AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, March 11, 2026
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the February 11, 2026 Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Plat for Highpoint Vistas 2nd Addition/Forestar/PC #2026-06
7. Action Items
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 11, 2026

1. Call to Order
Vice-Chair Purdy called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Aasen, Baswa, Purdy, Sailer, Michaletz, Rydberg, and Rostad.

Members absent: Chair Urbanski.

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

Vice-Chair asked the two new Planning Commission members to introduce themselves.

Commissioner Michaletz and Rydberg introduced themselves.

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

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
   a. Approve the January 14, 2026, Meeting Minutes

Motion by Commissioner Baswa, second by Commissioner Rostad, to approve the minutes of the January 14, 2026, Planning Commission meeting.
Motion carried.

6. Consent Agenda
Motion by Commissioner Baswa, second by Commissioner Sailer, to approve the Consent Agenda as follows:
   a. Recommend Approval of the Final Plat for Fultonwood/Pulte Homes/PC #2026-02.
Motion carried.

7. Action Items
   a. PUBLIC HEARING: Recommend Approval of the Easement Vacation and Final Site and Building Plan for 4200 Peavey Road/Shaw Construction/PC #2026-01

City Planner Cauley presented the item to the Commission.

Vice-Chair Purdy opened the public hearing at 7:10 p.m. There being no public comment, he closed the public hearing.

Motion by Commissioner Rostad, second by Commissioner Aasen, to recommend to the City Council approval of the Easement Vacation and Final Site and Building Plan for 4200 Peavey Road/Shaw Construction/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
    New D&U
    Easement
    Figure 8: New D&U easement
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's 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 the 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.

Motion carried.

b. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Firefly Acres (aka 0 Creek Road)/Jenn and Scott Schlauderaff/PC #2026-04

City Planner Hanson presented the item to the Commission.

Commissioner Rydberg referenced the nearby farmland and asked about its zoning.

City Planner Hanson stated that land had a different property owner and explained that the City has not heard of plans to develop that land.

Commissioner Rydberg asked if there were any plans for an on/off ramp for 212 that may interfere with this development.

City Planner Hanson explained that there would not be any on/off ramps at Creek Road, but there are plans for a full interchange in Big Woods Boulevard south of this site.

Community Development Director Kabat noted that City staff had worked with the applicant in looking this over and felt comfortable that placing these homes here would not be in the way of future plans and that they would be set for the long term.

Vice-Chair Purdy opened the public hearing at 7:26 p.m. There being no public comment, he closed the public hearing at 7:26 p.m.

Motion by Commissioner Baswa, second by Commissioner Sailer, to recommend to the City Council approval of the Preliminary Plat for Firefly Acres (aka 0 Creek Road)/Jenn and Scott Schlauderaff/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 the 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 carried.

Motion by Commissioner Aasen, second by Commissioner Rostad, to recommend approval of the rezoning of the property from Open (O) zoning district to R1B (Low Density Single-Family Residence).

Motion carried.

c. Recommend Approval of the Concept Plan for The Inn/Community Development Asset Group/PC #2026-03

City Planner Cauley presented the item to the Commission.

Commissioner Aasen asked if there was currently parking allowed along Yellow Brick Road.

City Planner Cauley stated she did not believe there was parking along Yellow Brick Road.

Community Development Director Kabat noted that there are areas along Yellow Brick Road where parking is allowed, but wasn't sure if it was in this location.

Dave Forney, 1110 Yellow Brick Road, stated that he lives across the street from this proposal and noted that Yellow Brick Road from curb to curb is 32 feet. He noted that in front of the apartment building to the south, there is a designated parking lane. He explained that near his home and had not been striped for parking, but people park in front of his home, but believes that is because it isn't developed. He stated that he felt it was wide enough to have parking available on one side of the street, but clarified that The Inn would not require on-street parking.

Commissioner Rostad stated that she would like to know the sentiment of people in the neighborhood related to this project.

Mr. Forney stated that one neighbor had attended the neighborhood meeting, and he was supportive of the project.

Commissioner Sailer stated that he thought this looked like a great project if they can work out the utilities, roadway, and parking issues can be worked out.

Commissioner Rostad stated that she supported the City having multi-unit dwellings where they can, but thinks parking may be an issue. She noted that she appreciated the thought behind walkability in the area and would be a huge benefit.

Vice-Chair Purdy asked if there were sidewalks along both sides of Yellow Brick Road.

Mr. Forney explained that on the east side, there is a sidewalk, and there is also a sidewalk that goes through Creek's Run, which connects to the trail. He explained that he was with the Community Asset Foundation and shared some overall details about the proposed project and their foundation.

Commissioner Baswa asked if his description meant that this would not be a regular commercial-type rental property.

Mr. Forney stated that it would not be a regular commercial-type rental property and explained that all the tenants would be part of the New Beginnings program and would be young mothers who have struggled with permanent housing. He noted that all the tenants would be required to be part of a case management support program and would all receive some type of rent subsidy.

Commissioner Baswa stated that it looked like a great project and wanted to make sure that the City does the same things along this street, as it has for the other buildings.

Motion by Commissioner Aasen, second by Commissioner Rydberg, to recommend to the City Council approval of the Concept Plan for The Inn at 1201 and 1207 Yellow Brick Road to the City Council, 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 on 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 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

Motion carried.

d. Recommend Approval of the Concept Plan of Big Woods Business Park/Scannell Properties/PC #2025-23

City Planner Hanson presented the item to the Commission.

Commissioner Rostad asked if a 29% greenbelt impact was a precedented impact.

City Planner Hanson stated that for the applicant to be able to do the impacts to the greenbelt would have to go through the cluster development process. She noted that the 29% was probably not unique or above normal because it was staying within the 1/3 impact of the developable allowance. She stated that the City has gone through a similar process with the Chevall development on the northwest side of the City.

Commissioner Baswa suggested that they look into whether there could be a reasonable trail connection, besides Big Woods Boulevard.

Community Development Director Kabat stated that Big Woods Boulevard is a County road and, as part of it has an urban section, the City would work with them to ensure that there is a continuous trail along Big Woods Boulevard to the end of the City limits.

Commissioner Baswa stated that they were seeing a glimpse of Building 1 and asked if the City would see a separate plan for the building or if it was part of this overall Concept Plan.

City Planner Hanson answered that the Concept Plan being discussed tonight was to set the stage for the north and south sides. She stated that if any building site moved forward, they would go into the second step of the Preliminary Plat unless they proposed something completely different from what was laid out in the Concept Plan.

Commissioner Baswa asked if the City could work with the County on a roundabout placement at Big Woods Boulevard and Jonathan Carver Parkway.

Community Development Director Kabat stated that the City is aware that Carver County has some funding for an improvement project beginning in 2028. He stated that they are fully aware that there are needed enhancements on Big Woods Boulevard.

Commissioner Baswa asked about the overall construction timeline for when work would begin.

Jake Kurth explained that the anticipated construction timeline would be the summer of 2026.

Vice-Chair Purdy asked if they already had a tenant in mind for Building 1.

Mr. Kurth stated that they are talking directly to a potential tenant for a warehouse distribution facility, but could not share who they had been talking to.

Commissioner Baswa noted that it looked like it would be a great project and a good addition to the City.

Commissioner Sailer asked about the 212 interchange and the possibility of it becoming a full interchange. He explained that he wanted to make sure that the proposed plans do not encroach on the ability to have a full interchange in this location.

Community Development Director Kabat stated that when the existing interchange was built, they folded into the right-of-way access, the necessary access for the interchange, so the City already owned the right-of-way for the 2 additional ramps to complete the interchange.

Commissioner Rydberg asked about the watershed and if this project would contain the water, and referenced the presence of the creek on the northside. He asked if protections were being built into the plans or some type of closed water loop.

City Planner Hanson outlined the protection measures that would be in place and how they would determine the building and grading setbacks in the future.

Commissioner Rydberg referenced the addition of a substation and asked if there were also protections put in place to ensure the users don't draw more than what they would be able to produce in the area.

Community Development Director Kabat explained that this area is served by Minnesota Valley Electric Co-op, and they will continue to serve the area until 2040 per the current agreement. He noted that when the agreement expires, the City intends to bring that area into the Chaska Electrical Utility territory. He stated that the proposed substation is for Chaska Electrical Utility and is needed to serve this area in the future, but also what has already been developed in the southwest Chaska area to have the redundancy and capacity that is needed to serve the area in the long-term.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend approval to the City Council 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 #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 the 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 the area Development. Improvements include, but are 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 the 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 the Engineering Department
f. Wetlands identified as unique resources by governing agencies and are listed the 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 the 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 the east side of the 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, a 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 the 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 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 the 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 the centerline
   d. County Road 44 (Big Woods Blvd): 125 feet from the centerline
   e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
   f. Public Road A: 100 feet from the 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, the developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
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.

Motion carried.

8. Other Business
Vice-Chair Purdy

- Asked for an update on the old Cooper's location

Community Development Director Kabat stated that the property was purchased by a group last year that is looking to pursue a grocer, Loma Bonita, which has other locations in the metro area.

10. Adjourn
Motion by Commissioner Rostad, second by Commissioner Aasen, to adjourn the meeting at 9:15 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
03/11/2026

Subject: **Highpoint Vistas 2nd Addition – Final Plat**

Applicant: Forestar Group - Midwest

Location: East of Highway 212 and north of County Road 61 (Chaska Boulevard)

Case No.: 2026-06

Synopsis: Applicant seeks to obtain approval of a 106 lot final plat

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). The ROW purchased terminates at the school district's property, but will eventually need to continue southward connecting with County Road 61. See below.

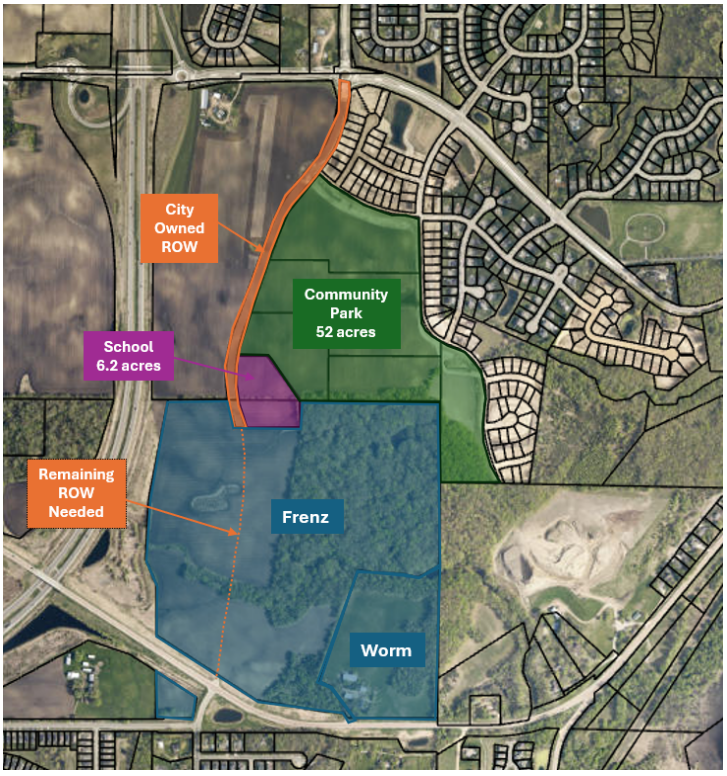


Figure 1: ROW, Community Park and School exhibit

PREVIOUS APPROVALS

In February 2022, the Concept Plan was approved for the property which showed 190 lots on a total of 127 acres.

In June 2024, the Preliminary Plat, Rezoning (PRD-86) and Variance were approved showing 162 lots on approximately 103 acres (see figure 2).

In March 2025, the Final Plat for the 1st addition were approved showing 56 lots, .

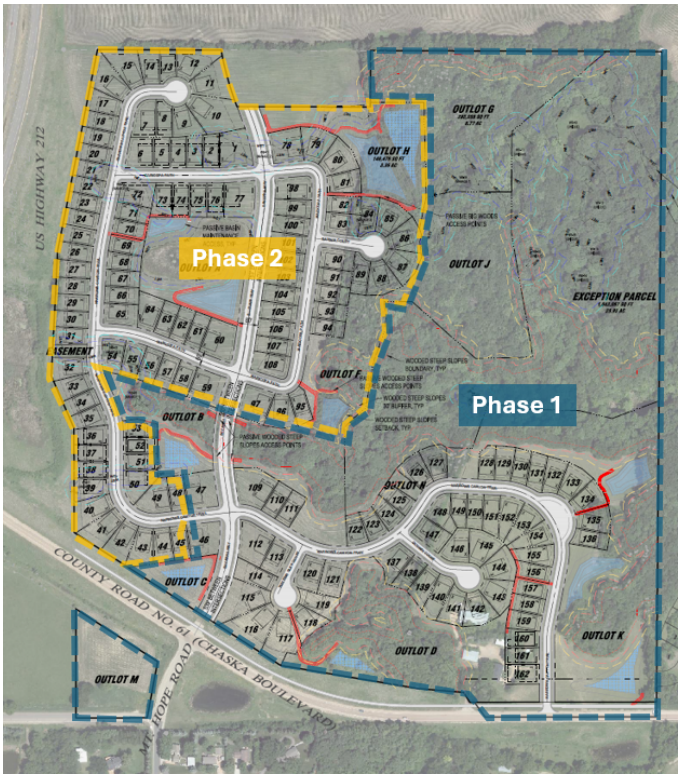


Figure 2: 2024 Approved Preliminary Plan (Phases 1 & 2 identified)

Final Plat (Phase 2)

The applicant is requesting approval of a Final Plat of the second phase of Highpoint Vistas. The following is intended to summarize the applicant's request and staff's analysis:

- **Existing Conditions.** The overall property is 127.42 acres in size. It is composed of two separate properties; one owned by the Worm family totaling 22.05 acres and one owned by the Frenz family totaling 105.37 acres. The overall development area will encompass a total of 103.48 acres of the 127.42 acre site as the Frenz family intends to retain 23.94 acres of their property. The Frenz family property consists of most of the Big Woods and agriculture area. The Frenz property does not contain any built structures. The Worm family property consists of farmed area with wooded steep slopes on the north and easterly boundaries of the property. The Worm property includes an existing farmstead made up of a residential home and three outbuildings. The Big Woods area makes up approximately 42 acres of the Frenz property and is oak tree savanna that includes very large hundreds of years old oak trees and other high quality tree species. A wetland delineation of the site concluded there are 15 wetlands and 6 watercourses present on site.



Figure 3: Existing Site & Adjacencies

- **Adjacent properties.** The site is bordered to the west by Highway 212; to the south by Chaska Boulevard (CR61) and City of Carver; to the east by currently undeveloped property owned by the Lano family and guided for open space and low density residential; to the north by the nearly 60-acre future City community park, elementary school site, and currently farmed property owned by the Holasek family and guided mixed residential.

- **Final Plat.** The final plat (phase 2) consists of the *remaining* 106 single family lots of the Highpoint Vistas development, and 5 outlots on approximately 45 acres. The outlots are proposed as follows:

    1. **Outlot A**: stormwater and wooded steep slopes to be owned by the City of Chaska
    2. **Outlot B**: wetland and stromwater to be owned by the City of Chaska
    3. **Outlot C**: MnDOT drainage easement to be owned by MnDOT
    4. **Outlot D**: stormwater and wooded steep slopes to be owned by the City of Chaska
    5. **Outlot E**: wetland and stormwater to be owned by the City of Chaska

- **Land Use.** The parcels of land that this development encompasses has been rezoned to Planned Residential Development (PRD-86). The density proposed for the 103-acre development area is approximately 2.4 dwelling units per net acre. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the north of County Road 44/Big Woods Boulevard and Rivertown Heights neighborhood to the north of this site off of the future Savanna Way connection. Minimum setbacks are proposed to be: front setback of 20 feet, side setback of 5 feet, corner lot side setback of 20 feet and rear yard setback of 25 feet.

- **Layout.** As envisioned in the Chaska Comprehensive Plan, Savanna Way will be the collector route through the overall project and provide important connections within the city. The developer plans to connect Savanna way to County Road 61 (Chaska Boulevard) and extend the collector road northward to meet where the City presently owns right-of-way next to the future school site. Eventually this collector road will extend north to connect into the round-about at Big Woods Boulevard. The developer also proposes a secondary neighborhood street access (Narrows Canyon Trail) to County Road 61 east of the collector road connection.

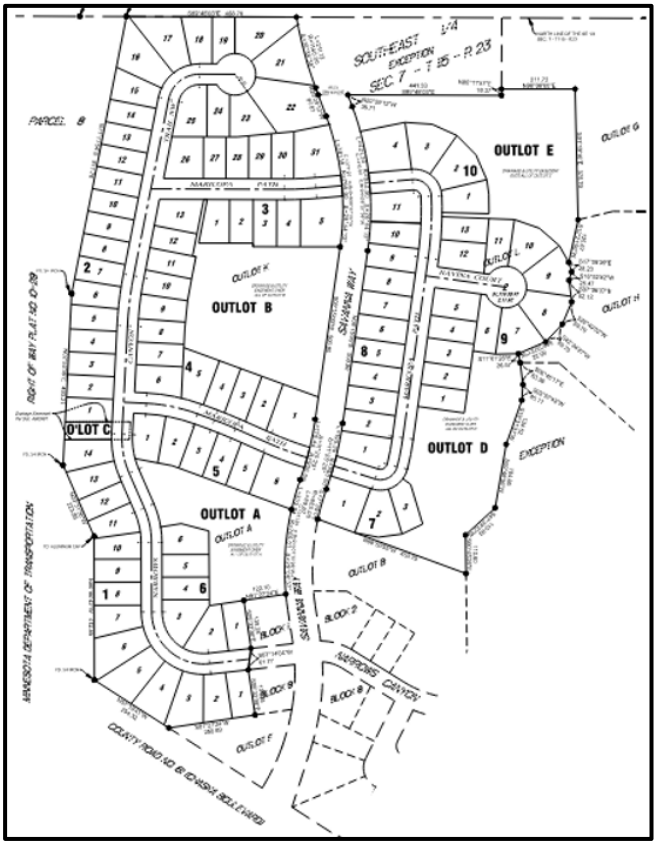


Figure 4: Proposed Final Plat

The expansive woodland located in the NE area of the site is a remnant piece of big woods oak savanna and steep slope wooded ravines; a key environmental feature that the City has envisioned as open space in the Comprehensive Plan and Southwest Chaska Plan. The proposed site layout protects most of this wooded area and the pocket wetlands found there via Outlots G & H in the 1st Addition's final plat. The development is concentrated mainly within the agricultural areas of the site. Preservation of the NE woodland area is an opportunity for this development to connect to the planned community park adjacent north through a more passive natural area experience.

Transportation/ROW. The overall development plan proposes to provide for the extension of the Savanna Way collector road from the planned access point at Mount Hope Road intersection on County Road 61 northward to right-of-way property owned by the City next to the future school property. The collector road will not provide direct access to any of the proposed single-family lots in Highpoint Vistas. Access to the single-family lots will be provided via a network of internal residential roadways. The remaining collector road extension connecting to the roundabout on Big Woods Boulevard would occur as development north of Highpoint Vistas warrants it.

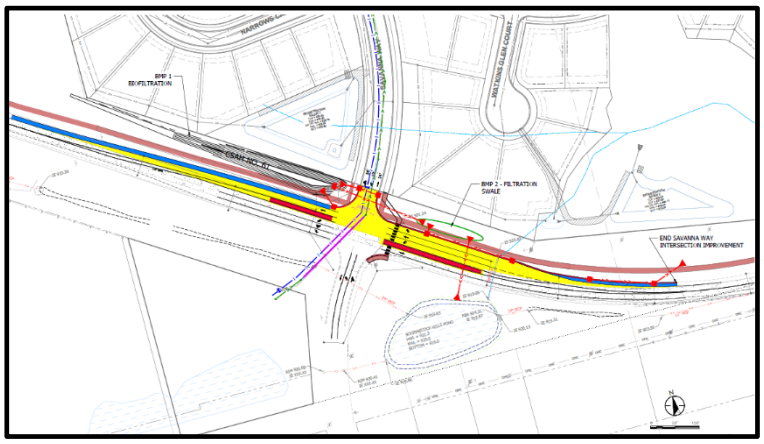


Figure 5: Savanna Way/CR61 interim condition

The first phase of Highpoint Vistas includes the construction of both access points proposed on Chaska Boulevard (Savanna Way and Narrows Canyon Trail). Both proposed connections to County Road 61 are consistent with the County's plan but continue to be evaluated by Carver County Public Works. The Developer will be the party responsible for delivering transportation improvements associated with the County Highway and Savanna Way. The final plans and acceptance of improvements are subject to Carver County's review and approval.

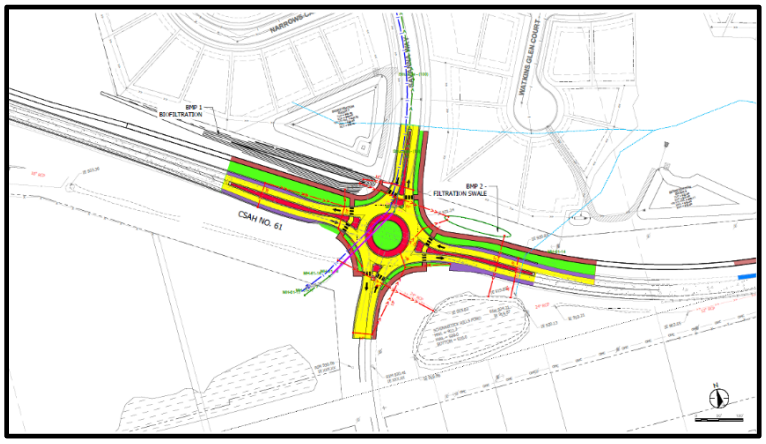


Figure 6: Savanna Way/CR61 ultimate condition

The access improvements planned on County Road 61 are being evaluated for interim and ultimate conditions. The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development and what would be

constructed with the onset of the development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint Vistas development and surrounding development and associated traffic forecasts. It was important to understand how either condition would fit into proposed right-of-way (ROW). The developer will need to ensure with Carver County that their final plat accommodates the ROW needs prior to recording of the final plat.

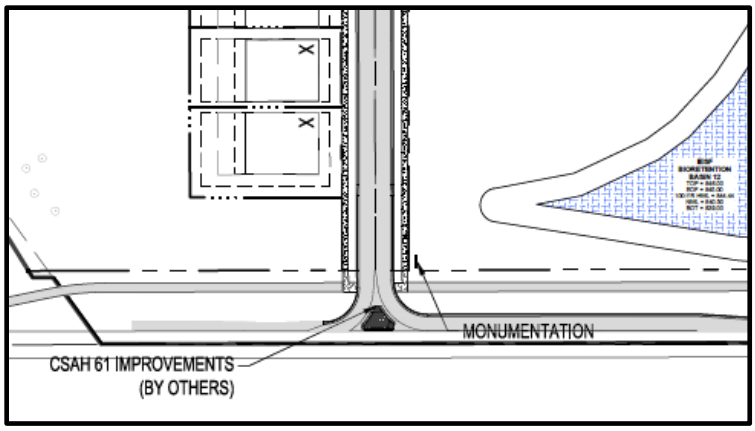


Figure 7: Access A interim condition

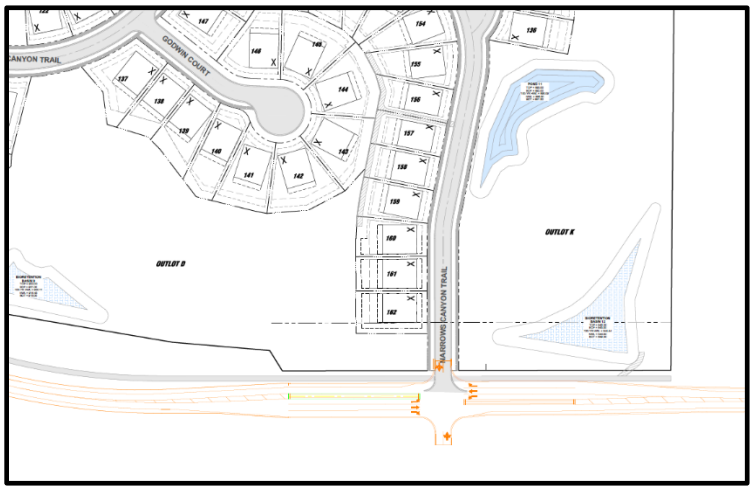


Figure 8: Access A ultimate condition

The collector road access at County Road 61 is proposed to operate as a full access. In its interim condition it will operate as a two-way stop control with dedicated left turn lanes (see figure 5). In its ultimate condition it will operate as a single-lane roundabout (see figure 6).

The Narrows Canyon Trail access at County Road 61 (Access A) is proposed to operate as a full access ultimately. However, in its interim condition it will operate as a 'porkchop' intersection allowing for right-in, right-out movements off/onto County Road 61 (see figure 7). In its ultimate condition it will be a 4-way stop control intersection connecting to the City of Carver to the south via the re-alignment of Lano Lane (see figure 8). City of Carver staff have been involved in the design of this connection and approve of the direction being taken. City of Carver agrees with the long-term intent to relocate the Lano Lane connection, and intends for this relocation to be development driven.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments; the local street network will be at least 60 feet wide, and the collector road (Savanna Way) will be at least 80 feet wide.

- **Utilities.** Sewer and water utilities are nearby. Water has been extended from Founders Path through the Savanna Way ROW to the development (see Figure 9, blue line).

  Sewer is being extended from the sewer interceptor that is located south and east of Chaska Boulevard. This connection will run west down Chaska Boulevard and connect into

the development at the proposed secondary access of Narrows Canyon Trail (see Figure 9, red line). The extension of this line will require an easement through the Brakemeier-owned property. The city in coordination with the development will be leading a project to extend gravity sewer to the proposed development. This is anticipated to happen this summer.

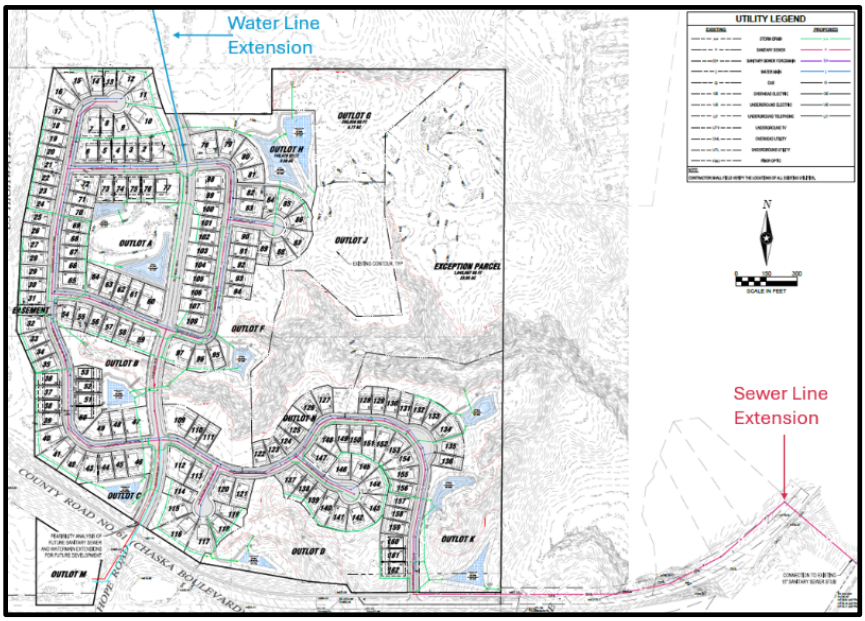


Figure 9: Overall Utility Plan

City staff have explained to the developer that the cost of these necessary extensions of water and sewer to their property, including property acquisitions/rights-of-way, 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, which would be to proceed north to south from Big Woods Boulevard and generally following the planned Savanna Way collector extension.

- **Stormwater and Wetlands**
  The final plan proposes a stormwater management system that includes 5 stormwater pond areas and associated infrastructure. Maintenance accesses are shown as passive (non-paved) pathways. Maintenance accesses shall be provided by way of outlots and not through private lots. This final plan is showing all maintenance accesses within outlots. The developer will need to ensure that all future phases show maintenance accesses within outlots.

  A total of 15 wetlands and 6 water courses have been identified on the overall development site. The developer applied for the wetland impact permits during phase one of the development and subsequently received approvals on those. Project design will need to adhere to WCA permitting/mitigation for wetland impacts and Chaska Wetland Protection Standards.

- **Setbacks**
  The setbacks will be generally consistent with single-family residential developments.

  Namely, the front yard setback will be no less than 20 feet. The rear yard setback will be 25 feet. The side yard setback will be 5 feet. Corner lots will have a side yard setback of 20 feet.

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

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type
Savanna Way	100 feet from centerline
County Road 61	150 feet from centerline
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater

There is one area on the grading plan that shows encroachment into the grading setback. This area is shown in Outlot A and in Figure 10 below. This grading encroachment needs to get corrected on the final plans.

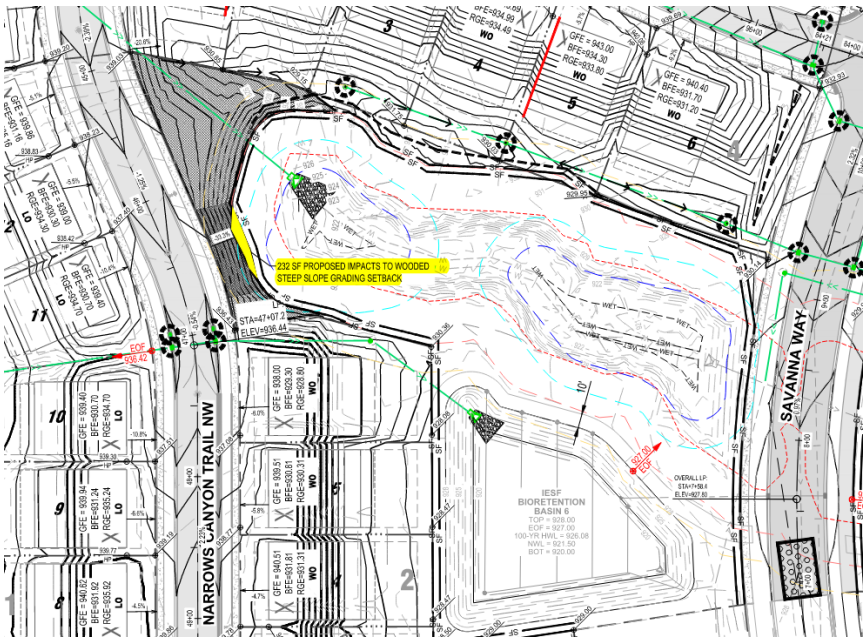


Figure 10: Wooded Steep Slope No-Grade Setback Encroachment (yellow)

- **Architecture**
  City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360-degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.

- **Trails, Sidewalks & Access into the Bluff Areas.**
  A 10-foot City trail currently exists on the east side of Savanna Way north of Big Woods Boulevard. This trail connection will proceed south along Savanna Way as it connects to Chaska Boulevard. Another proposed city trail is planned on the north side of Chaska Boulevard. The extent of this trail is shown from the east side up to the west side of the Highpoint Vistas property limits. The developer will be responsible to at least grade out this trail section with the onset of their development construction. Installation of the trail will likely come when Carver County reconstructs Chaska Boulevard in the future.

  The final plan is showing sidewalks on both sides of the street up to the bulbs of cul de sacs to meet City policy.

  Passive openings to connect to the ravine areas are shown on the plan in a couple locations within Outlots D and E. These openings and connections will encourage and facilitate safe and meaningful access to the preserved Big Woods areas that have been programmed as public open space in the City's comprehensive plan.

- **Parkland Dedication & Big Woods Acquisition**
  A neighborhood park is not identified in this area per the Comprehensive Plan due to the site's proximity to the planned community park north of the property, which will serve the neighborhood's recreational needs. Parkland dedication for the development was achieved in the first phase through donation of land via Outlot G and cash contribution (refer to Figure 11). Access to this park space is achieved through the adjoining outlot in the 2nd phase (Outlot E).

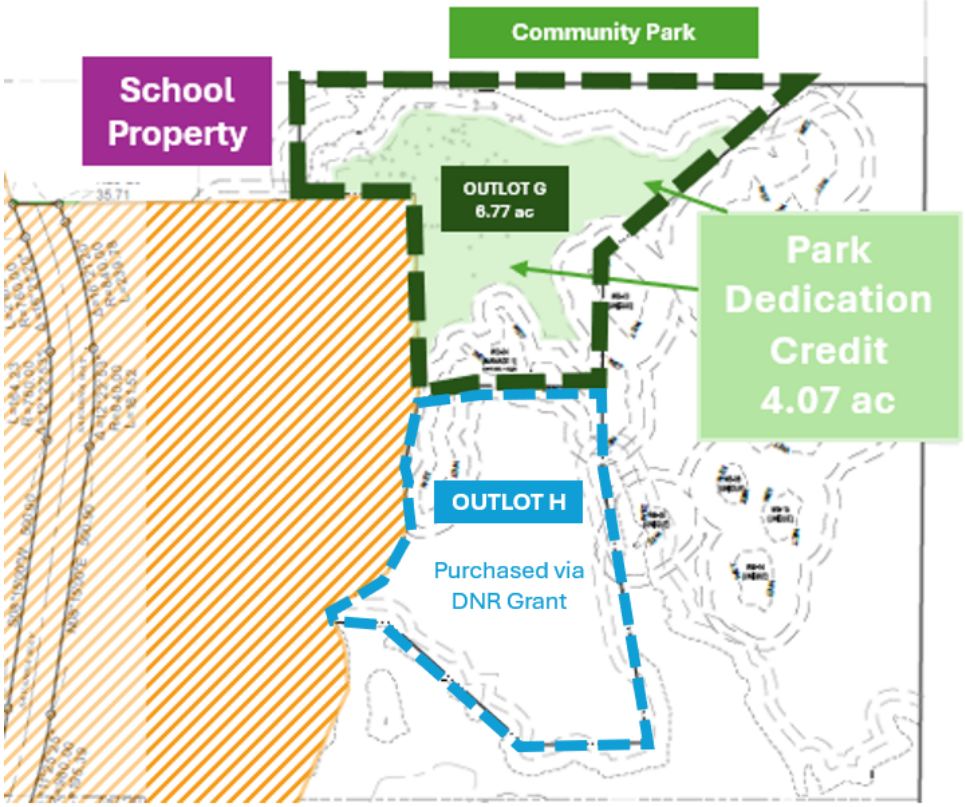


Figure 11: Park Dedication Credit Exhibit

Big Woods Acquisition

The City has worked with the developer to preserve the big woods areas through parkland dedication and city acquisition. Outlot G was donated to the City as parkland dedication, which contains a portion of big woods (refer to Figure 11). Outlot H, also contains a portion of big woods and was sold to the city for additional preservation. The City applied for two grant applications to obtain the funds necessary to purchase Outlot H, which were both subsequently approved. The applications are administered through the agencies Legislative-Citizen Commission on Minnesota Resources (LCCMR) and the Department of Natural Resources (DNR). Outlot H was purchased with the DNR grant application and the city hopes to use the LCCMR grant towards additional big woods acquisition.

