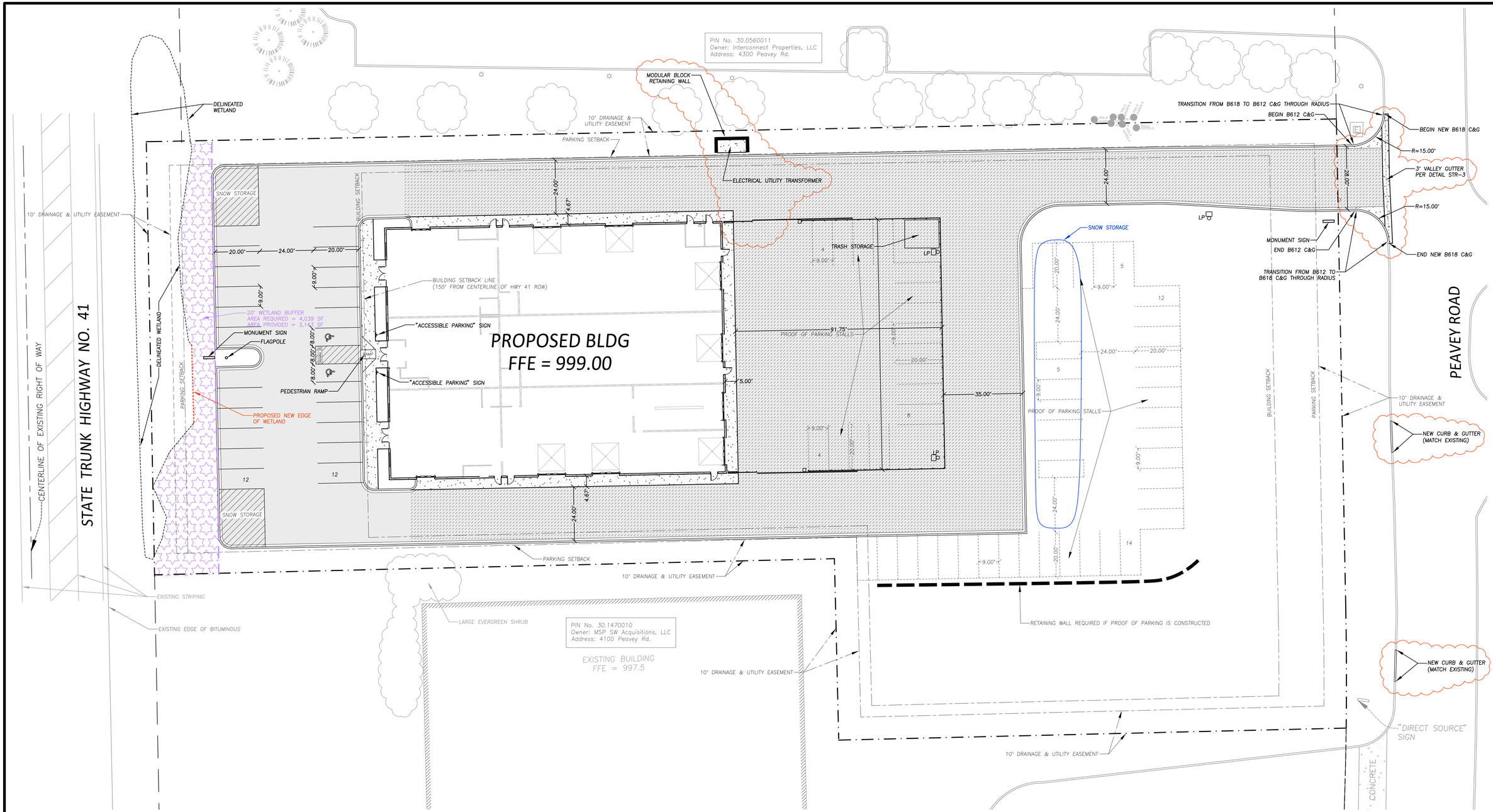
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

SITE DEMOLITION PLAN
PEAVEY ROAD BUSINESS CENTER BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C1



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PARKING STALLS REQUIRED

BUILDING USE	USE AREA	STALL REQUIREMENT	STALLS REQUIRED
OFFICE	9,200 S.F.	1 STALL/250 S.F.	37 STALLS
WAREHOUSE	13,200 S.F.	1 STALL/350 S.F.	38 STALLS
		TOTAL STALLS REQUIRED =	75 STALLS

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	PROOF OF PARKING STALLS	TOTAL STALLS
22 STALLS	2 STALLS	52 STALLS	76 STALLS

SITE SUMMARY

SITE AREA = 2.74 ACRES
DISTURBED AREA = 2.74 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 1.49 ACRES
POST CONSTRUCTION IMPERVIOUS AREA ON SITE = 1.47 ACRES
POST CONSTRUCTION IMPERVIOUS AREA WITHIN ROW = 0.02 ACRES
FUTURE IMPERVIOUS AREA (PROOF OF PARKING) = 0.25 ACRES

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

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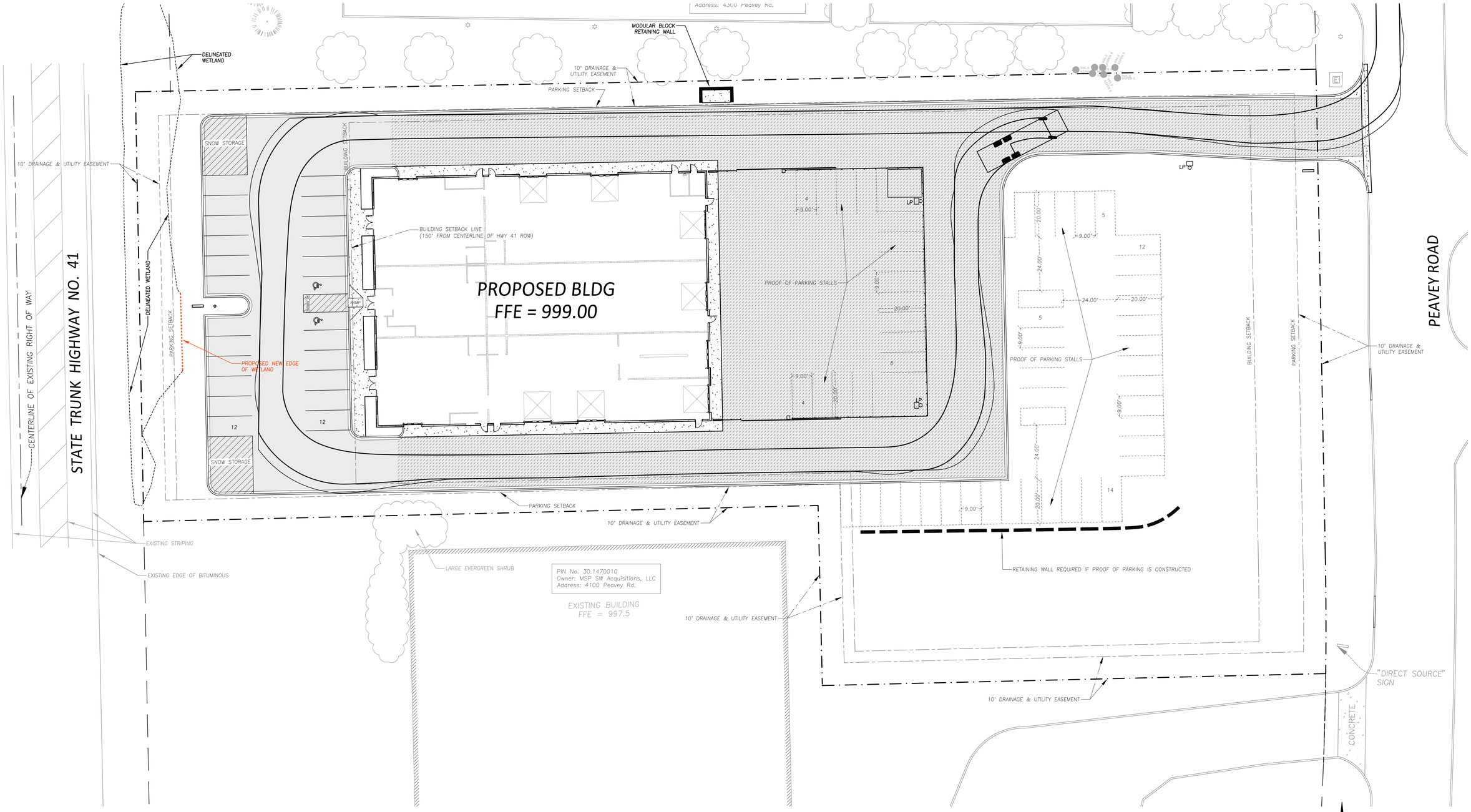
SITE DIMENSION PLAN
PEAVEY ROAD BUSINESS CENTER BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C2



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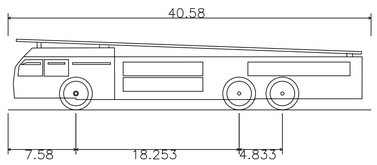

Chaska Ladder Truck	
Overall Length	40.580ft
Overall Width	10.500ft
Overall Body Height	7.908ft
Min Body Ground Clearance	1.158ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	36.00°

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

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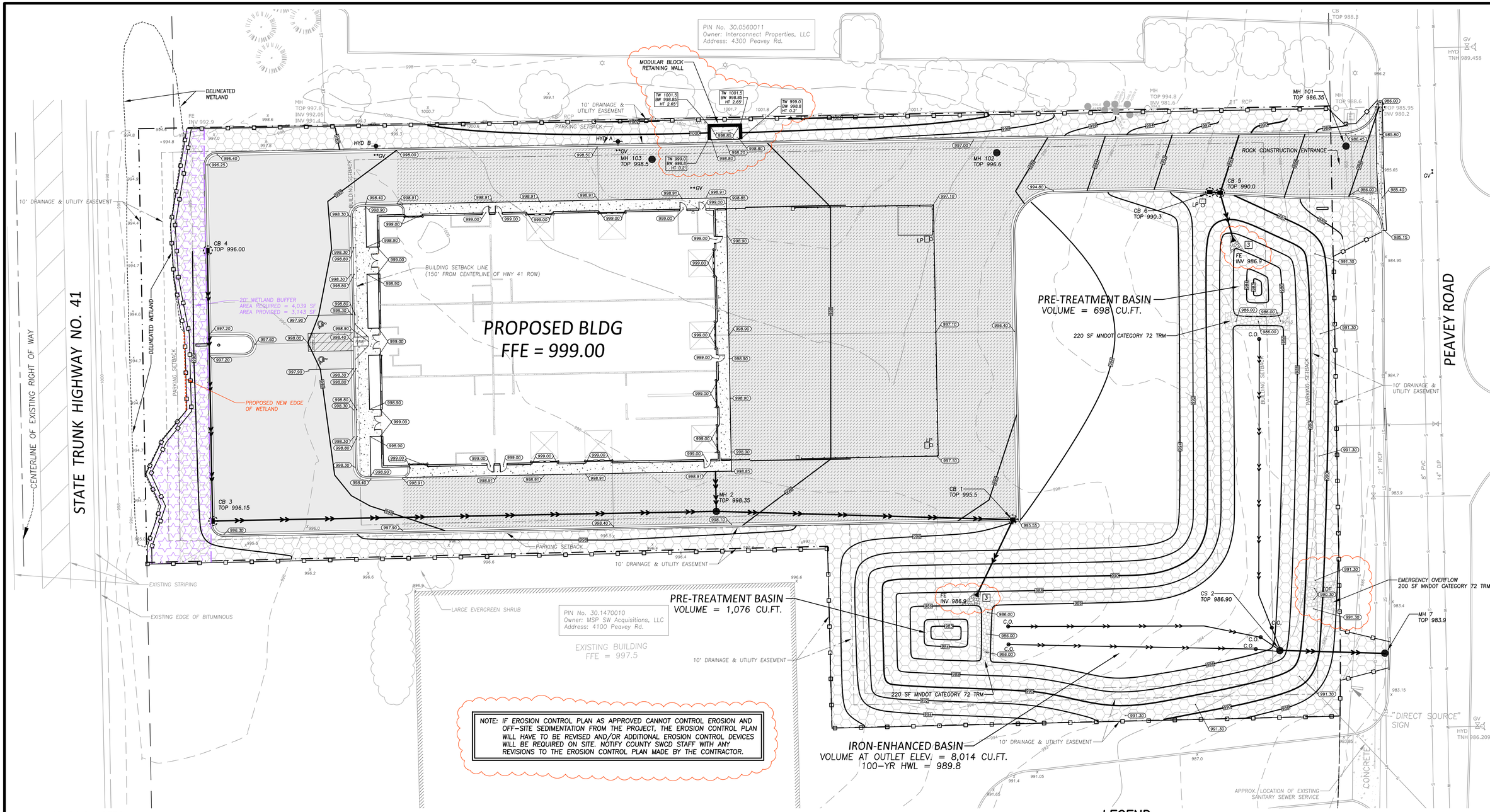
FIRE TRUCK TURNING EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C2.1



GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – Extend riprap to the NWL of the pre-treatment basins (986.0).

NOTE: INSTALL INLET PROTECTION DEVICE IN NEAREST DOWNSTREAM CATCH BASIN OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.

CODE COMPLIANCE:

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2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

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EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- (1050) PROPOSED CONTOUR
- (1023.54) PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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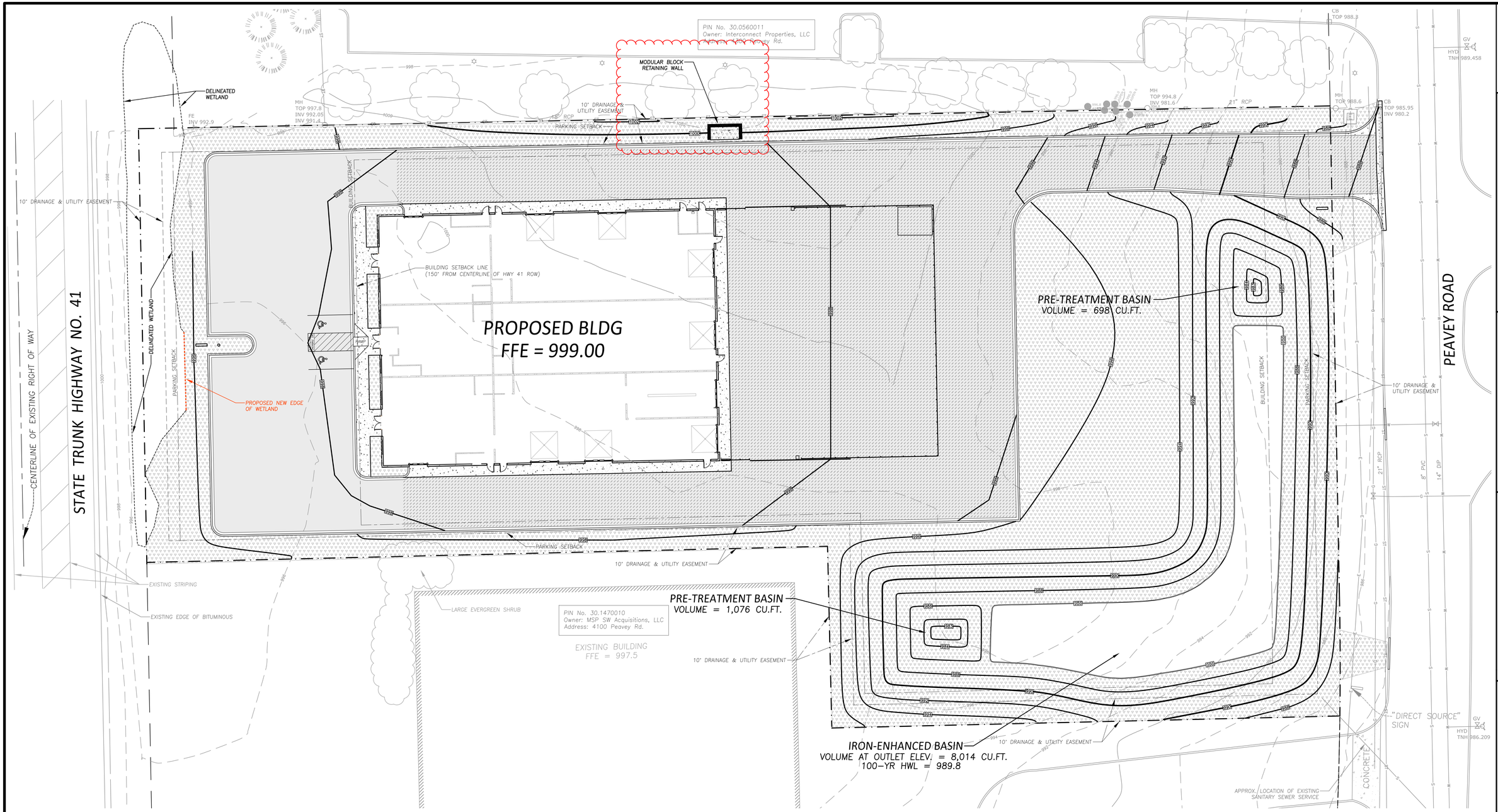
GRADING, DRAINAGE & EROSION CONTROL PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C3



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LOCATION OF TOPSOIL TO BE REAPPLIED

TOPSOIL MANAGEMENT NOTES

- Strip topsoil (Contractor to select equipment appropriate for the site conditions).
- Stockpile topsoil (Timing and location/size of stockpile to be Contractor dependent).
- Subsoil must be decompacted to a depth of 6" prior to placement of topsoil (Timing and decompaction method to be Contractor dependent).
- Place 6" of topsoil over all areas to be established with turf, seed or landscaping/plantings (Timing for placement of topsoil to be Contractor dependent).
- Topsoil shall meet the CCWMO Topsoil Standard. Topsoil does not need to be tested prior to grading, but the stockpile shall be tested prior to respreading to ensure there is no mixing of subsoil.

APPROXIMATE AMOUNT OF TOPSOIL AVAILABLE ON THE SITE = 4,300 C.Y.
AREA WHERE TOPSOIL WILL BE REAPPLIED = 45,820 SQ.FT.
VOLUME OF TOPSOIL REQUIRED = 45,820 SQ.FT. X 0.5 FT = 22,910 CU.FT. (849 C.Y.)

N

0 10 20 40 60
Scale in Feet

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TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4

H. Topsoil Management Standards

Related Ordinance Section(s): § 153.62

Purpose
The goal of Topsoil Management is to preserve the structure of undisturbed soils on site and/or maintain comparable to existing quality and permeability of disturbed soils once mass grading is completed and infrastructure is installed.

Carver County Topsoil Standard

Table 1. Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 33%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	30% - 75%	ASTM D 422
Organic matter	2.5% – 15%	ASTM D 2974
pH	6.1 – 8.0	ASTM G 51
Compaction	- 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or - bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

Matching Existing Soils
For sites that have not been previously graded, a site-specific topsoil standard can be developed using one of the methods described below.

Method 1 Soil Survey Data
A site-specific topsoil standard can be developed using information on physical soil properties from the Natural Resource Conservation Service's Web Soil Survey for Carver County. A site-specific standard shall be developed using a weighted average of the physical soil properties for the top 12 inches of soil map units identified within the project area.

Method 2 Onsite Testing

Non-linear Projects. One (1) sample shall be collected of the top 12 inches of soil from each soil map unit within the disturbed area of the project. Alternatively, a minimum of (2) samples can be collected per 5 acres disturbed, from locations that characterize the site overall or from which topsoil will be stripped and stockpiled. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter

content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Linear projects. One (1) composite sample shall be collected in select areas where grading and topsoil replacement are proposed, or at a density of approximately one sample per mile. Each composite sample will be comprised of eight individual samples collected of the top 12 inches of soil. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Site Specific Standard Guidance

Clay, Sand Silt Standards. To develop a site-specific topsoil standard for clay, sand, and silt:

i) (i) Calculate the weighted average for each parameter.
ii) (ii) Round to the nearest whole number.
iii) (iii) When the rounded average matches the lower end of the standard range, subtract 3% from the low end of the CCWMO standard range to establish the lower end of the site-specific standard.
iv) (iv) When the rounded average matches the upper end of the standard range, add 3% to the high end of the CCWMO standard range to establish the upper end of the site-specific standard.
v) (v) When the rounded average falls below the CCWMO standard range, subtract 3% from the rounded average and use that value as the lower end of the site-specific standard.
vi) (vi) When the rounded average falls above the CCWMO standard range, add 3% from the rounded average and use that value as the high end of the site-specific standard.
vii) (vii) If the weighted average falls within the CCWMO standard range, use the CCWMO standard range.

Organic Matter, pH, and Compaction Standards. All site-specific topsoil standards shall include the ranges described in the Carver County Topsoil Standard for organic matter, pH, and compaction. The ranges for organic matter, pH, and compaction may not be changed for the site-specific topsoil standard.

Previously Graded Sites. Non-linear sites that were mass-graded before 2016 are not eligible to create a site-specific topsoil standard. For these sites, if topsoil does not meet the Carver County topsoil standard, two inches of compost must be added to the soil and tilled to a depth of six inches. No further amendment will be required.

Stockpile Testing Requirements
One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

Stockpile Sampling Procedures

1. One sample shall be collected per 2,500 cubic meters of stockpile (a minimum of one sample shall be taken if stockpiles are less than 2,500 cubic meters).
2. The Contractor/Supplier shall form a face for the full height of the stockpile at four locations.
3. A loader bucket or similar equipment shall then be filled by channeling the full height of the stockpile face, from the bottom to the top, in one operation.
4. The bucket shall then be lowered and emptied by rotation to form a small pile at each sampling location.
5. The sampler shall place a shovel full of soil from each pile into a large container. The soil shall be thoroughly mixed and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
6. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
7. Additional topsoil shall not be added to the stockpile after sampling.
8. Sample results shall be submitted to the County for review. Test results are valid for 6 months.

In place (ungraded) Topsoil Sampling Procedures

1. The sampling procedure for in place (ungraded) topsoil shall consist of the preparation of one composite sample for each soil map unit within the project area.
2. Each composite sample shall represent full depth topsoil from not fewer than ten individual locations per soil map unit. If the full depth is unknown, a sample from the top 6 inches of soil shall be obtained at each location.
3. The sampler shall place a shovel full of soil from each area into a large container. The soil shall be thoroughly mixed, and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
4. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
5. Sample results shall be submitted to the County for review.

Subsoil Preparation Methods
Perform subsoil preparation before placing topsoil. Perform subsoil preparation in one direction on the contours perpendicular to the flow of water and slopes flatter than 1:2 (V:H). Scarify/loosen the subsoil to a depth of 6 inches. Subsoil areas shall be loosened to less than 200 psi [1400 kPa]. For saturated soil, delay subsoil preparation until soil dries to at least field capacity.

The following areas do not require subsoil preparation:
- Areas within the dripline of existing trees,
- Over utilities within 30 in of the surface,
- Where trenching or drainage lines are installed,
- Where compaction is required by design (abutments, footings, or inslopes), and
- Inaccessible slopes.

Soil Bed Preparation Methods
Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil. Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment. Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in [75 mm] high may remain in place for seeding operations. Soil clods, lumps and tillage ridges 1.5-inch (40 mm) high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements

Submittal Requirements
The Topsoil Management Plan shall include the following information:

(1) Topsoil Standard. This section will identify the topsoil standard being utilized for the project.

(2) Topsoil Stripping and Stockpiling Methods. This section shall include the following:
(a) Estimated quantity of topsoil available on the site.
(b) Quantity of topsoil needed to restore green space areas.
(c) Estimated depth of topsoil available on the site.
(d) Description of equipment used to strip topsoil.
(e) Temporary methods of erosion control for topsoil stockpile (silt fence or similar).
(f) Permanent methods of erosion control for topsoil stockpile (establishment of vegetation) if stockpile will remain in place for longer than 6 months.

(3) Topsoil Stockpile Sampling Methods. This section shall include a description of the number of samples to be collected and the process for collecting samples from the stockpile(s). One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

(4) Topsoil Re-application Procedures. This section shall include the following:
(a) Method for decompacting subsoil prior to reapplication of topsoil.
(b) Method for re-applying stockpiled topsoil prior.
(c) General description of method(s) for amending topsoil to meet specification provided in Table 2, if testing shows stockpiles do not meet specification.

(5) Construction Schedule and Phasing. Construction sequencing shall include:
(a) Timing for stockpiling topsoil.
(b) Timing for preparing subsoil and replacing topsoil in common areas.
(c) Timing for preparing subsoil and replacing topsoil on individual lots.

(6) Plan Sheet(s) showing:
(a) Quantity of topsoil needed.
(b) Total green space area including outlots, common areas, boulevards, residential front, rear, and side lots, etc. Green space area shall be shown on plan sheet and calculation of total area shall also be provided.
(c) Location and size of stockpile(s).

(d) Location(s) where topsoil is to be reapplied.
(e) Note that topsoil must be reapplied at a depth of 6 inches and must meet the specification in Table 2.
(f) Note that topsoil quality and depth must be verified by County or City staff prior to seeding or placement of sod.

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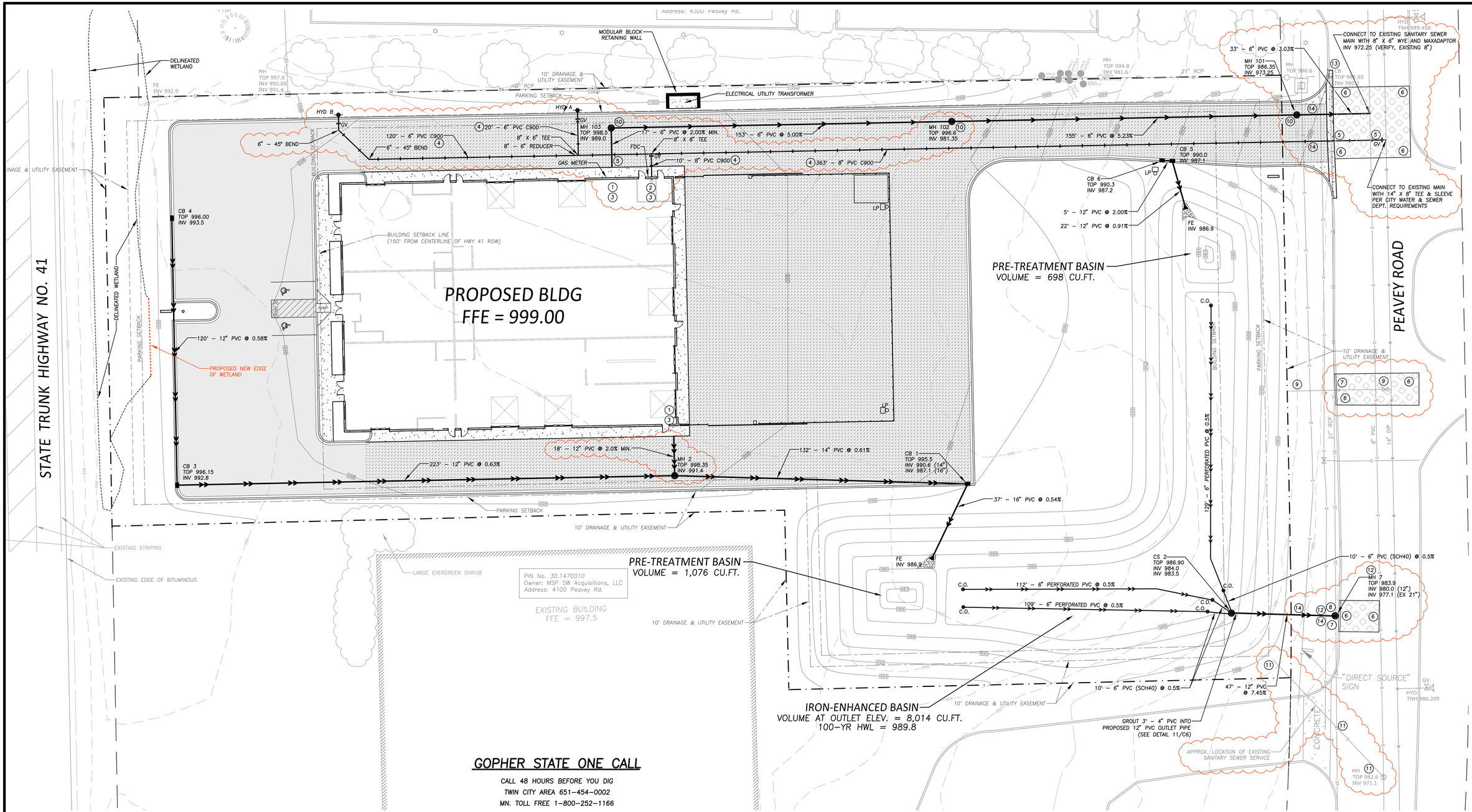
TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4.1



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UTILITY NOTES

(1) – All sewer services to extend to a point 5' from proposed building.
(2) – Bring water main into proposed building and cap at the floor.
(3) – Verify all service locations and inverts with mechanical engineer before construction.
(4) – All watermain to have a minimum of 7.5' of cover.
(5) – Maintain a minimum of 18" vertical separation between water main & sewer.
(6) – Remove & replace bituminous pavement. See Detail 9/C6.
(7) – Remove & replace concrete curb & gutter. Match existing curb style.
(8) – Construct proposed manhole over existing storm sewer.
(9) – All unused existing water stubs shall be removed per City requirements. Sleeve DIP Main per City Requirements.
(10) – All sanitary sewer manholes must be bituminous coated per City Detail SAN-1.
(11) – Plug, fill & abandon existing unused sanitary sewer service per City requirements.
(12) – Depending on location of existing 21-inch storm sewer, MH 7 may be switched to a 48" diameter catch basin structure with a Neenah R-3067V (or approved equal) casting within the curb line of Peavey Road.
(13) – Adjust existing catch basin casting & rings as required.
(14) – Contractor to coordinate relocation of small utilities in the field with the appropriate utility company if conflicts with proposed utilities are found.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
MH 2	48"	R-1642B
CB 3	48"	R-3067V
CB 4	24" X 36"	R-3067V
CB 5	24" X 36"	R-3067V
CB 6	24" X 36"	R-3067V
MH 7(12)	48"	R-1642B(12)
CS 1	48"	SEE DETAIL 11/C6
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	999.5
HYD B	998.5

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

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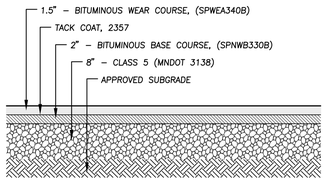
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

UTILITY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

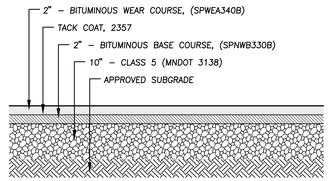
SHEET NUMBER
C5



NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

1 C6 STANDARD DUTY PAVEMENT SECTION

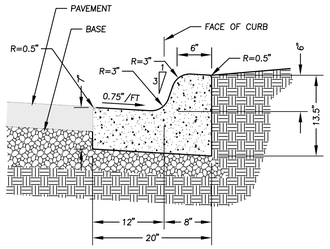
NO SCALE



NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

2 C6 HEAVY DUTY PAVEMENT SECTION

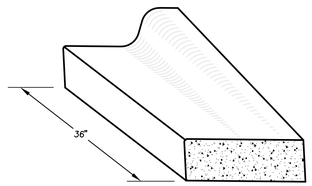
NO SCALE



Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

3 C6 B612 CONCRETE CURB & GUTTER

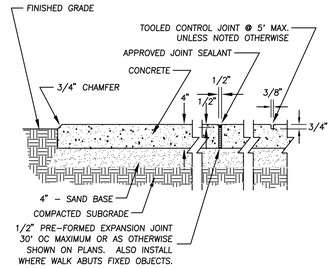
NO SCALE



Note: Curb type B612 shown; similar for other curb types.

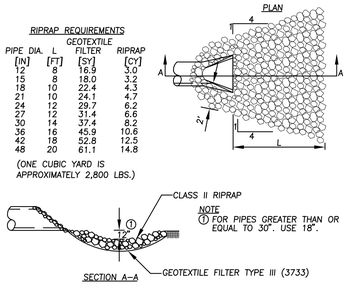
4 C6 CURB & GUTTER BEAVERTAIL

NO SCALE



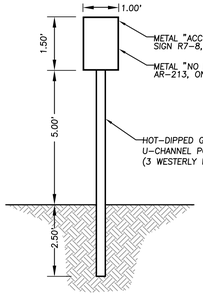
5 C6 CONCRETE SIDEWALK

NO SCALE



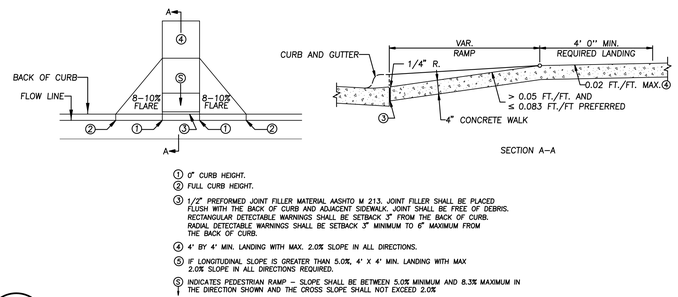
6 C6 RIPRAP DETAIL

NO SCALE



7 C6 ACCESSIBLE PARKING SIGN AND POST

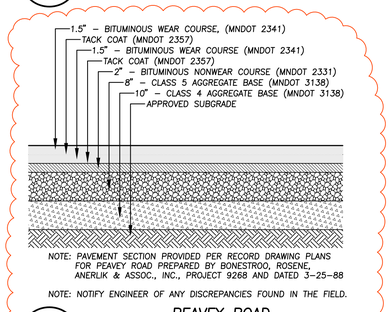
NO SCALE



① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑥ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

8 C6 PEDESTRIAN RAMP

NO SCALE

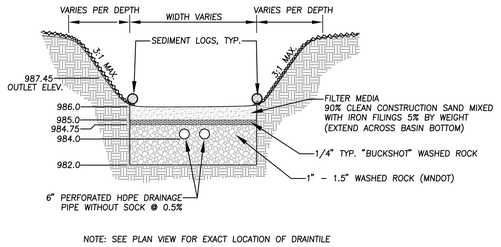


NOTE: PAVEMENT SECTION PROVIDED PER RECORD DRAWING PLANS FOR PEAVEY ROAD PREPARED BY BONESTROO, ROSENE, ANERLIK & ASSOC., INC., PROJECT 9268 AND DATED 3-25-88

NOTE: NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND IN THE FIELD.

9 C6 PEAVEY ROAD PAVEMENT SECTION

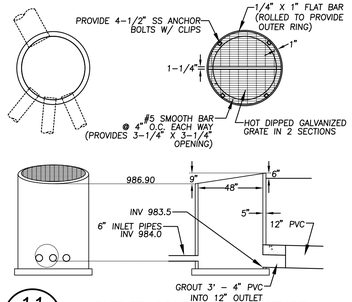
NO SCALE



NOTE: SEE PLAN VIEW FOR EXACT LOCATION OF DRAINTILE

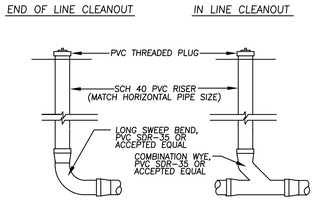
10 C6 IRON-ENHANCED BASIN CROSS SECTION

NO SCALE



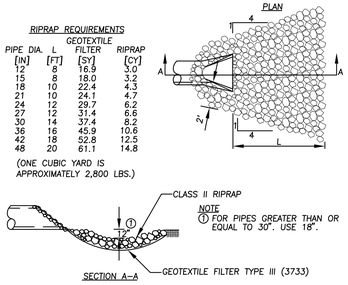
11 C6 OUTLET CONTROL STRUCTURE

NO SCALE



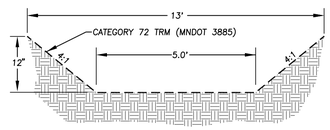
12 C6 STORM SEWER CLEANOUT

NO SCALE



13 C6 RIPRAP DETAIL

NO SCALE



14 C6 BASIN EMERGENCY OVERFLOW OUTLET

NO SCALE

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DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C6

SPECIFICATIONS

GENERAL

I. GENERAL

A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. Soils report and pavement recommendation provided by Braun Intertec, Project Number B2205342.
H. Existing Topography, Boundary & Utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

SITE CLEARING

I. GENERAL

A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.

II. EXECUTION

A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL

A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).

II. PRODUCTS

A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.

III.EXECUTION

A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
B. Place 4-inches of topsoil over all areas to be re-established with turf.
C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
E. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

I. GENERAL

A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
B. Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.

II. PRODUCTS

A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
B. Provide a base and wear course as indicated on the plan unless otherwise specified.
C. Provide a tack coat as indicated on the plan unless otherwise specified.

III.EXECUTION

A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
B. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
E. Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent
F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

I. GENERAL

A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.

II. PRODUCTS

A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.

III. EXECUTION

A. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
B. Comply with requirements and with ACI 304R for measuring, mixing, transporting, and placing concrete.
C. Comply with the Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars" for placing and supporting reinforcement.
D. Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
E. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
F. Provide a medium to fine broom finish perpendicular to traffic flow.
G. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

I. GENERAL

A. Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Storm sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D1785, ASTM D2665, or ASTM F794 SCH 40, for solvent-cemented or gasket joints. Fittings shall be ASTM D2265, ASTM F794, or ASTM F1866.
B. Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
D. All flared end sections shall have standard duty trashguards as shown on City Detail STO-10.
E. Filter Fabric shall be Mirafi 500X or approved equal.
F. Riprap shall be random, hand placed to a depth of one foot and to the class as shown on City Detail STO-11.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
C. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
D. PVC sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".
E. Storm sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4-feet out of the ground.

SANITARY SEWER

I. GENERAL

A. Sanitary sewer shall comply with all local regulations pertaining to sanitary sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Sanitary sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D 3034, SCH 40, for solvent-cemented or gasket joints.
B. Sanitary sewer manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Sanitary sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground sanitary sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
C. PVC sewer pipe shall be bedded in accordance with ASTM D 2321, "Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe".
D. Sanitary sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4 feet out of the ground.

WATER MAIN

I. GENERAL

A. Water main shall comply with all local regulations pertaining to water main systems including materials, installation, and testing. If no local regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Water main indicated on the plan as PVC C900 shall conform to AWWA C900. All pipe shall have a minimum dimension ratio (DR) of 18 to a working pressure of 200 PSI for PVC type 1120 pipe.
B. All fittings shall be mechanical joint fittings.
C. Hydrants and valves shall be made in the USA and meet all local and municipality requirements.
D. All buried nuts and bolts shall be Cor-Blue or 304 stainless.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground water main systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated, to the extent practical.
B. Bury all water main with a depth of cover of at least 7.5-feet or with the top at least 12-inches below frost penetration, which ever is greater.
C. All bends, stubs, and hydrants shall be rodded to the water main using 0.75-inch tie rods.
D. Connect to water main with tee size and in location as indicated according to the requirements of the local water utility. A water shut down will be required.
E. Test all installed piping as required by the local water utility.

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name _____ Date _____ Reg. No. _____

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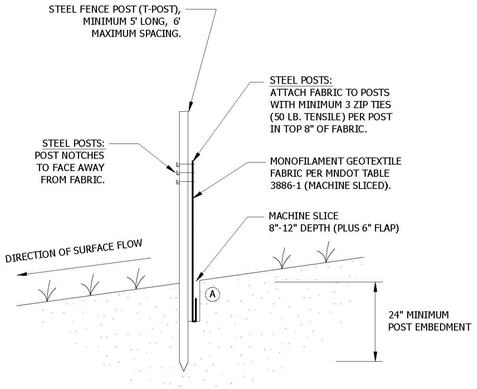
SPECIFICATIONS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C7



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.

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

SILT FENCE
MACHINE SLICED

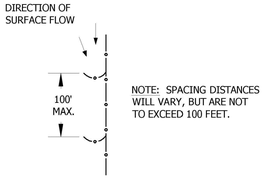
CHASKA, MN

LAST REVISION: APRIL 2011

PLATE NO. ERO-1A

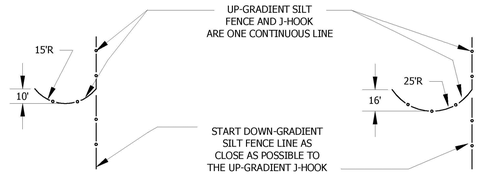
PLAN VIEW

I. SPACING REQUIREMENTS



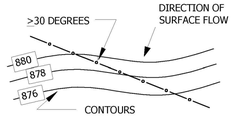
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS: J15, J25



J15 - FOR CATCHMENT AREA <0.25 ACRES

J25 - FOR CATCHMENT AREA >0.25 ACRES



NOTE:
J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

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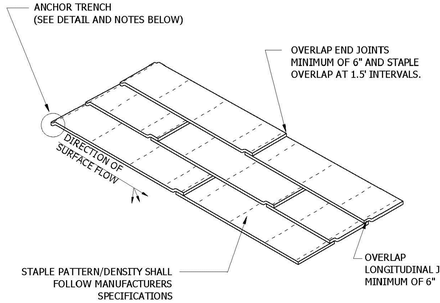
SILT FENCE
J-HOOK

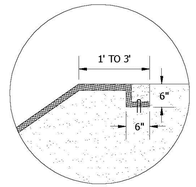
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1D



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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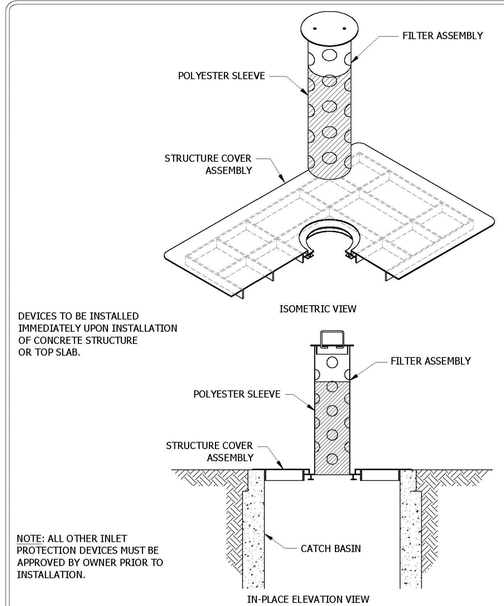
EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-2



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

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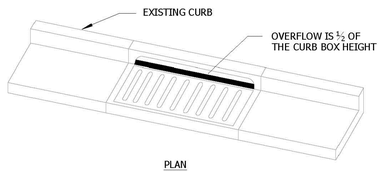
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

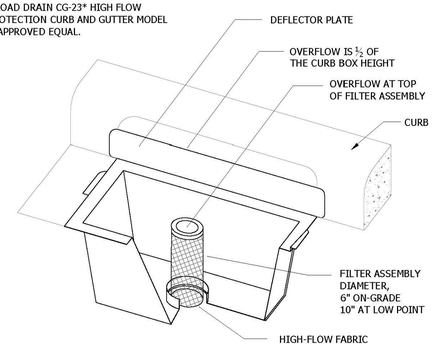
LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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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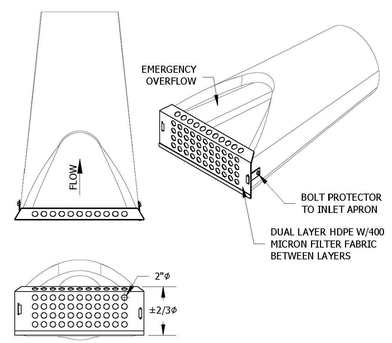
INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B



- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

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FLARED END
EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6

SHAW CONSTRUCTION
7685 Corporate Way
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952-934-9433 Fax
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Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

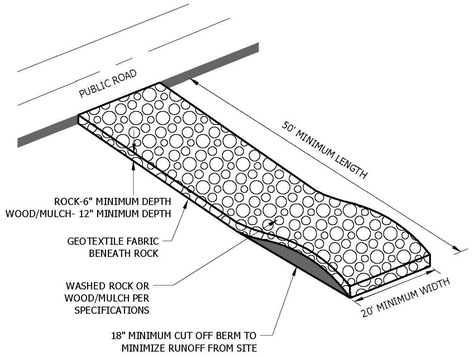
Name _____ Reg. No. _____ Date _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

CITY DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C8



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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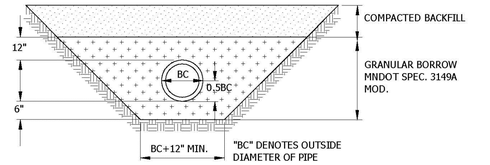
ROCK CONSTRUCTION ENTRANCE

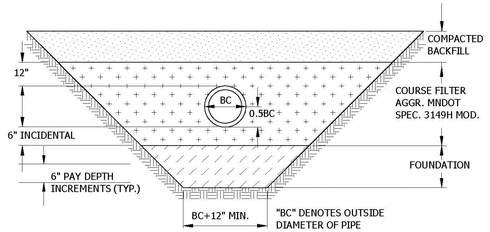
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-7



PIPE FOUNDATION & BEDDING IN GOOD SOILS



IMPROVED PIPE FOUNDATION & BEDDING IN POOR SOILS

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BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

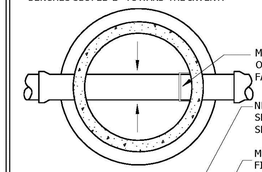
LAST REVISION: MARCH 2008

PLATE NO. GEN-7

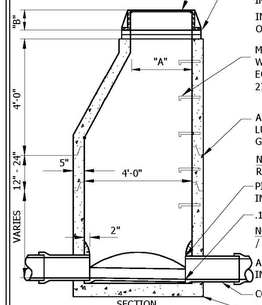
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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"



PLAN



SECTION

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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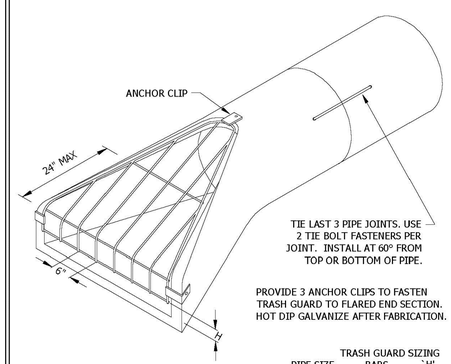
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

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



ISOMETRIC

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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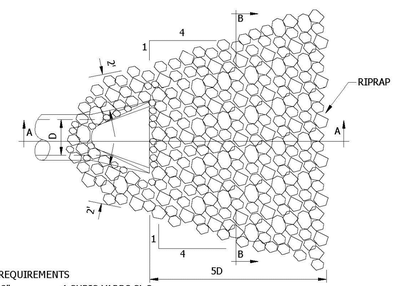
FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10

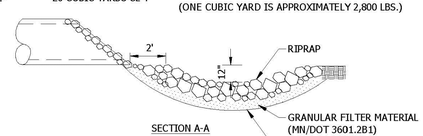


PLAN

RIPRAP REQUIREMENTS

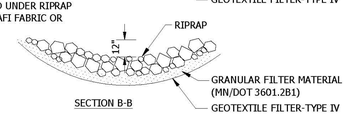
12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



SECTION B-B

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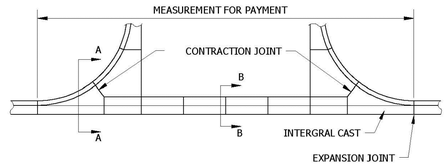
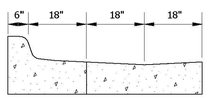
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

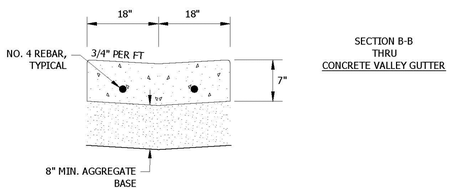
LAST REVISION: APRIL 2004

PLATE NO. STO-11





SECTION A-A
THRU B618 C&G



SECTION B-B
THRU
CONCRETE VALLEY GUTTER

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COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3

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952-937-8214
952-934-9433 Fax
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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name _____ Reg. No. _____ Date _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
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ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

CITY DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C9

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.

DROP LID
TYLER NO. 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

GRADE

TOP
TYLER NO. 6860 26"
MUELLER NO. H-10361 26"
BIBBY-STE-CROIX NO. VB502 27"

EXTENSION
TYLER
NO. 58 14"
NO. 59 18"
NO. 60 24"
MUELLER
NO. 58 14"
NO. 59 20"
BIBBY-STE-CROIX
VB520 VB521 NO. 57 9"
VB522 VB523 NO. 58 14"
NO. 59 20"
NO. 60 26"

BOTTOM
TYLER NO. 6860 65"
MUELLER NO. H-10361 65"
BIBBY-STE-CROIX NO. VB516 60"

BASE

- 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

3'

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

MEGALUGS

MEGALUGS

8" CONC. BLOCK

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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-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

21"

2.70'

GRADE

3'

6" LEAD

MEGALUGS

MEGALUGS

8" CONC. BLOCK

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

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

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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

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

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

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

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

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

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

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

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

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WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

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

BUTTRESS DIMENSIONS

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

Θ=45° MIN.

PLAN 90° BENDS

Θ=45° MIN.

PLAN 45° BENDS

CONCRETE SHALL BE IN CONTACT WITH THIS QUADRANT OF PIPE

VARIABLE

3' MIN.

6"

BEDDING MATERIAL

UNDISTURBED EARTH

CONCRETE

SECTION A-A

Θ=45° MIN.

PLAN 22 1/2° BENDS

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CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4

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

D1

ROMAC "SST III" (MAXIMUM LENGTH AND NUMBER OF BOLTS) STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL

D2

PLAN

PROVIDE POLYWRAP AROUND ALL WATERMAIN

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

PROVIDE COPPER CONDUCTIVITY STRAP TO BYPASS TAPPING SLEEVE.

COAT WELD

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

SECTION A-A

COMPACTED GRANULAR BACKFILL

UNDISTURBED EARTH

8" CONC. BLOCK

POURED CONCRETE THRUST BLOCK

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WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-5

GRADE

SLEEVE AS NEEDED

WATERMAIN SEE PLAN FOR SIZE

OBSTRUCTION

VARIABLE SEE PLAN

45° BEND

MECH. COMPACTED GRANULAR BACKFILL

4"

6"

4"

2'-0'MIN.

HIGH DENSITY RIGID INSULATION

RESTRAIN BENDS WITH MEGALUGS OR EQUAL

45° BEND

45° BEND

TIE RODS

RESTRAIN BENDS WITH MEGALUGS OR EQUAL

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122-1336
651-643-4651
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

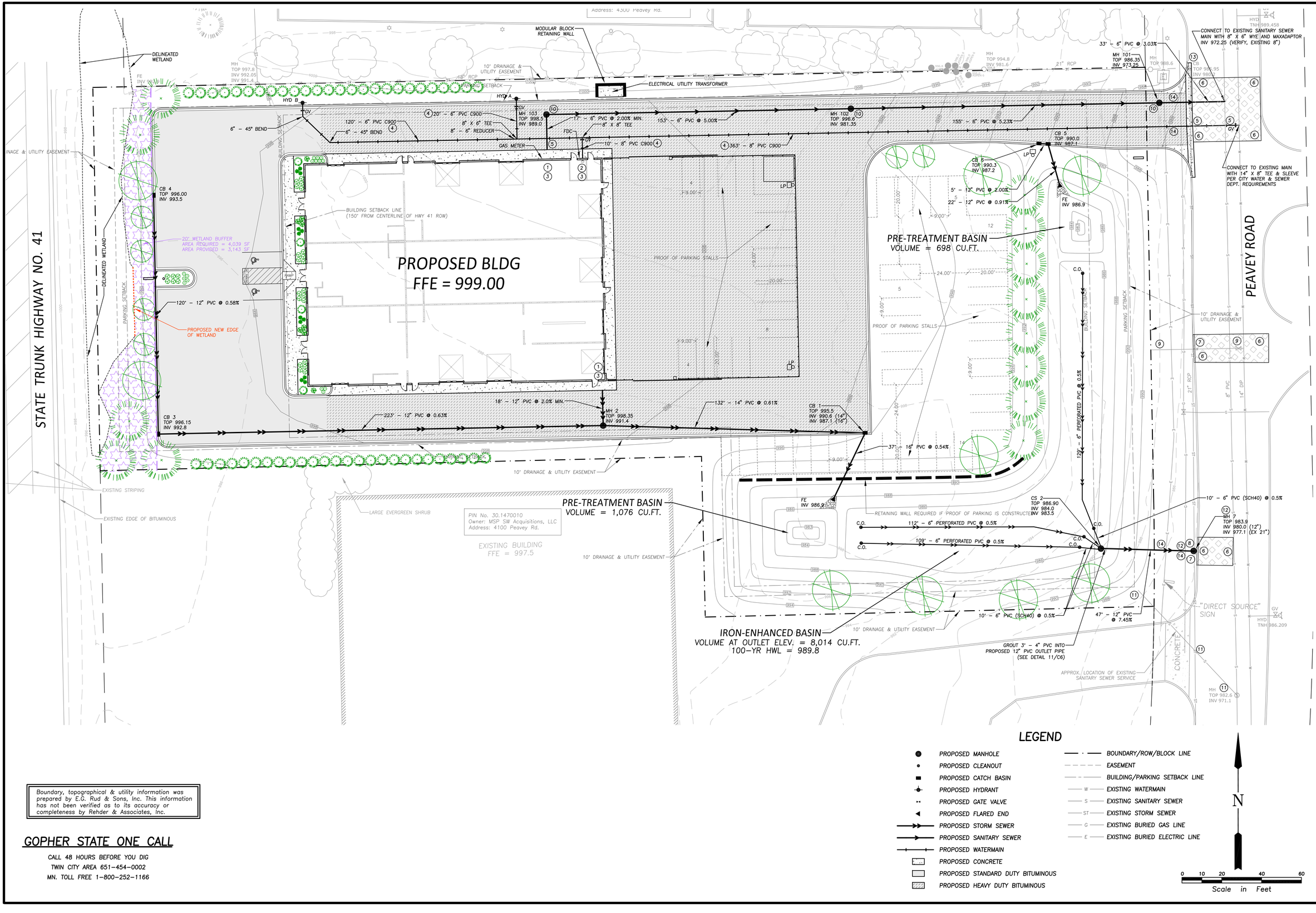
PRELIMINARY

Name _____ Reg. No. _____ Date _____

Issued	
CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

CITY DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C10



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE

N

0 10 20 40 60
Scale in Feet

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

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OVERLAY PLAN
PEAVEY ROAD BUSINESS CENTER BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C11

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW 12,000 SQUARE FOOT BUILDING, BITUMINOUS PARKING, FENCED IN OUTDOOR STORAGE AREA AND OTHER ASSOCIATED SITE IMPROVEMENTS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. CLEAR AND GRUB SITE.
   - 2.4. STRIP AND STOCKPILE TOPSOIL.
   - 2.5. REMOVE PAVEMENTS AND UTILITIES.
   - 2.6. ROUGH GRADE SITE.
   - 2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.8. INSTALL UTILITIES.
   - 2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 2.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.12. FINAL GRADE SITE.
   - 2.13. SEED AND MULCH.
   - 2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:

3.1.	SITE ADDRESS:	4200 PEAVEY ROAD, CHASKA, MN 55318
3.2.	SITE AREA:	2.74 ACRES
3.3.	AREA OF DISTURBANCE:	2.74 ACRES
3.4.	PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 ACRES
3.5.	POST-CONSTRUCTION IMPERVIOUS AREA:	1.49 ACRES
3.6.	PLANNED CONSTRUCTION START DATE:	4-3-26
3.7.	ESTIMATED CONSTRUCTION COMPLETION DATE:	12-4-26

   GENERAL SOIL TYPE: SANDY LEAN CLAYS (CL) PER SOIL BORINGS BY BRAUN INTERTEC, PROJECT B2205342.

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.

6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.

7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

14. NO ENGINE DEGREASING IS ALLOWED ON SITE.

15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

17. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

18. SWPPP AMENDMENTS AND SUBMITTALS:
   - 18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 18.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 18.1.2.3. FUELING PLANS
       - 18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 18.1.2.5. PROJECT PHASING
     - 18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

19. INSPECTION & MAINTENANCE
   - 19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 19.5. INSPECTIONS MUST INCLUDE:
     - 19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 19.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
   - 23.7. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PARTS 9.11-9.12 OF THE GENERAL STORMWATER PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

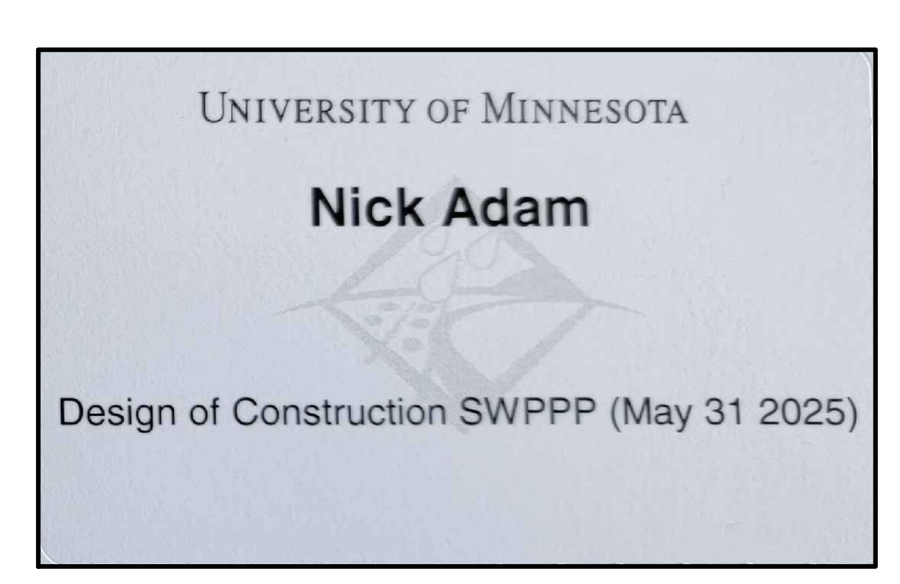
A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

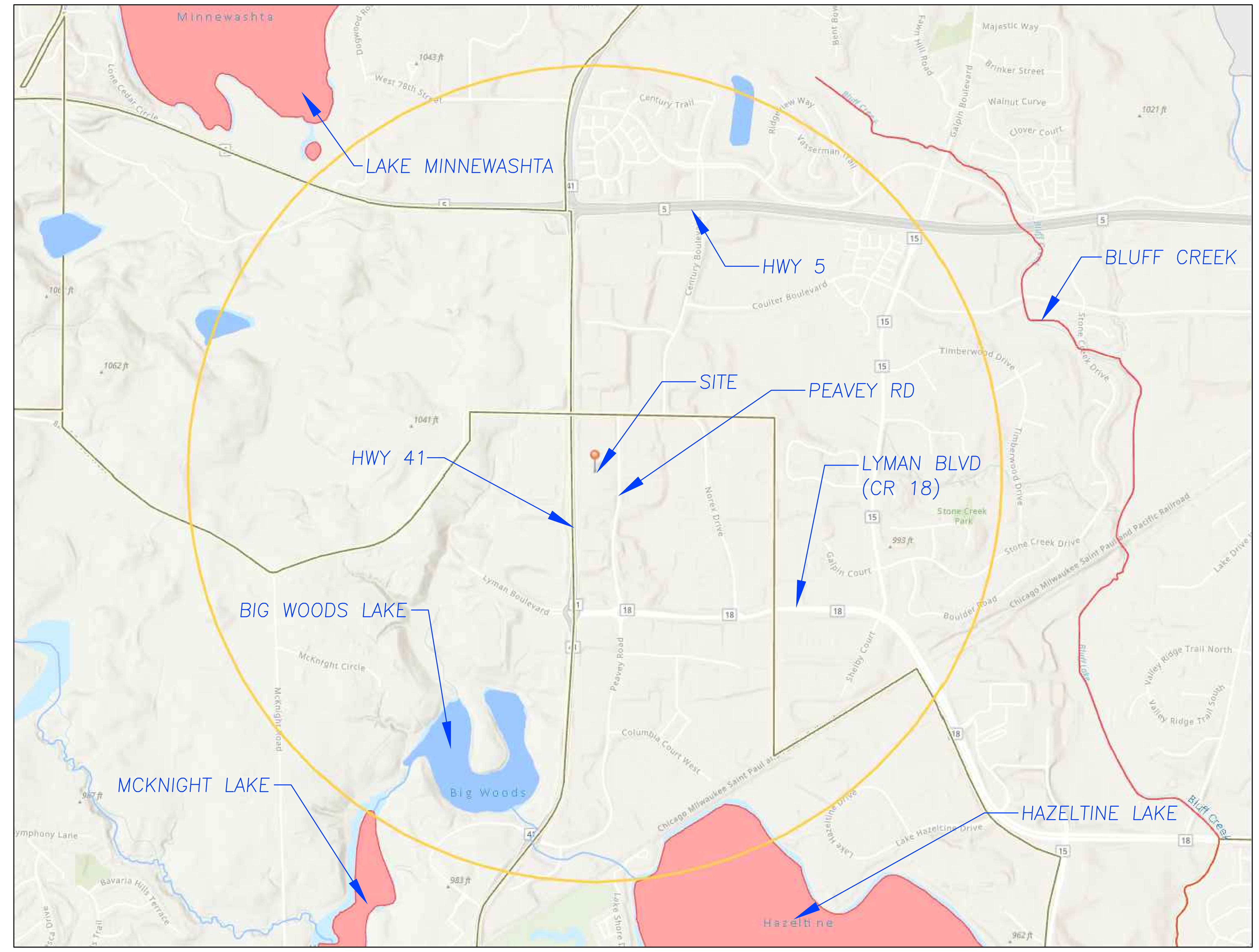
OWNER:
BY: XXXXXXXXXXXX
NAME: XXXXXXXXXXXX
TITLE: XXXXXXXXXXXX
PHONE: XXXXXXXXXXXX
EMAIL: XXXXXXXXXXXX

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICHOLAS ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

CONTRACTOR:
BY: XXXXXXXXXXXX
NAME: XXXXXXXXXXXX
TITLE: XXXXXXXXXXXX
PHONE: XXXXXXXXXXXX
EMAIL: XXXXXXXXXXXX



SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
BIG WOODS LAKE	LAKE	NO	NO
HAZELTINE LAKE	LAKE	NO	YES

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	X
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" – 2" WASHED ROCK)	50	TONS
SILT FENCE	1,865	L.F.
INLET PROTECTION (PRE-CASTING)	5	EACH
INLET PROTECTION (POST-CASTING)	6	EACH
BIOROLLS/BIOLOGS	500	L.F.
EROSION CONTROL BLANKET (CATEGORY 20)	4,200	S.Y.

MPCA COVERAGE LETTER
(PROVIDED AT A LATER DATE)

SITE STABILIZATION COMPLETION:
STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

SHAW
CONSTRUCTION
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Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name ______ Date ______ Reg. No. ______

Issued

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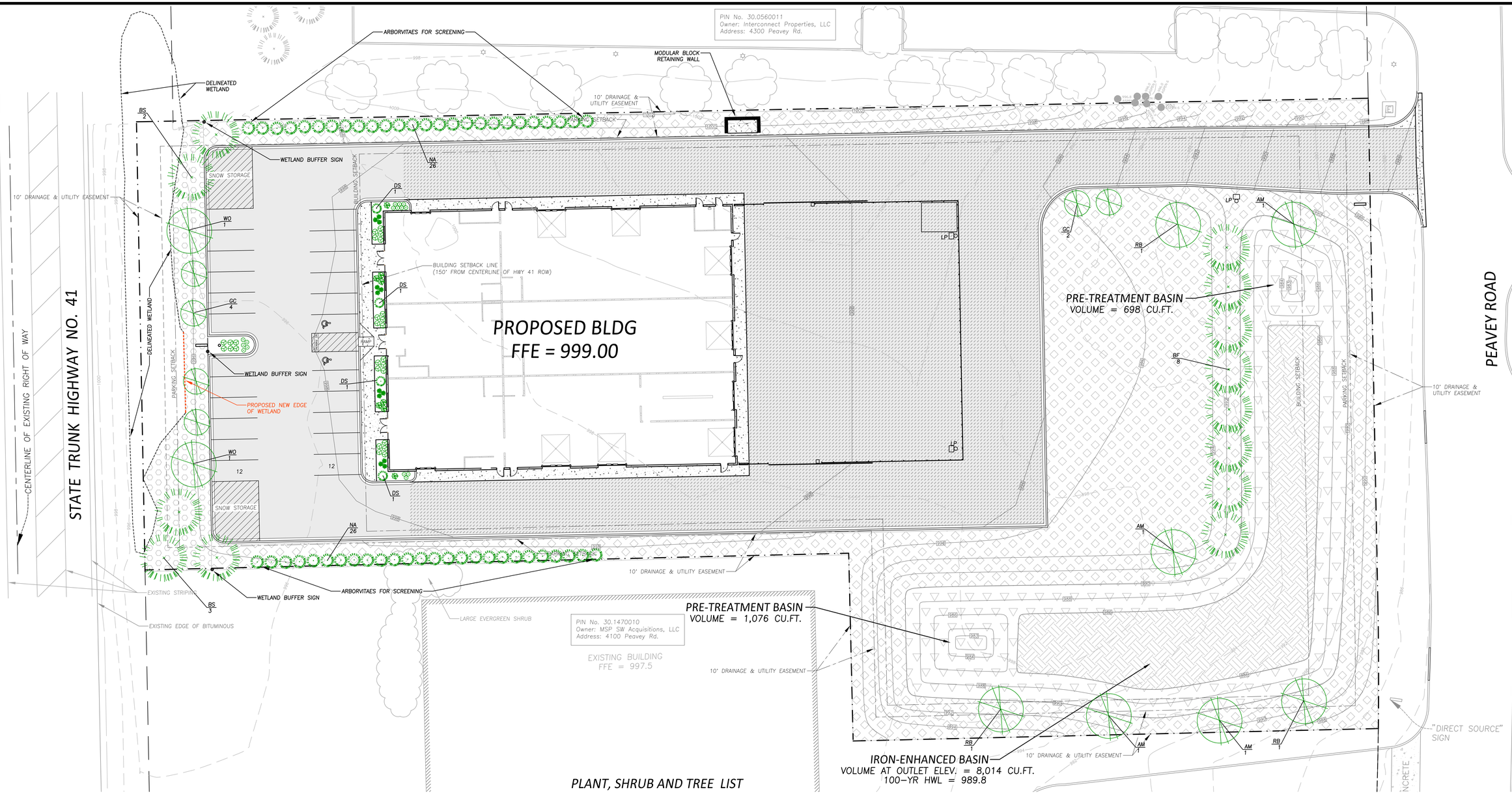
ADDRESS CITY & WATERSHED COMMENTS	1-28-26

SWPPP
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C12



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

LANDSCAPING CALCULATIONS

OVERSTORY TREES REQUIRED:
BUILDING AREA = 22,400 S.F. (2 STORIES)
CALIPER INCH REQUIRED = 22400/320 = 70 CALIPER INCHES
EXISTING TREES TO REMAIN = 1 - 6" ASPEN
CALIPER INCHES NEEDED = 70 - 6 = 64 CALIPER INCHES
OVERSTORY TREE BREAKDOWN:
60% - 2.5" TREES = 38.4" = 15 TREES @ 2.5"
10% - 3" TREES = 6.4" = 2 TREES @ 3"
10% - 3.5" TREES = 6.4" = 2 TREES @ 3.5"
10% - 4" TREES = 6.4" = 2 TREE @ 4"
10% - 4.5" TREES = 6.4" = 1 TREE @ 4.5"
TOTAL OVERSTORY TREES REQUIRED = 22 TREES
OVERSTORY TREES PROVIDED = 22 TREES

UNDERSTORY TREES REQUIRED:
25% OF OVERSTORY TREES = 22 X 0.25 = 6 TREES REQUIRED
UNDERSTORY TREES PROVIDED = 6 TREES

SHRUBS REQUIRED:
SITE PERIMETER (1 SHRUB/30LF) = 1599 L.F./30 = 53 SHRUBS
BUILDING FOOTPRINT (1 SHRUB/300 S.F.) = 16,800 S.F./300 = 56 SHRUBS
REQUIRED SHRUBS = 56 SHRUBS
SHRUBS PROVIDED = 65 SHRUBS

SCREENING PROVIDED:
52 ARBORVITAES PROVIDED

PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	26	Calamagrostis acutilora	Karl Foerster	2 Gallon
	12	Nepeta x faassenii 'Walker Low'	Walker's Low Catmint	1 Gallon
DS	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
	8	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	2 Gallon
	15	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
NA	52	Thuja occidentalis	North Pole Arborvitae	10 Gallon
TOTAL	117			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
WO	2	Quercus bicolor	Swamp White Oak	3.5" B&B
AM	4	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" B&B
RB	1	Betula nigra	River Birch	4.5" B&B
RB	2	Betula nigra	River Birch	4" B&B
BF	8	Abies balsamea	Balsam Fir	6' B&B
GC	6	Malus x 'Hargozam'	Harvest Gold Crabapple	2" B&B
BS	2	Picea glauca var. dens	Black Hills Spruce	8' B&B
BS	3	Picea glauca var. dens	Black Hills Spruce	6' B&B
TOTAL	28			

LEGEND

- SOUTHERN BOULEVARD SB SEED MIX (MNDOT 3876)
- I.E. BASIN MIX/SECTION (SEE BASIN DETAIL 13/C6)
- WET DITCH WD SEED MIX (MNDOT 3876)
- WETLAND BUFFER SEED MIX 32-251 (SEE SHEET L3)
- PROPOSED SHRUB
- PROPOSED TREE
- EXISTING TREE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 10 20 40 60
Scale in Feet

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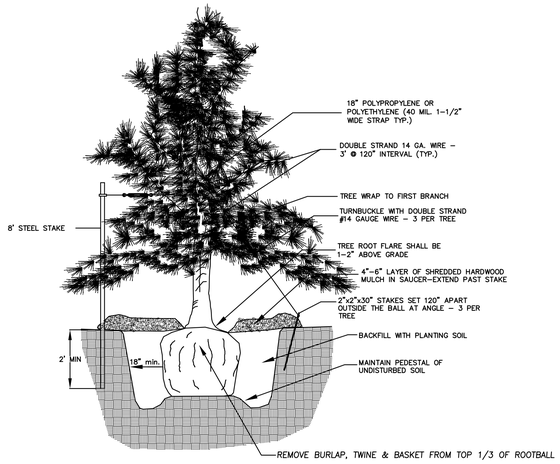
LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L1



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

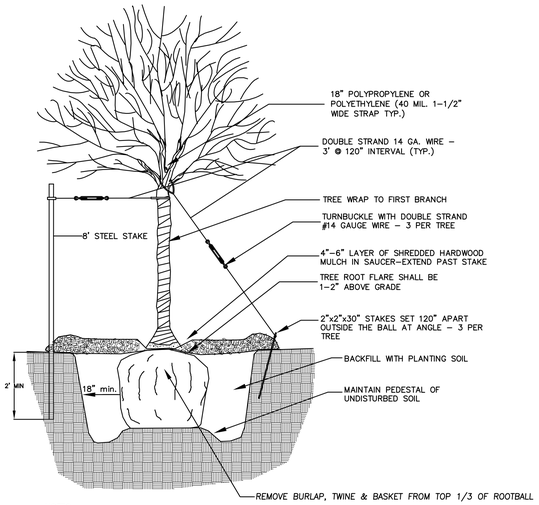
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



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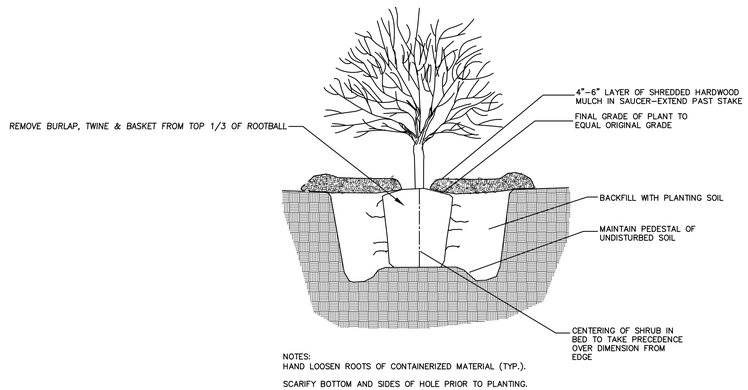
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

NO MULCH TO BE IN CONTACT WITH BASE OF TREE

DECIDUOUS TREE PLANTING DETAIL



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

GENERAL

Furnish all work required to complete as indicated by the contract documents and furnish all supplementary items necessary for completion of work specified.

REFERENCES – QUALITY ASSURANCE

Comply with all applicable federal, state, county and local regulations governing landscape materials and work.

Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to the owner.

All materials will be judged by the AAN American Standards for Nursery Stock, Latest Edition, American Joint Committee on Horticultural Nomenclature, Last Edition, State Highway Department Standard Specifications for Construction Seed/Sodding/Hydromulching, Last Publication and Hortus, Cornell University, Last Edition.

Coordinate planting with irrigation system installation and review continuously to insure complete coverage of plant materials.

Coordinate backfill and grading issues with general contractor so as unproductive work duplications or delays do not occur.

GUARANTEE – LIABILITY

Contractor assumes all liability and replacement requirements of materials which are damaged, stolen, or misplaced on the job site prior to acceptance of work.

Owner may request contractor to submit delivery tickets of bulk soil deliveries to confirm source and quantity of material.

All plants will be guaranteed for a period of one (1) year from the date of final acceptance. Owner will be responsible for proper maintenance of plants after final acceptance.

Contractor will replace plants which have partially died, thereby damaging shape, size, or symmetry. During guarantee period, dead and unsightly plant materials will be removed and replaced immediately. Guarantee excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at time of replacement only.

MAINTENANCE – ACCEPTANCE

Contractor will maintain all plant materials including turf mowing until final acceptance. It is the owner's intention to accept the project as soon as the contractor has demonstrated a complete project is ready for final acceptance.

SOIL PREPARATION MATERIALS

Topsoil will be local in origin, clean friable, dark in color, free from lumps of clay, rocks, weeds, or other noxious materials.

Mulch will be aged, finely shredded bark mulch, brown in color run through a hammer mill and screened of undesireable material.

PLANTING

All trees will be planted in pockets twenty-four (24) inches greater in diameter than root ball and no deeper than depth of root ball. Prior to planting, fill pit one-half full of water to determine drainage at the end of twenty-four (24) hour period. If no poor drainage exists, backfill pit with existing soil. Form a 4 inch watering ring at base of tree and add a 2 inch layer of shredded mulch. Notify owner of any poor drainage issues.

Shrub plantings will be done in beds properly prepared using mulch and organic compost. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operation or excavation performed to create specified bed. Excavate as necessary to provide for thorough blending of 50 percent existing soil and 50 percent compost tilled 4 inches into existing soil to create a fine, loose condition, suitable for good plant growth. Notify owner if existing soil is undesirable. Contractor will insure positive drainage exists in all areas. Specified bed preparation will only be done in shrub group areas, not over general areas where rock is indicated.

FINAL GRADING

Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

LAWN TURF

Hydroseed disturbed areas with a mix of seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogenous slurry suitable for hydraulic application. Mix slurry with nonasphaltic tackifier and apply slurry uniformly to all areas to be seeded in a 1-step process. Apply mulch at the minimum rate of 1500 lb per acre (16.5 kg per 100 sq. m) dry weight but not less than the rate required to obtain specified seed-sowing rate.

Contractor will maintain turf by fertilizing, weeding and mowing until final acceptance.

Contractor will establish a dense lawn turf of permanent grass prior to final acceptance.

PRUNING

Pruning will be limited to the minimum necessary to remove dead wood, suckers, broken twigs or branches and to compensate for loss of roots during transplanting. In no case will pruning exceed one fourth the branching structure of the plant. Pruning will preserve the natural character and structure of the plant. All pruning operations will be performed in accordance with standard arbor culturalist practices.

FERTILIZATION

All trees, shrubs, ground cover and lawn turf will be fertilized in a one time application of an approved fertilizer based on the contractors observations of site conditions and experience in the area.

MULCHING

After work of planting has been complete, topdress all planting areas and islands with a four (4) inch layer of shredded bark mulch.

CLEAN UP

Remove all debris generated by work operations from the site daily.

All paved areas will be cleaned daily by washing and sweeping. Remove tire markings from all concrete surfaces.

Leave entire planting areas in a raked condition free of debris and paved surfaces in a broom clean condition ready for final acceptance by owner.

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LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L2

Mid Diversity Moist Buffer South & West 32-251

Updated: 2023
This riparian buffer mix has been designed for southern and western Minnesota areas with moist soils and full sun for at least 70% of the day where there are goals for providing wildlife habitat, soil stabilization and water quality benefits.

Partners also include collaboration among Non-profits, Seed vendors, SWCD, Tribal Governments, Consultants, County and Cities. (See partner list on website)

32-251 Mid Diversity Moist Buffer South & West Mix

Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
andger	Big Bluestem	Andropogon gerardii	2.45	7.56%	9.00	10.00%
calcan	Bluejoint Grass	Calamagrostis canadensis	0.04	0.12%	4.11	4.57%
elyvir	Virginia Wild Rye	Elymus virginicus	3.24	10.00%	5.00	5.55%
glygra	American Manna Grass	Glyceria grandis	0.25	0.77%	6.43	7.14%
leeory	Rice Cut Grass	Leersia oryzoides	0.17	0.52%	2.12	2.36%
poapal	Fowl Bluegrass	Poa palustris	0.29	0.90%	13.85	15.38%
spapec	Prairie Cord Grass	Spartina pectinata	0.21	0.65%	0.51	0.57%
		Grasses Subtotal	**6.65**	**20.52%**	**41.02**	**45.57%**
carsti	Common Fox Sedge	Carex stipata	0.23	0.71%	2.87	3.19%
carvul	Brown Fox Sedge	Carex vulpinoidea	0.14	0.43%	5.14	5.71%
sciatr	Dark Green Bulrush	Scirpus atrovirens	0.08	0.25%	13.52	15.02%
		Sedges & Rushes Subtotal	**0.45**	**1.39%**	**21.53**	**23.92%**
ascinc	Swamp Milkweed	Asclepias incarnata	0.04	0.12%	0.07	0.08%
bidcer	Nodding Bur Marigold	Bidens cernua	0.04	0.12%	0.31	0.34%
doeumb	Flat-topped Aster	Doellingeria umbellata	0.01	0.03%	0.25	0.27%
eupper	Boneset	Eupatorium perfoliatum	0.01	0.03%	0.59	0.65%
eutgra	Grass-leaved Goldenrod	Euthamia gramnifolia	0.01	0.03%	1.29	1.43%
eutmac	Joe Pye Weed	Eutrochium maculatum	0.01	0.03%	0.35	0.39%
helaut	Sneezeweed	Helenium autumnale	0.02	0.06%	0.96	1.06%
helgro	Sawtooth Sunflower	Helianthus grosseserratus	0.01	0.03%	0.06	0.06%
lobsip	Great Blue Lobelia	Lobelia siphilitica	0.01	0.03%	1.84	2.04%
mimrin	Monkey Flower	Mimulus ringens	0.01	0.03%	8.45	9.39%
pycvir	Virginia Mountain Mint	Pycnanthemum virginianum	0.01	0.03%	0.81	0.90%
silper	Cup Plant	Silphium perfoliatum	0.04	0.12%	0.02	0.02%
symlan	Panicled Aster	Symphyotrichum lanceolatum	0.01	0.03%	0.57	0.64%
symnov	New England Aster	Symphyotrichum novae-angliae	0.01	0.03%	0.24	0.27%
verhas	Blue Vervain	Verbena hastata	0.01	0.03%	0.34	0.38%
zizaur	Golden Alexanders	Zizia aurea	0.05	0.15%	0.20	0.22%
		Forbs Subtotal	**0.30**	**0.93%**	**16.33**	**18.14%**
cover	Oats/Winter Wheat	Avena sativa/Triticum aestivum	25.00	77.16%	11.14	12.37%
		Cover Crop Subtotal	**25.00**	**77.16%**	**11.14**	**12.37%**
		Total	**32.40**	**100.00%**	**90.02**	**100.00%**

Seed Mix Enhancements or Substitutions

List of Additional Species to Add Diversity or for Substitutions

Grasses:

Scientific Name	Common Name
Bromus ciliatus	Fringed Brome
Bromus pubescens	Hairy Wood Chess
Elymus riparius	Riverbank Wild Rye
Elymus villosus	Downy Wild Rye
Glyceria striata	Fowl Manna Grass
Leersia virginica	White Grass
Panicum virgatum	Switchgrass
Sorghastrum nutans	Indian Grass

Forbs:

Scientific Name	Common Name
Chelone glabra	White Turtlehead
Cicuta maculate	Spotted Water Hemlock
Doellingeria umbellate	Flat-topped Aster
Gentiana andrewsii	Bottle Gentian
Helianthus giganteus	Giant Sunflower
Lobelia cardinalis	Cardinal Flower
Lobelia spicata	Rough-spiked Lobelia
Lysimachia ciliate	Fringed Loosestrife
Phlox Pilosa	Prairie Phlox
Ranunculus fasciculatis	Early Buttercup
Sisyrinchium montanum	Mountain Blue-eyed Grass
Symphyotrichum puniceum	Red-stemmed Aster
Teucrium canadense	Germander
Vernonia fasciculata	Bunched Ironweed
Zizia aptera	Heart-leaved Alexanders

Sedges:

Scientific Name	Common Name
Carex bebbii	Bebb's Sedge
Carex scoparia	Lance-fruited Oval sedge
Juncus dudleyi	Dudley's Rush
Scirpus cyperinus	Woolgrass

Mid Diversity Moist Buffer South & West Seed Mix Guidance

(MIX IMAGE)

Seed mix name: Mid Diversity Moist Buffer South & West 32-251
Geographic area: Minnesota, South and West
Year of development: 2023
Year/s of update: 2023
Status (*Standard or Pilot mix*): Standard
Primary and Secondary Functions:
Primary – Water quality benefits, soil stabilization and wildlife habitat
Secondary – Carbon Sequestration, emission reductions, pollinator habitat (potential, depending on placement), songbird and other non-game wildlife habitat
Similar State Mixes: Mid-Diversity Mesic to Dry Buffer South & West, Mid-Diversity Mesic to Dry Buffer South & West South & West, Mid-Diversity Moist Buffer NE, Native Forage Buffer South & West, Low Diversity Floodplain Mix
Compatible NRCS Practice Standards: 393
Compatible Minnesota CRP Practices: CP21

Suitable Site Conditions: Areas with moist soils adjacent to a stream, wetland or lake is being converted from other uses such as agriculture or non-native grasses to a native prairie reconstruction.

How to Modify for Site Conditions and Goals: This mix includes a list of additional species that can be considered to add species diversity. Site conditions such as sunlight, soils, hydrology, and existing vegetation along with functional goals for the project such as carbon sequestration, pollinator habitat, and benefit to grassland bird species can all have an influence on species selection and the modification of seed mixes.

Site Preparation: Primary goals for site preparation tend to focus on controlling weed species and providing ideal growing conditions for seed or plants to be installed. Site preparation methods vary depending on past uses of the site that can contribute to soil condition and the amount and type of problematic weed species present. The protection of microorganism populations and native seedbanks, preventing soil erosion, and managing weed establishment are all considerations during the site preparation process. In most cases, non-herbicide methods are preferred over methods that include repeated, intensive herbicide methods to protect aquatic organisms and soil microfauna, but on large acreages herbicides may be the most efficient method of controlling some invasive perennial species. It is common for many conservation plantings to transition from corn or soybean production. Fields that have been in agricultural production will need a chemical history in order to know if there will be herbicide carry-over that may prevent growth or harm vegetation establishment. Another consideration is that several chemicals being used for weed control, including Glyphosate act as pre-emergents or post-emergents (designed to inhibit germination) and can be a problem for native vegetation establishment from seed. Investigate prior chemical use and labels to help define probability of having chemical carryover that could/should be addressed by using temporary cover crops to allow time for chemicals to break down. If a site is dominated by problematic perennial weeds such as smooth brome, quack grass, or bluegrass, it will need to have a longer site prep time prior to planting. One way to do this is to use 1-2 seasons of agricultural row-crops or densely seeded temporary covers. Temporary covers both act to smother problematic weeds and improve overall soil structure and function. For sites in agricultural production, herbicide application is often recommended, as tilling alone may re-suspend the rhizomes, allowing them to continue growing.

Seeding Dates: Native seed mixes can be installed in the spring or fall. Spring seedings should be done on or around May 1-July 1 when soil temperatures are at least 60 degrees Fahrenheit or higher. Fall seeding should occur when soil temperatures fall below 50 degrees Fahrenheit for a consistent period of time (usually around October 15 in the northern half of the state and November 1 in the southern half of the state). Fall dormant seedings can help reduce weed pressure during the first year of growth because cool-season grasses and forbs germinate earlier and start competing with weed species right away. For wet sites or sites prone to flooding, a fall seeding may be ideal to avoid wet conditions that are more common in the spring than in the fall. Frost seedings are also an option if the snow cover is not too deep. For a frost seeding, seeding rates may need to be increased by 25 percent due to lower germination rates and loss of seed that is consumed by wildlife over the winter months. In general, grasses are most successful with a spring/early summer seeding while forbs are most successful with a fall dormant seeding, as most forbs require a winter to break their seed dormancy before they can start growing. Planting dates will vary depending on the weather in a particular year and where the planting site is located (e.g., northern Minnesota versus southern Minnesota). Consult with native seed suppliers to determine the best planting dates for that year.

Seedbed preparation: Methods that are used to prepare a seedbed can vary depending on the type of seeding equipment to be used. If a traditional native seed drill will be used, a smooth, firm seedbed is required. Soybean fields generally are sufficiently prepared for a native seed drill, but sites that were recently tilled will require additional soil treatment such as harrowing and rolling to prepare an adequate seedbed and prevent seed from being buried too deep. Broadcast seeding can be conducted on soybean or corn fields, or fields that have been disked, as long as the soil is allowed to settle before seeding. Some practitioners have found that broadcast seeding on a smooth surface (not tilled or disked) leads to the establishment of higher diversity. It is important that the soil surface is not too hard packed, so cultipacking or light harrowing of crop fields before broadcast seeding may be needed. Seed can be lost on smooth surfaces, so it is recommended to seed into temporary cover crops or to roll sites after seeding.

Temporary Cover Crops and Mulch: The use of short-lived temporary cover crops help stabilize project sites and minimize the need for additional mulch in preparation of planting native seed mixes. They can also provide time to observe weed problems, and to allow for proper weed control before fall seeding. Temporary cover crops such as oats or winter wheat (the two species most commonly used) should be mowed to 10-12 inches before seeds mature (or harvested upon maturity) to prevent re-seeding. Other cover crops typically used in agricultural fields, such as buckwheat, pennycress, and radishes, can help stabilize soil, build soil quality, or provide weed competition as part of restoration projects. Also see NRCS Agronomy Technical Note 31. If you are seeding into a temporary cover, it is recommended to use a native grass drill to maximize seed to soil contact. When using a broadcast seeder, it is recommended to increase seeding rates to maximize the seed to soil contact.

Seeding Methods: A variety of seeding equipment is used for upland prairie seeding including broadcast seeders, traditional native seed drills, no-till drills, Brillion seeders and Trillion seeders. Specialized native seed drills can handle a wide variety of seed (fluffy, smooth, large and small) and low seeding rates. Since no-till drilling can plant directly into a light stubble layer, this method reduces erosion on the newly seeded site. Conventional grain drills are not capable of handling diverse seed sizes and are unlikely to provide satisfactory results. While no-till native seed drills can plant through light stubble, success is still likely to be greatest when most excess residue is removed. For broadcast seeding equipment should be used that is designed to spread mixes with different sized seeds (e.g., Vicon Seeders).

Management Methods

Integrated Pest Management – Land managers and seed mix practitioners should utilize Integrated Pest Management in their efforts to establish and manage plantings. Integrated Pest Management, or IPM, is an environmentally sensitive approach to pest management that relies on the use of a combination of practices (conservation grazing, haying, prescribed burning, etc.) to successfully establish and manage native vegetation while minimizing the use of chemicals and accomplishing goals such as the protection and restoration of pollinators and other beneficial insects. Ultimately, using a variety of practices is the most effective, sustainable, and culturally appropriate way to achieve project goals.

Establishment Mowing – Mowing can be an important step in the establishment of upland prairie restoration sites that have high pressure from annual weeds. Mowing at least twice the first season and once the second season with a flail mower or stalk chopper (to prevent smothering plants) may be needed to decrease competition and to provide sufficient sunlight for seedlings. Haying is another method to remove mowed vegetation that prevents smothering of the new seeding. Mowing should be conducted before weeds mature and seed out and it is important that mowed vegetation does not smother the planting. Problematic weeds should be mowed to between five and eight inches before seed is allowed to set (usually as weeds reach 12-14 inches). Mowing height should be raised as native plants establish. Mowing too short can be detrimental to the outcomes of a successful planting. The timing and frequency of mowing should be planned to allow sufficient light to reach native plant seedlings and to prevent weed seed production. Some grassland managers see success without mowing but the need will vary depending on site conditions (such as soil productivity) and weed pressure.

Prescribed Burning – Prescribed burning is beneficial to remove thatch, control invading woody and invasive plants in prairies, fertilize the soil with ashes, stimulate seed germination and new plant growth, and increase diversity in plantings. Burning is typically initiated after the third or fourth years of establishment, after native vegetation is reaching maturity. Uplands benefit from burning every three to five years. The timing of a burn helps with management goals. Late spring burns are used to combat cool-season non-native species such as brome and reed canary grass. Burning a portion of the property each spring instead of an "all at once" burn will leave undisturbed nesting cover for ground nesting birds. Fall and spring burns should be alternated periodically to simulate natural variation. Burn plans are needed to define the details of how the burn will be conducted, who will be involved and for contingency planning. In many cases, permits are also required. It is recommended to only burn one-half or less of a project site at a time if they are large (over 50 acres), or don't have any adjacent refuge such as other conservation lands adjacent to the site for wildlife species. Partial burns and burns that are patchy may also benefit pollinator populations if timed correctly (when pollinators are not actively foraging or pollinators have pupated and are mobile).

Spot Mowing – After vegetation has established it may be beneficial to spot mow areas with invasive or noxious plants. Spot-mowing can slow some of the aggressive and fast-growing invasive plants while allowing the native species to become established. Spot-mowing should be done at a raised height between 4-6 inches in order to target the invasive plants and to not damage the native species. Spot-mowing for control of invasive or noxious weeds can be done every year to ensure planting health, even during 10 establishment years. Care should be taken to avoid mowing the planting too frequently or too aggressively, such as weekly or shorter than the recommended height as this can damage the native vegetation and cause the planting to fail. A list of noxious/invasive weed species that should be eradicated can be viewed at the Minnesota Department of Agriculture's website

Spot Management of Weeds – Problematic perennial weeds that cannot be managed effectively with other methods may require digging, pulling, smothering or spot treatment with herbicide for sufficient control. Examples include reed canary grass, smooth brome, quack grass, purple loosestrife, Canada thistle, Kentucky bluegrass, crown vetch, and birds-foot trefoil. These methods often are not conducted during the first year of establishment due to potential impact to native plant seedlings, but it may be important to control some weeds before they have a chance to spread. If herbicides will be used it is important that monitoring indicates that they are needed, and treatments are made with the goal of removing only the target plant or plants. Herbicides should be selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment. For example, they should only be used when pollinators and other insects are not active (A common approach is to mow or grazing invasive weeds in the summer followed by herbicide application in the fall). Minimize herbicide first year/spot spray year 2. Unless significant problem weeds show up.

What to Expect in Year 1: During year one of growth many native grasses and flowers will remain about one to three inches tall. The mowing will play an important role to keep weeds managed so the native plant seedlings receive sufficient water and sunlight. The planting may have a somewhat weedy appearance this first year (see establishment mowing paragraph above).
(IMAGE)

What to Expect in Year 2: During year two the native grasses and flowers may reach their mature height and some of them may flower. Mowing may still play a key role in managing weeds and allowing seedlings to grow.
(IMAGE)

What to Expect in Year 3 and Beyond: By the end of year three most of the native plants will be nearing maturity and should flower. There may be some species that are slow to establish and may not show up for several years.

(IMAGE)

Problem Solving

Poor Establishment After Year 1 – It is often difficult to determine if a seeding is successful during the first year as establishment may vary depending on weather conditions and some species may be slow to establish. It is typically best to wait until the second year to conduct any corrective actions. Looks for species such as Black-Eyed Susan flowering in year 1 for confirmation the seeding was a success.

Poor Establishment After Year 2 – If native plant seedlings are not establishing about every one to two feet it may be necessary to inter-seed some species into the planting. If this is a concern it is recommended to inspect the site during the growing season to recommend what species could be supplemented.

High Annual and Biennial Weed Competition – Typically, annual and biennial weed competition is not a big problem in prairie plantings as they are short lived and as long as mowing is conducted before seed is set they should not add additional seed into the planting.

High Perennial Weed Competition – Dense establishment of perennial species can be a problem as it can prevent the establishment of forbs. Prescribed burning, prescribed grazing, and/or herbicide application may be needed to manage perennial weeds.

Low Forb Diversity After Year 3 – If grasses and sedges are establishing successfully but there is a lack of forbs it is recommended to conduct inter-seeding of additional forbs in late fall or after a prescribed fire in spring or fall. See the Xerces Society guide for additional information about inter-seeding wildflowers.

WETLAND ESTABLISHMENT NOTES:

YEAR 1–
ESTABLISHMENT (SPRING SEEDING):
1. Prepare site – Late April–May.
2. Seed – May 1st – July 1st (When soils reach 60°F or higher)
MAINTENANCE:
1. Mow (6–8 inches) – every 30 days after planting until September 30th.
2. Weed Control – mowing should help control annual weeds. Spot spray thistles etc.

ESTABLISHMENT (FALL SEEDING):
1. Prepare site – Late August to October.
2. Seed – Mid October to mid November (When soils fall below 50°F).
MAINTENANCE (FOLLOWING SEASON):
1. Mow (6–8 inches) – Once in May, June, and July.
2. Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.

EVALUATION:
1. Cover crop growing within 2 weeks of planting (except dormant plantings).
2. Seedlings spaced 1–6 inches apart in drill rows.
3. Native grass seedlings may only be 4–6 inches tall.
4. If there is a flush of growth from foxtail etc., mow as necessary.

YEAR 2–
MAINTENANCE:
1. Mow during the spring of the second year as close to the ground as possible. Cuttings shall be raked and disposed of.
2. Mow (at approximately 12 inches) one time between June 1st – August 15th before weeds set seed.
3. Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.
3. Some sites may not require much maintenance the second year.

EVALUATION:
1. Cover crop will be gone unless winter wheat was used in fall plating.
2. Grasses forming clumps 1–6 inches apart in drill rows, but still short.
3. Some flowers should be blooming.
4. If there is a flush of growth from foxtail etc., mow site.

YEAR 3–
MAINTENANCE:
1. Mow only if necessary.
2. Weed Control – Spot spray thistles etc.
3. Sites usually do not require much maintenance the third year.

EVALUATION:
1. Planting should begin looking like a prairie – tall grasses, flowers etc.

LONG TERM–
MAINTENANCE:
1. Weed Control – Spot spray thistles etc.
2. Burning (3–5 year rotation) alternate spring and fall if possible.
3. Haying (3–5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4. Burning two years in a row will really "clean up" rough–looking sites.

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Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122-1501
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 251–2552.036 DRAWING FILE: 2552036.DWG

Issued

ADDRESS CITY COMMENTS	12–29–25
ADDRESS CITY & WATERSHED COMMENTS	1–28–26

LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L3

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	AA1	0	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium		1	13968	0.9	102.17
	BB1	1	DSX1 LED P3 40K 70CRI T2M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	13605	0.9	102.17
	CC1	2	DSX1 LED P3 40K 70CRI T5M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Medium		1	14372	0.9	102.17
	W1	6	DSXW2 P7 40K TFTM	14000 4000K 70CRI Forward Throw Medium		1	14565	0.9	103.84
	W2	4	DSXW2 P4 40K T2M	7000 4000K 70CRI Type 2 Medium		1	7399	0.9	49.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Calculated @ grade.	+	0.6 fc	8.0 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

SHAW CONSTRUCTION
7601 Corporate Way
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952-975-4234
952-974-9433 Fax
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DAVIS

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING -1
4200 PEAVEY ROAD
CHASKA, MN 55318

Designer
AM
Date
12/21/2025
Scale
As Noted
Drawing No.

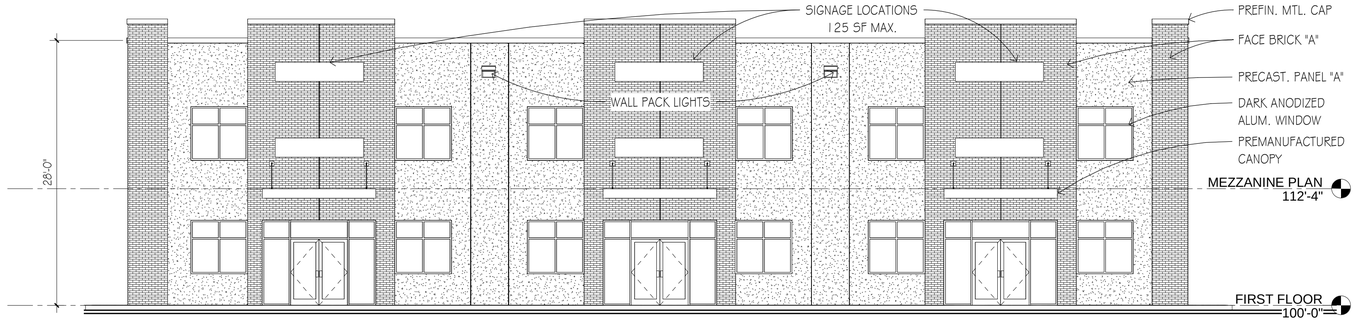
Summary

1 of 1

Page 66 of 634

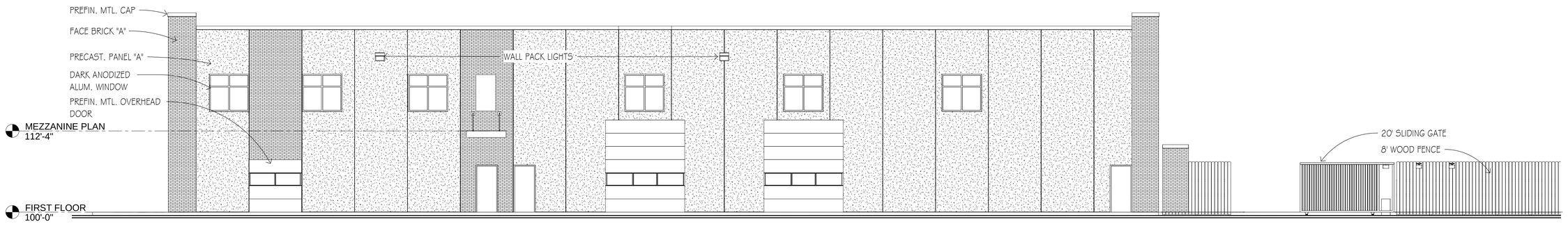


MATERIALS:
CLASS 1 - 31%
CLASS 2 - 69%

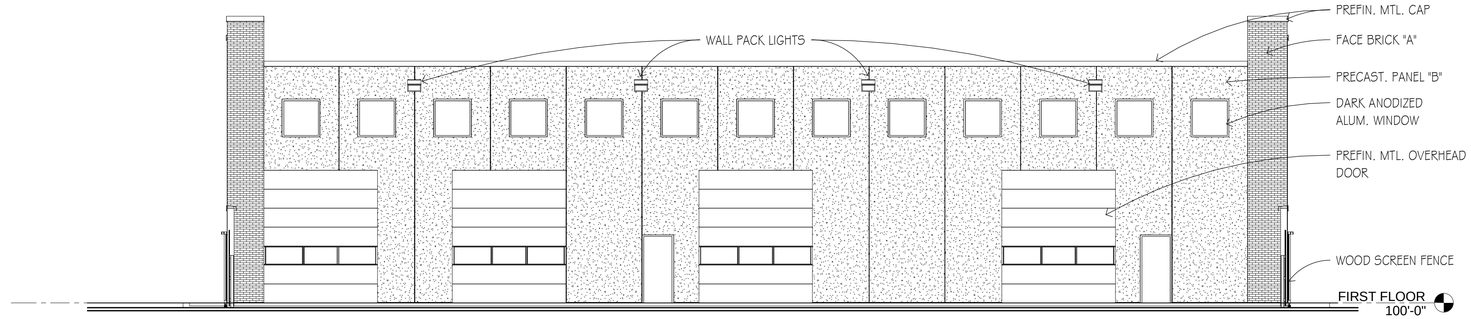


5 A2 3D View 2

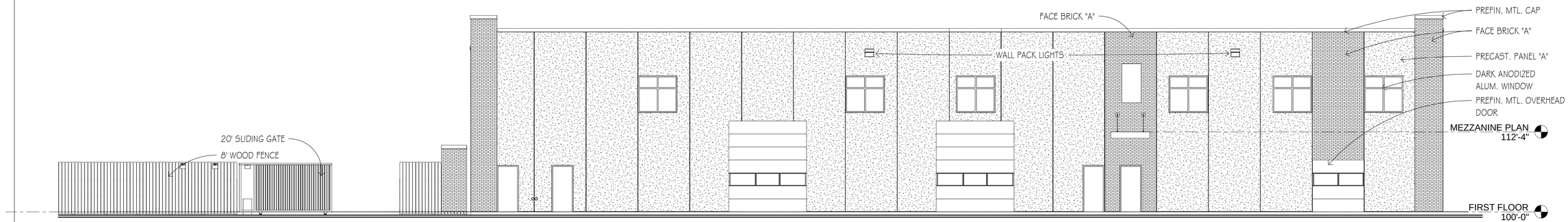
1 A2 WEST ELEVATION
1/8" = 1'-0"



2 A2 SOUTH ELEVATION
1/8" = 1'-0"



3 A2 EAST ELEVATION
1/8" = 1'-0"



4 A2 NORTH ELEVATION
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
424 Chestnut Street North
Chaska, MN 55318
PHONE: (952) 368-4455

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952-934-9433 Fax
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PRELIMINARY

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

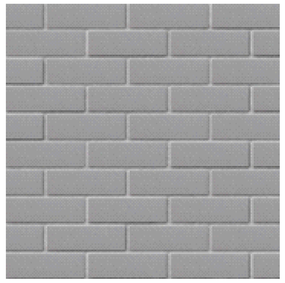
ELEVATIONS

Revisions	
Drawn	JDZ
Checked	LM
Date	11/17/2025
Job Number	2539
SHEET	A2

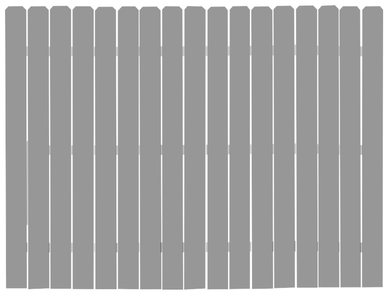
DIGITAL MATERIAL BOARD



PRECAST



BRICK



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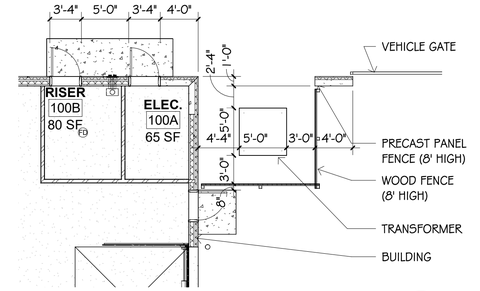
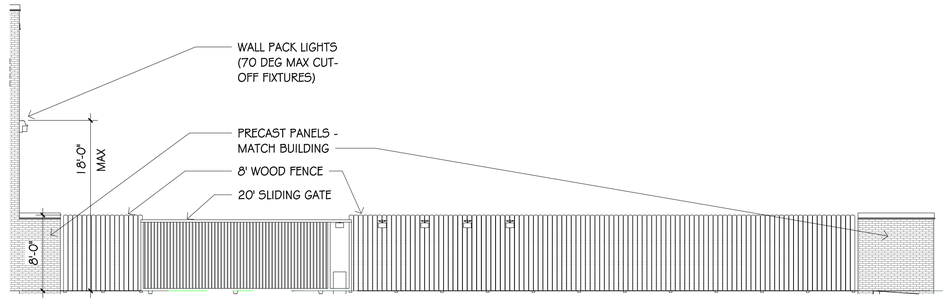
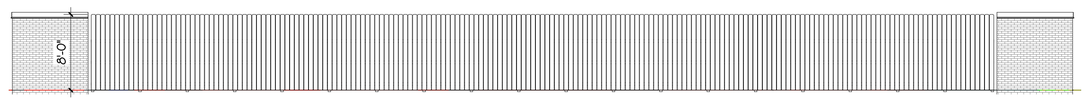


1 A2.1 PARTIAL PLAN AT TRANSFORMER FENCE
1/8" = 1'-0"

PROJECT NORTH



2 A2.1 SOUTH ELEVATION FENCE
1/8" = 1'-0"



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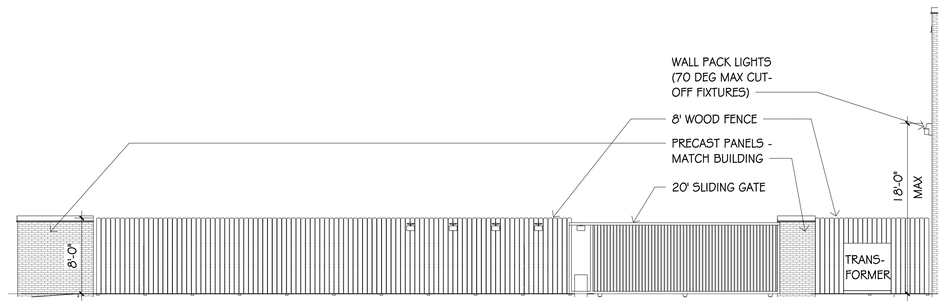
1/8" = 1'-0"



4 A2.1 NORTH ELEVATION FENCE
1/8" = 1'-0"

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PRICING SET

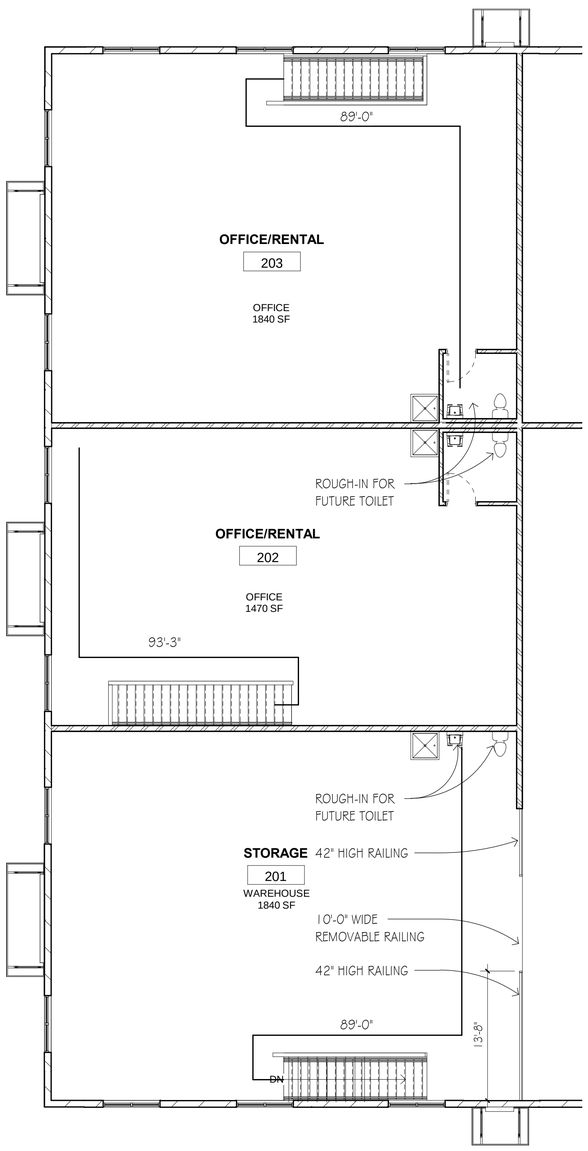
PEAVEY ROAD SMALL BUSINESS CENTER - NEW BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

FENCE ELEVS, PARTIAL PLAN & EXTERIOR MATERIALS

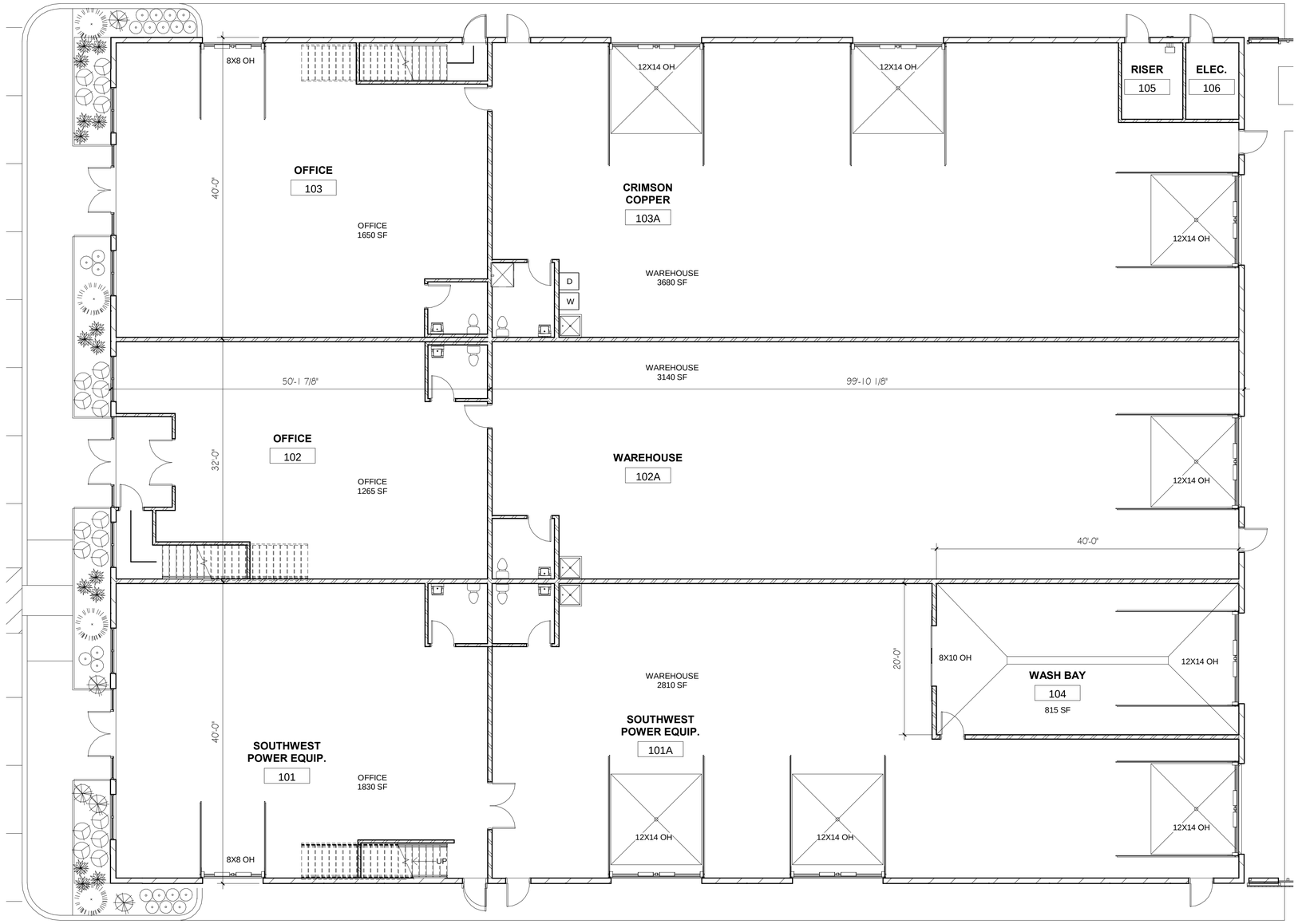
Revisions	
Drawn	LSF
Checked	LM
Date	12/22/2025
Job Number	2539 (2543)
SHEET	A2.1

GROSS AREA CALCULATIONS

MAIN LEVEL			MEZZANINE LEVEL		
OFFICE	-	5,600 SF	OFFICE	-	3,600 SF
WAREHOUSE	-	11,200 SF	STORAGE	-	2,000 SF
TOTAL MAIN LEVEL	-	16,800 SF	TOTAL MEZZ LEVEL	-	5,600 SF



2 A1 MEZZANINE PLAN
1/8" = 1'-0"



1 A1 FIRST FLOOR
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
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PHONE: (952) 368-4455

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PRELIMINARY

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

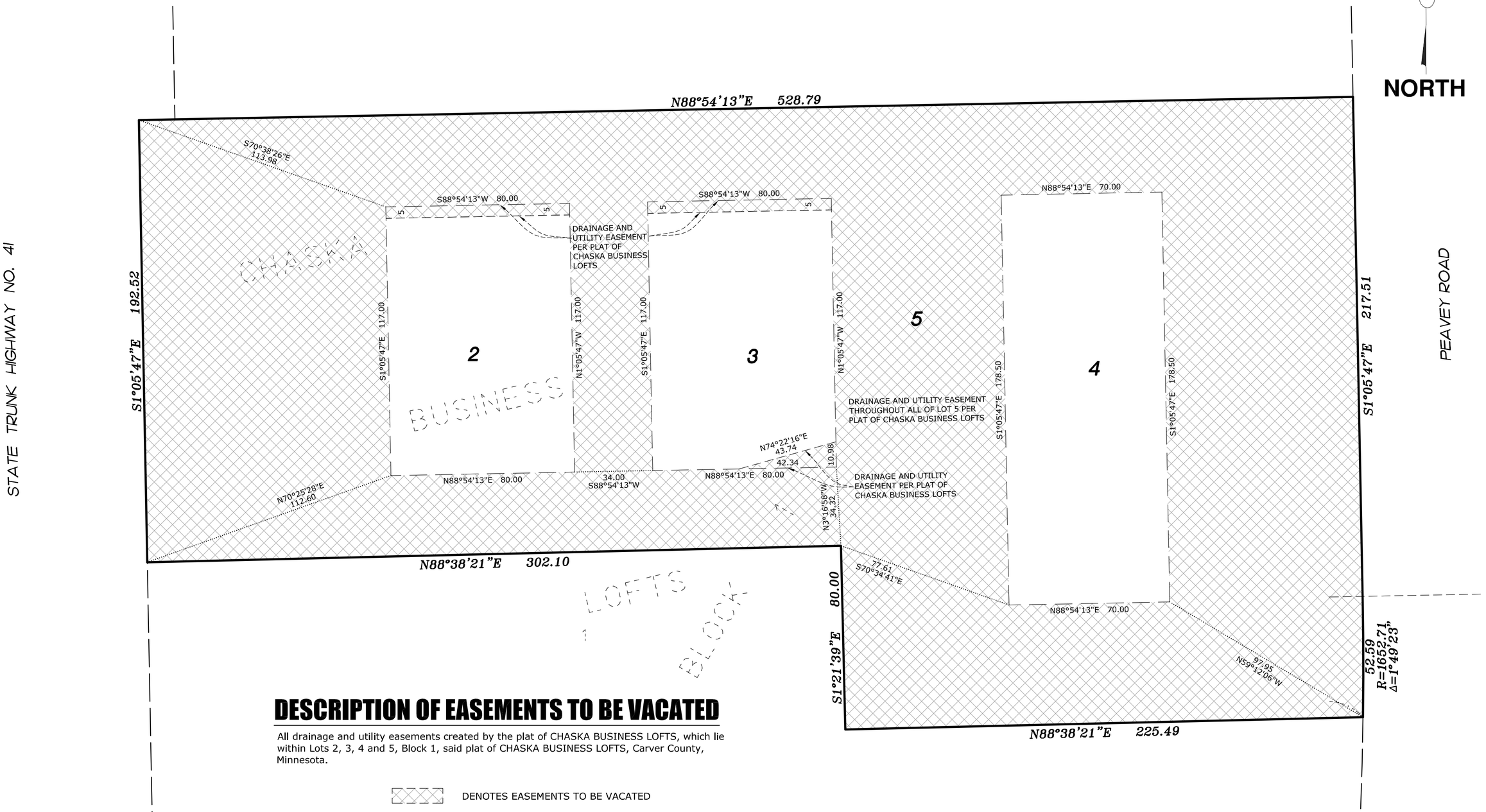
FLOOR PLANS

Revisions
Drawn: JDZ
Checked: LM
Date: 11/17/2025
Job Number: 2539
SHEET: A1

SKETCH AND DESCRIPTION

~for~ SHAW CONSTRUCTION
~of~ DRAINAGE AND UTILITY EASEMENT VACATION

SITE ADDRESS:
4200 PEAVEY ROAD
CHASKA, MN 55318



DESCRIPTION OF EASEMENTS TO BE VACATED

All drainage and utility easements created by the plat of CHASKA BUSINESS LOFTS, which lie within Lots 2, 3, 4 and 5, Block 1, said plat of CHASKA BUSINESS LOFTS, Carver County, Minnesota.

DENOTES EASEMENTS TO BE VACATED

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

JASON E. RUD

Date: 12/23/2025 License No. 41578

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

DRAWN BY: BAB	JOB NO: 220671AB	DATE: 12/22/2025
CHECK BY: JER	FIELD CREW: N/A	

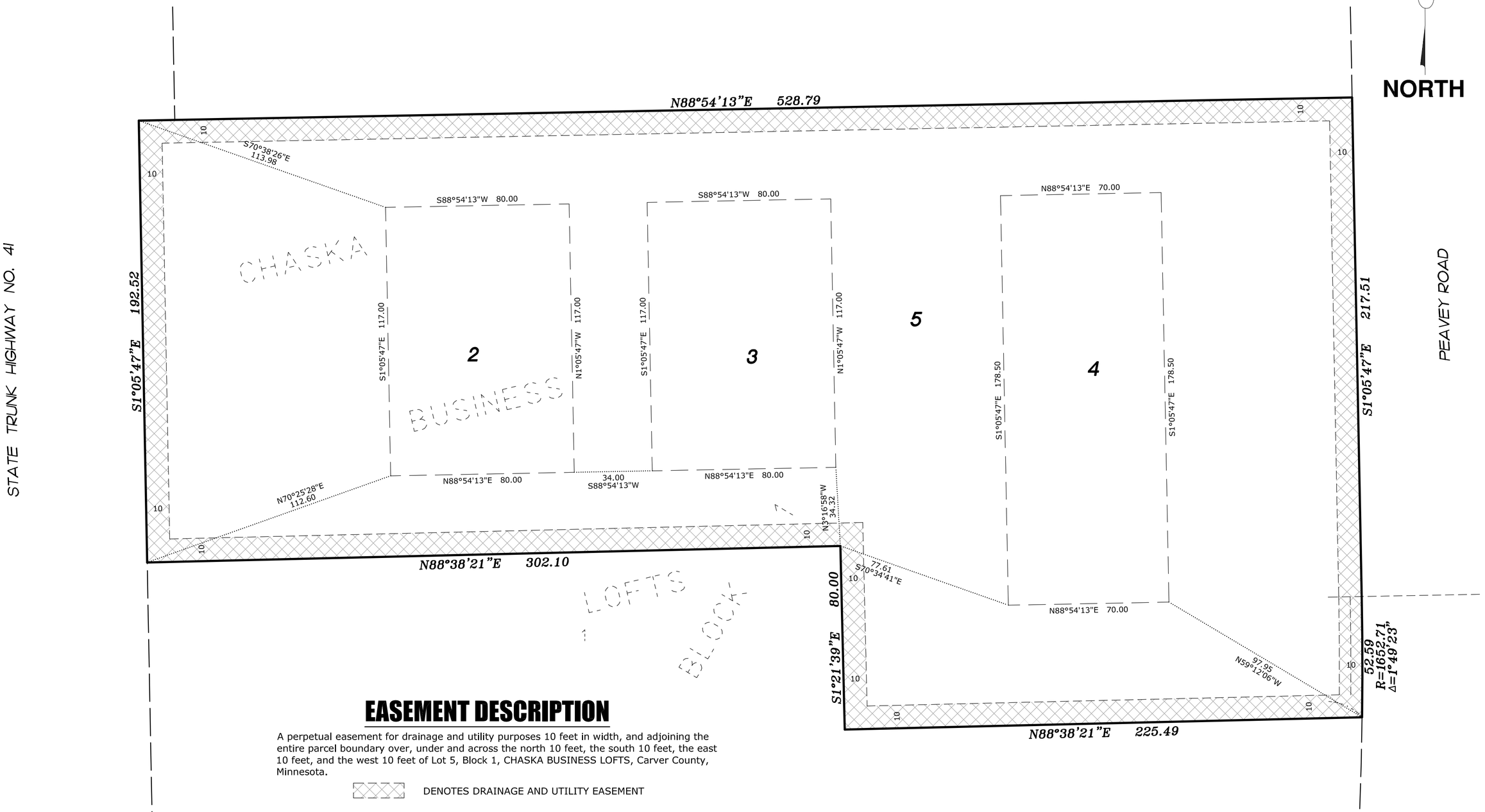
NO.	DATE	DESCRIPTION	BY
1			
2			
3			

EST. 1977
E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

SKETCH AND DESCRIPTION

~for~ SHAW CONSTRUCTION
~of~ DRAINAGE AND UTILITY EASEMENT

SITE ADDRESS:
4200 PEAVEY ROAD
CHASKA, MN 55318



EASEMENT DESCRIPTION

A perpetual easement for drainage and utility purposes 10 feet in width, and adjoining the entire parcel boundary over, under and across the north 10 feet, the south 10 feet, the east 10 feet, and the west 10 feet of Lot 5, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota.

DENOTES DRAINAGE AND UTILITY EASEMENT

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

JASON E. RUD

Date: 1/27/2026 License No. 41578

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

DRAWN BY: BAB		JOB NO: 220671AB	DATE: 12/22/2025
CHECK BY: JER		FIELD CREW: N/A	
1	1/27/26	REVISE EASEMENTS	BAB
2			
3			
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
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www.egrud.com

C:\USERS\BBYER.EGRUD\DESKTOP\REMOTE JOBS\220671 SHAW\220671-2025 ESMT S&D.DWG

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: **January 9, 2026**
Subject: **Peavey Business Center 4200 Peavey Road - 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 12/29/2025. See also the 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.

General:

1. Add all pertinent City Standard Details, see City website for most current standards.

Streets:

1) Follow STR-3 for commercial driveway entrance.
2) Pavement patches to be coordinated with Public Works. Generally, full lanes or full width patches are required. Existing pavement section to be matched with patching.

Stormwater Management Plan: See separate review memo.

Sanitary Sewer:

1) Plug/abandon existing service.
2) Connection to mainline to be installed per Water and Sewer Dept requirements.
3) Consider whether bypass pumping will be required (no change needed, construction item).
4) All sanitary sewer manholes must be bituminous coated, include standard plate (SAN-1).

Watermain:

1) Remove existing watermain stub and tee by cutting mainline and installing sleeve.
2) Wet taps are not allowed, a water shut down will be required to install the watermain tee.
    a. Tee is a 14" which is not usually readily available. Recommend planning in advance.

Other:

Coordinate Electrical needs with Chaska Electric – Craig Schmieg cschmieg@chaskamn.gov

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)
- MPCA NPDES Construction Stormwater Permit
- MN DNR Dewatering Permit, if necessary

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-9200/ FX: (952) 448-9300

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

Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	February 6, 2025

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

The following is our stormwater review of the Peavey Road Business Center (Southwest Rentals) stormwater submittal, including the Stormwater Management Report, dated 1/28/2026; and Civil Site Plans, dated 1/28/2026, prepared by Rehder & Associates.

Results

The Peavey Road Business Center (Southwest Rentals) development project proposes to construct a new building, parking lot, and site entrance on the project parcel. A stormwater management system consisting of storm sewer and an IESF filtration basin will be constructed to serve the site. All components of the proposed system will discharge into existing storm sewer in Peavey Road to the east via new storm pipe.

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

- City rate control requirements are not met. Design and modeling comments noted below need to be addressed.
- City water quality requirements are met.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- City wetland protection requirements are conditionally met, subject to WCA TEP notice of decision for wetland impacts.
- Additional comments need to be addressed and are noted below.

Discussion

This is the second formal stormwater submittal for the Peavey Road Business Center development; it is located in the northwestern portion of the City, within the Carver County WMO. The existing site drainage is generally split in half, discharging to an existing wetland to the west and Peavey Road storm sewer to the east. One onsite wetland is present at the west edge of the site and is proposed to be partially filled. The comment below pertains to the overall site layout in relation to the stormwater management submittal.

1. It is unclear whether the proof of parking area shown on site plans adjacent to the proposed IESF basin is proposed with this project, and it does not appear that stormwater calculations or modeling have accounted for the additional impervious surface. **Clarify the intent and/or phasing of the**

proof of parking area and revise the submittal as needed to incorporate the final site buildout into stormwater management calculations, modeling and design.

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 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). **City rate control requirements are not met.**

2. HydroCAD modeling shows that rate control leaving the proposed IESF basin is achieved by using a 6-inch diameter outlet pipe, which is smaller than the City's minimum diameter of 12 inches. **Revise design to meet City minimum pipe diameter standard.**

3. Note that the general approach for rate control calculations is acceptable, but the design will need to be revised per Comment 2 above.

Water Quality

The design proposes to meet City water quality requirements by constructing an IESF basin. 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 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 needs to be provided.**

Wetland Protection Standards

The development proposes to partially fill the wetland located along the west edge of the project area. This wetland has been classified by the City as slightly susceptible. **City wetland protection requirements are conditionally met, subject to WCA TEP notice of decision for wetland impacts.**

General

General comments related to stormwater basin grading, storm sewer, and site plans are provided below.

4. City design standards require a minimum storm pipe diameter of 12 inches. The proposed IESF basin outlet pipe diameter of 6 inches is not acceptable. **Revise design to meet City minimum pipe diameter standard.**

5. **Extend storm basin EOF TRM to basin bottom to the west and Peavey Road back-of curb to the east.**

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

6. **Please note that other agency regulatory requirements must also be met**, including but not limited to:
    a. CCWMO (particularly for volume control requirements).

    b. MPCA NPDES construction stormwater permit requirements.

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

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

Thank you,

Stantec Consulting Services Inc.



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

cc: Alex Mollenkamp (Chaska), Brent Alcott (Chaska), Abigail Ernst (CCWMO), Tyler Johnson (Stantec), John Smyth (Stantec)

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 23, 2026 RESOLUTION NO. 2026-09

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving Final Site and Building Plans for Peavey Business Center at 4200 Peavey Rd/ Shaw Construction/ P.C. No. 2026-01

WHEREAS**,** the City Council of the City of Chaska is the official governing body of the City of Chaska, Minnesota ("City"); and

WHEREAS**,** the city approved the final plat for CHASKA BUSINESS LOFTS for the property at 4200 Peavey Road. In addition to the final plat, the approval included site and building plans for three new buildings, each approximately 6,000-8,000 square feet, and associated parking. A cross-access easement was required to ensure coordinated site circulation and a shared access between the CHASKA BUSINESS LOFTS and the property to the south (4100 Peavey Road). The plat and easement document were recorded but the buildings were never constructed; and

WHEREAS, the property owner has combined the parcels into a single, contiguous lot; and

WHEREAS, the site was zoned PID-2, a district established in 1986. Resolution 86-42 outlined the district's specific intent, allowed uses, development standards, and regulations for free-standing signs. Additionally, outdoor storage on properties along Hwy 41 is prohibited; and

WHEREAS, all properties within the PID-2 district were rezoned to PID-8 to update setback requirements for properties adjacent to residential areas, acknowledging the residential development constructed in the City of Chanhassen to the east. No changes were made to the prohibition of outdoor storage on properties along Hwy 41; and

WHEREAS, the property is 2.74 acres in size, currently vacant and adjacent to Hwy 41; and

WHEREAS, the City Council approved Resolution No. 2025-74, approving the concept plan for the construction of Peavey Business Center. The plan included: (1) an 18,000 square foot building [12,000 sq. ft. with a 6,000 sq. ft. mezzanine]; (2) a future 9,000 square foot building on the east side of the site; (3) an associated 11,700 square foot outdoor storage area; (4) a parking lot; and (5) stormwater facilities; and

WHEREAS, the City Council approved Resolution No. 2026-07, approving the preliminary site and building plans for Peavey Business Center. The plan included a 22,400 square feet building [16,810 square feet with a 5,600 square foot mezzanine] with outdoor storage; and

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

WHEREAS, the building will be 28-feet tall with two-foot parapets. Exterior materials include brick and precast aggregate panels, with glass and metal accents; and

WHEREAS, the plans also include a 10,600-square-foot outdoor storage area enclosed by an 8-foot fence. Fence materials are intended to complement the building and would predominately wood, with a 20-foot metal gate and brick end caps; and

WHEREAS, the outdoor storage area would be located behind the proposed building and would not be visible from Hwy 41 due to building placement, fencing, and landscaping; and

WHEREAS, Proposed North Pole Arborvitaes along the north and south property lines, and limiting stored items to the height of the fence will further mitigate visual impacts of the outdoor storage area; and

WHEREAS, access to the site would be from Peavey Road. No access is proposed to be from Hwy 41; and

WHEREAS, the plan includes 76 stalls [24 constructed stalls on the west side of the building and 52 proof-of-parking stalls]. Sixteen of the proof-of-parking stalls are shown within the outdoor storage area and the remaining stalls are within an expanded parking area east of the building; and

WHEREAS, water and sanitary services would be extended from Peavey Road. Stormwater would be collected and directed to the stormwater basin in the southeast corner; and

WHEREAS, the parking lot setbacks were revised from preliminary site and building plan review and now meet required setbacks; and

WHEREAS, the landscaping plan must be updated to meet City's landscaping requirements per the following:

LANDSCAPING REQUIREMENTS				
	Required	**Concept Plan ****	**Preliminary Plan**	**Current – Final plan**
Overstory Trees	70 inches (28 trees)	77 trees	52 inches (18 trees) *	64 inches (22 trees) *
Understory Trees	7 trees		6 trees	6 trees *
Shrubs	57 shrubs	62 shrubs	64 shrubs	64 shrubs
				* Included as a condition of approval ** Based on an 18,000 sq. ft. building

WHEREAS, on Feb. 11, 2026, the Planning Commission recommended approval to the City Council of the final site and building plans for Peavey Business Center (PC #2026-01); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the final site and building plans for the Peavey Business Center (PC# 2026-01) subject to the following conditions:

1. Approvals shall be based on the following final plans and exhibits unless modified by the conditions below:

    a. Applicant's narrative, dated Dec. 1, 2025
    b. Existing conditions survey, dated Nov. 17, 2025
    c. Aerial site exhibit, dated Jan. 28, 2026
    d. Site demolition plan, dated Jan. 28, 2026
    e. Fire truck turning exhibit, dated Jan. 28, 2026
    f. Grading, drainage, and erosion control plan, dated Jan. 28, 2026
    g. Topsoil management plan, dated Jan. 28, 2026
    h. Utility plan and details, dated Jan. 28, 2026
    i. Overlay plan, dated Jan. 28, 2026
    j. SWPPP, dated Jan. 28, 2026
    k. Landscaping plan and details, dated Jan. 28, 2026
    l. Building elevations, dated Nov. 17, 2025
    m. Floor plan, dated Nov. 17, 2025
    n. Fence elevation, dated Dec. 22, 2025
    o. Renderings, dated Nov. 19, 2025
    p. Illumination plan, dated Dec. 21, 2025
2. Continue coordination with:
    a. City Engineer regarding utilities, access, grading, and drainage.
    b. City Electric department on service requirements.
    c. City Fire department regarding hydrants and site circulation needs.
3. In addition to the City Engineer memo, plans must meet Chaska stormwater management and engineering guidelines.
4. Prior to issuance of a permit or site work:
    a. Must obtain a CCWMO permit.
    b. Submit a copy of the executed and recorded stormwater maintenance declaration.
    c. Submit a copy of the recorded city-approved drainage and utility easement.
    d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
5. Setbacks are established by the PID-8, Planned Industrial District.
6. Sign permits are required for all signs. In addition:
    a. Two monument signs are permitted. Sign requirements are established by CZO 15.32.
    b. Wall signage requirements are established by CZO 15.3.
7. The following applies to outdoor storage:
    a. Must meet the requirements of Ordinance No. 1077.
    b. All outdoor storage must be enclosed within an 8-foot fenced enclosure and screened from the public rights-of-way and adjacent properties.
    c. Additional screening may be required if the outdoor storage is not appropriately screened from the public rights-of-way of T.H. 41 and Peavey Road.
    d. Materials and equipment stored within the outdoor storage area cannot exceed the height of the fence.
8. The following applies to the proof-of-parking:
    a. 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 observed and verified by City Staff.

b. The conversion of outdoor storage area to proof-of-parking does not constitute approval for additional outdoor storage or the storage of materials outside of the fence.
c. A revised snow storage exhibit and stormwater plans are required if the proof-of-parking lot is constructed.

9. The following applies to the proposed fencing:
    a. A fence permit is required.
    b. Fences must comply with CZO 15.2.210(d).
    c. Fences cannot obstruct the flow of water and must have an opacity of at least 90 percent.
10. 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.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 23, 2026 RESOLUTION NO. 2026-10

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the vacation of drainage and utility easements at 4200 Peavey Road/ Shaw Construction/P.C. No. 2026-01

WHEREAS**,** the City Council of the City of Chaska is the official governing body of the City of Chaska, Minnesota ("City"); and

WHEREAS, the City approved the final plat for CHASKA BUSINESSS LOFTS for the property at 4200 Peavey Road. In addition to the final plat, the approval included site and building plans for three buildings and associated parking. The plat was recorded but the buildings were never constructed; and

WHEREAS, drainage and utility easements were platted over Lots 2, 3, and 5, Block 1, CHASKA BUSINESS LOFTS; and

WHEREAS, the property owner has combined Lots 2, 3, 4, and 5, CHASKA BUSINESS LOFTS into one contiguous parcel; and

WHEREAS, no utilities are located within the easement; and

WHEREAS, a new 10-foot drainage and utility easement would be established around the perimeter of the property which would ensure continued maintenance and access to an existing storm sewer pipe on the property at 4300 Peavey Road; and

WHEREAS, the City Council approved Resolution No. 2025-74, approving the concept plan for the construction of Peavey Business Center [an 18,000 sq. ft. building with associated outdoor storage and parking]; and

WHEREAS, the City Council approved Resolution No. 2026-07, approving Preliminary Site and Building Plans for Peavey Business Center [a 22,400 sq. ft. building, with outdoor storage and parking]. The resolution requires the vacation of the drainage and utility easements prior to the issuance of a site or building permit; and

WHEREAS, on February 11, 2026 the Planning Commission held a public hearing regarding the vacation; and

WHEREAS, the easement area to be vacated is described as follows:

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All drainage and utility easements created by the plat of CHASKA BUSINESS LOFTS, which lie within Lots 2, 3, 4, and 5, Block 1, said plat of CHASKA BUSINESS LOFTS, Carver County, Minnesota.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the vacation of the drainage and utility easements described above at 4200 Peavey Road (PC# 2026-01) subject to the following conditions:

1. Approval shall be based on the following graphic exhibits:
    a. Existing survey, dated Nov. 18, 2025
    b. Vacation sketch and description, dated Dec. 23, 2025
    c. Drainage and utility easement sketch and description, dated Jan. 27, 2026
2. Vacation is valid upon dedication of the 10-foot drainage and utility easement around the property perimeter as shown in the Drainage and Utility Easement Sketch and Description, dated Jan. 27, 2026.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: **City Administrator Performance Based Salary Adjustment**

Prepared By: Elise Durbin, Assistant City Administrator

Background
The last performance review for the City Administrator, Matt Podhradsky, was December 2024. As a result of the review, City Council established a set of updated goals and adjusted his salary.

Update
The City Council met in a closed session on February 2, 2026 to discuss Matt's performance over the last year, and also to discuss new goals for the upcoming year. In addition, the City Council was provided the following summary of the current compensation package for the City Administrator position.

Analysis
The current compensation package is:

2025 Salary	$196,672
Personal Leave	31 days per year
Medical Insurance	100% paid by City
Car Allowance	$500 per month ($6000 annually)
Cell Phone Allowance	$80 per month ($960 annually)

**All other benefits are consistent with the City's personnel policy*

Presently, the City Administrator's salary falls within Zone B of the City's 2025 Pay Classification Plan (and what is proposed for the 2026 Pay Classification).

As a result of the closed work session, Council directed staff to increase the City Administrator's pay by 5% as a performance adjustment and an additional 1% market increase. This increase will result in a 2026 salary of $208,472.

Goals
As part of the review discussion, the following 2026 goals were presented to the City Council. These goals will guide priorities for the City Administrator for the next year and will be evaluated at his next review.

1. Advance Priority Redevelopment and Economic Development Projects

Successfully advance major redevelopment and economic development initiatives by securing funding, completing required infrastructure, and bringing forward actionable plans for Council consideration. This includes making measurable progress on City Square West, the Big Woods

Industrial Park, downtown redevelopment opportunities, and partnerships that expand commercial and dining options, with the objective of strengthening the City's tax base and economic vitality.

2. Deliver Planned Community Facilities and Park Improvements

Move key community facility and park projects from planning into implementation by establishing clear funding strategies, timelines, and design processes. This includes advancing the City's Building Improvement Program, developing a funded path forward for Community Center improvements, finalizing a concept and funding plan for the SW Community Park, and ensuring robust resident and stakeholder engagement in major facility design efforts.

3. Position the City for Long-Term Growth Through Strategic Planning

Provide a clear roadmap for the City's next phase of growth by updating and advancing long-range plans. This includes completing an updated Downtown Master Plan, identifying redevelopment and infill opportunities, and working with property owners to bring forward development strategies along McKnight Road that expand housing options while implementing the City's Greenbelt vision.

4. Strengthen Organizational Culture and Community Inclusivity

Demonstrate measurable progress toward making the City a welcoming and inclusive organization by embedding equity and inclusion principles into City operations, decision-making, and community engagement, with the goal of creating lasting cultural change and improving service delivery to residents, businesses, and partners.

5. Work to make sure that the Ryder Cup is an economic benefit to the community.

CITY COUNCIL ACTION REQUESTED

Motion to approve administrator goals for 2026 and adjust the City Administrator's annual salary with 5% increase for performance and an additional 1% increase for market adjustment retroactive to January 1, 2026.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: Temporary On-Sale Intoxicating License for Chaska Rotary Foundation

Prepared By: Denise Beebe, Senior Clerk

The Chaska Rotary Foundation has made application for a 1-day Temporary On-Sale Intoxicating License which will allow them to serve wine and strong beer at the Chaska Cares Music Festival, Saturday, June 20, 2026.

This is a joint effort between the Rotary and City of Chaska, Chaska Cares program, to raise funds for a Merical League field and universal playground, allowing children of all abilities to play.

City Council approval is required for the application.

The applicant has provided the required paperwork, and paid fee of $50.

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW 26.01 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Saturday, June 20, 2026.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: Temporary On-Sale Intoxicating License for Chaska Rotary

Prepared By: Denise Beebe, Senior Clerk

The Chaska Rotary has made application for a 3-day Temporary On-Sale Intoxicating License which will allow them to serve wine and strong beer at Chaska River City Days July 24th – 26th.

City Council approval is required for the application.

The applicant has provided the required paperwork, and paid fee of $150 ($50/each day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW 26.02 for the Chaska Rotary, that allows them to serve intoxicating beverages at Chaska City River Days, on July 24th – 26th, 2026.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 23, 2026 RESOLUTION NO. 2026-12

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Authorizing and Supporting the City of Chaska's Application to the Minnesota Department of Natural Resources Outdoor Recreation Grant Program for Funding of Southwest Chaska Park Improvements

---

WHEREAS, established by Minnesota Statutes 85.019, the purpose of the Outdoor Recreation Grant Program is to increase and enhance outdoor recreation facilities in local and community parks throughout the state; and

WHEREAS, the Minnesota Department of Natural Resources (DNR) provides matching grants to local units of government for up to 50 percent to assist with the cost of acquisition, development and/or redevelopment of local parks and recreation areas; and

WHEREAS, the City is requesting $500,000 to assist with funding improvements and facilities within the Southwest Chaska Park; and

BE IT RESOLVED that the City of Chaska act as legal sponsor for the project contained in the Outdoor Recreation Grant application to be submitted on March 31st, 2026, and that Chaska's City Administrator, or their designee, is hereby authorized to apply to the Department of Natural Resources for funding of this project on behalf of the City of Chaska; and

BE IT FURTHER RESOLVED that the applicant maintains an adequate Conflict of Interest Policy and, throughout the term of the contract, will monitor and report any actual or potential conflicts of interest to the State, upon discovery; and

BE IT FURTHER RESOLVED that the City of Chaska has the legal authority to apply for financial assistance, and it has the financial capability to meet the match requirement (if any) and ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life; and

BE IT FURTHER RESOLVED that the City of Chaska has not incurred any development costs and has not entered into a written purchase agreement to acquire the property described in the Cost Breakdown section on this application.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

BE IT FURTHER RESOLVED that the City of Chaska has or will acquire fee title or permanent easement over all the land described in the boundary map or recreational site plan included in the application; and

BE IT FURTHER RESOLVED that upon approval of its application by the State, the City of Chaska may enter into an agreement with the State for the above-referenced project, and that the City of Chaska certifies that it will comply with all applicable laws and regulations as stated in the grant agreement including dedicating the park property for uses consistent with the funding grant program into perpetuity; and

NOW, THEREFORE BE IT RESOLVED that the City Administrator, or their designee, is hereby authorized to submit an application on behalf of the City and execute such agreements as necessary to implement the project on behalf of the applicant.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____

Taylor Hubbard, Mayor

Attest: _____

Chaska Deputy Clerk

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 23, 2026 RESOLUTION NO. 2026-13

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Authorizing and Supporting the City of Chaska's Application to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) for Environmental and Natural Resources Trust Fund (ENRTF) for Southwest Chaska Park Improvements

---

WHEREAS, the City of Chaska is advancing a new community park in Southwest Chaska on a 57.85-acre city-owned site, situated adjacent to the planned Big Woods preservation area and a future District 112 elementary school, creating a seamless campus that links programmed recreation with nearby natural resources; and

WHEREAS, early community engagement has produced more than 1,200 survey responses that identified nature, play, and sport as leading themes, and City Council meeting summaries report that a nature play area ranked highest among tested amenities and that respondents expressed interest in trails and a food forest, consistent with the community's nature-forward preferences; and

WHEREAS, the City of Chaska seeks $1,000,000 to $2,500,000 to begin implementation of Phase 1 improvements on the west side of the park which are proposed to include: a nature play area, an outdoor amphitheater classroom, a food forest and community garden, a sledding hill with prairie restoration, trail nodes, stormwater amenities, natural-surfacing trails within the Big Woods, and a trail system connecting passive recreation amenities; and

WHEREAS, the City has fundraised and committed local funds to begin Phase 1 design and permitting, and will leverage ENRTF funds together with other public and private contributions to deliver construction of the Phase 1 improvements; and

NOW, THEREFORE, BE IT RESOLVED, the City of Chaska supports the above-referenced project and authorizes the submittal of a proposal for funding of this project on behalf of the City of Chaska to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) in response to the ML 2027 Environmental and Natural Resources Trust Fund (ENRTF) Request for Proposal; and

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

BE IT FURTHER RESOLVED, if funding is awarded, the City of Chaska agrees to accept the award and may enter into an agreement with the state of Minnesota for the above-referenced project. The City of Chaska will comply with all applicable laws, environmental requirements, and regulations, and any additional conditions stated in the grant agreement and the approved LCCMR work plan; and

BE IT FURTHER RESOLVED, the City of Chaska understands that grants from the ENRTF are generally paid out on a reimbursement basis. The City of Chaska has the financial capability to pay for project expenses prior to seeking reimbursement; and

BE IT FURTHER RESOLVED, the City of Chaska certifies that none of the current principals of the City of Chaska have been convicted of a felony financial crime in the last ten years. For this purpose, a principal is defined as a public official, a board member, or staff that would have the authority to access or determine the use of ENRTF funds, if awarded; and

BE IT FURTHER RESOLVED, the City of Chaska has the financial capability to ensure adequate operation and maintenance of the project once completed; and

BE IT FURTHER RESOLVED, the City Administrator, or their designee, is hereby authorized to execute such agreements and work plans as necessary and the City Administrator is authorized to implement the project on behalf of the City of Chaska; and

BE IT FURTHER RESOLVED, the City of Chaska has the financial capability to ensure adequate operation and maintenance of the project once completed.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____

Taylor Hubbard, Mayor

Attest: _____

Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
02/23/2026

Subject: Wetland Replacement Plan for Fultonwood Development
Prepared By: Brent Alcott, Water Resources Coordinator
On Behalf Of: Matt Clark, City Engineer

As the Local Governmental Unit (LGU) that oversees the Wetland Conservation Act process in Chaska, the City has worked with all regulatory agencies involved in commenting on the wetland replacement plan for the Fultonwood development.

The proposed development is in the southwest portion of Chaska, bounded by TH212, CSAH 61, and Spring Creek Dr. The project encompasses approximately 18-acres that will include the construction of 52-single family lots and associated roadways, utilities, sidewalks/trails, park, and stormwater management systems.

There are two wetlands on the site that are proposed to be impacted, totaling 0.3295 acres, see Exhibit A. The developer will mitigate the impact through the purchase of replacement credits and a 2:1 ratio, 0.6590 credits acres.

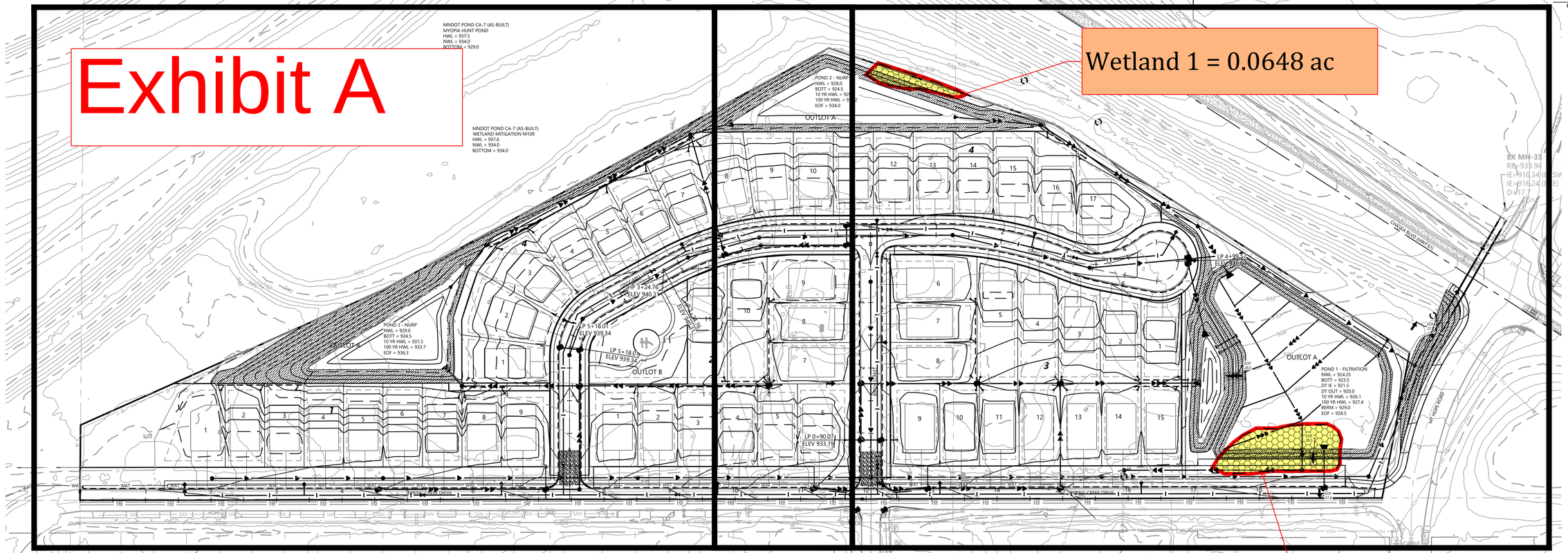
City staff have worked with all regulatory agencies involved in commenting on the wetland replacement plan for the development. All said comments by state and local agencies have been addressed in the attached plan. The proposed impacts and replacements meet the requirement of the Wetland Conservation Act.

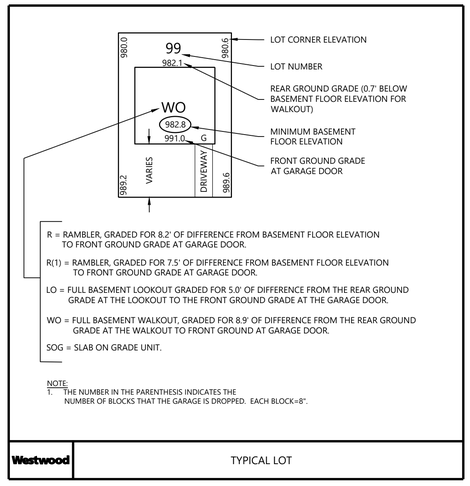
CITY COUNCIL ACTION REQUESTED
Motion to approve the wetland replacement plan for Fultonwood Development.

© 2025 Westwood Professional Services, Inc.

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

Exhibit A





GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE ARE NOT USED WITHIN WETTED PERIMETER OF DRAINAGE DITCHES OR SWALES WITH >2% SLOPE.
6. IF THE EROSION CONTROL PLAN, AS APPROVED, CANNOT CONTROL EROSION AND OFFSITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

1" = 80'

0' 80' 160' 240'

FINAL

N:\0037555.00\DWG\CIVIL\FINAL\FINAL GRADING\0037555C-GDF01.DWG

FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	80'
VERTICAL SCALE:	

INITIAL ISSUE: 12/19/25
REVISIONS:

1	01/28/26	CITY COMMENTS
2	.	.
3	.	.
4	.	.
5	.	.

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

OVERALL GRADING DRAINAGE & EROSION CONTROL
PROJECT NUMBER: 0037555.00

SHEET NUMBER: 03 OF 16
DATE: 01/28/26

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Chaska	**County:** Carver
Applicant Name: Pulte Group	**Applicant Representative:** Haley Daily - Hayley.daily@pultegroup.com
Project Name: 4250 Chaska Boulevard-South Site	**LGU Project No. (if any):** 193807390
Date Complete Application Received by LGU: Updated Application Received: 12/30/25	
Date of LGU Decision:	
Date this Notice was Sent:	

WCA Decision Type - check all that apply

☐ Wetland Boundary/Type ☐ Sequencing ☒ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☒ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied

Decision-Maker for this Application: ☐ Staff ☒ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☒ Attachment(s) (specify): Figure 1. Site Location; Figure 3. Proposed Wetland Impacts
☒ Summary: Pulte Group is proposing a residential development on an approximately 18-acre project area in Chaska. The development will include the construction of 52 single-family home lots, city roadways, a park and city trails/sidewalks, stormwater treatment areas, and the installation of utilities. The Fultonwood Development will involve permanent impacts to Wetlands 1 (0.0648 ac.) and Wetland A (0.2647) which represents the entire area of the wetlands. The proposed impacts are primarily a result of stormwater features such as NURP Ponds and Filtration Ponds as well as a sidewalk (Figure 3). The proposed wetland impacts of 0.3295 acres are being replaced at the required 2:1 ratio via the purchase of 0.6590 credit from wetland bank #1689 located in the same major watershed. This update application was sent out to the Wetland

Conservation Act Technical Evaluation Panel as well as Carver Watershed Management Organization, Department of Natural Resources and Minnesota Department of Transportation for a 17-day comment period. No comments were received.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Figure 1. Site Location; Figure 2. Existing Conditions

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Directoralong with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail.

The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to whythe decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes[1] ☒ No

[1]*If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

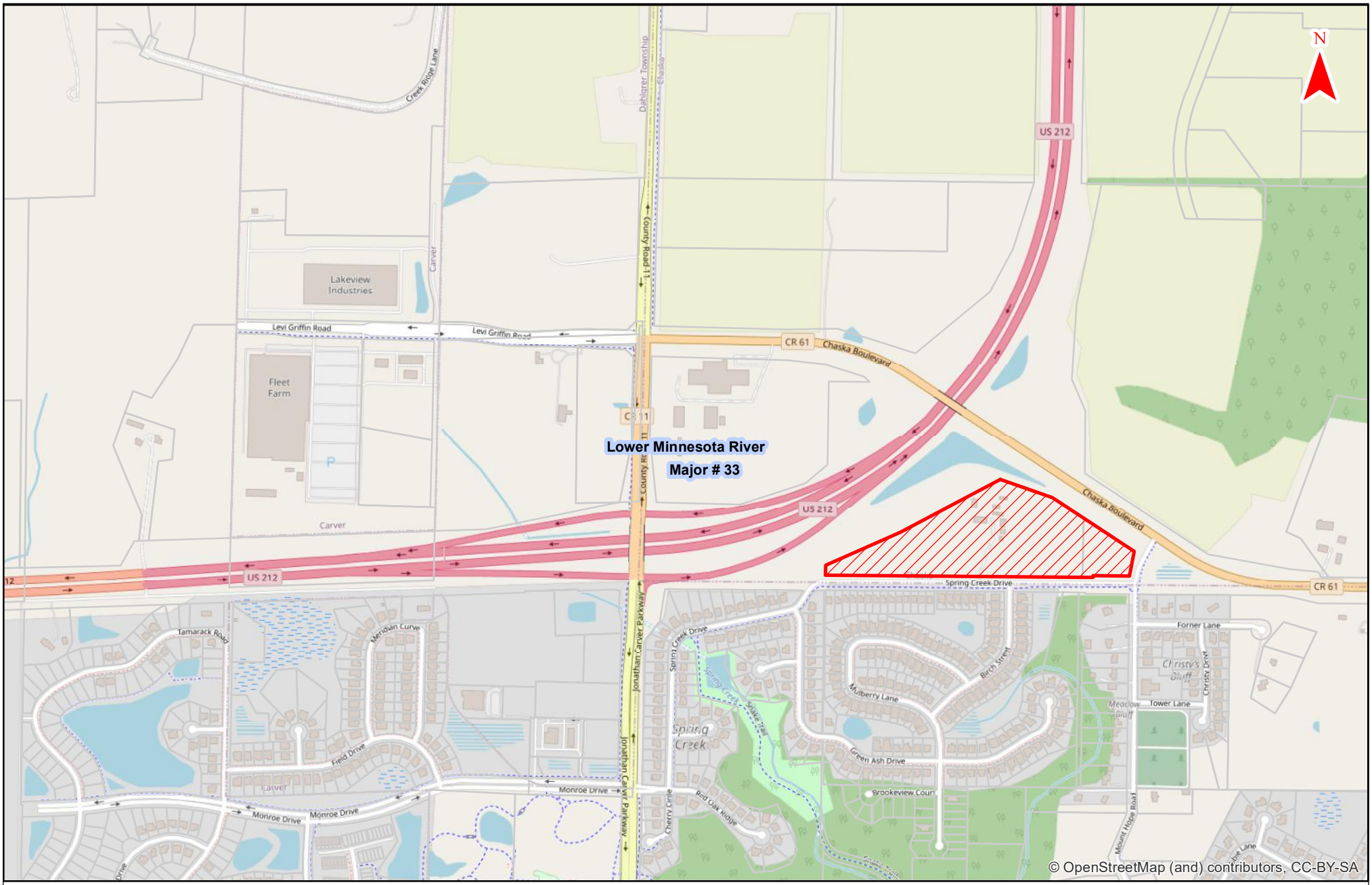
Required on all notices:

☒ SWCD TEP Member: Tyler Polster (tpolster@co.carver.mn.us) ☒ BWSR TEP Member: Alyssa Core (Alyssa.core@state.mn.us)
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: Taylor Huinker (DNR) Taylor.Huinker@state.mn.us
☒ Watershed District or Watershed Mgmt. Org.: Carver County WMO - Kristen Larson
☒ Applicant: See Above ☒ Agent/Consultant: Kjolhaug Env. Services – Kat Dickerson, kat@kjolhaugenv.com

Optional or As Applicable:

☐ Corps of Engineers:
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☒ Members of the Public (notice only): Eric Trelstad – eric@wetlandcreditagency.com ☐ Other:

Signature: 	**Date:**



KJOLHAUG ENVIRONMENTAL

0 1,000 Feet

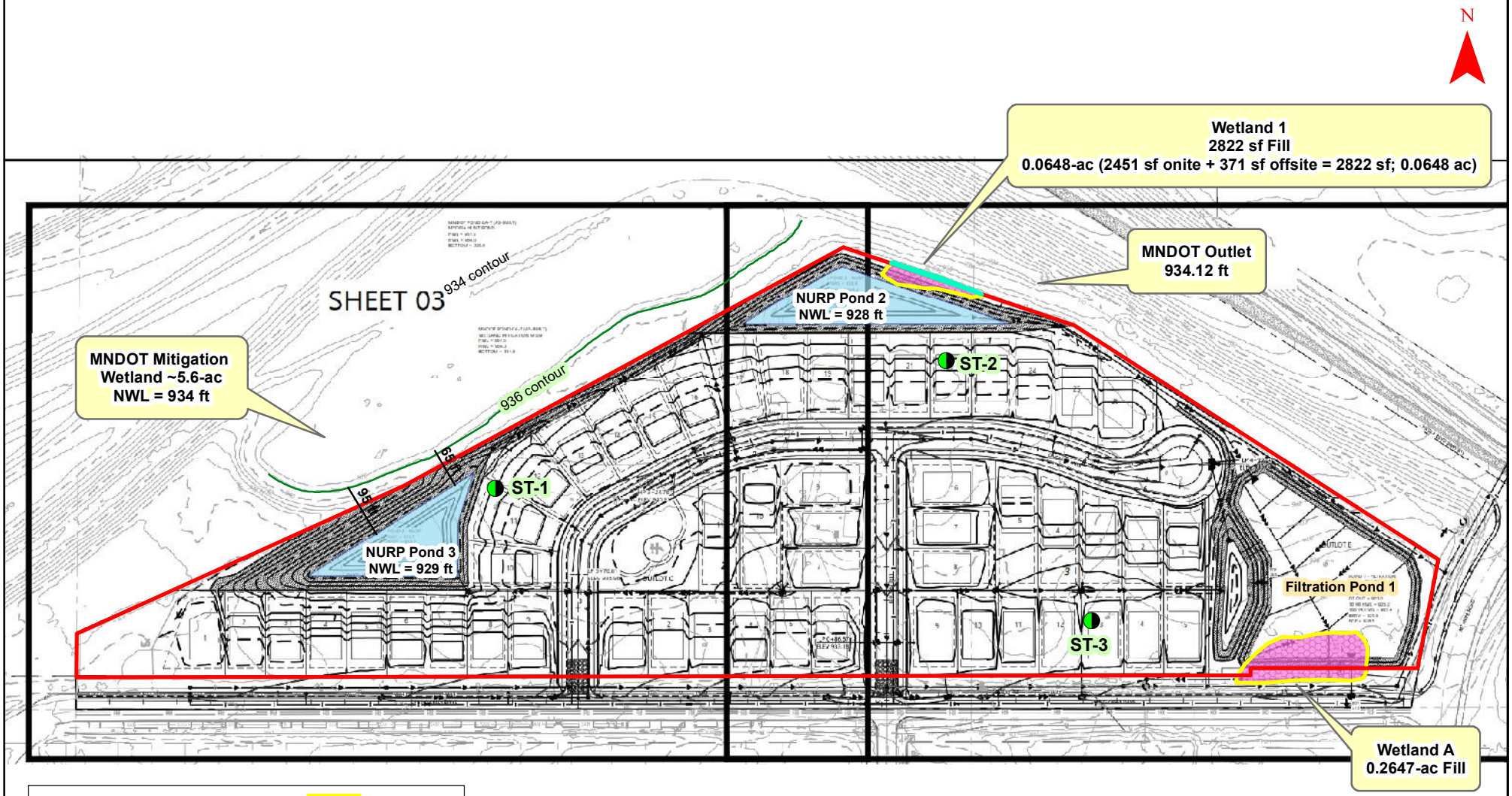
Legend

- Project Boundary
- Major Watersheds
- Carver County Parcels 2025

Figure 1 - Site Location & Major Watershed

Fultonwood Development (KES 2024-210)
Chaska, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Borehole ID	Borehole depth/bottom elevation	Water table
ST-1	14.5 ft/922.5 ft	None observed
ST-2	14.5 ft/923.5 ft	None observed
ST-3	14.5 ft/909 ft	None observed

KJOLHAUG ENVIRONMENTAL

0 250 Feet

Revised Figure 3 - Proposed Plan and Wetland Impacts

Fultonwood Development (KES 2024-210)
Chaska, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: **Fultonwood (Engelen & Frenz) – Final Plat**

Applicant: Pulte Homes

Location: 4460 Spring Creek Drive and 2-acre Frenz parcel

Case No.: P.C. No. 2026-02

Synopsis: The applicant is requesting Final Plat approval for a 52-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

Background

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

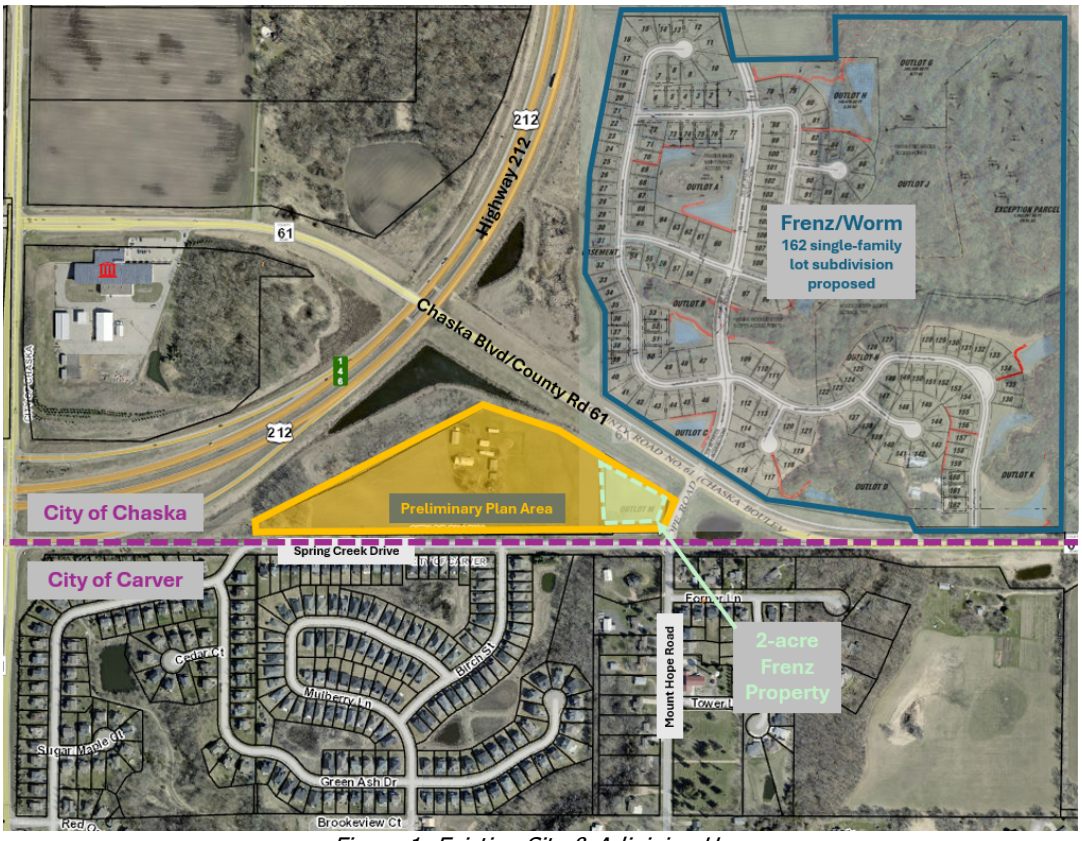


Figure 1: Existing Site & Adjoining Uses

Previous Approvals

The Concept Plan for the project was approved in September 2024 (*see Figure 2*). The concept plan showed 49 lots on approximately 18 acres, a ghost plat of 3 lots on the 2-acre Frenz parcel, and two access points on Spring Creek Drive.



Figure 2: Concept Plan Approved

The Preliminary Plat and Rezoning application were initially reviewed by Planning Commission and City Council in February 2025. The original plan included 53 lots and one access point on Spring Creek Drive (*see Figure 3*). At their February 24, 2025 meeting the City Council tabled the item. The City Council stated that the developer needed to add a second access onto Spring Creek Drive and propose approaches to diversify the housing types to be developed while providing a balanced approach to density.



Figure 3: Preliminary Plan Proposed in February 2025

Pulte revised their preliminary plan to 52 lots, adding a second access point on Spring Creek Drive, and providing 2 one-story home options in the development (*see Figure 4*). The Preliminary Plat and Rezoning was ultimately approved by the City Council on April 21, 2025.



Figure 4: Revised Preliminary Plan Approved

Neighborhood Meetings – July 11, 2024 and January 28, 2025

The developer held a neighborhood meeting on Thursday, July 11th at 6:30pm ahead of their concept plan submittal. 23 people attended the meeting and asked questions. The following is intended to briefly summarize residents' questions and concerns during that meeting:

- Site layout pertaining to homes facing Spring Creek Drive
- Proposed density
- Tree preservation
- Highway noise
- Traffic increases and intersection of CR61 & Mount Hope Rd
- Construction traffic and access

An additional neighborhood meeting was conducted by the developer on Tuesday, January 28th. The purpose of this additional meeting was to inform the property owners 500 feet from the 2-acre Frenz parcel that were not a part of the original mailing notice for the concept plan. 8 properties were sent a neighborhood notice for the January 28th meeting. No one showed up.

Final Plat

The applicant is requesting approval of a Final Plat. The following is intended to summarize the applicant's request:

- **Existing Conditions.**
  The site is comprised of two separate parcels; one almost 18 acres (Engelen), and one that is 2 acres (Frenz). These parcels are located east of Highway 212 and south of County Road 61 (Chaska Blvd). The site is north of Spring Creek Drive, which is a public road roughly centered on Chaska's border with Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings on the Engelen parcel. The site has slight topography and varies in elevation

throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within right-of-way along Spring Creek Drive.



Figure 5: Existing Conditions

- **Final Plan.** The final plan contemplates connection off of Spring Creek Drive with the addition of 52 detached single-family lots. 22 of those lots would face and directly access off of Spring Creek Drive. The remaining 30 lots would come from the internal local road network.



Figure 6: Proposed Final Plan

Goals: The applicant has identified the following goals for the project:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

Lot Design & Setbacks: Generally, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres). Setbacks proposed are 25 foot front setback, 7.5 foot side setback, 20 foot corner setback, and 20 foot rear setback.

Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of: (1) roughly 1,500– 3,000+ sq. ft. in size; (2) one and two stories in height; and (3) two and three-car garages. The developer anticipates sale prices will range between mid-$400s for the one-story, slab-on-grade homes and $500k - $600k for the two-story homes.





All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[1]. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes two outlots. These outlots are proposing to hold the stormwater ponds and a new tot lot.

Access: Two points of access are proposed on Spring Creek Drive - one that would align with Birch Street and the other approximately 400 feet west of Birch Street.

Utilities and stormwater: Utility connections are not currently available to this site. With the development of Highpoint Vistas (Frenz/Worm) the water and sewer lines would extend to the intersection of Chaska Boulevard and Mount Hope Road. Utilities are proposed to extend from Chaska Boulevard and along the north side of Spring Creek Drive to service the development. Stormwater would be directed to the newly constructed stormwater ponds within Outlot A.

[1] By ordinance, new houses:

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

- **Land Use.** The property was rezoned to Planned Residential Development District No. 88 (PRD-88) during the preliminary plat approval.

Final Plan - Staff Analysis

The applicant is requesting approval of a Final Plat. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
  The comprehensive plan guides the area as low-density residential (yellow).

  Low Density Residential
  Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

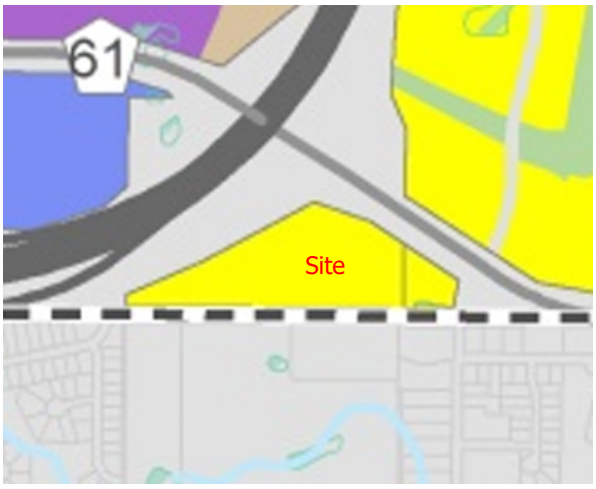


Figure 7: Chaska's 2040 Land Use Plan

	Comp Plan	Proposal
Density (per net acre)	2-5 units	3.03 units

- **Land Use and Product Type.** The proposed 20-acre property consists of 52 single-family lots that are approximately 60 feet wide. The density proposed is 3.03 dwelling units per net acre. The lot dimensions are similar to the lots directly across the street on Spring Creek Drive. For comparison, the lots on the south side of Spring Creek Drive are 50-55 feet wide and contain mainly two-story homes.

  The parcel of land that this development encompasses is currently zoned PRD-88.

  In response to Council direction received on February 24, 2025, Pulte has now added two different single-story, slab-on-grade options to the housing lineup. Buyers will now have the choice between one-story (move-down product) and two-story homes within Fultonwood.

- **Final Plat.** The 20-acre site proposal consists of 52 single family lots and 2 outlots. The outlots are proposed as follows:

  1. **Outlot A**: stormwater to be owned by the City of Chaska
  2. **Outlot B**: private park to be owned by the HOA

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

BUILDING SETBACKS	
Direction	**Setback**
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61	150 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

In addition to the above, the applicant is proposing the following setbacks within the development:

	Proposal
Front	25 ft
Side *interior* *corner*	 7.5 ft 20 ft
Rear	20 ft

- **Layout.**
  The layout of the development will come from two access points on Spring Creek Drive – one that will align with Birch Street and another 400 feet west of Birch Street. 22 lots will directly access off of Spring Creek Drive. 30 lots will access from the internal street system. Stormwater ponds are proposed on the west, north and east sides of the site.

  The lots proposed will be very similar in size and in housing product with the existing homes on Spring Creek Drive (see Figure 8 below of existing homes south of Spring Creek Drive).



Figure 8: existing homes on the south side of Spring Creek Drive

- **Phasing.**
  The applicant would like to start site development by Spring 2026, and have a model home open by late 2026. Full build out is anticipated to occur by early 2028. These dates are dependent on utility availability, which currently doesn't exist until extended through the Highpoint Vistas development. Sewer and water extensions are anticipated to occur in Summer 2026 with availability by Fall 2026.

- **Transportation/ROW/Construction Traffic.**
  Spring Creek Drive intersects with Mount Hope Road on the east side which brings vehicles up to County Road 61/Chaska Boulevard. The intersection of Chaska Blvd/Savanna Way will be improved with the proposed Highpoint Vistas (Frenz/Worm) development to the north of this property. The design is currently being coordinated and timed between the Highpoint Vistas developer and Carver County.

  The improvements are shown in Figures 9 & 10. An interim condition and ultimate condition are contemplated.

  The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint Vistas development and surrounding development and associated traffic forecasts. Between the interim and ultimate conditions, it is still being evaluated with Carver County what condition will be built with the onset of Highpoint Vistas/Savanna Way extension, *however it is very likely that the interim condition will be*. Overall, both these roadway improvements will increase the capacity that can be accommodated at the intersection, including the proposed traffic that comes with developing Fultonwood.

  Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While

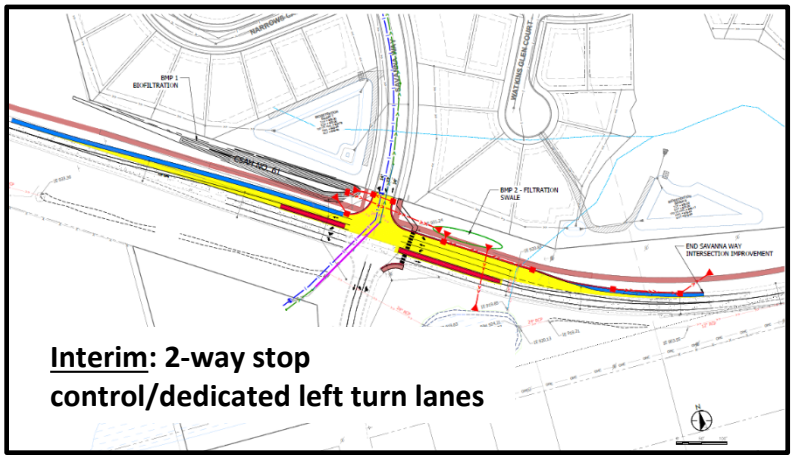


Figure 9: Savanna Way/CR61 interim condition

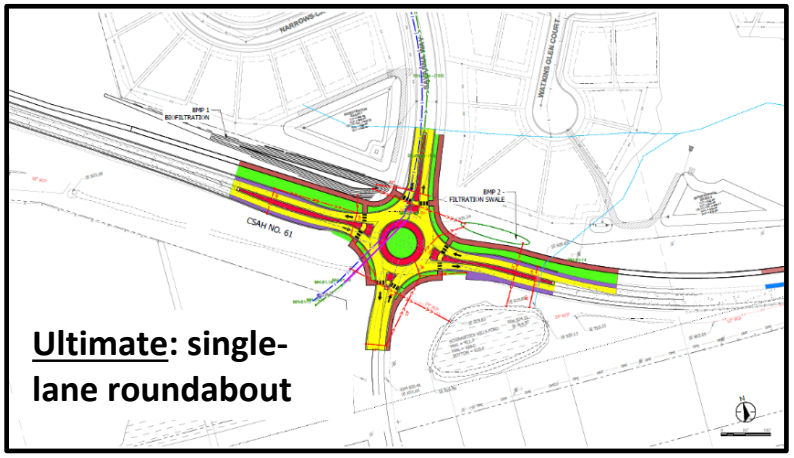


Figure 10: Savanna Way/CR61 ultimate condition

staff acknowledges the development would increase traffic to the localized network, 52 homes is a reasonable increase that can be accommodated on the larger regional network (Chaska Blvd/Mount Hope Rd).

The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide for the internal streets. It will be important with the final plat that adequate ROW is established over Spring Creek Drive to encompass necessary roadway width and utility corridors. The City of Carver has also evaluated the plans as it relates to Spring Creek Drive and utilities and have shared comments.

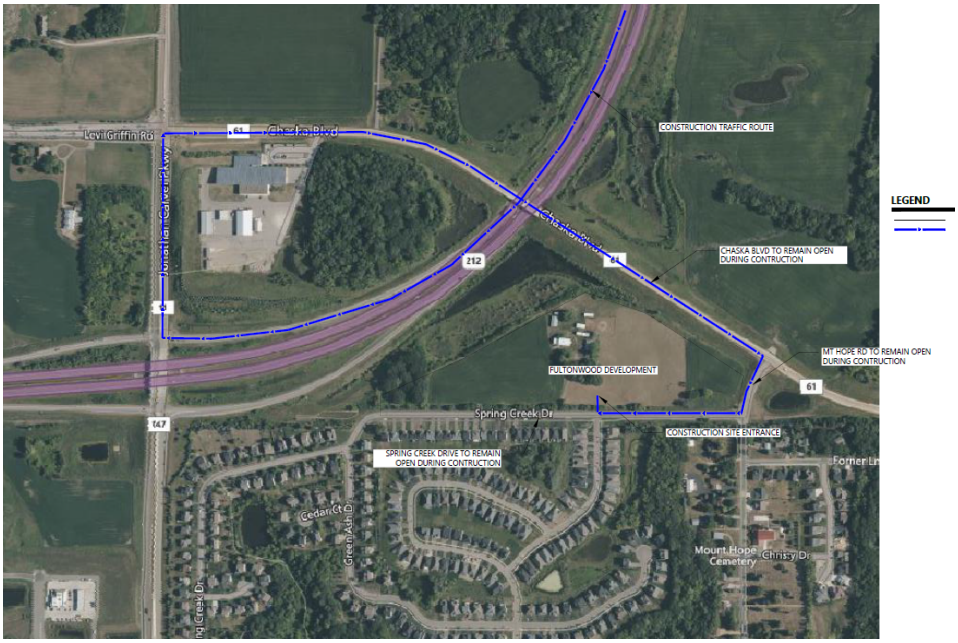


Figure 11: Construction traffic plan

The applicant has provided a general construction traffic plan (see Figure 11) indicating that trucks will come in off of Mount Hope Road and Spring Creek Drive from the east. The engineering department will have to review and approve the overall construction traffic plan prior to a permit being issued for the site.

- **Utilities.**
  Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way extension planned with the Highpoint Vistas development. Sewer would also come south from the extension of Savanna Way when Highpoint Vistas is developed. Fultonwood's access to nearby utilities are dependent on Highpoint Vistas being developed. As mentioned above utility extensions are anticipated this Summer.

  Should Fultonwood want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development.

- **Trails & Sidewalks.**
  The City's Comprehensive Plan shows the inclusion of a trail on the north side of County Road 61. An existing trail exists on the south side of Spring Creek Drive and east side of Mount Hope Road. It was noted during the concept plan and preliminary plan that it will be important for the applicant to show how the development can connect safely into these existing and proposed trails.

  The final plan shows the inclusion of sidewalks on both sides of the streets. A sidewalk is proposed to be extended along the north side of Spring Creek Drive that will connect into the Mount Hope Drive/Chaska Boulevard intersection. A change since preliminary approval is that a boulevard has been added which will provide for boulevard trees and separation from the roadway.

  The final plan also shows the inclusion of bump-outs on the north side of Spring Creek Drive at the Birch Street intersection (see Figure 12). A pedestrian crosswalk is shown on the east side between the bump-outs so that pedestrians can connect to the trail. The inclusion of these bump-outs are to help create a safer pedestrian connection across Spring Creek Drive as well as create a traffic calming mechanism for drivers.

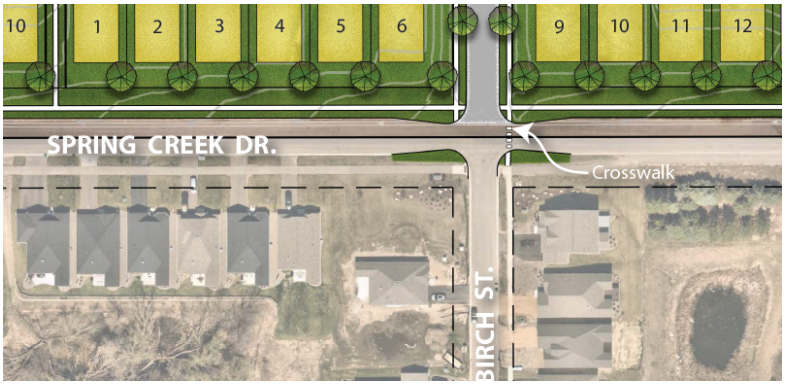


Figure 12: bump-outs and crosswalk in Birch Street/Spring

  During preliminary submittal, staff required the applicant to further evaluate a pedestrian connection between the eastern cul de sac and proposed sidewalk along Mount Hope Road. They have incorporated a sidewalk that will connect the cul de sac to Spring Creek Drive (see Figure 13 to the right). Having a more direct connection between the development and the Mount Hope Road sidewalk is more efficient to bring residents to the community park.



Figure 13: pedestrian connection added

- **Parkland Dedication & Usable Space.**
  A public park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area *park dedication fees will be required*.

  The applicant has included an HOA-owned tot lot into their plans (see Figure 15). This was in response to the condition of approval added by Planning Commission and City Council during the concept plan to include usable area (i.e. tot lot) for the residents. The addition of this area will fill in a needed gap between existing public park facilities (see Figure 14).



Figure 14: Public Park Proximity



Figure 15: Proposed Tot Lot

- **Screening, Landscaping & Tree Preservation**
  This development abuts Trunk Highway 212 and County Road 61, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant has provided cross sections to show the topographical differences between the development and Highway 212 and Chaska Boulevard. The nearest home from Highway 212 will be approximately 450 feet away. The area between the properties and Highway 212 contain a layer of existing trees and ponding, which create natural separation and buffer to the proposed homes. Chaska Boulevard sits higher than the development site, so introducing a berm along the north side of the development would not be as beneficial. The applicant is showing the inclusion of buffer trees along the rear properties of lots 24-26, Block 1 to aid in screening and buffering from Chaska Boulevard.

  Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the

sidewalk and the street. The applicant is showing this for all internal streets. The plans do not show the inclusion of boulevard trees along Spring Creek Drive. The applicant states that the existing/proposed utilities in the boulevard will conflict with the trees. *The applicant will be required to revise their landscape plan to show trees in the boulevard*.

A tree survey and preservation plan were submitted, which states that a total of 62 trees were surveyed. These trees are situated in the center of the site near the home and outbuildings, and along the perimeter fronting Spring Creek Drive. 52 of those 62 trees are proposed to be removed; 15 of which are maples and oaks. The remaining removals mainly consist of ash, elm, spruce, walnut, and boxelders.

A total of 6 trees are proposed to preserved – 4 of which are significant oak trees (ranging from 32 inch DBH to 54 DBH). These oak trees are situated on the west side of the property.

Additionally, there is a memorial tree that sits in the right-of-way at the corner of Spring Creek Drive and Mount Hope Road (see Figure 16). This tree was planted to recognize the construction worker that was hit and killed on Chaska Boulevard/Mount Hope Road in 2008. The tree preservation plan shows preserving this memorial.



Figure 16: Memorial tree on Spring Creek Drive and Mount Hope Road

- **Noise Study**
  A noise study was completed for the preliminary submittal. In sum, the study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating. This conclusion is similar to other developments adjacent to Highway 212 (i.e. Harvest West and Highpoint Vistas).

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

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks
- Transportation improvements

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
January 28, 2026	March 29, 2026	May 28, 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 stating the need for an additional 60-day review period.		

Planning Commission Action taken 02/11/2026:

Motion to recommend approval to the City Council approval of the Final Plat for Fultonwood, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Cover sheet, prepared by Westwood, dated January 28, 2026
    b. Existing Conditions, prepared by Westwood, dated January 28, 2026
    c. Overall Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 28, 2026
    d. Grading Drainage & Erosion Control (pgs 4-5), prepared by Westwood, dated January 28, 2026
    e. Street Profiles, prepared by Westwood, dated January 28, 2026
    f. Typical Lot Sections, prepared by Westwood, dated January 28, 2026
    g. Details (pgs 8-9), prepared by Westwood, dated January 28, 2026
    h. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 28, 2026
    i. Tree Preservation Plan (pgs 11-12), prepared by Westwood, dated January 28, 2026
    j. Seeding Plan, prepared by Westwood, dated January 28, 2026
    k. SWPPP Notes, prepared by Westwood, dated January 28, 2026
    l. SWPPP Narrative, prepared by Westwood, dated January 28, 2026
    m. SWPPP Maps, prepared by Westwood, dated January 28, 2026
    n. Overall Utility Plan, prepared by Westwood, dated January 28, 2026
    o. Sanitary Sewer & Watermain Construction Plan (pgs 3-8), prepared by Westwood, dated January 28, 2026
    p. Street and Storm Sewer Construction Plan (pgs 9-13), prepared by Westwood, dated January 28, 2026
    q. Storm Sewer Construction Plan, prepared by Westwood, dated January 28, 2026
    r. Typical Sections, prepared by Westwood, dated January 28, 2026
    s. Intersection Details (pgs 16-17), prepared by Westwood, dated January 28, 2026

t. Details (pgs 18-20), prepared by Westwood, dated January 28, 2026
u. Overall Landscape Plan, prepared by Westwood, dated January 28, 2026
v. Final Landscape Plan (pgs 3-4), prepared by Westwood, dated January 28, 2026
w. Final Landscape Notes & Details, prepared by Westwood, dated January 28, 2026
x. Illustrative Plan, prepared by Westwood, dated January 28, 2026
y. Illustrative Cross Sections, prepared by Westwood, dated January 28, 2026
z. Final Plat (pgs 1-4), prepared by Westwood

2. Adherence to the City Engineer memo dated February 2026.
3. Adherence to the Carver County Public Works memo dated January 8, 2026.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Coordination with:
    a. City Engineer regarding utilities, grading, access, and drainage.
    b. MnDOT regarding noise mitigation plans.
    c. Electrical department (and Minnesota Valley) on service locations.
    d. City of Carver on right-of-way width and utility corridor needs for Spring Creek Drive
6. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
7. Setbacks are as follows:
    a. Front yard setback: 25 - feet
    b. Side yard setbacks:
        Interior: 7.5 – feet
        Corner: 20 – feet
    c. Rear yard setback: 20 – feet
    d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    e. Wetlands: Varies based on wetland type
    f. County Road 61: 150 feet from centerline
    g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
8. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
9. Provision of sidewalks on both sides of all local streets.
10. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, specifically along Spring Creek Drive and Mount Hope Road.
11. Prior to final plat recording, 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.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the final plans.
14. Provision to preserve the memorial tree on Spring Creek Drive and Mount Hope Road.

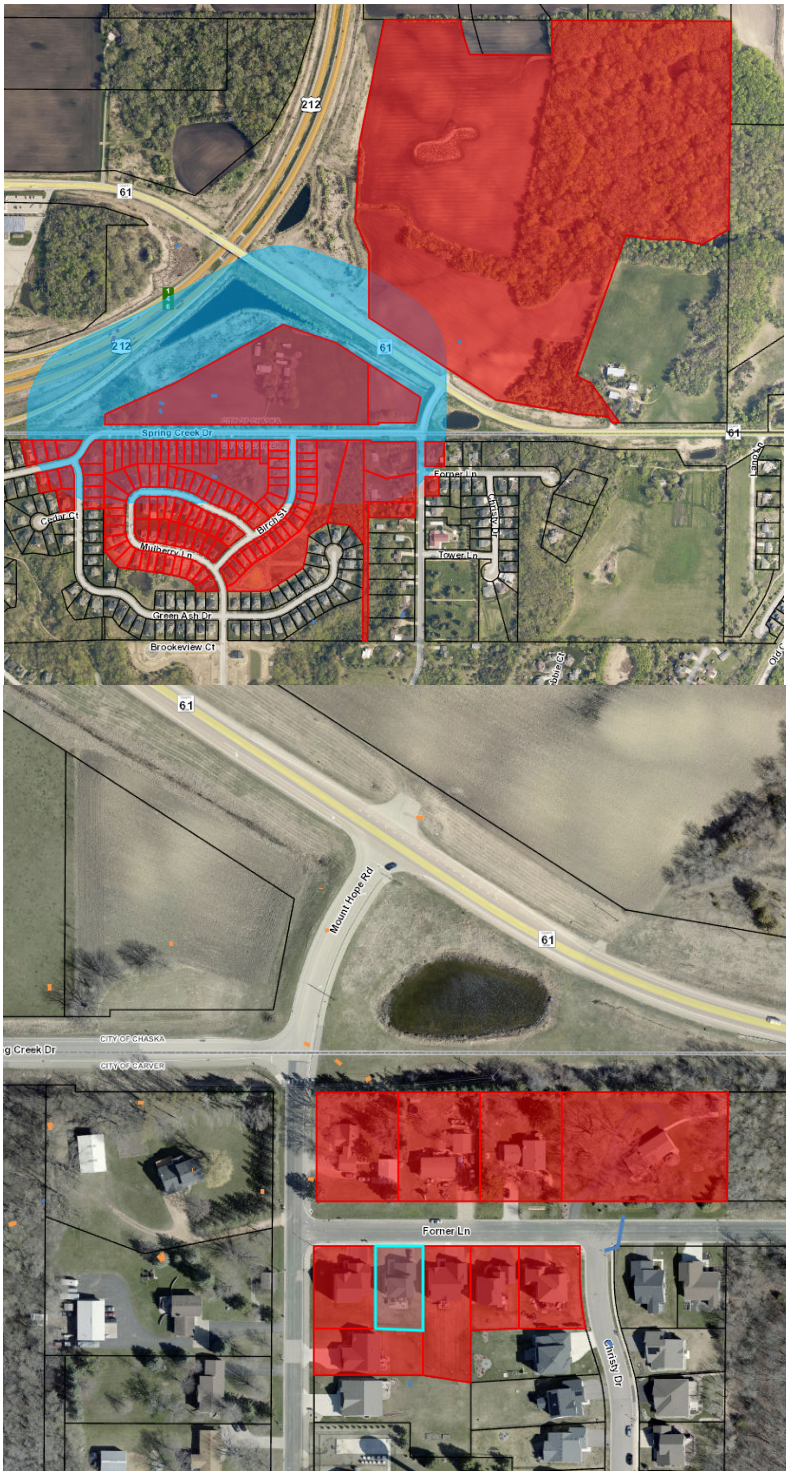
15. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
16. Provision of a wetland delineation and/or replacement plan to be completed and approved prior to issuance of a grading permit.
17. Provision that city utilities are extended to the site by the developer and paid for by the developer.
18. Disposition of outlots shall be as follows:
    a. Outlot A: stormwater to be owned by the City of Chaska
    b. Outlot B: private park and sidewalk to be owned by the HOA
19. Provision of the following changes in the landscape plan, prior to Council approval:
    a. Relocate the trees currently shown in the front yards of the Spring Creek Drive lots to the boulevard area (between sidewalk and curb) along SCD
    b. All trees shall be located at least 10 feet from utilities (water & sewer)
    c. No trees shall be located in the front yard drainage & utility easements for lots along Spring Creek Drive

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-14 approving the Final Plat for Fultonwood (PC #2026-02).

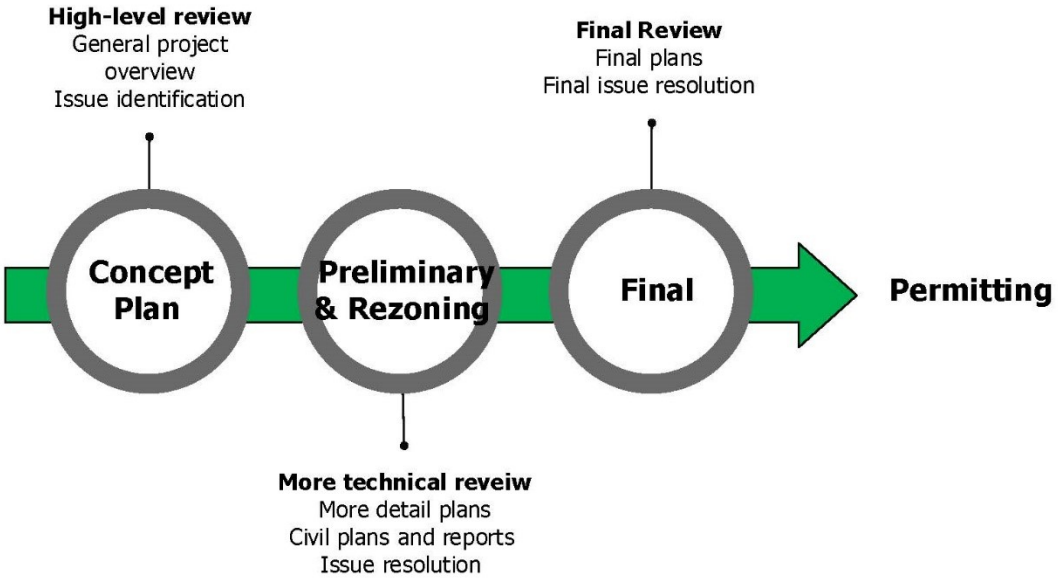
SUPPORTING INFORMATION

Mailing Area: The following addresses were included in the mailing list for the project (red):



Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is 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 City Council has three options:

1. Concur with staff's recommendation. In this case, a motion should be made to adopt the resolution and/or ordinance approving the project.
2. Disagree with staff's recommendation. In this case, a motion should be made to deny the request. This motion must include findings for denial.
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.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 02/23/2026 RESOLUTION NO. 2026-14

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for the Engelen (4460 Spring Creek Drive) and 2-acre Frenz Property known as Fultonwood/Pulte Homes/PC #2026-02

WHEREAS, the site is comprised of two separate parcels; one almost 18 acres (Engelen), and one that is 2 acres (Frenz), and is located east of Highway 212 and south of County Road 61 (Chaska Blvd); and

WHEREAS, the final plan contemplates connection off of Spring Creek Drive with the addition of 52 detached single-family lots; and

WHEREAS, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres); and

WHEREAS, the houses would be a mix of: (1) roughly 1,500 – 3,000+ sq. ft. in size; (2) one and two stories in height; and (3) two and three-car garages; and

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

WHEREAS, utility connections are not currently available to this site; and

WHEREAS, the comprehensive plan guides the site as low-density residential, and has been rezoned to PRD-88; and

WHEREAS, the density proposed is 3.03 dwelling units per net acre; and

WHEREAS, the 20-acre site proposal consists of 52 single family lots and 2 outlots, and the outlots are proposed as follows:

1. Outlot A: stormwater to be owned by the City of Chaska
2. Outlot B: private park to be owned by the HOA; and

WHEREAS, 22 lots will directly access off of Spring Creek Drive, and 30 lots will access from the internal street system; and

WHEREAS, the current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide for the internal streets; and

WHEREAS, it will be important with the final plat that adequate ROW is established over Spring Creek Drive to encompass necessary roadway width and utility corridors; and

WHEREAS, this development's access to nearby utilities are dependent on Highpoint Vistas being developed first; and

WHEREAS, should the Engelen property want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer; and

WHEREAS, the final plan shows the inclusion of sidewalks on both sides of the streets; and

WHEREAS, a sidewalk is proposed to be extended along the north side of Spring Creek Drive that will connect into the Mount Hope Drive/Chaska Boulevard intersection; and

WHEREAS, the final plan also shows the inclusion of bump-outs on the north side of Spring Creek Drive at the Birch Street intersection; and

WHEREAS, a pedestrian crosswalk is shown on the east side between the bump-outs so that pedestrians can connect to the trail; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, the applicant has included an HOA-owned tot lot into their final plan; and

WHEREAS, trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy; and

WHEREAS, there is a memorial tree that sits in the right-of-way at the corner of Spring Creek Drive and Mount Hope Road, and this tree was planted to recognize the construction worker that was hit and killed on Chaska Boulevard/Mount Hope Road in 2008; and

WHEREAS, the applicant has stated that they plan to preserve this memorial; and

WHEREAS, the noise study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating; and

WHEREAS, on February 11, 2026 the Planning Commission recommended approval to the City Council of the Final Plat for Fultonwood (PC#2026-02); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Fultonwood (PC#2026-02), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Cover sheet, prepared by Westwood, dated January 28, 2026
    b. Existing Conditions, prepared by Westwood, dated January 28, 2026
    c. Overall Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 28, 2026
    d. Grading Drainage & Erosion Control (pgs 4-5), prepared by Westwood, dated January 28, 2026
    e. Street Profiles, prepared by Westwood, dated January 28, 2026
    f. Typical Lot Sections, prepared by Westwood, dated January 28, 2026
    g. Details (pgs 8-9), prepared by Westwood, dated January 28, 2026
    h. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 28, 2026

i. Tree Preservation Plan (pgs 11-12), prepared by Westwood, dated January 28, 2026
j. Seeding Plan, prepared by Westwood, dated January 28, 2026
k. SWPPP Notes, prepared by Westwood, dated January 28, 2026
l. SWPPP Narrative, prepared by Westwood, dated January 28, 2026
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n. Overall Utility Plan, prepared by Westwood, dated January 28, 2026
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w. Final Landscape Notes & Details, prepared by Westwood, dated January 28, 2026
x. Illustrative Plan, prepared by Westwood, dated January 28, 2026
y. Illustrative Cross Sections, prepared by Westwood, dated January 28, 2026
z. Final Plat (pgs 1-4), prepared by Westwood

2. Adherence to the City Engineer memo dated February 2026.
3. Adherence to the Carver County Public Works memo dated January 8, 2026.
4. Adherence to the City of Carver memo dated January 28, 2026.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Coordination with:
    a. City Engineer regarding utilities, grading, access, and drainage.
    b. MnDOT regarding noise mitigation plans.
    c. Electrical department (and Minnesota Valley) on service locations.
    d. City of Carver on right-of-way width and utility corridor needs for Spring Creek Drive
7. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
8. Setbacks are as follows:
    a. Front yard setback: 25 - feet
    b. Side yard setbacks:
        Interior: 7.5 – feet
        Corner: 20 – feet
    c. Rear yard setback: 20 – feet
    d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    e. Wetlands: Varies based on wetland type
    f. County Road 61: 150 feet from centerline
    g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
10. Provision of sidewalks on both sides of all local streets.
11. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full

extent of all local streets, specifically along Spring Creek Drive and Mount Hope Road.

12. Prior to final plat recording, 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.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the final plans.
15. Provision to preserve the memorial tree on Spring Creek Drive and Mount Hope Road.
16. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
17. Provision of a wetland delineation and/or replacement plan to be completed and approved prior to issuance of a grading permit.
18. Provision that city utilities are extended to the site by the developer and paid for by the developer.
19. Disposition of outlots shall be as follows:
    a. Outlot A: stormwater to be owned by the City of Chaska
    b. Outlot B: private park and sidewalk to be owned by the HOA
20. Provision of the following changes in the landscape plan, prior to Council approval:
    a. Relocate the trees currently shown in the front yards of the Spring Creek Drive lots to the boulevard area (between sidewalk and curb) along SCD
    b. All trees shall be located at least 10 feet from utilities (water & sewer)
    c. No trees shall be located in the front yard drainage & utility easements for lots along Spring Creek Drive

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN55322

January 8, 2026

Tom DeSutter, Project Manager
Westwood

Subject: Fultonwood Final Plat and Civil Designs

Carver County Public Works has reviewed the files sent 12/23/2025 regarding the Fultonwood development and has the following comments regarding the utility and street plans:

Page 3:

- The watermain and sanitary sewer need to be within a steel casing and bored under the existing highway.
- The location of the watermain and sanitary sewer should be adjusted to be out of conflict of any future traffic control systems or roundabouts that may be implemented at the intersection of CSAH 61.

Page 14:

- Documentation is needed showing the proposed drainage is the same or less than the existing condition.

Respectfully,

Justin Broughman

Justin Broughman
Transportation Planner
Carver County Public Works
jbroughman@carvercountymn.gov

January 28, 2026

Nate Kabat, AICP – Chaska Community Development Director
One City Hall Plaza
Chaska, MN 55318

RE: Chaska Fultonwood Development
Final Plat Submittal – 2nd Review

Dear Mr. Kabat,

We have completed a review of the final plat and associated submittal documents for the above-mentioned project dated 12/19/2025. Our review of the submitted information has generated the following comments for your consideration.

Planning and Administration:

General:

1. As previously discussed, a long-term operation and maintenance agreement is be discussed between the City of Carver and Chaska for Spring Creek Drive. A draft will be circulated to the City of Chaska in the near future.
2. Based on the dramatic impacts to the Spring Creek Drive section as a result of the utility installation process, it is our position that the effort required to demolish and remove the existing bituminous over concrete pavement section along with trench width for the linear watermain install is not feasible to stay on the north side of the centerline given the space constraints. This along with the long term adverse impact of differing pavement sections after construction will require the entire roadway width to be removed and repaved as part of the development project.

Engineering and Public Services:

Sanitary Sewer and Watermain:

1. Carver and Chaska Engineering staff have agreed to the watermain interconnect configuration as shown in the attached plan redlines. In addition, a few specific comments are as follows:
    a. A pressure-reducing valve or meter manhole is not needed.
    b. Plans will need to show street, trail, and curb replacement to make WM connection.
2. For the enlarged utility layout detail, please show the entire 100ft right of way and associated utilities in that corridor. This would help both Cities long term. Also hatch the street and trails (impervious surface) to help visualize that corridor. Can move this detail to sheet 15 if there isn't enough room on sheet 2. Existing raw watermain is 14" vs 12" as shown in the plans.

Grading, Drainage, Erosion Control, and Stormwater Management Plan:

1. Final Grading Plans: Sheet 09 - The weir elevation in detail Section A-A for Pond 2 OCS-20 does not match the HydroCAD model, which is 931.20.
2. Final Grading Plans: Sheet 09 – The weir elevation in detail Section A-A for Pond 3 OCS-30 does not match the HydroCAD model, which is 933.70.
3. Final Street and Utility Plans: Provide a 0.1' drop through drainage structures where the incoming/outgoing pipe slope is greater than 0.33%.
4. Final Street and Utility Plans: Provide 4-foot sumps in the drainage structures with sumps.
5. Existing storm manholes at bumpouts should be removed when the new structures in the curbline are installed. We do not want redundant manholes in this area.

Street:

3. On all applicable sheets, there is only a small portion of existing bit trail & concrete walk is properly shown and/or hatched as impervious surface. Please show all existing impervious surface for street, trail, and sidewalk.
4. The PED ramps near the bumpouts at Birch Street will likely need to be reconstructed.
5. Show additional removals for the watermain connection on the south side of Spring Creek Drive at Birch Street.
6. Final bituminous pavement section for Spring Creek Drive should be confirmed to be a 9 ton design to complement a future state aid route.
7. Relocate light pole in SE quadrant of Spring Creek Dr / Birch St intersection as required to accommodate the new pedestrian routes.
8. Add signing and striping plan or add to street sheets.
    a. Include pedestrian crosswalk markings.
    b. Include pedestrian indication signage at Birch Street crossing.
    c. Add speed limit with digital speed sign for westbound traffic. City of Carver has existing digital speed sign for eastbound traffic.
    d. No additional roadway long line striping is anticipated along Spring Creek Drive.

Best,

Erin Smith, AICP
Community Development Director
City of Carver
D | 952.448.8743

CC: Brent Mareck, City Manager
Aaron Schmidt, City Engineer
Andrew Simmons, Public Services Director

FULTONWOOD

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

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

All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, lying south of Parcels 8 and 9 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-29, EXCEPT that part lying easterly of the following described lands:

Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

The above described subject area being a portion of the following:

Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

The Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota.

Beginning at the center of Section Seven (7), Township One Hundred fifteen (115), Range Twenty-three (23); thence East on quarter section line 6.7 chains, thence South 11 degrees West 12.30 chains, thence South 4 degrees West 7.5 chains; thence South 26 degrees 30 minutes East 2 rods to quarter section line; thence West on quarter section line 4.26 chains to southwest corner of the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4) of said Section 7; thence North on quarter section line 20 chains to place of beginning, Carver County, Minnesota.

But Less and Except:

That part of the West Half of the Southeast Quarter and Southeast Quarter of the Southwest Quarter of Section 7, Township 115 North, Range 23 West, shown as Parcel 8 on Minnesota Department of Transportation Right of Way Plat Numbered 10-29 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

AND

Outlot J, HIGHPOINT VISTAS, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as ***FULTONWOOD*** *and does hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

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

PULTE HOMES OF MINNESOTA, LLC

By _____

Its _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) *(Name Printed)*

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Dated this _____ day of _____, 20_____.

_____
Ernest M. Wirtz Jr., Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Ernest M. Wirtz Jr., Licensed Land Surveyor, Minnesota License No. 63119.

_____ _____
(Signature) *(Name Printed)*

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

City Council, City of Chaska, Minnesota

By: _____ *By: _____*
Mayor *Clerk*

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

_____
Brian Praske, County Surveyor

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of ***FULTONWOOD*** *was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.*

Kaaren Lewis, County Recorder

By: _____

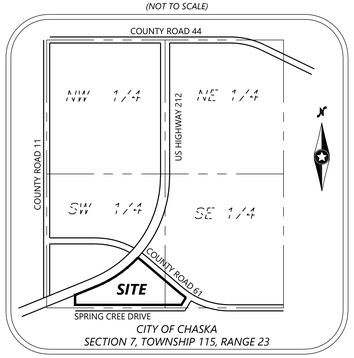
Westwood
Professional Services, Inc.

FULTONWOOD

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

VICINITY MAP

(NOT TO SCALE)



CITY OF CHASKA
SECTION 7, TOWNSHIP 115, RANGE 23

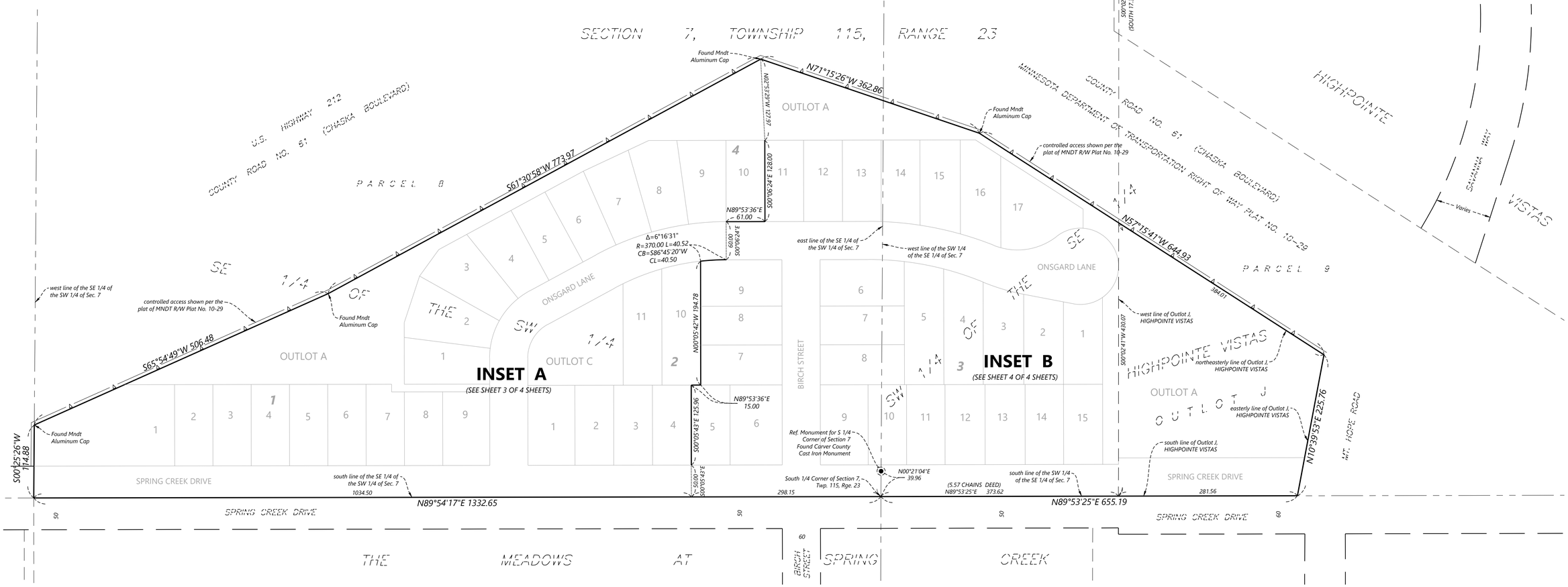
- ○ SET 1/2" BY 14" IRON REBAR WITH CAP #63119
- ● FOUND MONUMENT, AS SHOWN ON PLAT
- ◉ FOUND CARVER COUNTY CAST IRON MONUMENT

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 115, RANGE 23, HAS A BEARING OF S 00°13'37" E (CARVER COUNTY, NAD83(2011AD))

SCALE IN FEET

0 80 160 240

SCALE: 1 INCH = 80 FEET



Westwood
Professional Services, Inc.

FULTONWOOD

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

SCALE IN FEET

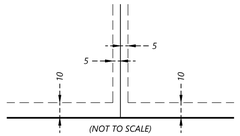
0 40 80 120

SCALE: 1 INCH = 40 FEET

- ○ SET 1/2" BY 14" IRON REBAR WITH CAP #63119
- ● FOUND MONUMENT, AS SHOWN ON PLAT
- ◉ FOUND CARVER COUNTY CAST IRON MONUMENT

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 115, RANGE 23, HAS A BEARING OF S 00°13'37" E (CARVER COUNTY, NAD83(2011ADJ))

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT

INSET A

(FROM SHEET 2 OF 4 SHEETS)

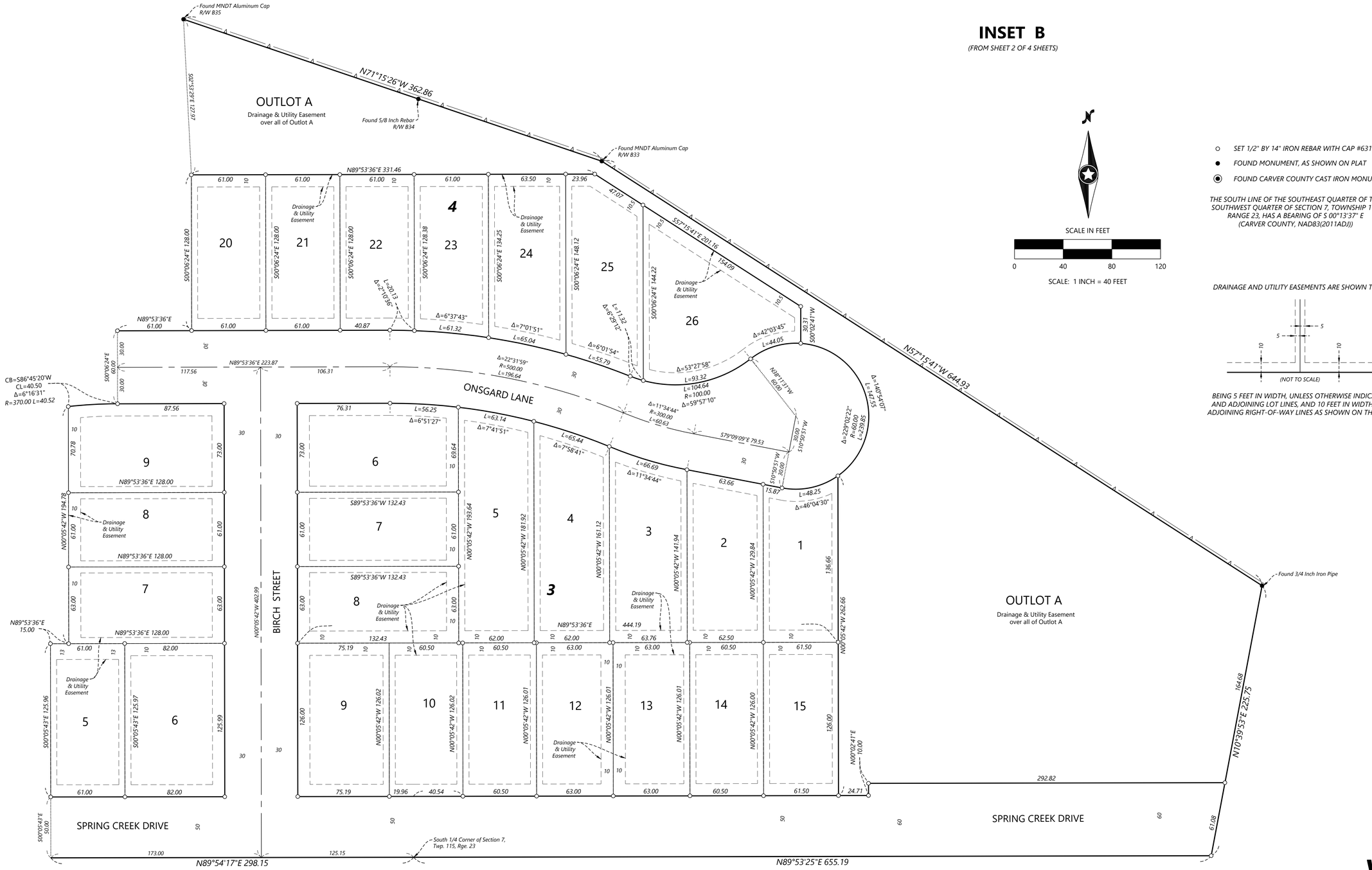
Found MNDT Aluminum Cap R/W 835
S02°53'38"E 127.97
S61°30'58"W 773.97
OUTLOT A
Drainage & Utility Easement over all of Outlot A
N64°53'14"E 113.81
N89°53'36"E 182.47
S61°30'58"W 258.57
S65°54'49"W 506.48
351.24
Found MNDT Aluminum Cap R/W 836
N35°56'19"E 57.71
N18°15'48"E 77.11
S60°44'16"E 143.85
S38°44'26"E 129.36
S82°44'05"E 136.36
S00°05'43"E 97.04
S89°54'17"W 134.25
S89°54'17"W 420.37
N89°54'17"E 154.25
S00°05'43"E 218.87
S00°25'26"W 114.88
N89°54'17"E 1034.50
N00°05'42"W 194.78
N00°05'42"W 159.43
N00°05'42"W 182.82
S00°06'24"E 128.00
N89°53'36"E
S61°30'58"W 119.50
ONSGARD LANE
OUTLOT A
Drainage & Utility Easement over all of Outlot A
OUTLOT B
SPRING CREEK DRIVE
SPRING CREEK DRIVE
Found MNDT Aluminum Cap R/W 837
Drainage & Utility Easement
Drainage & Utility Easement
Drainage & Utility Easement

FULTONWOOD

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

INSET B

(FROM SHEET 2 OF 4 SHEETS)



SCALE: 1 INCH = 40 FEET

- ○ *SET 1/2" BY 14" IRON REBAR WITH CAP #63119*
- ● *FOUND MONUMENT, AS SHOWN ON PLAT*
- ◉ *FOUND CARVER COUNTY CAST IRON MONUMENT*

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 115, RANGE 23, HAS A BEARING OF S 00°13'37" E (CARVER COUNTY, NAD83(2011ADJ))

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT

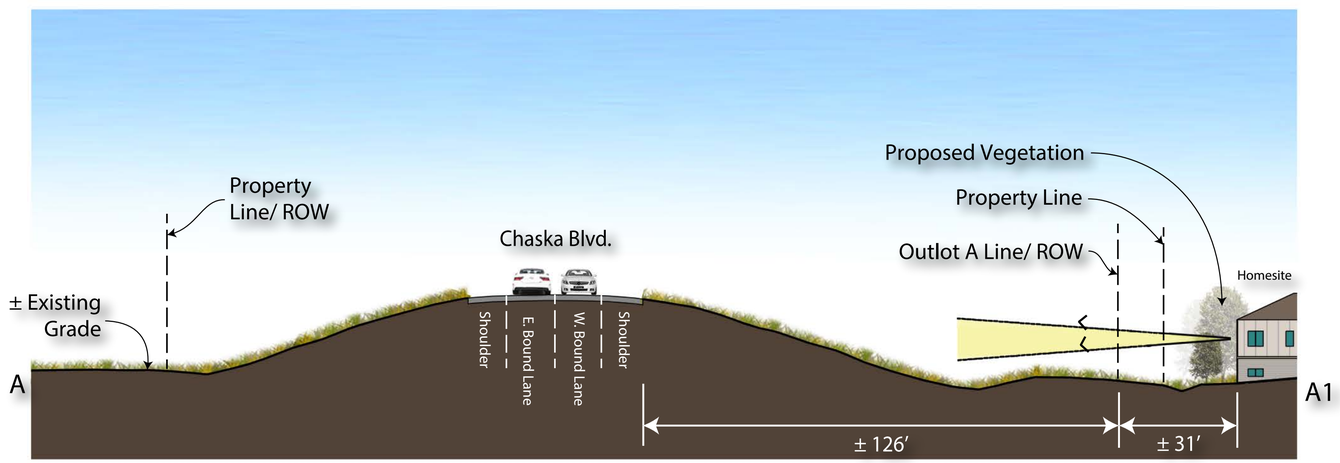
Westwood
Professional Services, Inc.

ILLUSTRATIVE CROSS-SECTIONS

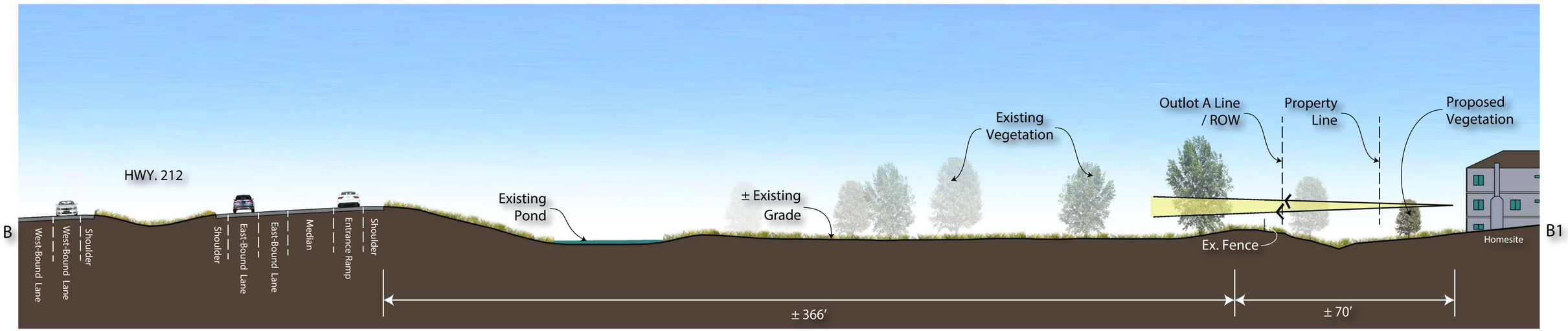
SECTION LOCATIONS

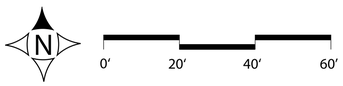


SECTION A - A1



SECTION B - B1





Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

01-28-2026 0037555.00

FULTONWOOD
CHASKA, MINNESOTA

PulteHOMES™

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CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE & EROSION CONTROL

FOR

FULTONWOOD

CHASKA, MN



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS
03	OVERALL GRADING DRAINAGE & EROSION CONTROL
04	GRADING DRAINAGE & EROSION CONTROL
05	GRADING DRAINAGE & EROSION CONTROL
06	STREET PROFILES
07	TYPICAL LOT SECTIONS
08	DETAILS
09	DETAILS
10	OVERALL TREE PRESERVATION PLAN & DATA
11	TREE PRESERVATION PLAN
12	TREE PRESERVATION PLAN
13	SEEDING PLAN
14	SWPPP NOTES
15	SWPPP NARRATIVE
16	SWPPP MAPS

BENCHMARKS

MNDT 1013 BY
EL = 970.041

MNDT 1013 BZ
EL = 967.052

HORIZONTAL DATUM:
1983NAD (2011ADJ) CARVER COUNTY COORDINATE SYSTEM IN US SURVEY FEET

VERTICAL DATUM:
1988NAVD US SURVEY FEET

NO.	DATE	REVISION	SHEETS
01	01/28/26	CITY COMMENTS	ALL SHEETS
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	
	.	.	

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431
CONTACT: CHAD ONSGARD
PHONE: 952-229-0723
EMAIL: CHAD.ONSGARD@PULTEGROUP.COM

PREPARED BY:
Westwood

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

Westwood Professional Services, Inc.

PROJECT NUMBER: 0037555.00
CONTACT: THOMAS D. DESUTTER

CONSTRUCTION PLANS
FOR
GRADING, DRAINAGE & EROSION CONTROL
FOR
FULTONWOOD
CHASKA, MN

INITIAL SUBMITTAL DATE: 12/19/25 SHEET: 01 OF 16

N:\0037555.00\DWG\CIVIL\FINAL\FINAL GRADING\0037555C-CVF01.DWG

FULTONWOOD

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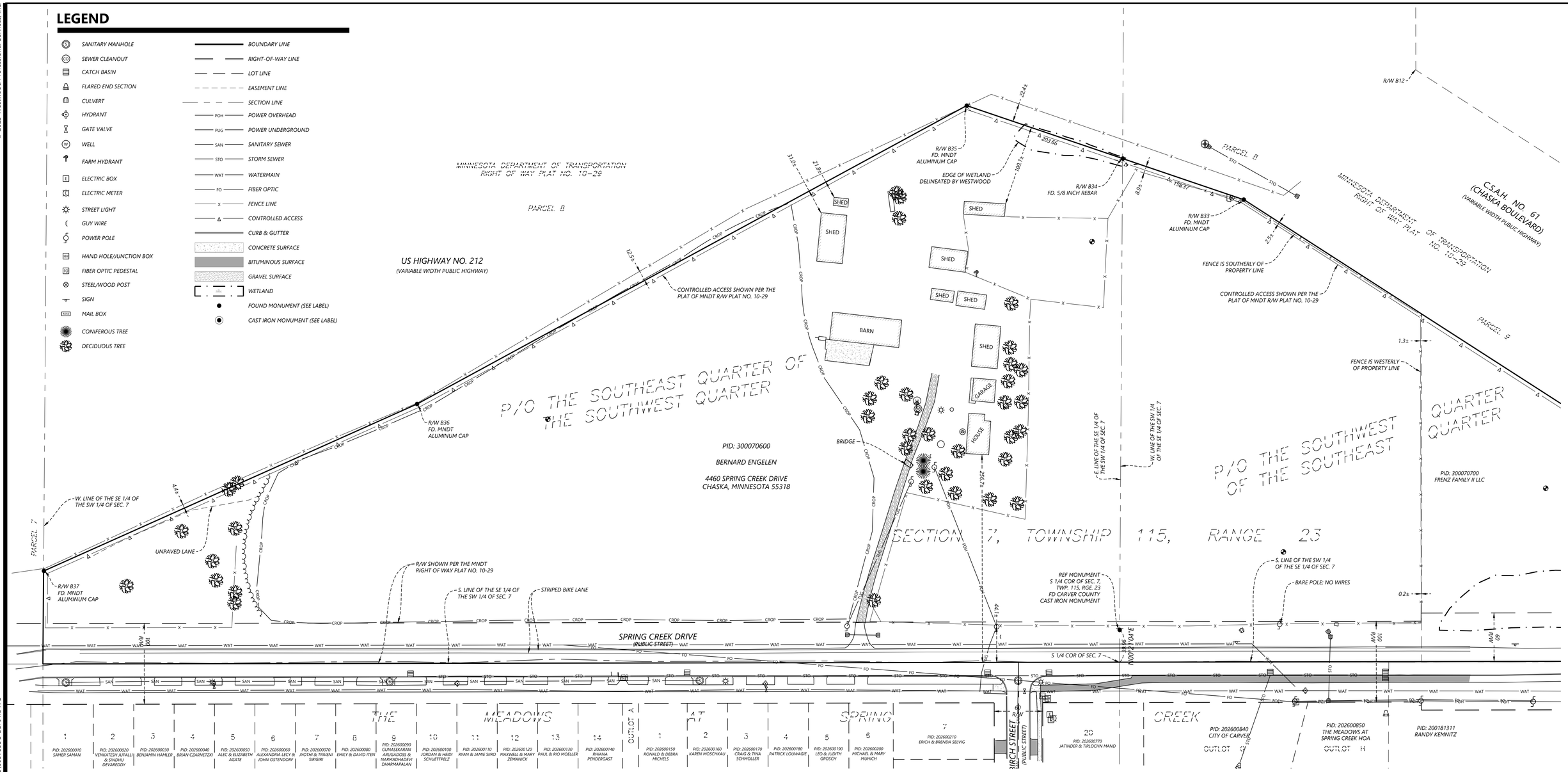
LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- HYDRANT
- GATE VALVE
- WELL
- FARM HYDRANT
- ELECTRIC BOX
- ELECTRIC METER
- STREET LIGHT
- GUY WIRE
- POWER POLE
- HAND HOLE/JUNCTION BOX
- FIBER OPTIC PEDESTAL
- STEEL/WOOD POST
- SIGN
- MAIL BOX
- CONIFEROUS TREE
- DECIDUOUS TREE

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- POH — POWER OVERHEAD
- PUG — POWER UNDERGROUND
- SAN — SANITARY SEWER
- STO — STORM SEWER
- WAT — WATERMAIN
- FO — FIBER OPTIC
- FENCE LINE
- CONTROLLED ACCESS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- WETLAND
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)



PROPERTY DESCRIPTION

The following information was provided by PGP Title, Inc., Issuing Agent for Chicago Title Insurance Company, File Number MN-315985-ANC, which has an effective date of April 22, 2024 at 12:00 AM:

The Land is described as follows:
Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

The Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota.

Beginning at the center of Section Seven (7), Township One Hundred fifteen (115), Range Twenty-three (23); thence East on quarter section line 6.7 chains, thence South 11 degrees West 12.30 chains, thence South 4 degrees West 7.5 chains; thence South 26 degrees 30 minutes East 2 rods to quarter section line; thence West on quarter section line 4.26 chains to southwest corner of the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4) of said Section 7; thence North on quarter section line 20 chains to place of beginning, Carver County, Minnesota.

But Less and Except:

That part of the West Half of the Southeast Quarter and Southeast Quarter of the Southwest Quarter of Section 7, Township 115 North, Range 23 West, shown as Parcel 8 on Minnesota Department of Transportation Right of Way Plat Numbered 10-29 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

Abstract Property.

1" = 60'

0' 60' 120' 180'

FINAL

N:\0037555.00\DWG\CIVIL\FINAL\FINAL GRADING\0037555C-ECF01.DWG

FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	DJW/CEL
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATHEW J. WELINSKI
DATE: 01/28/26 LICENSE NO. 53596

FULTONWOOD
CHASKA, MN

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

EXISTING CONDITIONS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 02 OF 16

DATE: 01/28/26

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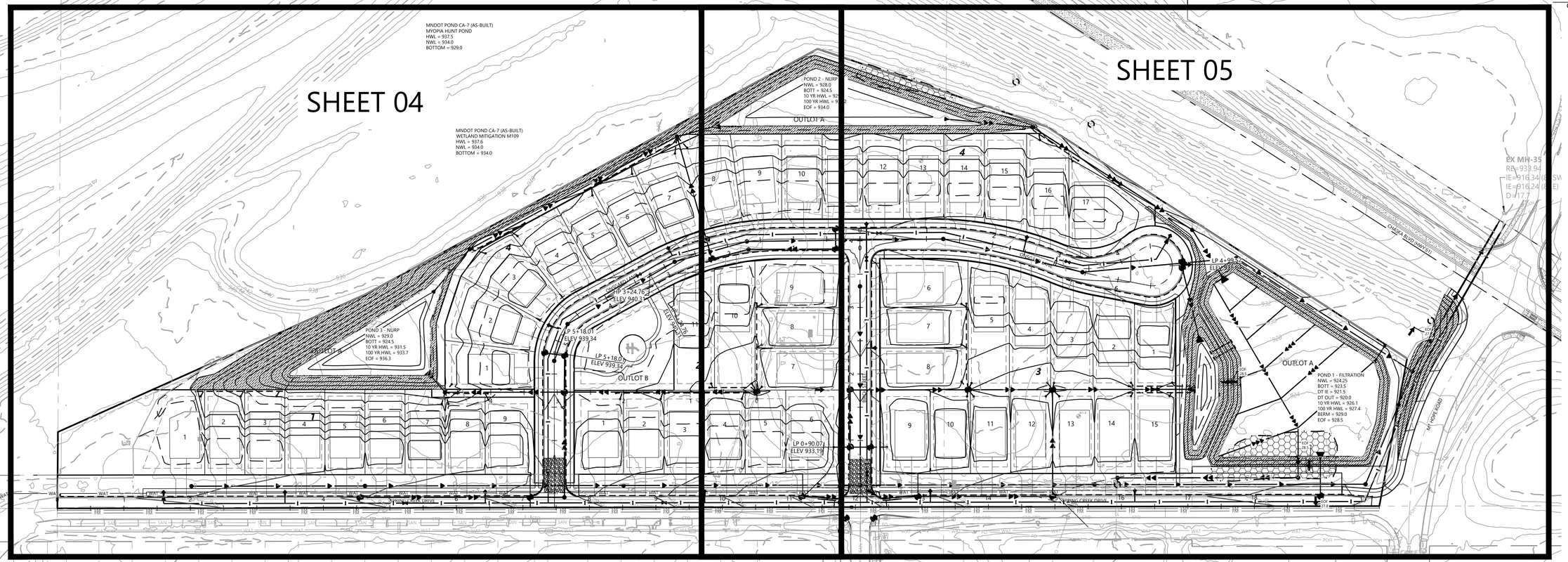
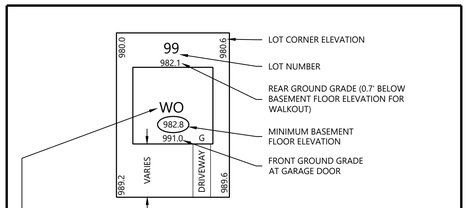
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





Westwood | TYPICAL LOT

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE ARE NOT USED WITHIN WETTED PERIMETER OF DRAINAGE DITCHES OR SWALES WITH >2% SLOPE.
6. IF THE EROSION CONTROL PLAN, AS APPROVED, CANNOT CONTROL EROSION AND OFFSITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.



1" = 80'

0' 80' 160' 240'

FINAL

N:\0037555.00\DWG\CIVIL\FINAL\FINAL GRADING\0037555C-GDF01.DWG

FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	80'
VERTICAL SCALE:	

INITIAL ISSUE: 12/19/25
REVISIONS:

1	01/28/26	CITY COMMENTS
2	.	.
3	.	.
4	.	.
5	.	.

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

OVERALL GRADING DRAINAGE & EROSION CONTROL

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 03 OF 16

DATE: 01/28/26

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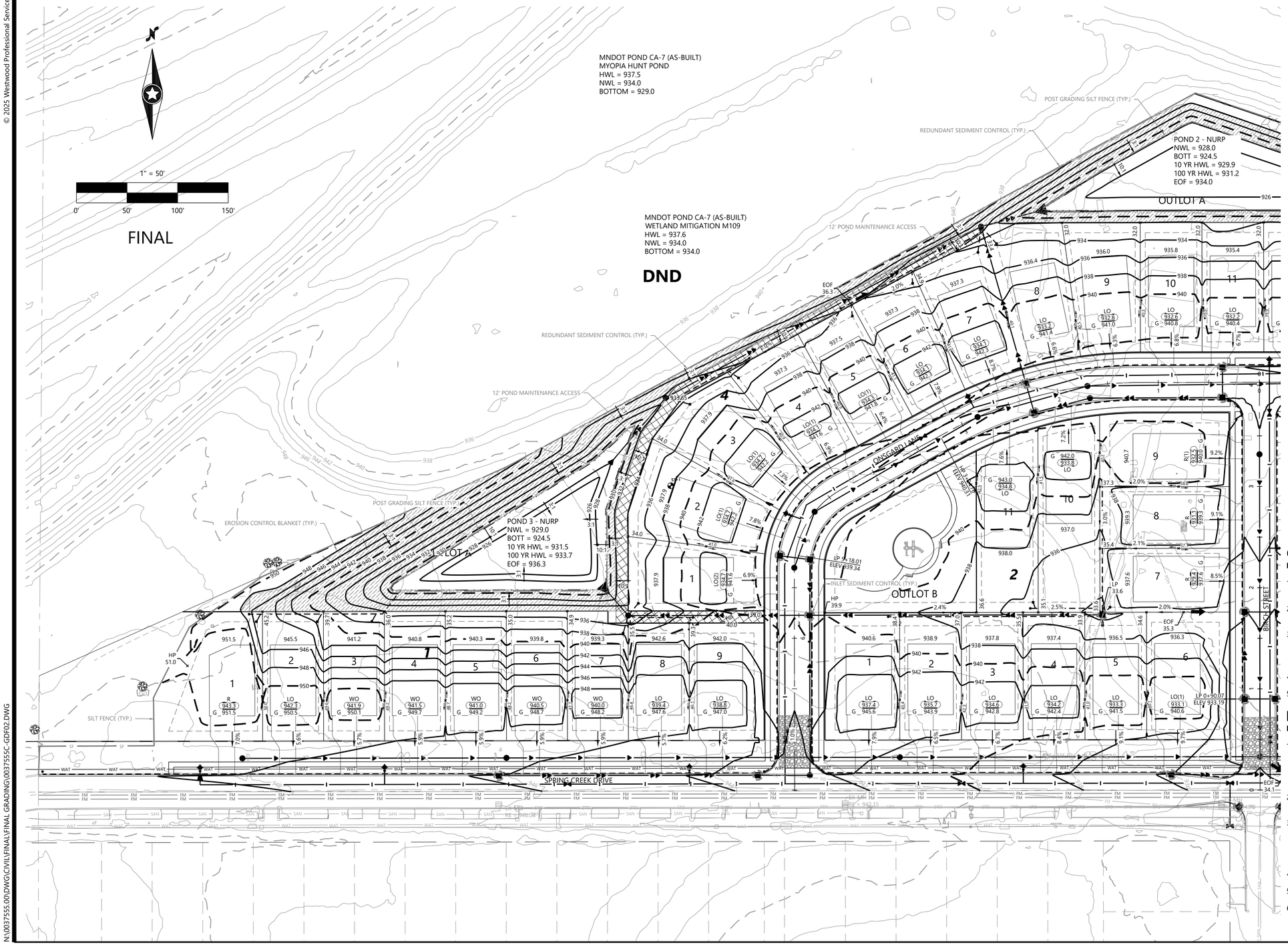
811 or call811.com
Common Ground Alliance



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
STO	STO	STORM SEWER
		TREE LINE
TPF	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
POST-SF	POST-SF	SILT FENCE-POST GRADING
HDSF	HDSF	HEAVY DUTY SILT FENCE
RSC	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
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   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
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N:\0037555.00\DWG\CIVIL\FINAL\FINAL GRADING\0037555C-GDF02.DWG

FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: 50'
VERTICAL SCALE:

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

GRADING DRAINAGE & EROSION CONTROL

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 04 OF 16
DATE: 01/28/26

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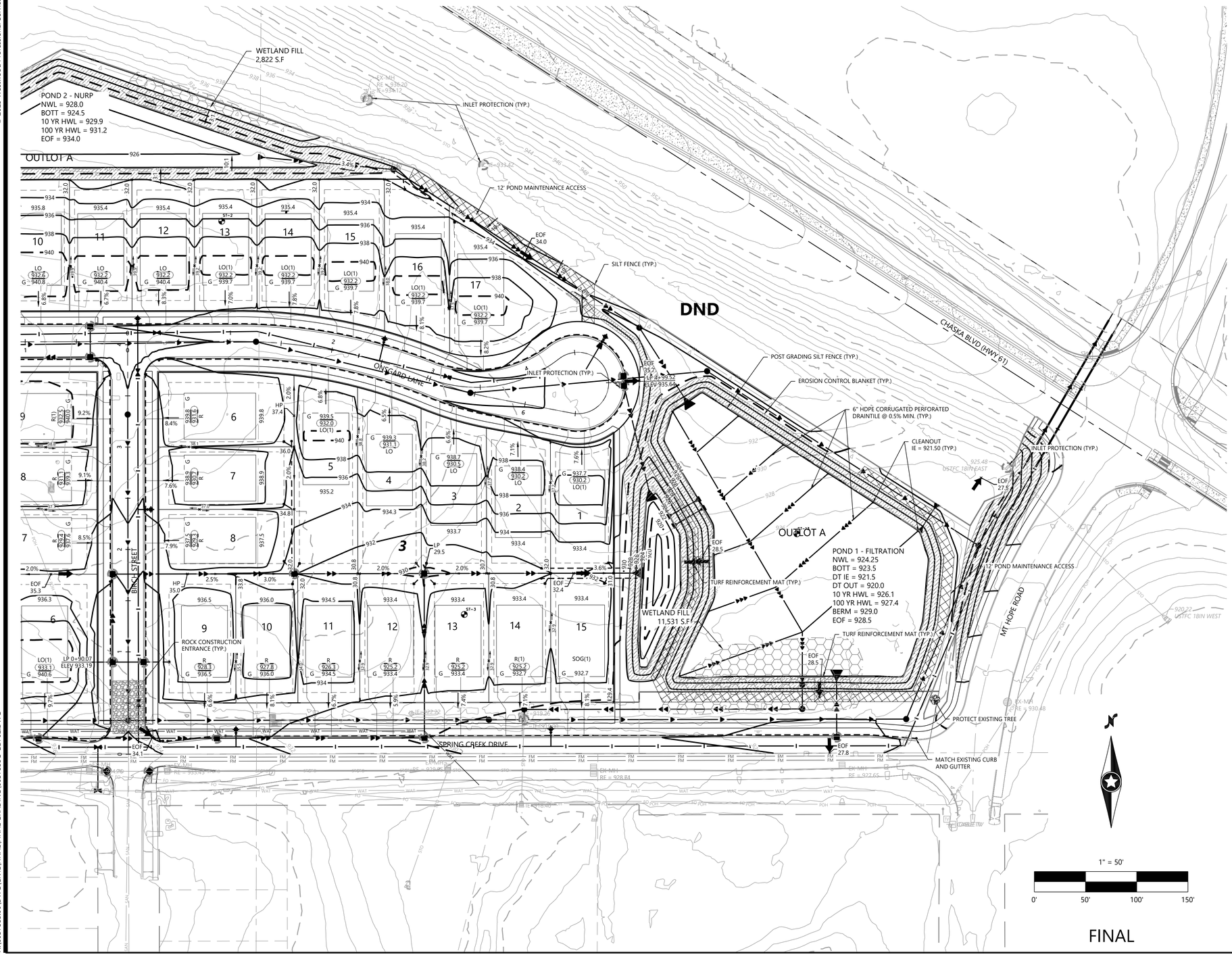

GRADING & EROSION CONTROL LEGEND

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

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
STO		STORM SEWER
		TREE LINE
TPF		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL		GRADING LIMITS
SF		SILT FENCE
POST-SF		SILT FENCE-POST GRADING
HDSF		HEAVY DUTY SILT FENCE
RSC		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
5. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE ARE NOT USED WITHIN WETTED PERIMETER OF DRAINAGE DITCHES OR SWALES WITH >2% SLOPE.
6. IF THE EROSION CONTROL PLAN, AS APPROVED, CANNOT CONTROL EROSION AND OFFSITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:

1	01/28/26	CITY COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

GRADING DRAINAGE & EROSION CONTROL

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 05 OF 16
DATE: 01/28/26

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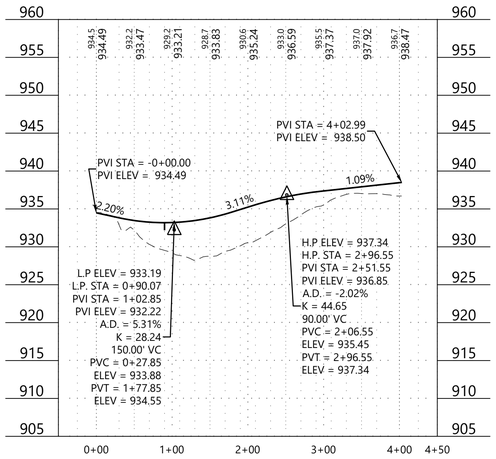
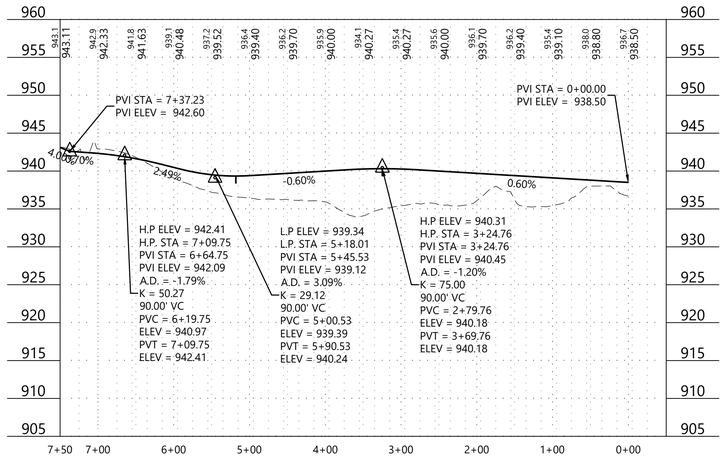
BIRCH STREET



ONSGARD LANE WEST



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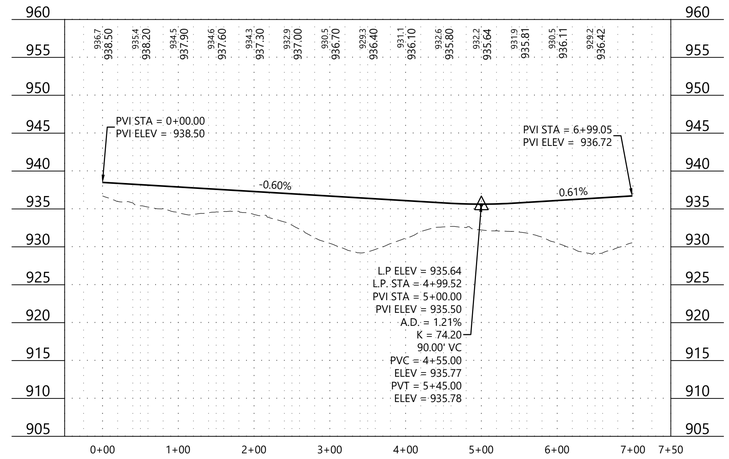

FINAL

FULTONWOOD

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DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHASKA, MN

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

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 06 OF 16
DATE: 01/28/26

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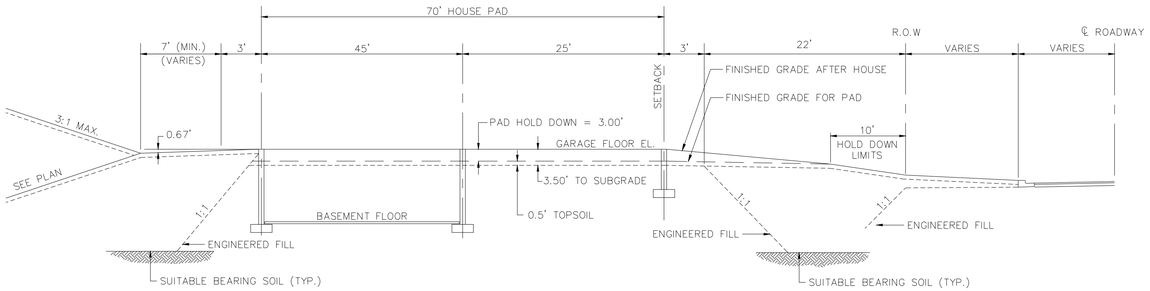
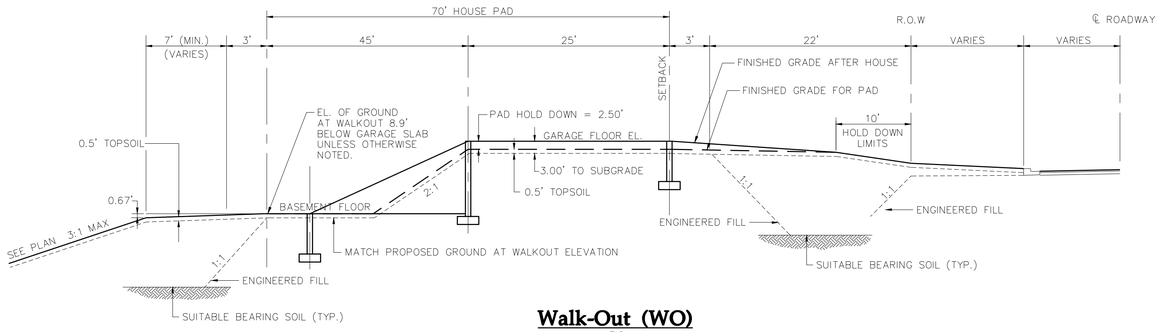


Rambler (R)
N.T.S.



Walk-Out (WO)
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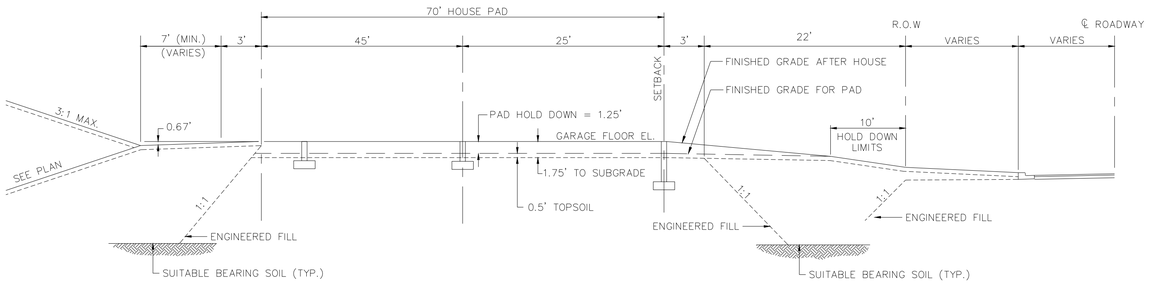

Slab on Grade (SOG)
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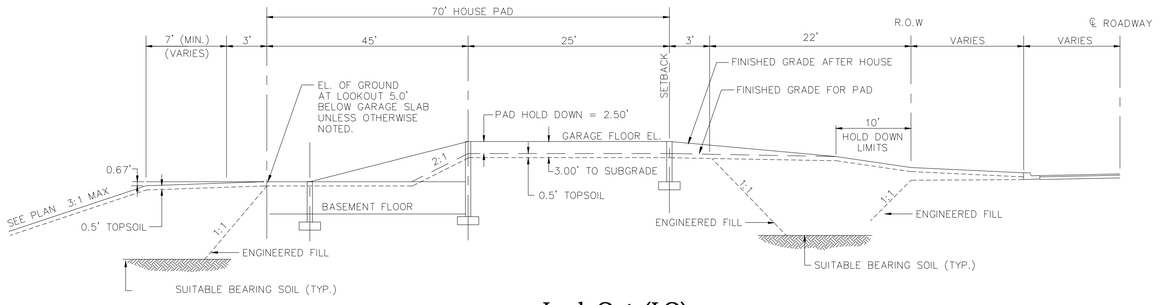

Look-Out (LO)
N.T.S.

FINAL

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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	####
VERTICAL SCALE:	### OR ###

INITIAL ISSUE: 12/19/25
REVISIONS:

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3	.	.
4	.	.
5	.	.

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
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CHASKA, MN

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Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
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TYPICAL LOT SECTIONS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 07 OF 16
DATE: 01/28/26

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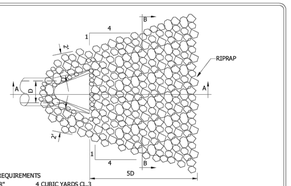
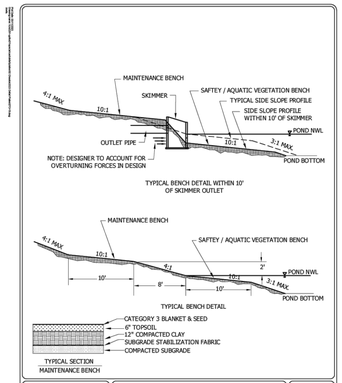
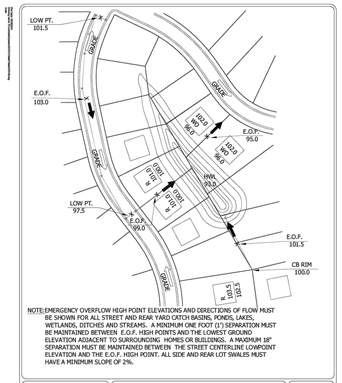


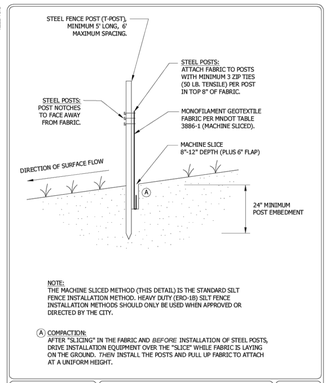
Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11



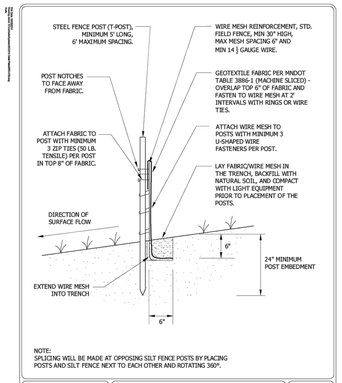
Stantec — TYPICAL BENCH DETAIL — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. STO-19



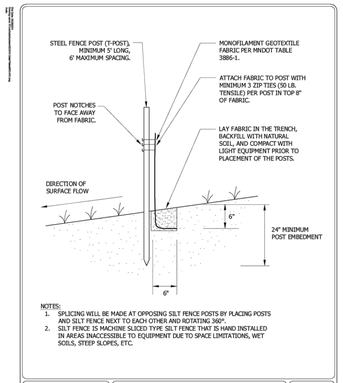
Stantec — EMERGENCY OVERFLOW DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GRD-5



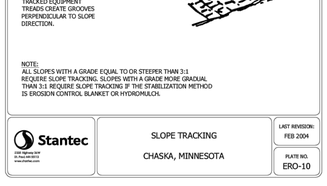
Stantec — SILT FENCE MACHINE SLICED — CHASKA, MN — LAST REVISION: APRIL 2011 — PLATE NO. ERO-1A



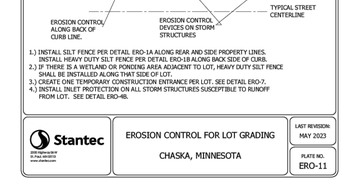
Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B



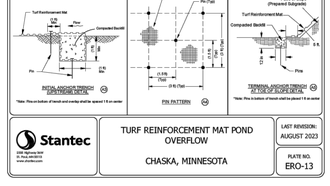
Stantec — SILT FENCE STANDARD — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1C



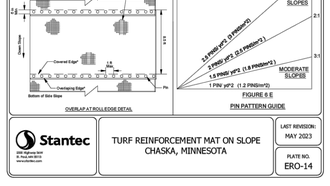
Stantec — EROSION CONTROL BLANKET INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-2



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



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



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

Stantec — TEMPORARY SEDIMENTATION BASIN SKIMMER OUTLET — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. ERO-8A

Stantec — TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. ERO-8B

Stantec — SLOPE TRACKING — CHASKA, MINNESOTA — LAST REVISION: FEB 2004 — PLATE NO. ERO-10

Stantec — EROSION CONTROL FOR LOT GRADING — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. ERO-11

Stantec — TURF REINFORCEMENT MAT POND OVERFLOW — CHASKA, MINNESOTA — LAST REVISION: AUGUST 2023 — PLATE NO. ERO-13

Stantec — TURF REINFORCEMENT MAT ON SLOPE — CHASKA, MINNESOTA — LAST REVISION: MAY 2023 — PLATE NO. ERO-14

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
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DETAILS
PROJECT NUMBER: 0037555.00

SHEET NUMBER: 08 OF 16
DATE: 01/28/26

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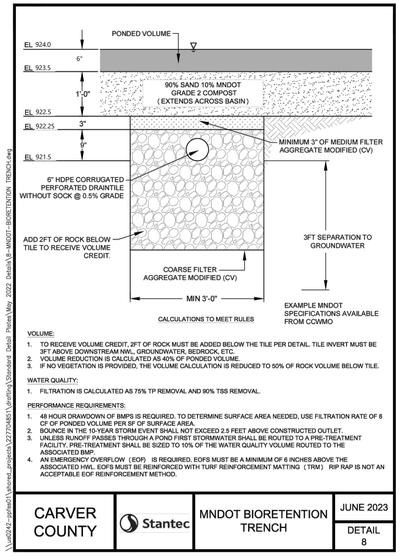
POND 1 - FILTRATION



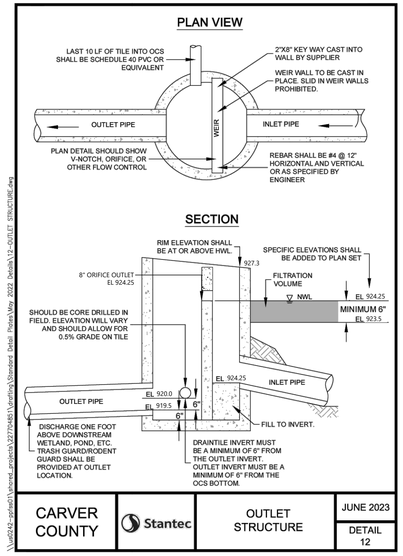
VOLUME:
1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK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

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

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMP'S 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.

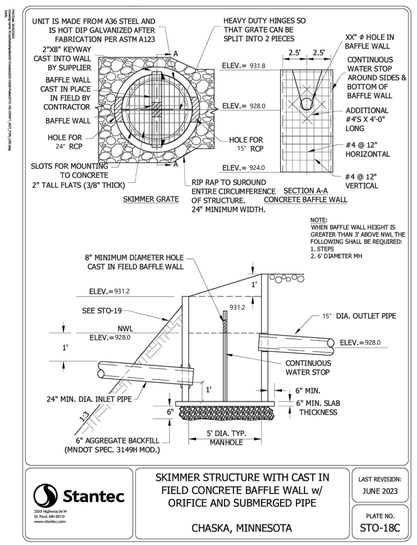
CARVER COUNTY	Stantec	MNDOT BIORETENTION TRENCH	JUNE 2023
			DETAIL 8

POND 1 OCS - 90



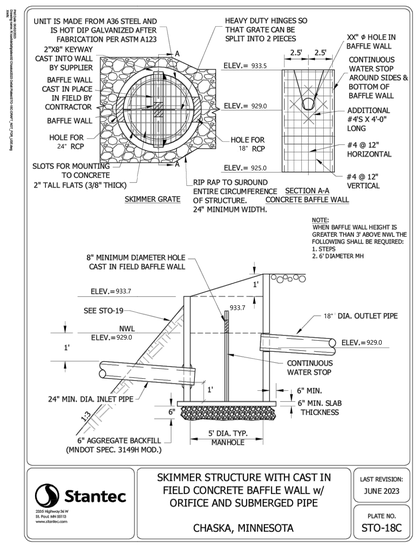
CARVER COUNTY	Stantec	OUTLET STRUCTURE	JUNE 2023
			DETAIL 12

POND 2 OCS - 20



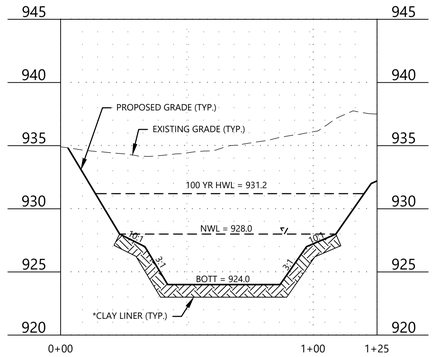
Stantec 2550 Highway 36 W Roseville, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE CHASKA, MINNESOTA	LAST REVISION: JUNE 2023 PLATE NO. STO-18C

POND 3 OCS - 30

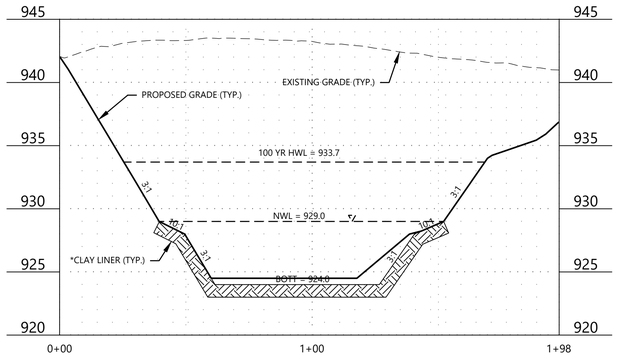


Stantec 2550 Highway 36 W Roseville, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE CHASKA, MINNESOTA	LAST REVISION: JUNE 2023 PLATE NO. STO-18C

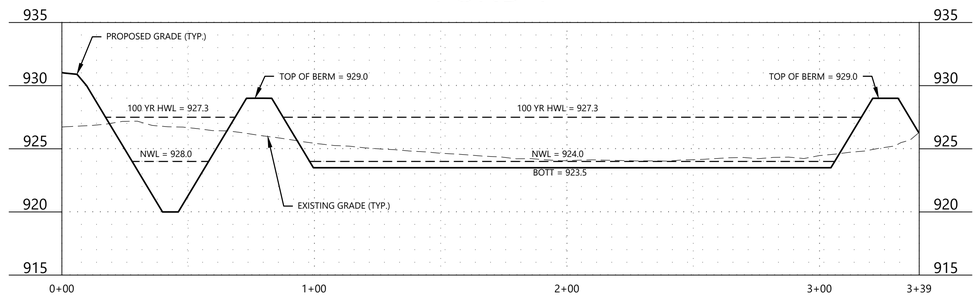
POND 2



POND 3



POND 1



* CLAY LINER SPECIFICATIONS:
1. 50 PERCENT FINES (200 SIEVE) OR MORE
2. IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10^-7 CENTIMETERS PER SECOND (CM/S) OR LESS
3. AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
4. AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10
5. CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2 PERCENT WET OPTIMIM IF USING MODIFIED PROCTOR
6. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS
7. MINIMUM THICKNESS OF TWO FEET
8. SPECIFY METHOD FOR KEEPING THE POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER

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FULTONWOOD

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DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
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5 . .

PREPARED FOR:
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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 09 OF 16
DATE: 01/28/26

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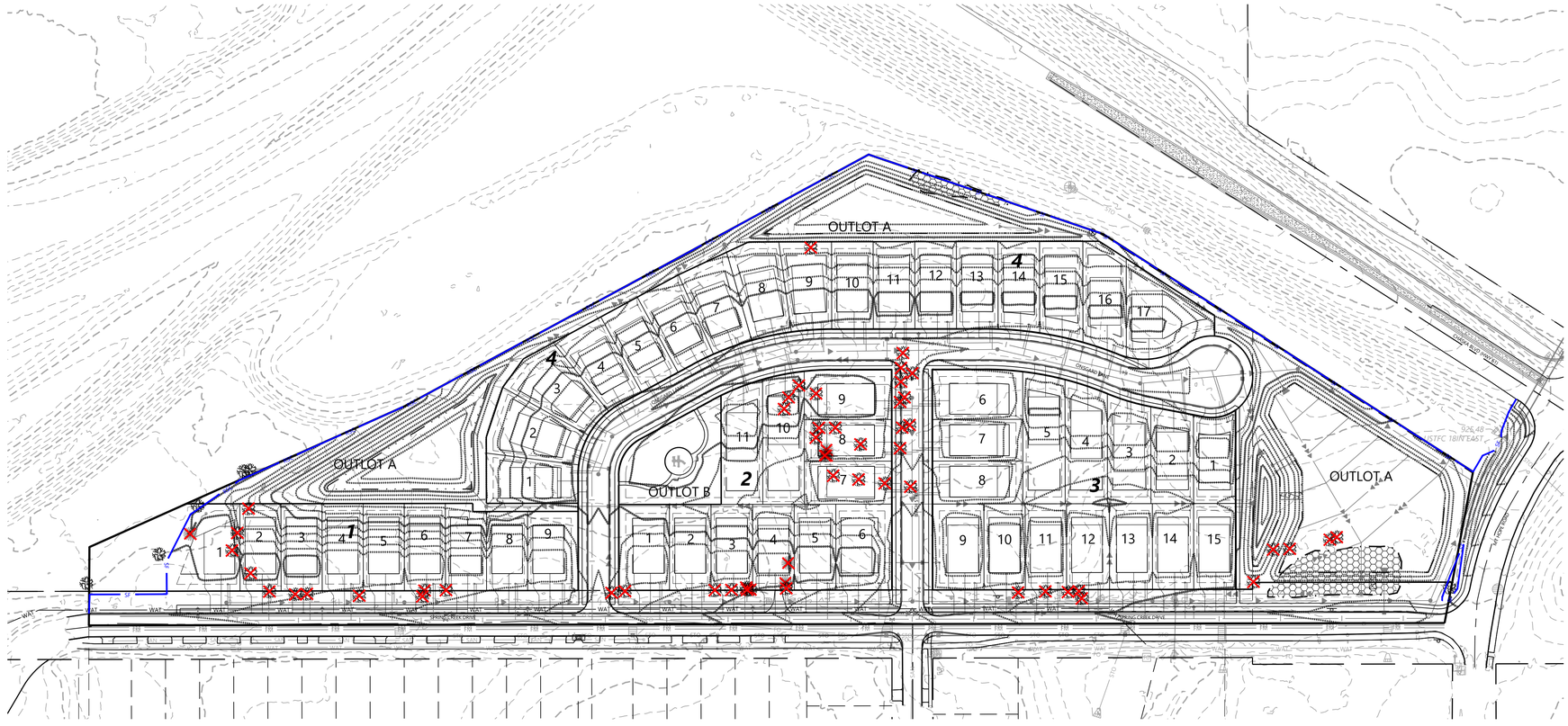
Common Ground Alliance



TREE TAG	SPECIES	SIZE (DBH)	MULTI - STEM	NOTES	TREE TYPE	STATUS
7315	American Elm	22			Deciduous	Removed
7316	Silver Maple	16			Deciduous	Removed
7317	Green & White Ash	13		ED - 20%	Deciduous	Removed-Exempt-EAB
7318	American Elm	20			Deciduous	Removed
7319	Silver Maple	41			Deciduous	Removed
7320	White Spruce	9			Coniferous	Removed
7321	White Spruce	7			Coniferous	Removed
7322	White Spruce	14			Coniferous	Removed
7323	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7324	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7325	Green & White Ash	19			Deciduous	Removed-Exempt-EAB
7328	Silver Maple	36			Deciduous	Removed
7326	Silver Maple	38			Deciduous	Removed
7327	Silver Maple	22			Deciduous	Removed
7329	White Walnut	16		PD - 20%	Deciduous	Removed
7330	Silver Maple	22			Deciduous	Removed
7331	Fruit Tree	6	X		Deciduous	Removed
7332	Silver Maple	14			Deciduous	Removed
7333	Silver Maple	17			Deciduous	Removed
7334	Green & White Ash	28			Deciduous	Removed-Exempt-EAB
7335	White Walnut	18			Deciduous	Removed
7336	White Walnut	17			Deciduous	Removed
7337	White Walnut	17		ED - 40%	Deciduous	Removed-Exempt-Unhealthy
7338	Silver Maple	20			Deciduous	Removed
7339	Fruit Tree	10	X	ED - 20%	Deciduous	Removed
7340	Northern White Cedar	20			Coniferous	Removed
7341	Northern White Cedar	17	X		Coniferous	Removed
7342	American Elm	13			Deciduous	Removed
7343	Fruit Tree	6			Deciduous	Saved
7344	Boxelder	11			Deciduous	Removed
7345	Boxelder	10			Deciduous	Removed
7346	Boxelder	14	X	ED - 20%	Deciduous	Removed
7347	Boxelder	13	X	ED - 10%	Deciduous	Removed
7348	Boxelder	10		ED - 10%	Deciduous	Removed
7349	Silver Maple	11			Deciduous	Removed
7350	American Elm	12	X		Deciduous	Removed
7351	American Elm	16			Deciduous	Removed
7352	Boxelder	10	X	ED - 10%	Deciduous	Removed
7353	Boxelder	14	X	ED - 10%	Deciduous	Removed
7354	American Elm	12	X		Deciduous	Removed
7355	American Elm	13			Deciduous	Removed
7356	American Elm	21			Deciduous	Removed
7357	American Elm	21			Deciduous	Removed
7358	American Elm	12			Deciduous	Removed
7359	Boxelder	10			Deciduous	Removed
7360	Boxelder	10			Deciduous	Removed
7361	Boxelder	10			Deciduous	Removed
7362	Boxelder	10			Deciduous	Removed
7363	Green & White Ash	14	X	ED - 10%	Deciduous	Removed-Exempt-EAB
7364	Green & White Ash	16		ED - 10%	Deciduous	Removed-Exempt-EAB
7365	Bur Oak	11			Deciduous	Removed
7366	Bur Oak	10			Deciduous	Removed
7367	Boxelder	10		ED - 10%	Deciduous	Removed
7368	American Elm	12			Deciduous	Offsite
7369	Bur Oak	54			Deciduous	Saved
7370	Eastern Red Cedar	4			Coniferous	Removed
7371	Bur Oak	40		ED - 20%	Deciduous	Saved
7372	Bur Oak	38			Deciduous	Offsite
7373	Bur Oak	32			Deciduous	Offsite
7374	Bur Oak	54			Deciduous	Removed
7375	Bur Oak	26			Deciduous	Removed
7376	Bur Oak	44		ED - 10%	Deciduous	Removed
7377	Boxelder	11		ED - 10%	Deciduous	Removed

TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES: 12" DBH OR LARGER
CONIFEROUS TREES: 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1' HT. = 2.4" DBH 15' HT. = 7" DBH

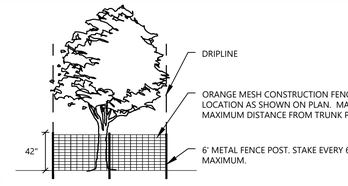
TREE INVENTORY DATA

TREE INVENTORY DATA	
Total Healthy Caliper Inches On-Site	925 DBH In.
Total Healthy Trees On-Site	52 Trees
Total Healthy Caliper Inches Saved	100 DBH In.
Total Healthy Trees Saved	3 Trees
Total Healthy Caliper Inches Removed	825 DBH In.
Total Healthy Trees Removed	49 Trees

LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

TREE PROTECTION DETAIL



NOTES:

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

Westwood

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

FINAL

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY MEYER
DATE: 01/28/26 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

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Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL TREE PRESERVATION PLAN & DATA

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 10 OF 16
DATE: 01/28/26

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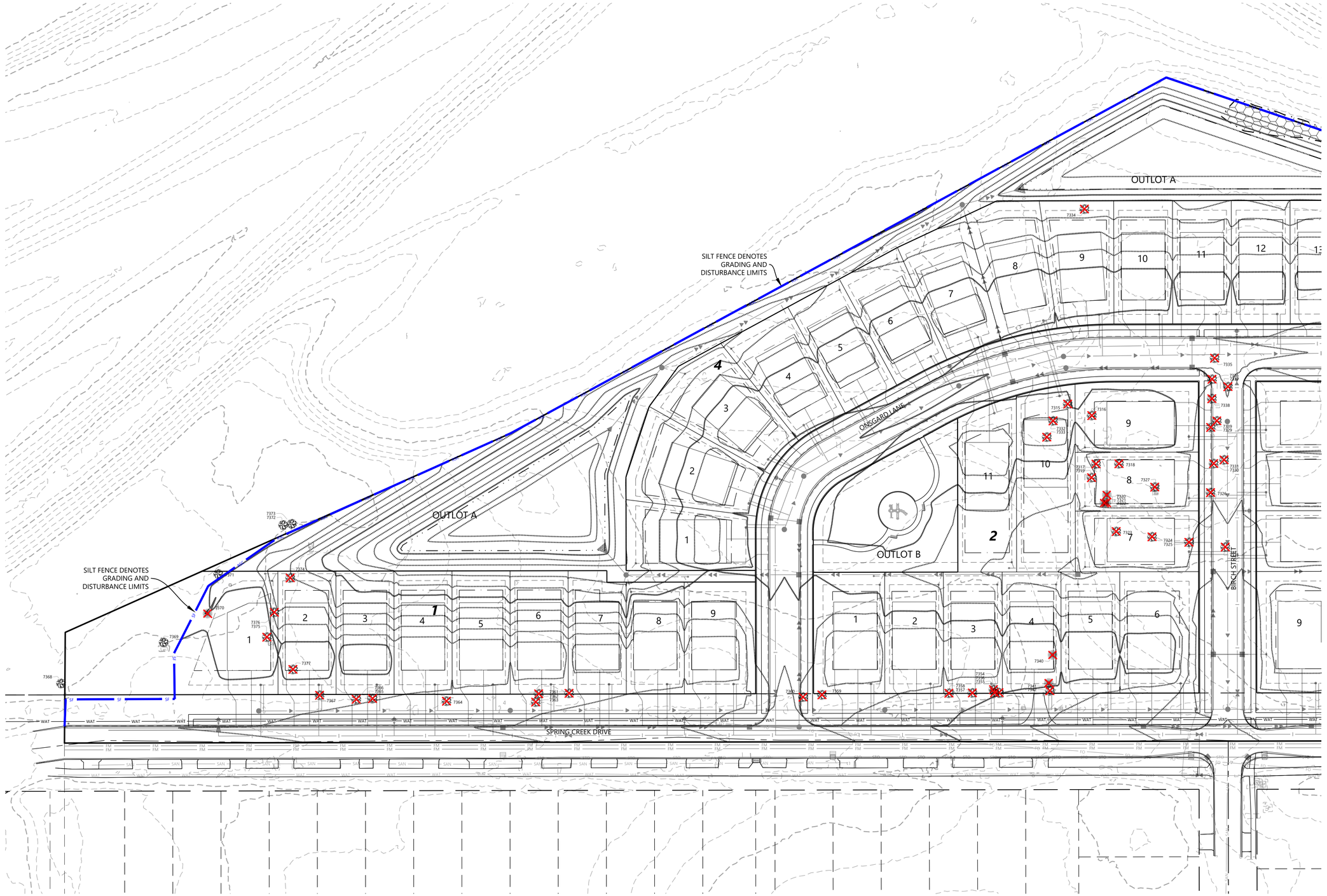

LEGEND

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- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- SF — SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

1" = 50'

0' 50' 100' 150'

FINAL

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
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HORIZONTAL SCALE:
VERTICAL SCALE:

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TREE PRESERVATION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 11 OF 16
DATE: 01/28/26

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OUTLOT A

SILT FENCE DENOTES GRADING AND DISTURBANCE LIMITS

ONSGARD LANE

BIRCH STREET

SPRING CREEK DRIVE

CHASKA BLVD (HWY 61)

PIPE ROAD

OUTLOT A

SILT FENCE DENOTES GRADING AND DISTURBANCE LIMITS

EXISTING MEMORIAL TREE TO BE PRESERVED

EX MH-35
RE=933.94
IE=916.34 (8
IE=916.24 (8
D=17.7

925.48
USTFC 18INEAST

LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

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

FINAL

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
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HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/19/25
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01/28/26 CITY COMMENTS

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TREE PRESERVATION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 12 OF 16
DATE: 01/28/26

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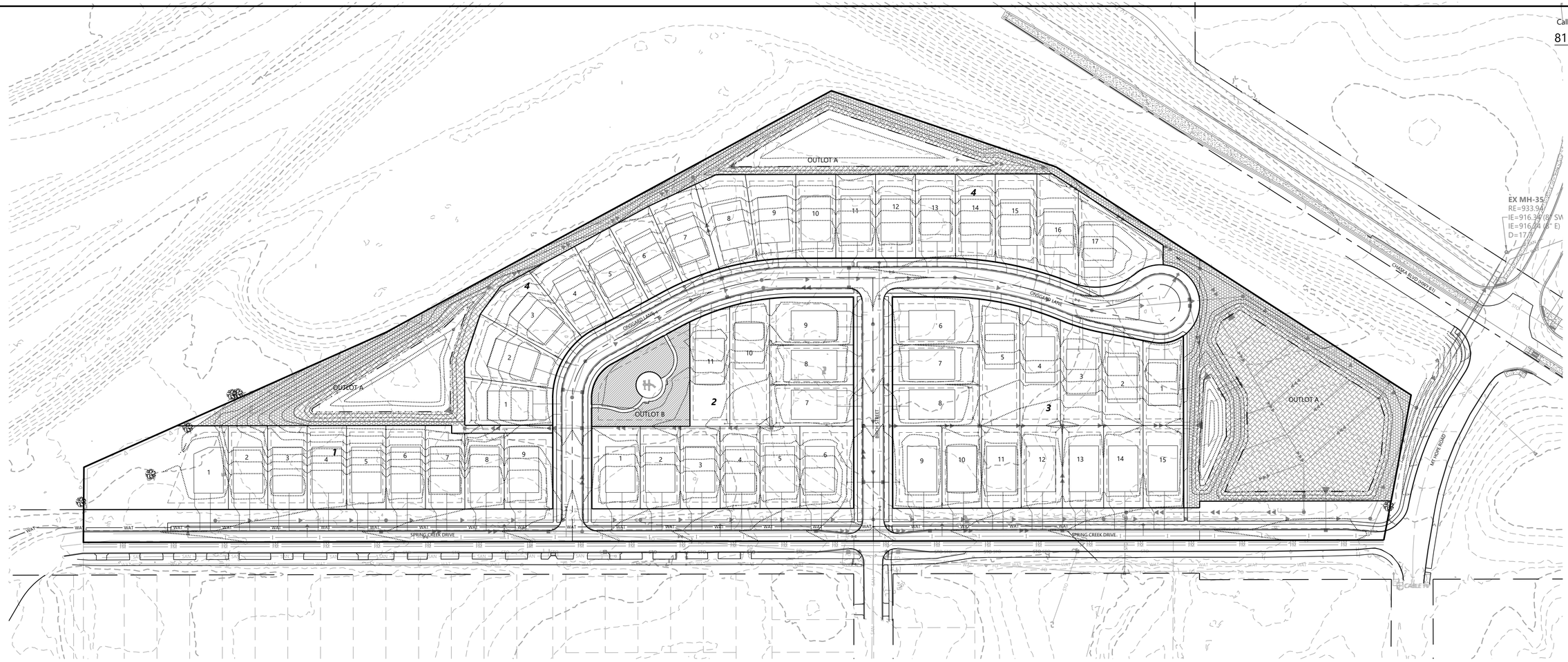

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.3 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.9 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.4 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS IN SPRING CREEK DRIVE & MT. HOPE ROAD R.O.W. TO BE SEEDED WITH MNDOT MESIC INSLOPE (MI) SEED MIX

1" = 80'

0' 80' 160' 240'

FINAL

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FULTONWOOD

DESIGNED: TDD
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THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

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SEEDING PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 13 OF 16
DATE: 01/28/26

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SWPPP NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SWPPP NARRATIVE

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

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT FULTONWOOD. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:

- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

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

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR FULTONWOOD IN CHASKA, MN. THE SITE IS LOCATED SOUTHEAST OF HWY 212, SOUTHWEST OF THE INTERSECTION OF MT HOPE ROAD AND CHASKA BLVD.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:	CONTRACTOR:	
CHAD ONSGARD PULTE GROUP 1650 WEST 82ND STREET, SUITE 300 BLOOMINGTON, MN 55431 952-229-0723 CHAD.ONSGARD@PULTEGROUP.COM	TBD	
IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.		
SWPPP DESIGNER: RYAN REDPATH WESTWOOD PROFESSIONAL SERVICES 12701 WHITEWATER DRIVE MINNETONKA, MN 55343 952-207-7644 RYAN.REDPATH@WESTWOODPS.COM U OF M DESIGN CONSTRUCTION SWPPP JANUARY 2028	SWPPP INSPECTION: SEE CONTRACTOR	BMP INSTALLER: SEE CONTRACTOR

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

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

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 20.0 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, SANITARY SEWER, WATER MAIN, STORM SEWER CONSTRUCTION, MASS GRADING, STREET CONSTRUCTION, AND HOME BUILDING.

PROJECT AREA = 20.0 ACRES
DISTURBED AREA = 19.0 ACRES
EXISTING IMPERVIOUS AREA = 1.0 ACRES
PROPOSED IMPERVIOUS AREA = 7.5 ACRES

PRE-DEVELOPMENT SITE CONDITIONS
THE EXISTING SITE CONSISTS OF PREDOMINANTLY AGRICULTURAL LAND AND SOME LOW AREAS WITH TWO WETLANDS. THE SITE CONSISTS OF FIVE OVERALL DRAINAGE AREAS DRAINING FROM WEST TO EAST INTO THE EXISTING DITCH ADJACENT TO SPRING CREEK DRIVE. ALL DRAINAGE AREAS ULTIMATELY LEAVE THE SITE TO THE SOUTH INTO THE MEADOWS AT SPRING CREEK DEVELOPMENT THROUGH EXISTING STORM SEWER.

SOIL TYPES
THE SITE CONTAINS PREDOMINATELY SOIL TYPE D, LEAN CLAY TO SANDY LEAN CLAY. REFER TO GEOTECHNICAL REPORT DATED 09/13/2024 COMPLETED BY BRAUN INTERTEC.

POST-DEVELOPMENT SITE CONDITIONS
THE PROPOSED SITE IS TO BE A 52 SINGLE FAMILY LOT RESIDENTIAL DEVELOPMENT WITH ASSOCIATED STREET AND UTILITY INFRASTRUCTURE. SITE VEGETATION WILL CONSIST OF SOD AND NATURAL GRASSES AS SPECIFIED IN THE LANDSCAPE PLANS. THE PROPOSED SITE MAINTAINS THE EXISTING DRAINAGE PATTERNS TO THE GREATEST EXTENT POSSIBLE WITH FIVE OVERALL DRAINAGE AREAS, DRAINING IN A SIMILAR PATTERN TO THE EXISTING CONDITION. SEVERAL PONDS AND A FILTRATION BASIN ARE PROPOSED TO MEET THE VARIOUS CITY AND WATERSHED STORMWATER MANAGEMENT REQUIREMENTS.

STORM WATER MANAGEMENT PLAN
THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF THREE TEMPORARY SEDIMENTATION BASINS, LOCATED AT THE PROPOSED PERMANENT POND LOCATIONS. THESE TEMPORARY BASINS WILL BE CONVERTED INTO PERMANENT BASINS DURING FINAL GRADING CONSTRUCTION. NOT ALL BASINS WILL HAVE 10 OR MORE ACRES DIRECTED TOWARDS THEM DURING CONSTRUCTION, BUT THE TEMPORARY BASINS WILL BE PROVIDED TO MEET AND EXCEED THE NPDES PERMIT REQUIREMENTS. THE BASINS SHALL BE SIZED TO PROVIDE LIVE STORAGE FOR THE VOLUME OF RUNOFF FROM A 2-YEAR, 24-HOUR RAIN EVENT, AND AT A MINIMUM 1,800 CUBIC FEET PER ACRE DRAINING TO THE BASIN. LIVE STORAGE IS REQUIRED AS FOLLOWS. TEMPORARY BASIN 1PP = 0.976 ACRE-FT, 2PP = 0.568 ACRE-FT, 3PP = 0.794 ACRE-FT.

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF A SERIES OF PONDS, A FILTRATION BASIN, AND AN EXISTING WETLAND. THE FILTRATION BASIN IS PROVIDED TO MEET THE CITY AND WATERSHED REQUIREMENTS FOR STORAGE VOLUME REDUCTION FROM THE NEW IMPERVIOUS SURFACE. NURP PONDS ARE PROPOSED TO MEET WATER QUALITY AND RATE CONTROL REQUIREMENTS. THE CITY OF CHASKA, MN WILL BE REQPONSIBLE FOR THE LONG-TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORMWATER SYSTEM. REFER TO THE FULTONWOOD STORMWATER MANAGEMENT PLAN FOR INFORMATION REGARDING PRE-DEVELOPMENT, POST-DEVELOPMENT SITE CONDITIONS AND STORMWATER MANAGEMENT CALCULATIONS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE

NO SPECIAL OR IMPAIRED WATERS ARE WITHIN 1 MILE OF THE SITE'S DISCHARGE POINT.

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

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

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

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

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

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

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

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

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:

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

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:

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

- INLET SEDIMENT CONTROL BMP REMOVAL

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

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :

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

PERMANENT VEGETATION ESTABLISHMENT
THE DISTURBED AREAS WILL BE SEEDED AND MULCHED FOLLOWING MASS GRADING ACTIVITIES, STEEP SLOPES WILL BE BLANKETED TO PREVENT EROSION. ONCE HOME BUILDING HAS CONCLUDED, EACH LOT WILL BE SODDED. COMMON AREAS AND OUTLOTS WILL BE SEEDED WITH NATIVE SEED MIX, PER THE LANDSCAPE PLANS.

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

SWPPP INSPECTIONS AND MAINTENANCE

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

INSPECTION SCHEDULE

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

SCOPE OF INSPECTION SHALL INCLUDE:

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

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

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

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

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO ½ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

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

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

SWPPP BMP QUANTITIES

SILT FENCE	6,080 LF	EROSION CONTROL BLANKET	9,000 SY
INLET PROTECTION	19 EACH	ROCK CONSTRUCTION ENTRANCE	2 EACH
TEMPORARY SEED MIX (22-111)	2,000 LBS	STREET SWEEPING	AS NEEDED
PERMANENT SEED MIX (25-131)	3,000 LBS		

FINAL

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

SWPPP NARRATIVE

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 15 OF 16
DATE: 01/28/26

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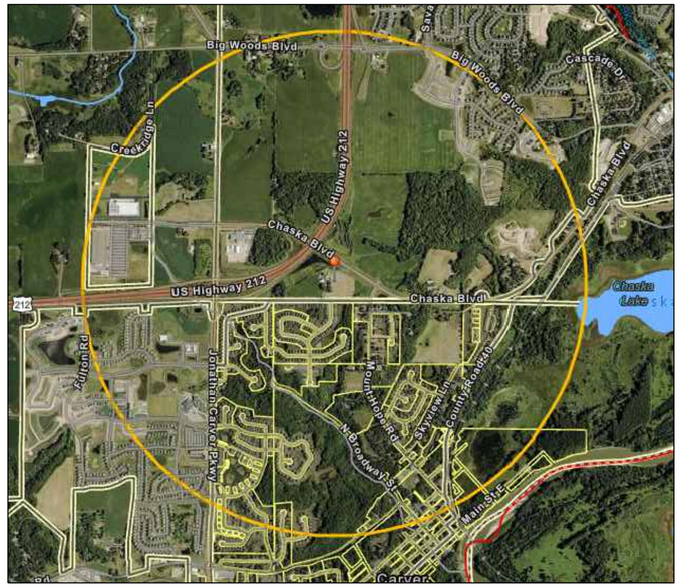
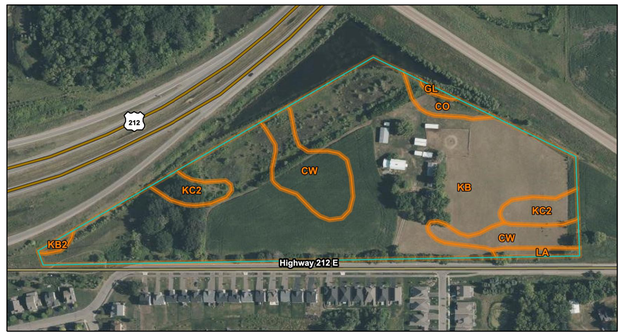


VICINITY MAP/IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CO	Cordova clay loam, 0 to 2 percent slopes	2.0	5.9%
CW	Cordova-Webster complex	4.4	12.8%
GL	Glencoe clay loam, 0 to 1 percent slopes	0.4	1.3%
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	23.0	67.2%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.5	1.6%
KC2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	2.6	7.7%
LA	Le Sueur-Lester complex, 1 to 6 percent slopes	0.7	2.1%
LS	Le Sueur loam, 1 to 3 percent slopes	0.5	1.4%
Totals for Area of Interest		**34.2**	**100.0%**

SOIL MAP UNIT SYMBOL LEGEND

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

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

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

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

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

FINAL

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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

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SWPPP MAPS

SHEET NUMBER: 16 OF 16
DATE: 01/28/26

PROJECT NUMBER: 0037555.00

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CONSTRUCTION PLANS

FOR

FINAL LANDSCAPE PLANS

FOR

FULTONWOOD
CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

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SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL FINAL LANDSCAPE PLAN
03	FINAL LANDSCAPE PLAN
04	FINAL LANDSCAPE PLAN
05	FINAL LANDSCAPE NOTES & DETAILS

NO.	DATE	REVISION	SHEETS
01	01/28/26	CITY COMMENTS	ALL SHEETS
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CONSTRUCTION PLANS
FOR

FINAL LANDSCAPE PLANS

FOR

FULTONWOOD
CHASKA, MN

INITIAL SUBMITTAL DATE: 01/23/26 SHEET: 01 OF 05

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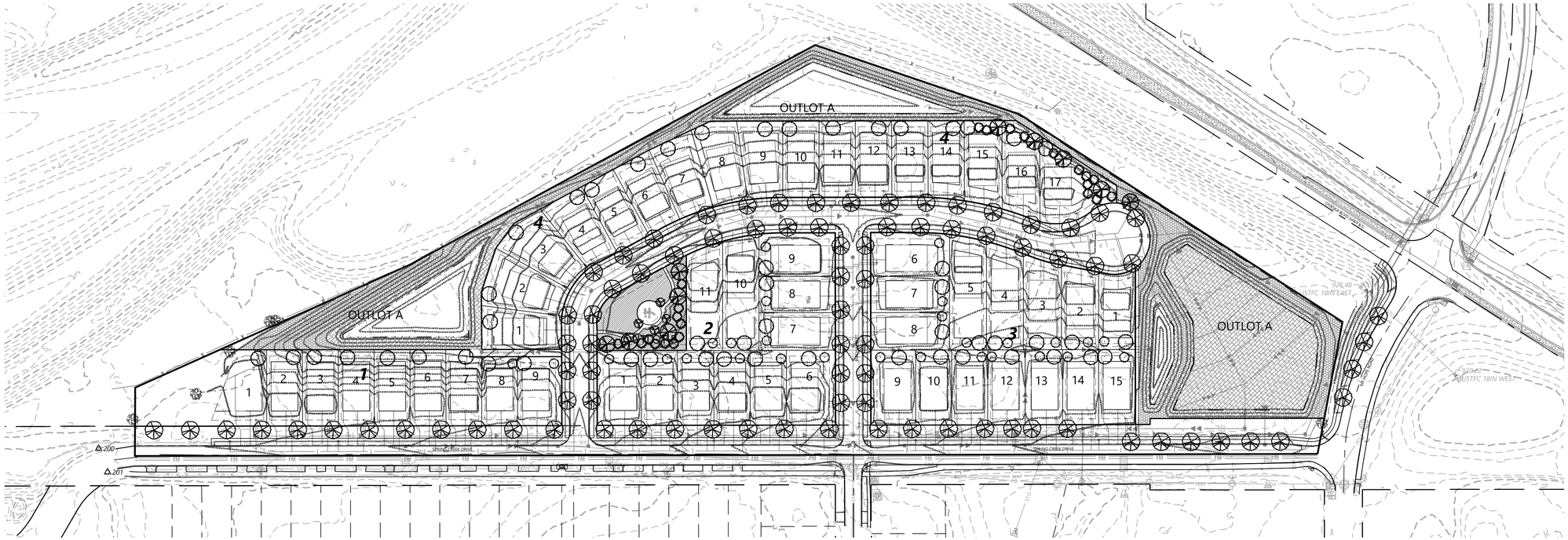

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY DEVELOPER)
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- OVERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EVERGREEN YARD TREES (BY HOME BUILDER)
- EVERGREEN TREES (BY DEVELOPER)
- EXISTING DECIDUOUS TREES TO REMAIN
- UNDERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EXISTING EVERGREEN TREES TO REMAIN

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.5 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.9 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.4 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS IN SPRING CREEK DRIVE, MT. HOPE ROAD, & CHASKA BLVD. R.O.W. TO BE SEEDED WITH MNDOT MESIC INSLOPE (MI) SEED MIX

LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF CHASKA MINNESOTA				
SITE DESCRIPTION				
ZONING DISTRICT:PUD (PROPOSED)				
TOTAL GROSS ACRES: 17.69 AC				
SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	**CALCULATION**	**REQUIRED**	**PROVIDED**	**NOTES**
ALL NEW SUBDIVISIONS SHALL BE REQUIRED TO PROVIDE, AT THE DEVELOPER'S EXPENSE, ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2-1/2 INCH CALIPER. THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART. SUCH REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.	5,132 LF / 50 FT = 102.6	103 OVERSTORY DECIDUOUS TREES	**203 TOTAL TREES (*148 TOWARDS REQUIREMENT)**	TREES TO BE DISTRIBUTED BETWEEN FRONT YARD & REAR YARDS OF SINGLE FAMILY LOTS, IN ADDITION TO OUTLOTS FOR STREET TREE & BUFFERING PURPOSES.
			86 OVERSTORY STREET TREES (BY DEVELOPER)*	
			10 OVERSTORY DECIDUOUS TREES (BY DEVELOPER)*	
			52 OVERSTORY DECID. YARD TREES (BY HOME BUILDER)*	
			23 EVERGREEN TREES (BY DEVELOPER)	
			28 EVERGREEN YARD TREES (BY HOME BUILDER)	
			4 UNDERSTORY DECIDUOUS TREES (BY DEVELOPER)	

GENERAL NOTES

1. TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAYS, SIDEWALKS, AND UTILITY LOCATIONS.
2. STREET TREES SHALL BE PLANTED MIN 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. STREET TREES ALONG SPRING CREEK DRIVE (LOTS 1-9: BLOCK 1, LOTS 1-6: BLOCK 2, & LOTS 9-14: BLOCK 3) SHALL BE 14' FROM BACK OF SIDEWALK
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
9. NO TREES SHALL BE PLANTED WITHIN THE 30' SIGHT TRIANGLES, AS SHOWN ON THE LANDSCAPE PLANS.
10. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A DRIP LINE OR SPRAY SYSTEM AS APPROPRIATE FOR THE PROPOSED PLANTINGS IN THE SPECIFIC AREA.
11. MECHANICALS TO BE SCREENED WITH ADEQUATE VEGETATION.

FIANL PLANT SCHEDULE - DEVELOPER

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
OVERSTORY DECIDUOUS TREES - 96						
FYL	2	FRONTYARD LINDEN / TILIA AMERICANA 'BAILYARD'	2.5" CAL.	B&B	AS SHOWN	H 60`-70` W 30`-40`
RVB	4	RIVER BIRCH / BETULA NIGRA	6` HT.-CLUMP	B&B	AS SHOWN	H 50`-75` W 50`
SGM	4	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40`-50` W 35`-40`
ACE	22	ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70` W 40`-50`
BVL	8	BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5" CAL	B&B	AS SHOWN	H 50`-60` W 25`-30`
FFM	21	FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 50`-75` W 50`
REO	7	RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
SKH	16	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50` W 35`-40`
WHO	12	WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
EVERGREEN TREES - 23						
BHS	7	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6` HT.	B&B	AS SHOWN	H 35`-45` W 20`-25`
COF	7	CONCOLOR FIR / ABIES CONCOLOR	6` HT.	B&B	AS SHOWN	H 40`-50` W 15`-30`
POP	9	PONDEROSA PINE / PINUS PONDEROSA	6` HT.	B&B	AS SHOWN	H 60`-80` W 25`-30`
UNDERSTORY DECIDUOUS TREES - 4						
SSC	4	SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	2.0" CAL.	B&B	AS SHOWN	H 20` W 20`

FINAL PLANT SCHEDULE - HOME BUILDER

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
OVERSTORY DECIDUOUS YARD TREES - 52						
ACE^	7	ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70` W 40`-50`
FFM^	6	FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 50`-75` W 50`
HAK^	8	HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50`-75` W 50`
REO^	7	RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
SGM^	6	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40`-50` W 35`-40`
SKH^	6	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50` W 35`-40`
SWO^	6	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50`-60` W 40`
WHO^	6	WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50`-70` W 40`-50`
EVERGREEN YARD TREES - 28						
BHS^	7	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6` HT.	B&B	AS SHOWN	H 35`-45` W 20`-25`
COF^	5	CONCOLOR FIR / ABIES CONCOLOR	6` HT.	B&B	AS SHOWN	H 40`-50` W 15`-30`
NOP^	4	NORWAY PINE / PINUS RESINOSA	6` HT.	B&B	AS SHOWN	H 50`-80` W 30`-40`
NOS^	5	NORWAY SPRUCE / PICEA ABIES	6` HT.	B&B	AS SHOWN	H 50`-70` W 25`-30`
POP^	3	PONDEROSA PINE / PINUS PONDEROSA	6` HT.	B&B	AS SHOWN	H 60`-80` W 25`-30`
WHP^	4	WHITE PINE / PINUS STROBUS	6` HT.	B&B	AS SHOWN	H 50`-80` W 25`-40`

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM
O.C. = ON CENTER SP. = SPREAD QTY .= QUANTITY CONT. = CONTAINER

NOTE: 1) QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
2) LABELS WITH AN ^ SYMBOL INDICATE YARD TREE, NO DIFFERENCE IN SPEC. FROM OTHER DECIDUOUS/EVERGREEN TREES.

N

1" = 100'

0' 100' 200' 300'

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FULTONWOOD

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VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 01/23/26
REVISIONS:
1 01/28/26 CITY COMMENTS
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY MEYER
DATE: 01/28/26 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

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

OVERALL FINAL LANDSCAPE PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 02 OF 05

DATE: 01/28/26

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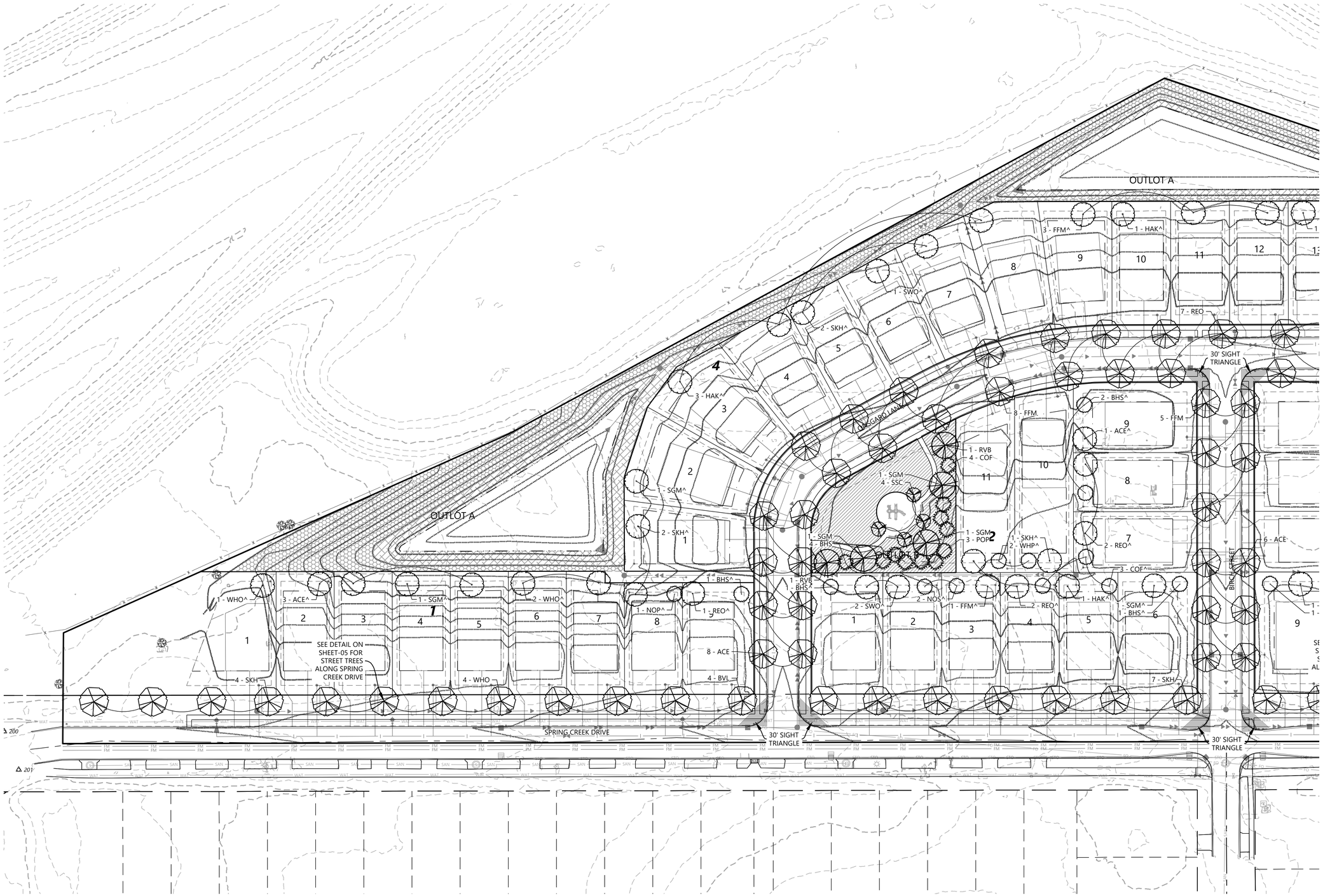

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY DEVELOPER)
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- OVERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EVERGREEN YARD TREES (BY HOME BUILDER)
- EVERGREEN TREES (BY DEVELOPER)
- EXISTING DECIDUOUS TREES TO REMAIN
- UNDERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EXISTING EVERGREEN TREES TO REMAIN

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.5 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.9 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.4 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS IN SPRING CREEK DRIVE, MT. HOPE ROAD, & CHASKA BLVD. R.O.W. TO BE SEEDED WITH MNDOT MESIC INSLOPE (MI) SEED MIX

N

1" = 50'

0' 50' 100' 150'

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FULTONWOOD

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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 01/28/26 LICENSE NO. 26971

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

FINAL LANDSCAPE PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 03 OF 05
DATE: 01/28/26

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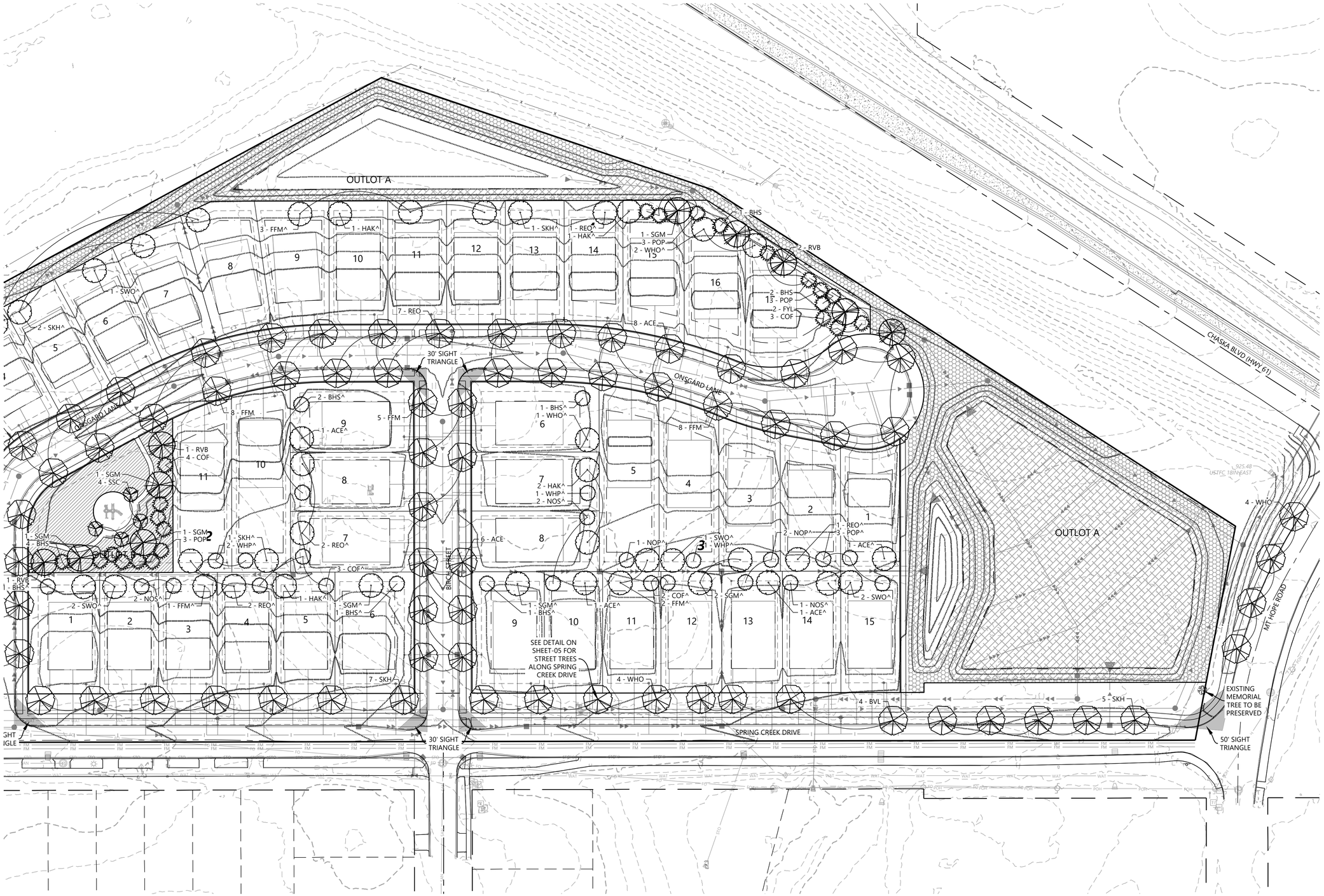

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY DEVELOPER)
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- OVERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EVERGREEN YARD TREES (BY HOME BUILDER)
- EVERGREEN TREES (BY DEVELOPER)
- EXISTING DECIDUOUS TREES TO REMAIN
- UNDERSTORY DECIDUOUS TREES (BY DEVELOPER)
- EXISTING EVERGREEN TREES TO REMAIN

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

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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 01/28/26 LICENSE NO. 26971

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CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

FINAL LANDSCAPE PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 04 OF 05
DATE: 01/28/26

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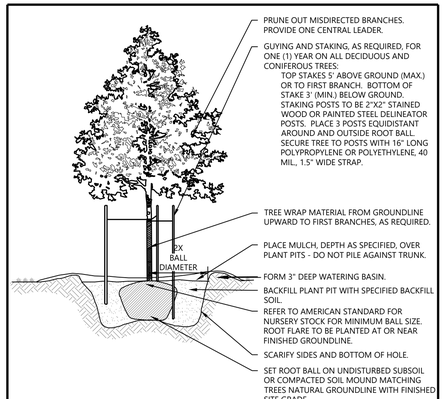
PLANTING NOTES

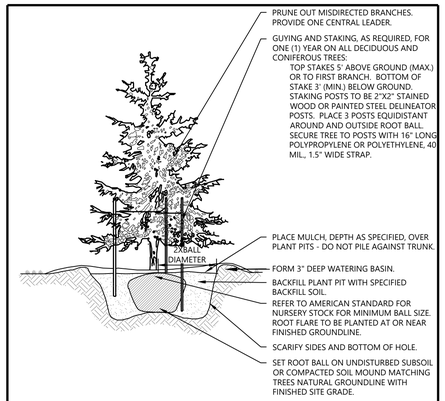
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL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

PLANTING DETAILS



N.T.S.

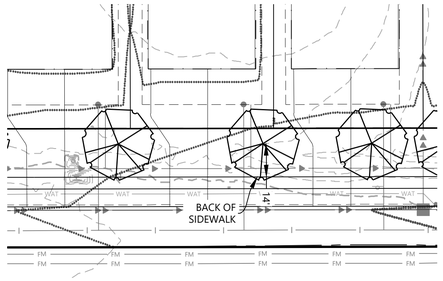
Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



N.T.S.

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

SPRING CREEK DR. PLANTING DETAIL



NOT FOR CONSTRUCTION

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DRAWN: -
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VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 01/23/26
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PREPARED FOR:

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BLOOMINGTON, MN 55431

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CORY MEYER
DATE: 01/28/26 LICENSE NO. 26971

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CHASKA, MN

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

FINAL LANDSCAPE NOTES & DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 05 OF 05
DATE: 01/28/26

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CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

FULTONWOOD
CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431
CONTACT: CHAD ONSGARD
PHONE: 952-229-0723
EMAIL: CHAD.ONSGARD@PULTEGROUP.COM

PREPARED BY:

Westwood

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

Westwood Professional Services, Inc.

PROJECT NUMBER: 0037555.00
CONTACT: THOMAS D. DESUTTER

SHEET INDEX

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4	Sanitary Sewer & Watermain Construction Plan
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6	Sanitary Sewer & Watermain Construction Plan
7	Sanitary Sewer & Watermain Construction Plan
8	Sanitary Sewer & Watermain Construction Plan
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NO.	DATE	REVISION	SHEETS
	01/28/26	CITY COMMENTS	
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CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS
FOR
FULTONWOOD
CHASKA, MN

INITIAL SUBMITTAL DATE: 12/19/25 SHEET: 1 OF 20

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FULTONWOOD

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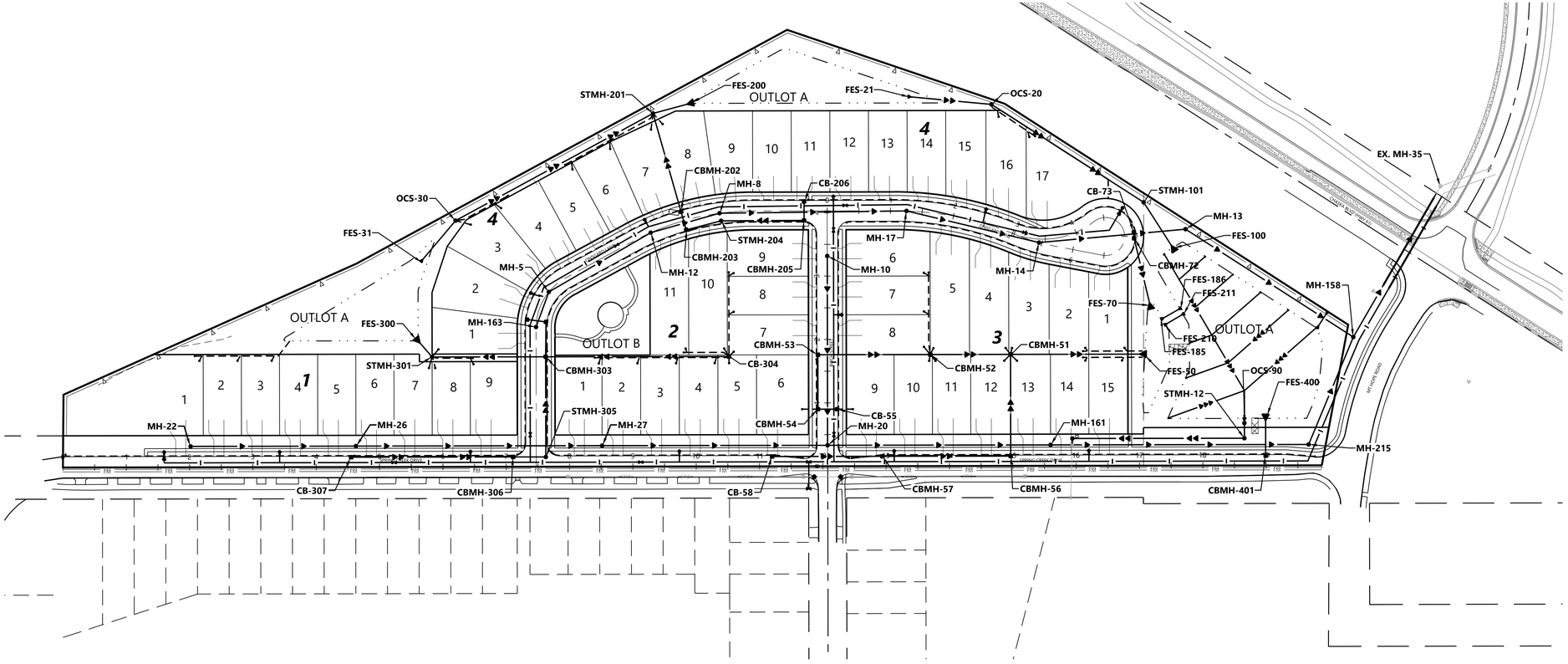

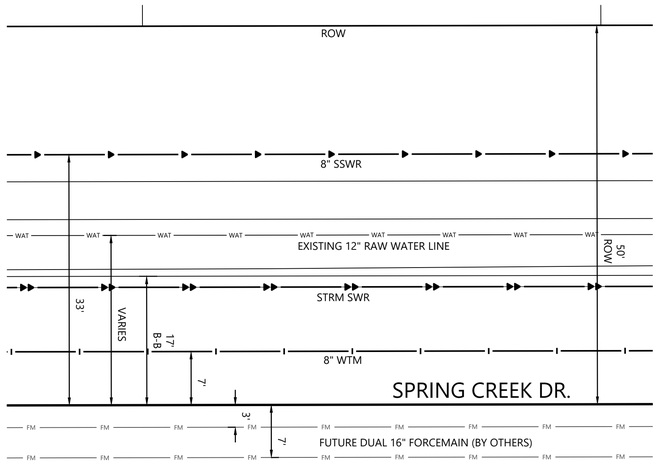

ENLARGED PUBLIC UTILITY DETAIL 1"=10'

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE

Structure			Casting Type
Number	Type	Dia.	
12	STMH	60"	R-1642B
13	STMH	48"	R-1642B
20	OCS	...	SEE DETAIL
21	FES	24"	w/TRASHGUARD
30	OCS	...	SEE DETAIL
31	FES	24"	w/TRASHGUARD
50	FES	21"	w/TRASHGUARD
51	CB	60"	R-4342
52	CBMH	48"	R-4343
53	CBMH	48"	R-3067-V
54	CBMH	48"	R-3067-VB
55	CB	2'x 3'	R-3067-VB
56	CBMH	48"	R-3067-V
57	CBMH	48"	R-3067-V
58	CB	2'x 3'	R-3067-V
70	FES	15"	w/TRASHGUARD
72	CBMH	48"	R-3067-V
73	CB	2'x 3'	R-3067-V
90	OCS	...	SEE DETAIL
100	FES	15"	w/TRASHGUARD
101	STMH	48"	R-1642B
185	FES	24"	w/TRASHGUARD
186	FES	24"	w/TRASHGUARD
200	FES	18"	w/TRASHGUARD
201	STMH	60"	R-1642B
202	CBMH	48"	R-3067-V
203	CBMH	48"	R-3067-V
204	STMH	48"	R-1642B
205	CBMH	48"	R-3067-V
206	CB	2'x 3'	R-3067-V
210	FES	24"	w/TRASHGUARD
211	FES	24"	w/TRASHGUARD
226	FES	12"	w/TRASHGUARD
227	FES	12"	w/TRASHGUARD
229	FES	15"	w/TRASHGUARD
231	CB	2'x 3'	R-3067-VB
232	CBMH	48"	R-3067-VB
243	CBMH	48"	R-3067-VB
244	CBMH	48"	R-3067-V
300	FES	24"	w/TRASHGUARD
301	STMH	48"	R-1642B
303	CBMH	48"	R-3067-V
304	CB	27"	R-4342
305	STMH	48"	R-1642B
306	CBMH	48"	R-3067-V
307	CB	2'x 3'	R-3067-V
400	FES	12"	w/TRASHGUARD
401	CBMH	2'x 3'	R-3067-VB

N

1" = 100'
0' 100' 200' 300'

FINAL

FULTONWOOD

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DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood
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Minnetonka MN, 55343
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OVERALL UTILITY PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 2 OF 20
DATE: 01/28/26

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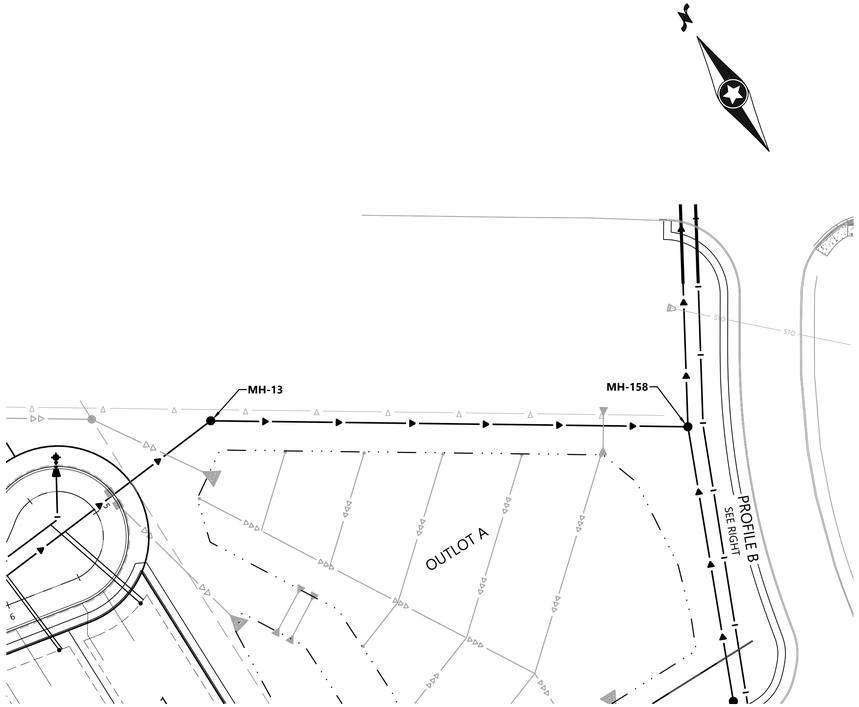
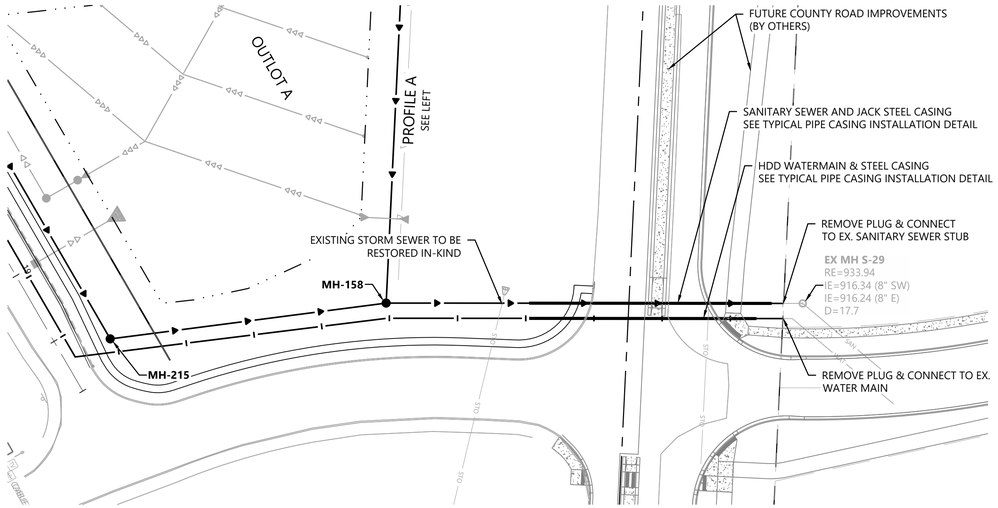
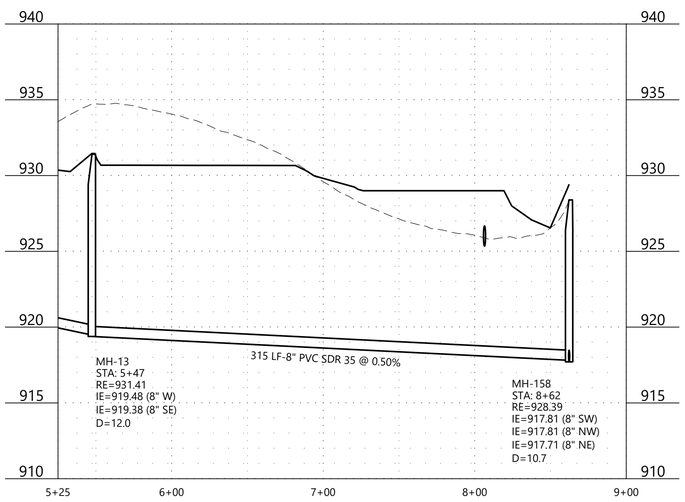




PROFILE A



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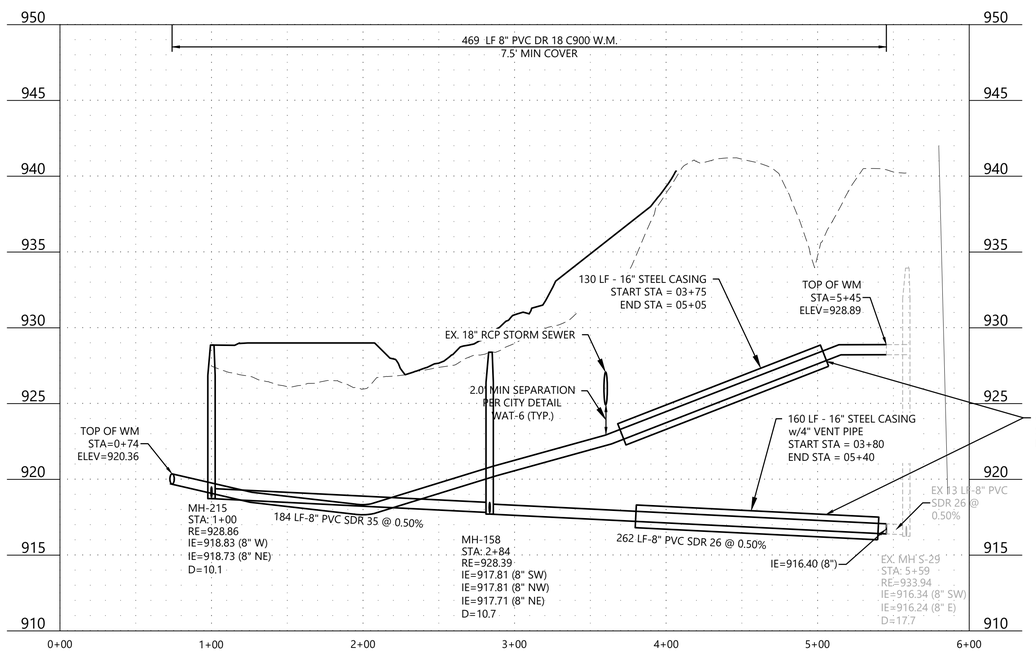

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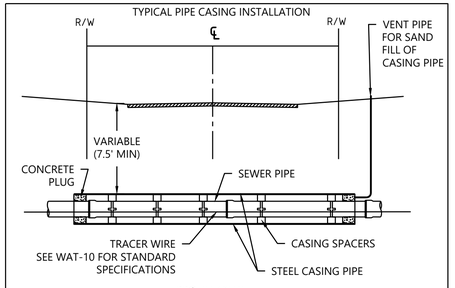
LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
XXX.X	DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
(A)	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
(B)	SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.

TYPICAL PIPE CASING INSTALLATION



PROFILE VIEW

NOTES:
1. CASING PIPE TO BE WELDED STEEL WITH A MINIMUM YIELD OF 35,000 PSI. WALL THICKNESS SHALL BE AS DESIGNATED BY CARVER COUNTY. CASING PIPE MINIMUM SIZE SHALL BE 4" GREATER THAN THE OUTSIDE DIAMETER OF THE BELL OF THE CARRIER PIPE.
2. ENDS OF CASING PIPE SHALL BE SEALED WITH VENT AND COMPLETE CASING BLOWN FULL OF SAND.
3. ALL VOIDS CAUSED BY BORING SHALL BE FILLED BY PRESSURE GROUTING.
4. FOLLOW MANUFACTURER RECOMMENDATIONS FOR SPACER INSTALLATION.

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

FINAL

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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
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5 . .

PREPARED FOR:

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BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
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CHASKA, MN

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SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 3 OF 20
DATE: 01/28/26

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LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX / X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
XXX.X	DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
A	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
B	SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

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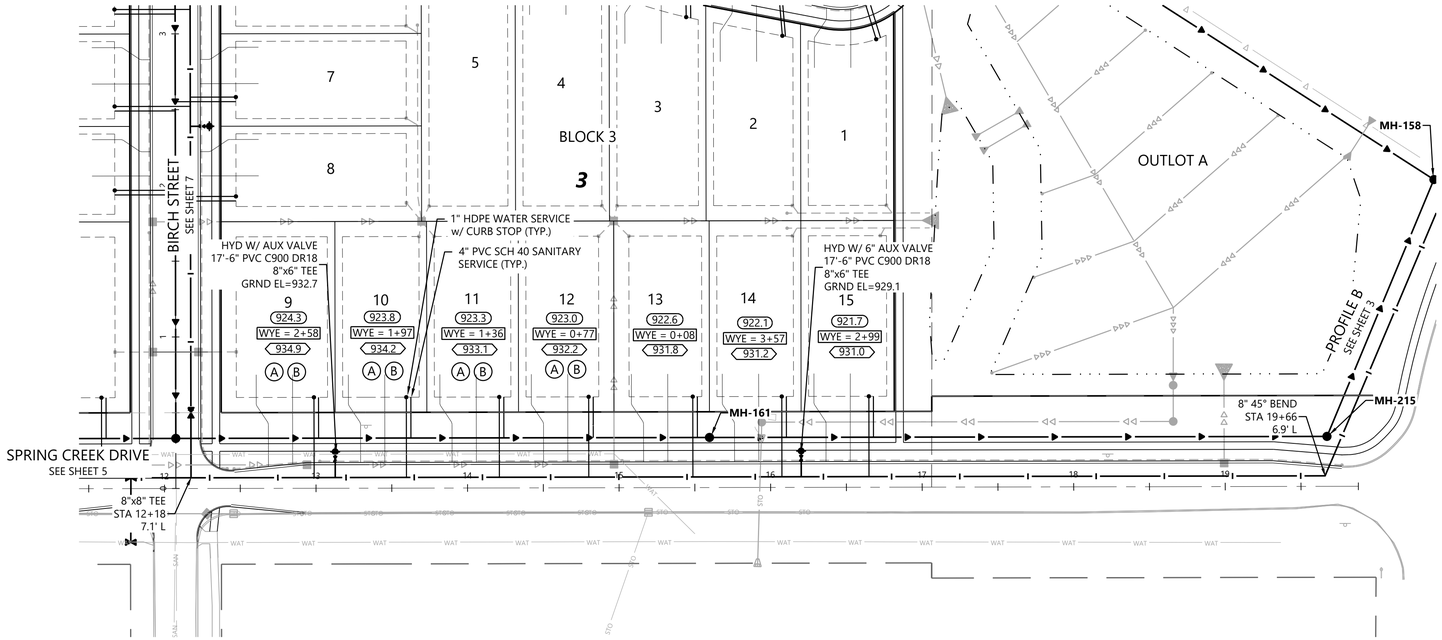
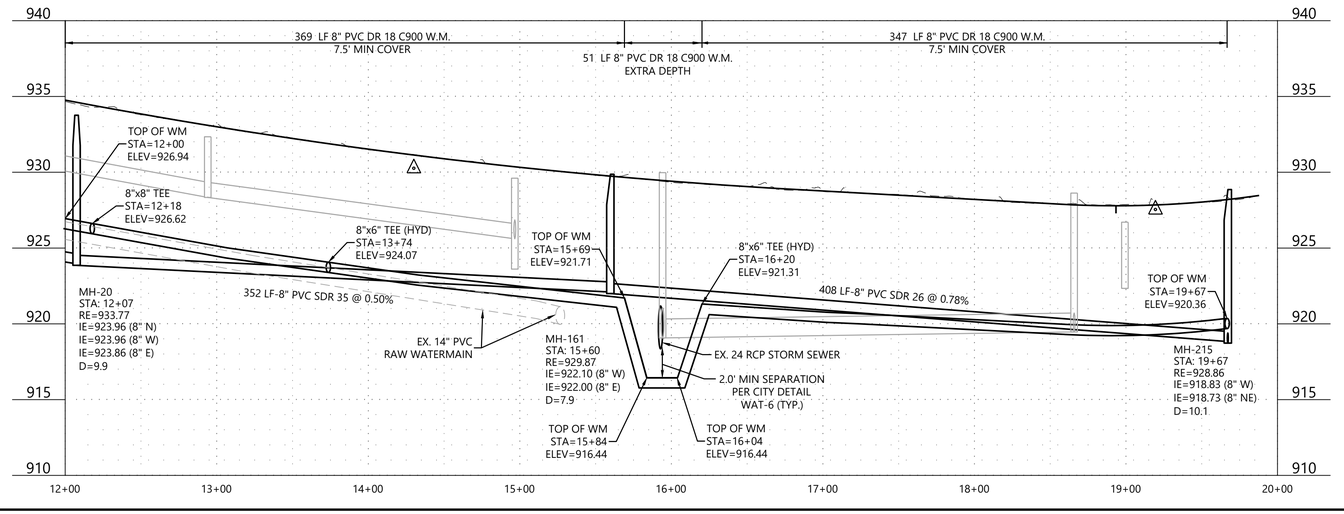
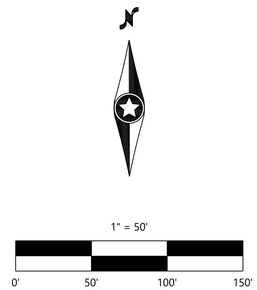
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.



SPRING CREEK DRIVE





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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
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BLOOMINGTON, MN 55431

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westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 4 OF 20
DATE: 01/28/26

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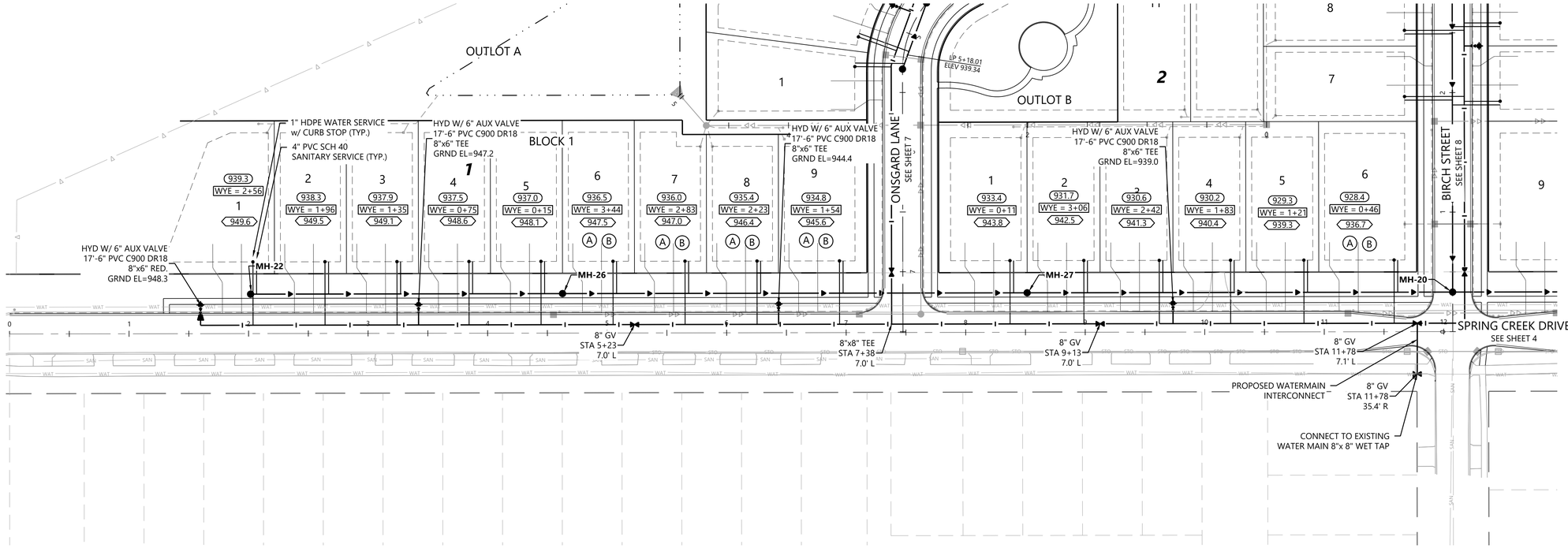

LEGEND

- XXX.X — SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX / X.X' RISER — SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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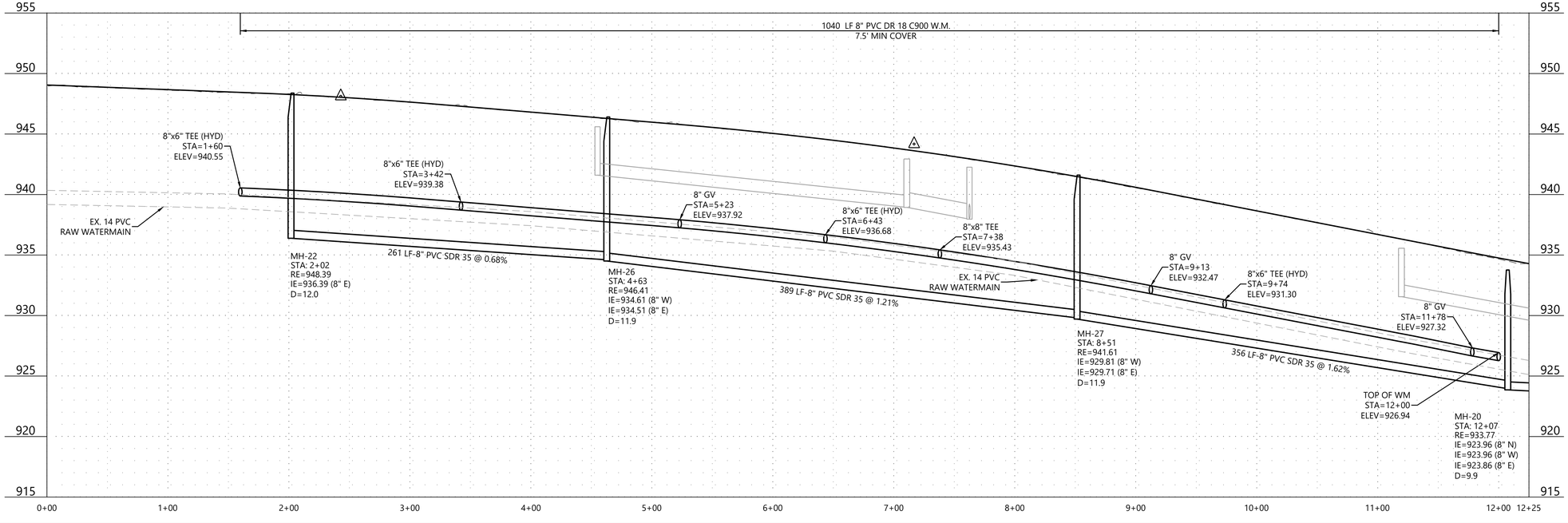
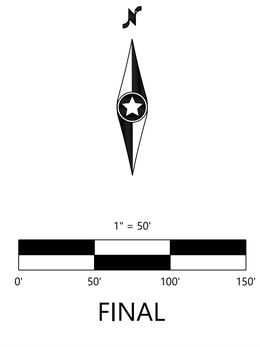
SPRING CREEK DRIVE





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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
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5 . .

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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

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CHASKA, MN

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Minnetonka MN, 55343
westwoodps.com
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SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0037555.00

SHEET NUMBER: 5 OF 20
DATE: 01/28/26

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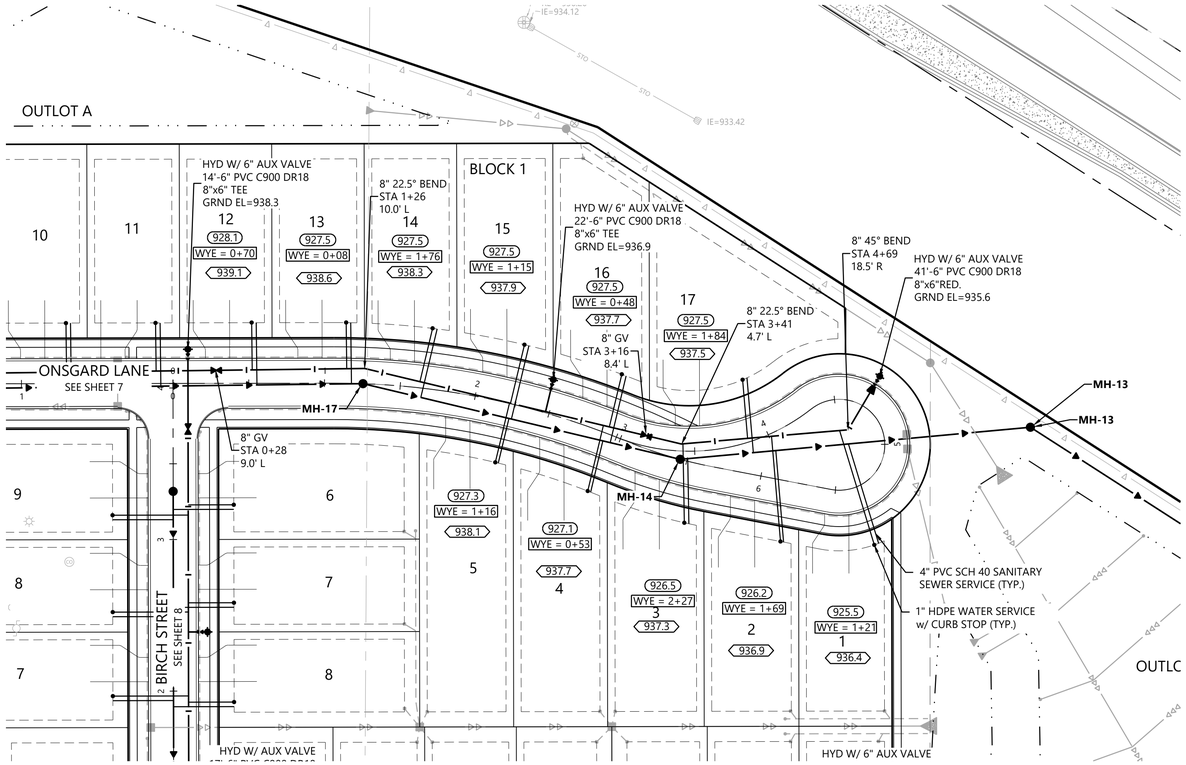
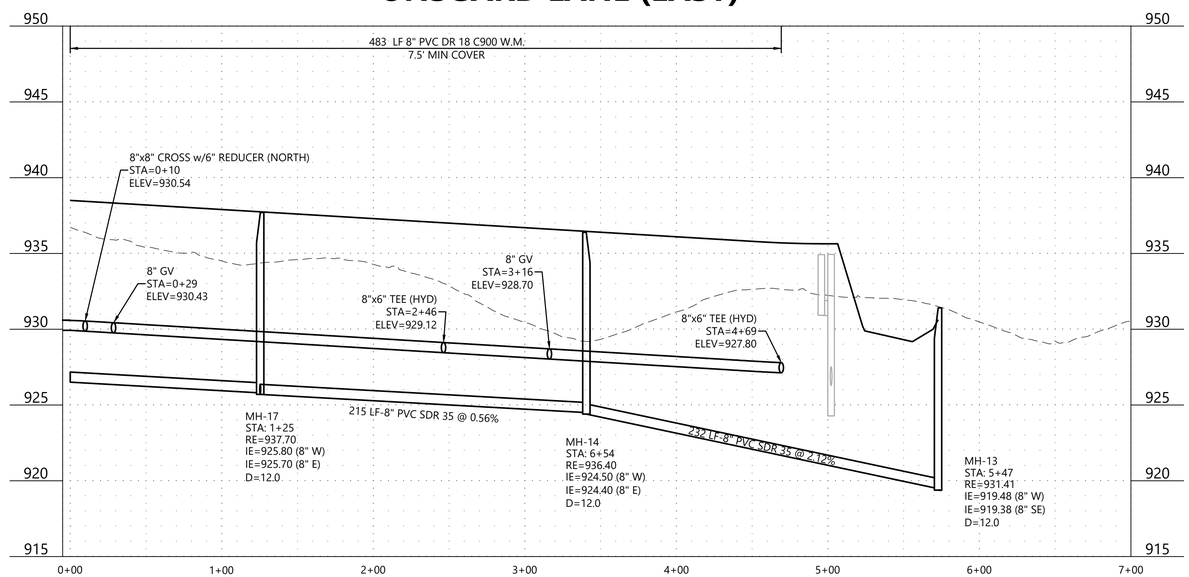


ONSGARD LANE (EAST)



LEGEND

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

FINAL

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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
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5 . .

PREPARED FOR:

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1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0037555.00

SHEET NUMBER: 6 OF 20
DATE: 01/28/26

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LEGEND

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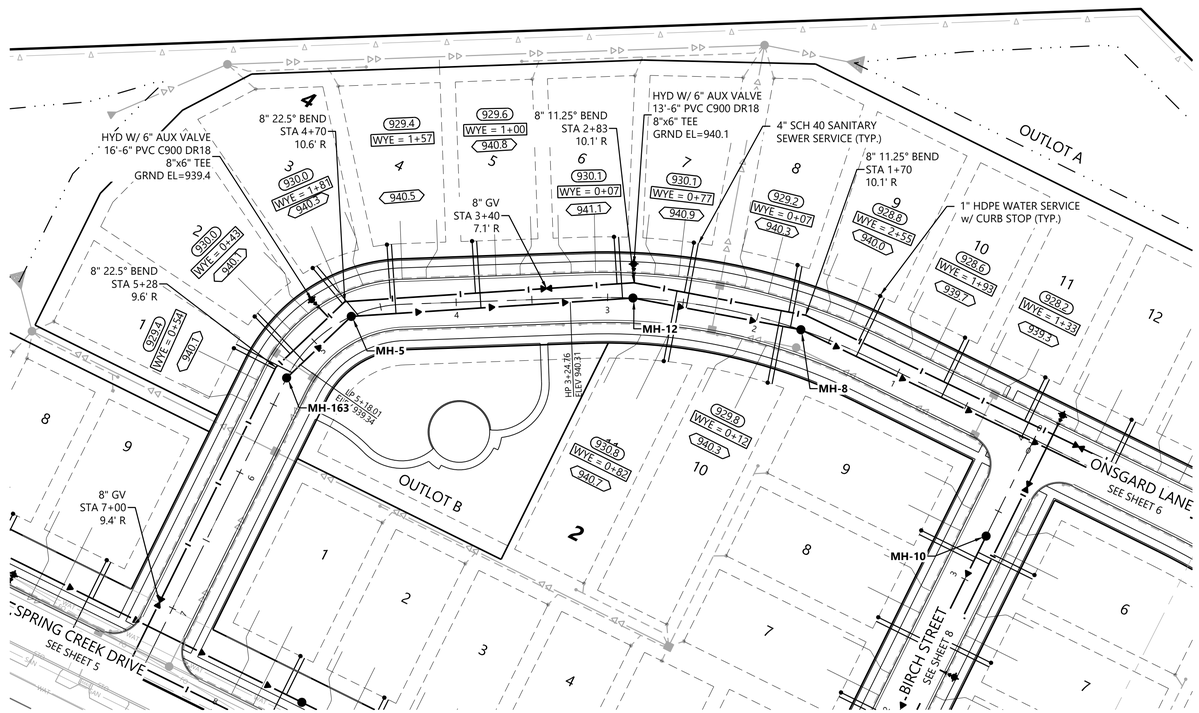
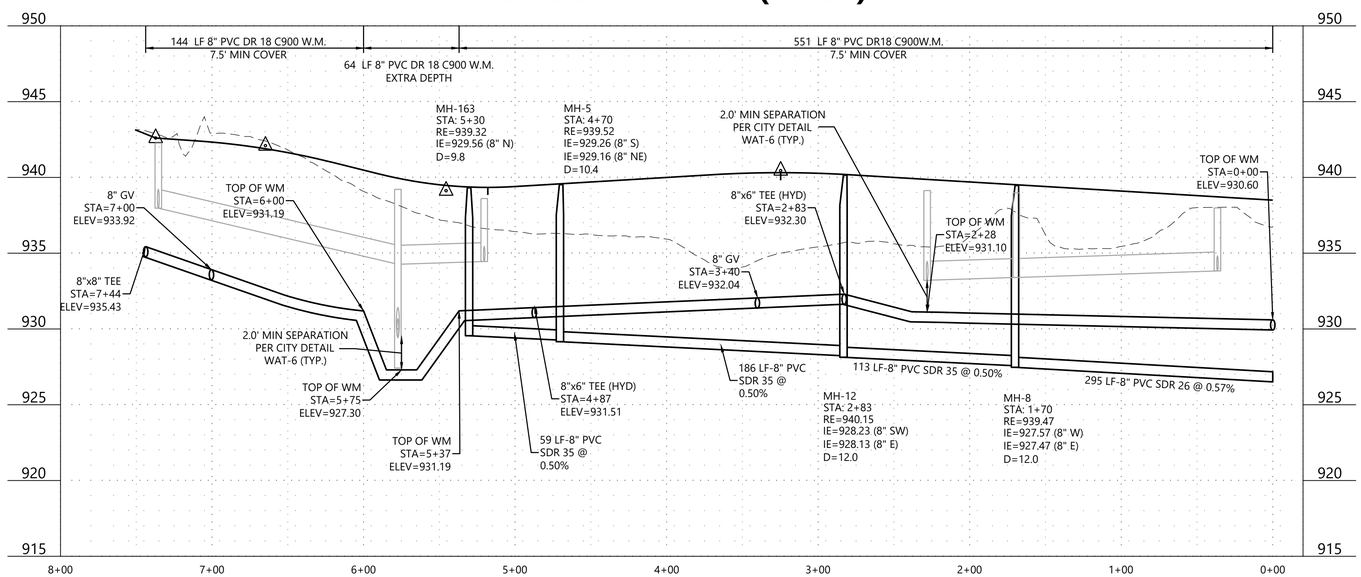
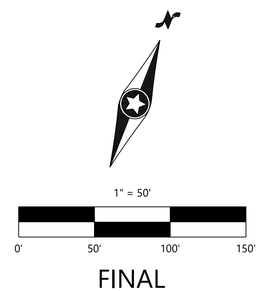


ONSGARD LANE (WEST)





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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50.000002'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
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PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 7 OF 20

DATE: 01/28/26

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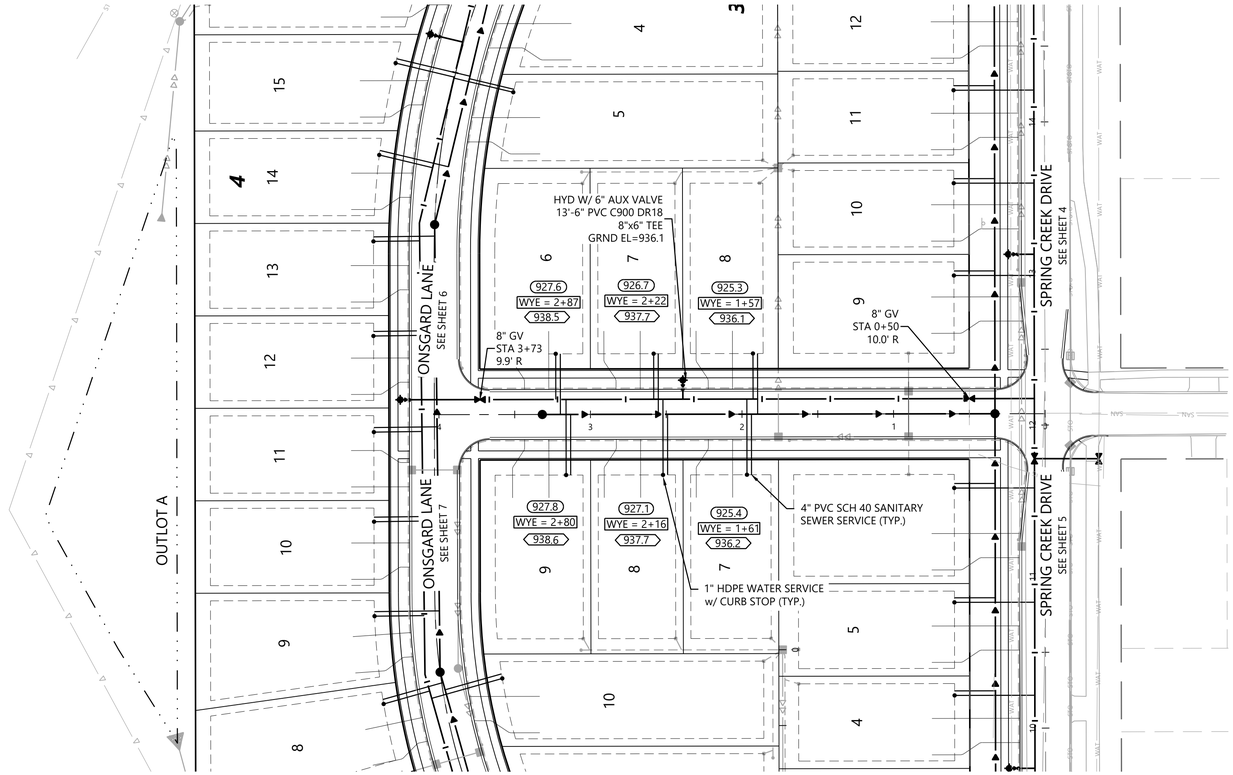
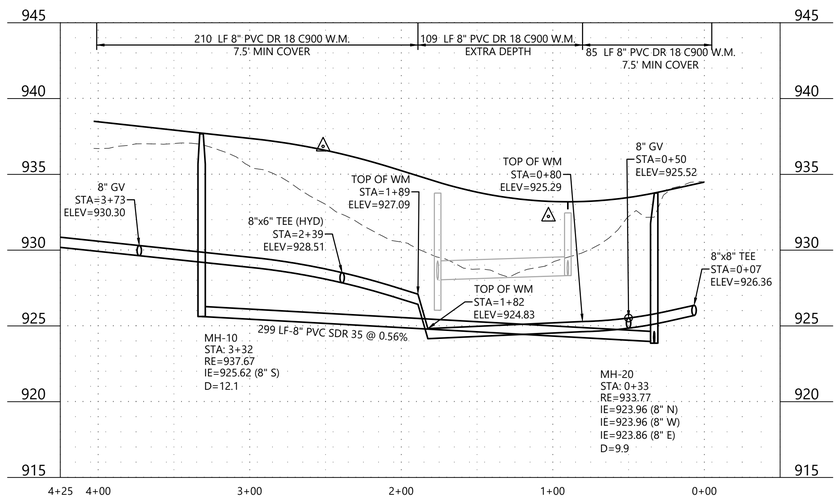
811 or call811.com
Common Ground Alliance



BIRCH STREET



LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
XXX.X	DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
A	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
B	SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.

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

FINAL

N:\0037555.00\DWG\CIVIL\FINAL\FINAL STREETS & UTILITIES\0037555 - UTF01.DWG

FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: 50.000004'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

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SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

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DATE: 01/28/26

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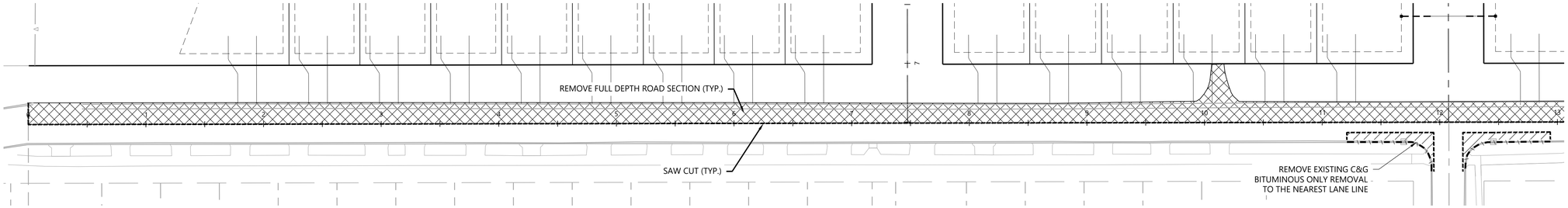
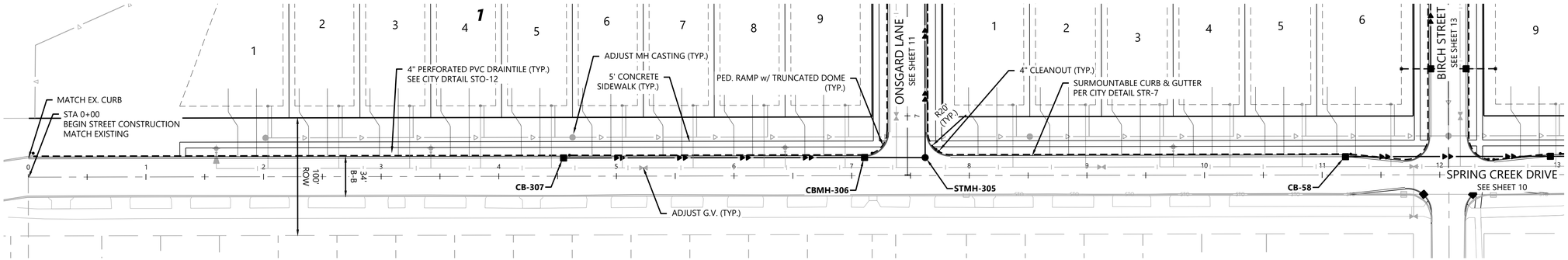
SPRING CREEK DRIVE REMOVALS





REMOVALS LEGEND

- SAW CUT PAVEMENT
- FULL DEPTH ROAD REMOVAL
- CURB & GUTTER REMOVAL
- BITUMINOUS ONLY REMOVAL

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GENERAL NOTES

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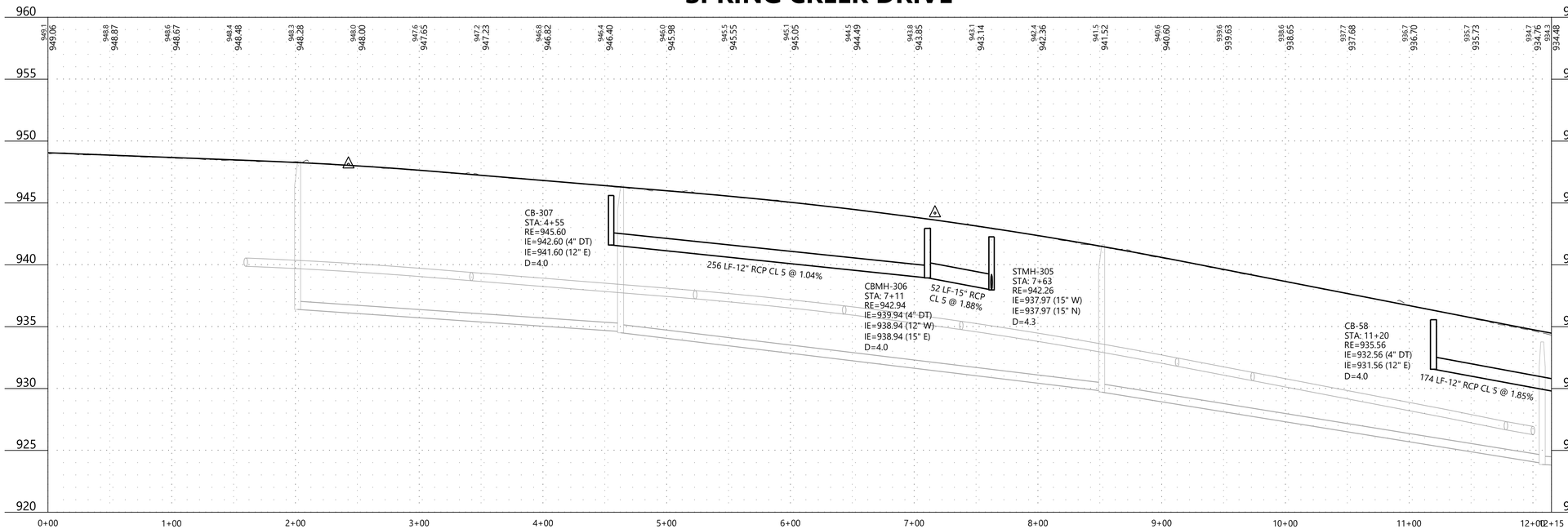
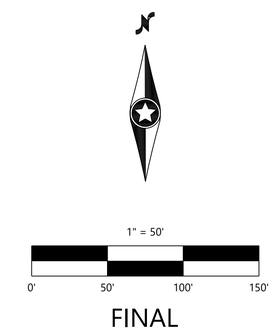
SPRING CREEK DRIVE





FINAL

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FULTONWOOD

DESIGNED:	TDD
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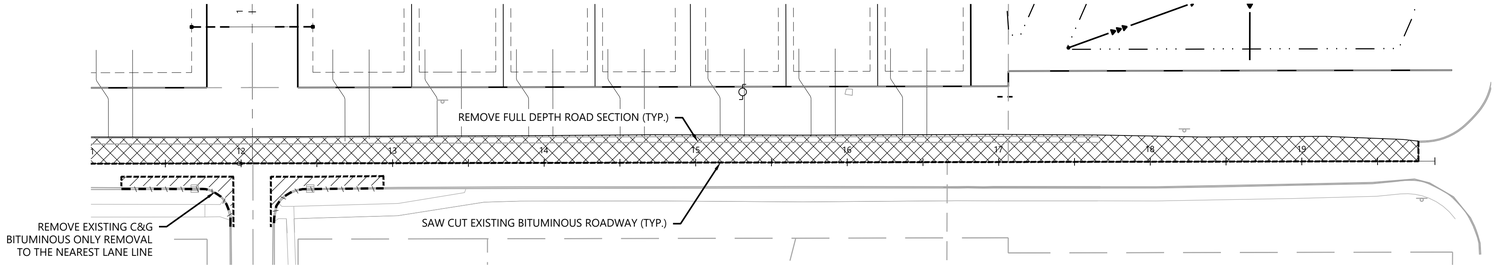
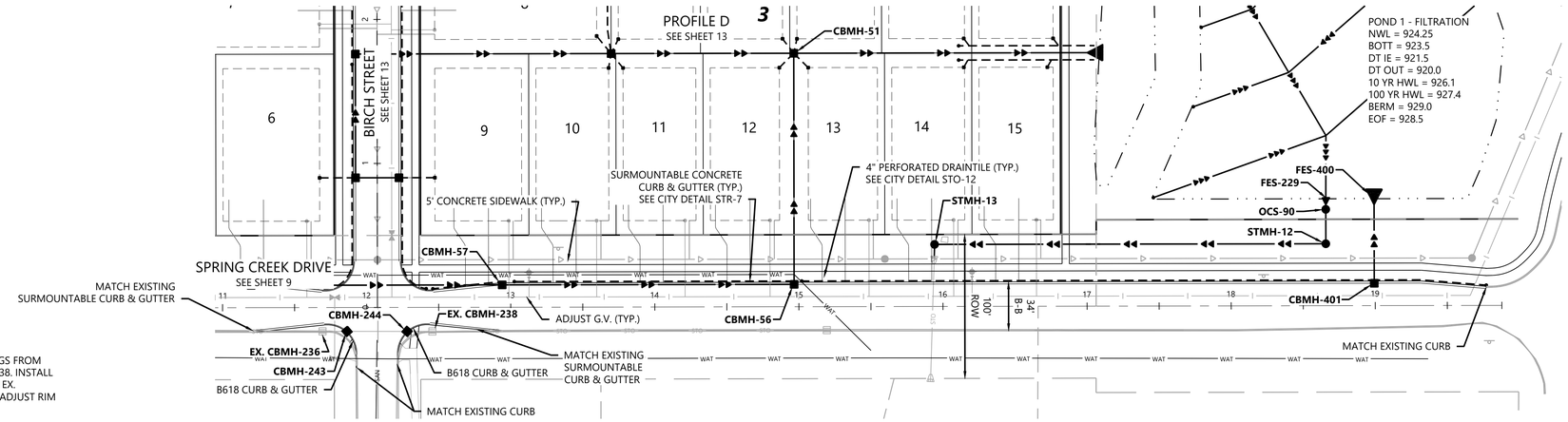
SPRING CREEK DRIVE REMOVALS

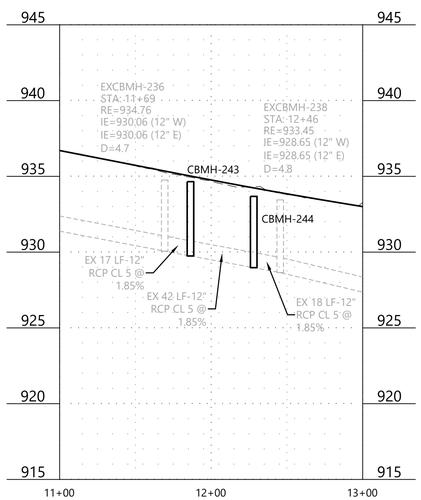




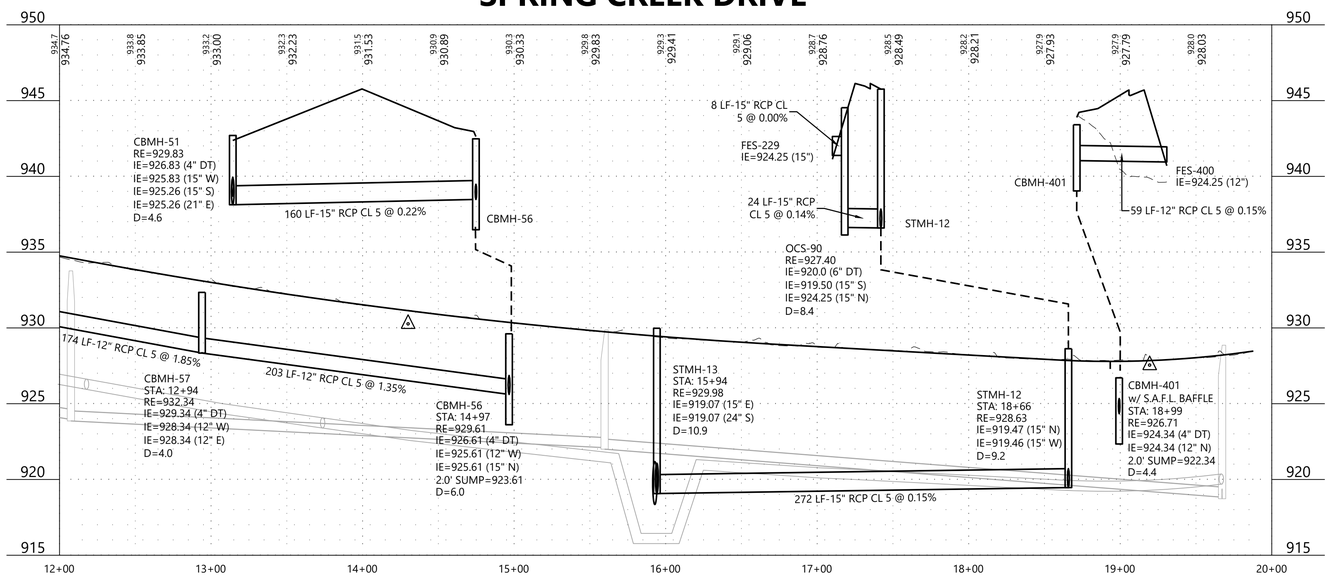
NOTE:
REMOVE AND SALVAGE CASTINGS FROM EX. CBMH-236 AND EX. CBMH-238. INSTALL NEW R1642-5040 CASTINGS ON EX. CBMH-236 AND EX. CBMH-238. ADJUST RIM TO MATCH PROPOSED GRADE.