- **Screening, Landscaping & Tree Preservation**

The landscape plan proposed shows the inclusion of landscaping in the street boulevards and along the edges to act as buffers between the major streets and homes.

This development abuts Trunk Highway 212 and County Road 61 and includes a collector road through the center. The final submittal has included a landscape plan showing the landscaping and berming that are being incorporated along the edges that abut these roadways. The landscaping and berming appears consistent with other developments near this project that abut major roadways.

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.

Although tree areas are minimal in the areas proposed for development on this site, it was noted that tree preservation is still an important piece of discussion for this development, specifically along areas where bluffs are present, and areas adjacent and encroaching into the Big Woods remnant. The applicant has provided a tree preservation plan that states 789 trees were surveyed in these areas, and 571 of those trees will be removed (218 trees saved). Of the 218 trees saved 120 significant trees will be protected, which are trees 12 inches in caliper and above. Figure 11 shows the areas proposed for tree preservation for the overall development that fall outside of areas already protected. In addition to what is being saved the developer will be incorporating a large addition of new trees beyond the amount that is being removed. In staff's opinion the level of tree preservation that is proposed with this plan is proportionate.

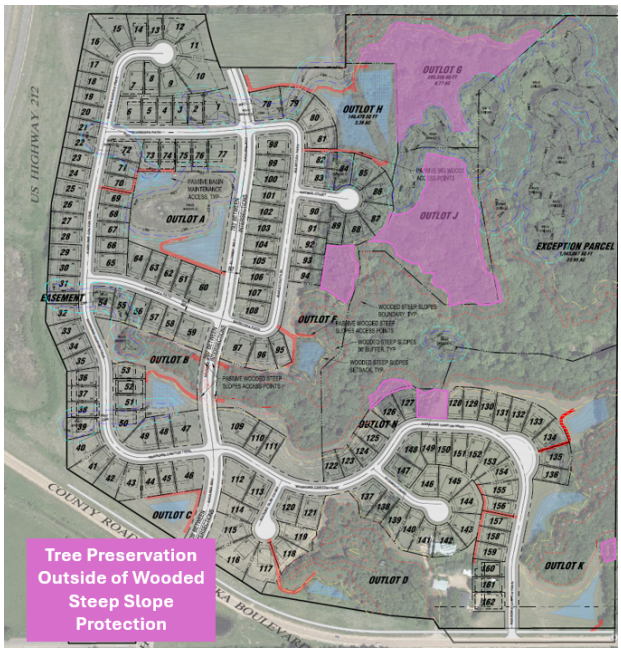


Figure 12: Tree Preservation Areas Overall Development

- **Noise Study**
  The applicant conducted a noise study along the edges abutting Highway 212 and County Road 61. The results of that study showed noise readings that met or fell below the maximum noise output per MnDOT standards. MnDOT was able to review the study and did not state necessary mitigation methods based on the conclusions. They verbally indicated that the addition of berming and landscaping on the highway and county road edges shown on the development plans will help mitigate sound.

- **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, a development agreement will be required for approval by City Council. 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 **
February 27, 2026	April 28, 2026	June 27, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period.		

Planning Commission Action Requested:

Motion to recommend approval of Highpoint Vistas 2nd Addition final plat for 106 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative, prepared by ISG, dated February 27, 2026
    b. Final Plat (pgs 1-5), prepared by ISG
    c. Title (pg 1), prepared by ISG inc, dated January 30, 2026
    d. Construction Notes and Legends, prepared by ISG inc, dated January 30, 2026
    e. Statement of Estimated Quantities, prepared by ISG inc, dated January 30, 2026
    f. Site Details (pgs 4-6), prepared by ISG inc, dated January 30, 2026
    g. SWPPP Narrative (pgs 7-10), prepared by ISG inc, dated January 30, 2026
    h. Grading Plan (pgs 11-16), prepared by ISG inc, dated January 30, 2026
    i. Street Profiles (pgs 17-19), prepared by ISG inc, dated January 30, 2026
    j. Tree Preservation Plan (pgs 20-25), prepared by ISG inc, dated January 30, 2026
    k. Tree Inventory (pgs 26-28), prepared by ISG inc, dated January 30, 2026
    l. Topsoil Management Plan (pg 29), prepared by ISG inc, dated January 30, 2026
    m. Title (pg 1), prepared by ISG inc, dated January 30, 2026
    n. Construction Notes and Legends (pg 2), prepared by ISG inc, dated January 30, 2026
    o. Statement of Estimated Quantities (pg 3), prepared by ISG inc, dated January 30, 2026
    p. Utility Schedules (pgs 4-7), prepared by ISG inc, dated January 30, 2026
    q. Site Details (pgs 8-12), prepared by ISG inc, dated January 30, 2026
    r. Stormwater Basin Details (pgs 13-15), prepared by ISG inc, dated January 30, 2026

s. Overall Utility (pg 16), prepared by ISG inc, dated January 30, 2026
t. Hydrant Coverage (pg 17), prepared by ISG inc, dated January 30, 2026
u. Utility Plan (pgs 18-22), prepared by ISG inc, dated January 30, 2026
v. Plan & Profile (Sanitary and Watermain) (pgs 23-30), prepared by ISG inc, dated January 30, 2026
w. Plan & Profile (Storm) (pgs 31-38), prepared by ISG inc, dated January 30, 2026
x. Detailed Profiles (Storm) (pgs 39-45), prepared by ISG inc, dated January 30, 2026
y. Detailed Grading Plan (pgs 46-48), prepared by ISG inc, dated January 30, 2026
z. Restoration Plan (pgs 49-54), prepared by ISG inc, dated January 30, 2026
aa. Planting Plan (pgs 55-60), prepared by ISG inc, dated February 27, 2026
bb. Planting Notes and Details (pg 61), prepared by ISG inc, dated January 30, 2026
cc. Signage and Striping Plan (pg 62), prepared by ISG inc, dated January 30, 2026

2. Adherence with the City Engineer's Memo dated May 2, 2024.
3. Adherence with Carver County's memo dated February 18, 2025.
4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
    a. Front: 20 feet
    b. Rear: 25 feet
    c. Side: 5 feet
    d. Side (corner): 20 feet
    e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. Prior to final plat recording, developer shall enter into a development agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
12. Provision of a wetland mitigation plan, including the Savanna Way corridor impacts, to be completed and approved prior to issuance of a grading permit and prior final plat recording.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision that the CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued.
15. Provision that all storm sewer systems on private lots are encompassed by a drainage and utility easement as directed by the engineering department and to be shown on the final plans.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on all plans.
17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
18. Provision that County Road 61 access designs are fully approved by Carver County prior

to construction.

19. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
20. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.
21. Provision that all retaining walls are owned and maintained by the HOA.
22. Provision of a HOA covenant be created to cover the maintenance and responsibility of retaining walls within the Highpoint Vistas development.
23. Provision to obtain a building permit for all retaining walls.
24. Provision that proposed retaining walls meet zoning section 15.28.100.F.
25. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
26. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat prior recording.
27. Provision to revise grading plan to not encroach into wooded steep slope grading setback, specifically within Outlot A.

February 27, 2026

Nate Kabot
Community Development Director
City of Chaska
1 City Hall Plaza
Chaska, MN 55318
952-448-9200

RE: Final Plat Narrative
Highpoint Vistas Final Plat Phase 2

Nate:

On behalf of the developer, Forestar, and property owners, ISG has prepared this request for the Highpoint Vistas development Final Plat Phase 2 for the continuation of the proposed single family residential development. This Phase 2 plat includes 106 single family lots and 5 outlots on approximately 45.21 acres. A disposition of outlots is included in the table below to outline the proposed use and ownership of the proposed outlots. The properties included in this Final Plat Phase 2 submittal are the following:

Parcel #: 302480570, 302480660 & 302480670
Owner: Frenz Family II, LLC
Total Acreage: 45.21 acres
Zoning: PRD – Planned Residential Development
Property Type: Abstract

Phase 2 Disposition of Outlots						
Lot	Area (SQ FT)	Area (AC)	Use	Dev. Area (AC)	Non-Dev. Area (AC)	Proposed Ownership
Outlot A	96,602	2.22	Stormwater/Wooded Steep Slopes	0.00	2.22	City
Outlot B	151,979	3.49	Stormwater/Wetland	0.00	3.49	City
Outlot C	6,888	0.16	MnDOT Drainage Easement	0.00	0.16	MnDOT
Outlot D	130,331	2.99	Stormwater/Wooded Steep Slopes	0.00	2.99	City
Outlot E	146,479	3.36	Stormwater/Wetland	0.00	3.36	City

These properties were rezoned from O – Open Development to PRD – Planned Residential Development at the time of Preliminary Plat approval in June 2024. A variance was also approved at that City Council meeting for grading into the Wooded Steep Slope buffer area for the Savanna Way crossing. The Final Plat Phase 1 has been approved for 56 single-family residential lots, City dedicated right-of-way, and 6 outlots to accommodate stormwater management, protection of wooded steep slopes, park dedication, etc. This application is for the second of two phases as part of the ultimate development.

The Highpoint Vistas development team has worked with the City and County over the past few years leading to this Final Plat Phase 2 application and appreciates the continued efforts toward a successful development.

Enclosed is the Final Plat application, a summary of preliminary plat + outstanding development agreement conditions of approval and supporting documents. Thank you for your time reviewing this application. Please reach out to us with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Andrea Rand, AICP
Project Coordinator

Becky Guenther, PE
Project Engineer

HIGHPOINT VISTAS SECOND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Forestar (USA) Real Estate Group Inc., a Delaware corporation and Frenz Family II, LLC, a Minnesota limited liability company, fee owners of the following described property situated in the County of Carver, State of Minnesota to wit::

Outlot A, Outlot K and Outlot L, Highpoint Vistas, City of Chaska, Scott County, Minnesota

Have caused the same to be surveyed and platted as **HIGHPOINT VISTAS SECOND ADDITION** and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Forestar (USA) Real Estate Group Inc., a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Forestar (USA) Real Estate Group Inc.

_____ its _____

State of _____

County of _____

This instrument was acknowledged before me on _____, 20_____ by _____ its _____, of Forestar (USA) Real Estate Group Inc., a Delaware limited liability company, on behalf of the company.

_____
(signature)

_____
(print)

Notary Public _____ County, Minnesota

My Commission expires _____

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

Signed: Frenz Family II, LLC

_____ its _____

State of _____

County of _____

This instrument was acknowledged before me on _____, 20_____ by _____ its _____, of Frenz Family II, LLC, a Minnesota limited liability company, on behalf of the company.

_____
(signature)

_____
(print)

Notary Public _____ County, Minnesota

My Commission expires _____

DRAFT

SURVEYOR'S CERTIFICATE

I Mark A. Schwanz 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_____.

_____
Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20_____ by Mark A. Schwanz.

_____
(signature)

_____
(print)

Notary Public, _____ County, Minnesota

My Commission expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of **HIGHPOINT VISTAS SECOND ADDITION**, was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

By: _____ 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 E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of **HIGHPOINT VISTAS SECOND ADDITION** was filed this _____ day of _____, 20_____, at ___ o'clock ___.M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____

HIGHPOINT VISTAS SECOND ADDITION

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



LEGEND

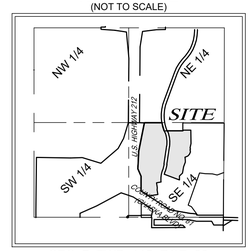
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT
- ⊗ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG LICENSE NO. 45817.
- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10
- ◉ DENOTES FOUND CAST IRON MONUMENT

BEARING NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 115 NORTH, RANGE 23 WEST WHICH IS ASSUMED TO HAVE A BEARING OF N00°29'09"E.

NOTE:

OUTLOT I PURPOSELY OMITTED FROM PLAT

VICINITY MAP
(NOT TO SCALE)



SEC. 7, TWP. 115, RGE. 23
CARVER COUNTY, MINNESOTA

N

0 50 100
SCALE IN FEET

HIGHPOINT VISTAS SECOND ADDITION

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

LEGEND

- ● DENOTES FOUND MONUMENT
- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10

BEARING NOTE:
BEARINGS ARE BASED ON THE NORTH LINE OF HIGHPOINT VISTAS. SAID LINE BEARS NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST.

N

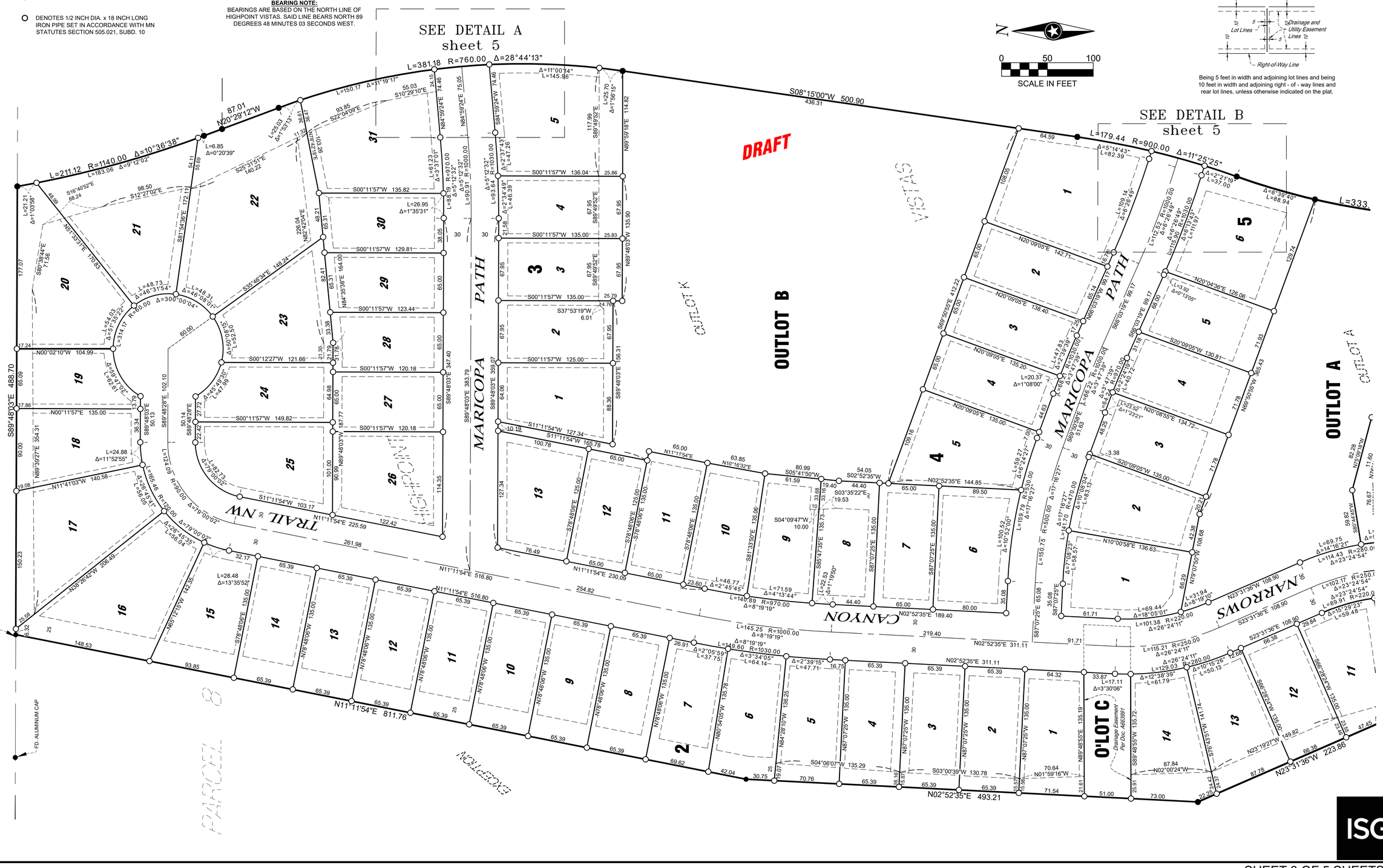
0 50 100

SCALE IN FEET

Drainage and Utility Easements are shown thus:

10 5 Lot Lines 5 Drainage and Utility Easement Lines 10 5 Right-of-Way Line

Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right - of - way lines and rear lot lines, unless otherwise indicated on the plat.



HIGHPOINT VISTAS SECOND ADDITION

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

LEGEND

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- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10

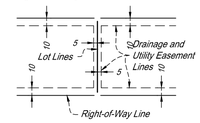
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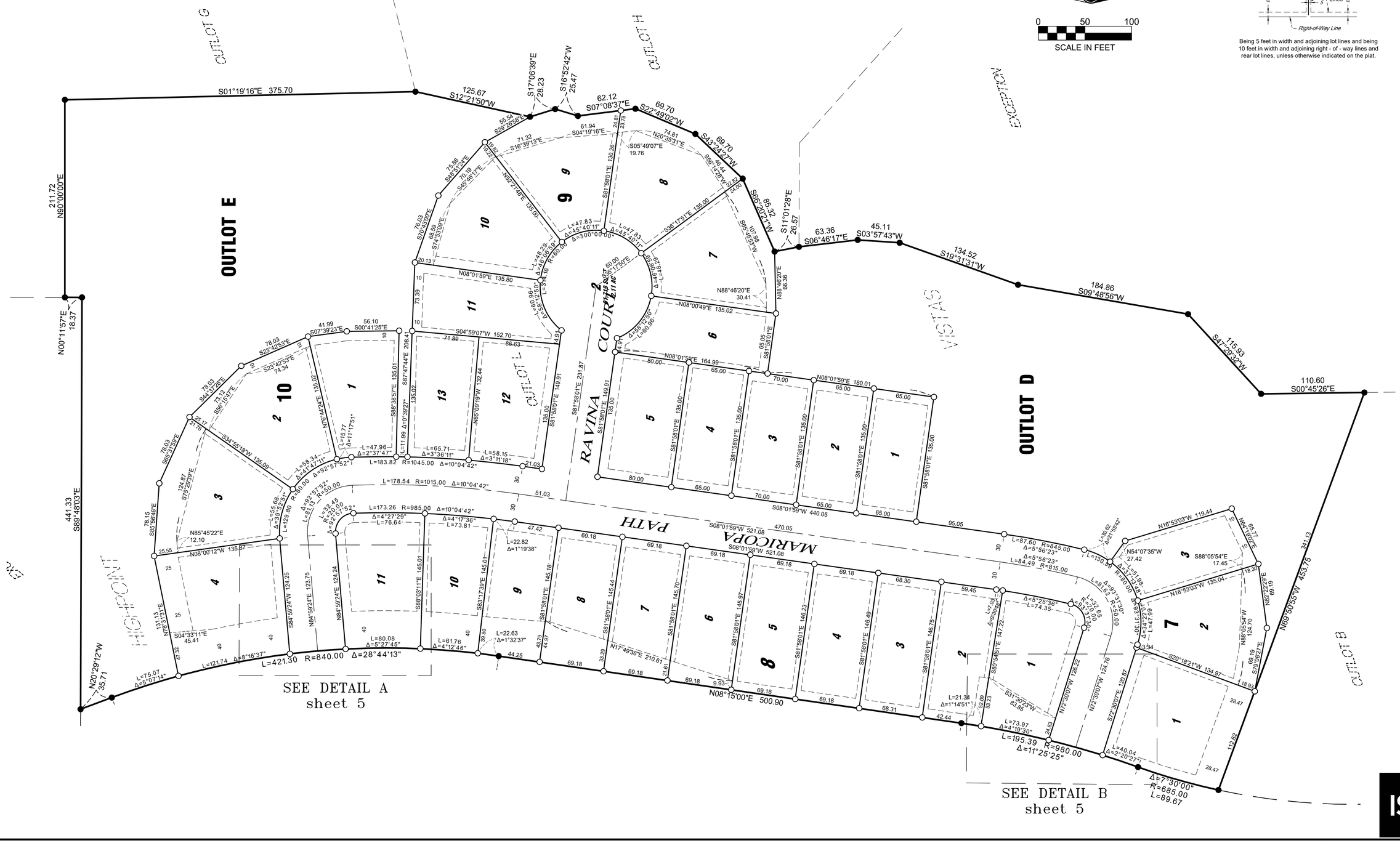
0 50 100

SCALE IN FEET

Drainage and Utility Easements are shown thus:



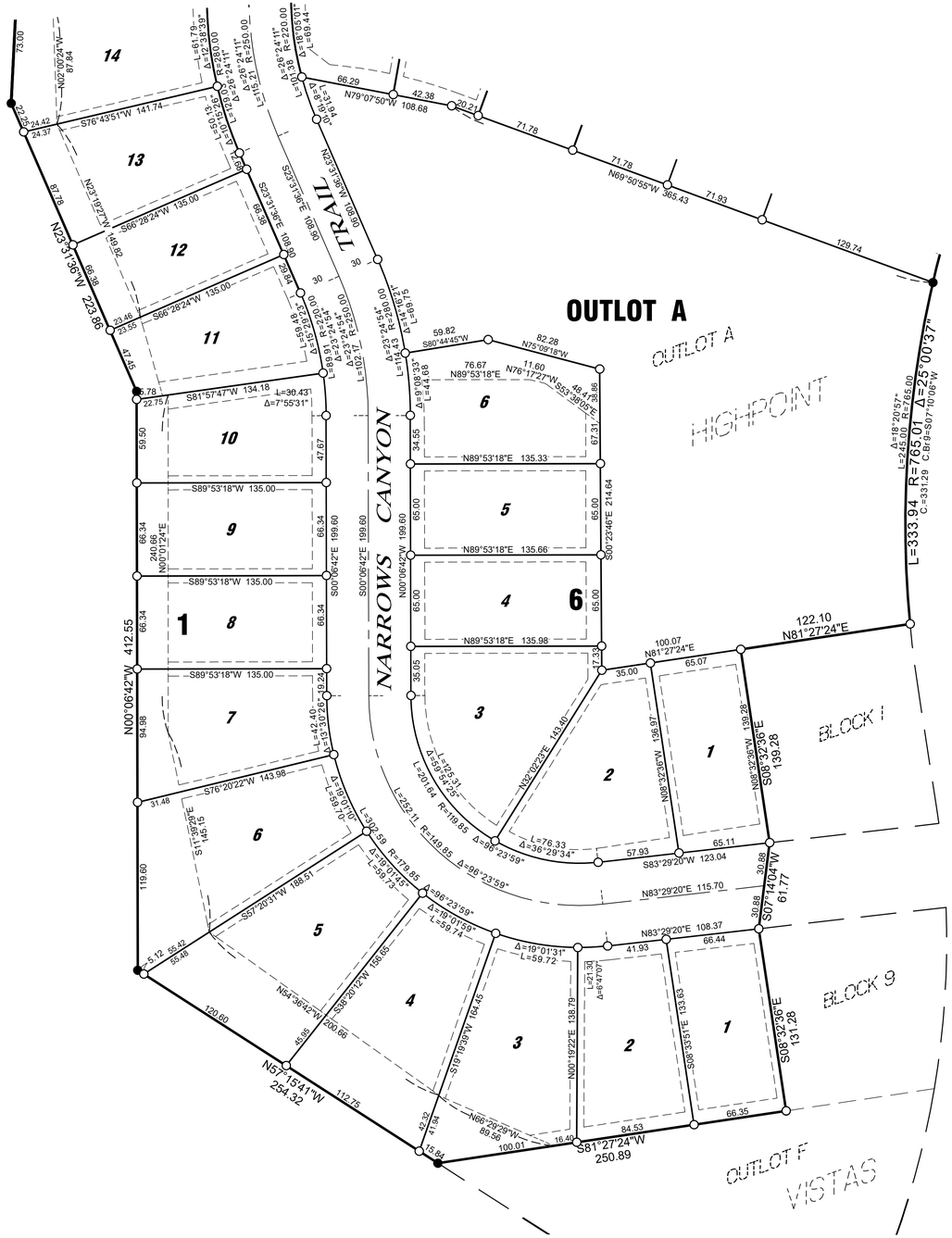
Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right - of - way lines and rear lot lines, unless otherwise indicated on the plat.



ISG

HIGHPOINT VISTAS SECOND ADDITION

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

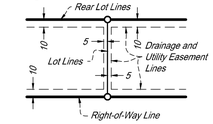


DETAIL A
1"=30'

DETAIL B
1"=30'

DRAFT

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

N

0 50 100
SCALE IN FEET

LEGEND

- ● DENOTES FOUND MONUMENT
- ○ DENOTES 1/2 INCH DIA. x 18 INCH LONG IRON PIPE SET IN ACCORDANCE WITH MN STATUTES SECTION 505.021, SUBD. 10

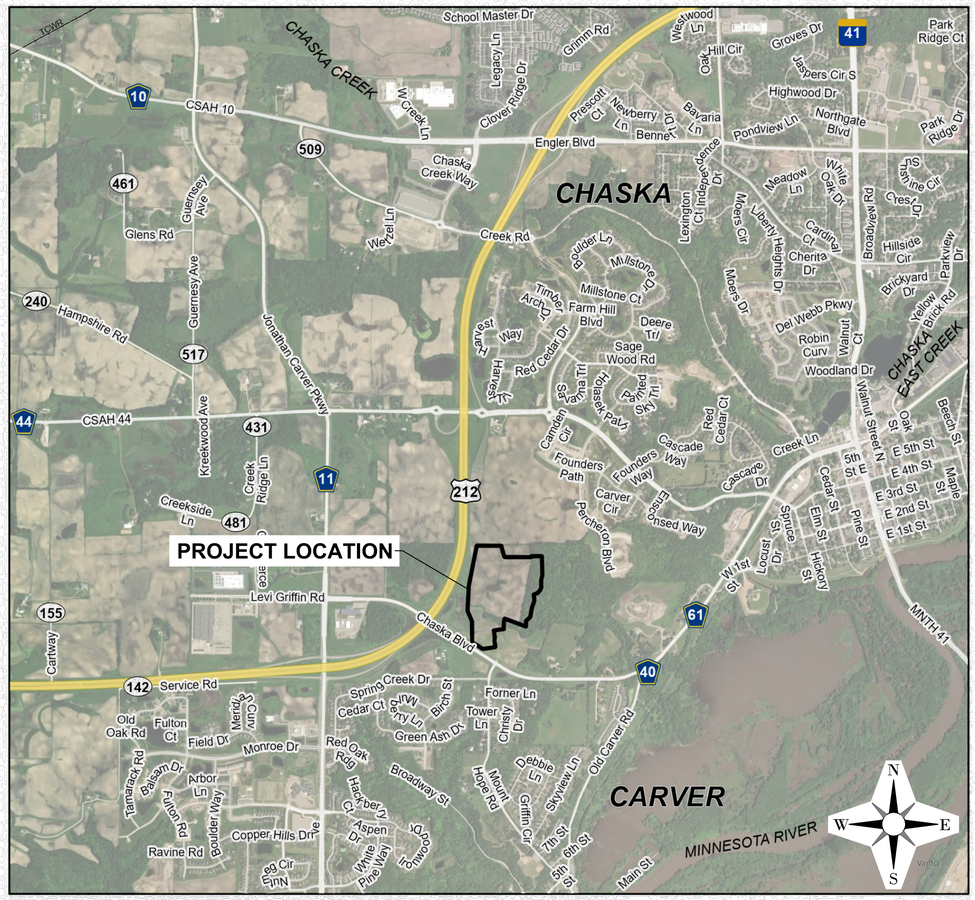
BEARING NOTE:
BEARINGS ARE BASED ON THE NORTH LINE OF HIGHPOINT VISTAS. SAID LINE BEARS NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST.

ISG

FORESTAR

HIGHPOINT VISTAS (PHASE 2)

CHASKA, MINNESOTA — CONSTRUCTION PLANS GRADING & SWPPP — ISG PROJECT # 23-27575



LOCATION MAP

0 1,500 3,000

SCALE IN FEET

SHEET INDEX

1	TITLE
2	CONSTRUCTION NOTES AND LEGENDS
3	STATEMENT OF ESTIMATED QUANTITIES
4	SITE DETAILS
5	SITE DETAILS
6	SITE DETAILS
7	SWPPP NARRATIVE
8	SWPPP NARRATIVE
9	SWPPP NARRATIVE
10	SWPPP NARRATIVE
11	GRADING PLAN (OVERALL)
12	GRADING PLAN (NORTHWEST)
13	GRADING PLAN (NORTHEAST)
14	GRADING PLAN (MIDWEST)
15	GRADING PLAN (MIDEAST)
16	GRADING PLAN (SOUTH)
17	STREET PROFILES
18	STREET PROFILES
19	STREET PROFILES
20	TREE PRESERVATION PLAN (OVERALL)
21	TREE PRESERVATION PLAN (NORTHWEST)
22	TREE PRESERVATION PLAN (NORTHEAST)
23	TREE PRESERVATION PLAN (MIDWEST)
24	TREE PRESERVATION PLAN (MIDEAST)
25	TREE PRESERVATION PLAN (SOUTH)
26	TREE INVENTORY
27	TREE INVENTORY
28	TREE INVENTORY

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.

REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C0-TITLE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

1 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INDEX:

OWNER:

FORESTAR (USA) REAL ESTATE GROUP INC.
ALEX BERLICK
20860 KENBRIDGE CT (SUITE 150)
LAKEVILLE, MN 55044
PHONE:651.627.4482
ALEXBERLICK@FORESTAR.COM

PROJECT ADDRESS / LOCATION:

4130 CHASKA BLVD
CHASKA, MN 55318
SEC 7 / TOWNSHIP 115N / RANGE 23W
CARVER COUNTY
CHASKA, MN

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHASKA REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CARVER COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=948.96
MnDOT GSID STATION #108660
LOCATED 0.75 MILES NE FROM JUNCTION OF HIGHWAY 212 AND JONATHAN CARVER PARKWAY IN CHASKA

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FALL OF 2022 AND FALL OF 2023 BY ISG.

PLOT DATE: 1/30/2026 8:19 PM

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION (LS)	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
W	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FBO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x x	FENCE LINE	x x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	FTG	FOOTING	PERF	PERFORATED
ADD	ADDENDUM	GA	GAUGE	PL	PROPERTY LINE
AFF	ABOVE FINISHED FLOOR	GAL	GALLON	PP	POLYPROPYLENE
AGG	AGGREGATE	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
APPROX	APPROXIMATE	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
ARCH	ARCHITECT, ARCHITECTURAL	GD	GROUND	PVMT	PAVEMENT
BFE	BASEMENT FLOOR ELEVATION	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
BIT	BITUMINOUS	GL	GUTTERLINE	R	RIM
BLDG	BUILDING	GPM	GALLONS PER MINUTE	RAD	RADIUS
BM	BENCHMARK	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
B/W	BOTTOM OF WALL (AT GROUND)	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
CAD	COMPUTER-AIDED DESIGN	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CB	CATCH BASIN	HH	HANDHOLE	REM	REMOVE
CFS	CUBIC FEET PER SECOND	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CF	CUBIC FOOT	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CI	CAST IRON	HR	HOUR	SAN	SANITARY
CIP	CAST IRON PIPE	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIPC	CAST IN PLACE CONCRETE	HWY	HIGHWAY	SF	SQUARE FOOT
CJ	CONTROL JOINT	HYD	HYDRANT	SPEC	SPECIFICATION
CL	CENTERLINE	I	INVERT	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	ID	INSIDE DIAMETER	STA	STATION
CO	CLEANOUT	IN	INCH	STM	STORM
CONC	CONCRETE	INV	INVERT	SY	SQUARE YARD
CONST	CONSTRUCTION	IP	IRON PIPE	T/C	TOP OF CURB
CONT	CONTINUOUS	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CR	COUNTY ROAD	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CY	CUBIC YARD	JT	JOINT	THRU	THROUGH
C&G	CURB AND GUTTER	LF	LINEAR FEET	TNFH	TOP NUT OF FIRE HYDRANT
DEMO	DEMOLITION	LIN	LINEAR	TRANS	TRANSFORMER
DI	DROP INTAKE	LPS	LOW PRESSURE STEAM	TV	TELEVISION
DIA	DIAMETER	LS	LUMP SUM	T/W	TOP OF WALL
DIM	DIMENSION	LSO	LOWEST STRUCTURAL OPENING	TYP	TYPICAL
DS	DOWNSPOUT	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND TELEPHONE
EA	EACH	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EG	EXISTING GROUND	MECH	MECHANICAL	W/O	WITHOUT
ELEC	ELECTRICAL	MH	MANHOLE	W/	WITH
ELEV	ELEVATION	MIN	MINIMUM	YD	YARD
EOF	EMERGENCY OVERFLOW	MISC	MISCELLANEOUS	YR	YEAR
EQ	EQUAL	NO	NUMBER		
EX	EXISTING	NTS	NOT TO SCALE		
FG	FINISHED GROUND	NWL	NORMAL WATER LEVEL		
F/G	FORM GRADE	OC	ON CENTER		
FDC	FIRE DEPARTMENT CONNECTION	OCEW	ON CENTER EACH WAY		
FDN	FOUNDATION	OD	OUTSIDE DIAMETER		
FES	FLARED END SECTION	OH	OVERHEAD		
FFE	FINISHED FLOOR ELEVATION	OHWL	ORDINARY HIGH WATER LEVEL		
FPM	FEET PER MINUTE	OHD	OVERHEAD DOOR		
FPS	FEET PER SECOND	OZ	OUNCE		
FT	FOOT, FEET	PCC	PORTLAND CEMENT CONCRETE		
		PED	PEDESTAL, PEDESTRIAN		

SOIL AND CONSTRUCTION NOTES

1. TOP OF THE GRADING GRADE: THE TOP OF GRADING GRADE FOR THIS PROJECT IS DEFINED AS THE BOTTOM OF THE AGGREGATE BASE.
2. SUITABLE GRADING MATERIAL: ON THIS PROJECT SUITABLE GRADING MATERIAL SHALL INCLUDE ALL MINERAL SOILS IN ACCORDANCE WITH THE TRIAXIAL CHART IN THE MnDOT GRADING AND BASE MANUAL, EXCEPT SILT. UNSUITABLE MATERIALS SHALL INCLUDE DEBRIS, MARL, PEAT, WOOD, OR ANY OTHER ORGANIC SOILS. SELECT GRADING MATERIAL SHOULD BE RESERVED FOR EMBANKMENT PLACEMENT WITHIN THE ROADWAY CORE.
3. STRIP ALL INPLACE TOPSOIL AND SLOPE DRESSING IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. INPLACE TOPSOIL AND SLOPE DRESSING, ENCOUNTERED IN THE AREAS OF PROPOSED CONSTRUCTION.
4. PROVIDE A SAWCUT WHERE PLACING NEW PAVEMENT NEXT TO INPLACE PAVEMENT TO ENSURE A UNIFORM JOINT. THE CONTRACTOR SHALL SAWCUT THE EXISTING BITUMINOUS PAVEMENT AT ALL LOCATIONS WHERE THE NEW PAVEMENT MATCHES IN PLACE PAVEMENT, PROVIDING A CLEAN STRAIGHT EDGE. PRIOR TO PAVING THE WEAR COURSE, THE CONTRACTOR SHALL MILL THE EDGE OF ADJACENT PAVEMENTS TO PROVIDE FULL DEPTH OF THE WEAR COURSE TO THE EDGE. SAW CUTTING AND MILLING OF THE EDGES OF THE EXISTING PAVEMENTS AT THE CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO PAVING. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CLEAN THE UNDERLYING PAVEMENT SURFACE PRIOR TO PAVING THE WEAR COURSE. A WATER TRUCK AND PICK-UP STREET SWEEPER WILL BE REQUIRED FOR THIS WORK TO MINIMIZE DUST AND DIRT IMPACTS ON ADJACENT RESIDENCES.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION AND EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE RECYCLED TO THE EXTENT ALLOWED IN BASE AND SURFACING ITEMS OR DISPOSED OF OFF THE PROJECT LIMITS IN ACCORDANCE WITH MnDOT SPECIFICATION SPEC. 2104.3C3.
6. OBTAIN COMPACTION ON THE GRADING PORTION OF PERMANENT CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IF IT ISNT SPECIFICALLY OUTLINED THEN FOLLOW THE "QUALITY COMPACTION METHOD" REQUIREMENTS.
7. OBTAIN COMPACTION ON THE MnDOT CLASS 5 PORTION OF THE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF CHASKA.
8. TEST ROLLING SHALL BE REQUIRED ON ALL ROADWAYS WITH A LOADED TRI-AXLE DUMP TRUCK AT THE BOTTOM OF THE SUBGRADE AND THE TOP OF THE AGGREGATE BASE.
9. IN ANY PROPOSED CONSTRUCTION THE CONTRACTOR SHALL STRIVE TO SUBSTANTIALLY MATCH THE SOILS INPLACE IN THE TOP 4' OF THE ROADWAYS. GRANULAR BACKFILL SHALL NOT BE PERMITTED ADJACENT TO INPLACE NON-GRANULAR SOILS IN ORDER TO PREVENT AN ABRUPT SOILS DIFFERENTIAL.
10. THE BOTTOM OF ALL SUBCUTS SHALL BE SHAPED AND COMPACTED BY THE "QUALITY COMPACTION METHOD".
11. IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL, PROVIDE A 1(V):20(H) TRANSITION TAPER BETWEEN THE CHANGES IN MATERIAL TO PREVENT AN ABRUPT SOILS DIFFERENTIAL. THE 1(V):20(H) TAPER SHALL BE CONSTRUCTED SO THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOILS BACKFILL.
12. WHERE CONNECTING NEW SURFACING ADJACENT TO ANY INPLACE PAVEMENTS TO BE WIDENED, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICH EVER IS DEEPER, THEN AT A 2(V):1(H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
13. WHERE SUBCUTS RUN INTO DRIVEWAYS OR LOCAL ROADS, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1(V):4(H) TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
14. THE CONTRACTOR IS HEREBY REMINDED OF THEIR RESPONSIBILITY UNDER STATE LAW TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THIS AREA. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE-CALL.
15. SLOPE DRESSING ON THIS PROJECT IS DEFINED AS THE TOPSOIL OR OTHER SOIL PLACED DURING CONSTRUCTION TO PROVIDE A MEDIUM FOR ESTABLISHING TURF.
16. ANY DEBRIS WHICH MAY BE ENCOUNTERED DURING GRADING SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT RIGHT OF WAY IN A SUITABLE DISPOSAL AREA.
17. EXTREME CARE SHALL BE TAKEN SO THAT ALL EXISTING TREES LOCATED WITHIN & ADJACENT TO THE CONSTRUCTION AREAS ARE NOT REMOVED OR DAMAGED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE OWNER WITH ANY POTENTIAL CONFLICTS.
18. UNLESS OTHERWISE RECOMMENDED, PROVIDE FOR ALL SUBCUTS AND BACKFILL ACCORDINGLY THROUGHOUT THE ENTIRE PROJECT AS DEFINED ON THE GRADING PLANS.
19. PROVIDE 1(V):20(H) TAPERS WHEN CHANGING SUBCUT DEPTHS.
20. PIPE SEWERS CONNECTING MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MNDOT SPEC. 2503 AND CITY OF CHASKA REQUIREMENTS. BEDDING AND BACKFILL SHALL CONSIST OF UNIFORM SUITABLE GRADING MATERIAL MATCHING ADJACENT SOILS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
21. NO EXTRA PAYMENT WILL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT AND/OR BORROW MATERIAL.
22. CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN SUCH A MANNER THAT ACCESS IS MAINTAINED TO ALL RESIDENCES. WHERE CONSTRUCTION OPERATIONS REQUIRE CLOSURE OF ACCESS TO SITE OR SURROUNDING PROPERTIES, CONTRACTOR SHALL COORDINATE WITH SAID PROPERTY OWNER AT LEAST 24 HOURS BEFORE THE ANTICIPATED ACCESS INTERRUPTION AND ALL ACCESS SHALL BE AT LEAST TEMPORARILY RESTORED EACH NIGHT BEFORE THE END OF THE WORK DAY. NO PROPERTY OWNER SHALL BE LEFT WITHOUT ADEQUATE ACCESS OVERNIGHT OR OVER THE WEEKEND. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AS WELL.
23. AS SHOWN ON THE PLANS, VARIOUS UTILITIES ARE LOCATED WITHIN THE PROJECT LIMITS. THERE ARE ADDITIONAL UTILITIES THAT MAY EXIST AND ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND/OR ADJACENT PROPERTY OWNERS AND WILL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UTILITIES IN THEIR EXISTING LOCATION (POWER POLES, PEDESTALS, ETC.). THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITIES AND/OR ADJACENT PROPERTY OWNERS TO ARRANGE SUPPORTING/RELOCATE AND/OR REPAIRS TO ALL FACILITIES AS NEEDED FOR ALL UTILITY AND STREET IMPROVEMENTS. THE OWNER SHALL NOT INCUR ADDITIONAL COSTS IF THE LOCATIONS OF UTILITIES ARE NOT SHOWN ON THE PLANS FOR FOR DELAYS IN CONSTRUCTION CAUSED FROM CONFLICTS WITH PRIVATE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH CARVER COUNTY, THE CITY OF CHASKA, AND ALL UTILITY COMPANIES FOR ANY NECESSARY REMOVAL AND RELOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL PERFORM GRADING OPERATIONS AROUND ALL OVERHEAD ELECTRIC POWER POLES AND GUY WIRES. COORDINATE WITH LOCAL ELECTRIC COMPANY.
24. STORAGE AREAS ARE ONLY FOR NEW MATERIALS TO BE INCORPORATED INTO THE WORK OR MATERIALS SALVAGED FROM THE PROJECT THAT ARE TO BE REINSTALLED AS PART OF THE PROJECT. CONTRACTOR WILL NOT BE ALLOWED TO STORE PROJECT REMOVAL ITEMS (SUCH AS CONCRETE PAVEMENTS, SIDEWALKS, OLD MANHOLE STRUCTURES, ETC.) FOR LATER DISPOSAL. THOSE TYPES OF MATERIALS SHALL BE REMOVED FROM THE PROJECT AREA ON THE DAY THAT IT IS REMOVED FROM ITS EXISTING LOCATION,. THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER SYSTEM TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE STORAGE AREA. THE BARRIER SYSTEM SHALL BE APPROVED BY THE ENGINEER AND ERECTED PRIOR TO STORING MATERIALS. THE STORAGE AREAS SHALL BE RESTORED TO EXISTING OR BETTER QUALITY PRIOR TO PROJECT ACCEPTANCE. ALL COSTS INCURRED BY THE CONTRACTOR TO PROVIDE, MAINTAIN AND REMOVE THE TEMPORARY BARRIER SYSTEM AND RESTORE THE STORAGE AREA ARE INCIDENTAL TO THE PROJECT.
25. CONCRETE WASHOUT SHALL BE IN ACCORDANCE WITH MnDOT SPECIFICATION 1717 AND AS MAY BE MODIFIED IN THE SPECIAL PROVISIONS. ALL MATERIALS AND WORK NECESSARY TO CONSTRUCT AND MAINTAIN THE CONCRETE WASHOUT AREA SHALL BE INCIDENTAL TO CONCRETE PAY ITEMS.
26. ANY DISTURBED PROPERTY PINS SHALL BE REPLACED AND RESET AT NO COST TO THE OWNER.
27. ALL CURB RAMPS & SIDEWALKS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.
28. UTILITY TRENCHES SHALL BE COMPACTED BY THE METHODS LISTED IN THE GEOTECHNICAL REPORT. IF MEANS ARE NOT SPECIFIED THEN FOLLOW THE THE "QUALITY COMPACTION METHOD" PER MnDOT SPECIFICATIONS.
29. THE REMOVAL OF BITUMINOUS/CONCRETE PAVEMENT SHALL INCLUDE ALL NECESSARY SAWCUTS AS INCIDENTAL.
30. ALL FIELD TILES CROSSING THE EXISTING AND/OR NEW RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES. TILE LINES MARKED ON THIS PLAN AND ANY LOCATED DURING CONSTRUCTION OPERATIONS SHALL BE VERIFIED TO BE IN WORKING ORDER AT THE COMPLETION OF MASS EARTHWORK AND AGGREGATE PLACEMENT OPERATIONS. INSPECTION, DOCUMENTATION AND REPAIR/REPLACEMENT OF TILE LINES, IF NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
31. THE CONTRACTOR SHALL INSTALL TEMPORARY MAIL BOXES AND SUPPORTS AT LOCATIONS DESIGNATED BY THE POST MASTER DURING CONSTRUCTION OPERATIONS, INCIDENTAL.
32. IT IS SUSPECTED THAT UNKNOWN TILES ARE LOCATED WITHIN THE EXCAVATION AREA. SHOULD A TILE BE BROKEN DURING EXCAVATION ACTIVITES AND DETERMINED TO BE A LIVE TILE, THE CONTRACTOR SHALL FURNISH AND UTILIZE THE SAME OR SIMILAR MATERIAL AS THE BROKEN PIPE TO RECONNECT THE BROKEN TILE. WHERE THE NEW PIPING AND EXISTING PIPE ARE OF DIFFERENT SIZES AND/OR MATERIALS, THE CONTRACTOR SHALL FURNISH AND INSTALL ECCENTRIC FITTINGS OR "FERNCOS" TO PROVIDE A CONSTANT FLOW LINE ELEVATION AND WATERTIGHT CONNECTION.

ISG

FORESTAR

NOTE:
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REBECCA ANN GUENTHER
DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C0-TITLE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES AND LEGENDS

SHEET

2 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:20 PM

HIGHPOINT VISTAS
PHASE 2 GRADING

Client Name: FORESTAR
Location: Chaska, MN
ISG Project Number: 23-27575
Date: 01/30/2026

SECTION A: GRADING AND EROSION CONTROL

No.	ITEM DESCRIPTION	UNIT	QTY
1	TOPSOIL STRIP (P)	CY	135,748
2	COMMON EXCAVATION (P)	CY	25,117
3	COMMON BORROW - PHASE 1 STOCKPILE (P)	CY	134,872
4	TOPSOIL RESPREAD (P)	CY	26,151
6	ROLLED EROSION PREVENTION, TEMPORARY, CATEGORY 20N	SY	6,965
7	ROLLED EROSION PREVENTION, PERMANENT, CATEGORY 55	SY	155
8	SEDIMENT CONTROL LOG	LF	3,330
9	SILT FENCE	LF	13,067
10	ROCK CONSTRUCTION ENTRANCE	EA	1

ISG

FORESTAR

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PROJECT

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CHASKA MINNESOTA

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CLIENT PROJECT NO.	-

TITLE

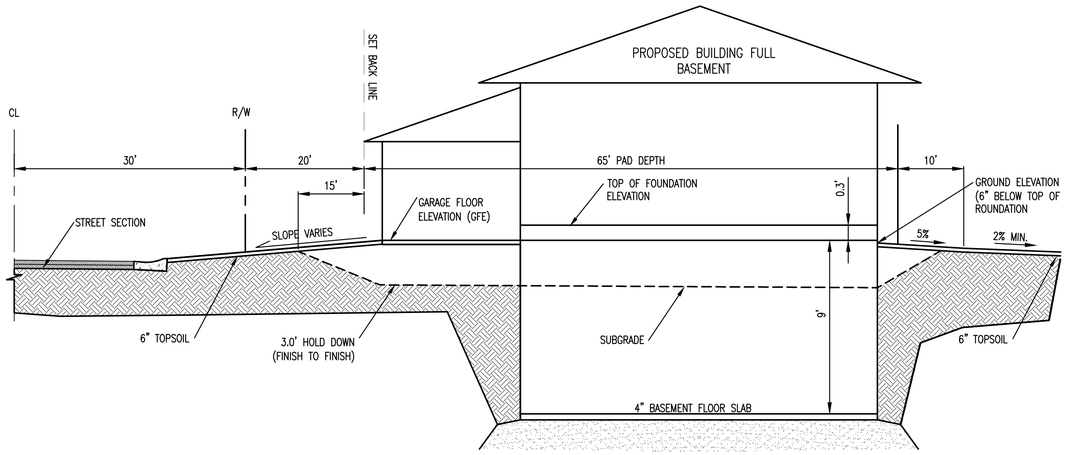
STATEMENT OF ESTIMATED QUANTITIES

SHEET

3 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:21 PM



SINGLE FAMILY FULL BASEMENT (FB)
3.0' HOLD DOWN

N.T.S.

NOTE:

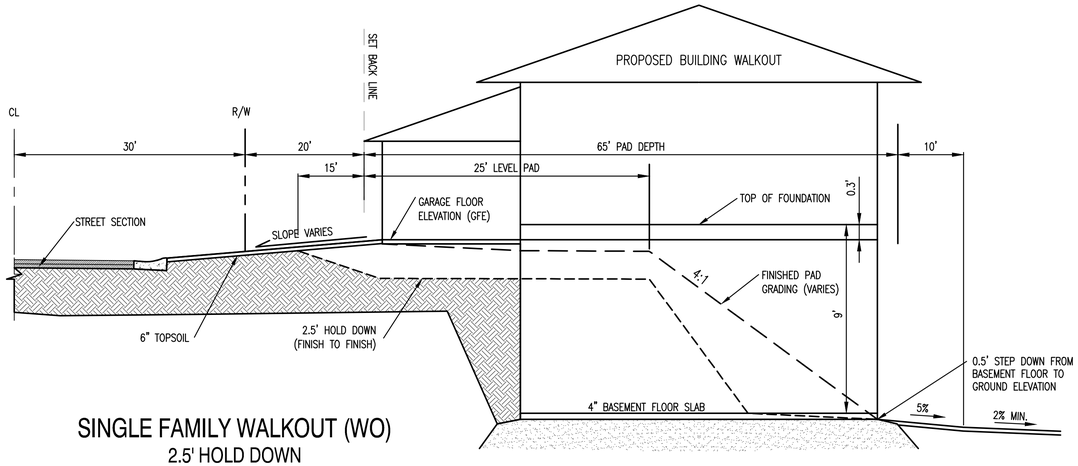
FB = FULL BASEMENT

LO = LOOK OUT BASEMENT

WO = WALKOUT BASEMENT

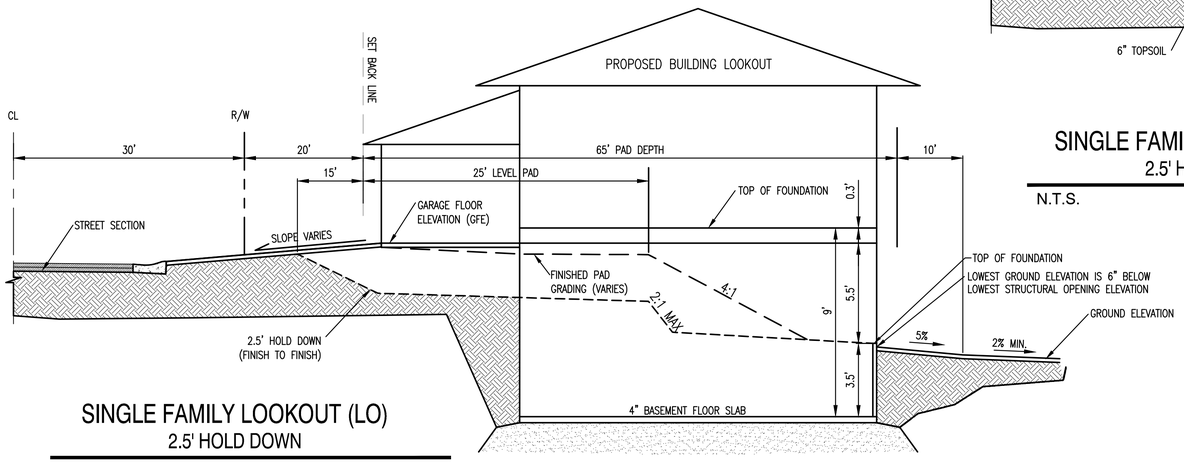
THE FIRST ELEVATION LISTED REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION LISTED REFERS TO THE LOWEST STRUCTURAL OPENING (LSO). IF NO SECOND ELEVATION IS LISTED THEN THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING.

SEE DETAILS OF EACH TYPE.



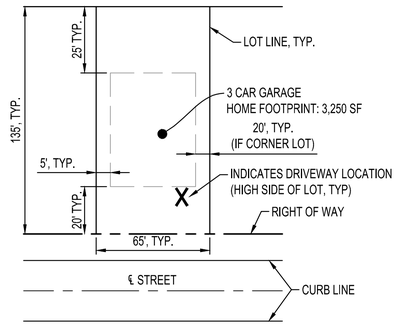
SINGLE FAMILY WALKOUT (WO)
2.5' HOLD DOWN

N.T.S.



SINGLE FAMILY LOOKOUT (LO)
2.5' HOLD DOWN

N.T.S.



65' SINGLE FAMILY TYPICAL LOT LAYOUT

NTS

PLOT DATE: 10/2/2026 8:21 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-DETAILS-PH2
DRAWN BY	LHH
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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

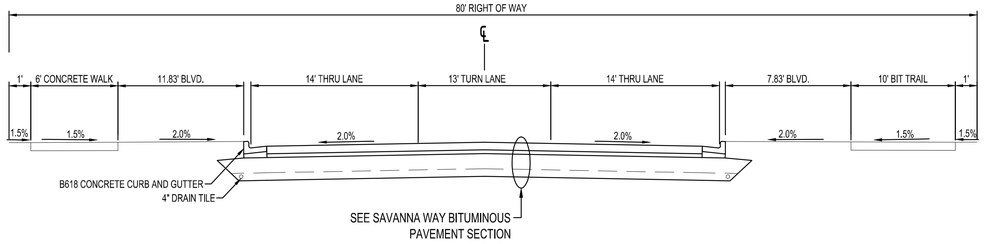
SITE DETAILS

SHEET

4

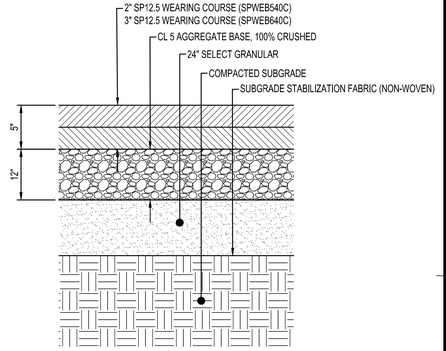
OF 28

PRELIMINARY NOT FOR CONSTRUCTION



PROPOSED STA. 6+89 - 10+27
PROPOSED STA. 11+24 - 18+29
PROPOSED STA. 19+27 - 21+37
SAVANNA WAY

NTS

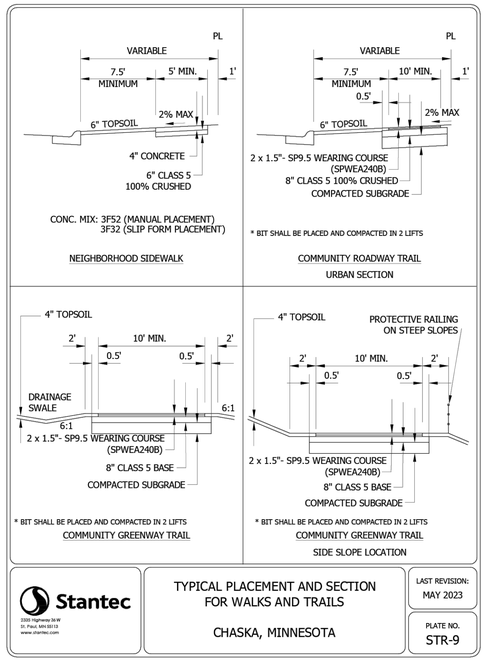


NOTE:

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 OCCUR 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.

SAVANNA WAY
BITUMINOUS PAVEMENT SECTION

NTS



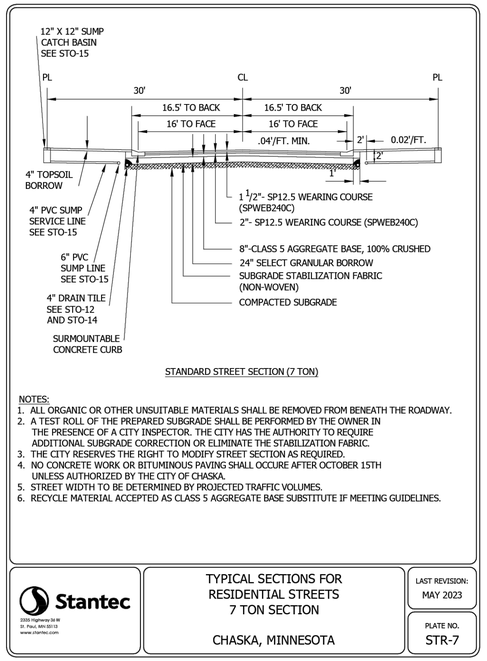
Stantec
3320 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
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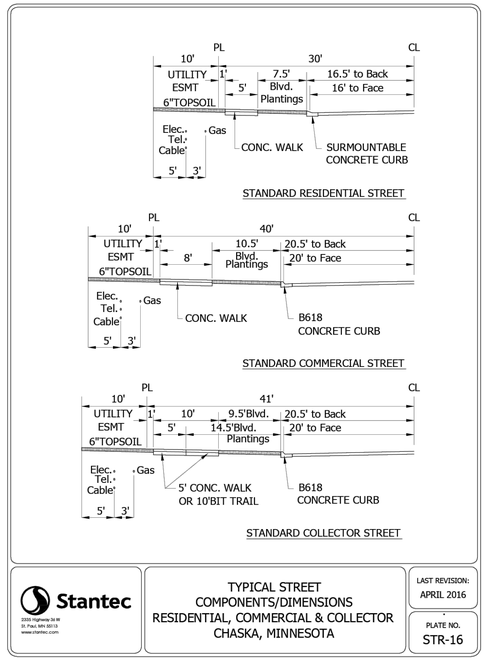
Stantec
3320 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-7



Stantec
3320 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

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

SITE DETAILS

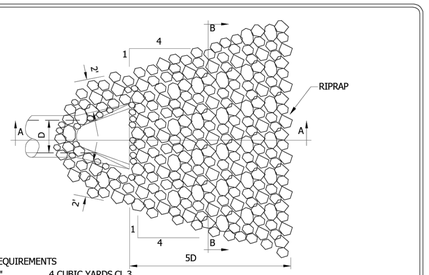
SHEET

5

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:22 PM

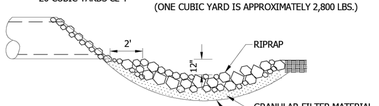


RIPRAP REQUIREMENTS

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

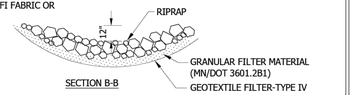
PLAN

(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



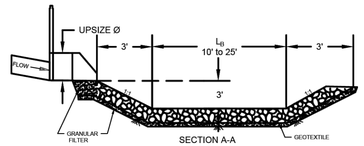
SECTION B-B

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

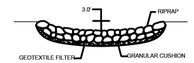
TABLE OF QUANTITIES

INLET	UPSIZE	BASIN LENGTH	BASIN WIDTH	MATERIAL QUANTITIES				
DIA. OF ROUND PIPE	DIA. OF ROUND PIPE	LB	WB	GEOTEXTILE FILTER	GRANULAR FILTER UNDER APRON	RIPRAP 12" DEPTH	RIPRAP 18" DEPTH	RIPRAP 24" DEPTH
(IN.)	(IN.)	(FT)	(FT)	(SQ YD)	(CU YD)	(CU YD)	(CU YD)	(CU YD)
15 & 18	30	10	6	1	1	3	-	-
24	36	10	8	1	1	-	-	-
36	48	20	8	3	3	-	-	20
48	72	25	10	3	3	-	-	25





SECTION A-A



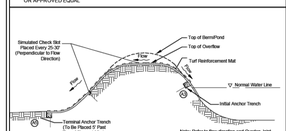
SECTION B-B

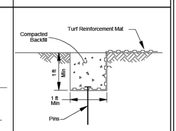
CARVER COUNTY	Stantec	RAVINE EXAMPLE STILLING BASIN	JUNE 2023 DETAIL 16

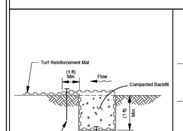


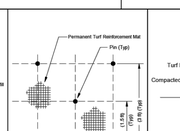
Description	TOP OF POND OVERFLOW	DOWN EMBANKMENT GRADE
Overflow Depth	1.0 FT	1.0 FT
Overflow Width	30 FT	30 FT
4:1 Slope to Edge of Trench	2 FT	2 FT

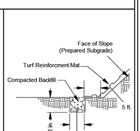
*TURF REINFORCEMENT MAT PRODUCT TO BE LANDLOK 450, NORTH AMERICAN GREEN C350, OR APPROVED EQUAL



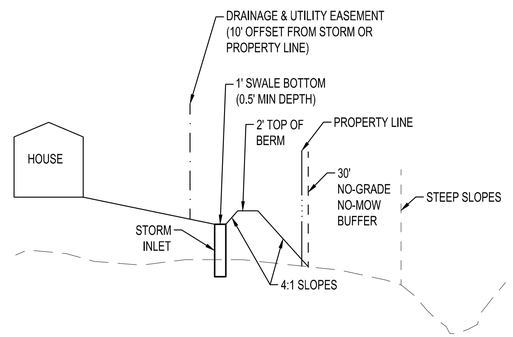








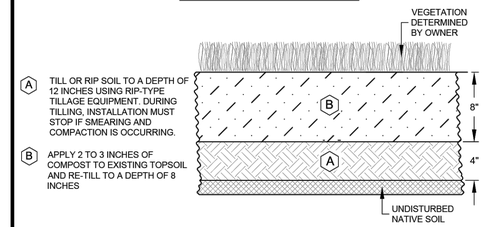
Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	TURF REINFORCEMENT MAT POND OVERFLOW CHASKA, MINNESOTA	LAST REVISION: AUGUST 2023	PLATE NO. ERO-13



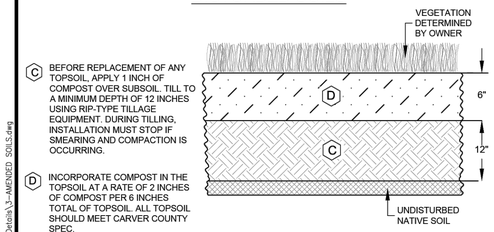
NOTES:
1. THE TOP OF BERM SHALL BE CONSTRUCTED TO BE 2' ABOVE SWALE BOTTOM.
2. THE WIDTH OF THE SWALE BOTTOM SHALL BE 1' MIN.

REAR YARD BERM AND SWALE
NTS

UNDISTURBED SOILS



DISTURBED SOILS



NOTE: CONTRACTOR SHALL SUBMIT AN AMENDED SOILS WORK PLAN TO WMO REPRESENTATIVE AT PRECONSTRUCTION MEETING. AMENDED SOILS WORK PLAN SHALL INCLUDE INFORMATION ON METHOD, EQUIPMENT TO BE USED, PHASING, NAME OF RESTORATION SUBCONTRACTOR, AND OTHER INFORMATION RELEVANT TO ENSURING THE GOAL OF THE AMENDED SOILS WILL BE MET. FINAL APPROVAL WILL NOT BE GRANTED WITHOUT SATISFACTORY AMENDED SOILS WORK PLAN.

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	AMENDED SOILS	DEC 2016 DETAIL 3

M:\1097\GENERAL DETAILS\December 2016 Details\3-AMENDED SOILS.dwg

ISG

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.

REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

SITE DETAILS

SHEET

6

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:22 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: HIGHPOINT VISTAS
PROJECT LOCATION: 4130 CHASKA BLVD
CITY/TOWNSHIP: CHASKA
COUNTY/STATE: CARVER, MINNESOTA
ZIP CODE: 55318
LATITUDE/LONGITUDE: 44.7794, -93.6298
SECTION, TOWNSHIP, RANGE: S7, T115N, R23W

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF A NEW TWO-LANE NORTH/SOUTH COLLECTOR ROADWAY LOCAL MUNICIPAL STREETS, SIDEWALK, WATERMAIN, SANITARY AND STORM SEWER, AND 162 SINGLE FAMILY UNITS. THE DEVELOPMENT IS NORTH OF C.R. 61 (CHASKA BOULEVARD) AND IS ON THE SOUTHERN BORDER OF THE CHASKA, MN CITY LIMITS. THIS PROJECT ALSO INCLUDES THE CONSTRUCTION OF CORRESPONDING STORMWATER MANAGEMENT, CURRENTLY PLANNED AS BOTH WET BASINS AND BIOFILTRATION BASINS.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF, CLEARING AND GRUBBING, TREE REMOVALS, UTILITIES, GRADING, PAVING, LANDSCAPING, AND OTHER RELATED SITE WORK.

PHASE 2 TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	APRIL - MAY 2026
UTILITIES	JUNE – JULY 2026
CURB & GUTTER/SIDEWALK	AUGUST – SEPTEMBER 2026
PAVING	SEPTEMBER – OCTOBER 2026
INITIAL TURF, LIGHTING	OCTOBER 2026
LANDSCAPING, FINAL TURF, MISC.	OCTOBER 2026

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 76.98 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
TOTAL AREA TO BE DISTURBED (PHASE 2) = 42 ACRES
****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****
IMPERVIOUS AREA: PRE-CONSTRUCTION (ON-SITE) = 0.77 ACRES/POST-CONSTRUCTION = 26.21 ACRES
NET INCREASE OF IMPERVIOUS AREA = 25.44 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: FORESTAR (STEPHEN GARDINER, REAL ESTATE INVESTMENT & DEVELOPMENT DIRECTOR)
20860 KENBRIDGE CT, SUITE 100
LAKEVILLE, MN 55044
612.581.8940 / STEPHENGARDINER@FORESTAR.COM

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE ON THE NPDES PERMIT (THROUGH EXECUTION OF AN NPDES PERMIT MODIFICATION FORM) AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS AND IS RESPONSIBLE FOR SECTIONS 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (BECKY GUENTHER)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/LEANNA.MARKOVICS@ISGINC.COM

PERMANENT STORMWATER MANAGEMENT SYSTEM:
ISG INC. (BECKY GUENTHER)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55416
952-426-0699/BECKY.GUENTHER@ISGINC.COM

AGENCY CONTACTS			
AGENCY	**PERMIT**	**NAME**	**PHONE NUMBER/E-MAIL**
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	JOSH NORMAN	651-757-2389/JOSH.NORMAN@STATE.MN.US
CITY OF CHASKA	GRADING PERMIT	BRENT ALCOTT	952-227-7525/BALCOTT@CHASKAMN.GOV
WCA	WCA	BRENT ALCOTT	952-227-7525/BALCOTT@CHASKAMN.GOV
CCWMO - WATERSHED DISTRICT	WATER MANAGEMENT	TIM SUNDBY	651-324-7246/TSUNDBY@CARVERCOUNTYMN.GOV

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED FILTRATION BASINS AND WET SEDIMENTATION BASINS. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS UNABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO ON-SITE SOILS THAT ARE NOT CONDUCIVE TO INFILTRATION.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	**TITLE**	**LOCATION (SHEET NAME)**
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE USDA-NRCS MAPPED SOILS ON THIS SITE ARE SHOWN AS POTENTIALLY HIGHLY ERODIBLE ON THE COUNTY SOIL SURVEY MAP. PARTICLE SIZE AND COARSE FRAGMENT DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED VIA SWALES AND STORM SEWER INTO STORMWATER PONDS AND BASINS. PROJECT DISCHARGE POINTS (OVERFLOWS AND POND OUTLETS) DISCHARGE TO MULTIPLE RAVINES THROUGHOUT THE SITE, WETLAND WB-04, AS WELL AS A CULVERT CROSSING CR61 (CHASKA BOULEVARD). GENERALLY, DISCHARGE FROM THE NORTH END OF THE SITE DISCHARGES THROUGH A SWALE WHICH DRAINS TO AN UNIMPAIRED SECTION OF CHASKA CREEK WHILE THE SOUTH PORTION OF THE SITE DRAINS THROUGH A SWALE TO CHASKA LAKE WHICH UTIMATELY OUTLETS TO CHASKA CREEK AND THE MINNESOTA RIVER OVER 1 MILE FROM THE SITE DISCHARGE. THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS AND DITCHES. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID =E03EF170FA3E41F6BE92F9FAFEC100CC) ON 1/29/2026. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WHIN ONE MILE OF AND ARE GENERALLY DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS THAT WILL RECEIVE STORMWATER: MINNESOTA RIVER AND CHASKA CREEK ARE IMPAIRED (TURBIDITY, NUTRIENTS, PCBS, MERCURY, FISH BIOASSESSMENT). THEREFORE SECTION 23 REQUIREMENTS APPLY TO THIS PROJECT.