CONSTRUCT AND CONNECT NEW CBMH'S 243 AND 244 TO EXISTING PIPE. INSTALL SALVAGED CASTINGS ON CBMH-243 AND CBMH-244

SPRING CREEK DRIVE



SPRING CREEK DRIVE



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- CURB & GUTTER REMOVAL
- BITUMINOUS ONLY REMOVAL

GENERAL NOTES

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

FINAL

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FULTONWOOD

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STREET AND STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 10 OF 20
DATE: 01/28/26

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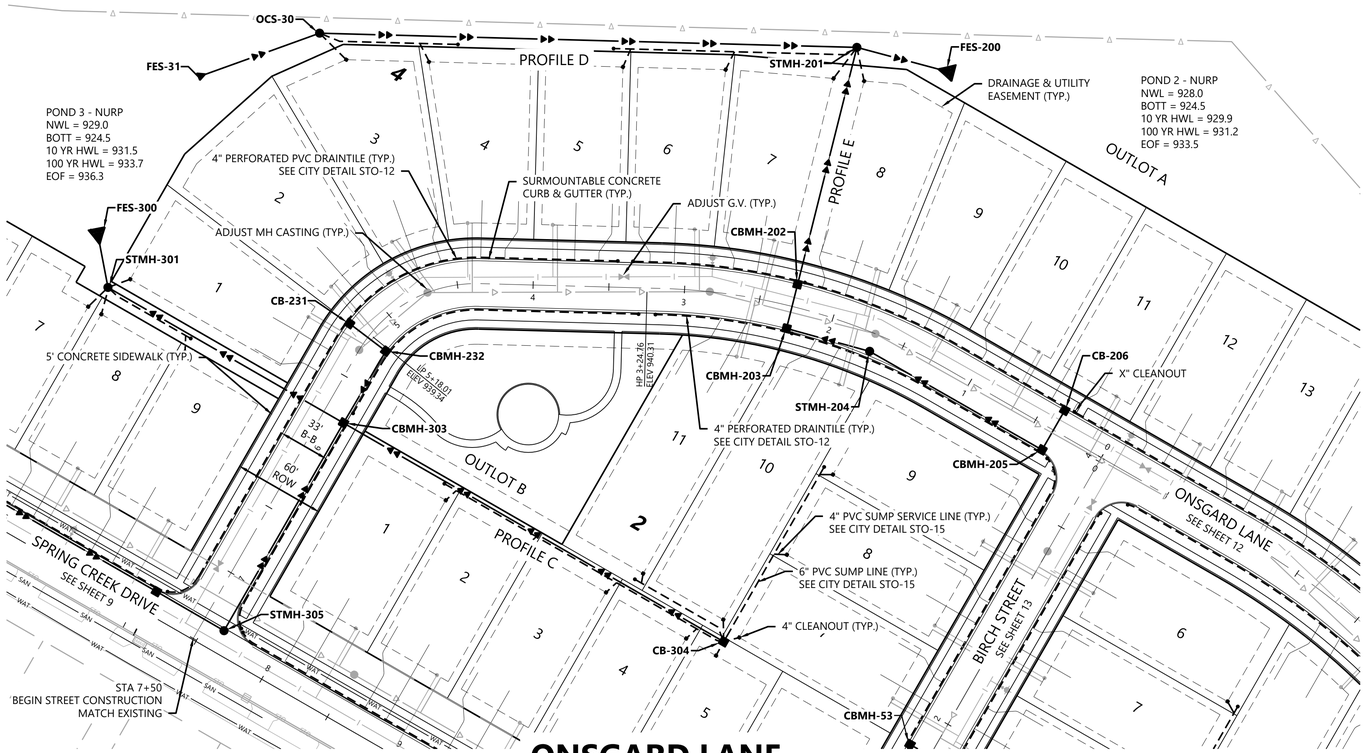

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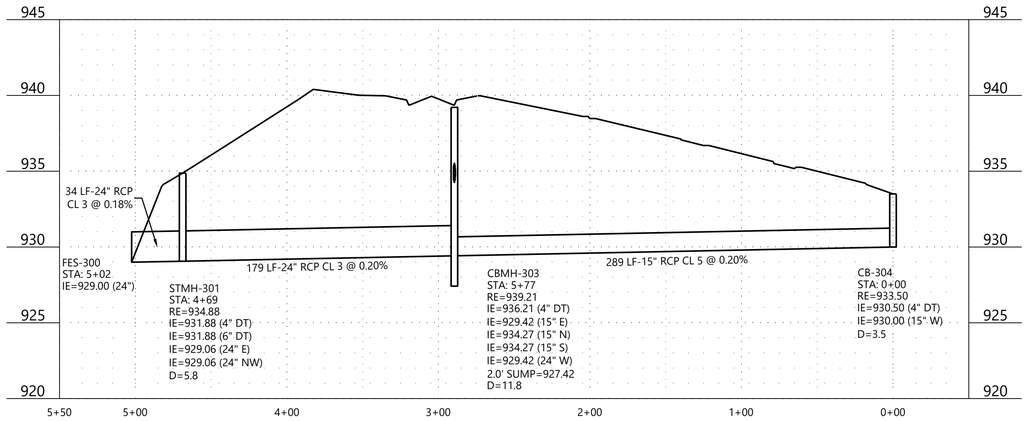

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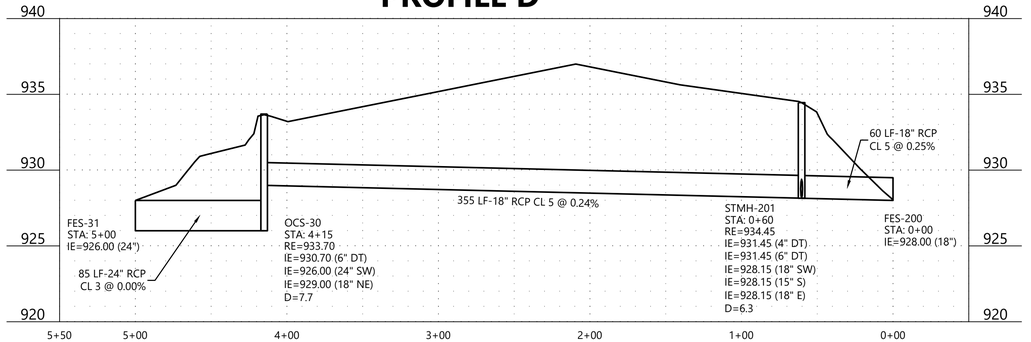

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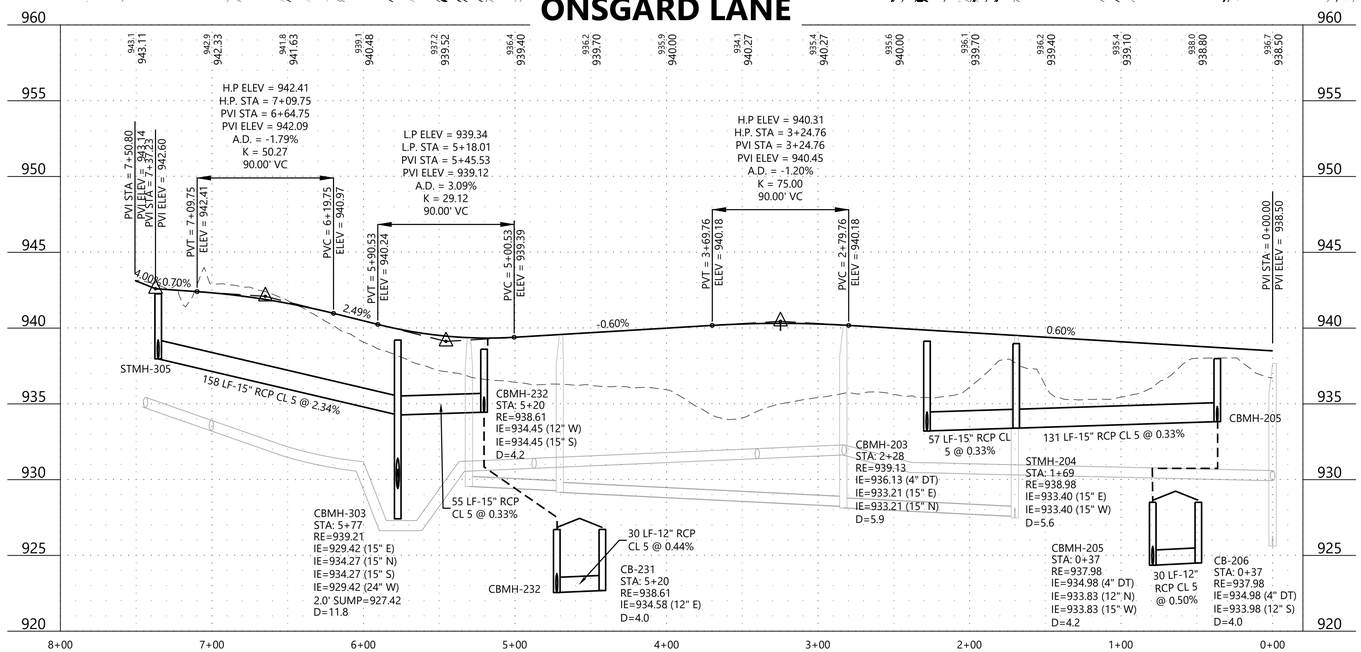
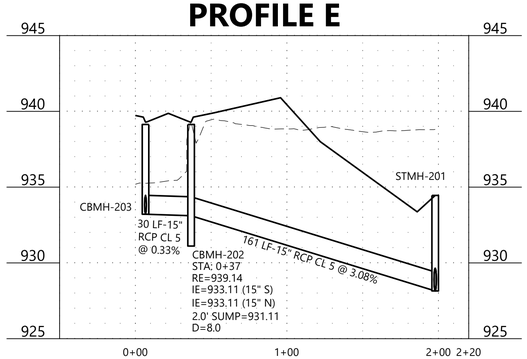
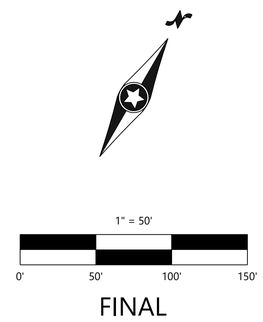


PROFILE E





FINAL

FULTONWOOD

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DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	49.999999'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
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THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

STREET AND STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 11 OF 20
DATE: 01/28/26

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Common Ground Alliance

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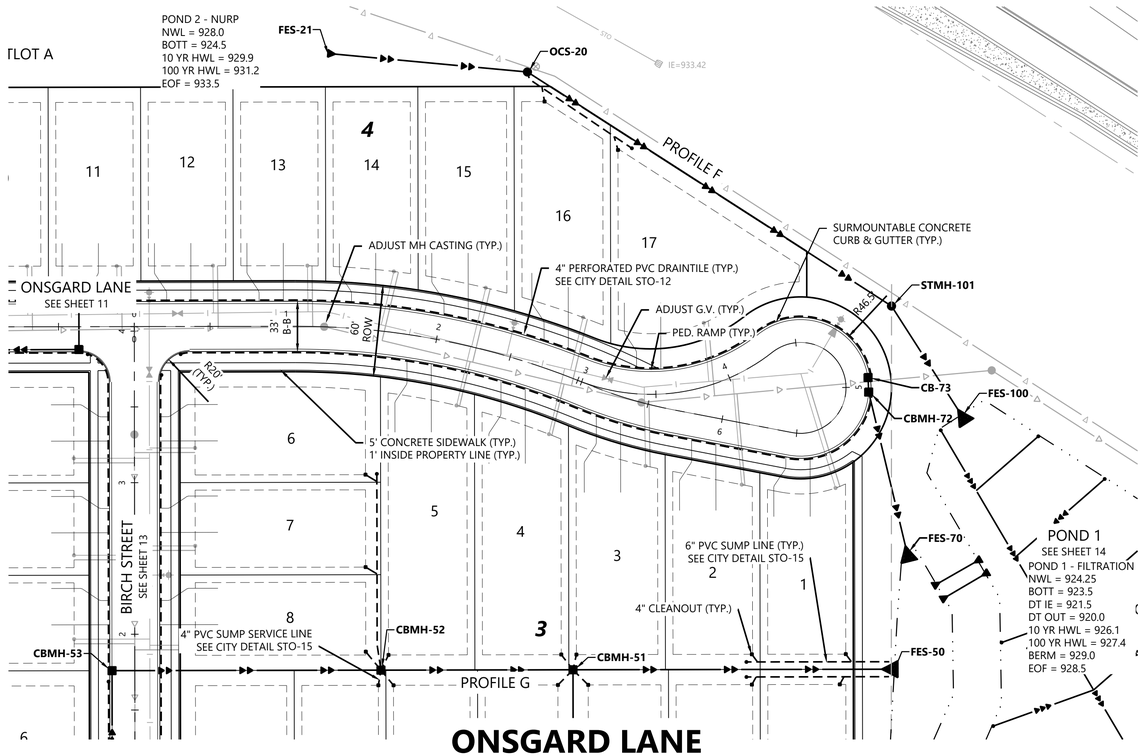
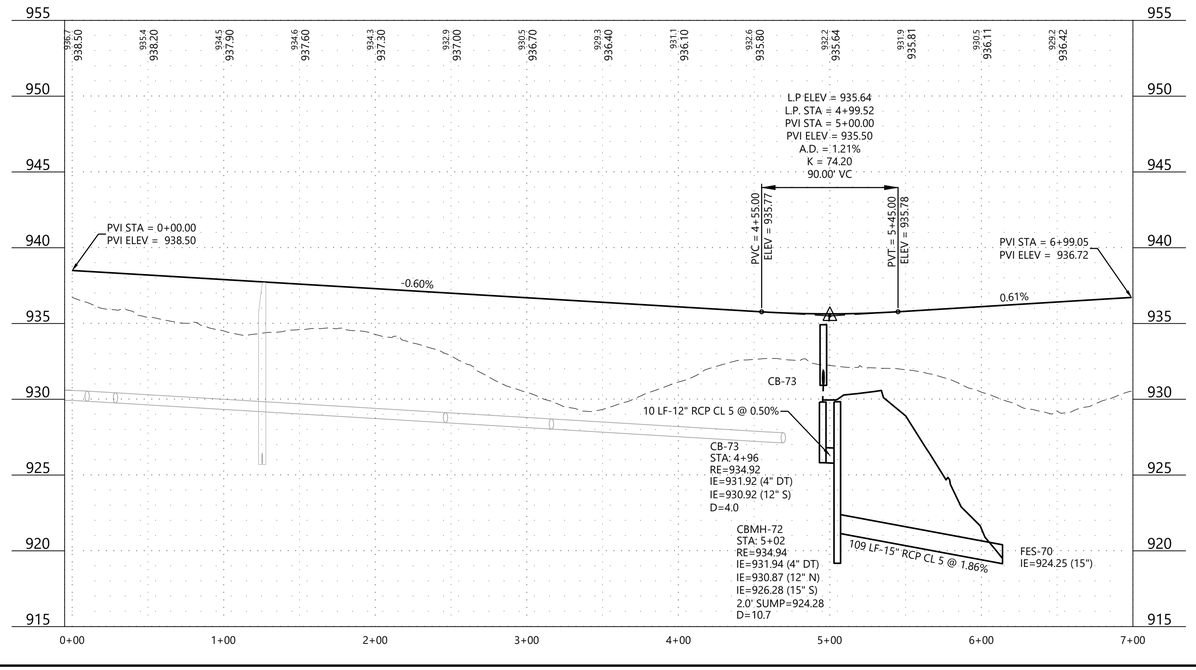


ONSGARD LANE



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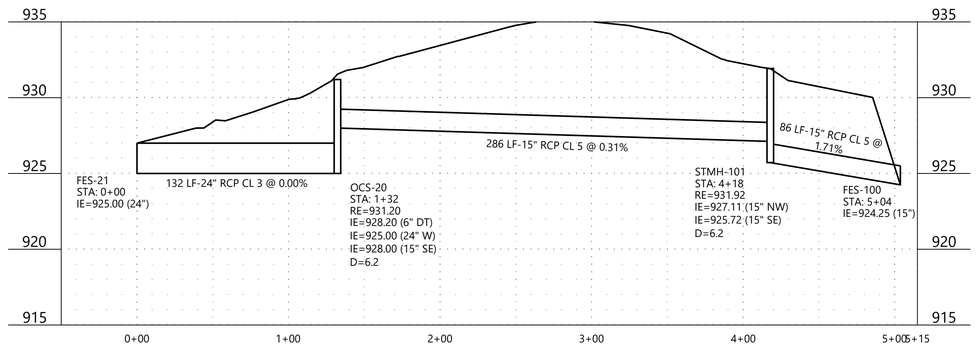
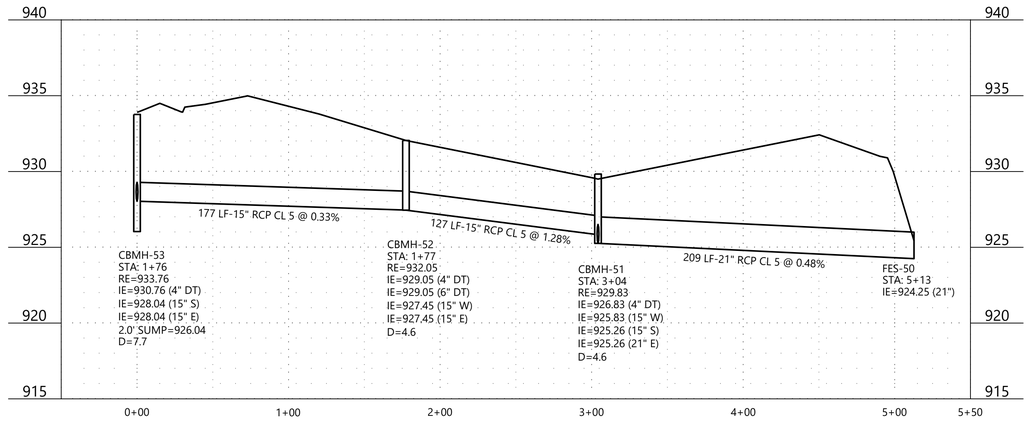


PROFILE G



1" =50'

FINAL

FULTONWOOD

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DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 12/19/25
REVISIONS:
1. 01/28/26 CITY COMMENTS
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5. -

PREPARED FOR:

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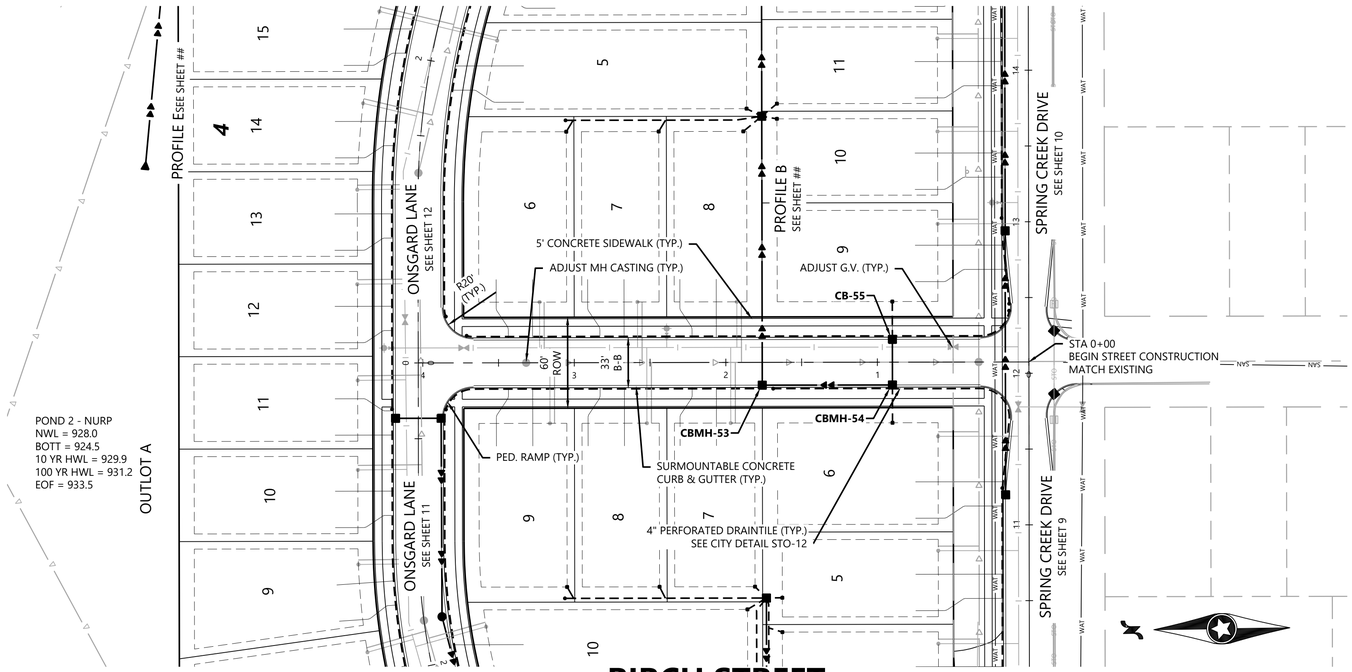

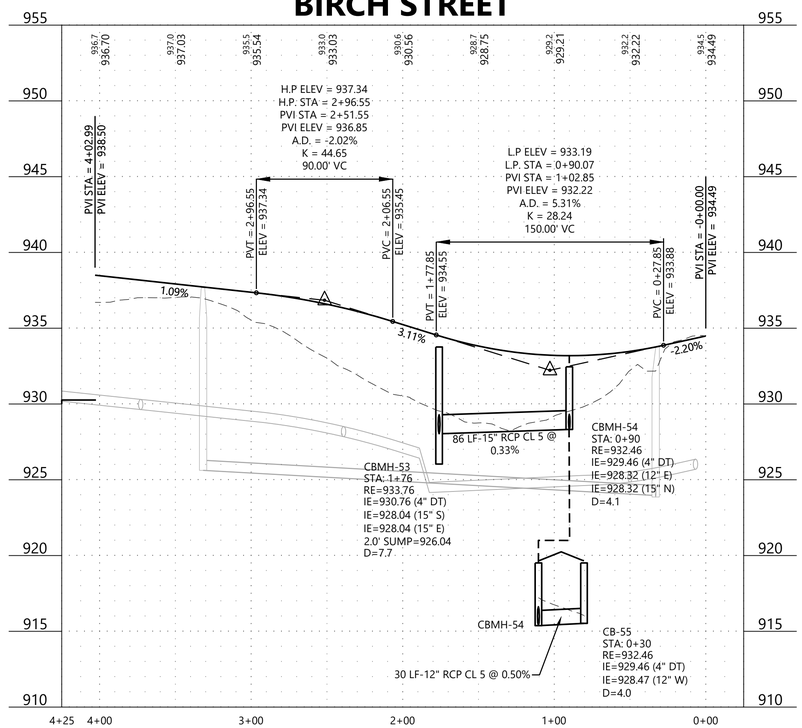

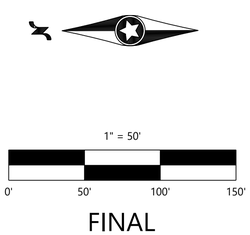

FINAL

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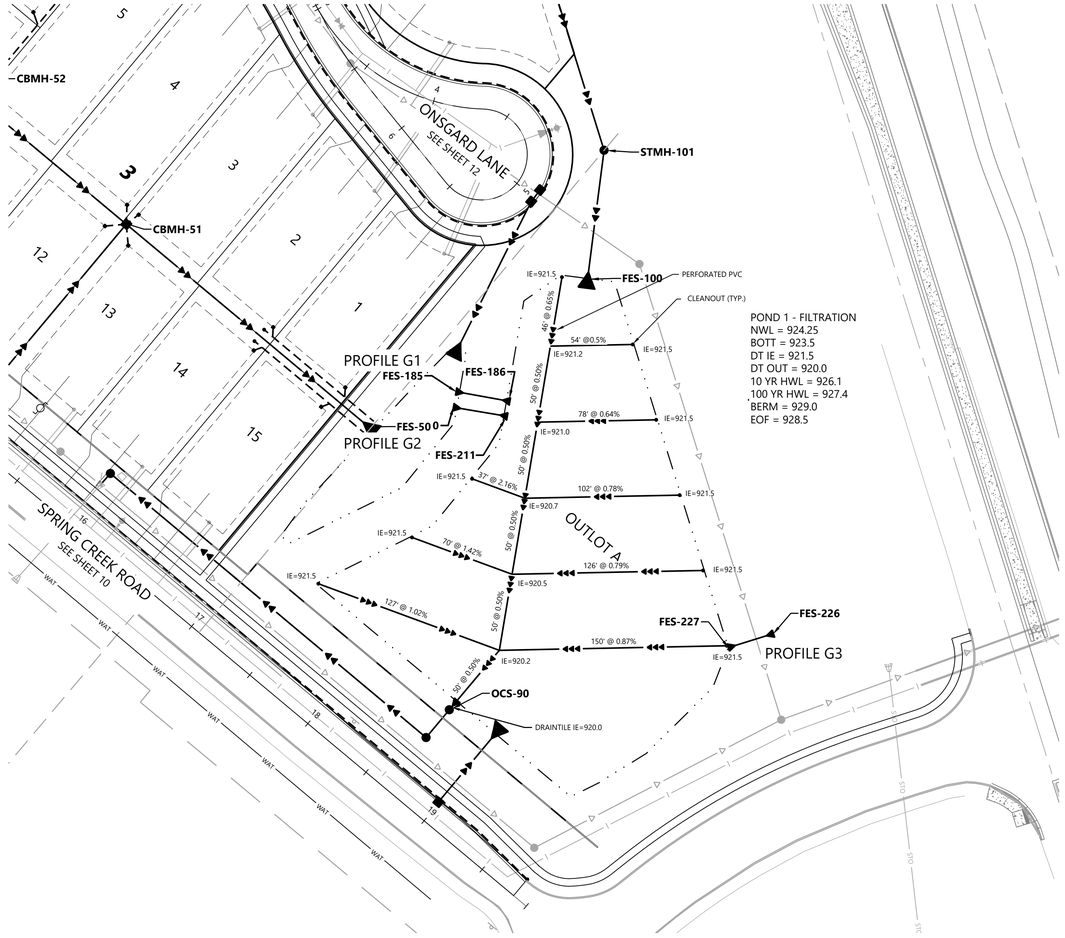
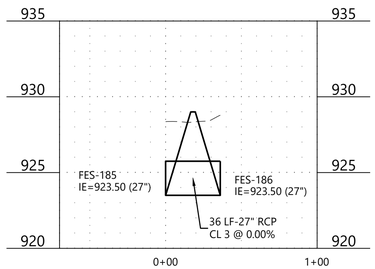
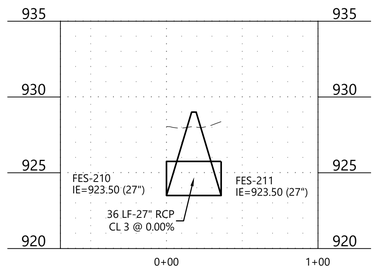


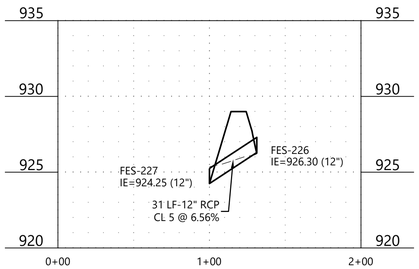
PROFILE G1

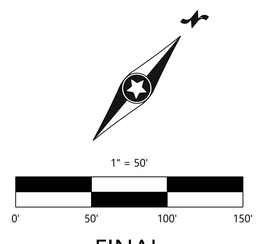


PROFILE G2



PROFILE G3





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INITIAL ISSUE: 12/19/25
REVISIONS:
1 01/28/26 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 14 OF 20
DATE: 01/28/26

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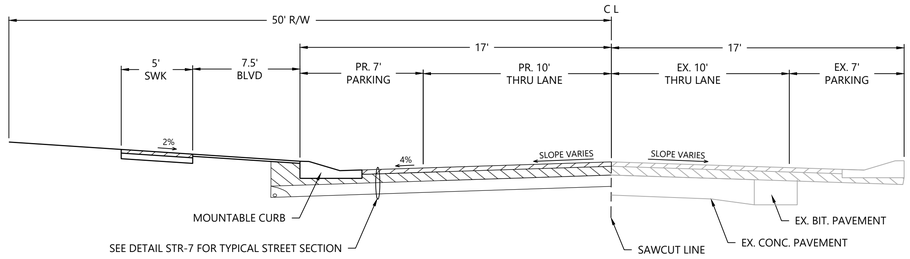
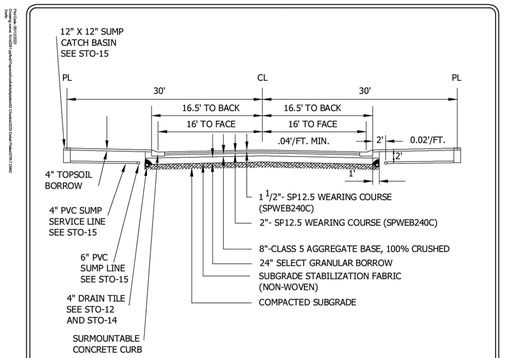
Common Ground Alliance



SPRING CREEK DRIVE SECTION (TYPICAL)

SPRING CREEK DRIVE TYPICAL SECTION NTS



STANDARD STREET SECTION (7 TON)

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

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St. Paul, MN 55113
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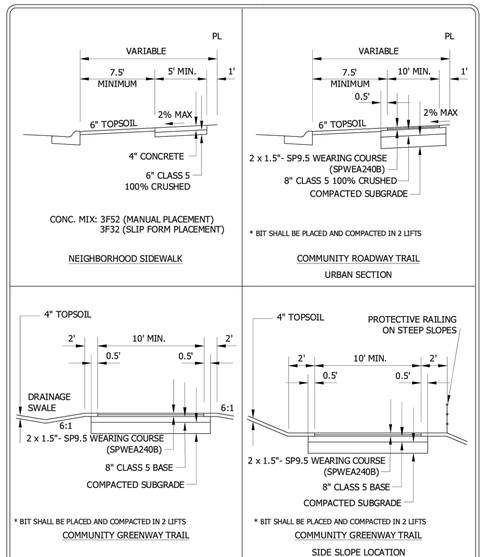
TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7



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St. Paul, MN 55113
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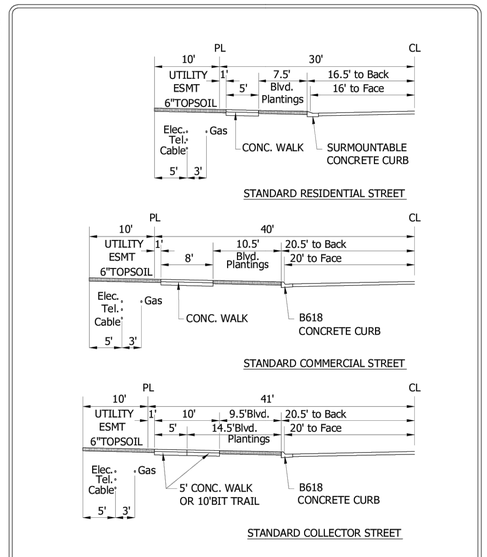
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



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

TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-16

N:\0037555.00\DWG\CIVIL\FINAL\FINAL STREETS & UTILITIES\0037555 - DTF01.DWG

FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/19/25
REVISIONS:
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PREPARED FOR:

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BLOOMINGTON, MN 55431

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CHASKA, MN

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12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

TYPICAL SECTIONS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 15 OF 20

DATE: 01/28/26

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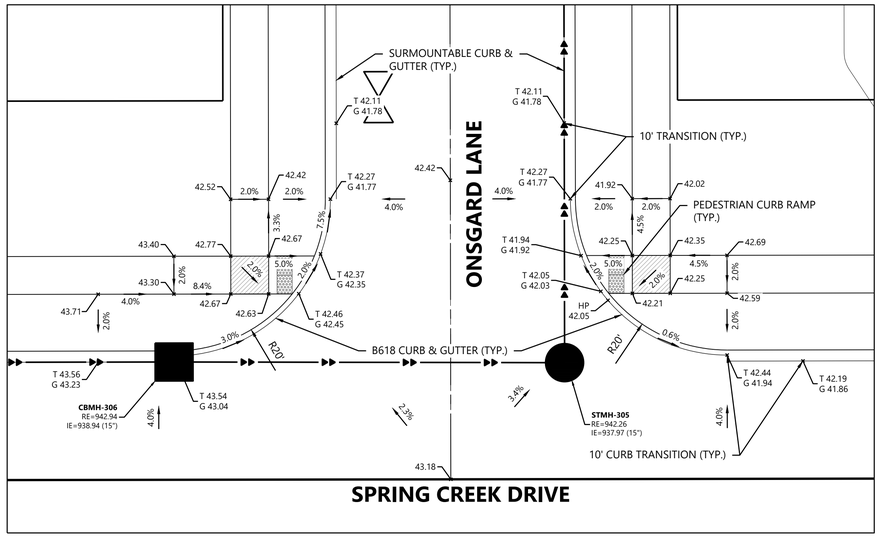

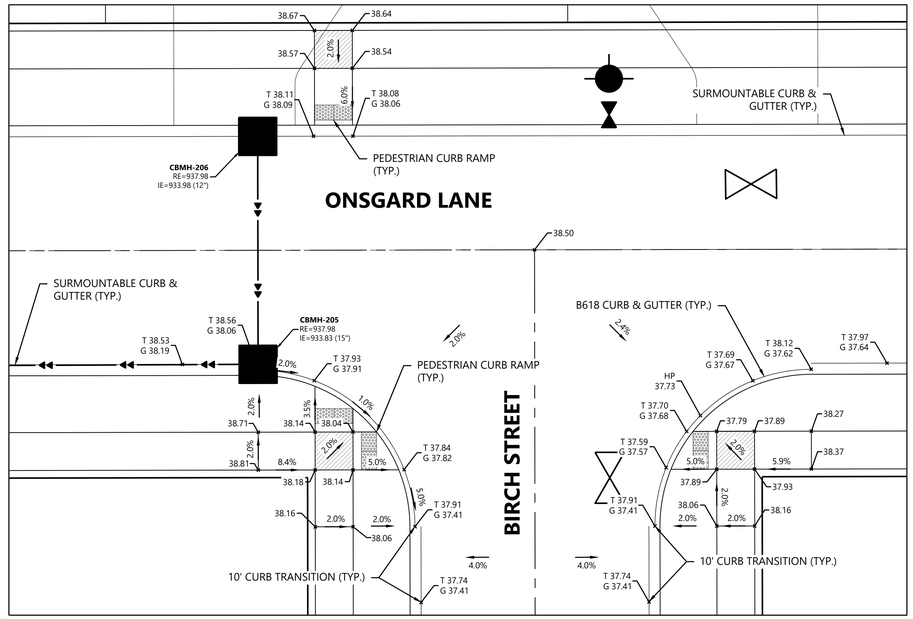

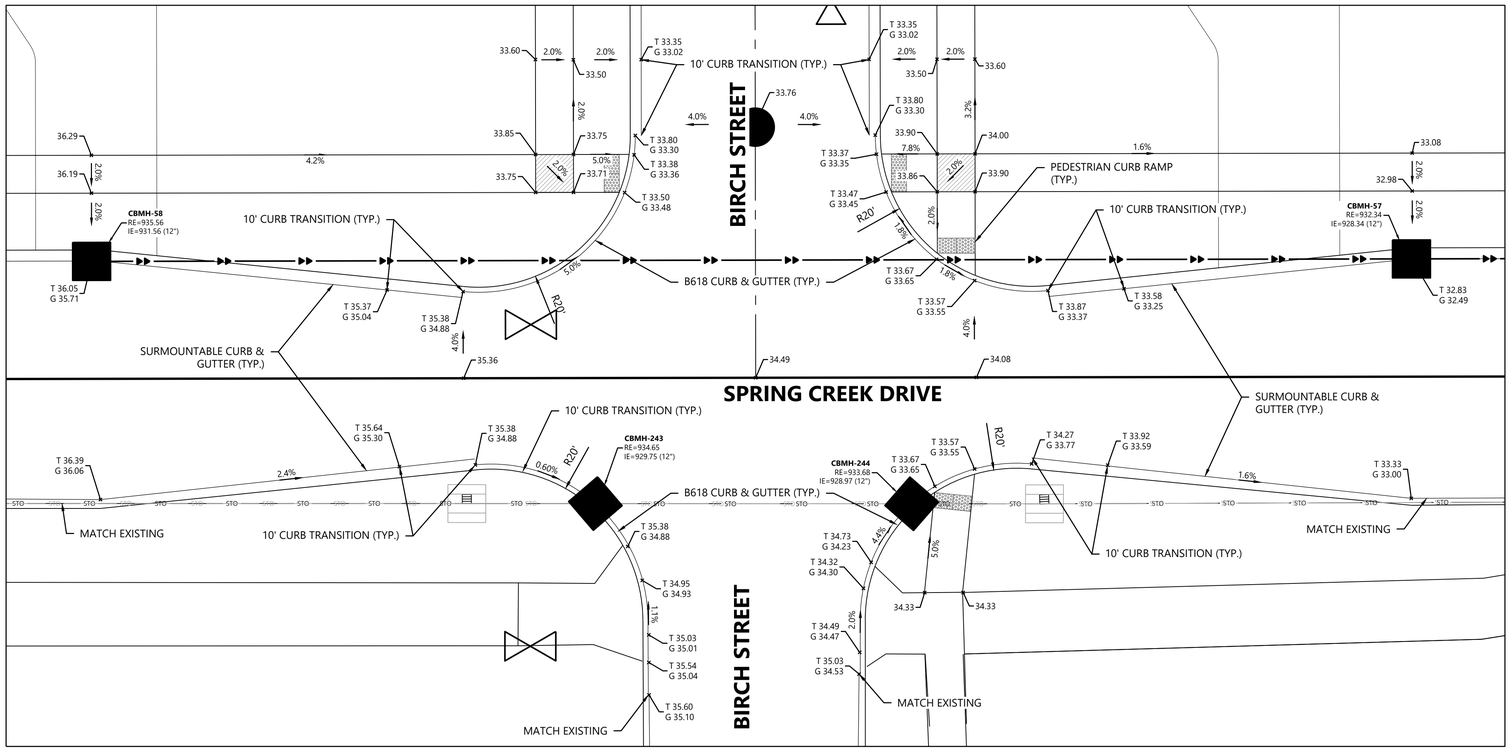

LEGEND

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EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		TRUNCATED DOMES
		FLOW LINE
		BACK OF CURB
		LANDING AREA - 4'x 4' MINIMUM AND MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS
		STORM SEWER

1" = 10'
0' 10' 20' 30'

FINAL

N:\0037555.00\DWG\CIVIL\FINAL\FINAL STREETS & UTILITIES\0037555_INTF01.DWG

FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 12/19/25
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PREPARED FOR:

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THOMAS D. DESUTTER
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CHASKA, MN

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Toll Free (888) 937-5150 Minnetonka MN, 55343
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INTERSECTION DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 16 OF 20
DATE: 01/28/26

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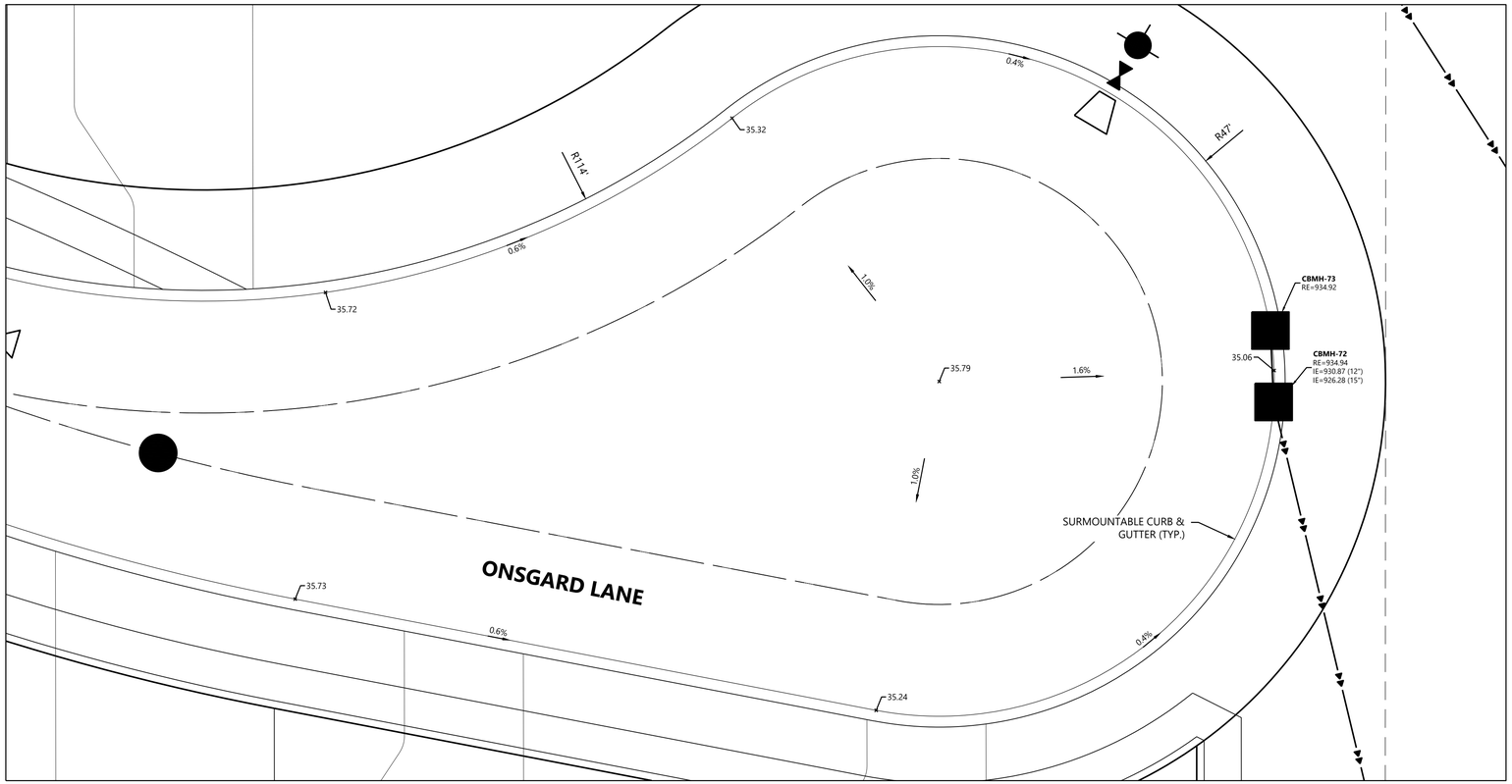

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LEGEND

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	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		TRUNCATED DOMES
		FLOW LINE
		BACK OF CURB
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1" = 10'

0' 10' 20' 30'

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FULTONWOOD

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: 10'
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INTERSECTION DETAILS

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SHEET NUMBER: 17 OF 20
DATE: 01/28/26

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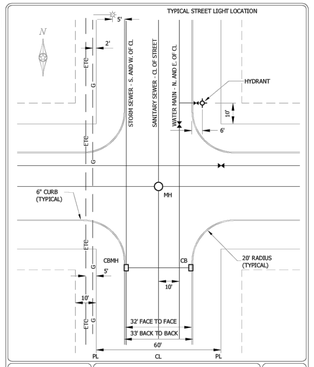

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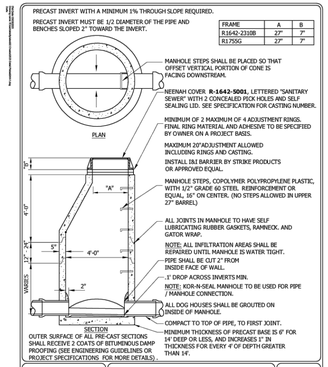
TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5



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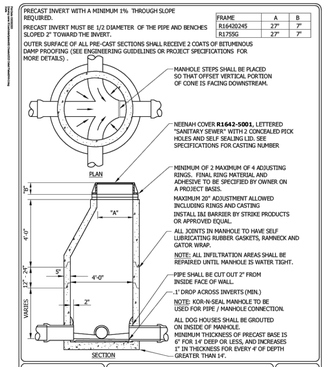
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1



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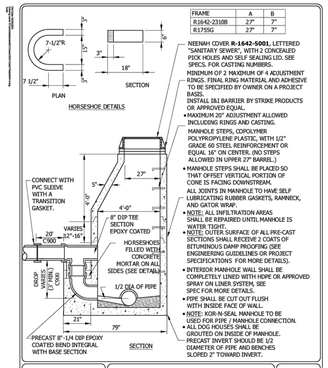
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-2



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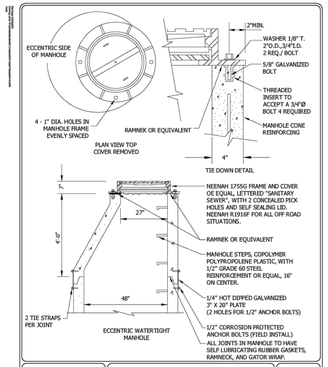
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-4



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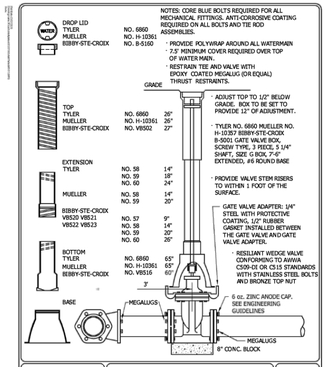
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-5



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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

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CLOW MEDALLION HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-11

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BUTTERFLY VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-3

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CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4

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STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1

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STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2

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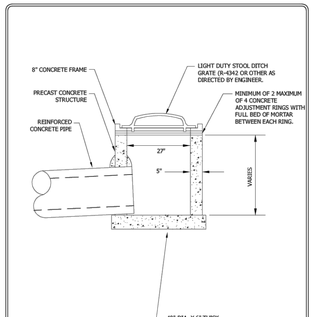
TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



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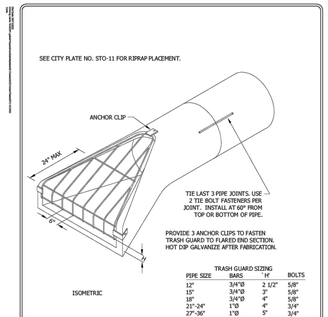
PRECAST 27" SHALLOW DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-9



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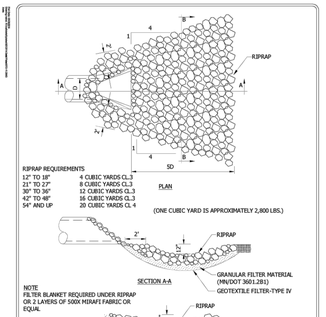
FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10



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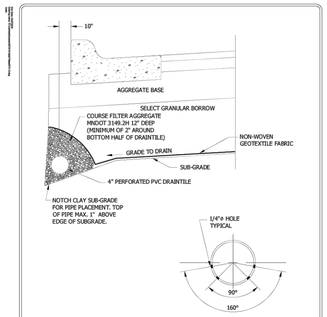
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



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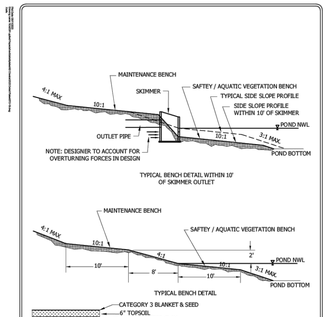
PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



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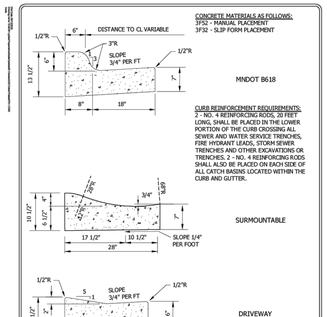
TYPICAL BENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-19



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CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1

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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 12/19/25
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PREPARED FOR:

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1650 WEST 82ND STREET, SUITE 300
BLOOMIN

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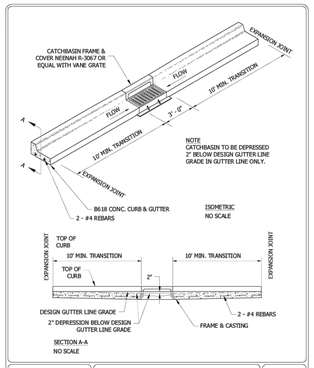

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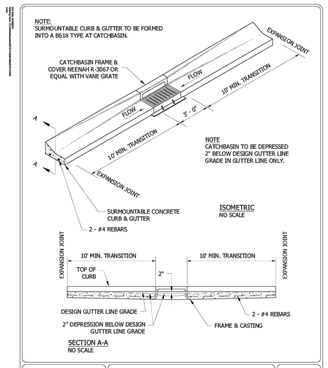
B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-4



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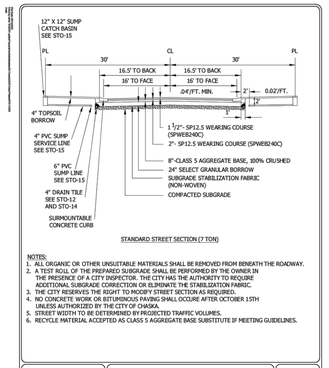
SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



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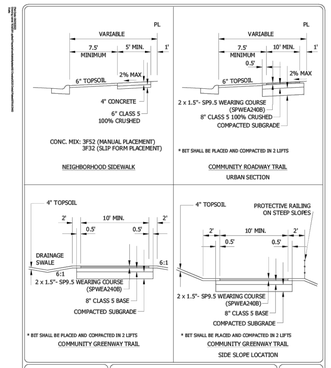
TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7



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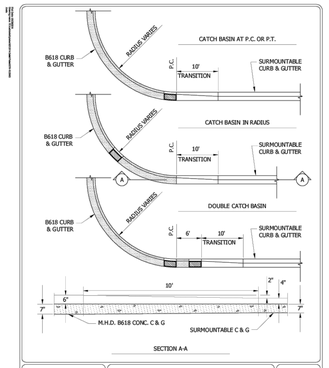
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



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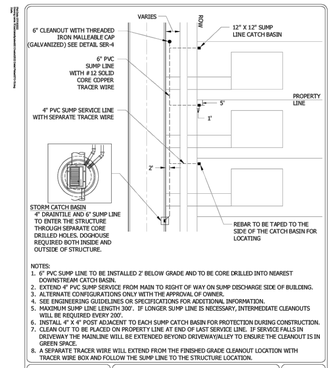
CONCRETE CURB & GUTTER TRANSITION

CHASKA, MINNESOTA

LAST REVISION: OCT. 1989

PLATE NO. STR-10



NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY ON SUMP DISCHARGE SIDE OF BUILDING.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300' . IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN-OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

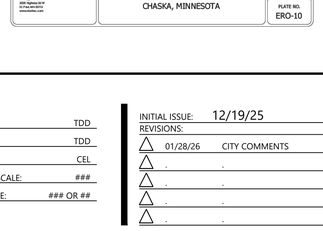
Stantec — 733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402 — www.stantec.com

PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION: JUNE 2022

PLATE NO. STO-15



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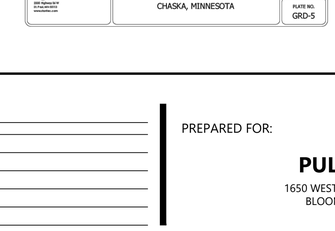
TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-16



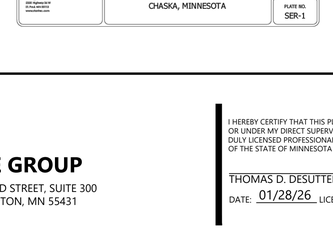
Stantec — 3535 Vadnais Center Dr, St Paul, MN 55110 — www.stantec.com

EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-2



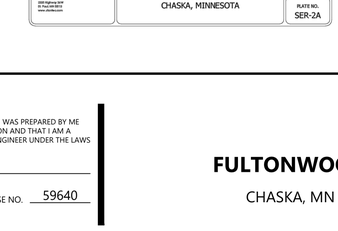
Stantec — 3535 Vadnais Center Dr, St Paul, MN 55110 — www.stantec.com

INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

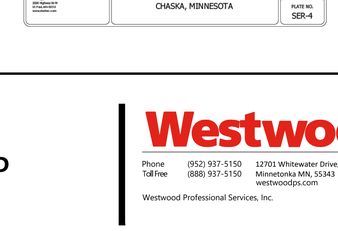
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

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

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 INFRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "H" ENTERPRISES.



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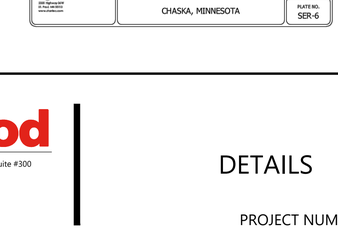
INLET PROTECTION BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



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



NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

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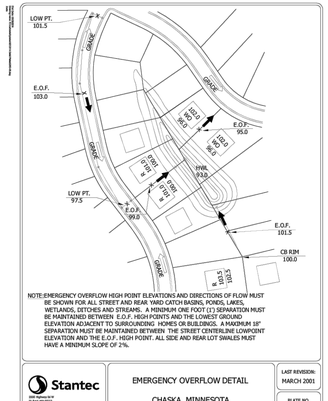
SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION: FEB 2004

PLATE NO. ERO-10



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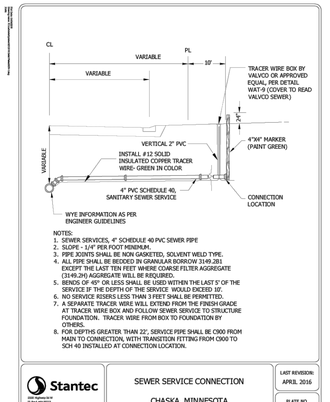
EMERGENCY OVERFLOW DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GRD-5



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 FINISHED 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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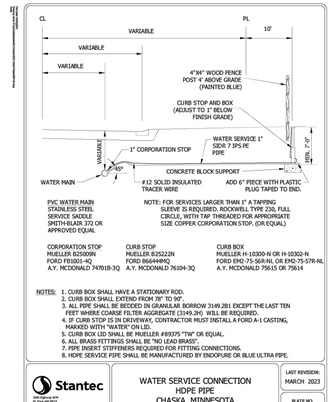
SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



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. 3' 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 #95375 "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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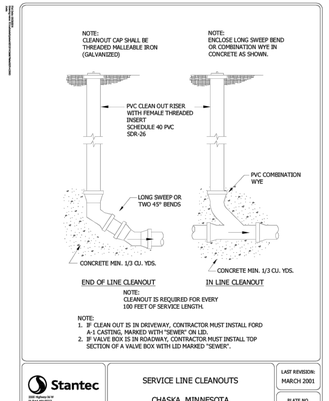
WATER SERVICE CONNECTION HDPE PIPE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A



NOTE:
1. 3F CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. 3F VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

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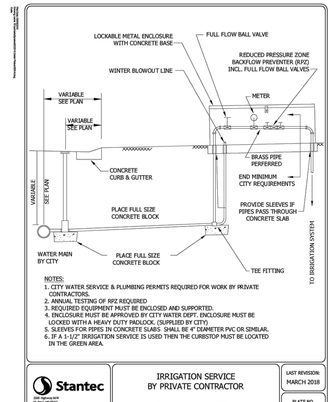
SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4



NOTES:
1. CITY WATER SERVICE & PLUMBING PERMITS REQUIRED FOR WORK BY PRIVATE CONTRACTORS.
2. ANNUAL TESTING OF RPZ REQUIRED
3. REQUIRED EQUIPMENT MUST BE ENCLOSED AND SUPPORTED.
4. ENCLOSURE MUST BE APPROVED BY CITY WATER DEPT. ENCLOSURE MUST BE LOCKED WITH A HEAVY DUTY PADLOCK, (SUPPLIED BY CITY)
5. SLEEVES FOR PIPES IN CONCRETE SLABS SHALL BE 4" DIAMETER PVC OR SIMILAR.
6. IF A 1-1/2" IRRIGATION SERVICE IS USED THEN THE CURBSTOP MUST BE LOCATED IN THE GREEN AREA.

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IRRIGATION SERVICE BY PRIVATE CONTRACTOR

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SER-6

N:\0037555.00\DWG\CIVIL\FINAL\FINAL STREETS & UTILITIES\0037555C-DTF02.DWG

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Common Ground Alliance

DESIGNED: TDD
CHECKED: TDD
DRAWN: CEL
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/19/25
REVISIONS:
1. 01/28/26 CITY COMMENTS
2. . .
3. . .
4. . .
5. . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 19 OF 20
DATE: 01/28/26

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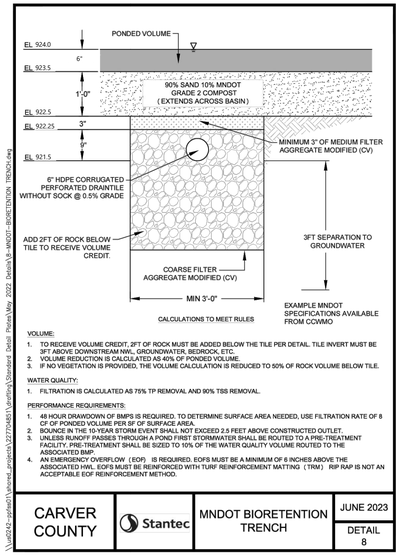
POND 1 - FILTRATION



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.

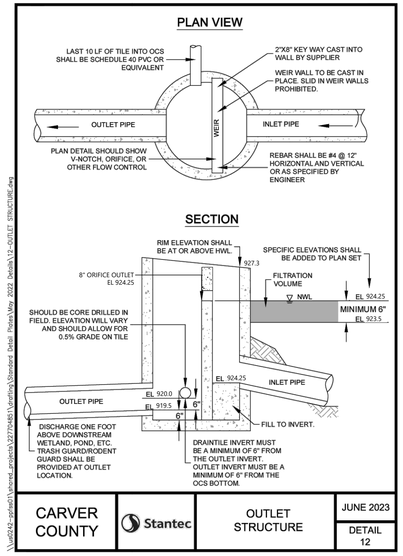
WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMP'S 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	MNDOT BIORETENTION TRENCH	JUNE 2023
			DETAIL 8

\\vdc042-pp\data01\Active_projects\237725851\Landing\Standard Detail Plates\May 2022 Details\13-MNDOT BIORETENTION TRENCH.dwg

POND 1 OCS - 90



CARVER COUNTY	Stantec	OUTLET STRUCTURE	JUNE 2023
			DETAIL 12

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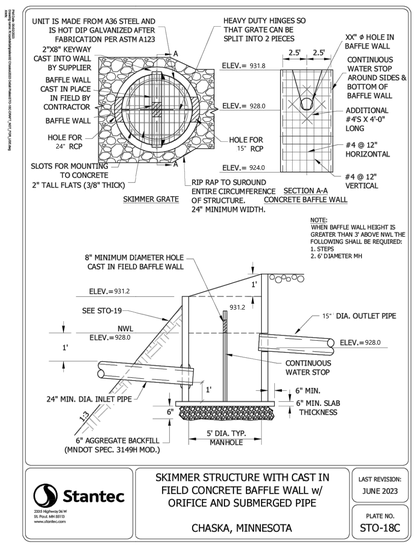
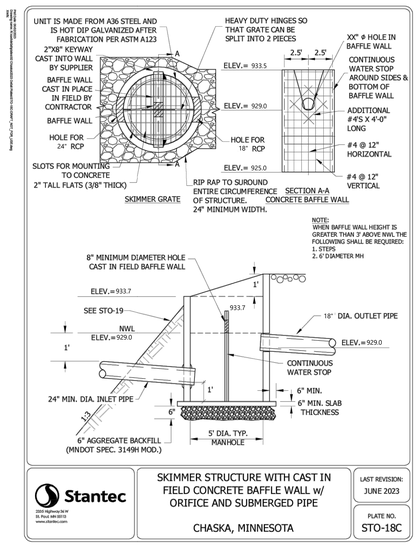
POND 2 OCS - 20



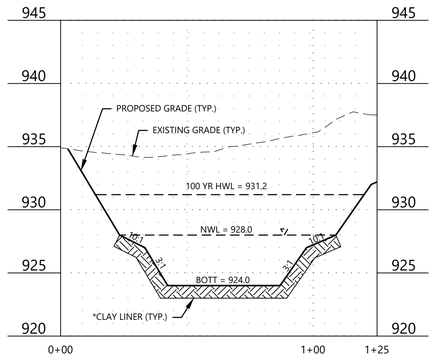
Stantec 2550 Highway 36 W Roseville, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE CHASKA, MINNESOTA	LAST REVISION: JUNE 2023 PLATE NO. STO-18C

POND 3 OCS - 30

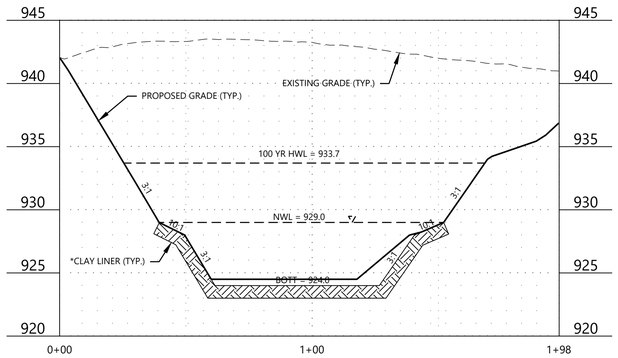


Stantec 2550 Highway 36 W Roseville, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE CHASKA, MINNESOTA	LAST REVISION: JUNE 2023 PLATE NO. STO-18C

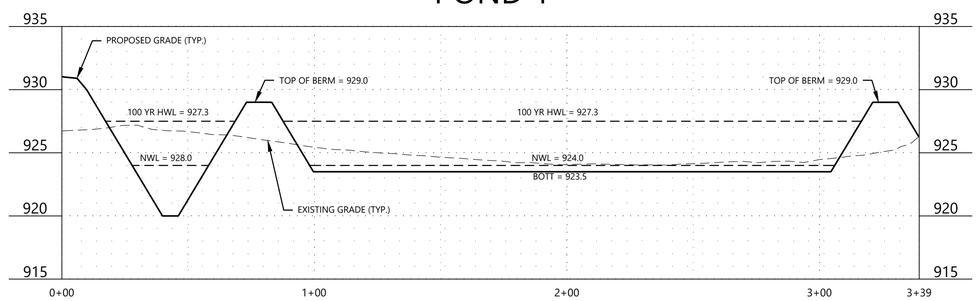
POND 2



POND 3



POND 1



* CLAY LINER SPECIFICATIONS:
1. 50 PERCENT FINES (200 SIEVE) OR MORE
2. IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10^-7 CENTIMETERS PER SECOND (CM/S) OR LESS
3. AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
4. AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10
5. CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2 PERCENT WET OPTIMIM IF USING MODIFIED PROCTOR
6. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS
7. MINIMUM THICKNESS OF TWO FEET
8. SPECIFY METHOD FOR KEEPING THE POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER

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811 or call811.com
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FULTONWOOD

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	CEL
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/19/26	
REVISIONS:		
01/28/26	CITY COMMENTS	
.	.	
.	.	
.	.	
.	.	

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/28/26 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 20 OF 20
DATE: 01/28/26

Illustrative Plan



Westwood

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Fax (952) 937-5822
Toll Free (888) 937-5150

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01-28-2026 0037555

Pulte HOMES

Fultonwood

Chaska, MN

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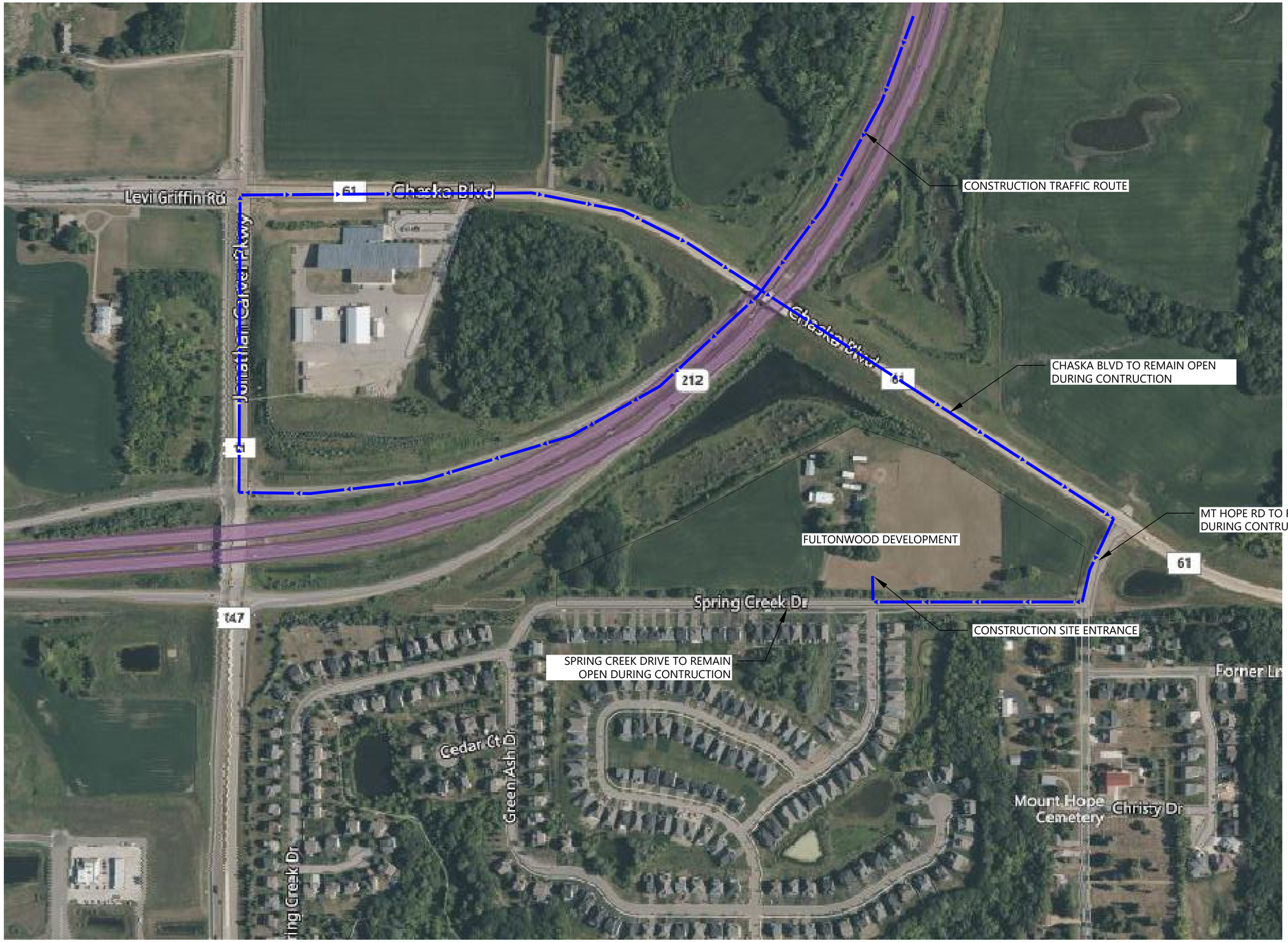

LEGEND

- PROPERTY LINE
- CONSTRUCTION TRAFFIC ROUTE

1" = 200'
0' 200' 400' 600'

NOT FOR CONSTRUCTION

N:\0037555.00\DWG\CIVIL\EXHIBITS\FULTONWOOD CONCEPTUAL CONSTRUCTION TRAFFIC PLAN.DWG

FULTONWOOD

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 10/24/24
REVISIONS:

1	10/24/24	PRELIMINARY PLAT SUBMITTAL TO THE CITY
2	01/25/25	PRELIMINARY PLAT RESUBMITTAL TO THE CITY
3	.	.
4	.	.
5	.	.

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

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

CONCEPTUAL CONSTRUCTION TRAFFIC PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER: 1 OF 1
DATE: 2/6/25

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: 2026 Sergeant Union Contract

Prepared By: Beth Wacholz, Human Resource Manager

The City of Chaska's Sergeant (Law Enforcement Labor Services Local #385) bargaining unit represents approximately 6 of our 180 employees.

With our last two-year contract having expired at the end of 2025, we have been meeting over the last several months with representatives of this bargaining unit to negotiate the next contract, with the following objectives being utilized to help drive this process:

A. Maintain a competitive wage scale for members of the bargaining units in comparison to other metro communities between 25,000- 35,000 residents
B. Recognize that a significant concern of employees is the potential for continued escalation of insurance costs, and that the City's contribution towards the employee benefits package should be comparable to other similar Metro Communities.
C. Recognize that employees in the City of Chaska are dedicated to the City and very productive public servants.
D. Recognize that one of our Organizational Values is a "Commitment to our Employees".
E. Recognize that the City's financial resources are limited.

The city is seeking a 1-year contract (2026). The 1-year contract has been negotiated to allow the city to keep the wages for Sergeants competitive with our market cities. The current wage market is quickly changing, which makes predicting 2027 wages very difficult, and the city and union have a desire to keep the wages in line with other Police Department and city staff.

Proposed Contract Changes for 2026

As you will see below, I have listed changes that are being proposed as part of the 2026 contract, as well as addressing some smaller compensation items within each of the contracts themselves.

The main items of discussion were the percentage increase change in wages and also in benefits.

Sergeants will have a 3% general wage increase (aka COLA) on 1/1/2026. The Sergeant unit will also have 7% market adjustment on 1/1/2026 to bring their wages to the average of our comparable market cities.

As for Contributions to our Employees' benefit costs, the contract proposes a 6% increase to address the increase in benefit costs as budgeted.

Besides the main items of wages and benefits, below are other specific changes being recommended in the Police Officer and Sergeant union contracts:

- **Uniform Allowances:** Increased by 3%
- **Bereavement Leave:** Updated the contract to mirror the Employee Handbook bereavement policy of 5 days for immediate family, 3 days for extended family.
- **Duty Firearm:** City will provide a duty firearm for all police officers.
- **Minnesota Health Care Savings Plan (HCSP):** the Sergeants contribution will increase to 5.5% for 2026. No change in the employer contribution.
- **Shift Differential:** Afternoon power shift differential of $.66/hr,
- **Sergeants Monthly on Call:** increased from 30 to 35 hours of straight time compensation for monthly on-call duties. This article sunsets when the department is fully staffed with Sergeants.

CITY COUNCIL ACTION REQUESTED

Motion to approved employment contract for 2026 between the City of Chaska and LELS Local 385 with the agreement retroactive effective January 1, 2026.

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LABOR AGREEMENT

BETWEEN

THE CITY OF CHASKA

AND

LAW ENFORCEMENT LABOR SERVICES

Local #385

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Docusign Envelope ID: E412242E-F25A-40CF-B43E-E62A2410B991

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ARTICLE 1 - PURPOSE OF AGREEMENT

This AGREEMENT is entered into as of January 1, 2026, between the City of Chaska, hereinafter called the EMPLOYER, and Law Enforcement Labor Services, Inc. (LELS) Local #385 hereinafter called the UNION.

It is the intent and purpose of this AGREEMENT to:

1.1 Assure sound and mutually beneficial working and economical relationships between the parties hereto;

1.2 Establish procedures for the resolution of disputes concerning this AGREEMENT'S interpretation and/or application; and

1.3 Place in written form the parties' agreement upon terms and conditions of employment for the duration of this AGREEMENT.

The EMPLOYER and the UNION, through this AGREEMENT, shall continue their dedication to the highest quality Police service and protection to the residents of the City of Chaska. Both parties recognize this AGREEMENT as a pledge of this dedication.

ARTICLE 2 - RECOGNITION

2.1 The EMPLOYER recognizes the UNION as the exclusive representative, under Minnesota Statutes, Section 179.67, Subdivision 3, and Section 179.71, Subdivision 3, for all personnel in the following job classifications:

Sergeant, Detective Sergeant

2.2 In the event the EMPLOYER and the UNION are unable to agree as to the inclusion or exclusion of a new or modified job class, the issue shall be submitted to the Bureau of Mediation Services for determination.

ARTICLE 3 - DEFINITIONS

3.1 UNION: Law Enforcement Labor Services Inc. Local #385.

3.2 UNION MEMBER: A member of LAW ENFORCEMENT LABOR SERVICES, INC. Local #385

3.3 SUPERVISOR: A member of the exclusively recognized bargaining unit LELS #385.

3.4 DEPARTMENT: The Chaska Police Department.

3.5 EMPLOYER: The City of Chaska.

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3.6 UNION OFFICER: Sergeant(s) elected or appointed by the Union.

3.7 CHIEF: The Chief of the City of Chaska Police Department.

3.8 WORK WEEK: The work week shall average forty (40) hours, making a normal work year of 2,080 hours.

3.9 DEPARTMENT HEAD: The Chief.

3.10 SENIORITY: Length of continuous service with the employer.

3.11 SCHEDULED SHIFT: A consecutive work period including rest breaks and a lunch break.

3.12 LUNCH BREAK: A paid thirty (30) minute period during the scheduled/normal shift. REST BREAK: Two fifteen (15) minute periods during the scheduled hours of normal shift.

ARTICLE 4 - EMPLOYER SECURITY

The UNION agrees that during the life of this AGREEMENT it will not cause, encourage, participate in or support any strike, slow-down or other interruption of or interference with the normal functions of the EMPLOYER.

ARTICLE 5 - EMPLOYER AUTHORITY

5.1 The EMPLOYER retains the sole right to operate and manage all manpower, facilities, and equipment in accordance with applicable laws and regulations of appropriate authorities.

5.2 Any term and condition of employment not specifically established or modified by this AGREEMENT shall remain solely within the discretion of the EMPLOYER to modify, establish, or eliminate.

ARTICLE 6 - UNION SECURITY

6.1 The UNION may designate employees from the bargaining unit to act as representative(s) and shall inform the EMPLOYER in writing of such choice and changes in the position of representative(s). The representative(s) shall receive overtime, at time-and-a-half, when attending contract negotiation meetings when off-duty, and when they meet their overall scheduled hours for that week.

6.2 The EMPLOYER shall allow use of internal e-mail and telephone for posting UNION notices and announcements that are non-partisan and anti-inflammatory communications.

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6.3 The UNION agrees to indemnify and hold the EMPLOYER harmless against any and all claims, suits, orders, or judgments brought or issued against the EMPLOYER as a result of any action taken or not taken by the EMPLOYER under the provisions of this Article.

6.4 The EMPLOYER shall deduct from the wages of supervisors who authorize such a deduction in writing, an amount necessary to cover monthly UNION DUES. Such monies shall be remitted as directed by the UNION.

ARTICLE 7 - EMPLOYEE RIGHTS - GRIEVANCE PROCEDURE

7.1 DEFINITION OF A GRIEVANCE

A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this AGREEMENT.

7.2 UNION REPRESENTATIVES

The EMPLOYER will recognize REPRESENTATIVES designated by the UNION as the grievance representatives of the bargaining unit having the duties and responsibilities established by this ARTICLE. The UNION shall notify the EMPLOYER in writing of the names of such UNION REPRESENTATIVES and of their successors when so designated, as provided by 6.1 of this AGREEMENT.

7.3 PROCESSING OF A GRIEVANCE

It is recognized and accepted by the UNION and the EMPLOYER that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the SUPERVISORS and shall therefore be accomplished during normal working hours only when consistent with such SUPERVISOR duties and responsibilities. The aggrieved SUPERVISOR and UNION REPRESENTATIVE shall be allowed a reasonable amount of time, without loss in pay, when a grievance is investigated and presented to the EMPLOYER during normal working hours provided that the SUPERVISOR and an UNION REPRESENTATIVE have notified and received the approval of the designated EMPLOYER REPRESENTATIVE who has determined that such absence is reasonable and would not be detrimental to the work of the EMPLOYER.

7.4 PROCEDURE.

Grievances, as defined by Article 7.1, shall be resolved in conformance with the following procedure:

Step 1. A SUPERVISOR claiming a violation concerning the interpretation or application of this AGREEMENT shall, within twenty-one (21) calendar days after such alleged violation has occurred, present such grievance to the EMPLOYER. An EMPLOYER designated representative will discuss and give an answer to such Step 1 grievance within ten (10) calendar days after receipt. A grievance not resolved in Step 1 and appealed to Step 2 shall be placed in writing setting forth the nature of the grievance, the facts on which it is based, the provision or provisions of the AGREEMENT allegedly violated, and the remedy requested, and shall be appealed to Step 2 within ten (10) calendar days after the EMPLOYER designated representative's final answer in Step 1.

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Any grievance not appealed in writing to Step 2 by the UNION within ten (10) calendar days will be considered waived.

Step 2. If appealed, the written grievance shall be presented by the UNION and discussed with the EMPLOYER designated Step 2 representative. The EMPLOYER designated representative shall give the UNION the EMPLOYER'S Step 2 answer in writing within ten (10) calendar days after receipt of such step 2 grievance. A grievance not resolved in Step 2 may be appealed to Step 3 within ten (10) calendar days following the EMPLOYER designated representative's final Step 2 answer. Any grievance not appealed in writing to Step 3 by the UNION within ten (10) calendar days shall be considered waived.

Step 3. If appealed, the written grievance shall be presented by the UNION and discussed with the EMPLOYER designated Step 3 representative. The EMPLOYER designated representative shall give the UNION the EMPLOYER'S answer in writing within ten (10) calendar days after receipt of such Step 3 grievance. A grievance not resolved in Step 3 may be appealed to Step 4 within ten (10) calendar days following the EMPLOYER designated representative's final answer in Step 3. Any grievance not appealed in writing to Step 4 by the UNION within ten (10) calendar days shall be considered waived.

Step 3a. If a grievance is not resolved at Step 3 of the grievance procedure, the parties, by mutual agreement, may submit the matter to mediation with the Bureau of Mediation Services. Submitting the grievance to mediation preserves timelines for Step 4 of the grievance procedure. Any grievance not appealed in writing to Step 4 by the UNION within ten (10) calendar days of mediation shall be considered waived.

Step 4. A grievance unresolved in Step 3 or Step 3a and appealed to Step 4 by the UNION shall be submitted to arbitration subject to the provisions of the Public Employment Labor Relations Act of 1971, as amended. The selection of an arbitrator shall be made in accordance with the "Rules Governing the Arbitration of Grievances," as established by the Bureau of Mediation Services.

7.5 ARBITRATOR'S AUTHORITY

A. The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the terms and conditions of this AGREEMENT. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the EMPLOYER and the UNION, and shall have no authority to make a decision on any other issue not so submitted.

B. The arbitrator shall be without power to make decisions contrary to, or inconsistent with, or modifying or varying in any way the application of laws, rules, or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) days following close of the hearing or the submission of briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the EMPLOYER and the UNION and shall be based

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solely on the arbitrator's interpretation or application of the express terms of this AGREEMENT and to the facts of the grievance presented.

C. The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the EMPLOYER and the UNION provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings the cost shall be shared equally.

7.6 WAIVER

If a grievance is not presented within the time limits set forth it shall be considered "waived". If a grievance is not appealed to the next step within the specified time limit or any agreed extension thereof, it shall be considered settled on the basis of the EMPLOYER'S last answer. If the EMPLOYER does not answer a grievance or an appeal thereof within the specified time limits, the UNION may elect to treat the grievance as denied at the step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual agreement of the EMPLOYER and the UNION in each step.

7.7 CHOICE OF REMEDY

If, as a result of the written EMPLOYER response in Step 3, the grievance remains unresolved, and if the grievance involves the suspension, demotion, or discharge of an employee who has completed the required probationary period, the grievance may be appealed either to Step 4 of Article 7 or a procedure such as Civil Service, Veteran's Preference, or Fair Employment. If appealed to any procedure other than Step 4 of Article 7 the grievance is not subject to the arbitration procedure as provided in Step 4 of Article 7. The aggrieved employee shall indicate in writing which procedure is to be utilized - Step 4 of Article 7 or another appeal procedure - and shall sign a statement to the effect that the choice of any other hearing precludes the aggrieved employee from making a subsequent appeal through Step 4 of Article 7.

ARTICLE 8 - SAVINGS CLAUSE

This AGREEMENT is subject to the laws of the United States, the State of Minnesota, and the City of Chaska. In the event any provision of this AGREEMENT shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, such provisions shall be voided. All other provisions of this AGREEMENT shall continue in full force and effect. The voided provision may be renegotiated at the request of either party.

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ARTICLE 9 - Hours of Work:

9.1 The normal work year is two thousand eighty (2,080) hours to be accounted for by each EMPLOYEE through:

a) hours worked on assigned shifts;
b) holidays;
c) assigned training, and
authorized leave time.

9.2 Holiday pay is to be calculated based on the SUPERVISOR'S assigned shift. Authorized leave time is to be calculated based on the SUPERVISOR'S assigned shift. A SUPERVSOR that works on a holiday shall receive the actual length of their assigned shift for the holiday hours worked.

9.3 Nothing contained in this Article shall be interpreted to be a guarantee of a minimum or maximum number of hours the EMPLOYER may assign EMPLOYEES.

9.4 SUPERVISORS shall be granted 30-minute paid lunch during a shift that the SUPERVISOR remains on continual duty. Break time allowance is part of the normal annual average workweek of forty (40) hours. The EMPLOYER may require that the lunch be taken at the work site.

9.5 A SUPERVISOR shall be compensated at the SUPERVISOR'S hourly rate of one (1) hour of additional pay per shift at straight time or compensatory time at the SUPERVISOR'S discretion when he/she works their entire assigned work shift on the Friday and/or Saturday of Bonspeil Community Event, Friday and/or Saturday of River City Days, and the Saturday and/or Sunday of Labor Day, and Memorial Day weekends. A SUPERVISOR on overtime does not qualify for the one (1) hour of additional pay.

9.6 Sergeants assigned to work 12-hour shifts will have an average of four (4) hours per payroll cycle over their 2080 schedule. The four (4) hours of straight time will be notated on each timecard and placed into the Sergeant's time owed bank.

ARTICLE 10 - SENIORITY

10.1 SENIORITY will be determined by the SUPERVISOR'S length of continuous employment with the Police Department and posted in an appropriate location. SENIORITY rosters may be determined by the CHIEF on the basis of time in grade and time within specific classifications.

10.2 A reduction of work force will be accomplished on the basis of SENIORITY. SUPERVISORS shall be recalled from layoff on the basis of SENIORITY. A SUPERVISOR on layoff shall have an opportunity to return to work within two (2) years of the time of his or her layoff before any new EMPLOYEE is hired.

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10.3 Vacation periods shall be selected on the basis of SENIORITY until March 15 of each calendar year. Requests of more senior EMPLOYEES must only be sought in the same assignment. Example of assignment is patrol division, investigations, administration, etc. that could affect the specific scheduling of that assignment. Senior employees have a ten (10) day time limit from the date of vacation request to respond back to the requesting peace officer. No response back after the ten (10) days automatically grants permission to that requesting officer.

10.4 SENIORITY shall prevail. Senior qualified SUPERVISORS shall have first preference on the job.

ARTICLE 11 - DISCIPLINE

11.1 The EMPLOYER will discipline SUPERVISORS for just cause only. Discipline will be in the form of:

a. oral reprimand,
b. written reprimand,
c. suspension,
d. demotion, or
e. discharge

11.2 Suspension, demotions and discharges will be in written form.

11.3 Written reprimands, notices of suspension, and notices of discharge which are to become part of a SUPERVISOR'S personnel file shall be read and acknowledged by signature of the SUPERVISOR. SUPERVISORS and the UNION will receive a copy of such reprimands and/or notices at the time of discipline. SUPERVISORS shall also be notified of any other document(s) which are added to or part of the SUPERVISOR'S personnel file. In the event that a peace officer discovers that any such notice was placed in his/her personnel file without their knowledge, the formal grievance process may be applied based upon the time of discovery. SUPERVISORS shall also be notified of any document removed from their personnel file.

11.4 SUPERVISORS may examine their own individual personnel files at reasonable times under the direct supervision of the EMPLOYER.

11.5 Discharges will be preceded by a five (5) day suspension without pay.

11.6 SUPERVISORS will not be questioned concerning an investigation of disciplinary action unless the SUPERVISOR has been given opportunity to have a UNION representative present at such questioning, as defined in the Peace Officer Discipline Procedures Act - Minnesota State Statute 626.89. The EMPLOYER and UNION will coordinate to ensure the process moves in a timely manner.

11.7 Grievances relating to this Article shall be initiated by the UNION in Step 3 of the grievance procedure under Article 7.

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ARTICLE 12 - CONSTITUTIONAL PROTECTION

SUPERVISORS shall have the rights granted to all citizens by the United States and Minnesota State Constitutions.

ARTICLE 13 - OVERTIME

13.1 SUPERVISORS will be compensated at one and one-half time the SUPERVISOR'S regular base pay rate for hours worked in excess of the SUPERVISOR'S regularly scheduled shift. Changes of shifts do not qualify a SUPERVISOR for overtime under this Article.

13.2 All continuous assigned work for a SUPERVISOR after fourteen (14) hours is double time. If a SUPERVISOR voluntarily signs up for a posted overtime work shift, which extends the SUPERVISOR assigned work shift this benefit does not apply. A SUPERVISOR who is asked, mandated, or required to stay or extend their work shift or an overtime detail will be paid double time after fourteen (14) hours of work. A SUPERVISOR that has court assigned after or before their work is not eligible for this benefit.

13.3 Overtime hours worked shall be paid either in the form of salary during the pay period in which they are earned or as compensatory time off. Final determination of form of payment shall be the City's responsibility. Determination of salary or comp will be determined on a case-by-case basis. A maximum of eighty (80) hours of compensatory time may be carried over from year to year. Approval must be granted by the CHIEF in advance of compensatory time off. A SUPERVISOR may cash out their compensatory time throughout the year. Any compensatory overage for the year will automatically be paid out on the last pay period of each year.

13.4 Overtime will be distributed as equally as practicable.

13.5 Overtime refused by SUPERVISORS will for records purpose be considered as unpaid overtime worked.

13.6 For the purpose of computing overtime compensation overtime hours worked shall not be pyramided, compounded or paid twice for the same hours worked.

13.7 Overtime will be calculated to the nearest fifteen (15) minutes.

ARTICLE 14 - COURT TIME

14.1 A SUPERVISOR who is required to appear in court during his or her scheduled off-duty time shall receive a minimum of three (3) hours pay at one and one-half times the SUPERVISOR'S base pay rate or (3) hours minimum compensatory time at one and one-half (1 ½) times the SUPERVISOR'S base pay rate at the SUPERVISOR'S discretion. An extension or early report to a regularly scheduled shift for a court appearance does not qualify the EMPLOYEE for the three (3) hour minimum. A SUPERVISOR who is

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scheduled for court during his/her off duty time shall check the Carver County Attorney's website after 4:30pm the day prior to confirm if their Court case is still listed. If the SUPERVISOR is not cancelled by email, phone, or on the website prior to 4:30PM the business day prior, a SUPERVISOR shall receive two (2) hours of pay at regular base rate. An extension or early report to a regularly scheduled shift for Court appearance does not qualify the SUPERVISOR for the two (2) hour minimum.

14.2 A SUPERVISOR formerly employed by the Chaska Police Department shall be paid their last earned hourly wage for any court time performed.

14.3 In the event a SUPERVISOR is subpoenaed to testify in a private party litigation in a capacity other than that of an expert witness regarding an incident that has occurred within the scope of employment for the City of Chaska involving facts which the SUPERVISOR came to know while on duty as a SUPERVISOR, then the SUPERVISOR shall receive court time pay from the EMPLOYER in accordance with the requirements as set forth in article XIV. The SUPERVISOR shall not be required to take vacation, PPL or compensatory time if the appearance occurs during their work shift.

ARTICLE 15 – CALL-BACK TIME

A peace officer, who is called to duty during his/her scheduled off-duty time, shall receive a minimum of three (3) hours pay at one and one-half (1 ½) times the peace officer's base pay rate.

A peace officer required by the EMPLOYER who is called to duty during his/her scheduled off- duty time with less than twelve (12) hours between the peace officer's work shifts, will receive double time at the peace officer's base pay rate for all hours worked. This would include the peace officer's last scheduled work shift for the week.

A shift extension does not qualify a peace officer for double-time pay unless as stated in Article 13.2. The on-call Detective Supervisor, if on-call at the time of the callback, is not eligible for double time compensation unless stated in Article 13.2. A peace officer voluntarily accepting additional work shifts or contract overtime is not eligible for double-time compensation unless stated in Article 18. In these described circumstances, overtime compensation is at one and one-half (1 ½) times the peace officer's base pay rate.

An extension or early report to a regularly scheduled work shift does not qualify the peace officer for the three (3) hours minimum.

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ARTICLE 16 - VACATIONS

16.1 Vacation is earned and granted according to the following schedule:

Years of Service	Hours earned per month
Start 0 through 5 years	6.67 hours (80 hours annual)
6 through 10 years	10 hours (120 hours annual)
11 years	10.67 hours (144 hours annual)
12 years	11.33 hours (152 hours annual)
13 years	13 hours (160 hours annual)
14 years	14 hours (168 hours annual)
15 years	14.67 hours (176 hours annual)
20 years	16.67 hours (200 hours annual)

16.2 A SUPERVISOR may not accumulate vacation leave in an amount greater than one and one-half (1 ½) times the amount that the SUPERVISOR earns in one years' time without the EMPLOYER'S written approval.

16.3 All existing SUPERVISORS are eligible to choose to be on the Paid Personal Leave (PPL) plan on an annual basis. Once this decision has been made, the SUPERVISOR may not choose to go back on the vacation/sick time program.

16.4 PPL is earned and granted according to the following schedule:

Years of Service	**Annual Accrued Personal Leave/ Hours Per Month**
Start through completion of year 5	18 days (144 hours) 12 hours
Year 6 through completion of year 10	22 days (176 hours) 14.66 hours
Year 11	23 days (184 hours) 15.33 hours
Year 12	24 days (192 hours) 16 hours
Year 13	25 days (200 hours) 16.66 hours
Year 14	26 days (208 hours) 17.33 hours
Year 15	27 days (216 hours) 18 hours
Year 16	28 days (224 hours) 18.66 hours
Year 17	29 days (232 hours) 19.33 hours
Year 18	30 days (240 hours) 20 hours
Year 19 or more	31 days (248 hours) 20.66 hours

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SUPERVISORS choosing to convert over to the Personal Leave Plan shall have their existing banked vacation leave converted to personal leave on a 1:1 basis, and will be able to keep their sick leave bank available for future use, as defined by the Personal Leave Plan and Salary Continuation Plan. SUPERVISORS at no time may accumulate personal leave to exceed two (2) times the annual rate at which the SUPERVISOR earns personal leave.

16.5 Personal Leave Plan and vacation periods shall be selected on the basis of SENIORITY until March 15 of each calendar year as stated in Article 10.3.

16.6 PPL time may be used in increments of less than thirty (30) minutes.

16.7 For the purpose of PPL, the definition of good standing means that the SUPERVISOR must give a minimum two-week (10 working days) notice unless a mutual agreement has been made between the SUPERVISOR and EMPLOYER to end employment earlier or the SUPERVISOR ends employment due to an injury/disability.

16.8 A SUPERVISOR under the PPL plan requesting leave under FMLA may use up to fifteen(15) days of accrued sick leave in accordance with FMLA Article 30. This is supplemental to the benefits in the Personal Leave Plan and Salary Continuation Plan.

All SUPERVISORS under the PPL plan will be governed by the City of Chaska Personal Leave Plan and Salary Continuation Plan, unless stated in this agreement. All SUPERVISORS continuing under the vacation/sick time program will continue to be governed by the language of this Labor Agreement unless stated in this agreement.

Annually, SUPERVISORS may designate 50 PPL hours to fund their Deferred Compensation Plan, Health Savings Account, or their paycheck.-

16.9 The EMPLOYER shall follow Minnesota State Statute 181.9445, 181.9446, 181.9447, and 181.9448.

ARTICLE 17 - SICK LEAVE

17.1 A SUPERVISOR who has not elected the PPL plan shall accumulate one day of sick leave per month.

17.2 The EMPLOYER shall follow Minnesota State Statue 181.9445, 181.9446, 181.9447, and 181.9448.

17.3 Sick leave usage shall not be subject to approval and verification by the EMPLOYER.

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ARTICLE 18 - HOLIDAYS

18.1 The EMPLOYER shall recognize eleven (11) paid holidays plus two (2) floating holidays as specified below:

New Year's Day	January 1
Martin Luther King Day	Third Monday of January
President's Day	Third Monday of February (Lincoln's/Washington's Birthday)
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Day after Thanksgiving	Friday after Thanksgiving Day
Christmas Day	December 25

In the event that the State of Minnesota adopts any new holidays, the City agrees to recognize and adopt said holiday as an observed holiday.

18.2 Holiday leave shall be advanced to the SUPERVISOR on January 1st of each calendar year. The holiday leave shall be placed in a holiday leave bank and calculated based on the SUPERVISOR'S assigned work shift and/or assignment (In accordance with article 9.2).

The SUPERVISOR will receive a holiday bank of hours on January 1 of each calendar year based on the peace officer's assigned work shift and/or assignment:

- A Sergeant on an eight (8) hour work shift shall receive 96 hours of holiday leave with the ability to carry over 32 hours.
- A Sergeant on a ten (10) hour work shift shall receive 120 hours of holiday leave with the ability to carry over 36 hours.
- A Sergeant on a twelve (12) hour work shift shall receive 144 hours of holiday leave with the ability to carry over 40 hours.

18.3 In the event that a SUPERVISOR'S work assignment and/or shift length changes during the calendar year, the SUPERVISOR'S holiday leave bank shall be adjusted (increased or decreased) based on the remaining holidays left in the calendar year their new assigned work shift length. The adjustment shall be applied beginning on the first full pay period of the new assignment and/or assigned work shift.

18.4 A SUPERVISOR who works on any of the abovementioned holidays (as listed in 18.1) shall be compensated at the rate of double time for all hours worked on the actual holiday. This time may be taken as pay, or compensatory time at the SUPERVISOR'S discretion, at their normal hourly rate.

18.5 A SUPERVISOR on a fixed Monday to Friday schedule, if any of the aforementioned

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holidays falls on a Sunday, then Monday is the official holiday, and if any falls on a Saturday, then Friday will be the official holiday.

18.6 A SUPERVISOR on sick leave before or after a holiday may be required to have a certificate stating the nature of illness before holiday pay will be granted; however, a peace officer may use a vacation day, PPL, or compensatory time and still receive holiday pay.

18.7 A SUPERVISOR that works anytime on Christmas Eve or New Year's Eve shall receive four (4) hours of vacation/PPL time toward their vacation/PPL bank. A SUPERVISOR on a fixed Monday to Friday schedule that leaves at early close time shall not receive this additional benefit, but will not be charged vacation, PPL, or compensatory time for the time period that City Hall is closed. A peace officer on a fixed Monday to Friday schedule that works their entire normal assigned work shift on Christmas Eve or New Year's Eve shall receive four (4) hours of vacation/PPL time toward their vacation/PPL bank. A peace officer who is on a regular or scheduled day off is not eligible for this benefit.

18.8 A SUPERVISOR shall be compensated at the SUPERVISOR'S current hourly rate one (1) hour of additional pay per work shift at straight time or compensatory time at the peace officer's discretion when he/she works their entire assigned work shift on the Friday and/or Saturday of Bonspiel Community Event, Friday and/or Saturday of River City Days, the Saturday and/or Sunday of Labor Day and Memorial Day weekends. A peace officer working overtime does not qualify for the one (1) hour of additional pay.

ARTICLE 19 - BEREAVEMENT LEAVE

SUPERVISORS shall received up to five (5) workday of paid leave for the death of someone in their immediate family.

Immediate family is defined as:

- Spouse
- Child, stepchild, child-in-law
- Parent, stepparent, parent-in-law (e.g. mother-in-law, father-in-law)
- Sibling, stepsibling, sibling-in-law
- Grandparent, step-grandparent, grandparent-in-law

Up to three (3) days shall be granted for the death of someone in the SUPERVISOR'S extended family, or if they are asked to perform services at a funeral such as a pallbearer.

Extended family is defined as:

- Great-grandparent, great-grandparent in-law
- Parent's, stepparent's, or parent-in-law's sibling (e.g., aunt or uncle)
- Sibling's, stepsibling's, or sibling-in-law's child (e.g., niece or nephew)
- Cousin

Funeral leave will be deducted from a separate city held bank and not the SUPERVISOR'S accrued leave time. Any additional time or other funerals is to be taken off from vacation time, PPL, compensatory time, floating holiday time, or without pay. Funeral leave is per occurrence

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ARTICLE 20 - HEALTH AND WELFARE

20.1 Establishment of VEBA The EMPLOYER shall make available a VEBA Plan and Trust described in summary and attached hereto as VEBA Attachment #1, to all qualified bargaining unit members who exercise their option to enroll in the high-deductible health insurance program offered in Section 4, Subdivision 2 of this Article. T h e EMPLOYER and SUPERVISOR assent to and ratify the appointment of the trustee and plan administrator for the VEBA plan and Trust Identified in VEBA Attachment #1. It is intended that this arrangement constitutes a voluntary SUPERVISOR'S beneficiary association under Section 501 (c) (9) of the Internal Revenue Code. The plan year will begin on January 1, and end on December 31 of each year.

20.2 Benefits provided through the VEBA The EMPLOYER shall provide the following welfare benefit arrangement through the VEBA Plan:

A health reimbursement arrangement for active EMPLOYEES

20.3 Payment of Administrative Fee Administrative fees allocable to individual accounts of active SUPERVISORS who are active participants in the VEBA and HSA Plans shall be paid by the EMPLOYER. Administrative fees allocable to the individual accounts of former SUPERVISORS shall be paid from the VEBA account, and deducted from the total accrued

amount of dollars that are allocated to that former SUPERVISOR in the VEBA account. If the VEBA Plan is terminated, or if Employee Contributions cease by agreement between the parties, administrative fees shall be paid from the VEBA account.

20.4 Employer Contributions to the Health Reimbursement Arrangement for Active SUPERVISORS:

Subd. 1 Contributions to the Active Employees' Plan:

The EMPLOYER will make an annual contribution to individual accounts under the health reimbursement arrangement for qualifying bargaining unit members in accordance with the following schedule:

$1,248 for each qualified SUPERVISOR who elects single coverage under the group health plan described in Subdivision 2; and

$2,496 for each qualified SUPERVISOR who elects Employee + Spouse, Employee + Child(ren), or Family coverage under the group health plan described in Subdivision 2.

The contribution will be made in thirds, with the first contribution on January 1st, the second contribution on May 1st, and the third contribution on September 1st. The EMPLOYER will contribute $416 to the individual account each period for those SUPERVISORS who elect single coverage, and $832 to the individual account each period for those SUPERVISORS who elect family coverage under the group health plan described in Subdivision 2. Dollars in

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individual accounts shall not be eligible to use until they have been accrued.

If a qualified bargaining unit member enters the VEBA Plan as a participant on a date after the first day of the VEBA Plan year, the EMPLOYER shall prorate the amount of the Employer Contribution to reflect the late entry. This prorated share of Employer Contribution shall be based on the number of months remaining in the plan year. Any SUPERVISOR entering the VEBA plan on a date other than the first day of that month, shall receive the entire SUPERVISOR contribution amount for the month in which they enter (e.g., a SUPERVISOR entering the VEBA plan anytime during the month of April would receive 9/12 of the total year SUPERVISOR contribution toward the individual's VEBA account).

All Employer Contributions on behalf of a VEBA Plan participant shall cease on the date the participant is no longer covered under the high deductible health plan in Subdivision 2 below, or on a date that the individual no longer in employed by the City of Chaska.

Subd. 2 <u>High-Deductible Health Plan/VEBA:</u>

The EMPLOYER shall make available a High-Deductible Health Plan described in summary and attached hereto as Insurance Attachment #1, to all qualified bargaining unit members who elect to participate in said plan. With respect to qualifying bargaining unit members, in the 2026 benefit year, the EMPLOYER shall contribute an amount not to exceed $1,206.00 toward the monthly premium cost for single group health coverage, and $1,706.00 toward the monthly premium cost for Employee + Spouse, Employee + Child(ren), or Family group health coverage. The EMPLOYER contribution toward the EMPLOYEE'S premium shall be negotiated on an annual basis.

Current SUPERVISORS choosing the High-Deductible Medical Plan will be able to utilize dollars in the individual VEBA account to pay for those medical services that are currently covered under the high deductible health plan described in summary and attached hereto as Insurance Attachment #1. After an individual leaves employment with the City of Chaska, that individual will be eligible to utilize the dollars accumulated in the individual's VEBA account to pay for any medical services covered under IRS Code 213 (d).

20.5 <u>HSA-Qualified High-Deductible Plans:</u>

The EMPLOYER shall also make available the group health plan described in summary and attached hereto as Insurance Attachment #2, to SUPERVISORS who do not elect coverage provided for under the provision of the High-Deductible Health Plan described in Section 4, Subdivision 2. With respect to all qualified bargaining unit members, in the 2026 benefit year, the EMPLOYER shall contribute an amount not to exceed $1,310.00 toward the monthly premium cost for single group health coverage, and $1,914.00 toward the monthly premium cost for Employee + Spouse, Employee + Child(ren), or Family group health coverage. Employer Contribution toward the

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EMPLOYEE'S premium shall be negotiated on an annual basis.

Qualified bargaining unit members who elect coverage under this Section 5 shall not be entitled to receive Employer Contributions to the VEBA Plan. If a participant changes coverage from a high-deductible plan in Section 4, Subdivision 2, to the alternative group health plan in Section 5 above, all contributions on behalf of a VEBA Plan participant shall cease.

As one of the health insurance plans being offered, the EMPLOYER is making available a Health Savings Account (HSA). Those choosing an HSA will receive the EMPLOYER contribution laid out in section 20.5, with the EMPLOYER covering the administrative costs of the HSA accounts.

All SUPERVISORS employed in a position in the appropriate unit shall, at a minimum, be enrolled in single coverage in one of the group health plans provided for under the provisions of this Article. In the event an eligible SUPERVISOR does not make a choice of plan coverage the EMPLOYER shall enroll the SUPERVISOR in the CORE medical benefit of the plan, which is the single-coverage VEBA high deductible medical plan.

The 2026 Employer Contribution toward the EMPLOYEE'S premium shall be negotiated on an annual basis.

20.6 The EMPLOYER will permit permanently disabled or retired SUPERVISORS over 50 and under 65 years of age to participate in the City's group health, VEBA, and welfare insurance plan, provided the SUPERVISOR pays 100% of the monthly premium for plan chosen.

20.7 In addition to the City's contribution toward life insurance, SUPERVISORS shall be permitted to utilize a portion of cafeteria plan to purchase additional life insurance plans.

20.8 Survivors Health Insurance Coverage: Shall be defined under Minnesota State Statute 299A.465 in the event of the death or injury of an active SUPERVISOR.

20.9 The Minnesota Health Care Savings Plan (HCSP) is an employer-sponsored program that allows Chaska Peace Officers to save money, tax-free, to use upon separation of employment to pay for eligible health care expenses. HCSP is a tax-free account, which means contributions, and eligible reimbursements are not reportable on state or federal income tax returns.

This program will enrich the City of Chaska's benefit plan. The City of Chaska appreciates peace officers, who through long-term service and dedication, contribute to making the city a successful and positive service provider. In recognition, the City acknowledges the following plan.

All eligible Chaska SUPERVISORS under this contract shall participate in the Minnesota Post Employment Health Care Savings Plan established under Minnesota State Statutes, section352.98 (Minn. Supp. 2001) and as outlined in the Minnesota State Retirement System's Trust and Plan Documents. All funds collected by the EMPLOYER on the

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behalf of the SUPERVISOR will be deposited into the peace officer's post-employment health care savings plan account.

The SUPERVISOR and EMPLOYER contribution shall be per pay period based off the SUPERVISOR'S monthly base wage and shall be placed into the SUPERVISOR'S HCSP account.

4 completed Years of service or more:	Employer contribution 1% Supervisor contribution 5.5%

SUPERVISORS with Paid Personal Leave (PPL) and/or Vacation shall contribute 50% of their accrued leave upon separation of employment/service into their health care savings plan account but no more than 200 hours, at their final hourly rate. This program is designed for all SUPERVISORS of the Chaska Police Department that are members of LELS #385.

ARTICLE 21 - SEVERANCE PAY

21.1 For all SUPERVISORS, the City will pay 100% of the accumulated unused vacation or PPL time upon termination of employment. However, a SUPERVISOR who voluntarily terminates his or her employment must notify the City at least two (2) weeks ahead of termination date or the SUPERVISOR will forfeit the above severance pay. No severance pay will be given any SUPERVISOR who is discharged from his position because of disciplinary reasons by the EMPLOYER.

21.2 Prior to last day of service, a SUPERVISOR in good standing will receive a letter from the Department stating that he/she left employment in good standing and stated length of service to the City with such letter signed by the CHIEF.

ARTICLE 22 - JURY DUTY

In the event a SUPERVISOR is called for jury duty, he or she will receive his or her full salary while on jury duty if his jury fee, less expenses, is turned over to the Finance Department.

ARTICLE 23 - TRAINING

23.1 TRAINING: Is defined as continuing education for Peace Officers, which is necessary to promote and ensure professional competence.

23.2 For all off duty police explorer functions, extra duty assignments, mandatory or non-mandatory department meetings in person and/or virtual, as well as any training for SUPERVISORS who are off-duty, will be paid at one and one-half (1 ½) times, for a minimum of one (1) hour at the SUPERVISOR'S current hourly rate of pay. This may be taken as pay or as compensatory time at the peace officer's discretion. Billable (contract work) hours paid through the EMPLOYER must be taken as pay.

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If the SUPERVISORS attends a training opportunity that enhances or benefits job performance when the SUPERVISOR is not on duty and the professional training opportunity exceeds sixteen (16) hours, the EMPLOYER may seek a flexible schedule with the SUPERVISOR. In these cases, the SUPERVISOR'S duty schedule may be adjusted to enable the attendance at the training opportunity at the SUPERVISOR'S normal hourly compensation rate. The EMPLOYER will make efforts to adjust hours in a mutually agreed upon manner when necessary.

23.3 A SUPERVISOR shall be compensated one (1) hour of additional pay at the SUPERVISOR'S current hourly rate at straight time or compensatory time at the SUPERVISOR'S discretion when he/she is assigned to work Junior Police Academy, Police Explorers, Citizen Academy or assigned to a Civilian Ride-Along during the SUPERVISOR'S assigned work shift.

23.4 FTO COMPENSATON: A SUPERVISOR shall be compensated three (3) hours of additional pay at the SUPERVISOR'S current hourly rate for each shift or partial shift the SUPERVISOR is assigned to work as Field Training Officer with trainee, Community Service Officer or a CERT member. This includes initial orientation, firearms, Taser, use of force training or evaluation of the trainee.

23.5 Sergeants that are on a regular scheduled day off who attend mandatory training shall be paid for group breaks during the training and are eligible to submit per diem request for meals not provided during the training. The meal reimbursement only applies to training outside of the City of Chaska and does not apply to any meals provided by the training. To be eligible for meal reimbursement requests, the training must be five (5) hours or longer.

23.6 Mandatory training is annual mandated specific training by the Minnesota POST Board or training determined to be mandatory that is assigned by the Chief of Police, a Chaska Police Supervisor, or a Department Training Instructor.

23.7 NON- MANDATORY: A SUPERVISOR who attends training while off-duty that is not mandatory but satisfies POST requirements or enhances or benefits job performance shall be compensated at straight time up to FLSA limits, provided that the training has been approved from a Department Head or his/her designee. A SUPERVISOR who attends a training on a regularly scheduled day off shall be paid for group breaks taken during the training and is eligible to submit per diem requests for meals not provided during the training as long as the training is five (5) hours or longer.

23.8 SCHEDULED SHIFT REPLACEMENT: A SUPERVISOR who attends a training that has been approved from a Department Head or his/her designee that replaces their regular scheduled normal shift, shall be compensated as stated in Article XII (HOURS OF WORK - Normal Shift) and shall be paid for group breaks taken during the training and are eligible to submit per diem request for meals not provided during the training. If a SUPERVISOR attends a training during their assigned 12-hour work shift and the training is at least (8) hours or longer, it shall be credited with working their entire assigned work shift.

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23.9 MEALS

When a peace officer must stay overnight while traveling on official City business to attend professional training or conferences they are authorized, they shall receive a per diem allowance for meals and incidental expenses at the daily Federal Per Diem rate authorized for the travel location. This rate can be found at: http://www.gsa.gov/portal/content/142071. Expenses exceeding authorized per diem allowances are the personal responsibility of the peace officer.

On the first and last days of travel, SUPERVISORS will be reimbursed using the GSA partial day rate for the first/last day of travel. If a full day of training occurs on a travel day, the total meals and incidentals per diem rate is reimbursed.

When meals are included as part of a conference, seminar or registration fee, or provided by or paid for by third parties, SUPERVISORS must deduct those meals from the per diem reimbursement.

Lodging is not included in per diem. SUPERVISORS should make arrangement at the preferred conference hotels when possible. SUPERVISORS may use a p-card for lodging or can request reimbursement with an original receipt.

When peace officers are traveling on official City business to attend professional training or conferences and an overnight stay is not required, peace officers are still authorized and shall receive a per diem allowance for the particular meals required for the day even though they are not authorized incidental expenses. The City of Chaska will pay a modified per diem rate per meal based on the Federal Per Diem rate authorized at the travel location and in accordance with their meal (after looking up per diem rate for location, the meal rate breakdown can be found at: http://www.gsa.gov/portal/content/101518).

Expense claims must be submitted to Finance within fifteen (15) business days of return from the training/conference. Although it is no longer necessary to submit receipts for meals or incidental expenses, all other claimed expenses must have appropriate documentation (lodging/airfare receipts, mileage reimbursement log or map, etc.).

Peace officers on official City business attending professional training or conferences that do not require an overnight stay shall receive a per diem allowance for the following meals (if not provided during the training or conference):

- Breakfast (if travel to the conference/training and/or the conference/training occurs prior to 7:00 a.m.)
- Lunch (if travel or the conference/training occurs during lunch)
- Dinner (if travel from the conference and/or the conference/training occurs after 6:00 p.m.)
    - The City of Chaska will pay the per diem rate per meal based on the Federal Per Diem authorized for the travel location. The meal rate breakdown can be found at http://www.gsa.gov/portal/content/101518.

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The per diem will be included in the EMPLOYEE'S gross income and the appropriate taxes will be withheld if overnight travel is not required.

23.10 TRAVEL

DEFINITION: Travel time will be the actual time taken to travel by vehicle from the Chaska Police Department to the training location and back to the Chaska Police Department.

SUPERVISORS attending any training will receive straight time for travel time as defined by 22.7. SUPERVISORS will not receive travel time for any training occurring in the City of Chaska and/or training within fifteen (15) minutes of the Chaska Police Department. SUPERVISORS attending scheduled shift replacement training will not be paid for travel time unless it exceeds the time of their normal work shift.

AIR TRAVEL: Any air travel time shall include: travel time to and from the airport from the Chaska Police Department; terminal and airtime; and travel time to the end destination. A SUPERVISOR shall receive straight time for air travel time. Air travel scheduled on a SUPERVISOR'S normal work shift shall be considered a normal work shift.

ARTICLE 24 - NEGOTIATION MEETINGS

The UNION representative(s), or an authorized alternate, upon approval of the Department Head, may be absent from duty to attend UNION meetings.

For de minimis UNION activities, or when a UNION meeting is called, members shall be allowed to attend such meetings with Department Head approval, subject to calls, where police services are required, and shall not be counted against the SUPERVISOR'S break time.

ARTICLE 25 – UNIFORM/EQUIPMENT/TECHNOLOGY COMPENSATION

25.1 The City of Chaska will provide required approved initial issue uniforms and equipment items to all new SUPERVISORS.

25.2 The City of Chaska will provide for all badges (including maintenance and repair) and patches (police, badge, shoulder and name, name plates, insignia and/or stitching) on uniforms. All departmental purchased items will remain the property of the City of Chaska. Upon termination, separation, or retirement from employment, all initially issued items and departmental patches, insignia, and nameplates shall be returned to the City of Chaska upon request.

25.3 The City of Chaska will provide SUPERVISORS with mandated chemical defense

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irritant spray, reflective vests, reflective rain jackets, and two (2) body worn camera mounts, which will remain the property of the City of Chaska.

25.4 Uniform items, clothing, and equipment worn while performing police duties (including: footwear, watches, and eye wear) which is damaged or contaminated rendering it unwearable in the line of duty by an individual that is being arrested, detained, fought with, chased or that is seized as evidence shall be replaced in whole by the City of Chaska. Any restitution will be paid to the City of Chaska. Any uniform item that is damaged as the result of wear and tear or while performing normal duties (other than described above) will be replaced at the cost to the SUPERVISOR from his/her uniform compensation.

25.5 The City of Chaska will annually provide each SUPERVISOR with an annual uniform and equipment compensation of $1805 for 2026 (3% increase), which will be paid in a regular payroll check as a lump sum consistent with IRS guidelines. The uniform allowance shall increase at the same percentage as the standard wage increase each contract year thereafter.

25.6 It is recognized by the EMPLOYER and the SUPERVISOR that SUPERVISORS have unique uniform and equipment needs above and beyond those of patrol officers. To address these additional requirements, the EMPLOYER will provide the SUPERVISORS with an additional annual uniform and equipment compensation of $524 for . This SUPERVISOR allowance will be paid in the same check as the normal uniform allowance. For newly appointed SUPERVISORS, this amount will be available upon successful completion of their initial probationary period. The allowance shall be prorated for the remaining months in the calendar year, after the probationary period has ended.

25.7 SUPERVISORS shall receive a monthly technology allowance of $50, intended to offset the use of personal data/internet plans for work purposes, for a total of $600 annually.

25.8 Uniform/equipment compensation, and the SUPERVISOR'S uniform, shall be paid on the last payday of January or soon as practical after a contract settlement, whichever comes first. Once paid, all uniform/equipment compensation and the SUPERVISOR uniform allowance is considered compensation and shall not be returned to the City of Chaska.

25.9 The City of Chaska shall provide the amount as defined in Minnesota State Statute 299A.38 for the purchase of body armor for peace officers, every five (5) years, from when the body armor is initially purchased. The body armor shall be of a certain quality and description as the (Level 3A) body armor. An internal vest carrier shall be included with the purchase of body armor. Should the state funds for the purchase of law enforcement body armor be cancelled at any time, this agreement shall be re-opened.

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If agreement is not reached within 30 days of re-opening, either party may refer the issue to binding arbitration.

25.10 The City of Chaska will provide SUPERVISORS with a department-issued duty weapon, including two (2) holsters for duty use: one (1) holster for duty belt and one (1) for other assignments.

All SUPERVISORS are required to purchase their own back-up or off-duty weapons.

25.11 After twelve (12) months of service and completion of the probationary period, a City Personnel Action Form will be completed, and the SUPERVISOR shall receive compensation for a monthly prorated amount of the SUPERVISOR'S uniform allowance based on the end of the probation and the end of the calendar year.

ARTICLE 26 – CELL PHONE

26.1 A SUPERVISOR will be provided a cell phone and usage plan by the City of Chaska.

ARTICLE 27 - FALSE ARREST

The EMPLOYER shall provide False Arrest Insurance.

ARTICLE 28 - INJURED ON DUTY

28.1 Supervisors on an eight (8) hour work shift injured on duty will receive full pay for a maximum of 720 hours while unable to work due to such injury. Supplementary payments for the first 720 hours shall be paid by the EMPLOYER. Supplementary payments from the City will be deducted from a SUPERVISOR'S accumulated sick leave, PPL, or vacation only after the 720 hours have expired per injury. SUPERVISORS on a ten(10) hour work shift injured on duty will receive full pay for a maximum of 900 hours while unable to work due to such injury. Supplementary payments for the first 900 hours shall be paid by the EMPLOYER. Supplementary payments from the City will be deducted from a SUPERVISOR'S accumulated sick leave, PPL, or vacation only after the 900 hours have expired per injury. SUPERVISORS on a twelve (12) hour work shift injured on duty will receive full pay for a maximum of 1080 hours while unable to work due to such injury. Supplementary payments for the first 1080 hours shall be paid by the EMPLOYER. Supplementary payments from the City will be deducted from a SUPERVISOR'S accumulated sick leave, PPL, or vacation only after the 1080 hours have expired per injury.

28.2 Any compensation payable to the SUPERVISOR under Workers' Compensation insurance will be reported to the EMPLOYER. The EMPLOYER shall make supplementary payments to the SUPERVISOR to make up the difference between Workers' Compensation and his or her normal rate of pay. Supplementary payments from the City will be deducted

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from a SUPERVISOR'S accumulated sick leave or vacation only after 90 working days have expired. The EMPLOYER shall pay supplementary payments for the first 90 working days.

28.3 A SUPERVISOR who claims an absence from work due to an injury sustained on the job shall provide, if requested by the EMPLOYER, a statement from the SUPERVISOR'S attending physician as to the nature of the injury.

28.4 Any SUPERVISOR who claims an absence from work due to an injury sustained on the job is subject to an examination to be made on behalf of, and paid for by, the EMPLOYER. The examination shall be conducted by a person competent to perform the examination, and will be designated by the EMPLOYER.

28.5 As provided for through the City of Chaska's Workers' Compensation policy coverage, treatment for exposure and/or acquiring a communicable disease directly related to work-related activities shall be considered a work-place injury, subject to all the benefits and employee requirements listed above in this section of the agreement.

ARTICLE 29 - PEACE OFFICER LICENSE

The EMPLOYER will assume the cost of the peace officer license required by the State of Minnesota. Each SUPERVISOR is responsible for maintaining and renewing the license.

ARTICLE 30 - PROBATIONARY PERIOD

A probationary period for SUPERVISORS shall be one (1) year from the date of promotion. If the Chief of Police does not feel a SUPERVISOR meets the expectations of a SUPERVISOR'S role during probation, they shall be assigned back immediately as a Patrol Officer. This does not affect situations where a SUPERVISOR could be terminated from employment for just cause.

ARTICLE 31 - FAMILY AND MEDICAL LEAVE ACT (FMLA)

A SUPERVISOR requesting leave under the (FMLA) shall, at the SUPERVISOR'S discretion, be able to take leave from any of the accrued leave time banks provided for by this contract; however, a SUPERVISOR will be limited to fifteen (15) days of sick leave use per occurrence.

Accrued leave time shall include PPL, Vacation, Sick Leave, Compensatory Time, and Floating Holiday Time.

The SUPERVISOR may request a leave of absence without pay, pursuant to the (FMLA), as well.

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ARTICLE 32 – COMPENSATION

32.1 WAGES

On January 1, 2026, SUPERVISORS shall receive a 3% general wage increase and a 7% market adjustment. The hourly wage will be $62.06 for 2026.

Newly appointed SUPERVISORS will be paid 96% of the base rate for the first six (6) months, 98% for months seven (7) through twelve (12), and 100% thereafter.

The City of Chaska and the UNION have agreed upon the following list of comparable agencies for wages: Brooklyn Center, Champlin, Cottage Grove, Elk River, Golden Valley, Hastings, Hopkins, Inver Grove Heights, Minnetonka, Maplewood, New Brighton, Oakdale, Prior Lake, Savage, Shakopee, South St. Paul, Stillwater, and West St. Paul.

32.2 SPECIALTY PAY FOR PERMANENT ASSIGNMENTS

Those SUPERVISORS assigned to Detective Sergeant, Executive Officer (Sergeant), or other non-patrol position shall be paid 5% above the rate for which the SUPERVISOR is eligible to be paid as set forth in Article 31.1.

32.3 LONGEVITY PAY

In addition to their base pay, SUPERVISORS will receive the following additional percent of their monthly pay:

Longevity Pay	
After 4 years of service	3%
After 8 years of service	5%
After 12 years of service	7.5%
After 16 years of service	11%

32.4 TRAINING/INSTRUCTOR OFFICER PAY

On January 1st 2026, a SUPERVISOR assigned to instruct annual mandated state and/or departmental training shall receive $105 per month for a total of $1260 per year.

Instructor pay shall increase $5 per month ($60 per year) each contract year thereafter.

32.5 SUPERVISOR DIFFERENTIAL PAY

32.6 A SUPERVISOR that works between 6 PM and 6 AM shall receive differential pay per hour for each hour worked under the following conditions:

32.7 A SUPERVISOR on a day shift schedule shall earn their normal rate of pay as defined in the contract and is not eligible for differential pay.

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32.8 On January 1, 2026, the peace officer Differential Pay Rate shall be $1.00 per hour.

32.9 A peace officer on the afternoon power shift shall earn an additional $.66 cents per hour for all hours worked based on the peace officer's normal rate. The $1.00 per hour shall be spread out over the entire length of the shift based on the formula below.

32.10 A SUPERVISOR on the night shift shall earn an additional $1.00 per hour for all hours worked based on the peace officer's normal rate of pay. A peace officer on the night shift shall receive differential pay until 7 AM.

32.11 A SUPERVISOR working an alternating/rotating schedule/shift or modified shifts between 6 PM to 6 AM not mentioned above shall receive differential pay. The $1.00 per hour shall be spread out over the entire length of the shift based on the formula below.

32.12 A SUPERVISOR working the afternoon shift, alternating/rotating schedule/shift or any modified shifts between 6 PM to 6 AM shall use the following differential formula for differential pay: Differential hours worked (between 6 PM to 6 AM) in a pay period times (x) $1.00 divided by 80 hours equals the SUPERVISOR'S differential pay rate. For example: a peace officer has worked 32 differential hours times (x) $1.00 divided by 80 hours equals $.40. The SUPERVISOR'S differential pay rate is $.40 for all hours worked, including overtime. This formula is not required for the night shift since the entire shift earns the additional differential pay of $1.00 per hour.

32.13 A SUPERVISOR that voluntarily trades a shift(s) will be eligible for differential pay based on their regularly scheduled shift they are currently working at the time.

32.14 All overtime hours worked during a pay period including court time, training time, and holidays shall be paid at the differential pay rate for what shift/schedule the SUPERVISOR is on at the time.

32.15 A SUPERVISOR scheduled to work a shift that is eligible for differential pay shall receive the differential rate/payment for an absence due to usage of vacation, compensatory, sick, PPL, or funeral leave time.

32.16 Compensatory time shall be paid at the differential pay rate that the peace officer is working based on the shift/schedule the peace officer is working at the time.

32.17 A peace officer shall be compensated in accordance with Article 31 (Compensation).

ARTICLE 33- ON CALL

33.1 SUPERVISOR MONTHLY PATROL ON CALL

A SUPERVISOR shall receive 35 hours of straight time compensation based on the

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SUPERVISOR'S normal hourly rate for each month the SUPERVISOR is the primary on call. The time may be taken as pay or compensatory time at the SUPERVISOR'S discretion. A monthly on-call SUPERVISOR is expected to answer their phone or return a call as soon as possible or practical during the month they are the primary on-call SUPERVISOR. No other geographical or other restrictions shall apply.

This article will sunset when the department is fully staffed with SUPERVISORS.

33.2 SUPERVISOR INVESTIGATOR/DETECTIVE (Detective Sergeant) ON CALL

SUPERVISORS assigned to investigator/detective "on-call" rotation shall receive eighteen (18) hours of straight time pay or compensatory time per week (7 days) or (2.5) hours per day (except Saturday) for each day on "on-call" at the SUPERVISOR'S current hourly rate at the SUPERVISOR'S discretion. Each day of "on-call" shall consist of a 24-hour period of "on-call" service.

33.3 SUPERVISORS working investigative/detective "on-call" may have another peace officer substitute and fulfill their SUPERVISOR/detective "on-call" obligations. The substituting peace officer shall be the only one that shall receive SUPERVISOR/detective "on-call" compensation.

33.4 A SUPERVISOR working investigative/detective "on-call" on a Saturday shall receive three (3) hours of straight time par or compensatory time at the SUPERVISOR'S current hourly rate, at the SUPERVISOR'S discretion.

33.5 A SUPERVISOR working investigative/detective "on-call" on a designated holiday as stated in 18.1 shall receive eight (8) hours of straight time pay or compensatory time at the SUPERVISOR'S discretion.

33.6 If a SUPERVISOR/detective "on-call" supervisor is requested to return to duty, that SUPERVISOR shall be compensated in accordance with article 15.

ARTICLE 34-WORK OUT ON DUTY

34.1 The Chaska Police Department will implement a work schedule that provides time for a SUPERVISOR to exercise during their schedule shifts, subject to the needs of the police department. The scheduled exercise time may be suspended for one or more SUPERVISORS, with just cause. A SUPERVISOR may utilize work out on duty as long as the peace officer works 50% of their assigned scheduled shift.

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ARTICLE 35 - DURATION

This AGREEMENT shall be effective as of the 1st day of January 2026, and shall remain in full force and effect until the 31st day of December, 2026 and shall automatically renew from year to year unless either party gives notice of their desire to modify or amend this agreement.

IN WITNESS THEREOF, the parties hereto have executed this AGREEMENT on this 20.00 day of February, 2026.

FOR (THE CITY 0F CHASKA)

Matt Podhradsky

City Administrator **Matt Podhradsky**

Date 2/20/2026

FOR (The UNION)

Kyle Hance

Union Stwd **Sgt. Kyle Hance**

Date 2/19/2026

Kyle Gibbons

Union Stwd **Sgt. Kyle Gibbons**

Date 2/19/2026

LELS Business Agent
Sean McKnight

Date 2/19/2026

REQUEST FOR ACTION
CHASKA CITY COUNCIL
02/23/2026

Subject: **PUBLIC HEARING: Conservation Easement Vacation on the Property of 1525 Clover Preserve Way (Lot 1, Block 5 Oak Creek)**

Applicant: DR Horton

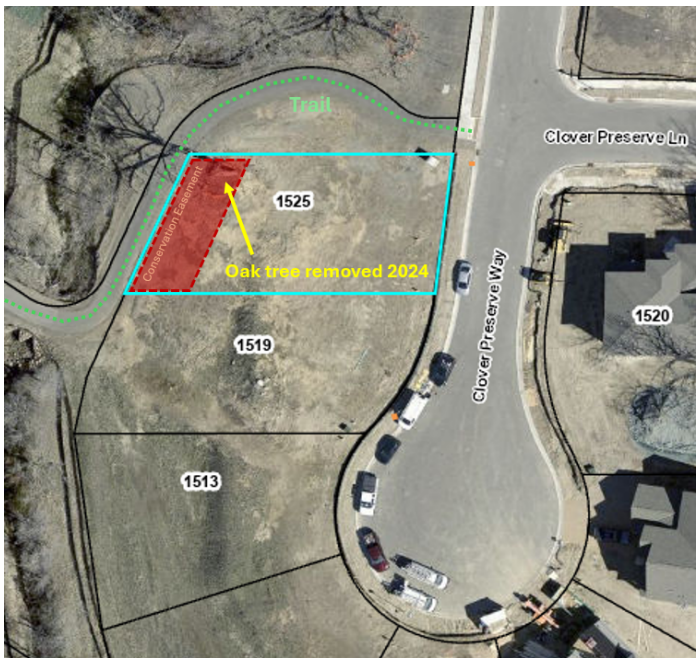
Case File: 2026-05

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

DR Horton (the "Applicant") is the developer of the property identified as Lot 1, Block 5 Oak Creek, and generally known by the address 1525 Clover Preserve Way. The City of Chaska holds a conservation easement over the property, which was recorded in Carver County as Document Number A755355. The conservation easement was put in place in 2022 with the Oak Creek development to protect significant trees. The property had one significant oak tree in the rear yard, and the conservation easement was placed over it. In August 2024, city staff (including the city arborist) identified this tree as having "signs of distress effecting its longevity" and it being a hazard to the adjacent trail. With the city's approval, DR Horton removed the tree.

The applicant requests to vacate the conservation easement over 1525 Clover Preserve Way. City staff have analyzed the need for the easement and determined that it is appropriate to vacate since the tree no longer exists. See the below exhibit that shows the existing easement being vacated (red), and where the tree used to be located.



The Easement Vacation exhibit is attached within the packet, which provides the location for the easement area being vacated. The conservation easement encompasses the rear 20 feet of Lot 1, Block 5. The request includes vacation of the entire conservation easement on Lot 1, Block 5.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-16 to approve Vacating the Conservation Easement on the property of 1525 Clover Preserve Way and recorded in Carver County as Doc. No. A755355 (PC #2026-05).

Docusign Envelope ID: 0E9144DC-9CD5-47CD-9915-30B68AB4A42F

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE ____ 02/23/2026 RESOLUTION NO. 2026-16

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

Resolution Vacating the Conservation Easement on the Property of 1525 Clover Preserve Way and Recorded in Carver County as Doc No. A755355/PC #2026-05

WHEREAS, DR Horton (the "Applicant") is the developer of the property identified as Lot 1, Block 5 Oak Creek, and generally known by the address 1525 Clover Preserve Way (the "Property").

WHEREAS, the City of Chaska (the "City") holds a conservation easement for tree preservation purposes recorded in Carver County as Document Number A755355 (the "Easement") upon portions of the Property legally described as follows:

A Conservation Easement as dedicated over, under and across the Westerly 20.00 feet of Lot 1, Block 5, as measured at right angles from the westerly line of said Lot 1, OAK CREEK, according to the recorded plat thereof, Carver County, Minnesota.

WHEREAS, the conservation easement was put in place in 2022 with the Oak Creek development to protect significant trees; and

WHEREAS, the property had one significant oak tree in the rear yard, and the conservation easement was placed over it; and

WHEREAS, in August 2024, city staff (including the city arborist) identified this tree as having "signs of distress effecting its longevity" and it being a hazard to the adjacent trail; and

WHEREAS, with the city's approval, DR Horton removed the tree; and

WHEREAS, City staff have analyzed the need for the easement and determined that it is appropriate to vacate since the tree no longer exists; and

WHEREAS, pursuant to Minnesota Statutes § 412.851, the Applicant has submitted a petition to request that the City vacate its Easement on the Property; and

WHEREAS, the Easement is attached as Exhibit A; and

WHEREAS, notice of the time, place, and date of the hearing and this proposed resolution was given as required by law; and

WHEREAS, a public hearing on the proposed resolution to vacate the Easement was held on February 23, 2026 at 7:00 PM in the Council Chambers of City Hall located at One City Plaza,

Docusign Envelope ID: 0E9144DC-9CD5-47CD-9915-30B68AB4A42F

Chaska, Minnesota and all persons and parties interested in this matter were given an opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Chaska, Minnesota, hereby approves the Conservation Easement Vacation of Doc. No. A755355, subject to the following conditions:

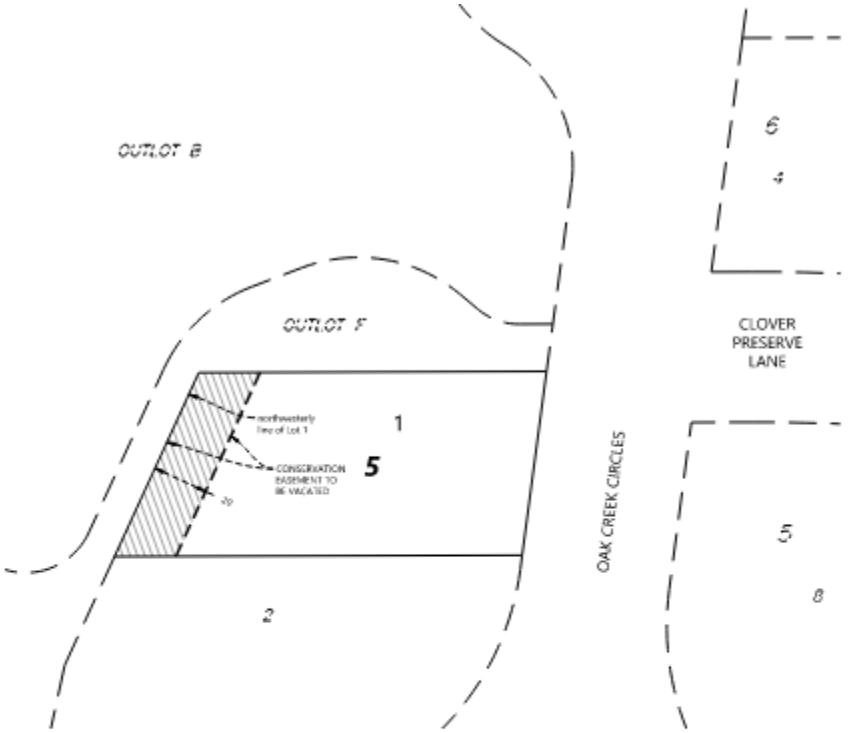
1. Approvals shall be based on the following graphic exhibits:
    a. Conservation Easement Vacation, prepared by Westwood, dated January 6, 2026

Passed and adopted by the City Council of the City of Chaska this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

ATTEST: _____
Chaska Deputy Clerk

EXHIBIT A



CONSERVATION EASEMENT VACATION

A Conservation Easement as dedicated over, under and across the Westerly 20.00 feet of Lot 1, Block 5, as measured at right angles from the westerly line of said Lot 1, OAK CREEK, according to the recorded plat thereof, Carver County, Minnesota.

0' 40' 80'

CONSERVATION EASEMENT TO BE VACATED

OAK CREEK
CHASKA, MINNESOTA

Westwood

CONSERVATION EASEMENT VACATION

SHEET NUMBER: 1 OF 1

DATE: 01/06/2026

PROJECT NUMBER: 00244290

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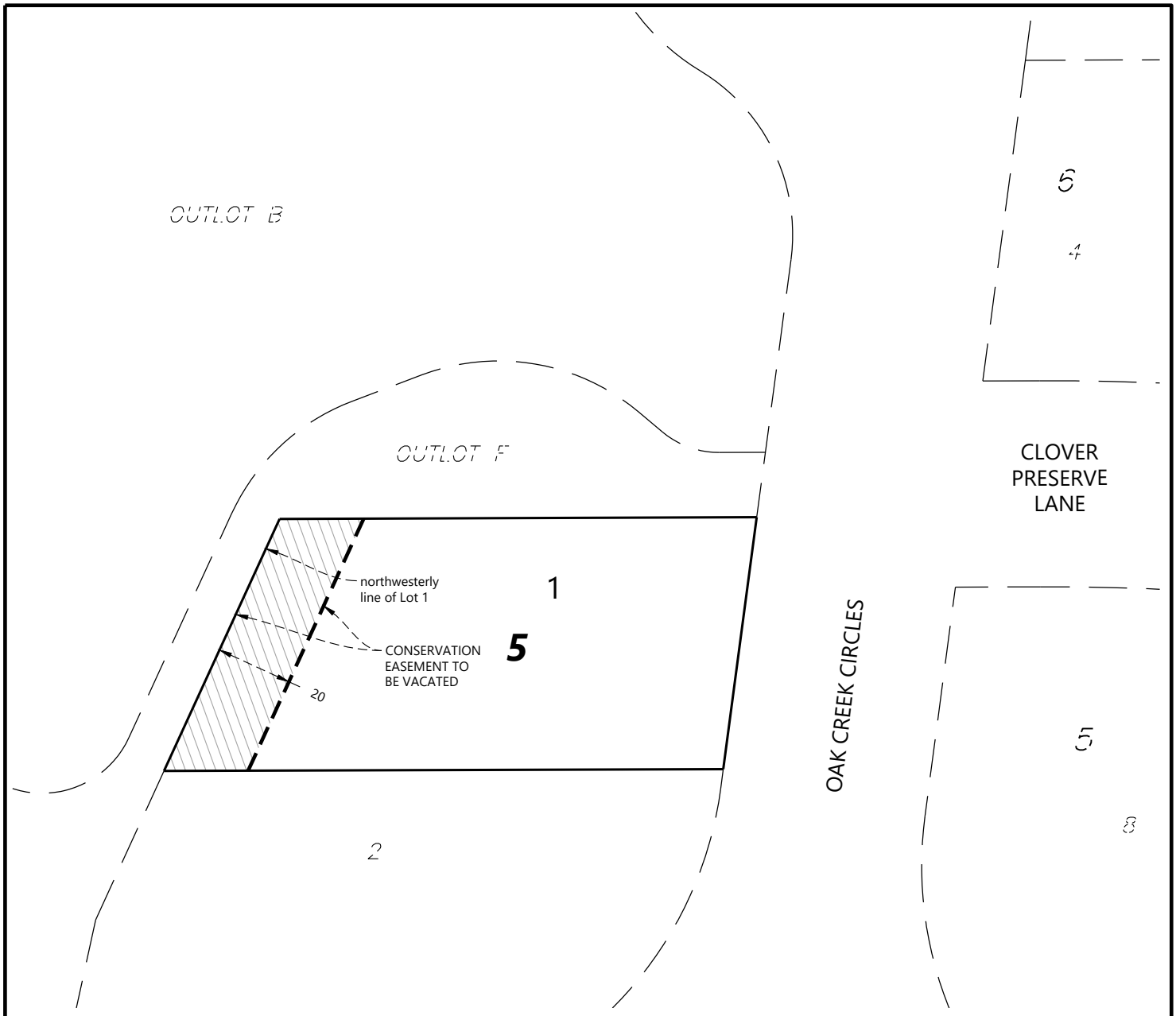

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A Conservation Easement as dedicated over, under and across the Westerly 20.00 feet of Lot 1, Block 5, as measured at right angles from the westerly line of said Lot 1, OAK CREEK, according to the recorded plat thereof, Carver County, Minnesota.

N

0' 40' 80'

CONSERVATION EASEMENT TO BE VACATED

DESIGNED:	.
CHECKED:	.
DRAWN:	SRM
FIELD CREW:	.
FIELD WORK DATE:	.

N:\0024429.00\DWG\SURVEY\0024429S-ESF03.DWG

OAK CREEK

OAK CREEK

CHASKA, MINNESOTA

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

CONSERVATION EASEMENT VACATION

SHEET NUMBER: 1 OF 1

DATE: 01/06/2026

PROJECT NUMBER: 0024429.00

CONSERVATION EASEMENT VACATION:

A Conservation Easement as dedicated over, under and across the Westerly 20.00 feet of Lot 1, Block 5, as measured at right angles from the westerly line of said Lot 1, OAK CREEK, according to the recorded plat thereof, Carver County, Minnesota.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: **The Inn – Concept Plan**

Applicant: Community Asset Foundation

Location: 1201 and 1207 Yellow Brick Road

Case No.: P.C. No. 2026-03

Synopsis: The applicant is requesting Concept Plan Approval for The Inn, a 3,840 square foot, four-unit dwelling, at 1201 and 1207 Yellow Brick Road

Prepared By: Ashley Cauley

Staff Recommendation: Motion to adopt the resolution

Introduction

The New Beginnings program was established to support young, pregnant students committed to continuing their education over 40 years ago. With the support of the Carver County CDA, New Beginnings began operating a four-plex in downtown Chaska in 2019.

The applicant, Community Asset Foundation, is proposing The Inn to provide permanent, affordable housing for four women and their children. The site allows for an affordable housing complex in downtown Chaska, near the Beyond New Beginnings facility, and convenient access to other essential services (such as shopping, employment opportunities, transit, schools, and other social services).

Background

The site is part of the 57-acre, former brickyard redevelopment area. While a formal concept plan was never approved for the area, a general concept was created in 1980. The plan contemplated a mix of housing options, including multi-family and duplex housing homes.

In response to the City Council's interest in introducing additional homeownership opportunities in an area that had largely developed into rental units, the

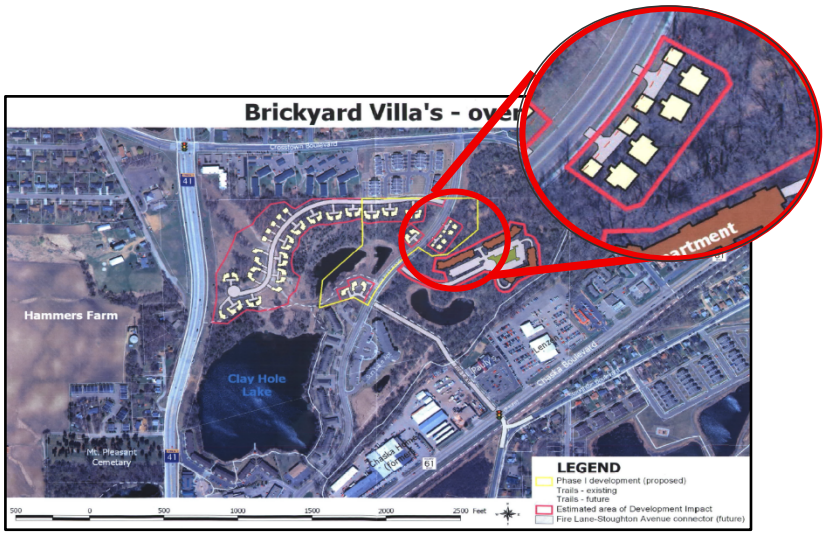


Figure 1: Brickyard Villas Concept Plan

BRICKYARD VILLAS concept plan was approved in 2009. The plan included the phased construction of 46 detached dwelling units (including 4 on the east side of Yellow Brick Road) and 180 rental units in three individual apartment buildings.

Development occurred in multiple phases, with the final phase, THE KLEIN BRICKYARD THIRTEENTH ADDITION was approved in March 2014. This phase incorporated the final 20 lots – including the project site – into the larger development area.



Figure 2: Klein Brickyards 13th Addition

Six lots [Lots 1-6, Block 3] were proposed on the east side of Yellow Brick Road and were anticipated to develop with one-story, detached single-family homes similar in design to those constructed within the larger development area. The lots were also planned to utilize shared driveways and utility connections to minimize access and infrastructure impacts to Yellow Brick Road.

In 2019, a zoning ordinance amendment was approved to reduce the required rear-yard setbacks from 30 feet to 20 feet for the six lots (including the subject properties) to accurately reflect the plans approved during the preliminary and final plat reviews.

Additionally, the amendment also:

- Clarified that decks and porches cannot extend further into the 20-foot setback.
- Required installation of evergreens (8-10 feet tall and planted 15-20 feet on center) along the southern lots/ property line to provide screening and separation between the new dwelling units and the existing Creek Run Townhomes to the south.

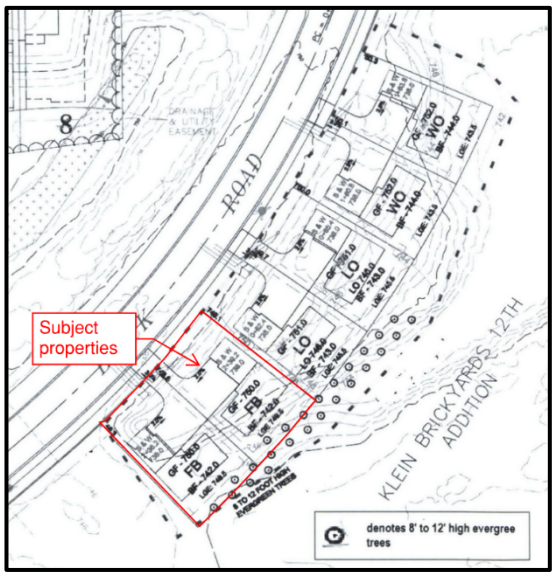


Figure 3: Klein Brickyard 13th Addition - Landscaping Plan

Neighborhood Meeting

The applicant invited all properties within 500-feet of the site to a neighborhood meeting on Dec. 2, 2025. One resident attended the meeting and was supportive of the project. During the review of the concept plan, staff identified a discrepancy in the mailing list prepared for the neighborhood meeting. The applicant recently sent a letter offering to meet and answer

questions to the initially omitted properties. To ensure compliance with City policies, staff is recommending the developer hold another neighborhood meeting prior to submission of a future land use application.[1]

Existing Conditions:

The site is 0.32 acres in size and comprises two platted lots [1201 and 1207 Yellow Brick Road]. Grading and tree clearing activities on the site began in 2014.



Figure 4: 2013 Aerial

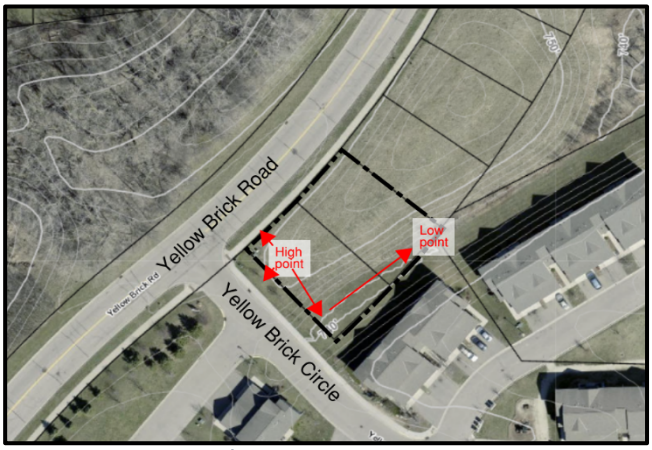


Figure 5: 2024 Aerial

Sidewalks connecting to the broader pedestrian network are located within the adjacent northern and western rights-of-way. The northern sidewalk abuts the property line, while the western sidewalk is a back-of-curb sidewalk along Yellow Brick Circle.

Previously, five street trees were located just off-site within the western right-of-way of Yellow Brick Circle. Two of these trees have died and have been removed. One existing tree is located in the southeast corner of the site.

The site's highest point is in the northwest corner, with grades sloping downward toward the sidewalks. Previous grading created the existing flattened building pad areas and directed drainage around the rear of the building pads.

Concept Plan

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

- **Land Use**

  The site is guided Low Density Residential in the City's 2040 Comprehensive Plan. This designation primarily supports detached, single dwelling units but also allows mid-rise multiple dwelling units,

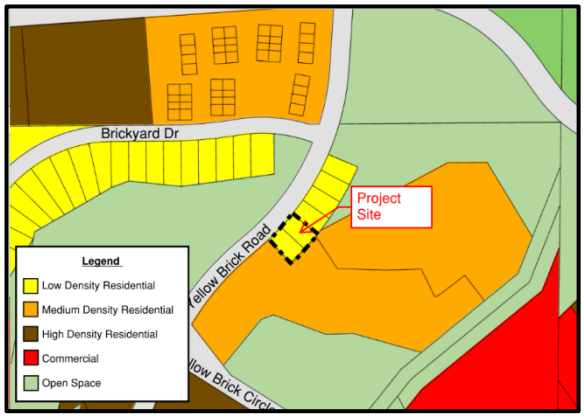


Figure 6: 2040 Comp Plan - Land Use Map

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

such as apartments and condominiums, at a density of 2 to 5 dwelling units per net acre.

The site is zoned Planned Residential District 57 (PRD-57), which establishes standards for open space, low-density, detached residential areas, and multi-dwelling unit areas. The subject site is located within the low-density, detached dwelling unit area.

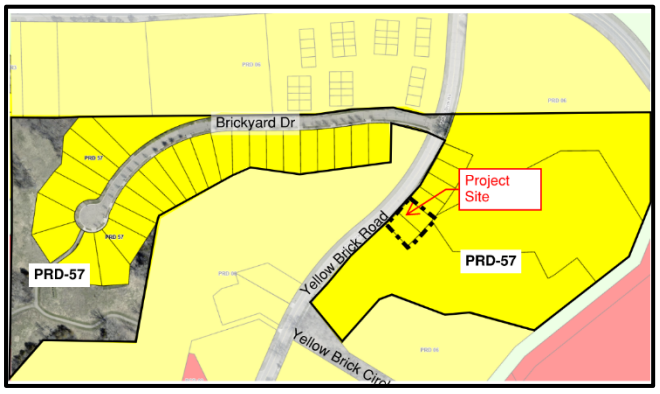


Figure 7: Current Zoning

In addition to district-specific setbacks and design standards, PRD-57 references City Zoning Ordinance (CZO) 15.12.050, R1 – Low Density Residential for permitted and specially-permitted uses. Permitted Uses include detached, single unit dwellings, small state-licensed residential and daycare facilities, and schools, churches and similar semi-public uses on site under 10 acres. Uses allowed by Special Permit include detached two-unit dwellings, larger state-licensed care and daycare facilities, and schools, churches, and similar uses on sites greater than 10 acres.

Issue identification and staff analysis:

The concept plan does not appear to be consistent with the City's Comprehensive Plan guidance or current zoning standards, as:

- ☐ Staff evaluated the proposed density under three scenarios: (1) the site evaluated independently; (2) the site evaluated in combination with the four remaining lots to the east; and (3) the site evaluated in combination with the 27 existing detached dwelling units along Brickyard Drive and the undeveloped lots to the east (these are similarly-zoned for the detached single-dwelling units). Under each scenario, the proposed concept plan exceeds the maximum allowable density.[2]

- ☐ While a Special Use Permit could allow detached, two-family dwelling units (resulting in a total of four units on two lots), the proposed concept plan would result in four units on one lot. This configuration is not permitted under the existing zoning district and would require a zoning ordinance amendment.[2]

- **Building**

The plan contemplates the construction of a new two-story, 3,840 square foot building [footprint of 1,920 sq. ft.]. The building would be 20-feet tall[3]. Façade materials are listed as brick and hardi-board siding.

[2] This has been added as a condition of approval.
[3] As measured from the mid-point of the roof to adjacent grade.



Figure 8: Front Elevation



Figure 9: Side elevation



Figure 4: Rear Elevation

Units: The building would contain four dwelling units. Each unit would contain two bedrooms, a kitchen, a bathroom, and living areas.

Lower level units: The two lower-level units would be accessed via covered front porches and would include rear patios with dedicated storage areas.

Upper level units: The two upper-level units would be accessed from side entrances and interior stairwells. These units would include balconies, also with dedicated storage areas.

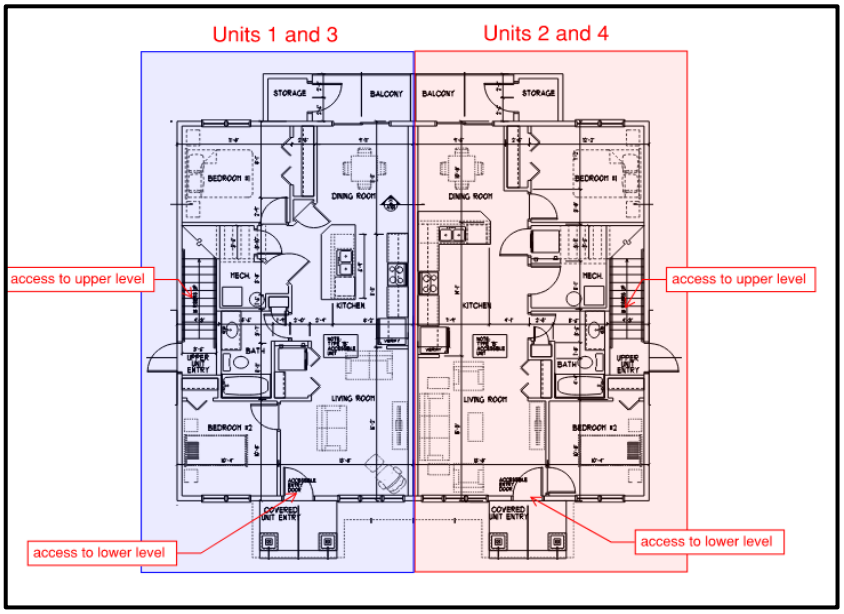


Figure 10: Floor plan

Issue Identification and Staff Analysis:

The following is intended to summarize staff's analysis of the proposed building:

✓ Building Height: By PRD-57, the maximum permitted building height for the site is 20-feet. The proposed building height is 20 feet and meets this standard.

✓ Setbacks: The proposed building meets or exceeds required setbacks[4], as summarized below:

BUILDING SETBACKS		
	PRD-57	**Proposed ***
Front yard setback	25 ft	30 ft (F) 25 ft (P)
Rear yard setback	20 ft	38 ft (F) 33 ft (P)
Side yard setback (interior)	5 ft	46 ft
Side yard setback (corner)	20 ft	21 ft

[4] Setbacks are measured to the site's perimeter property lines. The lot will be combined into a contiguous lot.

* rounded to the nearest foot (F) – as measured to building foundation (P) – as measured to porch and patio/balcony

- ☐ Façade Materials: Staff will continue to review the façade materials and architectural design. By PRD-57, the site must comply with the City's anti-monotony and design standards[5 and 7]. Unless a zoning ordinance amendment is approved to exempt the site, additional building articulations would be required to meet the 360-degree architecture standards applicable to corner lots.

  In addition, multi-unit dwellings are subject to façade material standards[6], which require at least 80 percent of the façade to consist of a minimum of three Class I materials (brick, natural stone, glass, Hardi Board, etc.). Additional façade information to ensure compliance will be required for a future land use application to be complete.

- **Site Design**

The lots would be combined, and the site would be graded to accommodate the new building, parking lot, and sidewalk connections.

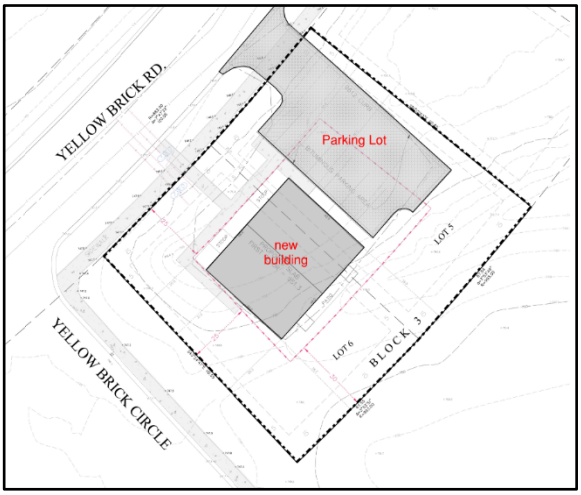


Figure 5: Conceptual Site Plan

Issue Identification and Staff Analysis:

The following is intended to summarize staff's analysis of the site design:

- ☐ Lot configuration and Vacation: The lots would be combined, and the existing drainage and utility easement located along the shared property line, as shown in red in Fig. 12, would need to be vacated.[7]

- ☐ Parking: The number of parking stalls varies between submitted plans, with one plan showing six stalls and another showing seven. Nonetheless, by CZO 15.28.030, a total of eight stalls are required[8]. While staff acknowledges that parking reductions have been considered for other multi-unit dwellings, including the West Creek Apartments, additional information

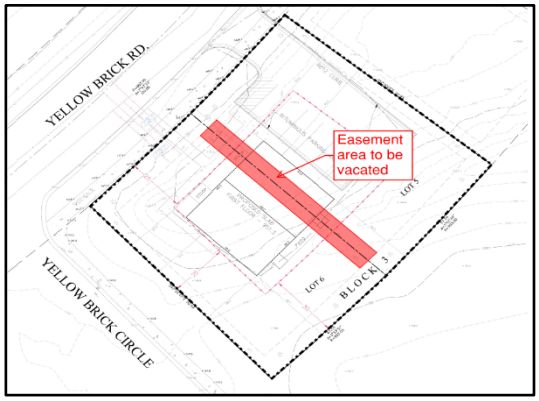


Figure 6: Lot Configuration

[5] CZO 15.28.290 – Anti-Monotony and Design Requirements. Generally, new houses:
- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

[6] CZO 15.28.120

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

[8] CZO 15.28.030 requires two parking stalls per dwelling unit.

or a proof of parking plan is required to support a reduction[9].

Parking lot setbacks are established by the lesser of the principal dwelling or accessory building setbacks. As proposed, the parking lot would not meet the required front yard setback, as:

PARKING LOT SETBACKS		
	REQUIRED	**Proposed**
North (front) setback	25 ft	10 ft [9]
East (side) setback	5 ft	5 ft
South (rear) setback	5 ft	33 ft

The parking lot must be screened from Yellow Brick Road to the north and from adjacent residential lots to the east and south.[9 and 10]

As shown in Fig. 13, grading associated with the proposed parking lot extends onto the adjacent property to the east. The applicant must work to reduce grading impacts to adjacent properties.[9]

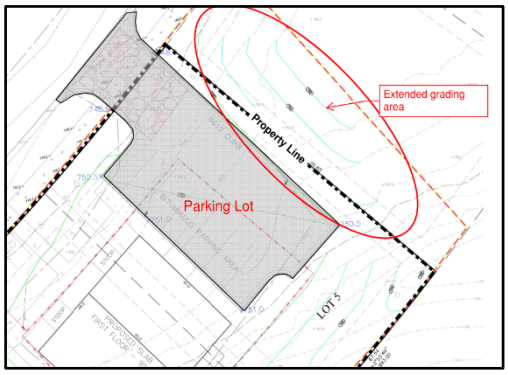


Figure 7: Parking lot grading

☐ Driveway access and utilities: Approved plans for KLEIN BRICKYARD THIRTEENTH ADDITION included shared driveways and utility connections intended to minimize impacts to Yellow Brick Road. The current proposal generally maintains utilities in the originally approved locations; however, the shared driveway has shifted to five feet from the eastern property line[11].

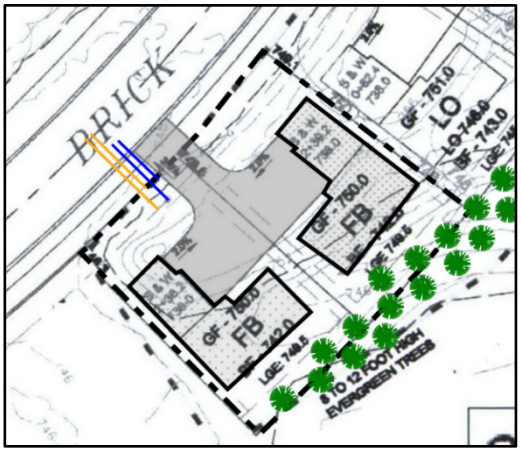


Figure 14: Brickyard 13th Approved Plan

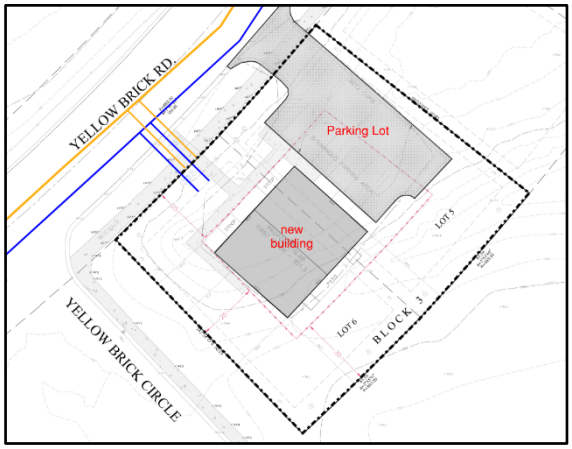


Figure 8: Concept Plan

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

[10] By CZO 15.28.030, open parking areas containing six or more parking stalls shall be screened on each side adjoining residential or public use or public street. In addition CZO 15.28.070, off-street parking spaces containing six or more spaces, and all loading facilities shall be screened from public streets which afford an unobstructed view of the parking or loading area, and from adjacent properties zoned or developed for residential or public use. Height of the screening shall be at least 4-feet but no more than six feet above the level of the parking lot, and shall be 10 feet above the loading facility. Minimum opacity shall be 75 percent year-round.

[11] By CZO 15.28.030, driveways shall be setback five feet from the interior lot line within residential districts.

Staff continues to evaluate opportunities to further reduce roadway impacts and may support a single shared utility connection serving all six lots. Staff will work with the applicant to identify reasonable access and utility to the site and the remaining lots to the east while minimizing impacts to Yellow Brick Road.

- ☐ Stormwater: Additional information will be required to evaluate if stormwater requirements are met.[12]

- ☐ Landscaping: The proposed landscaping plan is not consistent with the previously approved BRICKYARD 13TH ADDITION landscaping plan or the City's landscape ordinance.

  As previously approved and illustrated in Fig. 14, evergreens measuring 8-10 feet tall and planted 15-20 feet on center are required along the southern property line.[12]

  In addition, CZO 15.28.070 requires landscaping proportional to the building's size and scale. The concept plan contemplates seven trees (4 – Autumn Blaze Maples and 3- Colorado Blue Spruce). While this meets the minimum number of required trees, additional information is needed to verify compliance with minimum caliper size requirements. Required shrubs are also not shown on the plan and must be incorporated to meet ordinance requirements.[12]

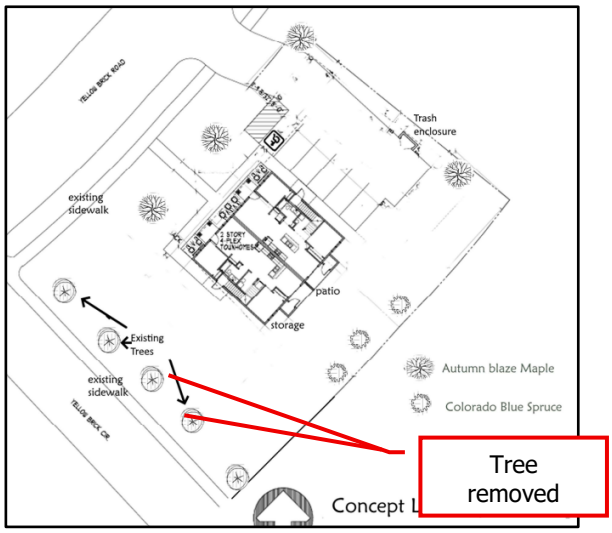


Figure 9: Concept landscape plan

LANDSCAPING REQUIREMENTS		
	Required	**Proposed**
Overstory Trees	11 inches (5 trees)	7 trees
Understory Trees	2 trees	
Shrub	16 shrubs	0 shrubs

Summary comments

In summary, staff will look for the following items or issues to be resolved in the next step:

- Host a neighborhood meeting with all properties within 500-feet of the site.
- Density must be within the allowable range of 2 – 5 units per acre.
- A zoning ordinance amendment is required to remove the detached single-unit standards from the site.
- The two lots must be combined and the existing drainage and utility easement along the shared property line must be vacated.

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

- Further explore opportunities to provide reasonable access and utility connections to the site and remaining lots to the east while minimizing impacts to Yellow Brick Road.
- The site plan must be revised to:
  1. Increase the amount of onsite parking to eight stalls and provide an adequate turn-around area.
  2. Increase the parking lot's setback to 25 feet from the north property line.
  3. Provide screening of the parking lot from Yellow Brick Road to the north and from adjacent residential lots to the east and south.
  4. Reduce, or eliminate, grading impacts extending onto the adjacent properties.
- The landscaping plan must:
  1. Include the 13 evergreen trees required by previous approvals.
  2. Include species and size details for all trees and shrubs.
  3. Include the 16 required shrubs.

Deadline for Agency Decisions

Application Received	60-day review	120 – day
Jan. 5, 2026	March 6,2026	May 5, 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 if further review is needed.

Planning Commission Action Taken Feb. 11, 2026

The Planning Commission considered the proposal on Feb. 11, 2026. The agenda and minutes can be found here.

At the meeting, the applicant described details of the concept plan and the connection to the Beyond New Beginnings program.

Additionally, the commission asked the applicant questions regarding:

- **Parking:** Asked questions about available on-street parking in the area and parking lot setbacks. Concurred consideration should be given to ensure adequate onsite parking.
- **Sidewalks:** Supported the sidewalk connections to the larger pedestrian network.

Overall, the commission expressed support of the project and unanimously voted to recommend approval of the concept plan for The Inn at 1201 and 1207 Yellow Brick Road, subject to the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
   a. Narrative, received Jan. 29, 2026
   b. Existing Conditions, received Jan. 28, 2026
   c. Site plans, dated Jan. 26, 2026 and plotted date March 17, 2025
   d. Landscaping plan, received Jan. 28, 2026
   e. Floor plan, plotted dated March 17, 2025

    f. Building elevation, plotted dated March 17, 2025
2. Continue coordination with the City Engineer regarding utilities, access, grading, and drainage. This coordination includes exploration of single and shared utility connections and the proposed driveway location.
3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted in order for a preliminary site and building plan application to be considered complete;
    a. A summary of a 2nd neighborhood meeting with an invite sent to all properties within 500-feet.
    b. Site plans must:
        i. Confirm the building's floor elevation.
        ii. Provide 8-parking stalls, unless a reduction is approved.
        iii. Provide an adequate parking lot turnaround.
        iv. Provide screening of the parking lot from Yellow Brick Road and the adjacent properties to the east and south.
        v. Eliminate, or reduce, grading impacts, associated with the parking lot, onto the adjacent property to the east.
        vi. Include the 8-10 foot tall evergreens, planted 15-20 feet on center, as required by Resolution No. 14-15.
        vii. Include trash enclosure and details.
    c. Utility Plan acceptable to the City Engineer and Water and Sewer Director.
    d. Stormwater plan and associated report and modeling.
    e. Illumination plan.
4. Prior to issuance of a site or building permit:
    a. The properties must be combined.
    b. The drainage and utility easement along the shared lot line must be vacated.
5. By the 2040 Comprehensive Plan, the allowable density range is 2-5 units per acre.
6. A zoning ordinance amendment is required to allow four units on one property.
7. Setbacks are established by Planned Residential District 57 (PRD-57) and are as follows:
    a. Building:
        i. Front yard setback: 25 feet
        ii. Rear yard setback: 20 feet
        iii. Side yard setback (interior): 5 feet
        iv. Side yard setback (corner): 20 feet
    b. Parking lot:
        i. Front yard setback: 25 feet
        ii. East and South setbacks: 5 feet
8. Building height is restricted to 20 feet.
9. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design Standards: including 360-degree architecture.
    b. Sec. 15.28.120, Building Design; Materials: including permitted materials for Multi-family Residential buildings.
    c. Sec. 15.28.070, Landscaping and Screening.
    d. Sec. 15.28.250, Exterior Lighting.
    e. Sec. 15.28.210, Fences.

10. Mechanical equipment must be reasonable 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.

City Council Action Requested

Motion to adopt Resolution 2026-11, approving the concept plan for The Inn at 1201 and 1207 Yellow Brick Road (PC #2026-03).

[Supporting Information on the following page]

Supporting Information

Mailing Area

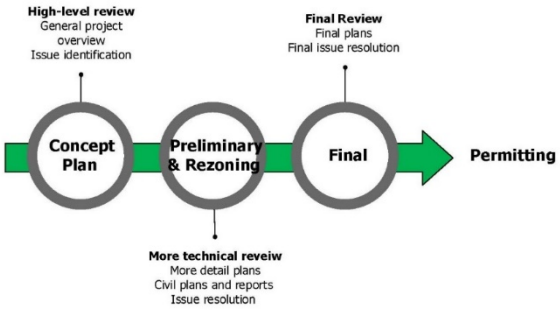
36 properties were included in the notification area for this project:



Chaska's Land Use Review Process

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

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



Motion Options

The planning commission has three options:

1) Concur with staff's recommendation. In this case, a motion should be made recommending that the city council adopt the resolution approving the request.

2) Disagree with staff's recommendation. In this case, a motion should be made recommending that the city council deny the request. This motion must include findings as to why denial is recommended.

3) Table the request. In this case, a motion to table the item should be made. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 23, 2026 RESOLUTION NO. 2026-11

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan of The Inn at 1201 and 1207 Yellow Brick Road/Community Asset Foundation / P.C. No. 2026-03

WHEREAS**,** the City Council of the City of Chaska is the official governing body of the City of Chaska, Minnesota ("City"); and

WHEREAS**,** the Brickyard Villas concept plan was improved in 2009. The plan included the phased construction of 46 detached dwelling units, including four on the east side of Yellow Brick Road and 180 rental units in three apartment buildings; and

WHEREAS, development occurred in multiple phases, with the final phase, THE KLEIN BRICKYARD THIRTHEENTH ADDITION was approved in March 2014. This addition included the six lots [Lots 1-6, Block 3] on the east side of Yellow Brick Road for one-story, detached dwelling units with shared driveways and utility connections; and

WHEREAS, a zoning ordinance amendment was approved in 2019 to reduce the setbacks from 30 feet to 20 feet for the six lots. The amendment clarified that decks and porches cannot extend further into the required setback and required the installation of evergreens (8-10 feet tall and planted 15-20 feet on center) along the property line of the southernmost lots (including the subject property) to provide screening and separation between the new dwelling and the existing Creek Run Townhomes to the south; and

WHEREAS, the site is 0.32 acres, guided for Low Density Residential by the City's 2040 Comprehensive Plan and zoned Planned Residential District- 57 (PRD-57); and

WHEREAS, the concept plan contemplates a new two-story building, totaling 20-feet tall and 3,840 square feet in size, with a brick and Hardi-board façade; and

WHEREAS, the building would contain four residential dwelling units. Each unit would contain two bedrooms, a kitchen, a bathroom, living areas and either a patio or balcony (depending on level) with storage; and

WHEREAS, site and utility access come from Yellow Brick Road; and

WHEREAS, the parking lot contains seven parking stalls; and

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

WHEREAS, on February 11, 2026 the Planning Commission recommended approval to the City Council of the Concept Plan for The Inn (PC #2026-03); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the concept plan for The Inn (PC# 2026-03) subject to the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
    a. Narrative, received Jan. 29, 2026
    b. Existing Conditions, received Jan. 28, 2026
    c. Site plans, dated Jan. 26, 2026 and plotted date March 17, 2025
    d. Landscaping plan, received Jan. 28, 2026
    e. Floor plan, plotted dated March 17, 2025
    f. Building elevation, plotted dated March 17, 2025
2. Continue coordination with the City Engineer regarding utilities, access, grading, and drainage. This coordination includes exploration of single and shared utility connections and the proposed driveway location.
3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted in order for a preliminary site and building plan application to be considered complete;
    a. A summary of a 2nd neighborhood meeting with an invite sent to all properties within 500-feet.
    b. Site plans must:
        i. Confirm the building's floor elevation.
        ii. Provide 8-parking stalls, unless a reduction is approved.
        iii. Provide an adequate parking lot turnaround.
        iv. Provide screening of the parking lot from Yellow Brick Road and the adjacent properties to the east and south.
        v. Eliminate, or reduce, grading impacts, associated with the parking lot, onto the adjacent property to the east.
        vi. Include the 8-10 foot tall evergreens, planted 15-20 feet on center, as required by Resolution No. 14-15.
        vii. Include trash enclosure and details.
    c. Utility Plan acceptable to the City Engineer and Water and Sewer Director.
    d. Stormwater plan and associated report and modeling.
    e. Illumination plan.
4. Prior to issuance of a site or building permit:
    a. The properties must be combined.
    b. The drainage and utility easement along the shared lot line must be vacated.
5. By the 2040 Comprehensive Plan, the allowable density range is 2-5 units per acre.
6. A zoning ordinance amendment is required to allow four units on one property.
7. Setbacks are established by Planned Residential District 57 (PRD-57) and are as follows:
    a. Building:
        i. Front yard setback: 25 feet
        ii. Rear yard setback: 20 feet
        iii. Side yard setback (interior): 5 feet
        iv. Side yard setback (corner): 20 feet
    b. Parking lot:

   i. Front yard setback: 25 feet
   ii. East and South setbacks: 5 feet
8. Building height is restricted to 20 feet.
9. Compliance with City Ordinances, including:
   a. Sec. 15.28.290, Anti-monotony and Design Standards: including 360-degree architecture.
   b. Sec. 15.28.120, Building Design; Materials: including permitted materials for Multi-family Residential buildings.
   c. Sec. 15.28.070, Landscaping and Screening.
   d. Sec. 15.28.250, Exterior Lighting.
   e. Sec. 15.28.210, Fences.
10. 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.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

THE INN OF CHASKA

Overview

Over 40 years ago, the New Beginnings program was established to support young, pregnant students committed to continuing their education. To expand this mission, the non-profit organization Beyond New Beginnings was founded, offering ongoing support to these young families. A major milestone was achieved in 2019 when the non-profit, in partnership with the Carver County CDA, began operating in a renovated four-plex in downtown Chaska.

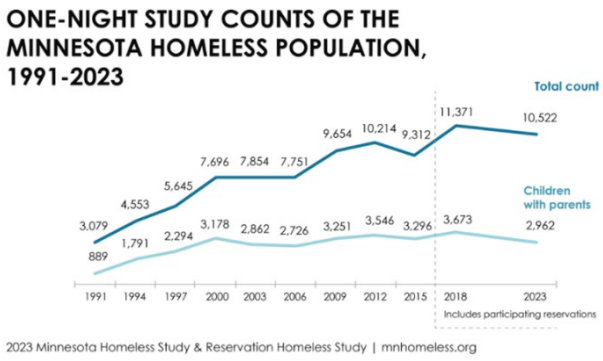


Despite these efforts, a critical need remains: affordable housing for young mothers and their children. The Inn of Chaska seeks to address this need by providing permanent, affordable housing for four women and their children in collaboration with Beyond New Beginnings. This partnership strives to ensure that no young mother faces homelessness.

The Need

Every child deserves a safe and stable home—it is a fundamental necessity. Yet, a 2021 study revealed that 1.3 million infants, toddlers, and preschoolers—1 in 18 children under the age of six—experience family homelessness each year in the United States. In Minnesota alone, the Wilder Foundation reported that on any given night in 2023, 2,962 children and their parents were homeless.

The impact of homelessness on children is profound, affecting their health and developmental outcomes. The early years of life are critical for establishing a foundation for future growth, achievement, and well-being. It is imperative for community leaders to create responsive interventions to mitigate these effects.



At Chaska's Beyond New Beginnings program, staff frequently work with 6 to 9 young mothers and their children who lack stable housing. This underscores the urgent need for sustainable solutions.

The Response

In response, the Community Asset Foundation, in partnership with Beyond New Beginnings, Carver County CDA, the City of Chaska, and other local organizations, is spearheading the development of a supportive housing model. This collaboration aims to create a welcoming, secure, and nurturing environment for young mothers and their children.

The Vision

The vision is to build a four-unit affordable housing complex in downtown Chaska, near the Beyond New Beginnings facility. The goal is simple but powerful: to ensure that no young mother is left without a warm and secure place to stay on a cold winter night in Chaska.

The project will be structured to guarantee its sustainability, with a permanent use and a viable income stream to support ongoing operations. Residents will receive comprehensive case management services through the Beyond New Beginnings program, focusing on young moms navigating the challenges of parenthood and giving hope for a brighter future.

The Inn of Chaska represents a broad community collaboration, operated by experienced housing professionals and supported by local organizations offering services such as meals, mental health support, employment training, and housing assistance.

The Site

Creating a supportive home for young mothers requires not only thoughtful design but also a location that offers convenient access to essential resources, such as shopping, employment opportunities, transit, schools, and social services. The site will be on Yellow Brick Rd just north of downtown and walkable to services.

The Home

The proposed two-story building will feature four two-bedroom units, each with a private entrance. The exterior will combine brick and Hardi-board siding, ensuring long-term durability with minimal maintenance.





The Cost and Timeline

The total construction cost is estimated at $1.22 million, with funding already secured to cover the project. Construction is scheduled to begin in May 2026, with an anticipated opening by the end of the year.

Sources	
Foundation Cash Equity	$100,000
Mortgage	$0
Donated land	$80,000
Federal Home Loan Bank	$180,000
Carver County CDA Grant	$200,000
City of Chaska Grant	$394,000
Donations	$268,800
	$1,222,800

Minnesota Tax Credit

Donations to the Inn of Chaska qualify for an 85% Minnesota income tax credit. For example, a $5,000 donation would reduce the donor's state income tax liability by $4,250, bringing the out-of-pocket cost to less than $600.

	Individual Donor	If 60 Donate $5,000
Donation in June of 2025	$5,000.00	$300,000.00
State reimbursement June of 2026	$4,250.00	$255,000.00
Federal tax savings @25% tax	$187.50	$11,250.00
Net Cost to donor	$562.50	$33,750.00

Join Us

Help us ensure there is always room in the Inn for young mothers who choose to bring new life into the world. For more information about donating, please visit our website at communityassetfoundation.org or contact Bob Roepke at 612-414-1284

Inn of Chaska
Sketch Plan Submittal

The Community Asset Foundation is seeking concept plan approval for a four plex to be located on Lot 5 & 6, Klein Brickyard 13th Addition. The Inn is a partnership between the Foundation and After New Beginnings, a local nonprofit, with the goals of providing housing and support for young, single mothers. The building is designed to have four separate, two-bedroom units. After New Beginnings currently operates a similar facility in Chaska at 202 Walnut St. Residents would be lower income with the majority receiving some type of rental assistance. The goals of the project are:

- Provide safe , secure and affordable housing for young mothers experiencing hosing insecurity
- Increase the community's stock of affordable housing
- Construct a building that is compatible with the neighborhood

The project will promote the city's mission of being a quality small town by promoting the concept that all are welcome regardless of income and it will support community members in need.by providing quality housing for young families. Specifically it will address the core strategies as follows:

- *Quality of Life:* Young Chaska families in need served in a dignified manner
- *Taxpayers Perception of effect services:* Services to this population group being provided by non-profits and not the government
- *Well planned orderly development:* Utilizing land that is planned for residential and has all required infrastructure investment complete
- *A sense of community and small town values:* A core small town value is to support neighbors in need
- *Commitment to excellence:* This affordable housing facility will be a high quality building and structured to remain so into the future

The property is currently zone PRD 57. To the east of the site is the Creeks Run apartment complex. To the west is the Brickyard Villa development. Originally the 6 lots within The Klein Brickyard 13 Addition were included in the Brickyard home owner's association although in 2023 the Association agreed to have them removed from the association and association covenants. The remaining four lots would be developed as detached homes.





Existing Conditions

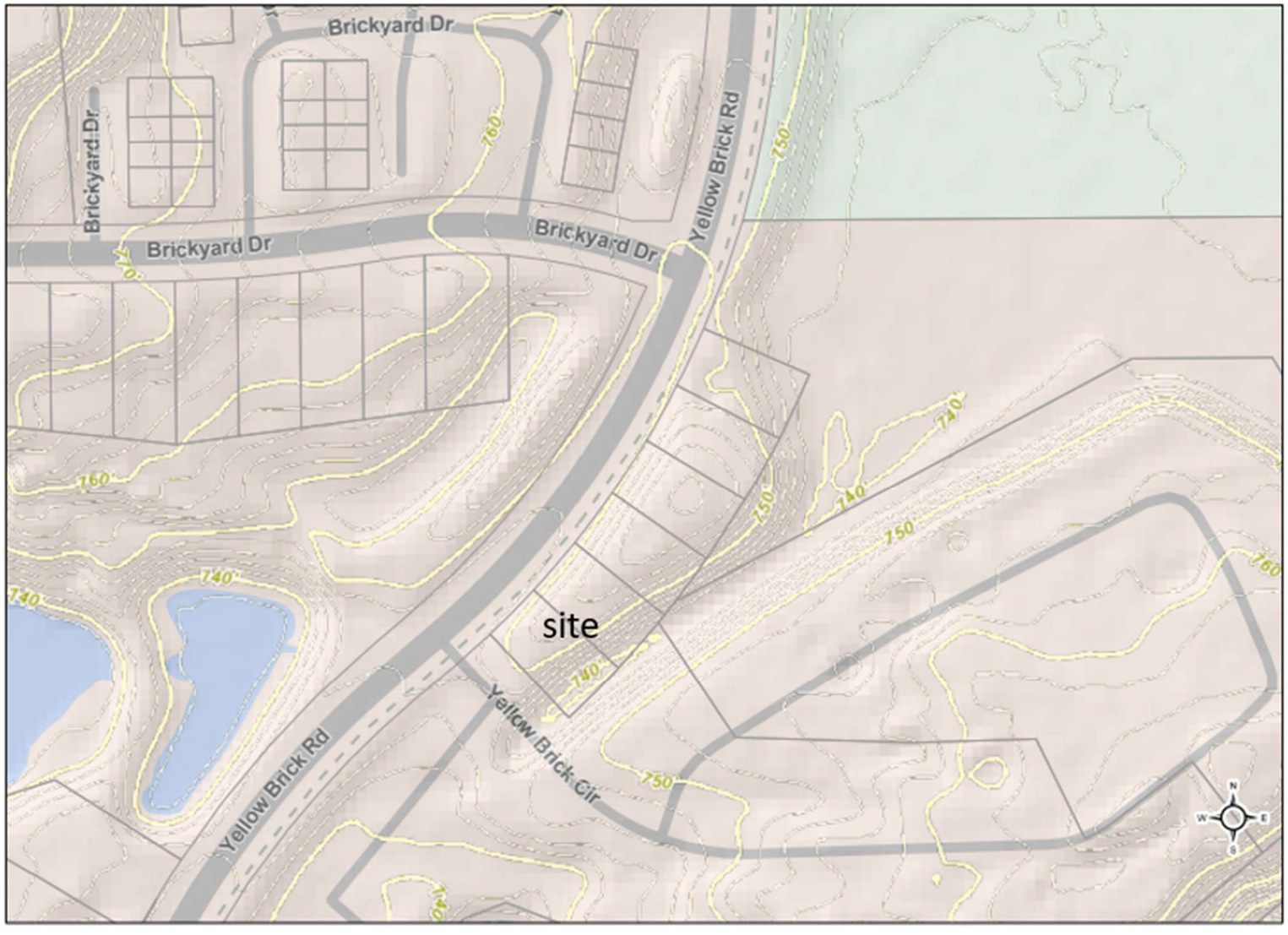
The site is located off of Yellow Brick Road. To the east and south of the site is the Creeks Run rental housing development. Creeks Run consists of 64 affordable rental townhomes. North of the site is wooded open space owned by the City of Chaska. Also owned by the City is the wooded open space located west of the site. Adjacent to the City owned parcels on the west side of Yellow Brick are the Brickyard Villas which consists of 28 detached townhomes focused primarily on residents 55 and older. These units are in a private home owners association . The Brickyard 13th Addition consists of 6 50 ft lots originally planned for smaller detached townhomes. The proposal would be located on the two southern lots. The remaining four lots would be developed in the future.

No addition City infrastructure is required. Driveway access will come off of Yellow Brick Rd. Water and sanitary service will be provided with service connections to the existing mains in Yellow Brick Rd. The existing storm water ponds were sized to serve these 6 lots. The majority of storm water will be directed to the existing stormwater system in Yellow Brick Rd with the rear drainage Flowing to the existing swale and flowing to the northeast.

The easements between the two lots will need to be vacated.



Existing Topography and lot lines



Site Photos







Property Description: Lot 5 & 6, Block 3, THE KLEIN BRICKYARD 13TH ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

1. Address: 1207-1201 Yellow Brick Rd, Chaska, Minnesota
2. We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.
4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
7. Proposed grades shown adjacent to building foundation refers to top of black dirt.
8. Verify sanitary service invert prior to any concrete work.
9. Building not yet staked at time of certification.

Proposed Elevations
Proposed Slab Elevation = 951.3

Setbacks
Min. Street Setback = 25'
Min. Side Setback = 25'
Min. Rear Setback = 30'

Hardcover

Lot 5 Area	= 7,056 S.F.
Lot 6 Area	= 7,055 S.F.
House Area	= 1,920 S.F.
Parking Lot Area	= 2,779 S.F.
Stoop Area	= 96 S.F.
Patio Area	= 203 S.F.
Frontwalk Area	= 596 S.F.
Total Area	= 5,594 S.F.