DISCHARGES TO SPECIAL (PROHIBITED, RESTRICTED, OTHER) OR IMPAIRED WATERS (SECTION 23)
ALL REQUIREMENTS IN SECTION 23 ARE IN ADDITION TO BMPS ALREADY SPECIFIED IN THE PERMIT. WHERE PROVISIONS OF SECTION 23 CONFLICT WITH REQUIREMENTS ELSEWHERE IN THE PERMIT, THE PROVISIONS IN SECTION 23 TAKE PRECEDENCE. ALL BMPS USED TO COMPLY WITH THESE ITEMS MUST BE DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.9 EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

23.10 TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN ITEM 14.1-14.10 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24-HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITTEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS CONSTRUCTION PHASING AND STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE PER PHASE AS SHOWN IN PLANS. THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING & TRAFFIC CONTROL PLAN" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) IMMEDIATELY AFTER NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 06/17/24 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT. THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS. AREAS OF HIGH ENVIRONMENTAL RISKS ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS, AS IDENTIFIED ON THTE SWPPP SHEETS OF THE CONSTRUCTION PLAN SET. OPERATOR SHALL SUBMIT A SITE PLAN FOR THE IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS. EACH SITE PLAN MUST DETAIL PROPOSED ACTIVITIES, CORRESPONDING SCHEDULING, STAGING, TEMPORARY EROSION AND SEDIMENT CONTROLS, AND BMP DETAILS PER SECTION 1717 OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. SITE PLANS MUST BE APPROVED BY PROJECT ENGINEER PRIOR TO INITIATING THE SPECIFIED WORK WITHIN EACH SITE PLAN AREA.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES DO NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY.

FISH EXCLUSION DATES:
FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: THERE ARE SEVERAL WETLANDS WITHIN THE PROJECT AREA AND MUST BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. 1.49 ACRES OF WETLAND FILLED/EXCAVATION HAS BEEN PERMITTED AS ILLUSTRATED ON THE PLAN SHEETS. PERMITTED AREAS OF WETLAND IMPACT WILL BE PROTECTED WITH SILT FENCE ALONG THE PERIMETER OF THE FILL OR EXCAVATION LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS' TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

TOPSOIL MANAGEMENT:

NOTES: 6 INCHES OF TOPSOIL MUST BE RESTORED TO ALL PERVIOUS AREAS. TOPSOIL MUST MEET THE CCMWO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMMENDED TO MEET STANDARD (STANDARD IN TABLE BELOW). SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF TOPSOIL AND THE CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED. QUANTITY OF TOPSOIL NEEDED IS PROVIDED IN THE QUANTITIES BASED OFF THE AREA SHOWN ON THE SITE RESTORATION PLAN AS PROPOSED GREENSPACE. TOPSOIL TESTING SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, MNDOT 2574 AND 3877; THE CONTRACTOR SHALL CONDUCT FERTILITY TESTINF IN ACCORDANCE WITH THE STANDARD TESTINF PROCEDURES OF THE UNIVERSITY OF MINNESOTA SOILS TESTING LABORATORY, SOIL SCIENE DEPARTMENT.

CARVER COUNTY TOPSOIL STANDARD		
REQUIREMENT	**RANGE**	**TEST METHOD**
MATERIAL PASSING IN THE ¾ IN (19 MM)	100%	ASTM D 422
MATERIAL PASSING IN THE NO. 4 IN (4.75 MM)	≥85%	-
CLAY	5%-33%	ASTM D 422
SILT	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	ASTM D 422
SAND	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	ASTM D 422
ORGANIC MATTER	REFER TO "DEWATERING" SECTION	ASTM D 2974
PH	6.1-8.0	ASTM G 51
COMPACTION	-1,400 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 CENTIMETERE G/CM³ IN THE UPPER 12 INCHES OF SOIL.	FIELD TEST

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON-SITE BMPS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPS MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

1. THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.

2. THE OPERATOR 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. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

ISG

FORESTAR

NOTE:
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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.
REBECCA ANN GUENTHER
DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C2-SWPPP-NOTES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP NARRATIVE

SHEET
7
OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:23 PM

A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.

3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.

4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	**SWPPP AMENDMENT DETAILS**	**SUBMITTAL TIMEFRAME**
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	7 DAYS PRIOR TO INITIATING WORK
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

5. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON-SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, AND MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC., MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS), AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL 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 UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

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 IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.

FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF WOTUS AND THAT DRAIN TO THESE WATERS WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 7 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 7 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS, HOWEVER, MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYACRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 (V:H) WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURER'S RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS TO PREVENT OFF-SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH UNLESS AN ALTERNATIVE, MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A 2-YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED, THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

SEDIMENT TRAPS: SAFL BAFFLES ARE PROPOSED THROUGHOUT THE SITE AS A METHOD OF PRETREATMENT. FOLLOWING FINAL STABILIZATION, THESE PRACTICES MUST BE CLEANED.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR CONDUITS AND DITCHES, UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER. STREET SWEEPING WILL OCCURR AS NEEDED AND WILL BE INDICATED ON INSPECTION REPORTS IF REQUIRED.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. UTILITY TRENCHING, CULVERT CONSTRUCTION, AND NEW POND GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMPS TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA.

1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.

2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.

3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

4. OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2511.507	RANDOM RIPRAP, CLASS III	CY	46
2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	95
2573.502	CULVERT END CONTROL	EACH	3
2573.503	SILT FENCE, PREASSEMBLED	LF	13067
2573.503	SEDIMENT CONTROL LOG	LF	3326
2573.501	STABILIZED CONSTRUCTION EXIT	EACH	2
2575.504	EROSION CONTROL BLANKET, CATEGORY 20N	SY	6965
2575.504	TURF REINFORCEMENT MAT, CATEGORY 55	SY	155
	CONCRETE WASHOUT AREA	LS	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

PLOT DATE: 1/30/2026 8:23 PM

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FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.

REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

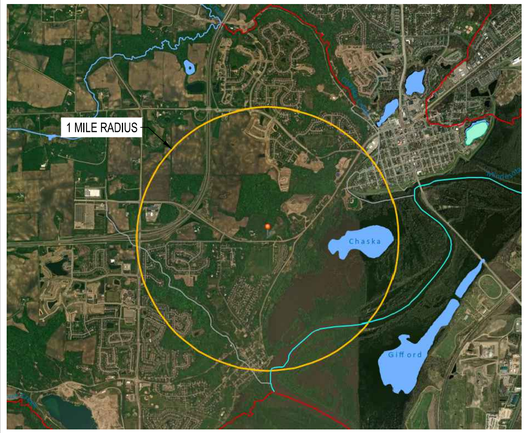
HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

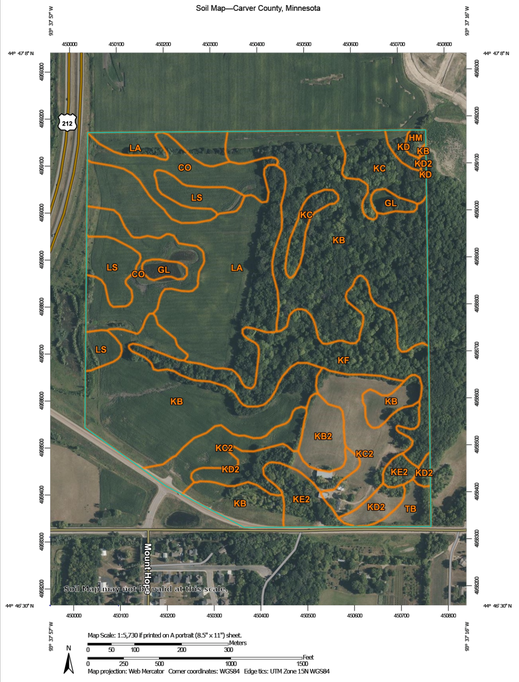
REVISION SCHEDULE

DATE	DESCRIPTION	BY

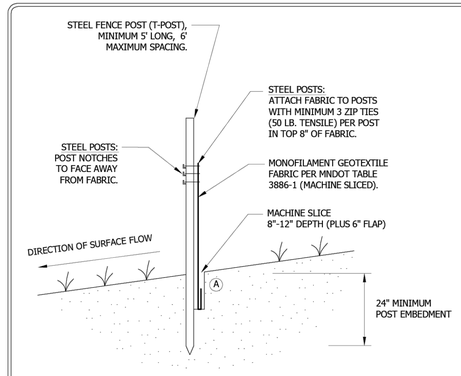
PROJECT NO.	23-27575
FILE NAME	27575 C2-SWPPP-NOTES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REV



IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP



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

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

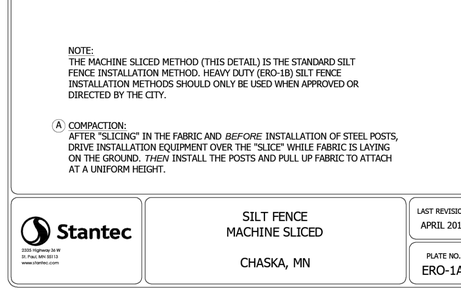
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SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



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

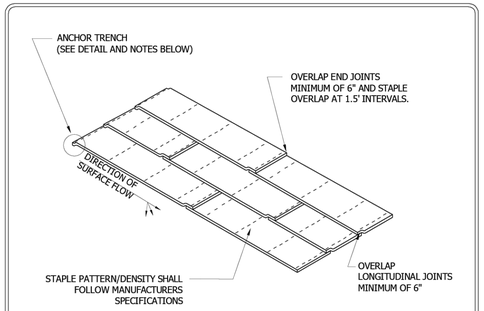
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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

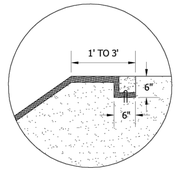
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B



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.

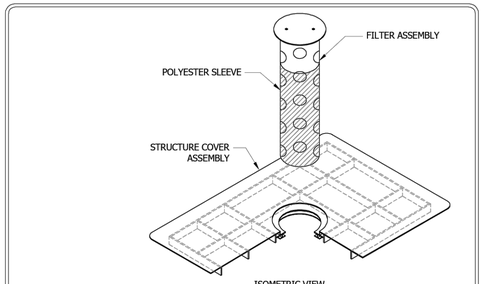
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EROSION CONTROL BLANKET
INSTALLATION

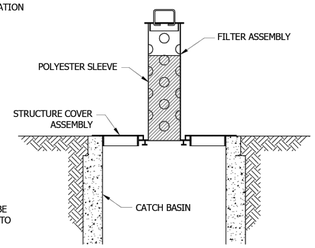
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-2



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



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

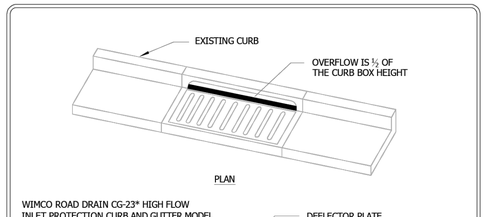
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INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



* 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

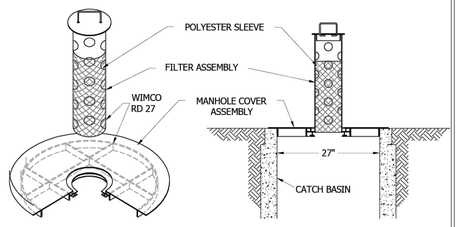
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

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.



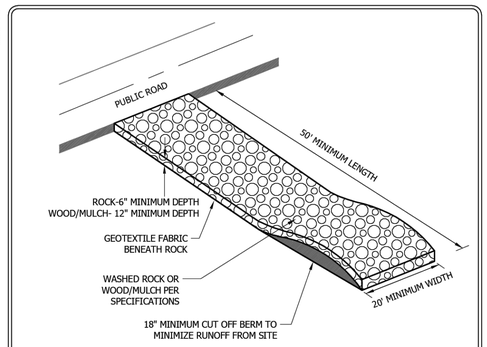
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INLET PROTECTION
BEEHIVE CASTING

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

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DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C2-SWPPP-NOTES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

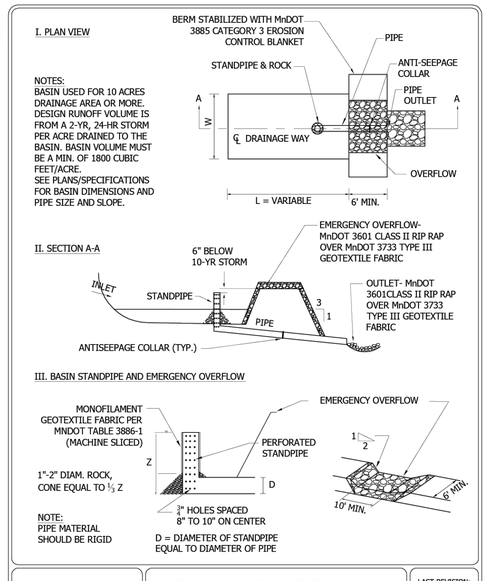
SWPPP NARRATIVE

SHEET

9 OF 28

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PLOT DATE: 1/30/2026 8:24 PM



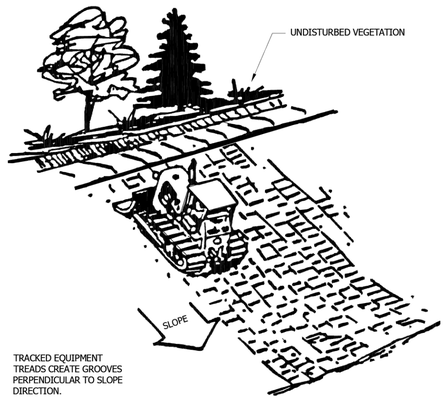
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TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-8B



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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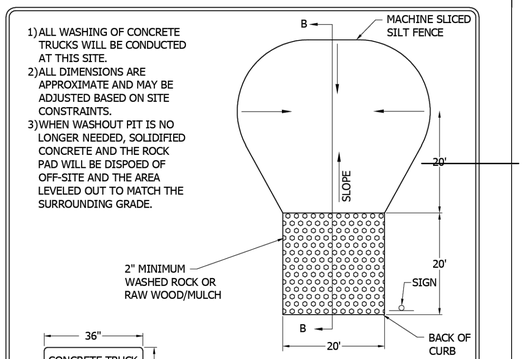
SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION: FEB 2004

PLATE NO. ERO-10

1) ALL WASHING OF CONCRETE TRUCKS WILL BE CONDUCTED AT THIS SITE.
2) ALL DIMENSIONS ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON SITE CONSTRAINTS.
3) WHEN WASHOUT PIT IS NO LONGER NEEDED, SOLIDIFIED CONCRETE AND THE ROCK PAD WILL BE DISPOED OF OFF-SITE AND THE AREA LEVELED OUT TO MATCH THE SURROUNDING GRADE.



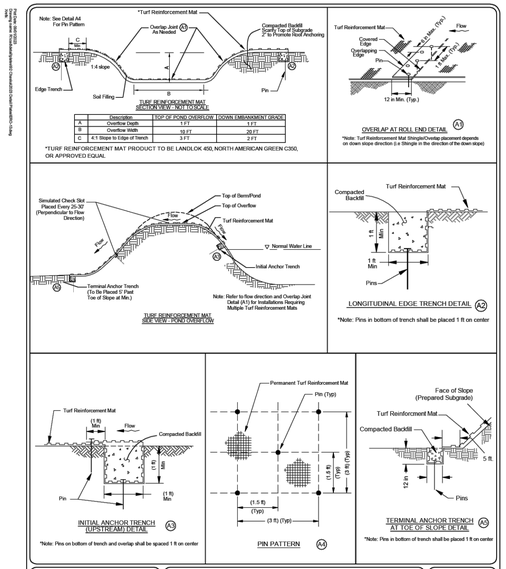
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CONCRETE WASHOUT PIT

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-12



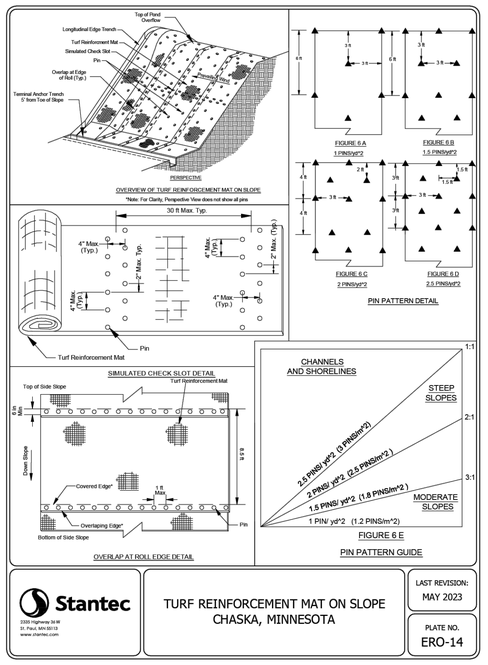
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TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. ERO-13

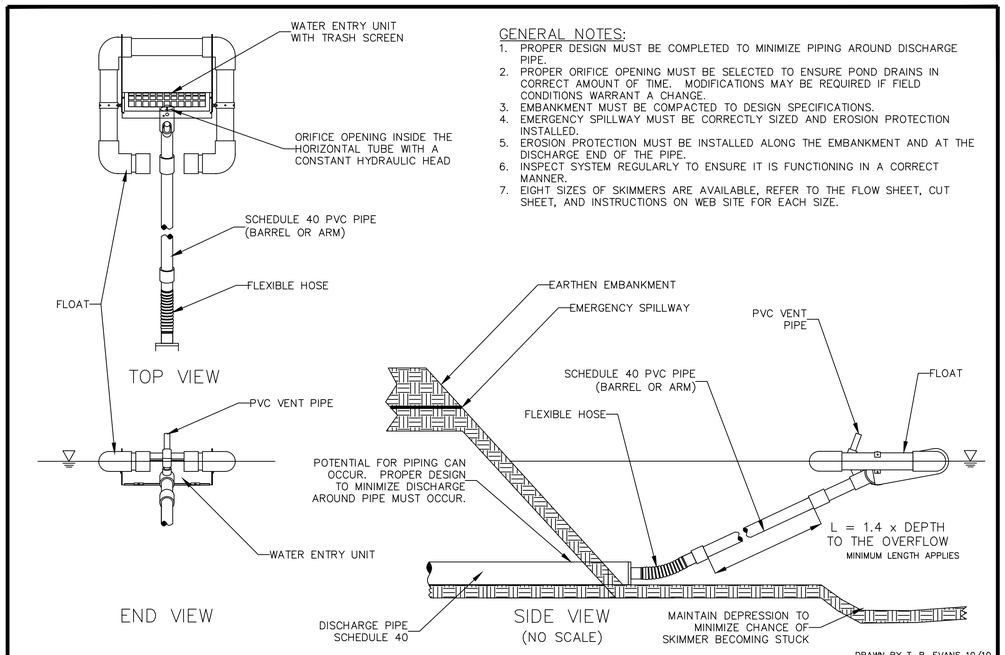


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TURF REINFORCEMENT MAT ON SLOPE
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-14



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C2-SWPPP-NOTES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

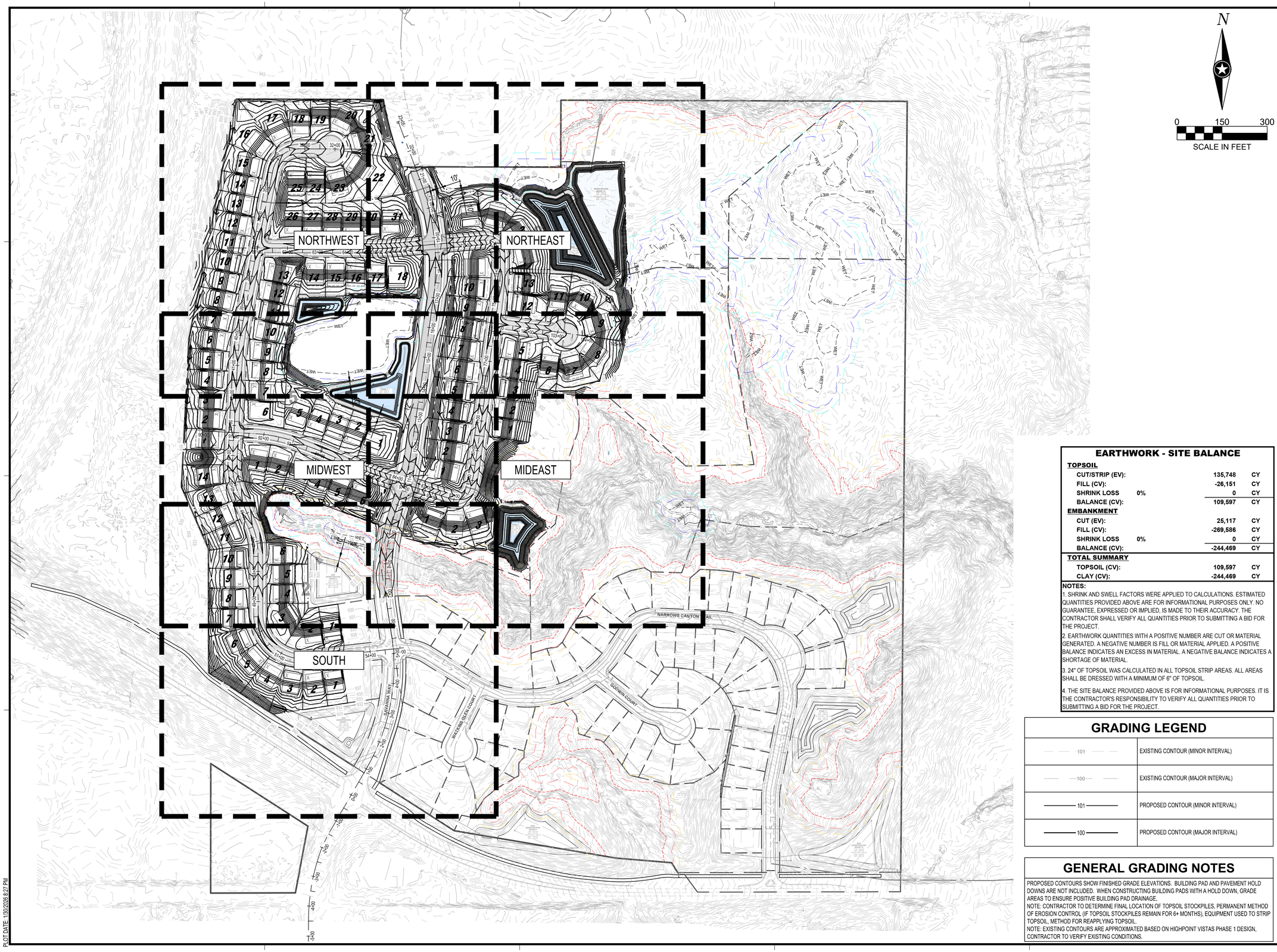
SWPPP NARRATIVE

SHEET

10 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 13/02/26 8:24 PM



EARTHWORK - SITE BALANCE

TOPSOIL			
CUT/STRIP (EV):		135,748	CY
FILL (CV):		-26,151	CY
SHRINK LOSS	0%	0	CY
BALANCE (CV):		109,597	CY
EMBANKMENT			
CUT (EV):		25,117	CY
FILL (CV):		-269,586	CY
SHRINK LOSS	0%	0	CY
BALANCE (CV):		-244,469	CY
TOTAL SUMMARY			
TOPSOIL (CV):		109,597	CY
CLAY (CV):		-244,469	CY

NOTES:

1. SHRINK AND SWELL FACTORS WERE APPLIED TO CALCULATIONS. ESTIMATED QUANTITIES PROVIDED ABOVE ARE FOR INFORMATIONAL PURPOSES ONLY. NO GUARANTEE, EXPRESSED OR IMPLIED, IS MADE TO THEIR ACCURACY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID FOR THE PROJECT.
2. EARTHWORK QUANTITIES WITH A POSITIVE NUMBER ARE CUT OR MATERIAL GENERATED. A NEGATIVE NUMBER IS FILL OR MATERIAL APPLIED. A POSITIVE BALANCE INDICATES AN EXCESS IN MATERIAL. A NEGATIVE BALANCE INDICATES A SHORTAGE OF MATERIAL.
3. 24" OF TOPSOIL WAS CALCULATED IN ALL TOPSOIL STRIP AREAS. ALL AREAS SHALL BE DRESSED WITH A MINIMUM OF 6" OF TOPSOIL.
4. THE SITE BALANCE PROVIDED ABOVE IS FOR INFORMATIONAL PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID FOR THE PROJECT.

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.
NOTE: CONTRACTOR TO DETERMINE FINAL LOCATION OF TOPSOIL STOCKPILES, PERMANENT METHOD OF EROSION CONTROL (IF TOPSOIL STOCKPILES REMAIN FOR 6+ MONTHS), EQUIPMENT USED TO STRIP TOPSOIL, METHOD FOR REAPPLYING TOPSOIL.
NOTE: EXISTING CONTOURS ARE APPROXIMATED BASED ON HIGHPOINT VISTAS PHASE 1 DESIGN, CONTRACTOR TO VERIFY EXISTING CONDITIONS.

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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-OA-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

GRADING AND EROSION PLAN (OVERALL)

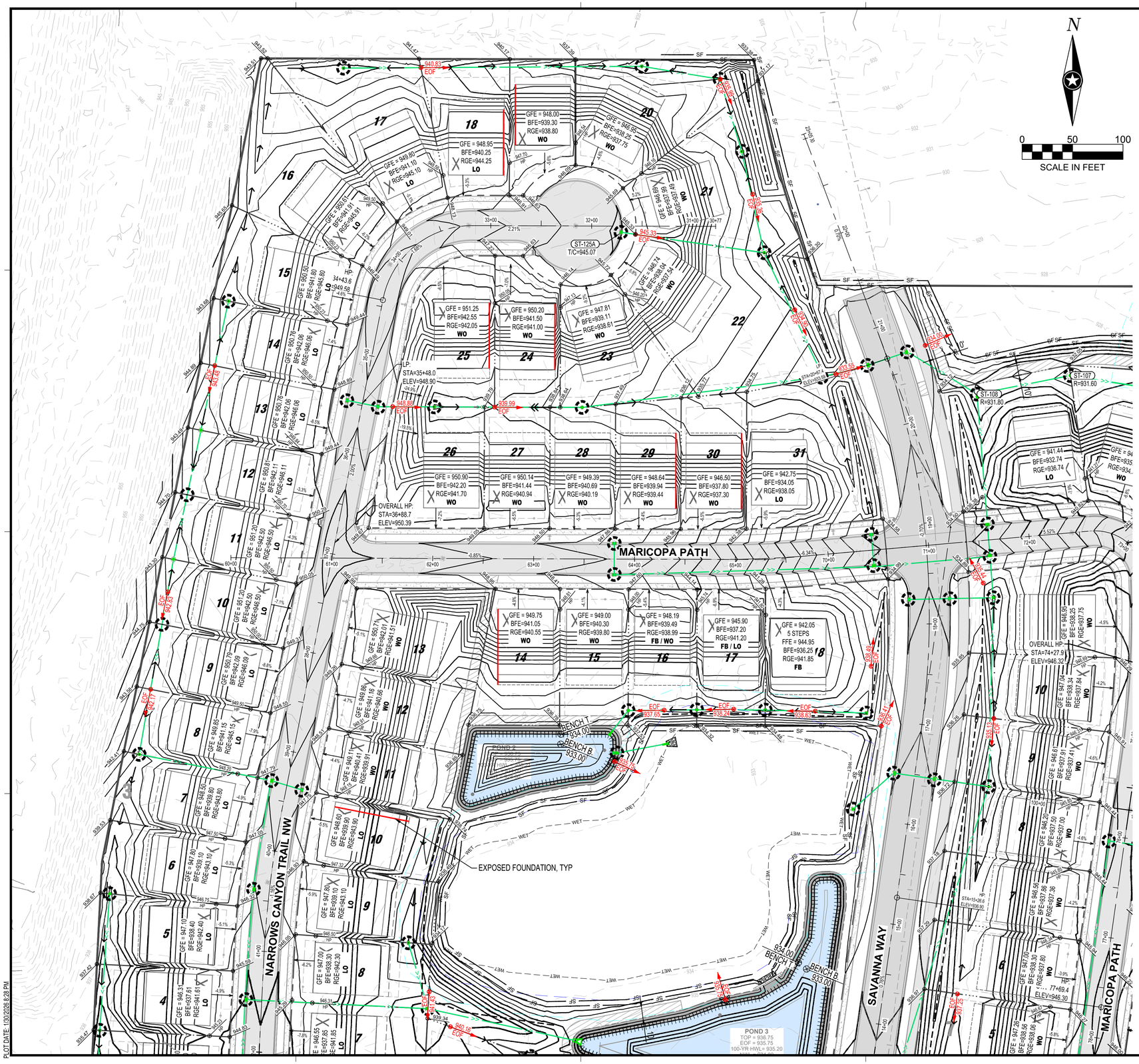
SHEET

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OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:27 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

EXISTING CONTOURS ARE APPROXIMATED BASED ON PHASE 1 MASS GRADING DESIGN. CONTRACTOR TO VERIFY EXISTING CONDITIONS.

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	TURF REINFORCEMENT MAT, CATEGORY 55
	MAINTAIN INPLACE SOIL AMENDMENT

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

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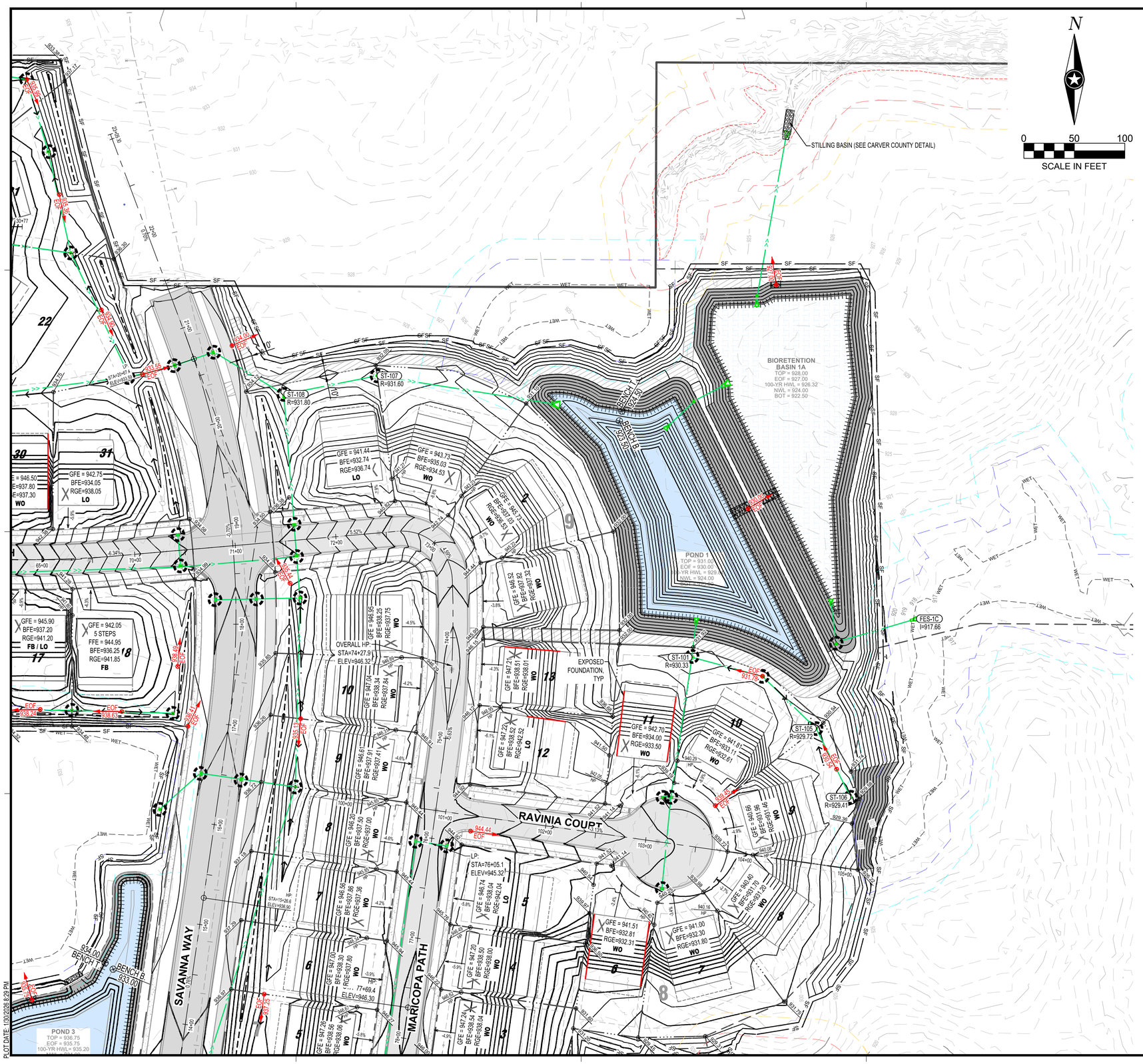
GRADING PLAN (NORTHWEST)

SHEET

12 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:28 PM


N
0
50
100
SCALE IN FEET
STILLING BASIN (SEE CARVER COUNTY DETAIL)
BIORETENTION BASIN 1A
TOP = 928.00
EOF = 927.00
100-YR HWL = 926.32
NWL = 924.00
BOT = 922.50
POND 1
TOP = 931.00
EOF = 930.00
100-YR HWL = 929.10
NWL = 924.00
POND 3
TOP = 936.75
EOF = 935.75
100-YR HWL= 935.20
BENCH A 924.50
BENCH B 930.50
934.00 BENCH A
BENCH B 933.00
RAVINIA COURT
SAVANNA WAY
MARICOPA PATH
OVERALL HP
STA=74+27.9
ELEV=946.32
EXPOSED FOUNDATION, TYP
LP:
STA=76+05.1
ELEV=945.32
ST-101 R=930.33
ST-105 R=929.72
ST-106 R=929.41
ST-107 R=931.60
ST-108 R=931.80
FES-1C I=917.66
GFE = 942.75
BFE=934.05
RGE=938.05
LO
GFE = 941.44
BFE=932.74
RGE=936.74
LO
GFE = 943.73
BFE=935.03
RGE=934.53
WO
GFE = 945.90
BFE=937.20
RGE=941.20
FB / LO
GFE = 942.05
5 STEPS
FFE = 944.95
BFE=936.25
RGE=941.85
FB
GFE = 946.90
BFE=938.20
RGE=937.75
WO
GFE = 947.04
BFE=938.34
RGE=937.84
WO
GFE = 946.87
BFE=937.91
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RGE=937.00
WO
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BFE=937.38
RGE=937.38
WO
GFE = 947.00
BFE=938.30
RGE=937.80
WO
GFE = 947.26
BFE=938.56
RGE=938.06
WO
GFE = 947.22
BFE=938.52
RGE=938.02
LO
GFE = 947.21
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RGE=938.01
WO
GFE = 946.52
BFE=937.70
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WO
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WO
GFE = 941.81
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WO
GFE = 940.96
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WO
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RGE=931.80
WO
GFE = 946.58
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RGE=937.38
WO
GFE = 947.00
BFE=938.30
RGE=937.80
WO
GFE = 947.26
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RGE=938.06
WO
GFE = 947.22
BFE=938.52
RGE=938.02
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BFE=938.51
RGE=938.01
WO
GFE = 946.52
BFE=937.70
RGE=937.70
WO
GFE = 946.90
BFE=937.20
RGE=941.20
FB / LO
GFE = 946.50
BFE=937.80
RGE=937.30
WO
GFE = 942.05
5 STEPS
FFE = 944.95
BFE=936.25
RGE=941.85
FB
EOF 938.24
EOF 938.63
EOF 931.76
EOF 944.44
EOF 939.44
EOF 939.10
EOF 939.44
EOF 939.44
EOF 939.44



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

EXISTING CONTOURS ARE APPROXIMATED BASED ON PHASE 1 MASS GRADING DESIGN. CONTRACTOR TO VERIFY EXISTING CONDITIONS.

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	TURF REINFORCEMENT MAT, CATEGORY 55
	MAINTAIN INPLACE SOIL AMENDMENT

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

LOT TYPE LEGEND

FB	FULL NON-WALKOUT BASEMENT
LO	FULL BASEMENT, LOOKOUT WINDOWS
FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
WO	FULL WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE BASEMENT FLOOR ELEVATION (BFE). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING. REAR GRADE ELEVATION (RGE) IS THE ELEVATION FROM BASEMENT FLOOR ELEVATION (BFE) PER HOUSE TYPE.

SEE DETAILS OF EACH TYPE

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

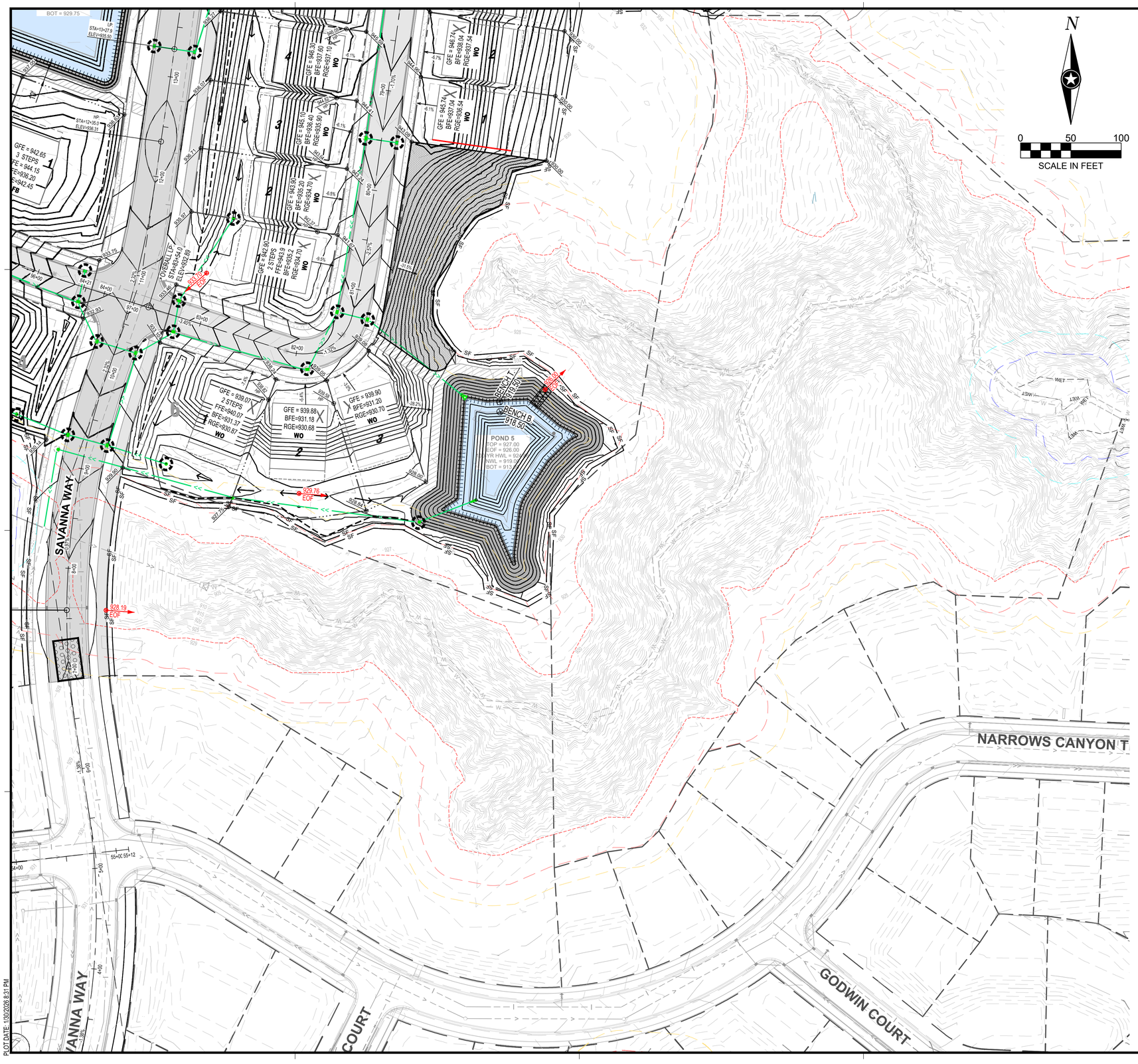
GRADING PLAN (MIDWEST)

SHEET

14 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:39 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

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EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	TURF REINFORCEMENT MAT, CATEGORY 55
	MAINTAIN INPLACE SOIL AMENDMENT

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FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
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SEE DETAILS OF EACH TYPE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (MIDEAST)

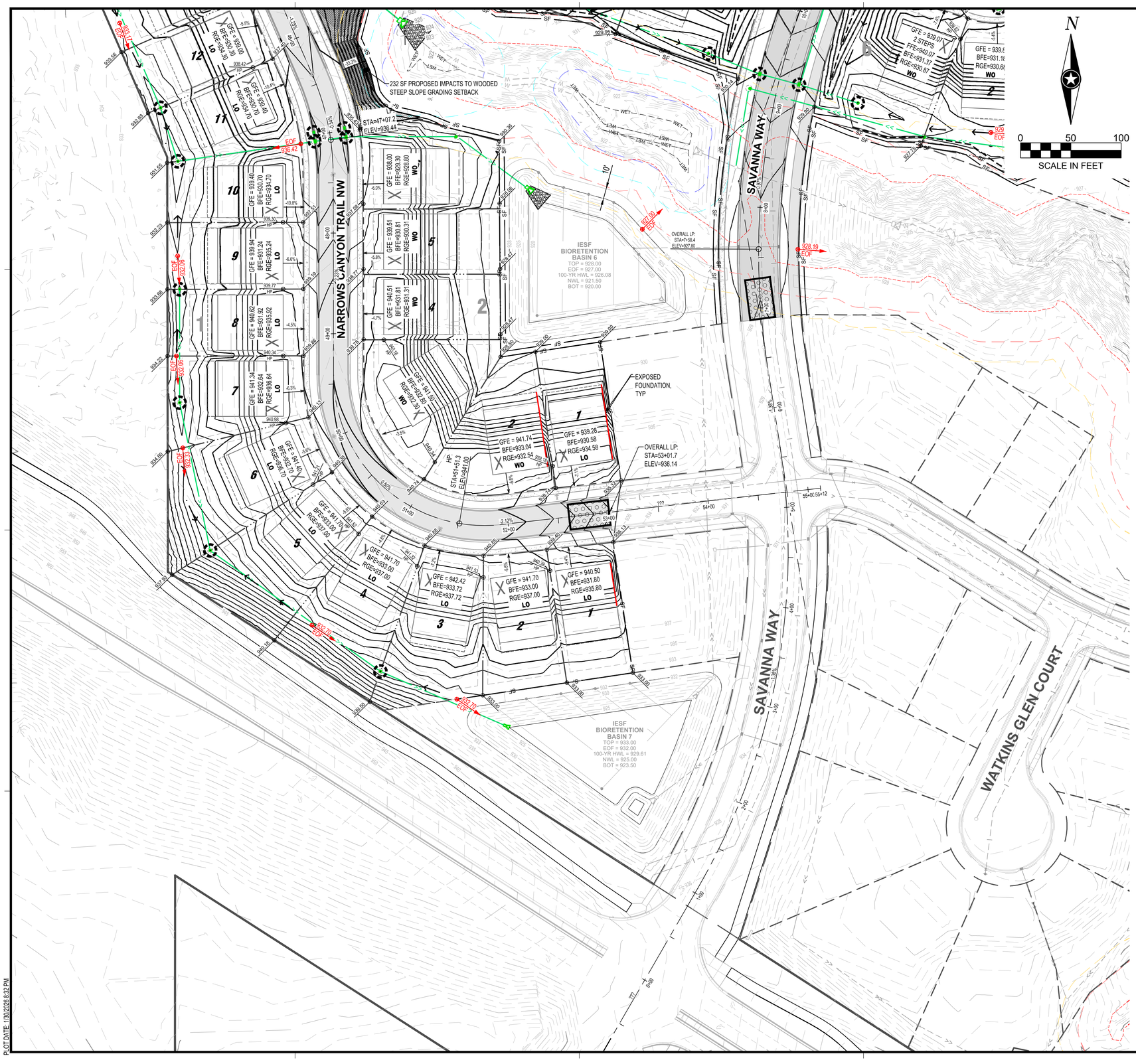
SHEET

15

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:31 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

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EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20N
	TURF REINFORCEMENT MAT, CATEGORY 55
	MAINTAIN INPLACE SOIL AMENDMENT

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FB/LO	PARTIAL FULL BASEMENT, LOOKOUT WINDOWS
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SEE DETAILS OF EACH TYPE

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-PH2
DRAWN BY	LHH
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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

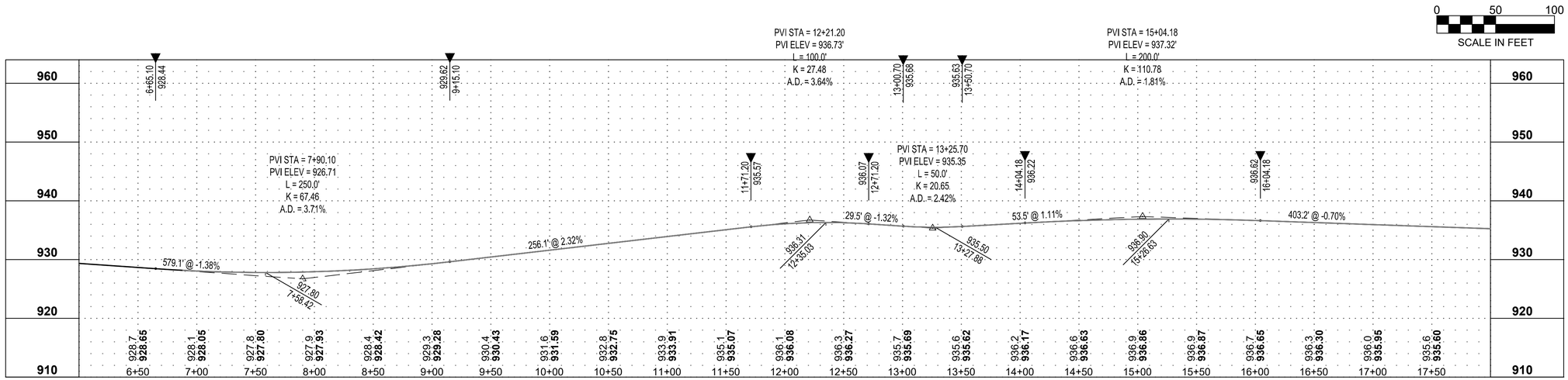
GRADING PLAN (SOUTH)

SHEET

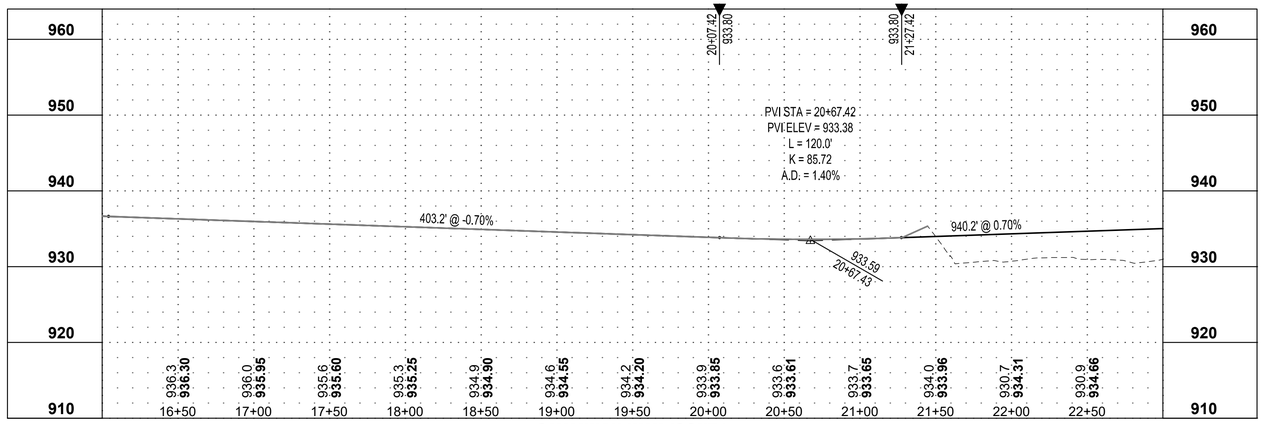
16 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

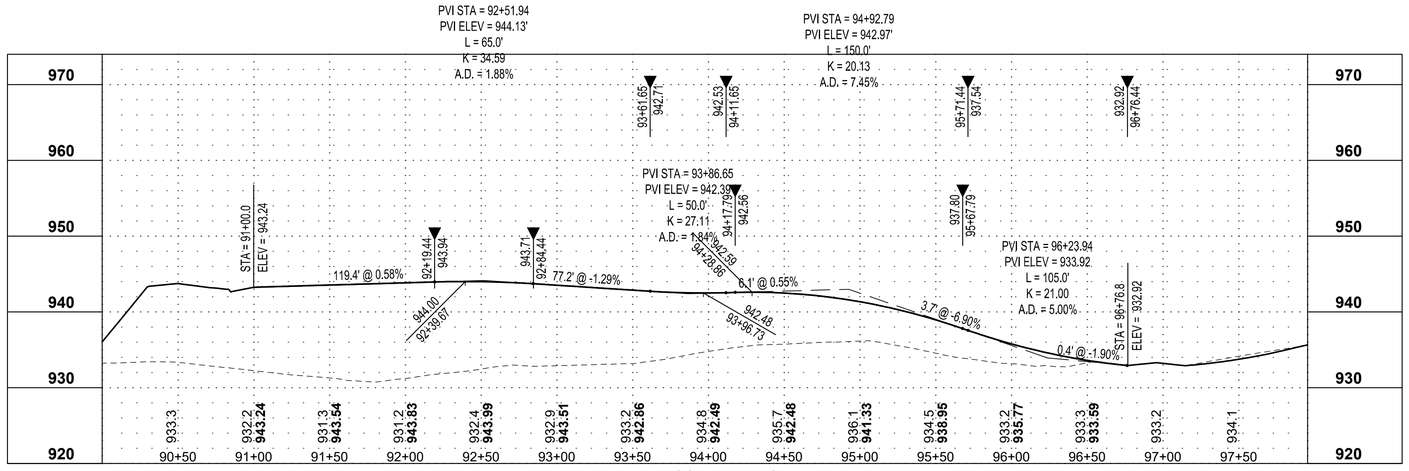
PLOT DATE: 1/20/2026 8:32 PM



SAVANNAH WAY



SAVANNAH WAY (CONT.)



MARICOPA PATH S

PROFILE LEGEND

	EXISTING GROUND
	PROPOSED GROUND
1000.0 / 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

STREET PROFILES

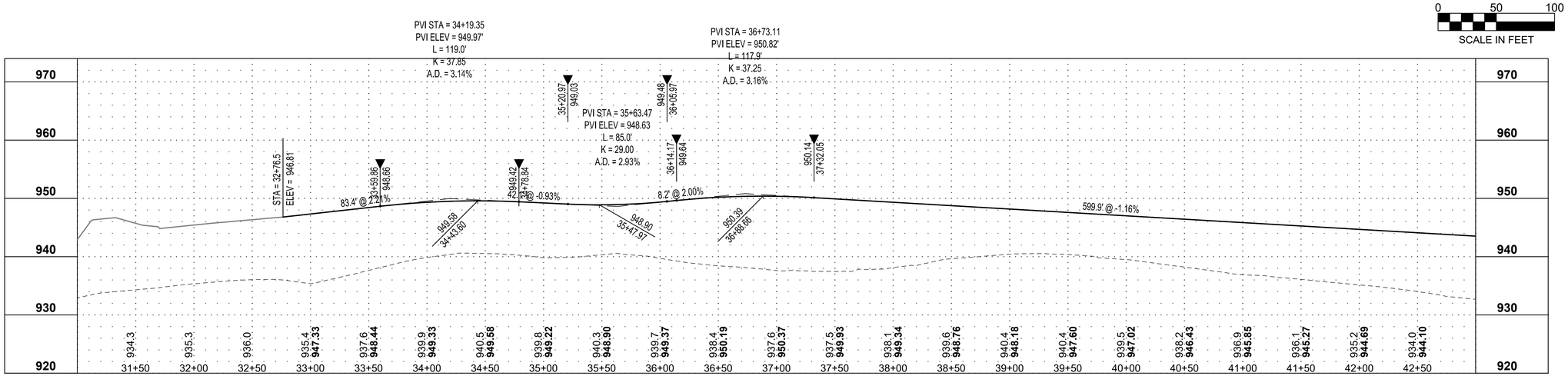
SHEET

17

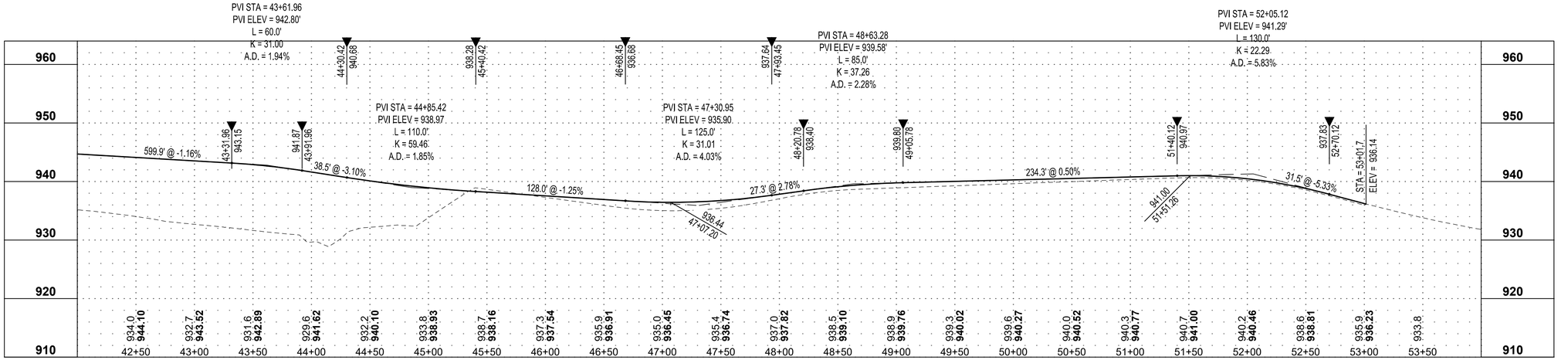
OF 28

PRELIMINARY NOT FOR CONSTRUCTION

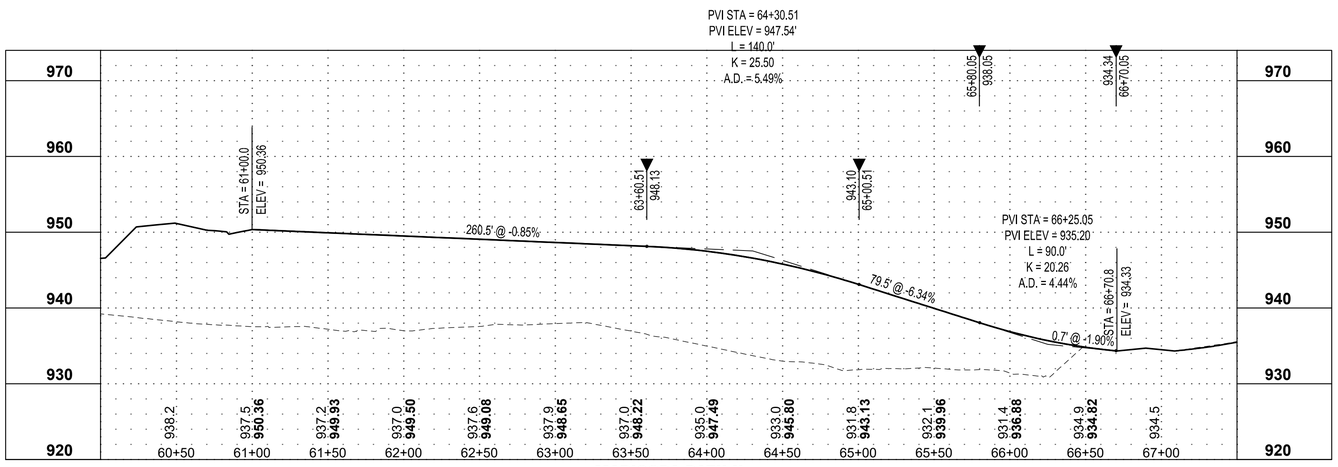
PLOT DATE: 13/2026 8:32 PM



NARROWS CANYON TRAIL NW



NARROWS CANYON TRAIL NW (CONT.)



MARICOPA PATH N

PROFILE LEGEND	
	EXISTING GROUND
	PROPOSED GROUND
1000.0 / 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

0 50 100
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	23-27575
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DRAWN BY	LHH
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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

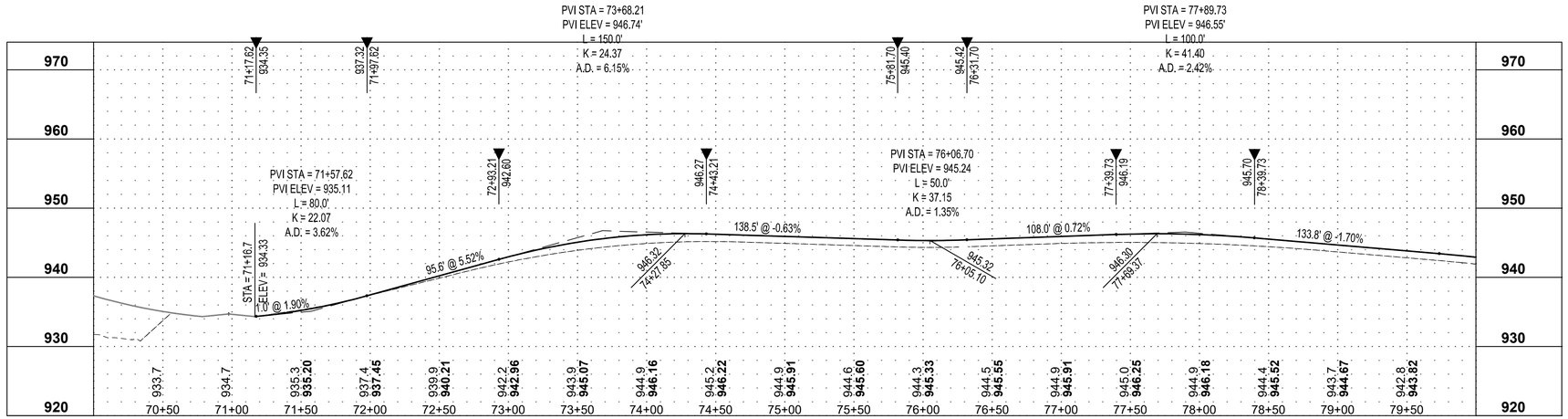
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STREET PROFILES

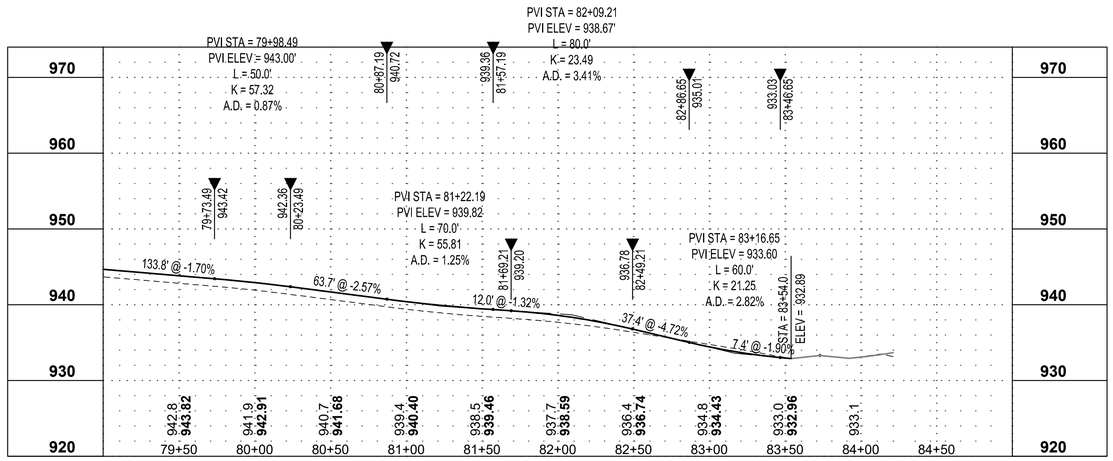
SHEET
18
OF 28

PRELIMINARY NOT FOR CONSTRUCTION

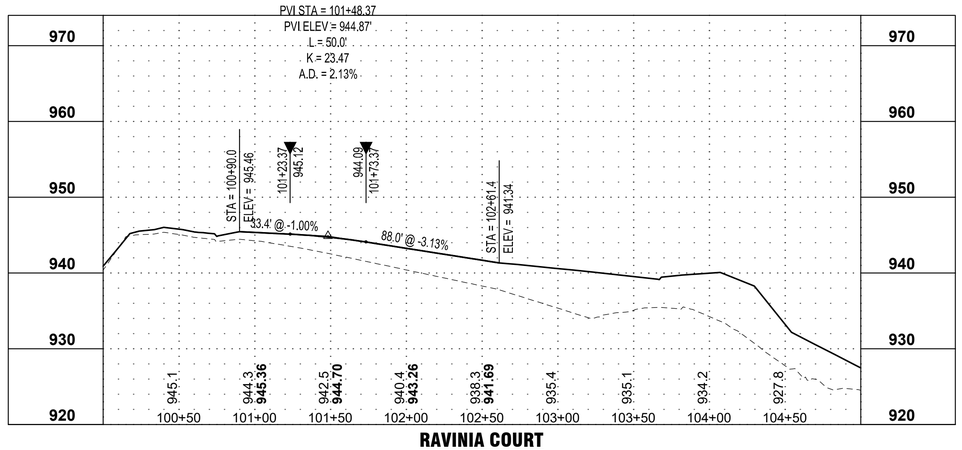
PLOT DATE: 12/20/2026 8:33 PM



MARICOPA PATH LOOP



MARICOPA PATH LOOP (CONT.)



RAVINIA COURT

PROFILE LEGEND	
	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄

0 50 100
SCALE IN FEET

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (GRADING)
CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

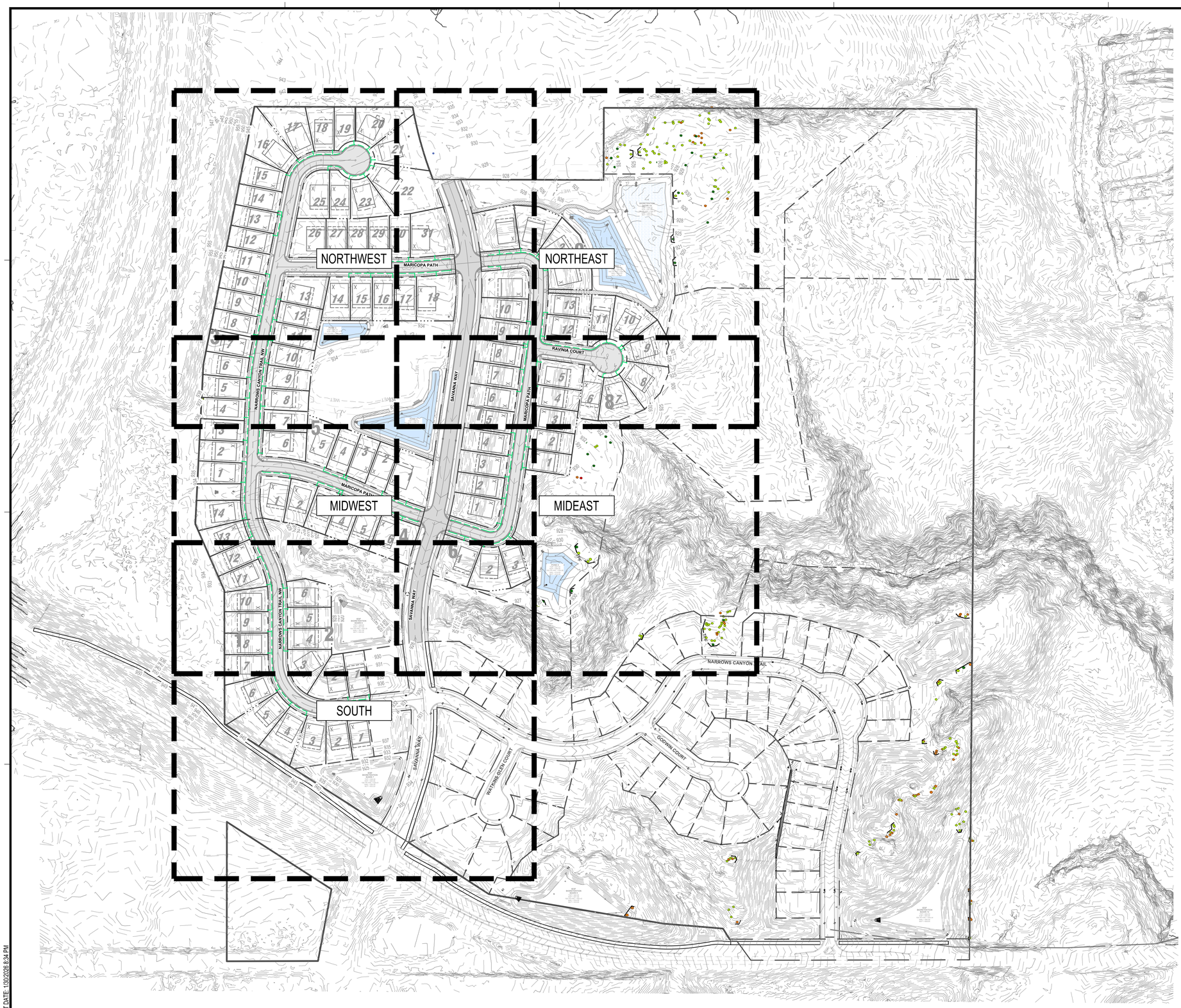
PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
STREET PROFILES

SHEET
19
OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:34 PM



N

0 150 300

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE PRESERVATION PLAN (OVERALL)

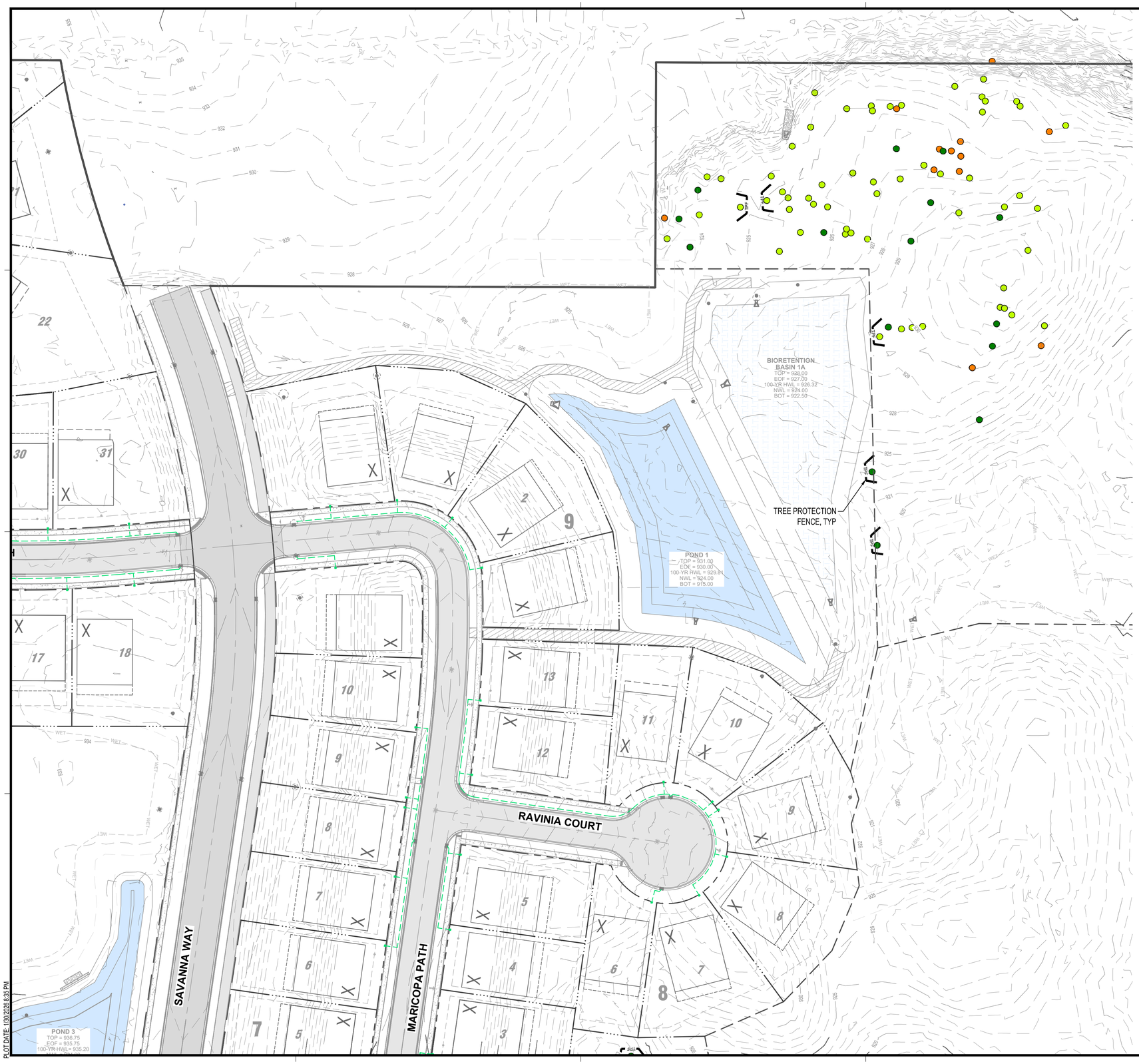
SHEET

20

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/02/26 8:34 PM



N

0 50 100

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE PRESERVATION PLAN (NORTHWEST)