Coverage = 39.6 %

NORTH

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

10 5 0 5 10 20
SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE	WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE	FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE	LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE		CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT		BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE		BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CTV	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN		CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	960	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	960	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS		GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DT	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELC	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	X	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FO	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT		TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	S	SANITARY SEWER
FLAG POLE	WATER METER	SS	STORM SEWER
FUEL PUMP	WATER SPIGOT	TEL	TELEPHONE UNDERGROUND
FUEL TANK	WELL		RETAINING WALL
PROPANE TANK	MONITORING WELL	UTL	UTILITY UNDERGROUND
GAS METER	CURB STOP	W	WATERMAIN
GAS VALVE	GATE VALVE		TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT		RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE		RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE		RAILROAD SWITCH
HAND HOLE	SIGN		SATELLITE DISH
MAIL BOX	SOIL BORING		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

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

Dated this 26th day of January, 2026.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:xxx-RGE.xx-SEC.xx
xxxxxx County

CHASKA, MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:

COMMUNITY ASSET DEV. GROUP

FILE NO. 16572-005

1 / 1


YELLOW BRICK RD.
YELLOW BRICK CIRCLE
ROCK BERM
ENTRANCE
B612 CURB
BITUMINOUS PARKING AREA
PROPOSED SLAB
FIRST FLOOR = 951.3
STOOP
STOOP
PATIO
SIDEWALK
LOT 5
LOT 6
BLOCK 3
R=883.00
Δ=7°47'22"
120.05
S51°20'31"E 110.65
S43°24'47"E 110.59
67.54
Δ=3°53'49"
R=993.00
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Δ=3°55'51"
R=993.00
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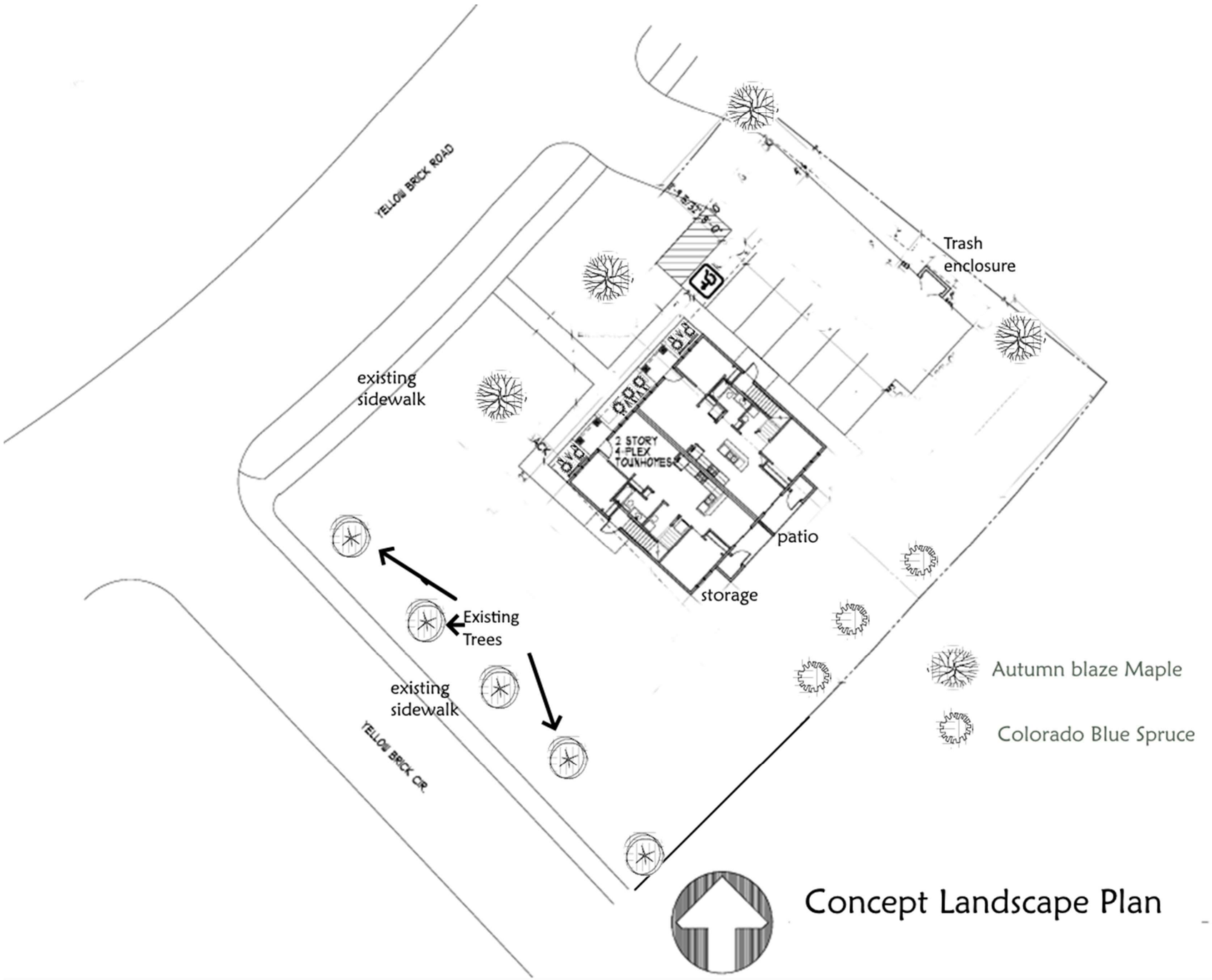
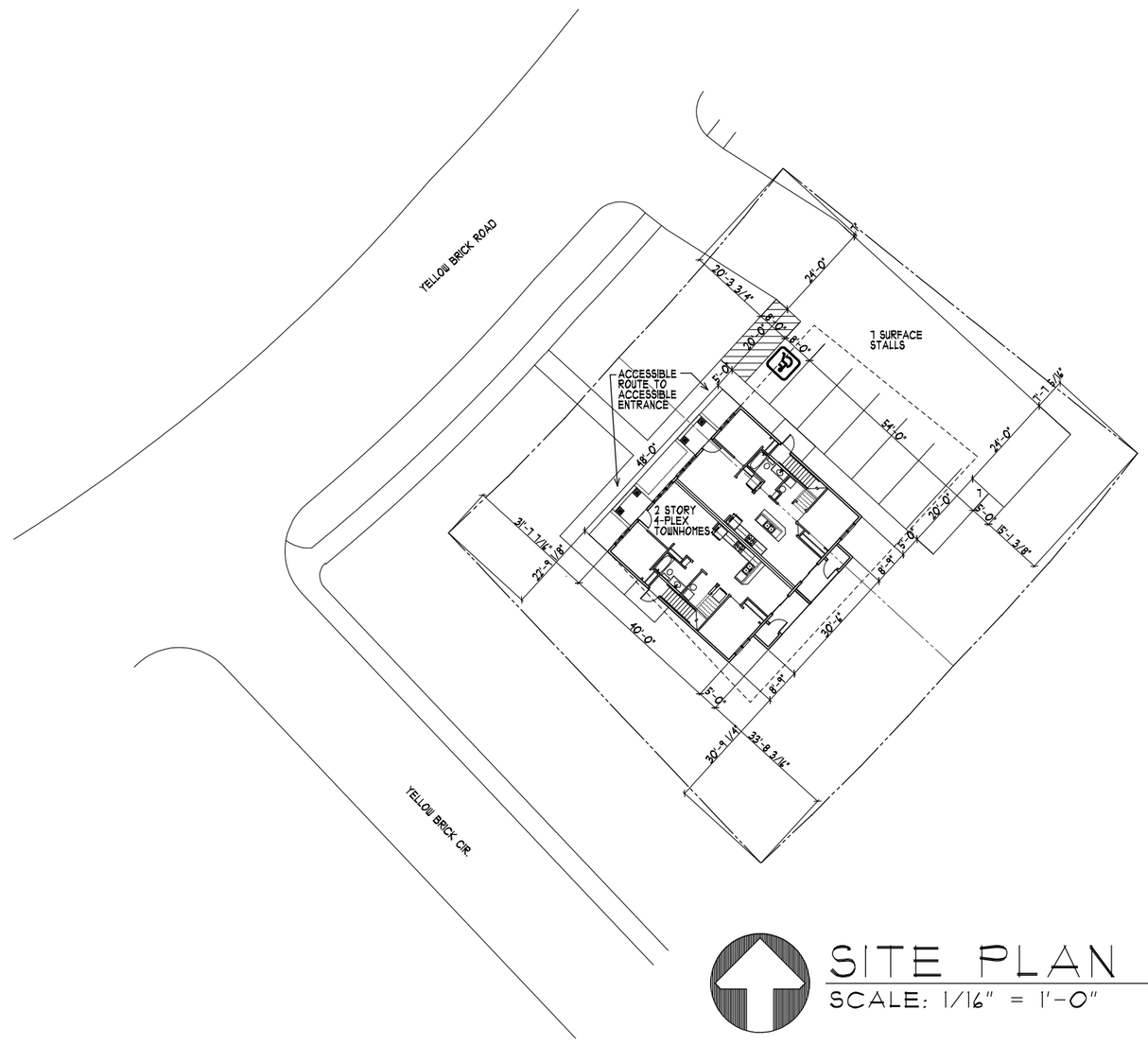


Concept Landscape Plan



SITE PLAN

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

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PROPOSED:
CHASKA 4-PLEX
CHASKA, MN

DEVELOPER/OWNER:
COMMUNITY ASSET DEVELOPMENT GROUP
CHASKA, MN
PHONE: (612)-703-5709

Three documents are not valid for building permit unless signed in ink or by digital signature. Copies are not valid.

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
Name DAVID J. MAJCHRZAK

DAVID J. MAJCHRZAK
LICENSED ARCHITECT
MINNESOTA
REGISTERED
MAY 1 1987

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Suite 102
Saint Cloud, MN 56301
(320) 654-6570
www.colegrouparchitects.com

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Project No. 25008
Issue Date:
Document Set: PRELIMINARY

PLOTTED: 03-17-25 FILE: 25008S COM: 3

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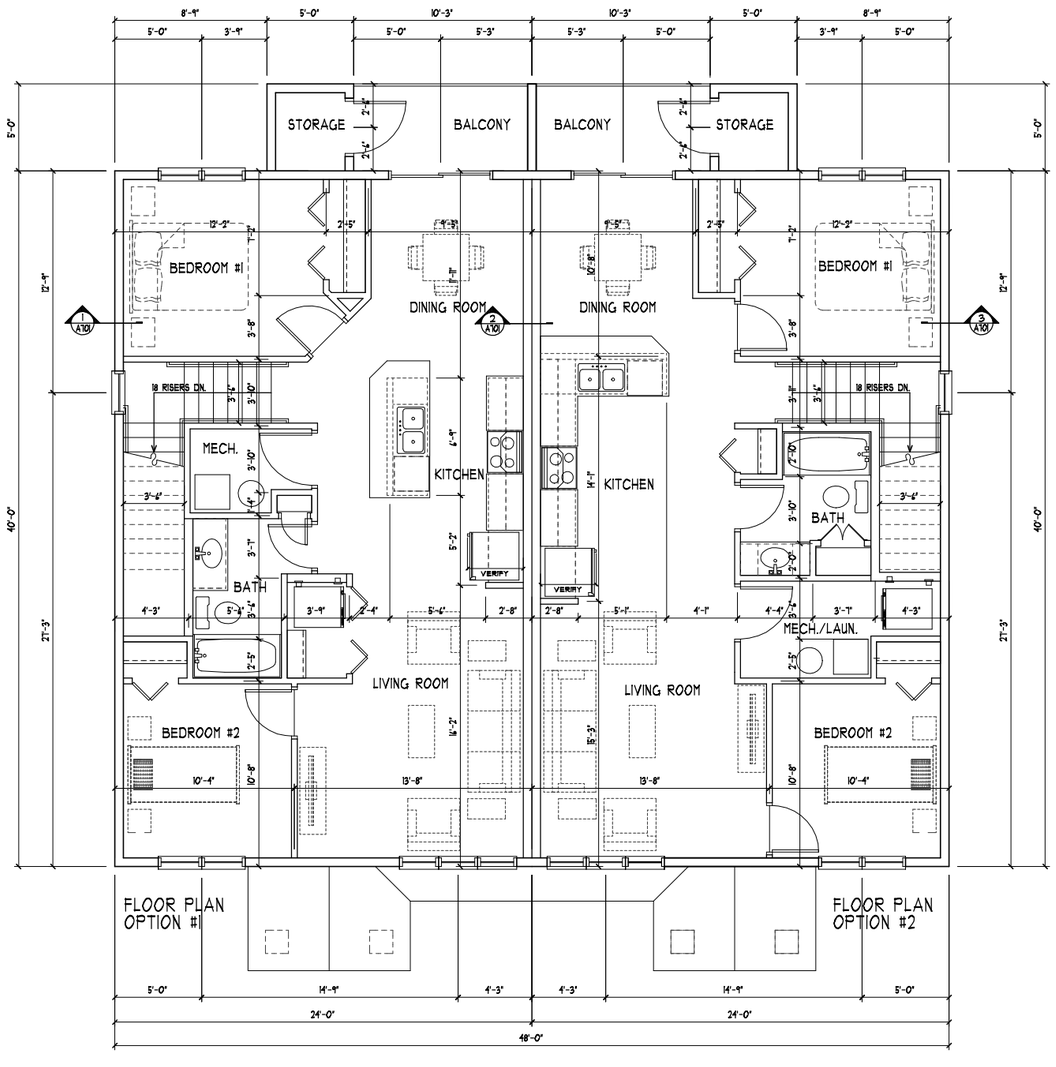
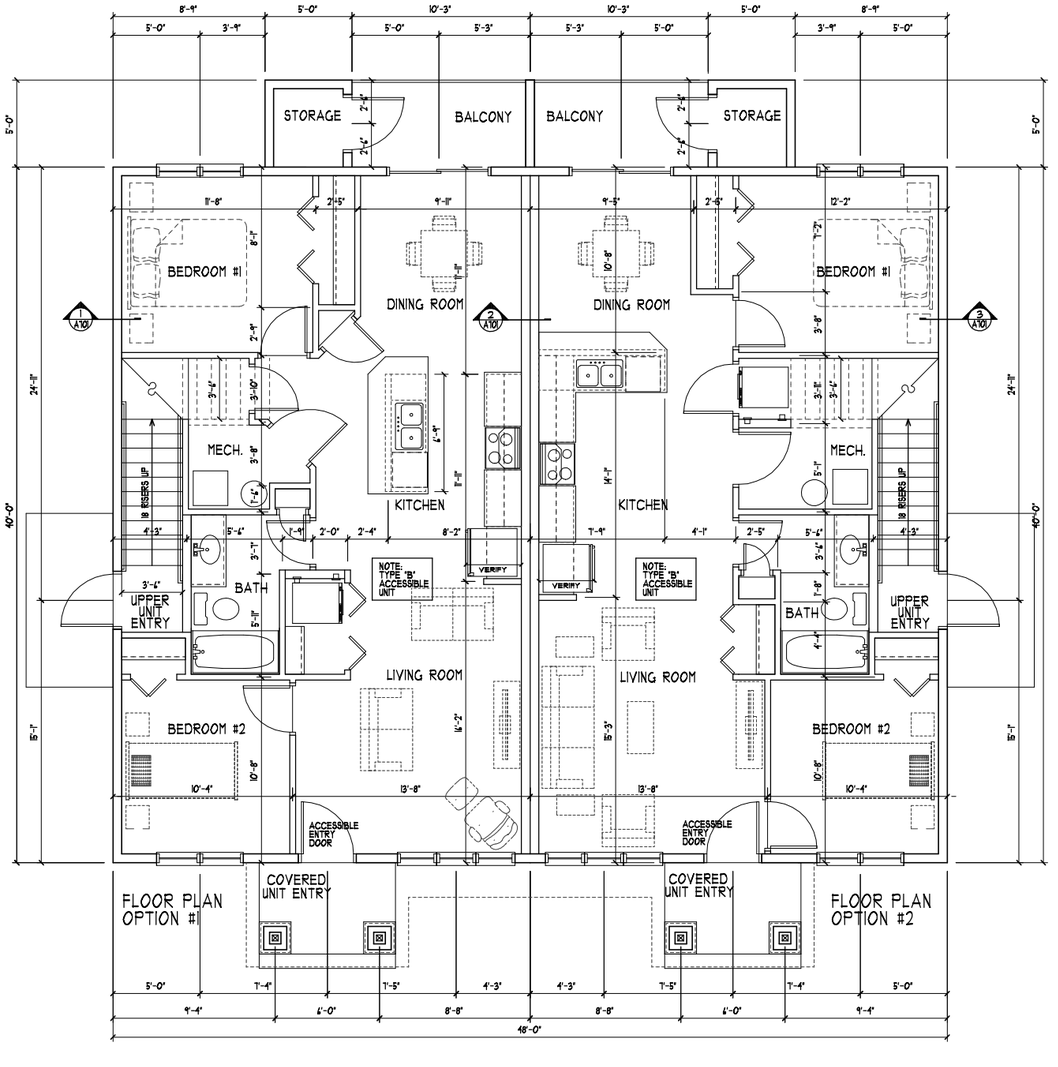


SECOND FLOOR PLAN - 4-PLEX
SCALE: 1/4" = 1'-0" 1,920 S.F.



FIRST FLOOR PLAN - 4-PLEX
SCALE: 1/4" = 1'-0" 1,920 S.F.

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DAVID MAJCHRZAK LICENSED ARCHITECT 46801 MN/DD/YY STATE OF MINNESOTA

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Name DAVID J. MAJCHRZAK

DEVELOPER/OWNER:
COMMUNITY ASSET DEVELOPMENT GROUP
CHASKA, MN
PHONE: (612)-703-5709

PROPOSED:
CHASKA 4-PLEX
CHASKA, MN

REVISIONS COMMENTS
REVISIONS COMMENTS

Project No. 25008
Issue Date: -
Document Set: PRELIMINARY

PLOTTED: 03-17-25 FILE: 25008P COM: 3

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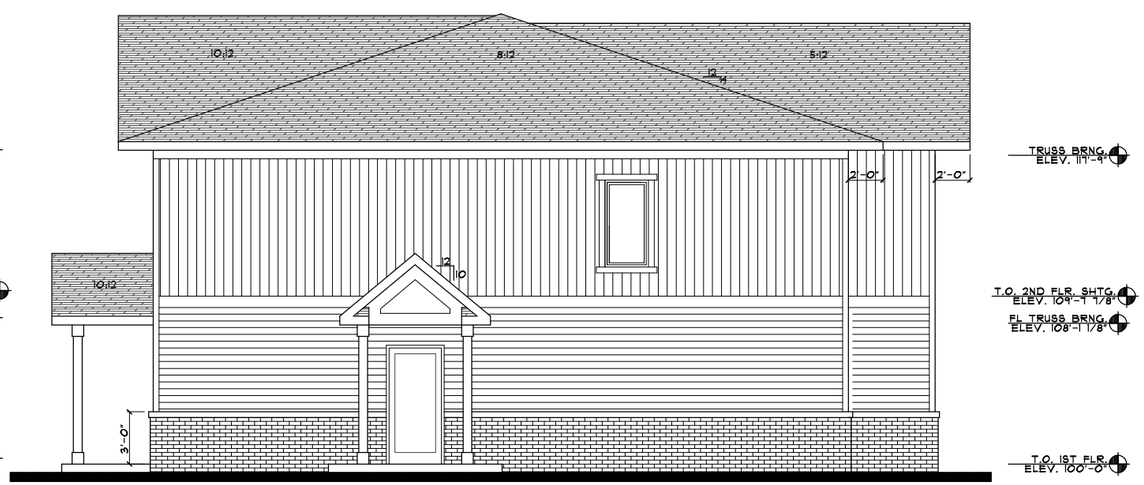
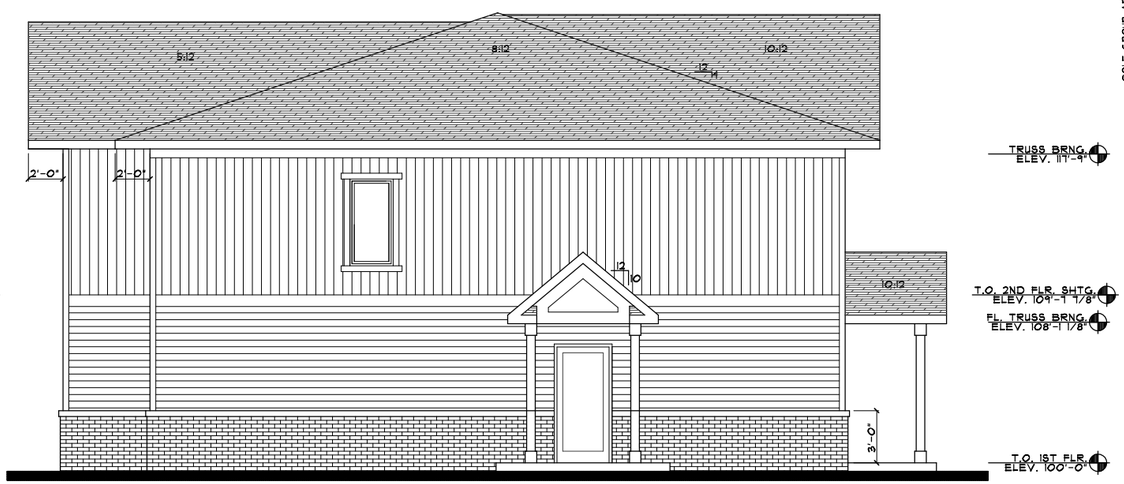
ELEVATION "A"
SCALE: 1/4" = 1'-0"



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



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



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

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PHONE: (612)-703-5709

PROPOSED:
CHASKA 4-PLEX
CHASKA, MN

REVISIONS COMMENTS

REVISIONS COMMENTS

Project No.
25008
Issue Date:
Document Set:
PRELIMINARY

PLOTTED: 03-17-25 FILE: 25008E COM: 3

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DAVID MAJCHRZAK
LICENSED ARCHITECT
STATE OF MINNESOTA

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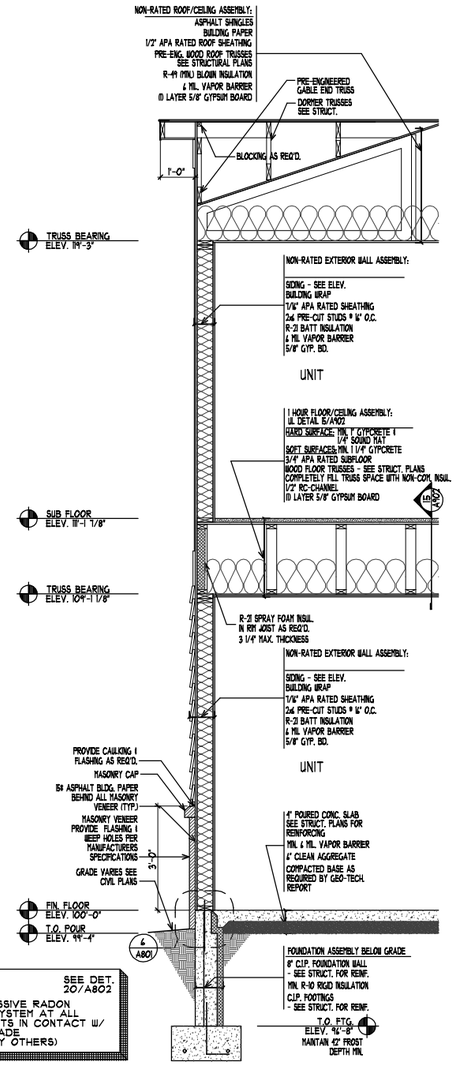
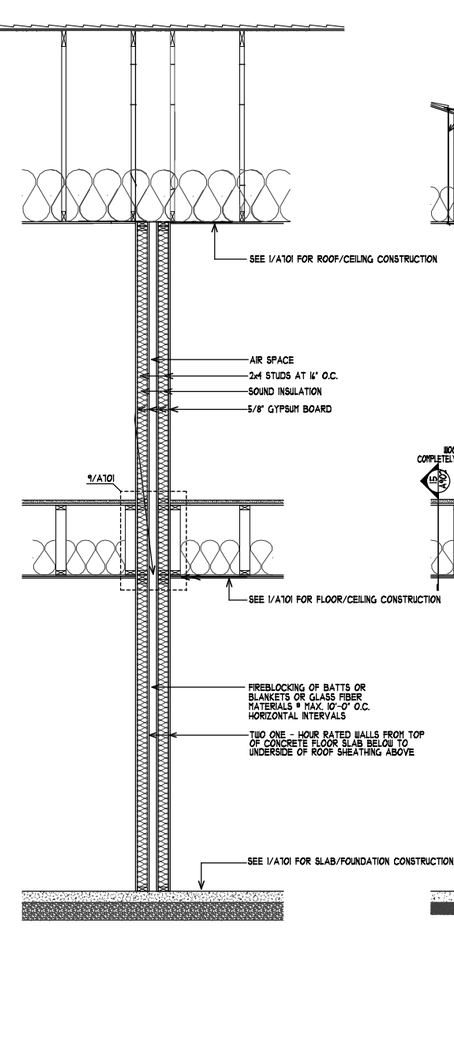
under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

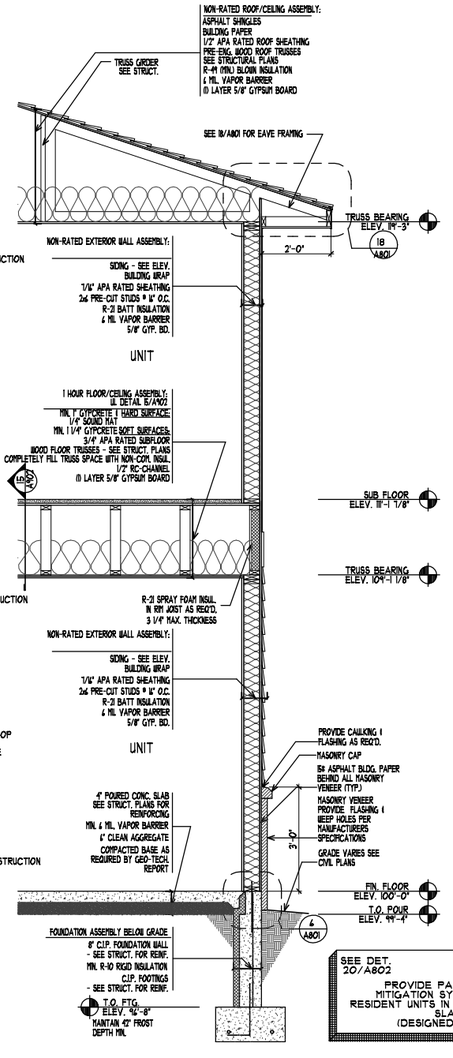
A501



1 TYPICAL WALL SECTION @ DORMER
SCALE: 1/2" = 1'-0"



2 TYPICAL PARTY WALL SECTION
SCALE: 1/2" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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CHASKA, MN
PHONE: (612) 703-5709

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Name DAVID J. MAJCHRZAK
DATE 11/10/2022
LICENSED ARCHITECT

COLE GROUP ARCHITECTS, Inc
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(320) 281-6710
www.colegrouparchitects.com

PROPOSED:
CHASKA 4-PLEX
CHASKA, MN

REVISIONS COMMENTS
REVISIONS COMMENTS
COM: 3
FILE: 250080
PLOTTED: 03-17-25

Project No. 25008
Issue Date:
Document Set: PRELIMINARY

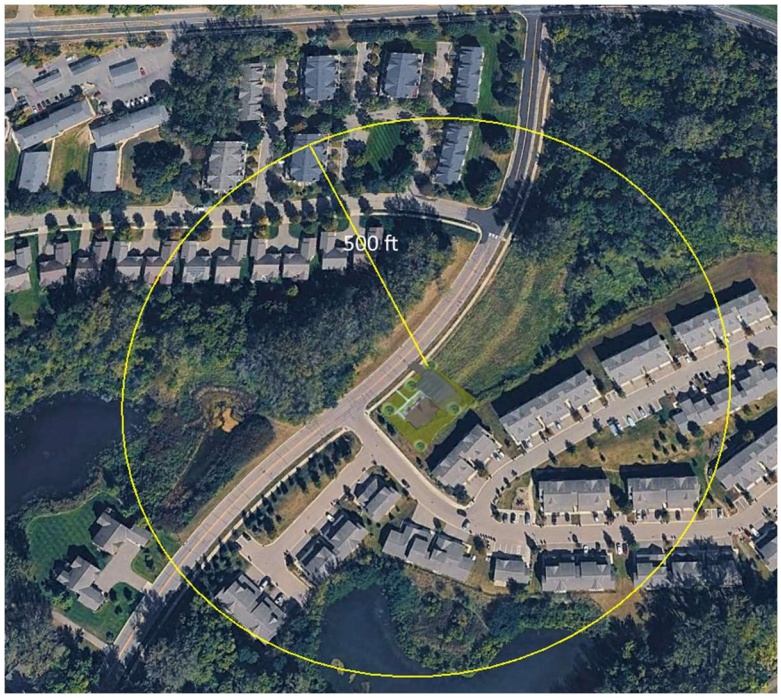
A701

Memo

To: Liz Hanson, City Planner
From: Dave Pokorney CADG
Subject: Inn Neighborhood Metting

We did hold a neighborhood meeting at Oak Room at the Chaska Community Center at 7:00 pm on Tuesday December 2. The attached letter was sent out to property owners inviting them to the meeting. I also attached the list of property owners notified. A notice was also sent to The Brickyard Homeowners Association. Only one individual attended and he was supportive of the project. He indicated that the reason he attended was he wanted to know how he could get involved with the Community Asset Foundation.

NAME	ADDRESS	CITY	STATE	ZIP
MONICA KENNETT	390 BRICKYARD DR	Chaska	MN	55318
MARILYN A JOHNSON	388 BRICKYARD DR	Chaska	MN	55318
DAVID M BARBATO	386 BRICKYARD DR	Chaska	MN	55318
ALTURA HOLDINGS	7280 KURVERS POINT RD	Chanhassen	MN	55321
ALISON SCHUFFENHAUER	336 BRICKYARD DR	Chaska	MN	55318
TRISTAN KUJAVA	314 BRICKYARD DR	Chaska	MN	55321
COPPERRIDGE TOWNHOMES ASSN	20170 75TH AVE N	Corcoran	MN	55340
SANTOSHI R NAIDU	35 WINDSCAPE DR	Covington	GA	30016
Ken Haasken	34 POINT DR	Waconia	MN	55387
SHARON HARTUNG	389 BRICKYARD DR	Chaska	MN	55318
JOYCE D PROVO	383 BRICKYARD DR	Chaska	MN	55318
RICHARD G & RUTH A BETHKE	377 BRICKYARD DR	Chaska	MN	55318
STEVEN R CROUSE	371 BRICKYARD DR	Chaska	MN	55318
GREGORY& RITA SCHOL	359 BRICKYARD DR	Chaska	MN	55318
ROBERT & KATHY ROEPKE	373 BRICKYARD DR	Chaska	MN	55318
JEAN MARIE SCHLEPP	365 BRICKYARD DR	Chaska	MN	55318
MIKE AND ALLICE DUZAN	1104 Yellow Brick Dr	Chaska	MN	55318
Creeks Run LLC	755 Selby Ave Suite A	St Paul	MN	55104
SUN LAKE WOODS LLC	6640 Lyndale Ave S	Richfield	MN	55423
KALPRESH PROPERTIES LLC	2853 WYNDAM CT	Shakopee	MN	55379
STANLEY HAAG	334 BRICKYARD DR	Chaska	MN	55318
ARI LEVIE	328 BRICKYARD DRIVE	Chaska	MN	55319
AARON LYNCH	347 BRICHYARD DRIVE	Chaska	MN	55320
TROY LUREEN	332 BRICKYARD DRIVE	Chaska	MN	55321



Community Assset
FOUNDATION

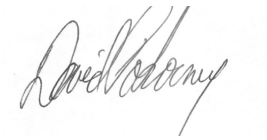
1/30/26

Christine Aamot
330 Brickyard Drive
Chaska, MN 55318

Previously the Foundation sent out an invitation to property owners with 500 ft of a proposed 4 plex on Yellow Brick Rd. In reviewing our records it is possible that you did not receive that notice, which we apologize for. Attached is the original notice which includes an explanation of the project. The Chaska Planning Commission will be reviewing this at is February meeting and you will be receiving a notice from the City of that meeting.

If you have questions regarding the proposed project, feel free to contact me at your convenience and we can either discuss over the phone or meet in person. My phone # is 612 703 5709 or email davepokorney@gmail.com

SincerelyL



David Pokorney, Treasurer
Community Asset Foundation

Community Assset
FOUNDATION

1/30/26

Aaron Lynch
342 Brickyard Drive
Chaska, MN 55318

Previously the Foundation sent out an invitation to property owners with 500 ft of a proposed 4 plex on Yellow Brick Rd. In reviewing our records it is possible that you did not receive that notice, which we apologize for. Attached is the original notice which includes an explanation of the project. The Chaska Planning Commission will be reviewing this at is February meeting and you will be receiving a notice from the City of that meeting.

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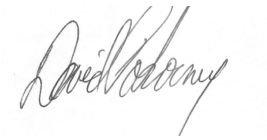

David Pokorney, Treasurer
Community Asset Foundation

Community Assset
FOUNDATION

1/30/26

RA Tholen Revocable Trust
347 Brickyard Drive
Chaska, MN 55318

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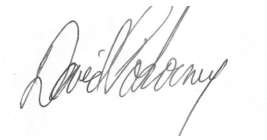
SincerelyL



David Pokorney, Treasurer
Community Asset Foundation

Community Assset
FOUNDATION

1/30/26

Robert Roepke
353 Brickyard Drive
Chaska, MN 55318

Dear Mr Roepke,

Previously the Foundation sent out an invitation to property owners with 500 ft of a proposed 4 plex on Yellow Brick Rd. In reviewing our records it is possible that you did not receive that notice, which we apologize for. Attached is the original notice which includes an explanation of the project. The Chaska Planning Commission will be reviewing this at is February meeting and you will be receiving a notice from the City of that meeting.

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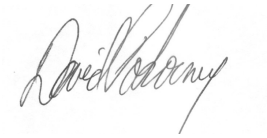
SincerelyL



David Pokorney, Treasurer
Community Asset Foundation

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **February 2, 2026**
Subject: **The Inn – Engineering Review**

Public gravity sanitary sewer and water utilities exist to service the proposed residential homes within the Yellow Brick Road corridor. Previous layouts for this area, considered a mainline public gravity sewer and water extension to service all the individual private properties. This shared approach needs to be further vetted with the developer. The single extension of City utilities would require a common easement between all individual properties. Previous development additions have satisfied development standard fees and the projects will require permit approval through the City building official.

ORDINANCE NO. 969

MOTION BY COUNCILMEMBER GRAU, SECOND BY COUNCILMEMBER HUBBARD

AN ORDINANCE AMENDING SECTIONS I & VI OF ORDINANCE NO. 833 (ZONING ORDINANCE) OF THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate situated in the City of Chaska is hereby removed from the Planned Residential District (PRD-6) to Planned Residential District (PRD-57):

Outlot C, The Klein Brickyard 4th Addition, Carver County, Minnesota

The following graphic exhibits shall serve as the general guide for the development area:

1. Cover Sheet, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 1 of 8
2. Overall Site Plan, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 2 of 8
3. The Klein Brickyard 5th Addition Preliminary Plat, prepared by Steven J. Broyer, undated, Sheet 3 of 8
4. Site Plan, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 4 of 8
5. Utility Plan, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 5 of 8
6. Site and Utility Details, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 6 of 8
7. Grading Plan, prepared by Steven J. Broyer, dated July 21, 2009, Sheet 7 of 8
8. Brickyard Villas – East, as prepared by City of Chaska
9. Brickyard Villas – West, as prepared by City of Chaska
10. Brickyard Villas – Overview, as prepared by City of Chaska

Section II. Intent. The intent of the PRD-57 District is to provide for the development of a high-quality detached owner occupied single family housing on the west side of Yellow Brick Road and high-quality multi-family housing on the east side of Yellow Brick Road. All of which provides for exemplary protection of the sites natural resources. The Brickyard Villa's overview map (as modified by Resolution #09-35) as shown in the Concept approval of Planning Case #09-05 shall serve as the basis for guiding the development area.

Section III. PRD-57 District Regulations (Outlot B – The Klein Brickyard 5th Addition). Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

A. Permitted Uses.

1. Public parks and recreation areas except for high intensity use facilities such as hockey arenas; and
2. Agriculture, except for potentially offensive uses, such as; hog and cattle feeding lots.

B. Special Uses. Recreational facilities of a commercial nature, such as; riding stables and concessions.

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

1. Signs as regulated in Section 10;
2. Off-street parking and loading facilities.

Section IV. PRD-57 District Regulations (Blocks 1 and 2, and Outlots A and C – The Klein Brickyard 5th Addition). Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

A. R1 (Low Density Residence) District permitted uses (3.1.2.2), special uses (3.1.2.3), and accessory uses (3.1.2.4) shall apply to the single family detached lots. Additional regulations shall be as follows:

1. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, as identified by staff in the review of the application.
2. The Brickyard Villas shall follow Section 9.28.3 of the zoning ordinance as it relates to Anti-Monotony Regulations

B. Development Standards shall be as follows:
1. Minimum lot width shall be 60 feet, except corner lots where the minimum shall be 75 feet.
2. Maximum height shall be 35 feet for principal structures, accessory dwelling units, and 20 feet for accessory structures.
3. Front yard setbacks shall be a minimum of 25 feet.
4. Rear yard setback shall be a minimum of 30 feet principal structure and five feet accessory structures, with the exception for Outlot C, The Klein Brickyard 5th Addition which shall be a minimum of 20 feet principal structure and decks.
5. Side yard setback (interior lots) shall be a minimum of five feet.
6. Side yard setback (corner lots) shall be a minimum of 20 feet.
7. Bluff setback is 50 feet for structures, with a no-grade/no-mow area making up the 30 feet closest to the bluff edge.

8. Wetland setback is 50 feet.
9. The primary entry and frequent window openings, at least twenty percent of the front façade, shall face the street.

Section V. PRD-57 District Regulations (Outlot D – The Klein Brickyard 5th Addition). Permitted uses and regulations applicable to the PRD-57 District shall be as follows:

A. Permitted Uses.

1. Multiple family dwellings;
2. Public Open Space; and
3. Nursing homes, convalescent homes and retirement homes.

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

1. Private garages and parking spaces as regulated by Subsection 9.2;
2. Private recreational facilities such as swimming pool and tennis court;
3. Customary home occupations as regulated by Subsection 9.14;
4. Signs as regulated by Section 10;
5. Screen houses, gazebos, fishing piers;
6. Roof mounted radio and television antennas less than ten (10) feet above the highest point of the roof line and ground supported towers and antennas less than 40 feet combined height above ground level as regulated by Subsection 9.15;
7. Satellite dish antennas one meter or less in diameter subject to the provisions of Subsection 9.16.1;
8. Storage sheds; and
9. Essential service structures.

C. Development Standards

1. Maximum floor area ratio (FAR) shall be 0.50.
2. Maximum gross building coverage shall be 20%.
3. Minimum common open space shall be 400 sq. ft. per dwelling unit.
4. Minimum building setbacks shall be as follows:
   a. From centerline of Yellow Brick Road: 75 feet;
   b. From property line: 50 feet;
   c. From wetlands and creek: 30 feet;
   d. From public open space: 40 feet; and
   e. Space between buildings: 50 feet.
5. Minimum setback for impervious surfaces for driveways, parking, and loading areas shall be 10 ft. from public right-of-way and property lines.
6. Maximum Building Height: Three total stories, including a garden level.
7. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 21st day of October, 2019.

Mayor Windschitl

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
2/23/2026

Subject: **Firefly Acres (fka 0 Creek Road) – Preliminary Plat and Rezoning**

Applicant: Jenn & Scott Schlauderaff

Location: 0 Creek Road – north of Creek Road, east of Highway 212

Case No.: P.C. No. 2026-04

Synopsis: The applicant is requesting approval of a Preliminary Plat and Rezoning approval for a 3-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

Background

The property in question is located within the southwest area of the city. The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Scott and Jenn Schlauderaff are currently Chaska residents and have been for the past 9 years. They reside at the property directly east of the project site (4080 Creek Road). In 2024, they purchased the property at 0 Creek Road to develop homes for their adult children so that they can live nearby.

The Concept Plan for Firefly Acres was approved in October 2025.

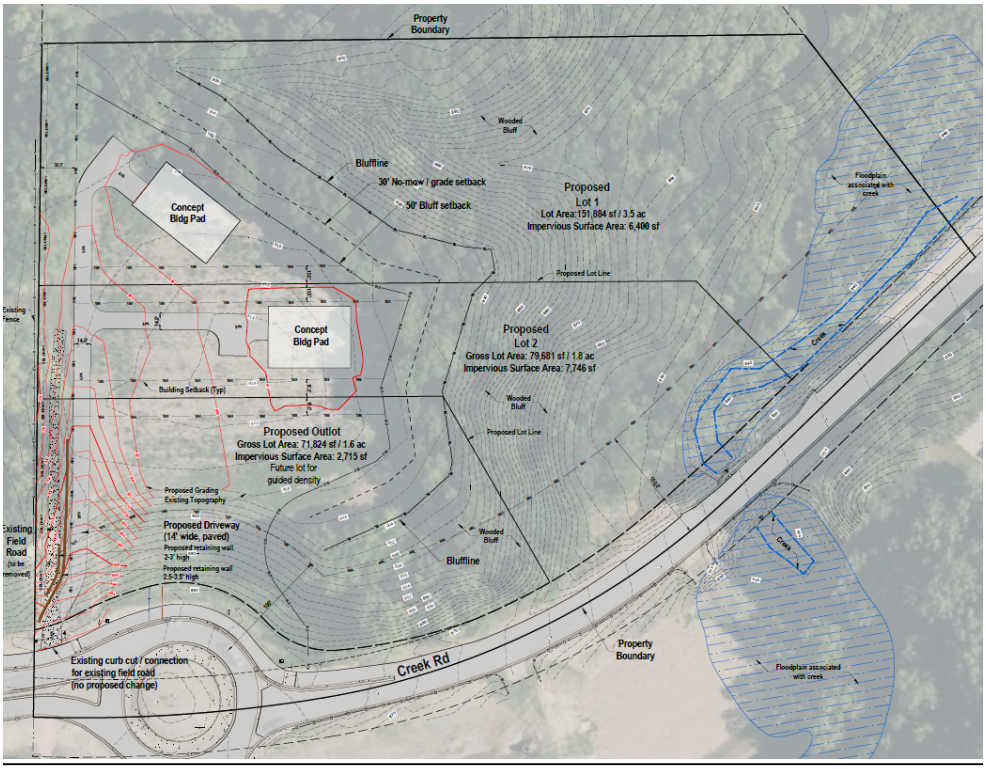


Figure 2: Approved Concept Plan

Neighborhood Meeting – August 14, 2025

The applicant held a neighborhood meeting on Thursday, August 14th. 2 people attended the meeting and asked questions. These two attendants live immediately north of the project site and 4080 Creek Road. A meeting summary and the materials shared are included in the packet. Overall, there was no stated opposition to the proposal.

Preliminary Plat & Rezoning

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant's request:

- **Existing Conditions.**
  The site is comprised of almost 8 acres and is located east of Highway 212 and north of Creek Road. Access to the property comes from an existing field road located off the northwestern edge of the roundabout at Creek Road and Savanna Way. The site is currently used for agricultural purposes. Wooded steep slopes, Chaska Creek and permanent roadway easement encumber the eastern and southern portions of the property effectively making only 2.4 acres buildable (shown in purple on Figure 2). The highest point on the property is roughly 34 feet higher than Creek Road.

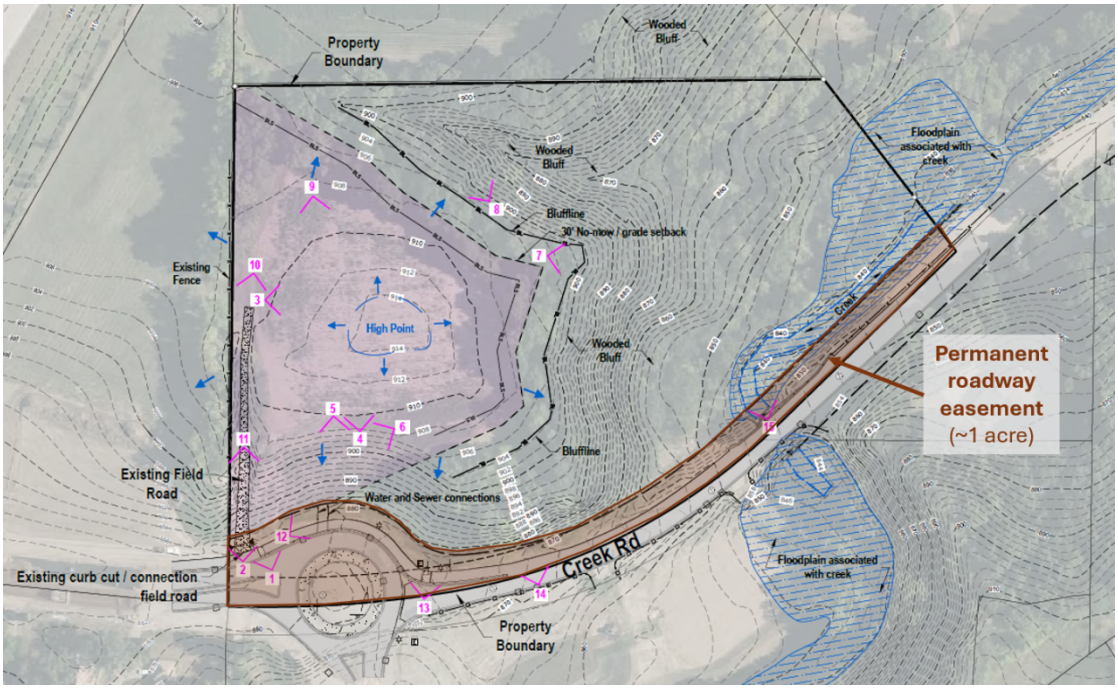


Figure 3: Existing Conditions & Site Forces

- **Preliminary Plat.** The preliminary plat contemplates 2 lots for detached single-family use and one outlot (Outlot A) for a future single-family lot (3 lots total).

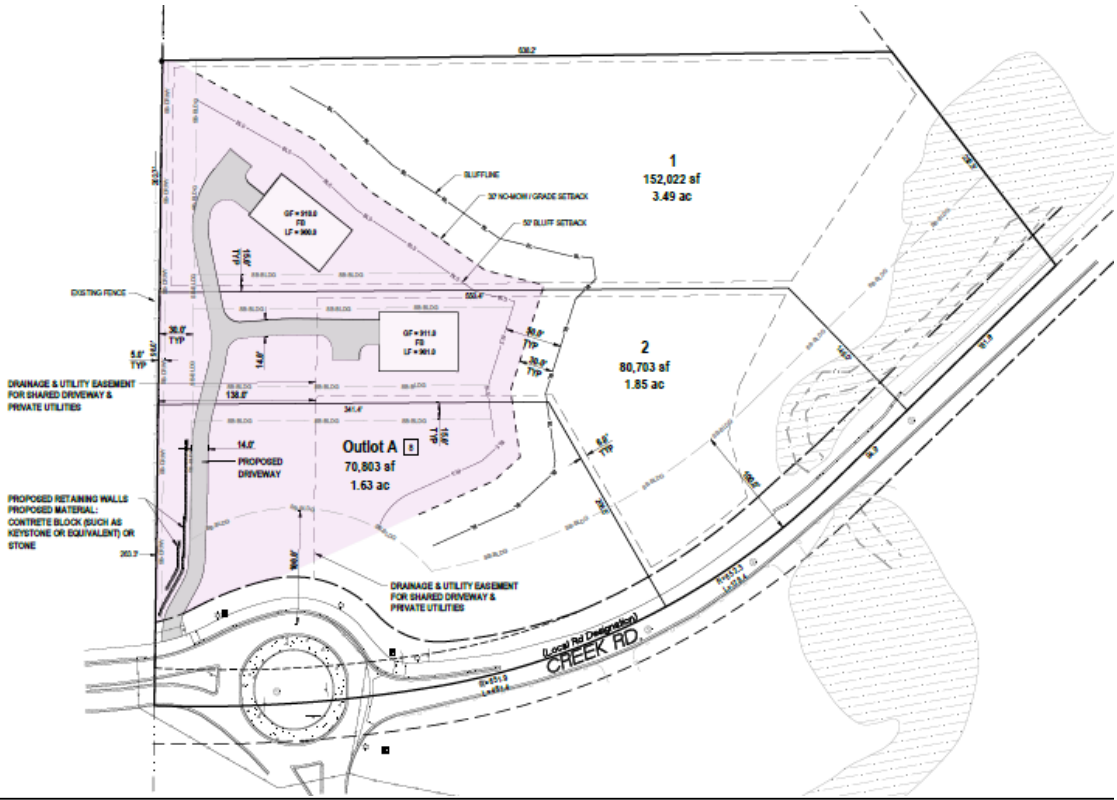


Figure 4: Proposed Preliminary Plat

Land Use & Rezoning. The property is currently zoned O, Open Development[1]. The site will be rezoned to a standard low density residential zoning district (R1B).

Lot Design & Setbacks: 3 lots are proposed; **Lot 1** = 152,022 sq. ft gross area (3.49 acres); **Lot 2** = 80,703 sq. ft gross area (1.85 acres); and **Outlot A (Lot 3)** = 70,803 sq. ft gross area (1.63 acres). R1B setbacks are proposed; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback.

Building Type and Design: The applicant has provided renderings on the proposed homes (Figure 5).



Figure 5: Proposed Houses

All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[2]. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes one outlot (1.63 gross acres). This outlot would be for future development of Lot 3 defined above for a detached single-family home.

Access: The access to the lots would come from the existing field road access located on the northwest edge of the Creek Road/Savanna Way roundabout. The field road would be removed and a new 14-foot wide, paved, shared driveway will be installed.

Utilities: Utility connections are available on the north side of the roundabout. The applicant has provided a utility plan exhibit shown below in Figure 6. Utilities are proposed to extend north from Creek Road.

---

[1] By City Code Sec. 15.12.190, the intent of the O – Open Development district is to provide a "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the "O" District will be rezoned to the appropriate zoning district.

[2] By ordinance, new houses:

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

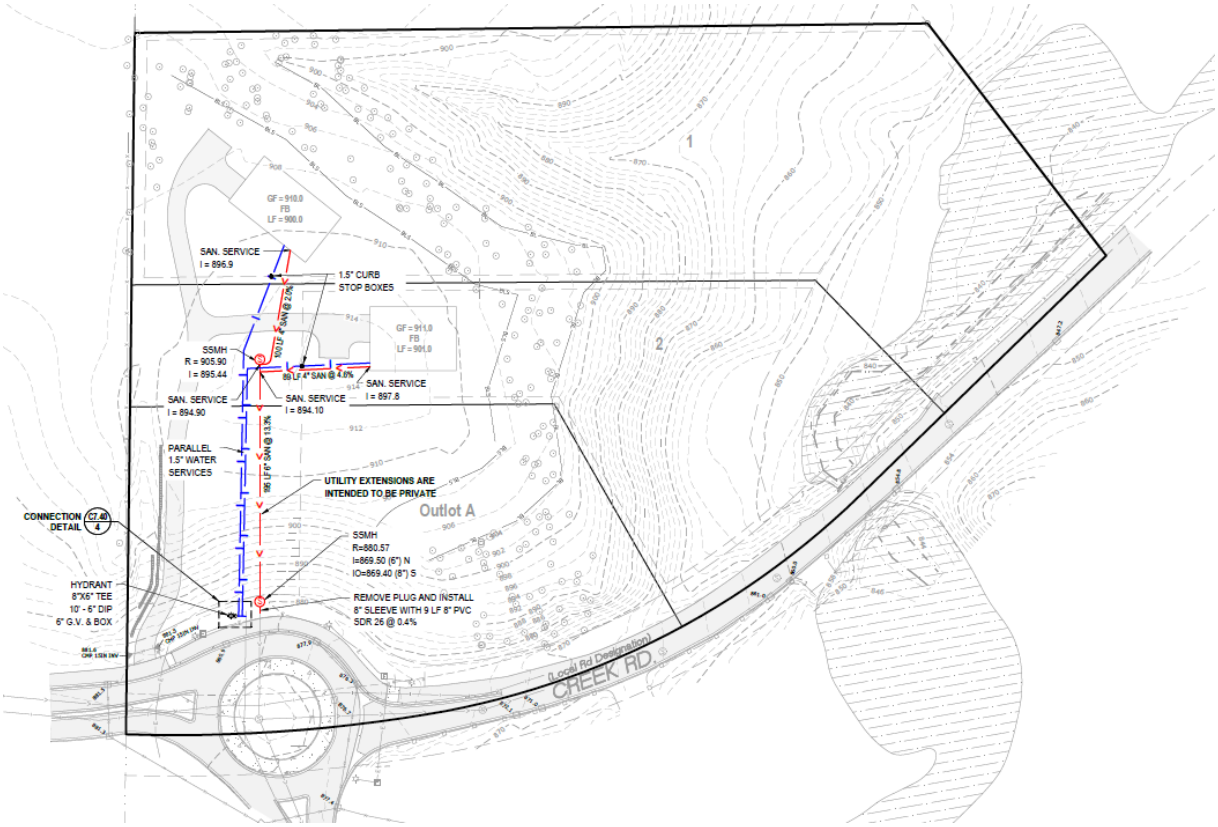


Figure 6: Proposed Utility Plan

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
  The comprehensive plan guides the site as low-density residential, open space, and future right-of-way.

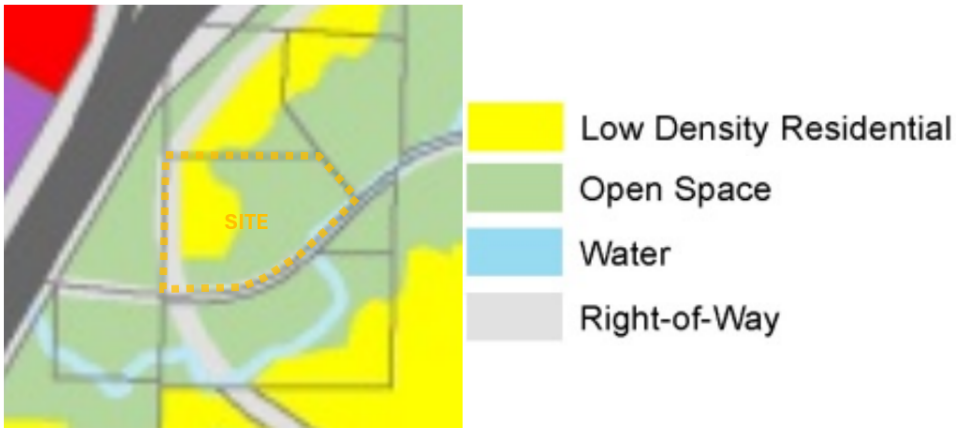


Figure 7: 2040 Comprehensive Plan

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

	Comp Plan	**Proposal (3 lots)**
Density (per net acre)	2-5 units	1.25 units

Based on the above, the applicant is insufficient in meeting the Comprehensive Plan's density guidance for Low Density Residential. With the development of three (3) lots the net density would be 1.25 units/acre, which is 0.75 unit/acre below the guidance.

The property is almost 8 acres, however, only 2.4 acres are buildable when roadway, waterways, wooded steep slopes, and required buffer areas are negated. The significant topography and wooded steep slope delineations create challenging access and irregular buildable areas on the site. Effectively, these features limit the buildable potential and substantially influence the orientation of building pads.

One of the applicant's goals is to minimize environmental impacts. They recognize that their plan does not meet the density guidance of 2 units/net acre. However, they believe their proposed plan maximizes single-family development while minimizing impact on the environmental features (i.e. wooded steep slopes) that are unique to this property. A more dense development (i.e. smaller detached units or attached units) could be proposed to meet the guided density, however, the applicant believes it will conflict with the environmental features.

Ghost Plans

During the concept plan submittal, staff advised the applicant to show/provide a ghost plan for how the development can fit in to the long range plan to meet the Comprehensive Plan's minimum of 2-5 dwelling units and the plan for a future local road. The purpose of these exercises was to show that the proposed layout will not preclude the ability to achieve the Comprehensive Plan's minimum guidance and plan for a future local road, should it be needed. One of the applicant's ghost plans is provided in Figure 8. It depicts a local road extending north from the roundabout. Associated grading is indicated by the red

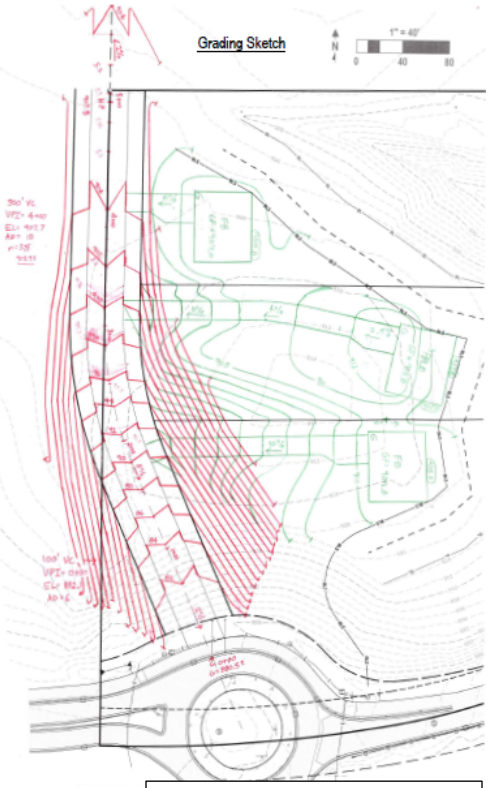


Figure 8: Ghost Plat Sketch

contours and is designed using maximum allowable roadway slopes. The exhibit also shows three single-family homes with driveways connecting to the future road, along with their associated grading, shown in green. This exercise looked at site grading of the future road and backed into the number of single family lots based on the site grades and roadway and driveway slopes.

In sum, staff believed the applicant provided helpful demonstrations to show how the area can meet the Comprehensive Plan. More analysis on density and zoning is provided below.

Preliminary Plat. The proposed preliminary plat includes 2 single-family lots, and one outlot. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer

Rezoning/Density. The proposed almost 8-acre property consists of single-family lots that provide a net density of 0.83 units/acre (2 lots + Outlot) and 1.25 units/acre (3 lots). The parcel of land that this development encompasses is currently zoned Open (O), and is proposing to be rezoned to R1B.

The below table and zoning options are meant to show how the proposed development meets the *low density single-family residence (R1B)* zoning district standards.

	R1B	**Proposed**
Min. Lot Size	15,000 sf	70,803 sf – 152,022 sf
Min. Lot Width/Depth	100 ft or 135 ft* *Min depth for lots abutting wooded steep slopes	~181 ft – 461.4 ft width ~263 ft – 873 ft depth
Min. Setbacks	F: 30 ft S: 15 ft house/10 ft garage R: 30 ft	F: 30 ft S: 15 ft R: 30 ft
Max. Density	1.7 units/gross acre	1.25 units

R1B – Low Density Single Family Residence (section 15.12.070)

> "This District is intended for use primarily, but not exclusively, in areas which contain sensitive environmental resources (rolling or hilly terrain, woodland, wetland, etc.), or which are proximate to amenity features such as lakes, bluffs, ravines, views, golf courses, passive use parks, nature preserves, etc. Large lots are encouraged in these areas to help preserve the resources and to foster development of move-up, higher income homes."

Staff believe the proposed development meets the intent of this zoning district. Additionally, the proposed development appears to stay within the maximum density required.

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

BUILDING SETBACKS	
Direction	**Setback**
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
Creek Road	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

  In addition to the above, the applicant must meet setbacks defined in the R1B zoning district they intend to rezone to.

- **Layout.**
  The layout of the development will come from the existing field road access on the north side of the roundabout. The field road will be removed and a new, shared, paved driveway will be installed. The shared driveway will be slightly realigned off the field access and run along the west side of the property where each lot will gain access. Access into the site is steep so maintaining an acceptable slope below 10% will require retaining walls near the west side of the property (ranging from 2-4 feet in height). The two lots are oriented on the north and central portions of the property. The outlot is oriented on the south portion of the property.

- **Phasing.**
  The applicant would like to start building in Spring 2026. Timing is undetermined for developing the remaining, third lot (proposed outlot) as it would require the construction of a local or private road.

- **Shared Driveway/Future Road**
  A shared driveway is proposed to provide access to two proposed lots. Historically, the city has allowed a maximum of two lots to be served by a shared (common) driveway. Three or more lots in a subdivision require access to a public or private road.

  As noted in the Comprehensive Plan section above, a future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard. This road is classified as a 2-lane, local road in the Comprehensive Plan (see orange arrow in Figure 10). The proposed development plan of two lots does not warrant the construction of this road. Until additional

development occurs the city will be able to determine if the road extension is needed to support future growth. Also at that time, the location and design of the road will also be more understood.

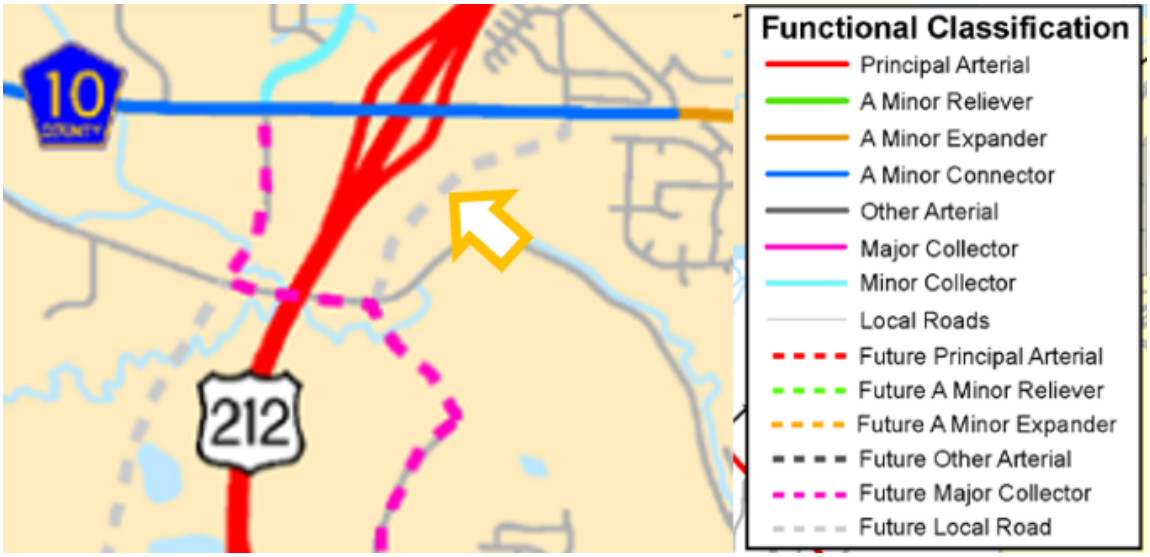


Figure 10: Transportation Plan – 2040 Comprehensive Plan excerpt

The ghost plans provided in the concept plan show proposed road right-of-way width that is consistent with the City's requirements of 60 feet wide. This is important to understand how the proposed plan fits in with the long range plan for the city. Conceptual grading is also included to understand those limits in relation to the proposed lots/homes. It appears the layout of the homes/lots do not preclude the ability to extend a public road through should it be warranted (see Figure 11).

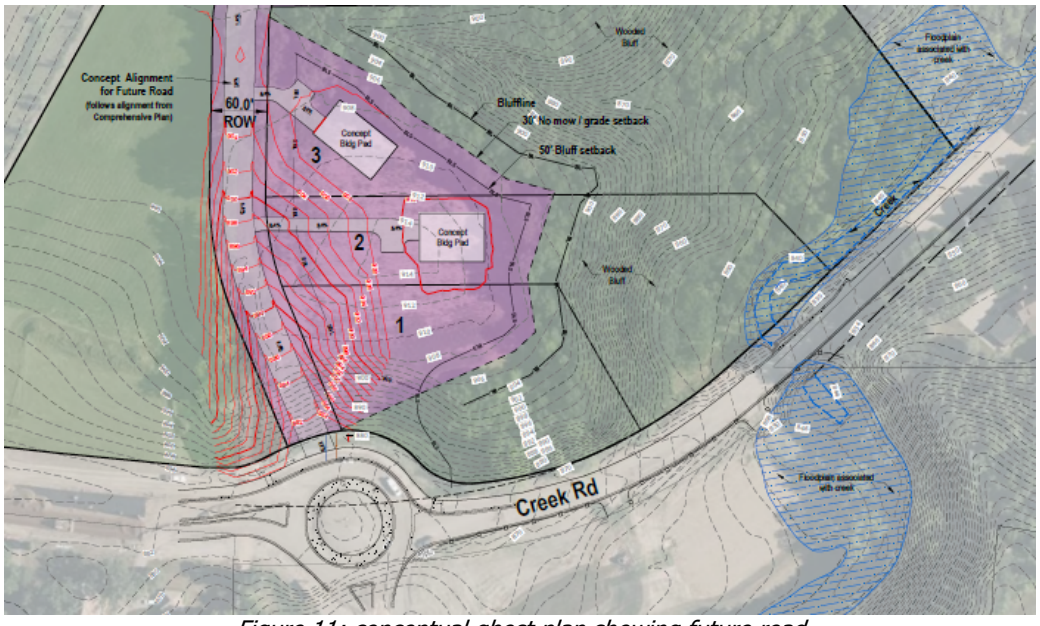


Figure 11: conceptual ghost plan showing future road

- **Utilities & Easements.**

Sewer and water utilities are currently available. Sewer and water would be extended north from the roundabout and provide independent, private services to each lot. Utilities would be extending across one or more private lots in this development to provide service. Utility easements will be required to accommodate these utility extensions on neighboring property. A large drainage & utility easement is shown across Lot 2 and Outlot A to encompass the proposed utility extensions (see Figure 12). Additionally, since these utilities will be private, a maintenance agreement will be needed between the property owners to encompass maintenance responsibilities.

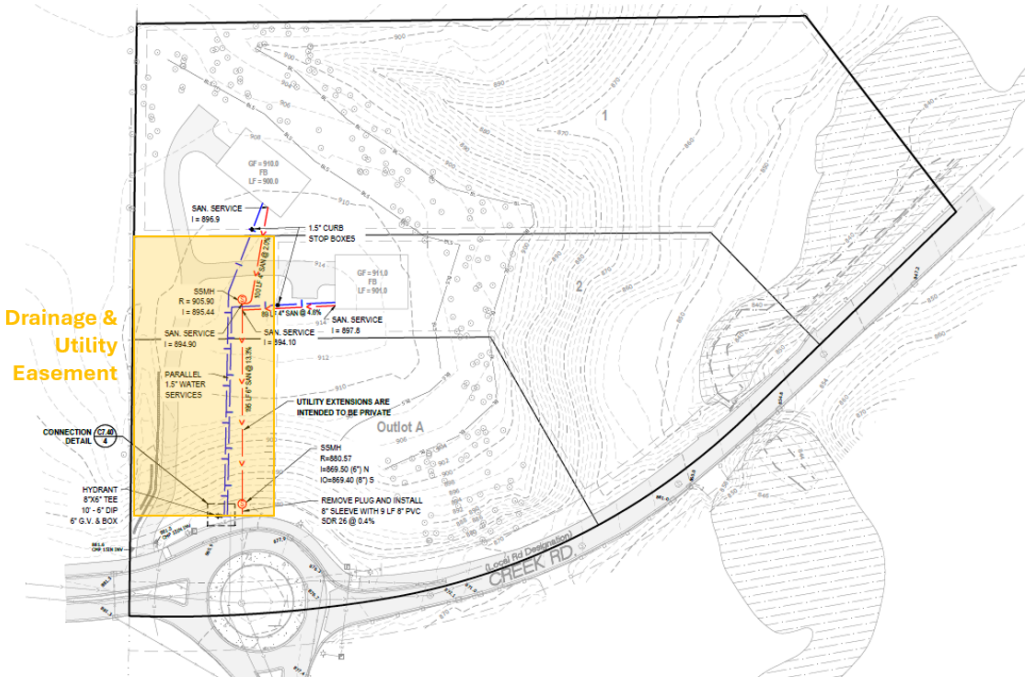


Figure 12: Proposed Utility Plan and Utility Easement

- **Parkland Dedication.**
  A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

- **Tree Preservation & Landscaping**
  Trees are present on a majority of the site and surround most of the agriculture perimeter. A tree inventory and preservation plan was submitted that surveyed 286 trees along the wooded perimeter, and shows 21 trees will be removed to accommodate the development. The removals include American Elm, Green Ash, Black Cherry and Crab Apple trees. These trees are not typically ones the city would advise in saving.

  The preliminary plan shows the inclusion of 9 new trees along the western property limits, which will be a mix of oak, black walnut, basswood, cottonwood, crab apple and sugar maple.

- **Development Costs (Infrastructure Improvements)**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
    - Arterial Road Network

- Collector Roads
- Storm Sewer
- Trails
- Parks

Prior to final plat recording, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
January 6, 2026	March 7, 2026	May 6, 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 if further review is needed.		

Planning Commission Action taken 02/11/2026:

Motion to recommend approval to the City Council approval of the Preliminary Plat for Firefly Acres, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-3), prepared by Jenn & Scott Schlauderaff
    b. Title Sheet, prepared by LRC, dated January 28, 2026
    c. Existing Conditions & Removals, prepared LRC, dated January 28, 2026
    d. Preliminary Plat & Site Plan, prepared by LRC, dated January 28, 2026
    e. Grading, Drainage & Erosion Control Plan, prepared by LRC, dated January 28, 2026
    f. SWPPP Notes prepared by LRC, dated January 28, 2026
    g. Utility Plan, prepared by LRC, dated January 28, 2026
    h. Civil Details – Site & Grading, prepared by LRC, dated January 28, 2026
    i. Civil Details – Utilities, prepared by LRC, dated January 28, 2026
    j. Tree Survey/Preservation Plan, prepared by LRC, dated January 28, 2026
    k. Tree Inventory Table, prepared by LRC, dated January 28, 2026
    l. Landscape Plan, prepared by LRC, dated January 28, 2026
2. Adherence to the City Engineer memo dated February 2, 2026.
3. In addition to the items defined in the Final Plat application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a final plat application to be complete:
    a. 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;
    b. Utility plan, including one new fire hydrant on the north side of Creek Road;
    c. Grading plan, including retaining wall details/profiles; and
    d. Final Plat, including proposed easement areas for utilities and shared driveway
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. Creek Road: 100 feet from centerline
   c. 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
   d. Provision of a recorded maintenance agreement on the private utilities
8. Prior to platting Outlot A 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 to recommend approval of the rezoning from Open (O) zoning district to R1B (Low Density Single-Family Residence).

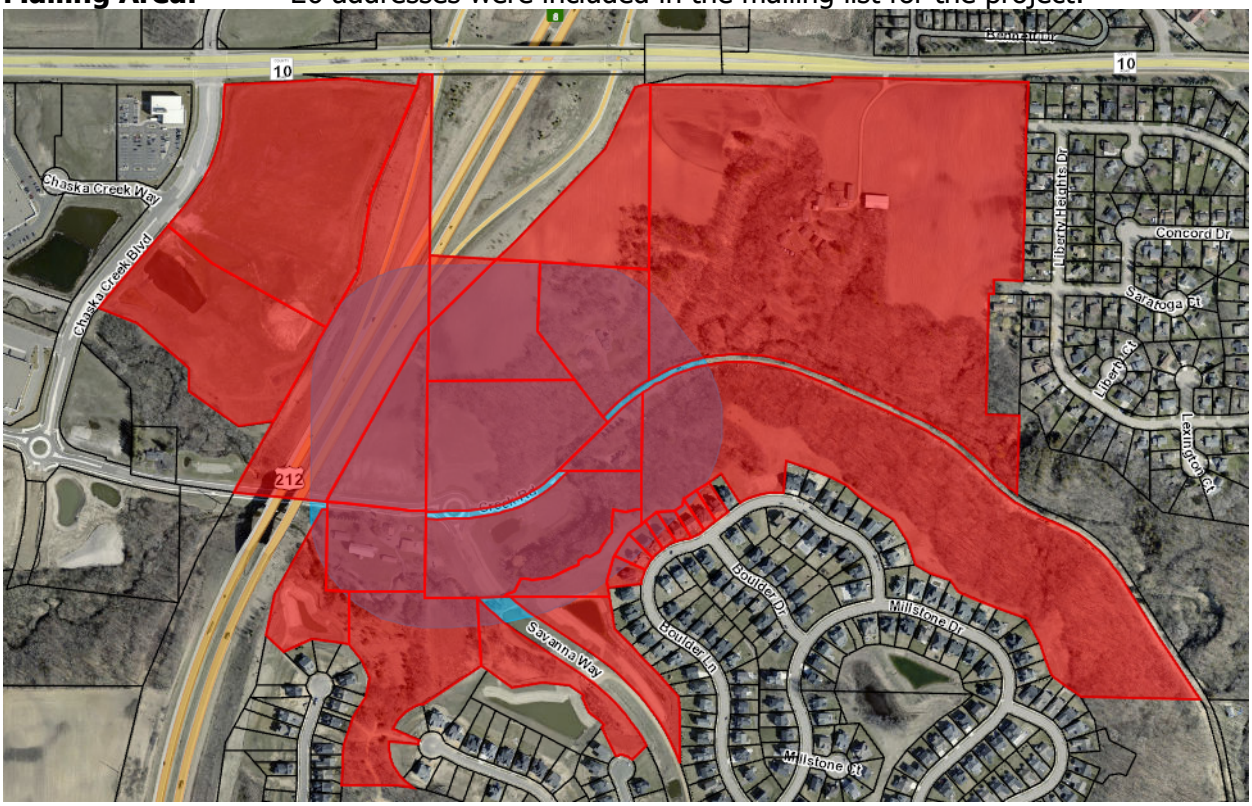
CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-15 approving the preliminary plat for Firefly Acres (PC #2026-04).

Motion to adopt Ordinance No. 1078 approving the rezoning from Open (O) zoning district to R1B (Low Density Single-Family Residence).

SUPPORTING INFORMATION

Mailing Area: 26 addresses were included in the mailing list for the project:



City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **February 2, 2026**
Subject: **Firefly Acres – Engineering Review**

Public utilities including gravity sewer and water utility connections are available off of Creek Road to serve the proposed residential homes. Connections to City utilities will need to be coordinated with Chaska Public Works Utility Director. Grading and drainage for the properties will need to be coordinated through the City building permit review process. While access to the site is currently west of the Savanna Way roundabout intersection, considerations have been made with the planning process to allow flexibility with future area road connections.

Application: Preliminary Plat & Rezoning
Project: Firefly Acres
Project for: Jenn and Scott Schlauderaff

Project Narrative

We are requesting review and approval of a Rezoning and Preliminary Plat for a three-lot single family detached residential subdivision on Creek Rd in the City of Chaska.

Scott & Jenn are residents of Chaska and have lived on the property directly adjacent to this parcel for the past nine years. This land has become an important part of our family's life - it's where our youngest children grew up and where our family gathers for big moments and holidays, where we garden and enjoy nature regularly, and where we've found a deep sense of community in this neighborhood.

Our intent is to rezone this undeveloped parcel of land so that two of Scott & Jenn's adult daughters (Jess & Faith) and their families can build homes here. Our goal is to create two modest, family-oriented houses on a shared driveway that allows our family's next generation to remain close while contributing positively to the neighborhood and the City of Chaska's long-term vision.

Existing Conditions

The subject property is a 7.95-acre parcel situated on Creek Rd just north of the new roundabout at the intersection of Creek Rd and Savanna Way. The property is currently undeveloped and consists of an open grassy field, wooded bluffs, and a creek. A gravel field road runs along the west side of the site connecting farm fields north of the property to Creek Rd. This field road has an existing curb cut on Creek Rd. The site includes significant topography and bluff setbacks, resulting in a limited buildable area. This area is approximately 2.4 acres on the west portion of the property.

The property is currently zoned Open Development. Surrounding land uses include single-family detached housing, agricultural land, and open space. Highway 212 is located approximately 400 feet west of the project boundary.

Existing watermain and sanitary sewer run along Creek Rd. Eight-inch stubs for each were extended north into the project property in anticipation of development.

Proposed Project

The proposed subdivision includes two single-family residential lots and one outlot. The outlot will be owned by the Schlauderaff family and preserved for future development. It cannot be developed unless a public roadway is constructed to provide access.

The existing field road and curb cut will be used for a shared paved driveway to serve both residences through a shared access agreement. This minimizes new impacts on the roadway network, and no traffic concerns are anticipated. The shared access easement is included within the proposed drainage and utility easements.

The proposed zoning district is R1B, which is intended for low-density single-family housing in areas that contain sensitive environmental resources such as woodland and bluffs. The project meets all R1B area standards, including minimum lot size (15,000 sf), lot width (100 ft), and lot depth (135 ft). All applicable setbacks including those from Creek Road and the bluffline have been provided. The density for this district is a maximum of 1.7 units/acre per gross residential acre. The provided density, based on the buildable area, is 0.83 units/acre.

The architectural character of the two proposed homes will be compatible in massing and scale with nearby single-family residences. Architectural detailing and site placement are intended to reinforce the residential character of the neighborhood.

Site grading is designed to work with existing topography while minimizing disturbance. The driveway alignment minimizes retaining walls and wall height as well as tree removals. The southern bluff will remain undisturbed, preserving a significant environmental element of the site. All proposed grading is within the 50’ bluff setback.

Drainage patterns will remain consistent with existing conditions, with stormwater continuing to flow from higher elevations through wooded and grassy slopes to the creek and to Creek Rd. Runoff patterns will remain unchanged along the new driveway. Because the project falls below County and Watershed stormwater thresholds, no formal stormwater management system is required.

Utility services are proposed to connect to the existing 8” stubs. 4” sanitary services and 1.5” water services are proposed. A hydrant is proposed just north of the end of the existing 8” water stub.

A Concept plan application was submitted and reviewed, which included a neighborhood meeting, Planning Commission and City Council review. Feedback during the concept phase was generally supportive.

As part of concept review, several ghost plats were provided to illustrate future scenarios related to the proposed development. They demonstrated that the project doesn't obstruct a future local road or the potential development density of the surrounding parcels. The proposed design in this submittal is consistent with the approved concept and will not impede a future public road connection.

Please find the following materials attached:

- Planning Application Form
- Civil & Landscape Plan Set
- Building Elevations

Please review the application package materials and contact us if there are any questions or concerns. We look forward to working with you through the course of review.

Sincerely,
Jenn and Scott Schlauderaff

Firefly Acres

Chaska, MN

Preliminary Plat Resubmittal

January 28, 2026

GENERAL NOTES

1. MN statute requires notifications per "State One Call" prior to commencing any grading, excavations or underground work.
2. The contractor shall field verify locations and elevations of existing utilities and topographic features prior to commencement of construction activity. The contractor shall notify the engineer of any discrepancies or variations from the plans.
3. The contractor shall take all precautions necessary to avoid property damage to to adjacent properties during the construction phase of this project. The contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of this project.
4. The contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagman and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the engineer prior to placement. Traffic control devises shall conform to the appropriate MN Department of Transportation Standards.
5. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for the conditions on the job site, including safety for all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
6. The duty of the engineer or developer to conduct construction review of the contractors performance is not intended to include review of the adequacy of the contractors safety measures in, or near the construction site.
7. Before beginning construction the contractor shall install erosion and sedimentation control measures in accordance with NPDS permit requirements, best management practices, state and local requirements and the details shown on the detail sheet(s) of the project plan set.
8. All construction permits, applications and fees are the responsibility if the contractor.
9. All entrance and connections to city streets shall be constructed per the requirements of the state and local jurisdictions, The contractor shell be responsible for all permits and notifications as required.
10. All street repairs and patching shall be performed per the requirements of the city. All traffic control shall be provided by the contractor and shall be established per the requirements the MN manual of uniform traffic control devices and the city. This shall include all signage, barricades, flashers and flaggers as needed. All public streets shall be open to traffic at all times.
11. Adjust all existing structures, both public and private to the proposed grades where disturbed and comply with all requirements of the utility owners. Structures being reset to paved areas must meet owners requirements for traffic loading.
12. Existing conditions topographic survey provided by others.

GOVERNING SPECIFICATIONS

The Latest Edition of the Minnesota Department of Transportation "Standard Specification for Construction" shall apply.

The Latest Edition of the City Engineers Association of Minnesota (CEAM) standard specifications shall apply.

The Latest Edition of the City of Chaska engineering standards and specifications shall apply.

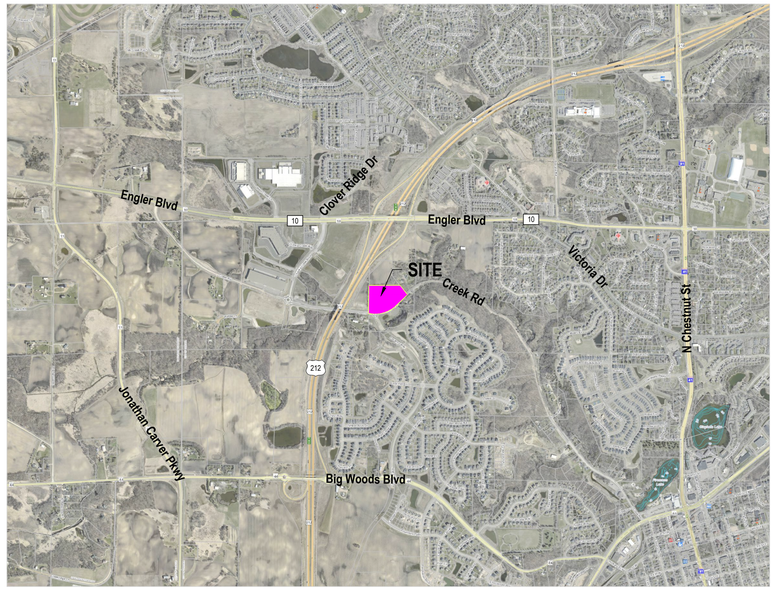
All federal, state, and local laws, regulations, and ordinances shall be complied with in the construction of this project.

All traffic control devices and signaling shall conform to the latest edition of the Minnesota Manual on uniform traffic control devices. Including the latest field manual for temporary traffic control zone layouts.

PROJECT BENCHMARK

MNDOT GSID Station #90533
MNDOT Name: 1008 S 1
Elevation: 741.331 NAVD88

VICINITY MAP



LEGAL DESCRIPTION

That part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23, lying west of the east 315.0 feet thereof, described as follows:

Commencing at the Northeast corner of Section 6, thence on an assumed bearing of South 89 degrees 35 minutes 57 seconds West along the north line of the Northeast Quarter of Section 6, a distance of 315.0 feet; thence South 0 degrees 19 minutes 44 seconds East, parallel with the East line of the Northeast Quarter, a distance of 842.64 feet; thence North 86 degrees 52 minutes 36 seconds West, a distance of 478.61 to the actual point of beginning, thence South 1 degree 21 minutes 31 seconds West a distance of 297.35 feet; thence South 37 degrees 54 minutes 36 seconds East, a distance of 499.53 feet; thence South 45 degrees 27 minutes 10 seconds West, a distance of 276.46 feet; thence Southwesterly along a tangential curve, concave to the Northwest, a distance of 395.87 feet, having a radius of 651.94 feet and a central angle of 34 degrees 47 minutes 29 seconds; thence Westerly along a curve, concave to the North, a distance of 243.97 feet, (having a radius of 1242.80 feet), to the West line of the East Half of Northeast Quarter; thence North 0 degrees 23 minutes 54 seconds East along the West line of the East Half of Northeast Quarter, a distance of 1106.95 feet, thence South 86 degrees 52 minutes 36 seconds East, a distance of 479.98 feet to the actual point of beginning, excepting therefrom the following: that part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23 West lying West of the East 315.0 feet thereof described as follows: Commencing at the Northeast corner of Section 6; thence on an assumed bearing of South 89 degrees 35 minutes 57 seconds West along the North line of the Northeast Quarter of Section 6, a distance of 315.0 feet; thence South 80 degrees 19 minutes 44 seconds East parallel with the East line of the Northeast Quarter a distance of 842.64 feet; thence North 86 degrees 52 minutes 36 seconds West a distance of 478.61 feet to the actual point of beginning; thence South 1 degree 21 minutes 31 seconds West a distance of 297.35 feet; thence South 37 degrees 54 minutes 36 seconds East a distance of 264.08; thence South 88 degrees 59 minutes 40 seconds West a distance of 638.30 feet to the West line of the East Half of the Northeast Quarter; thence North 00 degrees 23 minutes 54 seconds East along the West line of the East Half of the Northeast Quarter a distance of 542.93 feet; thence South 86 degrees 52 minutes 36 seconds East a distance of 479.98 feet to the point of beginning.

WARNING

The contractor shall be responsible for contacting for locations of all existing utilities. Contractor shall cooperate with all utility companies in maintaining their service and / or relocation of lines

The contractor shall contact "Gopher State One Call" at least 48 hours in advance for the locations for all underground wires, cables, conduits, pipes, manholes, valves or other buried structures before digging. The contractor shall repair or replace the above when damaged during construction at no cost to the owner.

SHEET INDEX & SUBMITTALS

	12.23.2025	01.28.2026
C0.0 - Title Sheet with Aerial Site Exhibit	X	X
C1.0 - Existing Conditions & Removals	X	X
C2.0 - Preliminary Plat & Site Plan	X	X
C3.0 - Grading, Drainage, & Erosion Control Plan	X	X
C3.1 - SWPPP Notes	X	X
C4.0 - Utility Plan	X	X
73.0 - Civil Details - Site & Grading	X	X
74.0 - Civil Details - Utilities	X	X
L1.0 - Tree Survey / Preservation Plan	X	X
L1.1 - Tree Inventory Table	X	X
L2.0 - Landscape Plan	X	X

PROJECT CONTACTS

OWNERS	**Scott and Jenn Schlauderaff** **8040 Creek Rd** **Chaska, MN 55318**	**Jenn Schlauderaff** **612-345-2581** **jennschlaud70@gmail.com**
CIVIL ENGINEER	**Land & Resource Consulting** **14260 23rd Ave N** **Plymouth, MN 55447**	**Randy Hedlund** **651-398-3586** **RandyH@landandresource.com**
SURVEYOR	**E.G. Rud** **6776 Lake Drive NE** **Lino Lakes, MN 55014**	**Kurt Nelson** **320-332-8950** **knelson@egrud.com**

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff
4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres
Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

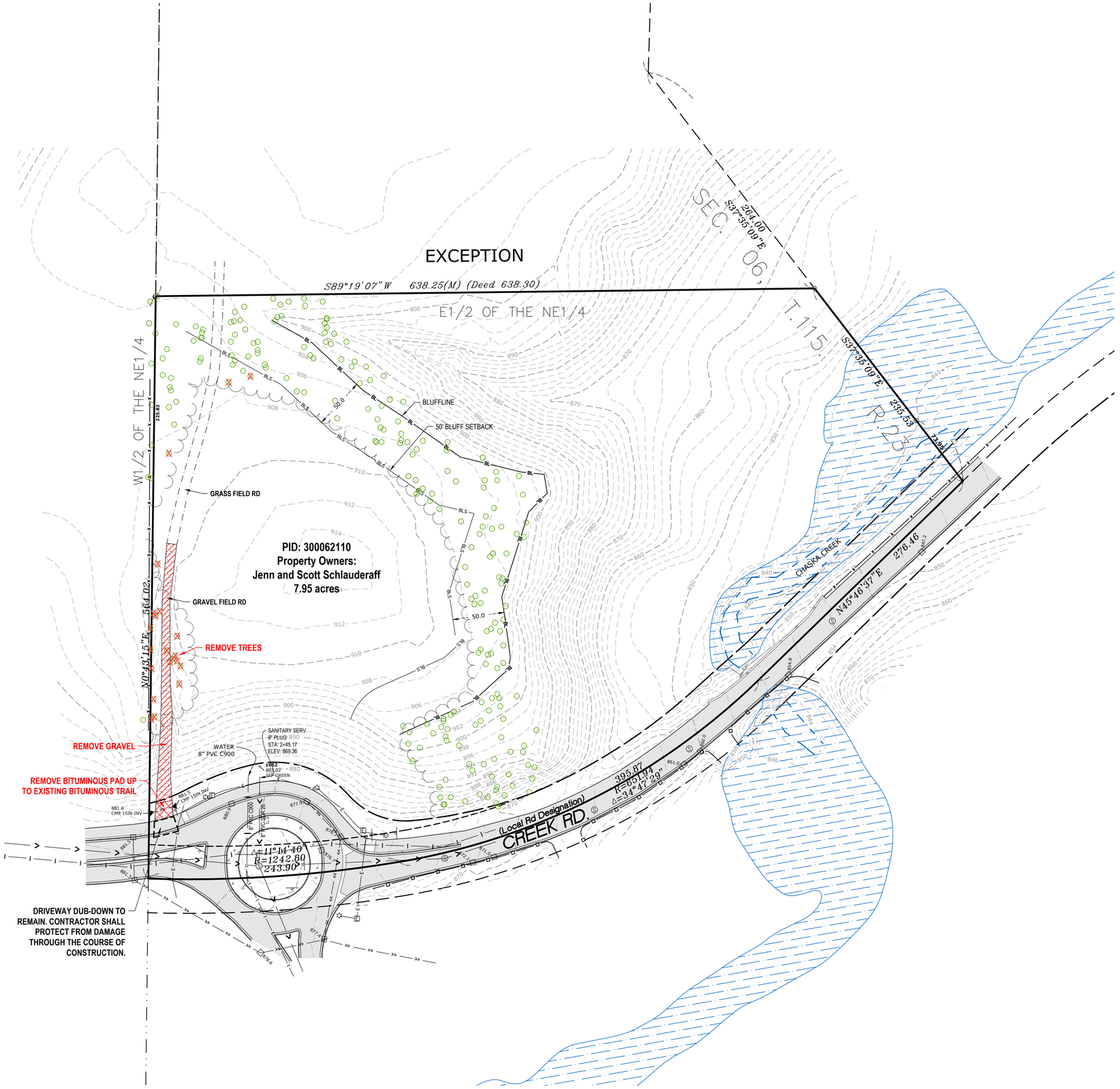
SHEET TITLE

Title Sheet

SHEET NUMBER

C0.0

Copyright Land & Resource Consulting



Existing Conditions Notes

1. Existing conditions shown are based on actual field survey, City of Chaska utility records and utility service provider records and is approximate. Existing conditions shall be verified prior to the start of construction and any inconsistencies shall be reported to the engineer or owner/developer immediately.

Removals and Clearing Notes

1. All temporary erosions control measures shall be installed and inspected prior to the start of construction. Refer to sheet 3.0 for erosion prevention and sedimentation control measures utilized.
2. Contractor shall obtain permits for demolition, removals, clearing, grubbing and disposal prior to the start of construction.
3. Dimensions illustrating the limits of demolition and removals are approximate. Coordinate the actual limits of demolition with the proposed improvements.
4. All lane closures and work within the public right-of-way shall be reported to the City of Chaska and Carver County 7 days prior to the start of construction.
5. Emergency access through the construction areas shall be maintained throughout the course of construction.
6. Contractor shall provide barricades, lights, signs traffic control and other measures necessary to ensure safe traffic flow during the course of construction.
7. Features not designated to be removed shall be protected during the course of construction. Damage to features not designated for removal or altered as part of this project shall be repaired or replaced at no additional cost to the developer, city or county.
8. Trees designated for removal includes the root structure. Trees on or near the limits of grading or removals shall be saved unless noted otherwise on the plans. Trees and stumps may be ground onsite. Chipped materials shall be removed from site.
9. Contractor shall remove all features including, but not limited to underground utilities, fence, walls, footings, walls, lighting, signs, stairs, and landscaping within the grading and demolition limits unless otherwise noted on the plans.
10. Coordinate removal, termination, and reuse of existing utilities and appurtenances with service providers. Restore all disturbed utilities or coordinate repair/replacement with the utility service providers.
11. Exiting conduits and underground pipes may be abandon in-place if filled properly with sand or flowable fill if the existing utilities are not in conflict with existing or proposed utilities or structures. Termination of a utility shall be completed in accordance with the utility service provider's standards.
12. Demolition debris shall become property of the contractor unless noted otherwise on the plans. All construction debris shall be removed from the site to an approved location.
13. Report the presence of wells and drain fields and septic tanks to the engineer and owner.

Existing Conditions Legend

- Section Line
- Property Boundary
- ROW
- Adjacent Property Line
- Easement Line
- Major Contour
- Minor Contour
- Bluff Line
- Bluff Setback
- Electrical
- Storm Culvert
- Storm
- Water
- Sanitary
- Treeline
- Chain Link Fence
- Guardrail
- Creek
- Iron Monument Found as labeled
- Iron Monument set, marked RLS# 41578
- Electrical Box
- Light Pole
- Sanitary Sewer Manhole
- Storm Sewer Apron
- Catch Basin
- Sign
- Existing Tree
- Bituminous Surface
- Concrete Surface
- Gravel Surface
- Floodplain (FEMA Zone A)

Removals Legend

- Gravel Removal
- Bituminous Removal
- Tree Removal

N

50 scale

0 50 100

811 Know what's below. Call before you dig.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19576

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

SHEET TITLE

Existing Conditions & Removals

SHEET NUMBER

C1.0

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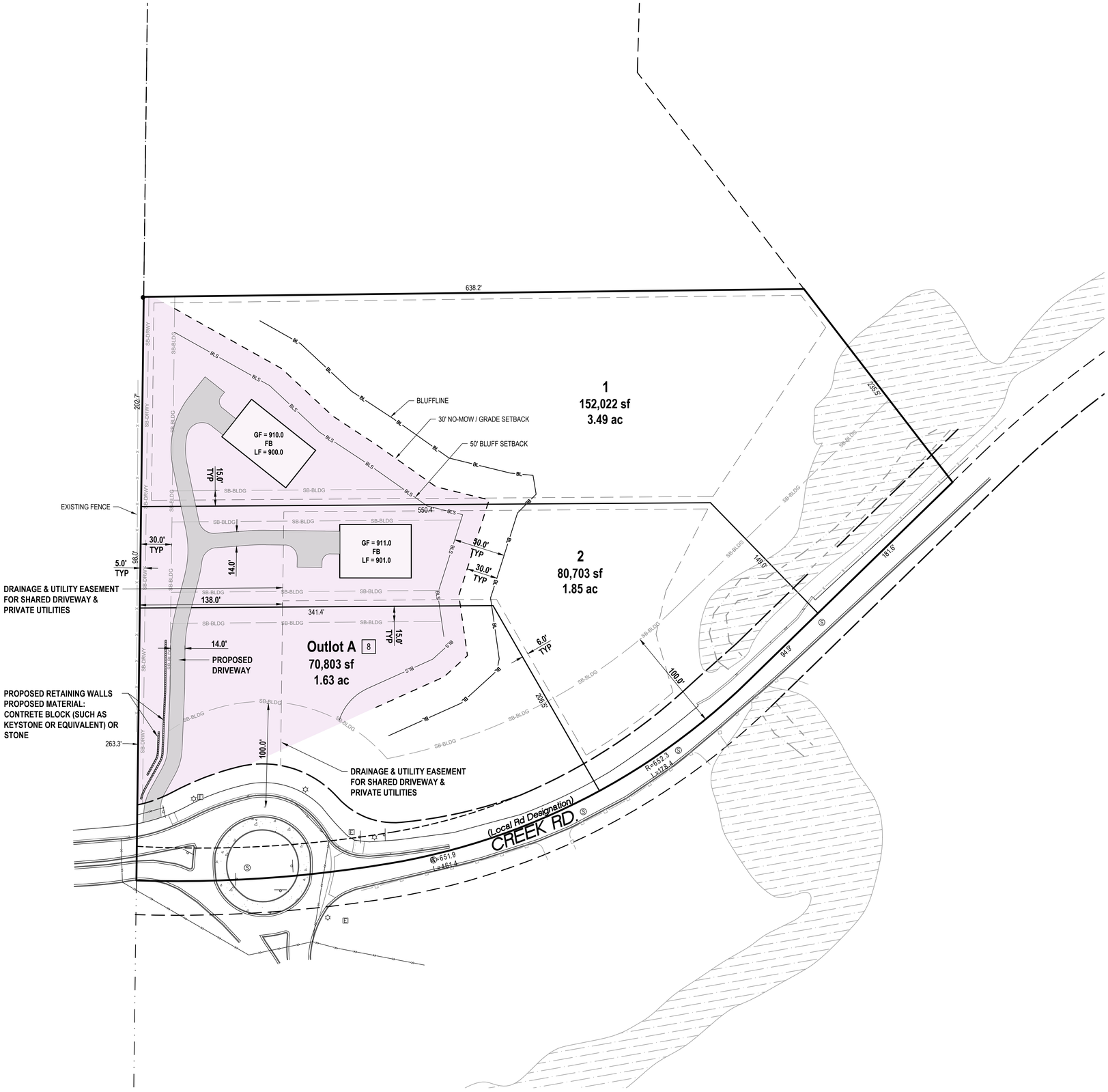

General Site Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Dimensions are to outside foundation wall, back of curb or edge of bituminous pavement unless noted otherwise on the drawings.
3. The building and structure location and orientation is shown on the plans in relation to the property boundary and right-of-way.
4. Building and structure dimensions are approximate. Architectural and structural plans shall be utilized to stake the new structures and buildings.
5. Erosion control and sedimentation control measures shall be installed and inspected prior to the start of construction.
6. City infrastructure shall be built in accordance with Chaska material and construction methods. In the event of a discrepancy, the City Standards shall govern.
7. Improvements within the County right-of-way shall be constructed in accordance with County Construction Standards. In the event of a discrepancy, the County Standards shall govern.
8. Outlot A is land for future development and will be owned by the developer.

Zoning & Setback Summary

Existing Zoning Designation: Open Development
Proposed Zoning Designation: R1B Low Density Single Family Residence

Minimum Lot Size: 15,000 sf
Minimum Lot Width: 100'
Minimum Lot Depth: 135'

Building Setback Requirements:
Front Yard: 30'
Rear Yard: 30'
Side Yard (Interior): 15'
Side Yard (Street): 30'
Creek Rd Centerline: 100'

Bluff Setback Information
Bluff Setback: 50'
No mow-zone: 30'

Area Summary

Existing:			
Pervious:	319,233 sf	7.33 ac	92.1%
Impervious:	27,229 sf	0.63 ac	7.9%
Total	346,462 sf	7.95 ac	100.0%

Proposed:			
Pervious:	304,908 sf	7.00 ac	88.0 %
Impervious:	41,554 sf	0.95 ac	12.0%
Total	346,462 sf	7.95 ac	100.0%

Density Calculations

Maximum gross density for R1B District = 1.7 un / ac

Gross Density
Gross property area = 7.95 acres
Proposed project gross density:
2 lots = 0.25 un / ac
3 lots = 0.38 un / ac

Net Density
Buildable area = 105,540 sf / 2.4 acres
Proposed project net density:
2 lots = 0.83 un / ac
3 lots = 1.25 un / ac

Legend

- SB-BLDG — Building Setback Line
- SB-DRWY — Driveway Setback Line
- Easement
- Retaining Wall
- Bituminous
- Buildable Area

50 scale
0 50 100

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DRAWINGS BY

Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

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Randall C. Heskind
MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

SHEET TITLE

Site Plan & Preliminary Plat

SHEET NUMBER

C2.0

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General Grading & Erosion Control Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Erosion control measures shall be installed prior to the start of construction.
3. Install inlet protection: Wimco RD or CG models or approved equal. Inspect, clean and maintain inlet protection though the course of construction.
4. Soil disturbance and grading practices shall be minimized and staged as much as possible.
5. All erosion control practices shown are to be considered the minimum. Additional erosion control practices, measures and materials may be necessary to stabilize sediment within the construction site during during construction.
6. Surface stabilization and turf shall meet the following standards:

Item	MnDOT Ref. Spec.
Sod	MnDOT 3878
Seed	MnDOT 3876

Apply MN Mix "Oats" @ 100 lb./acre - Temporary Erosion Control (May 1 - July 31)
Apply MN Mix "Winter Wheat" @ 100 lb./acre - Temporary Erosion Control (Aug. 1 - Oct. 31)
Apply MN Mix "Southern Boulevard" @ 160 lb./acre - Permanent Turf

Mulch — MnDOT 3882
Install MN Type 1 @ 2 ton/acre - Disc anchored

Erosion Control Blanket — MnDOT 3885
Install MN Type 3N (12 mo.) or Type 4N (24 mo.)

Fertilizer — MnDOT 3881
Apply in accordance with product standards. MN

7. Clear and grub construction area. Stockpile topsoil for reuse.

Legend

- 900 — Proposed Contour
- ×11.94 — Spot Elevation - Proposed
- ×(11.94) — Spot Elevation - Existing
- Construction Entrance
- Erosion Control Blanket
- SF — Silt Fence
- Inlet Protection

50 scale
0 50 100

Know what's below. Call before you dig.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff
4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres
Chaska, MN

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MN. Lic. No. 19576

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 12-23-2025
Submittal Phase: Preliminary Plat

SHEET TITLE

Grading, Drainage, & Erosion Control

SHEET NUMBER

C3.0

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Project Description and Location

Location: Latitude: 44.801 N , Longitude: -93.626 W

The Project Scope Includes:
- Grading
- Paving
- Installation of utility services

Land Changes:

Total Disturbed Area	1.73 ac.
Existing Impervious	0.63 ac.
Proposed Impervious	0.95 ac.
Net Change in Impervious	0.32 ac.

See Sheet C3.0 for Temporary and Permanent Erosion Prevention and Sediment Control BMPs

SWPPP Contacts and Responsibility

Owner:
Jenn and Scott Schlauderaff
4080 Creek Rd
Chaska, MN 55318

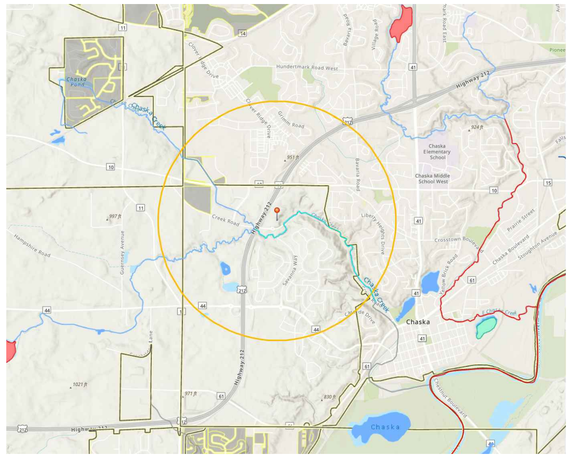
Contractor:
To be determined.

SWPPP Designer:
Jackson Keeley
Land & Resource Consulting, Inc
jacksonk@landandresource.com
Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2025

SWPPP Inspector / Manager:
To be determined.

The Owner and Contractor are co-permitees for the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. The contractor is responsible to comply with all aspects of the NPDES Construction Stormwater General Permit until the Notice of Termination has been filed with the MPCA. The contractor is primarily responsible for the implementation of the SWPPP, including, but not limited to, installation, inspection, and maintenance of erosion prevention, sediment control, and pollution prevention BMPs. The owner is responsible for long-term operation and maintenance of permanent stormwater treatment systems.

Special & Impaired Waters



Chaska Creek is an impaired stream within 1 mile of the project site.

Environmental Review

There are no stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal review conducted for the project.

General SWPPP Notes

- The SWPPP, including amendments, inspection records, and maintenance records, must be kept on site during normal working hours.
- The contractor must amend the SWPPP as necessary to reflect any updates or modifications to BMP installation
- Protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet.
- The contractor must not disturb more land than can be effectively maintained and inspected. Working in phases can reduce the duration of having exposed soil.
- Sediment control practices can be adjusted or removed temporarily to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Immediately after completed, sediment control must be replaced. If short-term activity, has not completed, replace sediment control by next precipitation.
- Preserve topsoil in stockpiles onsite, if feasible.
- Keep stockpiles outside of natural buffers and surface waters
- Place silt fence or an equivalent sediment control device around the base of stockpiles. Stabilize stockpiles within 14 days if unused.
- Restrict vehicle and equipment use in areas where final vegetative stabilization will occur.
- Erosion prevention and sediment control BMPs shall be placed as necessary to minimize erosion from disturbed surfaces and to capture sediment on site. All erosion control measures shall be in place prior to the start of construction in the area.
- Refer to NPDES Construction Stormwater General Permit for Final Stabilization and termination of coverage requirements.

BMP Installation Schedule

See Sheet C3.0 for BMP quantities

1. Prior to start of construction, install perimeter control and delineate locations of areas not to be disturbed.
2. Vehicle tracking pads should be installed to minimize tracked sediment on adjacent roads. See sheet C3.0 for location details.
3. Strip topsoil and place it in stockpiles.
4. Once construction activity ceases for 7 days or more, in an area, that area will be stabilized with temp. or permanent BMPs.
5. Complete all construction activity and remove temporary BMPs.

Site Inspection and Maintenance

A trained individual must inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.

- Inspect all sediment control and erosion prevention BMPs and Pollution Prevention Management Measures.
- Inspect surface waters and properties adjacent to the site for erosion and sediment deposition.
- Inspect vehicle construction exits for excess sediment buildup.

Record all inspections and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:

a. date and time of inspections; and

b. name of persons conducting inspections; and

c. accurate findings of inspections, including the specific location where corrective actions are needed; and

d. corrective actions taken (including dates, times, and party completing maintenance activities); and

e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and

f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.

Maintain all BMP's until final stabilization has occurred and Notice of Termination has been submitted to MPCA

Repair, replace, or supplement all nonfunctional BMPs by the end of next business day unless noted differently below.

- Remove tracked sediment from paved surfaces both on and adjacent to the site within 24 hours of discovery.
- Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the NPDES Construction Stormwater General Permit.
- Repair, replace, or supplement perimeter control and inlet protection if nonfunctional or if sediment reaches $\frac{1}{2}$ the height of the device.

Pollution Prevention

- Building products and landscape materials that have potential to leach pollutants into stormwater are to be covered.
- Provide a spill kit at each work location on site and take reasonable steps to prevent discharge of spilled or leaked materials (ie. drip pans or absorbents). Report and clean up spills immediately.
- Store and dispose of all solid waste according to Minn. R. Ch. 7035.
- Chemicals, fertilizers, and pesticides must be placed under cover to prevent discharge of pollutants.
- Portable toilets are to be positioned and secured so the cannot be easily tipped. Disposed of sanitary waste in accordance with Minn. R. Ch. 7041
- Hazardous materials and toxic waste must be properly stored in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
- Limit external washing of trucks and other construction vehicles to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Properly dispose liquid and solid wastes in compliance with MPCA rules. Install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]

Temporary Sediment Basin

A temporary sediment basin is not required.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19576

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 12-23-2025
Submittal Phase: Preliminary Plat

SHEET TITLE

SWPPP Notes

SHEET NUMBER

C3.1

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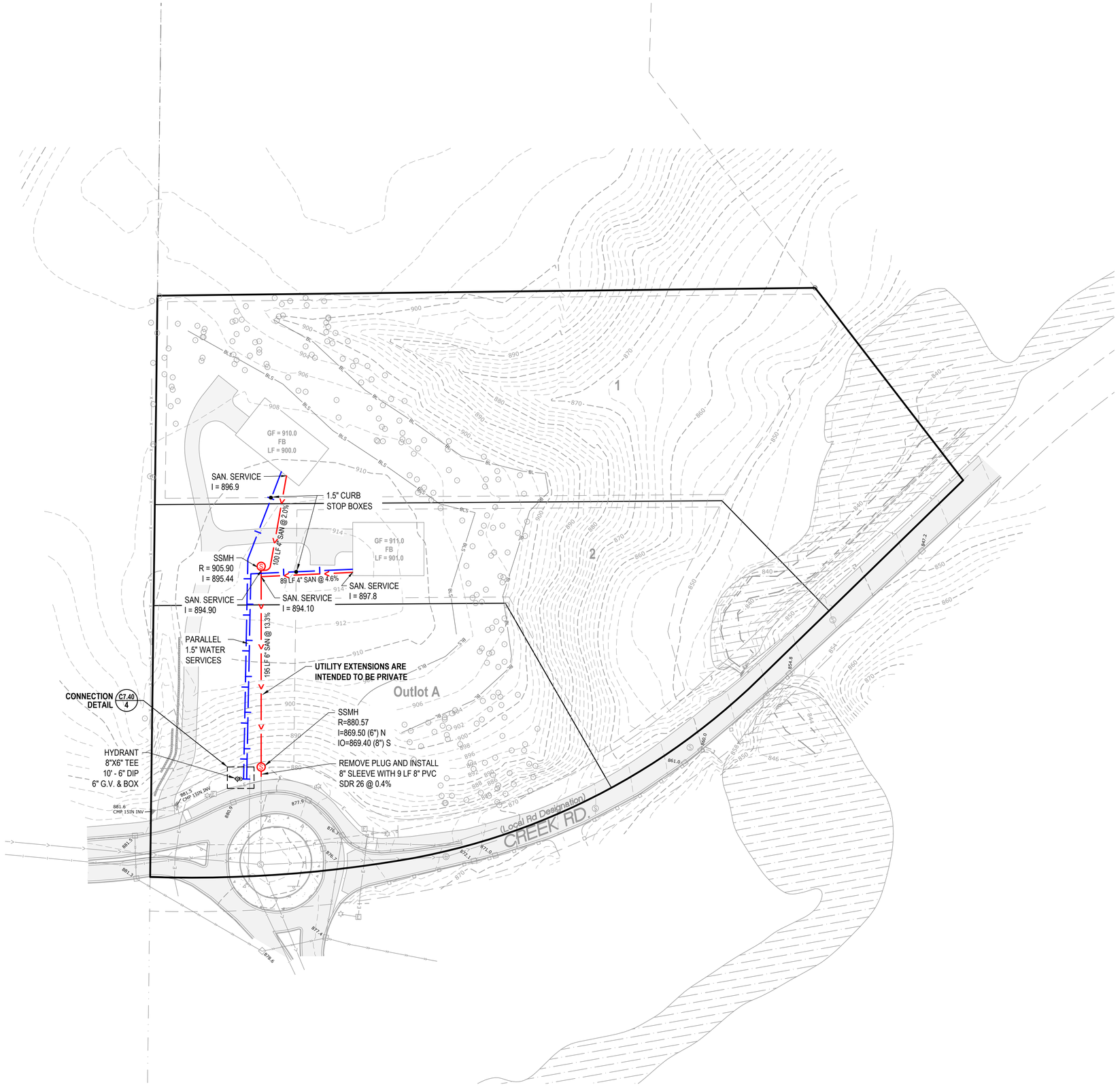

Utility Notes

1. For surveying and construction staking, contact Land & Resource Consulting 763.340.0699.
2. Erosion control measures shall be installed prior to the start of construction.
3. Obtain all necessary permits prior to the start of construction.
4. Contact all utility service providers a minimum of 72 hours prior to the start of construction.
5. Pipe Materials

Sanitary Sewer:	Service: PVC Schedule 40
Water:	Watermain: PVC C900 Service: Copper Type K

6. Contractor shall field verify horizontal and vertical location of all utilities prior to the start of construction.
7. Contractor shall investigate, excavate and expose existing utilities at crossings and potential conflicts prior to the start of utility installation. Report inconsistencies to the engineer and owner immediately.
8. Pipe lengths on the plans are measures from center of structure to center of structure.
9. Tracer wire shall be installed for all non-conductive underground utilities in accordance with City of Chaska Standards.
10. Compaction and backfill shall be in accordance with the engineer and the City of Chaska construction and design practices.
11. Testing frequency shall be in accordance with the geotechnical engineer and City of Chaska Standards.
12. Utility extensions are intended to be private.

Legend

- Sanitary
- Water
- Sanitary Manhole
- Hydrant
- Gate Valve

N

50 scale

0 50 100

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LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

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Chaska, MN

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MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 12-23-2025
Submittal Phase: Preliminary Plat

SHEET TITLE

Utility Plan

SHEET NUMBER

C4.0

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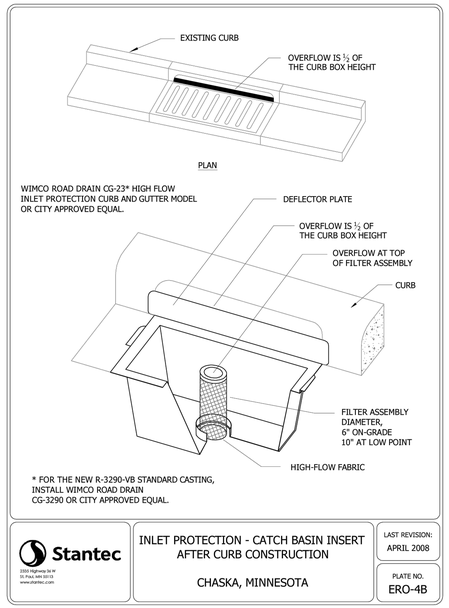
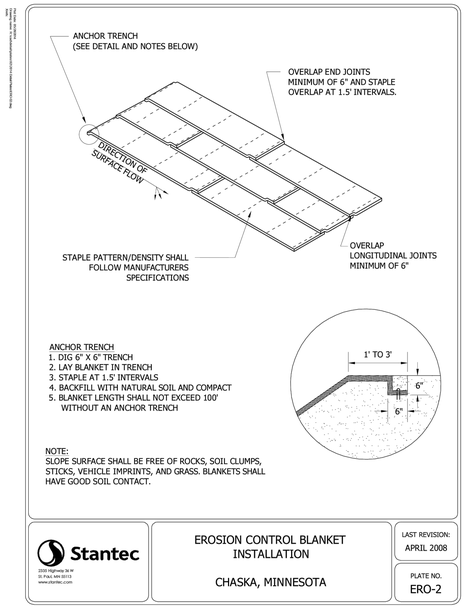


5 INLET PROTECTION
NO SCALE



3 EROSION CONTROL BLANKET
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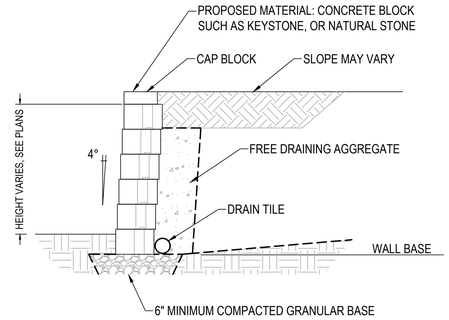
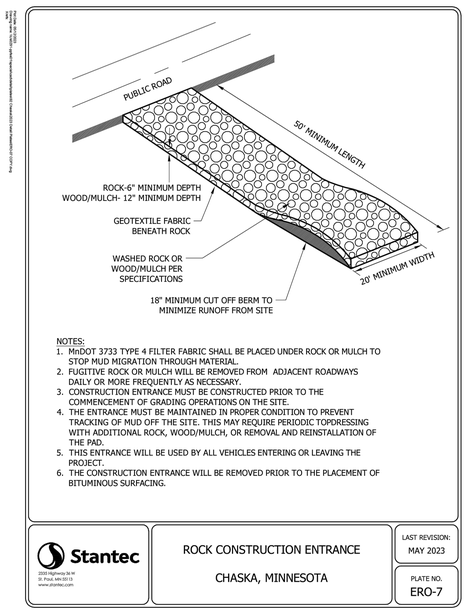
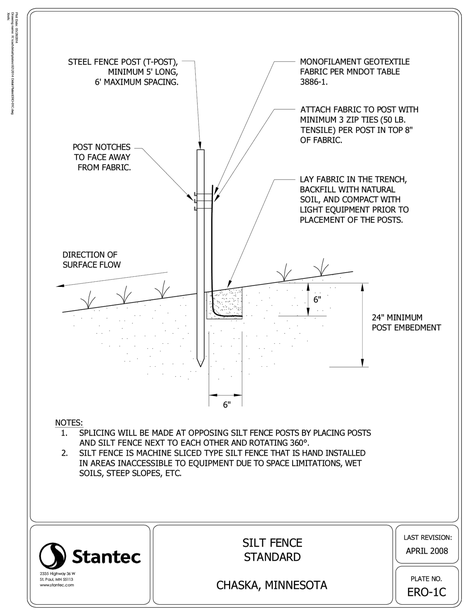


1 RETAINING WALL - UNREINFORCED
NO SCALE



4 ROCK CONSTRUCTION ENTRANCE
NO SCALE



2 SILT FENCE
NO SCALE

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

LandCraft Development Co.
Woodbury, MN 55125
Phone: 651-303-1807

PROJECT

Stoneridge Hills 2nd Addition

Dundas, MN

CERTIFICATION

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PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12-17-2025

SUBMITTAL INFO

Review By: RH
Project # : 25014
Submittal Date: 12-17-2025
Submittal Phase: Preliminary Plat

SHEET TITLE

Civil Details - Site and Grading

SHEET NUMBER

C7.30

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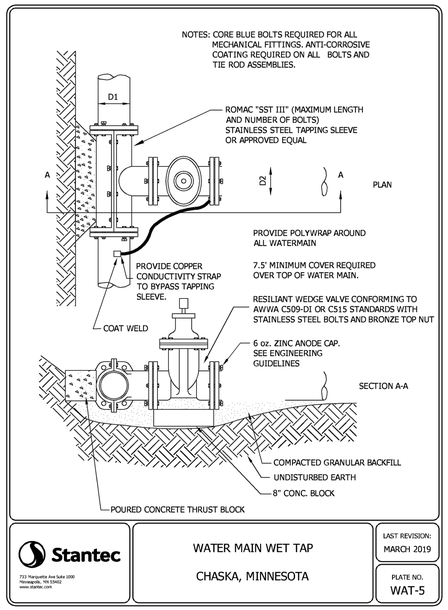
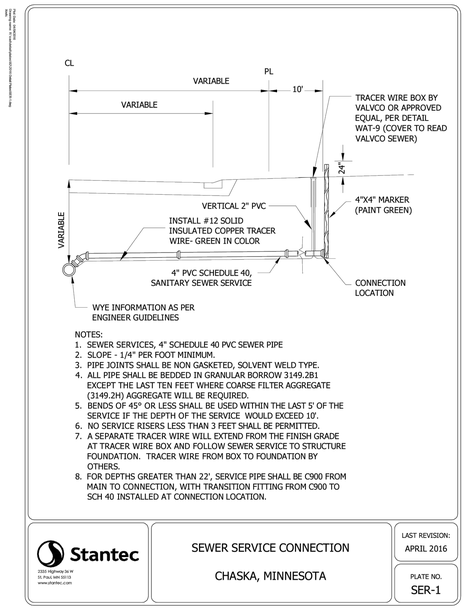


7 WATER MAIN WET TAP

NO SCALE



5 SEWER SERVICE CONNECTION

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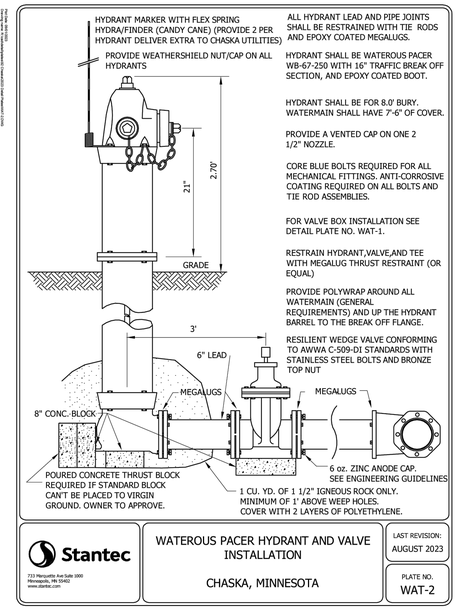
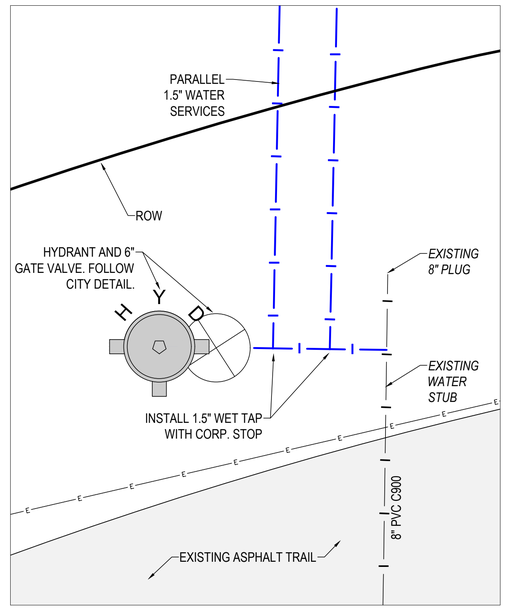


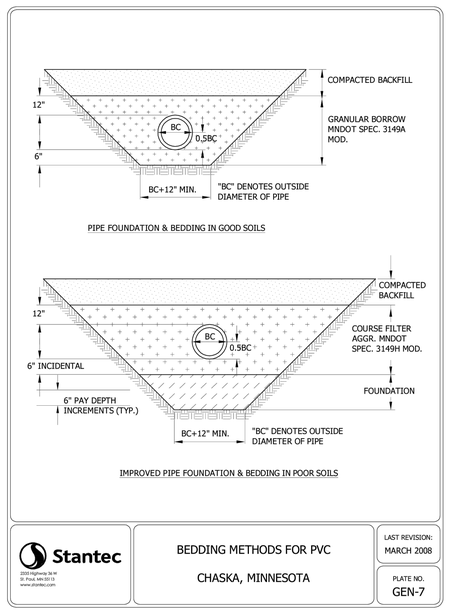
3 HYDRANT AND VALVE INSTALLATION

NO SCALE



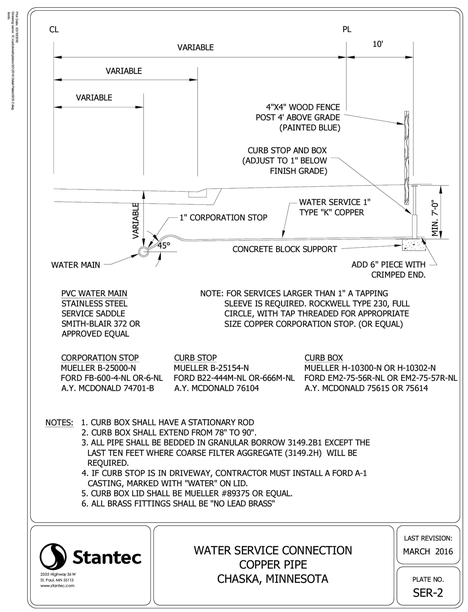
1 WATER CONNECTION DETAIL

NO SCALE



8 BEDDING METHODS FOR PVC

NO SCALE



6 WATER SERVICE CONNECTION

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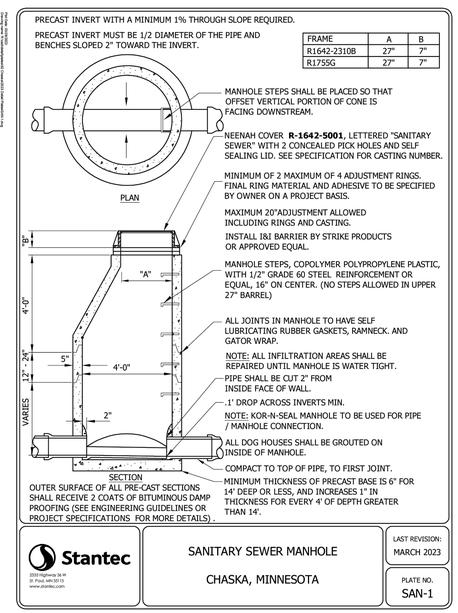
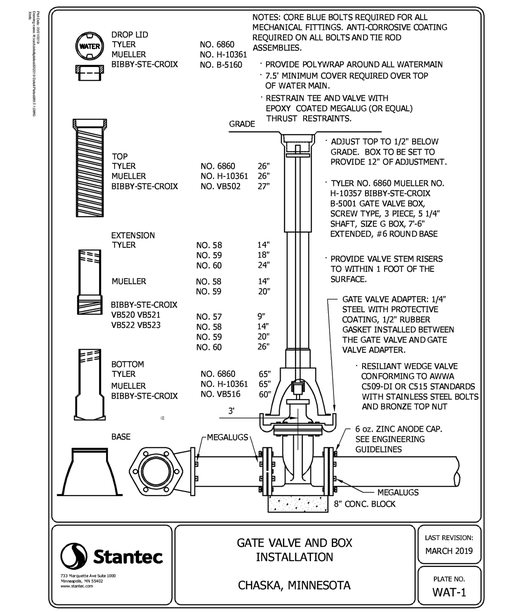


4 SANITARY SEWER MANHOLE

NO SCALE



2 GATE VALVE AND BOX INSTALLATION

NO SCALE

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

LandCraft Development Co.

Woodbury, MN 55125
Phone: 651-303-1807

PROJECT

Stoneridge Hills 2nd Addition

Dundas, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12-17-2025

SUBMITTAL INFO

Review By: RH
Project # : 25014
Submittal Date: 12-17-2025
Submittal Phase: Preliminary Plat

SHEET TITLE

Civil Details - Utilities

SHEET NUMBER

C7.40

Copyright Land & Resource Consulting



Tree Survey Notes

1. Trees were surveyed by Kjolhaug Environmental on January 24th, 2025.
2. See Sheet L1.1 for tree inventory tables.
3. Provide tree protection for existing trees that aren't being removed and are closest to the areas of disturbance.

Tree Survey Legend

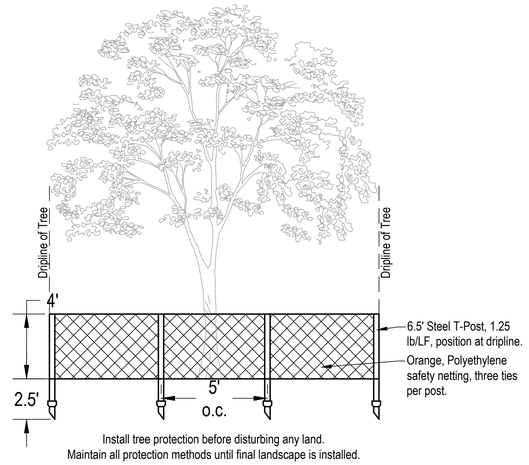
XXXX Existing Tree, not Significant

XXXX Existing Tree, Significant*

*Significant Trees are hardwood deciduous trees at least 12" caliper or coniferous trees of at least 15' in height.

X Removed Tree

Estimated Critical Root Zone
= DBH X 1.5



Install tree protection before disturbing any land.
Maintain all protection methods until final landscape is installed.

1 **TREE PROTECTION**
NO SCALE

N

50 scale
0 50 100

Know what's below. Call before you dig.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff
4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres
Chaska, MN

CERTIFICATION

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PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19576

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

SHEET TITLE

Tree Survey / Preservation Plan

SHEET NUMBER

L1.0

Copyright Land & Resource Consulting

Tree Inventory List

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2201	8.5		American basswood	good	2	
	2202	9		American elm	good	1	
	2203	7		green ash	fair	1	Obvious signs, but not stunting tree
	2204	7		slippery elm	good	1	
	2205	15	X	green ash	good	1	
	2206	20	X	American basswood	good	3	
	2207	8		American basswood	good	1	
	2208	6		bur oak	good	1	
	2209	6		green ash	fair	1	Stunting Tree
	2210	12	X	slippery elm	good	1	
	2211	8		bur oak	good	1	
	2212	4		eastern red cedar	good	1	
	2213	17	X	slippery elm	good	2	
	2214	6		green ash	good	1	Early infestation, not obvious
	2215	11		slippery elm	good	1	
	2216	48	X	American basswood	good	5	
	2217	9		American elm	good	1	
	2218	6		quaking aspen	good	1	
	2219	10		American basswood	good	2	
	2220	9		slippery elm	good	1	
	2221	8		black cherry	good	1	
	2222	16	X	black cherry	good	2	
	2223	6		American elm	good	1	
	2224	9		black cherry	good	1	
	2225	20	X	crab apple	fair	3	
	2227	13	X	American elm	poor	1	
	2228	9		green ash	good	1	
	2229	8		American basswood	good	2	
	2230	7		American elm	poor	1	
	2231	9.5		American basswood	fair	3	
	2232	6		slippery elm	good	1	
	2233	7		black cherry	good	1	
	2234	15	X	American basswood	good	3	
	2235	22	X	black cherry	good	1	
	2236	33	X	white oak	good	1	
	2237	6		green ash	good	1	
	2238	8		green ash	good	1	
	2239	13	X	American elm	good	1	
	2240	7		slippery elm	good	1	
	2241	6		red oak	fair	1	
	2242	8		green ash	fair	1	Early infestation, not obvious
	2243	18	X	American basswood	good	3	
	2244	8		red maple	good	1	
	2245	7		American elm	good	1	
	2246	12.5	X	American basswood	good	4	
	2247	15	X	American basswood	good	2	
	2248	13	X	American elm	good	1	
	2249	20	X	black cherry	good	2	
	2250	11		American basswood	good	3	
	2251	10		American basswood	good	3	
	2252	18	X	black cherry	good	2	
	2253	8		American elm	fair	1	
	2254	23.5	X	red oak	good	1	
	2256	8		white oak	good	1	
	2257	33	X	eastern cottonwood	good	1	
	2258	25	X	eastern red cedar	good	3	
	2259	7		eastern red cedar	good	1	
	2260	6		white oak	fair	1	
	2261	15	X	eastern red cedar	good	1	

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2262	11		red oak	good	1	
	2263	18	X	white oak	good	1	
	2264	11		American basswood	good	2	
	2265	11		American elm	good	1	
	2266	19	X	crab apple	good	3	
	2267	37	X	American basswood	fair	6	
	2268	11		red maple	good	1	
	2269	13	X	red oak	good	1	
	2270	5		eastern red cedar	good	1	
	2271	26	X	slippery elm	good	2	
	2272	6		green ash	good	1	
	2273	11		red oak	good	1	
	2274	8.5		American basswood	good	3	
	2275	6		green ash	good	1	
	2276	12	X	slippery elm	good	1	
	2277	7		black cherry	good	1	
	2278	20	X	American basswood	good	3	
	2279	7		American basswood	good	1	
	2280	20	X	white oak	good	2	
	2281	7		slippery elm	good	1	
	2282	14	X	common hackberry	good	1	
	2283	8		green ash	good	1	
	2284	11		red maple	fair	2	
	2285	15	X	red oak	good	1	
	2286	10		eastern red cedar	good	1	
	2287	6		green ash	good	1	Early infestation, not obvious
	2288	7		green ash	good	1	
	2289	15	X	slippery elm	fair	1	
	2290	6.5		red oak	fair	1	
	2291	6		bur oak	good	1	
	2292	8		green ash	good	1	
	2293	6		green ash	poor	1	Stunting Tree
	2294	6		green ash	poor	1	Stunting Tree
	2295	9		black cherry	good	1	
	2296	13	X	American basswood	good	4	
	2297	9		black cherry	good	1	
	2298	13	X	green ash	good	1	Early infestation, not obvious
	2299	8		green ash	fair	1	Obvious signs, but not stunting tree
	2300	6		common hackberry	good	1	
X	2412	10		American elm	good	1	
	2448	8		eastern red cedar	fair	1	
	2457	8		green ash	fair	1	
	2458	4		eastern red cedar	fair	1	
	2459	7		eastern red cedar	fair	1	
	2460	9		green ash	fair	1	Obvious signs, but not stunting tree
	2461	4		eastern red cedar	good	1	
	2462	7		green ash	good	1	Early infestation, not obvious
	2463	15	X	green ash	fair	1	Obvious signs, but not stunting tree
X	2466	10		American elm	good	1	
	2471	9		black cherry	fair	1	
	2473	6		American basswood	fair	1	
	2474	14	X	American elm	good	1	
	2475	19	X	green ash	fair	1	Early infestation, not obvious
	2476	7		green ash	good	1	Early infestation, not obvious
	2477	6		green ash	fair	1	Obvious signs, but not stunting tree
	2478	13	X	red oak	good	1	
	2479	8		black walnut	fair	1	
	2480	7		American elm	good	1	
	2481	7		eastern red cedar	good	1	
	2482	27	X	eastern cottonwood	good	1	
	2483	10		red oak	good	1	
	2484	5		eastern red cedar	fair	1	
	2485	7		eastern red cedar	good	1	
	2486	7		American basswood	good	2	
	2487	9		red oak	good	1	
	2488	12	X	green ash	poor	1	Stunting Tree
	2489	9		green ash	fair	1	Obvious signs, but not stunting tree
	2490	16	X	green ash	good	2	
	2491	11		American elm	fair	1	
	2492	7		green ash	good	1	Early infestation, not obvious
	2493	9		green ash	good	1	
	2494	9		black walnut	good	1	
	2495	9		black walnut	good	1	
	2496	8		eastern red cedar	fair	1	
	2501	8		white oak	good	1	
	2502	8		red oak	good	1	
	2503	7		American basswood	fair	3	
	2504	8		green ash	fair	1	Obvious signs, but not stunting tree
	2505	12	X	green ash	fair	1	Obvious signs, but not stunting tree
	2506	33		Unknown	dead	5	
	2507	4		eastern red cedar	good	1	
	2508	11		green ash	good	1	Early infestation, not obvious
	2510	9		American basswood	good	1	
	2511	21	X	green ash	fair	2	Early infestation, not obvious
	2512	12	X	American basswood	good	1	
	2513	12	X	American basswood	good	4	
	2514	9		green ash	good	1	Early infestation, not obvious

Removed	Tree Tag	DBH	Significant	Species	Condition	Stems	Disease (Emerald Ash Borer)
	2515	6		American basswood	fair	3	
	2516	8		sugar maple	good	2	
	2517	7		American basswood	good	1	
	2518	11		black cherry	good	1	
	2519	13	X	American basswood	good	3	
	2520	6		black cherry	fair	1	
	2521	6		eastern red cedar	good	1	
	2522	6		American basswood	good	2	
	2523	4		eastern red cedar	fair	1	
	2524	8		red maple	good	8	
	2525	7		American elm	good	1	
	2526	27	X	American basswood	good	1	
	2527	6		sugar maple	good	1	
	2528	13	X	American basswood	good	3	
	2529	8		sugar maple	fair	2	
	2530	9		green ash	good	1	Early infestation, not obvious
	2531	18	X	American basswood	good	2	
	2532	6		American basswood	fair	1	
	2533	33	X	American basswood	good	5	
	2534	9		white oak	good	1	
	2535	21	X	green ash	fair	1	Early infestation, not obvious
	2536	12	X	American basswood	good	3	
	2537	7		American elm	good	1	
	2538	8		white oak	good	1	
	2539	31	X	American basswood	good	3	
	2540	11		American basswood	fair	2	
	2541	13	X	green ash	good	1	Early infestation, not obvious
	2542	26	X	American basswood	good	4	
	2543	37	X	crab apple	good	5	
	2544	8		green ash	fair	1	Obvious signs, but not stunting tree
	2545	6		green ash	good	1	Early infestation, not obvious
	2546	11		American elm	good	1	
	2547	7		green ash	fair	1	Early infestation, not obvious
	2548	12	X	green ash	fair	2	Obvious signs, but not stunting tree
	2549	6		green ash	fair	1	Obvious signs, but not stunting tree
	2551	9		black cherry	fair	1	
	2552	6		green ash	good	1	Early infestation, not obvious
	2553	9		crab apple	fair	1	
	2554	7		black cherry	good	1	
	2555	7		green ash	good	1	Early infestation, not obvious
	2556	8		green ash	fair	1	Obvious signs, but not stunting tree
	2557	7		American elm	poor	1	
	2558	7		green ash	good	1	Early infestation, not obvious
	2559	6		sugar maple	good	1	
	2560	15	X	crab apple	poor	2	
	2561	7		white oak	fair	1	
	2562	21	X	black cherry	fair	2	
X	2563	10		green ash	good	1	Early infestation, not obvious
	2564	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2565	27	X	crab apple	good	3	
	2566	8		green ash	fair	1	Early infestation, not obvious
	2567	6		green ash	fair	1	Early infestation, not obvious
	2568	11		green ash	fair	2	Obvious signs, but not stunting tree
	2569	8		green ash	fair	1	Obvious signs, but not stunting tree
	2570	6		black cherry	good	1	
	2571	10		green ash	fair	1	Obvious signs, but not stunting tree
	2572	8		green ash	fair	1	Obvious signs, but not stunting tree
	2573	9		black cherry	good	1	
	2574	6		green ash	fair	1	Obvious signs, but not stunting tree
	2575	6		green ash	fair	1	Obvious signs, but not stunting tree
	2577	6		green ash	fair	1	Obvious signs, but not stunting tree
	2578	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2581	13	X	American elm	fair	1	
	2582	22	X	American elm	fair	1	
	2583	9		white oak	good	1	
X	2584	10		American elm	good	1	
X	2587	13	X	black cherry	good	2	
	2588	8		black walnut	good	1	
	2589	22	X	crab apple	fair	2	
	2590	10		green ash	good	1	Early infestation, not obvious
X	2593	8		American elm	good	1	
	2594	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2597	54	X	crab apple	good	6	
X	2598	7		American elm	good	1	
X	2599	16	X	quaking aspen	good	2	
X	2600	11		green ash	good	1	Early infestation, not obvious
	2804	28	X	American elm	good	3	
X	2811	25	X	crab apple	good	4	
X	2813	9		red maple	good	3	
X	2816	18	X	green ash	good	2	Early infestation, not obvious
X	2817	9		American elm	good	1	
	2827	13	X	American elm	good	1	
X	2830	6		green ash	fair	1	Obvious signs, but not stunting tree
X	2836	9		American elm	good	1	
X	2837	8		green ash	good	1	Early infestation, not obvious
X	2845	18	X	crab apple	good	3	
X	2853	6		green ash	good	1	

DRAWINGS BY

Land & Resource Consulting

14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heacock
MN. Lic. No. 19576

Date: _____

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

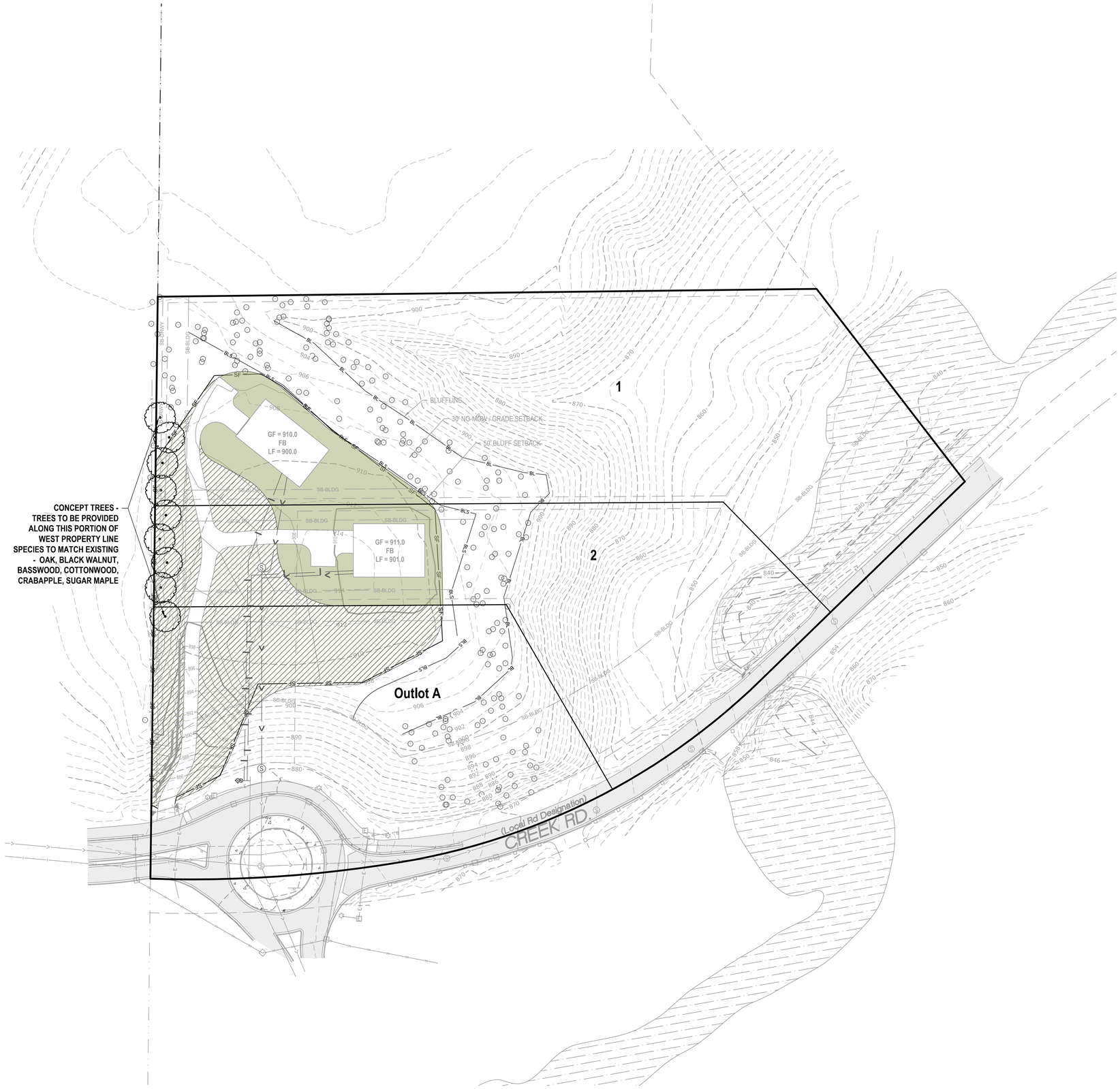
SHEET TITLE

Tree Inventory List

SHEET NUMBER

L1.1

Copyright Land & Resource Consulting



Landscape Site Notes

1. Landscape contractor shall visit the site prior to submitting bid to become completely familiar with site conditions.
2. It is the responsibility of the owner & contractor to identify all underground cables and utilities on the property.
3. Coordinate installation with Contractors performing related work.
4. No planting will be installed until all grading and construction has been completed in immediate area.
5. Place plants according to layout with the proper spacing. If the contractor feels an error has been made regarding spacing or hardiness of a species of plant material indicated on the plan, notify the landscape architect prior to the installation of the plant material.
6. All newly installed plant material shall be planted in well-drained areas, contractor shall avoid installing any plant material in drainage swales or wet or poorly drained areas.
7. All planting areas with groundcover, perennials, or annuals shall receive a minimum of 8" settled depth of planting soil Planting soil shall consist of 45% topsoil, 45% peat or manure, and 10% clean sand, thoroughly mixed.
8. Areas being seeded - follow MnDOT Seeding Manual for seeding instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
9. Install 4' diameter shredded hardwood mulch, at a depth of 3", under all trees that aren't within planting beds. Mulch should not be piled against the trunk.
10. All plant material shall conform to the American Association of Nurserymen Standards. Plants will be rejected if not in sound and healthy condition.
11. Any native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association.
12. Inspect all trees for encircling roots, reject any trees that are severely affected.
13. Maintain trees in plumb position throughout the guarantee period.
14. New plant material shall be guaranteed through one calendar year for deciduous trees up to 3.5 caliper inches and conifers up to 11' Ht. Larger sizes shall be guaranteed for two calendar years from the time of provisional acceptance.
15. Irrigation system to be designed and installed by owner / contractor. After installation, the landscape contractor shall direct or control the irrigation system during the plant guarantee period to insure new plantings are being property watered.

Legend

- Seed Mix: MnDOT Northern Boulevard 150 lbs / ac
- Seed Mix: MnDOT Southern Shortgrass Roadside 26 lbs / ac
- SF — Silt Fence

N

50 scale

0 50 100

Know what's below. Call before you dig.

DRAWINGS BY

LRC
Land & Resource Consulting
14260 23rd Ave N
Plymouth, MN
Phone: 763-340-0699

DRAWINGS FOR

Schlauderaff

4080 Creek Rd
Chaska, MN 55318
Phone: 612-345-2581

PROJECT

Firefly Acres

Chaska, MN

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Heskind
MN. Lic. No. 19578

Date:

ISSUED FOR

ISSUE / REVISION	DATE
Preliminary Plat	12.23.2025
Preliminary Plat Resubmittal	01.28.2026

SUBMITTAL INFO

Review By: RH
Project # : 24039
Submittal Date: 01-28-2026
Submittal Phase: Preliminary Plat Resubmittal

SHEET TITLE

Landscape Plan

SHEET NUMBER

L2.0

Copyright Land & Resource Consulting

Application: Preliminary Plat & Rezoning
Project: Firefly Acres
Project for: Jenn and Scott Schlauderaff

Perspective of Proposed Houses





CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 02/23/2026 RESOLUTION NO. 2026-15

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Firefly Acres/Jenn & Scott Schlauderaff/P.C. No. 2026-04

WHEREAS, the preliminary plan contemplates 2 lots for detached single-family use and one outlot (Outlot A) for a future single-family lot (3 lots total); and

WHEREAS, **Lot 1** = 152,022 sq. ft gross area (3.49 acres); **Lot 2** = 80,703 sq. ft gross area (1.85 acres); and **Lot 3 (outlot)** = 70,803 sq. ft gross area (1.63 acres). Setbacks proposed are; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback; and

WHEREAS, the outlot disposition is as follows:

- Outlot A: future development to be owned by the developer; and

WHEREAS, the access to the lots would come from the existing field road access located on the northwest edge of the Creek Road/Savanna Way roundabout, and the field road would be removed and a new 14-foot wide, paved, shared driveway will be installed; and

WHEREAS, the applicant is insufficient in meeting the Comprehensive Plan's density guidance for Low Density Residential; with the development of three (3) lots the net density would be 1.25 units/acre, which is 0.75 unit/acre below the guidance; and

WHEREAS, the property is almost 8 acres, however, only 2.4 acres are buildable when roadway, waterways, wooded steep slopes, and required buffer areas are negated; and

WHEREAS, the significant topography and wooded steep slope delineations create challenging access and irregular buildable areas on the site, and effectively, these features limit the buildable potential and substantially influence the orientation of building pads; and

WHEREAS, in their concept plan application, the applicant provided three ghost plat exhibits to illustrate future scenarios related to the proposed development, and these exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels; and

WHEREAS, staff believes the applicant has provided helpful demonstrations to show how the area can develop into low density residential meeting standard low density residential zoning requirements and meeting the Comprehensive Plan minimum guidance; and

WHEREAS, the parcel of land that this development encompasses is currently zoned Open (O), and is proposing to be rezoned to R1B; and

WHEREAS, timing is undetermined for developing the remaining, third lot (proposed outlot) as it would require the construction of a local public or private road; and

WHEREAS, A shared driveway is proposed to provide access to two proposed lots, and historically, the city has allowed a maximum of two lots to be served by a shared (common) driveway; and

WHEREAS, three or more lots in a subdivision require access to a public or private road; and

WHEREAS, a future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard; and

WHEREAS, the proposed development plan of two lots does not warrant the construction of this road; and

WHEREAS, until additional development occurs the city will be able to determine if the road extension is needed to support future growth, and also at that time, the location and design of the road will also be more understood; and

WHEREAS, sewer and water utilities are currently available, and sewer and water would be extended north from the roundabout and provide independent, private services to each lot; and

WHEREAS, utilities would be extending across one or more private lots in this development to provide service, so utility easements will be required to accommodate these utility extensions on neighboring property; and

WHEREAS, a large drainage & utility easement is shown across Lot 2 and Outlot A to encompass the proposed utility extensions; and

WHEREAS, since these utilities will be private, a maintenance agreement will be needed between the property owners to encompass maintenance responsibilities; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, a tree inventory and preservation plan was submitted that surveyed 286 trees along the wooded perimeter, and shows 21 trees will be removed to accommodate the development; the removals include American Elm, Green Ash, Black Cherry and Crab Apple trees; and

WHEREAS, on February 11, 2026 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Firefly Acres (PC#2026-04); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Firefly Acres (PC#2026-04) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Narrative (pgs 1-3), prepared by Jenn & Scott Schlauderaff
    b. Title Sheet, prepared by LRC, dated January 28, 2026
    c. Existing Conditions & Removals, prepared LRC, dated January 28, 2026
    d. Preliminary Plat & Site Plan, prepared by LRC, dated January 28, 2026
    e. Grading, Drainage & Erosion Control Plan, prepared by LRC, dated January 28, 2026
    f. SWPPP Notes prepared by LRC, dated January 28, 2026
    g. Utility Plan, prepared by LRC, dated January 28, 2026
    h. Civil Details – Site & Grading, prepared by LRC, dated January 28, 2026
    i. Civil Details – Utilities, prepared by LRC, dated January 28, 2026

j. Tree Survey/Preservation Plan, prepared by LRC, dated January 28, 2026
k. Tree Inventory Table, prepared by LRC, dated January 28, 2026
l. Landscape Plan, prepared by LRC, dated January 28, 2026

2. Adherence to the City Engineer memo dated February 2, 2026.
3. In addition to the items defined in the Final Plat application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a final plat application to be complete:
    a. 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;
    b. Utility plan, including one new fire hydrant on the north side of Creek Road;
    c. Grading plan, including retaining wall details/profiles; and
    d. Final Plat, including proposed easement areas for utilities and shared driveway
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. Creek Road: 100 feet from centerline
    c. 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
    d. Provision of a recorded maintenance agreement on the private utilities
8. Prior to platting Outlot A 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.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

ORDINANCE NO. 1078

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA FROM OPEN (O) TO R1B (LOW DENSITY SINGLE FAMILY RESIDENCE)

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate situated in the City of Chaska is hereby removed from the Open (O) zoning district and rezoned to R1B - Low Density Single Family Residence.

(All of Block 1 of Firefly Acres, Carver County, Minnesota)

Section II. Outlots.
Outlot A shall be limited in its use to future development to be owned by the developer, and its platting into a buildable lot shall be available when it can be accessed via a public or private road meeting city road design standards, all in the plat of Firefly Acres, Carver County, Minnesota

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
02/23/2026

Subject: **Big Woods Business Park (BWBP) – Concept Plan**

Applicant: Scannell Properties

Location: East of Jonathan Carver Parkway (CR11), west of Highway 212, south of West Chaska Creek and north of Chaska Boulevard (CR61)

Case No.: 2025-23

Synopsis: Applicant seeks approval of a concept plan for a business park on 16 parcels and approximately 338 acres of land

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

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

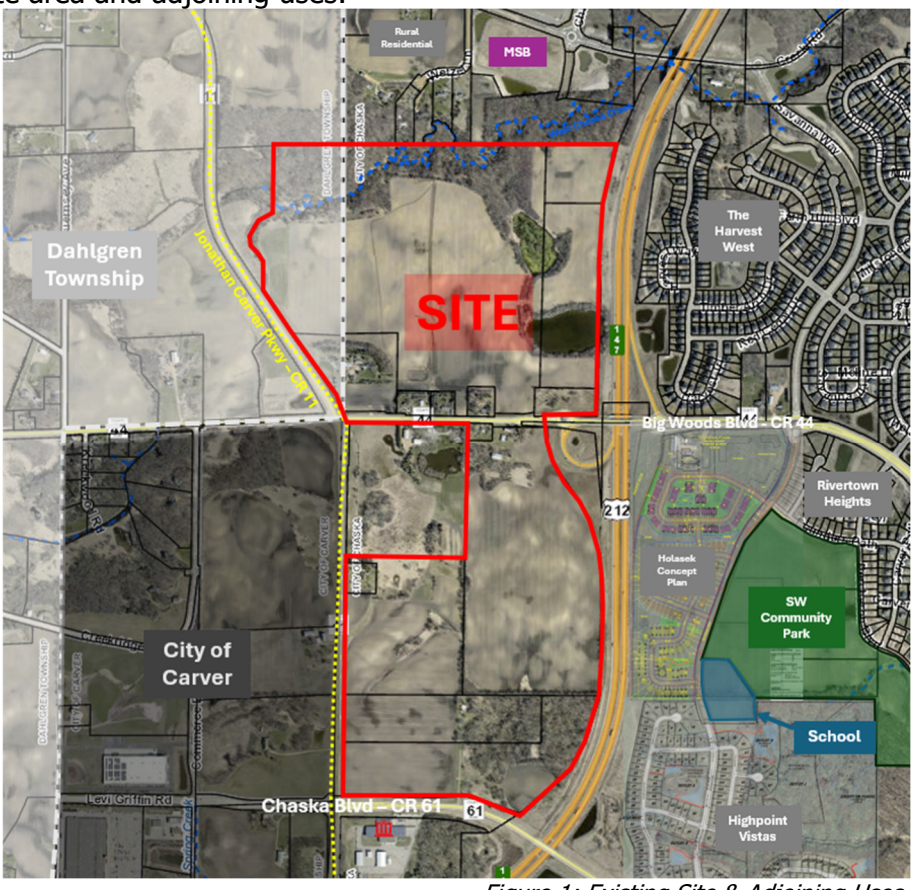


Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – November 25th, 2025

The applicant and city conducted a neighborhood meeting on Tuesday, November 25th at 6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Nine (9) people attended.

Comments/questions received during that meeting pertained to:

• Water tower location
• Lift station needs and location
• Electric service needs
• Wooded steep slopes
• Greenbelt uses & impacts
• Utility extensions
• End user identification
• Construction timeline
• Roadway construction
• Stormwater ponds

Alternative Urban Areawide Review (AUAR)

As the Responsible Governmental Unit (RGU), the City of Chaska determined that an environmental review was required per state statute[1] for the project 'Big Woods Business Park' (BWBP), as it exceeds 450,000 square feet for an industrial project. According to State Statute[2], an Alternative Urban Areawide Review (AUAR) is an allowed alternative to the required Environmental Impact Statement (EIS).

Unlike an EIS, an AUAR allows a site or project to be evaluated under multiple development scenarios (or alternatives) by identifying impacts of the most intensive and impactful development conditions. An AUAR also identifies and establishes mitigation measures to compensate for the anticipated impacts.

The AUAR for BWBP reviewed two different scenarios (*shown below in the table & Figure 2*). Scenario 1 represents a likely build scenario and Scenario 2 represents a maximum build scenario.

The following is intended to summarize the Big Woods Business Park AUAR timeline:

- Sept. 23, 2025: Draft AUAR Order & Scoping Document published for public comments
- Nov. 17, 2025: City Council approved AUAR Order & Scoping (Res. No. 2025-85)
- Nov. 25, 2025: Final AUAR Order and Scoping Document published for public comment
- Jan. 6, 2026: Draft AUAR Document published for public comment

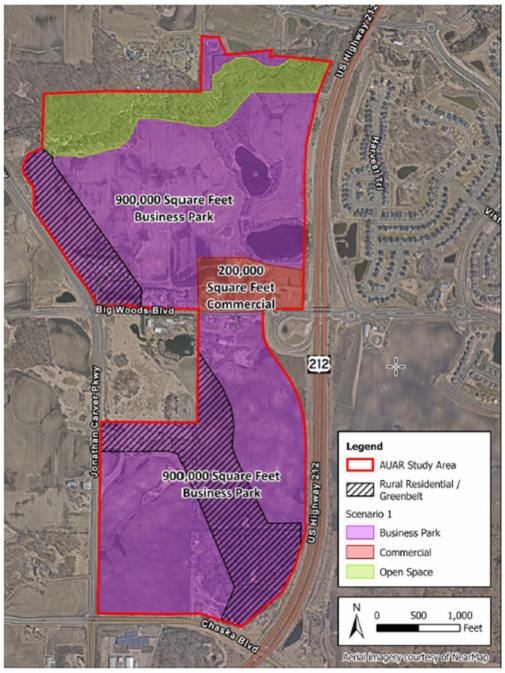
[1] Minnesota Rule 4410.4400, subpart 11A

[2] Minnesota Rule 4410.3600 allows for "alternative reviews" of Environmental Assessment Worksheets (EAW's) and Environmental Impact Statements (EIS's). The Alternative Urban Areawide Review (AUAR) process substitutes for any EAW or EIS required for specific qualifying projects, provided they comply with the review assumptions and mitigation measures.

- Next steps: City Council adopting the Final AUAR Document[3], and publishing the Final AUAR Document for final comments

Component	Scenario 1	Scenario 2
Business Park Building Area (square feet)	1,800,000 square feet	2,700,000 square feet
Commercial Building Area (square feet)	200,000 square feet	300,000 square feet
Rural Residential / Greenbelt	76 acres	76 acres
Open Space (Acres)	39 acres	39 acres
Total (square feet)	2,000,000 square feet	3,000,000 square feet
Total Project Area	359 acres	359 acres

Scenario 1



Scenario 2

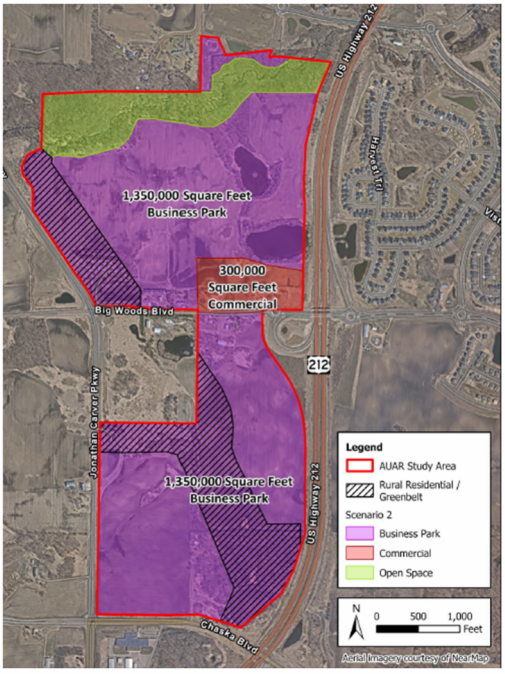


Figure 2: AUAR Development Scenarios

[3] Adoption of the Final AUAR Document is required prior to entitlements (i.e. Preliminary Plat/Rezoning)

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

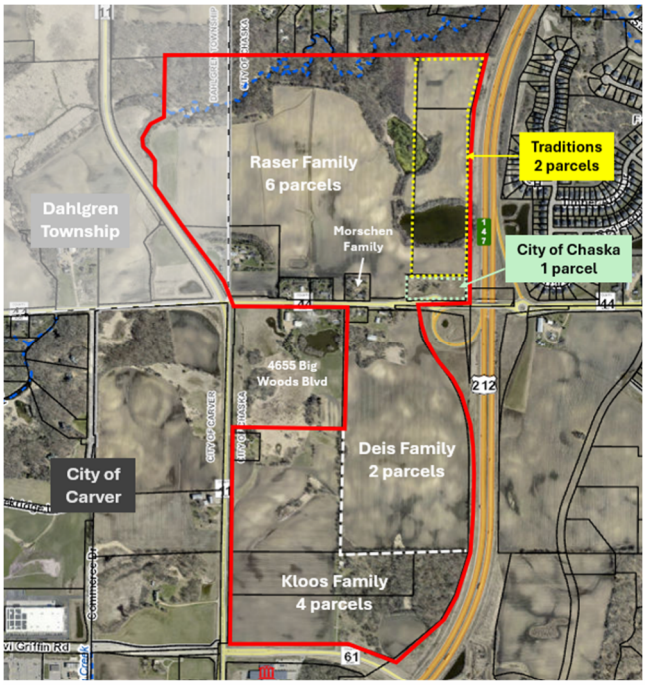


Figure 3: Property Owner Exhibit

- **Existing Conditions.** The overall property is approximately 338 acres in size, and spreads across 16 parcels of land owned by multiple property owners, including:
  - the Raser family (6 parcels, including two in Dahlgren Township),
  - the Kloos family (4 parcels),
  - the Deis family (2 parcels),
  - the Morschen family (1 parcel),

  Traditions (2 parcels), and the City of Chaska (1 parcel) – *see Figure 3 on the right*. Scannell Properties plans to develop approximately 304 acres of land within the project site, not including the Traditions or City's properties.

  Most of the project area is currently being used for agricultural purposes. Other areas consist of forest, grassland, and wetlands:

  - Forested areas: Dense forested areas are located along the northern project boundary line and in the southeast corner of the proposed development (*see hatched areas in Figure 4).* The northern and the southeast forested areas are proposed to have minimal development impacts.
  - Wetlands: 27 wetlands have been identified within the overall site. 16 wetlands are located in the southern portion, and 11 wetlands are in the northern portion.
  - Creek: West Chaska Creek stretches across the northern border of the project area.

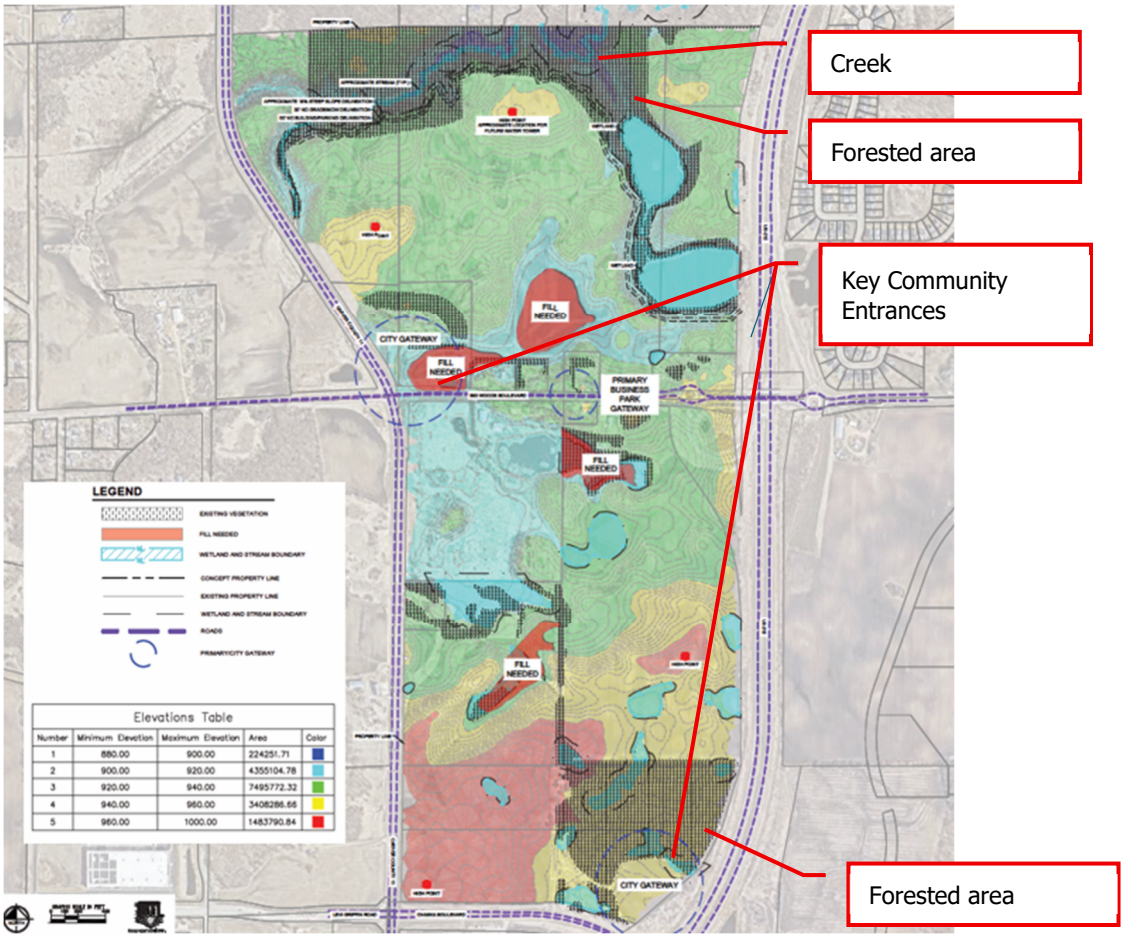


Figure 4: Existing Conditions Analysis

Two City Gateways ('key community entrances') are located in the project area as identified in the city's Comprehensive Plan; one at the intersection of Big Woods Boulevard (CR44) and Jonathan Carver Parkway (CR11), and one at the northwest corner of Chaska Boulevard (CR61) and Highway 212. More information on 'key community entrances' is addressed in the Comprehensive Plan section of this report.

- **Land Use.** The property is currently zoned Rural Residential (RR-2) and Open (O) Development[4]. The two parcels in Dahlgren Township do not have Chaska zoning districts. The site would likely be rezoned to PMD, Planned Multi-Use Development.

[4] By City Code Sec. 15.12.190, the intent of the O – Open Development district is to provide a "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the "O" District will be rezoned to the appropriate zoning district.

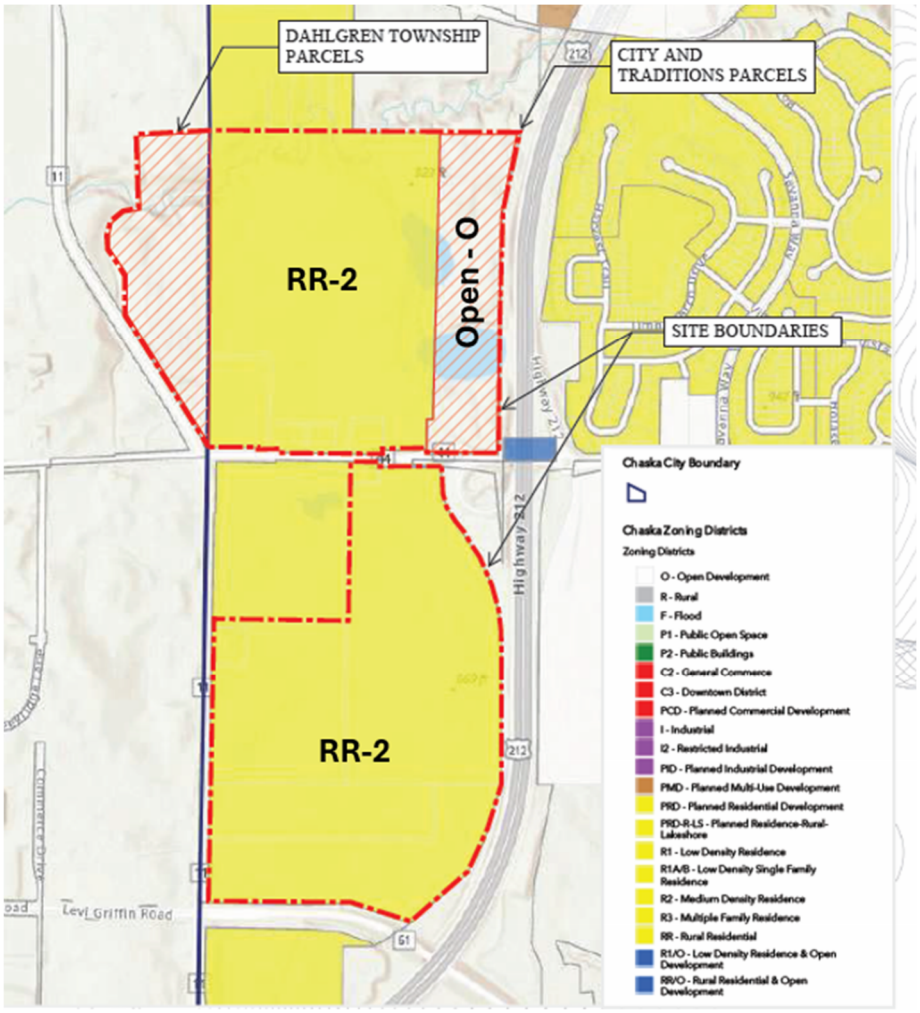


Figure 5: Existing Land Use Exhibit

- **Concept Plan.** The overall concept plan proposes a total of 14 industrial buildings , 4 commercial buildings, a city-owned water tower, and a substation on 338 acres of land.

  For the ease of analyzing this concept plan, staff will refer to the site as two different districts; **BWBP North** (project area north of Big Woods Blvd), and **BWBP South** (project area south of Big Woods Blvd) – *see Figures 6 & 7*.

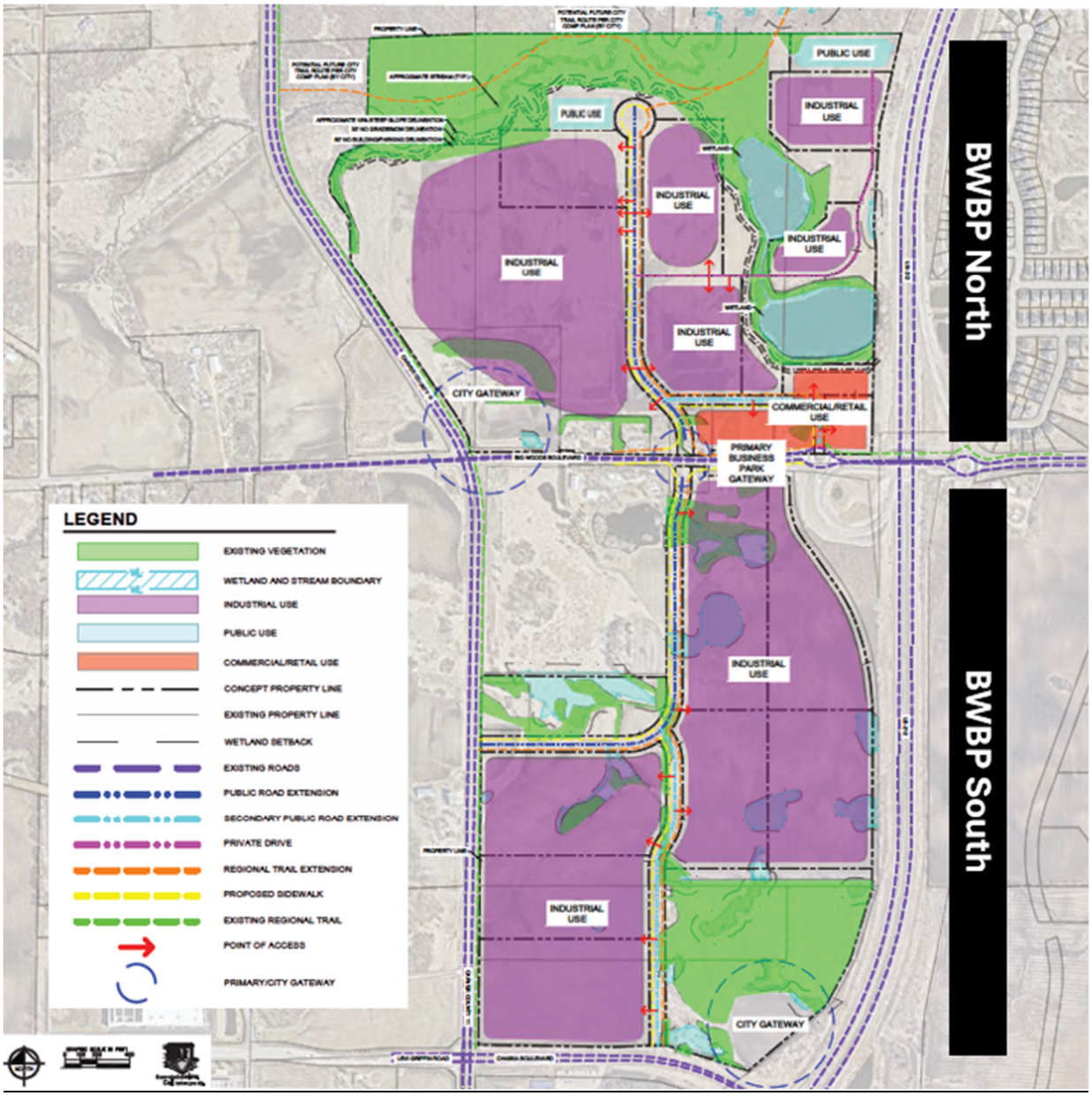


Figure 6: Conceptual Land Use Diagram

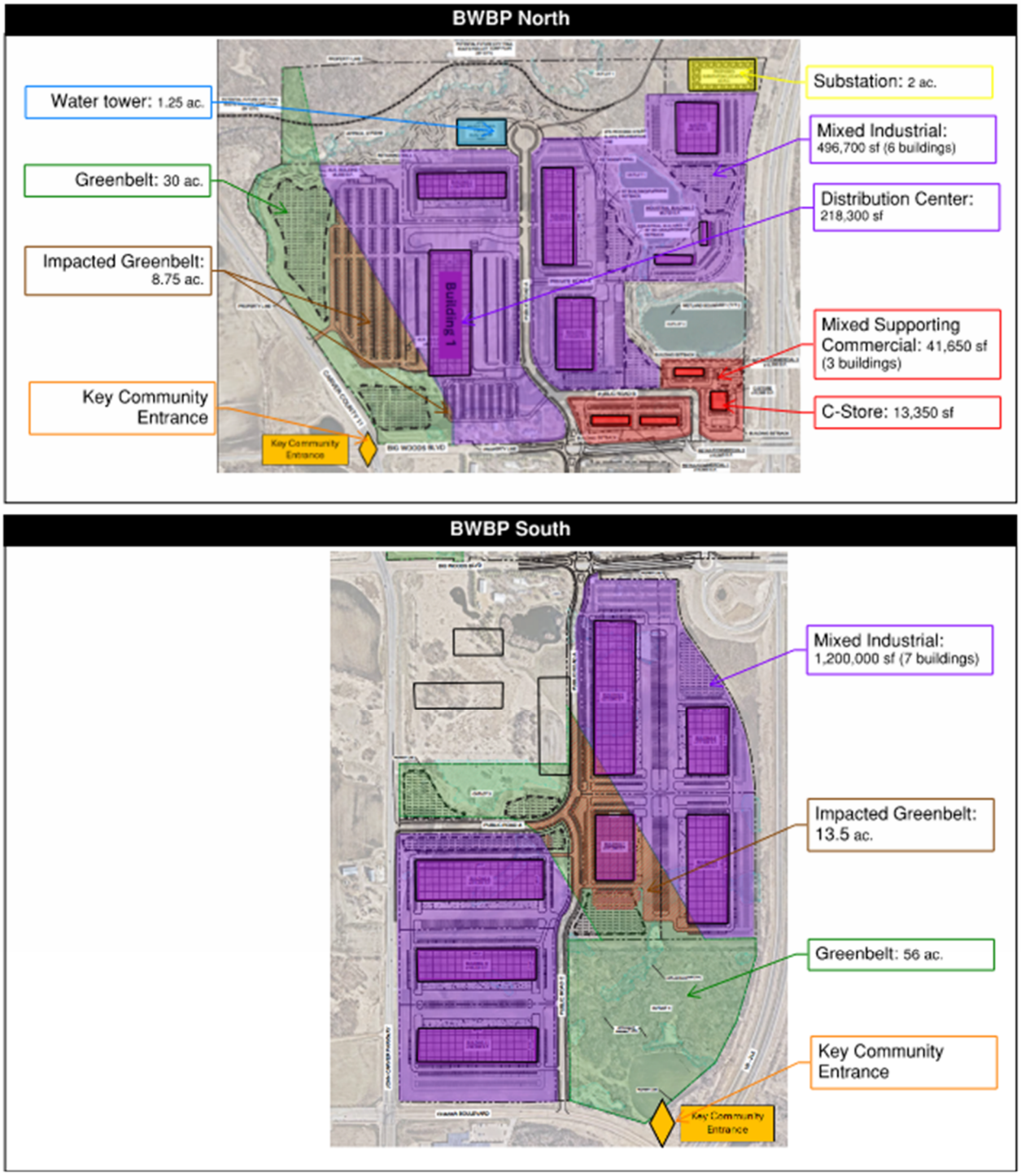


Figure 7: BWBP North and BWBP South Exhibits

The following table is intended to summarize the proposed land uses within the districts:

AREA		LAND USE *			GREENBELT **	
		Industrial	**Commercial**	**Other**	**Preserved**	**Impacted**
BWBP North	184 ac.	715,000 sf	55,000 sf	Water tower & Substation	30 ac.	9 ac.
BWBP South	154 ac.	1,200,000 sf	-	-	57 ac.	13.5 ac.
Total	**338 ac.**	**1,915,000 sf**	**55,000 sf**	**-**	**87 ac.**	**22.5 ac.**

Goals: Scannell's approach to this project is based on the following guiding principles:

1. **Efficiency** - The efficiency of the overall project focuses on both the businesses and the surrounding infrastructure. It ensures accessibility and navigability while seamlessly integrating with new and existing surroundings.
2. **Adaptability -** This project is designed to be adaptable to the needs of businesses within the park, as well as supporting commercial and retail establishments. Although conceptual in nature, this plan provides guidance for future businesses and must remain flexible to accommodate their specific needs.
3. **Collaboration -** This Business Park represents a collaborative effort between businesses, the developer, the designer, and the City to achieve the goal and long-term vision for the area.
4. **Cost -** The park will be developed with a focus on both operational efficiency and sustainability.
5. **Showcase** - Additionally, it aims to be a showcase for the City, exemplifying high quality while respecting and incorporating the natural elements of the site

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
  The comprehensive plan guides the site as:

- **Business Park**
- **Open Space**
- **Rural Residential (*aka Greenbelt*)**
- **Dahlgren Township Growth Area**

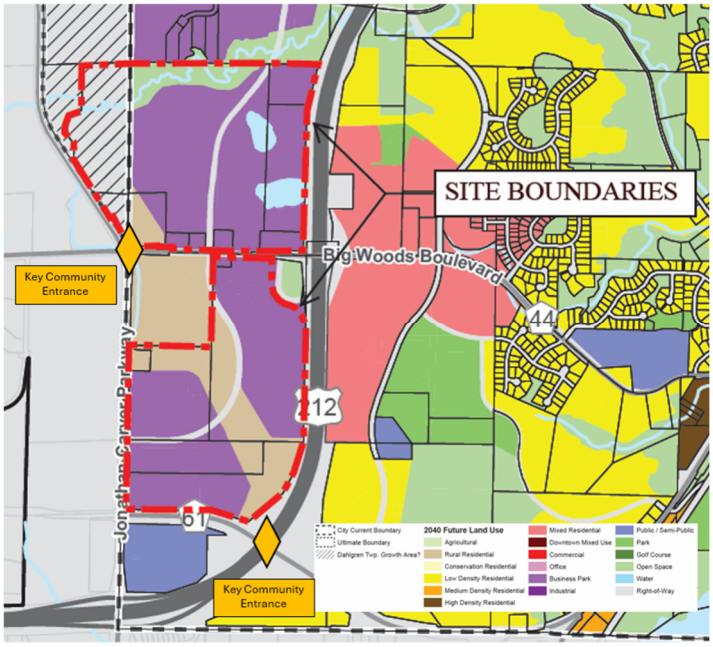


Figure 8: Chaska's 2040 Land Use Plan

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****.*

	Comp Plan	Proposal
Supporting Retail in BP	10% max	3%

Open Space Preservation

Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

Rural Residential

Lots or parcels of five (5) acres or more guided for rural single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). This land use category is intended to ensure preservation of land identified as part of ***Chaska's Greenbelt****.*

Chaska Greenbelt

A permanent Chaska Greenbelt shall be established around the edges of the City to the extent possible to physically and visually separate Chaska from adjacent communities.

The primary purposes of such Greenbelt are:

- *To help preserve and strengthen Chaska's sense of community and identity as a freestanding community,*
- *To help achieve a wide variety of housing choices within the City including a rural lifestyle, and*
- *To preserve and protect valuable open space and natural resources.*

Additionally, an important land use strategy of the greenbelt concept is the ***protection of rural character at "key community entrances"****, which are those locations adjacent to an arterial road (planned or existing) entering/exiting the community.*

Analysis

The total concept plan includes approximately 85.80 acres of Greenbelt, with around 29.95 acres in the northern half (BWBP North) and 55.85 acres in the southern half (BWBP South); these calculations *exclude the Kloos property* (4655 Big Woods Blvd; Parcel ID: 3000070400), which lies outside the concept plan boundary.

TOTAL PROPERTY - GREENBELT SUMMARY	
EXCLUDING PARCEL ID: 3000070400	
TOTAL EXISTING GREENBELT AREA - WITHIN PROPERTY	±3,737,573 SF / ±85.80 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±972,068 SF / ±22.32 AC / 26.01 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±2,765,505 SF / ±63.49 AC

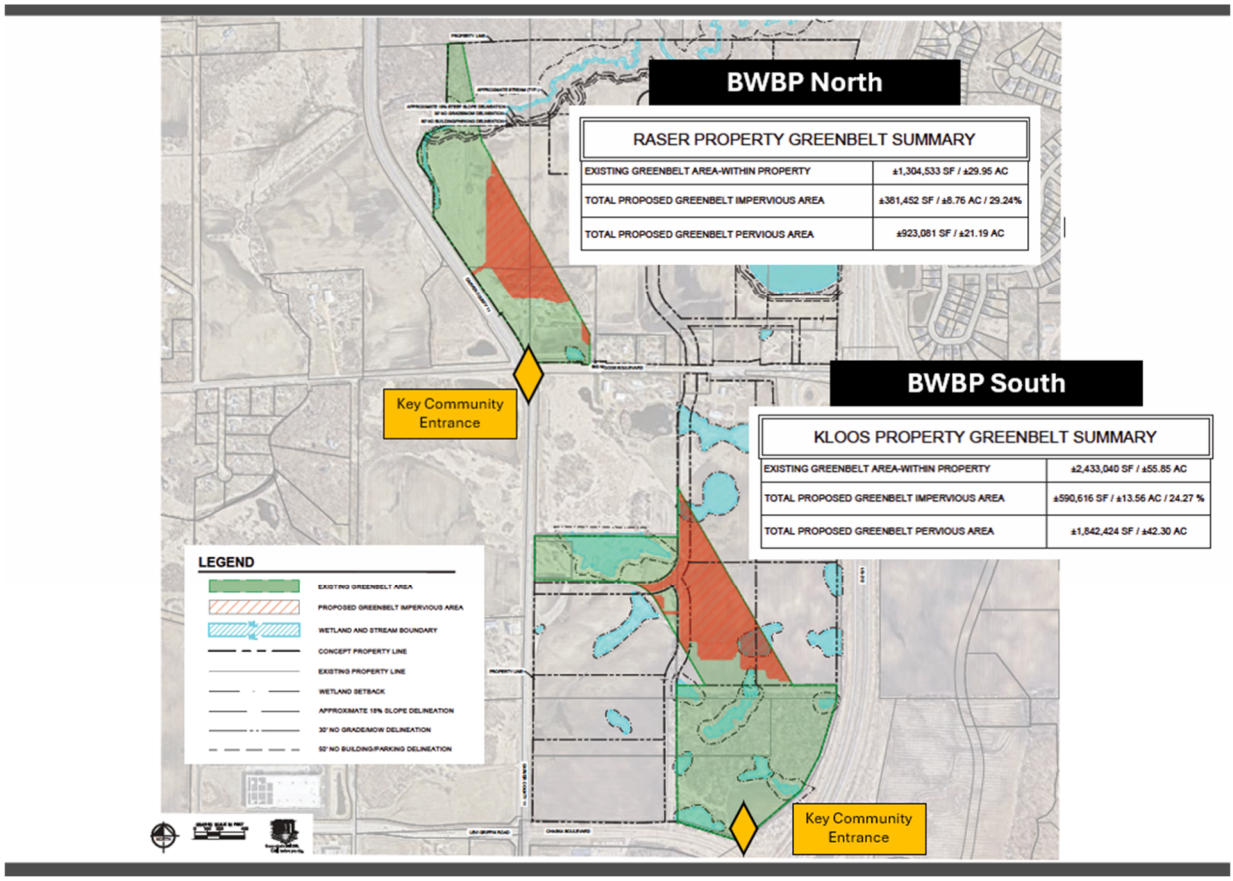


Figure 9: Greenbelt Exhibit

The proposed development shows impervious impacts in the greenbelt area (*shown in red in Figure 9*). Impacts to the greenbelt *require an amendment to the 2040 Comprehensive Plan*. The Comprehensive Plan states that this request can be made to allow for cluster development while generally meeting the 10 objectives stated below. *The developer will have to show how they meet all 10 stated objectives in their comprehensive plan amendment request.*

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

1. *The development areas within the project can be* ***serviced by Chaska sanitary sewer and water.***
2. *A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.*
3. *A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).*
4. *The* ***viewsheds at key community entrances are identified, prioritized, and protected****. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).*
5. *The* ***open space and natural resources systems*** *of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7 of the Comp Plan and Fig. 10 of this document) as the basis for open space preservation.* ***Public access to these systems is required****.*
6. *The density of the project is approximately 1.0 dwelling units per gross acre.*
7. ***Development activity is limited to approximately 1/3 of the site****. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.*
8. *Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).*
9. ***Wildlife corridors****, based on those identified on the Environmental Features Map (FIGURE 3.7),* ***having a general width of 150 feet****.*

FIGURE 3.7: ENVIRONMENTAL FEATURES

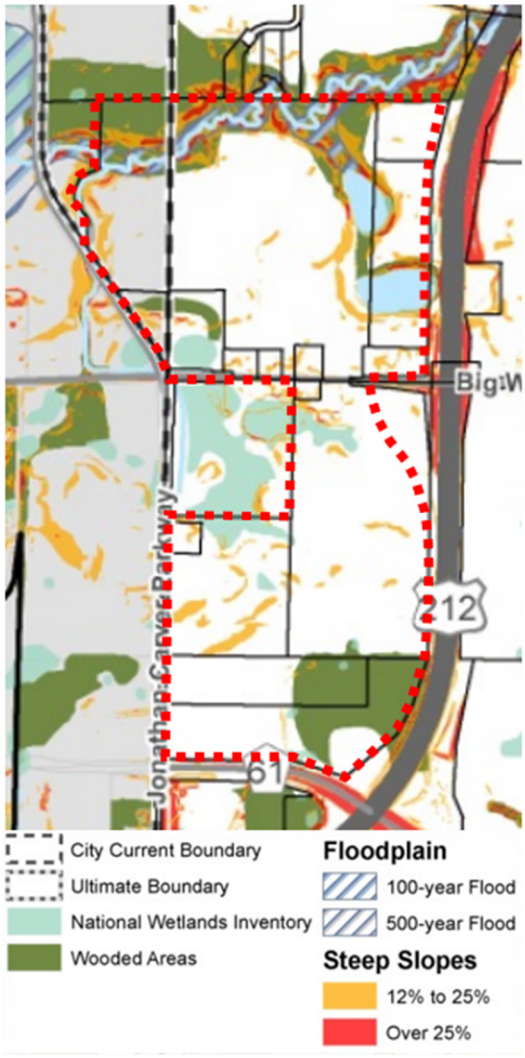


Figure 10: 2040 Comp Plan: Environmental Features

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

The concept plan includes stormwater ponds within greenbelt areas (*green areas in Figure 9*) of BWBP North near an identified 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt.

Additionally, as noted in Objective #4, viewsheds at 'key community entrances' need to be protected. The purpose of this objective is to provide visual separation from adjacent communities by preserving a natural, rural edge. The applicant will have to show in their preliminary submittals how they propose to achieve this objective. See the Landscaping, Screening & Tree Preservation section of this report for more analysis.

Dahlgren Township Growth Area

The northeast corner of Dahlgren Township abuts Chaska's western border, south of CSAH 10. In light of Carver County's recent completion of Jonathan Carver Parkway (CSAH 11) as a major north-south urban roadway between Hwy 5 and Hwy 212, and Chaska's planned annexation of Laketown Township westerly to CSAH 11, the CSAH 11 corridor is a logical western edge for the City of Chaska in the future. ***The City of Chaska is interested in expanding its western city border to Jonathan Carver Parkway (CSAH 11) and will consider pursuing an orderly annexation agreement with Dahlgren Township****.*

Dahlgren Township Policies

- ***Policy 4****: At such time that the subject part of Dahlgren Township is annexed by the City of Chaska, planned land uses should be based on the SW Chaska Growth and Development Plan.*

The City of Chaska and Dahlgren Township adopted an Orderly Annexation Agreement on September 8, 2025. This agreement only includes the two Dahlgren Township parcels within the concept plan area, and outlines the terms and conditions for their annexation. In sum, the agreement gives the City of Chaska zoning and subdivision authority over these parcels.

Annexation of the parcels would need to occur congruent with the preliminary plat and rezoning review and approval if development is pursued on the parcels.

- **Southwest Chaska Plan.**

The Southwest Chaska Plan was approved by the City Council in January 2013, encompasses approximately 2.8 square miles of land, and provides the City with a guide for future land use decision-making, public infrastructure investments, and the review of proposed development projects in the southwest growth area.

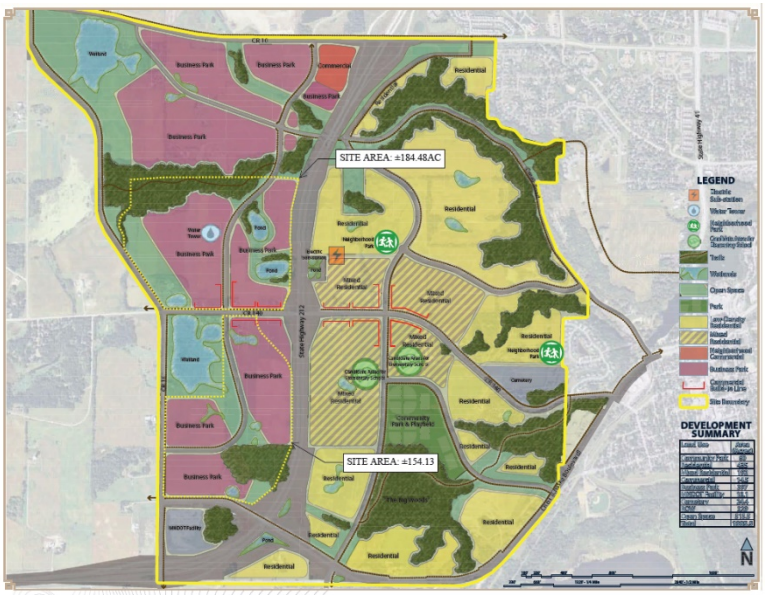


Figure 11: Southwest Chaska Plan

The proposed BWBP concept plan occupies the western portion of the area studied by the Southwest Chaska Growth and Development Plan. The proposed concept, along with the future land use map, identifies this area as Business Park use, with some areas of rural residential/open space. The proposed concept plan is generally consistent with the Southwest Chaska Plan.

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

BUILDING SETBACKS	
Direction	**Setback**
Interior Property Lines	15 feet
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61 (Chaska Blvd)	150 feet from centerline
County Road 44 (BWB)	125 feet from centerline
County Road 11 (JCP)	150 feet from centerline
Collector Road (Public Road A)	100 feet from centerline
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge 30 feet no grade/no mow from edge

PARKING SETBACKS	
Direction	**Required Setback**
Interior Property Lines	10 feet
Street ROW	10 feet
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge

- **Phasing.**
  Phase one of the development includes:

  - Building 1: construction of building and parking for a distribution center
  - Roads: Public improvements to Big Woods Blvd and construction of Public Road A in BWBP North.
  - Utilities: Extension of utilities across the ravine and down Public Road A
  - Grading: mass grading are proposed on the entirety of BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations.

  To support Phase One, development will include all necessary public improvements to Big Woods Blvd (CR-44) and the construction of a new intersection for Public Road A. Existing utilities will also be extended from the north through Phase One, and stubbed into BWBP South in preparation for future phases. During Phase One, mass grading efforts are proposed to be performed on the entirety of the BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations.

  All other buildings of the concept plan are designated as future phases due to lack of identified end-users.

  Scannell plans to develop 304 acres owned by the Raser, Kloos, and Morschen families (*shown in blue and red on Figure 12*). The remaining areas are planned to be developed by others (*shown in orange*).

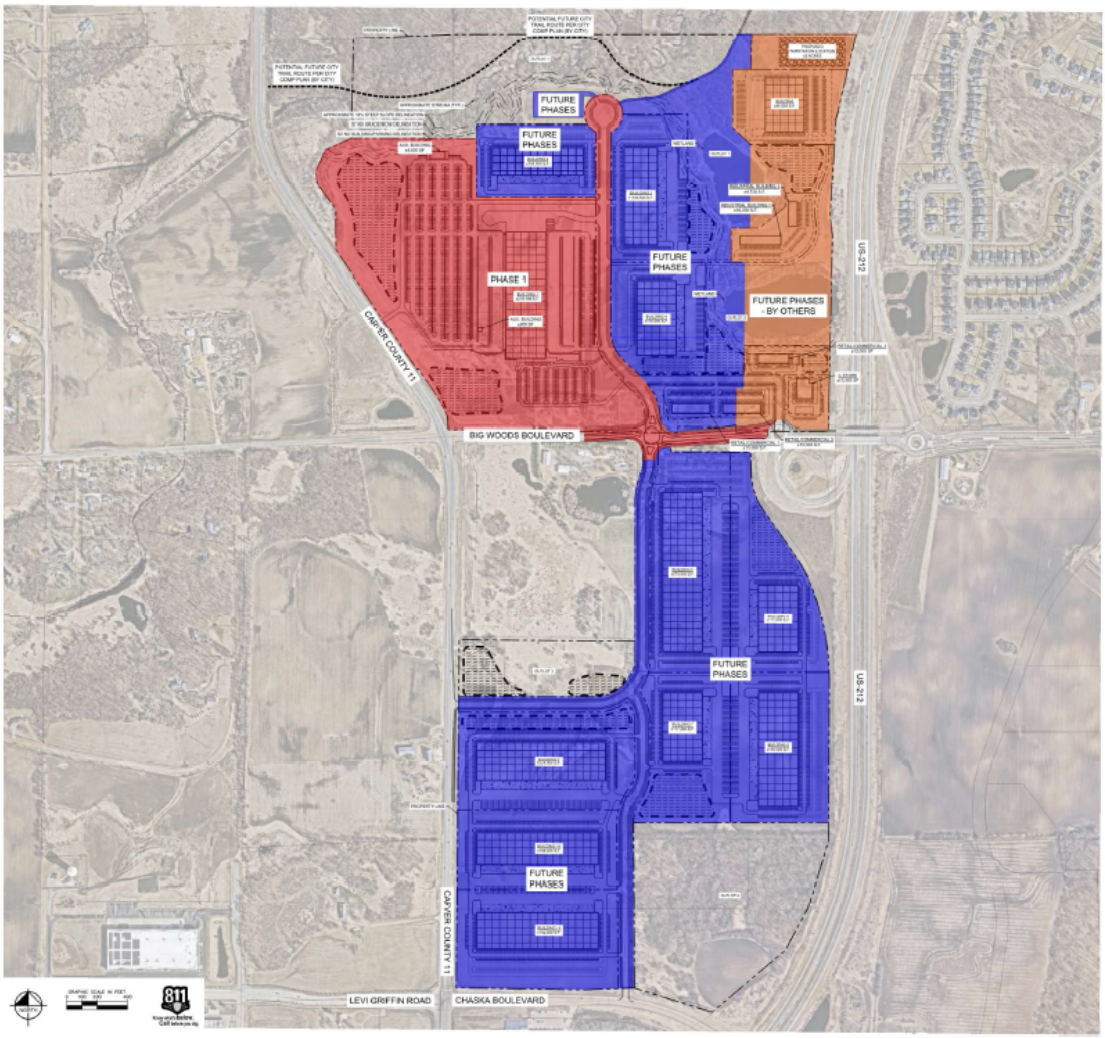


Figure 12: Proposed Phasing Plan

- **Access/ROW/Traffic.**
  The BWBP North and BWBP South are proposed to be connected by a new public road (Public Road A) that bisects the sites and runs north and south. This road is classified as a collector road. The primary access to both the north and south sides will be at the intersection where Public Road A crosses Big Woods Blvd (CR44) – *denoted as Intersection B in Figure 13*. This intersection is proposed to be a single-lane roundabout.

  BWBP North shows an additional access at Public Road B, which is east of Public Road A. Public Road B connects to CR44 at the existing single-lane roundabout nearest to Trunk Highway 212. This access will function as the primary access to the commercial area.

  A right-in/right-out access is proposed onto Jonathan Carver Parkway – *denoted as Intersection A*. This right-in/right-out access is for Building 1's site only. One

private road is shown in BWBP North (Private Road A), that will provide access to 3 industrial buildings and a city-owned substation on the Traditions property.

BWBP South shows Public Road A extending south and intersecting with CR11 – *denoted as Intersection C*. This intersection is proposed as a full access. A second public road (Public Road C) will intersect with Public Road A and extend south to connect to Chaska Boulevard (CR61) – *denoted as Intersection D*. This intersection is proposed to operate as a full access.

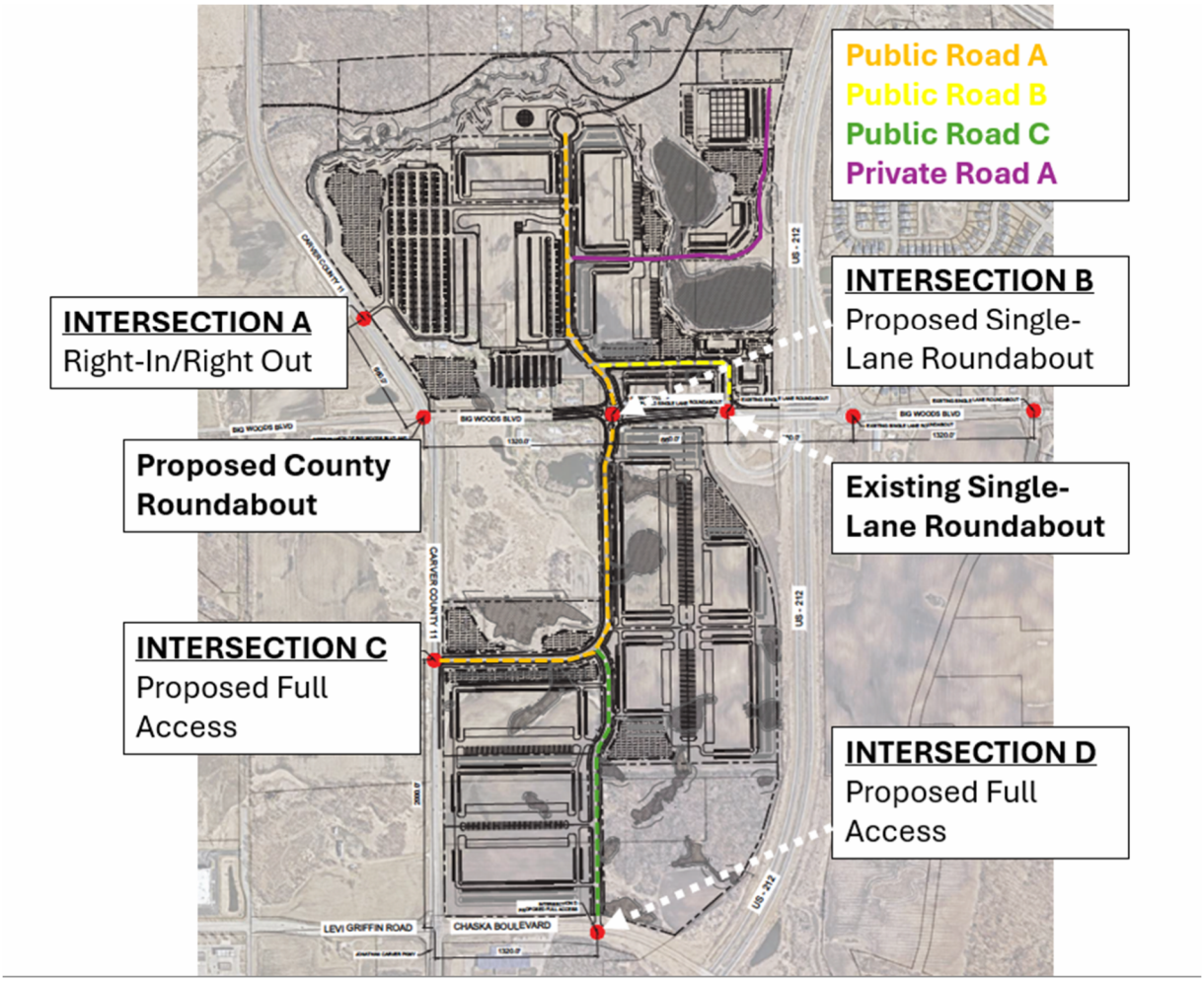


Figure 13: Site Access Plan – Overall Property

<u>Access & ROW Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal:*
  - Intersection A revisions:
    - Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025)
    - Coordination with City of Carver on anticipated access and plans west of JCP
    - Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans

        - Further evaluation on public versus private access here, with an emphasis on making this access public
    - Public Road A revisions:
        - Access on a collector road (Public Road A) requires 600 feet of separation between access points
        - Collector roads require 80 feet of ROW
    - Other:
        - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
        - Public roads require 60 feet of ROW
        - Carver County needs to review and approve all new access points, access design, and access spacing on County roads
        - Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate
- ***Other*** *Preliminary submittals:*
    - Access on a collector road (Public Road A) requires 600 feet of separation
    - Public Road A & B intersection needs to be further evaluated for spacing needs from Intersection B
        - Consider moving north approximately 200-300 feet
    - Internal access points on public roads will need to be aligned with other access points for each building site (*see Figure 14a&b*), and offset access points shall be avoided
    - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
    - Collector roads require 80 feet of ROW
    - Private roads require at least 30 feet of street width
    - Carver County needs to review and approve all new access points, access design, and access spacing on County roads

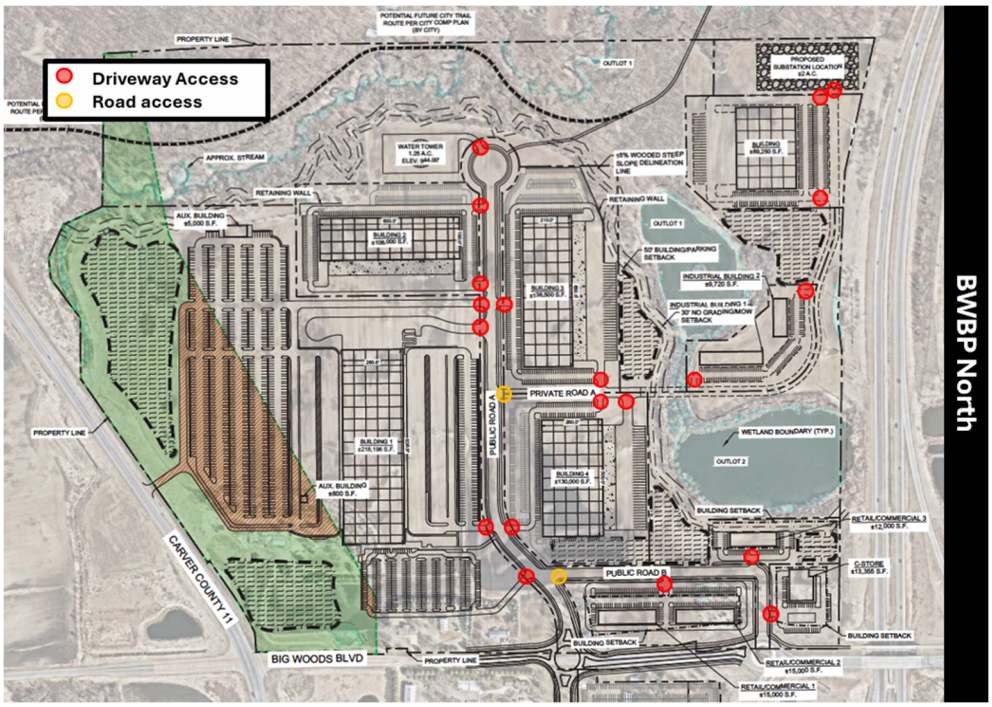


Figure 14a: Site Access Plan – Internal Property – BWBP North

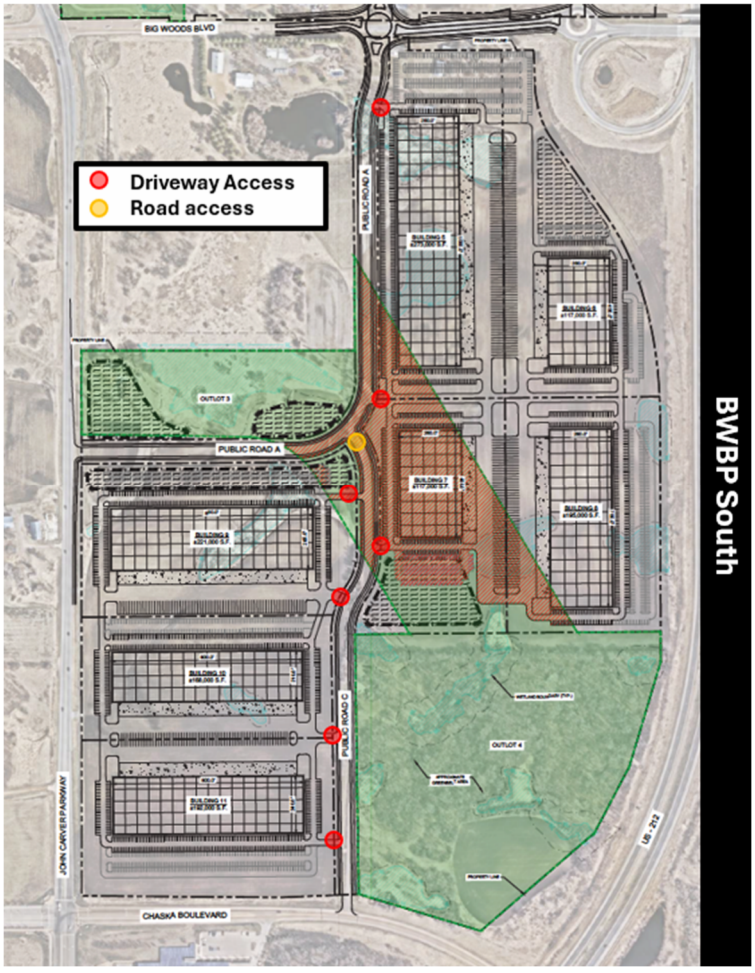


Figure 14b: Site Access Plan – Internal Property – BWBP South

Traffic

A Traffic Impact Analysis (TIA) was completed as part of the AUAR due to the anticipated trip generation exceeding the 250-trip peak hour vehicle[5] threshold. The BWBP TIA is included in the concept plan package as an Appendix. The TIA concludes that the surrounding transportation network can support the proposed development with appropriate mitigations.

A full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County's full access spacing guidelines. However, the TIA recommends a full access at this location to accommodate the increased traffic and maintain acceptable operations at adjacent intersections.

Ongoing coordination with the City and Carver County will be required to determine final intersection design at the site access points.

The overall roadway network has the capacity to accommodate the proposed development. The AUAR evaluates two scenarios: one consistent with the proposed concept plan and another scenario that is based on the maximum density allowed per the site's comprehensive plan guidance.

The TIA evaluated whether the new public road should connect to Chaska Creek Blvd at Creek Rd and was determined that the connection is not needed from a traffic capacity standpoint.

In addition, completion of the Big Woods Blvd (CR-44) & TH 212 interchange is an important regional access improvement to support future growth. However, based on the traffic volume projected distributions, it is not recommended as a required improvement for the Big Woods Business Park development.

The development on the northern half of the concept plan will be the first to be built, starting with Building 1, followed by future phases. The end user for Building 1 is a distribution user and is expected to generate around 3,000 daily vehicle trips. Public Road A through the middle of the northern half of Big Woods Business Park is projected to have roughly 7,000 daily trips with up to 10% trucks. For context, Jonathan Carver Parkway between Chaska Boulevard and Engler Boulevard has a daily traffic count just under 6,000 presently.

Traffic Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - An updated Traffic Impact Analysis is required, to include:
    - Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025)

[5] Mn Statute rule.4410.4300.22: For construction of a road on a new location over one mile in length that will function as a collector roadway, the DOT or local governmental unit is the RGU. MnDOT recommends a TIS for developments exceeding 250 peak-hour vehicle trips or 2,500 new daily trips, and is often studied as part of an EAW or Alternative Urban Area-wide Review (AUAR).

        - Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo)
        - Traffic impacts from Building 1's proposed use (i.e. distribution center)
        - Highway 212 full interchange
        - Evaluation of need of Intersection A, and looked as a public access/road as opposed to private
        - Spacing of Public Road B's connection to Public Road A relative to Intersection B
    - A construction access and routing plan is needed
- ***Other*** *Preliminary submittals:*
    - An updated Traffic Impact Analysis is required, to include:
        - Traffic impacts from each building site if the use is more intense than what was previously shown on the BWBP Concept Plan and what was previously analyzed in the AUAR TIA
    - Future users should not include additional distribution centers, or uses that generate high daily truck trips

- **Utilities/Water Tower/Substation.** Sewer and water utilities are currently available at the Chaska Creek Boulevard and Creek Road roundabout north of the site. With the construction of the new MSB building, these utilities will be extended up to the north side of the wooded ravine. The proposed plan shows the extension of these utilities across the ravine and servicing the development. Extending the utilities will require access through some portion of Traditions property; obtaining ROW and/or easement will be necessary to accommodate extension. *Further evaluation will be needed on where the utilities should be extended*; there might be a less invasive option that extends from Creek Road and follows the west edge of Highway 212. There is additional water service at the intersection of Highway 212 and Big Woods Boulevard, which can extend

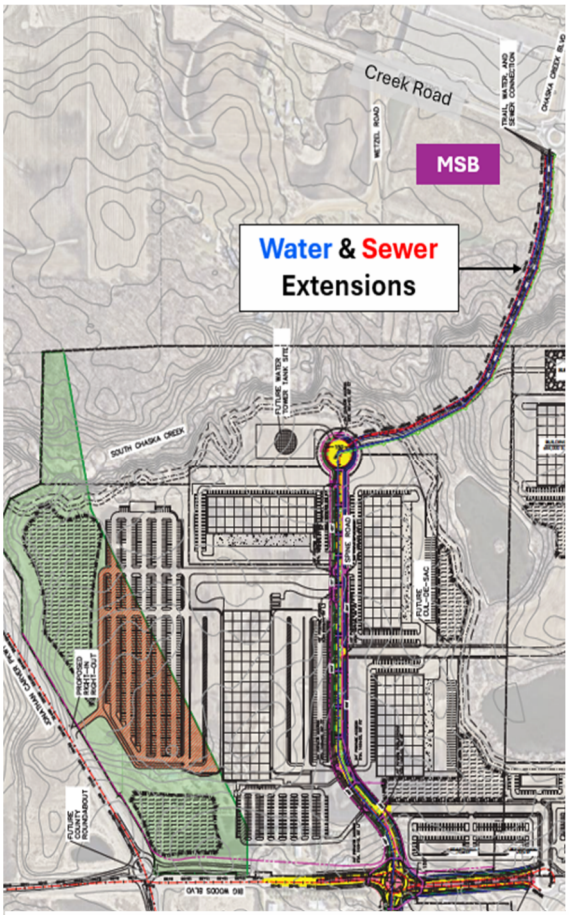


Figure 15: Proposed Utility Plan

west along Big Woods Boulevard to serve the project area. A watermain easement will be needed in BWBP South on the east edge of the development adjacent to Highway 212 ROW. This watermain connection is coming from the development proposed on the Holasek property to the east and will help serve the properties west of Highway 212 in Southwest Chaska. *It will be important that an easement area is planned for and secured when BWBP South develops.*

The Southwest Chaska Plan and Comprehensive Plan identifies the need for a new city water tower in the project area (*see Figure 11*). The location of the proposed water tower is on the north edge of the project area and on a high point, which is ideal for water tower placement. Timing for constructing of the water tower has not been determined. *The applicant will need to coordinate with the Water & Sewer Director to determine timing, location, and area for the water tower. This will need to be addressed at preliminary submittal for Building 1.*

The Southwest Chaska Plan also identifies the need for a new Chaska Electric substation. While the plan originally showed this substation on the east side of Highway 212, it has been determined that the west side is more appropriate due to compatibility with the business park use and proximity to the overhead transmission line.

The proposed substation would be located on a 2-acre site at the northeast edge of the project area. This location is considered ideal due to the adjacency of the overhead transmission, existing screening from the wooded ravine, and visibility from TH 212 to preserve views for the business park development. Soil testing will be needed to ensure adequate buildability.

The concept plan is currently in Minnesota Valley Electric Coop's (MVEC) service territory. The city of Chaska's electric territory is expected to extend to this location within the next 15 years. As such, ongoing coordination between the applicant, the City and MVEC is necessary.

The City also anticipates the need for an electrical crossing from the midpoint of the east edge of BWBP South, across Highway 212, to the northwest edge of Highpoint Vista. This will need to be planned for and addressed when the BWBP South develops.

Utility Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Evaluation of where utility extensions need to come from to serve the development
  - Coordination with Water & Sewer Director on timing, location, and size of water tower site
- ***Other** Preliminary submittals:*
  - Coordination with Electric Department on location of 2-3 acre substation site, including:
    - Soil testing confirming site is satisfactory for substation
  - Coordination with MVEC and Chaska Electric on service territory

- Provision of an easement along east edge of BWBP South abutting Highway 212 ROW for future watermain extension
- Provision of an easement along the east edge of BWBP South abutting Highway 212 ROW for future electrical crossing

- **Stormwater.**
  Stormwater would be directed to newly constructed stormwater ponds; 6 ponds are shown in BWBP North, and 5 ponds are shown in BWBP South.

  The stormwater report and plan required at preliminary will need to account for this and meet all city and Carver County Water Management Organization (CCWMO) requirements.

  As noted in the Greenbelt section of this report, stormwater ponds are proposed in the greenbelt areas and near one 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt. The applicant has provided a visual example of a stormwater pond they propose in these areas (*see Figure 16*).



Figure 16: Stormwater pond example

<u>Stormwater Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal:*
  - SW report and plan meeting all City and CCWMO requirements
  - Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives
- ***Other** Preliminary submittals:*
  - SW report and plan meeting all City and CCWMO requirements

- **Trails & Sidewalks.**
  The concept plan shows the inclusion of sidewalks on the west side of the proposed public streets, as well as a trail on the east side. There is an extension of the city trail across the ravine to connect into the proposed northern cul-de-sac. Also connected to that city trail is a 'future city trail' along the northern wooded ravine.

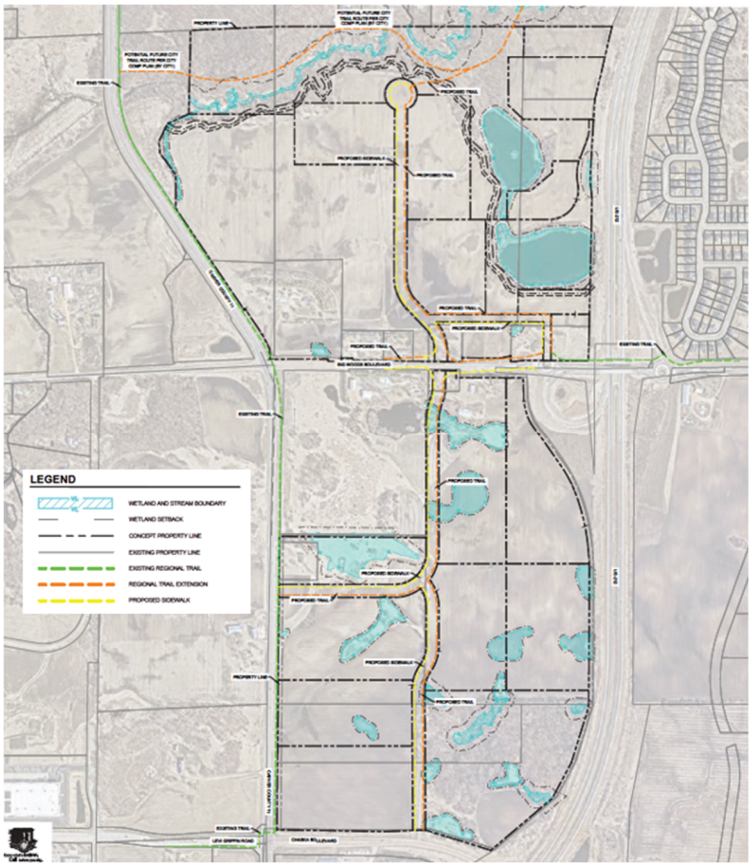


Figure 17: Proposed Sidewalk Exhibit

The City's Comprehensive Plan Trail Plan shows the inclusion of:

- ❖ A trail along Public Road A, and ultimately connects north to Creek Road.
- ❖ Future trails on Big Woods Boulevard and Chaska Boulevard up to the existing trail on Jonathan Carver Parkway.
- ❖ A future city trail extending off Public Road A's trail into the wooded ravine



Figure 18: 2040 Trails Map

Per the Southwest Chaska Plan, the following guidelines are provided for trail planning:

- A trail network connects through the entire open space loop and to adjacent community open space areas, such as the Minnesota River Valley, National Wildlife Refuge, Athletic Park and the Chaska Greenbelt.

Per the Chaska Pedestrian and Bike Master Plan, the following are recommended:

- Shared bike/walking path along Public Road A
- Shared bike/walking path along Chaska Boulevard
- Shared bike/walking path along Big Woods Boulevard



Figure 19: Chaska Pedestrian & Bike Master Plan – Proposed Pedestrian Network Plan

Trail & Sidewalk Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Sidewalk (west side) and trail (east side) included on both sides of public streets
  - Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11)
  - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
    - Public Road A
    - Big Woods Boulevard

    - Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities like:
    - Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed
- ***Other*** *Preliminary submittals:*
    - Sidewalk (west side) and trail (east side) included on both sides of public streets
    - Sidewalk on at least one side of the private street (Private Street A)
    - Show future trail on north sides of Big Woods Boulevard (CR44) and Chaska Blvd (CR61) up to existing trail on Jonathan Carver Parkway (CR11)
    - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
        - Public Road A
        - Big Woods Boulevard
        - Chaska Boulevard
    - Trail inclusions within the interior areas of business park, and specifically around natural amenities like:
        - Two, large existing wetlands on Traditions property
        - Wooded area on north side of BWBP North, also include:
            - Implementation plan of where and how this trail can be installed
        - Wooded area on southeast edge of BWBP South

- **Parkland Dedication & Outdoor Gathering Spaces.**
  A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area *park dedication fees will be required*.

  The Southwest Chaska Plan's design guidelines for 'outdoor gathering spaces' include the following:
    - ❖ Encourage small outdoor gathering spaces adjacent to sidewalks, particularly near restaurants, cafes, and other small businesses within the neighborhood centers.
    - ❖ Development of Southwest Chaska's Growth Area should include a hierarchy of public and semi-public open spaces including natural open spaces along bluffs, ravines and wetlands, a 50-60 acre community park, neighborhood parks, squares, plazas and play areas. These should be connected by an integrated system of greenways, parkways, trails and sidewalks.
    - ❖ Natural features like steep slopes, streams, ponds, wetlands and significant upland forest areas should be preserved and enhanced. These areas provide natural relief from the built environment, wildlife habitat and corridors, stormwater infiltration zones and important soil and erosion protection environments.

Outdoor Gathering Spaces Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
    - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1' site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
    - Include small outdoor, gathering space in wooded area on north side of BWBP North

- ***Other** Preliminary submittals:*
    - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on each building's site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
    - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure within the commercial areas;
    - Include small outdoor gathering spaces near existing natural amenities such as:
        - Two, large existing wetlands on Traditions property
        - Wooded area on north side of BWBP North
        - Wooded area on southeast edge of BWBP South

- **Screening, Landscaping & Tree Preservation.**
  This development abuts Trunk Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway which are major roadways. Additionally, the project is in the greenbelt and two areas are identified as a 'community entrances'; one community entrance at the intersection of Jonathan Carver Parkway and Big Woods Boulevard, and one community entrance at the intersection of Highway 212 and Chaska Boulevard. Because of this, viewsheds along major roadways need to be preserved as natural, rural views to show a visual separation from adjacent communities.

  The use of berms and landscaping are often the best methods to help buffer views from adjacent roads and provide natural viewsheds. The applicant has provided conceptual cross-sections to show how these development edges will be treated. All cross sections are included in Figures 20-23. The below are analyses of the cross sections.

BWBP North at Jonathan Carver Parkway (CR 11):

The following summarizes the cross sections for BWBP North along the Jonathan Carver Parkway (JCP) greenbelt area and at the Key Community Entrance (purple section):

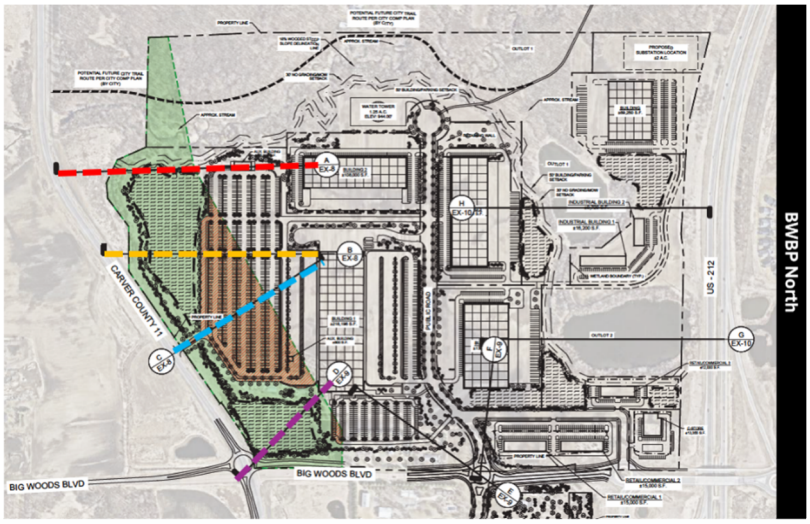


Figure 20: Proposed Cross Sections BWBP North at JCP (CR 11)

- Landscaping, berming and stormwater ponding are proposed.
- Buildings and parking areas would remain visible from the adjacent rights-of-way and therefore would not align with the Greenbelt's policy to maintain rural character.
- Staff would not support a comprehensive plan amendment request for cluster development unless additional berming and landscaping along JCP and Big Woods Blvd is proposed.

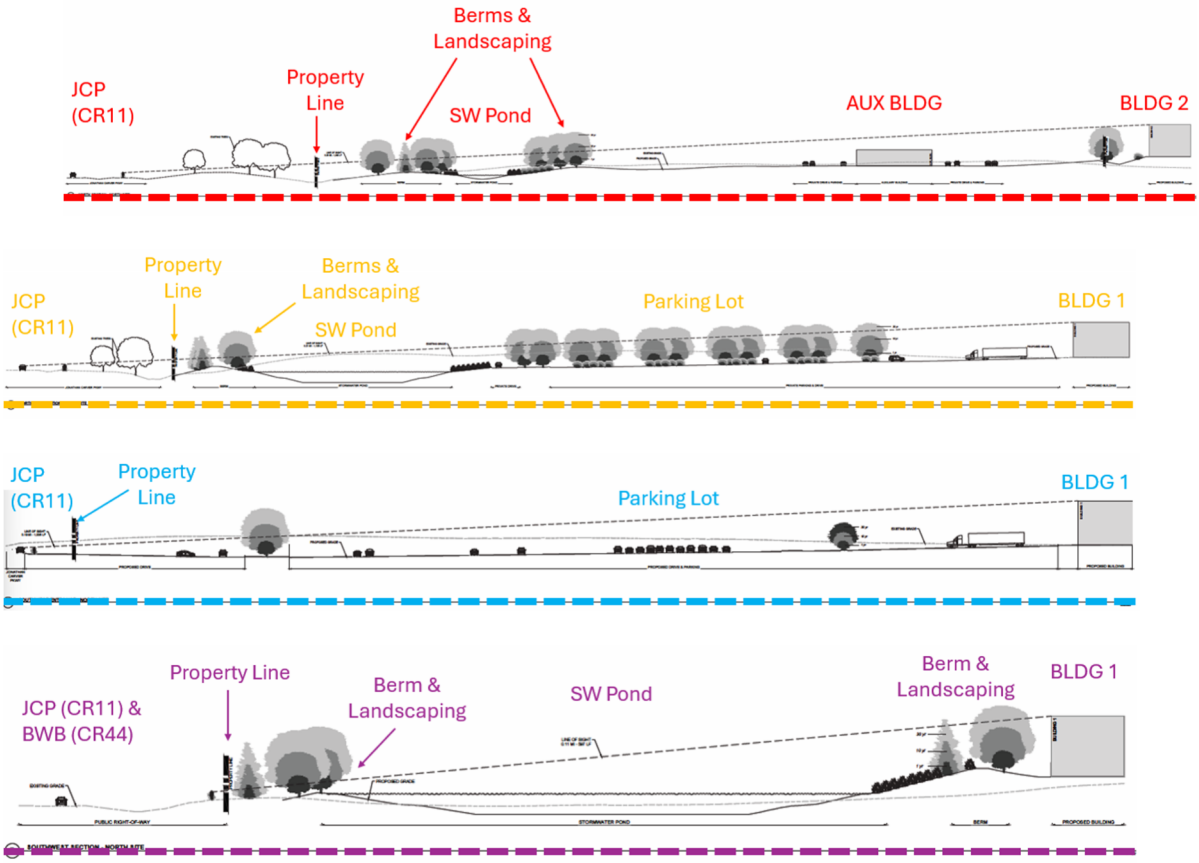


Figure 20a: Proposed Cross-Sections at BWBP North at JCP (CR 11)

BWBP North at Big Woods Blvd (CR44) and Highway 212:

The following summarizes the cross sections for BWBP North along Big Woods Blvd (CR44) and Highway 212:

- Additional berming should be evaluated as Building 1's site – especially the parking area – remains visible and level to Big Woods Blvd.
- Existing wetlands along Highway 212 provide visual separation between the roadway and proposed Buildings 3 and 4.
- Cross sections did not include the proposed commercial buildings or the northeast building adjacent to Highway 212.
- Berming and landscaping will be important for these sites to screen views of parking and loading areas from these major roadways.

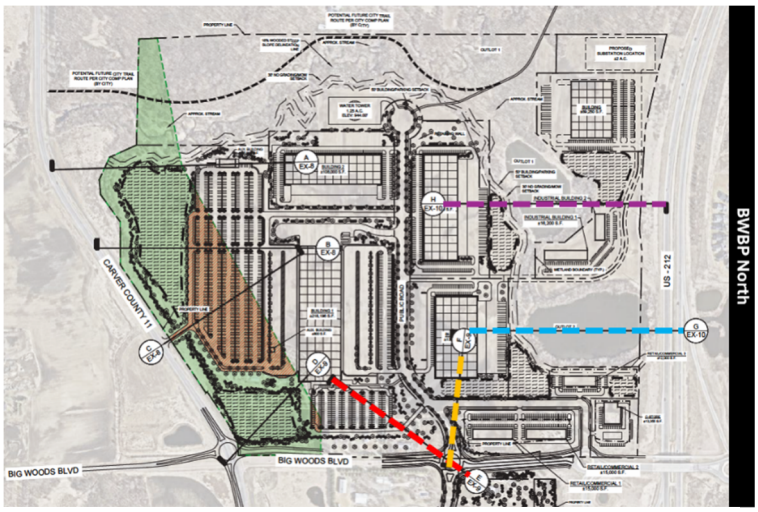


Figure 21: Proposed Cross-Sections BWBP North at BWB (CR44) and Highway 212

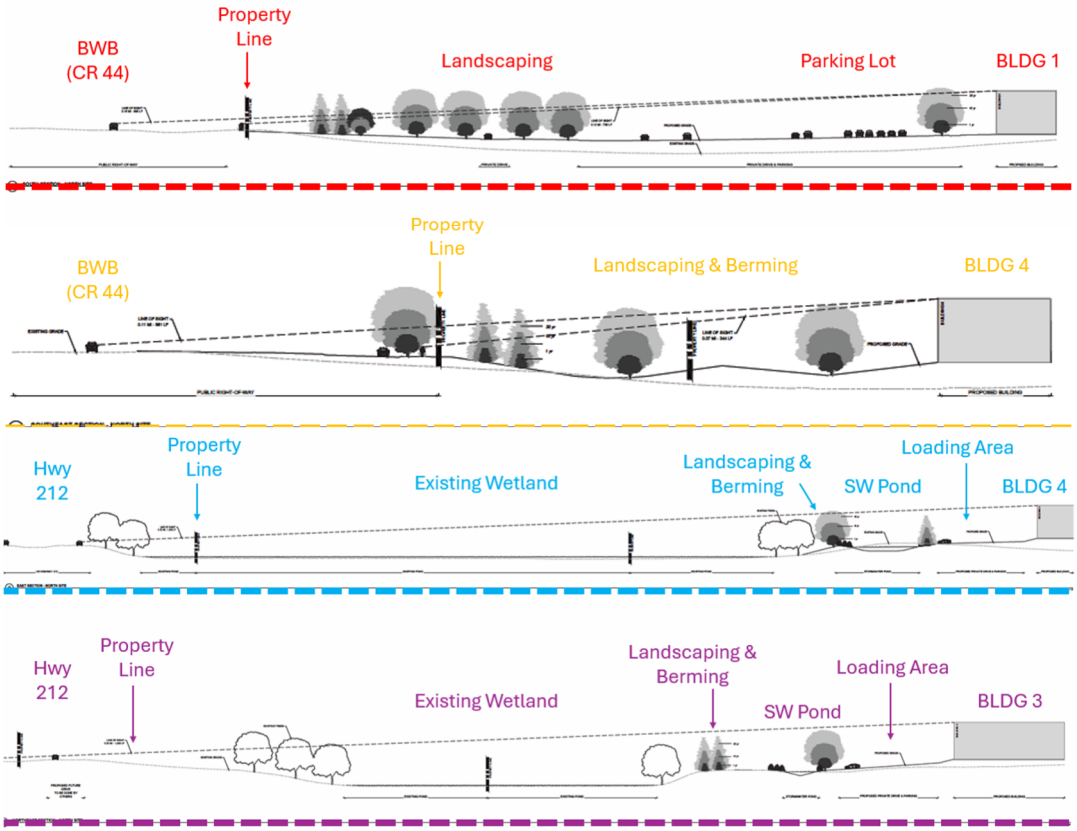


Figure 21a: Proposed cross sections at BWBP North at BWB (CR44) and Highway 212

BWBP South at Highway 212 and Chaska Blvd (CR61):

The following summarizes the cross sections for BWBP South along Highway 212 and Chaska Blvd (CR61), including the Greenbelt area and at the Key Community Entrance (blue section):

- Berming is not shown along the edge of Highway 212, and there appears to be sufficient space to do so.
- Viewsheds at the Key Community Entrance appear to be preserved as the southeast portion of the site is proposed to remain undeveloped.

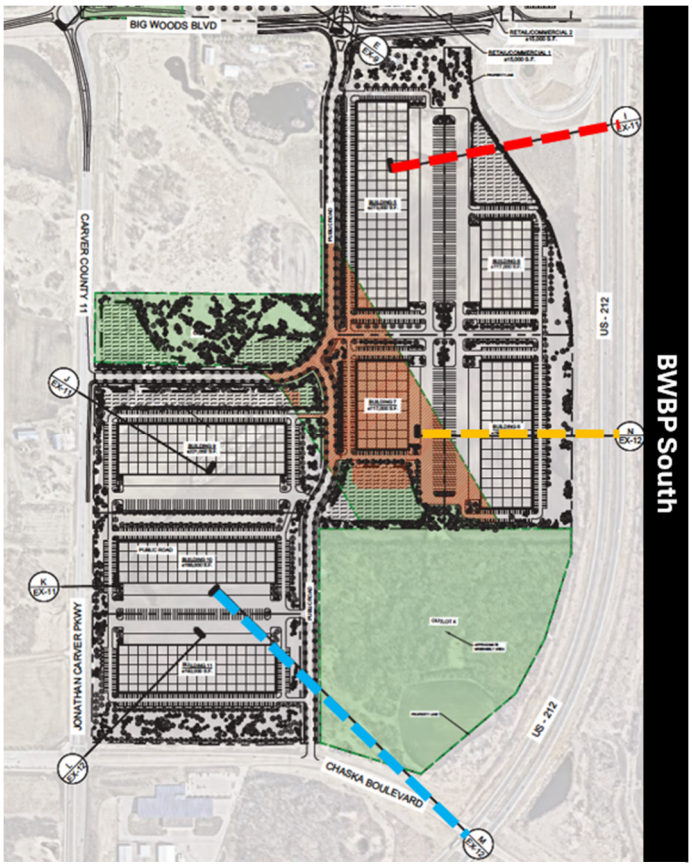


Figure 22: Proposed Cross Sections at BWBP South at Chaska Blvd (CR61) and Highway 212

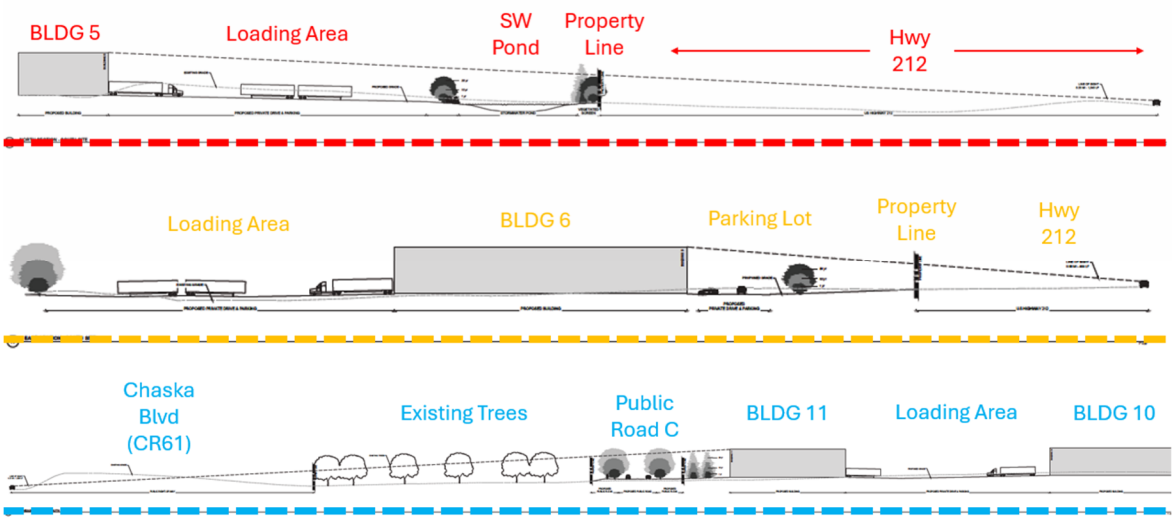


Figure 22a: Proposed Cross-Sections BWBP South at Chaska Blvd (CR61) and Highway 212

BWBP South at Jonathan Carver Parkway (JCP, CR11):

The following summarizes the cross sections for BWBP South along Jonathan Carver Parkway (CR11):

- It does not appear that any berming has been incorporated along this edge.
- An existing trail is located along the east side of JCP, making screening of the parking and loading areas important.

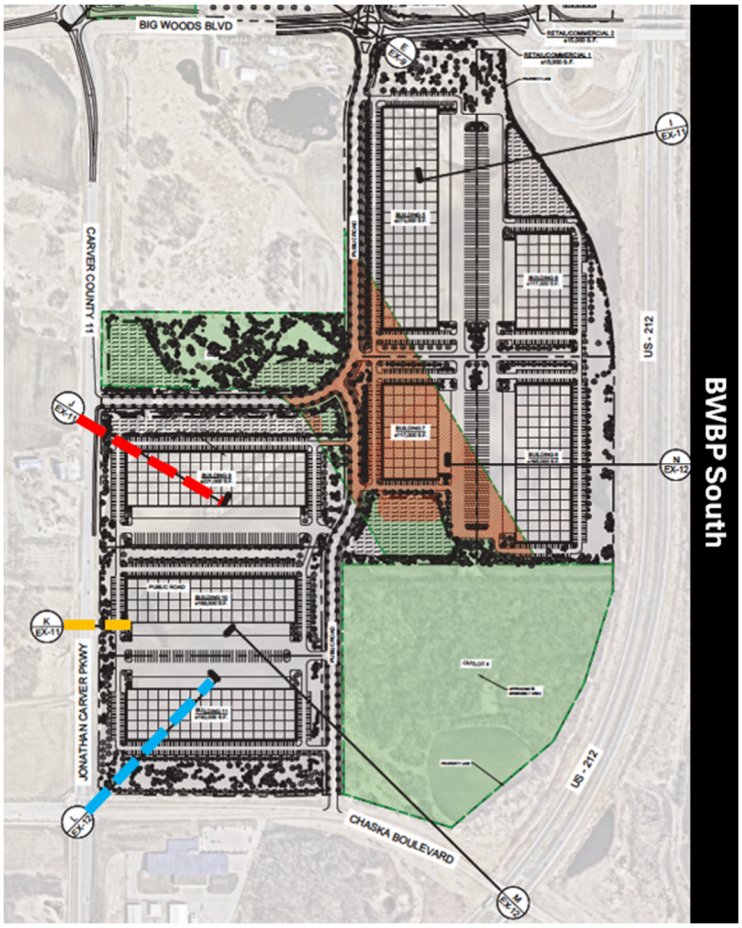


Figure 23: Proposed Cross Sections BWBP South at JCP (CR11) and Chaska Blvd (CR61)

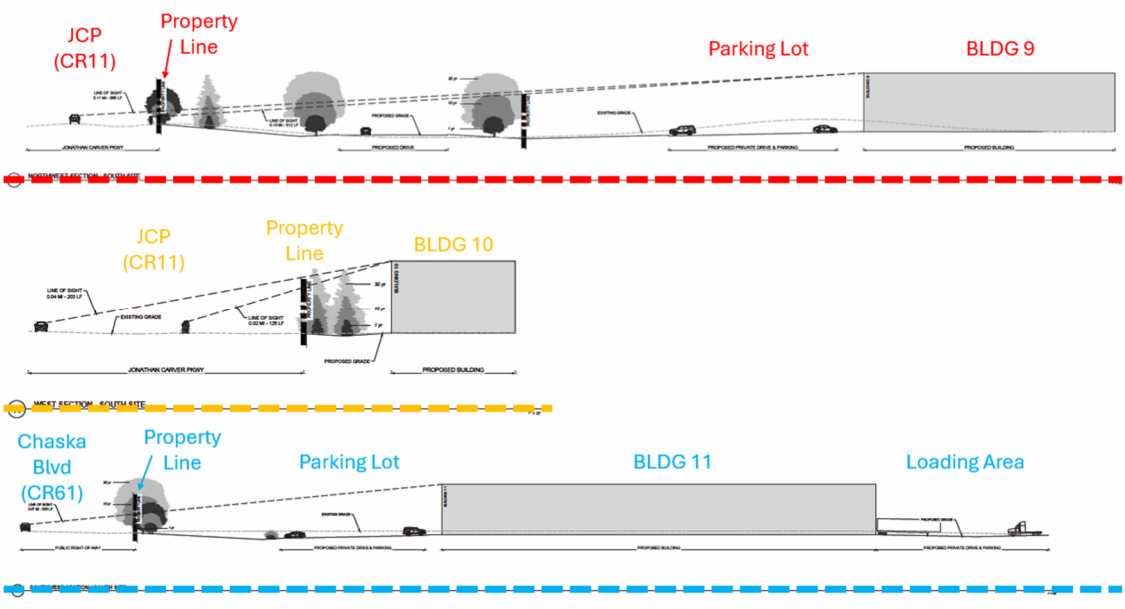


Figure 23a: Proposed Cross Sections BWBP South at JCP (CR11) and Chaska Blvd (CR61)

In addition to screening requirements, each site will be required to meet the city's landscape ordinance (Section 15.28.070) as it pertains to quantities, planting islands, etc. Boulevard trees will also be required along all public and county streets for every 50 feet.

The Southwest Chaska Plan has design guidelines that apply to 'Landscaping':

- Outdoor spaces/plazas should incorporate ornamental and shade trees, planting beds, and potted plants with plant materials that emphasize seasonal color and change.
- Hardy plant species are encouraged for resistance to extremes in climate change, road salt, and disease.
- Native plant materials are encouraged to reduce water consumption needs for plant irrigation.
- Parking, outdoor storage, service and trash areas should be screened with landscape plantings.
- Landscaped plazas and courtyards are encouraged.
- Increase stormwater permeability where possible by creating planting beds rather than paving materials. Permeable paving systems are encouraged.
- Encourage landscaped connections between private and public amenities and spaces.
- Encourage tree and shrub plantings in and around parking areas to reduce heat island effect and improve air quality

Tree preservation will also be important for this area. Wooded steep slopes of 18% grade or more are protected by ordinance (Section 15.28.100C). The applicant will need to delineate these wooded steep slopes and have them verified by city staff in the field prior to a preliminary submittal. Additionally, it will be important to show other areas not protected by ordinance that can be preserved. Clusters of significant sized oak or maple trees should be preserved where possible.

Screening, Landscaping & Tree Preservation Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings
    - The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment

- Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails
- Significant level quality designed landscaping will be needed along high visible areas
- All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc
- Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy
- Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed
- Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field
- Clusters of significant sized oak and maple trees shall be preserved

- ***Other*** *Preliminary submittals:*
  - Community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment
  - Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails
  - All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc
  - Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy
  - Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed
  - Clusters of significant sized oak and maple trees shall be preserved

- **Building/Parking Design.**
  The design/layouts of all proposed buildings will need to adhere to the City's Building Design/Materials ordinances and the design guidelines included in the Southwest Chaska Plan. The project should have an architectural theme that

crosses over the overall business park. This theme should be reflective of place and Chaska as a whole in its choices of materials and massing.



Figure 24: Birds-Eye View Looking Northeast

The City of Chaska has certain building design and material requirements for ***industrial buildings*** (Section 15.28.120.D.2b). This section would apply to the 14 industrial buildings proposed in BWBP North and South. 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.

The City of Chaska has certain building design and material requirements for ***commercial buildings*** (Section 15.28.120.D.2a). This section would apply to the 4 commercial buildings proposed in BWBP North. A portion of it is stated as follows:

Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials.

Additionally, building design and parking will have to meet the Business Park Design Guidelines defined in Chapter 6 of the Southwest Chaska Plan. The following apply to 'Lots and Buildings':

- Where feasible and appropriate, keep buildings low and oriented to the contours of the topography so that the form of the rolling landscape continues to be dominant.
- The siting and orientation of the buildings should protect and enhance existing views and vistas.
- Structures should be positioned to provide maximum visibility into adjacent public spaces and main points of entry and exit should be located on the public space.
- Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.
- Building entrances should address and front the street.
- Buildings should engage to the ground. The use of heavy bases and built up platforms for the buildings should be minimized.
- Buildings should enhance the character of existing land forms and site features. Consider breaking very large buildings into modules or subparts to reduce perceived scale.
- Buildings should relate to the terrain and each other in their massing and rms. Larger masses should be located at the centers of building compositions, with smaller forms stepping outwards and down.
- Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, and to adjoining buildings.

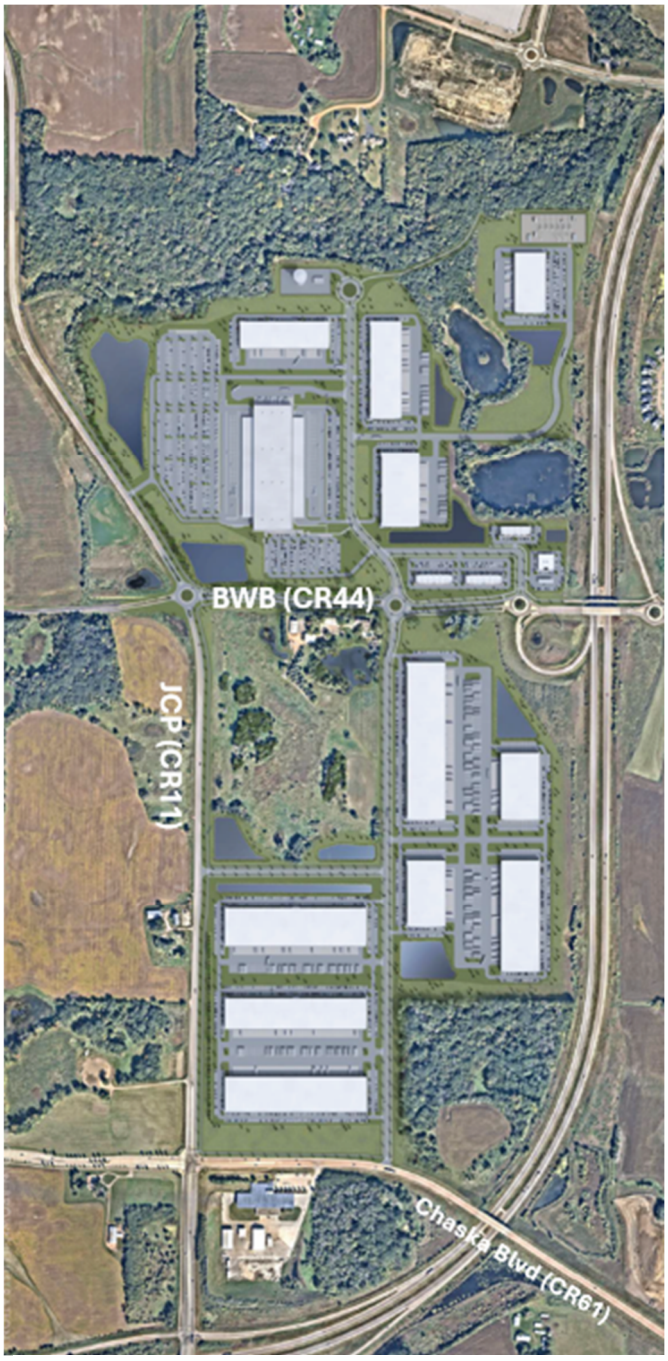


Figure 25: Concept Site Plan Rendering

- ❖ Existing and proposed pedestrian and/or bicycle circulation systems and easements shall be integrated into site design and a convenient exterior entrance shall be provided from the trail system.

The following apply to 'Parking':

- ❖ Provide well-designed, convenient, easily accessible and identifiable parking facilities.
- ❖ Where feasible, parking should be located behind or beneath primary buildings.
- ❖ Shared parking supplies should be encouraged.
- ❖ All parking facilities should be designed to be safe and secure.
- ❖ Design and plan for adequate lighting levels for auto and pedestrian safety, while minimizing disturbance of light pollution to adjacent land uses.
- ❖ Design parking facilities to limit conflicts between pedestrians and autos.
- ❖ Landscaping and other screening devices are encouraged to buffer parking garages and surface parking lots at the street level from pedestrian view.

- Building 1 (Phase 1)
  Building 1's site is approximately 61 acres and is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF. This facility would operate 24/7, with deliveries out of the facility during standard business hours, while deliveries into the facility and internal sorting would occur outside standard business hours and through the night in preparation for the following day. The end user for Building 1 is expected to generate around 3,000 daily vehicle trips.

  Building 1's site proposes to install 1,347 parking stalls. This is *more than double* the city's parking requirement (628 stalls) for a manufacturing/warehouse user of this size. The user is a distribution user which requires employee and delivery truck parking. Parking is located on the east, south and northwest sides of the property. A truck loading area is located on the north side of the building. Because of the large expanse of parking and driving areas needed to accommodate a distribution user, staff would not support an additional distribution center in the Business Park area.

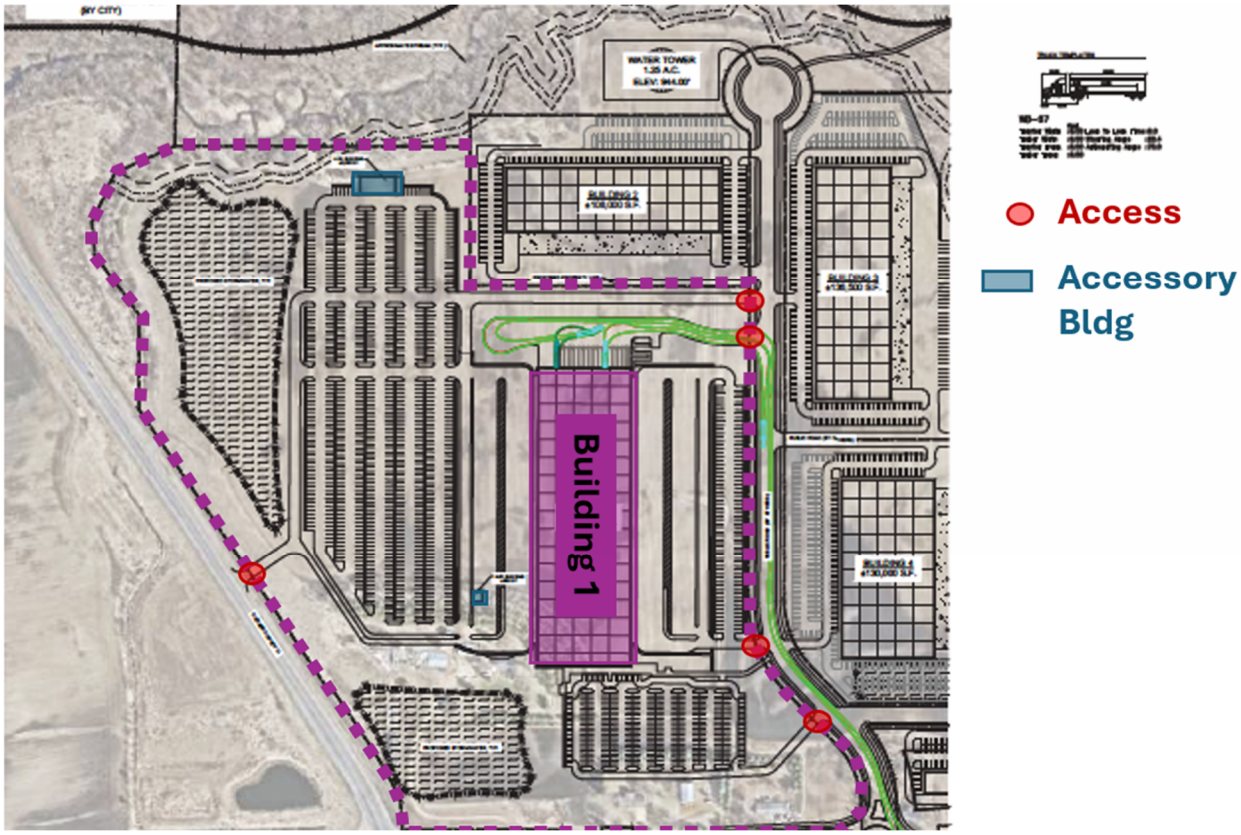


Figure 26: Building 1's Site and Truck Movement

The Building is proposed to be rectangular in shape and approximately 40 feet tall. The building elevations do not indicate where the front entrance of the building would be, however it is presumed it will face south towards the proposed employee parking lot. There are two accessory buildings proposed as well; one on the northwest side of the site and one near the west side of the primary building. The northwest building (~5,000sf) is planned to be a service center to provide maintenance for the delivery trucks. The west building (~800 sf) will act as a vehicle inspection shed; delivery trucks will be able to pass through the building and receive inspection before or after deliveries. It is unclear what type of exterior materials are proposed on the primary and accessory buildings. The building will have to meet the city's Building Design/Materials ordinance for industrial buildings. Additionally, the building needs to adhere to the design guidelines in the Southwest Chaska Plan.



Figure 27: Building 1 Elevations

- Access & Circulation
  5 access points are proposed into the site; 4 from Public Road A, 1 from Jonathan Carver Parkway. The northern-most access point on Public Road A will be used as a large delivery truck parking lot behind the building. The access point immediately south of this one will access the truck loading area on the north side of the building. The middle access point will access an additional delivery truck parking/staging area. The southern-most access point will access the employee parking lot on the south side of the building. And the access point on Jonathan Carver Parkway is proposed to be a right-in/right-out used for delivery trucks only. As noted in the Access/ROW/Traffic section previously, the applicant will need to work on the location, type (limited vs full) and coordination of this proposed access with the City of Chaska and Carver.

- Landscaping & Screening
  Landscaping and screening will be important for this site. Based on the size of the building the following landscape provisions are required:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	682 caliper inches (~273 trees)	Unknown
Understory Trees	68	Unknown
Shrubs	1/300 sf of bldg **or** 1/30 feet of site perimeter	Unknown
Planting Islands	10% of parking	Unknown

The applicant will have to show how they meet these requirements in the preliminary submittal for Building 1.

The site sits on a prominent corner that is identified as a 'key community entrance', and has high visibility from Big Woods Boulevard and Public Road A. Parking and loading areas flank all sides of the building. These components will require adequate screening relative to all public rights of way in the form of berming and landscaping.

Building & Parking Design Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings
  - An architectural theme shall cross over all buildings in the Big Woods Business Park
  - Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
  - Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A
  - Building 1 shall be broken up to provide for variation in massing and scale
  - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings
  - Parking for each site that meets the city's ordinance (Section 15.28.030)
  - At least 10% of parking lot areas shall be planting islands with trees and shrubs
- ***Other** Preliminary submittals:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for all industrial and commercial buildings

- An architectural theme shall cross over all buildings in the Big Woods Business Park
- Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
- Buildings should address and front the street, specifically for:
  - Building 2; the front of the building shall be oriented towards Public Road A, or the building shall be flipped so that the loading area is oriented towards the north side facing the ravine
- Buildings shall be designed to have high quality design when visible from major roads
- Larger, rectangular buildings shall be broken up to provide for variation in massing and scale
- Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings
- Parking for each site that meets the city's ordinance (Section 15.28.030)
- At least 10% of parking lot areas shall be planting islands with trees and shrubs
- Future users should not include additional distribution centers in the overall Business Park so as to create more diverse job creation, avoidance of large parking lot areas exceeding parking code and dominate the site, and have a focus on high-quality building and site design.

- **Wetlands.**
  27 wetlands have been identified on the property, one of which is north of the ravine and outside the development area (#27). Full wetland delineation and approvals have been conducted on most of the Raser and Kloos properties (*see yellow and orange areas in Figure 28*) Wetland delineations have not been completed on the Traditions or city properties. Prior to preliminary submittal for development on these parcels, wetland delineations will need to be completed.

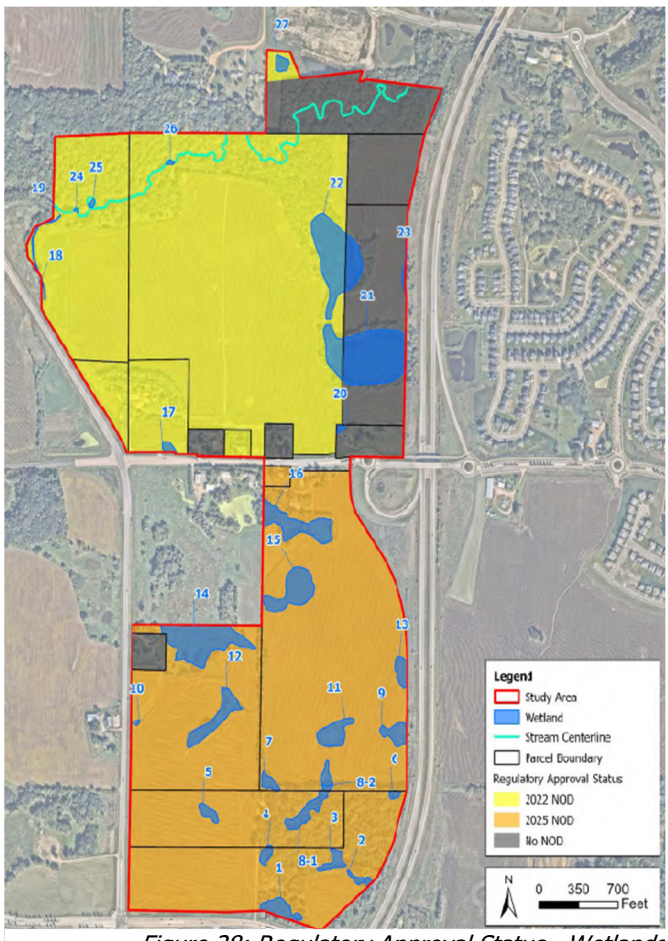


Figure 28: Regulatory Approval Status - Wetlands

Wetlands classified as Unique or Manage 1 are considered the higher quality classifications. Proposed wetland impacts will need to follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts. *A wetland mitigation plan will need to be completed and approved prior to preliminary plat approval for each site.*

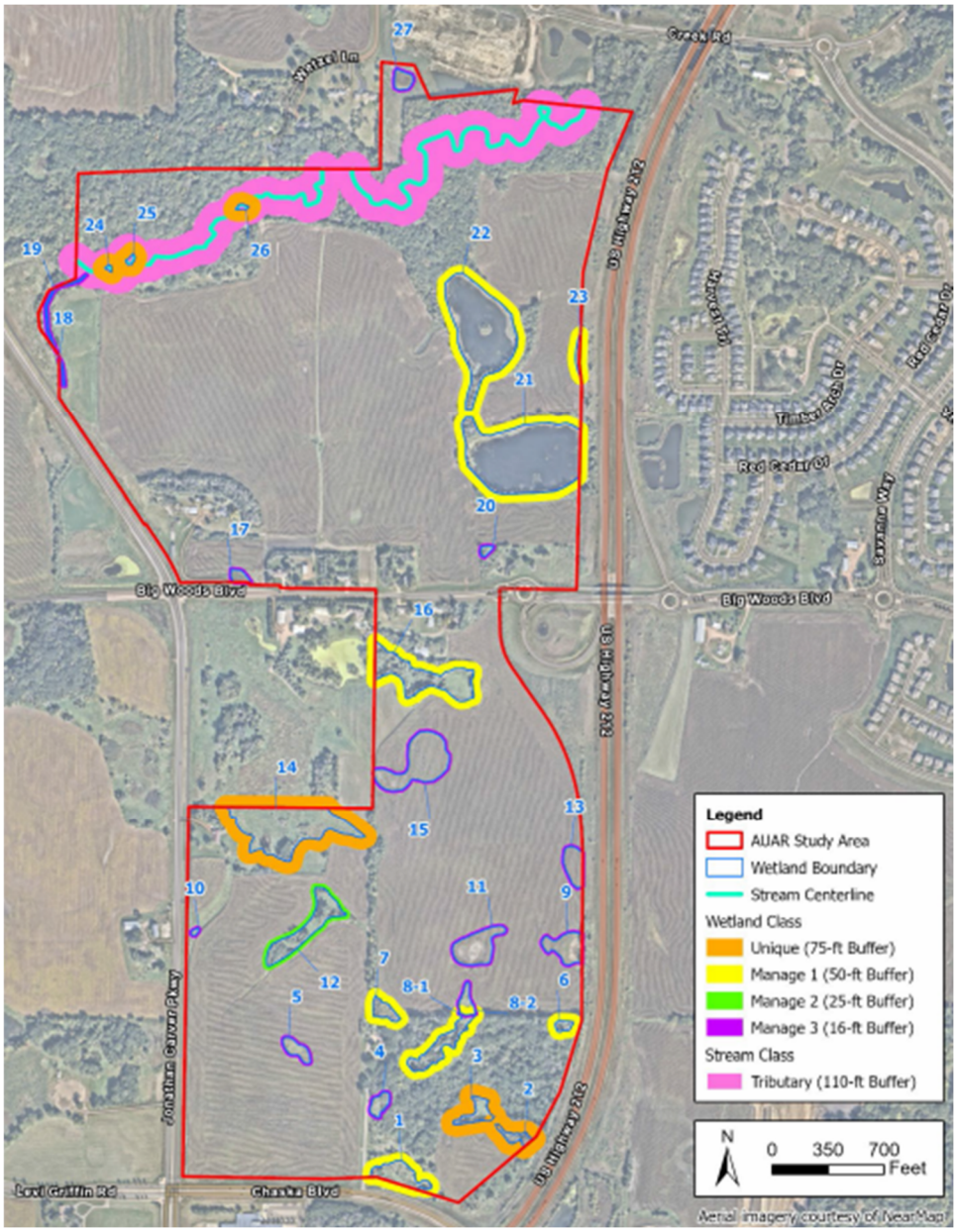


Figure 29: Wetland Inventory Exhibit

- **Development Costs (Infrastructure Improvements).**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
  - Arterial Road Network
  - Collector Roads
  - Storm Sewer

- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to enter into a development agreement to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
January 27, 2026	March 28, 2026	May 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 if further review is needed.		

Planning Commission Action taken 02/11/2026:

Motion to recommend approval to the City Council approval of the concept plan for Big Woods Business Park (BWBP), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Concept Plan Package (pgs 1-232), prepared by Kimley-Horn, dated January 2026
2. Adherence to:
    a. Southwest Chaska Plan adopted January 2013, and specifically:
        i. Chapter 5 Preferred Growth and Development Plan
        ii. Chapter 6 Design Guidelines
    b. City Engineer memo dated February 2026;
    c. Carver County Public Works comments dated December 18, 2025;
    d. Orderly Annexation Agreement dated September 8, 2025;
    e. City's Boulevard Tree Policy and local street section design;
    f. Greenbelt Policy Policy #3, Chapter 4, pg. 29 of the 2040 Comprehensive Plan; and
    g. Big Woods Business Park Concept Plan RFA Comments (pgs 1-7), dated February 6, 2026
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a preliminary plat application to be complete:
    a. Annexation request for the two Dahlgren Township parcels, congruent with preliminary approval of Building 1's site;
    b. Comprehensive Plan Amendment application for the greenbelt impacts, including how the request meets the 10 stated objectives for cluster development;
    c. Tree inventory and preservation plan;
    d. Grading plans;
    e. Landscaping plans in conformance with City Code Sec. 15.28.070;
    f. Stormwater Management Plan;
    g. Adoption of the final AUAR by City Council;

h. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include but not limited to transportation and the extension of trunk utilities.
i. Site Assessment Agreement
j. Development Agreement
k. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development.
l. Carver County Approved Traffic Impact Analysis
m. Dedication area for regional ponding for storm water treatment satisfying transportation improvements and combined area development both proposed and future.
n. Wetland Impact Assessment for Development and Public Infrastructure
o. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure
p. Carver County Permitting Approval for Public and Private Transportation Improvements
q. Prelim Plat submittal providing right of way dedication for transportation and utility extensions including but not limited to gravity sewer, trunk water main
r. Future Outlot(s) for electric distribution and City water tower facilities
s. Easement Dedication for Public Infrastructure

4. Preliminary Plans to include/show:
   a. Stormwater pond details for all ponds proposed in the greenbelt areas demonstrating adherence to the greenbelt's intent to provide a natural edge to the city.
   b. Access alignment on Public Road A and Public Road B.
   c. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development
   d. Project Phasing Plan for Private and Public Improvements
   e. Agency Approved construction plan incorporating public and private development infrastructure coordinated with Engineering Department
   f. Wetlands identified as unique resources by governing agencies and are listed City's comprehensive plan shown as being preserved areas within easement or as outlot(s).
   g. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building].
   h. Provision of sidewalks or trails as applicable per long range plans and city policies on both sides of all local streets.
   i. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets.
   j. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties.
   k. Provision of adequate landscaping, berming, and buffering along the development edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard, and Jonathan Carver Parkway.

l. Watermain crossing easement within BWBP South on east side of property up to Highway 212 ROW.
m. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan.
n. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd.
o. Provision of a trail generally following the sewer extension route beginning at the intersection of Creek Road and Chaska Creek Rd. located north of the ravine and continuing across the ravine to connect with the collector road serving the proposed development.
p. Further evaluate the need for, and if determined, provide for a public access on CR11 north of Big Woods Blvd.
q. Further study the proposed commercial access roads to meet City spacing guidelines, or define appropriate access management if spacing requirements cannot be met.

5. Coordination with:
    a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage.
    b. Water and Sewer Director to define and secure an approved location for a water tower.
    c. MVEC and Chaska Electrical department on service locations and future substation.
    d. Carver County on access, access spacing and road improvements on county roads.
    e. City of Carver on access alignment on County Road 11.
6. Compliance with City Ordinances, including:
    a. Sec. 15.28, Special Regulations
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Building setbacks are as follows:
    a. Interior Property Lines: 15 feet
    b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
    c. County Road 61 (Chaska Blvd): 150 feet from centerline
    d. County Road 44 (Big Woods Blvd): 125 feet from centerline
    e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
    f. Public Road A: 100 feet from centerline
    g. Wetlands: Varies based on wetland type
    h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge
8. Parking setbacks are as follows:
    a. Interior Property Lines: 5 feet
    b. Property Lines abutting ROW: 10 feet
    c. Wooded Steep Slopes: 50 feet from edge

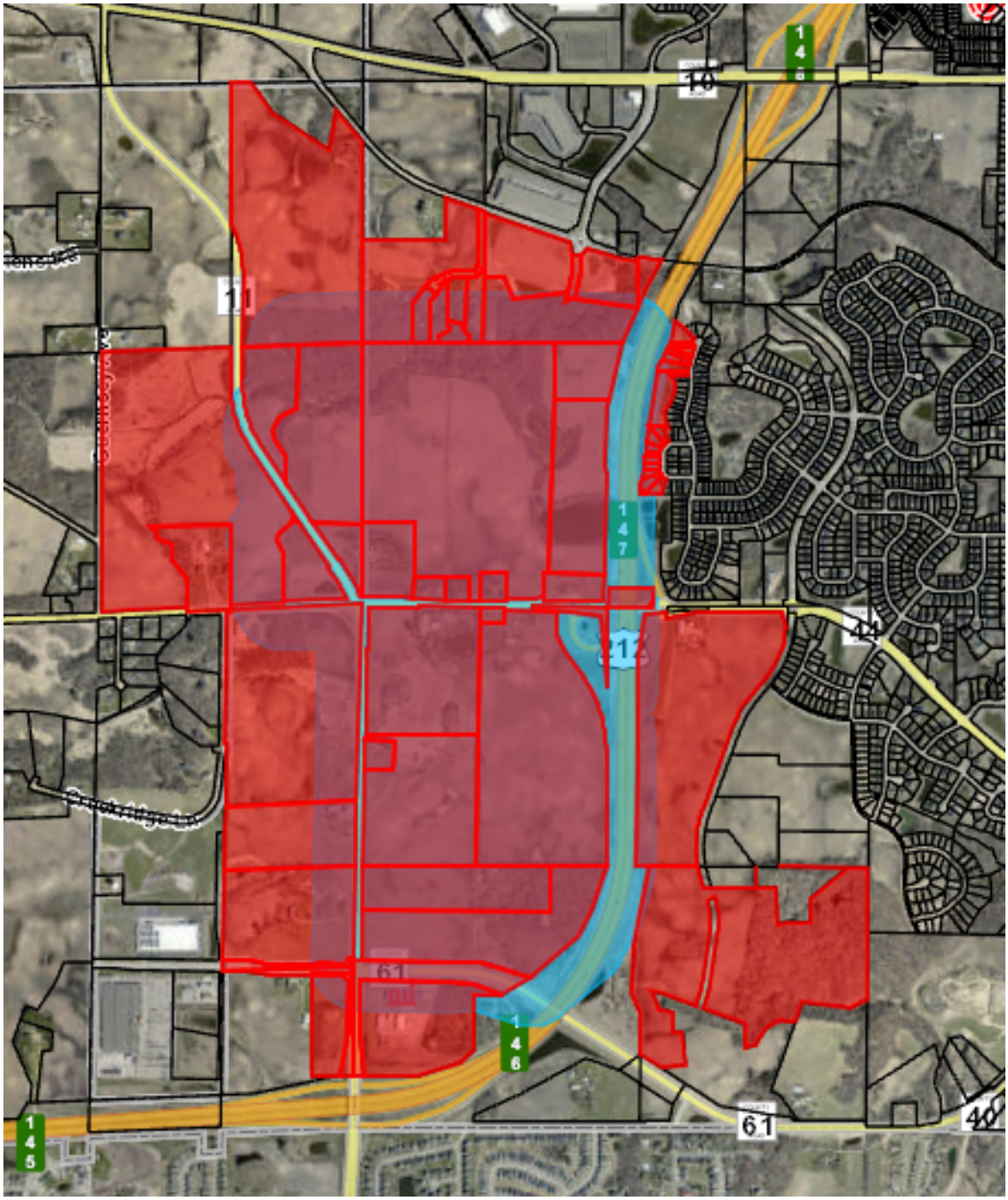
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
12. Provision of a wetland mitigation plan to be completed and approved prior to preliminary plat approval for each site.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-17 approving the Concept Plan for the Big Woods Business Park (BWBP) (PC #2025-23).

SUPPORTING INFORMATION

Mailing Area: 40 addresses were included in the mailing list for the project:



CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 02/23/2026 RESOLUTION NO. 2026-17

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Big Woods Business Park (BWBP)/Scannell Properties/PC #2025-23

WHEREAS, the overall property is approximately 338 acres in size, and spreads across 16 parcels of land owned by multiple property owners; and

WHEREAS, two City Gateways ('key community entrances') are located in the project area as identified in the city's Comprehensive Plan; one at the intersection of Big Woods Boulevard (CR44) and Jonathan Carver Parkway (CR11), and one at the northwest corner of Chaska Boulevard (CR61) and Highway 212; and

WHEREAS, the concept plan proposes a total of 14 industrial buildings , 4 commercial buildings, a city-owned water tower, and a substation on 338 acres of land; and

WHEREAS, for the ease of analyzing this concept plan, staff will refer to the site as two different districts; **BWBP North** (project area north of Big Woods Blvd), and **BWBP South** (project area south of Big Woods Blvd); and

WHEREAS, the Comprehensive Plan guides the site as Business Park, Open Space, Rural Residential (aka Greenbelt), and Dahlgren Township Growth Area; and

WHEREAS, the total concept plan includes approximately 85.80 acres of Greenbelt, with around 29.95 acres in the northern half (BWBP North) and 55.85 acres in the southern half (BWBP South); these calculations exclude the Kloos property (4655 Big Woods Blvd; Parcel ID: 3000070400), which lies outside the concept plan boundary; and

WHEREAS, the proposed development shows impervious impacts in the greenbelt area, and impacts to the greenbelt *require an amendment to the 2040 Comprehensive Plan*; and

WHEREAS, the Comprehensive Plan states that this request can be made to allow for "cluster development" while generally meeting the 10 objectives stated within the policy; and

WHEREAS, the developer will have to show how they meet all 10 stated objectives in their comprehensive plan amendment request; and

WHEREAS, the concept plan includes stormwater ponds within greenbelt areas of BWBP North near an identified 'key community entrance'; and

WHEREAS, staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat); and

WHEREAS, additionally, as noted in Objective #4, viewsheds at 'key community entrances' need to be protected; and

WHEREAS, the purpose of this objective is to provide visual separation from adjacent communities by preserving a natural, rural edge, and the applicant will have to show in their preliminary submittals how they propose to achieve this objective; and

WHEREAS, the City of Chaska and Dahlgren Township adopted an Orderly Annexation Agreement on September 8, 2025, and this agreement only includes the two Dahlgren Township parcels within the concept plan area, and outlines the terms and conditions for their annexation; and

WHEREAS, annexation of the parcels would need to occur congruent with the preliminary plat and rezoning review and approval if development is pursued on the parcels; and

WHEREAS, the proposed BWBP concept plan occupies the western portion of the area studied by the Southwest Chaska Growth and Development Plan, and the proposed concept, along with the future land use map, identifies this area as Business Park use, with some areas of rural residential/open space; and

WHEREAS, phase one of the development includes:

- Building 1: construction of building and parking for a distribution center
- Roads: Public improvements to Big Woods Blvd and construction of Public Road A in BWBP North.
- Utilities: Extension of utilities across the ravine and down Public Road A
- Grading: mass grading are proposed on the entirety of BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations; and

WHEREAS, the BWBP North and BWBP South are proposed to be connected by a new public road (Public Road A) that bisects the sites and runs north and south, and this road is classified as a collector road; and

WHEREAS, access on a collector road (Public Road A) requires 600 feet of separation between access points; and

WHEREAS, a Traffic Impact Analysis (TIA) was completed as part of the AUAR; and

WHEREAS, the TIA concludes that the surrounding transportation network can support the proposed development with appropriate mitigations; and

WHEREAS, a full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County's full access spacing guidelines, however, the TIA recommends a full access at this location to accommodate the increased traffic and maintain acceptable operations at adjacent intersections; and

WHEREAS, ongoing coordination with the City and Carver County will be required to determine final intersection design at the site access points; and

WHEREAS, the end user for Building 1 is a distribution user and is expected to generate around 3,000 daily vehicle trips; and

WHEREAS, Public Road A through the middle of the northern half of Big Woods Business Park is projected to have roughly 7,000 daily trips with up to 10% trucks; and

WHEREAS, sewer and water utilities are currently available at the Chaska Creek Boulevard and Creek Road roundabout north of the site; and

WHEREAS, the proposed plan shows the extension of these utilities across the ravine and servicing the development; and

WHEREAS, extending the utilities will require access through some portion of Traditions property; obtaining ROW and/or easement will be necessary to accommodate extension; and

WHEREAS, a watermain easement will be needed in BWBP South on the east edge of the development adjacent to Highway 212 ROW; and

WHEREAS, this watermain connection is coming from the development proposed on the Holasek property to the east and will help serve the properties west of Highway 212 in Southwest Chaska; and

WHEREAS, it will be important that an easement area is planned for and secured when BWBP South develops; and

WHEREAS, the Southwest Chaska Plan and Comprehensive Plan identifies the need for a new city water tower in the project area; and

WHEREAS, the location of the proposed water tower is on the north edge of the project area and on a high point, which is ideal for water tower placement; and

WHEREAS, the applicant will need to coordinate with the Water & Sewer Director to determine timing, location, and area for the water tower, and this will need to be addressed at preliminary submittal for Building 1; and

WHEREAS, the Southwest Chaska Plan also identifies the need for a new Chaska Electric substation; and

WHEREAS, the proposed substation would be located on a 2-acre site at the northeast edge of the project area, and this location is considered ideal due to the adjacency of the overhead transmission, existing screening from the wooded ravine, and visibility from TH 212 to preserve views for the business park development; and

WHEREAS, soil testing will be needed to ensure adequate buildability for the substation; and

WHEREAS, the concept plan is currently in Minnesota Valley Electric Coop's (MVEC) service territory; and

WHEREAS, the city of Chaska's electric territory is expected to extend to this location within the next 15 years, and, as such, ongoing coordination between the applicant, the City and MVEC is necessary; and

WHEREAS, the City also anticipates the need for an electrical crossing from the midpoint of the east edge of BWBP South, across Highway 212, to the northwest edge of Highpoint Vista, and this will need to be planned for and addressed when the BWBP South develops; and

WHEREAS, the concept plan shows the inclusion of sidewalks on the west side of the proposed public streets, as well as a trail on the east side; and

WHEREAS, there is an extension of the city trail across the ravine to connect into the proposed northern cul-de-sac; and

WHEREAS, also connected to that city trail is a 'future city trail' along the northern wooded ravine; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, because of adjacent major roads, location in the greenbelt and two areas identified as "key community entrances", viewsheds along major roadways need to be preserved as natural, rural views to show a visual separation from adjacent communities; and

WHEREAS, the design/layouts of all proposed buildings will need to adhere to the City's Building Design/Materials ordinances and the design guidelines included in the Southwest Chaska Plan; and

WHEREAS, the project should have an architectural theme that crosses over the overall business park; and

WHEREAS, building 1's site is approximately 61 acres and is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF; and

WHEREAS, building 1's site proposes to install 1,347 parking stalls, and this is more than double the city's parking requirement (628 stalls) for a manufacturing/warehouse user of this size; and

WHEREAS, the user is a distribution user which requires employee and delivery truck parking; and

WHEREAS, because of the large expanse of parking and driving areas needed to accommodate a distribution user, staff would not support an additional distribution center in the Business Park area; and

WHEREAS, building 1's site sits on a prominent corner that is identified as a 'key community entrance', and has high visibility from Big Woods Boulevard and Public Road A; and

WHEREAS, parking and loading areas flank all sides of the building, and these components will require adequate screening relative to all public rights of way in the form of berming and landscaping; and

WHEREAS, full wetland delineation and approvals have been conducted on most of the Raser and Kloos properties, and wetland delineations have not been completed on the Traditions or city properties; and

WHEREAS, prior to preliminary submittal for development on these parcels, wetland delineations will need to be completed; and

WHEREAS, proposed wetland impacts will need to follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts; and

WHEREAS, on February 11, 2026 the Planning Commission recommended approval to the City Council of the Concept Plan for Big Woods Business Park (BWBP) (PC#2025-23); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Big Woods Business Park (BWBP) (PC#2025-23), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Concept Plan Package (pgs 1-232), prepared by Kimley-Horn, dated January 2026
2. Adherence to:
    a. Southwest Chaska Plan adopted January 2013, and specifically:
        i. Chapter 5 Preferred Growth and Development Plan
        ii. Chapter 6 Design Guidelines
    b. City Engineer memo dated February 2026;
    c. Carver County Public Works comments dated December 18, 2025;
    d. Orderly Annexation Agreement dated September 8, 2025;
    e. City's Boulevard Tree Policy and local street section design;
    f. Greenbelt Policy Policy #3, Chapter 4, pg. 29 of the 2040 Comprehensive Plan; and
    g. Big Woods Business Park Concept Plan RFA Comments (pgs 1-7), dated February 20, 2026
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a preliminary plat application to be complete:
    a. Annexation request for the two Dahlgren Township parcels, congruent with preliminary approval of Building 1's site;
    b. Comprehensive Plan Amendment application for the greenbelt impacts, including how the request meets the 10 stated objectives for cluster development;
    c. Tree inventory and preservation plan;
    d. Grading plans;
    e. Landscaping plans in conformance with City Code Sec. 15.28.070;
    f. Stormwater Management Plan;
    g. Adoption of the final AUAR by City Council;
    h. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include but not limited to transportation and the extension of trunk utilities.
    i. Site Assessment Agreement
    j. Development Agreement
    k. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development.
    l. Carver County Approved Traffic Impact Analysis
    m. Dedication area for regional ponding for storm water treatment satisfying transportation improvements and combined area development both proposed and future.
    n. Wetland Impact Assessment for Development and Public Infrastructure
    o. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure
    p. Carver County Permitting Approval for Public and Private Transportation Improvements
    q. Prelim Plat submittal providing right of way dedication for transportation and utility extensions including but not limited to gravity sewer, trunk water main
    r. Future Outlot(s) for electric distribution and City water tower facilities
    s. Easement Dedication for Public Infrastructure
4. Preliminary Plans to include/show:
    a. Stormwater pond details for all ponds proposed in the greenbelt areas demonstrating adherence to the greenbelt's intent to provide a natural edge to the city.

b. Access alignment on Public Road A and Public Road B.
c. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development
d. Project Phasing Plan for Private and Public Improvements
e. Agency Approved construction plan incorporating public and private development infrastructure coordinated with Engineering Department
f. Wetlands identified as unique resources by governing agencies and are listed City's comprehensive plan shown as being preserved areas within easement or as outlot(s).
g. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building].
h. Provision of sidewalks or trails as applicable per long range plans and city policies on both sides of all local streets.
i. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets.
j. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties.
k. Provision of adequate landscaping, berming, and buffering along the development edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard, and Jonathan Carver Parkway.
l. Watermain crossing easement within BWBP South on east side of property up to Highway 212 ROW.
m. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan.
n. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd.
o. Provision of a trail generally following the sewer extension route beginning at the intersection of Creek Road and Chaska Creek Rd. located north of the ravine and continuing across the ravine to connect with the collector road serving the proposed development.
p. Further evaluate the need for, and if determined, provide for a public access on CR11 north of Big Woods Blvd.
q. Further study the proposed commercial access roads to meet City spacing guidelines, or define appropriate access management if spacing requirements cannot be met.

5. Coordination with:
   a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage.
   b. Water and Sewer Director to define and secure an approved location for a water tower.
   c. MVEC and Chaska Electrical department on service locations and future substation.
   d. Carver County on access, access spacing and road improvements on county roads.
   e. City of Carver on access alignment on County Road 11.
6. Compliance with City Ordinances, including:
   a. Sec. 15.28, Special Regulations
   b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Building setbacks are as follows:

a. Interior Property Lines: 15 feet
b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
c. County Road 61 (Chaska Blvd): 150 feet from centerline
d. County Road 44 (Big Woods Blvd): 125 feet from centerline
e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
f. Public Road A: 100 feet from centerline
g. Wetlands: Varies based on wetland type
h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge

8. Parking setbacks are as follows:
    a. Interior Property Lines: 5 feet
    b. Property Lines abutting ROW: 10 feet
    c. Wooded Steep Slopes: 50 feet from edge
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
12. Provision of a wetland mitigation plan to be completed and approved prior to preliminary plat approval for each site.
13. Maximum of one distribution center user is permitted in the overall business park.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 23rd day of February, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

Big Woods Business Park (BWBP)

Concept Plan RFA Comments

Dated: February 6, 2026 and revised February 20, 2026

These comments are taken from the Big Woods Business Park Concept Plan RFA (City Council) and compiled into one document for ease of reference. Please refer to the full RFA for a complete review, and list of conditions of approval.

These comments shall be adhered to for subsequent reviews in the BWBP area:

I. *Access & ROW Comments to be addressed:*

1. *At **Building 1** Preliminary submittal:*
    a. Intersection A revisions:
        i. Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025)
        ii. Coordination with City of Carver on anticipated access and plans west of JCP
        iii. Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans
        iv. Further evaluation on public versus private access here, with an emphasis on making this access public
    b. Public Road A revisions:
        i. Access on a collector road (Public Road A) requires 600 feet of separation between access points
        ii. Collector roads require 80 feet of ROW
    c. Other:
        i. Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
        ii. Public roads require 60 feet of ROW
        iii. Carver County needs to review and approve all new access points, access design, and access spacing on County roads
        iv. Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate

2. ***Other*** *Preliminary submittals:*
    a. Access on a collector road (Public Road A) requires 600 feet of separation
    b. Public Road A & B intersection needs to be further evaluated for spacing needs from Intersection B
        i. Consider moving north approximately 200-300 feet
    c. Internal access points on public roads will need to be aligned with other access points for each building site (*see Figure 16a&b*), and offset access points shall be avoided
    d. Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
    e. Collector roads require 80 feet of ROW
    f. Private roads require at least 30 feet of street width
    g. Carver County needs to review and approve all new access points, access design, and access spacing on County roads

II. *Traffic Comments to be addressed:*

1. *At* ***Building 1*** *Preliminary submittal:*
    a. An updated Traffic Impact Analysis is required, to include:
        i. Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025)
        ii. Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo)
        iii. Traffic impacts from Building 1's proposed use (i.e. distribution center)
        iv. Highway 212 full interchange
        v. Evaluation of need of Intersection A, and looked as a public access/road as opposed to private
        vi. Spacing of Public Road B's connection to Public Road A relative to Intersection B
        vii. A construction access and routing plan is needed
2. ***Other*** *Preliminary submittals:*
    a. An updated Traffic Impact Analysis is required, to include:
        i. Traffic impacts from each building site if the use is more intense than what was previously shown on the BWBP Concept Plan and what was previously analyzed in the AUAR TIA
    b. Future users should not include additional distribution centers, or uses that generate high daily truck trips

III. *Utility Comments to be addressed:*

1. *At **Building 1** Preliminary submittal:*
    a. Evaluation of where utility extensions need to come from to serve the development
    b. Coordination with Water & Sewer Director on timing, location and size of water tower site
2. ***Other** Preliminary submittals:*
    a. Coordination with Electric Department on location of 2-3 acre substation site, including:
        i. Soil testing confirming site is satisfactory for substation
    b. Coordination with MVEC and Chaska Electric on service territory
    c. Provision of an easement along east edge of BWBP South abutting Highway 212 ROW for future watermain extension
    d. Provision of an easement along the east edge of BWBP South abutting Highway 212 ROW for future electrical crossing

IV. *Stormwater Comments to be addressed:*

1. *At **Building 1** Preliminary submittal:*
    a. SW report and plan meeting all City and CCWMO requirements
    b. Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives
2. ***Other** Preliminary submittals:*
    a. SW report and plan meeting all City and CCWMO requirements

V. *Trail & Sidewalk Comments to be addressed:*

1. *At **Building 1** Preliminary submittal:*
    a. Sidewalk (west side) and trail (east side) included on both sides of public streets
    b. Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11)
    c. Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
        i. Public Road A
        ii. Big Woods Boulevard
    d. Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities like:
    e. Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed

2. ***Other*** *Preliminary submittals:*
    a. Sidewalk (west side) and trail (east side) included on both sides of public streets
    b. Sidewalk on at least one side of the private street (Private Street A)
    c. Show future trail on north sides of Big Woods Boulevard (CR44) and Chaska Blvd (CR61) up to existing trail on Jonathan Carver Parkway (CR11)
    d. Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
        i. Public Road A
        ii. Big Woods Boulevard
        iii. Chaska Boulevard
    e. Trail inclusions within the interior areas of business park, and specifically around natural amenities like:
        i. Two, large existing wetlands on Traditions property
        ii. Wooded area on north side of BWBP North, also include:
            1. Implementation plan of where and how this trail can be installed
        iii. Wooded area on southeast edge of BWBP South

VI. *<u>Outdoor Gathering Spaces Comments to be addressed:</u>*

1. *At* ***Building 1*** *Preliminary submittal:*
    a. Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1' site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
    b. Include small outdoor, gathering space in wooded area on north side of BWBP North
2. ***Other*** *Preliminary submittals:*
    a. Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on each building's site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
    b. Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure within the commercial areas;
    c. Include small outdoor gathering spaces near existing natural amenities such as:
        i. Two, large existing wetlands on Traditions property
        ii. Wooded area on north side of BWBP North
        iii. Wooded area on southeast edge of BWBP South

VII. *Screening, Landscaping & Tree Preservation Comments to be addressed:*

1. *At **Building 1** Preliminary submittal:*

a. Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:

b. Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings

c. The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening

d. Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment

e. Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails

 Significant level quality designed landscaping will be needed along high visible areas

g. All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc

h. Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy

i. Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed

j. Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field

k. Clusters of significant sized oak and maple trees shall be preserved

2. ***Other** Preliminary submittals:*

a. Community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:

b. Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings

c. Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation

and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment

d. Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails

e. All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc

- Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy

g. Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed

h. Clusters of significant sized oak and maple trees shall be preserved

VIII. *<u>Building & Parking Design Comments to be addressed:</u>*

1. *At **Building 1** Preliminary submittal:*
    a. Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings
    b. An architectural theme shall cross over all buildings in the Big Woods Business Park
    c. Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
    d. Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A
    e. Building 1 shall be broken up to provide for variation in massing and scale
    - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings

    g. Parking for each site that meets the city's ordinance (Section 15.28.030)
    h. At least 10% of parking lot areas shall be planting islands with trees and shrubs
2. ***Other** Preliminary submittals:*
    a. Adherence with Building Design/Materials ordinance (Section 15.28.120) for all industrial and commercial buildings

b. An architectural theme shall cross over all buildings in the Big Woods Business Park
c. Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
d. Buildings should address and front the street, specifically for:
e. Building 2; the front of the building shall be oriented towards Public Road A, or the building shall be flipped so that the loading area is oriented towards the north side facing the ravine
 Buildings shall be designed to have high quality design when visible from major roads
g. Larger, rectangular buildings shall be broken up to provide for variation in massing and scale
h. Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings
i. Parking for each site that meets the city's ordinance (Section 15.28.030)
j. At least 10% of parking lot areas shall be planting islands with trees and shrubs
k. Future users should <u>not</u> include additional distribution centers in the overall Business Park so as to:
    i. create more diverse job creation;
    ii. avoid use of large parking lot areas that are disproportionate to building areas; and
    iii. have a focus on high-quality building and site design that enhance site views.

JANUARY 2026

CITY OF CHASKA

Big Woods Business Park Concept Site Plan Review

NE & SE Corner of Jonathan Carver Pkwy & Big Woods Blvd, Chaska, Minnesota



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01

Introduction & Preferred Development Pattern

INTRODUCTION & PREFERRED DEVELOPMENT PATTERN

Growing Together: Big Woods Business Park

Scannell understands the value of living and working in the Twin Cities Metropolitan Area. With a proven track record in developing industrial buildings and parks in surrounding cities, we believe this new Business Park in Chaska will create additional job opportunities, foster economic growth, and enhance overall community support.

The new Business Park presents an opportunity for high-quality development, aligning with Chaska's long-term vision for growth. This project is not just an investment in infrastructure but a commitment to the future prosperity of the City of Chaska.

Project Goals and Guiding Principles

Scannell's approach to ensuring optimal solutions for this project is based on the following guiding principles:

1. Efficiency
2. Adaptability
3. Collaboration
4. Cost
5. Showcase

The efficiency of the overall project focuses on both the businesses and the surrounding infrastructure. It ensures accessibility and navigability while seamlessly integrating with new and existing surroundings. This project is designed to be adaptable to the needs of businesses within the park, as well as supporting commercial and retail establishments. Although conceptual in nature, this plan provides guidance for future businesses and must remain flexible to accommodate their specific needs.

This Business Park represents a collaborative effort between businesses, the developer, the designer, and the City to achieve the goal and long-term vision for the area. The park will be developed with a focus on both operational efficiency and sustainability. Additionally, it aims to be a showcase for the City, exemplifying high quality while respecting and incorporating the natural elements of the site.

Preferred Development Pattern

The Southwest Chaska Growth and Development Plan, adopted in January 2013, provides the City with a guide for future land use decision-making, public infrastructure investments, and the review of proposed development projects in the southwest growth area. This plan was developed with substantial public involvement from many stakeholders.

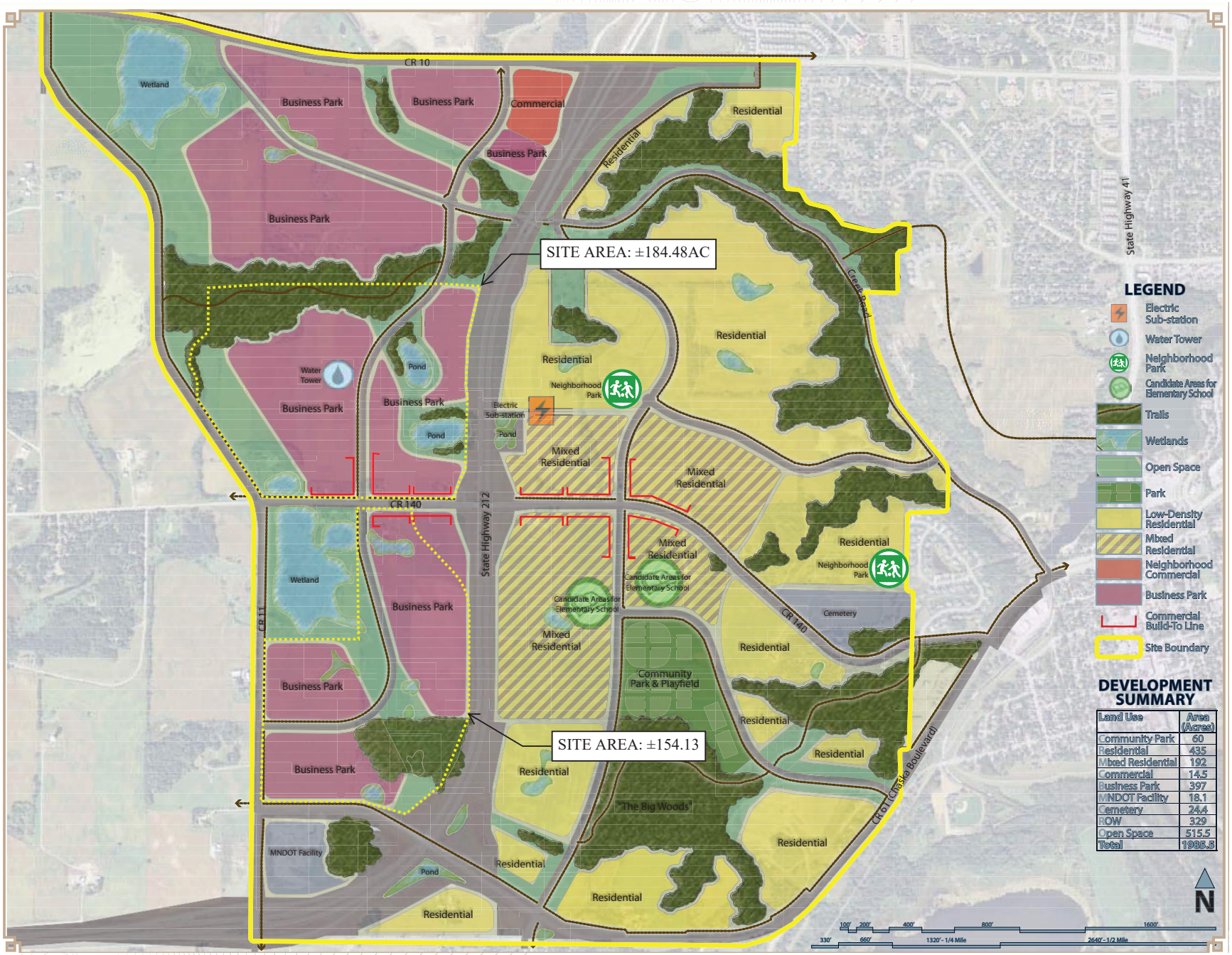
The proposed concept plan occupies the western portion of the area studied by the Southwest Chaska Growth and Development Plan. The proposed concept, along with the future land use map, identifies this area as Business Park use, with some areas of rural residential/open space. The open space is meant to serve as portions of the City of Chaska's identified Greenbelt. Although there are areas within the Chaska Greenbelt guided for Rural Residential, this concept does not intend to incorporate residential use in these areas. The Greenbelt areas are intended to serve as a natural buffer, which is consistent with the City's Comprehensive Plan.

The site is situated in a well-connected location, with US-212 to the east, CR-11 to the west, CR-61 to the south, and CR-44 bisecting the northern and southern halves. The development intends to construct a new roadway running north and south through the site, crossing CR-44 to connect two larger properties. This crossing is currently proposed as a full-access roundabout, serving as the main entrance to the northern and southern Business Park. The proposed roadway and intersection location follow the City's Comprehensive Plan, with minor changes made to better serve the site and accommodate additional City feedback.

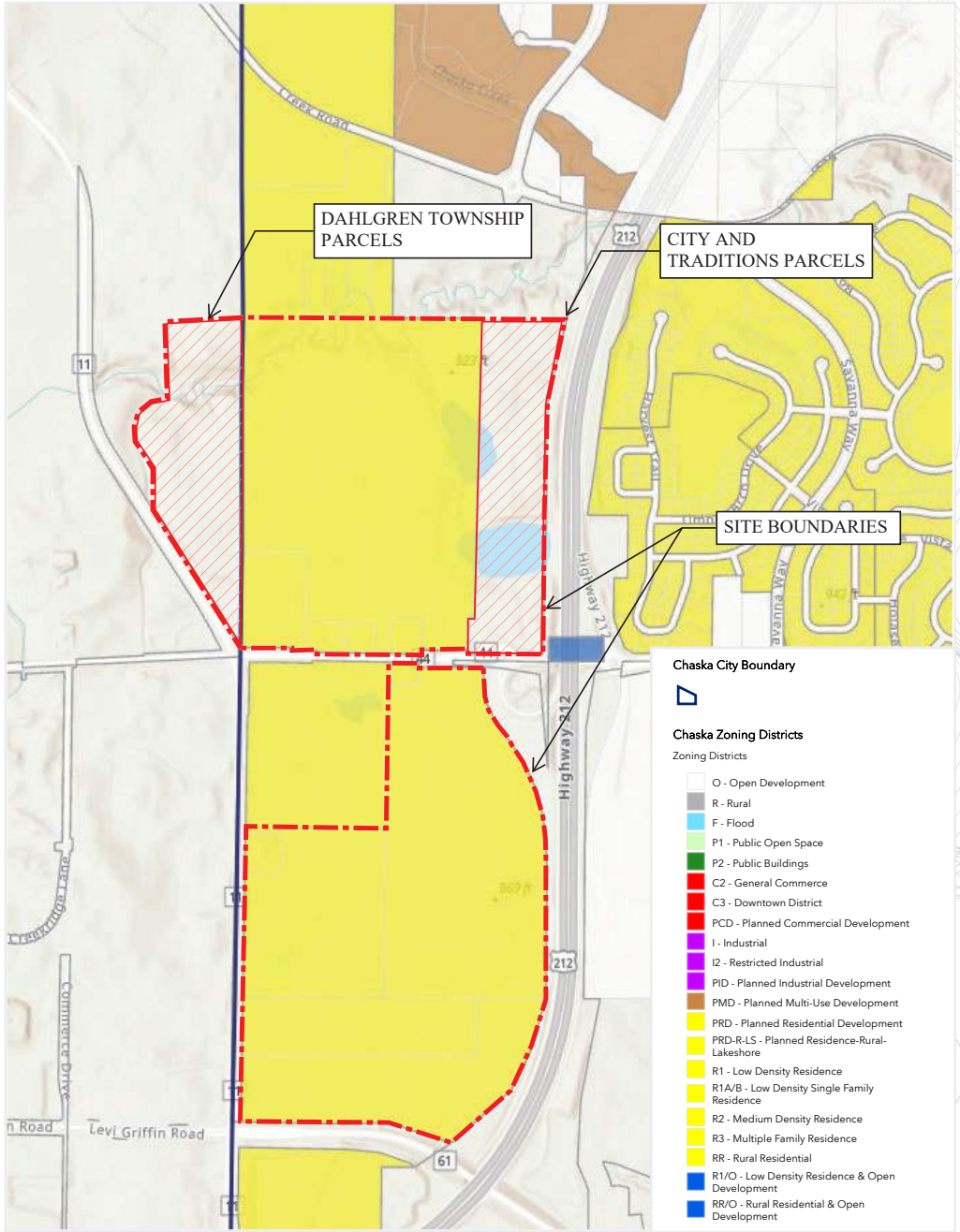
Trails are a key feature of this area, providing pedestrian connectivity to the Business Park. The proposed roadway includes a trail running along its entire length. This trail will ultimately connect north into Chaska Creek Blvd and extend through the entire development. Eventually, this trail will tie into the existing trails along the western boundary that follows CR-11. During the improvements of CR-44, it is proposed to incorporate a trail connecting CR-11 to the existing trail east of the development.

All stormwater is proposed to be treated and managed on-site through a combination of above and below ground stormwater facilities. Utilities servicing the site will be extended from Chaska Creek Blvd to Chaska Blvd (CR-61). All design work will adhere to local design guidelines, rules, and regulations.

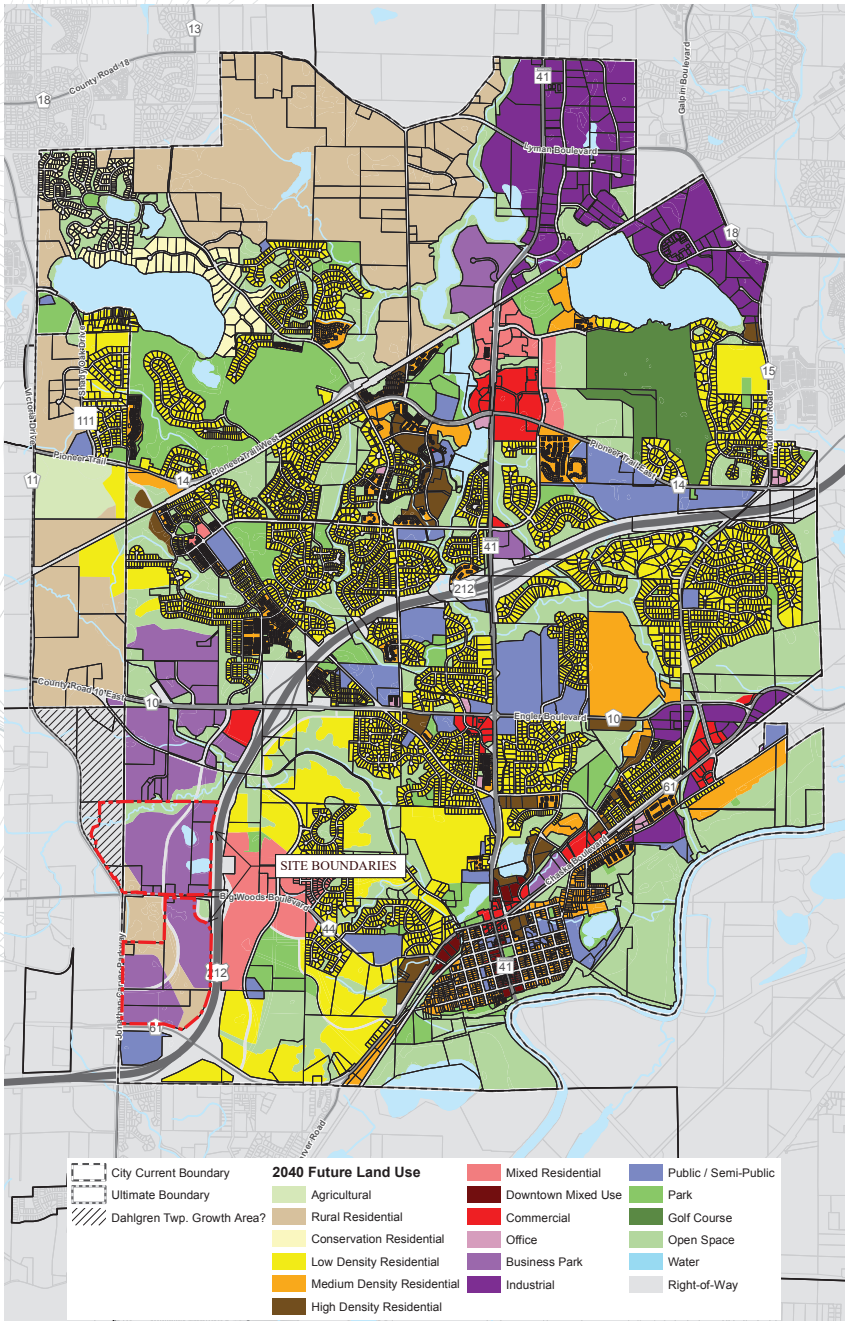
Preferred Growth & Development Plan



Existing Land Use Exhibit



Future Land Use Exhibit



02

Contextual Understanding of Place

CONTEXTUAL UNDERSTANDING OF PLACE

Project Background

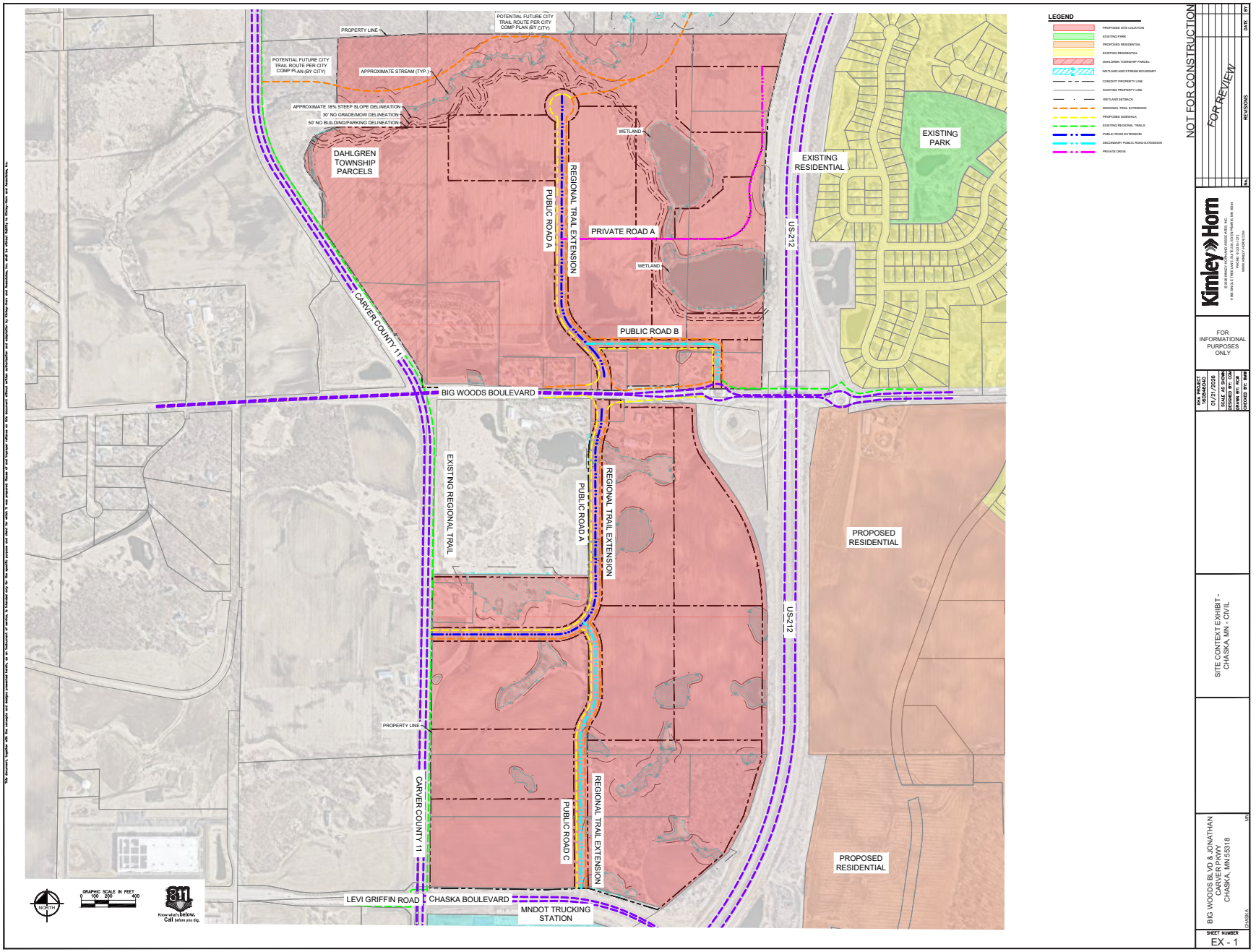
Scannell Properties plans to develop the existing land at the northeast and southeast corners of Jonathan Carver Pkwy (CR-11) and Big Woods Blvd (CR-44) in Chaska, Minnesota. Approximately 304 acres of land will be developed by Scannell, with a total of roughly 338 acres being incorporated into the concept plan when including properties by Traditions and the City. Currently utilized for agriculture and some rural residential purposes, the proposed development will convert the area into industrial and commercial/retail use, aligning with the city's long-term vision.

The initial objective is to develop the necessary infrastructure both on-site and off-site to support this change in use. Upon completion, businesses will be able to connect to this new infrastructure, allowing the development to expand gradually to full capacity.

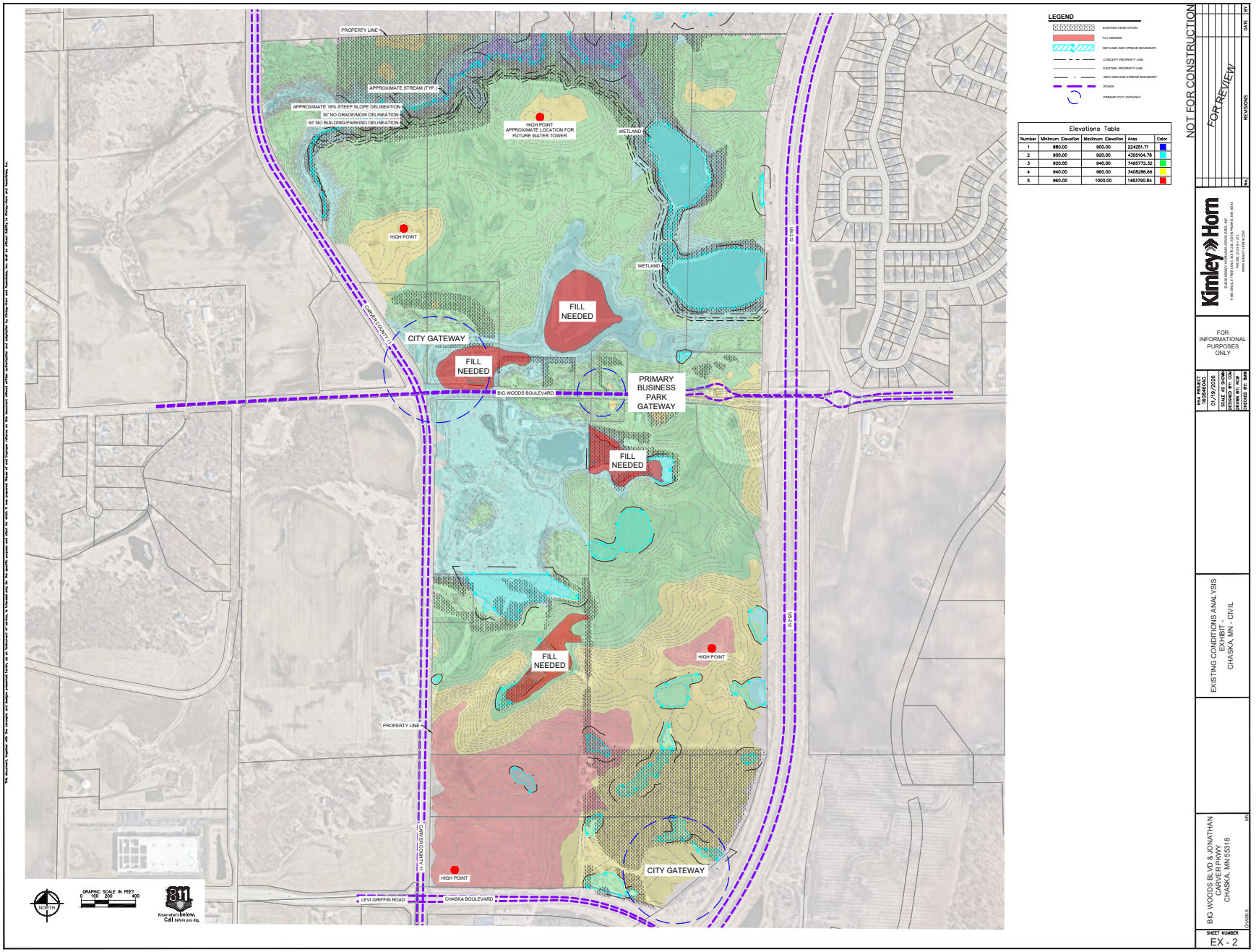
The site is currently zoned RR-2 Rural Residential 2 and will need to be rezoned to align with the intended uses. It is proposed that the entirety of the site be rezoned to PMD – Planned Multi-Use Development, which would allow any uses listed under the Planned Commercial Development District and the Planned Industrial Development District. The majority of the site will be developed for future industrial, distribution, and manufacturing purposes, with some areas designated for commercial and retail use to support the new Business Park.

The main access point to the park is proposed to be on Big Woods Blvd (CR-44) between Jonathan Carver Pkwy (CR-11) and the existing interchange roundabout west of US-212. Additional access points are proposed from Jonathan Carver Pkwy (CR-11) and Chaska Blvd (CR-61) to support the proposed development. The proposed uses, access points, and new public roadways are in line with the City's Comprehensive Plan and the Southwest Chaska Growth and Development Plan, with some minor modifications to better meet the needs of the end user and incorporate additional feedback from the City. **Site Context Map, Existing Conditions Analysis, and Conceptual Land Use Diagrams are shown on the following pages.**

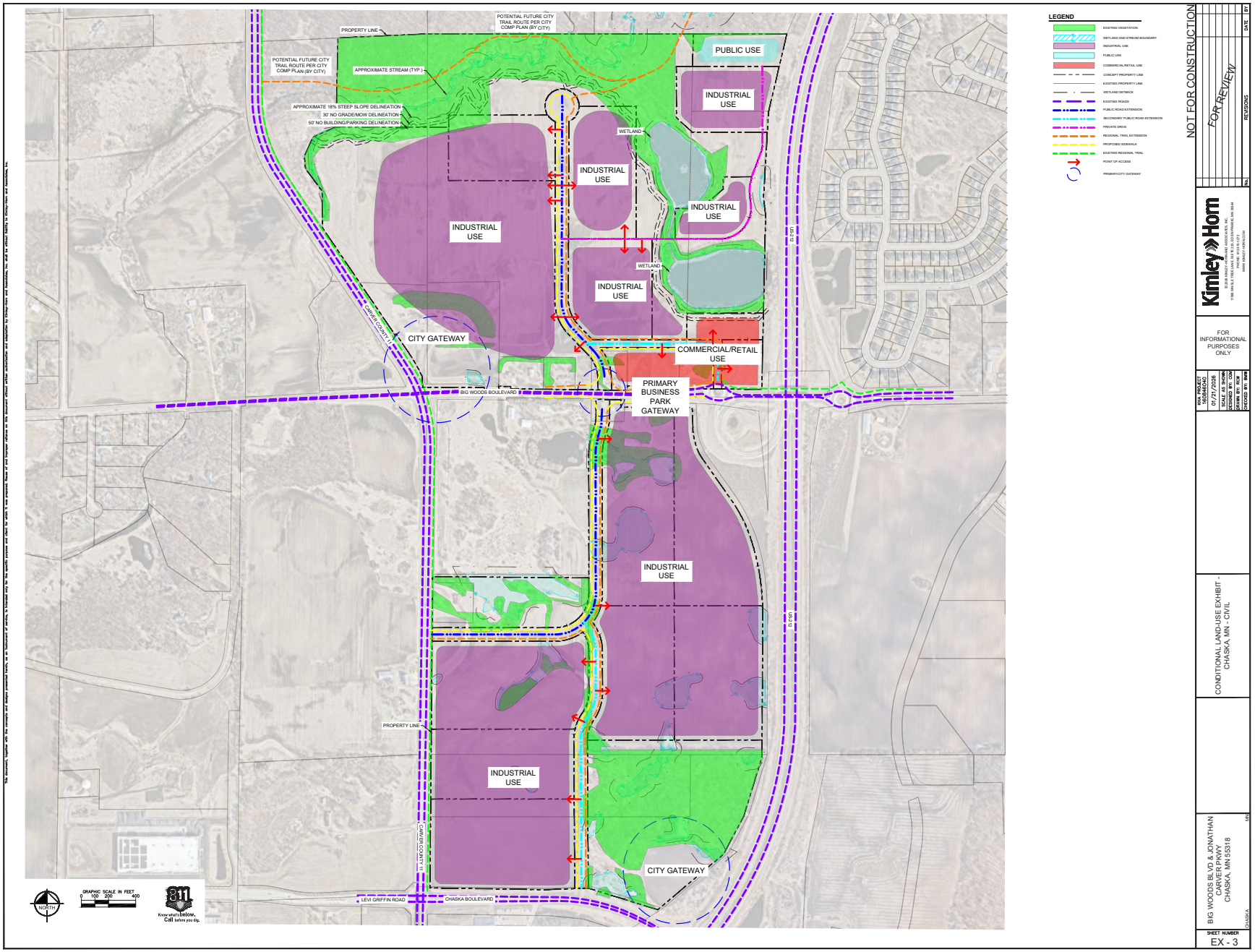
Site Context



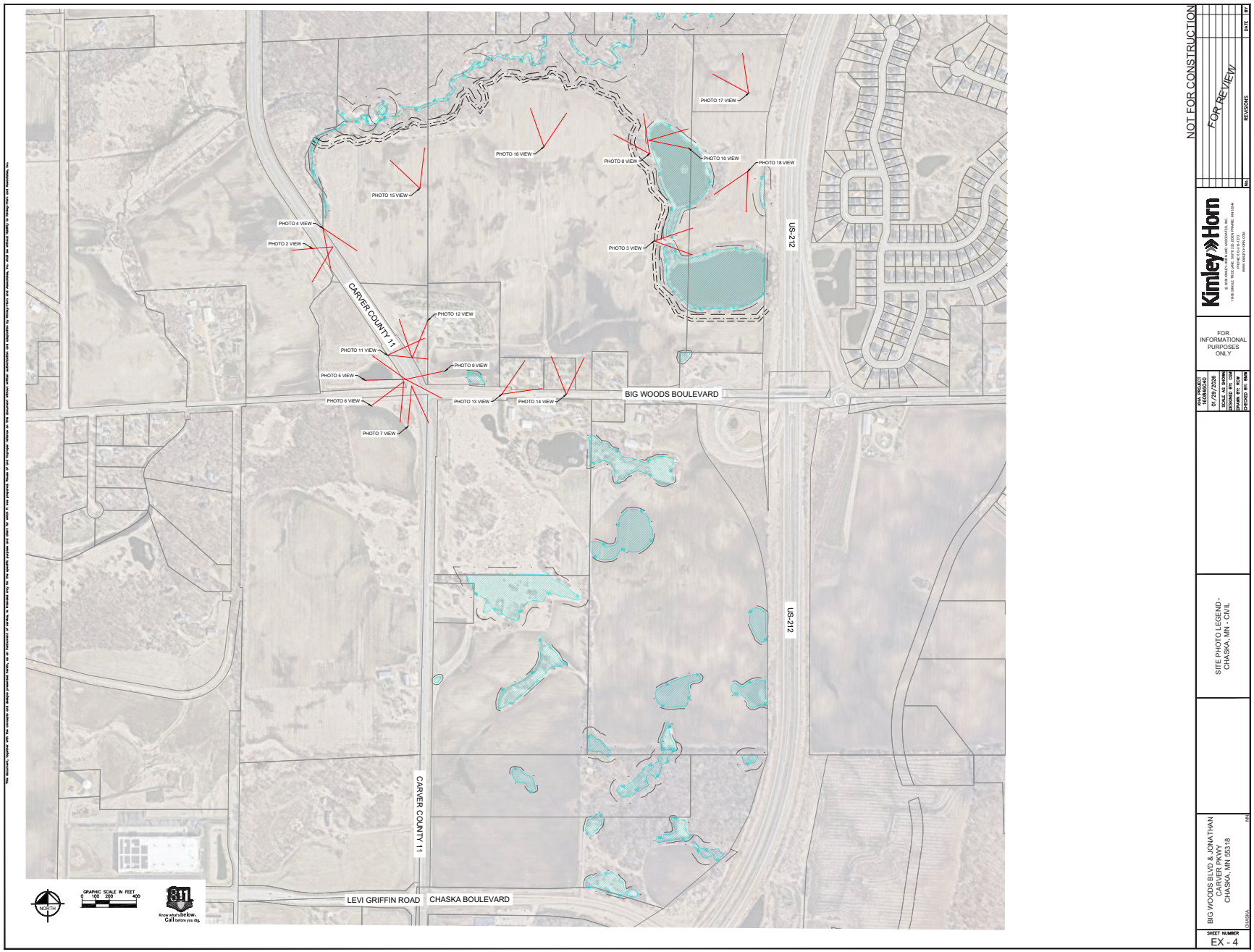
Existing Conditions Analysis



Conceptual Land Use Diagram



Photographic Views Within the Site



NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn

FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT	163845043
DATE	01/29/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	CSM
CHECKED BY	BMB

SITE PHOTO LEGEND - CHASKA, MN - CIVIL

BIG WOODS BLVD & JONATHAN CARVER PKWY
CHASKA, MN 55318

SHEET NUMBER
EX - 4

Photo 1 view



Photo 2 view



Photo 3 view



Photo 4 view



Photo 5 view



Photo 6 view



Photo 7 view



Photo 8 view



Photo 9 view



Photo 10 view



Photo 11 view



Photo 12 view



Photo 13 view



Photo 14 view



Photo 15 view



Photo 16 view



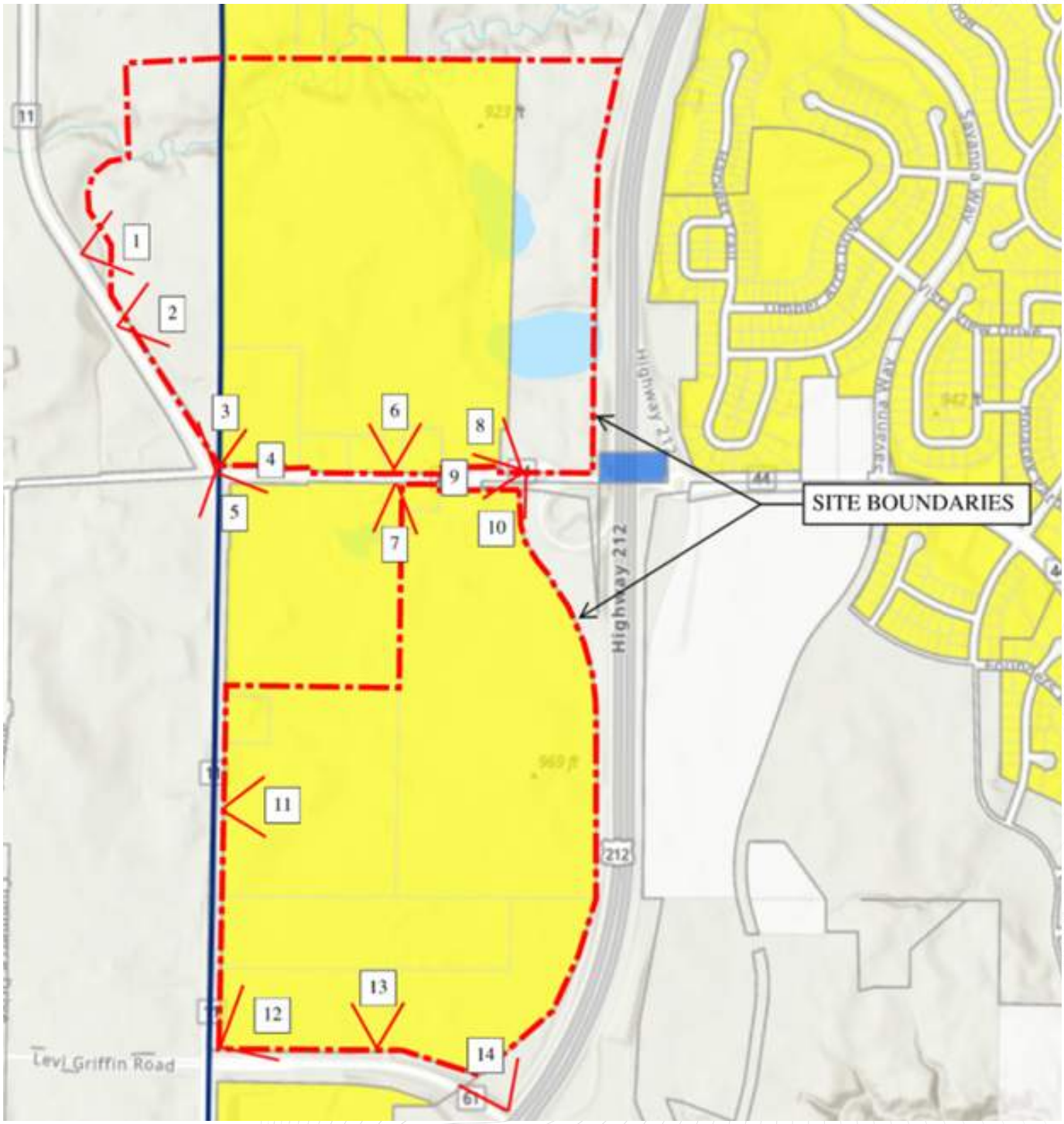
Photo 17 view



Photo 18 view



Street View Exhibit





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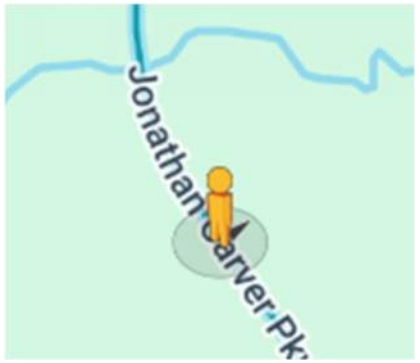



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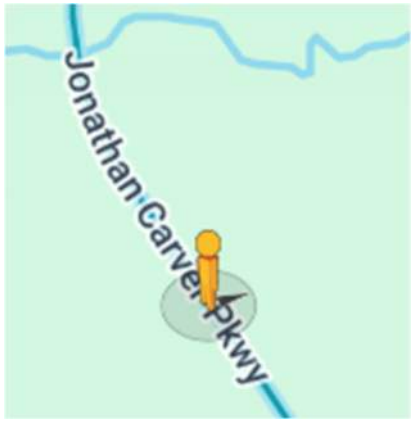



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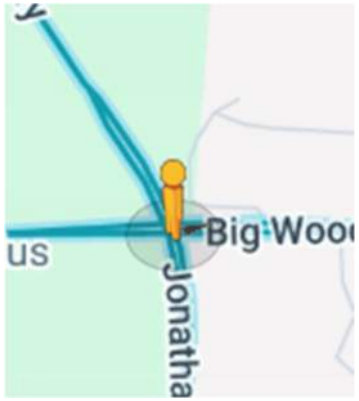



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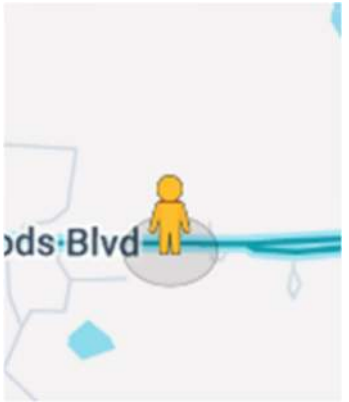



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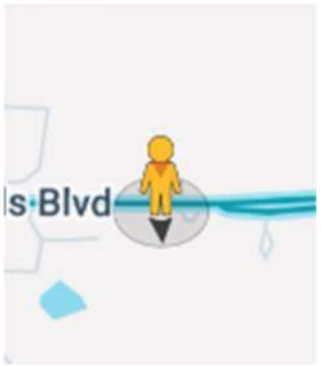



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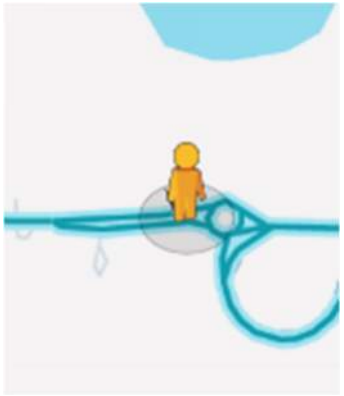



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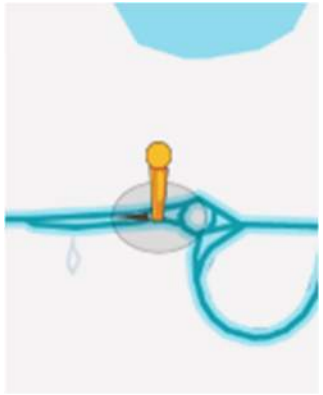



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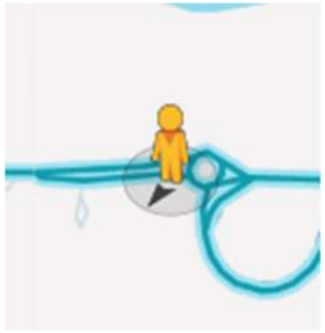



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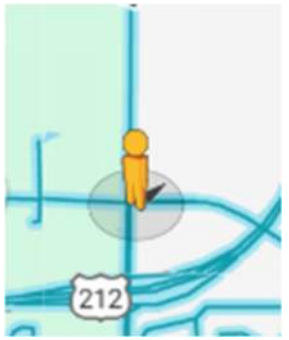



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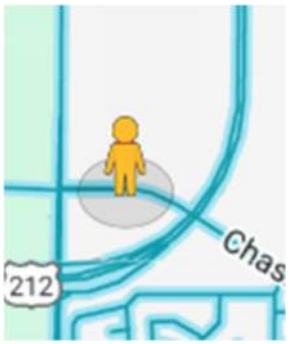


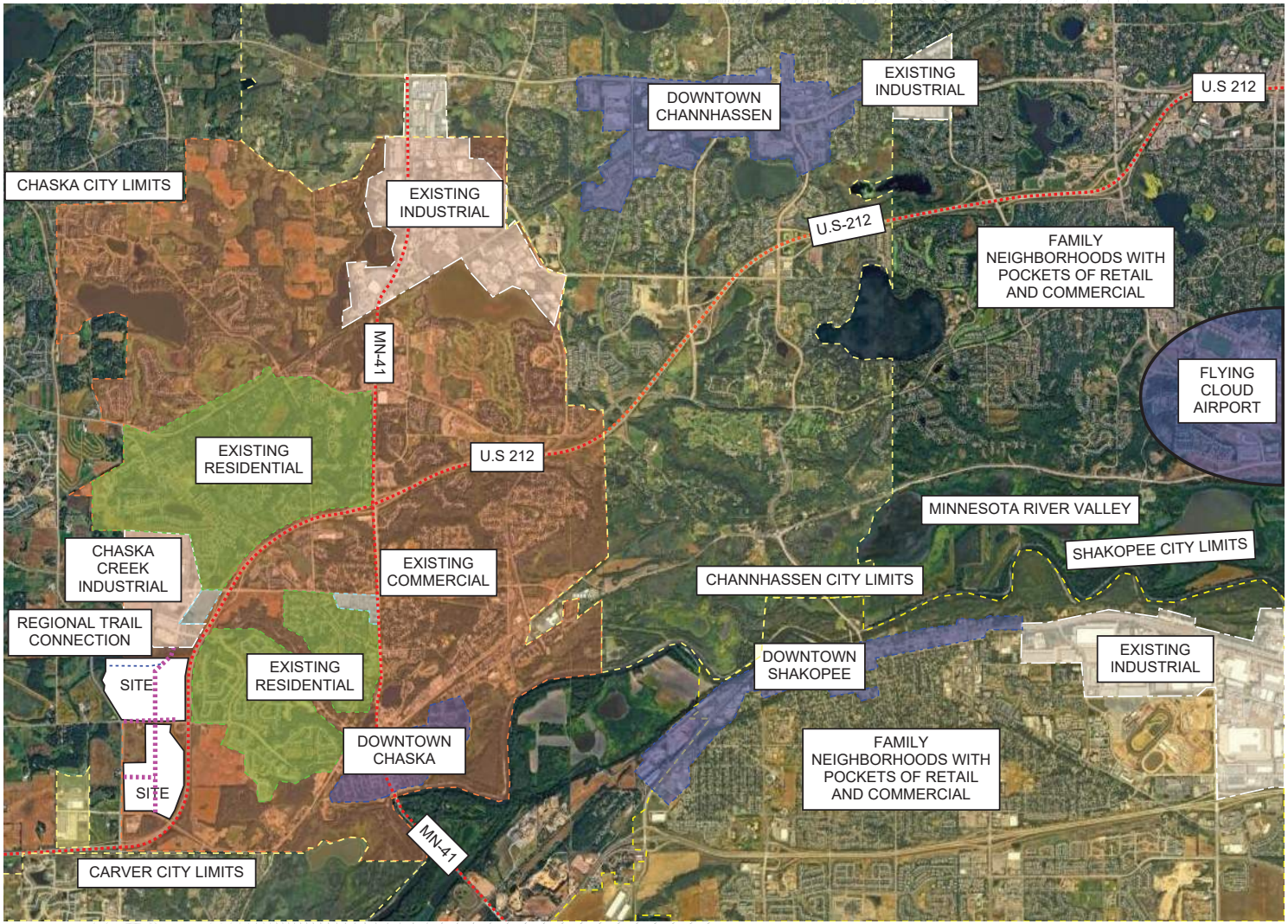


14



REGIONAL INFLUENCES

See below for an overview of the current parcels included in this proposed project.



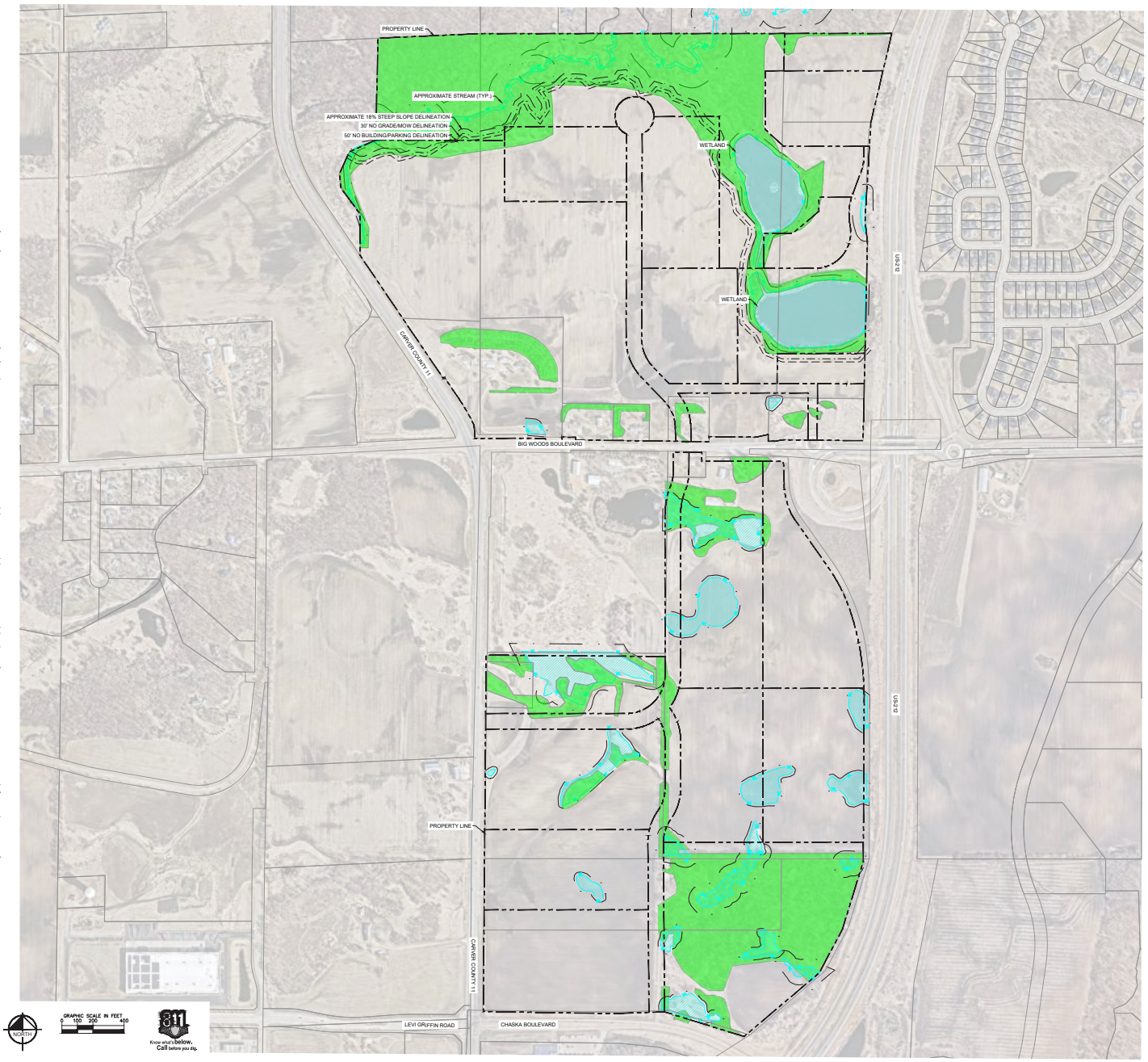
ENVIRONMENTAL UNDERSTANDING

Forest

Most of the concept area is currently being used for agricultural purposes, with some regions consisting of forest, grassland, and wetlands. Dense forested areas are located along the northern property line and in the southeast corner of the proposed development. The northern forested region is protected by an 18% or steeper wooded area setback, while the southeast corner falls within the City-defined Greenbelt Area. Both of these dense forested areas are proposed to have minimal development impacts.

Within the overall site, where all development is planned, there are scattered trees with groves near existing rural residential areas. These smaller and less dense tree areas will need to be removed to facilitate the full build-out of the Business Park.

Please see the exhibit on the following sheet.



LEGEND

- DENSE VEGETATION
- WETLAND BOUNDARY
- CONCEPT PROPERTY LINE
- EXISTING PROPERTY LINE
- APPROXIMATE 18% SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION

NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE 612-315-5172
WWW.KIMLEY-HORN.COM

FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT 160846040
01/22/2026
SCALE AS SHOWN
DESIGNED BY: CDM
DRAWN BY: MOB
CHECKED BY: BMW

DENSE VEGETATION MAP - CHASKA, MN - CIVIL

BIG WOODS BLVD & JONATHAN CARVER PKWY
CHASKA, MN 55318

CHASKA MN

SHEET NUMBER
EX - 5

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Greenbelt

The proposed concept plan features the City-defined Greenbelt, a natural buffer that bisects the site from north to south. This aligns with the City's Comprehensive Plan and the Southwest Chaska Growth and Development Plan. It also supports the City's goal of maintaining natural buffers between different land uses, creating an edge of open space or low-density rural residential use along the City's border. Although some areas within the Chaska Greenbelt guide are designated for Rural Residential, this concept plan does not intend to include residential use in this area.

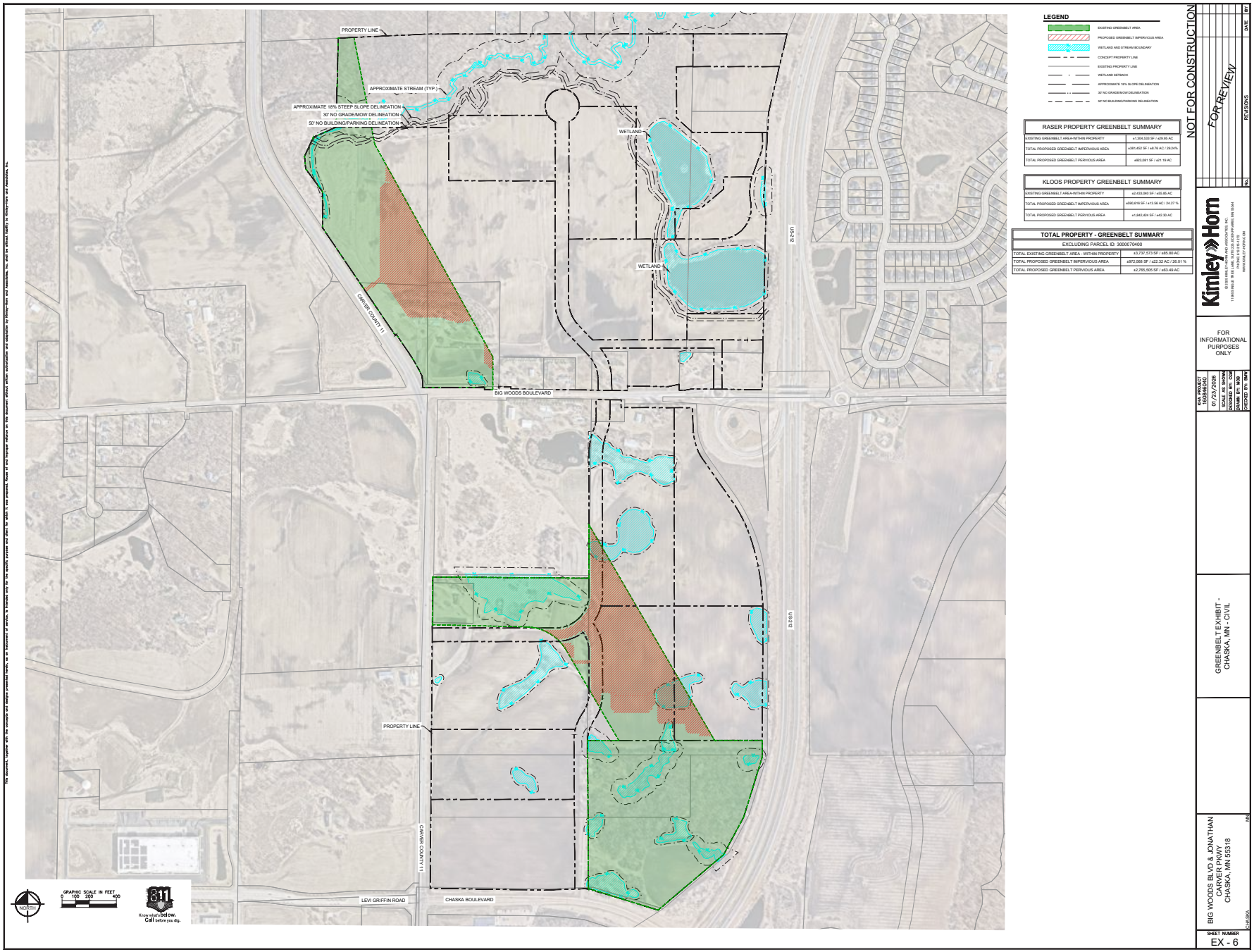
Based on the 2040 Comprehensive Plan, development activity is limited to approximately one-third of the total Greenbelt area, while the remaining two-thirds must remain undeveloped or retain its natural character. Specific areas, such as the southeast corner of the overall development and the wooded stream along the north, are to remain undisturbed. In areas where the Greenbelt intersects with existing agricultural fields or rural residential zones, disturbances to support development are proposed, which may include development activities, stormwater management areas, or berms. The City has indicated that stormwater features within the designated Greenbelt do not count towards development, provided they maintain a natural appearance.

Current amenities within the Greenbelt include existing wetlands, which are proposed to remain, and proposed stormwater management areas to support the development. The developer is willing to work with the City to maximize the Greenbelt to the fullest extent possible.

The total concept plan includes approximately 85.80 acres of Greenbelt, with around 29.95 acres in the northern half and 55.85 acres in the southern half; these calculations exclude the Kloos property (Parcel ID: 3000070400), which lies outside the concept plan boundary and requires further discussion to determine its long-term goals.

The current concept plan indicates approximately 22.32 acres of disturbance within the overall Greenbelt, amounting to a total Greenbelt disturbance of 26.01%. For the northern half, the disturbance is approximately 8.76 acres, which is roughly 29.24% of the northern Greenbelt. For the southern half, the disturbance is approximately 13.56 acres, equating to a 24.27% disturbance. These proposed impacts will necessitate an amendment to the existing 2040 Comprehensive Plan. The document states that this request can be made to allow for cluster development while generally meeting stated objectives (page 68, Chapter 4 of the 2040 Comprehensive Plan). The proposed impacts generally meet the objectives of this document, and the developer is willing to collaborate with the City to prioritize and incorporate these guidelines into the design to the best of their ability.

Please see the exhibit on the following sheet.


PROPERTY LINE
APPROXIMATE STREAM (TYP.)
APPROXIMATE 18% STEEP SLOPE DELINEATION
30' NO GRADE/MOW DELINEATION
50' NO BUILDING/PARKING DELINEATION
WETLAND
WETLAND
CARVER COUNTY 11
BIG WOODS BOULEVARD
US-212
US-212
PROPERTY LINE
CARVER COUNTY 11
LEVI GRIFFIN ROAD
CHASKA BOULEVARD
LEGEND
EXISTING GREENBELT AREA
PROPOSED GREENBELT IMPERVIOUS AREA
WETLAND AND STREAM BOUNDARY
CONCEPT PROPERTY LINE
EXISTING PROPERTY LINE
WETLAND SETBACK
APPROXIMATE 18% SLOPE DELINEATION
30' NO GRADE/MOW DELINEATION
50' NO BUILDING/PARKING DELINEATION
RASER PROPERTY GREENBELT SUMMARY
EXISTING GREENBELT AREA-WITHIN PROPERTY ±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA ±381,452 SF / ±8.76 AC / 29.24%
TOTAL PROPOSED GREENBELT PERVIOUS AREA ±923,081 SF / ±21.19 AC
KLOOS PROPERTY GREENBELT SUMMARY
EXISTING GREENBELT AREA-WITHIN PROPERTY ±2,433,043 SF / ±55.86 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA ±590,616 SF / ±13.56 AC / 24.27 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA ±1,842,424 SF / ±42.30 AC
TOTAL PROPERTY - GREENBELT SUMMARY
EXCLUDING PARCEL ID: 3000070400
TOTAL EXISTING GREENBELT AREA - WITHIN PROPERTY ±3,737,573 SF / ±85.80 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA ±972,068 SF / ±22.32 AC / 26.01 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA ±2,765,505 SF / ±63.49 AC
NORTH
GRAPHIC SCALE IN FEET
0 100 200 400
811
Know what's below. Call before you dig.
NOT FOR CONSTRUCTION
FOR REVIEW
REVISIONS
No. DATE BY
Kimley»Horn
FOR INFORMATIONAL PURPOSES ONLY
KHA PROJECT 019600000
01/23/2026
SCALE AS SHOWN
DESIGNED BY: CDM
DRAWN BY: MDB
CHECKED BY: MHH
GREENBELT EXHIBIT - CHASKA, MN - CIVIL
BIG WOODS BLVD & JONATHAN CARVER PKWY CHASKA, MN 55318
SHEET NUMBER
EX - 6

Wetlands

Kimley-Horn has completed a Level 2 wetland delineation for the southern portion of the concept plan area and a wetland classification study using the Minnesota Routine Assessment Method (MnRAM) for the entire concept plan area. This study indicates that wetlands are present on both of the larger properties.

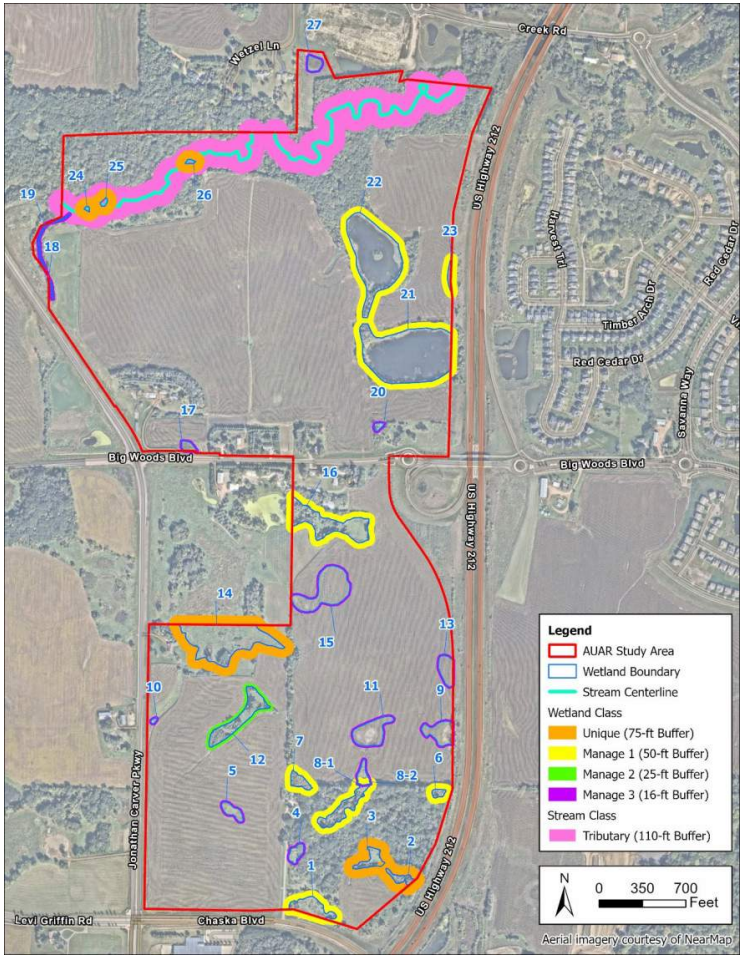
The northern site shows all wetlands being preserved and setbacks adhered to with the exception of Wetland 17, located in the southwest corner of the northern site. Wetland 17 is classified as a Mange 3 wetland, which has the lowest floral diversity and wildlife rank. The reason for this impact is a combination of proposed public improvements at the intersection of Jonathan Carver Pkwy (CR-11) and Big Woods Blvd (CR-44) and the need to take advantage of the natural low spot on the existing site for stormwater management for the private development.

As this application is conceptual in nature, the southern portion of the overall concept currently shows more wetland impacts. Most of the southern wetlands are farmed wetlands presently and will need further evaluation during site planning for each specific location.

The City of Chaska is the local government unit (LGU) which administers the Wetland Conservation Act. Proposed wetland impacts will follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts.

For wetlands that are preserved, the site and stormwater design will meet City of Chaska Wetland Protections standards included in the Local Surface Water Management Plan (LSWMP) to ensure that existing wetland function and value is maintained.

FIGURE 3. WETLAND AND STREAM BUFFERS



TRAFFIC/STREETSCAPE CONCEPTS

The north and south properties are proposed to be connected by a new public road that bisects the sites and runs north and south. The primary access to both properties will be at the intersection where this new public roadway crosses Big Woods Blvd (CR-44), consistent with what is shown in the City's Comprehensive Plan. As part of this concept plan, this intersection would require additional improvements to become a single-lane roundabout or similar.

Phase One of the new north-south public road (Public Road A) would be completed on the north of Big Woods Blvd (CR-44) and eventually continuing south through future phases and tying into Jonathan Carver Pkwy (CR-11). An access road would extend south from this road, providing an additional entry from Chaska Blvd (CR-61).

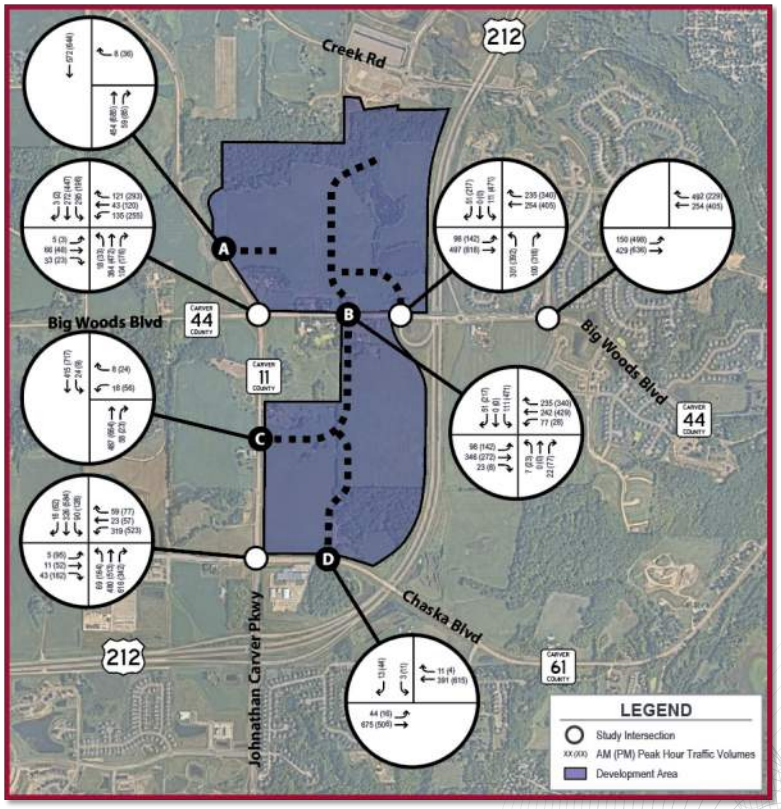
After further coordination with the City, the need for an additional access to the north from the existing TH 212 Ramp & Big Woods Blvd (CR-44) roundabout was identified. This connection (Public Road B) would provide access to potential retail users while also eventually providing connection to Public Road A. Providing additional access will help keep retail traffic and industrial traffic separated on the site.

Intersection A is proposed to be a right-in/ right-out only access from Jonathan Carver Pkwy (CR-11), north of Big Woods Blvd (CR-44). This access would only be used for Building 1. Intersections B, C, and D are proposed to be full access, with Intersection B designed as a single-lane roundabout.

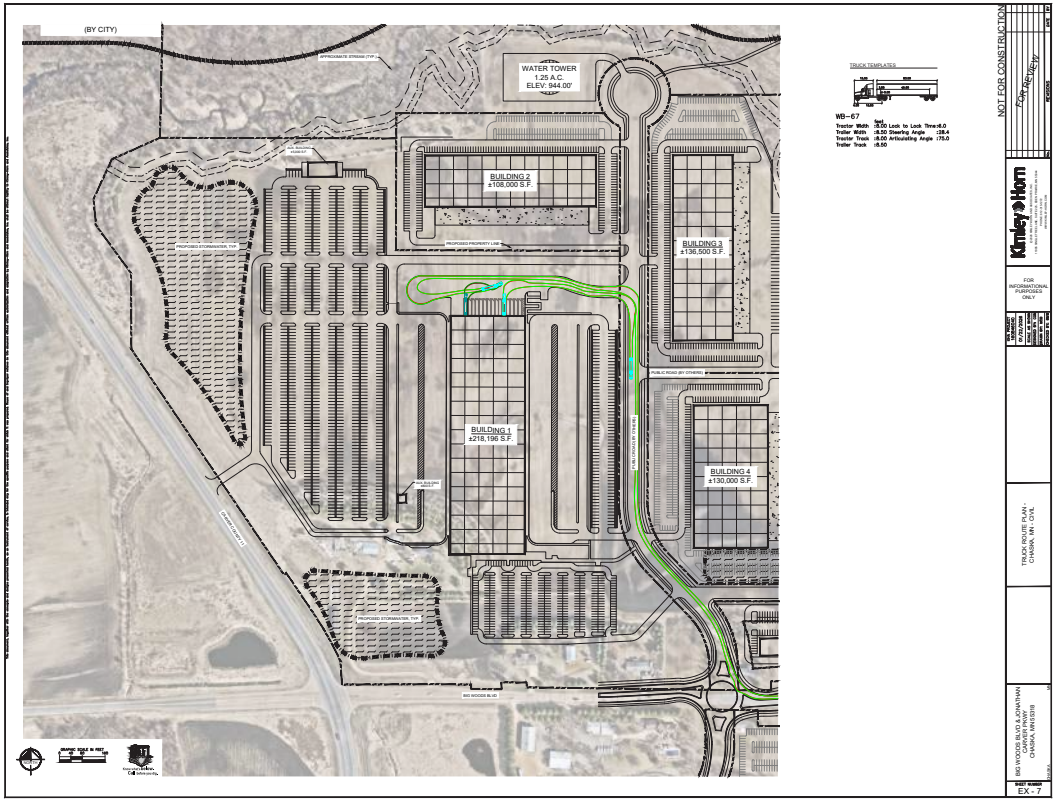
The 600-ft spacing requirement is not currently being met between the intersections of Public Road A/Public Road B and Public Road A/Big Woods Blvd (CR-44). The spacing between these two intersections is currently shown at approximately 350-ft. The addition of Public Road B was requested by City staff to enhance access between the commercial/retail space and the Business Park. An allowance to not meet the spacing requirement at the intersection of Public Road A/Public Road B is requested due to the following reasons:

- Traffic volumes at this intersection are expected to be low since most of the traffic will be coming from the Business Park. Travelers on Big Woods Blvd (CR-44) will likely not use Public Road B to access the commercial/retail area and will instead access the commercial area via the future north connection from the western interchange roundabout. Turning movements at this intersection would predominantly be to and from the north/east.
- Moving Public Road B further north impacts the size of Building 4 as well as reduces the area for stormwater ponding.
  - The location of Public Road B linking the Business Park and commercial area was chosen based on both the City as well as the Developers' interest as there is a priority to have retail/commercial frontage along Big Woods Blvd (CR-44).
  - Realigning Public Road B north results in a loss of developable area within the Business Park and results in un-usable space when trying to keep building frontage along Big Woods Blvd (CR-44).
- Multiple driveway access points for Building 1-3 to Public Road A:
  - Building 1 is designated for warehouse and distribution, highlighting the importance of multiple driveways to keep trucks separate from employees. The two driveways providing access to Building 1 are planned to operate at different times; deliveries will occur overnight, while employees will use the driveways during regular business hours. There will be some overlap in operating hours between Building 1 employees and the trucks entering or exiting Building 3. Since these overlaps involve separate sites, shared access could lead to unnecessary congestion and confusion. Given that Public Road A is not a through street, with only two buildings north of Building 1, and will predominantly be used by Business Park employees, we believe the close proximity of the driveways in this area will not pose a problem.

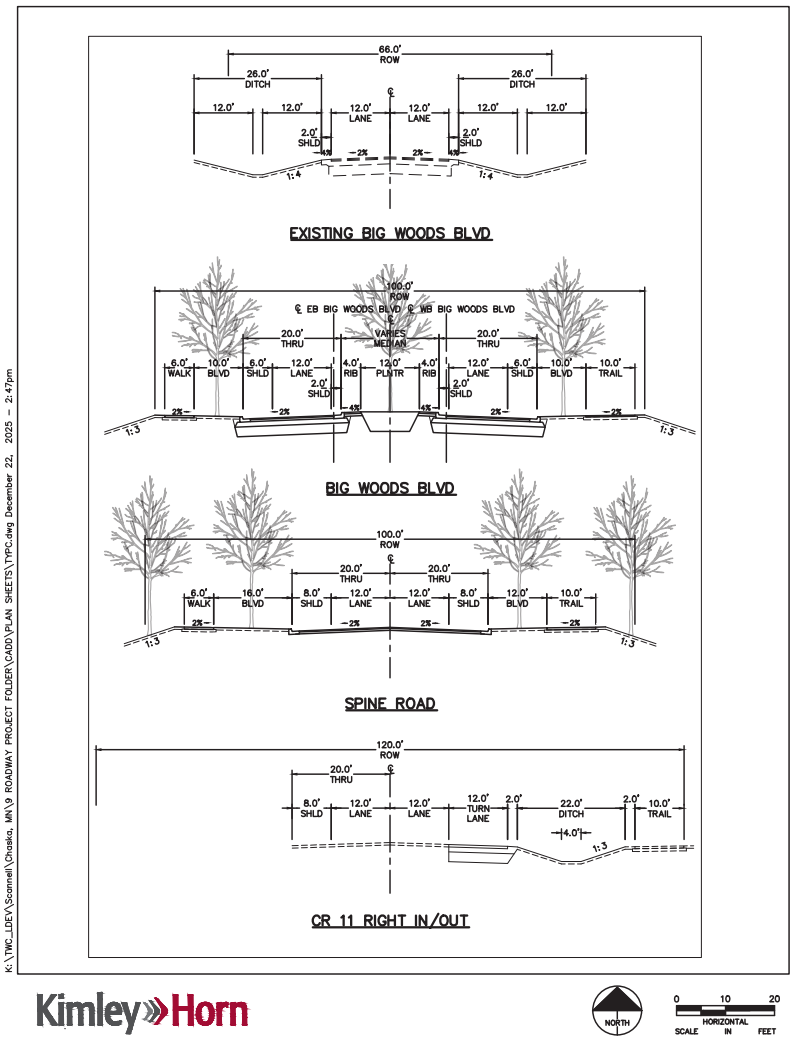
Site Access Exhibit



Building 1 Truck Turning Movement



A Traffic Impact Analysis (TIA) was completed as part of the AUAR due to the anticipated trip generation exceeding the 250-trip peak hour vehicle threshold. The Big Woods Business Park TIA is included in the AUAR as an Appendix section. Based on the TIA findings, the area's transportation network is expected to support the development within the concept plan, with appropriate mitigations. A full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County Access spacing guidelines for a full access. However, due to additional vehicle and truck traffic from the proposed development, it is recommended a full access at intersection B to reduce distance traveled by truck traffic and to maintain acceptable operations at adjacent intersections along Big Woods Blvd (CR-44). Ongoing coordination with the City and Carver County will be needed to determine final intersection geometry at the site access points.



The overall roadway network in the area has the capacity to accommodate the proposed development. The AUAR illustrates two scenarios, one scenario aligning with the proposed concept plan and a more conservative scenario that aligns with the maximum density allowed per the sites zoning. The TIA reviewed the need for the new public road to be connected to the existing Chaska Creek Blvd at Creek Rd and it was determined that the connection is not needed from a traffic capacity standpoint. In addition, completion of the Big Woods Blvd (CR-44) & TH 212 interchange is an important access improvement to serve the development and growth in the area. However, based on the traffic volume projected distributions, it is not a recommended improvement for the Big Woods Business Park development.

The development on the northern half of the concept plan will be the first to be built, starting with Building 1, followed by future phases. The end user for Building 1 is expected to generate around 3,000 daily vehicle trips. The access road through the middle of the northern half of Big Woods Business Park will have roughly 7,000 daily trips with up to 10% trucks based on current traffic study assumptions.

The Big Woods Business Park has mimicked the typical sections illustrated in the City of Chaska's Southwest Chaska Growth & Development Plan. The proposed road pavement matches the Mixed Residential Collector Street Section with 12' drive lanes and 8' shoulders.

The boulevard space, including the sidewalk, trail, and green space, will optimize tree growth. Boulevards will range from 12'-16' to accommodate this. The proposed road will be the primary traffic corridor within the development. As the development is a business and industrial park, providing sufficient space to plant trees along both sides of the sidewalk and trail will enhance the scenic ambiance for walking and cycling pedestrians.

It is the developer's intention to work with the City to finalize the public road's typical section to allow for the best corridor appeal and traffic flow through the development and the overall City flow for pedestrians and vehicle alike.

CREEK RD

US - 212

CARVER COUNTY 11

INTERSECTION A
PROPOSED RIGHT IN, RIGHT OUT

660.0'

BIG WOODS BLVD

INTERSECTION OF BIG WOODS BLVD AND
CARVER COUNTY 11
PROPOSED COUNTY ROUNDABOUT

1320.0'

PROPOSED ACCESS
340.0'
PROPOSED ACCESS
80.0'
PROPOSED ACCESS
100.0'
290.0'
PROPOSED INTERSECTION
PROPOSED ACCESS
PROPOSED ACCESS
460.0'
120.0'
600.0'
PROPOSED ACCESS
560.0'
370.0'
PROPOSED ACCESS
240.0'
PROPOSED INTERSECTION
PROPOSED ACCESS
PROPOSED ACCESS
190.0'
330.0'
170.0'
INTERSECTION B
PROPOSED SINGLE LANE ROUNDABOUT
EXISTING SINGLE LANE ROUNDABOUT
EXISTING SINGLE LANE ROUNDABOUT
BIG WOODS BLVD
660.0'
1320.0'
350.0'
660.0'
PROPOSED ACCESS
1200.0'
CARVER COUNTY 11
PROPOSED ACCESS
PROPOSED INTERSECTION
INTERSECTION C
PROPOSED FULL ACCESS
150.0'
310.0'
1200.0'
PROPOSED ACCESS
220.0'
PROPOSED ACCESS
220.0'
PROPOSED ACCESS
570.0'
2000.0'
PROPOSED ACCESS
450.0'
PROPOSED ACCESS
INTERSECTION D
PROPOSED FULL ACCESS
350.0'
LEVI GRIFFIN ROAD
CHASKA BOULEVARD
JONATHAN CARVER PKWY
1320.0'

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

811
Know what's **below.**
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PRELIMINARY - NOT FOR CONSTRUCTION

EX-8	SCANNELL CHASKA, MN	SITE ACCESS PLAN EXHIBIT 8 - OVERALL PROPERTY	KHA PROJECT 160846040 DATE 02/02/2026 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY RCW CHECKED BY BMW		Kimley»Horn

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11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
PHONE: 612-315-1272
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No.	REVISIONS	DATE	BY

06

Community Connection Concepts

COMMUNITY CONNECTION CONCEPTS

Big Woods Business Park will primarily be industrial, warehouse, and distribution with some commercial/retail. The proposed public road that runs north and south through the site will feature a trail on one side and a sidewalk on the other. Since this collector road will be bordered mainly by industrial uses, it's proposed to have trees planted on both sides of the sidewalk and trail to create a more scenic and natural ambiance for cycling and walking pedestrians. Specific outdoor gathering areas have not been identified on this plan and will be up to each end user to decide how they may incorporate them into their site plan. By allowing this flexibility, it enables end users to identify their needs and incorporate these areas into their site plans accordingly.

The trail featured along the primary public roadway through the site will be constructed in anticipation of future connections at various locations, both to the west at Jonathan Carver Parkway as well as to the north at Chaska Creek Blvd. The trail connectivity takes into consideration what is currently shown within the Southwest Chaska Growth and Development Plan. The trail along the primary public collector road will extend to the north in anticipation of a future City trail that would need to cross both a ravine as well as a creek in order to connect to the existing trail to the north on Chaska Creek Blvd.