SHEET

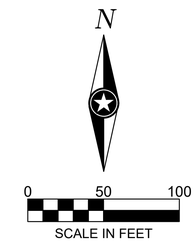
21

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/02/26 8:35 PM





TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF — TPF	TREE PROTECTION FENCE

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE PRESERVATION PLAN (NORTHEAST)

SHEET

22 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:36 PM



N

0 50 100

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE PRESERVATION PLAN (MIDWEST)

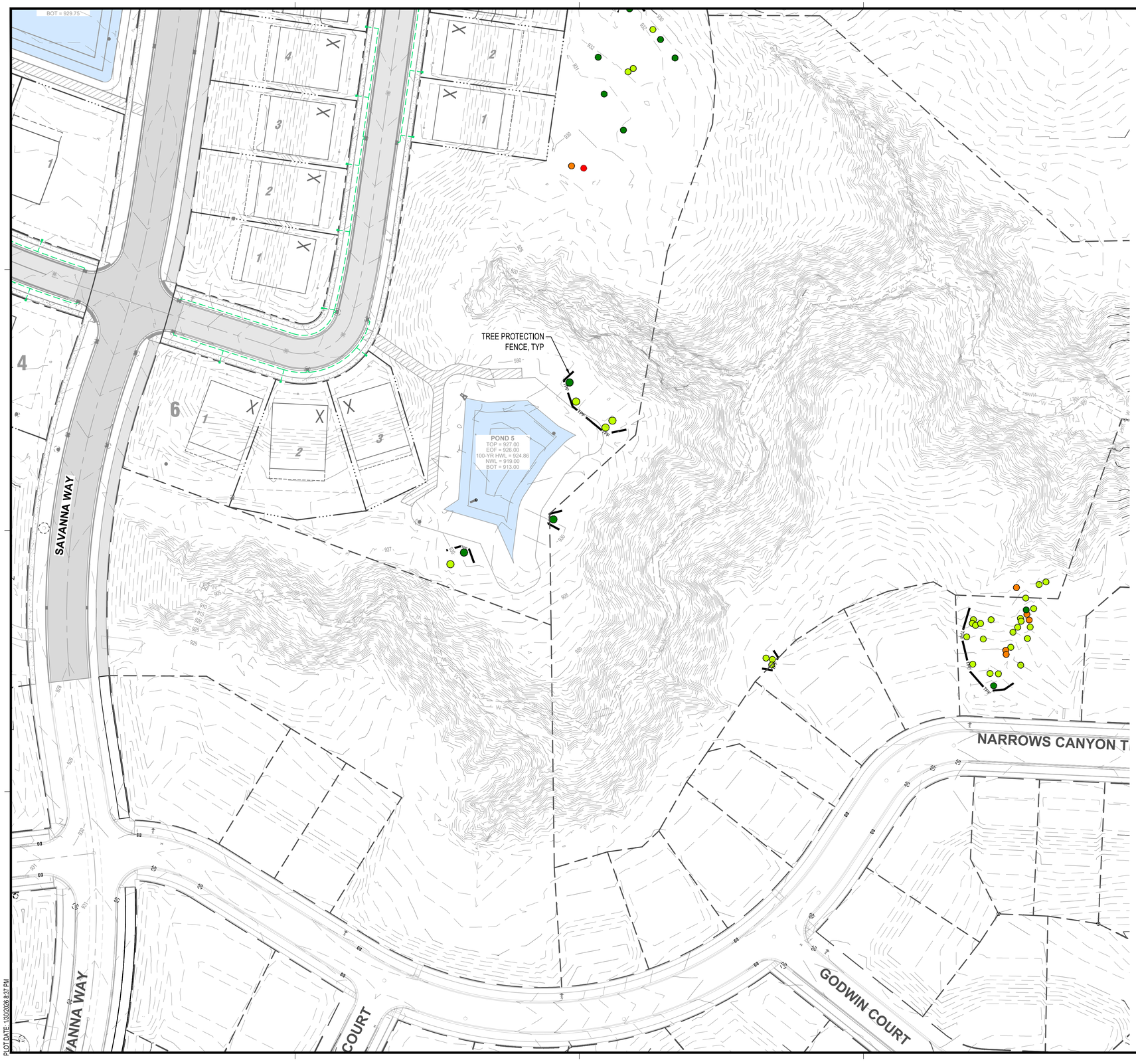
SHEET

23

OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 13/2026 8:37 PM



N

0 50 100

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

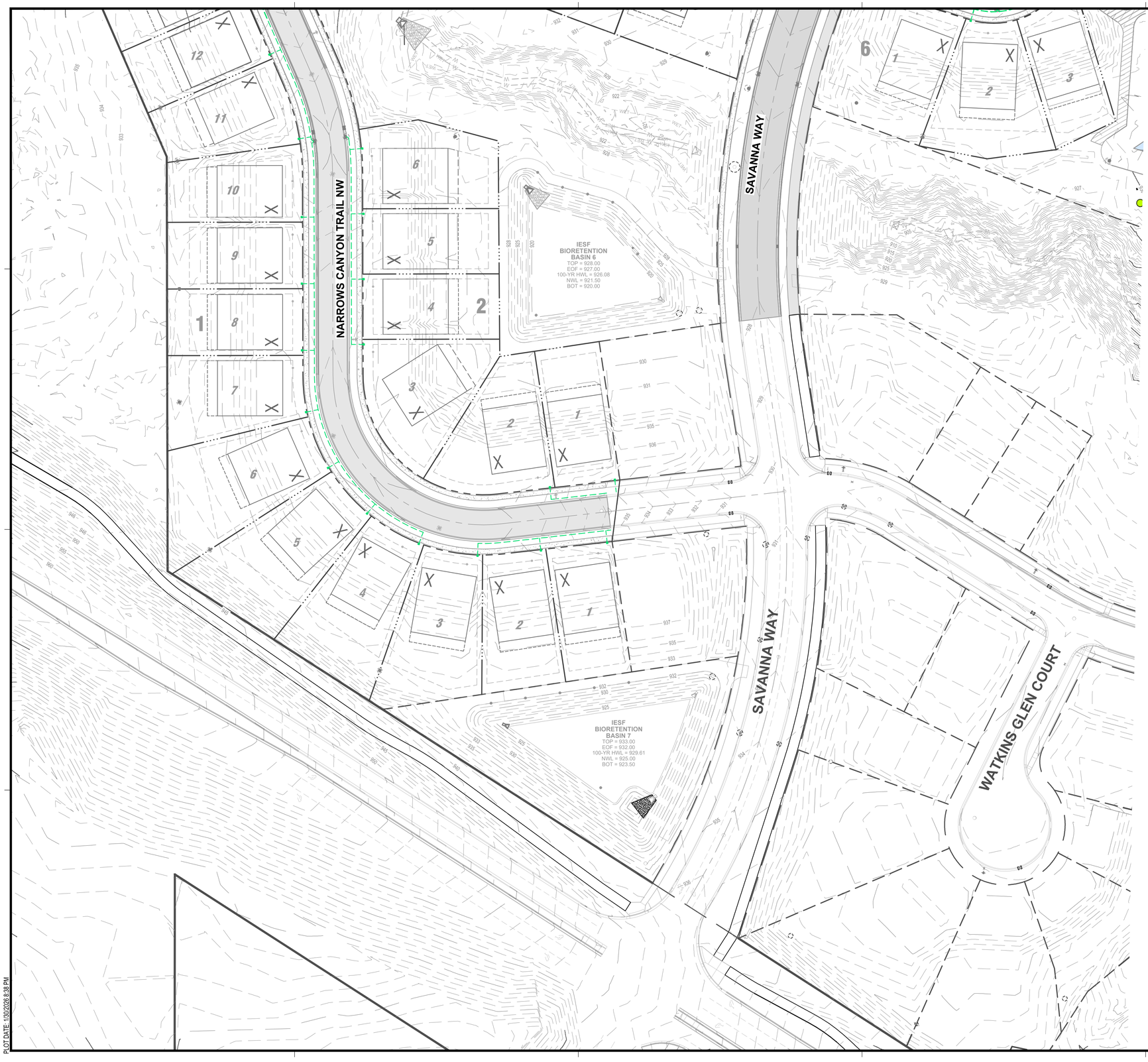
TREE PRESERVATION PLAN (MIDEAST)

SHEET

24 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 8:37 PM



N

0 50 100

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE PRESERVATION PLAN (SOUTH)

SHEET

25 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:38 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
401	Hackberry	7	2-Good	2-Good		X
402	Walnut, Black	44	3-Fair	3-Fair	X	X
403	Walnut, Black	13	2-Good	2-Good	X	X
404	Elm, American	8	2-Good	2-Good		X
405	Ironwood	8.5	2-Good	2-Good		X
406	Ironwood	11	2-Good	2-Good	X	X
407	Ironwood	9.5	2-Good	2-Good		X
408	Ironwood	10	3-Fair	3-Fair	X	X
409	Oak, Bur	30	2-Good	2-Good	X	X
410	Basswood, American	10	2-Good	2-Good	X	X
411	Basswood, American	9	2-Good	2-Good		X
412	Basswood, American	9	2-Good	2-Good		X
413	Ash, White	8	2-Good	2-Good		X
414	Ash, White	9	2-Good	2-Good		X
415	Ash, White	8	2-Good	2-Good		X
416	Ash, White	7	2-Good	2-Good		X
417	Ash, White	8	2-Good	2-Good		X
418	Ash, White	10	2-Good	2-Good		X
419	Oak, Bur	6	2-Good	2-Good		X
420	Basswood, American	12	2-Good	2-Good	X	X
421	Basswood, American	15.5	2-Good	2-Good	X	X
422	Hickory, Bitternut	8	2-Good	2-Good		
423	Hickory, Bitternut	10.5	2-Good	2-Good	X	X
424	Ash, White	8	2-Good	2-Good		X
425	Ash, White	9.5	2-Good	2-Good		X
426	Ash, White	8.5	2-Good	2-Good		X
427	Ash, White	7	2-Good	2-Good		X
428	Ash, White	7.5	2-Good	2-Good		X
429	Ash, White	11.5	2-Good	2-Good		X
430	Ash, White	7	2-Good	2-Good		X
431	Ash, White	10	2-Good	2-Good		X
432	Ash, White	13	2-Good	2-Good		X
433	Oak, Northern Red	8.5	2-Good	2-Good		X
434	Elm, American	6.5	2-Good	2-Good		X
435	Ash, White	9	2-Good	2-Good		X
436	Oak, Northern Red	19.5	2-Good	2-Good	X	X
437	Oak, White	16	2-Good	2-Good	X	X
438	Basswood, American	15.5	2-Good	2-Good	X	X
439	Oak, Bur	21	2-Good	2-Good	X	X
440	Oak, White	25	2-Good	2-Good	X	X
441	Oak, Bur	22	2-Good	2-Good	X	X
442	Oak, Bur	36	2-Good	2-Good	X	X
443	Oak, White	24	1-Excellent	1-Excellent	X	X
444	Oak, White	28.5	2-Good	2-Good	X	X
445	Oak, Bur	37.5	1-Excellent	1-Excellent	X	X
446	Oak, Bur	23	2-Good	2-Good	X	X
447	Oak, Bur	31	1-Excellent	1-Excellent	X	X
448	Elm, American	10	2-Good	2-Good	X	X
449	Oak, White	30.5	1-Excellent	1-Excellent	X	X
450	Basswood, American	40	3-Fair	3-Fair	X	X
451	Oak, White	36	1-Excellent	1-Excellent	X	X
452	Oak, Bur	27	2-Good	2-Good	X	X
453	Oak, Bur	25.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
454	Oak, Bur	30.5	3-Fair	3-Fair	X	X
455	Elm, American	16.5	2-Good	2-Good	X	X
456	Basswood, American	8.5	2-Good	2-Good		X
457	Elm, American	7.5	2-Good	2-Good		X
458	Oak, Bur	31	3-Fair	3-Fair	X	X
459	Ironwood	16	3-Fair	3-Fair	X	X
460	Elm, Slippery	7.5	2-Good	2-Good	X	X
461	Maple, Sugar	8	2-Good	2-Good	X	X
462	Elm, American	8	2-Good	2-Good	X	X
463	Ironwood	11.5	2-Good	2-Good	X	X
464	Oak, Bur	27	2-Good	2-Good	X	X
465	Oak, Bur	22	1-Excellent	1-Excellent	X	X
466	Maple, Sugar	13	2-Good	2-Good	X	X
467	Oak, Bur	24.5	2-Good	2-Good	X	X
468	Maple, Sugar	20	3-Fair	3-Fair	X	X
469	Maple, Sugar	9	3-Fair	3-Fair	X	X
470	Maple, Sugar	15	2-Good	2-Good	X	X
471	Maple, Sugar	26	3-Fair	3-Fair	X	X
472	Maple, Sugar	23	2-Good	2-Good	X	X
473	Maple, Sugar	33	2-Good	2-Good	X	X
474	Maple, Sugar	21	2-Good	2-Good	X	X
475	Maple, Sugar	22.5	2-Good	2-Good	X	X
476	Maple, Sugar	25	2-Good	2-Good	X	X
477	Maple, Sugar	25	3-Fair	3-Fair	X	X
478	Maple, Sugar	14.5	2-Good	2-Good	X	X
479	Maple, Sugar	17.5	2-Good	2-Good	X	X
480	Maple, Sugar	15	2-Good	2-Good	X	X
481	Maple, Sugar	18.5	3-Fair	3-Fair	X	X
482	Maple, Sugar	17	2-Good	2-Good	X	X
483	Maple, Sugar	25	2-Good	2-Good	X	X
484	Maple, Sugar	13	1-Excellent	1-Excellent	X	X
485	Maple, Sugar	15.5	2-Good	2-Good	X	X
486	Maple, Sugar	15.5	1-Excellent	1-Excellent	X	X
487	Maple, Sugar	22.5	2-Good	2-Good	X	X
488	Maple, Sugar	24.5	2-Good	2-Good	X	X
489	Elm, American	12	2-Good	2-Good	X	X
490	Elm, American	10	2-Good	2-Good	X	X
491	Maple, Sugar	9	1-Excellent	1-Excellent	X	X
492	Elm, American	12	2-Good	2-Good	X	X
493	Ash, White	36	3-Fair	3-Fair	X	X
494	Oak, Bur	29.5	2-Good	2-Good	X	X
495	Oak, Bur	36	1-Excellent	1-Excellent	X	X
496	Elm, American	7.5	2-Good	2-Good		X
497	Basswood, American	11	1-Excellent	1-Excellent	X	X
498	Elm, American	9	2-Good	2-Good	X	X
499	Cherry, Black	10	2-Good	2-Good	X	X
500	Boxelder	23.5	2-Good	2-Good	X	X
501	Elm, American	9.5	2-Good	2-Good	X	X
502	Maple, Sugar	8	1-Excellent	1-Excellent	X	X
503	Elm, American	19	1-Excellent	1-Excellent	X	X
504	Redcedar, Eastern	9	2-Good	2-Good	X	X
505	Oak, White	30.5	1-Excellent	1-Excellent	X	X
506	Oak, White	30.5	1-Excellent	1-Excellent	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
507	Oak, White	32	1-Excellent	1-Excellent	X	X
508	Oak, White	50.5	3-Fair	3-Fair	X	X
509	<Null>	36	4-Poor	4-Poor	X	X
510	Oak, Bur	28	2-Good	2-Good	X	X
511	Elm, American	7.5	3-Fair	3-Fair		X
512	Elm, American	7	3-Fair	3-Fair		X
513	Elm, American	8.5	2-Good	2-Good	X	X
514	Oak, White	20.5	2-Good	2-Good	X	X
515	Elm, American	7	3-Fair	3-Fair		X
516	Basswood, American	22.5	2-Good	2-Good	X	X
517	Basswood, American	18	3-Fair	3-Fair	X	X
518	Basswood, American	34.5	2-Good	2-Good	X	X
519	Ironwood	7	3-Fair	3-Fair		X
520	Maple, Sugar	7.5	2-Good	2-Good		X
521	Maple, Sugar	9	2-Good	2-Good	X	X
522	Maple, Sugar	9.5	2-Good	2-Good	X	X
523	Oak, Bur	30	2-Good	2-Good	X	X
524	Hackberry	8	3-Fair	3-Fair	X	X
525	Redcedar, Eastern	14	3-Fair	3-Fair	X	X
526	Maple, Sugar	31	1-Excellent	1-Excellent	X	X
527	Oak, White	23.5	2-Good	2-Good	X	X
528	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
529	Elm, American	9	3-Fair	3-Fair	X	X
530	Oak, White	40	3-Fair	3-Fair	X	X
531	Elm, American	8	2-Good	2-Good	X	X
532	Oak, Bur	17	2-Good	2-Good	X	X
533	Oak, Bur	17.5	3-Fair	3-Fair	X	X
534	Oak, Bur	37	2-Good	2-Good	X	X
535	Oak, White	35	4-Poor	4-Poor	X	X
536	Oak, Bur	34	2-Good	2-Good	X	X
537	Elm, American	8.5	3-Fair	3-Fair	X	X
538	Oak, Northern Red	6.5	3-Fair	3-Fair		X
539	Oak, Bur	35	1-Excellent	1-Excellent	X	X
540	Oak, Bur	21	2-Good	2-Good	X	X
541	Oak, Bur	26	1-Excellent	1-Excellent	X	X
542	Maple, Sugar	8	1-Excellent	1-Excellent		X
543	Maple, Sugar	6.5	1-Excellent	1-Excellent		X
544	Oak, Northern Red	6	1-Excellent	1-Excellent		
545	Oak, Northern Red	8	2-Good	2-Good		
546	Oak, Northern Red	8.5	1-Excellent	1-Excellent		
547	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
548	Oak, Bur	30	1-Excellent	1-Excellent	X	
549	Oak, Northern Red	9	1-Excellent	1-Excellent		X
550	Oak, Northern Red	8	1-Excellent	1-Excellent		X
551	Oak, Northern Red	7	1-Excellent	1-Excellent		X
552	Oak, Northern Red	8	2-Good	2-Good		X
553	Oak, Bur	29.5	1-Excellent	1-Excellent	X	
554	Redcedar, Eastern	6.5	2-Good	2-Good	X	
555	Redcedar, Eastern	9	2-Good	2-Good	X	
556	Oak, Bur	35.5	1-Excellent	1-Excellent	X	
557	Oak, Bur	28	4-Poor	4-Poor	X	
558	Maple, Sugar	9	3-Fair	3-Fair		
559	Oak, White	30	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
560	Oak, Northern Red	8	1-Excellent	1-Excellent		X
561	Oak, Northern Red	7	1-Excellent	1-Excellent		X
562	Redcedar, Eastern	9.5	1-Excellent	1-Excellent	X	X
563	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
564	Oak, Bur	7.5	2-Good	2-Good		X
565	Oak, Northern Red	8	1-Excellent	1-Excellent		X
566	Redcedar, Eastern	7	2-Good	2-Good		X
567	Oak, Northern Red	12.5	1-Excellent	1-Excellent	X	X
568	Oak, Northern Red	7	1-Excellent	1-Excellent		X
569	Oak, Northern Red	8	1-Excellent	1-Excellent		X
570	Oak, Bur	10	1-Excellent	1-Excellent	X	X
571	Oak, Northern Red	10	2-Good	2-Good	X	X
572	Oak, Bur	7.5	1-Excellent	1-Excellent		X
573	Redcedar, Eastern	6	1-Excellent	1-Excellent		X
574	Ash, White	8.5	2-Good	2-Good		X
575	Oak, Bur	6.5	2-Good	2-Good		X
576	Oak, Bur	31	1-Excellent	1-Excellent	X	
577	Oak, Bur	25	2-Good	2-Good	X	
578	Oak, Bur	26.5	3-Fair	3-Fair	X	X
579	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
580	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
581	Oak, Bur	33	1-Excellent	1-Excellent	X	
582	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
583	Oak, Bur	26	1-Excellent	1-Excellent	X	X
584	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
585	Basswood, American	38.5	1-Excellent	1-Excellent	X	X
586	Redcedar, Eastern	8.5	1-Excellent	1-Excellent	X	X
587	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
588	Oak, Northern Red	8.5	1-Excellent	1-Excellent		X
589	Oak, Northern Red	8	1-Excellent	1-Excellent		X
590	Redcedar, Eastern	6.5	2-Good	2-Good	X	X
591	Redcedar, Eastern	9	2-Good	2-Good	X	X
592	Oak, Northern Red	8	1-Excellent	1-Excellent		X
593	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
594	Oak, Bur	28	2-Good	2-Good	X	X
595	Oak, Bur	33.5	1-Excellent	1-Excellent	X	X
596	Redcedar, Eastern	8.5	1-Excellent	1-Excellent		X
597	Oak, Bur	40	2-Good	2-Good	X	X
598	Oak, Bur	35	2-Good	2-Good	X	X
599	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
600	Ironwood	6.5	2-Good	2-Good		
601	Redcedar, Eastern	7.5	1-Excellent	1-Excellent		X
602	Oak, Bur	34	1-Excellent	1-Excellent	X	X
603	Maple, Sugar	20.5	2-Good	2-Good	X	
604	Maple, Sugar	16.5	2-Good	2-Good	X	
605	Oak, Bur	27	3-Fair	3-Fair	X	X
606	Oak, Northern Red	7	1-Excellent	1-Excellent		X
607	Oak, Northern Red	7	2-Good	2-Good		X
608	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
609	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X
610	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
611	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
612	Oak, Northern Red	7	1-Excellent	1-Excellent		X
613	Oak, Northern Red	7	2-Good	2-Good		X
614	Oak, Northern Red	6	1-Excellent	1-Excellent		X
615	Elm, American	12	2-Good	2-Good	X	X
616	Elm, American	15	1-Excellent	1-Excellent	X	X
617	Hickory, Bitternut	10	1-Excellent	1-Excellent	X	X
618	Hickory, Bitternut	6.5	2-Good	2-Good		X
619	Elm, American	18	3-Fair	3-Fair	X	X
620	Maple, Sugar	6	2-Good	2-Good		X
621	Elm, American	14.5	3-Fair	3-Fair	X	X
622	Basswood, American	8.5	3-Fair	3-Fair		X
623	Basswood, American	18	3-Fair	3-Fair	X	X
624	Basswood, American	14.5	3-Fair	3-Fair	X	X
625	Ash, White	11.5	2-Good	2-Good	X	X
626	Elm, American	14	4-Poor	4-Poor	X	X
627	Elm, American	7	2-Good	2-Good		X
628	Maple, Sugar	10	3-Fair	3-Fair	X	X
629	Elm, American	6.5	2-Good	2-Good		X
630	Ash, White	11.5	3-Fair	3-Fair	X	X
631	Elm, American	21.5	3-Fair	3-Fair	X	X
632	Elm, American	7	3-Fair	3-Fair		X
633	Elm, American	8	3-Fair	3-Fair		X
634	Elm, American	13	3-Fair	3-Fair	X	X
635	Elm, American	11	3-Fair	3-Fair	X	X
636	Elm, American	10	3-Fair	3-Fair	X	X
637	Maple, Sugar	10	2-Good	2-Good	X	X
638	Maple, Sugar	7.5	2-Good	2-Good		X
639	Ash, White	17	2-Good	2-Good	X	X
640	Hackberry	7	2-Good	2-Good		X
641	Basswood, American	24	2-Good	2-Good	X	X
642	Maple, Sugar	16	2-Good	2-Good	X	X
643	Basswood, American	48.5	3-Fair	3-Fair	X	X
644	Maple, Sugar	25.5	3-Fair	3-Fair	X	X
645	Maple, Sugar	21	2-Good	2-Good	X	X
646	Maple, Sugar	10	2-Good	2-Good	X	X
647	Oak, Northern Red	32.5	3-Fair	3-Fair	X	X
648	Maple, Sugar	9	2-Good	2-Good		X
649	Maple, Sugar	6.5	2-Good	2-Good		X
650	Maple, Sugar	10	3-Fair	3-Fair	X	X
651	Maple, Sugar	10	3-Fair	3-Fair	X	X
652	Maple, Sugar	9	3-Fair	3-Fair		X
653	Hickory, Bitternut	16	3-Fair	3-Fair	X	X
654	Maple, Sugar	13	3-Fair	3-Fair	X	X
655	Elm, American	10.5	3-Fair	3-Fair	X	X
656	Maple, Sugar	15	3-Fair	3-Fair	X	X
657	Elm, American	7.5	3-Fair	3-Fair		X
658	Elm, American	13	3-Fair	3-Fair	X	X
659	Elm, American	18	3-Fair	3-Fair	X	X
660	Maple, Sugar	24.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
661	Elm, American	15	2-Good	2-Good	X	X
662	Oak, Northern Red	9	3-Fair	3-Fair		X
663	Oak, Northern Red	8.5	2-Good	2-Good		
664	Oak, Northern Red	7	2-Good	2-Good		
665	Oak, Northern Red	7	2-Good	2-Good		
666	Oak, Bur	38.5	1-Excellent	1-Excellent	X	X
667	Oak, Bur	41	1-Excellent	1-Excellent	X	X
668	Oak, Bur	34	2-Good	2-Good	X	X
669	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
670	Redcedar, Eastern	11	1-Excellent	1-Excellent	X	X
671	Elm, American	7	2-Good	2-Good		X
672	Oak, Bur	32.5	3-Fair	3-Fair	X	X
673	Oak, Northern Red	16	1-Excellent	1-Excellent	X	
674	Redcedar, Eastern	15	2-Good	2-Good	X	X
675	Oak, Northern Red	24	2-Good	2-Good	X	X
676	Redcedar, Eastern	13	3-Fair	3-Fair	X	X
677	Oak, Northern Red	11	3-Fair	3-Fair	X	X
678	Elm, American	9.5	2-Good	2-Good		X
679	Oak, Northern Red	12	3-Fair	3-Fair	X	X
680	Elm, American	9.5	3-Fair	3-Fair		X
681	Elm, American	19	2-Good	2-Good	X	X
682	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
683	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
684	Ash, White	11	3-Fair	3-Fair	X	X
685	Oak, Northern Red	15	2-Good	2-Good	X	X
686	Oak, Northern Red	9	3-Fair	3-Fair		X
687	Hackberry	9	2-Good	2-Good		X
688	Boxelder	9	2-Good	2-Good		X
689	Redcedar, Eastern	15.5	1-Excellent	1-Excellent	X	X
690	Redcedar, Eastern	18	2-Good	2-Good	X	X
691	Redcedar, Eastern	12	2-Good	2-Good	X	X
692	Redcedar, Eastern	7.5	2-Good	2-Good	X	X
693	Ash, White	15	3-Fair	3-Fair		X
694	Redcedar, Eastern	15	2-Good	2-Good	X	X
695	Redcedar, Eastern	22	2-Good	2-Good	X	X
696	Ash, White	11.5	3-Fair	3-Fair		X
697	Ash, White	11	3-Fair	3-Fair		X
698	Redcedar, Eastern	13.5	2-Good	2-Good		X
699	Redcedar, Eastern	7	3-Fair	3-Fair		X
700	Ash, White	9	3-Fair	3-Fair		X
701	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
702	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
703	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
704	Redcedar, Eastern	9	2-Good	2-Good	X	X
705	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
706	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
707	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
708	Ash, White	7	1-Excellent	1-Excellent		X
709	Redcedar, Eastern	10	2-Good	2-Good	X	X
710	Redcedar, Eastern	7	3-Fair	3-Fair	X	X

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ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE INVENTORY