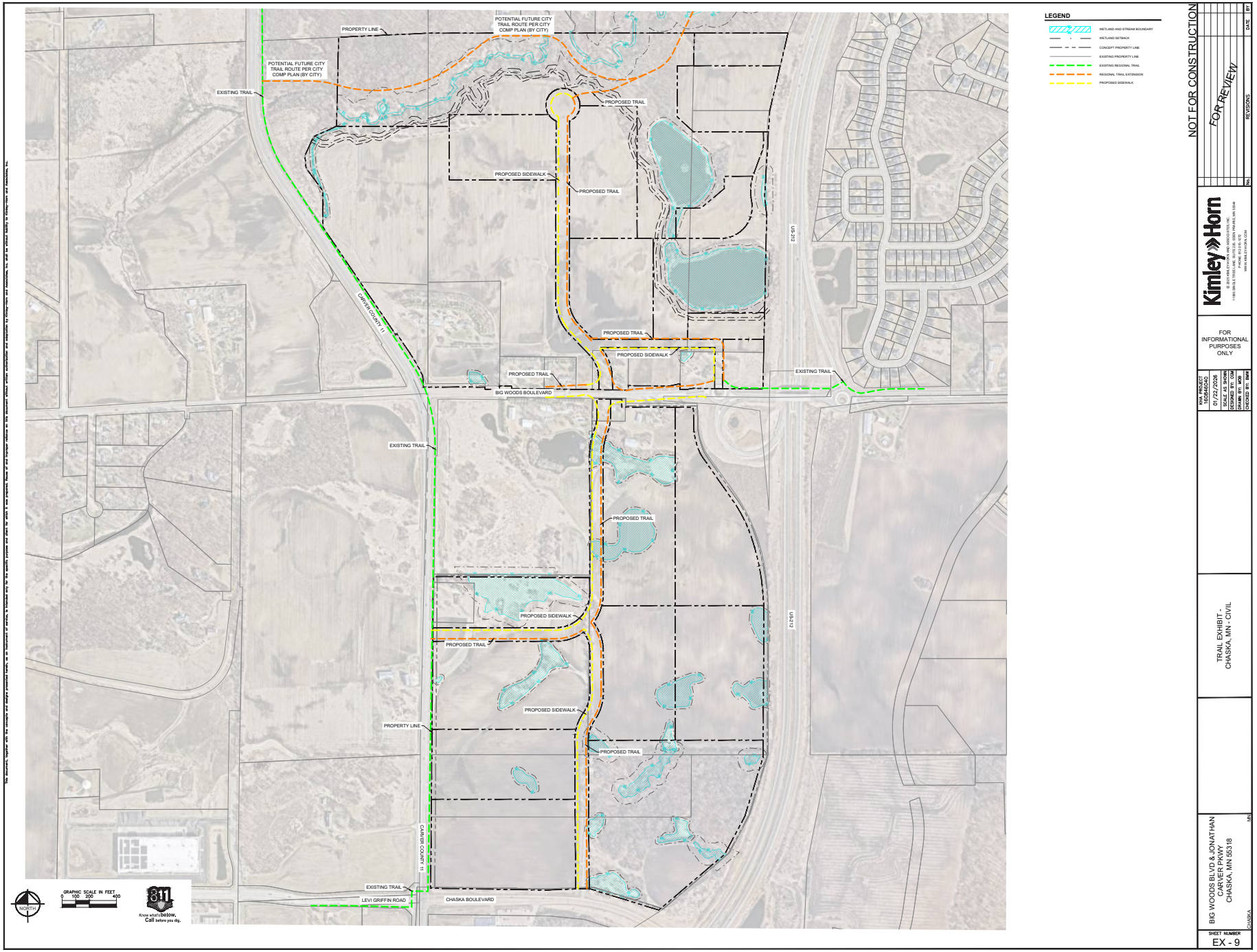
It is also proposed to extend the trail along the roadway leading into the commercial/retail area, providing options for walking pedestrians and workers within the Business Park. This trail would then connect to the trail system along Big Woods Blvd (CR-44). The trail system that currently runs along Big Woods Blvd (CR-44) and dead ends just west of the US-212 interchange would need connect to the main collector road to further support connectivity within the trail system. This connection will allow residents in the neighborhood east of US-212 to access the Business Park and the various uses via trail.

While a trail connection is planned on Big Woods Blvd (CR-44) between the main development access and Jonathan Carver Pkwy (CR-11), it is anticipated that the construction of this trail segment will be completed as part of the future county intersection project at Big Woods Blvd (CR-44)/Jonathan Carver Pkwy (CR-11), currently identified in Carver County's CIP as a 2028 project. During those improvements, the connection of sidewalks along Big Woods Blvd (CR-44) will be considered.

Lastly, a connection from the main collector trail is proposed to continue south, tying into Chaska Blvd (CR-61). This connection will run along the edge of the Greenbelt, abutting the dense wooded forest located in the southeast corner of the development.

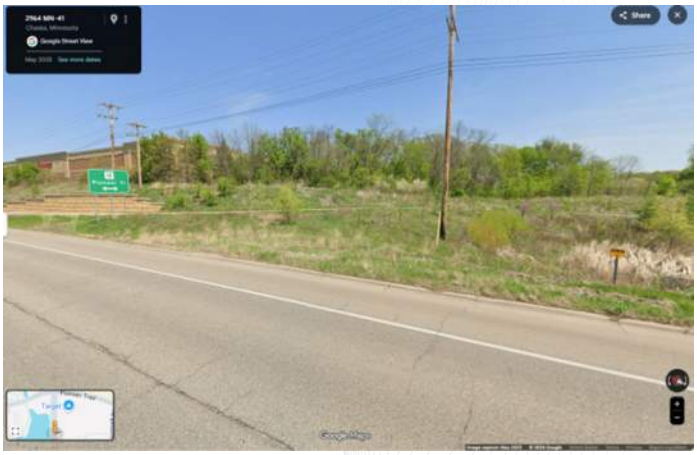
These proposed trails align with the City's Pedestrian and Bicycle Master Plan (PBMP) as well as the City's Southwest Chaska Growth and Development Plan. The developer is committed to following all design guidelines of the PBMP, and collaborating with the City to create an efficient and pleasant trail system that enhances public use and connectivity within the Business Park and future commercial/retail areas.

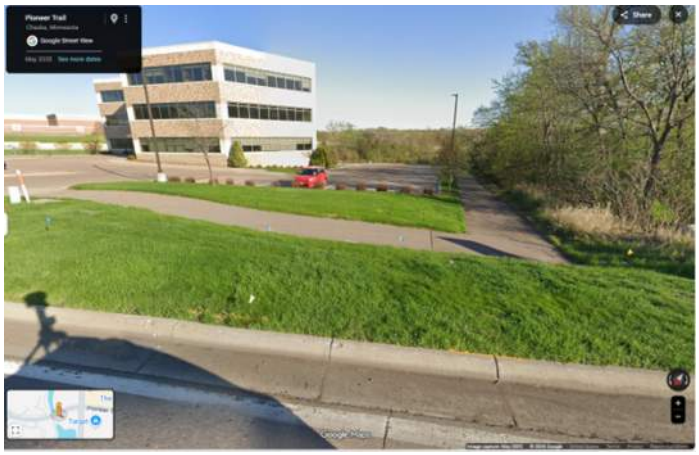
The exhibit is shown on the following page.


LEGEND
WETLAND AND STREAM BOUNDARY
WETLAND SETBACK
CONCEPT PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING REGIONAL TRAIL
REGIONAL TRAIL EXTENSION
PROPOSED SIDEWALK
PROPERTY LINE
POTENTIAL FUTURE CITY TRAIL ROUTE PER CITY COMP PLAN (BY CITY)
EXISTING TRAIL
PROPOSED TRAIL
PROPOSED SIDEWALK
CARVER COUNTY 11
US-212
BIG WOODS BOULEVARD
LEVI GRIFFIN ROAD
CHASKA BOULEVARD
NORTH
GRAPHIC SCALE IN FEET
0 100 200 400
811
Know what's below. Call before you dig.
NOT FOR CONSTRUCTION
FOR REVIEW
No.
REVISIONS
DATE
BY
Kimley»Horn
FOR INFORMATIONAL PURPOSES ONLY
KHA PROJECT 160646040
01/22/2026
SCALE AS SHOWN
DESIGNED BY: CGM
DRAWN BY: MCB
CHECKED BY: BMW
TRAIL EXHIBIT - CHASKA, MN - CIVIL
BIG WOODS BLVD & JONATHAN CARVER PKWY CHASKA, MN 55318
CHASKA
MN
SHEET NUMBER
EX - 9

Trail Example Photos











07

Development Amenity and Landscaping/ Screening Concepts

DEVELOPMENT AMENITY AND LANDSCAPING/ SCREENING CONCEPTS

Landscaping and Screening

The proposed landscaping for each site will be designed in accordance with the City's landscape code requirements. This includes overstory/understory trees, shrubs, interior parking, and screening. A sizable portion of trees along the ravine and in the southeast corner of the overall development will be preserved. The City has emphasized the need for a more robust landscaping effort near the stormwater management facilities within the Greenbelt. Additionally, enhanced landscaping efforts within the Greenbelt are encouraged to bring these areas to a more natural state and create a buffer between the adjacent roadways and the proposed Business Park.

The northern development is proposed to have a berm along the western edge, following Jonathan Carver Pkwy (CR-11) southward and turning along Big Woods Blvd (CR-44). This berm is intended to screen Building 1 and the Business Park from both Jonathan Carver Pkwy (CR-11) and Big Woods Blvd (CR-44). It is proposed to be planted to increase screening while also creating a natural feel to the area. The northeast quadrant of Jonathan Carver Pkwy (CR-11) and Big Woods Business Blvd is defined in the City's Comprehensive Plan as a key community entrance. The berm and stormwater management in this area will work together to produce a grand natural entrance to the City.

Buildings in the southern half of the development have been setback back further from Jonathan Carver Pkwy (CR-11) to allow for edge protection and screening during future site planning. Another key community entrance as defined by the City's Comprehensive Plan is located in the southeast corner of the overall development. This Greenbelt area consists of a large dense grove of tree, and is proposed to remain undisturbed during this development.

The City has requested that both designated key entrances have some type of City of Chaska monument sign. Additional coordination with the City will be needed to finalize this request. The developer intends to work alongside the City to achieve long-term goals in this area.

Furthermore, all trees, landscaping, and additional monument signs for the Business Park will be placed in safe and visible locations, allowing for required traffic sight distances to be met. Surveys, roadway profiles, and on-site field reviews will be used in the design of all intersections.

Development Amenities

Due to the conceptual nature of this site plan and its designation as a Business Park, specific gathering areas have not been fully established, except for Building 1, which is proposed to initiate the development of the northern half of the overall concept. Building 1 will include an outdoor patio area for employee use and is connected to the site's overall sidewalks and trails. These internal pedestrian paths tie into the proposed sidewalks and trails along the collector road. The site will also feature both a smoking shelter and a ride-sharing shelter, all interconnected with one another.

Each site will need to be designed to fit the needs of each end user, including internal amenities, which may consist of sidewalks, trails, and outdoor gathering areas. The parcels outside the Developer's control are proposed to connect to the overall Business Park with a series of sidewalks and trails. These additional parcels will also need their own site-specific planning to identify their specific needs and amenities.

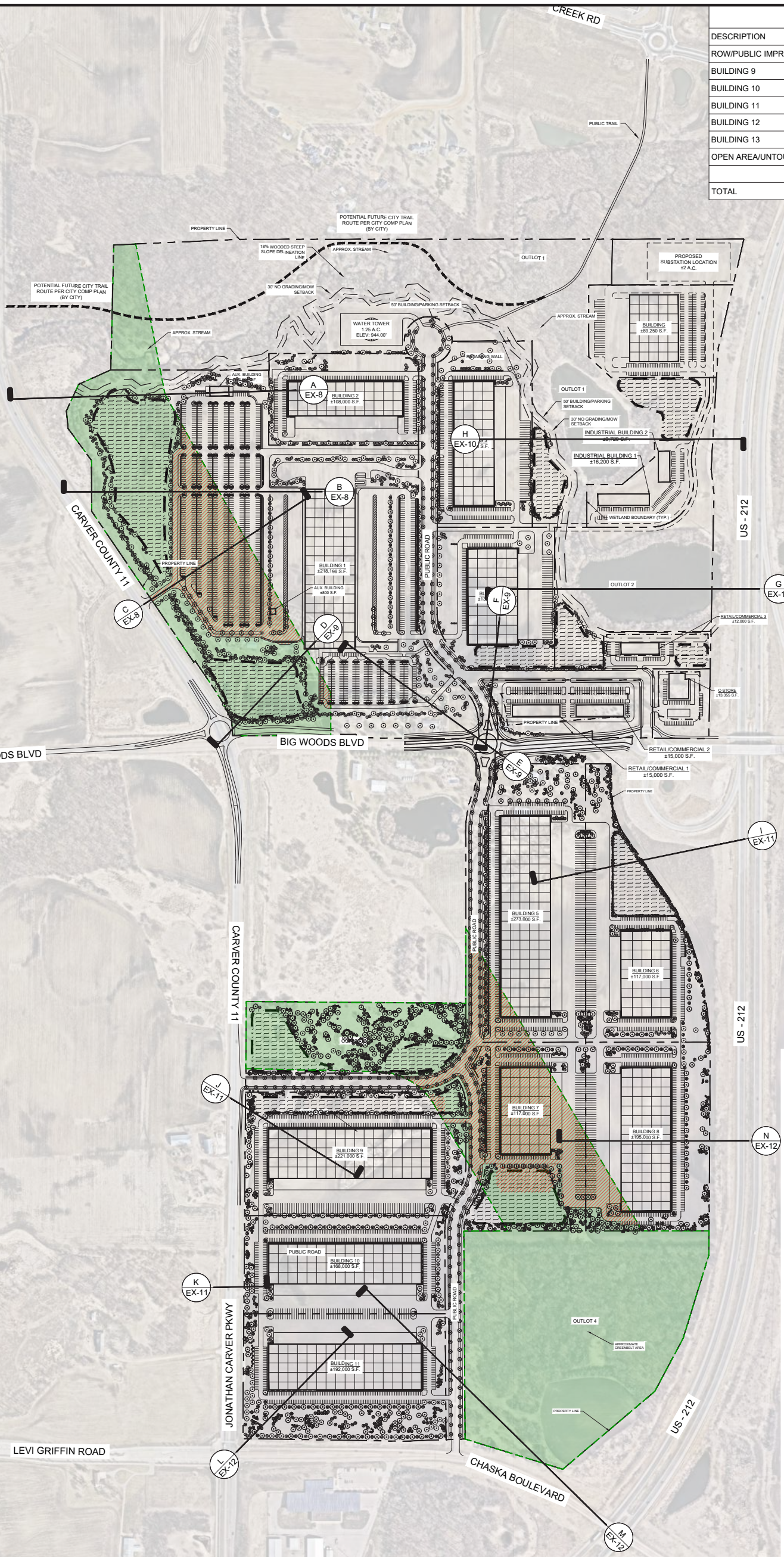
Development Setbacks

Following rezoning, all proposed sites will be required to follow City Zoning Code requirements for the new designation, including but not limited to building and parking setbacks. Proposed building setbacks are as follows: 100' from the centerline (CL) of the collector road, 125' from CL of Big Woods Blvd (CR-44), 150' from CL of Chaska Blvd (CR-61) & Jonathan Carver Pkwy (CR-11), and 225' from CL or 50' from the right-of-way (ROW) of Highway 212, whichever is greater. All wetlands on site have been classified, and each will have its own designed setback requirements based on its classification. Interior setbacks for buildings and parking shall be 15' and 10', respectively. Rear setbacks for buildings and parking shall be 20' and 10', respectively.

In addition to these setbacks, the Business Park must also adhere to the City's requirements for setbacks from steep wooded slopes. Steep slopes are defined as wooded land with an 18% slope or greater. From this established line, there shall be a building/parking setback of 50' and a "no-grade/mow" setback of 30'. This requirement applies to the northern portion of the overall development near the ravine.

RASER PROPERTY SUMMARY

DESCRIPTION	PROPERTY AREA	STORMWATER AREA	BUILDING AREA
ROW/PUBLIC IMPROVEMENTS	±11.98 AC / ±521,728 SF	±0.00 AC / ±0.00 SF	±0 SF
BUILDING 9	±10.79 AC / ±469,869 SF	±2.28 AC / ±99,131 SF	±130,000 SF
BUILDING 10	±58.15 AC / ±2,532,799 SF	±7.54 AC / ±328,603 SF	±224,446 SF
BUILDING 11	±8.95 AC / ±389,958 SF	±0.00 AC / ±0.00 SF	±117,000 SF
BUILDING 12	±9.08 AC / ±395,707 SF	±0.00 AC / ±0.00 SF	±182,000 SF
BUILDING 13	±13.97 AC / ±908,560 SF	±0.92 AC / ±39,887 SF	±182,000 SF
OPEN AREA/UNTOUCHED AREA	±36.73 AC / ±1,599,779 SF	±0.00 AC / ±0.00 SF	±0 SF
TOTAL	±149.64 AC / ±6,518,400 SF	±10.74 AC / ±467,621 SF	±835,446 SF



LANDSCAPE SUMMARY

OVERALL LANDSCAPE REQUIREMENTS

OVERSTORY CALIPER INCHES REQUIRED:	7,078 CALIPER INCHES = 2,265,000 GROSS S.F. / 320
OVERSTORY CALIPER INCHES PROVIDED:	XXXX CALIPER INCHES

TWO-STORY CALIPER INCH BREAKDOWN:	TREES REQUIRED
60% @ 2.5" (OR 6' HT. CONIFER)	1,699
10% @ 3.0" (OR 7' HT. CONIFER)	236
10% @ 3.5" (OR 8' HT. CONIFER)	202
10% @ 4.0" (OR 9' HT. CONIFER)	177
10% @ 4.5" (OR 10' HT. CONIFER)	157

OVERSTORY TREES REQUIRED:	2,472 TREES
OVERSTORY TREES PROVIDED:	3,116 TREES = 1,960 OVERSTORY TREES + 1,556 CONIFEROUS TREES
ORNAMENTAL TREES REQUIRED:	618 TREES = 2,472 *.25
ORNAMENTAL TREES PROVIDED:	1,112 TREES
SHRUBS REQUIRED:	7,550 SHRUBS = 2,265,000 GROSS S.F. / 300
SHRUBS PROVIDED:	7,927 SHRUBS = 2,661 LARGE SHRUBS + 5,265 SHRUBS

GREEN BELT REQUIREMENTS

SCREENING REQUIRED:	6' HT MINIMUM SCREEN INCLUDING BERMS, DECIDUOUS AND CONIFEROUS TREES, AND SHRUBS
SCREENING PROVIDED:	SEE PLAN

STREET TREE REQUIREMENTS

TREES REQUIRED:	TREES REQUIRED TO BE PLACED EVERY 50' O.C.
TREES PROVIDED:	260 TREES - SEE PLAN

CONCEPT PLANT SCHEDULE- OVERALL

OVERSTORY TREE — 1,960
ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK
QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK
TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN

ORNAMENTAL TREE — 1,112
AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
BETULA PLATYPHYLLA `FARGO` / DAKOTA PINNACLE BIRCH
CERCIS CANADENSIS / NORTHERN REDBUD
MALUS IOENSIS `PRAIRIE ROSE` / PRAIRIE ROSE CRABAPPLE
POPULUS TREMULOIDES / QUAKING ASPEN

CONIFEROUS TREE — 1,556
ABIES BALSAMEA / BALSAM FIR
JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
PICEA ABIES / NORWAY SPRUCE
PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
PINUS STROBUS / WHITE PINE
THUJA OCCIDENTALIS `WHITE CEDAR` / WHITE CEDAR
TSUGA CANADENSIS / CANADIAN HEMLOCK

STREET TREE — 260
ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK
QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK
TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN

LARGE SHRUB — 2,661

SHRUB — 5,266

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

EX-7

SCANNELL
CHASKA, MN

CONCEPT LANDSCAPE PLAN
EXHIBIT 7 - OVERALL PROPERTY

KHA PROJECT 160846040
DATE 10/24/2025
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAH

Kimley»Horn

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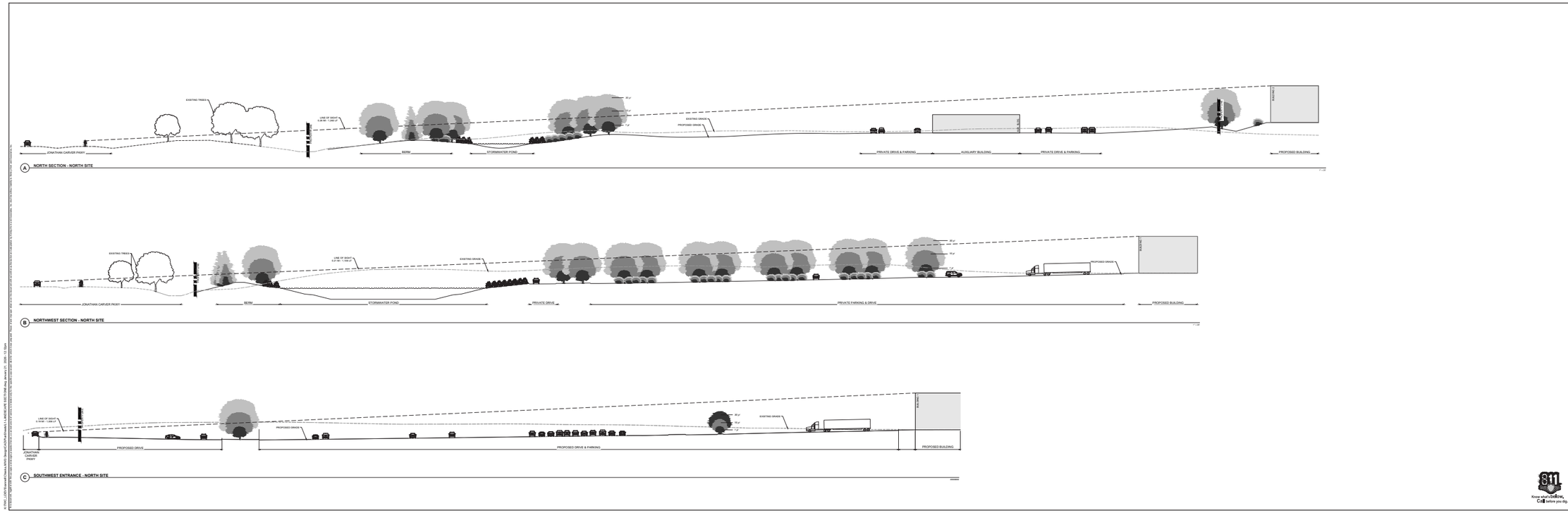
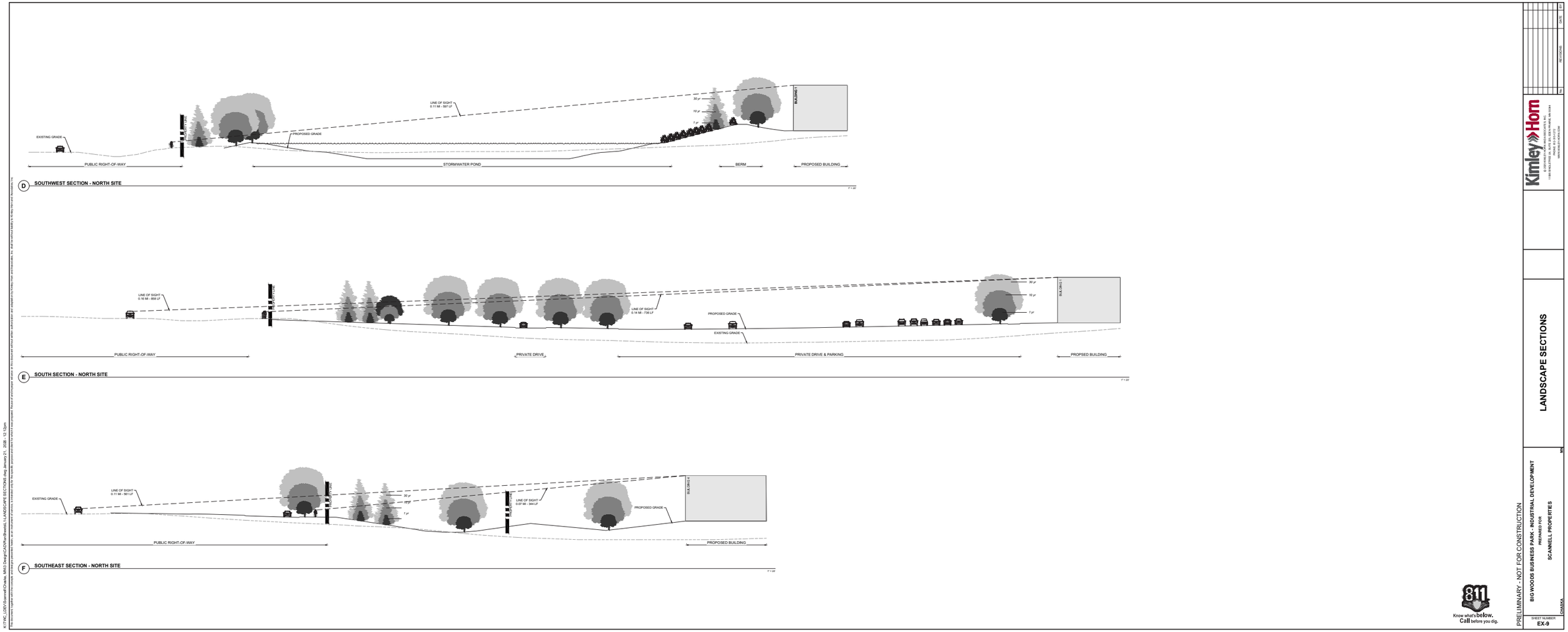
11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

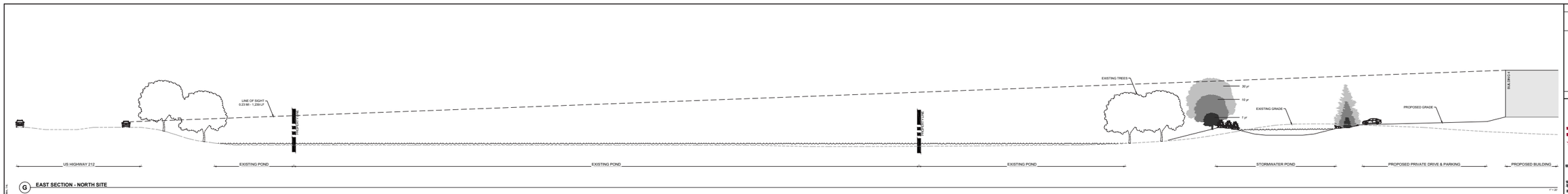
No.	REVISIONS	DATE	BY



A NORTH SECTION - NORTH SITE
B NORTHWEST SECTION - NORTH SITE
C SOUTHWEST ENTRANCE - NORTH SITE
LANDSCAPE SECTIONS
PRELIMINARY - NOT FOR CONSTRUCTION
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
SCANNELL PROPERTIES
EX-8

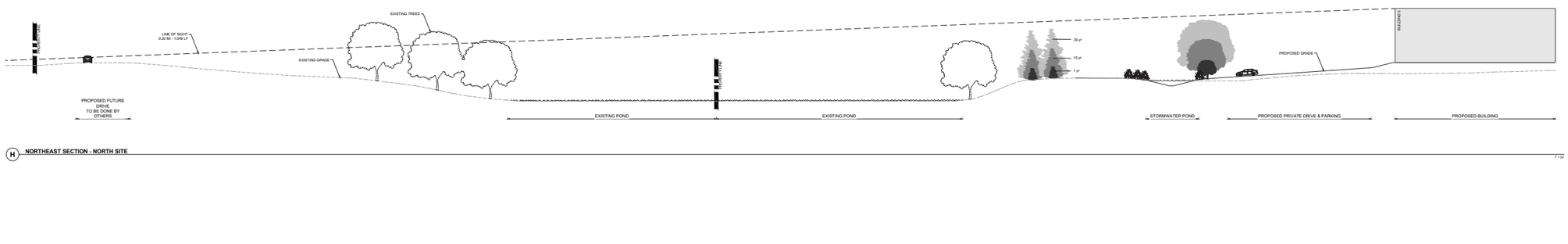


EXISTING GRADE
PROPOSED GRADE
LINE OF SIGHT
0.11 Mi - 587 LF
30 yr
10 yr
1 yr
BUILDING 1
PUBLIC RIGHT-OF-WAY
STORMWATER POND
BERM
PROPOSED BUILDING
D SOUTHWEST SECTION - NORTH SITE
LINE OF SIGHT
0.16 Mi - 858 LF
LINE OF SIGHT
0.14 Mi - 736 LF
PROPOSED GRADE
EXISTING GRADE
BUILDING 1
PUBLIC RIGHT-OF-WAY
PRIVATE DRIVE
PRIVATE DRIVE & PARKING
PROPSED BUILDING
E SOUTH SECTION - NORTH SITE
EXISTING GRADE
LINE OF SIGHT
0.11 Mi - 581 LF
LINE OF SIGHT
0.07 Mi - 344 LF
PROPOSED GRADE
BUILDING 4
PUBLIC RIGHT-OF-WAY
PROPOSED BUILDING
F SOUTHEAST SECTION - NORTH SITE
Know what's below. Call before you dig.
PRELIMINARY - NOT FOR CONSTRUCTION
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA
SHEET NUMBER
EX-9
LANDSCAPE SECTIONS
Kimley»Horn



G **EAST SECTION - NORTH SITE**

1" = 30'



H **NORTHEAST SECTION - NORTH SITE**

1" = 30'

Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PRIOR LAKE, MINNESOTA

SCANNELL PROPERTIES

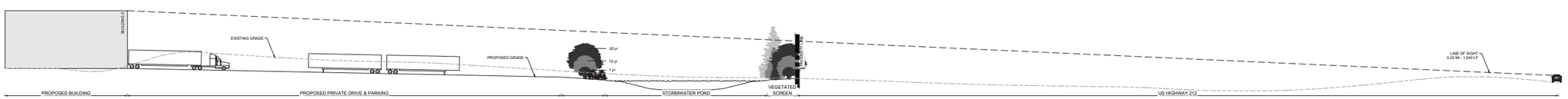
SHEET NUMBER
EX-10

LANDSCAPE SECTIONS

Kimley»Horn
ESTERO FALLS DRIVE, SUITE 250, ESTERO, FL 33928
PHONE: 813.313.1212
WWW.KIMLEY-HORN.COM

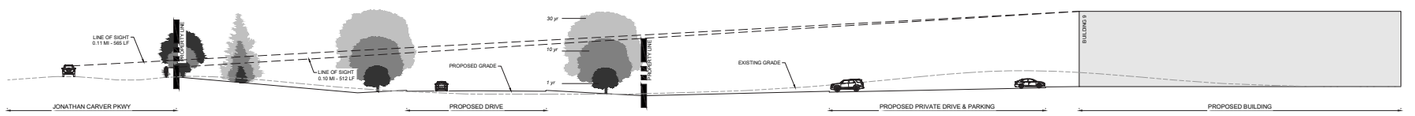
NO.	REVISIONS	DATE
1		

K:\TMO_LDV\Scannell Chaska, Mn\L Design\CAD\Plan Sheets\1-LANDSCAPE SECTIONS.dwg, January 21, 2026 - 12:13pm
The Kimley-Horn and Associates, Inc. Landscape Architecture Construction Plans are prepared to the standard of care and practice used by Kimley-Horn and Associates, Inc. at the time of submittal. Kimley-Horn and Associates, Inc.



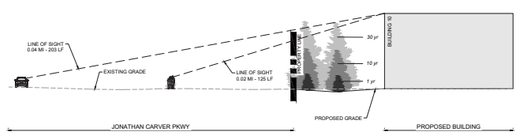
I NORTH SECTION - SOUTH SITE

1" = 20'



J NORTHWEST SECTION - SOUTH SITE

1" = 20'



K WEST SECTION - SOUTH SITE

1" = 20'

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Plan\Sheets\L1-LANDSCAPE SECTIONS.dwg January 21, 2026 - 12:13pm
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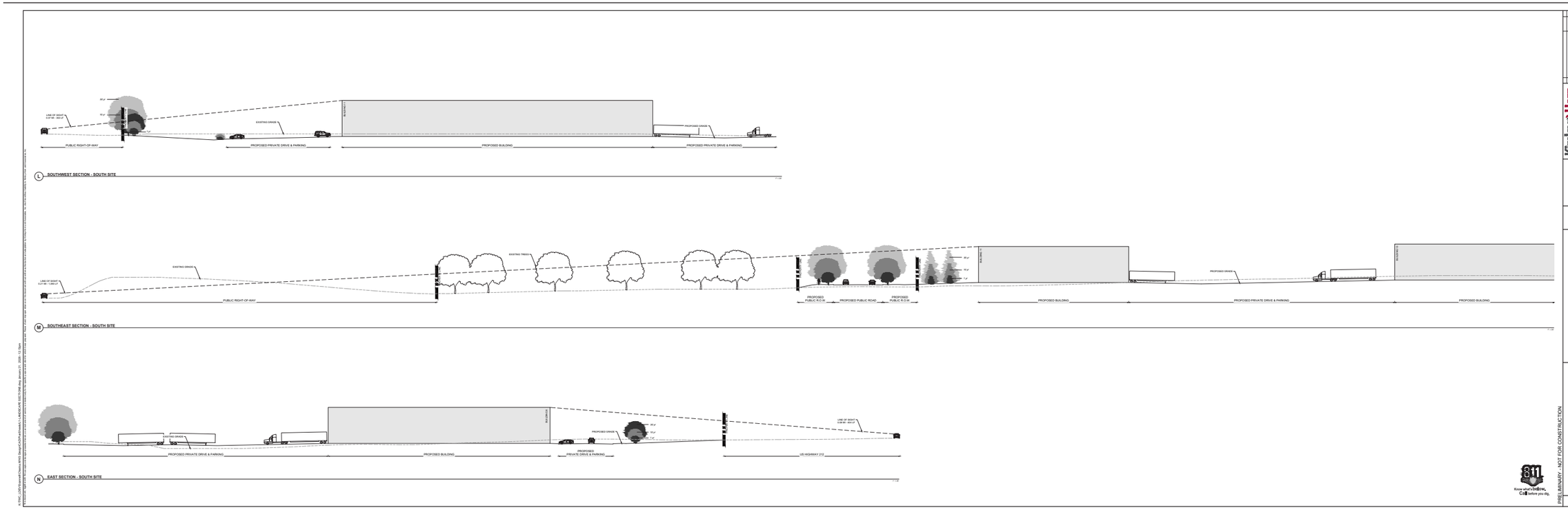
PHONE: 612-215-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

LANDSCAPE SECTIONS

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
EX-11


SOUTHWEST SECTION - SOUTH SITE
SOUTHEAST SECTION - SOUTH SITE
EAST SECTION - SOUTH SITE
LANDSCAPE SECTIONS
PRELIMINARY - NOT FOR CONSTRUCTION
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
SCANNELL PROPERTIES
EX-12

BIG WOODS BLVD

PROPERTY LINE

PUBLIC ROAD

BUILDING 5
±273,000 S.F.

BUILDING 6
±117,000 S.F.

OUTLOT 5

PUBLIC ROAD

BUILDING 7
±117,000 S.F.

BUILDING 8
±195,000 S.F.

BUILDING 9
±221,000 S.F.

BUILDING 10
±168,000 S.F.

PUBLIC ROAD

APPROXIMATE
GREEN BELT AREA

OUTLOT 4

BUILDING 11
±192,000 S.F.

JOHN CARVER PARKWAY

US - 212

PROPERTY LINE

CHASKA BOULEVARD

CONCEPT PLANT SCHEDULE SOUTH

OVERSTORY TREE		1,243
	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	
	ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE	
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	
	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST	
	QUERCUS BICOLOR / SWAMP WHITE OAK	
	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	
	QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK	
	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	
ORNAMENTAL TREE		768
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP	
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	
	BETULA PLATYPHYLLA `FARGO` / DAKOTA PINNACLE BIRCH	
	CERCIS CANADENSIS / NORTHERN REDBUD	
	MALUS IOENSIS `PRAIRIE ROSE` / PRAIRIE ROSE CRABAPPLE	
	POPULUS TREMULOIDES / QUAKING ASPEN	
CONIFEROUS TREE		859
	ABIES BALSAMEA / BALSAM FIR	
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
	PICEA ABIES / NORWAY SPRUCE	
	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	
	PINUS STROBUS / WHITE PINE	
	THUJA OCCIDENTALIS `WHITE CEDAR` / WHITE CEDAR	
	TSUGA CANADENSIS / CANADIAN HEMLOCK	
STREET TREE		181
	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	
	ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE	
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	
	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST	
	QUERCUS BICOLOR / SWAMP WHITE OAK	
	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	
	QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK	
	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	
LARGE SHRUB		1,957
SHRUB		2,775

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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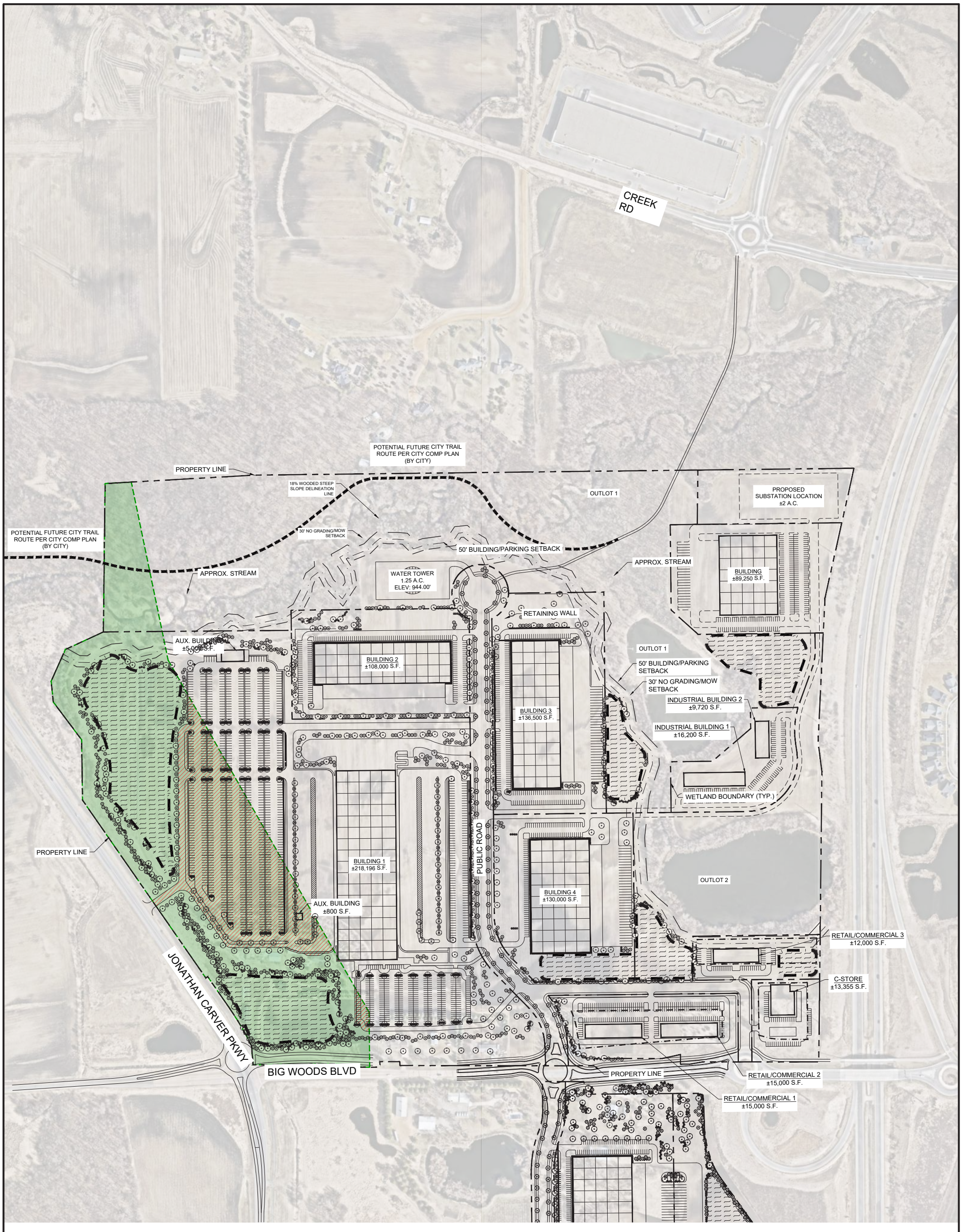
PRELIMINARY - NOT FOR CONSTRUCTION

EX-8	SCANNELL CHASKA, MN	LANDSCAPE PLAN CONCEPT EXHIBIT 2 - KLOOS PROPERTY	KHA PROJECT 160846040 DATE 11/04/2025 SCALE AS SHOWN DESIGNED BY CFK DRAWN BY CFK CHECKED BY RAH	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY



CONCEPT PLANT SCHEDULE NORTH

OVERSTORY TREE		475
	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	
	ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE	
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	
	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST	
	QUERCUS BICOLOR / SWAMP WHITE OAK	
	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	
	QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK	
	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	
ORNAMENTAL TREE		229
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP	
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	
	BETULA PLATYPHYLLA `FARGO` / DAKOTA PINNACLE BIRCH	
	CERCIS CANADENSIS / NORTHERN REDBUD	
	MALUS IOENSIS `PRAIRIE ROSE` / PRAIRIE ROSE CRABAPPLE	
	POPULUS TREMULOIDES / QUAKING ASPEN	
CONIFEROUS TREE		450
	ABIES BALSAMEA / BALSAM FIR	
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
	PICEA ABIES / NORWAY SPRUCE	
	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	
	PINUS STROBUS / WHITE PINE	
	THUJA OCCIDENTALIS `WHITE CEDAR` / WHITE CEDAR	
	TSUGA CANADENSIS / CANADIAN HEMLOCK	
STREET TREE		79
	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	
	ACER X FREEMANII `SIENNA` / SIENNA GLEN MAPLE	
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	
	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST	
	QUERCUS BICOLOR / SWAMP WHITE OAK	
	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	
	QUERCUS ROBUR X ALBA 'JFS-KW2QX' / SKINNY GENES OAK	
	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	
LARGE SHRUB		372
SHRUB		2,083

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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PRELIMINARY - NOT FOR CONSTRUCTION

EX-9	SCANNELL CHASKA, MN	LANDSCAPE PLAN CONCEPT EXHIBIT 9 - RASER PROPERTY	KHA PROJECT 160846040 DATE 11/04/2025 SCALE AS SHOWN DESIGNED BY CFK DRAWN BY CFK CHECKED BY RAH	Kimley»Horn	No. REVISIONS DATE BY

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11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
PHONE: 612-315-1272
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STORMWATER CONCEPTS

Stormwater Jurisdictional Agencies

A preliminary drainage memo has been produced for the northern half of the overall development and has been attached to this packet as an appendix.

This site is subject to the stormwater design standards of the Carver County Watershed Management Organization (CCWMO) and the standards of the City of Chaska. The site is required to meet specific criteria for volume control, water quality, water quantity, and freeboard level.

Rate Control

- **City:** No increase in proposed discharge rates for the 2-year, 10-year, and 100-year, 24-hour storm events for each discharge point within the project limits. Additionally, the 100-year peak flow must also meet the calculated city average of 0.2 cfs/acre.
- **CCWMO:** Carver County defers to the City of Chaska for rate control requirements.

Volume Control

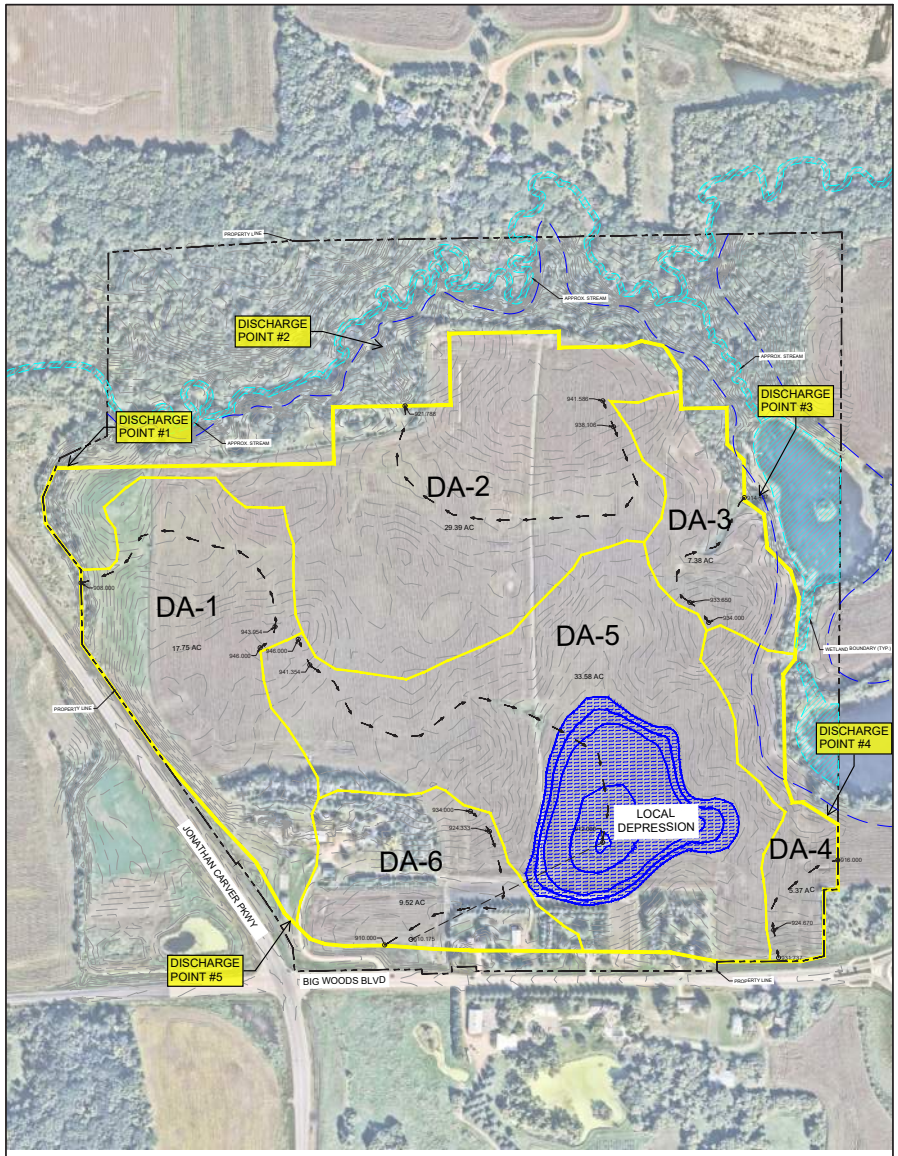
- **City:** The Goal of the City is abstraction of the first ½-inch of runoff generated from the new impervious surfaces. The City defers to CCWMO for regulated volume control rules.
- **CCWMO:** For unconstrained non-linear projects, the abstraction volume is calculated as 1.0-inch times the sum of new and fully reconstructed impervious surface. For constrained non-linear projects, the abstraction volume is 0.5 inches from the impervious surfaces. For linear project, the abstraction volume is calculated as the larger of 1.0-inch times the new impervious surface or 0.5-inch times the sum of the new and fully reconstructed impervious surface.

Water Quality

- **City:** 60% removal rate for Total Phosphourous (TP) and 80% removal rate for Total Suspended Solids (TSS). For new development projects, there shall be no net increase from pre-project conditions for TP and TSS.
- **CCWMO:** 90% removal rate for TP and 90% rate for TSS.

All developing property will be required to follow the rules and regulations set by the City and the CCWMO. Due to the phasing of the project, the northern half of the site has undergone more in-depth analysis, and ponding areas have been adjusted accordingly. The southern property, as well as the parcels not under the control of the Developer, are conceptual in nature and will need further analysis to determine stormwater solutions. As the concept plan develops and uses become denser, the need for underground stormwater management may need to be incorporated.

It is currently proposed that all ponds on the northern property of the overall concept plan will be a combination of National Urban Runoff Program (NURP) basins and bioretention benches. All NURP basins and bioretention benches will be designed in accordance with NURP and CCWMO guidelines. These NURP basins are expected to provide sufficient permanent pool volume, facilitating the reuse of stormwater for irrigation of landscaped areas within the property.



LEGEND

- PROPERTY BOUNDARY
- EXISTING DRAINAGE AREAS
- TIME OF CONCENTRATION FLOWPATH
- EXISTING WETLANDS
- EXISTING BASIN
- EXISTING DRAINTILE ESTIMATE

DRAINAGE AREA SUMMARY		
DRAINAGE AREA	TOTAL AREA (AC)	DISCHARGE POINT
DA-1	17.75	#1
DA-2	29.39	#2
DA-3	7.38	#3
DA-4	5.37	#4
DA-5	33.58	#5
DA-6	9.52	#5

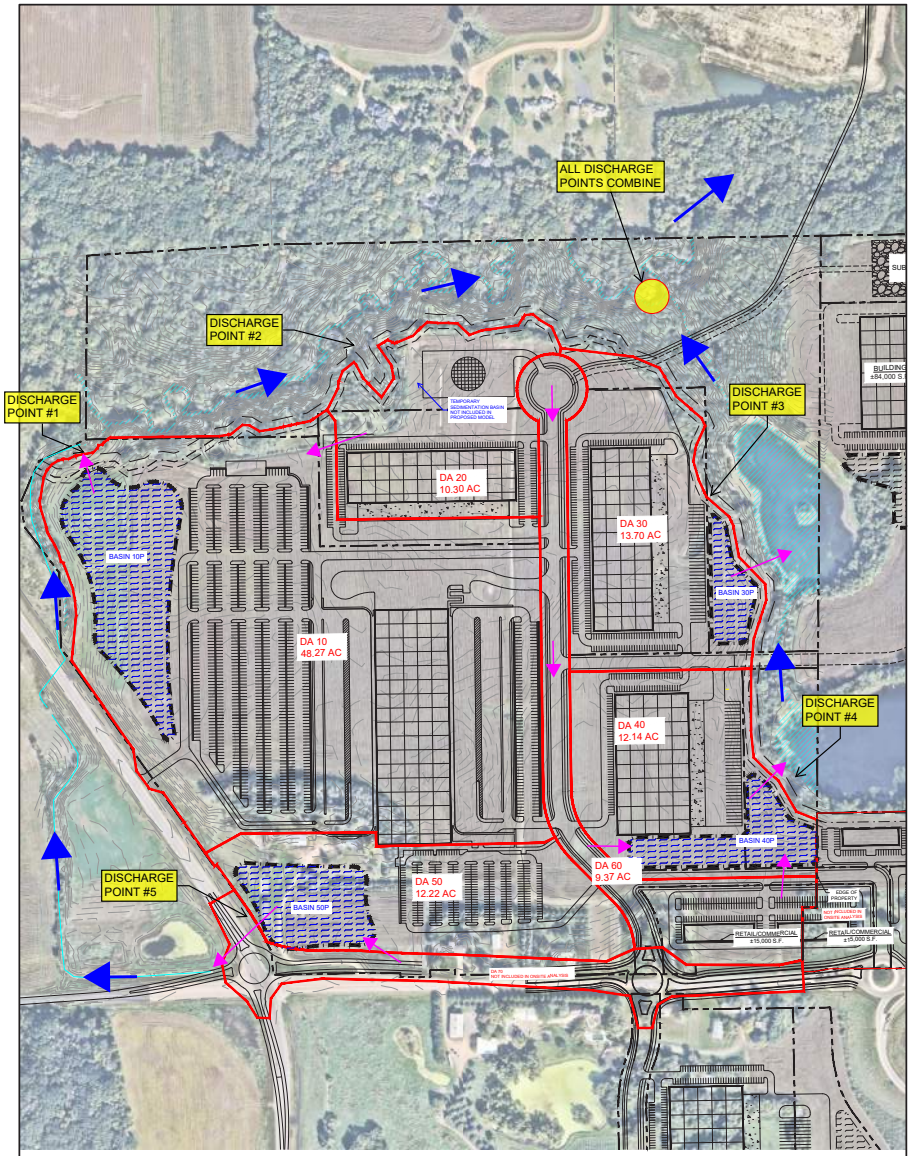
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

A1	SCANNELL CHASKA, MN	EXISTING DRAINAGE FIGURE	KHA PROJECT 160840040 DATE 12/29/2025 SCALE AS SHOWN DESIGNED BY JCS DRAWN BY JCS CHECKED BY CGM	Kimley»Horn	No. REVISIONS DATE BY



LEGEND

- PROPERTY BOUNDARY
- PROPOSED DRAINAGE AREAS
- EXISTING WETLANDS
- PROPOSED BASIN
- POND OUTLET DIRECTION

DRAINAGE AREA SUMMARY		
DRAINAGE AREA	TOTAL AREA (AC)	DISCHARGE POINT
DA-10	48.12	#2
DA-20	10.30	#2
DA-30	13.70	#3
DA-40	12.14	#4
DA-50	11.19	#5
DA-60	9.37	#4

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

A2	SCANNELL CHASKA, MN	PROPOSED DRAINAGE FIGURE	KHA PROJECT 160840040 DATE 01/20/2026 SCALE AS SHOWN DESIGNED BY JCS DRAWN BY JCS CHECKED BY CGM	Kimley»Horn	No. REVISIONS DATE BY

Stormwater Pond with Iron Enhanced Sand Filter Bench








Nearmap

09

Utility Concepts

UTILITY CONCEPTS

Utilities

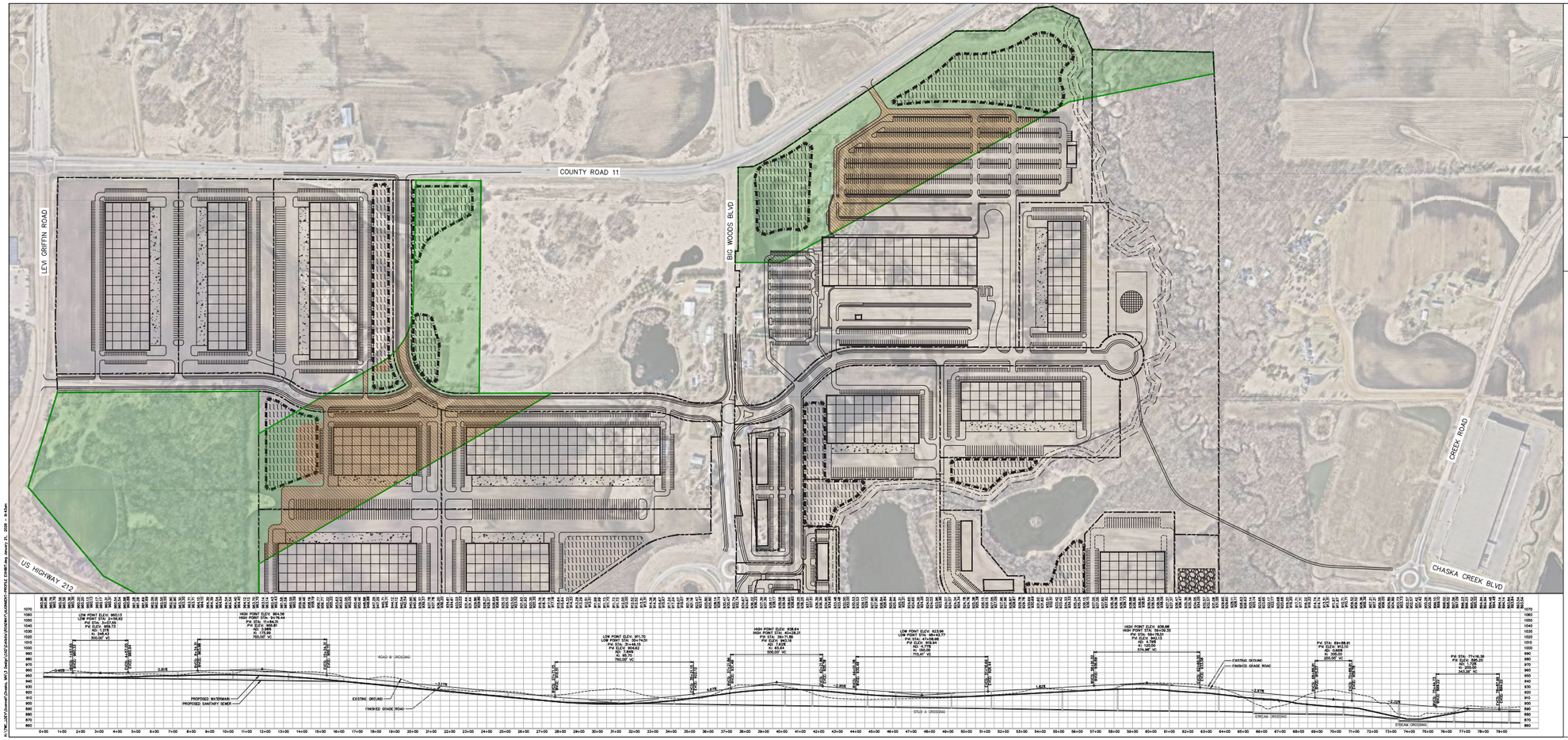
Both public sanitary and water utilities are to be extended to the proposed Business Park for connection. In recent years, these utilities were extended along Creek Rd with stubs extending south at the intersection of Creek Rd and Chaska Creek Blvd. These proposed utilities will serve the proposed development through an extension that crosses neighboring Tradition's properties by way of utility easement. Additionally, the Southwest Chaska Creek will also need to be crossed to service the development area. The utility extension will extend all the way to the southernmost portion at Chaska Blvd (CR-61), during future phases.

The City has conducted studies to identify future demands and utility needs of this southwest area. The City's Comprehensive Plan indicates a water tower is needed in this area to serve the built-out needs of this development. This area is capable of being served by gravity sewer; this will require 50'+ deep sewer pipes in places and trenchless pipe installation at the creek. The utilities in this area are currently under further exploration to better understand and confirm these needs. Right of Way has been provided throughout the proposed Concept Plan to allow for both the utility extensions and the water tower in accordance with the Southwest Chaska Growth and Development Plan.

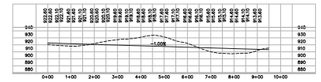
Electrical

The proposed Business Park is currently located within Minnesota Valley Electric Cooperative (MVEC) territory. Preliminary conversations have been conducted with MVEC to discuss the current infrastructure and future demands. MVEC has communicated that they have a substation located 2 miles west of this proposed development, with feeders already near this location. These feeders currently have an additional capacity of 6 to 8 MW. Due to the conceptual nature of this project, full power demands cannot be determined at this stage. If additional power beyond the available capacity is needed, further electrical infrastructure evaluations will be required.

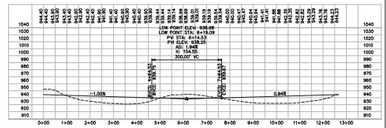
The City has informed the developer that this property is currently in MVEC territory. However, there is a planned future switch that would bring this area into Chaska Power territory. Initial coordination has started with the City, and it has been indicated that a substation roughly 2 acres in size near US-212 will be needed. This substation is shown and space planned for on neighboring property to the east. Further coordination with the City of Chaska and Chaska Power will be needed to identify specific needs for this future substation pad.

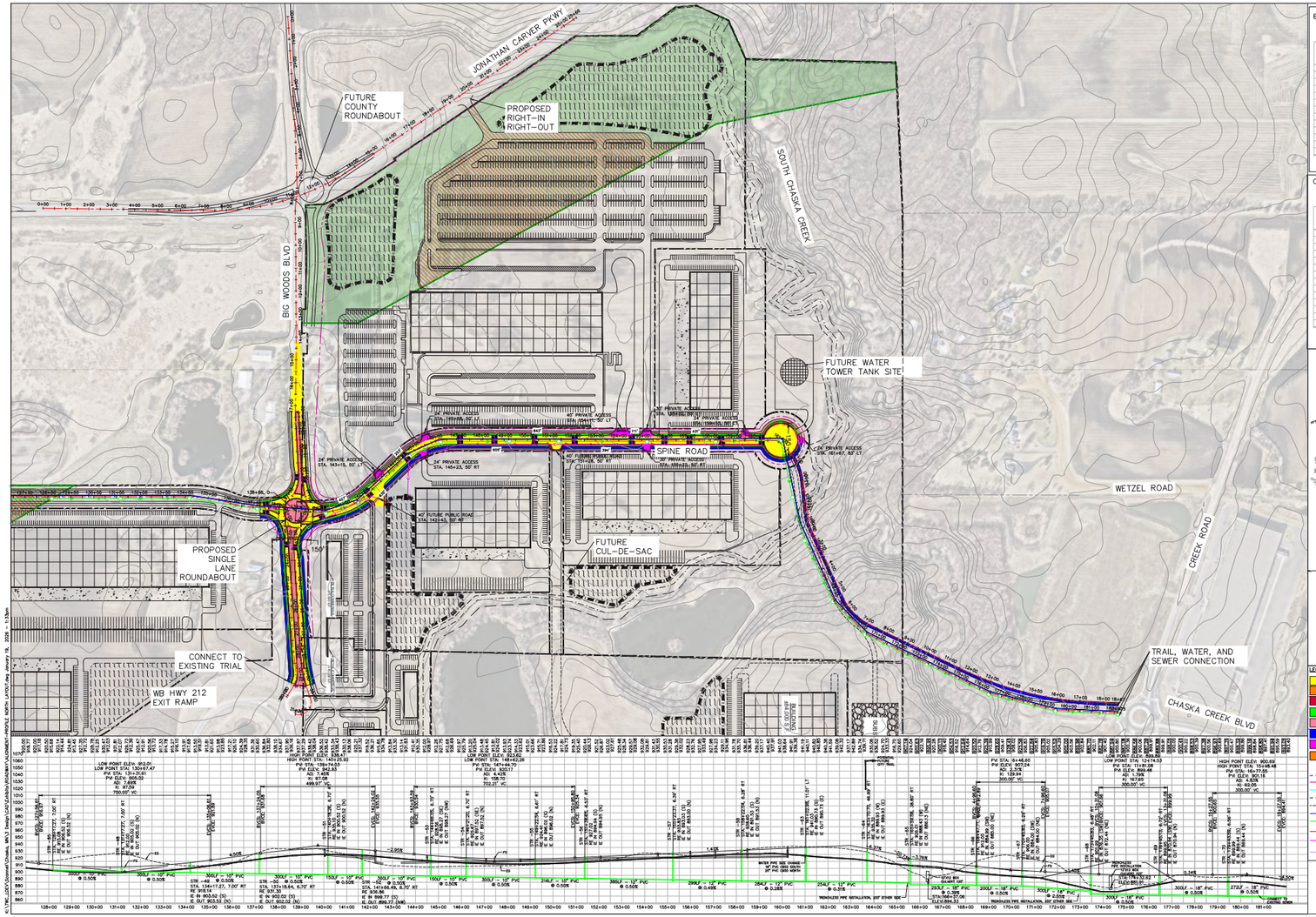


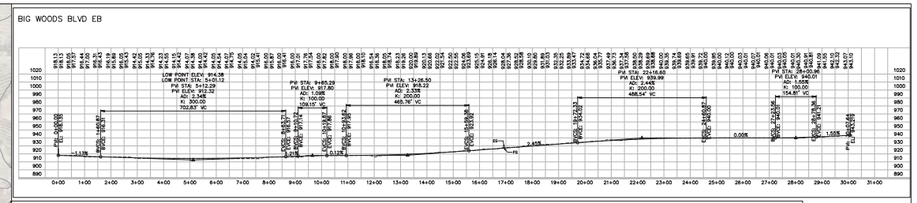
STUB A

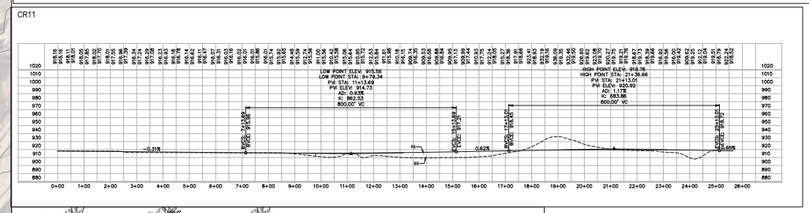


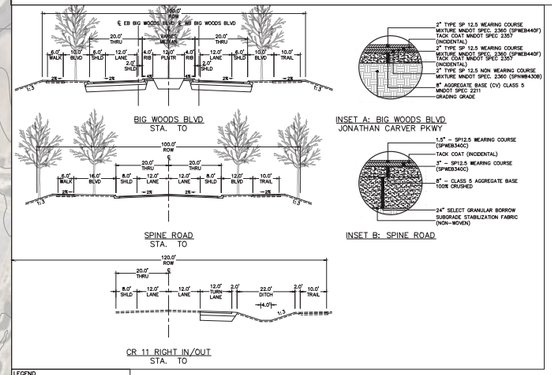
STREET B













Kimley»Horn

ROADWAY PLAN, PROFILES AND TYPICAL SECTIONS

10 Proposed Buildings/Uses/ Districts/Project Phasing

PROPOSED BUILDINGS/ USES/DISTRICTS/ PROJECT PHASING

Proposed Buildings and Phasing

The current AUAR identifies two build-out scenarios: one with 1.8 million SF of industrial space and 200,000 SF of commercial space, and another option with 2.7 million SF of industrial space and 300,000 SF of commercial space. The current concept plan proposes a total of 2.0 million SF of industrial space and 55,355 SF of commercial space, placing it between the two scenarios. As of now, the conceptual design of Building 1 is the only one progressing, while all other buildings are placeholder layouts. Building 1 will be part of Phase One of the overall development.

The proposed buildings within the development are planned and designed to accommodate a Business Park theme and support a broad range of users and tenants over time. Building layouts, structural systems, and site configurations are intended to provide flexibility to support office, warehouse, light industrial, distribution, and light manufacturing or assembly uses, and may be developed as either single-tenant or multi-tenant facilities. Buildings and site layouts will incorporate internal pedestrian and trail connections that provide safe and convenient connectivity between buildings, parking areas, and shared amenities. These internal connections will be coordinated with planned sidewalks and multi-use trails along adjacent public roadways to support access within the Business Park and connectivity to surrounding commercial areas and the broader community trail system, where applicable.

The overall building and site design allows for adaptability in response to changing market conditions and end-user requirements, while maintaining consistency with the Business Park's development framework. The commercial area is currently designed to accommodate uses such as multi-tenant retail/commercial, convenience stores, hotels, and similar establishments. These fall outside the Developer's control and are managed by neighboring property owners; further evaluation of their space will be needed.

Building 1 is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF. This facility would operate 24/7, with deliveries out of the facility during standard business hours, while deliveries into the facility and internal sorting would occur outside standard business hours and through the night in preparation for the following day. Elevations for this conceptual building have been provided as part of this section.

Phase One of the development will include all necessary public improvements to Big Woods Blvd (CR-44) and the construction of a new intersection and public road. The new intersection at Big Woods Blvd (CR-44) will provide a connection to the north to support Phase One development and also provide an approach to the south in preparation for future phases. Similar to the roadways, existing utilities will also be extended from the north through Phase One, and stubbed into the southern property in preparation for future phases. During Phase One, mass grading efforts are proposed to be performed on the entirety of the northern site to balance grading and to establish finish floor elevations for the remaining potential building locations. All other areas of the concept plan are designated as future phases due to lack of identified end-users at the time of this application.

During Phase One, all public ROW will be established and partitioned from the overall property. The area needed to complete Building 1 will be placed on its own lot. The remaining areas to be mass graded will be placed on outlots until an end-user is identified. Phasing will be dictated by the needs of end-users and market conditions, with mass grading and platting activities updating as end-users are identified.

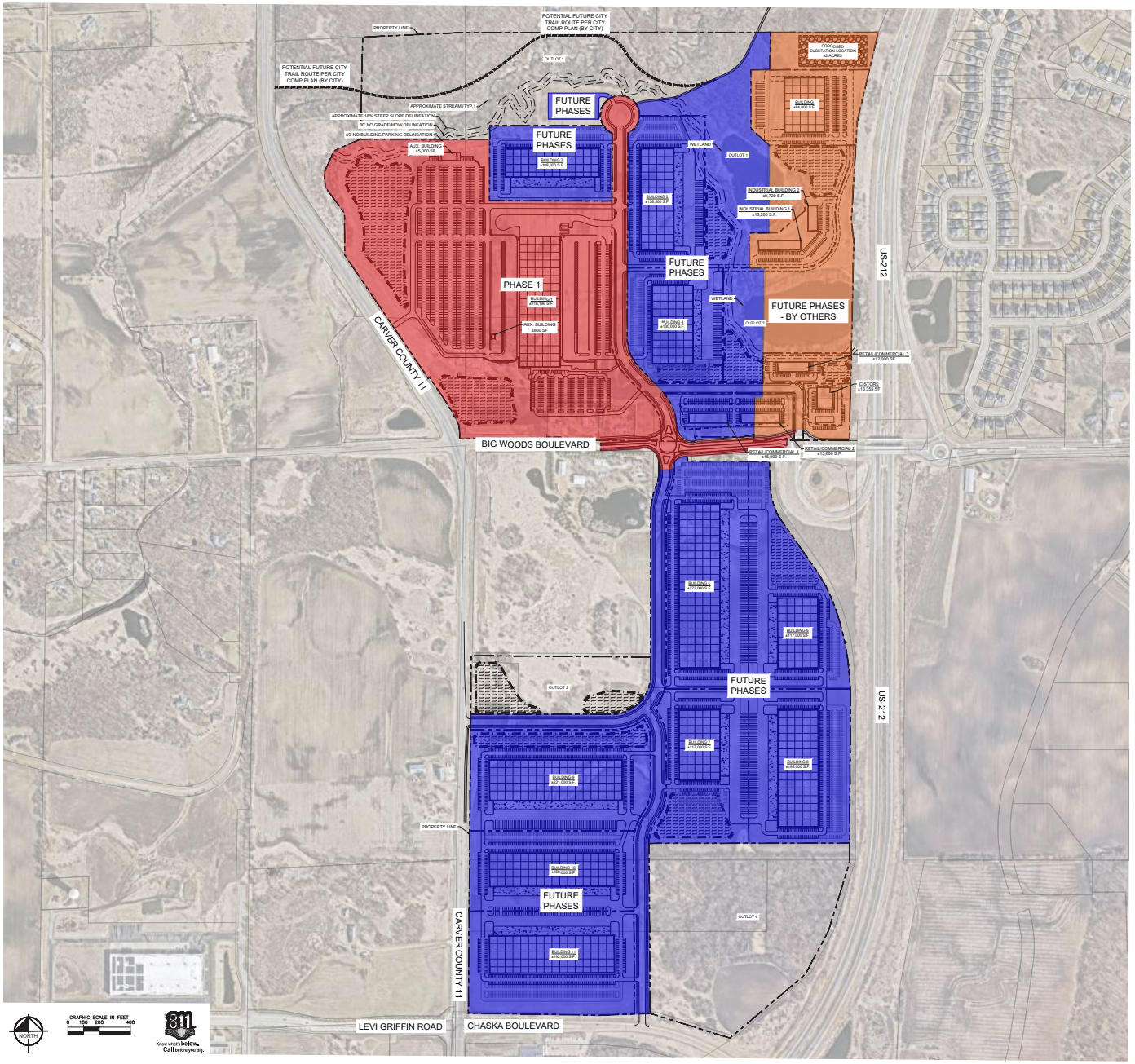
All buildings, besides Building 1, are conceptual in nature for this application and have yet to progress in design. The current speculative building by Scannell serves as a placeholder for industrial buildings until an end-user is identified. The Business Park is defined by areas guided for the integration of office and light-industrial uses. Light industrial uses include offices, office/showroom, warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging. The Developer intends to identify users that fall within the definition of the Business Park and follow the guidelines stated in the Southwest Chaska Growth and Development Plan and the City's Building Design and Material Code.

Dahlgren Township and Annexation

Prior to submission of the Alternative Urban Areawide Review (AUAR), the City of Chaska and Dahlgren Township entered into and approved an Orderly Annexation Agreement pursuant to applicable Minnesota statutes. The Orderly Annexation Agreement establishes the framework and conditions under which the subject property may be annexed to the City of Chaska.

In accordance with the approved Orderly Annexation Agreement, the City of Chaska will annex Parcel IDs 040010610 and 040010600 from Dahlgren Township to the City of Chaska during the Preliminary and Final Stage approval processes for the proposed development. Upon annexation, these parcels will be subject to the City of Chaska's zoning, subdivision, and land use regulations. Municipal services will be extended consistent with the City of Chaska's Comprehensive Plan and in accordance with the City's design standards and the approved development phasing.

The annexation of the subject property is intended to ensure coordinated land use planning, environmental review, and infrastructure delivery consistent with the City of Chaska's comprehensive planning objectives. Environmental review for the proposed development, including the AUAR, is being conducted in coordination with the anticipated annexation and ultimate jurisdiction of the City of Chaska.



NOT FOR CONSTRUCTION

FOR REVIEW

No.	REVISIONS	DATE	BY

Kimley»Horn

FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT	180846040
DATE	02/02/2026
DESIGNED BY	CMH
DRAWN BY	MDB
CHECKED BY	BNM

PHASE EXHIBIT - CHASKA, MN - CIVIL

BIG WOODS BLVD & JONATHAN CARVER PKWY
CHASKA, MN 55318

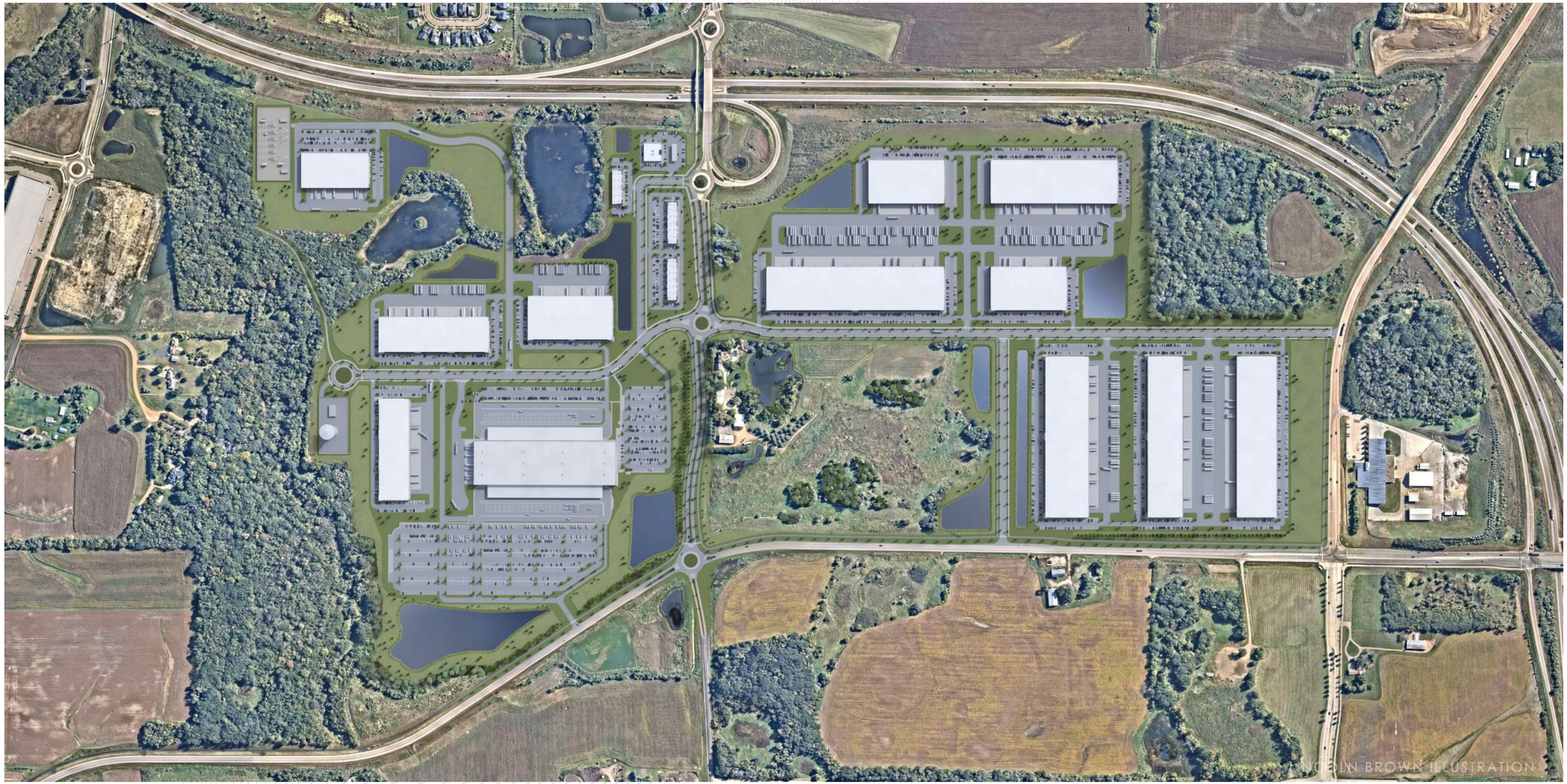
SHEET NUMBER
EX - 10

"No person, together with the consultant who affixes his/her professional seal, or a subconsultant of parties, is bound only by the specific areas and dates for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc."

Site Plan Renderings


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION

Example Use Speculative Industrial Building


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION

Retail Use Example

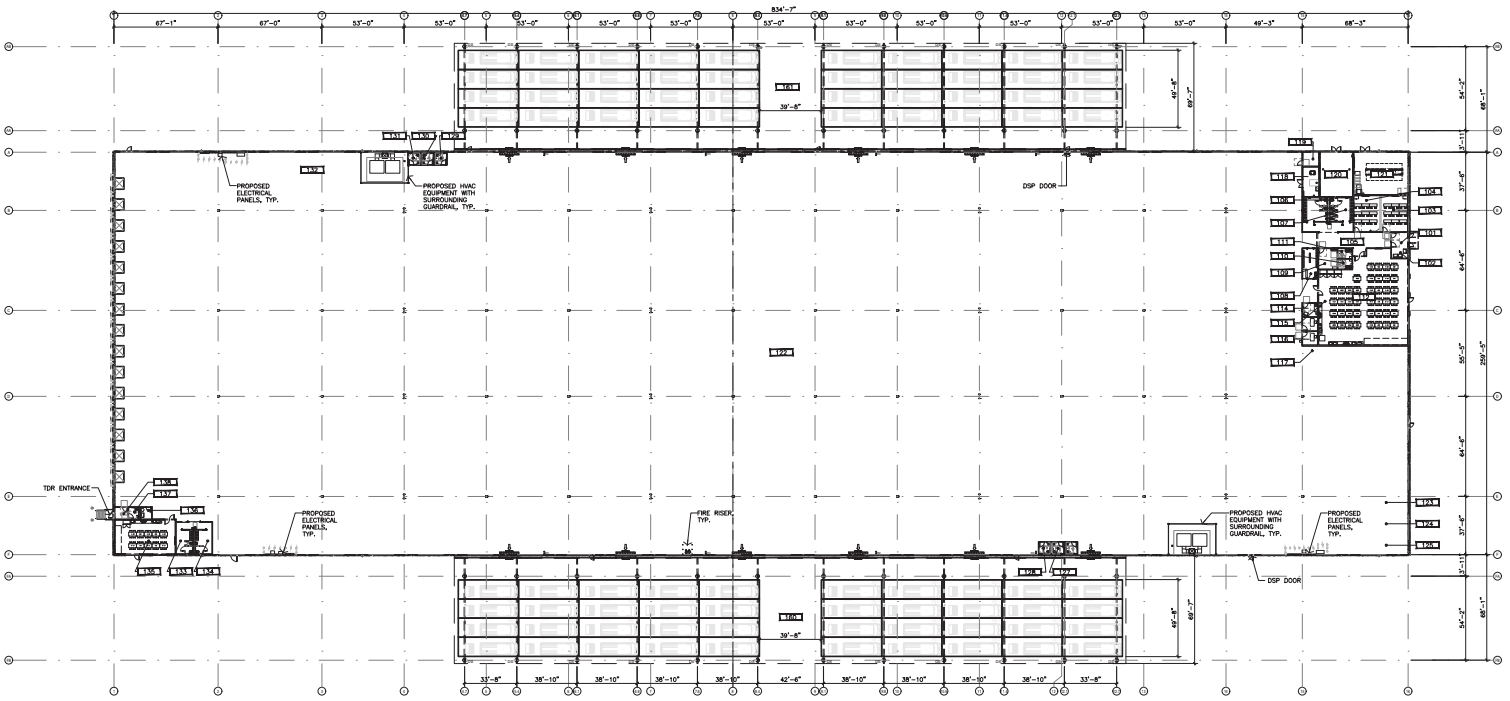

RECORDS
BOOKS
JUICE
RIVIAN
LINCOLN BROWN ILLUSTRATION


FUEL
FUEL
CONVENIENT
LINCOLN BROWN ILLUSTRATION

Building 1 Elevations

ROOM SCHEDULE

101	ASSOCIATE ENTRY	122	WAREHOUSE
102	WARM WELCOME	123	HR CAGE
103	TRAINING	124	MECH RME CAGE
104	TRAINING	125	AUTOMATED RME CAGE
106	MEN'S RESTROOM	126	UNISEX RESTROOM
107	WOMEN'S RESTROOM	127	UNISEX RESTROOM
108	ASSOCIATE STORAGE	128	UNISEX RESTROOM
109	MULTI-FAITH	129	UNISEX RESTROOM
110	MULTI-FAITH ABLUTION	130	UNISEX RESTROOM
111	MULTI-FAITH ABLUTION	131	UNISEX RESTROOM
112	BREAK CENTER	132	REGULATED WASTE CAGE
113	LACTATION ROOM	133	REMOTE WOMEN'S
114	OFFICE A	134	REMOTE MEN'S
115	OFFICE B	135	REMOTE BREAK ROOM
117	WELLNESS ROOM	136	REMOTE JANITOR
118	JANITOR	137	TRUCKER'S RESTROOM
119	DEMARC	138	TRUCKER'S ENTRY
120	SPRINKLER RISER/DW RM	160	LAUNCH PAD
121	ELECTRICAL ROOM	161	LAUNCH PAD



1 Initial Floor Plan
SCALE 1/32" = 1'-0"

PLAN NORTH
TRUE NORTH

polms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

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Project Address
Building 10
Big Woods Blvd.,
Chaska, MN 55318

Issue Date 10/31/25

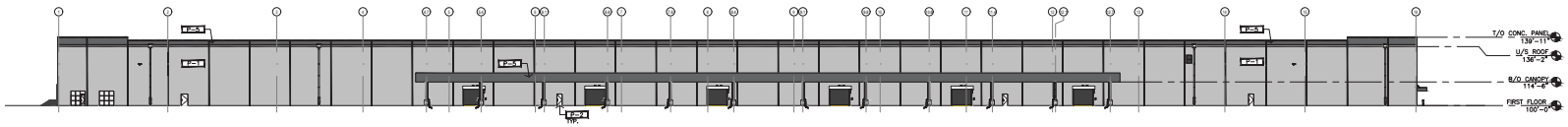
Revisions

Date	Description	By

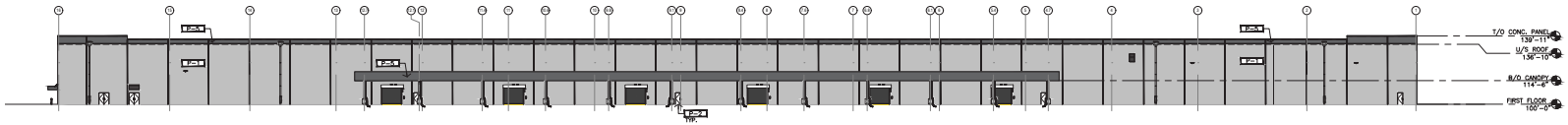
BUILDING 1
BIG WOODS BLVD.,
CHASKA, MN 55318

Seal

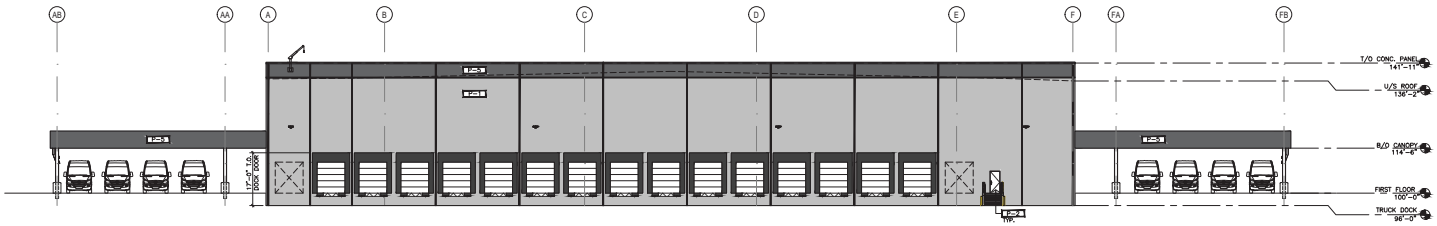
Job Number 250265
Drawn By JD
Apprvd By SJV
Sheet Title Initial Floor Plan
Sheet Number IFP-1



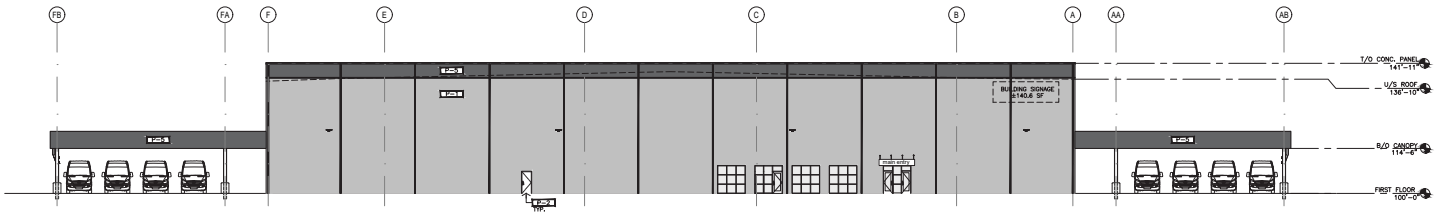
4 Exterior Elevation - North
SCALE 1" = 30'-0"



3 Exterior Elevation - South
SCALE 1" = 30'-0"



2 Exterior Elevation - West
SCALE 1/16" = 1'-0"



1 Exterior Elevation - East
SCALE 1/16" = 1'-0"

EXTERIOR FINISH LEGEND

EXTERNAL PAINT	OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
SHERWIN WILLIAMS SW 7646 FIRST STAR	ANODIZED ALUMINUM STOREFRONT SYSTEM
ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH P-5;	SHERWIN WILLIAMS SW 7016 MINDFUL GRAY

pdms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.420.4200

Project Address
Building 10
Big Woods Blvd.,
Chaska, MN 55318

Issue Date 10/31/25

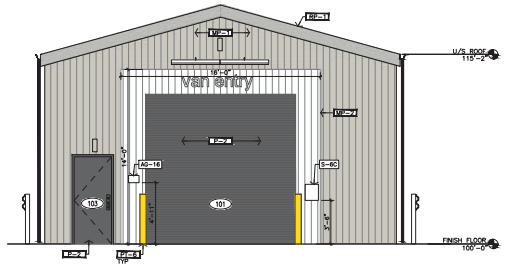
Revisions

Date	Description	By

BUILDING 1
BIG WOODS BLVD.,
CHASKA, MN 55318

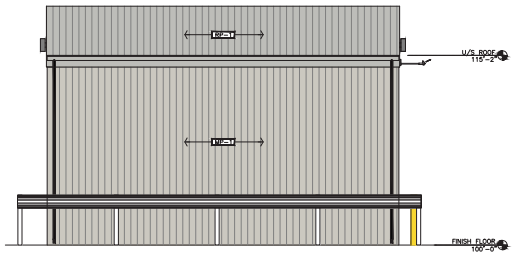
Seal

Job Number 2502365
Drawn By JD
Approved By SJV
Sheet Title Exterior Elevations
Sheet Number IFP-2



4 Exterior Elevation - East
SCALE 1/4" = 1'-0"

5 Exterior Elevation - West
SCALE 1/4" = 1'-0"



3 Exterior Elevation - North
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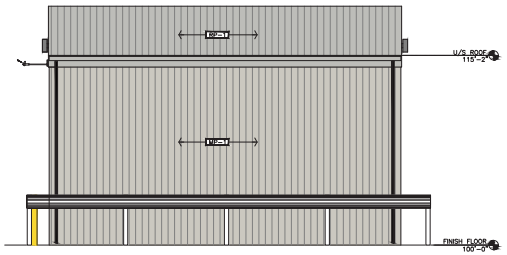

2 Exterior Elevation - South
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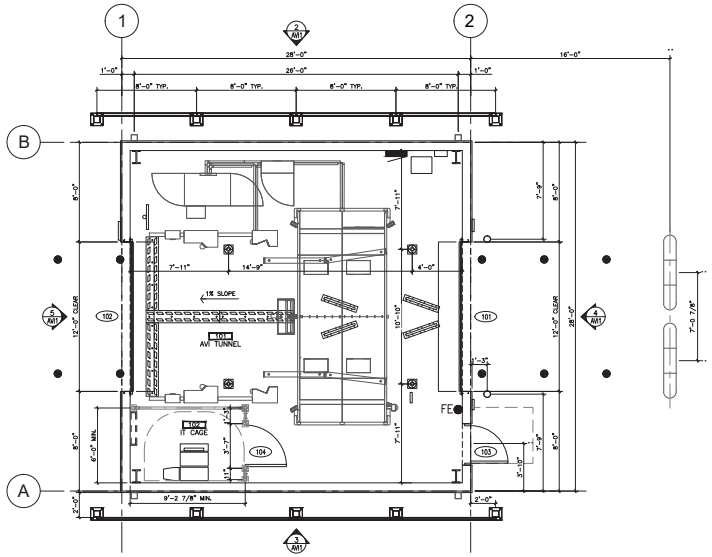

1 Proposed AVI Floor Plan
SCALE 1/4" = 1'-0"

PLAN NORTH

EXTERIOR FINISH LEGEND

MP-1 METAL WALL PANEL COLOR: MATCH P-1 FIRST STAR #SW7646	MR-1 METAL ROOF PANEL COLOR: MATCH P-2 MINDFUL GRAY #SW7016
MP-2 METAL WALL PANEL	PT-1 BENJAMIN MOORE SUPER SPEC HP SAFETY SAFETY YELLOW BM #2022-10
T-1 SHERWIN WILLIAMS MINDFUL GRAY #SW7016	

pohms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4300

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Project Address
Building 10
Big Woods Blvd.,
Chaska, MN 55318

Issue Date	10/31/25

Revisions			
	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

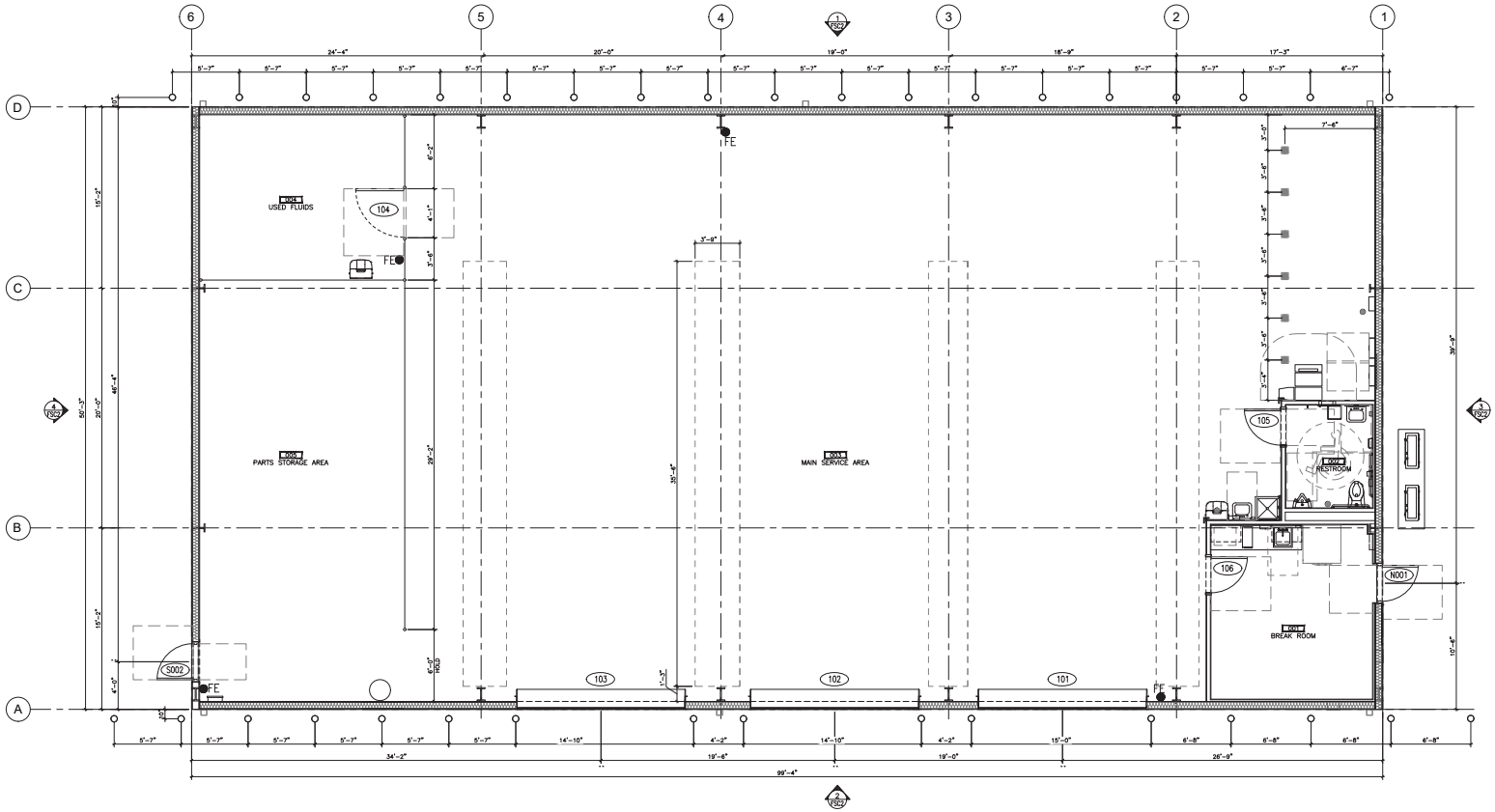
BUILDING 1
BIG WOODS BLVD.,
CHASKA, MN 55318

Seal

Job Number	250265
Drawn By	JD
Approved By	SJV

Sheet Title
Proposed AVI Plan

Sheet Number
AVI-1



1 Proposed FSC Floor Plan
SCALE 1/4" = 1'-0"

PLAN NORTH

podms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

Project Address
Building 10
Big Woods Blvd.,
Chaska, MN 55318

Issue Date 10/31/25

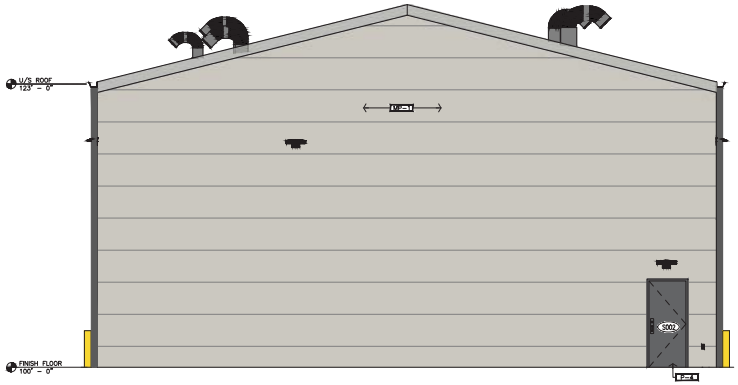
Revisions

Date	Description	By

BUILDING 1
BIG WOODS BLVD.,
CHASKA, MN 55318

Seal

Job Number 250265
Drawn By JD
Apprvd By SJV
Sheet Title
Proposed FSC Plan
Sheet Number
FSC-1



4 Exterior Elevation - West
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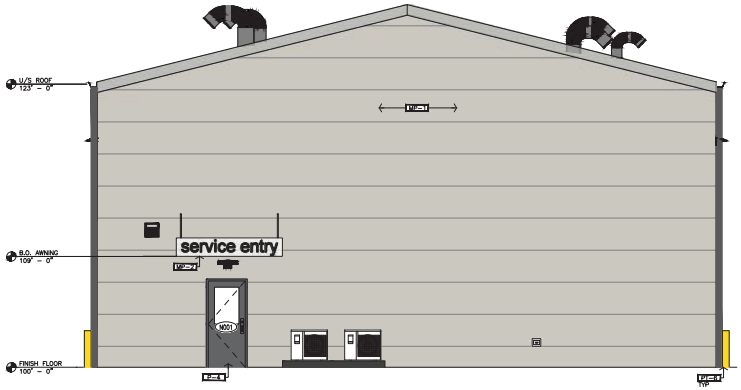
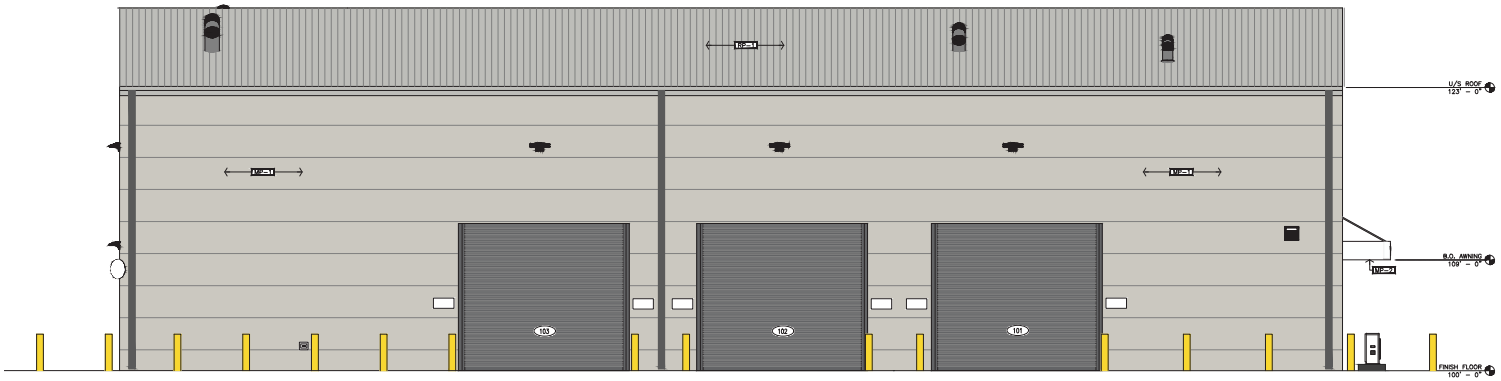
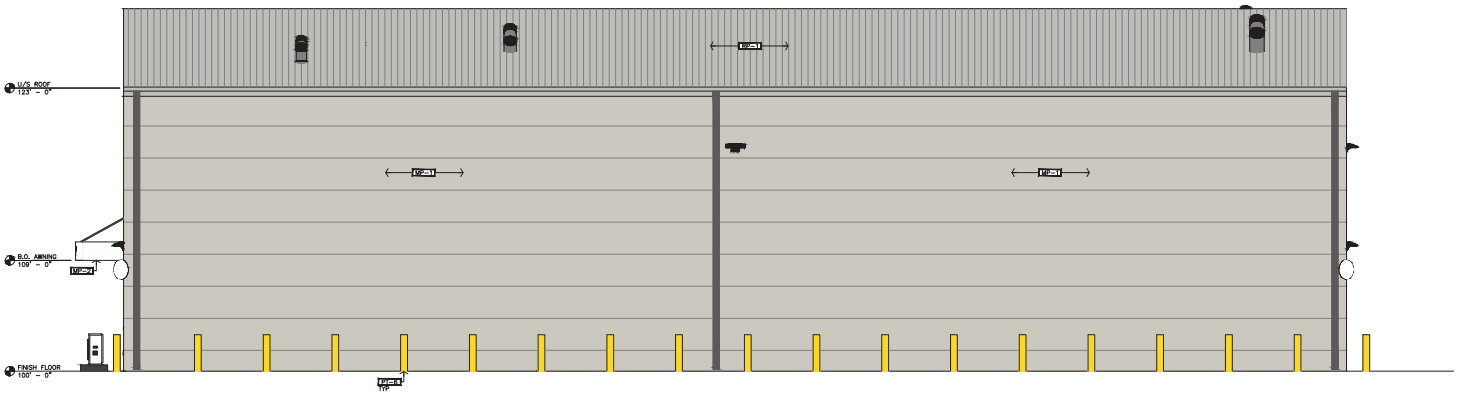


3 Exterior Elevation - East
SCALE 1/4" = 1'-0"



2 Exterior Elevation - North
SCALE 1/4" = 1'-0"



1 Exterior Elevation - South
SCALE 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- SHERWIN WILLIAMS SW 7018 DOVE TAIL
- METAL WALL PANEL COLOR: ASH GRAY
- ATAS VERSA SEAM – 8" REVEAL SPACING.
- BENJAMIN MOORE SUPER SPEC HP SAFETY SAFETY YELLOW BM #2022-10
- METAL ROOF PANEL COLOR: LEADCOAT

pdms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

Project Address
Building 10
Big Woods Blvd.,
Chaska, MN 55318

Issue Date 10/31/25

Revisions		
Date	Description	By

BUILDING 1
BIG WOODS BLVD.,
CHASKA, MN 55318

Seal

Job Number 250265
Drawn By JD
Appvd By SJV
Sheet Title
Proposed FSC Elevation
Sheet Number
FSC-2

11 Colored Conceptual Master Development Plan(s)

COLORED CONCEPTUAL MASTER DEVELOPMENT PLAN(S)

The entire conceptual site plan area is proposed to be rezoned to Planned Mult-Use Development (PMD). This reclassification allows for uses listed under the Planned Commercial Development District, and Planned Industrial Development District. Currently, one end user has been identified as part of Phase One, whose use falls under warehouse/distribution. Future uses will depend on end users and their specific needs, anticipated to fall within one of the aforementioned categories.

The current plan shows 2.0 million SF of industrial space and 55,355 SF of commercial space. The current AUAR studies up to 2.7 million SF of industrial space and 300,000 SF of commercial space. The proposed lot lines are depicted on the concept plan, with the following proposed setbacks adhered to:

Building:

- Collector: 100’ from the centerline (CL)
- Big Woods Blvd (CR-44): 125’ from the centerline (CL)
- Chaska Blvd (CR-61) & Jonathan Carver Pkwy (CR-11): 150’ from the centerline (CL)
- Highway 212: 225’ from the centerline (CL) or 50’ from the right-of-way (ROW), whichever is greater
- Parking: 10’

Interior:

- Building: 15’
- Parking: 10’

Back:

- Building: 20’
- Parking: 10’

Additionally, all wetlands on-site will require setbacks based on their classification and are depicted on the attached site plan.

Most uses in the proposed Business Park will fall into the categories of wholesaling, warehousing, manufacturing, or similar uses. The parking requirements for these uses range from one space per 2,000 SF to one space per 350 SF. The current site plan depicts each lot planned with one space per 2,000 SF or less, but also shows proof of parking to meet the requirement of one space per 350 SF in the event the use type requires additional parking or building use changes. All commercial/retail site locations are outside the developer-controlled area and are shown as placeholders. Further site planning will be needed by others. Please refer to the table below for conceptual lot sizes, building square footage, and proposed/required parking counts:

RASER/CITY/TRADITIONS SITE

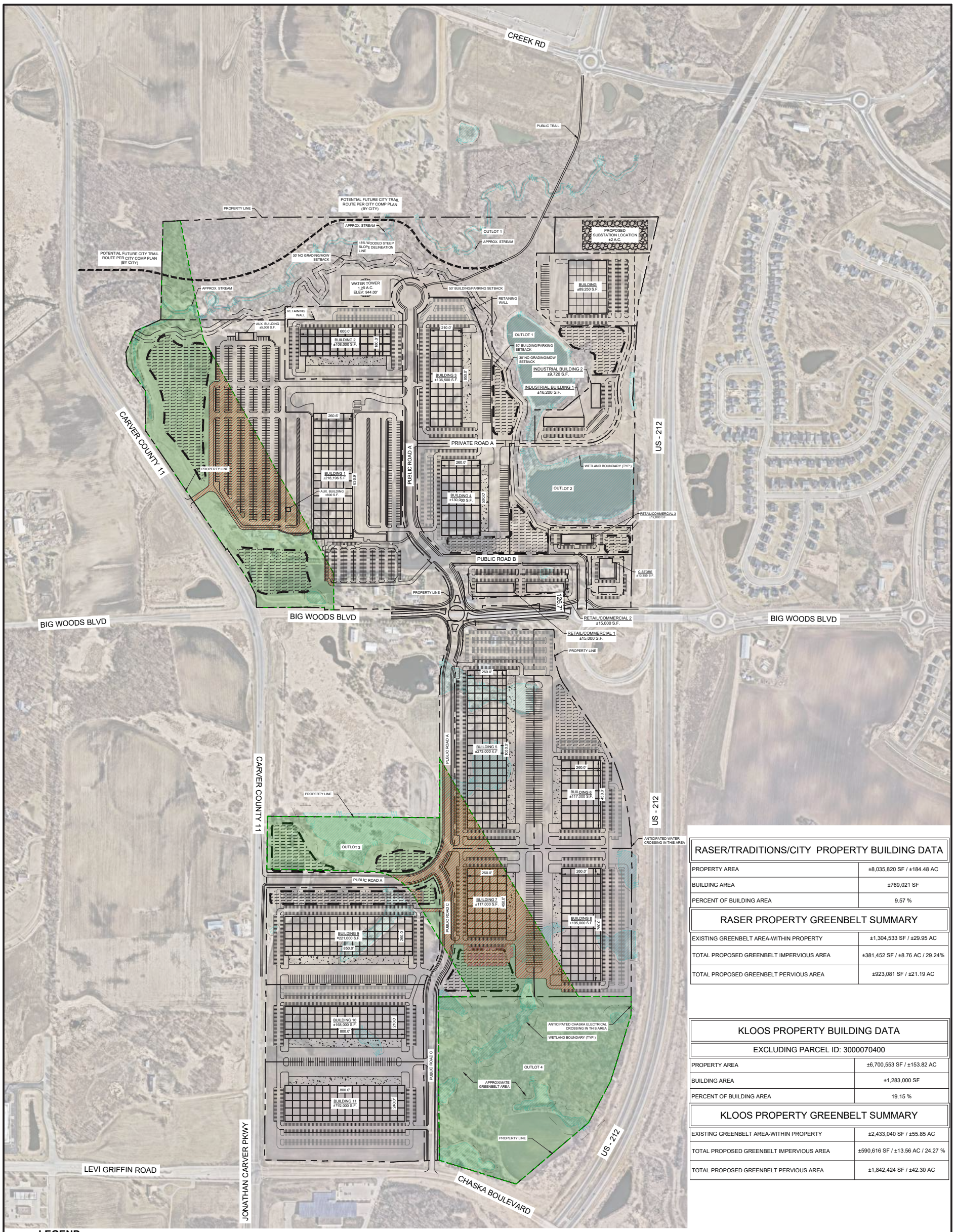
Building	Building (SQ FT)	Lot Size		Parking				
		SF	AC	Proposed Parking	Proposed Proof of Parking	Trailer Parking	Required Parking (1/2000 SF)	Required Parking (1/350 SF)
Building 1	223,996	2,657,706	61.01	1,347	1,347	N/A	112	640
Building 2	108,000	376,988	8.65	189	309	N/A	54	309
Building 3	136,500	478,827	10.99	240	390	35	68	390
Building 4	130,000	439,931	10.10	102	372	37	65	371
Retail/Commercial 1 (Others)	15,000	227,223	5.22	208	208	N/A	60 (1/250SF)	60 (1/250SF)
Retail/Commercial 2 (Others)	15,000					N/A	60 (1/250SF)	60 (1/250SF)
Retail/Commercial 3 (Others)	12,000	109,737	2.52	52	52	N/A	48 (1/250SF)	48 (1/250SF)
C-Store (Others)	13,355	108,553	2.49	54	54	N/A	53 (1/250SF)	53 1/250SF)
Industrial 1 (Others)	16,200	172,693	3.96	132	132	N/A	65 (1/250SF)	65 (1/250SF)
Industrial 2 (Others)	9,720					N/A	39 (1/250SF)	39 (1/250SF)
Building (Others)	89,250	335,798	7.71	218	218	25	45	255
Substation	N/A	159,252	3.66	N/A	N/A	N/A	N/A	N/A
ROW (Raser)	N/A	330,412	7.59	N/A	N/A	N/A	N/A	N/A
Outlot 1	N/A	2,060,964	47.31	N/A	N/A	N/A	N/A	N/A
Outlot 2	N/A	577,738	13.26	N/A	N/A	N/A	N/A	N/A
Summation	**769,021**	**8,035,820**	**184.48**	**2542**	**3,082**	**97**	**344**	**1,965**

KLOOS SITE

Building	Building (SQ FT)	Lot Size		Parking				
		SF	AC	Proposed Parking	Proposed Proof of Parking	Trailer Parking	Required Parking (1/2000 SF)	Required Parking (1/350 SF)
Building 5	273,000	766,679	17.60	375	780	150	137	780
Building 6	117,000	601,382	13.81	215	340		59	334
Building 7	117,000	550,931	12.65	218	336	106	59	334
Building 8	195,000	643,296	14.77	285	557		98	557
Building 9	221,000	742,905	17.05	336	634	66	111	631
Building 10	168,000	542,973	12.46	300	480	60	84	480
Building 11	192,000	701,763	16.11	280	550		96	549
ROW (Kloos)	N/A	477,141	10.95	N/A	N/A	N/A	N/A	N/A
Outlot 3	N/A	414,631	9.52	N/A	N/A	N/A	N/A	N/A
Outlot 4	N/A	1,258,852	28.90	N/A	N/A	N/A	N/A	N/A
Summation	**1,283,000**	**6,700,553**	**153.82**	**2009**	**3677**	**382**	**642**	**3,666**

TOTAL PROPERTY

Building	Building (SQ FT)	Lot Size		Parking				
		SF	AC	Proposed Car	Proposed Proof of Parking	Truck	Required (1/2000 SF)	Required (1/350 SF)
Totals	2,052,021	14,736,374	338.30	4,551	6,759	479	985	5,631



RASER/TRADITIONS/CITY PROPERTY BUILDING DATA	
PROPERTY AREA	±8,035,820 SF / ±184.48 AC
BUILDING AREA	±769,021 SF
PERCENT OF BUILDING AREA	9.57 %

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±381,452 SF / ±8.76 AC / 29.24%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±923,081 SF / ±21.19 AC

KLOOS PROPERTY BUILDING DATA	
EXCLUDING PARCEL ID: 3000070400	
PROPERTY AREA	±6,700,553 SF / ±153.82 AC
BUILDING AREA	±1,283,000 SF
PERCENT OF BUILDING AREA	19.15 %

KLOOS PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±2,433,040 SF / ±55.85 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±590,616 SF / ±13.56 AC / 24.27 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±1,842,424 SF / ±42.30 AC

LEGEND

- EXISTING GREENBELT AREA
- PROPOSED IMPERVIOUS AREA WITHIN GREENBELT
- EXISTING WETLANDS
- PROPOSED STORMWATER
- PROPOSED SUBSTATION
- PROPOSED WATERTOWER
- 18% WOODED STEEP SLOPE DELINEATION LINE
- NO GRADE/MOW SETBACK
- BUILDING/PARKING SETBACK
- WETLAND BUFFER

TOTAL PROPERTY - BUILDING DATA	
TOTAL PROPERTY AREA	±14,736,374 SF / ±338.30 AC
TOTAL BUILDING AREA	±2,052,021 SF
PERCENT OF TOTAL PROPERTY AREA	13.92 %

TOTAL PROPERTY - GREENBELT SUMMARY	
EXCLUDING PARCEL ID: 3000070400	
TOTAL EXISTING GREENBELT AREA - WITHIN PROPERTY	±3,737,573 SF / ±85.80 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±972,068 SF / ±22.32 AC / 26.01 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±2,765,505 SF / ±63.48 AC

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

EX-1	SCANNELL CHASKA, MN	SITE PLAN EXHIBIT 1 - OVERALL PROPERTY	KHA PROJECT 160846040 DATE 01/22/2026 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY RCW CHECKED BY BMW

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



LEGEND

- EXISTING GREENBELT AREA
- PROPOSED IMPERVIOUS AREA WITHIN GREENBELT
- EXISTING WETLANDS
- PROPOSED STORMWATER
- PROPOSED SUBSTATION
- PROPOSED WATERTOWER
- 18% WOODED STEEP SLOPE DELINEATION LINE
- NO GRADE/MOW SETBACK
- BUILDING/PARKING SETBACK
- WETLAND BUFFER

KLOOS PROPERTY - BUILDING DATA	
EXCLUDING PARCEL ID: 3000070400	
PROPERTY AREA	±6,700,533 SF / ±153.82 AC
BUILDING AREA	±1,283,000 SF
PERCENT OF PROPERTY AREA	19.15 %
KLOOS PROPERTY - GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±2,433,040 SF / ±55.85 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±590,616 SF / ±13.56 AC / 24.27 %
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±1,842,424 SF / ±42.30 AC

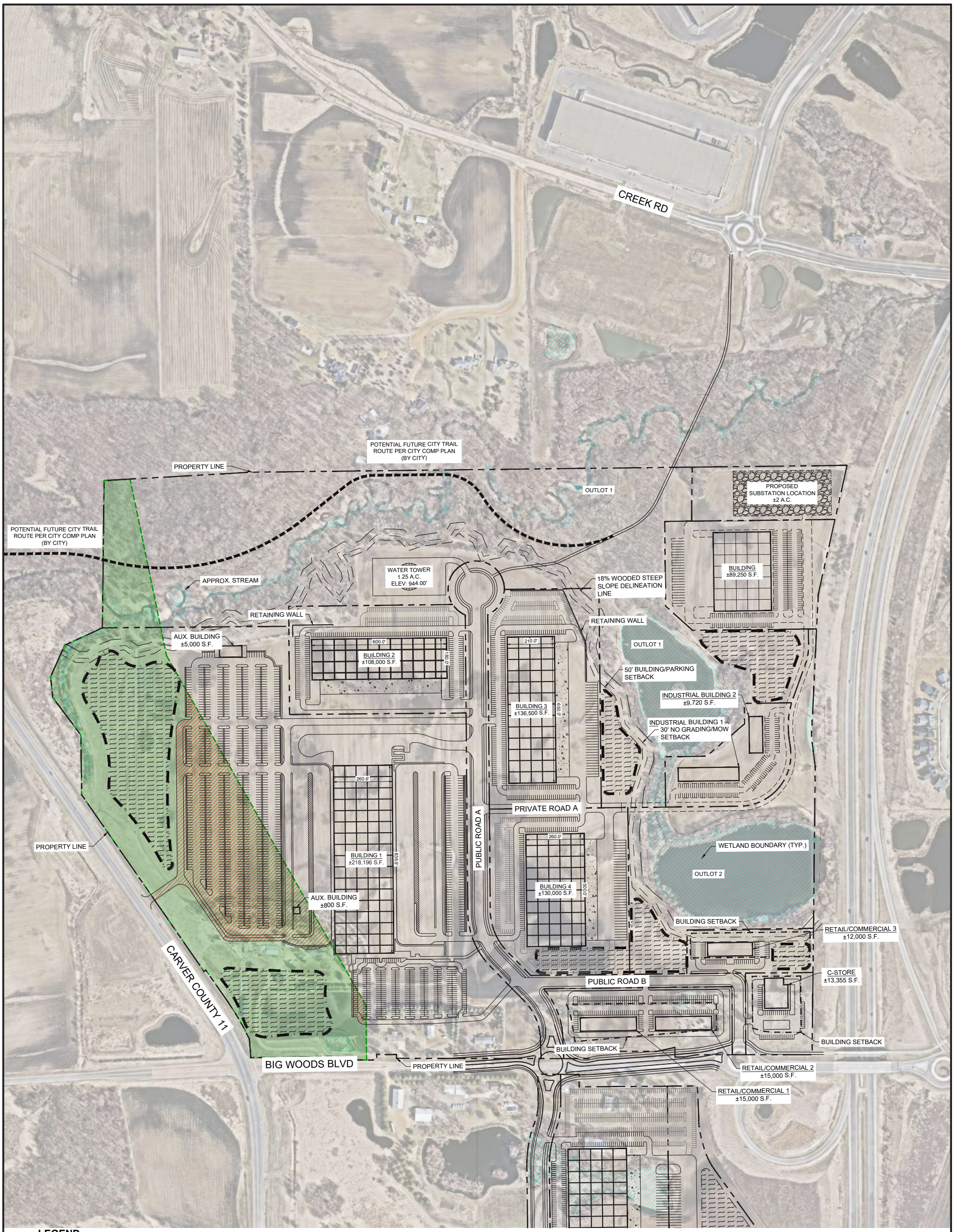
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

EX-2	SCANNELL CHASKA, MN	SITE PLAN CONCEPT EXHIBIT 2 - KLOOS PROPERTY	KHA PROJECT 160846040 DATE 01/21/2026 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY RCW CHECKED BY BMW	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM	No. / REVISIONS / DATE / BY



LEGEND

- EXISTING GREENBELT AREA
- PROPOSED IMPERVIOUS AREA WITHIN GREENBELT
- EXISTING WETLANDS
- PROPOSED STORMWATER
- PROPOSED SUBSTATION
- PROPOSED WATERTOWER
- 18% WOODED STEEP SLOPE DELINEATION LINE
- NO GRADE/MOW SETBACK
- BUILDING/PARKING SETBACK
- WETLAND BUFFER

RASER/TRADITIONS/CITY PROPERTY - BUILDING DATA	
PROPERTY AREA	±8,035,820 SF / ±184.48 AC
BUILDING AREA	±769,021 SF
PERCENT OF BUILDING AREA	9.57 %
RASER PROPERTY - GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±381,452 SF / ±8.76 AC / 29.24%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±923,081 SF / ±21.19 AC

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

EX-3	SCANNELL CHASKA, MN	SITE PLAN CONCEPT EXHIBIT 3 - RASER/TRADITIONS/CITY PROPERTY	KHA PROJECT 160846040 DATE 01/22/2026 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY RCW CHECKED BY BMW	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY

12

Economic Development

ECONOMIC DEVELOPMENT

The proposed development would not proceed as planned but for the City's assistance by way of Tax Increment Financing (TIF). The upfront costs for essential public infrastructure and site improvements create a financial gap that cannot be supported by private investment alone. Without TIF assistance, development of the site would be delayed or reduced in scope, limiting the City's ability to realize the anticipated economic, tax base, and employment benefits of Big Woods Business Park.

Upon full build-out, Big Woods Business Park is anticipated to generate substantial long-term increases to the City's tax base, including but not limited to real estate taxes and utility revenues. The development is expected to support a range of industrial and employment uses that provide quality jobs, diversify the City's employment base, and strengthen Chaska's regional economic competitiveness.

The tax increment generated by the Big Woods Business Park will support (1) the public infrastructure needed to prepare the overall site for development and (2) the private development costs of preparing each site within the greater Business Park for the end user and future users. The proposed industrial Business Park aligns with the City of Chaska's economic development objectives by promoting employment growth, expanding the industrial tax base, and supporting development in a planned and coordinated manner that leverages existing and planned transportation and utility infrastructure.

It is anticipated that the development of the Big Woods Business Park will be phased and occur over several years due to its size and scope. This phasing will likely require the establishment of multiple TIF Districts to assist with funding both the public and private infrastructure. Competitive industrial development within the southwest metropolitan area increasingly requires communities to participate in infrastructure funding in order to attract users who have multiple location options.

Scannell Properties continues to evaluate the specific level and structure of financial assistance requested from the City of Chaska. In order to initiate the first building within Big Woods Business Park, several critical public infrastructure improvements which serve the site and other properties must be completed upfront. Requested assistance would fund public infrastructure and site improvements, including extensions of public water and sanitary sewer, internal roadways, full-access interchanges, and roadway improvements. Scannell Properties is interested in a dialogue with the City regarding the use of assessments, repaid through tax increments, to cover these costs. Additional discussion items include phasing and deferment of assessments, other financial assistance programs and resources, and the timing of potentially multiple tax increment districts required to complete a project of this scope and size.

Tax increment assistance is requested for the extraordinary site preparation costs such as land acquisition, due diligence, design, mass grading, utility improvements, stormwater management facilities, required landscaping associated with public infrastructure, building footings and foundations, and required pavement sections. These improvements are necessary to prepare the site for development, support future employment uses, and ensure the project delivers long-term public benefit.

The sequencing and timing of individual buildings within the Business Park will be driven by market demand and end-user requirements; however, City participation through tax increment financing and related tools will allow the project to proceed in an orderly, phased, and financially feasible manner. This partnership approach ensures that critical infrastructure investments are delivered when needed, supports private investment, and positions the City of Chaska to realize the full long-term economic and fiscal benefits of a high-quality industrial Business Park.

13 Neighborhood Meeting

NEIGHBORHOOD MEETING

An informal open-house style neighborhood meeting was held at the Clover Room Condominiums on November 25th. No formal topics or presentations were given. All materials submitted during the initial concept plan application were present at the neighborhood meeting. These materials, along with changes and additions based on City comments, are included in this packet. The meeting was well-attended by neighbors, most of whom were involved in the overall development. All questions were answered informally by a representative on behalf of the development to the best of their ability. Commonly asked questions and answers are outlined below.

The neighborhood meeting notice was sent out, and an attendance list was collected during the meeting. These two items have been attached in the Appendix of this packet.

Questions/Topics discussed during the NM

- **Will a water tower be needed? Where is it proposed to go?**
  - Yes. It is currently being space planned on the north edge of the northern half of the concept plan, near the cul-de-sac.
- **Will a lift station be needed? Where is it proposed to go?**
  - The need for a lift station is unknown at this time. There is enough fall in the pipe to allow gravity sewer to work but would require deep sanitary lines. If the lift station is the preferred route then it would most likely be situated on the north half of the project near the cul-de-sac.
- **Which electric company will service this area? What is the need for the substation pad?**
  - This site is currently in Minnesota Valley Electric Cooperative (MVEC) territory and will be served by them day one. This overall site is planned to switch to Chaska Power in the future, which is driving the need for the substation pad.
- **What is the 18% steep slope and how does that impact the buildable area?**
  - The City of Chaska has a defined setback from wooded steep slopes. This setback is applied in wooded lands with 18% slope or greater. Once this line is established there is a 30' no-grade or mow setback, additionally there is a 50' setback for buildings and parking.
- **What is the Greenbelt?**
  - The Greenbelt is a portion of land used to edge the City to create separation from neighboring communities. This Greenbelt is proposed to be open space to create a physical separation.
- **Can any of the Greenbelt be developed?**
  - Yes. The City allows for one-third of this area to be developed. However there are certain areas of higher sensitivity. Portions of the Greenbelt such as the wooded land and stream to the north and the wooded land to the southeast are high priority for preservation. Key community entrances are another high priority for preservation or re-establishment.
- **Are ponds considered development within the Greenbelt?**
  - Its depended on the pond. The City won't count it as development within the Greenbelt so long as it is a amenity to the area and it has a natural feel to it.
- **How are the trail & utilities proposed to cross the ravine?**
  - The trail currently connects to the north and will cross the ravine and stream in two locations. It is most likely a box culvert or pre-cast bridge will need to be constructed to make this work. Utilities will also cross in similar locations. These will be most likely be installed with a trench-less installation method under the stream.

- **How many end users have been identified so far?**
  - One end user has been identified to date and they would be located in the Building 1 site.
- **What items are to be constructed first?**
  - Building 1 and all needed public infrastructure to run the facility would be the first phase.
- **Is it going to be required to bring the roadway across the ravine?**
  - As of now it is not planned to cross. TIA reports both from the City and internally have shown this crossing is not needed for the Business Park.
- **What are the plans for Big Woods Blvd (CR-44)?**
  - Current concepts show a full access at the main entrance points to the Business Park. This needs further coordination with the County to deem if this would be acceptable.
- **Are the ponds on the northern half proposed to be disturbed?**
  - No. The ponds on the northern half are shown undisturbed.

Appendix



Kimley»Horn

MEMORANDUM

To: Brent Alcott, *City of Chaska*

From: Susan Mayer, *Kimley-Horn and Associates, Inc.*

Date: December 19, 2025

Subject: 212 Logistics Development – Wetland Quality Assessment

BACKGROUND

Kimley-Horn conducted a Wetland Quality Assessment for 16 parcels in Chaska, MN (the "study area"). These parcels are bound by Creek Road to the north, Jonathan Carver Parkway to the west, US 212 to the east, and Chaska Boulevard to the south. Figure 1 includes a map of the study area.

The wetlands included in the quality assessment consist of four different delineations. Kimley-Horn completed a wetland delineation on four parcels in the southern portion of the study area in September 2024. The city issued a Notice of Decision (NOD) approving these wetland boundaries in June 2025. The city also provided Kimley-Horn with two prior NODs from 2022 that approved wetland boundaries on six of the parcels in the northern portion of the study area. Kimley-Horn examined the remaining six parcels for wetlands during an October 2025 field visit. The field personnel surveyed boundaries for two new wetlands on these parcels and extended the boundaries of two wetlands previously approved in 2022. The wetlands Kimley-Horn delineated in October 2025 have not been approved by a regulatory agency. Table 1 includes and Figure 2 depicts regulatory approval status of the delineated areas. Appendix A includes the three NODs the city has provided for parcels within the study area.

Table 1. Regulatory Approval Status

Wetland ID	Regulatory Approval
1	2025 NOD
2	2025 NOD
3	2025 NOD
4	2025 NOD
5	2025 NOD
6	2025 NOD
7	2025 NOD
8	2025 NOD
9	2025 NOD
10	2025 NOD

Wetland ID	Regulatory Approval
11	2025 NOD
12	2025 NOD
13	2025 NOD
14	2025 NOD
15	2025 NOD
16	2025 NOD
17	2022 NOD
18	2022 NOD
19	2022 NOD
20	No NOD
21	2022 NOD/No NOD
22	2022 NOD/No NOD
23	No NOD
24	2022 NOD
25	2022 NOD
26	2022 NOD
27	2022 NOD

The 2022 NODs also map an intermittent stream transecting the northern portion of the study area. The city of Chaska has designated this stream as a “Tributary” in its zoning code. This classification requires a 100-foot building setback from the Ordinary High Water Mark (OHWM) of the stream.

METHOD

Kimley-Horn used the Minnesota Routine Assessment Method Version 2.0 (MnRAM) to classify the delineated wetlands in the study area. Field personnel visited wetlands of each type and documented dominant vegetation, hydrology regime, and signs of wildlife. After the field visit, Kimley-Horn used this data to determine floral diversity/integrity and wildlife habitat quality according to MnRAM. Kimley-Horn also gathered desktop data, including Minnesota County Biological Survey mapping and Natural Heritage Information System mapping from the Minnesota Department of Natural Resources. Using the flowchart in Figure 4-1 of the Chaska Local Surface Water Management Plan (LSWMP), Kimley-Horn grouped the delineated wetlands into four classes: Unique, Manage 1, Manage 2, and Manage 3. Appendix B includes the flowchart from the LSWMP and documentation on how each wetland was classified.

RESULTS

The three NODs, together with the October 2025 field visit, identify 27 wetlands within the study area. Kimley-Horn classified 6 of these wetlands as Unique, 7 as Manage 1, 1 as Manage 2, and 12 as

Manage 3. Additionally, Kimley-Horn classified one wetland as Manage 1 and Manage 3 due to differing plant communities between the northern and southern portions of the wetland (Wetland 8). Table 2 includes Wetland IDs, their classifications, and associated buffers according to the LSWMP. Figure 3 depicts these buffers.

Table 2. Wetland Classifications and Buffers

Wetland ID	Classification	Permanent Buffer Zone Average Width (feet)
1	Manage 1	50
2	Unique	75
3	Unique	75
4	Manage 3	16
5	Manage 3	16
6	Manage 1	50
7	Manage 1	50
8-1	Manage 1	50
8-2	Manage 3	16
9	Manage 3	16
10	Manage 3	16
11	Manage 3	16
12	Manage 2	25
13	Manage 3	16
14	Unique	75
15	Manage 3	16
16	Manage 1	50
17	Manage 3	16
18	Manage 3	16
19	Manage 3	16
20	Manage 3	16
21	Manage 1	50
22	Manage 1	50
23	Manage 1	50
24	Unique	75
25	Unique	75
26	Unique	75
27	Manage 3	16

CONCLUSION

According to the LSWMP, any development within the study area must include the wetland buffers depicted in Figure 3. These buffers must consist of undisturbed upland or restored native vegetation.

If the developer proposes work within wetlands, that work must be permitted by the applicable regulatory agencies.

The developer should consider that the 100-foot building setback from the OHWM of the intermittent stream is larger than any wetland buffer required by the city. Since the 2022 NOD only includes a delineation of the stream centerline, Kimley-Horn mapped the stream buffer as 110 feet to provide a conservative estimate of the true buffer from the OHWM.

The wetland boundaries Kimley-Horn delineated in October 2025 have not been approved by a regulatory agency. Kimley-Horn recommends obtaining Type and Boundary Approval through the Wetland Conservation Act Joint Application process prior to developing any parcels with unapproved wetland boundaries.

FIGURE 1. STUDY AREA

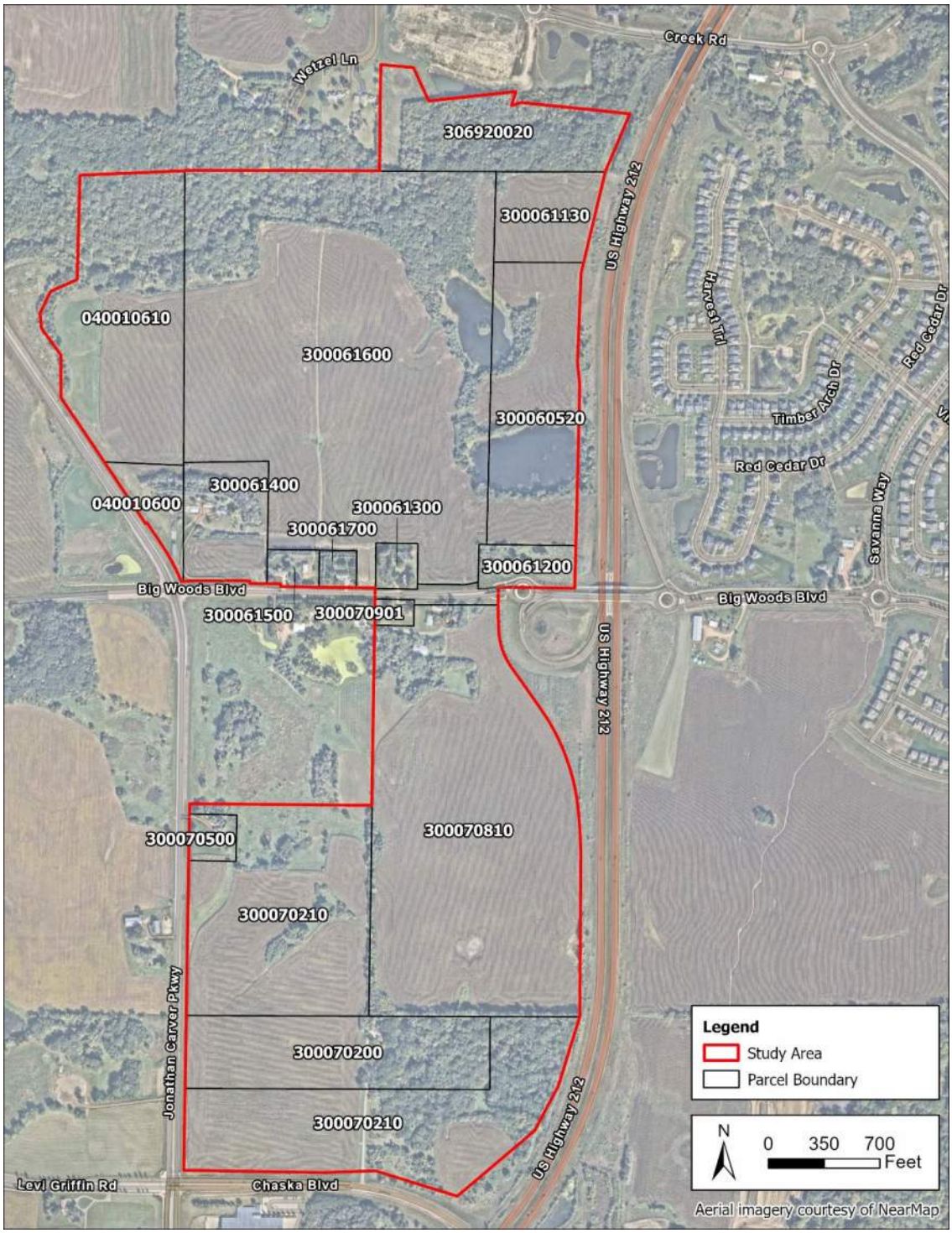


FIGURE 2. REGULATORY APPROVAL STATUS

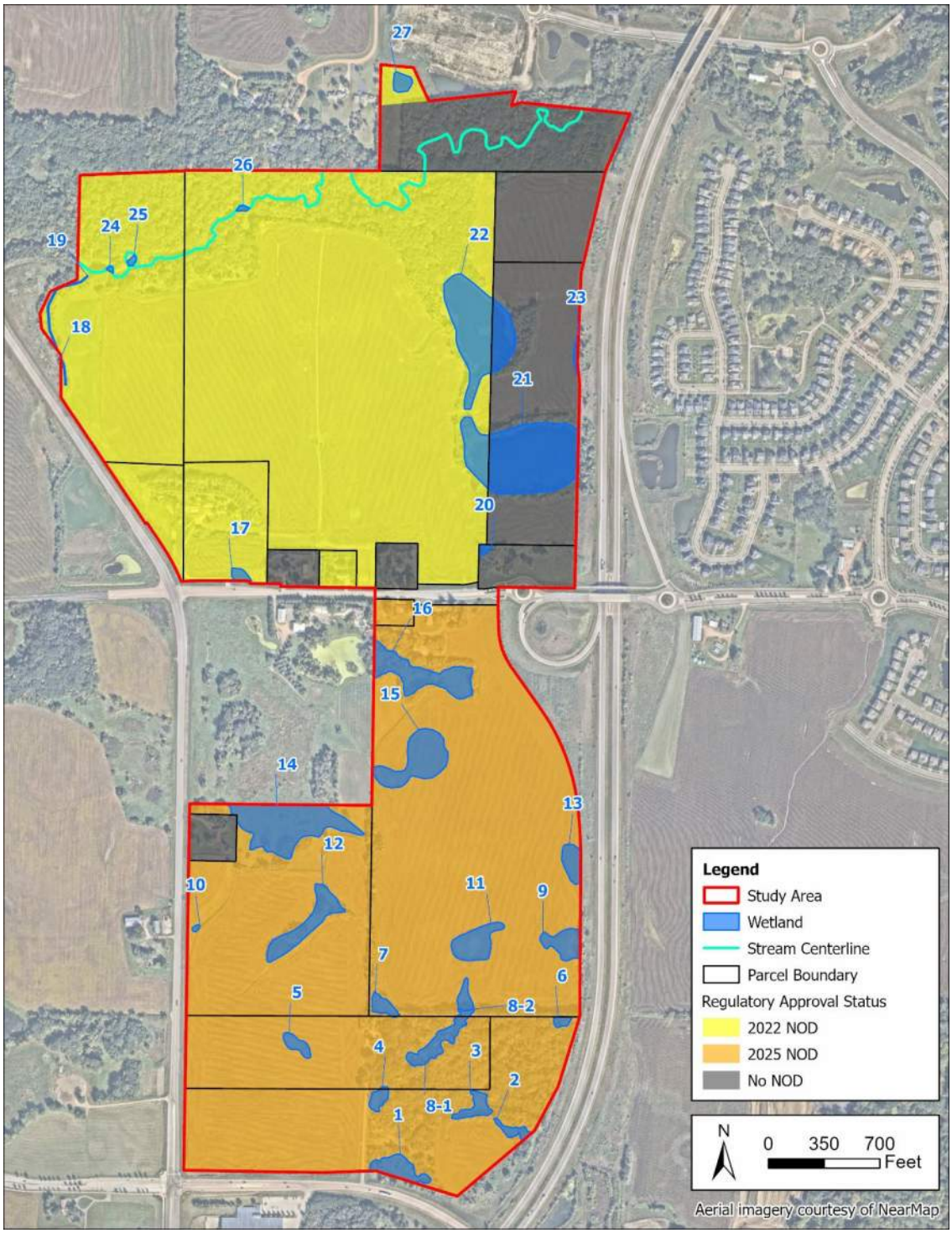
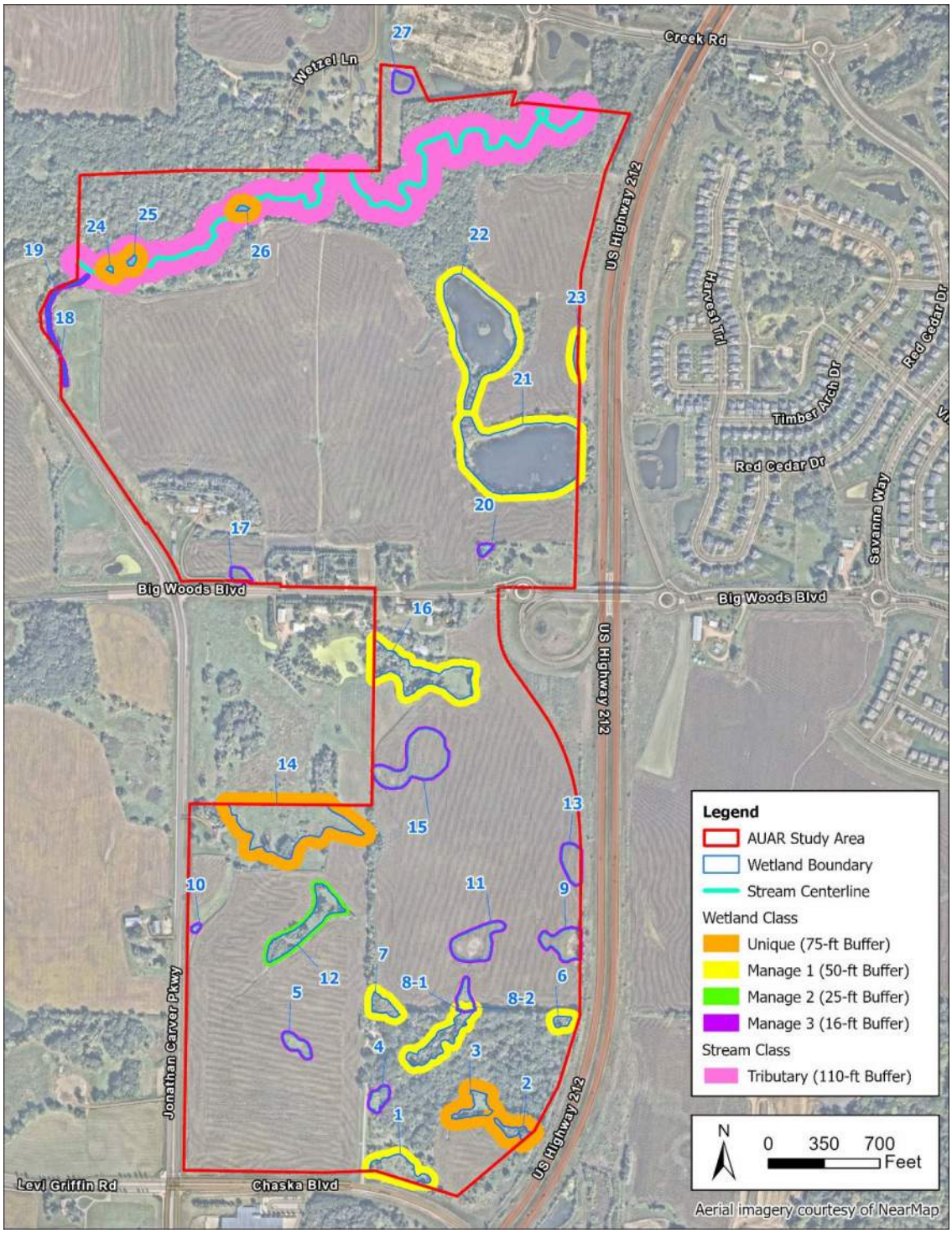


FIGURE 3. WETLAND AND STREAM BUFFERS



Appendix A. City of Chaska - Notice of Decisions

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Chaska	**County:** Carver
Applicant Name: Oppidan	**Applicant Representative:** Jay Moore, jay@oppidan.com
Project Name: Chaska Club West	**LGU Project No. (if any):** 193805200
Date Complete Application Received by LGU: Outside Growing Season 2021 (Complete 4/22/22)	
Date of LGU Decision: 5/17/22	
Date this Notice was Sent: 5/17/22	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:

Wetland Replacement Type: ☐ Project Specific Credits:
☐ Bank Credits:

Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☒ Attachment(s) (specify): Approved Boundary
☒ Summary: Wetland delineation was reviewed in the field on May 10, 2022 with the applicant's agent. The wetland boundary has been approved as presented in the report and reviewed in the field. No changes were made.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes[1] ☒ No

[1]*If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

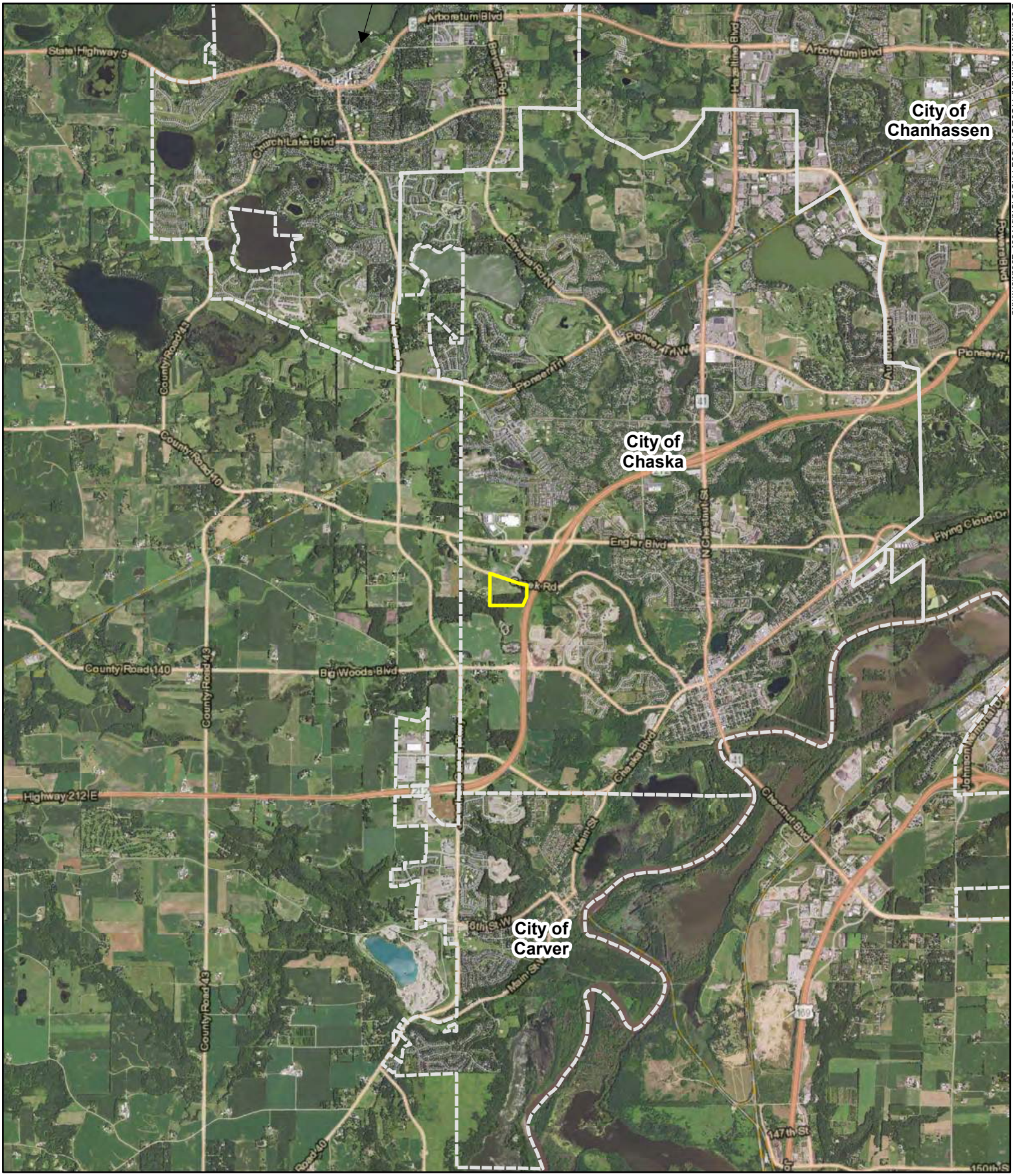
Required on all notices:

☒ SWCD TEP Member: Tom Genelin	☐ BWSR TEP Member: Ben Meyer
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: Taylor Huinker (DNR) Taylor.Huinker@state.mn.us	
☒ Watershed District or Watershed Mgmt. Org.: Carver County WMO - Kristen Larson	
☒ Applicant: See Above	☒ Agent/Consultant: Todd Ullom – Sambatek, tullom@sambateck.com

Optional or As Applicable:

☐ Corps of Engineers:	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☒ Members of the Public (notice only): Eric Trelstad – eric@wetlandcreditagency.com	☐ Other:

Signature:	**Date:** 5/17/22



Location Map

Chaska Club West Industrial

Chaska, Minnesota

Legend

- Property Boundaries
- City Boundaries

N W E S

0 1 Miles

Date: 10/18/2021

Project Number: 50241

Notes:

Sambatek

This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.

Document Path: L:\PROJECTS\50241\GIS\ClubWest_Location.mxd



Document Path: L:\PROJECTS\50241\GIS\ClubWest_Wetland.mxd

Wetland Delineation Map

Chaska Club West Industrial

Chaska, Minnesota

Legend

- Project Area
- Wetland Boundary
- Upland Sample Transect
- Wetland Sample Transect

N W E S

0 100 200

Scale in Feet

Date: 10/29/2021

Project Number: 50241

Notes:

Sambatek

This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Chaska	**County:** Carver
Applicant Name: Timothy and Ann Raser, Walter and Rosette Raser, LP	**Applicant Representative:** Sambatek
Project Name: Raser Properties	**LGU Project No. (if any):** 193805200
Date Complete Application Received by LGU: 4/22/22	
Date of LGU Decision: **7/17/22**	
Date this Notice was Sent: **7/27/22**	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☐ Attachment(s) (specify):
☒ Summary: The Raser Wetland Delineation was reviewed in the field by the Wetland Conservation Act Technical Evaluation Panel with the applicants agent. There were several low areas that were being affectively drained by tiles within this site. The approved wetland delineation boundary is provided with this NOD as an attachment.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☒ Approved Wetland Delineation

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes[1] ☒ No

[1] *If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Tom Genelin- tgenelin@co.carver.mn.us ☒ BWSR TEP Member: Ben Carlson
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: Taylor Huinker (DNR) Taylor.Huinker@state.mn.us
☒ Watershed District or Watershed Mgmt. Org.: Carver County WMO - Kristen Larson
☒ Applicant: Timoth and Ann Raser and Walter and Rosette Raser, LP ☒ Agent/Consultant: Todd Ullom, Samatek

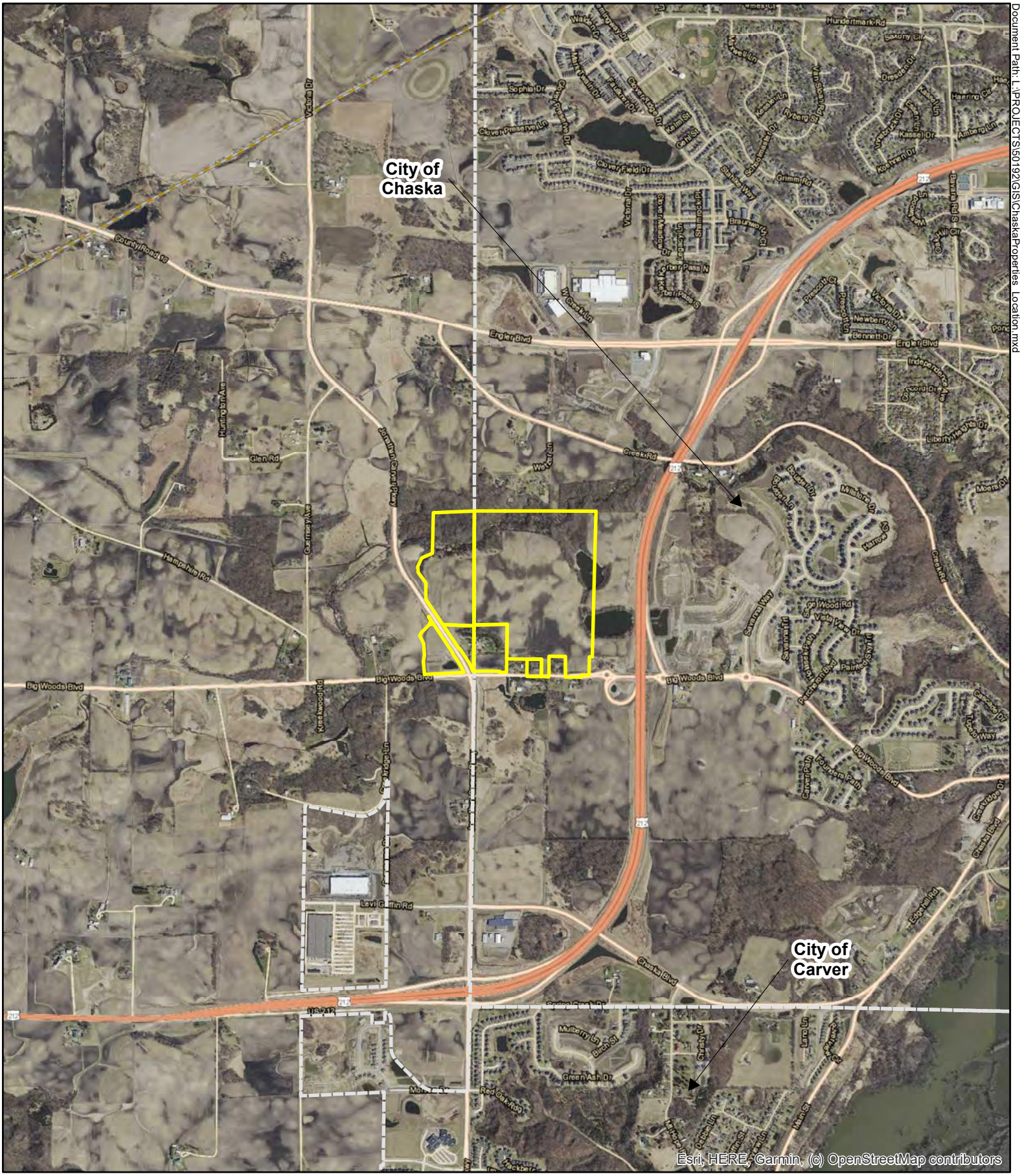
Optional or As Applicable:

☒ Corps of Engineers:
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):

☐ Members of the Public (notice only):	☐ Other:

Signature: 	**Date:** 7/27/22

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



Location Map

Raser Properties

Chaska, Minnesota

Legend

- Property Boundaries
- City Boundaries

N W E S

0 1,000 2,000

Scale in Feet

Date: 11/10/2021

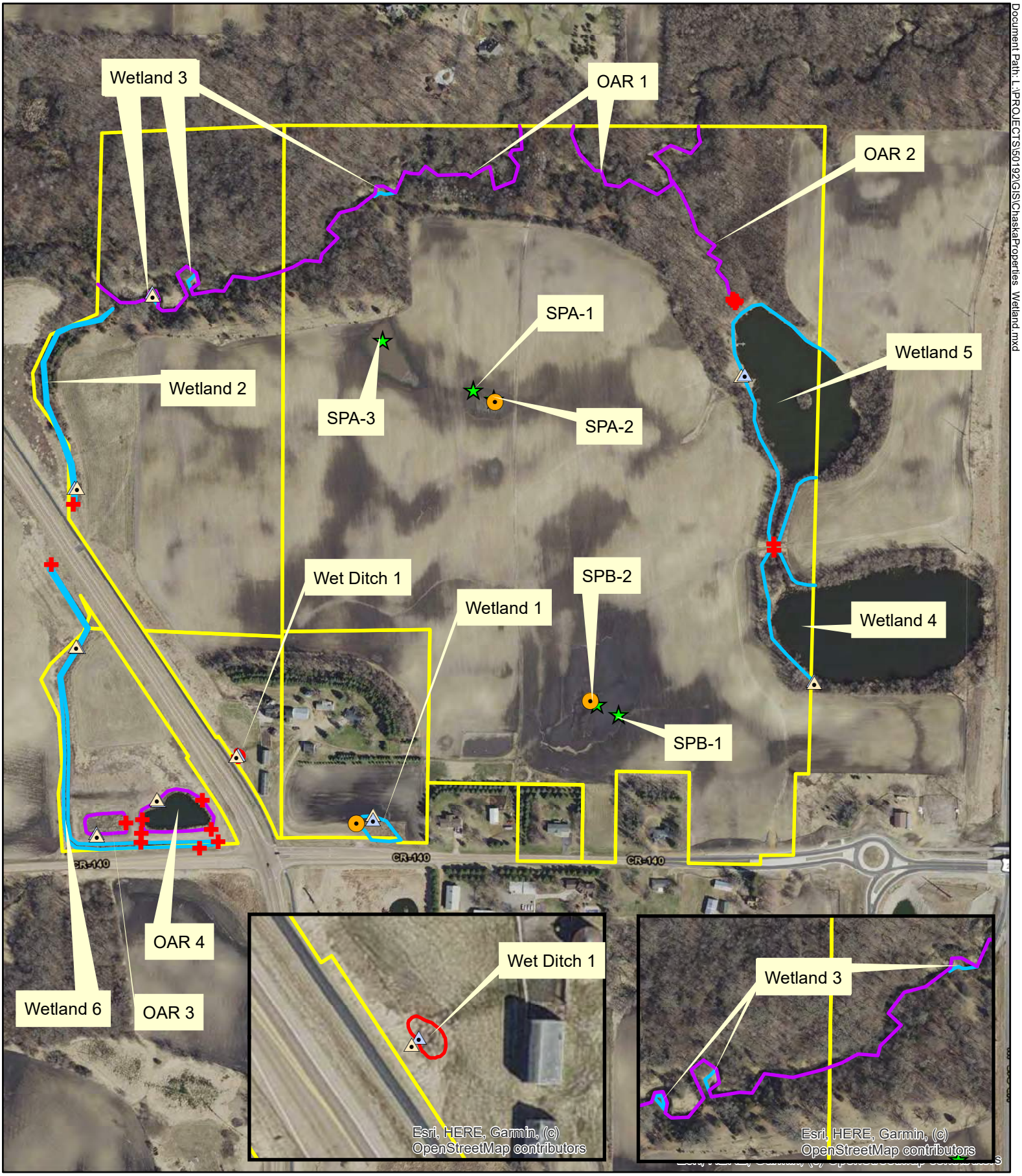
Project Number: 50192

Notes:

Sambatek

This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.

Document Path: L:\PROJECTS\50192\GIS\ChaskaProperties_Location.mxd



Wetland Delineation Map

Raser Properties

Chaska, Minnesota

Legend

- Property Boundaries
- Wetland Boundaries
- OAR Boundaries
- Wet Ditch Boundaries
- Upland Sample
- Wet Sample
- Non-wetland area
- Culvert
- Drain Tile Inlet

N W E S

0 225 450

Scale in Feet

Date: 11/30/2021

Project Number: 50192

Notes:

Sambatek

This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.

Document Path: L:\PROJECTS\50192\GIS\ChaskaProperties_Wetland.mxd

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Chaska	**County:** Carver
Applicant Name: Scannell Properties	**Applicant Representative:** Jake Kurth
Project Name: Big Woods Blvd	**LGU Project No. (if any):** 193807390
Date Complete Application Received by LGU: 4/25/25	
Date of LGU Decision: 6/6/25	
Date this Notice was Sent: 6/6/25	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:

Wetland Replacement Type: ☐ Project Specific Credits:
☐ Bank Credits:

Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☐ Deny ☒ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☒ Attachment(s) (specify): Figure 1. Project Location; Figure 3. Delineated Resource Map
☒ Summary: The wetland delineation was reviewed in the field by the Wetland Conservation Act Technical Evaluation Panel on May 29, 2025. The boundaries as they appeared in the field and provided on Figure 3 of the Wetland Delineation Report are approved.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Figure 1. Project Location; Figure 3. Delineated Resource Map

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Directoralong with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail.

The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to whythe decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes[1] ☒ No

[1]*If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

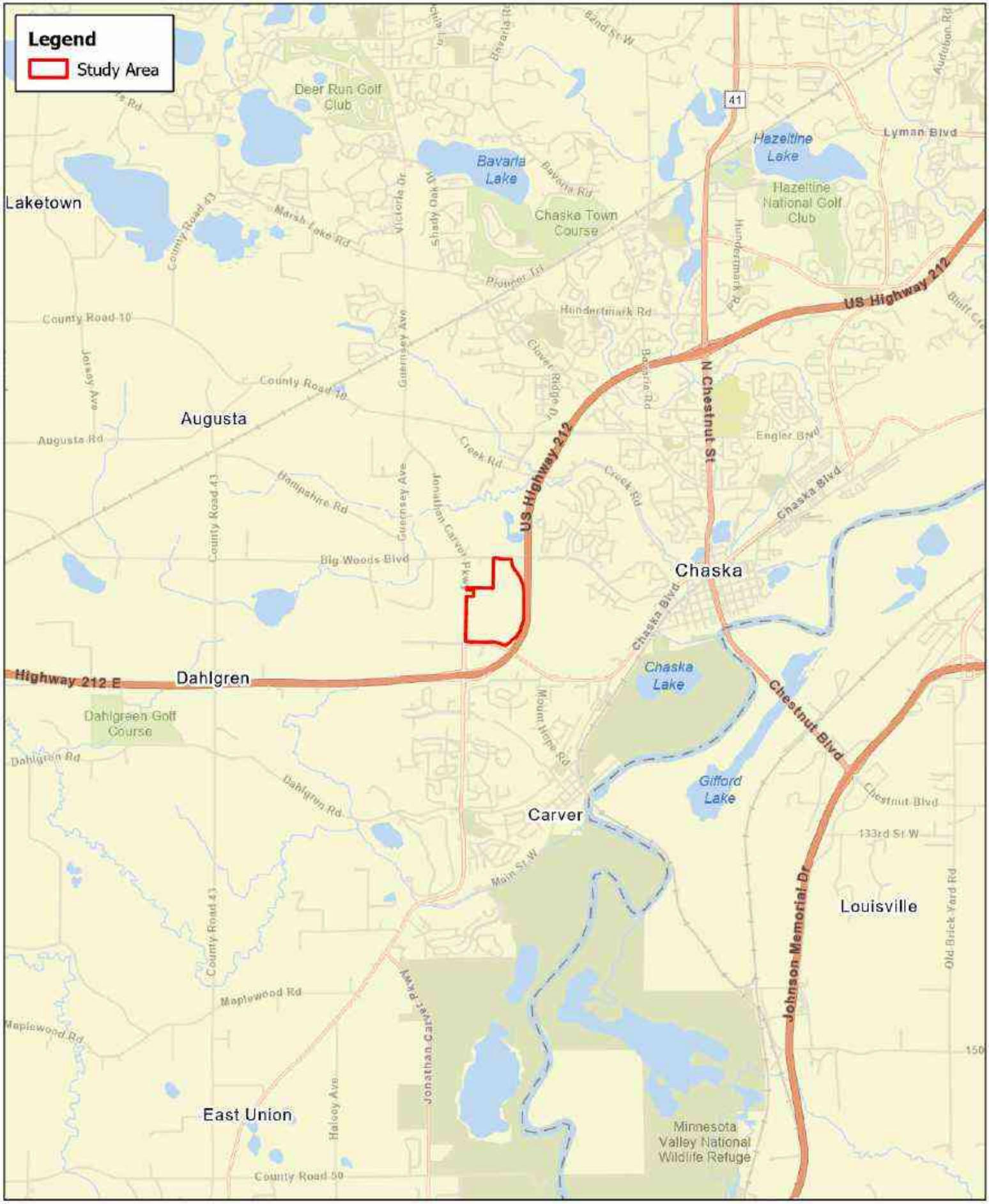
Required on all notices:

☒ SWCD TEP Member: Tyler Polster (tpolster@co.carver.mn.us) ☒ BWSR TEP Member: Alyssa Core (Alyssa.core@state.mn.us)
☐ LGU TEP Member (if different than LGU contact):
☒ DNR Representative: Taylor Huinker (DNR) Taylor.Huinker@state.mn.us
☒ Watershed District or Watershed Mgmt. Org.: Carver County WMO - Kristen Larson
☒ Applicant: See Above ☒ Agent/Consultant: Susan Mayer, Kimley Horn and Associates – susan.mayer@kimley-horn.com

Optional or As Applicable:

☐ Corps of Engineers:
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☒ Members of the Public (notice only): Eric Trelstad – eric@wetlandcreditagency.com ☐ Other:

Signature: 	**Date:** **6/6/25**



Kimley»Horn

N

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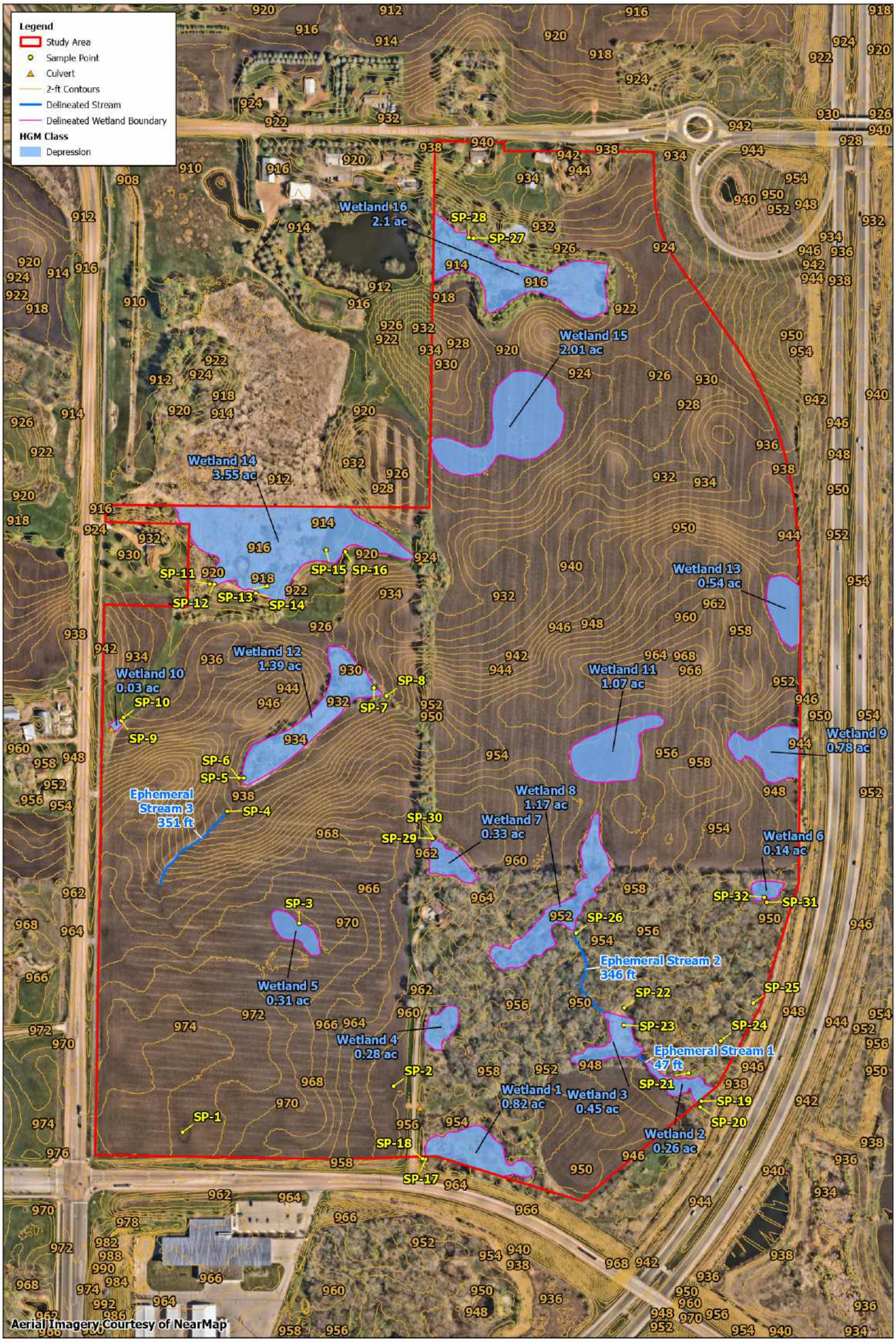
Figure 1. Project Location
Scannell - Chaska
Chaska, MN



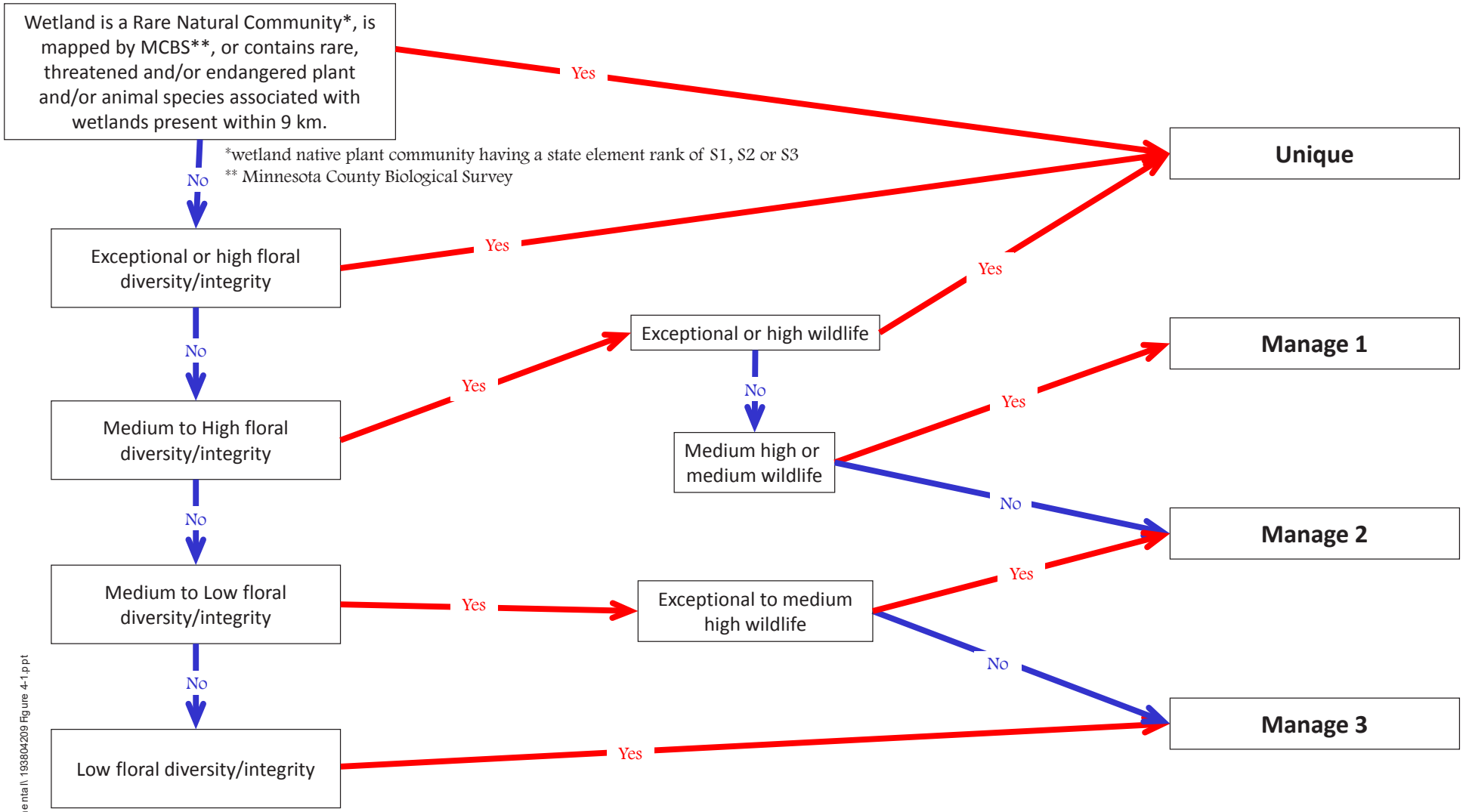
Kimley»Horn

N

0 150 300 Feet

Figure 3. Delineated Resources Map
Scannell - Chaska
Chaska, MN

Appendix B. LSWMP Flowchart and MnRAM Analysis



Wetland Classification Flow Chart

Design With Community In Mind

Chaska, Minnesota
Local Surface Water Management Plan

Figure 4-1

DATE: 11/27/2018 PROJ. NO.: 193804209

193802367\ Reports\ Environmental\ 193804209 Figure 4-1.ppt

Stantec

	Classification	Notes
Wetland ID	1	
Rare Natural Community?	No	Dominated by reed canary grass and narrow-leaf cattail
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	Reed canary grass comprises more than 40% cover in wet meadow. Narrow-leaf cattail comprises only 40-85% cover but only one native species is dominant in shallow marsh.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	60	No
Wet meadow	Blue vervain	20	Yes
Wet meadow	Giant goldenrod	20	Yes
Wet meadow	American elm	10	Yes
Wet meadow	Black willow	10	Yes
Shallow marsh	Narrow-leaf cattail	60	No
Shallow marsh	Green bulrush	30	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet was observed
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	2	
Rare Natural Community?	No	Dominated by buckthorn and reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Tree species are native. Groundlayer dominanted by two invasives and one native. Hydrology appears intact.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Unique	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	American elm	50	Yes
Floodplain forest	Common buckthorn	40	No
Floodplain forest	Green ash	30	Yes
Floodplain forest	Reed canary grass	30	No
Floodplain forest	Green bulrush	15	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet was observed. Ephemeral stream which appears natural drains to wetland.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	3	
Rare Natural Community?	No	Dominated by reed canary grass and buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Unique	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	90	No
Wet meadow	Common buckthorn	20	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	Inlet and outlet appear to be natural ephemeral streams
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	4	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	95	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet was identified
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	5	
Rare Natural Community?	No	Cropped
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Regularly cropped
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Seasonally flooded basin	Corn	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	
Plant species diversity compared to highest quality wetland of similar type in Chaska	Much less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet observed
Dominant land use and condition of immediate watershed	Low	Regularly cropped, near residential development, highway, and impervious surface
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	6	
Rare Natural Community?	No	Dominated by buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Tree species is native. Groundlayer dominanted by invasive species. Hydrology appears intact.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	Common buckthorn	90	No
Floodplain forest	American elm	20	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet or inlet was observed.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	7	
Rare Natural Community?	No	Dominated by buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Tree species is native. Groundlayer dominanted by one invasive and one native species. Hydrology appears intact.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	Common buckthorn	60	No
Floodplain forest	American elm	50	Yes
Floodplain forest	Boxelder	20	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet was observed. Ephemeral stream which appears natural drains to wetland.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	8-1	
Rare Natural Community?	No	Dominated by buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Tree species are native. All stratum dominanted by invasive species. Hydrology appears intact.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	Common buckthorn	130	No
Floodplain forest	American elm	40	Yes
Floodplain forest	Silver maple	30	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet was observed. Ephemeral stream which appears natural drains to wetland.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	8-2	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	95	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet or inlet observed
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	9	
Rare Natural Community?	No	Cropped
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Regularly cropped
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Seasonally flooded basin	Corn	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	
Plant species diversity compared to highest quality wetland of similar type in Chaska	Much less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet observed
Dominant land use and condition of immediate watershed	Low	Regularly cropped, near residential development, highway, and impervious surface
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	10	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	70	No
Wet meadow	Giant goldenrod	20	Yes
Wet meadow	Sandbar willow	5	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	Drain tile limits formation of intermittent pools and moist soil conditions
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	Low	Drain tile at bottom of wetland
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	11	
Rare Natural Community?	No	Cropped
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Regularly cropped
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Seasonally flooded basin	Corn	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	
Plant species diversity compared to highest quality wetland of similar type in Chaska	Much less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet observed
Dominant land use and condition of immediate watershed	Low	Regularly cropped, near residential development, highway, and impervious surface
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	12	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	Reed canary grass comprises more than 40% cover in wet meadow. Drain tile is impacting wetland hydrology. Dominant tree species is native in floodplain forest but understory is invasive.
Wildlife Habitat	Medium/Low	Using MnRAM 2.0
Wetland Type	Manage 2	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	95	No
Floodplain forest	Black willow	75	Yes
Floodplain forest	Reed canary grass	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Seasonal leaf litter and canopy cover.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	Low	Drain tile present at bottom of wetland
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	13	
Rare Natural Community?	No	Cropped
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Regularly cropped
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Seasonally flooded basin	Corn	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	
Plant species diversity compared to highest quality wetland of similar type in Chaska	Much less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet observed
Dominant land use and condition of immediate watershed	Low	Regularly cropped, near residential development, highway, and impervious surface
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	14	
Rare Natural Community?	No	Wet meadow and shallow marsh dominated by invasives. Sedge meadow not considered a rare natural community.
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Reed canary grass comprises over 40% cover in wet meadow. Five species of forbs are present in sedge meadow. Culverts drain into wetland. Cattails comprise over 85% cover in shallow marsh.
Wildlife Habitat	Medium/High	Using MnRAM 2.0
Wetland Type	Unique	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	90	No
Wet meadow	Black willow	15	Yes
Sedge meadow	Green bulrush	10	Yes
Sedge meadow	Blue vervain	10	Yes
Sedge meadow	New england aster	10	Yes
Sedge meadow	Juncus sp.	10	Yes
Sedge meadow	Prairie ironweed	10	Yes
Sedge meadow	Canada anemone	10	Yes
Sedge meadow	Carex sp.	10	Yes
Sedge meadow	Giant goldenrod	10	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	More Diverse/Same	Sedge meadow is more diverse but wet meadow/shallow marsh lean less diverse
Maintenance of characteristic hydrologic regime functional level?	Medium	An offsite culvert drains the wetland complex to the northwest. It appears to be lower than the wetland boundary.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	High	Appears to be an important connection between habitats
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	Yes/No	This wetland exhibited the highest level of diversity in the study area.
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	15	
Rare Natural Community?	No	Cropped
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Regularly cropped
Wildlife Habitat	Low	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Seasonally flooded basin	Corn	40	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	No	
Plant species diversity compared to highest quality wetland of similar type in Chaska	Much less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No inlet or outlet observed
Dominant land use and condition of immediate watershed	Low	Regularly cropped, near residential development, highway, and impervious surface
Surrounding abundance/density/interspersion of wetlands	High	Similar to rest of Chaska
Wetland connectivity	Low	Does not provide a habitat connection or corridor for wildlife
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	16	
Rare Natural Community?	No	Dominated by reed canary grass and buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	Reed canary grass comprises more than 40% cover in wet meadow. No visible impacts to hydrology. Dominant tree species is native in floodplain forest but understory is invasive/native.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	100	No
Wet meadow	Green ash	10	Yes
Floodplain forest	Black willow	70	No
Floodplain forest	Common buckthorn	20	No
Floodplain forest	Common elderberry	20	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No visible outlet
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	17	
Rare Natural Community?	No	Dominated by narrow-leaf cattail
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	Narrow-leaf cattail comprises over 85% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Shallow marsh	Narrow-leaf cattail	90	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	Low	Drain tile observed below boundary
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	18	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	80	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions from ephemeral stream. Seasonal leaf litter and canopy cover from surrounding upland. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	Culvert drains into wetland but wetland appears to naturally drain to intermittent stream to the north
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	19	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	80	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions from ephemeral stream. Seasonal leaf litter and canopy cover from surrounding upland. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	Culvert drains into wetland but wetland appears to naturally drain to intermittent stream to the north
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	20	
Rare Natural Community?	No	Dominated by reed canary grass and buckthorn
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Low	No native grasses are dominant, reed canary grass comprises over 40% cover.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Wet meadow	Reed canary grass	90	No
Wet meadow	Common buckthorn	15	No
Wet meadow	American elm	15	Yes
Wet meadow	Boxelder	10	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	Low	Drain tile present downslope in adjacent agricultural field.
Dominant land use and condition of immediate watershed	Low	Adjacent to intensive rowcropping, near highway and residential areas, high level of impervious surface within watershed
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	21	
Rare Natural Community?	No	Dominated by invasive species.
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	No aquatic vegetation is present in open water plant community. Floodplain forest is dominated by common buckthorn; however, the hydrology appears to be intact.
Wildlife Habitat	Medium/High	Using MnRAM 2.0
Wetland Type	Manage 1	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Shallow, open water	Reed canary grass	5	No
Shallow, open water	Narrow-leaf cattail	5	No
Floodplain forest	Common buckthorn	80	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet or inlet observed
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	High	Large wetland that likely provides important habitat connectivity for wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	22	
Rare Natural Community?	No	Dominated by invasive species.
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	No aquatic vegetation is present in open water plant community. Floodplain forest is dominated by common buckthorn; however, the hydrology appears to be intact.
Wildlife Habitat	Medium/High	Using MnRAM 2.0
Wetland Type	Manage 1	Kimley-Horn updated this wetland's classification based on feedback from the city's Water Resources Coordinator

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Shallow, open water	Reed canary grass	5	No
Shallow, open water	Narrow-leaf cattail	5	No
Floodplain forest	Common buckthorn	80	No

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Less diverse	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet or inlet observed
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	High	Large wetland that likely provides important habitat connectivity for wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	23	
Rare Natural Community?	No	Dominated by reed canary grass
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/High	Canopy layer dominated by willows and boxelder. Giant goldenrod and reed canary grass present in under layer.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 1	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Shrub-carr	Reed canary grass	60	No
Shrub-carr	Sandbar willow	40	Yes
Shrub-carr	Giant goldenrod	20	Yes
Shrub-carr	Boxelder	10	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet or inlet observed
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Low	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	24	
Rare Natural Community?	No	Buckthorn is a dominant species
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	High	Predominantly native tree species with some buckthorn present. No hydrology disturbance. Native species present in ground layer.
Wildlife Habitat	High	Using MnRAM 2.0
Wetland Type	Unique	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	American elm	20	Yes
Floodplain forest	Green ash	20	Yes
Floodplain forest	Common buckthorn	10	No
Floodplain forest	White oak	10	Yes
Floodplain forest	Canadian wood nettle	5	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No disturbance noticed. Wetland sits in floodplain of intermittent stream.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	25	
Rare Natural Community?	No	Buckthorn is a dominant species
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	High	Predominantly native tree species with some buckthorn present. No hydrology disturbance. Native species present in ground layer.
Wildlife Habitat	High	Using MnRAM 2.0
Wetland Type	Unique	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	American elm	20	Yes
Floodplain forest	Green ash	20	Yes
Floodplain forest	Common buckthorn	10	No
Floodplain forest	White oak	10	Yes
Floodplain forest	Canadian wood nettle	5	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No disturbance noticed. Wetland sits in floodplain of intermittent stream.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	26	
Rare Natural Community?	No	Buckthorn is a dominant species
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	High	Predominantly native tree species with some buckthorn present. No hydrology disturbance. Native species present in ground layer.
Wildlife Habitat	High	Using MnRAM 2.0
Wetland Type	Unique	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Floodplain forest	American elm	20	Yes
Floodplain forest	Green ash	20	Yes
Floodplain forest	Common buckthorn	10	No
Floodplain forest	White oak	10	Yes
Floodplain forest	Canadian wood nettle	5	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Seasonal leaf litter and canopy cover. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No disturbance noticed. Wetland sits in floodplain of intermittent stream.
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas, highway, and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

	Classification	Notes
Wetland ID	27	
Rare Natural Community?	No	Dominated by narrow-leaf cattail
Mapped by Minnesota County Biological Survey?	No	No MBS Sites of Biodiversity Signifigance features are mapped within the study area
Contains rare, threatened, or endangered wetland species that are documented within 9km?	No	Sessile-flowered yellow cress is mapped in the DNR NHIS database over 5000 feet southeast of the study area. It was not seen in the wetland.
Floral Diversity/Integrity	Moderate/Low	Narrow-leaf cattail comprises only 40-85% cover. One native species is dominant.
Wildlife Habitat	Medium	Using MnRAM 2.0
Wetland Type	Manage 3	Based on Local Surface Water Management Plan flowchart

Floral Diversity/Integrity Analysis			
Plant Community	**Dominant Species**	**Percent Cover**	**Native**
Shallow marsh	Narrow-leaf cattail	45	No
Shallow marsh	Green bulrush	45	Yes

Wildlife Habitat Analysis		
	Classification	Notes
Known to be used by locally rare species or species that are state or federally listed?	No	
Known to provide specialized habitat components for particular species or groups of species that are not generally available elsewhere?	No	
Provides seasonal or intermittent habitat components?	Yes	Formation of seasonal pools and moist soil conditions. Could provide seasonal breeding habitat for amphibians. Could provide overwintering refuge for reptiles/invertebrates.
Plant species diversity compared to highest quality wetland of similar type in Chaska	Same	
Maintenance of characteristic hydrologic regime functional level?	High	No outlet observed
Dominant land use and condition of immediate watershed	Low	Intesive rowcropping, near residential areas and impervious surfaces
Surrounding abundance/density/interspersion of wetlands	High	Similar to the rest of Chaska
Wetland connectivity	Medium	May provide habitat connectivity. Other avenues are likely available to wildlife.
Considering general habitat characteristics, of a type that has been lost or experienced a significant decline within Chaska compared to other wetland types?	No	
Represents only or nearly the only wetland habitat within Chaska?	No	

Kimley»Horn

MEMORANDUM

To: Nate Kabat & Liz Hansen

From: Connor McCoy
John Seagrist

Date: January 23, 2025

Subject: Big Woods Business Park Preliminary Drainage Memo

INTRODUCTION

The site addressed in this memorandum is situated in the northeast quadrant of the intersection of County Road 11 (Jonathan Carver Parkway) and County Road 44 (Big Woods Boulevard) in Chaska, MN. Currently, the property serves as an agricultural field and contains two farmsteads as well as two residential homes. The proposed project involves developing this land into a new industrial area with access along Big Woods Blvd. Planned improvements include the construction of new city streets north of Big Woods Boulevard, and site access from Jonathan Carver Parkway. The private industrial development will feature up to five industrial buildings, a water tower, six stormwater management facilities, four retaining walls, and associated parking areas.

These improvements result in an increase in the impervious area. See Table 1 below for project impacts summary.

Table 1: Project Impacts Summary

Disturbed Project Area	±103.85acres*
Existing Impervious Area	±0.80 acres
New and Reconstructed Impervious Area	±63.04 acres
Net Increase in Impervious Area	±62.24 acres

*Proposed Drainage area subject to change as grading limits are updated. Existing drainage area will be adjusted to match the proposed area upon further design phases

SUMMARY OF REGULATORY CRITERIA

The project site is within the City of Chaska and Carver County Watershed Management Organization (CCWMO) and follows their MS4 rules for stormwater management. A summary of the stormwater management standards is provided below.

1. Rate Control
    a. City: No increase in proposed discharge rates for the 2-year, 10-year, and 100-year, 24-hour storm events for each discharge point within the project limits. Additionally, the 100-year peak flow must also meet the calculated city average of 0.2 cfs/acre.
    b. CCWMO: Carver County defers to the City of Chaska for rate control requirements.
2. Volume Control
    a. City: The goal of the city is abstraction of the first ½-inch of runoff generated from the new impervious surfaces. The City defers to the CCWMO for regulated volume control rules.
    b. CCWMO: For unconstrained non-linear projects, the abstraction volume is calculated as 1.0-inch times the sum of new and fully reconstructed impervious surface. For constrained non-linear

projects, the abstraction volume is 0.5 inches from the impervious surfaces. For linear project, the abstraction volume is calculated as the larger of 1.0-inch times the new impervious surface or 0.5-inch times the sum of the new and fully reconstructed impervious surface.

3. Water Quality
    a. City: 60% removal rate for Total Phosphorus (TP) and 80% removal rate for Total Suspended Solids (TSS). For new development projects, there shall be no net increase from pre-project conditions for TP and TSS.
    b. CCWMO: 90% removal rate for TP and 90% rate for TSS.

DRAINAGE DESIGN

Existing Conditions

The existing project area encompasses approximately 103 acres, the majority of which consists of vegetated land primarily used for row crop agriculture. The site is characterized by six distinct drainage areas, including one local depression and five primary discharge points. Stormwater flows overland to these five discharge points throughout the property, while the local depression collects runoff from the adjacent areas and is managed by a grate inlet connected to a drain tile system. See the appendix for the existing conditions drainage map.

Discharge Point 1 is located at an existing stream on the northwest portion of the property. The stream flows into a tributary of Chaska Creek, referred to as "the ravine," and combines with Discharge Point 2. Discharge Point 1 receives direct stormwater runoff from DA-1, encompassing approximately 17.75 acres.

Discharge Point 2 is located in the northern part of the site; it flows directly into the ravine. This ravine features a narrowly defined floodplain as mapped by FEMA, which remains fully contained within the ravine banks during flood events. Discharge Point 2 receives direct stormwater runoff from DA-2, encompassing approximately 29.39 acres.

Discharge Point 3 is located at an existing wetland on the northeast side of the property. This wetland flows to the ravine and combines with Discharge Point 1 and 2. Discharge Point 3 receives direct stormwater runoff from DA-3, encompassing approximately 7.38 acres.

Discharge Point 4 is located at an existing wetland on the southeast side of the property. This wetland flows through the wetland associated with discharge point 3 and then to the ravine and combines with Discharge Point 1, 2 and 3. Discharge Point 4 receives direct stormwater runoff from DA-4, encompassing approximately 5.37 acres.

Discharge Point 5 is located at the southwest side of the property near the intersection of Jonathan Carver Pkwy and Big Woods Blvd. It is assumed that the ultimate outlet is to the west, to an existing wetland on the north side of Big Woods Blvd. This wetland appears to have a defined overflow that flows to the ravine and combines with the other discharge points. Discharge Point 5 receives runoff from the DA-5, which flows through the local depression and direct stormwater runoff from DA-6, approximately 43.10 acres in total.

Proposed Conditions

The proposed project involves developing this land into a new industrial area with access along Big Woods Blvd. Planned improvements include the construction of new city streets north of Big Woods Boulevard, and site access from Jonathan Carver Parkway. The private industrial development will feature industrial buildings, a water tower, stormwater management facilities, retaining walls, and associated parking areas. The proposed development will maintain existing drainage patterns described previously. The drainage areas will change slightly to manage runoff

rates and treatment volumes in the proposed stormwater basins. See the appendix for the proposed conditions drainage map.

Specific BMP Information

Basin 10: Basin 10 will be located in the northwestern corner of the site. The proposed BMP area is confined by a berm on the west side, the ravine to the north, and a proposed parking lot to the east. The wet sedimentation basin will be designed to the NURP design standards and will be paired with a filtration bench at the normal water level. The filtration bench at the normal water level is designed to treat the full water quality volume (WQv) for the contributing drainage area of DA-10 and DA-20. Basin 10 will direct treated stormwater to Discharge Point 1, where it will then flow into the ravine. Basin 10 has a contributing drainage area of 57.45 acres.

Basin 30: Basin 30 will be located in the northeastern corner of the site. The proposed BMP area is confined by a proposed building to the west side and the existing wetland to the east. To comply with municipal stormwater rate control criteria, the incorporation of underground stormwater management infrastructure may be necessary within the parking area located west of Basin 30. Preliminary analyses indicate that approximately 5.1 acre-feet of live storage will be required to satisfy the city's rate control standards. Basin 30 currently provides approximately 2.5 acre-feet of live storage above the normal water level (NWL) and below the designated freeboard elevation. Basin 30 will ultimately drain into the existing wetland to the east, discharge point 3. Basin 30 has a contributing drainage area of 13.70 acres (DA-30). *Note: Initial concept design had Basin 30 connected to Basin 40 with combined treatment and NURP Volume. The additional development scenario limits this possibility, causing a need for underground storage and/or treatment. Further design will be required to size the potential underground stormwater feature.*

Basin 40: Basin 40 will be located in the southeastern corner of the site. The proposed BMP area is confined by a proposed building, site access road, and wetland. The wet sedimentation basin will be designed to the NURP design standards and will be paired with a filtration bench at the normal water level. Basin 40 will provide detention and partial treatment for DA-40 and DA-60. Preliminary analyses indicate that approximately 8.3 acre-feet of live storage will be required to satisfy the city's rate control standards. Basin 40 currently provides approximately 6.9 acre-feet of live storage above the normal water level (NWL) and below the designated freeboard elevation. Basin 40 will direct stormwater to Discharge Point 4, where it will then flow north into the wetland associated with discharge point 3 and then to the ravine. Basin 40 has a contributing drainage area of 21.51 acres. *Note: the initial site design planned for Basin 30 to be connected to Basin 40, allowing both basins to share stormwater treatment and storage according to NURP standards. In that concept, drainage area DA-60 was also expected to flow into a separate basin for treatment. However, with the updated development plan, connecting Basin 30 and Basin 40 and providing a separate Basin for DA-60 are no longer possible. As a result, underground stormwater storage and/or treatment will be needed to handle runoff from these areas. Additional engineering design will be necessary to determine the appropriate size for this underground stormwater solution*.

Basin 50: Basin 50 will be located in the southwestern corner of the site. The proposed BMP area is confined by the intersection of Jonathan Carver Pkwy and Big Woods Blvd on the southwest side, and proposed parking lots on the north and east side. The wet sedimentation basin will be designed to the NURP design standards and will be paired with a filtration bench at the normal water level. The filtration bench at the normal water level is designed to treat the full water quality volume (WQv) for the contributing drainage area. Basin 50 has a contributing drainage area of 11.19 acres (DA-50).

Rate Control

The City of Chaska requires that proposed runoff rates must be held to existing conditions or less for the 2-year, 10-year, and 100-year storm events for all project discharge points. Additionally, the 100-year peak flow must also meet the calculated city average of 0.2 cfs/acre for the project area. The City of Chaska also requires stormwater basin designs to accommodate the 10-day, 100-year snowmelt event without exceeding the calculated 100-year HWL. The CCWMO defers to the City of Chaska requirements for rate control. Peak rates are calculated using Atlas 14 precipitation depths and MSE-3, 24-hour storm distributions.

Additionally, the city requires that all row crop curve numbers be adjusted down to a curve number of 65, so that existing runoff rates are not overestimated.

A summary of the existing discharge rates for the 2-year, and 10-year storms are summarized in table 2 below, proposed discharge rates will be calculated at a later design stage. The allowable discharge rates for the 100-year design storm are summarized in Table 3.

Table 2: Allowable Rate Control Summary

	Rainfall Event Outflow (CFS)		
	2-year	**10-year**	**100-year**
	Discharge Point 1		
Existing	6.38	20.89	64.6
Proposed	0.00	0.00	0.00
	Discharge Point 2		
Existing	8.43	27.29	84.92
Proposed	4.39	6.10	11.15
	Discharge Point 3		
Existing	2.57	8.44	26.19
Proposed	TBD*	TBD*	TBD*
	Discharge Point 4		
Existing	2.53	8.41	25.58
Proposed	TBD*	TBD*	TBD*
	Discharge Point 5		
Existing	3.98	13.13	40.32
Proposed	0.82	1.44	2.36

*Proposed HydroCAD modeling for the site east of the central road will come with continued site design.

In order to meet the 100-yr Rate attenuation requirement of 0.2 CFS/Acre. The proposed basins will need to provide live storage for approximately 78% of the total 100-yr Runoff volume from the contributing drainage area. Basin 10P and Basin 50P have met this capacity and meet rate control requirements. Basin 30P and Basin 40P will need additional underground detention and/or treatment to meet the City's rate control requirements.

Table 3: 100-year Rate Attenuation Analysis (0.2 CFS/Acre)

	Rainfall Event Outflow (CFS)				
	Basin 10P	**Basin 30P**	**Basin 40P**	**Basin 50P**	**"The Ravine" (Total Site)**
Proposed Contributing Drainage Area (acres)	57.45	13.7	21.51	11.19	103.85*
Allowable Discharge Rate (cfs)	11.49	2.74	4.30	2.24	20.80

Proposed Discharge Rate (cfs)	11.15	TBD	TBD	2.36**	19.52

*Proposed drainage area subject to change as grading limits are updated. Existing drainage area will be adjusted to match the proposed area upon further design phases.
**Can be Attributed to the 8" minimum orifice

Volume Control

The CCWMO requires for unconstrained non-linear projects, the abstraction volume is calculated as 1.0-inch times the sum of new and fully reconstructed impervious surface. For constrained non-linear projects, the abstraction volume is 0.5 inches from the impervious surfaces.

This site is assumed to be constrained due to the physical limitation of low permeability soils, types C or D, and USCS soil classifications MH, ML, SC, CL, OL, CH, OH, exceeding over 50 percent of the site area. Future geotechnical reports will confirm. These constraints require the site to provide volume control for 0.5 inches over the new and reconstructed impervious areas of the project site. The required volume to be retained is listed in Table 5 below.

Table 4: Abstraction Volume Requirement Summary

Volume Control Standard	Total New and Reconstructed Impervious Area (ac)	Abstraction Volume Required (cu-ft)
0.5-inches * impervious area	63.04	114,418

Volume reduction will be achieved using a combination of approved practices outlined in the CCWMO Ordinance and BMP Guidelines dated June 18, 2024. Potential techniques for this site include amended soils, Bioretention basins with rock storage, and stormwater reuse. Final volume reduction methods will be evaluated as site design progress.

The CCWMO calculator will be used to determine compliance with volume reduction standards.

Water Quality

The CCWMO requires 90% removal rate for TP and 90% rate for TSS and the city specifies that post development TP and TSS loading must be less than or equal to existing conditions. A MIDS analysis will be facilitated to determine water quality discharge for the site.

Wetland Impacts

There are several wetlands that receive stormwater runoff for the site. The proposed design will evaluate and mitigate impacts on the existing wetlands.

Additional Development Scenario

Since the initial concept design, additional building expansions have occurred to the east of the subject site, which significantly affects the overall stormwater management strategy. Consequently, underground stormwater detention and/or treatment systems may be necessary to adequately manage the additional runoff volume and maintain compliance with regulatory requirements. A comprehensive analysis will be conducted to determine the best approach for integrating the new development's stormwater impact into the evolving site design.

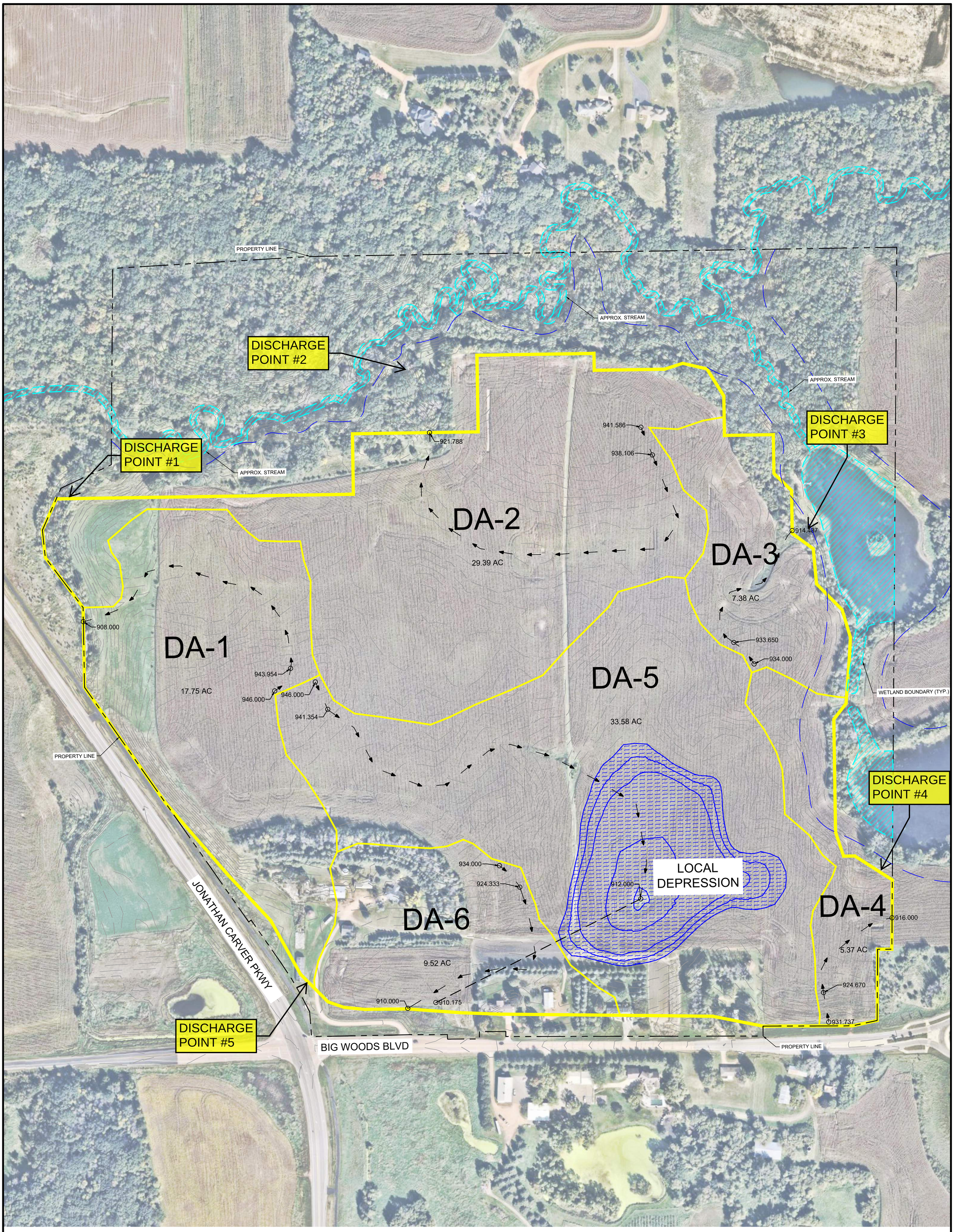
Appendices

Appendix 1: Existing Conditions Drainage Map

Appendix 2: Proposed Conditions Drainage Map

Appendix 3: Existing Conditions HydroCAD Report

Appendix 4: Proposed Conditions HydroCAD Report



LEGEND

- PROPERTY BOUNDARY
- EXISTING DRAINAGE AREAS
- TIME OF CONCENTRATION FLOWPATH
- EXISTING WETLANDS
- EXISTING BASIN
- EXISTING DRAINTILE ESTIMATE

DRAINAGE AREA SUMMARY

DRAINAGE AREA	TOTAL AREA (AC)	DISCHARGE POINT
DA-1	17.75	#1
DA-2	29.39	#2
DA-3	7.38	#3
DA-4	5.37	#4
DA-5	33.58	#5
DA-6	9.52	#5

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

Know what's **below.**
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

A1	SCANNELL CHASKA, MN	EXISTING DRAINAGE FIGURE	KHA PROJECT 160846040 DATE 12/29/2025 SCALE AS SHOWN DESIGNED BY JCS DRAWN BY JCS CHECKED BY CGM	Kimley»Horn	No. / REVISIONS / DATE / BY

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
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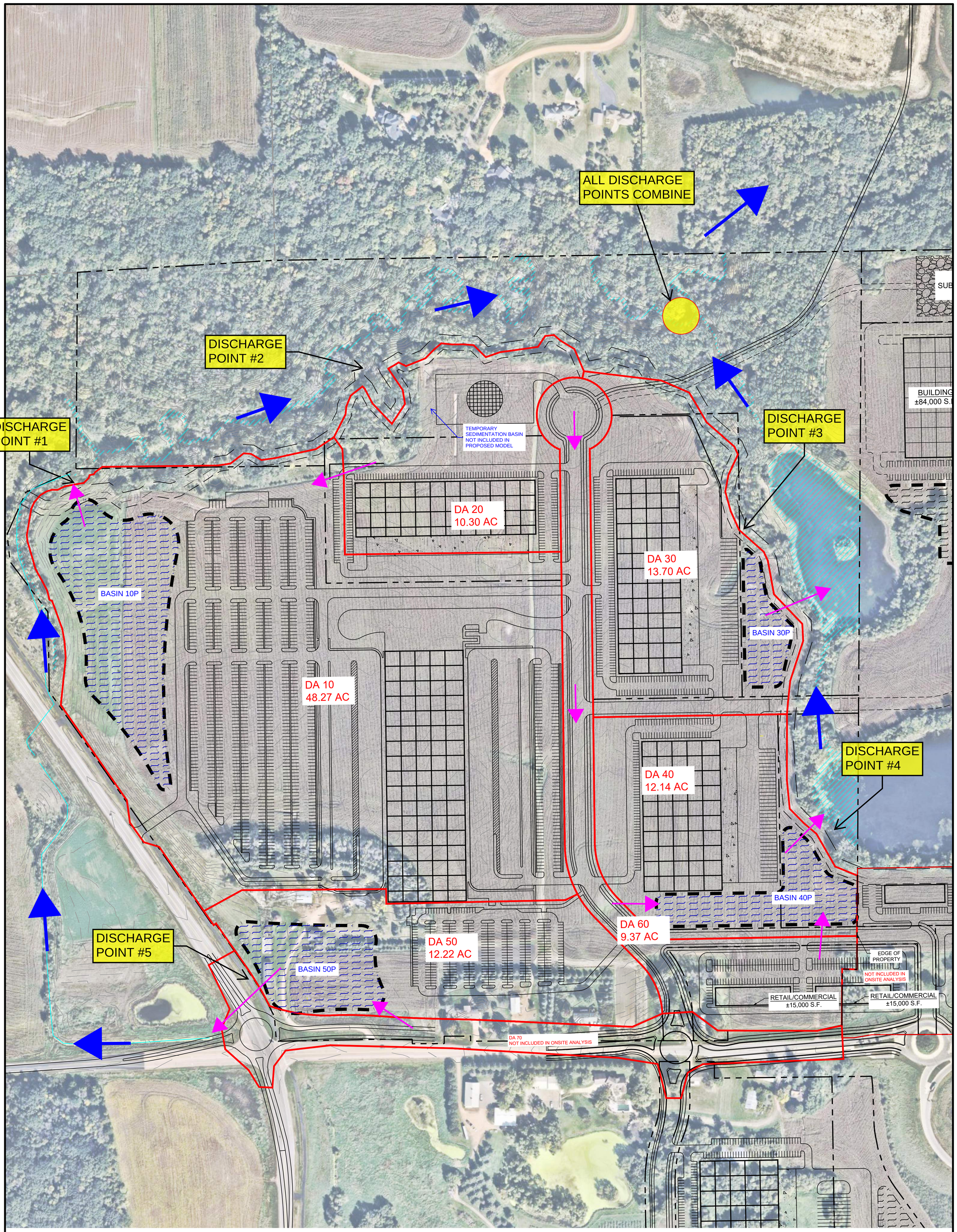
WWW.KIMLEY-HORN.COM



LEGEND

- PROPERTY BOUNDARY
- PROPOSED DRAINAGE AREAS
- EXISTING WETLANDS
- PROPOSED BASIN
- POND OUTLET DIRECTION

DRAINAGE AREA SUMMARY

DRAINAGE AREA	TOTAL AREA (AC)	DISCHARGE POINT
DA-10	48.12	#2
DA-20	10.30	#2
DA-30	13.70	#3
DA-40	12.14	#4
DA-50	11.19	#5
DA-60	9.37	#4

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

A2

SCANNELL
CHASKA, MN

PROPOSED DRAINAGE FIGURE

KHA PROJECT 160846040
DATE 01/20/2025
SCALE AS SHOWN
DESIGNED BY JCS
DRAWN BY JCS
CHECKED BY CGM

Kimley»Horn
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11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN
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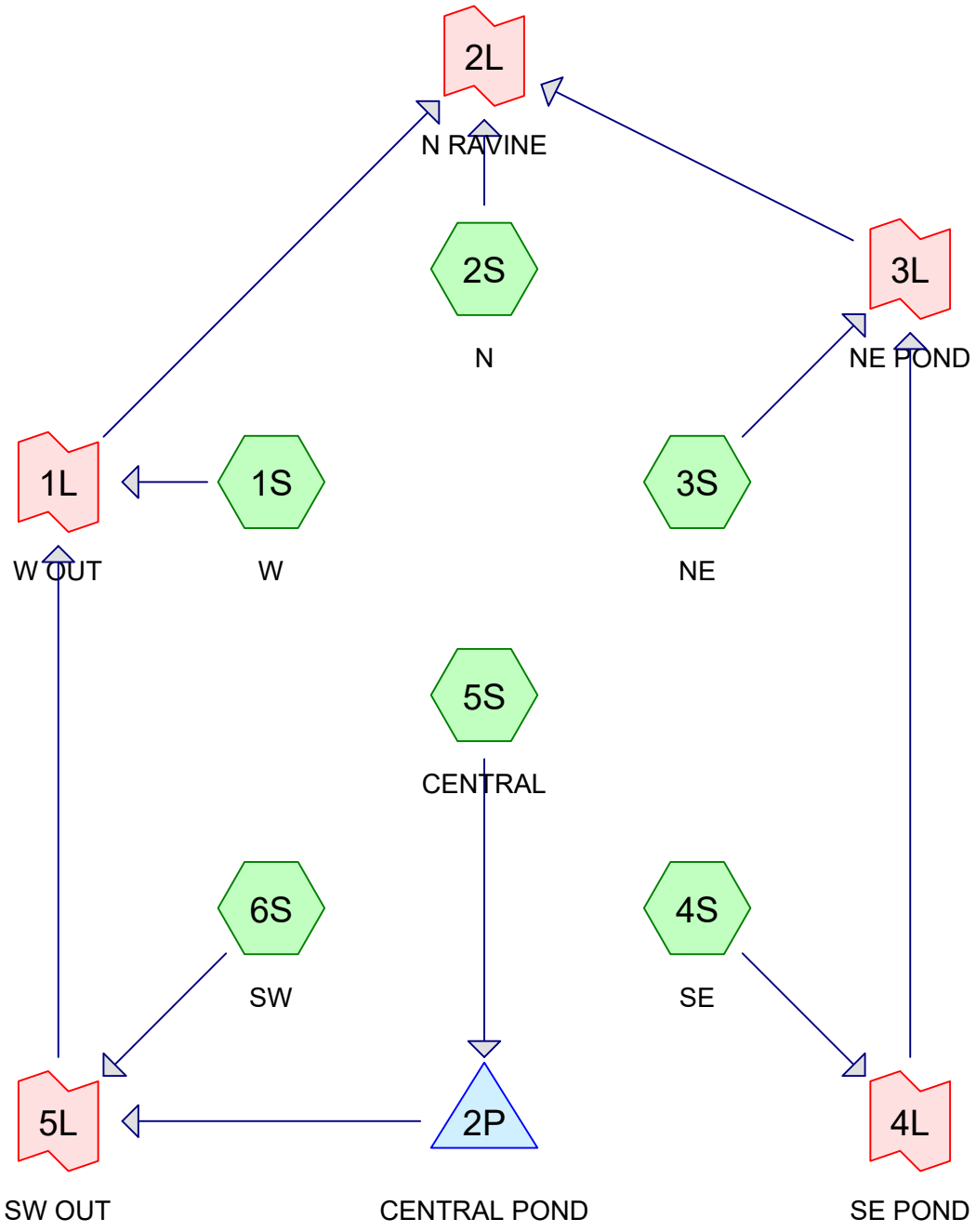
No.	REVISIONS	DATE	BY

Existing Conditions



Subcat Reach Pond Link

Routing Diagram for 2025-1203 Pre & Post Conditions
Prepared by Kimley-Horn & Associates, Printed 12/29/2025
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	MSE 24-hr	3	Default	24.00	1	2.85	2
2	2.5"	MSE 24-hr	3	Default	24.00	1	2.50	2
3	10-DAY SNOW	Spillway 1-day 10-day		Default	240.00	1	7.20	4
4	10-YR	MSE 24-hr	3	Default	24.00	1	4.22	2
5	100-YR	MSE 24-hr	3	Default	24.00	1	7.28	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
102.990	65	Row crops, straight row, Good, HSG C (1S, 2S, 3S, 4S, 5S, 6S)
102.990	**65**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
102.990	HSG C	1S, 2S, 3S, 4S, 5S, 6S
0.000	HSG D	
0.000	Other	
102.990		**TOTAL AREA**

Time span=0.00-240.00 hrs, dt=0.05 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: W Runoff Area=17.750 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=1,064' Tc=20.4 min CN=65 Runoff=6.38 cfs 0.650 af

Subcatchment2S: N Runoff Area=29.390 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=1,540' Tc=31.0 min CN=65 Runoff=8.43 cfs 1.076 af

Subcatchment3S: NE Runoff Area=7.380 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=612' Tc=21.5 min CN=65 Runoff=2.57 cfs 0.270 af

Subcatchment4S: SE Runoff Area=5.370 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=480' Tc=11.7 min CN=65 Runoff=2.53 cfs 0.197 af

Subcatchment5S: CENTRAL Runoff Area=33.580 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=1,655' Tc=29.2 min CN=65 Runoff=9.98 cfs 1.229 af

Subcatchment6S: SW Runoff Area=9.520 ac 0.00% Impervious Runoff Depth=0.44"
Flow Length=827' Tc=15.6 min CN=65 Runoff=3.92 cfs 0.348 af

Pond 2P: CENTRAL POND Peak Elev=913.14' Storage=40,070 cf Inflow=9.98 cfs 1.229 af
Outflow=0.38 cfs 1.229 af

Link 1L: W OUT Inflow=10.32 cfs 2.227 af
Primary=10.32 cfs 2.227 af

Link 2L: N RAVINE Inflow=22.28 cfs 3.770 af
Primary=22.28 cfs 3.770 af

Link 3L: NE POND Inflow=4.81 cfs 0.467 af
Primary=4.81 cfs 0.467 af

Link 4L: SE POND Inflow=2.53 cfs 0.197 af
Primary=2.53 cfs 0.197 af

Link 5L: SW OUT Inflow=3.97 cfs 1.578 af
Primary=3.97 cfs 1.578 af

Total Runoff Area = 102.990 ac Runoff Volume = 3.770 af Average Runoff Depth = 0.44"
100.00% Pervious = 102.990 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: W

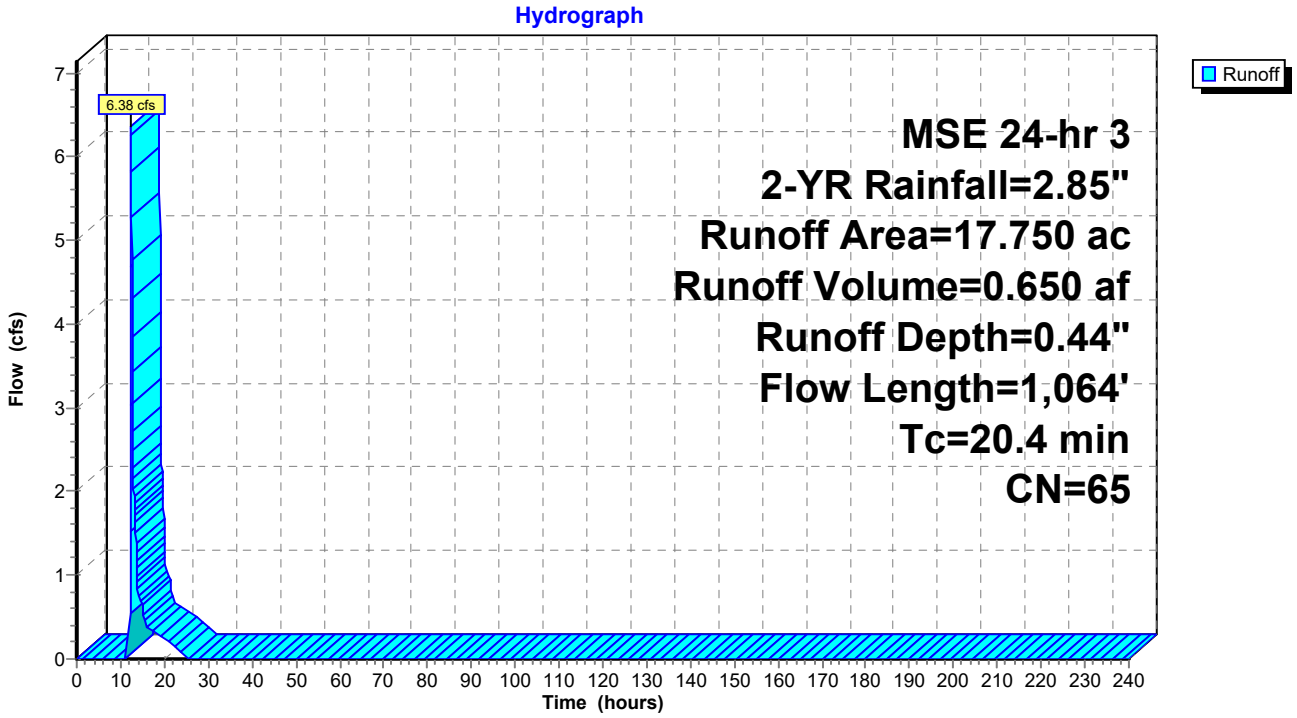
Runoff = 6.38 cfs @ 12.37 hrs, Volume= 0.650 af, Depth= 0.44"
Routed to Link 1L : W OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	17.750	65	Row crops, straight row, Good, HSG C
	17.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0217	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.3	964	0.0372	1.74		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
20.4	1,064	Total			

Subcatchment 1S: W



Summary for Subcatchment 2S: N

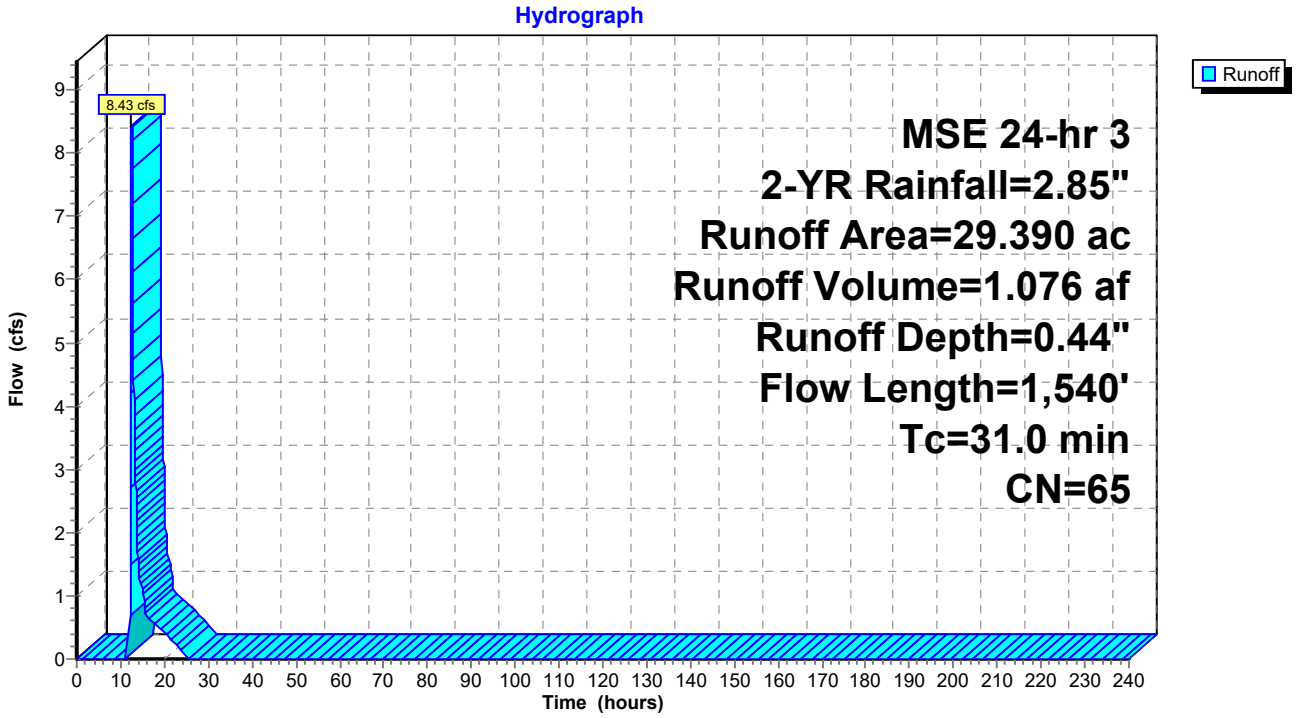
Runoff = 8.43 cfs @ 12.54 hrs, Volume= 1.076 af, Depth= 0.44"
Routed to Link 2L : N RAVINE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	29.390	65	Row crops, straight row, Good, HSG C
	29.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0937	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
24.8	1,440	0.0116	0.97		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
31.0	1,540	Total			

Subcatchment 2S: N



Summary for Subcatchment 3S: NE

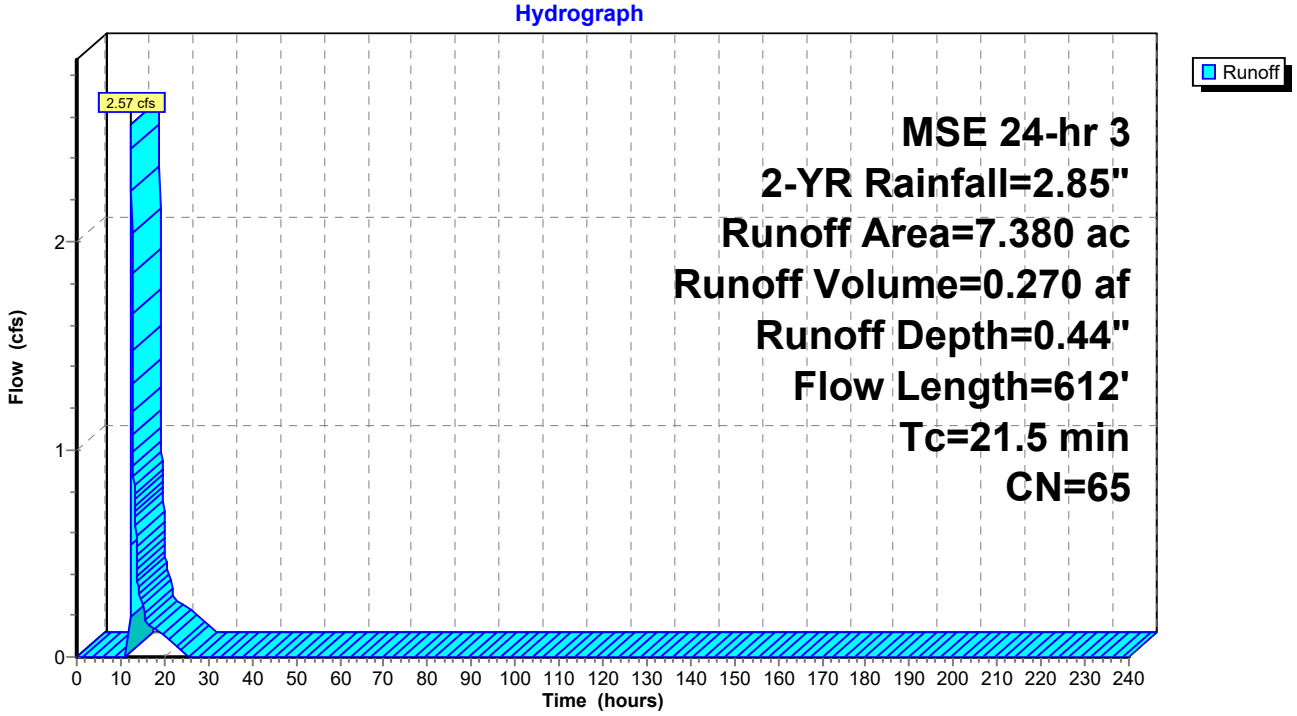
Runoff = 2.57 cfs @ 12.39 hrs, Volume= 0.270 af, Depth= 0.44"
Routed to Link 3L : NE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	7.380	65	Row crops, straight row, Good, HSG C
	7.380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	100	0.0081	0.10		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
5.0	512	0.0358	1.70		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
21.5	612	Total			

Subcatchment 3S: NE



Summary for Subcatchment 4S: SE

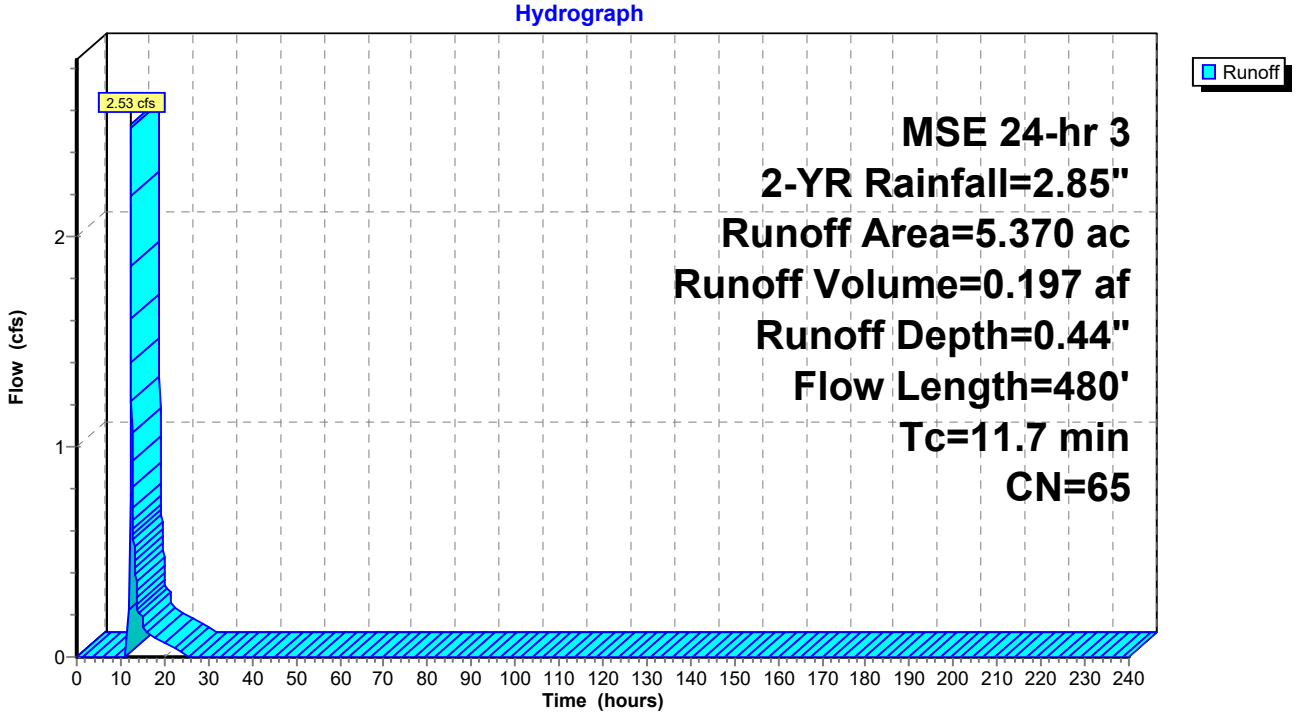
Runoff = 2.53 cfs @ 12.23 hrs, Volume= 0.197 af, Depth= 0.44"
Routed to Link 4L : SE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	5.370	65	Row crops, straight row, Good, HSG C
	5.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0698	0.24		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
4.7	380	0.0220	1.33		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
11.7	480	Total			

Subcatchment 4S: SE



Summary for Subcatchment 5S: CENTRAL

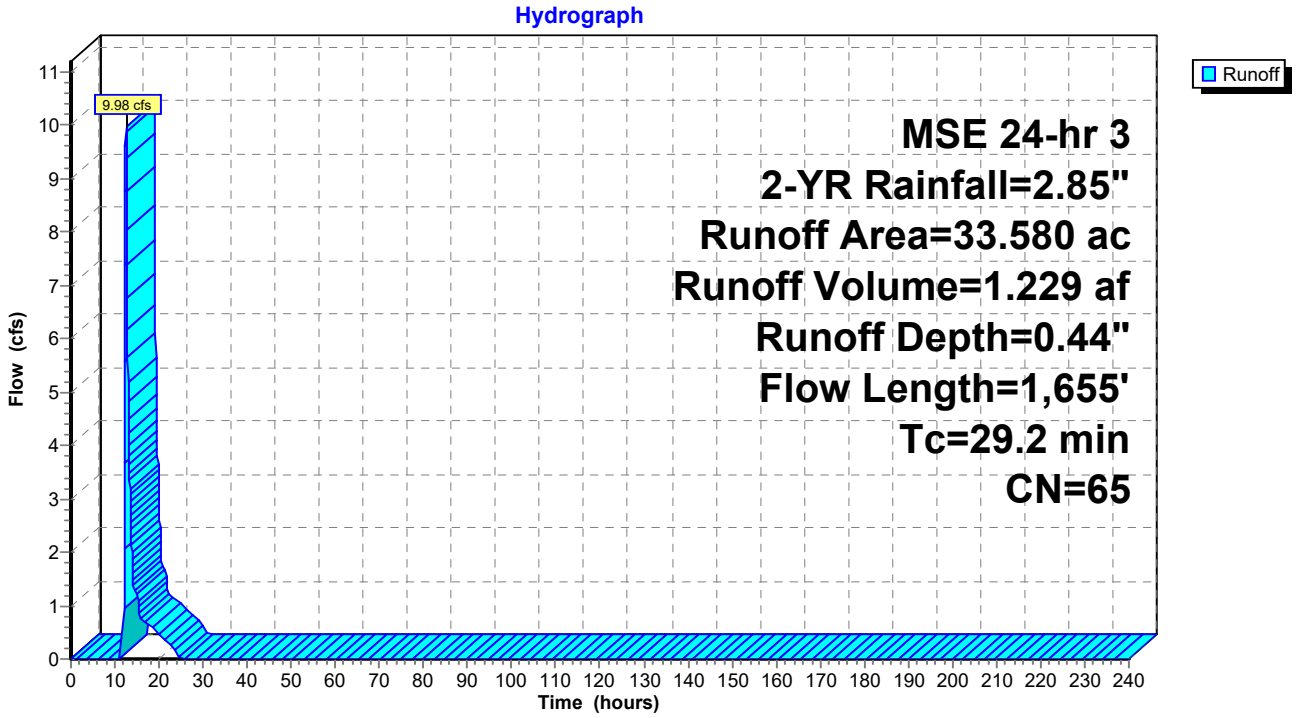
Runoff = 9.98 cfs @ 12.51 hrs, Volume= 1.229 af, Depth= 0.44"
Routed to Pond 2P : CENTRAL POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	33.580	65	Row crops, straight row, Good, HSG C
	33.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0435	0.20		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
20.8	1,555	0.0191	1.24		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
29.2	1,655	Total			

Subcatchment 5S: CENTRAL



Summary for Subcatchment 6S: SW

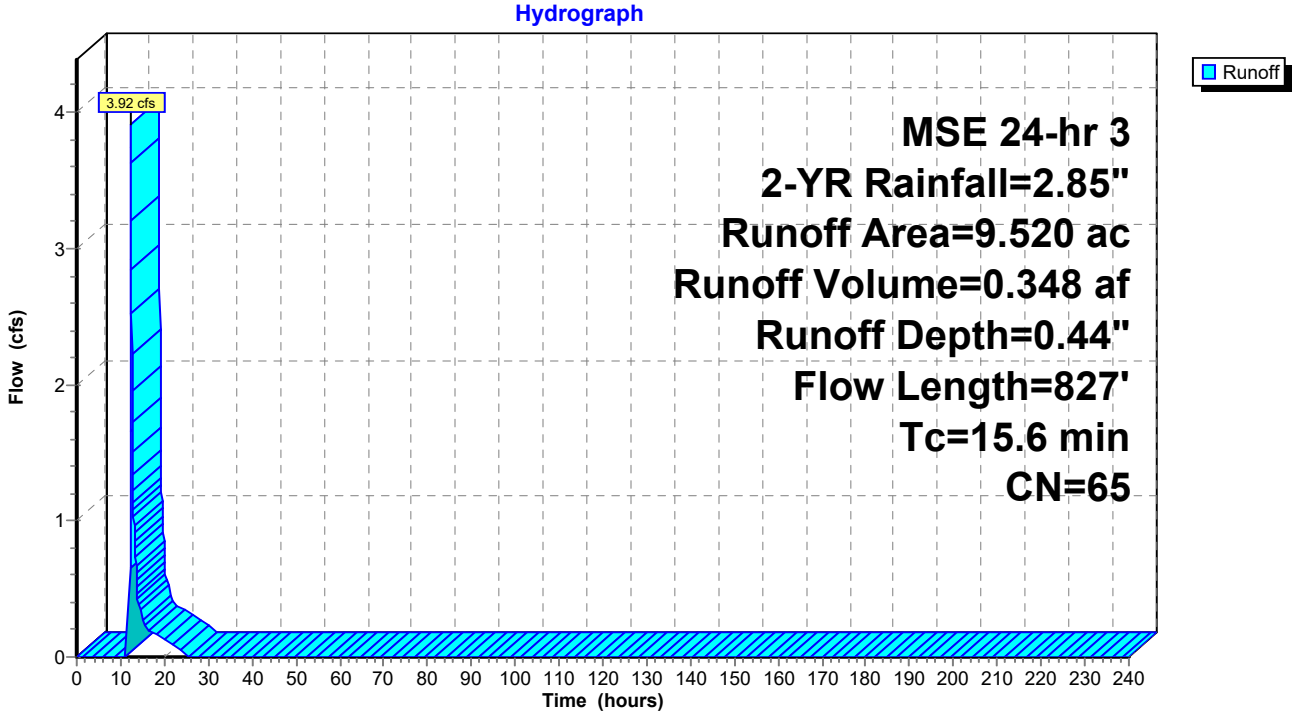
Runoff = 3.92 cfs @ 12.29 hrs, Volume= 0.348 af, Depth= 0.44"
Routed to Link 5L : SW OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YR Rainfall=2.85"

	Area (ac)	CN	Description
*	9.520	65	Row crops, straight row, Good, HSG C
	9.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0916	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.4	727	0.0204	1.29		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
15.6	827	Total			

Subcatchment 6S: SW



Summary for Pond 2P: CENTRAL POND

Inflow Area = 33.580 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 9.98 cfs @ 12.51 hrs, Volume= 1.229 af
Outflow = 0.38 cfs @ 21.05 hrs, Volume= 1.229 af, Atten= 96%, Lag= 512.3 min
Primary = 0.38 cfs @ 21.05 hrs, Volume= 1.229 af
Routed to Link 5L : SW OUT

Routing by Sim-Route method, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Peak Elev= 913.14' @ 21.05 hrs Surf.Area= 82,596 sf Storage= 40,070 cf

Plug-Flow detention time= 1,441.5 min calculated for 1.229 af (100% of inflow)
Center-of-Mass det. time= 1,442.0 min (2,326.9 - 884.9)

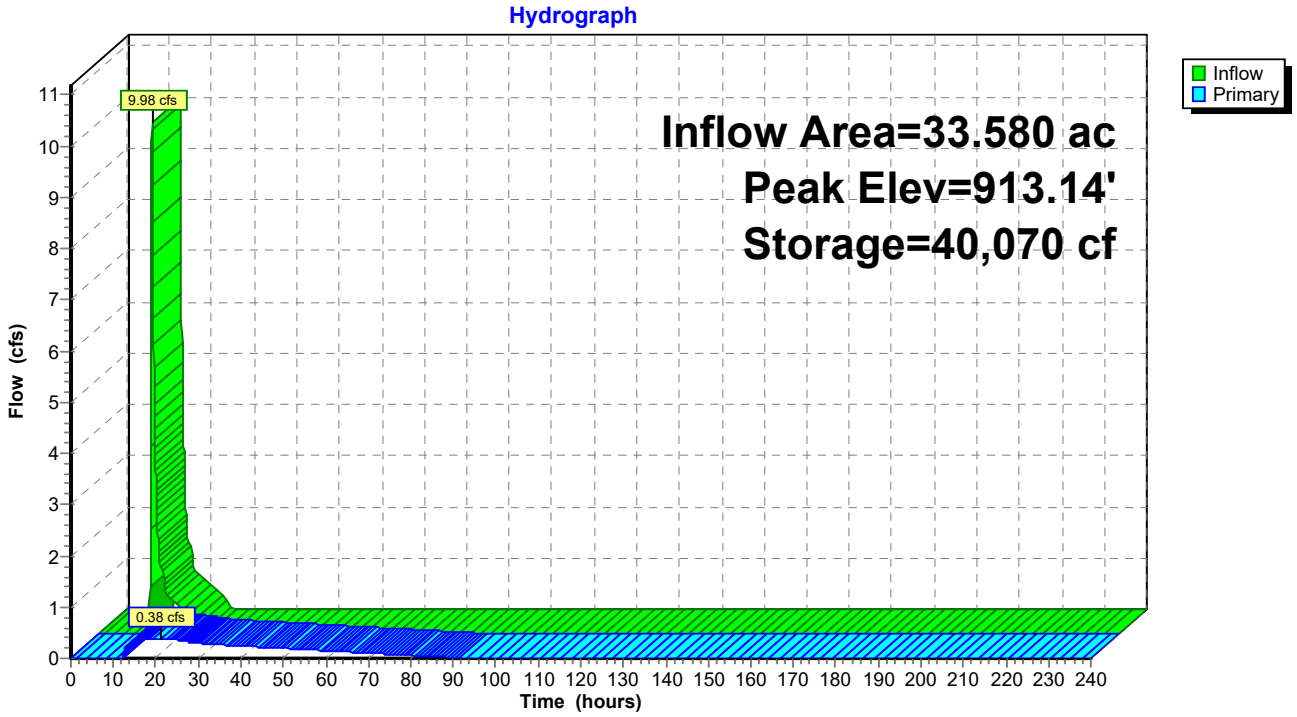
Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	673,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	259	0	0
913.00	59,503	29,881	29,881
914.00	220,531	140,017	169,898
915.00	283,249	251,890	421,788
915.80	345,827	251,630	673,418

Device	Routing	Invert	Outlet Devices
#1	Primary	911.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	912.00'	**0.200 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.38 cfs @ 21.05 hrs HW=913.14' TW=0.00' (Dynamic Tailwater)
└**1=Orifice/Grate** (Passes 0.38 cfs of 1.30 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.38 cfs)

Pond 2P: CENTRAL POND

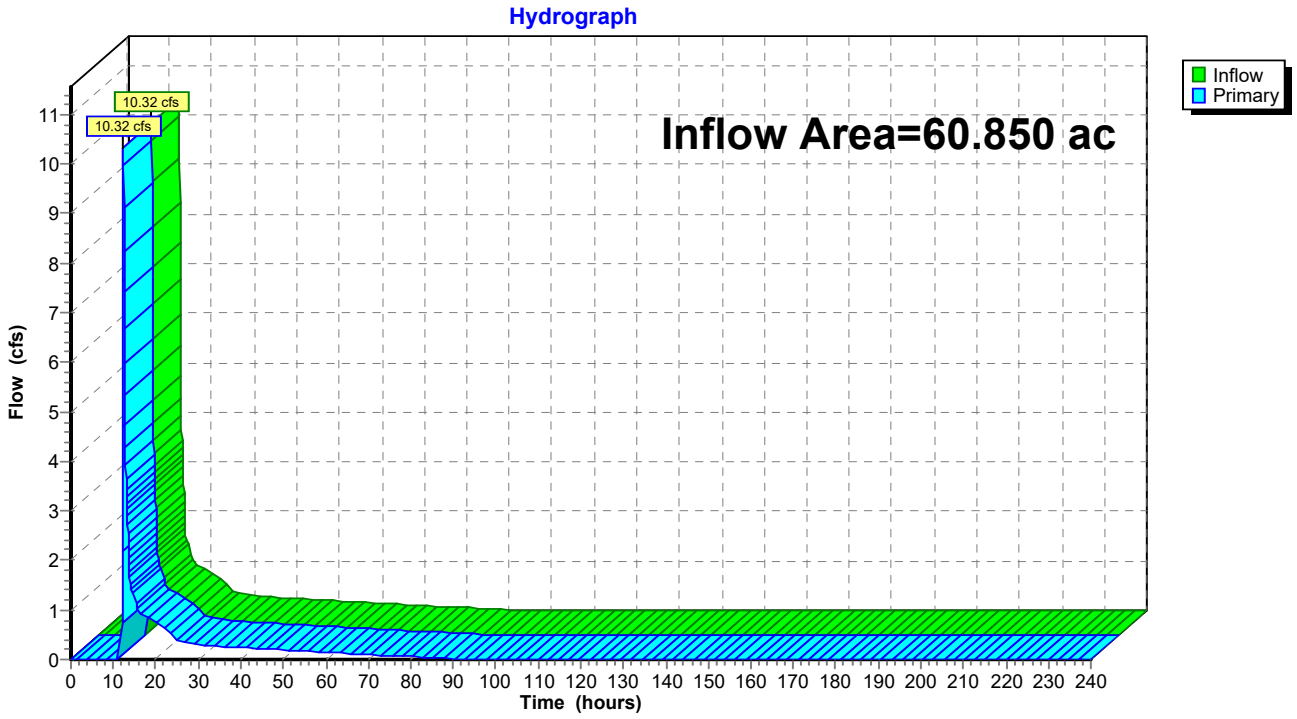


Summary for Link 1L: W OUT

Inflow Area = 60.850 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 10.32 cfs @ 12.36 hrs, Volume= 2.227 af
Primary = 10.32 cfs @ 12.41 hrs, Volume= 2.227 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 1L: W OUT

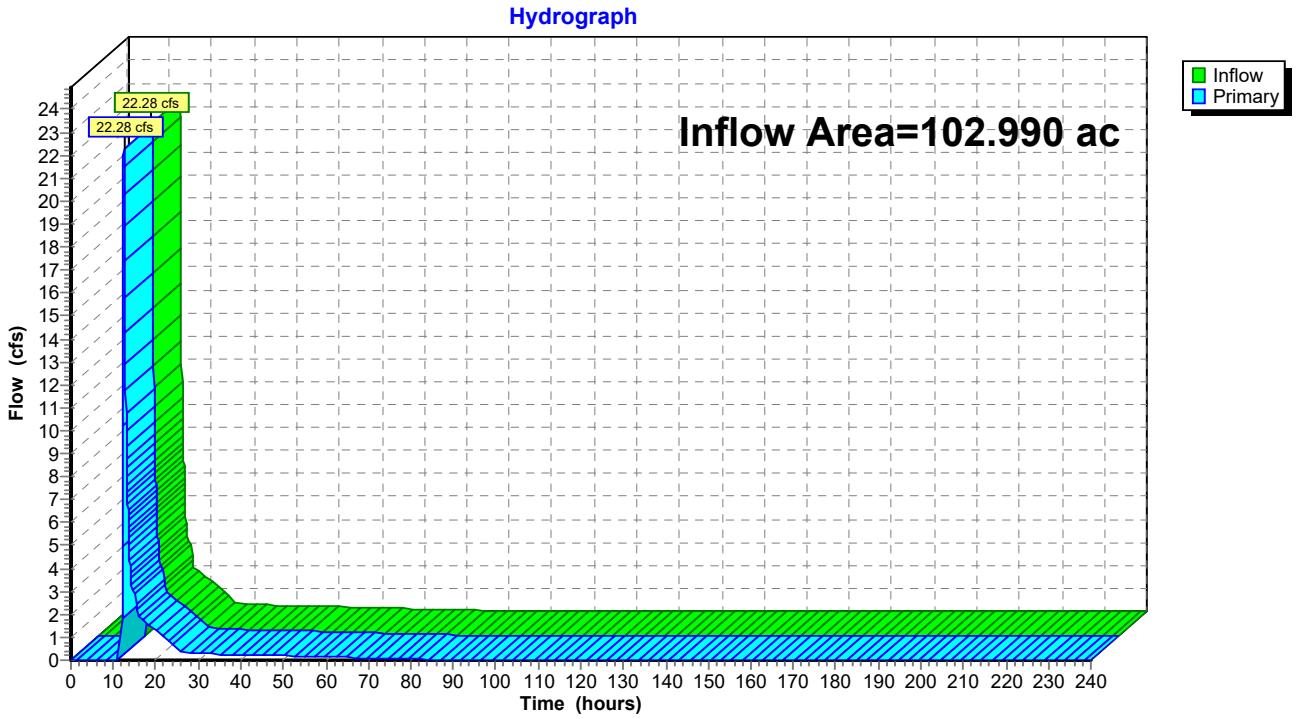


Summary for Link 2L: N RAVINE

Inflow Area = 102.990 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 22.28 cfs @ 12.44 hrs, Volume= 3.770 af
Primary = 22.28 cfs @ 12.49 hrs, Volume= 3.770 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 2L: N RAVINE

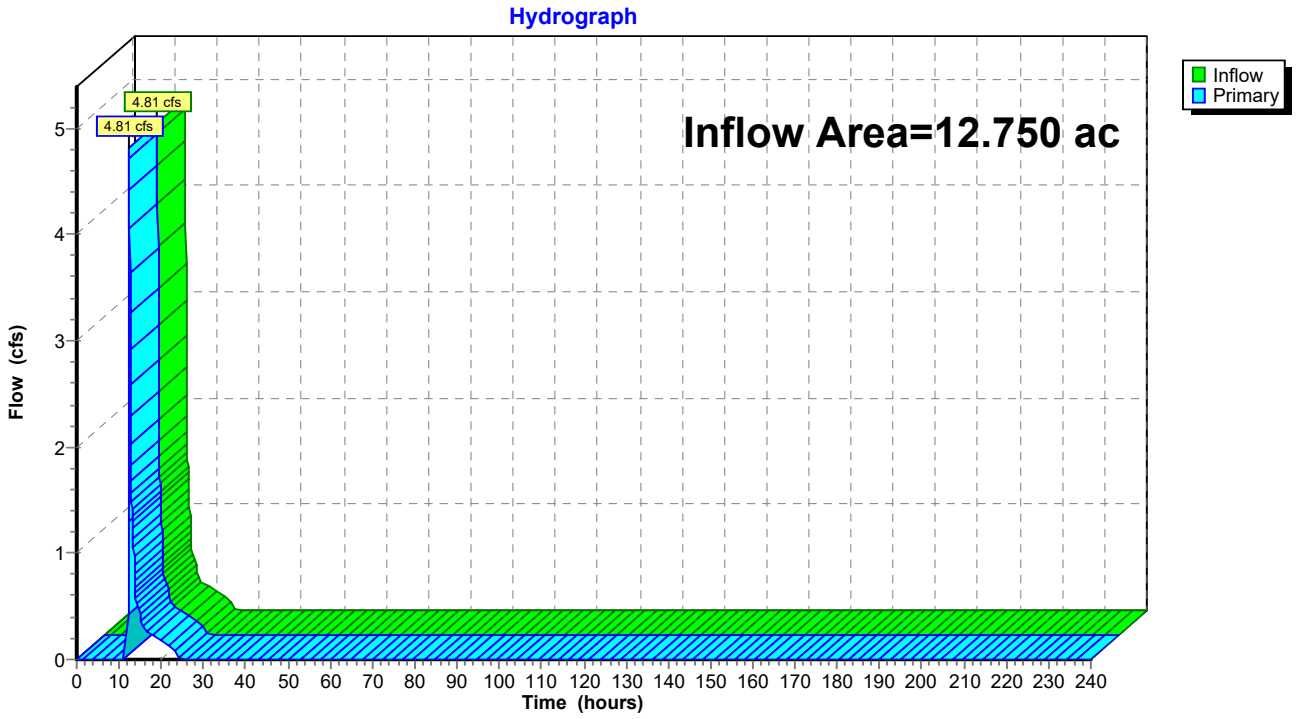


Summary for Link 3L: NE POND

Inflow Area = 12.750 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 4.81 cfs @ 12.32 hrs, Volume= 0.467 af
Primary = 4.81 cfs @ 12.37 hrs, Volume= 0.467 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 3L: NE POND

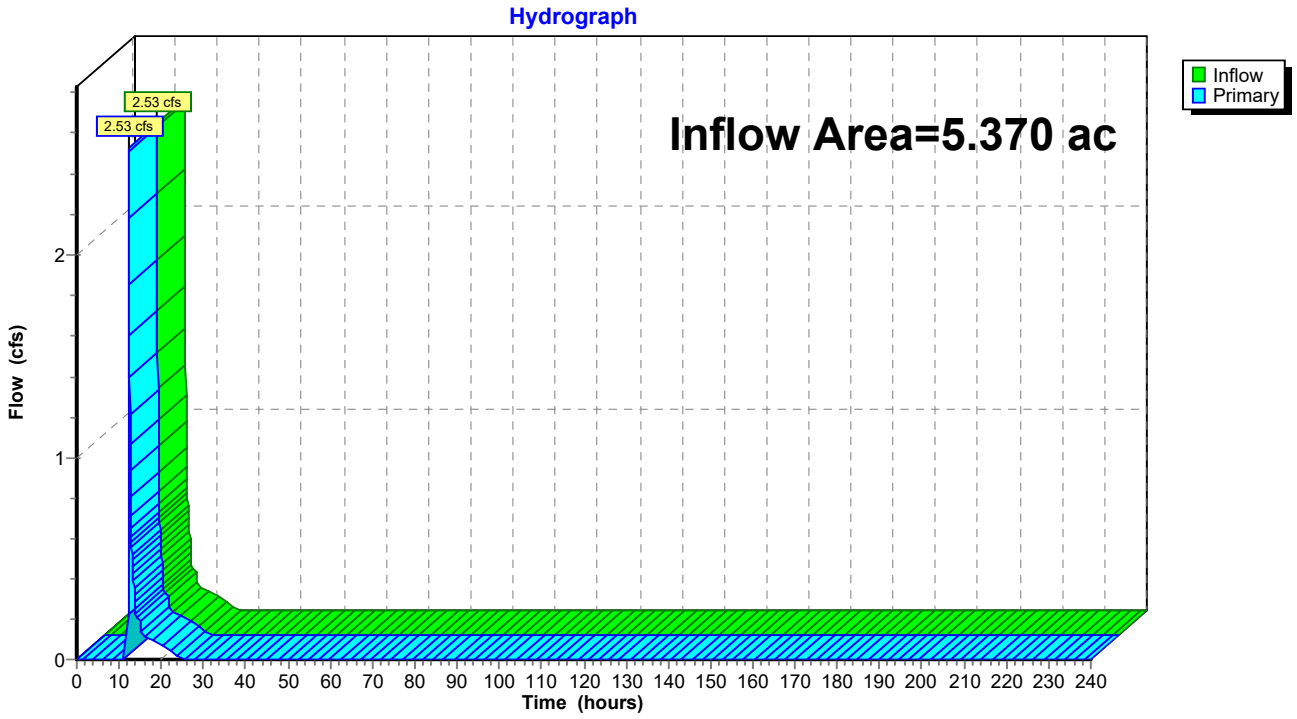


Summary for Link 4L: SE POND

Inflow Area = 5.370 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 2.53 cfs @ 12.23 hrs, Volume= 0.197 af
Primary = 2.53 cfs @ 12.28 hrs, Volume= 0.197 af, Atten= 0%, Lag= 3.0 min
Routed to Link 3L : NE POND

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 4L: SE POND

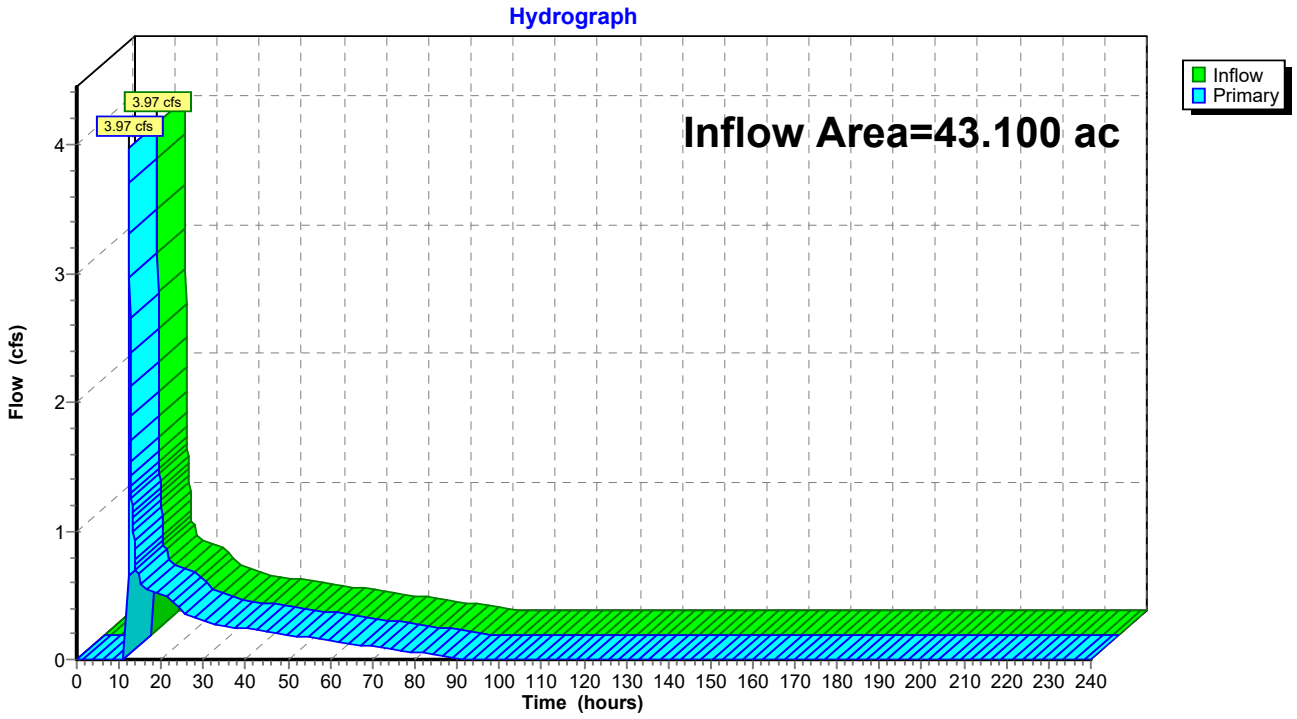


Summary for Link 5L: SW OUT

Inflow Area = 43.100 ac, 0.00% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 3.97 cfs @ 12.30 hrs, Volume= 1.578 af
Primary = 3.97 cfs @ 12.35 hrs, Volume= 1.578 af, Atten= 0%, Lag= 3.0 min
Routed to Link 1L : W OUT

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 5L: SW OUT



Time span=0.00-240.00 hrs, dt=0.05 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: W Runoff Area=17.750 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=1,064' Tc=20.4 min CN=65 Runoff=3.70 cfs 0.440 af

Subcatchment2S: N Runoff Area=29.390 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=1,540' Tc=31.0 min CN=65 Runoff=5.02 cfs 0.729 af

Subcatchment3S: NE Runoff Area=7.380 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=612' Tc=21.5 min CN=65 Runoff=1.50 cfs 0.183 af

Subcatchment4S: SE Runoff Area=5.370 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=480' Tc=11.7 min CN=65 Runoff=1.45 cfs 0.133 af

Subcatchment5S: CENTRAL Runoff Area=33.580 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=1,655' Tc=29.2 min CN=65 Runoff=5.92 cfs 0.832 af

Subcatchment6S: SW Runoff Area=9.520 ac 0.00% Impervious Runoff Depth=0.30"
Flow Length=827' Tc=15.6 min CN=65 Runoff=2.26 cfs 0.236 af

Pond 2P: CENTRAL POND Peak Elev=912.94' Storage=26,642 cf Inflow=5.92 cfs 0.832 af
Outflow=0.26 cfs 0.832 af

Link 1L: W OUT Inflow=5.95 cfs 1.508 af
Primary=5.95 cfs 1.508 af

Link 2L: N RAVINE Inflow=13.05 cfs 2.553 af
Primary=13.05 cfs 2.553 af

Link 3L: NE POND Inflow=2.74 cfs 0.316 af
Primary=2.74 cfs 0.316 af

Link 4L: SE POND Inflow=1.45 cfs 0.133 af
Primary=1.45 cfs 0.133 af

Link 5L: SW OUT Inflow=2.30 cfs 1.068 af
Primary=2.30 cfs 1.068 af

Total Runoff Area = 102.990 ac Runoff Volume = 2.553 af Average Runoff Depth = 0.30"
100.00% Pervious = 102.990 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: W

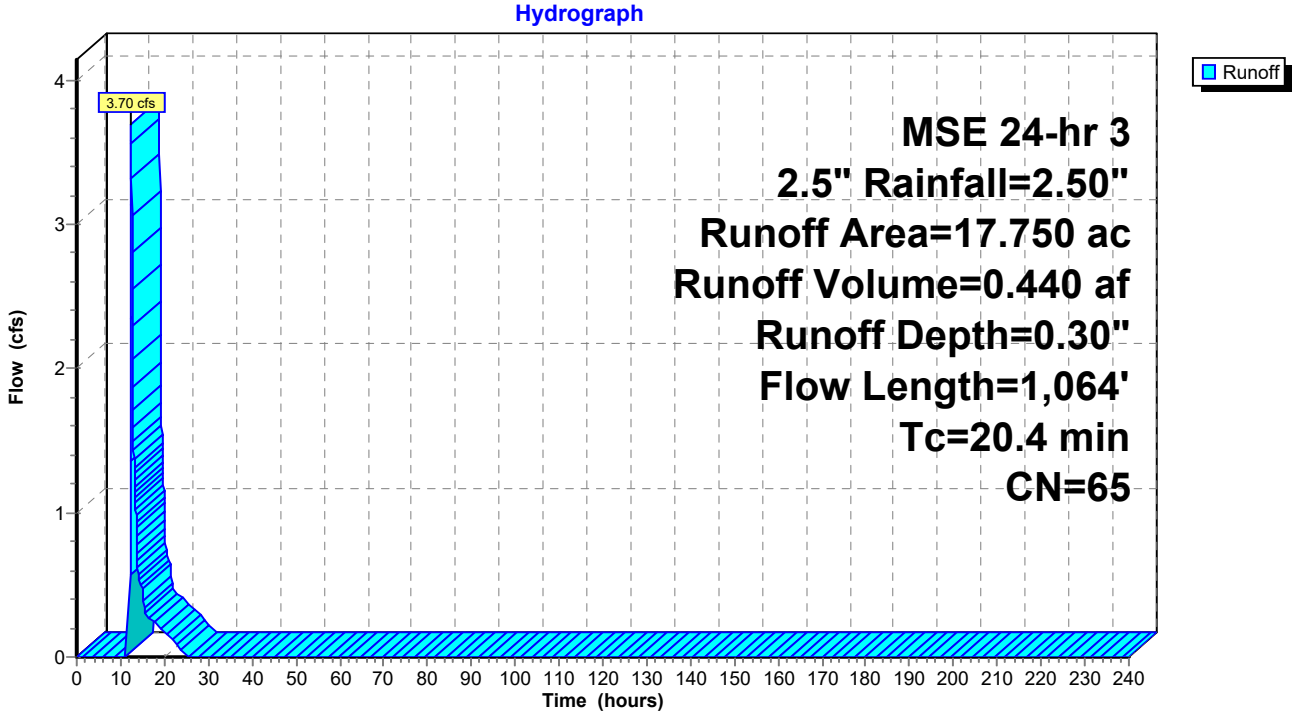
Runoff = 3.70 cfs @ 12.40 hrs, Volume= 0.440 af, Depth= 0.30"
Routed to Link 1L : W OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	17.750	65	Row crops, straight row, Good, HSG C
	17.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0217	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.3	964	0.0372	1.74		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
20.4	1,064	Total			

Subcatchment 1S: W



Summary for Subcatchment 2S: N

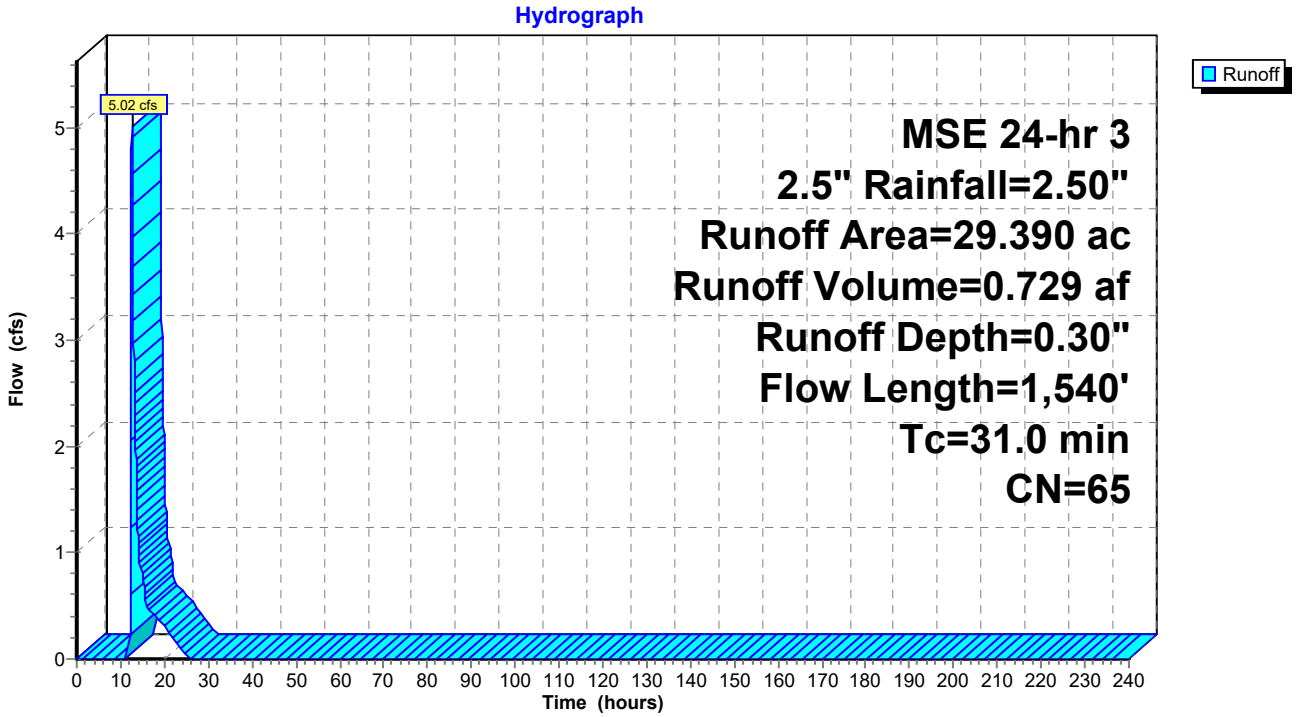
Runoff = 5.02 cfs @ 12.57 hrs, Volume= 0.729 af, Depth= 0.30"
Routed to Link 2L : N RAVINE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	29.390	65	Row crops, straight row, Good, HSG C
	29.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0937	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
24.8	1,440	0.0116	0.97		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
31.0	1,540	Total			

Subcatchment 2S: N



Summary for Subcatchment 3S: NE

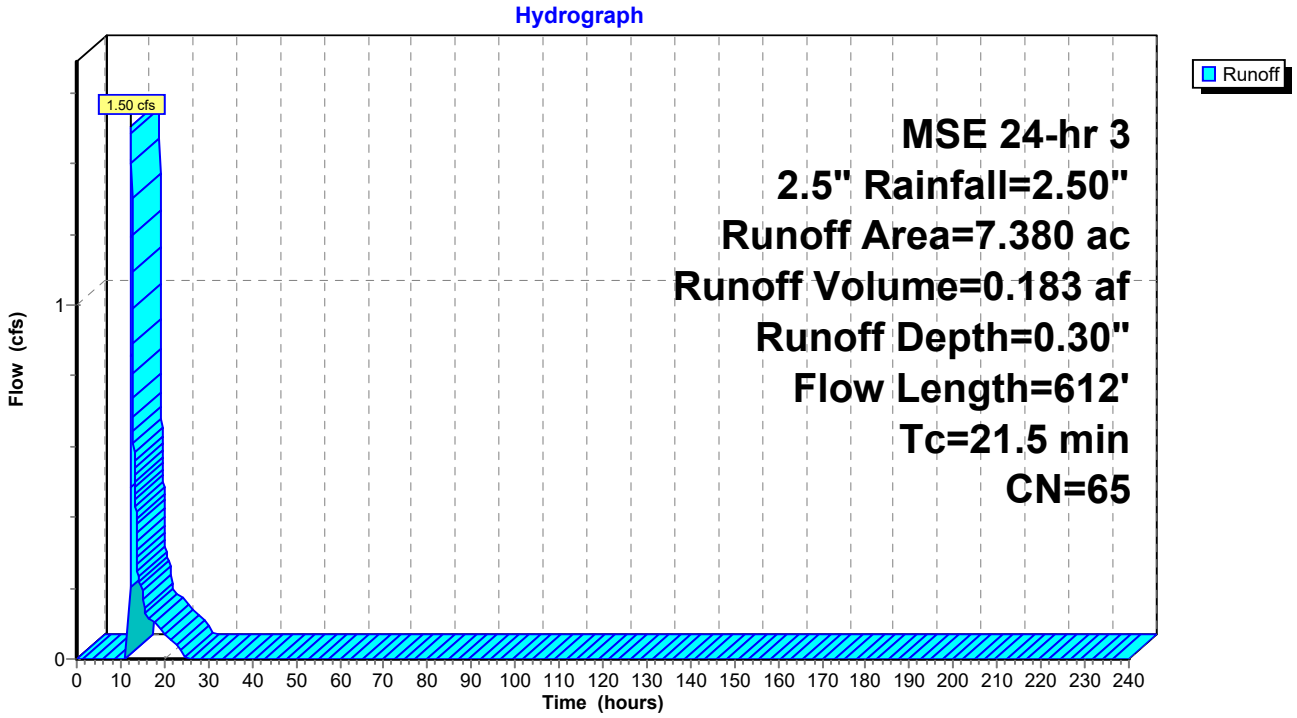
Runoff = 1.50 cfs @ 12.42 hrs, Volume= 0.183 af, Depth= 0.30"
Routed to Link 3L : NE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	7.380	65	Row crops, straight row, Good, HSG C
	7.380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	100	0.0081	0.10		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
5.0	512	0.0358	1.70		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
21.5	612	Total			

Subcatchment 3S: NE



Summary for Subcatchment 4S: SE

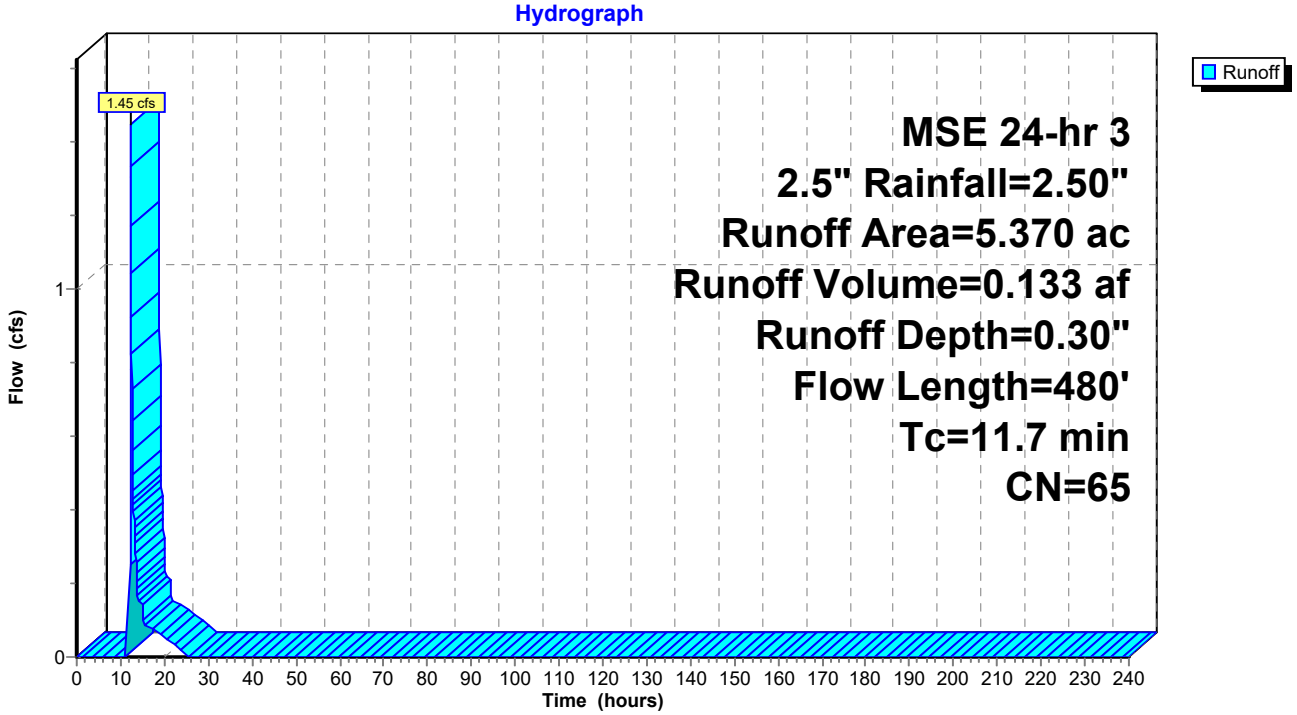
Runoff = 1.45 cfs @ 12.25 hrs, Volume= 0.133 af, Depth= 0.30"
Routed to Link 4L : SE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	5.370	65	Row crops, straight row, Good, HSG C
	5.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0698	0.24		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
4.7	380	0.0220	1.33		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
11.7	480	Total			

Subcatchment 4S: SE



Summary for Subcatchment 5S: CENTRAL

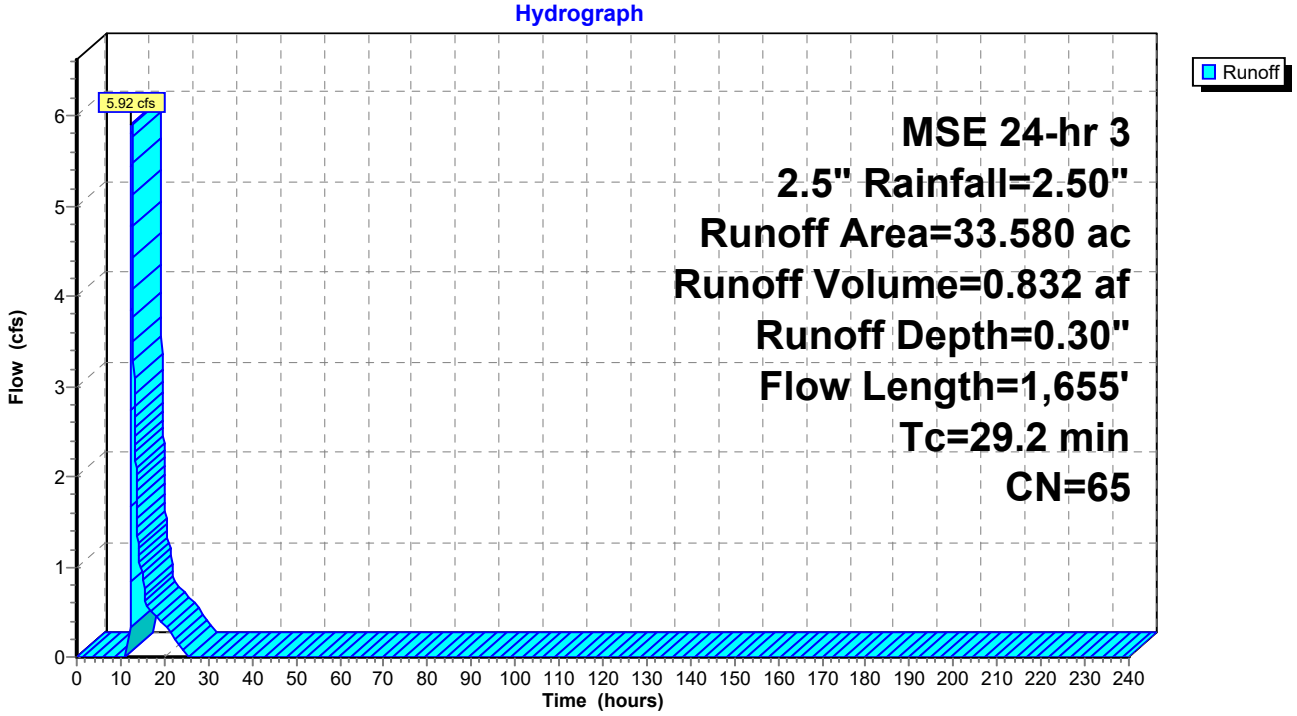
Runoff = 5.92 cfs @ 12.55 hrs, Volume= 0.832 af, Depth= 0.30"
Routed to Pond 2P : CENTRAL POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	33.580	65	Row crops, straight row, Good, HSG C
	33.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0435	0.20		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
20.8	1,555	0.0191	1.24		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
29.2	1,655	Total			

Subcatchment 5S: CENTRAL



Summary for Subcatchment 6S: SW

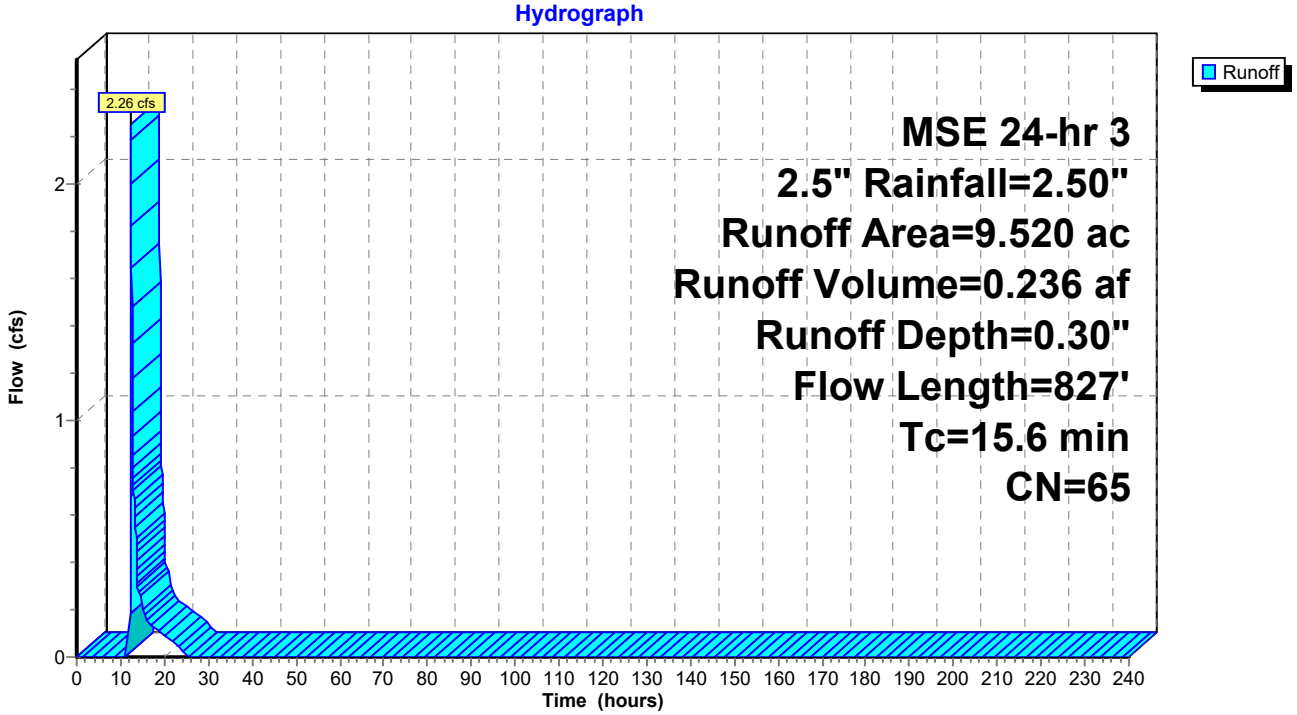
Runoff = 2.26 cfs @ 12.31 hrs, Volume= 0.236 af, Depth= 0.30"
Routed to Link 5L : SW OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2.5" Rainfall=2.50"

	Area (ac)	CN	Description
*	9.520	65	Row crops, straight row, Good, HSG C
	9.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0916	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.4	727	0.0204	1.29		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
15.6	827	Total			

Subcatchment 6S: SW



Summary for Pond 2P: CENTRAL POND

Inflow Area = 33.580 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 5.92 cfs @ 12.55 hrs, Volume= 0.832 af
Outflow = 0.26 cfs @ 21.54 hrs, Volume= 0.832 af, Atten= 96%, Lag= 539.4 min
Primary = 0.26 cfs @ 21.54 hrs, Volume= 0.832 af
Routed to Link 5L : SW OUT

Routing by Sim-Route method, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Peak Elev= 912.94' @ 21.54 hrs Surf.Area= 56,185 sf Storage= 26,642 cf

Plug-Flow detention time= 1,261.9 min calculated for 0.832 af (100% of inflow)
Center-of-Mass det. time= 1,262.4 min (2,160.8 - 898.4)

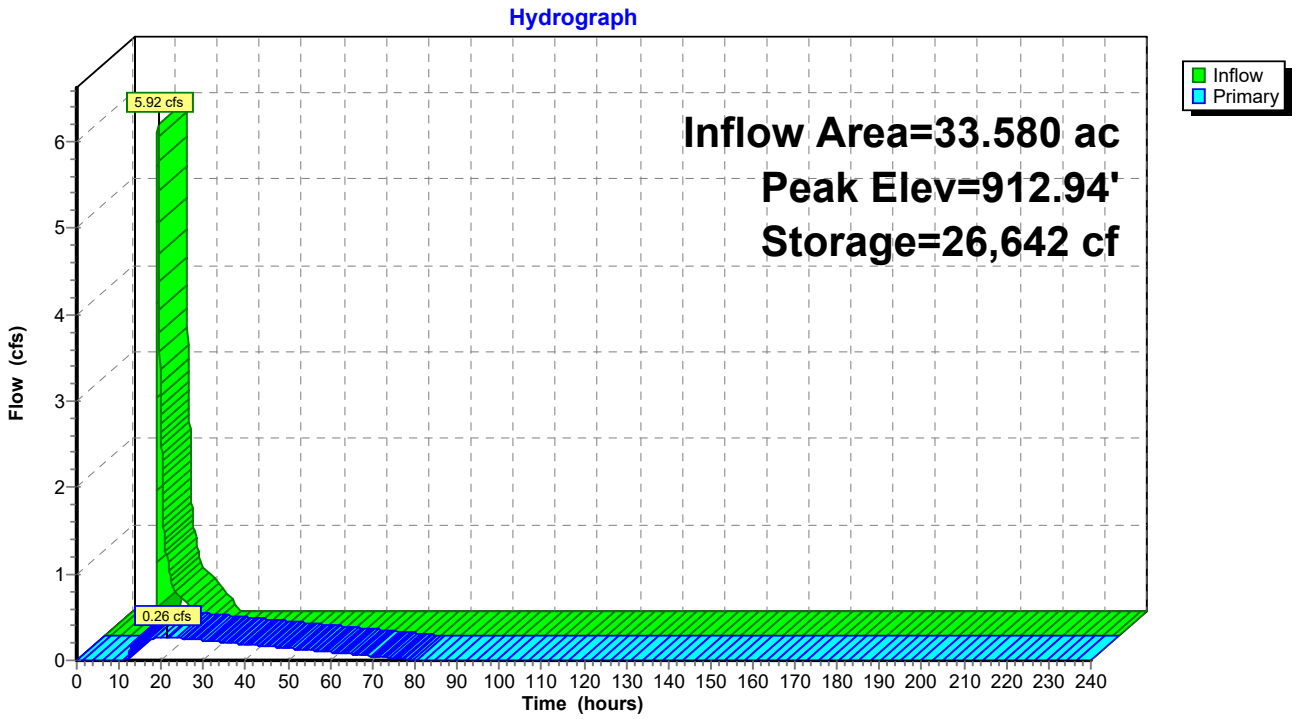
Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	673,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	259	0	0
913.00	59,503	29,881	29,881
914.00	220,531	140,017	169,898
915.00	283,249	251,890	421,788
915.80	345,827	251,630	673,418

Device	Routing	Invert	Outlet Devices
#1	Primary	911.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	912.00'	**0.200 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.26 cfs @ 21.54 hrs HW=912.94' TW=0.00' (Dynamic Tailwater)
└**1=Orifice/Grate** (Passes 0.26 cfs of 1.23 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.26 cfs)

Pond 2P: CENTRAL POND

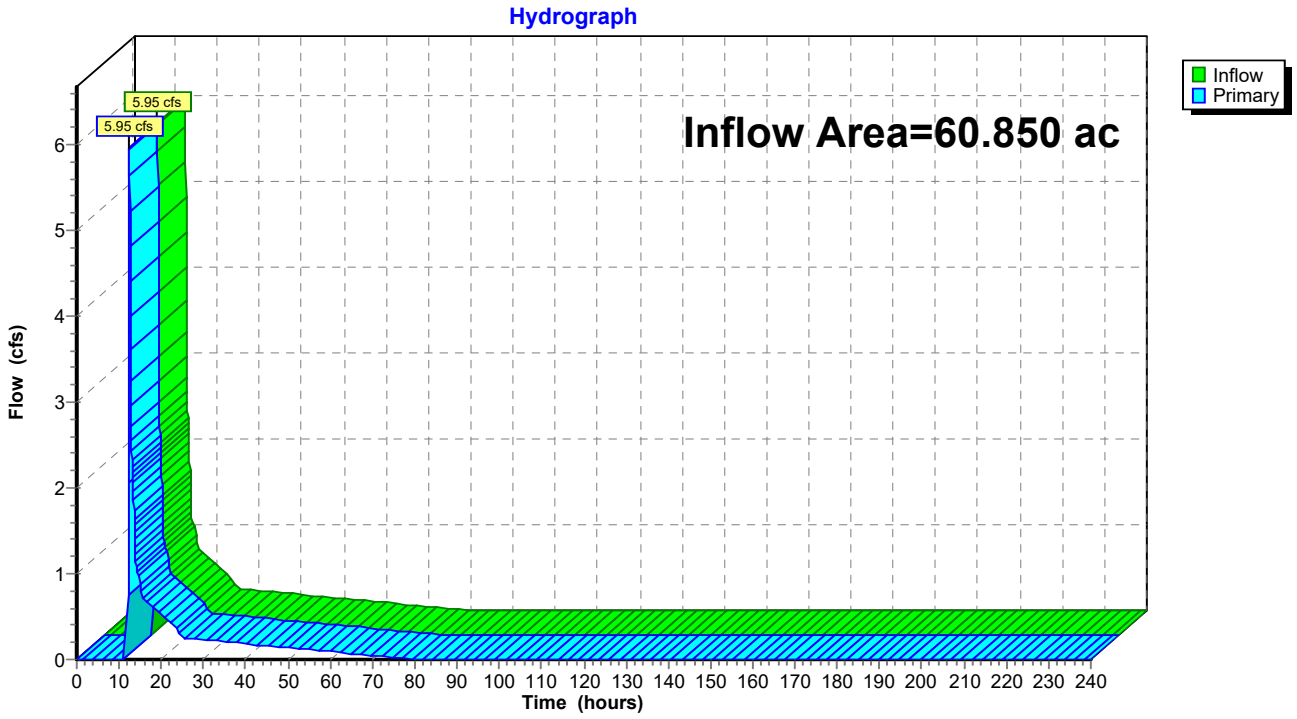


Summary for Link 1L: W OUT

Inflow Area = 60.850 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 5.95 cfs @ 12.38 hrs, Volume= 1.508 af
Primary = 5.95 cfs @ 12.43 hrs, Volume= 1.508 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 1L: W OUT

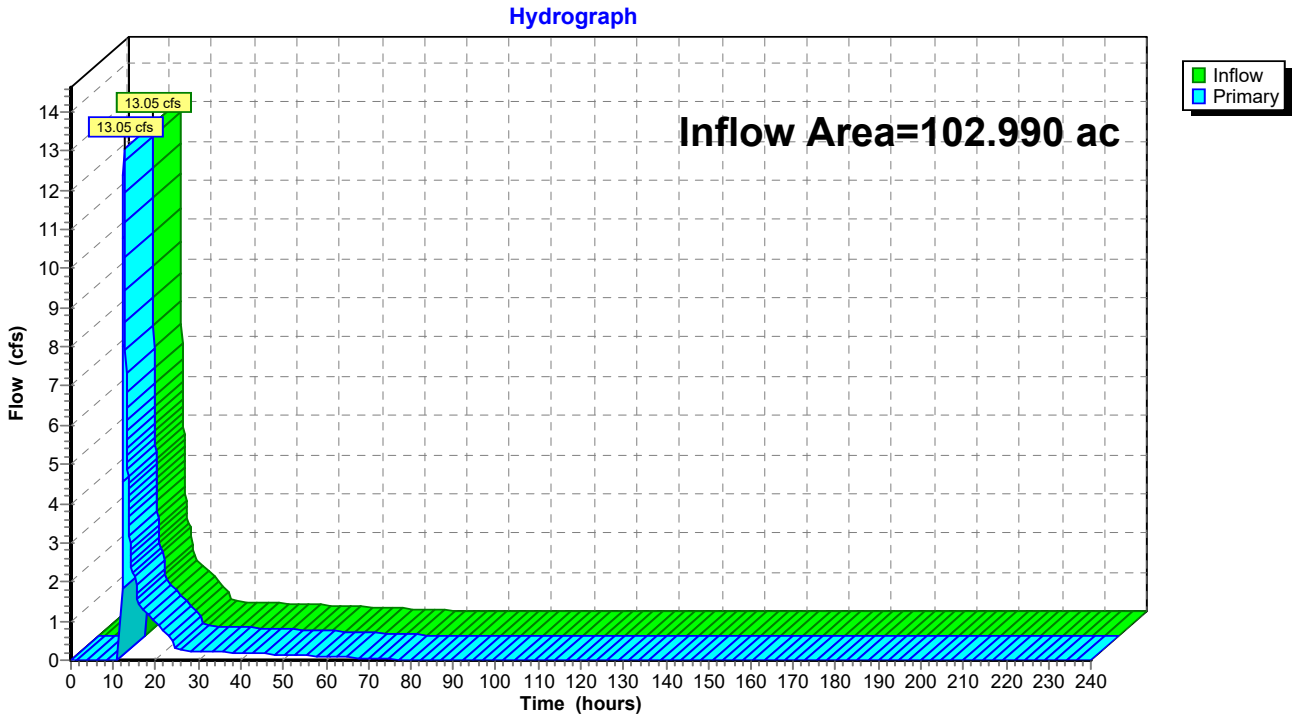


Summary for Link 2L: N RAVINE

Inflow Area = 102.990 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 13.05 cfs @ 12.47 hrs, Volume= 2.553 af
Primary = 13.05 cfs @ 12.52 hrs, Volume= 2.553 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 2L: N RAVINE

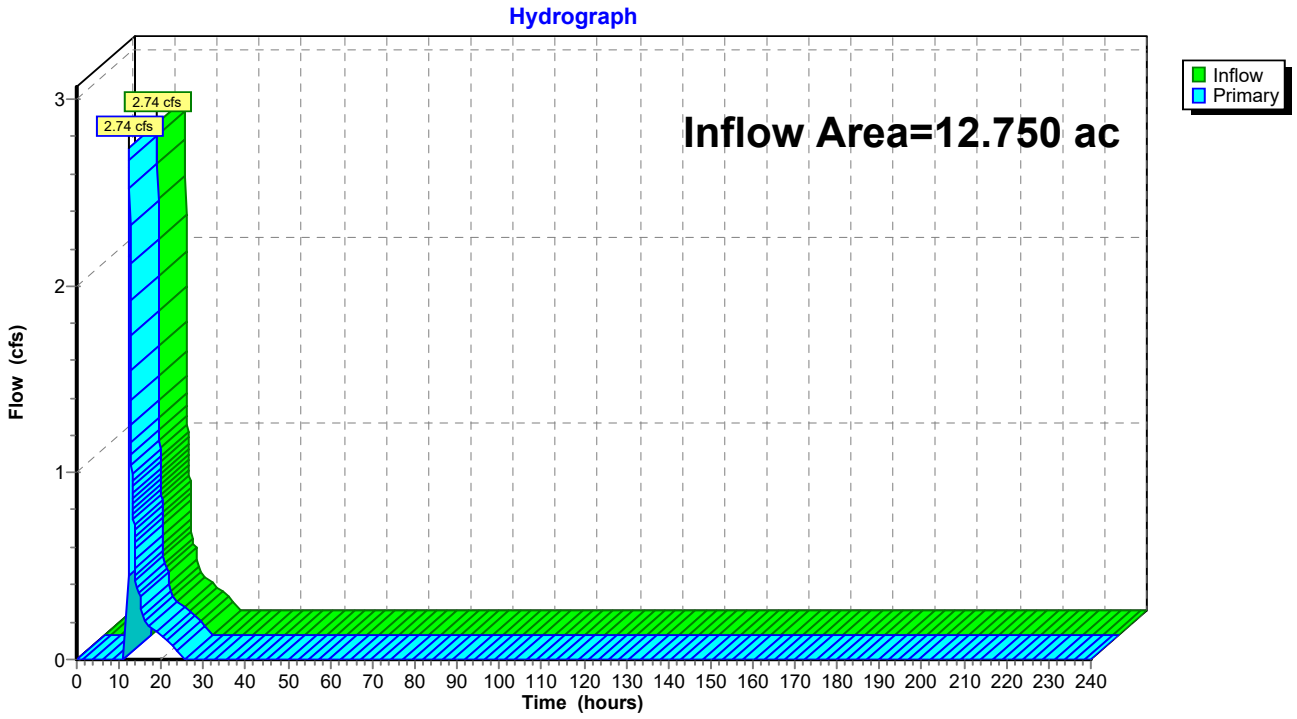


Summary for Link 3L: NE POND

Inflow Area = 12.750 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 2.74 cfs @ 12.35 hrs, Volume= 0.316 af
Primary = 2.74 cfs @ 12.40 hrs, Volume= 0.316 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 3L: NE POND

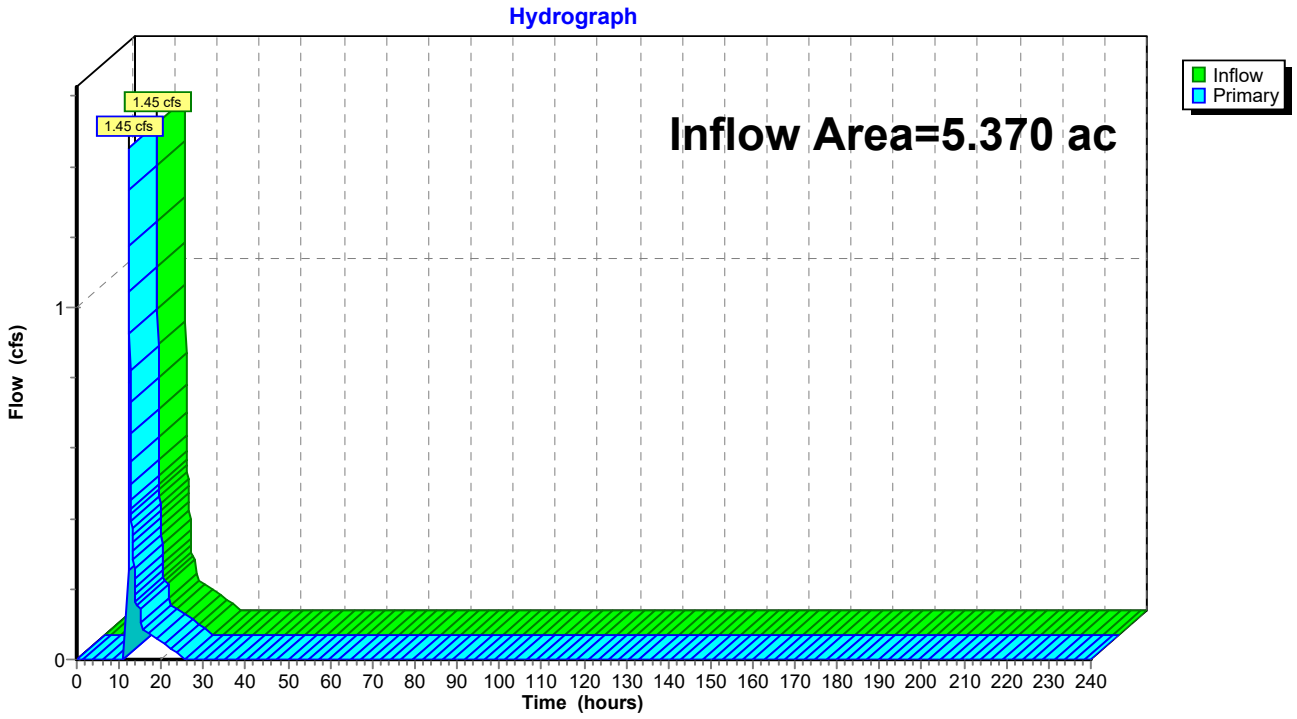


Summary for Link 4L: SE POND

Inflow Area = 5.370 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 1.45 cfs @ 12.25 hrs, Volume= 0.133 af
Primary = 1.45 cfs @ 12.30 hrs, Volume= 0.133 af, Atten= 0%, Lag= 3.0 min
Routed to Link 3L : NE POND

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 4L: SE POND

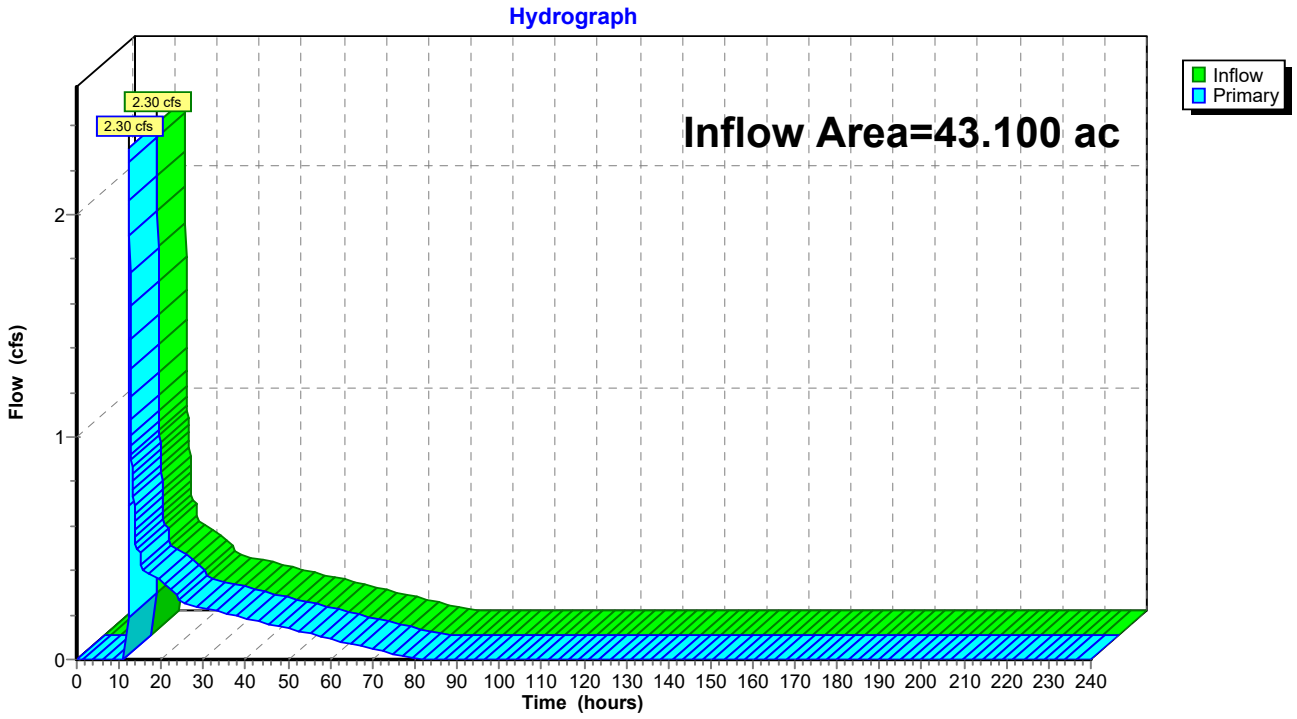


Summary for Link 5L: SW OUT

Inflow Area = 43.100 ac, 0.00% Impervious, Inflow Depth = 0.30" for 2.5" event
Inflow = 2.30 cfs @ 12.32 hrs, Volume= 1.068 af
Primary = 2.30 cfs @ 12.37 hrs, Volume= 1.068 af, Atten= 0%, Lag= 3.0 min
Routed to Link 1L : W OUT

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 5L: SW OUT



Time span=0.00-240.00 hrs, dt=0.05 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: W Runoff Area=17.750 ac 0.00% Impervious Runoff Depth>6.96"
Flow Length=1,064' Tc=20.4 min AMC Adjusted CN=98 Runoff=8.32 cfs 10.296 af

Subcatchment2S: N Runoff Area=29.390 ac 0.00% Impervious Runoff Depth>6.96"
Flow Length=1,540' Tc=31.0 min AMC Adjusted CN=98 Runoff=13.52 cfs 17.048 af

Subcatchment3S: NE Runoff Area=7.380 ac 0.00% Impervious Runoff Depth>6.96"
Flow Length=612' Tc=21.5 min AMC Adjusted CN=98 Runoff=3.45 cfs 4.281 af

Subcatchment4S: SE Runoff Area=5.370 ac 0.00% Impervious Runoff Depth=6.96"
Flow Length=480' Tc=11.7 min AMC Adjusted CN=98 Runoff=2.55 cfs 3.115 af

Subcatchment5S: CENTRAL Runoff Area=33.580 ac 0.00% Impervious Runoff Depth>6.96"
Flow Length=1,655' Tc=29.2 min AMC Adjusted CN=98 Runoff=15.49 cfs 19.478 af

Subcatchment6S: SW Runoff Area=9.520 ac 0.00% Impervious Runoff Depth=6.96"
Flow Length=827' Tc=15.6 min AMC Adjusted CN=98 Runoff=4.50 cfs 5.522 af

Pond 2P: CENTRAL POND Peak Elev=914.81' Storage=368,549 cf Inflow=15.49 cfs 19.478 af
Outflow=1.26 cfs 15.469 af

Link 1L: W OUT Inflow=13.89 cfs 31.278 af
Primary=13.89 cfs 31.278 af

Link 2L: N RAVINE Inflow=33.31 cfs 55.718 af
Primary=33.31 cfs 55.718 af

Link 3L: NE POND Inflow=5.99 cfs 7.396 af
Primary=5.99 cfs 7.396 af

Link 4L: SE POND Inflow=2.55 cfs 3.115 af
Primary=2.55 cfs 3.115 af

Link 5L: SW OUT Inflow=5.58 cfs 20.987 af
Primary=5.58 cfs 20.987 af

Total Runoff Area = 102.990 ac Runoff Volume = 59.741 af Average Runoff Depth = 6.96"
100.00% Pervious = 102.990 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: W

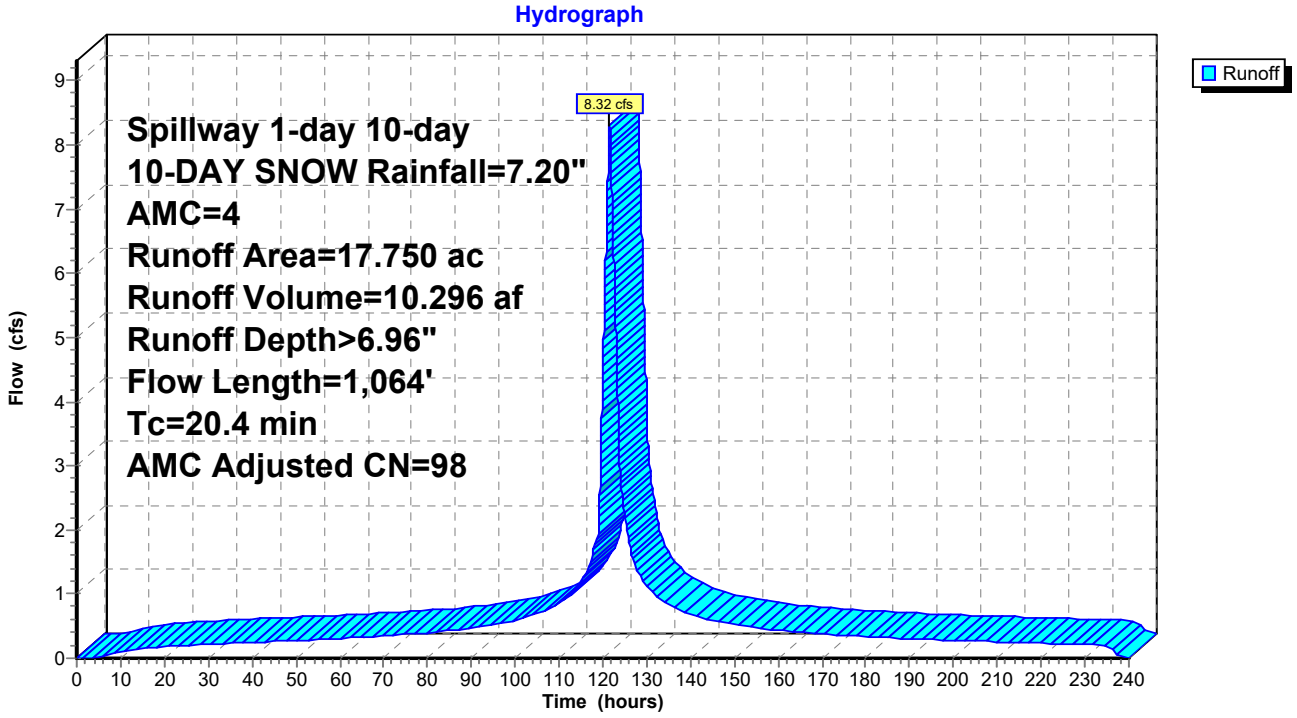
Runoff = 8.32 cfs @ 121.51 hrs, Volume= 10.296 af, Depth> 6.96"
Routed to Link 1L : W OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	17.750	65		Row crops, straight row, Good, HSG C
	17.750	65	98	Weighted Average, AMC Adjusted
	17.750			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0217	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.3	964	0.0372	1.74		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
20.4	1,064	Total			

Subcatchment 1S: W



Summary for Subcatchment 2S: N

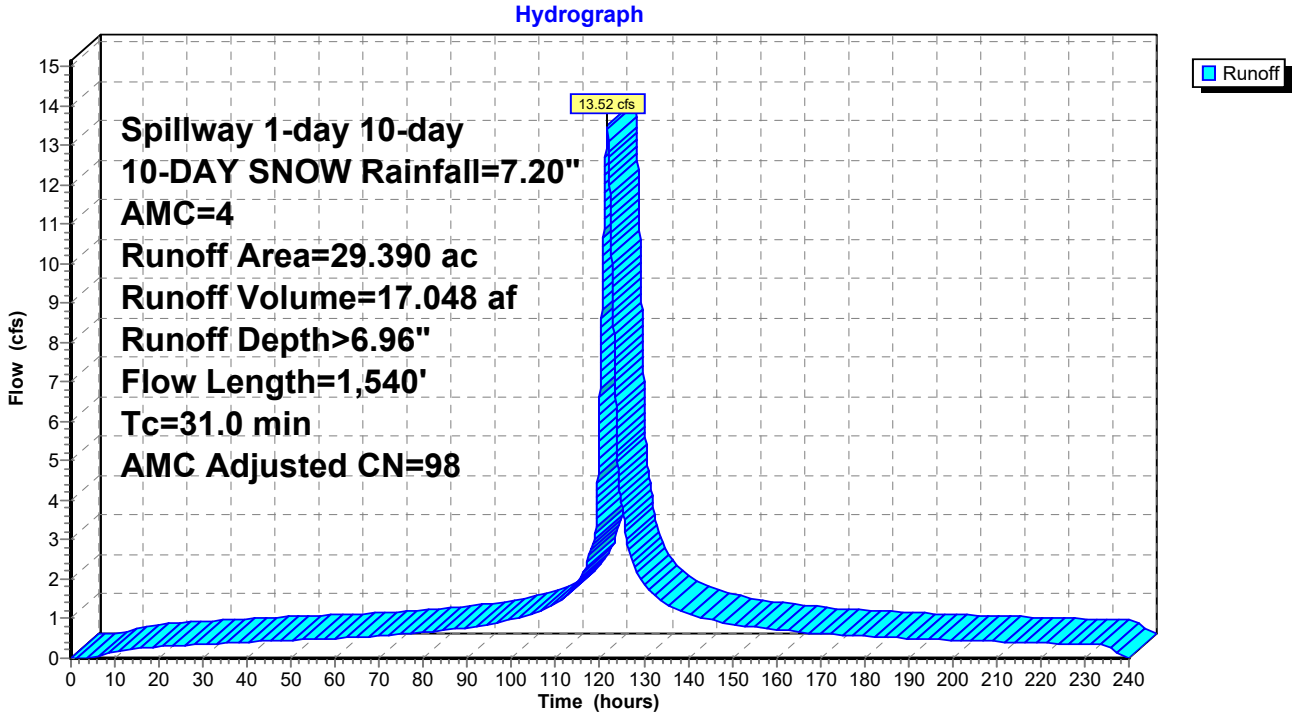
Runoff = 13.52 cfs @ 121.67 hrs, Volume= 17.048 af, Depth> 6.96"
Routed to Link 2L : N RAVINE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	29.390	65		Row crops, straight row, Good, HSG C
	29.390	65	98	Weighted Average, AMC Adjusted
	29.390			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0937	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
24.8	1,440	0.0116	0.97		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
31.0	1,540	Total			

Subcatchment 2S: N



Summary for Subcatchment 3S: NE

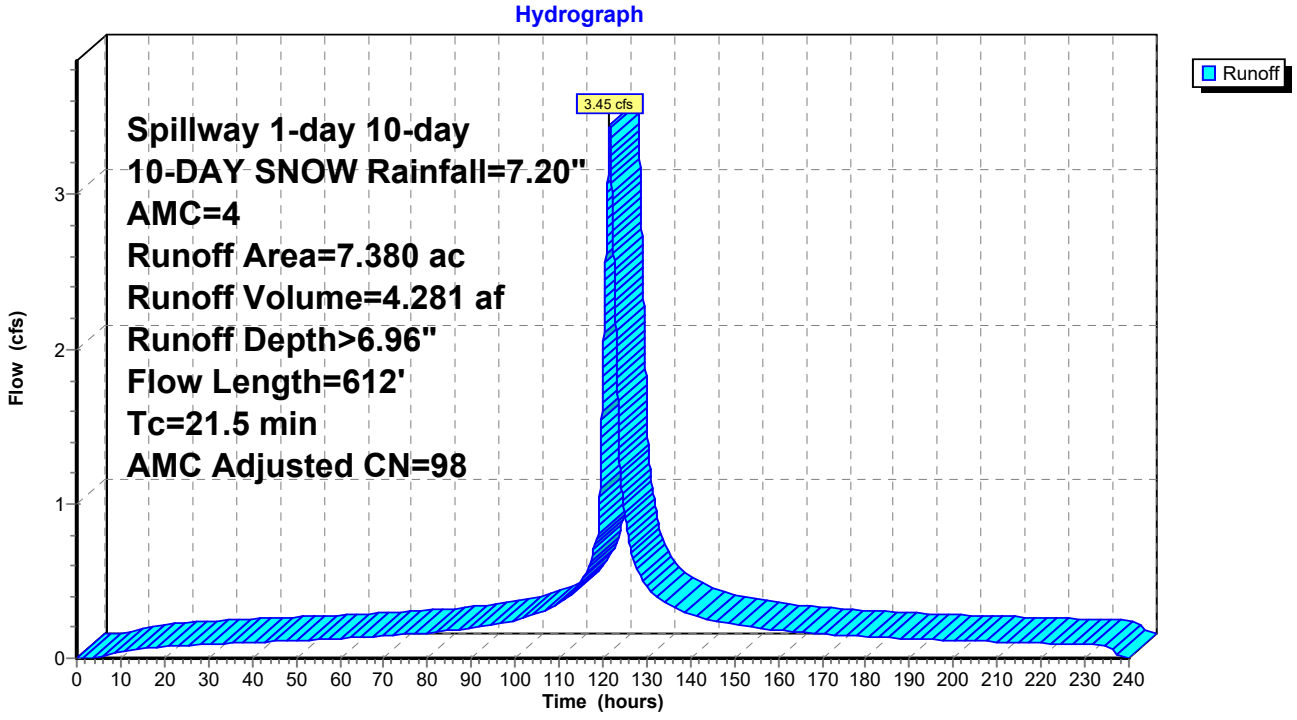
Runoff = 3.45 cfs @ 121.53 hrs, Volume= 4.281 af, Depth> 6.96"
Routed to Link 3L : NE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	7.380	65		Row crops, straight row, Good, HSG C
	7.380	65	98	Weighted Average, AMC Adjusted
	7.380			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	100	0.0081	0.10		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
5.0	512	0.0358	1.70		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
21.5	612	Total			

Subcatchment 3S: NE



Summary for Subcatchment 4S: SE

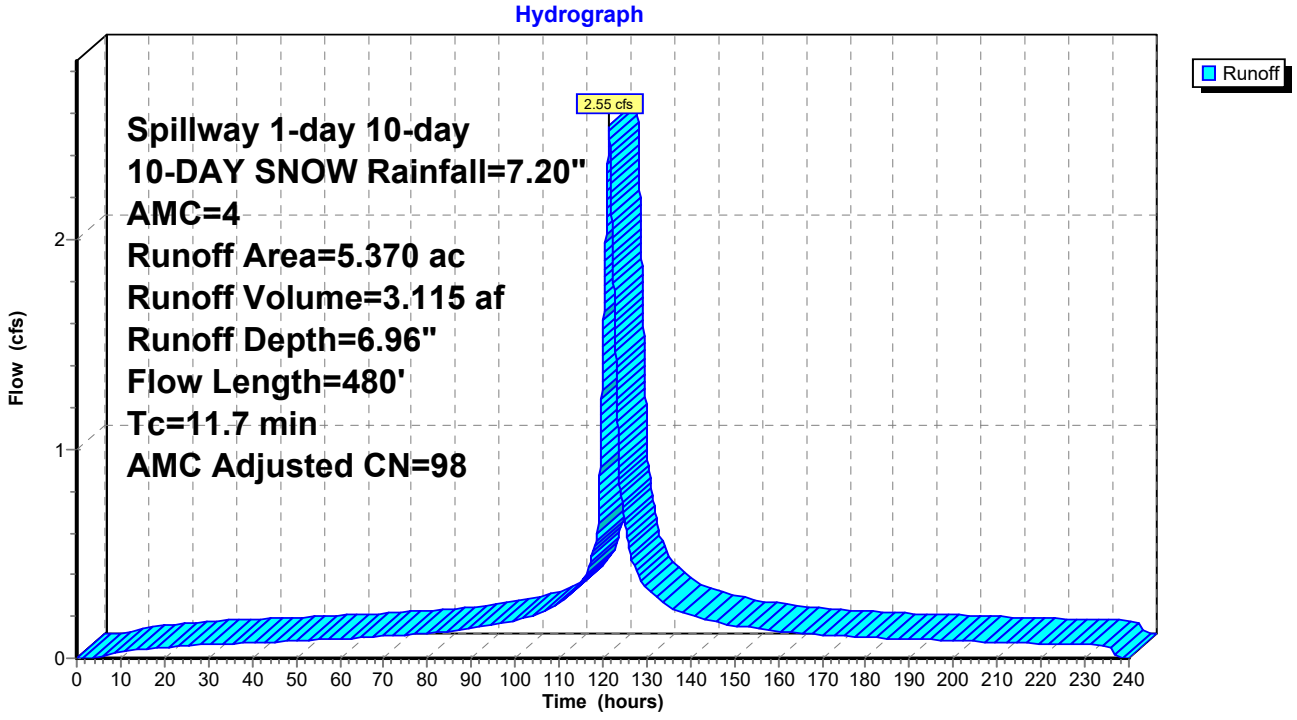
Runoff = 2.55 cfs @ 121.39 hrs, Volume= 3.115 af, Depth= 6.96"
Routed to Link 4L : SE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	5.370	65		Row crops, straight row, Good, HSG C
	5.370	65	98	Weighted Average, AMC Adjusted
	5.370			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0698	0.24		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
4.7	380	0.0220	1.33		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
11.7	480	Total			

Subcatchment 4S: SE



Summary for Subcatchment 5S: CENTRAL

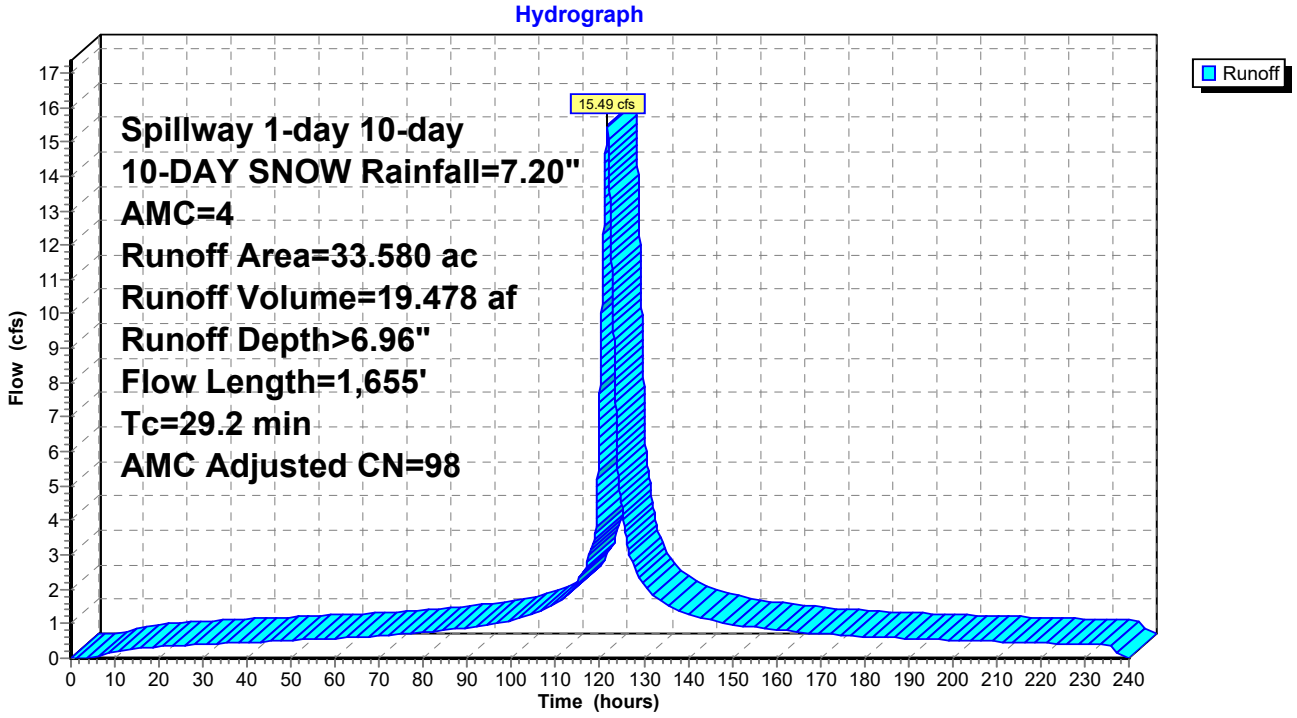
Runoff = 15.49 cfs @ 121.64 hrs, Volume= 19.478 af, Depth> 6.96"
Routed to Pond 2P : CENTRAL POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	33.580	65		Row crops, straight row, Good, HSG C
	33.580	65	98	Weighted Average, AMC Adjusted
	33.580			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0435	0.20		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
20.8	1,555	0.0191	1.24		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
29.2	1,655	Total			

Subcatchment 5S: CENTRAL



Summary for Subcatchment 6S: SW

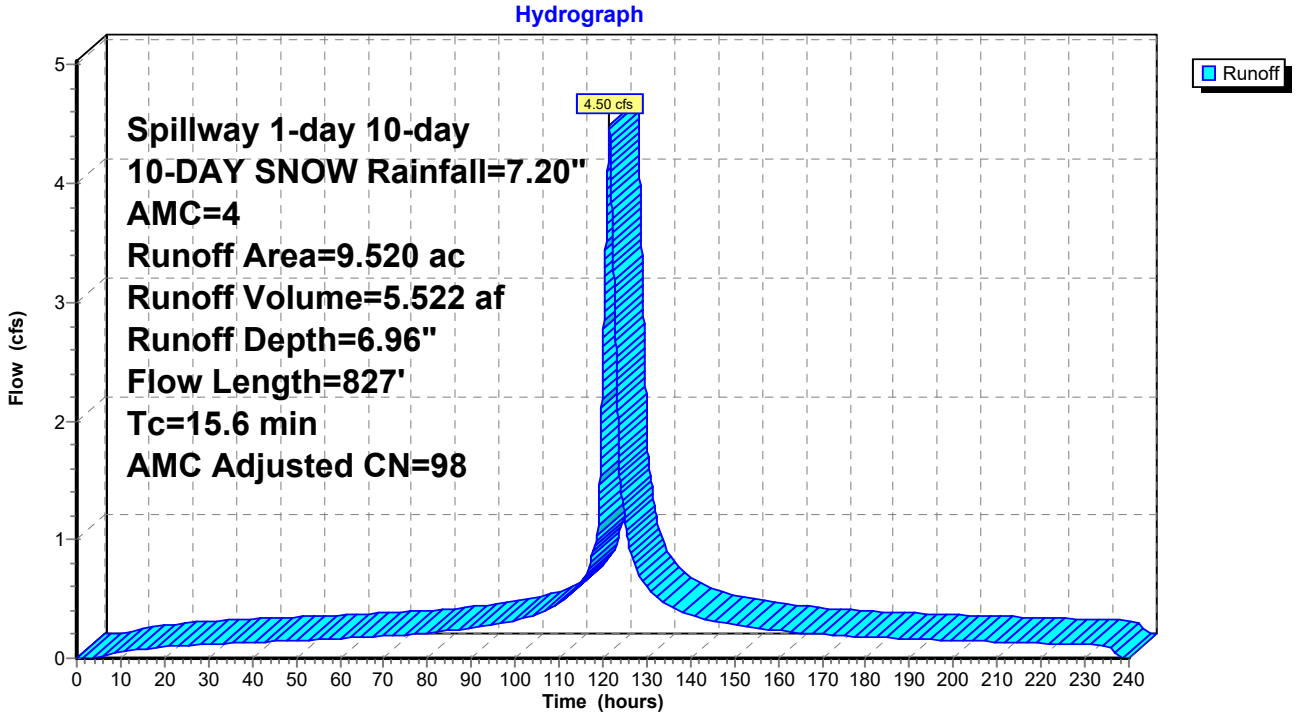
Runoff = 4.50 cfs @ 121.44 hrs, Volume= 5.522 af, Depth= 6.96"
Routed to Link 5L : SW OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Spillway 1-day 10-day 10-DAY SNOW Rainfall=7.20", AMC=4

	Area (ac)	CN	Adj	Description
*	9.520	65		Row crops, straight row, Good, HSG C
	9.520	65	98	Weighted Average, AMC Adjusted
	9.520			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0916	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.4	727	0.0204	1.29		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
15.6	827	Total			

Subcatchment 6S: SW



Summary for Pond 2P: CENTRAL POND

Inflow Area = 33.580 ac, 0.00% Impervious, Inflow Depth > 6.96" for 10-DAY SNOW event
Inflow = 15.49 cfs @ 121.64 hrs, Volume= 19.478 af
Outflow = 1.26 cfs @ 140.89 hrs, Volume= 15.469 af, Atten= 92%, Lag= 1,155.1 min
Primary = 1.26 cfs @ 140.89 hrs, Volume= 15.469 af
Routed to Link 5L : SW OUT

Routing by Sim-Route method, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Peak Elev= 914.81' @ 140.89 hrs Surf.Area= 271,205 sf Storage= 368,549 cf

Plug-Flow detention time= 2,844.1 min calculated for 15.469 af (79% of inflow)
Center-of-Mass det. time= 1,829.6 min (9,261.0 - 7,431.4)

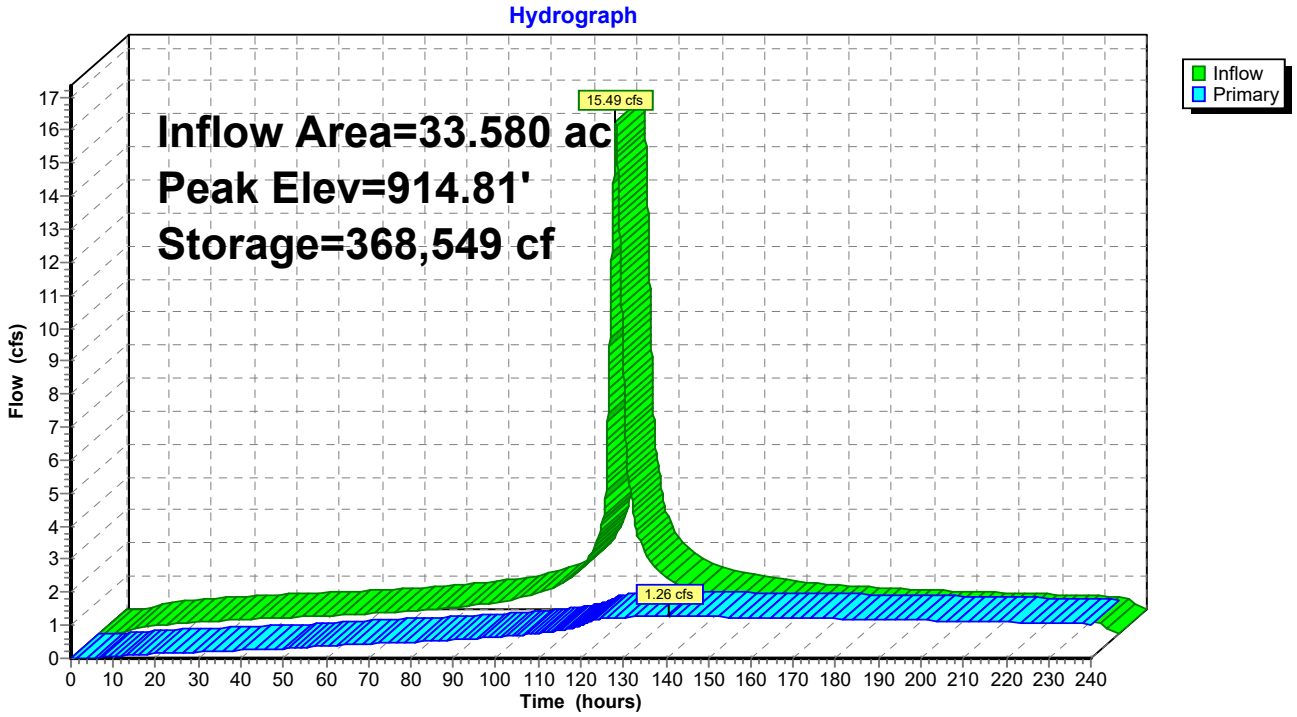
Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	673,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	259	0	0
913.00	59,503	29,881	29,881
914.00	220,531	140,017	169,898
915.00	283,249	251,890	421,788
915.80	345,827	251,630	673,418

Device	Routing	Invert	Outlet Devices
#1	Primary	911.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	912.00'	**0.200 in/hr Exfiltration over Surface area**

Primary OutFlow Max=1.26 cfs @ 140.89 hrs HW=914.81' TW=0.00' (Dynamic Tailwater)
↑**1=Orifice/Grate** (Passes 1.26 cfs of 1.78 cfs potential flow)
↑**2=Exfiltration** (Exfiltration Controls 1.26 cfs)

Pond 2P: CENTRAL POND

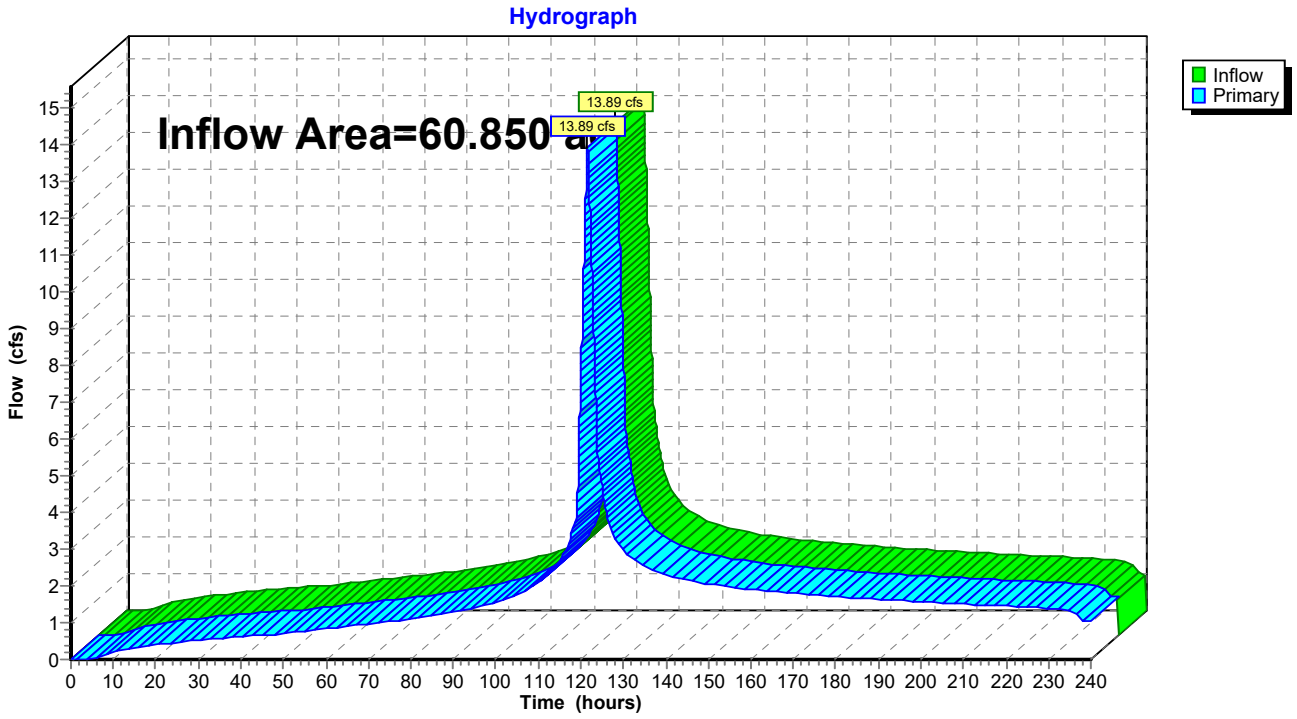


Summary for Link 1L: W OUT

Inflow Area = 60.850 ac, 0.00% Impervious, Inflow Depth > 6.17" for 10-DAY SNOW event
Inflow = 13.89 cfs @ 121.51 hrs, Volume= 31.278 af
Primary = 13.89 cfs @ 121.56 hrs, Volume= 31.278 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 1L: W OUT

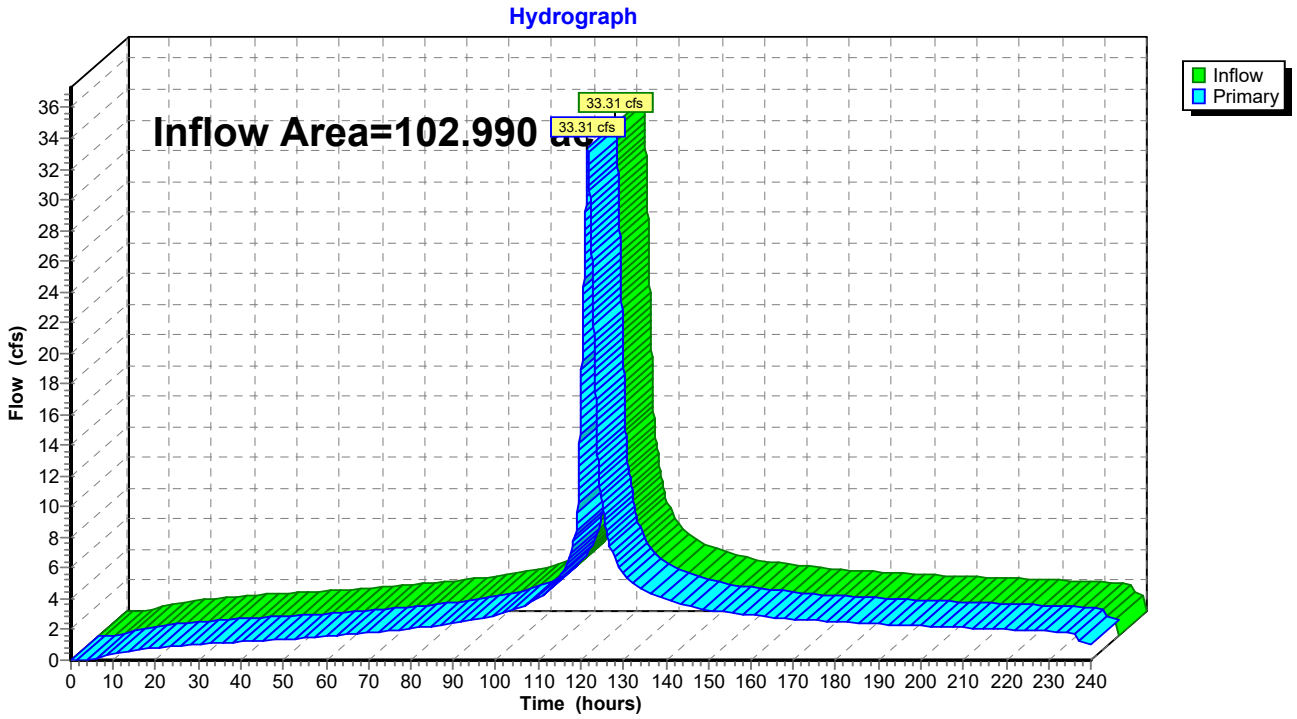


Summary for Link 2L: N RAVINE

Inflow Area = 102.990 ac, 0.00% Impervious, Inflow Depth > 6.49" for 10-DAY SNOW event
Inflow = 33.31 cfs @ 121.59 hrs, Volume= 55.718 af
Primary = 33.31 cfs @ 121.64 hrs, Volume= 55.718 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 2L: N RAVINE

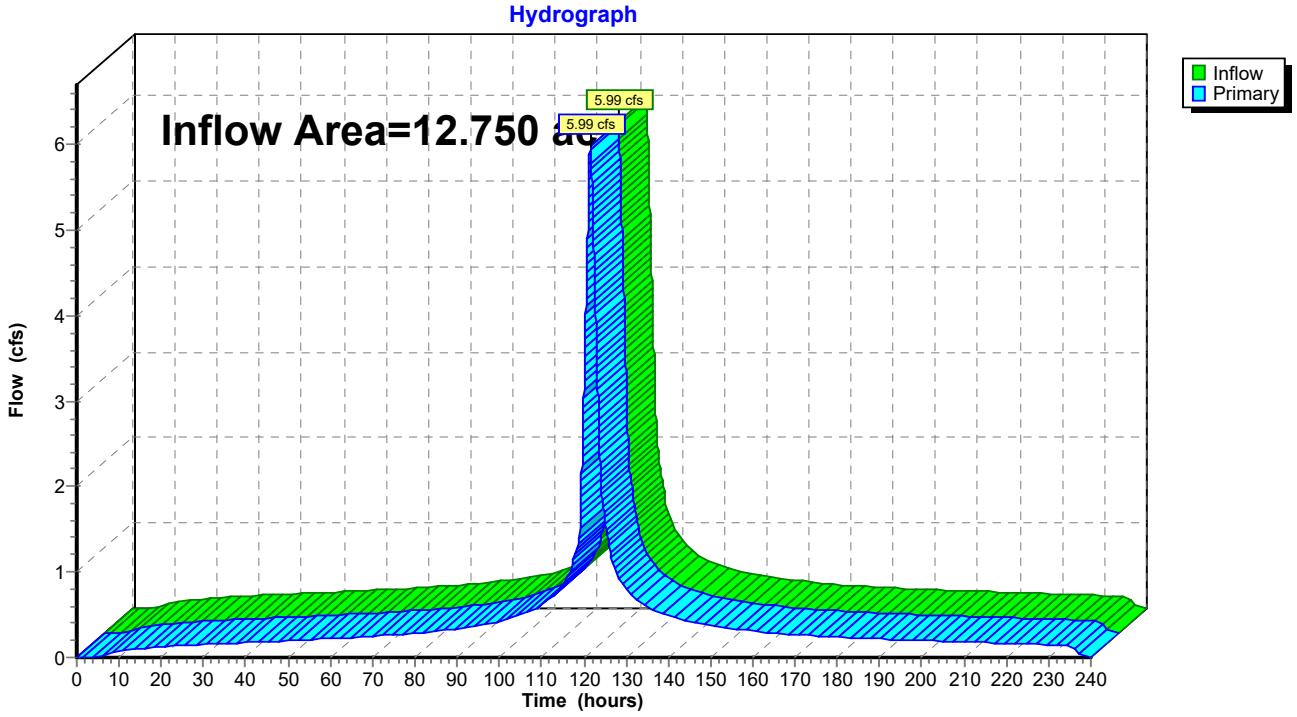


Summary for Link 3L: NE POND

Inflow Area = 12.750 ac, 0.00% Impervious, Inflow Depth > 6.96" for 10-DAY SNOW event
Inflow = 5.99 cfs @ 121.48 hrs, Volume= 7.396 af
Primary = 5.99 cfs @ 121.53 hrs, Volume= 7.396 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 3L: NE POND

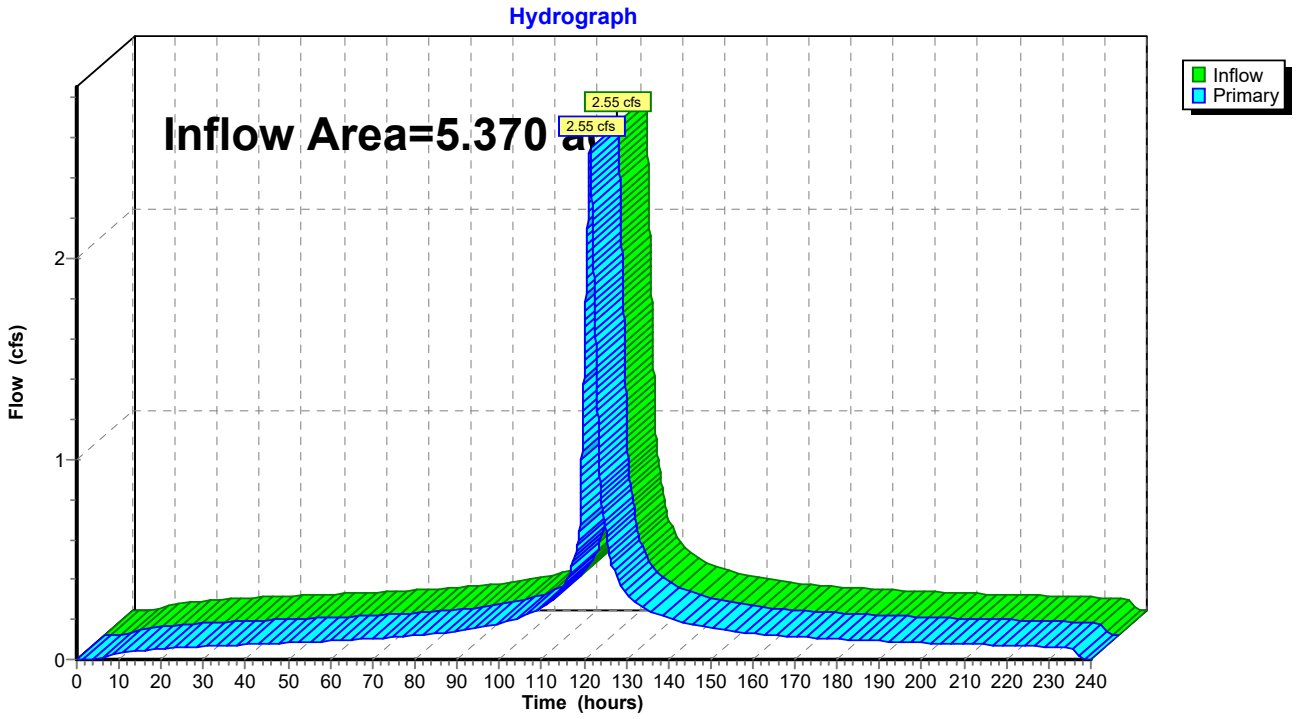


Summary for Link 4L: SE POND

Inflow Area = 5.370 ac, 0.00% Impervious, Inflow Depth = 6.96" for 10-DAY SNOW event
Inflow = 2.55 cfs @ 121.39 hrs, Volume= 3.115 af
Primary = 2.55 cfs @ 121.44 hrs, Volume= 3.115 af, Atten= 0%, Lag= 3.0 min
Routed to Link 3L : NE POND

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 4L: SE POND

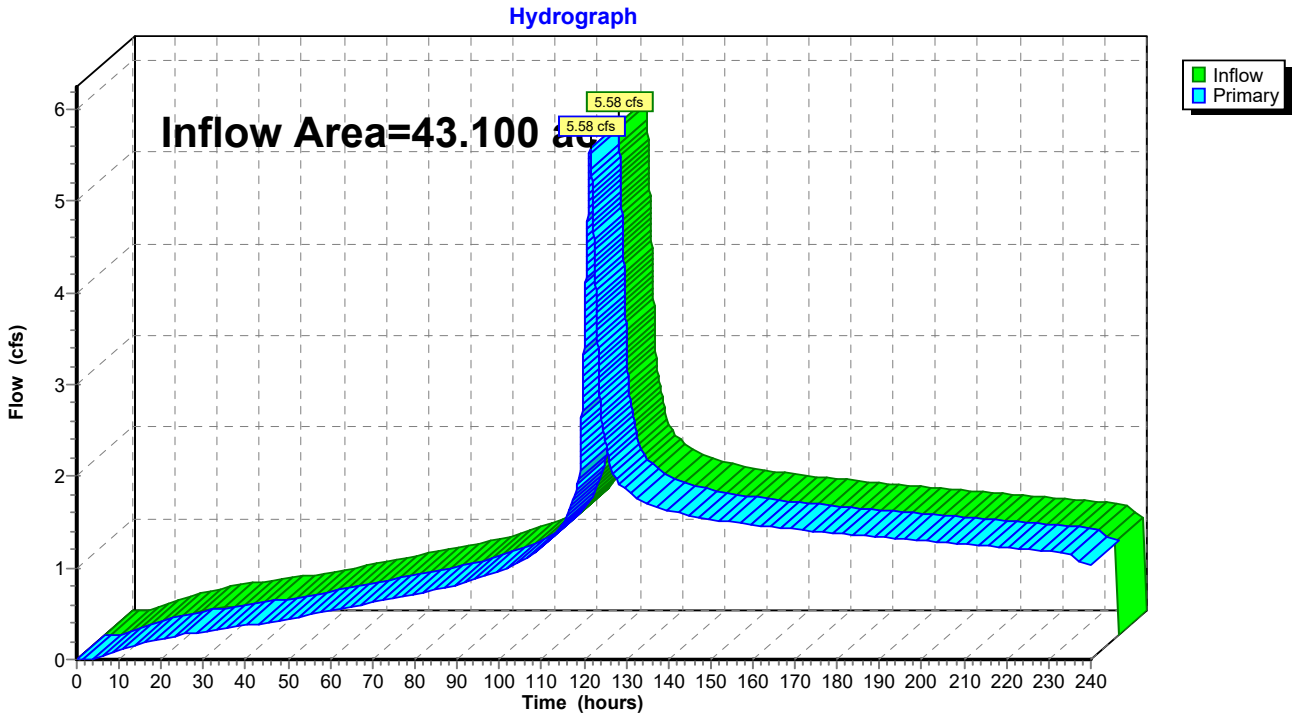


Summary for Link 5L: SW OUT

Inflow Area = 43.100 ac, 0.00% Impervious, Inflow Depth > 5.84" for 10-DAY SNOW event
Inflow = 5.58 cfs @ 121.45 hrs, Volume= 20.987 af
Primary = 5.58 cfs @ 121.50 hrs, Volume= 20.987 af, Atten= 0%, Lag= 3.0 min
Routed to Link 1L : W OUT

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 5L: SW OUT



Time span=0.00-240.00 hrs, dt=0.05 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: W Runoff Area=17.750 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=1,064' Tc=20.4 min CN=65 Runoff=20.89 cfs 1.714 af

Subcatchment2S: N Runoff Area=29.390 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=1,540' Tc=31.0 min CN=65 Runoff=27.29 cfs 2.837 af

Subcatchment3S: NE Runoff Area=7.380 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=612' Tc=21.5 min CN=65 Runoff=8.44 cfs 0.712 af

Subcatchment4S: SE Runoff Area=5.370 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=480' Tc=11.7 min CN=65 Runoff=8.41 cfs 0.518 af

Subcatchment5S: CENTRAL Runoff Area=33.580 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=1,655' Tc=29.2 min CN=65 Runoff=32.33 cfs 3.242 af

Subcatchment6S: SW Runoff Area=9.520 ac 0.00% Impervious Runoff Depth=1.16"
Flow Length=827' Tc=15.6 min CN=65 Runoff=12.99 cfs 0.919 af

Pond 2P: CENTRAL POND Peak Elev=913.70' Storage=111,771 cf Inflow=32.33 cfs 3.242 af
Outflow=0.80 cfs 3.242 af

Link 1L: W OUT Inflow=34.04 cfs 5.874 af
Primary=34.04 cfs 5.874 af

Link 2L: N RAVINE Inflow=73.79 cfs 9.942 af
Primary=73.79 cfs 9.942 af

Link 3L: NE POND Inflow=15.99 cfs 1.231 af
Primary=15.99 cfs 1.231 af

Link 4L: SE POND Inflow=8.41 cfs 0.518 af
Primary=8.41 cfs 0.518 af

Link 5L: SW OUT Inflow=13.12 cfs 4.161 af
Primary=13.12 cfs 4.161 af

Total Runoff Area = 102.990 ac Runoff Volume = 9.942 af Average Runoff Depth = 1.16"
100.00% Pervious = 102.990 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: W

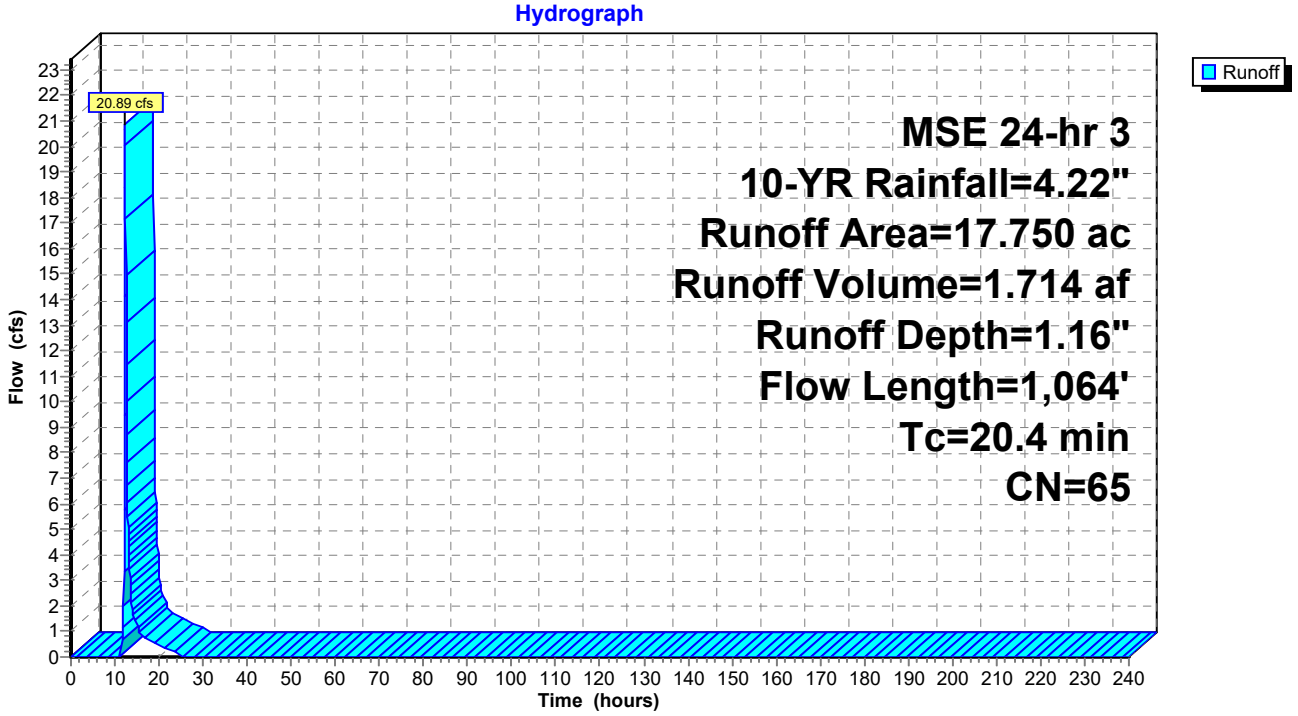
Runoff = 20.89 cfs @ 12.33 hrs, Volume= 1.714 af, Depth= 1.16"
Routed to Link 1L : W OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	17.750	65	Row crops, straight row, Good, HSG C
	17.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0217	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.3	964	0.0372	1.74		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
20.4	1,064	Total			

Subcatchment 1S: W



Summary for Subcatchment 2S: N

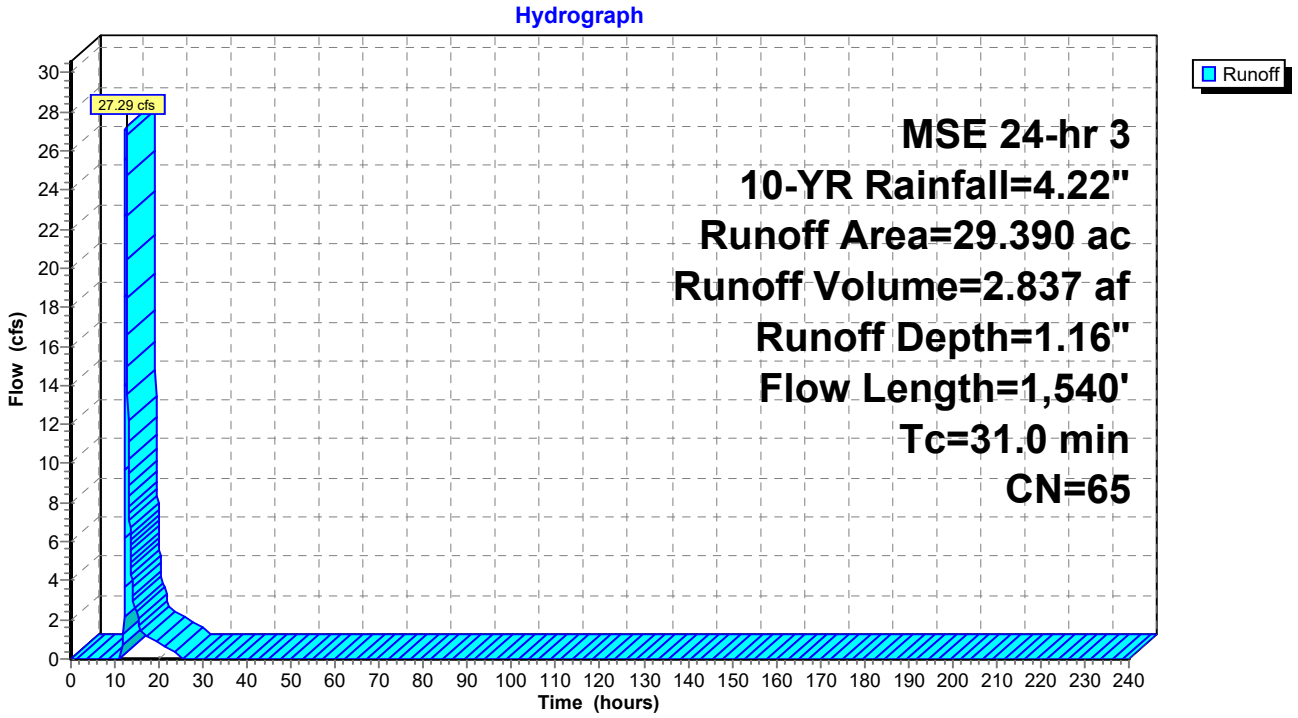
Runoff = 27.29 cfs @ 12.48 hrs, Volume= 2.837 af, Depth= 1.16"
Routed to Link 2L : N RAVINE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	29.390	65	Row crops, straight row, Good, HSG C
	29.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0937	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
24.8	1,440	0.0116	0.97		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
31.0	1,540	Total			

Subcatchment 2S: N



Summary for Subcatchment 3S: NE

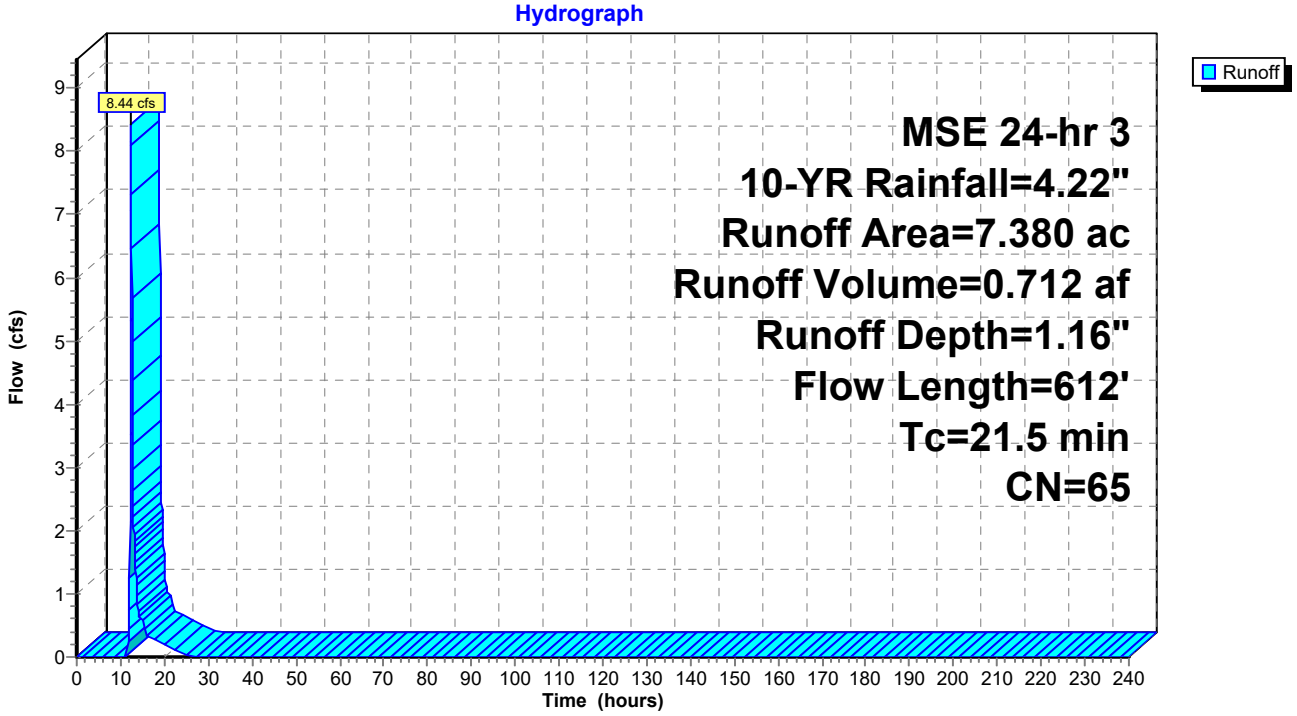
Runoff = 8.44 cfs @ 12.35 hrs, Volume= 0.712 af, Depth= 1.16"
Routed to Link 3L : NE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	7.380	65	Row crops, straight row, Good, HSG C
	7.380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	100	0.0081	0.10		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
5.0	512	0.0358	1.70		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
21.5	612	Total			

Subcatchment 3S: NE



Summary for Subcatchment 4S: SE

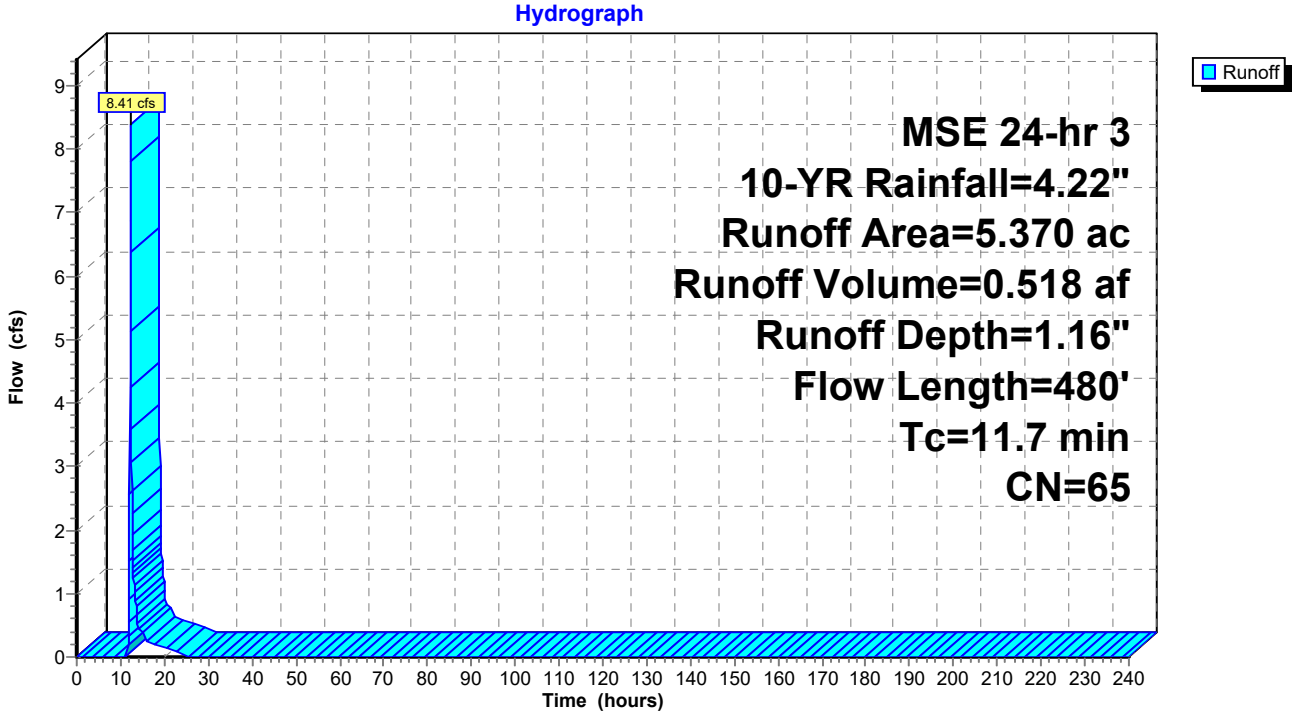
Runoff = 8.41 cfs @ 12.21 hrs, Volume= 0.518 af, Depth= 1.16"
Routed to Link 4L : SE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	5.370	65	Row crops, straight row, Good, HSG C
	5.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0698	0.24		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
4.7	380	0.0220	1.33		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
11.7	480	Total			

Subcatchment 4S: SE



Summary for Subcatchment 5S: CENTRAL

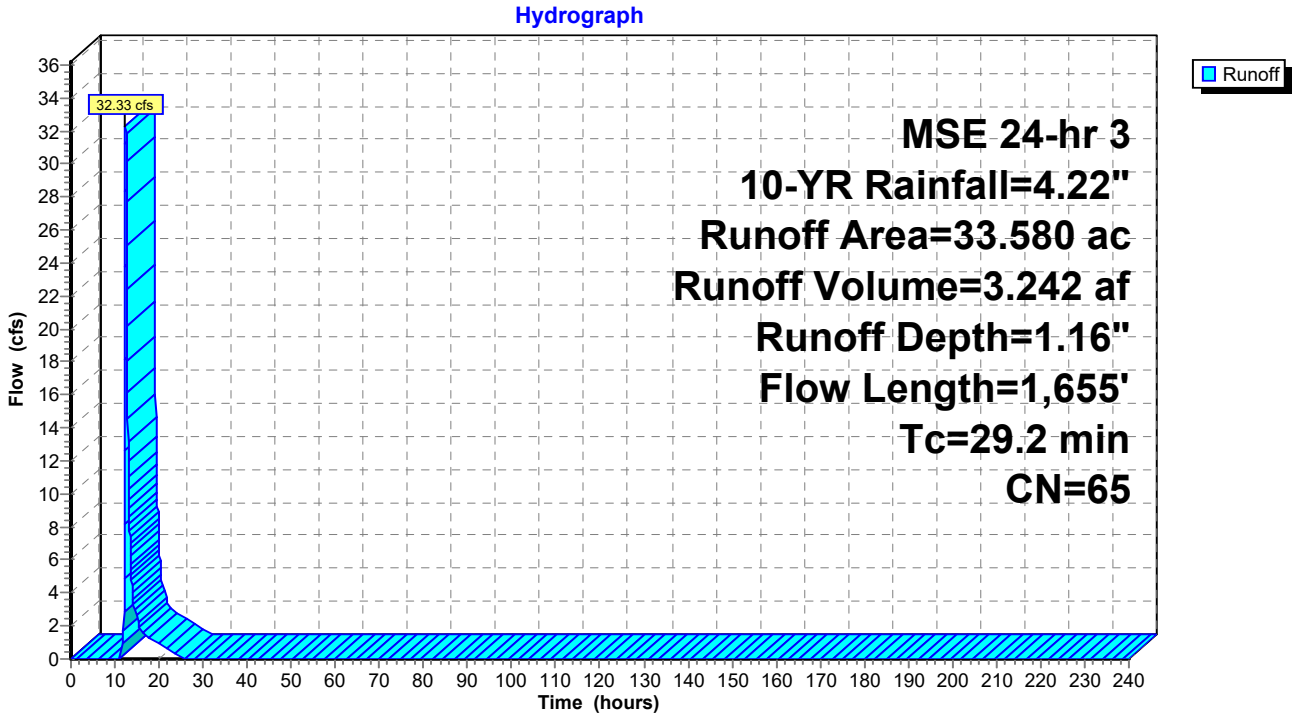
Runoff = 32.33 cfs @ 12.46 hrs, Volume= 3.242 af, Depth= 1.16"
Routed to Pond 2P : CENTRAL POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	33.580	65	Row crops, straight row, Good, HSG C
	33.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0435	0.20		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
20.8	1,555	0.0191	1.24		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
29.2	1,655	Total			

Subcatchment 5S: CENTRAL



Summary for Subcatchment 6S: SW

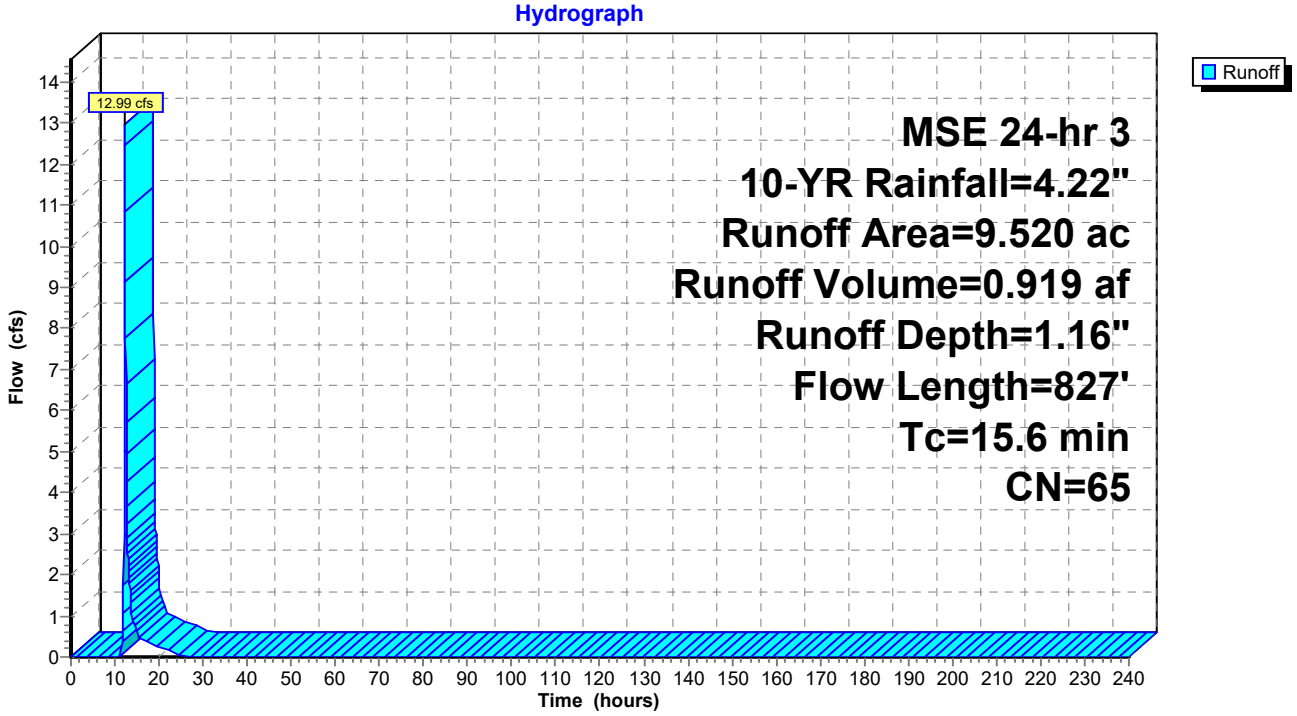
Runoff = 12.99 cfs @ 12.26 hrs, Volume= 0.919 af, Depth= 1.16"
Routed to Link 5L : SW OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YR Rainfall=4.22"

	Area (ac)	CN	Description
*	9.520	65	Row crops, straight row, Good, HSG C
	9.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0916	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.4	727	0.0204	1.29		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
15.6	827	Total			

Subcatchment 6S: SW



Summary for Pond 2P: CENTRAL POND

Inflow Area = 33.580 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 32.33 cfs @ 12.46 hrs, Volume= 3.242 af
Outflow = 0.80 cfs @ 20.99 hrs, Volume= 3.242 af, Atten= 98%, Lag= 511.6 min
Primary = 0.80 cfs @ 20.99 hrs, Volume= 3.242 af
Routed to Link 5L : SW OUT

Routing by Sim-Route method, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Peak Elev= 913.70' @ 20.99 hrs Surf.Area= 172,956 sf Storage= 111,771 cf

Plug-Flow detention time= 1,877.0 min calculated for 3.241 af (100% of inflow)
Center-of-Mass det. time= 1,877.9 min (2,735.4 - 857.5)

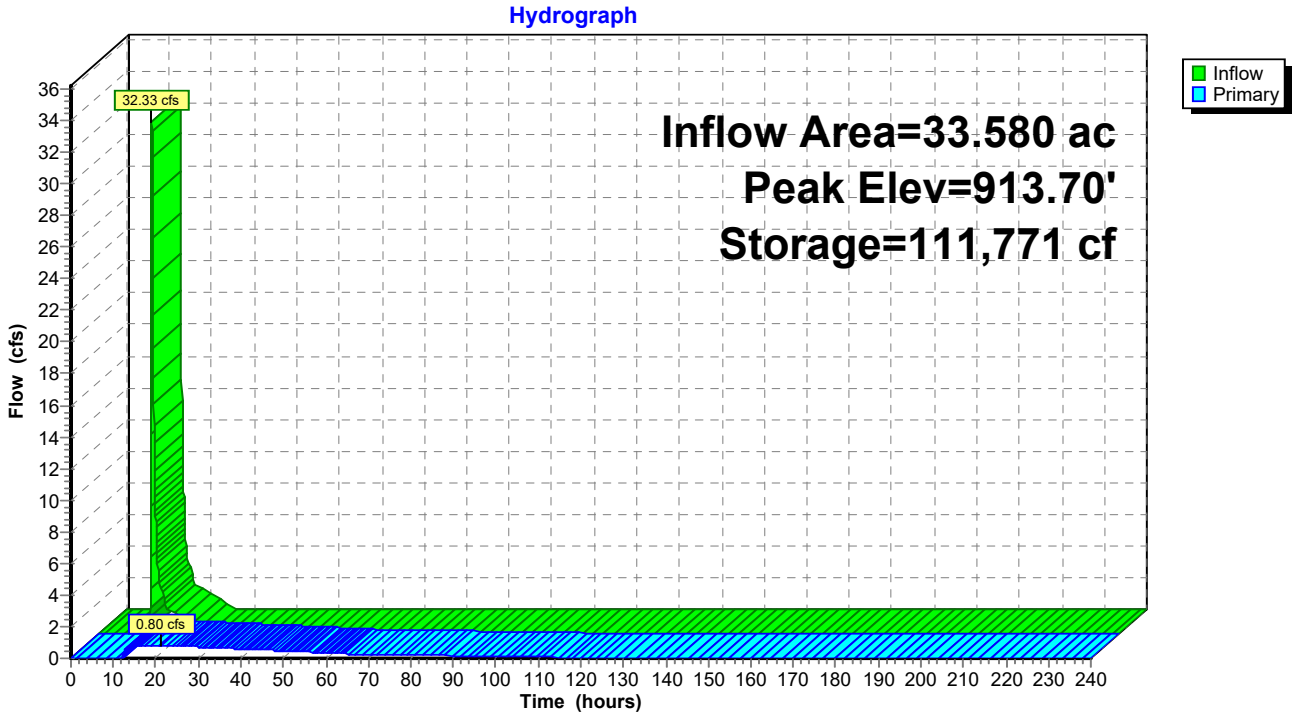
Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	673,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	259	0	0
913.00	59,503	29,881	29,881
914.00	220,531	140,017	169,898
915.00	283,249	251,890	421,788
915.80	345,827	251,630	673,418