SHEET

26 OF 28

PLOT DATE: 1/30/2026 8:38 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
711	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
712	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
713	Redcedar, Eastern	10.5	1-Excellent	1-Excellent	X	X
714	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
715	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
716	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
717	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
718	Ash, White	14.5	3-Fair	3-Fair		X
719	Redcedar, Eastern	8.5	2-Good	2-Good	X	X
720	Hackberry	12	3-Fair	3-Fair	X	X
721	Maple, Sugar	11.5	2-Good	2-Good	X	X
722	Redcedar, Eastern	12	1-Excellent	1-Excellent	X	X
723	Hackberry	10	3-Fair	3-Fair	X	X
724	Hackberry	9	2-Good	2-Good		X
725	Oak, Northern Red	10	3-Fair	3-Fair	X	X
726	Redcedar, Eastern	10	3-Fair	3-Fair	X	X
727	Redcedar, Eastern	19	2-Good	2-Good	X	X
728	Redcedar, Eastern	29	3-Fair	3-Fair	X	X
729	Redcedar, Eastern	30	4-Poor	4-Poor	X	X
730	Redcedar, Eastern	33.5	4-Poor	4-Poor	X	X
731	Redcedar, Eastern	26.5	3-Fair	3-Fair	X	X
732	Redcedar, Eastern	24	2-Good	2-Good	X	X
733	Redcedar, Eastern	25	2-Good	2-Good	X	X
734	Redcedar, Eastern	25	3-Fair	3-Fair	X	
735	Boxelder	22	3-Fair	3-Fair	X	
736	Redcedar, Eastern	27.5	4-Poor	4-Poor	X	X
737	Oak, Northern Red	8.5	2-Good	2-Good		X
738	Oak, Northern Red	9.5	2-Good	2-Good		X
739	Oak, Northern Red	11	2-Good	2-Good	X	X
740	Elm, American	6	3-Fair	3-Fair		
741	Ash, White	11	3-Fair	3-Fair	X	
742	Oak, White	7	2-Good	2-Good		X
743	Maple, Sugar	15	2-Good	2-Good	X	X
744	Ash, White	13.5	3-Fair	3-Fair		
745	Ash, White	8	2-Good	2-Good		X
746	Maple, Sugar	11	2-Good	2-Good	X	
747	Hackberry	16	2-Good	2-Good	X	X
748	Oak, Northern Red	18.5	2-Good	2-Good	X	X
749	Maple, Sugar	12.5	1-Excellent	1-Excellent	X	X
750	Ash, White	19.5	2-Good	2-Good	X	X
751	Hackberry	12.5	2-Good	2-Good	X	X
752	Oak, Northern Red	15	2-Good	2-Good	X	X
753	Oak, White	9	2-Good	2-Good		X
754	Ash, White	14	2-Good	2-Good	X	X
755	Oak, Northern Red	16.5	3-Fair	3-Fair	X	X
756	Oak, Northern Red	19.5	2-Good	2-Good	X	X
757	Ash, White	14	3-Fair	3-Fair	X	X
758	Oak, Northern Red	12	2-Good	2-Good	X	X
759	Oak, Northern Red	12.5	2-Good	2-Good	X	X
760	Oak, Northern Red	10	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
761	Oak, Northern Red	17.5	2-Good	2-Good	X	X
762	Oak, Northern Red	7	2-Good	2-Good		X
763	Oak, Northern Red	16	2-Good	2-Good	X	X
764	Ash, White	25.5	3-Fair	3-Fair		X
765	Ash, White	16	2-Good	2-Good		X
766	Elm, American	12	2-Good	2-Good	X	X
767	Ash, White	16	3-Fair	3-Fair	X	X
768	Basswood, American	14	3-Fair	3-Fair	X	
769	Oak, Northern Red	9.5	1-Excellent	1-Excellent		
770	Oak, Northern Red	13	2-Good	2-Good	X	
771	Oak, White	7	2-Good	2-Good		X
772	Basswood, American	8	2-Good	2-Good		X
773	Ash, White	9	3-Fair	3-Fair		
774	Ash, White	10	2-Good	2-Good		
775	Cherry, Black	7	2-Good	2-Good		
776	Elm, American	10.5	2-Good	2-Good	X	X
777	Oak, Northern Red	6	2-Good	2-Good		X
778	Oak, Northern Red	17.5	2-Good	2-Good	X	X
779	Oak, White	7.5	2-Good	2-Good		X
780	Ash, White	7	3-Fair	3-Fair		X
781	Ash, White	8	3-Fair	3-Fair		X
782	Ash, White	12.5	3-Fair	3-Fair		X
783	Ash, White	14.5	3-Fair	3-Fair		X
784	Ash, White	7	3-Fair	3-Fair		X
785	Ash, White	12.5	2-Good	2-Good		X
786	Hackberry	13	2-Good	2-Good	X	X
787	Elm, American	7.5	3-Fair	3-Fair		X
788	Ash, White	9	2-Good	2-Good		X
789	Ash, White	12.5	2-Good	2-Good		X
790	Ash, White	8.5	4-Poor	4-Poor		X
791	Ash, White	14.5	3-Fair	3-Fair		X
792	Elm, American	14	3-Fair	3-Fair	X	X
793	Elm, American	8	3-Fair	3-Fair		X
794	Elm, American	7	3-Fair	3-Fair		X
795	Ash, White	24	4-Poor	4-Poor		X
796	Basswood, American	17	3-Fair	3-Fair	X	X
797	Oak, Northern Red	23	3-Fair	3-Fair	X	X
798	Basswood, American	13	3-Fair	3-Fair	X	X
799	Elm, American	11	3-Fair	3-Fair	X	X
800	Hackberry	8	2-Good	2-Good		X
801	Hackberry	12	2-Good	2-Good	X	X
802	Ash, White	11.5	3-Fair	3-Fair		X
803	Elm, American	20	3-Fair	3-Fair	X	X
804	Oak, Northern Red	27	3-Fair	3-Fair	X	X
805	Oak, Northern Red	34.5	3-Fair	3-Fair	X	X
806	Ash, White	14	3-Fair	3-Fair		X
807	Ash, White	11.5	3-Fair	3-Fair		X
808	Ash, White	9	3-Fair	3-Fair		X
809	Boxelder	24	3-Fair	3-Fair	X	
810	Ash, White	10	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
811	Hackberry	9	2-Good	2-Good		
812	Ash, White	8	2-Good	2-Good		X
813	Elm, American	13	3-Fair	3-Fair	X	X
814	Ash, White	8	2-Good	2-Good		X
815	Ash, White	6	3-Fair	3-Fair		X
816	Ash, White	6	3-Fair	3-Fair		X
817	Ash, White	7.5	2-Good	2-Good		X
818	Ash, White	6.5	2-Good	2-Good		X
819	Ash, White	9	3-Fair	3-Fair		X
820	Oak, Northern Red	20	2-Good	2-Good	X	X
821	Ash, White	8	3-Fair	3-Fair		X
822	Oak, Northern Red	8	2-Good	2-Good		X
823	Oak, Northern Red	11	3-Fair	3-Fair	X	X
824	Oak, Northern Red	10	3-Fair	3-Fair	X	X
825	Oak, Northern Red	7.5	2-Good	2-Good		X
826	Ash, White	9	3-Fair	3-Fair		X
827	Ash, White	15	3-Fair	3-Fair		X
828	Ash, White	6.5	3-Fair	3-Fair		X
829	Elm, American	7	2-Good	2-Good		X
830	Elm, American	16	3-Fair	3-Fair	X	X
831	Boxelder	28.5	4-Poor	4-Poor	X	X
832	Elm, American	9	2-Good	2-Good		X
833	Elm, American	7.5	2-Good	2-Good		X
834	Oak, Northern Red	10	2-Good	2-Good	X	X
835	Oak, Northern Red	10	2-Good	2-Good	X	
836	Elm, American	7	2-Good	2-Good		X
837	Elm, American	6	3-Fair	3-Fair		X
838	Oak, Northern Red	11.5	4-Poor	4-Poor	X	X
839	Elm, American	18	2-Good	2-Good	X	X
840	Elm, American	7	2-Good	2-Good		X
841	Oak, Northern Red	13	3-Fair	3-Fair	X	X
842	Elm, American	10	2-Good	2-Good	X	X
843	Elm, American	6	2-Good	2-Good		X
844	Elm, American	8.5	3-Fair	3-Fair		X
845	Boxelder	30	4-Poor	4-Poor	X	X
846	Elm, American	8	2-Good	2-Good		X
847	Elm, American	7	2-Good	2-Good		X
848	Oak, Northern Red	9	3-Fair	3-Fair		
849	Ash, White	9	3-Fair	3-Fair		
850	Oak, Northern Red	10.5	2-Good	2-Good	X	
851	Basswood, American	13.5	2-Good	2-Good	X	
852	Oak, Northern Red	15	2-Good	2-Good	X	
853	Oak, Northern Red	13.5	3-Fair	3-Fair	X	
854	Oak, Northern Red	15.5	2-Good	2-Good	X	
855	Elm, American	20.5	2-Good	2-Good	X	
856	Hackberry	15.5	2-Good	2-Good	X	
857	Ironwood	14.5	2-Good	2-Good	X	
858	Maple, Sugar	7	2-Good	2-Good		
859	Maple, Sugar	9	2-Good	2-Good		
860	Maple, Sugar	6.5	2-Good	2-Good		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
861	Boxelder	8.5	3-Fair	3-Fair		
862	Boxelder	11	3-Fair	3-Fair	X	
863	Boxelder	7	3-Fair	3-Fair		
864	Boxelder	9	3-Fair	3-Fair		
865	Ash, White	14.5	3-Fair	3-Fair		
866	Ash, White	39	2-Good	2-Good		
867	Ironwood	7.5	3-Fair	3-Fair		
868	Ash, White	15.5	3-Fair	3-Fair	X	
869	Ash, White	8.5	3-Fair	3-Fair		
870	Ash, White	13	2-Good	2-Good	X	
871	Ash, White	8	3-Fair	3-Fair		
872	Boxelder	8	3-Fair	3-Fair		
873	Boxelder	7	3-Fair	3-Fair		
874	Elm, American	23	2-Good	2-Good	X	
875	Boxelder	7	3-Fair	3-Fair		
876	Ash, White	13	2-Good	2-Good		
877	Ash, White	13.5	2-Good	2-Good		
878	Elm, American	8	2-Good	2-Good		
879	Elm, American	7	3-Fair	3-Fair		
880	Ash, White	12.5	2-Good	2-Good		
881	Hackberry	7	3-Fair	3-Fair		
882	Maple, Sugar	7	3-Fair	3-Fair		
883	Basswood, American	11	2-Good	2-Good	X	
884	Ash, White	11	2-Good	2-Good		
885	Hackberry	9	2-Good	2-Good		
886	Elm, American	7.5	2-Good	2-Good		
887	Boxelder	10.5	3-Fair	3-Fair	X	X
888	Hackberry	12.5	2-Good	2-Good	X	X
889	Hackberry	7.5	2-Good	2-Good		X
890	Ash, White	12.5	2-Good	2-Good		
891	Ash, White	9	3-Fair	3-Fair		
892	Ash, White	11	2-Good	2-Good		
893	Oak, Northern Red	16	2-Good	2-Good	X	
894	Ash, White	9	2-Good	2-Good		X
895	Oak, Northern Red	6.5	2-Good	2-Good		X
896	Hackberry	11	2-Good	2-Good	X	X
897	Ironwood	7.5	3-Fair	3-Fair		X
898	Ash, White	13	2-Good	2-Good	X	X
899	Oak, Northern Red	8.5	3-Fair	3-Fair		X
900	Ash, White	9.5	2-Good	2-Good		X
901	Oak, Northern Red	7.5	3-Fair	3-Fair		X
902	Boxelder	9.5	3-Fair	3-Fair		X
903	Elm, American	8	3-Fair	3-Fair		X
904	Elm, American	9	2-Good	2-Good		X
905	Elm, American	11	3-Fair	3-Fair	X	X
906	Elm, American	8.5	3-Fair	3-Fair		X
907	Elm, American	8	3-Fair	3-Fair		X
908	Elm, American	18	2-Good	2-Good	X	X
909	Ash, White	7.5	3-Fair	3-Fair		X
910	Elm, American	6.5	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
911	Ash, White	11	2-Good	2-Good		X
912	Boxelder	6	3-Fair	3-Fair		X
913	Boxelder	6	3-Fair	3-Fair		X
914	Elm, American	6.5	3-Fair	3-Fair		X
915	Ash, White	14.5	2-Good	2-Good		X
916	Elm, American	8.5	3-Fair	3-Fair		X
917	Elm, American	8	3-Fair	3-Fair		X
918	Elm, American	6	3-Fair	3-Fair		X
919	Elm, American	7.5	3-Fair	3-Fair		X
920	Elm, American	8	3-Fair	3-Fair		X
921	Oak, Northern Red	9.5	2-Good	2-Good		X
922	Hackberry	6.5	3-Fair	3-Fair		X
923	Elm, American	11.5	2-Good	2-Good	X	X
924	Elm, American	8.5	3-Fair	3-Fair		X
925	Hackberry	9	3-Fair	3-Fair		X
926	Elm, American	11.5	2-Good	2-Good	X	X
927	Hackberry	6	3-Fair	3-Fair		
928	Hackberry	10	3-Fair	3-Fair	X	X
929	Boxelder	7.5	3-Fair	3-Fair		
930	Hackberry	12.5	2-Good	2-Good	X	
931	Hackberry	10	2-Good	2-Good	X	X
932	Hackberry	10.5	2-Good	2-Good	X	X
933	Elm, American	14	2-Good	2-Good	X	X
934	Hackberry	16	3-Fair	3-Fair	X	X
935	Hackberry	10.5	2-Good	2-Good	X	X
936	Hackberry	6.5	3-Fair	3-Fair		X
937	Hackberry	7	3-Fair	3-Fair		X
938	Hackberry	11	2-Good	2-Good	X	
939	Hackberry	10.5	3-Fair	3-Fair	X	X
940	Hackberry	9	3-Fair	3-Fair		X
941	Boxelder	7	3-Fair	3-Fair		
942	Hackberry	8.5	3-Fair	3-Fair		
943	Hackberry	7	3-Fair	3-Fair		
944	Elm, American	12.5	4-Poor	4-Poor	X	X
945	Hackberry	11.5	2-Good	2-Good	X	X
946	Hackberry	6.5	3-Fair	3-Fair		X
947	Hackberry	11	2-Good	2-Good	X	X
948	Hackberry	8	2-Good	2-Good		X
949	Hackberry	10	3-Fair	3-Fair	X	X
950	Elm, American	7.5	3-Fair	3-Fair		X
951	Hackberry	14.5	2-Good	2-Good	X	X
952	Elm, American	17	2-Good	2-Good	X	X
953	Oak, Northern Red	16	3-Fair	3-Fair	X	X
954	Boxelder	6.5	3-Fair	3-Fair		X
955	Hackberry	10	2-Good	2-Good	X	
956	Hackberry	6.5	3-Fair	3-Fair		X
957	Hackberry	10	3-Fair	3-Fair	X	X
958	Ash, White	23	1-Excellent	1-Excellent		X
959	Ash, White	17	2-Good	2-Good		X
960	Elm, American	28	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
961	Spruce, Colorado	17.5	2-Good	2-Good	X	X
962	Spruce, Colorado	21.5	2-Good	2-Good	X	X
963	Elm, American	9	3-Fair	3-Fair		X
964	Boxelder	27	4-Poor	4-Poor	X	X
965	Boxelder	17	4-Poor	4-Poor	X	X
966	Boxelder	14	4-Poor	4-Poor	X	X
967	Boxelder	12	4-Poor	4-Poor	X	X
968	Spruce, Colorado	7	3-Fair	3-Fair	X	X
969	Spruce, Colorado	9	2-Good	2-Good	X	X
970	Oak, White	24	2-Good	2-Good	X	X
971	Oak, Northern Red	13.5	2-Good	2-Good	X	X
972	Spruce, Colorado	6	2-Good	2-Good	X	X
973	Maple, Sugar	6.5	3-Fair	3-Fair		
974	Boxelder	22	2-Good	2-Good	X	X
975	Ash, White	12	3-Fair	3-Fair		X
976	Maple, Sugar	17.5	2-Good	2-Good	X	X
977	Maple, Silver	14	2-Good	2-Good	X	X
978	Maple, Silver	20	2-Good	2-Good	X	X
979	Elm, American	40.5	2-Good	2-Good	X	X
980	Maple, Sugar	19	2-Good	2-Good	X	X
981	Maple, Silver	19.5	2-Good	2-Good	X	X
982	Maple, Silver	23	2-Good	2-Good	X	
983	Cottonwood, Eastern	19	2-Good	2-Good	X	
984	Maple, Silver	22	2-Good	2-Good	X	
985	Boxelder	14.5	3-Fair	3-Fair	X	X
986	Elm, American	12	3-Fair	3-Fair	X	X
987	Spruce, Colorado	15	2-Good	2-Good	X	X
988	Spruce, Colorado	6	2-Good	2-Good		X
989	Spruce, Colorado	16	2-Good	2-Good	X	X
990	Spruce, Colorado	15	2-Good	2-Good	X	X
991	Spruce, Colorado	10.5	2-Good	2-Good	X	X
992	Spruce, Colorado	20.5	3-Fair	3-Fair	X	X
993	Ash, White	12	4-Poor	4-Poor		X
994	Ash, White	15	3-Fair	3-Fair		X
995	Ash, White	7	3-Fair	3-Fair		X
996	Ash, White	8.5	3-Fair	3-Fair		X
997	Ash, White	8.5	3-Fair	3-Fair		X
998	Ash, White	11	3-Fair	3-Fair		X
999	Ash, White	11.5	3-Fair	3-Fair		X
1000	Ash, White	12.5	3-Fair	3-Fair		X
1104	Ash, White	9.5	3-Fair	3-Fair		X
1105	Ash, White	9.5	3-Fair	3-Fair		X
1106	Ash, White	11	3-Fair	3-Fair		X
1107	Ash, White	15	2-Good	2-Good		
1108	Ash, White	7	3-Fair	3-Fair		
1109	Ash, White	17	2-Good	2-Good		
1110	Ash, White	11	2-Good	2-Good		
1111	Ash, White	9	3-Fair	3-Fair		
1112	Ash, White	17	2-Good	2-Good		
1113	Boxelder	12.5	3-Fair	3-Fair	X	X

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

TREE INVENTORY

SHEET

27 OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:40 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1114	Boxelder	10	3-Fair	3-Fair	X	X
1115	Boxelder	10	3-Fair	3-Fair	X	X
1116	Boxelder	10.5	3-Fair	3-Fair	X	X
1117	Boxelder	9	3-Fair	3-Fair		X
1118	Boxelder	14	3-Fair	3-Fair	X	X
1119	Boxelder	10	3-Fair	3-Fair	X	X
1120	Boxelder	15	3-Fair	3-Fair	X	X
1121	Boxelder	7.5	3-Fair	3-Fair		X
1122	Elm, American	13	3-Fair	3-Fair	X	X
1123	Elm, American	14	3-Fair	3-Fair	X	X
1124	Elm, American	6.5	3-Fair	3-Fair		X
1125	Elm, American	6	3-Fair	3-Fair		X
1126	Elm, American	14	3-Fair	3-Fair	X	X
1127	Elm, American	7	3-Fair	3-Fair		X
1128	Boxelder	10	3-Fair	3-Fair	X	X
1129	Boxelder	12.5	3-Fair	3-Fair	X	X
1130	Cottonwood, Eastern	23	2-Good	2-Good	X	X
1131	Ash, White	15.5	2-Good	2-Good		X
1132	Ash, White	9.5	3-Fair	3-Fair		X
1133	Ash, White	14.5	2-Good	2-Good		X
1133	Ash, White	14.5	2-Good	2-Good		X
1308	Oak, White	33	1-Excellent	2-Good	X	X
1309	Oak, White	33	1-Excellent	2-Good	X	
1310	Maple, Sugar	8	2-Good	2-Good		
1311	Redcedar, Eastern	7	3-Fair	3-Fair		
1312	Oak, White	33	1-Excellent	2-Good	X	
1313	Oak, White	21	2-Good	2-Good	X	
1314	Oak, White	28	1-Excellent	2-Good	X	
1315	Ironwood	10	2-Good	2-Good	X	
1316	Oak, White	23	2-Good	2-Good	X	
1317	Oak, White	25.5	2-Good	2-Good	X	
1318	Oak, White	21.5	2-Good	2-Good	X	
1319	Oak, White	28.5	2-Good	2-Good	X	
1320	Oak, White	29	2-Good	2-Good	X	
1321	Maple, Sugar	10	2-Good	2-Good	X	
1322	Oak, White	25	2-Good	2-Good	X	
1323	Oak, White	28.5	2-Good	2-Good	X	
1324	Oak, White	25.5	2-Good	2-Good	X	
1325	Maple, Sugar	21.5	3-Fair	3-Fair	X	
1326	Oak, White	19.5	2-Good	2-Good	X	
1327	Oak, White	25	2-Good	2-Good	X	
1328	Oak, White	20	2-Good	2-Good	X	
1329	Oak, White	13	3-Fair	3-Fair	X	
1330	Oak, White	29	2-Good	2-Good	X	
1331	Oak, White	18	2-Good	2-Good	X	
1332	Oak, White	27	2-Good	2-Good	X	
1333	Oak, White	18.5	2-Good	2-Good	X	
1334	Oak, White	26.5	2-Good	2-Good	X	
1335	Oak, White	25	2-Good	2-Good	X	
1336	Redcedar, Eastern	7	3-Fair	4-Poor		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1337	Maple, Sugar	25	2-Good	2-Good	X	
1338	Oak, White	22	2-Good	2-Good	X	
1339	Oak, White	28	2-Good	2-Good	X	
1340	Oak, White	31	1-Excellent	2-Good	X	
1341	Maple, Sugar	7	2-Good	2-Good		
1342	Oak, White	29	2-Good	2-Good	X	
1343	Oak, White	31.5	1-Excellent	2-Good	X	
1344	Maple, Sugar	6.5	3-Fair	3-Fair		
1345	Ironwood	6.5	2-Good	2-Good		
1346	Maple, Sugar	7	3-Fair	3-Fair		
1347	Maple, Sugar	6.5	2-Good	2-Good		
1348	Maple, Sugar	7	3-Fair	3-Fair		
1349	Maple, Sugar	6.5	3-Fair	3-Fair		
1350	Maple, Sugar	6.5	3-Fair	3-Fair		
1351	Oak, White	29	1-Excellent	2-Good	X	
1352	Ironwood	8	3-Fair	3-Fair		
1353	Maple, Sugar	8	2-Good	2-Good		
1354	Oak, White	29	1-Excellent	2-Good	X	
1355	Oak, White	22	2-Good	2-Good	X	
1356	Oak, White	21.5	2-Good	2-Good	X	
1357	Oak, White	28.5	2-Good	2-Good	X	
1358	Maple, Sugar	24	2-Good	2-Good	X	
1359	Oak, White	21.5	2-Good	2-Good	X	
1360	Oak, White	23	2-Good	2-Good	X	
1361	Oak, White	24	2-Good	2-Good	X	
1362	Oak, White	24.5	2-Good	2-Good	X	
1363	Oak, White	17.5	2-Good	2-Good	X	
1364	Oak, White	18	2-Good	2-Good	X	
1365	Oak, White	16	2-Good	2-Good	X	
1366	Oak, White	15.5	2-Good	2-Good	X	
1367	Oak, White	22	2-Good	2-Good	X	X
1368	Oak, White	20	2-Good	2-Good	X	X
1369	Oak, White	18	2-Good	2-Good	X	
1370	Oak, White	23.5	2-Good	2-Good	X	
1371	Oak, White	26	2-Good	2-Good	X	
1372	Oak, White	26	1-Excellent	2-Good	X	
1373	Oak, White	17.5	2-Good	2-Good	X	
1374	Oak, White	17.5	2-Good	2-Good	X	
1375	Oak, White	25	2-Good	2-Good	X	
1376	Maple, Sugar	8	2-Good	2-Good		
1377	Oak, White	25.5	1-Excellent	2-Good	X	
1378	Oak, Northern Red	9	2-Good	2-Good	X	
1379	Butternut	8.5	2-Good	2-Good	X	
1380	Hickory, Bitternut	7	2-Good	2-Good		
1381	Poplar, White	7.5	2-Good	2-Good		
1382	Oak, White	28.5	1-Excellent	2-Good	X	
1383	Oak, Northern Red	7	2-Good	2-Good		
1384	Oak, White	7	3-Fair	3-Fair		
1385	Oak, White	33.5	1-Excellent	2-Good	X	
1386	Maple, Sugar	10	3-Fair	2-Good	X	

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1387	Oak, White	27	1-Excellent	2-Good	X	
1388	Oak, White	28	1-Excellent	2-Good	X	
1389	Oak, Northern Red	8	2-Good	2-Good		
1390	Ash, White	6.5	2-Good	2-Good		
1391	Ash, White	9	2-Good	2-Good		
1392	Oak, Northern Red	13	2-Good	2-Good	X	
1393	Oak, Northern Red	8.5	2-Good	2-Good		X
1394	Oak, Northern Red	7.5	2-Good	2-Good		X
1395	Oak, White	26	1-Excellent	2-Good	X	X
1396	Oak, White	32.5	1-Excellent	2-Good	X	X
1397	Elm, American	6.5	3-Fair	3-Fair		X
1398	Oak, White	19	2-Good	2-Good	X	X
1399	Oak, White	34	1-Excellent	2-Good	X	X
1400	Cherry, Black	7.5	2-Good	2-Good		X
1401	Redcedar, Eastern	19	2-Good	2-Good	X	X
1402	Ash, White	8	2-Good	2-Good		X
1403	Ash, White	7	2-Good	2-Good		X
1404	Oak, White	33	1-Excellent	2-Good	X	X
1405	Oak, White	24.5	2-Good	2-Good	X	X
1406	Oak, White	29	1-Excellent	2-Good	X	X
1407	Oak, White	31	1-Excellent	2-Good	X	X
1408	Oak, White	24.5	2-Good	2-Good	X	X
1409	Oak, White	24.5	2-Good	2-Good	X	X
1410	Oak, White	24.5	2-Good	2-Good	X	X
1411	Elm, American	8	2-Good	2-Good		X
1412	Oak, White	13	3-Fair	3-Fair	X	X
1413	Oak, White	17	2-Good	2-Good	X	X
1414	Oak, White	24	2-Good	2-Good	X	X
1415	Oak, White	17	2-Good	2-Good	X	X
1416	Oak, White	28	1-Excellent	2-Good	X	
1417	Oak, White	26.5	1-Excellent	2-Good	X	
1418	Oak, White	24	2-Good	2-Good	X	X
1419	Oak, White	19	2-Good	2-Good	X	X
1420	Oak, White	22	2-Good	2-Good	X	X
1421	Maple, Sugar	24.5	2-Good	2-Good	X	X
1422	Oak, White	32	1-Excellent	2-Good	X	X
1423	Oak, White	31.5	1-Excellent	2-Good	X	X
1424	Oak, Northern Red	6.5	2-Good	2-Good		X
1425	Elm, American	6.5	3-Fair	3-Fair		X
1426	Elm, American	8	3-Fair	3-Fair		X
1427	Oak, White	26.5	1-Excellent	2-Good	X	X
1428	Hackberry	8	3-Fair	3-Fair		
1429	Boxelder	7	2-Good	2-Good		
1430	Hackberry	14.5	2-Good	2-Good	X	
1431	Ash, White	14.5	2-Good	2-Good	X	
1432	Redcedar, Eastern	9	2-Good	2-Good	X	
1433	Maple, Sugar	7.5	2-Good	2-Good		
1434	Elm, American	16	2-Good	2-Good	X	
1435	Oak, White	18	2-Good	2-Good	X	
1436	Ironwood	6.5	3-Fair	3-Fair		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1437	Basswood, American	10.5	2-Good	2-Good	X	X
1438	Maple, Sugar	7	2-Good	2-Good		
1439	Maple, Sugar	11	2-Good	2-Good	X	
1440	Oak, White	6.5	3-Fair	3-Fair		
1441	Basswood, American	8	3-Fair	3-Fair		
1442	Basswood, American	11	2-Good	2-Good	X	
1443	Oak, Northern Red	7	2-Good	2-Good		
1444	Oak, Northern Red	25	1-Excellent	2-Good	X	
1445	Ironwood	7	3-Fair	3-Fair		
1446	Maple, Sugar	11.5	3-Fair	3-Fair	X	X
1447	Oak, Northern Red	12.5	2-Good	2-Good	X	
1448	Oak, Northern Red	16	2-Good	2-Good	X	
1449	Oak, Northern Red	22.5	2-Good	2-Good	X	
1450	Oak, Northern Red	16.5	2-Good	2-Good	X	
1451	Oak, Northern Red	21	2-Good	2-Good	X	
1452	Oak, Northern Red	8	2-Good	2-Good		
1453	Oak, Northern Red	7	3-Fair	3-Fair		
1454	Oak, Northern Red	6.5	3-Fair	3-Fair		
1455	Oak, Northern Red	19.5	2-Good	2-Good	X	
1456	Redcedar, Eastern	8.5	2-Good	2-Good		
1457	Boxelder	8.5	2-Good	2-Good		
1458	Maple, Sugar	7	2-Good	2-Good		
1459	Oak, Northern Red	7	2-Good	2-Good		
1460	Hackberry	10	2-Good	2-Good	X	
1461	Oak, Northern Red	8.5	2-Good	2-Good		
1462	Maple, Sugar	9	2-Good	2-Good		
1463	Maple, Sugar	8.5	2-Good	2-Good		
1464	Maple, Sugar	7	2-Good	2-Good		
1465	Oak, Northern Red	8	2-Good	2-Good		X

TREE PRESERVATION SUMMARY

789 SURVEYED TREES MEETING ORDINANCE THRESHOLD
571 TOTAL PROPOSED REMOVALS

SIGNIFICANT TREES
470 TOTAL
350 PROPOSED REMOVALS

120 SIGNIFICANT TREES TO BE PROTECTED

NOTE:
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REBECCA ANN GUENTHER
DATE ____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575-C5-TREE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

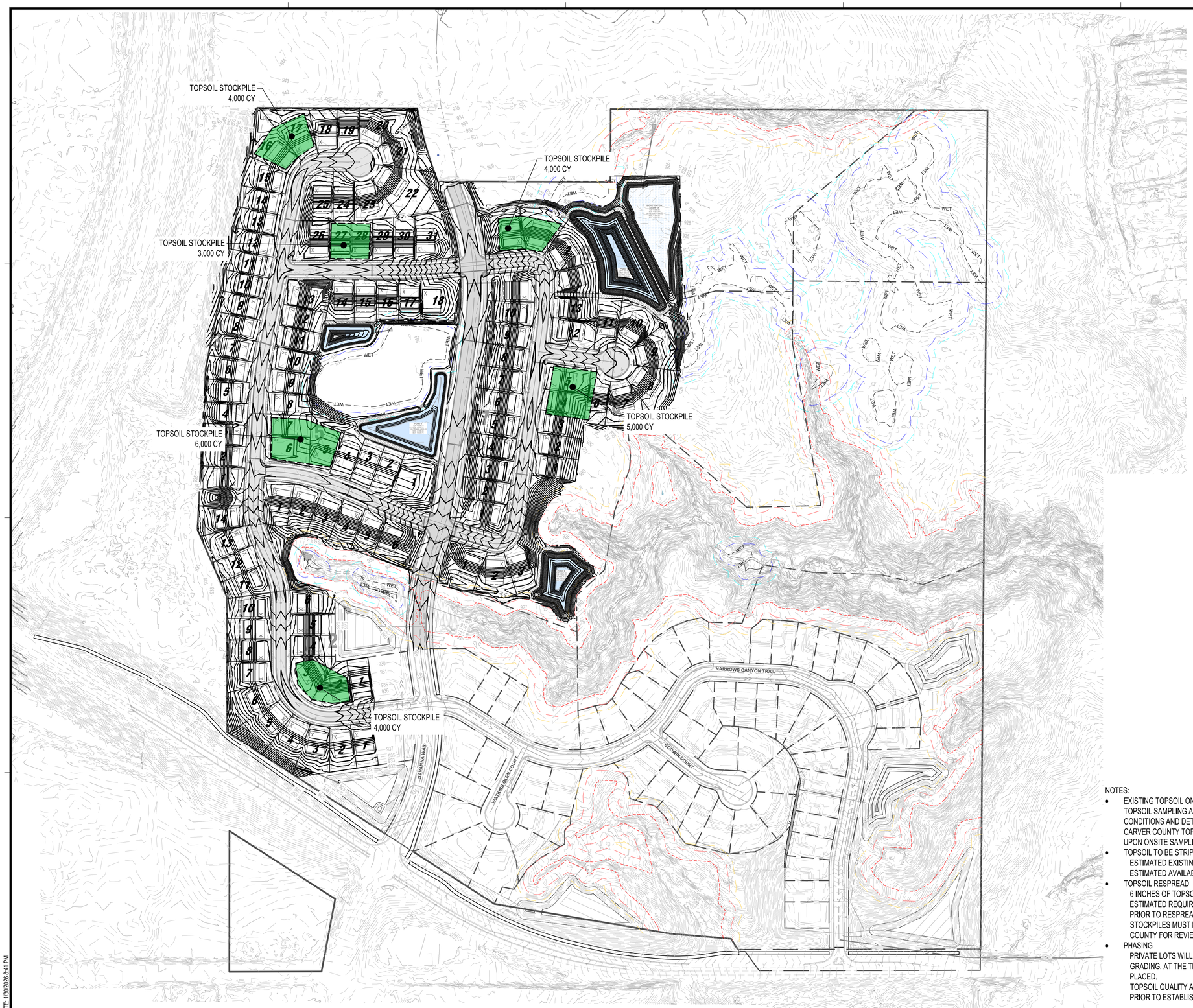
TITLE

TREE INVENTORY

SHEET
28
OF 28

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:41 PM



N

0 150 300

SCALE IN FEET

NOTES:

- EXISTING TOPSOIL ONSITE IS PROPOSED TO BE STOCKPILED AND RESPREAD. TOPSOIL SAMPLING AND TESTING WILL BE PERFORMED TO ASSESS SOIL CONDITIONS AND DETERMINE ANY SOIL AMENDMENTS NECESSARY TO MEET CARVER COUNTY TOPSOIL STANDARDS/SITE-SPECIFIC TOPSOIL STANDARD BASED UPON ONSITE SAMPLING.
- TOPSOIL TO BE STRIPPED + STOCKPILED
  ESTIMATED EXISTING 2' AVERAGE TOPSOIL DEPTH
  ESTIMATED AVAILABLE TOPSOIL ONSITE: 135,000 CY
- TOPSOIL RESPREAD
  6 INCHES OF TOPSOIL MUST BE RESTORED TO ALL PERVIOUS AREAS
  ESTIMATED REQUIRED TOPSOIL: 26,000 CY
  PRIOR TO RESPREAD SUBSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES
  STOCKPILES MUST BE SAMPLED PRIOR TO USE AND SHALL BE SUBMIT TO THE COUNTY FOR REVIEW
- PHASING
  PRIVATE LOTS WILL HAVE 1 TO 1.5 INCHES OF TOPSOIL PLACED DURING MASS GRADING. AT THE TIME OF FINAL GRADING AN ADDITIONAL 6 INCHES SHALL BE PLACED.
  TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO ESTABLISHMENT.

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (GRADING)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-TOPSOIL-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TOPSOIL MANAGEMENT PLAN

SHEET

29

OF 28

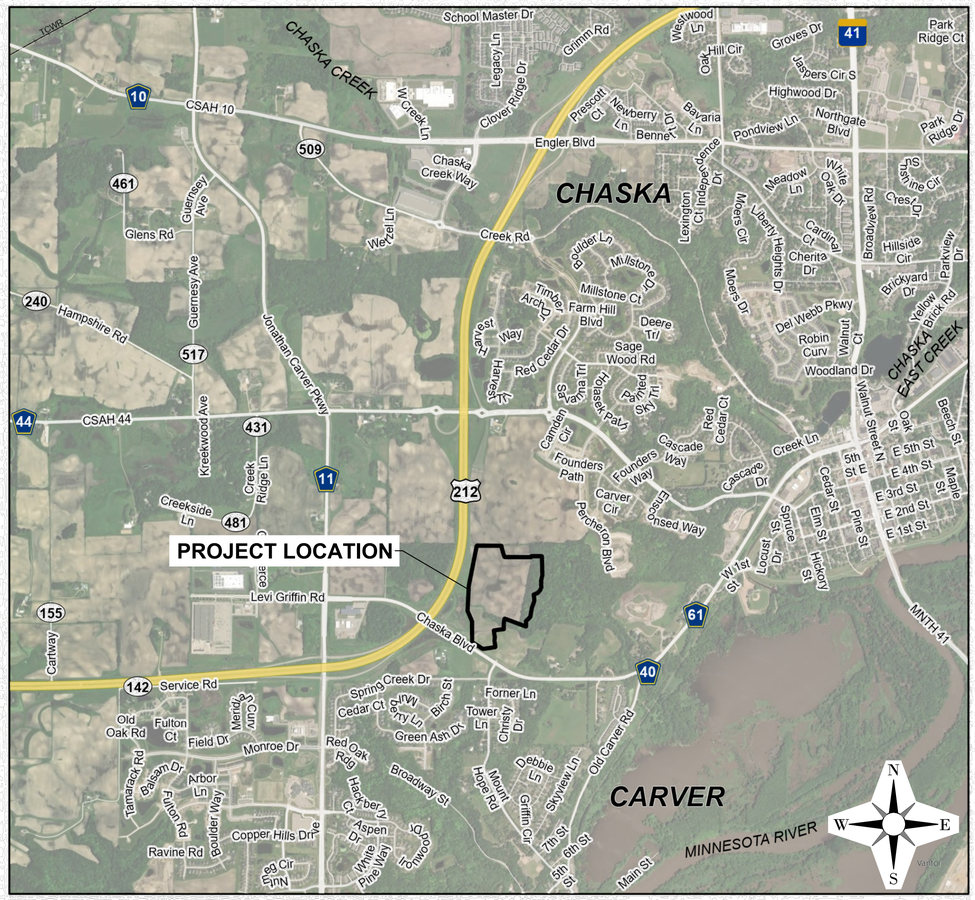
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:41 PM

FORESTAR

HIGHPOINT VISTAS (PHASE 2)

CHASKA, MINNESOTA — CONSTRUCTION PLANS - STREET & UTILITIES — ISG PROJECT # 23-27575



LOCATION MAP

0 1,500 3,000

SCALE IN FEET

SHEET INDEX

1	TITLE
2	CONSTRUCTION NOTES AND LEGENDS
3	STATEMENT OF ESTIMATED QUANTITIES
4-7	UTILITY SCHEDULES
8-12	SITE DETAILS
13-15	STORMWATER BASIN DETAILS
16	OVERALL UTILITY PLAN
17	HYDRANT COVERAGE
18	UTILITY PLAN (NORTHWEST)
19	UTILITY PLAN (NORTHEAST)
20	UTILITY PLAN (MIDWEST)
21	UTILITY PLAN (MIDEAST)
22	UTILITY PLAN (SOUTH)
23-30	PLAN AND PROFILE (SANITARY AND WATERMAIN)
31-38	PLAN AND PROFILE (STORM)
39-45	DETAILED PROFILES (STORM)
46-48	DETAILED GRADING PLAN
49	RESTORATION PLAN (OVERALL)
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51	RESTORATION PLAN (NORTHEAST)
52	RESTORATION PLAN (MIDWEST)
53	RESTORATION PLAN (MIDEAST)
54	RESTORATION PLAN (SOUTH)
55	PLANTING PLAN (OVERALL)
56	PLANTING PLAN (NORTHWEST)
57	PLANTING PLAN (NORTHEAST)
58	PLANTING PLAN (MIDWEST)
59	PLANTING PLAN (MIDEAST)
60	PLANTING PLAN (SOUTH)
61	PLANTING NOTES AND DETAILS
62	SIGNAGE AND STRIPING PLAN

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:

FORESTAR (USA) REAL ESTATE GROUP INC.
ALEX BERLICK
20860 KENBRIDGE CT (SUITE 150)
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PROJECT ADDRESS / LOCATION:

4130 CHASKA BLVD
CHASKA, MN 55318
SEC 7 / TOWNSHIP 115N / RANGE 23W
CARVER COUNTY
CHASKA, MN

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

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PROJECT MANAGER: BECKY GUENTHER
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SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHASKA REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CARVER COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=948.96
MnDOT GSID STATION #108660
LOCATED 0.75 MILES NE FROM JUNCTION OF HIGHWAY 212 AND JONATHAN CARVER PARKWAY IN CHASKA

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FALL OF 2022 AND FALL OF 2023 BY ISG.