Device	Routing	Invert	Outlet Devices
#1	Primary	911.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	912.00'	**0.200 in/hr Exfiltration over Surface area**

Primary OutFlow Max=0.80 cfs @ 20.99 hrs HW=913.70' TW=0.00' (Dynamic Tailwater)
└**1=Orifice/Grate** (Passes 0.80 cfs of 1.48 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 0.80 cfs)

Pond 2P: CENTRAL POND

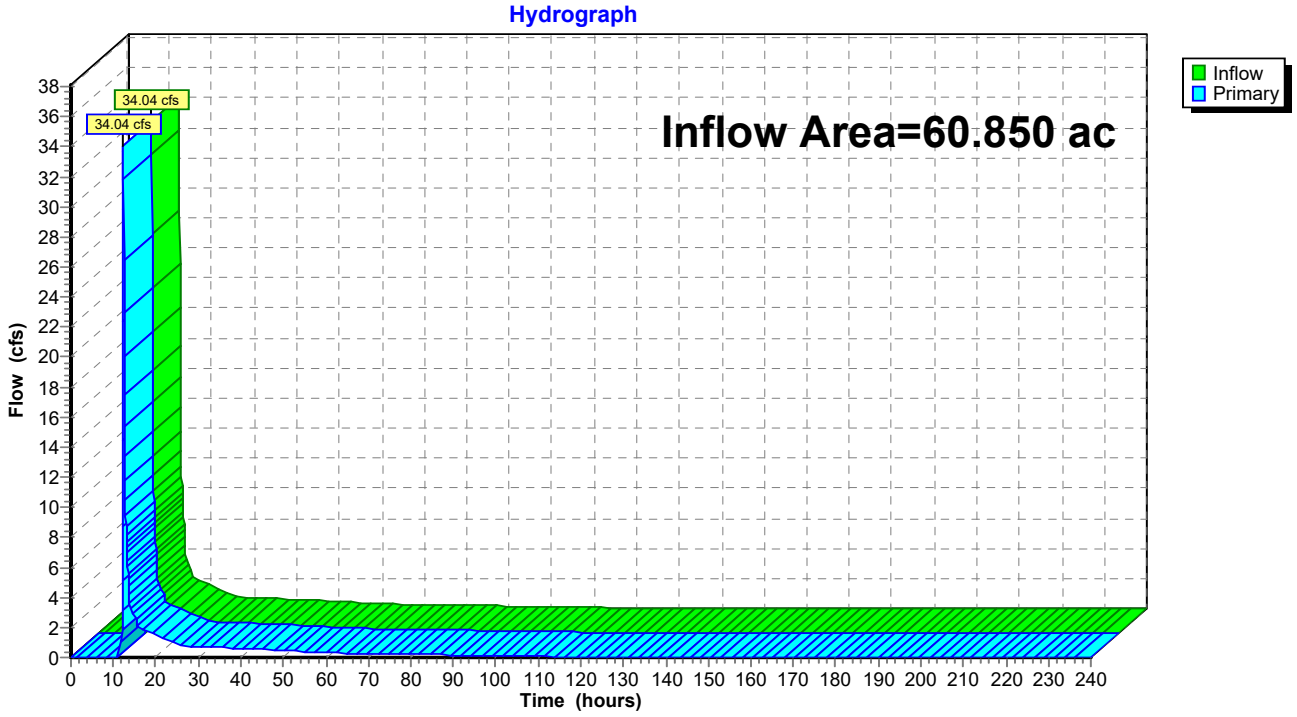


Summary for Link 1L: W OUT

Inflow Area = 60.850 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 34.04 cfs @ 12.32 hrs, Volume= 5.874 af
Primary = 34.04 cfs @ 12.37 hrs, Volume= 5.874 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 1L: W OUT

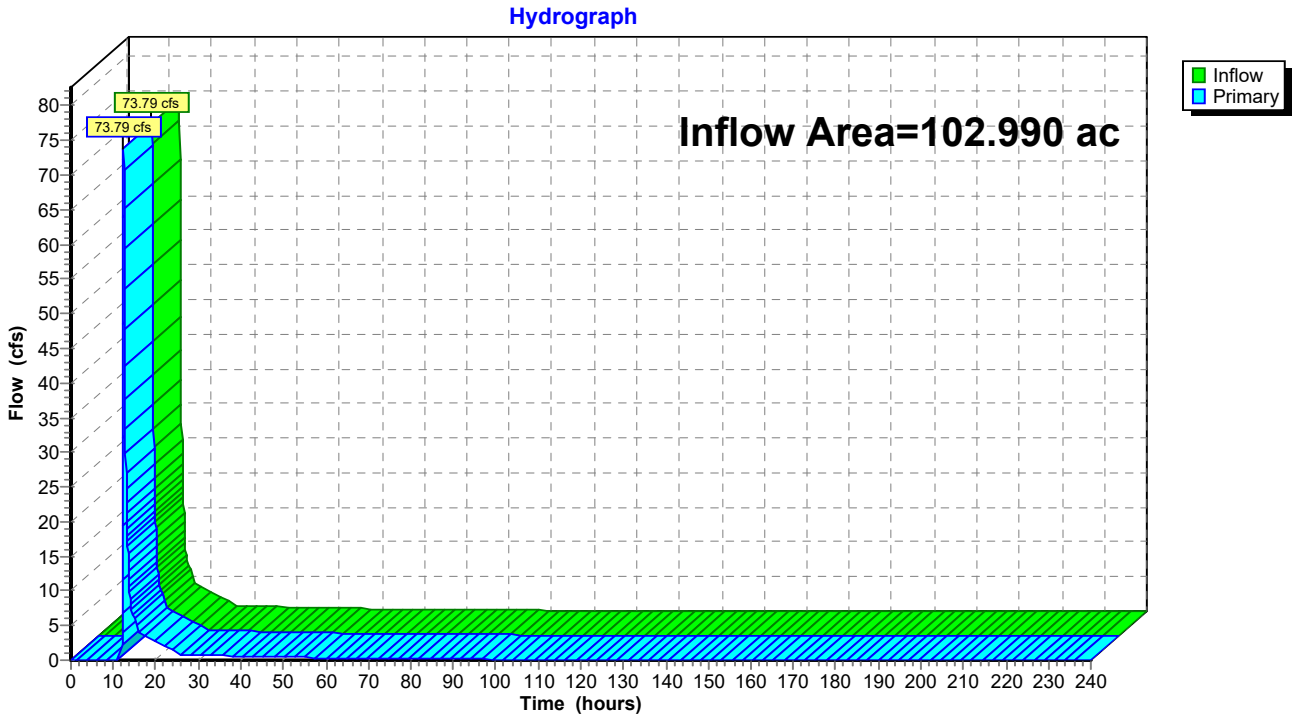


Summary for Link 2L: N RAVINE

Inflow Area = 102.990 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 73.79 cfs @ 12.39 hrs, Volume= 9.942 af
Primary = 73.79 cfs @ 12.44 hrs, Volume= 9.942 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 2L: N RAVINE

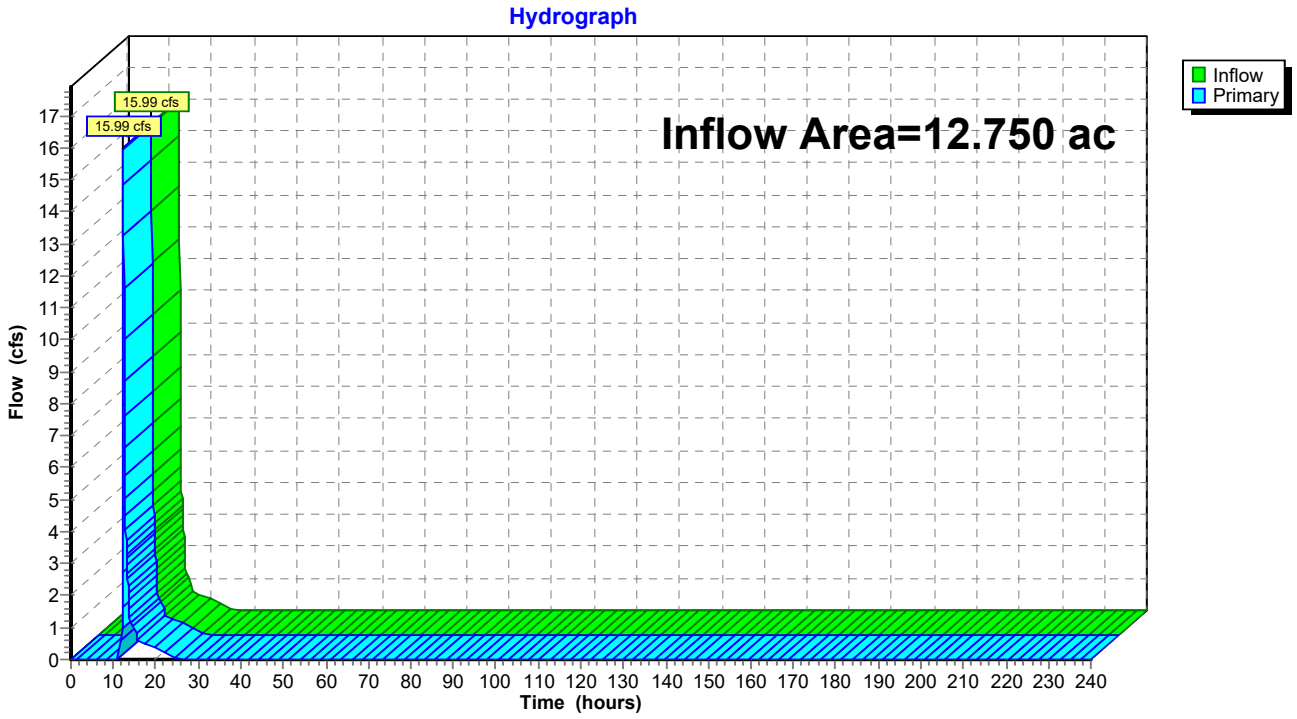


Summary for Link 3L: NE POND

Inflow Area = 12.750 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 15.99 cfs @ 12.29 hrs, Volume= 1.231 af
Primary = 15.99 cfs @ 12.34 hrs, Volume= 1.231 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 3L: NE POND

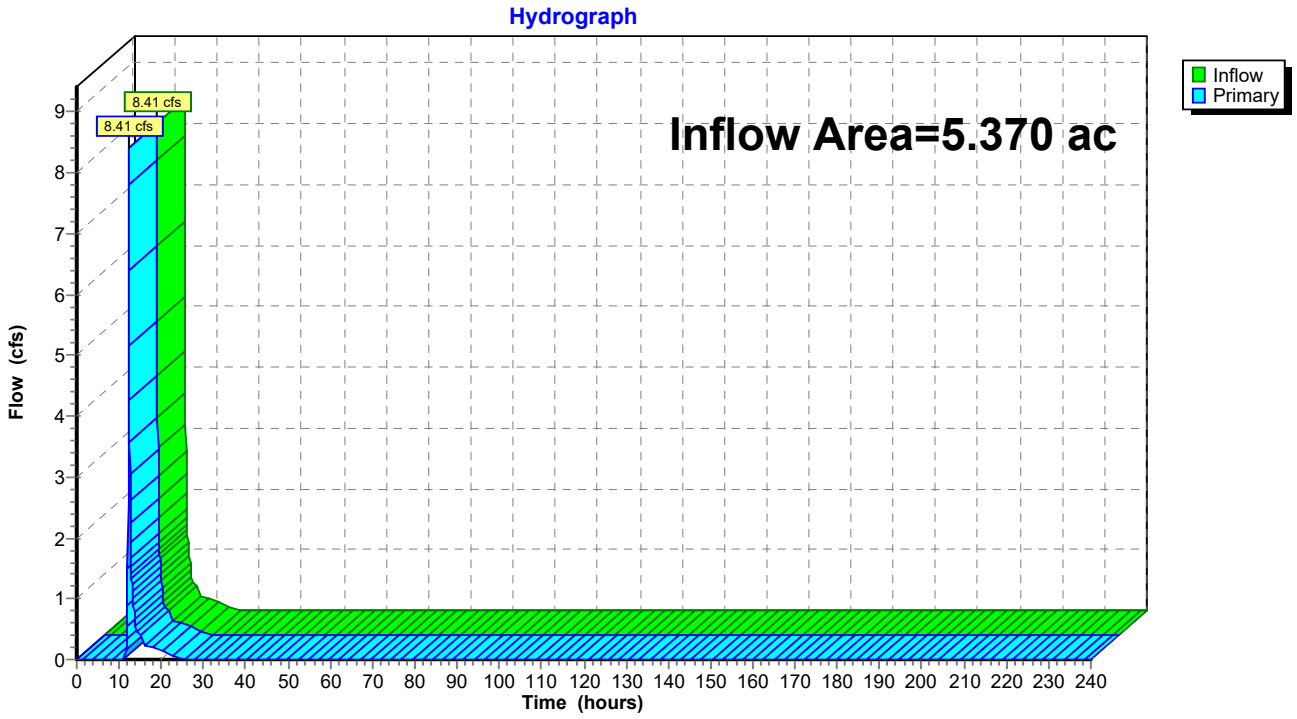


Summary for Link 4L: SE POND

Inflow Area = 5.370 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 8.41 cfs @ 12.21 hrs, Volume= 0.518 af
Primary = 8.41 cfs @ 12.26 hrs, Volume= 0.518 af, Atten= 0%, Lag= 3.0 min
Routed to Link 3L : NE POND

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 4L: SE POND

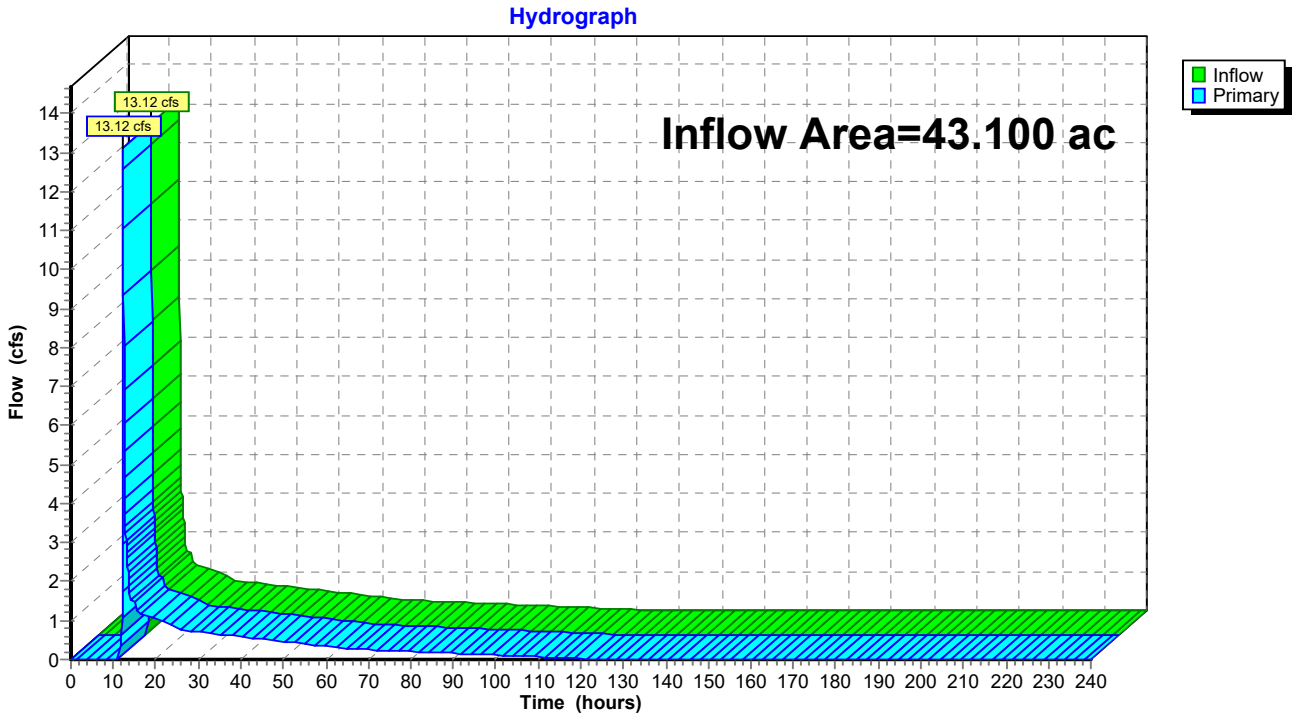


Summary for Link 5L: SW OUT

Inflow Area = 43.100 ac, 0.00% Impervious, Inflow Depth = 1.16" for 10-YR event
Inflow = 13.12 cfs @ 12.26 hrs, Volume= 4.161 af
Primary = 13.12 cfs @ 12.31 hrs, Volume= 4.161 af, Atten= 0%, Lag= 3.0 min
Routed to Link 1L : W OUT

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 5L: SW OUT



Time span=0.00-240.00 hrs, dt=0.05 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: W Runoff Area=17.750 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=1,064' Tc=20.4 min CN=65 Runoff=64.86 cfs 4.912 af

Subcatchment2S: N Runoff Area=29.390 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=1,540' Tc=31.0 min CN=65 Runoff=84.92 cfs 8.133 af

Subcatchment3S: NE Runoff Area=7.380 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=612' Tc=21.5 min CN=65 Runoff=26.19 cfs 2.042 af

Subcatchment4S: SE Runoff Area=5.370 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=480' Tc=11.7 min CN=65 Runoff=25.58 cfs 1.486 af

Subcatchment5S: CENTRAL Runoff Area=33.580 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=1,655' Tc=29.2 min CN=65 Runoff=100.33 cfs 9.292 af

Subcatchment6S: SW Runoff Area=9.520 ac 0.00% Impervious Runoff Depth=3.32"
Flow Length=827' Tc=15.6 min CN=65 Runoff=39.87 cfs 2.634 af

Pond 2P: CENTRAL POND Peak Elev=914.75' Storage=354,157 cf Inflow=100.33 cfs 9.292 af
Outflow=1.24 cfs 9.292 af

Link 1L: W OUT Inflow=105.08 cfs 16.838 af
Primary=105.08 cfs 16.838 af

Link 2L: N RAVINE Inflow=231.62 cfs 28.499 af
Primary=231.62 cfs 28.499 af

Link 3L: NE POND Inflow=49.98 cfs 3.528 af
Primary=49.98 cfs 3.528 af

Link 4L: SE POND Inflow=25.58 cfs 1.486 af
Primary=25.58 cfs 1.486 af

Link 5L: SW OUT Inflow=40.27 cfs 11.927 af
Primary=40.27 cfs 11.927 af

Total Runoff Area = 102.990 ac Runoff Volume = 28.499 af Average Runoff Depth = 3.32"
100.00% Pervious = 102.990 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: W

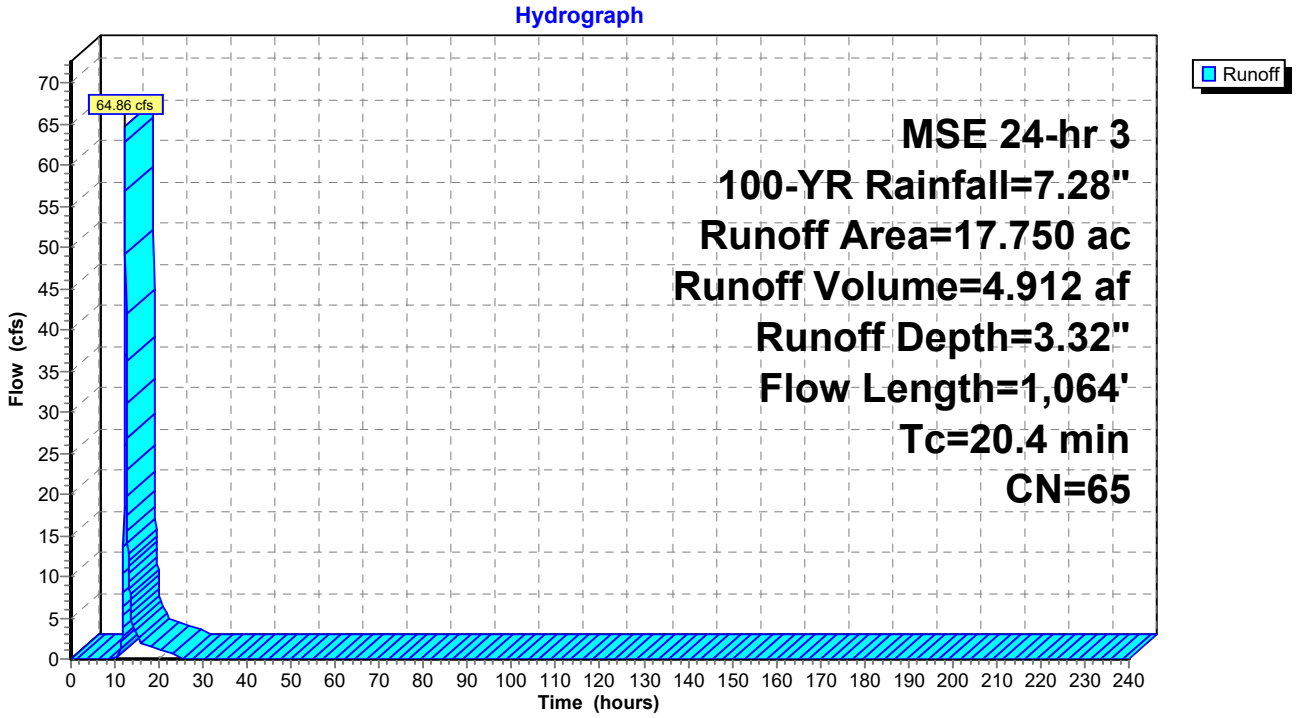
Runoff = 64.86 cfs @ 12.31 hrs, Volume= 4.912 af, Depth= 3.32"
Routed to Link 1L : W OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	17.750	65	Row crops, straight row, Good, HSG C
	17.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0217	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.3	964	0.0372	1.74		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
20.4	1,064	Total			

Subcatchment 1S: W



Summary for Subcatchment 2S: N

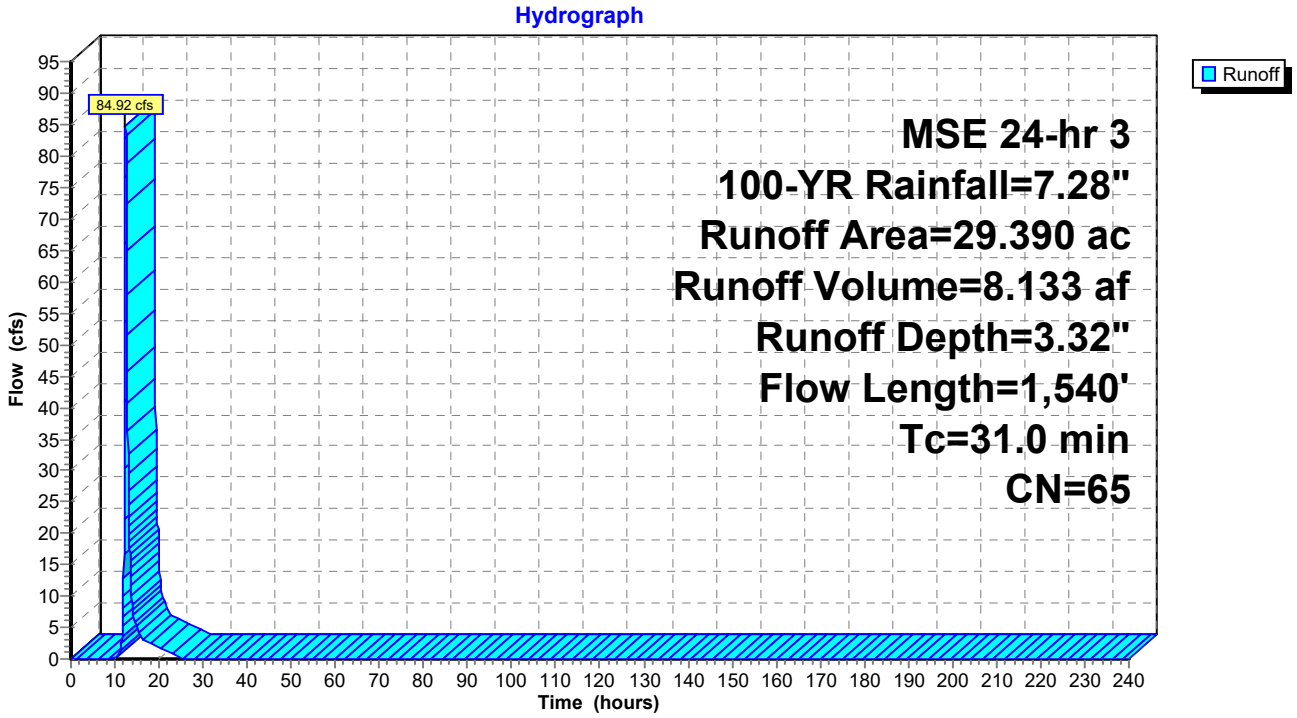
Runoff = 84.92 cfs @ 12.45 hrs, Volume= 8.133 af, Depth= 3.32"
Routed to Link 2L : N RAVINE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	29.390	65	Row crops, straight row, Good, HSG C
	29.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0937	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
24.8	1,440	0.0116	0.97		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
31.0	1,540	Total			

Subcatchment 2S: N



Summary for Subcatchment 3S: NE

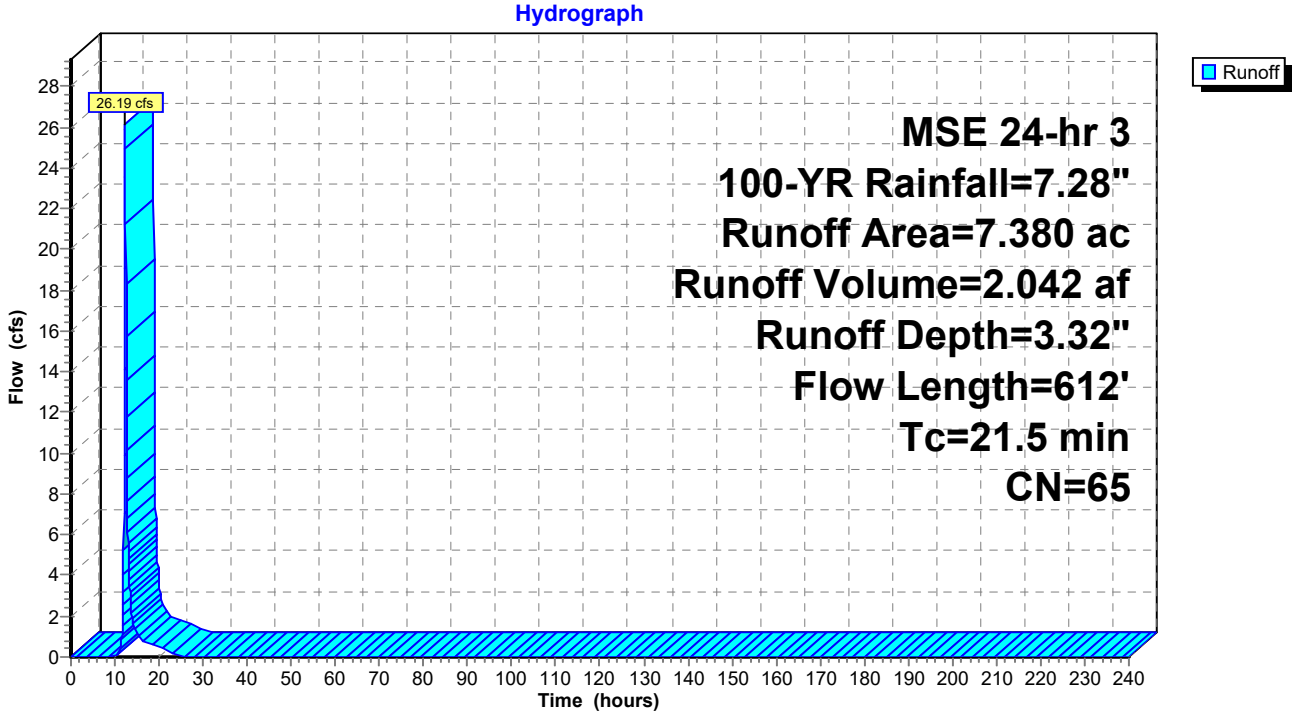
Runoff = 26.19 cfs @ 12.32 hrs, Volume= 2.042 af, Depth= 3.32"
Routed to Link 3L : NE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	7.380	65	Row crops, straight row, Good, HSG C
	7.380		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	100	0.0081	0.10		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
5.0	512	0.0358	1.70		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
21.5	612	Total			

Subcatchment 3S: NE



Summary for Subcatchment 4S: SE

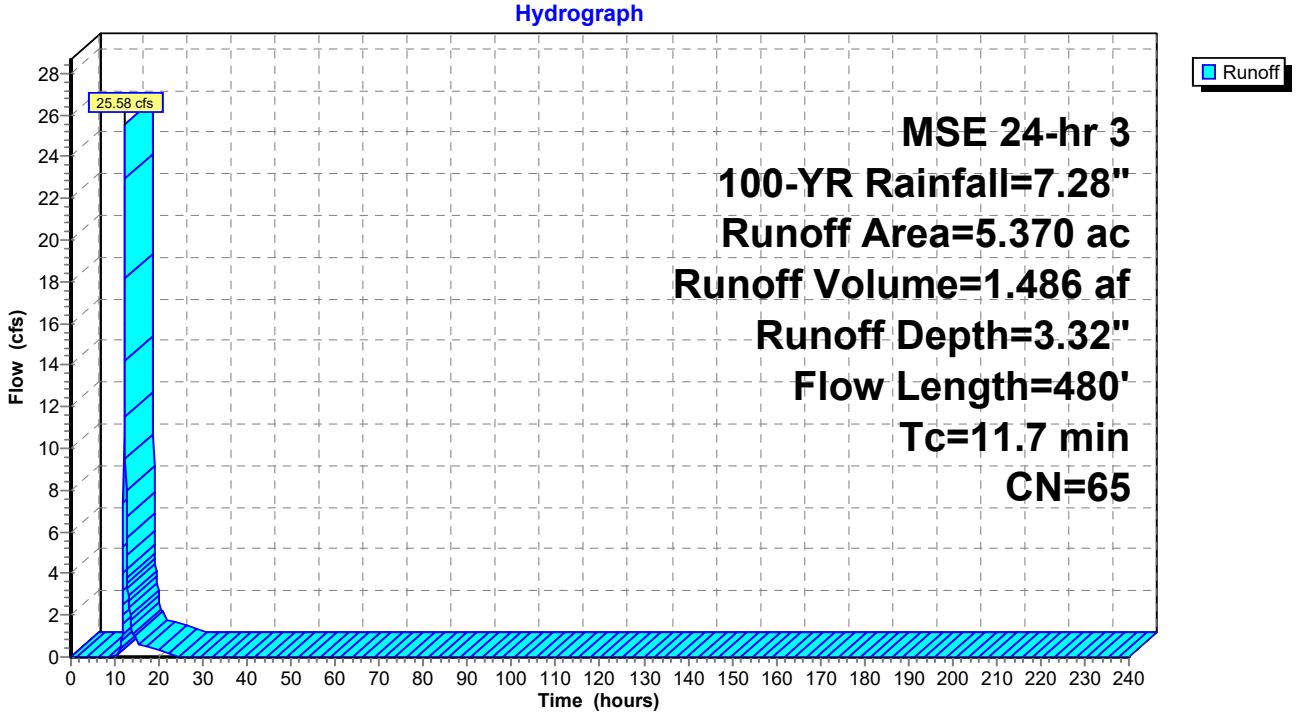
Runoff = 25.58 cfs @ 12.20 hrs, Volume= 1.486 af, Depth= 3.32"
Routed to Link 4L : SE POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	5.370	65	Row crops, straight row, Good, HSG C
	5.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0698	0.24		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
4.7	380	0.0220	1.33		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
11.7	480	Total			

Subcatchment 4S: SE



Summary for Subcatchment 5S: CENTRAL

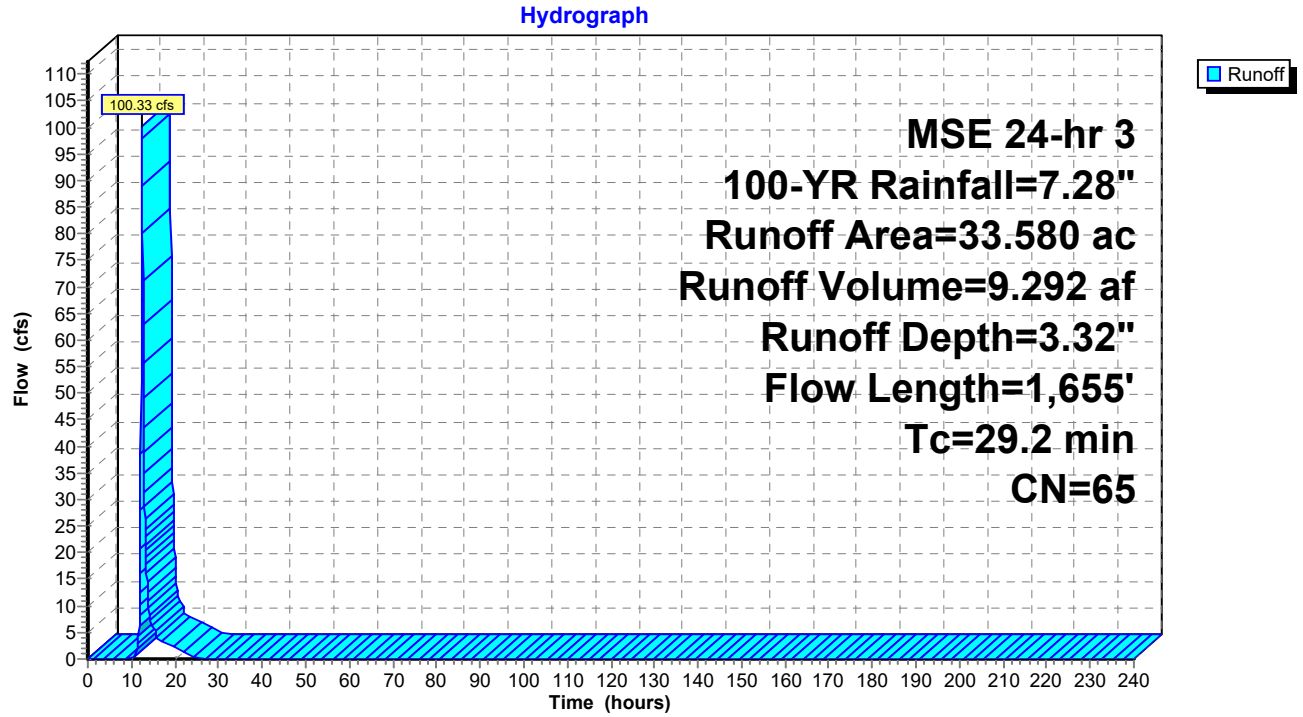
Runoff = 100.33 cfs @ 12.43 hrs, Volume= 9.292 af, Depth= 3.32"
Routed to Pond 2P : CENTRAL POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	33.580	65	Row crops, straight row, Good, HSG C
	33.580		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0435	0.20		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
20.8	1,555	0.0191	1.24		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
29.2	1,655	Total			

Subcatchment 5S: CENTRAL



Summary for Subcatchment 6S: SW

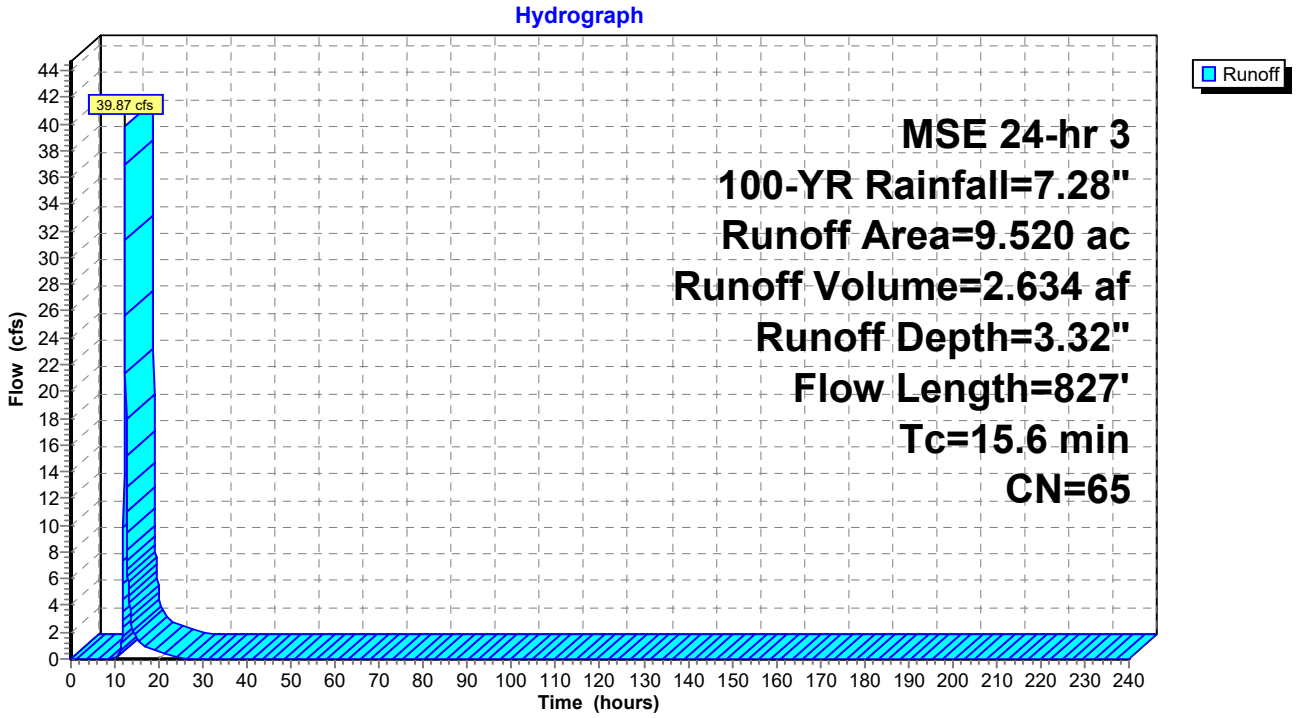
Runoff = 39.87 cfs @ 12.25 hrs, Volume= 2.634 af, Depth= 3.32"
Routed to Link 5L : SW OUT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YR Rainfall=7.28"

	Area (ac)	CN	Description
*	9.520	65	Row crops, straight row, Good, HSG C
	9.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0916	0.27		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.85"
9.4	727	0.0204	1.29		**Shallow Concentrated Flow,** Cultivated Straight Rows Kv= 9.0 fps
15.6	827	Total			

Subcatchment 6S: SW



Summary for Pond 2P: CENTRAL POND

Inflow Area = 33.580 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 100.33 cfs @ 12.43 hrs, Volume= 9.292 af
Outflow = 1.24 cfs @ 22.52 hrs, Volume= 9.292 af, Atten= 99%, Lag= 605.4 min
Primary = 1.24 cfs @ 22.52 hrs, Volume= 9.292 af
Routed to Link 5L : SW OUT

Routing by Sim-Route method, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs
Peak Elev= 914.75' @ 22.52 hrs Surf.Area= 267,856 sf Storage= 354,157 cf

Plug-Flow detention time= 3,150.6 min calculated for 9.290 af (100% of inflow)
Center-of-Mass det. time= 3,151.9 min (3,985.8 - 833.9)

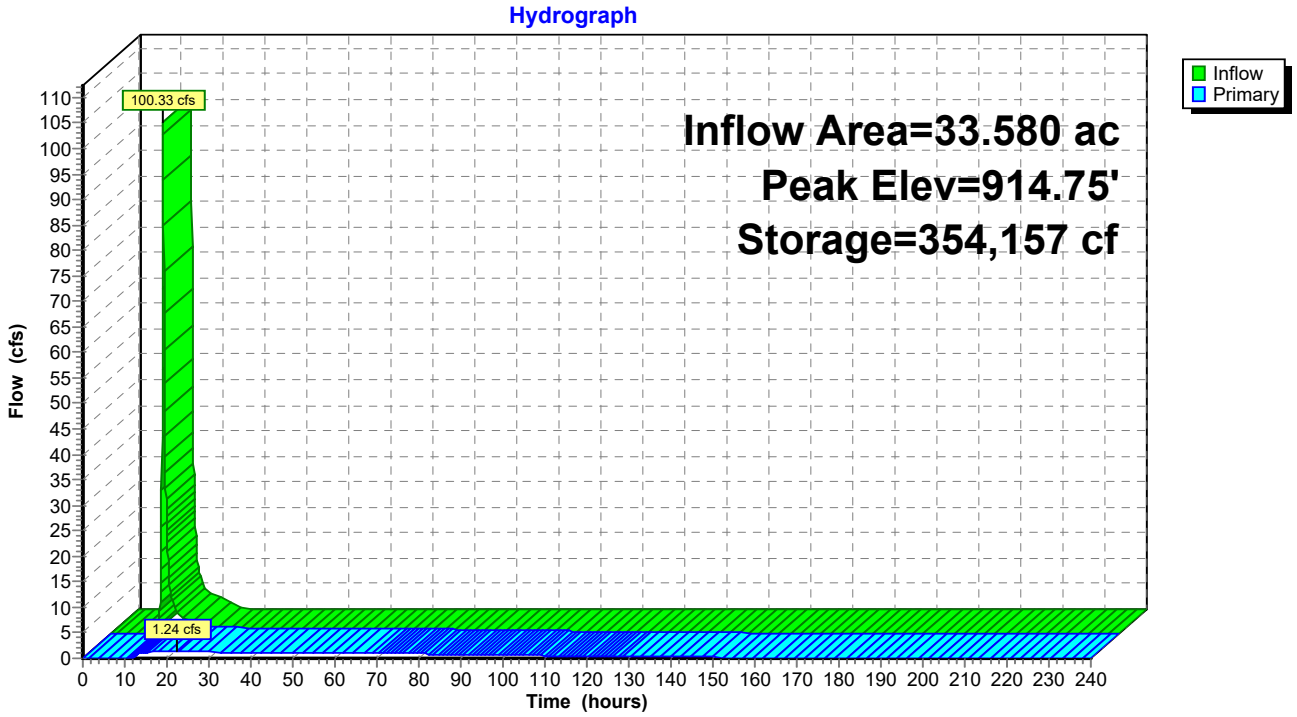
Volume	Invert	Avail.Storage	Storage Description
#1	912.00'	673,418 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
912.00	259	0	0
913.00	59,503	29,881	29,881
914.00	220,531	140,017	169,898
915.00	283,249	251,890	421,788
915.80	345,827	251,630	673,418

Device	Routing	Invert	Outlet Devices
#1	Primary	911.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	912.00'	**0.200 in/hr Exfiltration over Surface area**

Primary OutFlow Max=1.24 cfs @ 22.52 hrs HW=914.75' TW=0.00' (Dynamic Tailwater)
└**1=Orifice/Grate** (Passes 1.24 cfs of 1.77 cfs potential flow)
└**2=Exfiltration** (Exfiltration Controls 1.24 cfs)

Pond 2P: CENTRAL POND

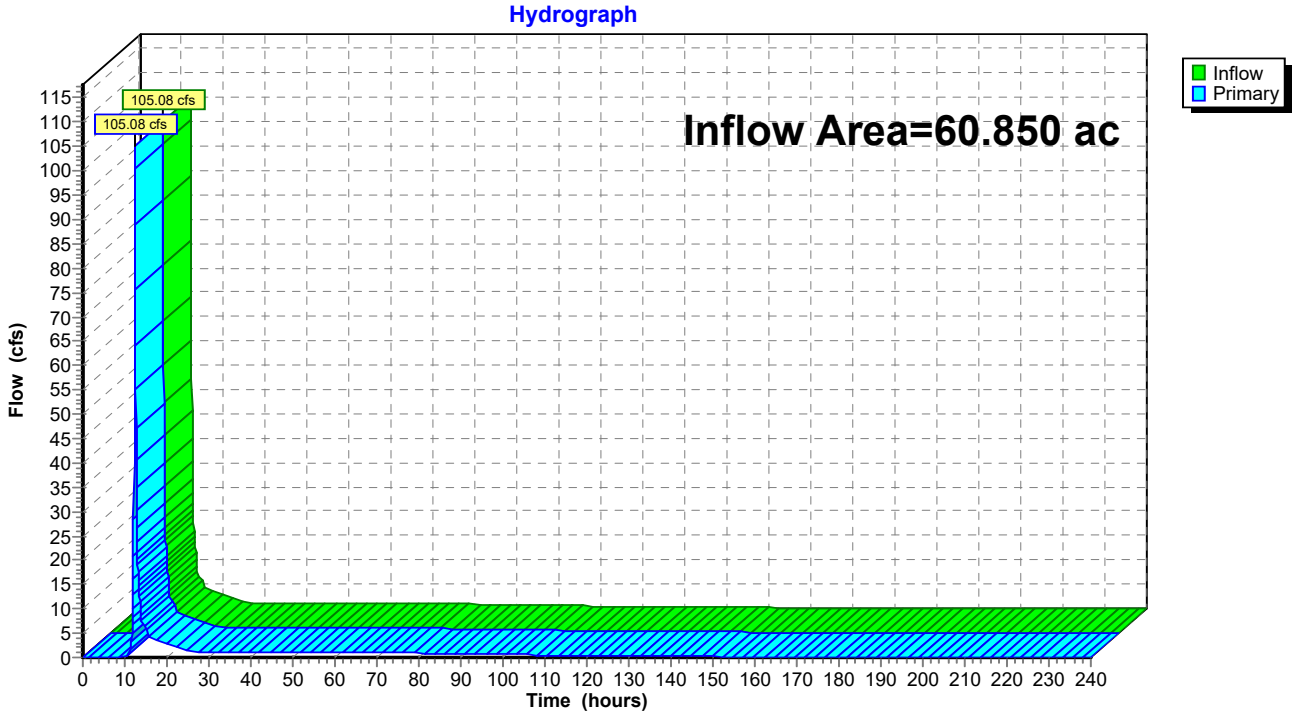


Summary for Link 1L: W OUT

Inflow Area = 60.850 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 105.08 cfs @ 12.31 hrs, Volume= 16.838 af
Primary = 105.08 cfs @ 12.36 hrs, Volume= 16.838 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 1L: W OUT

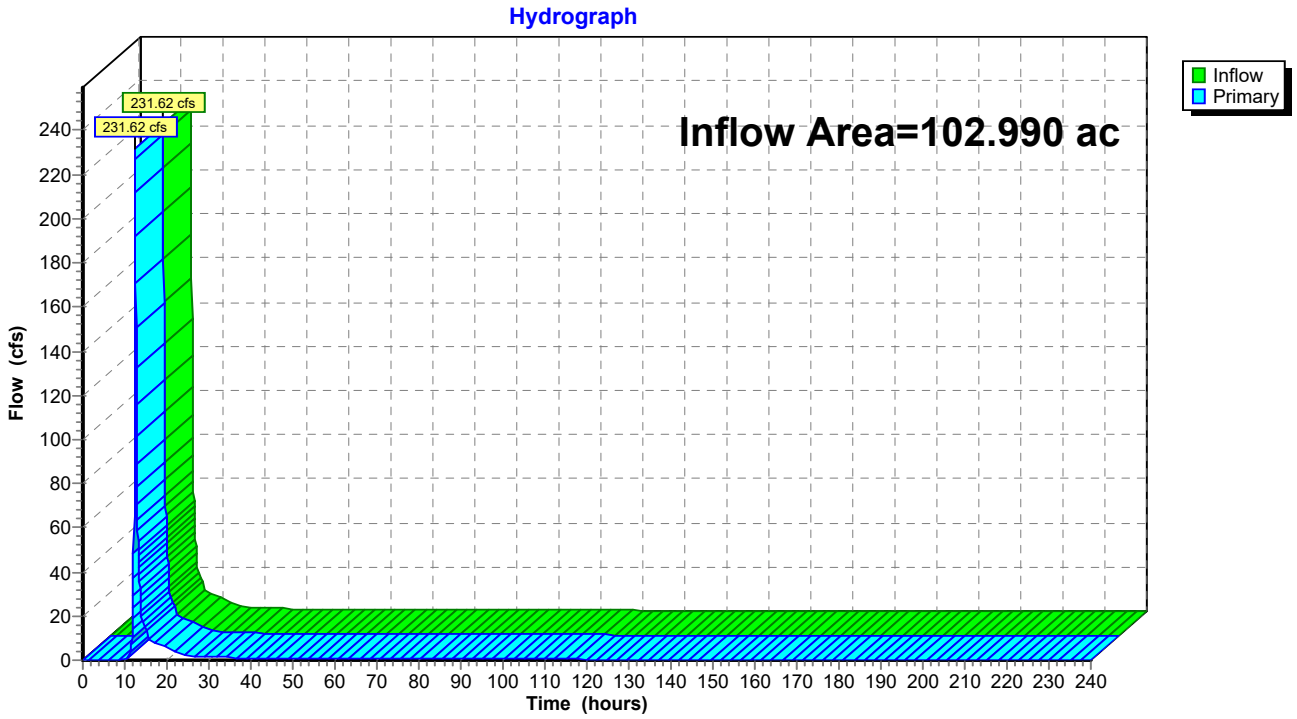


Summary for Link 2L: N RAVINE

Inflow Area = 102.990 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 231.62 cfs @ 12.37 hrs, Volume= 28.499 af
Primary = 231.62 cfs @ 12.42 hrs, Volume= 28.499 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 2L: N RAVINE

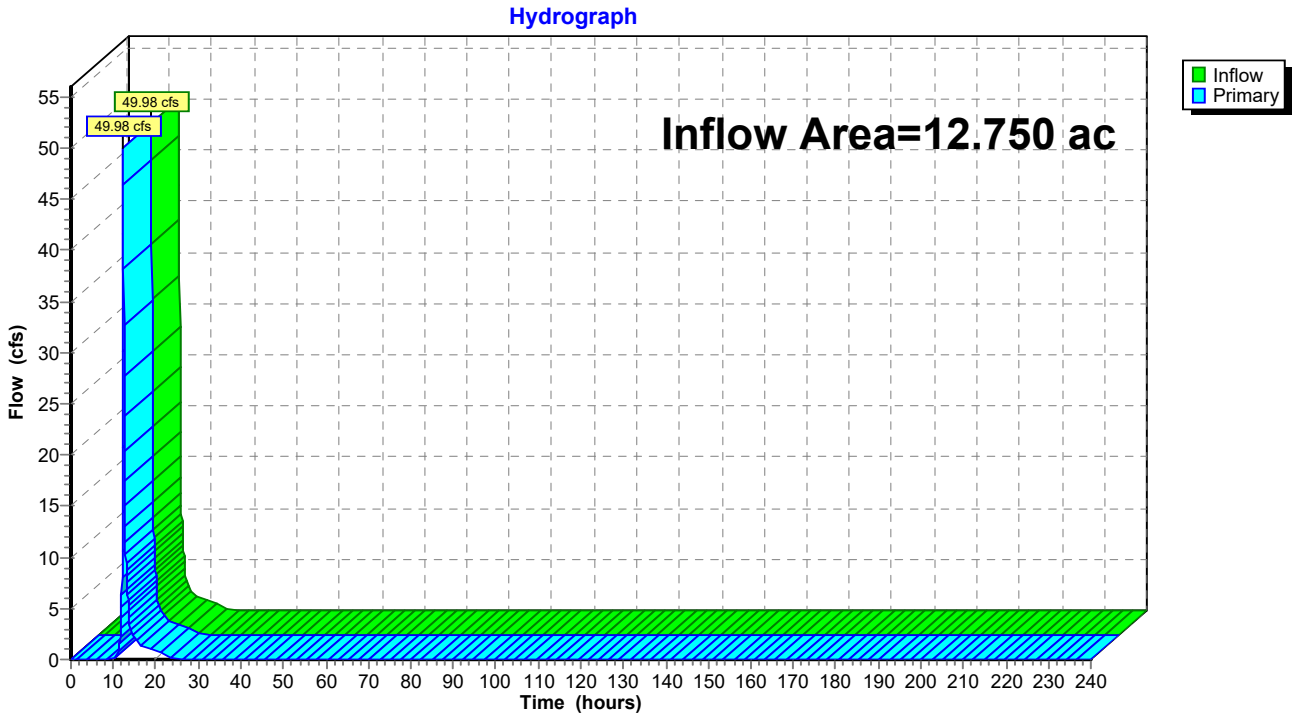


Summary for Link 3L: NE POND

Inflow Area = 12.750 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 49.98 cfs @ 12.27 hrs, Volume= 3.528 af
Primary = 49.98 cfs @ 12.32 hrs, Volume= 3.528 af, Atten= 0%, Lag= 3.0 min
Routed to Link 2L : N RAVINE

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 3L: NE POND

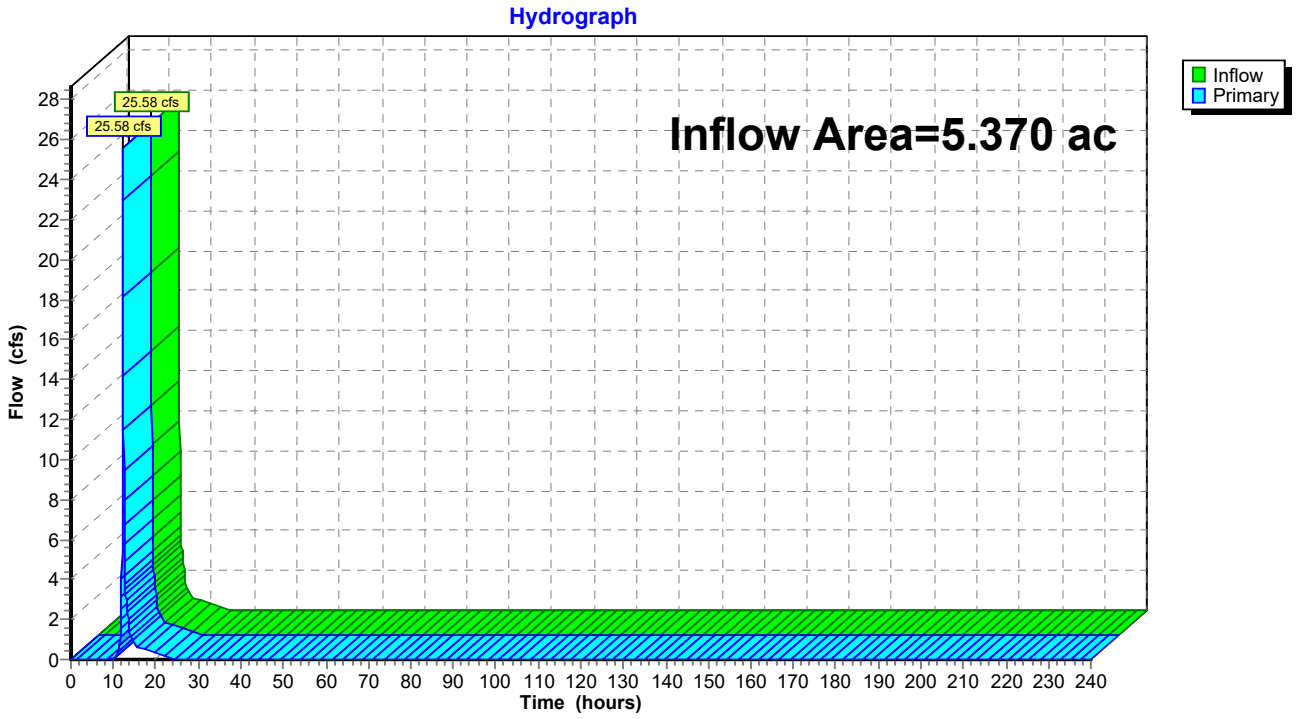


Summary for Link 4L: SE POND

Inflow Area = 5.370 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 25.58 cfs @ 12.20 hrs, Volume= 1.486 af
Primary = 25.58 cfs @ 12.25 hrs, Volume= 1.486 af, Atten= 0%, Lag= 3.0 min
Routed to Link 3L : NE POND

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 4L: SE POND

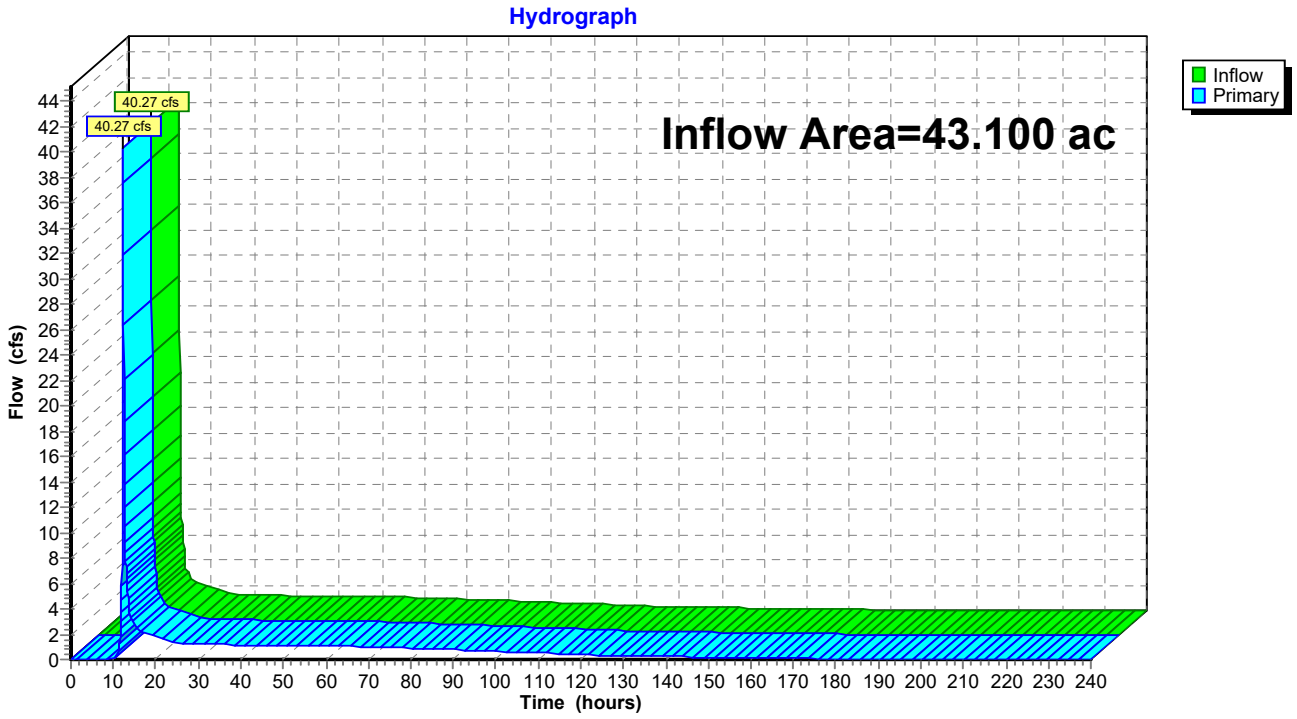


Summary for Link 5L: SW OUT

Inflow Area = 43.100 ac, 0.00% Impervious, Inflow Depth = 3.32" for 100-YR event
Inflow = 40.27 cfs @ 12.25 hrs, Volume= 11.927 af
Primary = 40.27 cfs @ 12.30 hrs, Volume= 11.927 af, Atten= 0%, Lag= 3.0 min
Routed to Link 1L : W OUT

Primary outflow = Inflow, Time Span= 0.00-240.00 hrs, dt= 0.05 hrs

Link 5L: SW OUT



Events for Subcatchment 1S: W

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	6.38	0.650	0.44
2.5"	2.50	3.70	0.440	0.30
10-DAY SNOW	7.20	8.32	**10.296**	**6.96**
10-YR	4.22	20.89	1.714	1.16
100-YR	**7.28**	**64.86**	4.912	3.32

Events for Subcatchment 2S: N

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	8.43	1.076	0.44
2.5"	2.50	5.02	0.729	0.30
10-DAY SNOW	7.20	13.52	**17.048**	**6.96**
10-YR	4.22	27.29	2.837	1.16
100-YR	**7.28**	**84.92**	8.133	3.32

Events for Subcatchment 3S: NE

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	2.57	0.270	0.44
2.5"	2.50	1.50	0.183	0.30
10-DAY SNOW	7.20	3.45	**4.281**	**6.96**
10-YR	4.22	8.44	0.712	1.16
100-YR	**7.28**	**26.19**	2.042	3.32

Events for Subcatchment 4S: SE

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	2.53	0.197	0.44
2.5"	2.50	1.45	0.133	0.30
10-DAY SNOW	7.20	2.55	**3.115**	**6.96**
10-YR	4.22	8.41	0.518	1.16
100-YR	**7.28**	**25.58**	1.486	3.32

Events for Subcatchment 5S: CENTRAL

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	9.98	1.229	0.44
2.5"	2.50	5.92	0.832	0.30
10-DAY SNOW	7.20	15.49	**19.478**	**6.96**
10-YR	4.22	32.33	3.242	1.16
100-YR	**7.28**	**100.33**	9.292	3.32

Events for Subcatchment 6S: SW

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-YR	2.85	3.92	0.348	0.44
2.5"	2.50	2.26	0.236	0.30
10-DAY SNOW	7.20	4.50	**5.522**	**6.96**
10-YR	4.22	12.99	0.919	1.16
100-YR	**7.28**	**39.87**	2.634	3.32

Events for Pond 2P: CENTRAL POND

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-YR	9.98	0.38	913.14	40,070
2.5"	5.92	0.26	912.94	26,642
10-DAY SNOW	15.49	**1.26**	**914.81**	**368,549**
10-YR	32.33	0.80	913.70	111,771
100-YR	**100.33**	1.24	914.75	354,157

Events for Link 1L: W OUT

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-YR	10.32	10.32	**0.00**
2.5"	5.95	5.95	0.00
10-DAY SNOW	13.89	13.89	0.00
10-YR	34.04	34.04	0.00
100-YR	**105.08**	**105.08**	0.00

Events for Link 2L: N RAVINE

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-YR	22.28	22.28	**0.00**
2.5"	13.05	13.05	0.00
10-DAY SNOW	33.31	33.31	0.00
10-YR	73.79	73.79	0.00
100-YR	**231.62**	**231.62**	0.00

Events for Link 3L: NE POND

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-YR	4.81	4.81	**0.00**
2.5"	2.74	2.74	0.00
10-DAY SNOW	5.99	5.99	0.00
10-YR	15.99	15.99	0.00
100-YR	**49.98**	**49.98**	0.00

Events for Link 4L: SE POND

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-YR	2.53	2.53	**0.00**
2.5"	1.45	1.45	0.00
10-DAY SNOW	2.55	2.55	0.00
10-YR	8.41	8.41	0.00
100-YR	**25.58**	**25.58**	0.00

Events for Link 5L: SW OUT

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-YR	3.97	3.97	**0.00**
2.5"	2.30	2.30	0.00
10-DAY SNOW	5.58	5.58	0.00
10-YR	13.12	13.12	0.00
100-YR	**40.27**	**40.27**	0.00

Proposed conditions HydroCAD will be included as site layout progresses

NOTICE OF NEIGHBORHOOD MEETING

SCANNELL PROPERTIES AND KIMLEY-HORN INVITES YOU TO ATTEND A NEIGHBORHOOD MEETING REGARDING THE PROPOSED BIG WOOD BUSINESS PARK LOCATED NEAR THE INTERSECTION OF JONATHAN CARVER PKWY & BIG WOODS BLVD. THIS MEETING WILL BE HELD AT THE CLOVER RIDGE CONDOMINIUM COMMUNITY ROOM IN CHASKA. THIS INFORMAL OPEN HOUSE STYLE EVENT WILL PROVIDE YOU WITH AN OPPORTUNITY TO HEAR PROJECT UPDATES FROM THE DEVELOPMENT TEAM.

NOTE: THIS IS NOT A PUBLIC HEARING. A PRELIMINARY PLAT APPLICATION IS TO BE SUBMITTED TO THE CITY FOR EACH BUILDING WITHIN BIG WOODS BUSINESS PARK AND A PUBLIC HEARING WILL BE CONDUCTED AT THAT TIME (THE CITY WILL SEND OUT A SEPARATE NOTICE FOR THIS PUBLIC HEARING). **THIS IS AN OPPORTUNITY FOR RESIDENTS TO ASK QUESTIONS AND LEARN MORE ABOUT THE PROPOSED PROJECT.**

WHEN:	**TUESDAY, NOVEMBER 25TH**
TIME:	**NEIGHBORHOOD MEETING STARTS AT 6:00 PM**
WHERE:	CLOVER RIDGE COMMUNITY ROOM CLOVER RIDGE CONDOMINIUMS 114200 HUNDERTMARK ROAD, CHASKA, MN 55318

SCANNELL PROPERTIES

Kimley»Horn

Meeting Sign In - 2025

Please sign in!

Name	Email
GENE & PAM RASER	
TIM MORSCHEN	
Jim Raser	
Brian Wahlke	
Mitch Wacker	
TED GUNSTER	
RICK DEIS	
Debbie Raser	

Please sign in!

Name	Email

JOINT RESOLUTION OF THE CITY OF CHASKA AND THE TOWNSHIP OF DAHLGREN PURSUANT TO MINNESOTA STATUTES §414.0325, DESIGNATING AN UNINCORPORATED AREA IN NEED OF ORDERLY ANNEXATION AND CONFERRING JURISDICTION OF THE AREA ON THE CHIEF ADMINISTRATOR LAW JUDGE OF THE MINNESOTA STATE OFFICE OF ADMINISTRATIVE HEARINGS.

City of Chaska Resolution No. 2025-52

Township of Dahlgren Resolution No: 117.25

TO: **Chief Administrative Law Judge**
State Office of Administrative Hearings
Municipal Boundary Adjustments Unit
P.O. Box 64620
St. Paul, MN 55164-0620

WHEREAS, the City of Chaska (the "City") and the Township of Dahlgren (the "Township") (the City and the Township are sometimes together the "Parties") desire to enter into this Joint Resolution for Orderly Annexation to designate an area of the Township in need of orderly and immediate annexation for the purpose of bringing such area into the city limits; and

WHEREAS, a notice of the City and Township's intent to enter into this agreement was published in the Patriot newspaper on August 21, 2025 pursuant to MN Stat. § 414.0325 subd. 1b; and

WHEREAS, the area to designated is approximately 34.40 acres and adjoins the City, is about to become urban or suburban in character, and the City is capable of providing services required by the area within a reasonable time; and

WHEREAS, it is deemed appropriate and in the best interests of both the City and the Township that said area be designated as in need of orderly annexation.

NOW, THEREFORE, pursuant to Minnesota Statutes § 414.0325, be it **JOINTLY RESOLVED** and agreed by the City Council of the City of Chaska and the Board of Supervisors of the Township of Dahlgren, Carver County, Minnesota, as follows:

1. The area subject to this Joint Resolution and designated for orderly annexation is legally described on attached **Exhibit A** and depicted with hatching on the map attached as **Exhibit B** (the "Land").

2. The orderly annexation area consists of approximately 34.40 acres, the population of the area is 0, and the land use type is agricultural.

3. The area is in need of orderly annexation and the designation is for the purpose of orderly administration of development in an urban or suburban character, for conducting and administering environmental review relative to impending development of the Land, and for providing municipal utility services to the Land upon annexation.

4. This Joint Resolution confers jurisdiction on the chief administrative law judge over the orderly annexation area and over the various provisions of this Joint Resolution.

5. This Joint Resolution provides for the conditions of annexation. No alteration of the stated boundaries are appropriate and no consideration by the chief administrative law judge is necessary. The chief administrative law judge may review and comment, but shall, within 30 days, order the annexation in accordance with the terms of this resolution.

6. Subsequent to the filing of this Joint Resolution designating the area for orderly annexation, a petition for annexation may be initiated in the future upon a resolution by the City of Chaska filed with the Office of Administrative Hearings, Municipal Boundary Adjustment Unit, or such other agency as might be responsible for processing annexation proceedings at the time of filing. To allow the Township to be reimbursed for the permanent loss of taxable property from Township tax rolls for property annexed pursuant to the terms of this Agreement, the City agrees that it will not initiate annexation or forward a resolution for annexation of any portion of the property legally described on **Exhibit A** to OAH, or its successor agency, until such time as the Township provides the City a receipt, in substantially the form of the attached **Exhibit C**, signed by the Township acknowledging payment pursuant to Minnesota Statutes §414.036, of tax reimbursement at a rate of $700 per acre of area annexed and confirming that there are no special assessments assigned by the Township to the Land and no debt incurred by the Township prior to the annexation and attributable to the Land needing to be reimbursed.

7. The City does not assume any liability or responsibility for the payment of any obligations issued to finance public improvements constructed by the Township or for which the Township levied special assessments.

8. The City shall henceforward have jurisdiction for planning, zoning, and subdivision authority over the area designated for orderly annexation by this resolution, and all City zoning and subdivision ordinances and comprehensive plan shall apply to the property within the orderly annexation area. The City shall further be the Responsible Governmental Unit ("RGU") for the purposes of administering environmental review procedures under Minnesota Rules chapter 4410 and City and the Township both agree that the City is the appropriate entity for conducting such reviews. The City and Township by their agreement to this Joint Resolution jointly request Carver County to recognize the City's jurisdiction covered by this paragraph, and the City may send a copy of this Joint

Resolution to Carver County or other applicable regulatory agency for the purpose of establishing that jurisdiction in connection with any environmental review.

For the purposes of any environmental review in the annexation area governed under Minnesota Rules chapter 4410 or any successor rule or statutory regime:

(a) The City shall be responsible for the preparation, publication, distribution, and decision-making of the environmental review.

(b) The Township shall be given the opportunity to review and comment on draft orders and scoping documents prior to publication in the EQB.

(c) The Township shall be given the opportunity to review and comment on draft AUAR and mitigation plans.

(d) The Parties recognize and agree that in preparing, publishing, distributing, and approving the environmental reviews, time is of the essence. The City agrees to provide the Township the draft documents for the Township's review and the Township agrees to provide written comments electronically to the City in a timely manner, and no later than fifteen (15) days following electronic transmission of the environmental review documents to the Township, to the following address: clerk@dahlgrentownship.com

(e) The Parties acknowledge that each Party is solely responsible for payment of all wages, benefits, taxes, and insurance on behalf of its employees or agents relating to planning and environmental review relating to the Land. It is expressly understood that neither Party can compel the other to perform work, nor shall one Party be obligated to reimburse the other, without mutual consent. Nothing contained in this Agreement can or shall be interpreted as creating an employee relationship between the Parties and no employee of either party shall be considered an employee of the other party.

9. That for purposes of real estate taxation, if the annexation becomes effective on or before August 1 of a levy year, the City of Chaska may levy on the annexed area beginning with the same levy year. If the annexation becomes effective after August 1 of a levy year, Dahlgren Township may continue to levy on the annexed area for that levy year, and the City of Chaska may not levy on the annexation area until the following levy year.

10. To the extent, if any, that the annexation area contains streets or roadways, the City shall be solely responsible for any maintenance or improvements after the annexation has been ordered.

11. If the Minnesota Department of Transportation or the Minnesota Office of Administrative Hearings/Municipal Boundary Adjustments requests technical corrections to the legal description attached as **Exhibit A** or the map attached as **Exhibit B**, then: i) City staff may make the requested corrections and attach revised exhibits to this Joint Resolution without further action of the City or Township; and ii) the Joint Resolution, with corrected exhibits, shall remain effective, valid, and enforceable. The City shall provide the Township with a copy of all correspondence with OAH and any amendments or corrections to this Joint Resolution.

12. This Joint Resolution is effective upon approval and adoption by both the City Council of the City of Chaska and the Board of Supervisors of the Township of Dahlgren. If no petition for annexation is initiated pursuant to section 6, above, before three calendar years have elapsed from the date of this Joint Resolution, then it shall terminate cease to have effect without any further action of the Parties.

13. This Joint Resolution may be executed in counterparts, each of which shall be considered an original but which, taken together, shall constitute the full binding agreement of the City and the Township.

14. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Joint Resolution is for any reason held invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Joint Resolution for Orderly Annexation.

15. All data collected, created, received, maintained, or disseminated for any purpose by the Parties because of this Joint Resolution t is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as amended, the Minnesota rules implementing such act now in force or as amended as well as federal regulations on data privacy.

16. This Joint Resolution is between the Township and the City as the only Parties and no provision of this Agreement shall in anyway inure to the benefit of any third person (including the public at large and any property owner, applicant, tenant, or resident within the Land) so as to constitute any such person as a third party beneficiary of the Agreement or of anyone or more of the terms hereof, or otherwise give rise to any cause of action in any person not a party hereto.

17. If there is a disagreement as to the interpretation or implementation of the Joint Resolution, the parties shall implement the following dispute resolution procedures in the sequence provided:

    A. Negotiation: Representatives of the parties will meet a minimum of one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.

B. Mediation: If negotiation is not successful, the parties shall participate in a minimum of one (1) mediation session with a mutually agreed upon mediator to resolve the dispute.

C. Binding Arbitration/Adjudication: If mediation is not successful, the parties may agree to submit their respective grievances to binding arbitration or may seek relief through initiation of an action in a court of competent jurisdiction, which may include, but shall not be limited to specific performance to compel the performance as outlined in this Joint Resolution. In addition to the remedies afforded to the parties through law and equity, the Court shall award reasonable attorney fees, costs and expenses to a non-breaching party if the other party is found to have violated of the terms of this Joint Resolution.

Passed and adopted by the **Board of Supervisors of the Township of Dahlgren** this 8 day of September, 2025.

Jeff Thompson, Chairman

ATTEST: _____
Mary Olson, Clerk

Passed and adopted by the **City Council of the City of Chaska** this 8th day of September, 2025.

Taylor Hubbard, Mayor

ATTEST: _____
Denise Beebe, City Clerk

EXHIBIT A

Property Description

That Part of the East Half of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, that lies easterly of a line hereinafter referred to as 'Line A' and said 'Line A' described as follows:

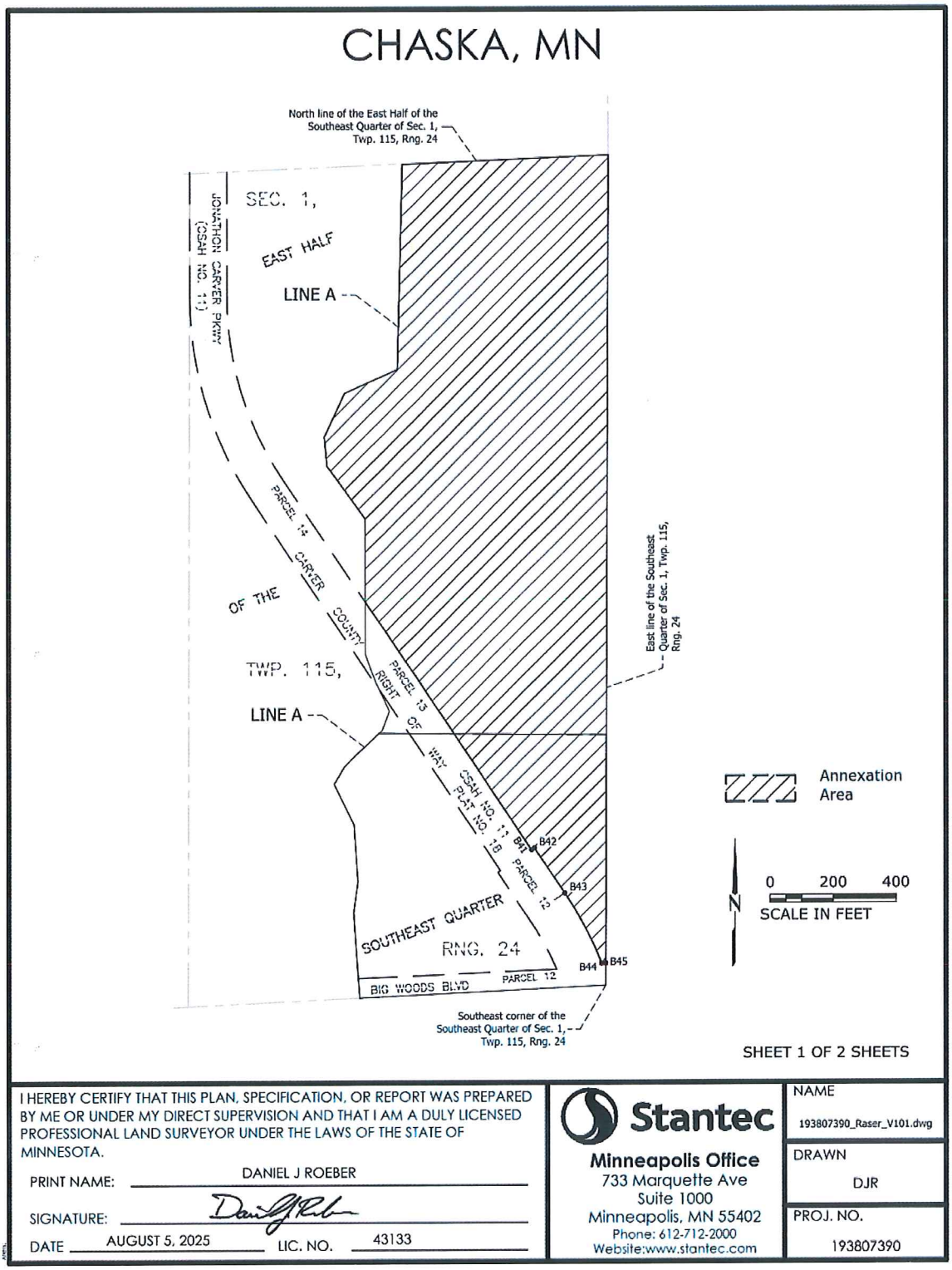
Commencing at the southeast corner of said East Half of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said East Half of the Southeast Quarter a distance of 788.70 feet to the point of beginning of the line to be described; thence North 04 degrees 00 minutes 00 seconds West a distance 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 25 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 20 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.96 feet; thence North 36 degrees 00 minutes 00 seconds West, a distanced of 209.22 feet; thence North 05 degrees 00 minutes 00 seconds West, a distance of 92.40 feet; thence North 25 degrees 00 minute 00 seconds East, a distance of 153.12 feet; thence North 66 degrees 00 minutes 00 seconds East, a distance of 184.80 feet; thence North 01 degrees 29 minutes 04 seconds East, a distance of 655.39 feet to the north line of said East Half of the Southeast Quarter and said line there terminating.

AND lying northerly and northeasterly of the following described line:

Commencing at said southeast corner of the East Half of the Southeast Quarter; thence North 00 degrees 13 minutes 09 seconds East assumed bearing along the east line of said East Half of the Southeast Quarter, a distance of 71.63 feet to the intersection of said east line of the Southeast Quarter with the most easterly line of Parcel 12, CARVER COUNTY RIGHT OF WAY PLAT NO. 18, according to the recorded plat thereof, said County, said point being denoted as monument B45 on said plat and the point of beginning of the line to be described; thence South 88 degrees 44 minutes 57 seconds West along a line of said Parcel 12, a distance of 13.12 feet to a point denoted on said plat as monument B44; thence northwesterly 253.23 feet along a non-tangential curve concave the southwest having a radius of 1166.00 feet, central angle of 12 degrees 26 minutes 36 seconds and a chord bearing of North 27 degrees 41 minutes 47 seconds West to a point denoted on said plat as monument B43 said line being the northeasterly line of said Parcel 12; thence North 33 degrees 55 minutes 05 seconds West tangent to last described curve and along said northeasterly line of Parcel 12, a distance of 173.70 feet to a point denoted on said plat as monument B42; thence South 56 degrees 04 minutes 55 seconds West along said northeasterly line of Parcel 12, a distance of 10.00 feet to a point denoted on said plat as monument B41; thence North 33 degrees 55 minutes 05 seconds West along said northeasterly line of Parcel 12 and the northeasterly line of Parcel 13 per said plat, 955.59 feet to aforementioned 'Line A' and said line there terminating.

EXHIBIT B

Map



SHEET 1 OF 2 SHEETS

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J ROEBER

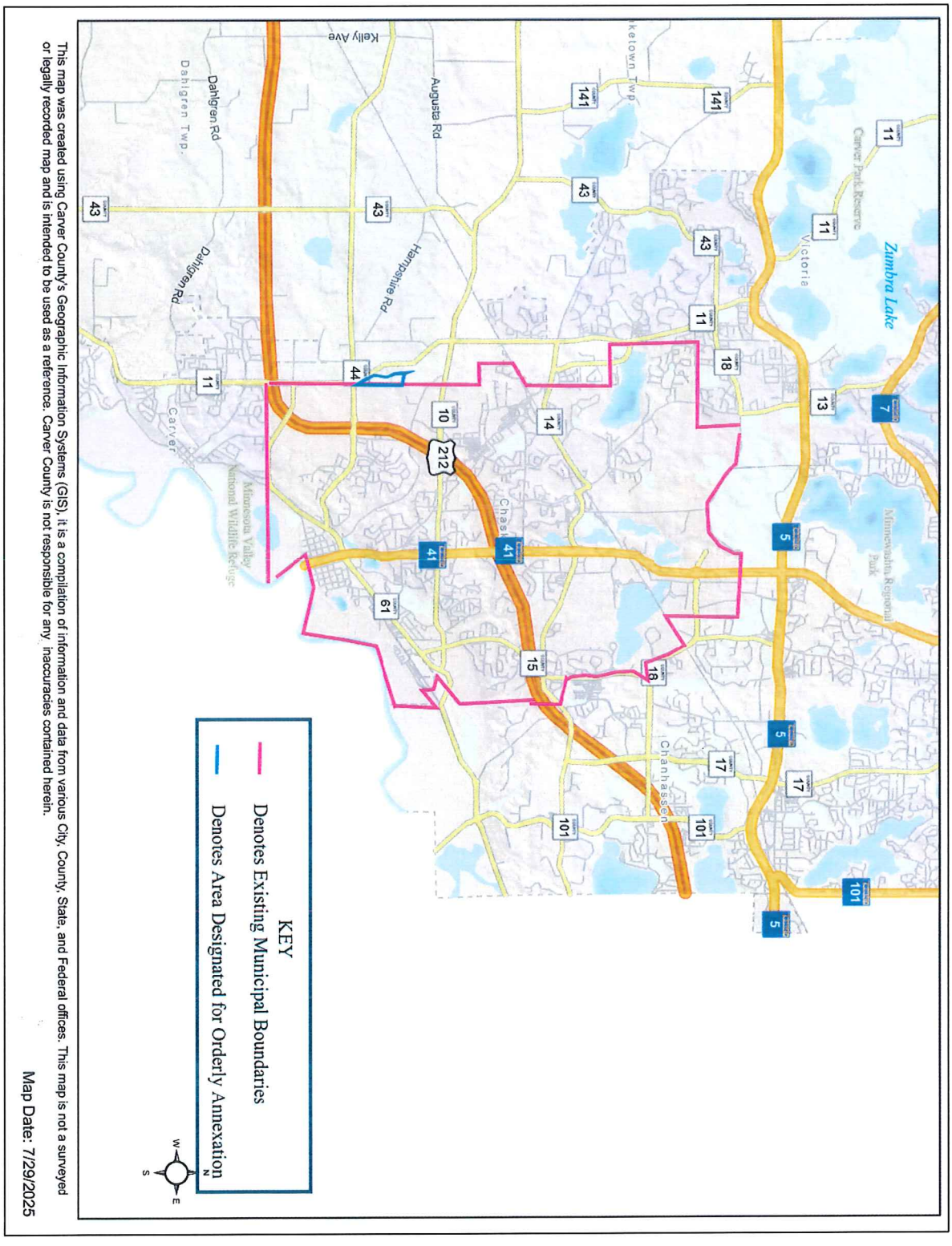
SIGNATURE:

DATE AUGUST 5, 2025 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

NAME	193807390_Raser_V101.dwg
DRAWN	DJR
PROJ. NO.	193807390

EXHIBIT B-2
EXISTING MUNICIPAL BOUNDARIES



This map was created using Carver County's Geographic Information Systems (GIS). It is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 7/29/2025

EXHIBIT C

Form of Receipt

DAHLGREN TOWNSHIP

RECEIPT FOR REIMBURSEMENT TO TOWNSHIP

FOR ANNEXATION OF TAXABLE PROPERTY

_____, 2025

Pursuant to Minnesota Statutes Section 414.036, the Town of Dahlgren hereby acknowledges the receipt of a single payment of $_____ as reimbursement for all the taxable property being annexed to the City of Chaska as described on Exhibit A and depicted on Exhibit B attached hereto and approves the annexation of such land. There are no special assessments assigned by Dahlgren Township to the annexed property and no debt incurred by the Township prior to the annexation attributable to the property annexed.

Dahlgren Township

_____

_____, Chairman

Elizabeth Hanson

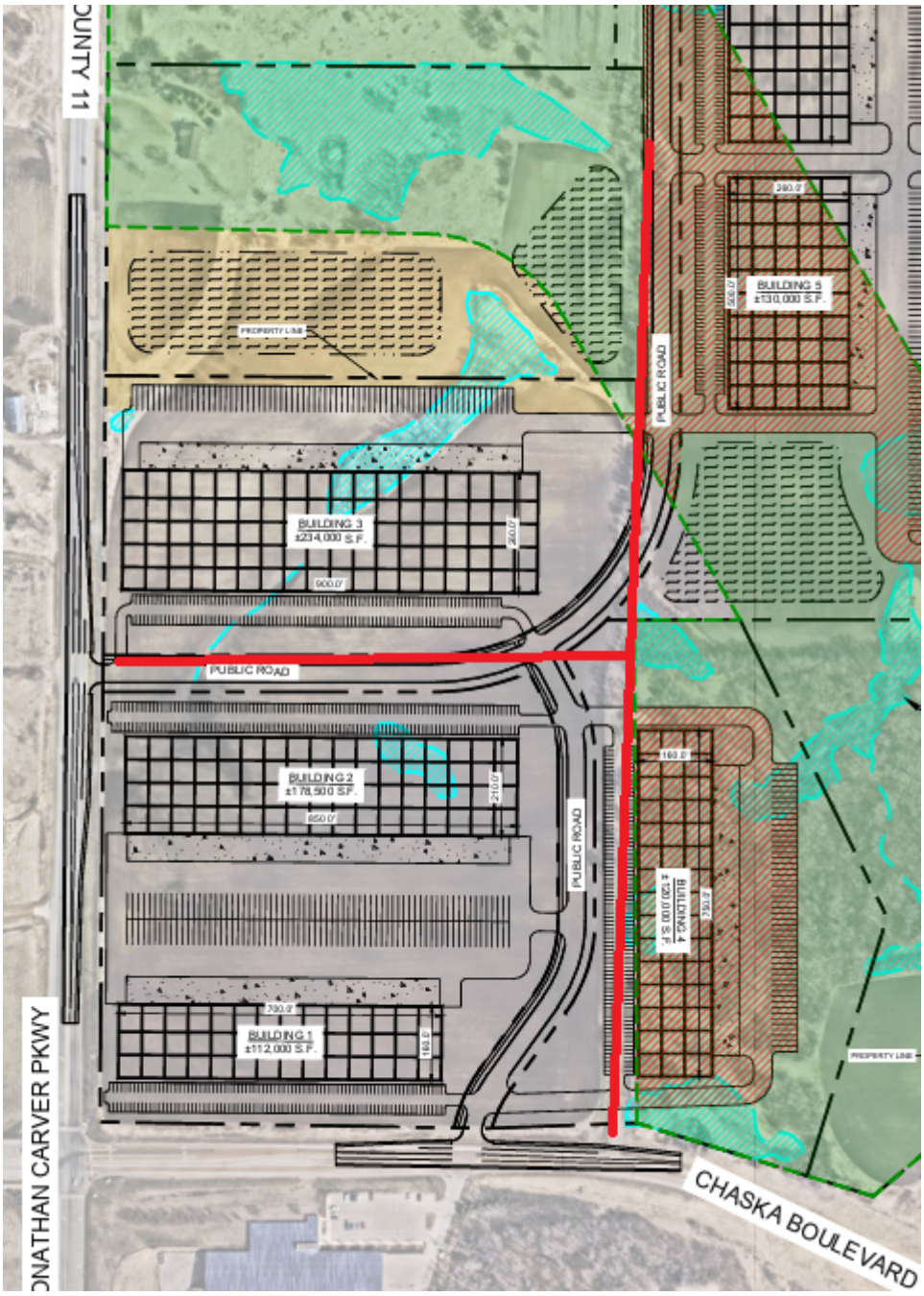
From: Justin Broughman <jbroughman@carvercountymn.gov>
Sent: Thursday, December 18, 2025 3:22 PM
To: Elizabeth Hanson
Cc: Drew Pflaumer
Subject: [EXTERNAL]Holasek and Big Woods Business Park Concept Plan Comments

Hello Liz,

Our team has discussed the concept plans for the Holasek and Big Woods developments and has the below comments:

Big Woods:

- We request that parking lost accesses be kept outside of operational functional areas of intersections on county roads (160 feet from county roads or outside of designated turn lane lengths, whichever is greater).
- We would like to see projected traffic impacts if the connection at the north end of the development to Creek Rd is made.
- Our preference is for the middle roundabout depicted on CR 44 to be removed and instead utilize the 212 interchange roundabout for access to the property. If future iterations of the plans will include the middle intersection, we would like it to be analyzed as every potential intersection type in the traffic study (Right-in/out, ¾, full, etc), as well as with and without the north connection to Creek Rd.
- The intersection on Hwy 11 north of 44 should shift northerly to be about 0.25 mile north of 44. This would provide a logical location for the City of Carver to use for future development on the west side of Hwy 11.
- The intersection on Hwy 11 north of Hwy 61 should be 0.25 mile north of Hwy 61.
- We would prefer the N/S road in the southern portion of the development to go straight south with an additional T connection from 11 rather than a bend in the “main” road.



Holasek:

- Please have the developer verify that the site grading will be compatible with the future interchange ramp grading, so that no encroachment will need to occur with the future interchange project.
- We recommend noise walls for this development.

Thanks,

Justin Broughman | Transportation Planner
Carver County Public Works
11360 Highway 212, Suite 1, Cologne, MN 55322
C :734.787.6993
Email: jbroughman@carvercountymn.gov
Web: www.co.carver.mn.us

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Elizabeth Hanson

From: Erin Smith <esmith@cityofcarver.com>
Sent: Wednesday, February 4, 2026 2:33 PM
To: Elizabeth Hanson; Aaron Schmidt
Cc: Nate Kabat; Ashley Cauley
Subject: RE: [EXTERNAL]Re: Concept Plan - Big Woods Business Park

Hi Liz –

Thanks for sending this over and for the opportunity to give some feedback. The intersection location between Levi Griffin Road and Big Woods Boulevard is consistent with what we have discussed, and we continue to support that location.

The right in/right out north of Big Woods Boulevard is concerning. The planned round about improvements should be depicted, which will require additional coordination. The right in/right out feels limiting due to the County's spacing guidelines. We would prefer to come to a consensus on a full intersection location that would benefit both the Chaska side as well as Carver. As proposed, we would not support the entrance into the parking lot from County Road 11.

If you have questions or would like to work on coordination, please let us know.

Thanks!
Erin

From: Elizabeth Hanson <EHanson@chaskamn.gov>
Sent: Wednesday, January 28, 2026 4:18 PM
To: Aaron Schmidt <aaron.schmidt@bolton-menk.com>; Erin Smith <esmith@cityofcarver.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>; Ashley Cauley <acauley@chaskamn.gov>
Subject: RE: [EXTERNAL]Re: Concept Plan - Big Woods Business Park

Aaron/Erin,

See attached the latest concept site plan for BWBP. The access on CR11 south of CR44 has been revised based on your direction.

This concept plan is scheduled for our *February 11th Planning Commission and February 23rd City Council* meetings.

If you have any other comments/questions/concerns, please let us know.

Thank you,

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Aaron Schmidt <Aaron.Schmidt@bolton-menk.com>
Sent: Friday, December 12, 2025 3:13 PM
To: Elizabeth Hanson <EHanson@chaskamn.gov>; Erin Smith <esmith@cityofcarver.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>; Ashley Cauley <acauley@chaskamn.gov>
Subject: Re: [EXTERNAL]Re: Concept Plan - Big Woods Business Park

Good afternoon, all!

Please see attached figure which depicts the desired shared intersection location. Let us know if you would like to discuss further.

Thanks,
Aaron

Aaron Schmidt, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

(612) 756-4037

From: Elizabeth Hanson <EHanson@chaskamn.gov>
Sent: Thursday, December 11, 2025 11:20 AM
To: Aaron Schmidt <Aaron.Schmidt@bolton-menk.com>; Erin Smith <esmith@cityofcarver.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>; Ashley Cauley <acauley@chaskamn.gov>
Subject: RE: [EXTERNAL]Re: Concept Plan - Big Woods Business Park

***** WARNING: This email is from outside the company. Proceed with Caution*****

Thanks Aaron!

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Aaron Schmidt <Aaron.Schmidt@bolton-menk.com>
Sent: Wednesday, December 10, 2025 3:27 PM
To: Elizabeth Hanson <EHanson@chaskamn.gov>; Erin Smith <esmith@cityofcarver.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>; Ashley Cauley <acauley@chaskamn.gov>
Subject: [EXTERNAL]Re: Concept Plan - Big Woods Business Park

Liz,

I have a markup for access that I will forward to you shortly.

Thanks,
Aaron

Aaron Schmidt, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

(612) 756-4037

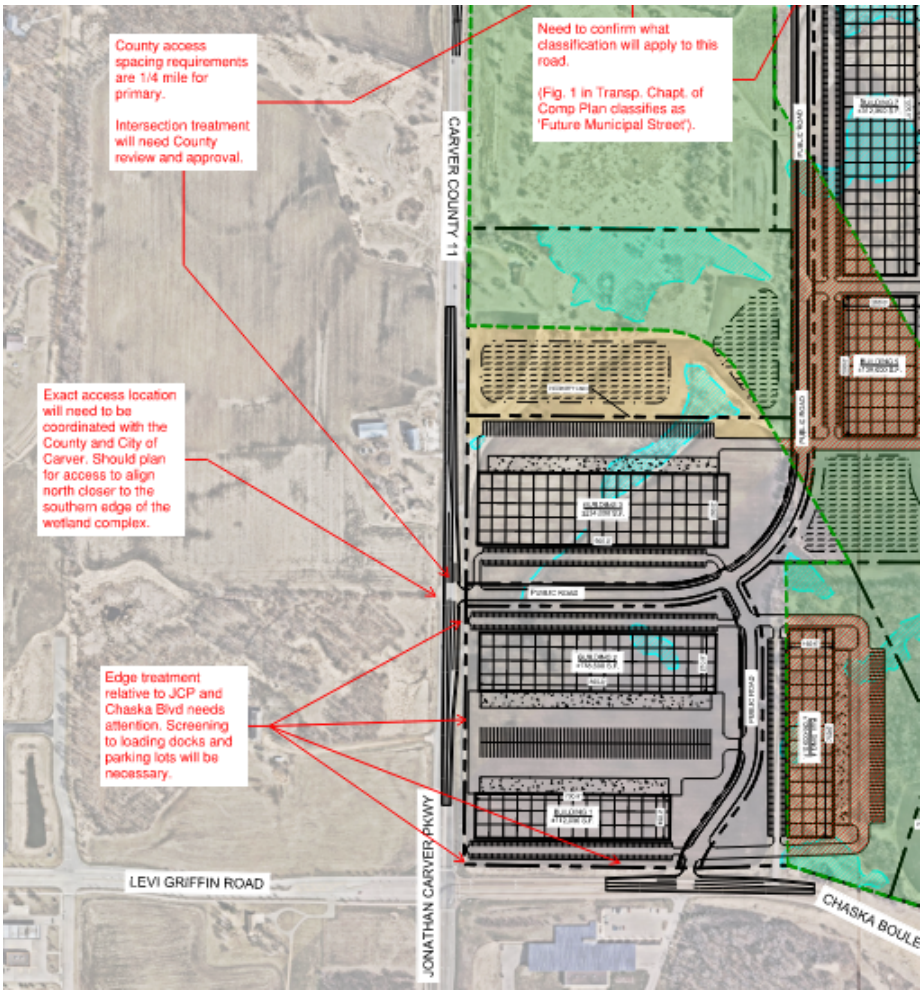
From: Elizabeth Hanson <EHanson@chaskamn.gov>
Sent: Wednesday, December 10, 2025 2:27 PM
To: Erin Smith <esmith@cityofcarver.com>; Aaron Schmidt <Aaron.Schmidt@bolton-menk.com>
Cc: Nate Kabat <nkabat@chaskamn.gov>; Ashley Cauley <acauley@chaskamn.gov>
Subject: Concept Plan - Big Woods Business Park

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Erin/Aaron,

Scannell has submitted a Concept Plan application to the city for the Big Woods Business Park to be *tentatively reviewed at our January 14th PC and January 26th CC meetings*. See attached plan.

Please note that previous comments regarding access alignment on JCP have still been un-addressed. We intend to carry over that comment in an incomplete letter to them.



Let us know if you have any further comments/questions on the concept plan. We will keep you posted if the above meeting dates change to February or later.

Thank you!

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

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DEPARTMENT OF TRANSPORTATION

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

January 21, 2026

Elizabeth Hanson
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: **Big Woods Business Park**
MnDOT Review #**S25-045**
NW and SQ Quadrants of US 212 and CR 44/Big Woods Blvd
Chaska, Carver County

Dear Elizabeth Hanson,

Thank you for submitting the site plans for Big Woods Business Park. The Minnesota Department of Transportation (MnDOT) has reviewed the documents and has the following comments:

Water Resources
A MnDOT drainage permit is required before development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: https://olpa.dot.state.mn.us/OLPA/. Please upload this letter with the drainage permit application.

The following information must be submitted with the drainage permit application:

1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.
2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.
3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at jason.swenson@state.mn.us or 651-234-7539 with any questions.

Permits
Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: https://olpa.dot.state.mn.us/OLPA/. Upload this letter when applying for permits.

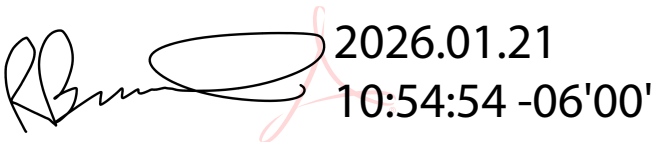
For questions regarding permit submittal requirements, please contact Jeff Dierberger of MnDOT's Metro District Permits Section at jeffrey.dierberger@state.mn.us or 651-775-0404.

Review Submittal Options
MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.
2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: https://mft.dot.state.mn.us. Contact metrodevreviews.dot@state.mn.us, and staff will create a shared folder in which files can be uploaded to. Please send an accompanying email with a narrative for the development.

You are welcome to contact me at regina.burstein@state.mn.us with any questions.

Sincerely,



Regina Burstein
Senior Planner

Copy sent via email:

Jason Swenson, Water Resources
Jeff Dierberger, Permits
Doug Nelson, Right of Way
Almin Ramic, Traffic
Amrish Patel, Transit
Diane Langenbach, Area Coordinator
Heather Gardner, Design
Michael Kowski, Maintenance
Tristan Trejo, Ped/Bike/ADA Planning
Jordan Olson, Surveying
Tod Sherman, Planning
Cameron Muhic, Planning
Scott Shaffer, Planning
Joseph Widing, Metropolitan Council

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **February 23, 2026**

Paid and Unpaid Invoices:
Check #'s 359619-359855 **$4,786,302.90**

Paid Electronic Invoices:
Wire #'s 5112-5133 **$546,316.95**

Amount for Approval-Council Meeting:
February 23, 2026 **$5,332,619.85**

City of Chaska

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					192.22				
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City of Chaska

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110316 AHEAD LLC									
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113366 ALECKSON, ALYSSA									
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100073 AMARIL UNIFORM CO									
IV292511		02/12/2026	022426	359675	285.50	03/12/2026	INV	PD	J. SCHRUPP FR CLOTHING
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113325 AMBROZ, JACOB									
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107005 AMERICAN ENVIRONMENTAL LLC									

City of Chaska

VENDOR INVOICE LIST

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					626.58				
100119 SHAKOPEE VALLEY FORD									
420391FOW		02/02/2026	022426	359681	52.86	03/02/2026	INV	PD	LICENSE PLATE BRACKET
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					3,854.92				
100146 ASPEN MILLS INC									
369623		01/28/2026	022426	359683	113.90	02/27/2026	INV	PD	DUTY PANTS-ANDERSON
CHECK DATE: 02/24/2026									
369624		01/28/2026	022426	359683	227.80	02/27/2026	INV	PD	DUTY PANTS-SCHMIDT

City of Chaska

VENDOR INVOICE LIST

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370416		02/09/2026	022426	359683	768.00	03/11/2026	INV	PD	DUTY UNIFORM PATCHES
CHECK DATE: 02/24/2026									
370530		02/11/2026	022426	359683	74.95	03/13/2026	INV	PD	DUTY UNIFORM-TOCZEK
CHECK DATE: 02/24/2026									
370531		02/11/2026	022426	359683	142.40	03/13/2026	INV	PD	DUTY UNIFORM-HELSTROM
CHECK DATE: 02/24/2026									
370532		02/11/2026	022426	359683	258.14	03/13/2026	INV	PD	DUTY UNIFORM-FELTMANN
CHECK DATE: 02/24/2026									
					2,632.12				
100155 AUBURN MANOR									
FEB 2026	260002	02/01/2026	022426	359684	200.00	02/28/2026	INV	PD	FEB SENIOR CITIZEN DONATI
CHECK DATE: 02/24/2026									
104425 BAKKELUND TREE & LANDSCAPE SERVICE LLC									
4535		02/17/2026	022426	359685	11,800.00	03/19/2026	INV	PD	HIGHWOOD/JASPER TREE REMO
CHECK DATE: 02/24/2026									
100168 BARTLEY SALES COMPANY INC									
23520-0021-1		11/24/2025	022426	359686	36,178.61	03/03/2026	INV	PD	Public Safety Facility-Sp
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100182 BECKER ARENA PRODUCTS INC									
618652		02/11/2026	022426	359687	560.00	03/11/2026	INV	PD	Dasher Glass Stanchions
CHECK DATE: 02/24/2026									
618653		02/11/2026	022426	359687	404.87	03/11/2026	INV	PD	Player/penalty Box Gate h
CHECK DATE: 02/24/2026									
					964.87				
105387 BENJAMIN BUS INC									
151062		02/06/2026	022426	359688	640.00	03/06/2026	INV	PD	Kids Day Out December Bus
CHECK DATE: 02/24/2026									
111174 BENTLEY SYSTEMS INCORPORATED									
48693238		02/14/2026	022426	359689	1,198.00	03/14/2026	INV	PD	SIGN SHOP SOFTWARE
CHECK DATE: 02/24/2026									
100188 BERRY COFFEE COMPANY									
1098030		01/26/2026	022426	359690	76.00	02/26/2026	INV	PD	Cartridge Filter for Coff
CHECK DATE: 02/24/2026									
1098033		01/26/2026	022426	359690	71.80	02/26/2026	INV	PD	Coffee and Filters for Ci
CHECK DATE: 02/24/2026									
1099308		02/04/2026	022426	359690	107.43	03/04/2026	INV	PD	Coffee for the breakroom
CHECK DATE: 02/24/2026									
1100539		02/01/2026	022426	359690	78.03	03/01/2026	INV	PD	Lodge coffee
CHECK DATE: 02/24/2026									
					333.26				
100196 BIFFS INC									
INV286775		02/10/2026	022426	359691	400.00	03/10/2026	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 02/24/2026									
102279 BOLTON & MENK INC									
0385314		01/26/2026	022426	359692	8,466.25	02/25/2026	INV	PD	2024 DT ST PROJECT
CHECK DATE: 02/24/2026									
0385316		01/26/2026	022426	359692	4,959.50	02/25/2026	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 02/24/2026									
0385358		01/26/2026	022426	359692	3,767.63	03/03/2026	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE: 02/24/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0386045		01/26/2026	022426	359692	1,788.00	03/01/2026	INV	PD	WELL 4 REHABILITATION 12/
CHECK DATE: 02/24/2026									
0386046		01/26/2026	022426	359692	8,180.00	03/01/2026	INV	PD	WELL 4 REHABILITATION 1/1
CHECK DATE: 02/24/2026									
0387471		02/17/2026	022426	359692	712.00	03/17/2026	INV	PD	CITY SQUARE PARK REHABILI
CHECK DATE: 02/24/2026									
					27,873.38				
100214 BORDER STATES INDUSTRIES INC									
931920060		02/09/2026	022426	359693	129.38	03/25/2026	INV	PD	ELBOW & BUSHING INSERT FO
CHECK DATE: 02/24/2026									
105642 BORGEN RADIATOR CO									
65584		01/28/2026	022426	359694	1,715.00	02/28/2026	INV	PD	#710 RADIATOR
CHECK DATE: 02/24/2026									
100226 BRAUN INTERTEC CORPORATION									
IN1004879		02/05/2026	022426	359695	645.00	03/04/2026	INV	PD	BAVARIA RD TURN LANES
CHECK DATE: 02/24/2026									
100254 BRYAN ROCK PRODUCTS INC									
73250		01/31/2026	022426	359696	994.81	02/28/2026	INV	PD	MCKNIGHT RD GRAVEL
CHECK DATE: 02/24/2026									
105630 CAP AGENCY									
194531002-38518		02/10/2026	022426	359697	87.72	03/10/2026	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 02/24/2026						PAYEE: CAP AGENCY			
111221 CAR-CO AUTO PARTS INC									
00490787116		01/29/2026	022426	359698	682.38	02/28/2026	INV	PD	PAINTING SUPPLIES-PK FIXT
CHECK DATE: 02/24/2026									
100302 CARVER COUNTY TIF/SA									
3675		02/03/2026	022426	359699	175.00	03/05/2026	INV	PD	Audit YE Verification of
CHECK DATE: 02/24/2026									
100323 CDW GOVERNMENT INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
AH7I19K		01/21/2026	021726-2	359640	13,754.58	02/20/2026	INV	PD	PSF/FD PROCESSORS, DOCKS,
CHECK DATE: 02/17/2026									
AH7JR2D		01/22/2026	021726-2	359640	5,092.50	02/21/2026	INV	PD	PSF/FD MONITORS
CHECK DATE: 02/17/2026									
AH7MH6I		01/22/2026	021726-2	359640	169.75	02/21/2026	INV	PD	MONITOR FOR FINANCE WFH
CHECK DATE: 02/17/2026									
AH8435L		02/03/2026	022426	359700	143.83	03/05/2026	INV	PD	PSF/PD ZEBRA RIBBONS & LA
CHECK DATE: 02/24/2026									
AH88W6M		02/04/2026	022426	359700	156.08	03/06/2026	INV	PD	KEYBOARDS-IT ON HAND
CHECK DATE: 02/24/2026									
AH8BN8B		01/28/2026	022426	359700	169.75	02/27/2026	INV	PD	MONITOR-W/S MEZZANINE ROO
CHECK DATE: 02/24/2026									
AH8DF5G		01/28/2026	022426	359700	798.49	02/27/2026	INV	PD	PSF ZEBRA PRINTER
CHECK DATE: 02/24/2026									
AH8E89R		01/28/2026	022426	359700	1,696.24	02/27/2026	INV	PD	SURFACE-TC STARTER
CHECK DATE: 02/24/2026									
AH8FI7B		01/29/2026	022426	359700	2,731.40	02/28/2026	INV	PD	PSF KEYBOARD/MOUSE COMBO
CHECK DATE: 02/24/2026									
AH8FJ4W		01/29/2026	022426	359700	39.93	02/28/2026	INV	PD	WIRELESS MOUSE-TC STARTER
CHECK DATE: 02/24/2026									
AH8JQ5P		01/29/2026	022426	359700	1,834.59	02/28/2026	INV	PD	SURFACE-BLDG INSP
CHECK DATE: 02/24/2026									
100332 CENTERPOINT ENERGY RESOURCES CORP					26,587.14				
105010300/JAN26		02/04/2026	021726	359633	9,377.76	03/04/2026	INV	PD	JAN 3210 CHASKA BLVD GAS
CHECK DATE: 02/17/2026									
109045922/JAN26		02/05/2026	021726	359633	23,319.89	03/05/2026	INV	PD	JAN 1661 PARK RIDGE DR GA
CHECK DATE: 02/17/2026									
109052076/JAN26		02/05/2026	021726	359633	12,473.06	03/05/2026	INV	PD	JAN 1611 PARK RIDGE DR GA
CHECK DATE: 02/17/2026									
120564141/JAN26		02/04/2026	021726	359633	22.09	03/04/2026	INV	PD	JAN 1599 OAK CREEK PASS G
CHECK DATE: 02/17/2026									
138100144/DEC25-Corr		01/21/2026	020526	359623	611.46	02/18/2026	INV	PD	DEC PFS CORRECTION
CHECK DATE: 02/05/2026									
138100144/JAN26		02/10/2026	022026	359659	22,282.71	03/10/2026	INV	PD	JAN 285 ENGLER BLVD GAS S
CHECK DATE: 02/20/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
138100144/NOV25-Corr		01/21/2026	020526	359623	10,253.17	02/18/2026	INV	PD	NOV PSF CORRECTION
CHECK DATE: 02/05/2026									
138100144/OCT25-Corr		01/21/2026	020526	359623	3,599.02	02/18/2026	INV	PD	OCT PSF CORRECTION
CHECK DATE: 02/05/2026									
139150478/JAN26		02/04/2026	021726	359633	22.09	03/04/2026	INV	PD	JAN 3695 GRAND CHEVALLE P
CHECK DATE: 02/17/2026									
64030791582/JAN26		02/04/2026	021726	359633	144.34	03/04/2026	INV	PD	JAN 216 W 4TH ST GAS SVC
CHECK DATE: 02/17/2026									
64030828871/JAN26		02/04/2026	021726	359633	242.93	03/04/2026	INV	PD	JAN 423 N WALNUT ST GAS S
CHECK DATE: 02/17/2026									
80000146268/JAN26		02/12/2026	022026	359659	8,239.59	03/11/2026	INV	PD	JAN GAS SVC
CHECK DATE: 02/20/2026									
80000167793/JAN26		02/12/2026	022026	359659	53.55	03/11/2026	INV	PD	JAN CITY PKS GAS SVC
CHECK DATE: 02/20/2026									
80000167843/JAN26		02/12/2026	022026	359659	9,228.54	03/11/2026	INV	PD	JAN GAS SVC
CHECK DATE: 02/20/2026									
					99,870.20				
100337 QWEST CORPORATION									
772031138		02/01/2026	022026	359660	188.74	03/03/2026	INV	PD	JAN INTERNET ON DEMAND
CHECK DATE: 02/20/2026									
100374 CHANHASSEN, CITY OF									
82nd St 2025		01/23/2026	021726-2	359641	454.51	02/20/2026	INV	PD	Hwy 41/82nd St Signal
CHECK DATE: 02/17/2026									
Bluff Creek 2025		01/23/2026	021726-2	359641	303.90	02/20/2026	INV	PD	Bluff Creek/Audubon Signa
CHECK DATE: 02/17/2026									
					758.41				
100377 CHASKA ROTARY CLUB									
6850		01/29/2026	022426	359701	7,250.00	02/28/2026	INV	PD	Remit Chaska Cares Golf S
CHECK DATE: 02/24/2026									
110240 CINTAS CORPORATION NO 2									
5316574905		02/04/2026	022426	359704	165.89	03/04/2026	INV	PD	EAR PLUGS
CHECK DATE: 02/24/2026									
5317967001		02/11/2026	022426	359702	195.50	03/10/2026	INV	PD	MEDICAL SUPPLIES FOR FD
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5317967003		02/11/2026	022426	359703	966.40	03/11/2026	INV	PD	1st Aide
CHECK DATE: 02/24/2026									
					1,327.79				
113265 CITY OF ANOKA									
INV02949	260020	01/29/2026	022426	359705	30,474.00	03/01/2026	INV	PD	SW CAB FED PAC 600AMP 3PH
CHECK DATE: 02/24/2026									
111360 CITY OF CHASKA-UB REFUNDS									
101454815-31603		02/10/2026	022426	359706	5.41	03/10/2026	INV	PD	CREDIT BALANCE REFUND-285
CHECK DATE: 02/24/2026									
112451 CLIFTONLARSONALLEN LLP									
L261041299		02/02/2026	022426	359707	8,505.00	03/01/2026	INV	PD	AUDIT SERVICES FOR 12/31/
CHECK DATE: 02/24/2026									
100419 CLOVER CONDOMINIUM ASSOCIATION									
00498838-51	260003	02/10/2026	022026	359661	1,544.84	02/28/2026	INV	PD	MAR COMMUNITY ROOM DUES
CHECK DATE: 02/20/2026									
100436 COMCAST CORPORATION									
151224		02/09/2026	022026	359662	80.91	03/06/2026	INV	PD	Cable-PD
CHECK DATE: 02/20/2026									
263864212		02/15/2026	022026	359663	775.00	03/15/2026	INV	PD	FEB CITY HALL FIBER
CHECK DATE: 02/20/2026									
					855.91				
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
510148		02/13/2026	022426	359708	8,387.10	03/15/2026	INV	PD	FEB OFFICE 365 AGREEMENT
CHECK DATE: 02/24/2026									
112918 SMITH CONSTRUCTION SERVICES INC									
40113		02/09/2026	022426	359709	750.00	03/09/2026	INV	PD	CORE DRILL-HUNDERTMARK TO
CHECK DATE: 02/24/2026									
112484 CONFLUENCE INC									
33878		02/02/2026	022426	359710	13,635.00	03/03/2026	INV	PD	SW Park Master Plan

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/24/2026									
112116 COSNEY CORPORATION									
23520-0021-1		11/28/2025	022426	359711	90,715.50	03/03/2026	INV	PD	Public Safety Facility-Fo
CHECK DATE: 02/24/2026									
113333 CROFT, THOMAS									
755021650-10007097		02/10/2026	022426	359712	121.73	03/10/2026	INV	PD	CREDIT BALANCE REFUND-836
CHECK DATE: 02/24/2026									
110391 CUMMINS INC									
E4-260260436		02/03/2026	022426	359713	221.90	03/03/2026	INV	PD	#112 EXHAUST GAS PRESSURE
CHECK DATE: 02/24/2026									
E4-260262618		02/17/2026	022426	359713	-12.50	03/17/2026	CRM	PD	#312 SHIPPING CREDIT
CHECK DATE: 02/24/2026									
					209.40				
113336 CUMMINS, MARY									
101450102-33628		02/10/2026	022426	359714	192.79	03/10/2026	INV	PD	CREDIT BALANCE REFUND-174
CHECK DATE: 02/24/2026									
103057 CUSTOMIZED FIRE RESCUE TRAINING INC									
3261		12/27/2025	021726-2	359642	1,750.88	01/26/2026	INV	PD	FF TRAINING, INTEREST
CHECK DATE: 02/17/2026									
3262		12/27/2025	021726-2	359642	1,004.85	01/26/2026	INV	PD	FF TRAINING, INTEREST
CHECK DATE: 02/17/2026									
					2,755.73				
100488 DAKOTA COUNTY TECHNICAL COLLEGE									
1345388		02/02/2026	022426	359715	700.00	03/02/2026	INV	PD	Basic PIT/TVI Training -
CHECK DATE: 02/24/2026									
100490 DAKOTA SUPPLY GROUP									
S105399773.001	260022	01/29/2026	022426	359716	1,600.00	03/25/2026	INV	PD	INVENTORY-1" KAMSTRUP MET
CHECK DATE: 02/24/2026									
112045 DOCUSIGN INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111100631994		01/31/2026	022426	359717	2,808.00	03/02/2026	INV	PD	DOCUSIGN
CHECK DATE: 02/24/2026									
100549 DORSEY AND WHITNEY LLP									
4130549		11/18/2025	022426	359718	8,090.00	03/05/2026	INV	PD	TIF 25 EDCO
CHECK DATE: 02/24/2026									
4130550		11/18/2025	022426	359718	148.50	03/05/2026	INV	PD	TIF 18 CHASKA BLDG CTR, L
CHECK DATE: 02/24/2026									
4130551-1		11/18/2025	022426	359718	-195.50	03/05/2026	CRM	PD	2023 RIDGEVIEW REVERSALS
CHECK DATE: 02/24/2026									
4130551-2		11/18/2025	022426	359718	543.00	03/05/2026	INV	PD	BECKMAN ABATEMENT
CHECK DATE: 02/24/2026									
4151129		01/28/2026	022426	359718	1,762.50	03/05/2026	INV	PD	TIF 17 CREEKS RUN
CHECK DATE: 02/24/2026									
					10,348.50				
100577 EASY PICKER GOLF PRODUCTS INC									
0227823-IN		02/02/2026	022426	359719	1,364.93	03/04/2026	INV	PD	LOOP MAINT SIGNS
CHECK DATE: 02/24/2026									
111282 CANNON TECHNOLOGIES INC									
956358534	240117	11/20/2025	022426	359720	42,500.00	12/31/2025	INV	PD	PAYMENT AND PERFORMANCE B
CHECK DATE: 02/24/2026									
956807994	240117	01/30/2026	022426	359720	66,501.42	03/02/2026	INV	PD	WTR & ELEC INSTALL, WAREH
CHECK DATE: 02/24/2026									
956832580	240117	02/03/2026	022426	359720	2,168.00	03/03/2026	INV	PD	WATER NODE INSTALLS
CHECK DATE: 02/24/2026									
956891724	240117	02/11/2026	022426	359720	35,818.20	03/11/2026	INV	PD	POST CARDS, DOOR HANGERS
CHECK DATE: 02/24/2026									
956891933	240117	02/11/2026	022426	359720	20,640.01	03/11/2026	INV	PD	WAREHOUSING, WTR NODE INS
CHECK DATE: 02/24/2026									
					167,627.63				
103919 EBERT INC									
23520-0021-12		11/20/2025	022426	359721	80,591.40	03/03/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 02/24/2026									
100591 ELECTRICAL PRODUCTION SERVICES INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
24520		02/04/2026	021726-2	359643	4,938.00	02/14/2026	INV	PD	SPLICING ENGLER BLVD-PSF
CHECK DATE: 02/17/2026									
100598 ELLINGSON DRAINAGE INC									
39477		01/31/2026	022426	359722	34,920.00	02/28/2026	INV	PD	WO# 611 LAKE HAZELTINE SU
CHECK DATE: 02/24/2026									
39488		01/31/2026	022426	359722	52,662.50	02/28/2026	INV	PD	WO#20092 VICTORIA DR/HWY
CHECK DATE: 02/24/2026									
39492		01/31/2026	022426	359722	87,490.00	02/28/2026	INV	PD	WO# 611 LAKE HAZELTINE SU
CHECK DATE: 02/24/2026									
					175,072.50				
110104 RAINY FALLS VENTURES LLC									
00001060		01/31/2026	022426	359723	173.00	03/02/2026	INV	PD	GEAR WASH
CHECK DATE: 02/24/2026									
00001098		01/31/2026	022426	359723	621.75	03/02/2026	INV	PD	GEAR WASH
CHECK DATE: 02/24/2026									
00001099		01/31/2026	022426	359723	1,005.00	03/02/2026	INV	PD	GEAR WASH
CHECK DATE: 02/24/2026									
00001108		01/31/2026	022426	359723	554.00	03/02/2026	INV	PD	GEAR WASH
CHECK DATE: 02/24/2026									
					2,353.75				
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11089		02/09/2026	022426	359724	9,250.69	03/16/2026	INV	PD	FEBRUARY MONTHLY RETAINER
CHECK DATE: 02/24/2026									
103875 MILNER SPORTS LLC									
INV-029545		01/26/2026	022426	359725	1,098.27	02/25/2026	INV	PD	RESALE SUNGLASSES
CHECK DATE: 02/24/2026									
104596 EYE ON THE ICE INC									
2026-21		02/11/2026	022426	359726	389.95	03/10/2026	INV	PD	ICE MONITORING SYSTEM
CHECK DATE: 02/24/2026									
100649 FEDERAL EXPRESS CORPORATION									
9-156-96322		01/28/2026	020326	359620	81.52	02/12/2026	INV	PD	ELECTRIC SHIPPING

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/03/2026									
112644 FERGUSON US HOLDINGS INC									
0561005		02/02/2026	022426	359727	100.00	03/02/2026	INV	PD	FERGUSON MUNI ACADEMY
CHECK DATE: 02/24/2026									
106319 CHAD JEREMY FIGG									
January Tae Kwon Do		02/01/2026	022426	359728	829.44	03/01/2026	INV	PD	January 26 Tae Kwon Do
CHECK DATE: 02/24/2026									
113327 FINNLYTECH INC									
1908		01/30/2026	021726-2	359644	10,215.10	02/14/2026	INV	PD	Finnly-new software
CHECK DATE: 02/17/2026									
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00930980-1		02/01/2026	021726	359634	441.76	03/03/2026	INV	PD	FEB SIP PHONE BILL
CHECK DATE: 02/17/2026									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278x020326		01/25/2026	021726	359635	2,259.41	02/20/2026	INV	PD	JAN FIRSTNET MOBILE
CHECK DATE: 02/17/2026									
112118 FOCAL POINT FIXTURES INC									
23520-0021-6		11/20/2025	022426	359729	111,286.80	03/03/2026	INV	PD	Public Safety Facility-Ar
CHECK DATE: 02/24/2026									
100159 AVI SYSTEMS INC									
89126423		01/08/2026	022426	359730	558.25	02/25/2026	INV	PD	CCC Banquet Room Audio Is
CHECK DATE: 02/24/2026									
113172 FS.COM INC									
IN102602060445		02/06/2026	022426	359731	80.40	03/08/2026	INV	PD	NETWORK CABLES, TRANSCEIV
CHECK DATE: 02/24/2026									
IN102602090222		02/09/2026	022426	359731	88.00	03/11/2026	INV	PD	PSF NETWORK PATCH CABLES,
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					168.40				
100693 FS3 INC									
97697		02/10/2026	022426	359732	963.94	03/12/2026	INV	PD	RING LOCKS
CHECK DATE: 02/24/2026									
106634 GALLUS GOLF LLC									
22358		02/01/2026	022426	359733	2,650.00	03/03/2026	INV	PD	ANNUAL APP SUBSCRIPTION
CHECK DATE: 02/24/2026									
101463 GOPHER STATE ONE CALL									
6010284		01/31/2026	022426	359734	170.15	02/28/2026	INV	PD	JANUARY LOCATES
CHECK DATE: 02/24/2026									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-16		11/13/2025	022426	359735	23,564.75	03/03/2026	INV	PD	Public Safety Facility-Pl
CHECK DATE: 02/24/2026									
100759 WW GRAINGER INC									
9777913311		01/20/2026	021726-2	359645	218.17	02/19/2026	INV	PD	O-RINGS
CHECK DATE: 02/17/2026									
9778815226		01/21/2026	021726-2	359645	500.41	02/20/2026	INV	PD	KMN04 CHEM LINE REPAIRS
CHECK DATE: 02/17/2026									
9778815234		01/21/2026	021726-2	359645	84.20	02/20/2026	INV	PD	KMN04 CHEMICAL LINE
CHECK DATE: 02/17/2026									
9781072369		01/22/2026	021726-2	359645	57.29	02/21/2026	INV	PD	ZAMBONI RM WATER LEAK
CHECK DATE: 02/17/2026									
9783618284		01/26/2026	022426	359736	158.02	02/26/2026	INV	PD	FAUCET-RESTROOM
CHECK DATE: 02/24/2026									
9784026537		01/26/2026	022426	359736	16.84	02/25/2026	INV	PD	NIPPLES-BOILER PUMP
CHECK DATE: 02/24/2026									
9793542581		02/03/2026	022426	359736	82.61	03/05/2026	INV	PD	#704 TRAILER AIR LINE CON
CHECK DATE: 02/24/2026									
9794175316		02/03/2026	022426	359736	308.16	03/05/2026	INV	PD	WATER HEATER PARTS
CHECK DATE: 02/24/2026									
					1,425.70				
100764 GRAMITH, TIM									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
151061		01/13/2026	022426	359737	1,942.71	02/19/2026	INV	PD	Tuition Reimbursement-Pen
CHECK DATE: 02/24/2026									
112460 GRANICUS LLC									
223850		01/31/2026	022426	359738	2,898.00	03/02/2026	INV	PD	SMARTGOV TRAINING & PROJE
CHECK DATE: 02/24/2026									
112120 GRAZZINI BROTHERS & COMPANY									
23520-0021-4		11/19/2025	022426	359739	138,320.00	03/03/2026	INV	PD	Public Safety Facility-Ti
CHECK DATE: 02/24/2026									
113178 WINTER SERVICES LLC									
INV190249		01/27/2026	022426	359740	16,104.33	02/26/2026	INV	PD	TREATED SALT
CHECK DATE: 02/24/2026									
112518 THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA									
FEB-26		01/16/2026	022026	359664	8,144.07	02/01/2026	INV	PD	FEB EMP INS PREM-DENTAL
CHECK DATE: 02/20/2026									
112121 H2I GROUP INC									
23520-0021-2		11/30/2025	022426	359741	33,402.00	03/03/2026	INV	PD	Public Safety Facility-Sy
CHECK DATE: 02/24/2026									
106216 ROSHE 2 INCORPORATED									
3537		02/01/2026	022426	359742	722.75	03/03/2026	INV	PD	JAN EVENT LABOR
CHECK DATE: 02/24/2026									
3538		02/01/2026	022426	359742	4,330.00	03/03/2026	INV	PD	FEB CURL/EVENT CLEANING
CHECK DATE: 02/24/2026									
					5,052.75				
100807 HARTMAN COMPANIES INC									
23520-0021-1		11/13/2025	022426	359743	15,163.90	03/03/2026	INV	PD	Public Safety Facility-La
CHECK DATE: 02/24/2026									
23520-0021-2		11/18/2025	022426	359743	24,021.13	03/03/2026	INV	PD	Public Safety Facility-La
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					39,185.03				
100810 HAWKINS INC									
7327914		02/06/2026	022426	359744	6,766.90	03/23/2026	INV	PD	WTP CHEMICALS
CHECK DATE: 02/24/2026									
100821 HEALTHPARTNERS INC									
416125776124		02/01/2026	022026	359665	241,513.87	03/01/2026	INV	PD	MAR EMP INS PREM-MEDICAL
CHECK DATE: 02/20/2026									
113332 HEATON, CLARE									
550300700-40846		02/10/2026	022426	359745	114.05	03/10/2026	INV	PD	CREDIT BALANCE REFUND-120
CHECK DATE: 02/24/2026									
105920 HIGH FIVE ERECTORS II INC									
25132		01/30/2026	022426	359746	702.00	03/01/2026	INV	PD	WO#20484 BECKMAN COULTER
CHECK DATE: 02/24/2026									
100848 HIGH TECH CLEANING INC									
22111		02/01/2026	022426	359747	3,392.82	03/01/2026	INV	PD	CITY HALL-CLEANING
CHECK DATE: 02/24/2026									
22112		02/01/2026	022426	359747	535.60	03/01/2026	INV	PD	COMMUNITY RM-CLEANING
CHECK DATE: 02/24/2026									
22113		02/01/2026	022426	359747	1,195.00	03/01/2026	INV	PD	SAFETY CAMPUS-CLEANING
CHECK DATE: 02/24/2026									
22114		02/01/2026	022426	359747	1,251.45	03/01/2026	INV	PD	HISTORY CENTER-CLEANING
CHECK DATE: 02/24/2026									
22116		02/01/2026	022426	359747	388.56	03/01/2026	INV	PD	IT DEPARTMENT-CLEANING
CHECK DATE: 02/24/2026									
22117		02/01/2026	022426	359747	2,603.86	03/01/2026	INV	PD	MSB-CLEANING
CHECK DATE: 02/24/2026									
22118		02/01/2026	022426	359747	190.55	03/01/2026	INV	PD	STANTEC-CLEANING
CHECK DATE: 02/24/2026									
22119		02/01/2026	022426	359747	684.95	03/01/2026	INV	PD	WTP-CLEANING
CHECK DATE: 02/24/2026									
22178		02/01/2026	022426	359747	183.50	03/01/2026	INV	PD	CH-CARPET CLEANING
CHECK DATE: 02/24/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					10,426.29				
100851 HILLYARD INC									
90013127		01/28/2026	022426	359748	5,730.25	02/27/2026	INV	PD	CARPET SWEEPER-CURL/EVENT
CHECK DATE: 02/24/2026									
100859 HOISINGTON KOEGLER GROUP INC									
025-042-5		02/13/2026	022426	359749	4,256.54	03/12/2026	INV	PD	CITY HALL PLAZA
CHECK DATE: 02/24/2026									
113326 THOMAS G HUNTER									
151127		02/11/2026	022426	359750	350.00	03/11/2026	INV	PD	entertainment for Lodge V
CHECK DATE: 02/24/2026									
104751 IMPACT MAILING OF MINNESOTA INC									
221809		02/04/2026	022426	359751	8,990.61	03/03/2026	INV	PD	JAN UTILITY BILLING
CHECK DATE: 02/24/2026									
221823		02/04/2026	022426	359751	1,795.20	03/03/2026	INV	PD	JAN REMINDER NOTICES
CHECK DATE: 02/24/2026									
221825		02/04/2026	022426	359751	609.00	03/03/2026	INV	PD	JAN FINAL BILLS
CHECK DATE: 02/24/2026									
					11,394.81				
112122 INDUSTRIAL CONSTRUCTION SPECIALISTS LLC									
23520-0021-10		11/30/2025	022426	359752	1,900.00	03/03/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 02/24/2026									
110528 INVOICE CLOUD INC									
3052-2026_1		01/31/2026	022426	359753	13,072.10	02/28/2026	INV	PD	JAN UB PAYMENT PROCESSING
CHECK DATE: 02/24/2026									
112068 I:SPACE FURNITURE INC									
36731		02/13/2026	022426	359754	21,175.20	03/12/2026	INV	PD	PSF Deposit-PCU & Monitor
CHECK DATE: 02/24/2026									
113330 JACKSON, EDNA									
350041742-34813		02/10/2026	022426	359755	66.08	03/10/2026	INV	PD	CREDIT BALANCE REFUND-291
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113364 LORI-ANN MARGARET JEANNOT									
100		02/13/2026	022426	359756	250.00	03/12/2026	INV	PD	2026 Club Nationals Team
CHECK DATE: 02/24/2026									
108948 AUDRANN INC									
1569772		01/30/2026	022426	359757	97.14	03/16/2026	INV	PD	IR HEATER STATS
CHECK DATE: 02/24/2026									
112124 KELLEHER CONSTRUCTION INC									
23520-0021-17		11/24/2025	022426	359758	1,993.10	03/03/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 02/24/2026									
100981 KELLINGTON CONSTRUCTION INC									
23520-0021-13		11/24/2025	022426	359759	227,050.00	03/03/2026	INV	PD	Public Safety Facility-Ro
CHECK DATE: 02/24/2026									
102949 KENNEDY & GRAVEN CHARTERED									
191756		02/09/2026	022426	359760	880.00	03/08/2026	INV	PD	JAN LEGAL-EMPLOYMENT & LA
CHECK DATE: 02/24/2026									
107614 KIESLER POLICE SUPPLY INC									
IN275149		02/05/2026	022426	359761	2,582.90	03/07/2026	INV	PD	Mobile Field Force - Pepp
CHECK DATE: 02/24/2026									
IN275258		02/06/2026	022426	359761	2,739.80	03/08/2026	INV	PD	Mobile Field Force -Peppe
CHECK DATE: 02/24/2026									
					5,322.70				
101018 KRISS PREMIUM PRODUCTS INC									
199125		02/02/2026	022426	359762	450.25	03/02/2026	INV	PD	Condensing Tower Chemical
CHECK DATE: 02/24/2026									
101022 KUSSKE CONSTRUCTION COMPANY LLC									
150450		01/20/2026	021726-2	359646	2,812.50	02/20/2026	INV	PD	SNOW REMOVAL ASSISTANCE
CHECK DATE: 02/17/2026									
101043 LANO EQUIPMENT INC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
01-1215144		02/03/2026	022426	359763	434.94	03/03/2026	INV	PD	#154 EDGES & HARDWARE
CHECK DATE: 02/24/2026									
01-1215224		02/04/2026	022426	359763	829.38	03/04/2026	INV	PD	#124 IDLER WHEEL
CHECK DATE: 02/24/2026									
01-1216458		02/11/2026	022426	359763	22.33	03/11/2026	INV	PD	#125 DOOSAN KIT
CHECK DATE: 02/24/2026									
					1,286.65				
113335 LARSON, DARYL									
142700350-31821		02/10/2026	022426	359764	121.40	03/10/2026	INV	PD	CREDIT BALANCE REFUND-349
CHECK DATE: 02/24/2026									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Feb-26		02/06/2026	020926	359626	1,971.00	02/06/2026	INV	PD	Feb - 26 Police Union Due
CHECK DATE: 02/09/2026									
101071 LENZEN CHEVROLET BUICK INC									
336998		02/04/2026	022426	359765	6,968.01	03/04/2026	INV	PD	#718 - #CA491236
CHECK DATE: 02/24/2026									
92277		01/28/2026	022426	359765	421.87	02/28/2026	INV	PD	#730 FLOOR MATS-TRUCK SET
CHECK DATE: 02/24/2026									
92281		01/30/2026	022426	359765	20.44	02/28/2026	INV	PD	#730 LIC PLATE BRACKET
CHECK DATE: 02/24/2026									
92284		01/30/2026	022426	359765	1,308.38	03/01/2026	INV	PD	#301 BRAKE PADS & ROTORS
CHECK DATE: 02/24/2026									
92285		01/30/2026	022426	359765	1,308.38	02/28/2026	INV	PD	#1222 BRAKE PADS & ROTORS
CHECK DATE: 02/24/2026									
					10,027.08				
113337 LEVIS, MATTHEW									
183465850-36427		02/10/2026	022426	359766	102.46	03/10/2026	INV	PD	CREDIT BALANCE REFUND-107
CHECK DATE: 02/24/2026									
110118 LOCKRIDGE GRINDAL NAUEN PLLP									
122620		02/01/2026	022426	359767	3,333.33	03/09/2026	INV	PD	FEB LOBBYIST FOR CITY SQU
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105710 MACQUEEN EMERGENCY GROUP									
P13831		02/03/2026	022426	359768	164.40	03/03/2026	INV	PD	#312 EMS CABINET LIGHTS
CHECK DATE: 02/24/2026									
P60744		01/13/2026	021726-2	359647	22,790.80	02/12/2026	INV	PD	FULL STATION FOR SCBA'S N
CHECK DATE: 02/17/2026									
P60805		01/14/2026	021726-2	359647	1,287.80	02/13/2026	INV	PD	#313 CRIBBING FOR NEW ENG
CHECK DATE: 02/17/2026									
P60812		01/14/2026	021726-2	359647	1,245.54	02/13/2026	INV	PD	FIREFIGHTING BOOTS
CHECK DATE: 02/17/2026									
P61320		01/23/2026	021726-2	359647	4,947.06	02/22/2026	INV	PD	#313 GROUND MONITOR
CHECK DATE: 02/17/2026									
P61496		01/27/2026	022426	359768	8,936.66	02/26/2026	INV	PD	#313 NOZZLES FOR HAND LIN
CHECK DATE: 02/24/2026									
					39,372.26				
101124 MACQUEEN EQUIPMENT									
E02435		01/28/2026	022426	359769	124,288.00	02/28/2026	INV	PD	MAINLINE SEWER CAMERA
CHECK DATE: 02/24/2026									
P70070		02/06/2026	022426	359769	586.97	03/06/2026	INV	PD	#121 WATER FILL HOSE
CHECK DATE: 02/24/2026									
					124,874.97				
103449 MADDEN GALANTER HANSEN LLP									
151259		02/16/2026	022426	359770	188.00	03/15/2026	INV	PD	JAN LEGAL-LABOR RELATIONS
CHECK DATE: 02/24/2026									
101177 LEAGUE OF MINNESOTA CITIES (LMC)									
150505		02/02/2026	021726-2	359648	60.00	02/02/2026	INV	PD	2026 Membership Dues for
CHECK DATE: 02/17/2026									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00333272		01/29/2026	022426	359771	14,714.96	02/28/2026	INV	PD	FUEL
CHECK DATE: 02/24/2026									
106904 MCMASTER-CARR SUPPLY COMPANY									
59771483		02/12/2026	022426	359772	191.62	03/12/2026	INV	PD	BOLTS FOR PEDS
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101180 LEAGUE OF MINNESOTA CITIES									
2399		01/05/2026	021726-2	359649	9,779.53	02/09/2026	INV	PD	2026 Metro Cities Members
CHECK DATE: 02/17/2026									
101183 METROPOLITAN COUNCIL									
JAN 2026 SAC		01/31/2026	022426	359773	12,300.75	02/28/2026	INV	PD	JAN SAC CHARGES
CHECK DATE: 02/24/2026									
101182 METROPOLITAN COUNCIL									
0001199728		02/03/2026	022426	359774	363,801.48	03/01/2026	INV	PD	MAR SEWER SERVICES FOR ME
CHECK DATE: 02/24/2026									
101187 METRO SALES INC									
INV3004053		02/02/2026	022426	359775	338.50	03/04/2026	INV	PD	Contract Invoice
CHECK DATE: 02/24/2026									
INV3006043		02/04/2026	022426	359775	35.70	03/06/2026	INV	PD	ELEC RM PRINTER
CHECK DATE: 02/24/2026									
INV3012528		02/11/2026	022426	359775	147.88	03/13/2026	INV	PD	FD COLOR COPIER
CHECK DATE: 02/24/2026									
INV3013519		02/12/2026	022426	359775	245.52	03/14/2026	INV	PD	Ricoh Copier-Curl/Event C
CHECK DATE: 02/24/2026									
					767.60				
101191 MGCSA									
10066		01/29/2026	022426	359776	180.00	02/28/2026	INV	PD	HOLDEN MEMBERSHIP RENEWAL
CHECK DATE: 02/24/2026									
112637 MID AMERICA METER LLC									
267054		02/12/2026	022426	359777	652.50	03/14/2026	INV	PD	WELL #8 METER
CHECK DATE: 02/24/2026									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0206260015739009		02/06/2026	020926	359627	249.65	02/06/2026	INV	PD	020626 Payroll - Child Su
CHECK DATE: 02/09/2026									
PR0206260015806598		02/06/2026	020926	359627	461.46	02/06/2026	INV	PD	020626 Payroll - Child Su
CHECK DATE: 02/09/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					711.11				
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Feb-26		02/06/2026	020926	359628	6,439.00	02/06/2026	INV	PD	Feb - 26 Local #320 Union
CHECK DATE: 02/09/2026									
101275 MINNESOTA UI FUND									
Q4-2025		01/08/2026	020326	359621	5,252.51	02/28/2026	INV	PD	Q4 UNEMPLOYMENT
CHECK DATE: 02/03/2026									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/JAN26		01/27/2026	020526	359624	1,556.00	02/22/2026	INV	PD	JAN ST LITES-TOWN COURSE
CHECK DATE: 02/05/2026									
778377500/JAN26		02/09/2026	022026	359666	68.34	03/02/2026	INV	PD	JAN 12500 COUNTY RD 11 SI
CHECK DATE: 02/20/2026									
778377800/JAN26		02/09/2026	022026	359666	44.70	03/02/2026	INV	PD	JAN 4250 ENGLER BLVD SIGN
CHECK DATE: 02/20/2026									
778377900/JAN26		02/09/2026	022026	359666	51.60	03/02/2026	INV	PD	JAN 4100 ENGLER BLVD SIGN
CHECK DATE: 02/20/2026									
781385500/JAN26		02/09/2026	022026	359666	15.70	03/02/2026	INV	PD	JAN 4463 COUNTY RD 44
CHECK DATE: 02/20/2026									
					1,736.34				
101273 MINNESOTA VALLEY TESTING LABORATORIES INC									
1342845		01/27/2026	022426	359778	80.00	02/26/2026	INV	PD	WELL #6 IRON BAC TEST
CHECK DATE: 02/24/2026									
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1081311		02/03/2026	022426	359779	2,487.00	03/05/2026	INV	PD	MONTHLY SUBSTATION MAINTE
CHECK DATE: 02/24/2026									
113338 MIRAFLOR JR, SAM VILLAS C									
133006273-10011401		02/10/2026	022426	359780	146.63	03/10/2026	INV	PD	CREDIT BALANCE REFUND-217
CHECK DATE: 02/24/2026									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
JANUARY0190352026		01/31/2026	022426	359781	3,044.84	02/28/2026	INV	PD	JAN PERMIT SURCHARGES
CHECK DATE: 02/24/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111870 MPOWER TECHNOLOGIES INC									
6599		01/31/2026	022426	359782	225.00	03/02/2026	INV	PD	ENG CHANGES TO SOFTWARE
CHECK DATE: 02/24/2026									
103088 SID TOOL CO INC									
76749186		01/28/2026	022426	359783	-131.64	02/28/2026	CRM	PD	EAR PLUG RETURN
CHECK DATE: 02/24/2026									
92424060		01/28/2026	022426	359783	100.00	02/28/2026	INV	PD	ZIP TIES
CHECK DATE: 02/24/2026									
93037690		01/30/2026	022426	359783	42.89	02/28/2026	INV	PD	PAPER HAND TOWELS
CHECK DATE: 02/24/2026									
95397650		02/09/2026	022426	359783	155.06	03/09/2026	INV	PD	#118-#120 PLOW EDGES
CHECK DATE: 02/24/2026									
					166.31				
103588 MINNESOTA STATE FIRE CHIEFS ASSOCIATION									
10731		02/02/2026	022426	359784	285.00	03/04/2026	INV	PD	FF Training-Astry-Duluth
CHECK DATE: 02/24/2026									
112127 MT CONTRACTING INC									
23520-0021-5		11/18/2025	022426	359785	122,165.25	03/03/2026	INV	PD	Public Safety Facility-Al
CHECK DATE: 02/24/2026									
101356 MTI DISTRIBUTING INC #31380									
1506365-00		01/29/2026	022426	359786	330.00	02/28/2026	INV	PD	M. BELLMORE-TORO SCHOOLIN
CHECK DATE: 02/24/2026									
1506467-00		01/30/2026	022426	359786	154.16	02/28/2026	INV	PD	O-RING KIT
CHECK DATE: 02/24/2026									
					484.16				
101354 MTI DISTRIBUTING INC #700767									
1503305-00		01/30/2026	022426	359787	48,946.55	02/28/2026	INV	PD	#544 GROUNDSMASTER 3500
CHECK DATE: 02/24/2026									
1503306-00		01/28/2026	022426	359787	39,946.67	02/27/2026	INV	PD	#599 WORKMAN HDX-4WD W/ T
CHECK DATE: 02/24/2026									
1507334-00		02/11/2026	022426	359787	368.64	03/10/2026	INV	PD	GREENSMOWER PARTS

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/24/2026									
1507543-00		02/12/2026	022426	359787	140.81	03/11/2026	INV	PD	GREENSMOWER PARTS
CHECK DATE: 02/24/2026									
					89,402.67				
100120 APPLIANCE SERVICE & SALES CTR INC									
10225005		02/06/2026	022426	359788	499.98	03/06/2026	INV	PD	FF&E - Pedestal with Draw
CHECK DATE: 02/24/2026									
10225006-2		02/06/2026	022426	359788	17,710.32	03/06/2026	INV	PD	FF&E - Dishwasher/Fridge/
CHECK DATE: 02/24/2026									
					18,210.30				
101365 STAR GROUP LLC									
4472/JAN2026		01/31/2026	020526	359625	8,649.53	02/10/2026	INV	PD	JAN PARTS & SUPPLIES
CHECK DATE: 02/05/2026									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Feb-26		02/06/2026	020926	359629	4.00	02/06/2026	INV	PD	Feb-26 D.R.I.V.E. Contrib
CHECK DATE: 02/09/2026									
112105 NEI ELECTRIC INC									
23520-0021-15		11/25/2025	022426	359789	306,481.88	03/03/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 02/24/2026									
107999 NICE HEALTHCARE LLC									
24392601pp		01/01/2026	022026	359667	85,756.32	01/31/2026	INV	PD	2026 EMP INS PREM-MEDICAL
CHECK DATE: 02/20/2026									
113329 NIKOLAI, JULIE									
111606104-10015082		02/10/2026	022426	359790	77.52	03/10/2026	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 02/24/2026									
101425 NORTHERN SAFETY TECHNOLOGY INC									
60459		01/26/2026	022426	359791	523.93	02/26/2026	INV	PD	#506 STROBE LIGHT
CHECK DATE: 02/24/2026									
60460		01/26/2026	022426	359791	858.93	02/25/2026	INV	PD	#730 STROBE LIGHT/BRACKET
CHECK DATE: 02/24/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,382.86				
101427 NORTHERN STAR COUNCIL									
151225		02/09/2026	022426	359792	310.00	03/09/2026	INV	PD	2026 Explorer Dues
CHECK DATE: 02/24/2026									
112102 NORTHLAND CONCRETE & MASONRY COMPANY LLC									
23520-0021-17		11/20/2025	022426	359793	15,227.55	03/03/2026	INV	PD	Public Safety Facility-Ma
CHECK DATE: 02/24/2026									
101437 NUSS EQUIPMENT GROUP LLC									
PSO269661-1		02/02/2026	022426	359794	227.05	03/02/2026	INV	PD	#109 SEAT CUSHION
CHECK DATE: 02/24/2026									
112748 OERTEL ARCHITECTS LTD									
25-07.11		02/02/2026	022426	359795	220,558.00	03/04/2026	INV	PD	Invoice 11 for MSB
CHECK DATE: 02/24/2026									
25-07.12		02/02/2026	022426	359795	2,199.89	03/04/2026	INV	PD	Gill Reprographics for pr
CHECK DATE: 02/24/2026									
					222,757.89				
101451 OHNSORG TRUCK BODIES INC									
20911A		02/04/2026	022426	359796	19,700.00	03/04/2026	INV	PD	#506 DUMP BOX INSTALLED
CHECK DATE: 02/24/2026									
110284 OIL AIR PRODUCTS LLC									
780720-003		01/27/2026	022426	359797	1,013.43	02/27/2026	INV	PD	#186 HYD MOTOR REPAIR
CHECK DATE: 02/24/2026									
113324 PARADIGM LIAISON SERVICES									
2015757.002		01/31/2026	022426	359798	250.00	02/28/2026	INV	PD	RFD DAMAGE DEPOSIT
CHECK DATE: 02/24/2026									
113339 PAST, LARRY									
670103350-36948		02/10/2026	022426	359799	8.58	03/10/2026	INV	PD	CREDIT BALANCE REFUND-171
CHECK DATE: 02/24/2026									
111192 PATRICK WHINNERY									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1480		02/14/2026	022426	359800	1,718.00	03/14/2026	INV	PD	2026 RODEO SHIRTS
CHECK DATE: 02/24/2026									
109623 PER MAR SECURITY AND RESEARCH CORPORATION									
3751186		12/15/2025	021726-2	359650	910.35	01/28/2026	INV	PD	Loop Maint Bldgs Monitori
CHECK DATE: 02/17/2026									
108000 DAKOTA CURLING SUPPLIES									
136902		01/30/2026	022426	359801	785.00	02/28/2026	INV	PD	BLADE SHARPENING
CHECK DATE: 02/24/2026									
101543 PLUNKETTS PEST CONTROL INC									
10353007		02/02/2026	022426	359802	1,884.10	03/03/2026	INV	PD	Annual Pest Control-curl,
CHECK DATE: 02/24/2026									
101557 POWER SYSTEM ENGINEERING INC									
9062491		02/05/2026	022426	359803	4,779.50	03/05/2026	INV	PD	GENERAL ENGINEERING FOR J
CHECK DATE: 02/24/2026									
9062550		02/06/2026	022426	359803	1,030.00	03/06/2026	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 02/24/2026									
9062817		02/17/2026	022426	359803	1,638.50	03/17/2026	INV	PD	GENERAL ENGINEERING FOR J
CHECK DATE: 02/24/2026									
					7,448.00				
101571 PREMIUM WATERS INC									
311294097		01/31/2026	022426	359805	65.00	02/28/2026	INV	PD	Water Cooler
CHECK DATE: 02/24/2026									
417080-01-26		01/31/2026	022426	359804	13.89	03/02/2026	INV	PD	CLUBHOUSE WATER
CHECK DATE: 02/24/2026									
					78.89				
112131 PRINDLE PAINTING INC									
23520-0021-6		11/19/2025	022426	359806	77,543.74	03/03/2026	INV	PD	Public Safety Facility-Pa
CHECK DATE: 02/24/2026									
112428 PROGRESSIVE BUILDING SYSTEMS LTD									
23520-0021-7		11/25/2025	022426	359807	284,765.35	03/03/2026	INV	PD	Public Safety Facility-Ar

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/24/2026									
101576 FORNER ENTERPRISES INC									
20267366		01/28/2026	022426	359808	678.00	02/27/2026	INV	PD	Proposed Development Sign
CHECK DATE: 02/24/2026									
107855 STAPLES INC									
2615725		01/07/2026	022426	359809	-44.99	02/07/2026	CRM	PD	Purell credit from invoic
CHECK DATE: 02/24/2026									
47397765		01/15/2026	021726-2	359651	266.93	02/14/2026	INV	PD	WTP-BACKUP BATTERIES
CHECK DATE: 02/17/2026									
47446260		01/20/2026	021726-2	359651	36.73	02/19/2026	INV	PD	FOLDER AND TAPE
CHECK DATE: 02/17/2026									
47459474		01/21/2026	022426	359809	249.52	02/20/2026	INV	PD	Classic Deposit Ticket bo
CHECK DATE: 02/24/2026									
47527417		01/26/2026	022426	359809	84.52	02/25/2026	INV	PD	Ruled Paper and Certifica
CHECK DATE: 02/24/2026									
47542390		01/27/2026	022426	359809	55.78	02/26/2026	INV	PD	Coffee cups for City Hall
CHECK DATE: 02/24/2026									
47562957		01/28/2026	022426	359809	44.25	02/27/2026	INV	PD	AAA and AA Battery's for
CHECK DATE: 02/24/2026									
47595406		01/30/2026	022426	359810	19.13	03/01/2026	INV	PD	BREAKROOM SUPPLIES
CHECK DATE: 02/24/2026									
47601045		01/30/2026	022426	359810	23.73	03/01/2026	INV	PD	BREAKROOM SUPPLIES
CHECK DATE: 02/24/2026									
47601087		01/30/2026	022426	359810	245.64	03/01/2026	INV	PD	OFFICE SUPPLIES
CHECK DATE: 02/24/2026									
47697740		02/06/2026	022426	359810	139.11	03/08/2026	INV	PD	BREAKROOM SUPPLIES
CHECK DATE: 02/24/2026									
47755356		02/11/2026	022426	359809	9.81	03/13/2026	INV	PD	Name tag inserts for Admi
CHECK DATE: 02/24/2026									
					1,130.16				
112914 STZR HOLDINGS LLC									
0092237-IN		02/01/2026	022426	359811	730.00	03/01/2026	INV	PD	2 Zamboni Blades
CHECK DATE: 02/24/2026									
0092315-IN		02/10/2026	022426	359811	70.00	03/10/2026	INV	PD	Zamboni Blade Sharpening

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/24/2026									
					800.00				
113328 RACHEL DUENOW									
151054		01/20/2026	021726-2	359652	120.00	02/20/2026	INV	PD	RODEO SHIRT DESIGN
CHECK DATE: 02/17/2026									
101616 RDO EQUIPMENT COMPANY									
P4259170		01/20/2026	021726-2	359653	1,752.53	02/20/2026	INV	PD	#710 ENGINE MUFFLER & THR
CHECK DATE: 02/17/2026									
P4296570		02/05/2026	022426	359812	1,227.03	03/05/2026	INV	PD	#710 VACTOR PARTS
CHECK DATE: 02/24/2026									
P4296670		02/05/2026	022426	359812	-304.48	03/05/2026	CRM	PD	#710 DOOR HINGE CREDIT
CHECK DATE: 02/24/2026									
P4302470		02/06/2026	022426	359812	174.31	03/06/2026	INV	PD	#715 GREASE ZERKS
CHECK DATE: 02/24/2026									
					2,849.39				
111983 REC-TECH SALES & SERVICE COMPANY									
1579		01/29/2026	022426	359813	241.10	02/28/2026	INV	PD	CHAINSAW PARTS
CHECK DATE: 02/24/2026									
1580		01/29/2026	022426	359813	14.99	02/28/2026	INV	PD	CHAINSAW PARTS
CHECK DATE: 02/24/2026									
1593		02/02/2026	022426	359813	204.99	03/02/2026	INV	PD	#208 ELEC HARNESS
CHECK DATE: 02/24/2026									
1594		02/02/2026	022426	359813	40.67	03/02/2026	INV	PD	#2202 WING PINS
CHECK DATE: 02/24/2026									
					501.75				
111900 SCP DISTRIBUTORS LLC									
539939		01/28/2026	022426	359814	105.51	02/28/2026	INV	PD	Parts for Chemical feeder
CHECK DATE: 02/24/2026									
540011		02/04/2026	022426	359814	484.74	03/04/2026	INV	PD	Parts for Chemical feeder
CHECK DATE: 02/24/2026									
					590.25				
101629 REIF, DAVE									
151189		01/21/2026	022426	359815	62.70	03/11/2026	INV	PD	Reimb-Pkg for Green Expo

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/24/2026									
109193 RJM CONSTRUCTION LLC									
2352002119		11/30/2025	022426	359816	223,516.39	03/03/2026	INV	PD	Chaska Public Safety Faci
CHECK DATE: 02/24/2026									
101669 ROBERT HALF TECHNOLOGY									
65849086		01/27/2026	022426	359817	1,573.25	02/26/2026	INV	PD	UB TEMP-SHERIDAN-W/E 1/23
CHECK DATE: 02/24/2026									
65870643		02/03/2026	022426	359817	1,624.00	03/02/2026	INV	PD	UB TEMP-SHERIDAN-W/E 1/30
CHECK DATE: 02/24/2026									
					3,197.25				
110677 HAJOCA CORPORATION									
S022882749.001		01/22/2026	021726-2	359654	156.48	02/21/2026	INV	PD	BOILER FILTER PARTS
CHECK DATE: 02/17/2026									
S022915811.001		01/27/2026	022426	359818	53.27	02/26/2026	INV	PD	URINAL VALVES
CHECK DATE: 02/24/2026									
					209.75				
112133 RTL CONSTRUCTION INC									
23520-0021-11		11/25/2025	022426	359819	80,407.11	03/03/2026	INV	PD	Public Safety Facility-Fr
CHECK DATE: 02/24/2026									
101703 SALVATION ARMY									
JANUARY/26 HS		01/31/2026	022426	359820	106.09	03/02/2026	INV	PD	JAN HEAT SHARE CONTRIBUTI
CHECK DATE: 02/24/2026									
101738 SCHILLING SUPPLY COMPANY									
1039845-00		02/09/2026	022426	359821	2,392.74	03/09/2026	INV	PD	Cleaning Supplies
CHECK DATE: 02/24/2026									
112532 SCHROECKENTHALER, ANDREW									
151195		01/31/2026	022426	359822	21.53	03/10/2026	INV	PD	Reimb-Batteries for medic
CHECK DATE: 02/24/2026									
101744 SCOTT COUNTY TREASURER									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CI-000000016		01/01/2026	022426	359823	350.00	03/05/2026	INV	PD	Range Fee
CHECK DATE: 02/24/2026									
107602 SHAKOPEE MDEWAKANTON SIOUX COMMUNITY (SMSC)									
3940		01/31/2026	022426	359824	3,591.55	02/28/2026	INV	PD	FALL CLEANUP 2025
CHECK DATE: 02/24/2026									
110939 DEVTHIRTY3 LLC									
2333		01/30/2026	022426	359825	6,934.50	02/28/2026	INV	PD	1st set of Admin boxes sc
CHECK DATE: 02/24/2026									
2338		02/05/2026	022426	359825	6,762.75	03/04/2026	INV	PD	2nd pick up of Admin boxe
CHECK DATE: 02/24/2026									
2346		02/13/2026	022426	359825	11,525.00	02/17/2026	INV	PD	Admin Documents Box 3
CHECK DATE: 02/24/2026									
					25,222.25				
113334 SMITH, STEVEN J									
70186623-10014165		02/10/2026	022426	359826	227.64	03/10/2026	INV	PD	CREDIT BALANCE REFUND-132
CHECK DATE: 02/24/2026									
101816 SONUS INTERIORS INC									
23520-0021-7		11/17/2025	022426	359827	19,000.00	03/03/2026	INV	PD	Public Safety Facility-Ac
CHECK DATE: 02/24/2026									
112103 STANDARD IRON AND WIRE WORKS LLC									
23520-0021-19		11/12/2025	022426	359828	15,035.13	03/03/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 02/24/2026									
111928 STEELHEAD OUTDOORS LLC									
SO-3066		01/29/2026	022426	359829	2,850.00	02/28/2026	INV	PD	PS$ - Safe for Co-Op
CHECK DATE: 02/24/2026									
101888 STREICHER'S INC									
I1806544		01/23/2026	022426	359830	238.95	02/25/2026	INV	PD	TenEyck Uniform - Initial
CHECK DATE: 02/24/2026									
I1807810		01/30/2026	022426	359830	214.88	02/28/2026	INV	PD	Mobile Field Force Unifor
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
I1807942		02/02/2026	022426	359830	684.00	03/02/2026	INV	PD	PS$ - Mobile Field Force
CHECK DATE: 02/24/2026									
I1808221		02/03/2026	022426	359830	14.99	03/03/2026	INV	PD	Mobile Field Force - Belt
CHECK DATE: 02/24/2026									
I1808335		02/03/2026	022426	359830	16.00	03/03/2026	INV	PD	Godinez Uniform - Alterat
CHECK DATE: 02/24/2026									
I1808543		02/04/2026	022426	359830	25.98	03/04/2026	INV	PD	Duzan Uniform - Embroider
CHECK DATE: 02/24/2026									
I1808912		02/05/2026	022426	359830	83.88	03/05/2026	INV	PD	Panning Uniform - Embroid
CHECK DATE: 02/24/2026									
I1809011		02/06/2026	022426	359830	29.99	03/06/2026	INV	PD	Mobile Field Force - Flas
CHECK DATE: 02/24/2026									
I1809448		02/09/2026	022426	359830	549.89	03/09/2026	INV	PD	Mobile Field Force - Glov
CHECK DATE: 02/24/2026									
I1810095		02/12/2026	022426	359830	71.94	03/12/2026	INV	PD	Explorer - Nameplates
CHECK DATE: 02/24/2026									
					1,930.50				
102247 SUMMIT FIRE PROTECTION CO									
23520-0021-8		11/05/2025	022426	359831	11,286.00	03/03/2026	INV	PD	Public Safety Facility-Fi
CHECK DATE: 02/24/2026									
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/JAN2026		01/01/2026	020326	359622	6,773.89	01/31/2026	INV	PD	JAN EMP LIFE INS PREM
CHECK DATE: 02/03/2026									
104164 SUNRAM CONSTRUCTION INC									
C2 SEM FEN-2		12/31/2025	022426	359832	125,310.99	02/21/2026	INV	PD	C2 SEMINARY FEN RAVINE RE
CHECK DATE: 02/24/2026									
110819 TAHO SPORTSWEAR INC									
25TSO6461		12/31/2025	022426	359833	592.25	01/30/2026	INV	PD	P&R Hats for Staff, INTER
CHECK DATE: 02/24/2026									
26TO0213		02/02/2026	022426	359833	211.20	03/04/2026	INV	PD	Youth Sports - Volleyball
CHECK DATE: 02/24/2026									
					803.45				
112419 TEST RIGHT LLC									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1570		02/09/2026	022426	359835	703.50	03/09/2026	INV	PD	RUBBER GOODS TESTING
CHECK DATE: 02/24/2026									
113283 THAEMERT, CAROL									
209003603-34436		01/08/2026	020926	359630	142.11	02/08/2026	INV	PD	CREDIT BALANCE REFUND-407
CHECK DATE: 02/09/2026									
101966 TK ELEVATOR CORPORATION									
3009257409		02/01/2026	022426	359836	1,708.50	03/01/2026	INV	PD	ELEV MAINT 2/1/26-4/30/26
CHECK DATE: 02/24/2026									
101977 TOLL COMPANY									
0010652777		02/02/2026	022426	359837	1,002.35	03/02/2026	INV	PD	CUTTING & WELDING SUPPLIE
CHECK DATE: 02/24/2026									
0010653209		02/05/2026	022426	359837	139.80	03/05/2026	INV	PD	PLASMA CUTTER DEF CUPS
CHECK DATE: 02/24/2026									
					1,142.15				
110934 THE TORO COMPANY									
412862989		02/01/2026	022426	359838	220.00	03/03/2026	INV	PD	FEB LOOP IRRIGATION NSN
CHECK DATE: 02/24/2026									
111758 TOUCHPOINT LOGIC LLC									
5496		02/11/2026	022426	359839	1,944.00	03/10/2026	INV	PD	New video routing switche
CHECK DATE: 02/24/2026									
113331 TOWNSEND, KYLE									
359002390-40617		02/10/2026	022426	359840	94.74	03/10/2026	INV	PD	CREDIT BALANCE REFUND-320
CHECK DATE: 02/24/2026									
102026 API GARAGE DOOR INC									
445009640		01/12/2026	021726-2	359655	2,097.00	02/12/2026	INV	PD	Repair ext garage door Za
CHECK DATE: 02/17/2026									
446691650		01/28/2026	022426	359841	1,329.25	02/28/2026	INV	PD	S/W BAY GARAGE DOOR REPAI
CHECK DATE: 02/24/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					3,426.25				
106577 TWIN CITY HARDWARE COMPANY									
23520-0021-12		11/20/2025	022426	359842	155,172.03	03/03/2026	INV	PD	Public Safety Facility-Do
CHECK DATE: 02/24/2026									
102028 TWIN CITY WATER CLINIC INC									
24291		01/28/2026	022426	359843	13.00	02/27/2026	INV	PD	WTP-FILTER #3 TESTING
CHECK DATE: 02/24/2026									
24310		02/01/2026	022426	359843	390.00	03/03/2026	INV	PD	WTP-JAN SAMPLES
CHECK DATE: 02/24/2026									
24333		02/03/2026	022426	359843	13.00	03/05/2026	INV	PD	WTP-FILTER #4 TESTING
CHECK DATE: 02/24/2026									
24342		02/05/2026	022426	359843	13.00	03/07/2026	INV	PD	WTP-FILTER #4
CHECK DATE: 02/24/2026									
24348		02/05/2026	022426	359843	13.00	03/07/2026	INV	PD	WELL #8 TESTING
CHECK DATE: 02/24/2026									
24368		02/10/2026	022426	359843	13.00	03/12/2026	INV	PD	WELL #8 TESTING
CHECK DATE: 02/24/2026									
					455.00				
110053 TX CHILD SUPPORT SDU									
PR020626-0012725283		02/06/2026	020926	359631	115.38	02/06/2026	INV	PD	020626 Payroll - Child Su
CHECK DATE: 02/09/2026									
102052 UNIQUE PAVING MATERIALS CORP									
91963		01/26/2026	022426	359844	248.43	02/26/2026	INV	PD	COLD MIX PATCHING
CHECK DATE: 02/24/2026									
102064 US BANK									
8046573		01/23/2026	021726-2	359656	575.00	02/22/2026	INV	PD	2021A PAYING AGENT FEES
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8049953		01/23/2026	021726-2	359656	2,000.00	02/22/2026	INV	PD	2015C EDA TRUSTEE FEES
CHECK DATE: 02/17/2026									
					2,575.00				
107687 UNIVERSAL PROTECTION SERVICE LP									
18046859		01/22/2026	021726-2	359657	195.00	02/22/2026	INV	PD	Event Ctr Security 1/16-1

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/17/2026									
112551 VERDEGAN, ETHAN									
151197		01/21/2026	022426	359845	44.00	03/11/2026	INV	PD	Reimb-Pkg for Green Expo
CHECK DATE: 02/24/2026									
110799 VERIZON CONNECT FLEET USA LLC									
374000077753		02/02/2026	022426	359846	279.20	03/04/2026	INV	PD	Data Processing - GPS
CHECK DATE: 02/24/2026									
102102 VERIZON WIRELESS									
6134143146		01/21/2026	020926	359632	9,641.22	02/13/2026	INV	PD	FEB PHONE SERVICE
CHECK DATE: 02/09/2026									
6134257046		01/23/2026	020926	359632	584.85	02/15/2026	INV	PD	JAN CRADLEPOINTS
CHECK DATE: 02/09/2026									
					10,226.07				
104659 VOLUNTEER FIREFIGHTERS BENEFIT ASSOC OF MN									
150577		02/03/2026	022426	359847	440.00	03/11/2026	INV	PD	POC FF BENEFIT RENEWAL
CHECK DATE: 02/24/2026									
112759 VICTORIA REPAIR-MFG INC									
11694		01/05/2026	022426	359848	284.00	02/28/2026	INV	PD	STEEL FOR TRAINING MEZZ W
CHECK DATE: 02/24/2026									
102227 ONVOY LLC									
383007009486260201		02/01/2026	021726	359636	812.00	02/25/2026	INV	PD	FEB CITY HALL ETHERNET
CHECK DATE: 02/17/2026									
105146 ECM PUBLISHERS INC									
1084290		01/29/2026	021726	359637	77.90	02/28/2026	INV	PD	VACATE CONSERVATION EASEM
CHECK DATE: 02/17/2026									
1084291		01/29/2026	021726	359637	405.90	02/28/2026	INV	PD	MSB BIDS
CHECK DATE: 02/17/2026									
					483.80				
102133 WAGNER PRESS & GRAPHICS									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
39067		12/29/2025	021726-2	359658	6,252.71	01/28/2026	INV	PD	POLE BANNERS
CHECK DATE: 02/17/2026									
39137		01/30/2026	022426	359849	523.00	03/01/2026	INV	PD	Envelopes - New Address
CHECK DATE: 02/24/2026									
39141		01/30/2026	022426	359849	39.00	03/01/2026	INV	PD	B. HEITZ BUSINESS CARDS
CHECK DATE: 02/24/2026									
39145		01/30/2026	022426	359849	131.00	03/01/2026	INV	PD	COMMUNITY CONNECT FLIER P
CHECK DATE: 02/24/2026									
39155		02/05/2026	022426	359849	57.00	03/07/2026	INV	PD	Now Hiring - Business Car
CHECK DATE: 02/24/2026									
39157		02/05/2026	022426	359849	108.00	03/05/2026	INV	PD	Event Ctr business cards
CHECK DATE: 02/24/2026									
39159		02/05/2026	022426	359849	349.60	03/07/2026	INV	PD	Prop Dev Postcard Mailing
CHECK DATE: 02/24/2026									
39164		02/11/2026	022426	359849	3,417.77	03/13/2026	INV	PD	POSTAGE CHASKA TODAY FEB/
CHECK DATE: 02/24/2026									
					10,878.08				
102146 WATER SPECIALTY OF MINNESOTA INC									
13616		02/03/2026	022426	359850	1,837.00	03/03/2026	INV	PD	Pool Chemicals
CHECK DATE: 02/24/2026									
13622		02/11/2026	022426	359850	776.58	03/11/2026	INV	PD	Pool Chemicals
CHECK DATE: 02/24/2026									
					2,613.58				
112104 WEIDNER PLUMBING & HEATING CO									
23520-0021-18		11/18/2025	022426	359851	299,928.30	03/03/2026	INV	PD	Public Safety Facility-HV
CHECK DATE: 02/24/2026									
111112 WILLIAMS SCOTSMAN INC									
9025563820		02/09/2026	022426	359852	645.00	03/11/2026	INV	PD	CLOVER RIDGE WARMING HOUS
CHECK DATE: 02/24/2026									
102189 WM MUELLER & SONS									
320663		01/27/2026	022426	359853	3,248.00	02/26/2026	INV	PD	CONCRETE DIVERSION CHANNE
CHECK DATE: 02/24/2026									
107554 POWER CELL LLC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
282962		01/29/2026	022426	359854	397.93	02/28/2026	INV	PD	RESALE BATTERIES
CHECK DATE: 02/24/2026									
102231 ZIEGLER INC									
IN002278464		02/02/2026	022426	359855	11,336.53	03/02/2026	INV	PD	GENERATOR MAINT AGREEMENT
CHECK DATE: 02/24/2026									
IN002281592		02/04/2026	022426	359855	165.56	03/04/2026	INV	PD	#143 HYD CYLINDER SEAL KI
CHECK DATE: 02/24/2026									
IN002284045		02/05/2026	022426	359855	292.03	03/05/2026	INV	PD	#156 WELD ON CARBIDES
CHECK DATE: 02/24/2026									
					11,794.12				
		407 INVOICES			4,786,302.90				

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100927 INTERNAL REVENUE SERVICE									
150590		02/06/2026	020626	5123	183,806.29	02/06/2026	DIR	PD	020626 Payroll - SS, Medi
CHECK DATE: 02/06/2026									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
150591		02/06/2026	020626	5124	37,020.16	02/06/2026	DIR	PD	020626 Payroll - MN State
CHECK DATE: 02/06/2026									
100889 INTERNATIONAL CITY MANAGEMENT ASSN RETIREMENT CORP									
150589		02/06/2026	020626	5125	7,268.05	02/06/2026	DIR	PD	020626 Payroll - 457b & R
CHECK DATE: 02/06/2026									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
150592		02/06/2026	020626	5126	18,030.39	02/06/2026	DIR	PD	020626 Payroll - 457 Cont
CHECK DATE: 02/06/2026									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
150595		02/06/2026	020626	5127	9,910.31	02/06/2026	DIR	PD	020626 Payroll - Roth Con
CHECK DATE: 02/06/2026									
104668 OPTUM BANK INC									
150594		02/06/2026	020626	5128	30,042.82	02/06/2026	DIR	PD	020626 Payroll - HSA Cont
CHECK DATE: 02/06/2026									
101498 PCARD									
2026/0112-PC		01/12/2026	012026-6	5113	102,687.42	01/20/2026	DIR	PD	JAN 2026 PCARD PURCHASES
CHECK DATE: 01/20/2026									
101525 THE PITNEY BOWES BANK INC									
2026/0203-PB		02/03/2026	020326-4	5119	50.00	02/03/2026	DIR	PD	ANNUAL EFT FEE
CHECK DATE: 02/03/2026									
2026/0203-PB-2		02/03/2026	020426	5120	1,200.00	02/04/2026	DIR	PD	2/3/26 REPLENISH POSTAGE
CHECK DATE: 02/04/2026									
					1,250.00				
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									

Report generated: 02/20/2026 07:52
User: 8482mrob
Program ID: apinvlst

VENDOR INVOICE LIST

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150593		02/06/2026	020626	5129	135,496.86	02/06/2026	DIR	PD	020626 Payroll - PERA Con
CHECK DATE: 02/06/2026									
112849 VOYA INSTITUTIONAL TRUST COMPANY									
150596		02/06/2026	WIRE_001	5130	8,481.97	02/09/2026	DIR	PD	020626 Payroll - HCSP Con
CHECK DATE: 02/09/2026									
112884 VOYA INSTITUTIONAL TRUST COMPANY									
150597		02/06/2026	WIRE_001	5131	6,654.13	02/09/2026	DIR	PD	020626 Payroll - MNDCP Co
CHECK DATE: 02/09/2026									
110788 WEX HEALTH INC									
0002295655-IN		12/31/2025	012626-4	5132	377.50	01/26/2026	DIR	PD	DEC VEBA/FSA PARTICIPANT
CHECK DATE: 01/26/2026									
20260107-FSA-2025		01/07/2026	010826-4	5112	2,300.00	01/08/2026	DIR	PD	2025-1/8/26 FSA Reimb-Dep
CHECK DATE: 01/08/2026									
20260128-FSA-2026		01/28/2026	013026-2	5115	77.50	01/30/2026	DIR	PD	1/30/26 FSA Reimb-Healthc
CHECK DATE: 01/30/2026									
20260129-FSA-2025		01/29/2026	013026	5114	900.00	01/30/2026	DIR	PD	2025-1/30/26 FSA Reimb-De
CHECK DATE: 01/30/2026									
20260130-FSA-2026		01/30/2026	020226	5116	147.01	02/02/2026	DIR	PD	2/2/26 FSA Reimb-Healthca
CHECK DATE: 02/02/2026									
20260201-FSA-2026		02/01/2026	020326-4	5118	623.39	02/03/2026	DIR	PD	2/3/26 FSA Reimb-DepCare
CHECK DATE: 02/03/2026									
20260202-FSA-2026		02/02/2026	020326-3	5117	.01	02/03/2026	DIR	PD	2025-2/3/26 FSA Reimb-Hea
CHECK DATE: 02/03/2026									
20260203-FSA-2026		02/03/2026	020526-2	5121	125.44	02/05/2026	DIR	PD	2/5/26 FSA Reimb-Healthca
CHECK DATE: 02/05/2026									
20260204-FSA-2026		02/04/2026	020526-2	5122	625.00	02/05/2026	DIR	PD	2/5/26 FSA Reimb-DepCare
CHECK DATE: 02/05/2026									
20260210-FSA-2026		02/10/2026	021126	5133	492.70	02/11/2026	DIR	PD	2/11/26 FSA Reimb-DepCare
CHECK DATE: 02/11/2026									
					5,668.55				
		22 INVOICES			546,316.95				

Report generated: 02/20/2026 07:52
User: 8482mrob
Program ID: apinvlst

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

February 23, 2026

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

February 23rd:

Just a reminder that with President's Day on the 3rd Monday of the month, our second meeting in February will be this upcoming Monday night, February 23rd. I will not be at the meeting as I will be out of State at Men's Nationals Curling that my son is competing in. Elise will help lead the meeting.

Prior to the meeting at 5:30, we will be meeting at the Public Safety Center for a tour. We are within about 2 weeks of having a temporary Certificate of Occupancy and being able to move in, so you will see most things complete in the building. Following the tour, we will have a regular Council meeting in which most of the work will be items coming back from our Planning Commission including the Concept Plan for the Big Woods Business Park, the Final Plat for the Fultonwood Development and the Final Plans for the Southwest Rental Building.

March 2nd:

While we had planned on having a work session on this day to discuss the proposed plans for changing restaurants at the Curling and Event Center, we are going to hold off on having that work session until the March 16th meeting as we are still putting together details for that presentation. The rest of this meeting will be relatively short with some housekeeping items to take care of.

During the month of March we do have 5 Mondays, with us planning to have meetings on both March 16th and March 30th. As mentioned previously, we will be having a work session on March 16th to go over the proposal of changing restaurants in the Curling and Event Center building. We will also hopefully be accepting the bids on the MSB building construction on that date. At the March 30th meeting we hope to bring forward plans to allow us to move forward with changes to the Curling and Event Center if that is a direction the Council agree they want to move.

As always, if you are unable to attend meetings or if you have any questions, please just let me know.

Building Program Updates

We continue to move forward in progress with completing the Public Safety Center. Over the past two weeks, most of the furniture in the building has been erected and we have started to move some of the other equipment that has been in storage over the past two years. The last major item that we must complete inside the building is finishing the radio antenna installation so that our radios (mainly Police radios) will work no matter where in the building an employee may find themselves. We are still on track to receive our Temporary Certificate of Occupancy the second week of March, which would then allow us to start moving in our employees shortly thereafter.

For the MSB, we did receive the bids from contractors for the project this past Thursday afternoon. We have had a lot of interest in the project, which is usually a good indicator of pricing that we receive. While I do not have the final results of the bidding now because some of our bid packages were set up as "best value" packages, which require us to go through a process of understanding more than just price, it is likely that by the meeting on Monday night that Elise will be able to give you a good indication of how the bids are looking compared to our last estimate that we did a couple of months ago. Our hope would be that if the bids come in close to estimate that we would be able to come back to our March 16th meeting with a recommendation to accept the bids which would then allow us to start the process of entering into contracts with our multiple bidders. If it comes back higher, we will then have to spend some time looking at how we can value engineer the project to get it back down into a range that we feel comfortable recommending to you to move forward with the project. We certainly hope not to do that but will be prepared to do the work it takes to be able to move this project forward in a way that meets both our service needs and within the budget that we planned for.

Finally, as part of the meeting on March 16th, Staff will be prepared to talk about the process that we are recommending for moving forward on design of the Library facility. It would be our hope to start the process of advertising to fill any citizen positions on design subcommittees during the month of April, as well as to choose an architect during April. Doing both in this timeline will allow us to start the process of design in May, which we think will give us plenty of time not only to design the building but also get good public input into the process if we want to hit the date of 2028 for start of construction.

If you have any questions about the status of any of these facilities, please feel free to let me know.

Next County Road Projects Being Discussed

With us now being completed with the major Engler Boulevard project, and the Highway 41 project being almost a year and a half behind us, we are now working with Carver County to look at what projects we will need to look at next as we plan for growth in the County. While most of the projects address growth that we are or will see on the west side of town, there are some projects that we are talking to them about that are in the core of our community that eventually will need to be addressed because of an increase of traffic coming into Chaska to utilize our commercial and employment center. Below is a list of the specific projects that we are starting to have discussion on:

- Adding the Ramps to the County Road 44/212 Interchange to make it a full interchange
- Improving County Road 44 west of 212 to support our new Industrial Park

- Improving County Road 61 west of Hickory Street to 212 to support the new growth in the southern part of SW Chaska
- Improving the intersection of County Road 44 and County Road 11
- Improving the intersection of County Road 10 and County Road 11
- Putting a pedestrian tunnel going underneath Engler Boulevard where the Ravine Trail system crosses Engler and enters Brandondale
- Improving Pioneer Trail from the Railroad Tracks to Highway 41

While all these projects cannot be done at once, we are working with the County to help with the planning and design of these roads so that we can submit them for different regional funds to help defray the costs of the projects. We want these projects to be ready to go should funding be available, just like we were with Engler Boulevard when regional funding became available and made that project financially feasible to move forward.

If there are any projects that you do not see listed above that you think we should also be considering as part of our overall regional list, please let me know and we will make sure to look at it. Otherwise, as progress is made on these projects and opportunities arise, I will keep you informed.

Legislative Rally for Mobile Home Bill of Rights

I wanted to let the Council know that this past Wednesday, the Mayor and I attended a legislative rally at the State Capitol to help support some of our residents in Brandondale that have been partnering with others in the State to get a Home Owner's Bill of Rights passed by the State of Minnesota to help protect Mobile Home residents from some of the investor-owned companies that have been purchasing mobile home parks across the State. As you are aware, we have had residents of Brandondale come to Council to share some of the struggles they have had with the current owners of the park and the work they are doing with the group Isiah to help get legislation passed to provide them with some protections. As part of this effort, a number of City Staff from several cities across the State have been involved in discussions about these issues talking about the difficulties this has been causing for residents in their communities. At the rally on Wednesday, Mayor Hubbard spoke on behalf of our residents to share some of the specific struggles they are having and contrasting that with the experiences residents are having in Riverview Terrace which is still owned by local family. Currently, there has been legislation to consider this bill of rights, with hearings expected in the Commerce and Judiciary Committees in this legislative session. We may be asked to testify sometime during session on behalf of this bill.

If you have any questions about this, please let me know.

SW Community Park Progress

As an update to the Park progress, this past Tuesday morning, Staff did get together with both our Park designers (Confluence) and our engineers (Stantec) to map out a game plan of how we move our park from concept to reality. Our goal is to work to translate our current concept plan into a grading plan by June, both so we can test our assumptions for estimated costs of the park, but also so we have something to go to bid with to have earthwork done yet this year. Our hope is that if we have our mass grading done this year this will allow us to hit the ground running next summer to start planting and building amenities, giving us a whole summer to complete these activities. As we develop these plans, we will plan on having a work session in

April to share with you where we are at from a cost estimation standpoint, but to also talk about the discussions we have had with our sports associations about whether there is opportunities to look at options for the playfield area different than what we currently have in the plan. We want to make sure that everyone is comfortable with where we are at before we move any further with the plan.

If you have any questions about the park prior to our next work session, just let me know. I would be happy to talk further about this.

Employee Years of Service Recognition Breakfast

As you are likely aware, each year we hold a breakfast in March to recognize our employees for their years of service to our organization and community. This is a special morning that we set aside not only talk about the accomplishments we have had over the past year and talk about what to expect over the next year, but to also recognize those that have spent many years serving our community. As part of the morning, we provide breakfast for all who attend. This year's event is going to be on Wednesday, March 18th from 7:30-9 am at the Event Center in the Curling and Event Center Building. If you can attend, the employees would love to see you there as that always makes it even more special. If you are unable to attend but would like to record a message to share at the breakfast, we can always arrange for that as well.

If you have any questions about this, let me know. We will make sure to post this so that all open meeting law requirements are met.

Upcoming Activities

Saturday April 4th at 10 am: The annual Easter Egg Hunt will be held in City Square Park by the American Legion Auxiliary.

Saturday April 25th: Annual Tree Planting Event (Lions/Rotary/City)

Saturday May 2nd: Annual Christmas in May Event