NOTE:
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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.
REBECCA ANN GUENTHER
DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-TITLE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

1 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:45 PM

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	>>
>>	STORM CULVERT	>>
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	>
EX LIFT STATION (LS)	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
W	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FBO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x x	FENCE LINE	x x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	FTG	FOOTING	PERF	PERFORATED
ADD	ADDENDUM	GA	GAUGE	PL	PROPERTY LINE
AFF	ABOVE FINISHED FLOOR	GAL	GALLON	PP	POLYPROPYLENE
AGG	AGGREGATE	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
APPROX	APPROXIMATE	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
ARCH	ARCHITECT, ARCHITECTURAL	GD	GROUND	PVMT	PAVEMENT
BFE	BASEMENT FLOOR ELEVATION	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
BIT	BITUMINOUS	GL	GUTTERLINE	R	RIM
BLDG	BUILDING	GPM	GALLONS PER MINUTE	RAD	RADIUS
BM	BENCHMARK	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
B/W	BOTTOM OF WALL (AT GROUND)	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
CAD	COMPUTER-AIDED DESIGN	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CB	CATCH BASIN	HH	HANDHOLE	REM	REMOVE
CFS	CUBIC FEET PER SECOND	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CF	CUBIC FOOT	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CI	CAST IRON	HR	HOUR	SAN	SANITARY
CIP	CAST IRON PIPE	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIPC	CAST IN PLACE CONCRETE	HWY	HIGHWAY	SF	SQUARE FOOT
CJ	CONTROL JOINT	HYD	HYDRANT	SPEC	SPECIFICATION
CL	CENTERLINE	I	INVERT	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	ID	INSIDE DIAMETER	STA	STATION
CO	CLEANOUT	IN	INCH	STM	STORM
CONC	CONCRETE	INV	INVERT	SY	SQUARE YARD
CONST	CONSTRUCTION	IP	IRON PIPE	T/C	TOP OF CURB
CONT	CONTINUOUS	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CR	COUNTY ROAD	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CY	CUBIC YARD	JT	JOINT	THRU	THROUGH
C&G	CURB AND GUTTER	LF	LINEAR FEET	TNFH	TOP NUT OF FIRE HYDRANT
DEMO	DEMOLITION	LIN	LINEAR	TRANS	TRANSFORMER
DI	DROP INTAKE	LPS	LOW PRESSURE STEAM	TV	TELEVISION
DIA	DIAMETER	LS	LUMP SUM	T/W	TOP OF WALL
DIM	DIMENSION	LSO	LOWEST STRUCTURAL OPENING	TYP	TYPICAL
DS	DOWNSPOUT	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND TELEPHONE
EA	EACH	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EG	EXISTING GROUND	MECH	MECHANICAL	W/O	WITHOUT
ELEC	ELECTRICAL	MH	MANHOLE	W/	WITH
ELEV	ELEVATION	MIN	MINIMUM	YD	YARD
EOF	EMERGENCY OVERFLOW	MISC	MISCELLANEOUS	YR	YEAR
EQ	EQUAL	NO	NUMBER		
EX	EXISTING	NTS	NOT TO SCALE		
FG	FINISHED GROUND	NWL	NORMAL WATER LEVEL		
F/G	FORM GRADE	OC	ON CENTER		
FDC	FIRE DEPARTMENT CONNECTION	OCEW	ON CENTER EACH WAY		
FDN	FOUNDATION	OD	OUTSIDE DIAMETER		
FES	FLARED END SECTION	OH	OVERHEAD		
FFE	FINISHED FLOOR ELEVATION	OHWL	ORDINARY HIGH WATER LEVEL		
FPM	FEET PER MINUTE	OHD	OVERHEAD DOOR		
FPS	FEET PER SECOND	OZ	OUNCE		
FT	FOOT, FEET	PCC	PORTLAND CEMENT CONCRETE		
		PED	PEDESTAL, PEDESTRIAN		

SOIL AND CONSTRUCTION NOTES

1. TOP OF THE GRADING GRADE: THE TOP OF GRADING GRADE FOR THIS PROJECT IS DEFINED AS THE BOTTOM OF THE AGGREGATE BASE.
2. SUITABLE GRADING MATERIAL: ON THIS PROJECT SUITABLE GRADING MATERIAL SHALL INCLUDE ALL MINERAL SOILS IN ACCORDANCE WITH THE TRIAXIAL CHART IN THE MnDOT GRADING AND BASE MANUAL, EXCEPT SILT. UNSUITABLE MATERIALS SHALL INCLUDE DEBRIS, MARL, PEAT, WOOD, OR ANY OTHER ORGANIC SOILS. SELECT GRADING MATERIAL SHOULD BE RESERVED FOR EMBANKMENT PLACEMENT WITHIN THE ROADWAY CORE.
3. STRIP ALL INPLACE TOPSOIL AND SLOPE DRESSING IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. INPLACE TOPSOIL AND SLOPE DRESSING, ENCOUNTERED IN THE AREAS OF PROPOSED CONSTRUCTION.
4. PROVIDE A SAWCUT WHERE PLACING NEW PAVEMENT NEXT TO INPLACE PAVEMENT TO ENSURE A UNIFORM JOINT. THE CONTRACTOR SHALL SAWCUT THE EXISTING BITUMINOUS PAVEMENT AT ALL LOCATIONS WHERE THE NEW PAVEMENT MATCHES IN PLACE PAVEMENT, PROVIDING A CLEAN STRAIGHT EDGE. PRIOR TO PAVING THE WEAR COURSE, THE CONTRACTOR SHALL MILL THE EDGE OF ADJACENT PAVEMENTS TO PROVIDE FULL DEPTH OF THE WEAR COURSE TO THE EDGE. SAW CUTTING AND MILLING OF THE EDGES OF THE EXISTING PAVEMENTS AT THE CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO PAVING. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CLEAN THE UNDERLYING PAVEMENT SURFACE PRIOR TO PAVING THE WEAR COURSE. A WATER TRUCK AND PICK-UP STREET SWEEPER WILL BE REQUIRED FOR THIS WORK TO MINIMIZE DUST AND DIRT IMPACTS ON ADJACENT RESIDENCES.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION AND EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE RECYCLED TO THE EXTENT ALLOWED IN BASE AND SURFACING ITEMS OR DISPOSED OF OFF THE PROJECT LIMITS IN ACCORDANCE WITH MnDOT SPECIFICATION SPEC. 2104.3C3.
6. OBTAIN COMPACTION ON THE GRADING PORTION OF PERMANENT CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IF IT ISNT SPECIFICALLY OUTLINED THEN FOLLOW THE "QUALITY COMPACTION METHOD" REQUIREMENTS.
7. OBTAIN COMPACTION ON THE MnDOT CLASS 5 PORTION OF THE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF CHASKA.
8. TEST ROLLING SHALL BE REQUIRED ON ALL ROADWAYS WITH A LOADED TRI-AXLE DUMP TRUCK AT THE BOTTOM OF THE SUBGRADE AND THE TOP OF THE AGGREGATE BASE.
9. IN ANY PROPOSED CONSTRUCTION THE CONTRACTOR SHALL STRIVE TO SUBSTANTIALLY MATCH THE SOILS INPLACE IN THE TOP 4' OF THE ROADWAYS. GRANULAR BACKFILL SHALL NOT BE PERMITTED ADJACENT TO INPLACE NON-GRANULAR SOILS IN ORDER TO PREVENT AN ABRUPT SOILS DIFFERENTIAL.
10. THE BOTTOM OF ALL SUBCUTS SHALL BE SHAPED AND COMPACTED BY THE "QUALITY COMPACTION METHOD".
11. IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL, PROVIDE A 1(V):20(H) TRANSITION TAPER BETWEEN THE CHANGES IN MATERIAL TO PREVENT AN ABRUPT SOILS DIFFERENTIAL. THE 1(V):20(H) TAPER SHALL BE CONSTRUCTED SO THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOILS BACKFILL.
12. WHERE CONNECTING NEW SURFACING ADJACENT TO ANY INPLACE PAVEMENTS TO BE WIDENED, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 2(V):1(H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
13. WHERE SUBCUTS RUN INTO DRIVEWAYS OR LOCAL ROADS, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1(V):4(H) TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
14. THE CONTRACTOR IS HEREBY REMINDED OF THEIR RESPONSIBILITY UNDER STATE LAW TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THIS AREA. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE-CALL.
15. SLOPE DRESSING ON THIS PROJECT IS DEFINED AS THE TOPSOIL OR OTHER SOIL PLACED DURING CONSTRUCTION TO PROVIDE A MEDIUM FOR ESTABLISHING TURF.
16. ANY DEBRIS WHICH MAY BE ENCOUNTERED DURING GRADING SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT RIGHT OF WAY IN A SUITABLE DISPOSAL AREA.
17. EXTREME CARE SHALL BE TAKEN SO THAT ALL EXISTING TREES LOCATED WITHIN & ADJACENT TO THE CONSTRUCTION AREAS ARE NOT REMOVED OR DAMAGED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE OWNER WITH ANY POTENTIAL CONFLICTS.
18. UNLESS OTHERWISE RECOMMENDED, PROVIDE FOR ALL SUBCUTS AND BACKFILL ACCORDINGLY THROUGHOUT THE ENTIRE PROJECT AS DEFINED ON THE GRADING PLANS.
19. PROVIDE 1(V):20(H) TAPERS WHEN CHANGING SUBCUT DEPTHS.
20. PIPE SEWERS CONNECTING MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MNDOT SPEC. 2503 AND CITY OF CHASKA REQUIREMENTS. BEDDING AND BACKFILL SHALL CONSIST OF UNIFORM SUITABLE GRADING MATERIAL MATCHING ADJACENT SOILS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
21. NO EXTRA PAYMENT WILL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT AND/OR BORROW MATERIAL.
22. CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN SUCH A MANNER THAT ACCESS IS MAINTAINED TO ALL RESIDENCES. WHERE CONSTRUCTION OPERATIONS REQUIRE CLOSURE OF ACCESS TO SITE OR SURROUNDING PROPERTIES, CONTRACTOR SHALL COORDINATE WITH SAID PROPERTY OWNER AT LEAST 24 HOURS BEFORE THE ANTICIPATED ACCESS INTERRUPTION AND ALL ACCESS SHALL BE AT LEAST TEMPORARILY RESTORED EACH NIGHT BEFORE THE END OF THE WORK DAY. NO PROPERTY OWNER SHALL BE LEFT WITHOUT ADEQUATE ACCESS OVERNIGHT OR OVER THE WEEKEND. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AS WELL.
23. AS SHOWN ON THE PLANS, VARIOUS UTILITIES ARE LOCATED WITHIN THE PROJECT LIMITS. THERE ARE ADDITIONAL UTILITIES THAT MAY EXIST AND ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND/OR ADJACENT PROPERTY OWNERS AND WILL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UTILITIES IN THEIR EXISTING LOCATION (POWER POLES, PEDESTALS, ETC.). THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITIES AND/OR ADJACENT PROPERTY OWNERS TO ARRANGE SUPPORTING/RELOCATE AND/OR REPAIRS TO ALL FACILITIES AS NEEDED FOR ALL UTILITY AND STREET IMPROVEMENTS. THE OWNER SHALL NOT INCUR ADDITIONAL COSTS IF THE LOCATIONS OF UTILITIES ARE NOT SHOWN ON THE PLANS FOR FOR DELAYS IN CONSTRUCTION CAUSED FROM CONFLICTS WITH PRIVATE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH CARVER COUNTY, THE CITY OF CHASKA, AND ALL UTILITY COMPANIES FOR ANY NECESSARY REMOVAL AND RELOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL PERFORM GRADING OPERATIONS AROUND ALL OVERHEAD ELECTRIC POWER POLES AND GUY WIRES. COORDINATE WITH LOCAL ELECTRIC COMPANY.
24. STORAGE AREAS ARE ONLY FOR NEW MATERIALS TO BE INCORPORATED INTO THE WORK OR MATERIALS SALVAGED FROM THE PROJECT THAT ARE TO BE REINSTALLED AS PART OF THE PROJECT. CONTRACTOR WILL NOT BE ALLOWED TO STORE PROJECT REMOVAL ITEMS (SUCH AS CONCRETE PAVEMENTS, SIDEWALKS, OLD MANHOLE STRUCTURES, ETC.) FOR LATER DISPOSAL. THOSE TYPES OF MATERIALS SHALL BE REMOVED FROM THE PROJECT AREA ON THE DAY THAT IT IS REMOVED FROM ITS EXISTING LOCATION,. THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER SYSTEM TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE STORAGE AREA. THE BARRIER SYSTEM SHALL BE APPROVED BY THE ENGINEER AND ERECTED PRIOR TO STORING MATERIALS. THE STORAGE AREAS SHALL BE RESTORED TO EXISTING OR BETTER QUALITY PRIOR TO PROJECT ACCEPTANCE. ALL COSTS INCURRED BY THE CONTRACTOR TO PROVIDE, MAINTAIN AND REMOVE THE TEMPORARY BARRIER SYSTEM AND RESTORE THE STORAGE AREA ARE INCIDENTAL TO THE PROJECT.
25. CONCRETE WASHOUT SHALL BE IN ACCORDANCE WITH MnDOT SPECIFICATION 1717 AND AS MAY BE MODIFIED IN THE SPECIAL PROVISIONS. ALL MATERIALS AND WORK NECESSARY TO CONSTRUCT AND MAINTAIN THE CONCRETE WASHOUT AREA SHALL BE INCIDENTAL TO CONCRETE PAY ITEMS.
26. ANY DISTURBED PROPERTY PINS SHALL BE REPLACED AND RESET AT NO COST TO THE OWNER.
27. ALL CURB RAMPS & SIDEWALKS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.
28. UTILITY TRENCHES SHALL BE COMPACTED BY THE METHODS LISTED IN THE GEOTECHNICAL REPORT. IF MEANS ARE NOT SPECIFIED THEN FOLLOW THE THE "QUALITY COMPACTION METHOD" PER MnDOT SPECIFICATIONS.
29. THE REMOVAL OF BITUMINOUS/CONCRETE PAVEMENT SHALL INCLUDE ALL NECESSARY SAWCUTS AS INCIDENTAL.
30. ALL FIELD TILES CROSSING THE EXISTING AND/OR NEW RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES. TILE LINES MARKED ON THIS PLAN AND ANY LOCATED DURING CONSTRUCTION OPERATIONS SHALL BE VERIFIED TO BE IN WORKING ORDER AT THE COMPLETION OF MASS EARTHWORK AND AGGREGATE PLACEMENT OPERATIONS. INSPECTION, DOCUMENTATION AND REPAIR/REPLACEMENT OF TILE LINES, IF NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
31. THE CONTRACTOR SHALL INSTALL TEMPORARY MAIL BOXES AND SUPPORTS AT LOCATIONS DESIGNATED BY THE POST MASTER DURING CONSTRUCTION OPERATIONS, INCIDENTAL.
32. IT IS SUSPECTED THAT UNKNOWN TILES ARE LOCATED WITHIN THE EXCAVATION AREA. SHOULD A TILE BE BROKEN DURING EXCAVATION ACTIVITES AND DETERMINED TO BE A LIVE TILE, THE CONTRACTOR SHALL FURNISH AND UTILIZE THE SAME OR SIMILAR MATERIAL AS THE BROKEN PIPE TO RECONNECT THE BROKEN TILE. WHERE THE NEW PIPING AND EXISTING PIPE ARE OF DIFFERENT SIZES AND/OR MATERIALS, THE CONTRACTOR SHALL FURNISH AND INSTALL ECCENTRIC FITTINGS OR "FERNCOS" TO PROVIDE A CONSTANT FLOW LINE ELEVATION AND WATERTIGHT CONNECTION.

ISG

FORESTAR

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REBECCA ANN GUENTHER
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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-TITLE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES AND LEGENDS

SHEET

2 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:45 PM

HIGHPOINT VISTAS
PHASE 2 STREET & UTILITY

Client Name: FORESTAR
Location: Chaska, MN
ISG Project Number: 23-27575
Date: 01/30/2026

SECTION A: SANITARY SEWER

No.	ITEM DESCRIPTION	UNIT	QTY
1	8" SDR-35 PVC SAN SEWER PIPE (0-16' depth)	LF	1,066
2	8" SDR-26 PVC SAN SEWER PIPE (16-22' depth)	LF	2,273
3	8" DR 18 C900 PVC SAN SEWER PIPE (22+' depth)	LF	1,055
4	SANITARY MANHOLE - MnDOT 4007C (0-10-FT DEPTH)	EA	23
5	SANITARY MANHOLE EXTRA DEPTH (OVER 10')	LF	41
6	CASTING ASSEMBLY - NEENAH-R1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	EA	23
7	8" X 4" SAN SEWER WYE	EA	108
8	4" SCH 40 PVC SAN SEWER SERVICE	LF	4,688
9	CONNECT TO EX. SAN SEWER	EA	2
10	I&I BARRIER	EA	23

SECTION B: WATERMAIN

No.	ITEM DESCRIPTION	UNIT	QTY
1	6" WATERMAIN, C900	LF	187
2	8" WATERMAIN, C900	LF	4,634
3	8" WATERMAIN FITTINGS	LB	3,361
4	6" GATE VALVE AND BOX	EA	17
5	8" GATE VALVE AND BOX	EA	0
6	7'-6" HYDRANT	EA	17
7	1" CORPORATION STOP	EA	108
8	1" CURB STOP & BOX	EA	108
9	1" TYPE "K" COPPER WATER SERVICE	LF	4,704
10	CONNECT TO EX. WATERMAIN	EA	5

SECTION C: STORM SEWER

No.	ITEM DESCRIPTION	UNIT	QTY
1	12" RCP STORM SEWER, CL III	LF	2,336
2	15" RCP STORM SEWER, CL III	LF	1,859
3	18" RCP STORM SEWER, CL III	LF	1,284
4	24" RCP STORM SEWER, CL III	LF	2,110
5	30" RCP STORM SEWER, CL III	LF	1,019
6	36" RCP STORM SEWER, CL III	LF	716
7	42" RCP STORM SEWER, CL III	LF	162
8	48" RCP STORM SEWER, CL III	LF	277
9	60" RCP STORM SEWER, CL III	LF	326
10	12" RC FLARED END SECTION	EA	4
11	24" RC FLARED END SECTION	EA	6
12	30" RC FLARED END SECTION	EA	1
13	36" RC FLARED END SECTION	EA	4
14	48" RC FLARED END SECTION	EA	1
15	60" RC FLARED END SECTION	EA	2
16	CONSTRUCT DRAINAGE STRUCTURE 48", MnDOT 4020	LF	107
17	CONSTRUCT DRAINAGE STRUCTURE 60", MnDOT 4020	LF	162
18	CONSTRUCT DRAINAGE STRUCTURE 72", MnDOT 4020	LF	78
19	CONSTRUCT DRAINAGE STRUCTURE 96", MnDOT 4021	LF	21
20	CONSTRUCT DRAINAGE STRUCTURE 2'X3', CHASKA TYPE II CATCHBASIN	LF	113
21	CONSTRUCT DRAINAGE STRUCTURE 27", MnDOT TYPE H	LF	78
22	CONSTRUCT OUTLET CONTROL WEIR WALL	EA	1
23	CASTING ASSEMBLY, NEENAH R-3067-V	EA	23
24	CASTING ASSEMBLY, NEENAH R-3067-VB	EA	13
25	CASTING ASSEMBLY, NEENAH R-3501-TB	EA	1
26	CASTING ASSEMBLY, NEENAH R-4342 BEEHIVE	EA	42
27	CASTING ASSEMBLY, NEENAH R-1642	EA	3
28	BASIN SKIMMER GRATE	EA	4
29	SAFL BAFFLE	EA	4
30	4" SDR-26 PERFORATED SUBDRAIN (BACK OF CURB)	LF	9,197
31	4" PVC SUMP SERVICE (LOT SERVICE)	LF	1,242
32	6" PVC SUMP COLLECTOR	LF	5,825
33	12" x 12" SUMP BOX (LOT SERVICE)	EA	108
34	4" PVC SUBDRAIN CLEANOUT	EA	26
35	6" PVC SUMP CLEANOUT	EA	15
36	12" TRASH GUARD	EA	4
37	24" TRASH GUARD	EA	6
38	30" TRASH GUARD	EA	1
39	36" TRASH GUARD	EA	4
40	48" TRASH GUARD	EA	1
41	60" TRASH GUARD	EA	2
42	INLET PROTECTION	EA	85
43	MNDOT IRON ENHANCED SAND FILTER MEDIA	CY	0
44	BIORETENTION TRENCH MEDIA	CY	1,134
45	1/4" "BUCKSHOT" WASHED ROCK	CY	283
46	1" - 1 1/2" WASHED ROCK	CY	850
47	6" HDPE CORRUGATED DRAIN TILE	LF	3,386
48	6" CLEANOUT	EA	9
49	RIPRAP, CLASS III	CY	46

SECTION D: STREET IMPROVEMENTS

No.	ITEM DESCRIPTION	UNIT	QTY
1	MOBILIZATION	LS	1
2	TRAFFIC CONTROL	LS	1
3	SUBGRADE PREPARATION (ROAD AND SIDEWALK)	SY	23,704
4	1 - 1/2" BITUMINOUS WEAR COURSE (ROADS)	SY	15,444
5	2" BITUMINOUS NON-WEAR COURSE (ROADS)	SY	15,444
6	8" CLASS 5 AGGREGATE (ROADS) (CV)	CY	4,177
7	24" SELECT GRANULAR BORROW (ROADS) (CV)	CY	12,530
8	NON-WOVEN GEOTEXTILE FABRIC TYPE IV	SY	18,794
9	4" CONCRETE (SIDEWALK)	SF	44,188
10	6" CLASS 5 AGGREGATE (SIDEWALK) (CV)	CY	818
11	CURB AND GUTTER	LF	9,150
12	TRUNCATED DOMES	SF	188
13	SIGNS	EA	7
14	BARRICADES	EA	3
15	MONUMENTATION	EA	1
16	SEED & MULCH: EMERGENT WETLAND (MNDOT 34-181)	AC	0.37
17	SEED & MULCH: LOW MAINTENANCE TURF (MNDOT 25-131)	AC	16.26
18	SEED & MULCH: MESIC PRAIRIE GENERAL (MNDOT 35-241)	AC	6.51
19	SEED & MULCH: STORMWATER BASIN (MNDOT 33-261)	AC	0.55
20	SALT TOLERANT SOD	AC	2.10
21	LANDSCAPING TREES (2.5" CAL DECIDUOUS & 6' HEIGHT CONIFEROUS)	EA	431

HIGHPOINT VISTAS
PHASE 2 SAVANNA WAY IMPROVEMENTS

Client Name: FORESTAR
Location: Chaska, MN
ISG Project Number: 23-27575
Date: 01/30/2026

SECTION C: STORM SEWER

No.	ITEM DESCRIPTION	UNIT	QTY
1	12" RCP STORM SEWER, CL V	LF	84
2	15" RCP STORM SEWER, CL V	LF	54
3	18" RCP STORM SEWER, CL III	LF	126
4	24" RCP STORM SEWER, CL III	LF	80
5	30" RCP STORM SEWER, CL III	LF	42
17	CONSTRUCT DRAINAGE STRUCTURE 48", MnDOT 4020	LF	24.79
18	CONSTRUCT DRAINAGE STRUCTURE 60", MnDOT 4020	LF	51.27
20	CONSTRUCT DRAINAGE STRUCTURE 2'X3', CHASKA TYPE II CATCHBASIN	LF	26.76
23	CASTING ASSEMBLY, NEENAH R-3067-V	EA	4
24	CASTING ASSEMBLY, NEENAH R-3067-VB	EA	8
25	CASTING ASSEMBLY, NEENAH R-1642	EA	1
26	BASIN SKIMMER GRATE	EA	1
28	4" SDR-26 PERFORATED SUBDRAIN (BACK OF CURB)	LF	2877
32	4" PVC SUBDRAIN CLEANOUT	EA	6
42	INLET PROTECTION	EA	13

SECTION D: GRADING AND EROSION CONTROL

No.	ITEM DESCRIPTION	UNIT	QTY
15	ROCK CONSTRUCTION ENTRANCE	EA	2

SECTION E: STREET IMPROVEMENTS

No.	ITEM DESCRIPTION	UNIT	QTY
1	MOBILIZATION	LS	1
2	TRAFFIC CONTROL	LS	1
3	SUBGRADE PREPARATION (ROADS, SIDEWALK, TRAIL)	SY	10035
4	2" BITUMINOUS WEARING COURSE (ROADS)	SY	6721
5	3" BITUMINOUS WEARING COURSE (ROADS)	SY	6721
6	12" CLASS 5 AGGREGATE (ROADS) (CV)	CY	2582
7	24" SELECT GRANULAR BORROW (ROADS) (CV)	CY	5163
8	NON-WOVEN GEOTEXTILE FABRIC TYPE IV	SY	7745
9	4" CONCRETE (SIDEWALK)	SF	7373
11	6" CLASS 5 AGGREGATE (SIDEWALK) (CV)	CY	137
12	1 - 1/2" WEAR COURSE (TRAIL)	SY	1471
13	1 - 1/2" NON-WEAR COURSE (TRAIL)	SY	1471
14	8" CLASS 5 AGGREGATE (TRAIL) (CV)	CY	327
15	CURB AND GUTTER	LF	2926
16	TRUNCATED DOMES	SF	247
18	BARRICADES	EA	3
26	SALT TOLERANT SOD	AC	0.69

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FORESTAR

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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.

REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-TITLE-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

STATEMENT OF ESTIMATED QUANTITIES

SHEET

3 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:45 PM

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	ALIGNMENT	STATION	LOCATION	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	NARROWS CANYON TRAIL NW	51+34	9' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.49	940.56	921.07	SP-1
S-2	NARROWS CANYON TRAIL NW	49+99	12' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	17.92	939.79	921.87	SP-2
S-3	NARROWS CANYON TRAIL NW	47+42	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	13.36	936.63	923.27	SP-3
S-4	NARROWS CANYON TRAIL NW	46+39	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	13.17	937.05	923.88	SP-4
S-5	NARROWS CANYON TRAIL NW	44+70	2' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	13.82	939.49	925.67	SP-5
S-6	MARICOPA PATH S	96+16	3' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	17.42	934.83	917.41	SP-6
S-7	MARICOPA PATH S	92+88	1' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.97	943.62	924.65	SP-7
S-8	NARROWS CANYON TRAIL NW	43+24	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	17.55	943.24	925.69	SP-8
S-9	NARROWS CANYON TRAIL NW	40+32	3' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	19.29	946.54	927.25	SP-9
S-10	NARROWS CANYON TRAIL NW	37+04	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	21.37	950.36	928.99	SP-10
S-11	NARROWS CANYON TRAIL NW	34+09	6' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	18.59	949.16	930.57	SP-11
S-12	NARROWS CANYON TRAIL NW	33+22	0' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	16.71	947.81	931.10	SP-12
S-13	NARROWS CANYON TRAIL NW	32+16	0' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	14.02	945.75	931.73	SP-13
S-14	MARICOPA PATH LOOP	82+11	0' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	20.54	938.29	917.75	SP-14
S-15	MARICOPA PATH LOOP	81+48	0' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	21.23	939.48	918.26	SP-15
S-16	MARICOPA PATH LOOP	79+02	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	25.05	944.63	919.58	SP-16
S-17	MARICOPA PATH LOOP	75+72	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	24.11	945.46	921.34	SP-17
S-18	MARICOPA PATH LOOP	74+32	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	24.17	946.31	922.14	SP-18
S-19	MARICOPA PATH LOOP	73+11	0' L	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	20.67	943.51	922.84	SP-19
S-20	MARICOPA PATH LOOP	72+43	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	16.54	939.80	923.26	SP-20
S-21	MARICOPA PATH N	65+47	2' R	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	15.27	940.06	924.80	SP-21
S-22	MARICOPA PATH N	62+10	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	11.03	949.42	938.38	SP-22
S-23	RAVINIA COURT	103+12	0'	MnDOT 4007C	48 Ø	RC	NEENAH R-1642 "SANITARY SEWER" 2 CONCEALED PICK HOLES	14.48	940.35	925.88	SP-23

NOTE: REFER TO THE CITY OF CHASKA STANDARD DETAIL PLATES SAN-1, SAN-2, AND SAN-4 FOR STRUCTURE TYPES.

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	ALIGNMENT	STATION	LOCATION	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	NARROWS CANYON TRAIL NW	51+34' to 52+64'	9' R to -2' L	S-1	921.07	EX-SAN	918.32	8	PVC	SDR-26	2.08%	132
SP-2	NARROWS CANYON TRAIL NW	49+99' to 51+34'	12' R to 9' R	S-2	921.87	S-1	921.17	8	PVC	SDR-26	0.50%	140
SP-3	NARROWS CANYON TRAIL NW	47+42' to 49+99'	0' to 12' R	S-3	923.27	S-2	921.97	8	PVC	SDR-26	0.50%	261
SP-4	NARROWS CANYON TRAIL NW	46+39' to 47+42'	0' to 0'	S-4	923.88	S-3	923.37	8	PVC	SDR-35	0.50%	101
SP-5	NARROWS CANYON TRAIL NW	44+70' to 46+39'	2' R to 0'	S-5	925.67	S-4	923.98	8	PVC	SDR-35	1.00%	169
SP-6	MARICOPA PATH S	96+16' to 96+56'	-3' L to -1' L	S-6	917.41	SP-STUB	917.21	8	PVC	SDR-26	0.50%	40
SP-7	MARICOPA PATH S	92+88' to 96+16'	-1' L to -3' L	S-7	924.65	S-6	917.51	8	PVC	SDR-26	2.18%	328
SP-8	MARICOPA PATH S	91+00' to 92+88'	0' to -1' L	S-8	925.69	S-7	924.75	8	PVC	SDR-26	0.50%	187
SP-9	NARROWS CANYON TRAIL NW	40+32' to 43+24'	3' R to 0'	S-9	927.25	S-8	925.79	8	PVC	SDR-26	0.50%	292
SP-10	NARROWS CANYON TRAIL NW	37+04' to 40+32'	0' to 3' R	S-10	928.99	S-9	927.35	8	PVC	SDR-26	0.50%	328
SP-11	NARROWS CANYON TRAIL NW	34+09' to 37+04'	6' R to 0'	S-11	930.57	S-10	929.09	8	PVC	SDR-26	0.50%	297
SP-12	NARROWS CANYON TRAIL NW	33+22' to 34+09'	0' R to 6' R	S-12	931.10	S-11	930.67	8	PVC	SDR-26	0.50%	87
SP-13	NARROWS CANYON TRAIL NW	32+16' to 33+22'	0' R to 0' R	S-13	931.73	S-12	931.20	8	PVC	SDR-35	0.50%	106
SP-14	MARICOPA PATH LOOP	82+11' to 83+33'	0' R to -1' L	S-14	917.75	SP-STUB	917.14	8	PVC	SDR-26	0.50%	122
SP-15	MARICOPA PATH LOOP	81+48' to 82+11'	0' L to 0' R	S-15	918.26	S-14	917.96	8	PVC	SDR-26	0.50%	59
SP-16	MARICOPA PATH LOOP	79+02' to 81+48'	0' to 0' L	S-16	919.58	S-15	918.36	8	PVC	C900	0.50%	244
SP-17	MARICOPA PATH LOOP	75+72' to 79+02'	0' to 0'	S-17	921.34	S-16	919.68	8	PVC	C900	0.50%	330
SP-18	MARICOPA PATH LOOP	74+32' to 75+72'	0' to 0'	S-18	922.14	S-17	921.44	8	PVC	C900	0.50%	140
SP-19	MARICOPA PATH LOOP	73+11' to 74+32'	0' L to 0'	S-19	922.84	S-18	922.24	8	PVC	C900	0.50%	119
SP-20	MARICOPA PATH LOOP	72+43' to 73+11'	0' to 0' L	S-20	923.26	S-19	922.94	8	PVC	SDR-35	0.50%	65
SP-21	MARICOPA PATH N	65+47' to ???'	2' R to ??? ???	S-21	924.80	S-20	923.36	8	PVC	SDR-35	0.50%	288
SP-22	MARICOPA PATH N	62+10' to 65+47'	0' to 2' R	S-22	938.38	S-21	924.90	8	PVC	SDR-35	4.00%	337
SP-23	RAVINIA COURT	103+12' to 100+90'	0' to 0'	S-23	925.88	S-17	921.44	8	PVC	C900	2.00%	222

PLOT DATE: 10/2/2026 8:45 PM

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-SCH-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

4

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

WATERMAIN SCHEDULE

ALIGNMENT	STATION	LOCATION	PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
NARROWS CANYON TRAIL NW	31+73 TO 31+72	33' TO 35'	C900	3	6
NARROWS CANYON TRAIL NW	31+82 TO 31+74	24' TO 32'	C900	12	6
NARROWS CANYON TRAIL NW	31+93 TO 31+82	13' TO 24'	C900	15	8
NARROWS CANYON TRAIL NW	33+18 TO 31+93	13' TO 13'	C900	125	8
NARROWS CANYON TRAIL NW	33+87 TO 33+18	7' TO 13'	C900	75	8
NARROWS CANYON TRAIL NW	34+43 TO 33+88	-10' TO 7'	C900	56	8
NARROWS CANYON TRAIL NW	34+44 TO 34+44	-20' TO -22'	C900	3	6
NARROWS CANYON TRAIL NW	34+44 TO 34+44	-11' TO -19'	C900	9	6
NARROWS CANYON TRAIL NW	36+85 TO 34+44	-10' TO -10'	C900	241	8
NARROWS CANYON TRAIL NW	37+43 TO 36+86	-10' TO -10'	C900	57	8
NARROWS CANYON TRAIL NW	37+44 TO 37+44	-20' TO -22'	C900	3	6
NARROWS CANYON TRAIL NW	37+44 TO 37+44	-11' TO -19'	C900	9	6
NARROWS CANYON TRAIL NW	40+06 TO 37+44	-9' TO -10'	C900	262	8
NARROWS CANYON TRAIL NW	40+07 TO 40+07	-20' TO -22'	C900	3	6
NARROWS CANYON TRAIL NW	40+07 TO 40+07	-9' TO -19'	C900	10	6
NARROWS CANYON TRAIL NW	40+31 TO 40+07	-7' TO -9'	C900	24	8
NARROWS CANYON TRAIL NW	41+42 TO 40+32	-10' TO -7'	C900	110	8
NARROWS CANYON TRAIL NW	41+48 TO 41+43	-10' TO -10'	C900	3	8
NARROWS CANYON TRAIL NW	41+50 TO 41+47	-10' TO -10'	C900	3	8
NARROWS CANYON TRAIL NW	41+54 TO 41+51	-10' TO -10'	C900	3	8
NARROWS CANYON TRAIL NW	43+13 TO 41+55	-10' TO -10'	C900	158	8
NARROWS CANYON TRAIL NW	44+46 TO 43+14	-8' TO -10'	C900	131	8
NARROWS CANYON TRAIL NW	44+62 TO 44+47	-8' TO -8'	C900	15	8
NARROWS CANYON TRAIL NW	46+02 TO 44+63	-14' TO -8'	C900	137	8
NARROWS CANYON TRAIL NW	46+03 TO 46+03	-19' TO -21'	C900	3	6
NARROWS CANYON TRAIL NW	46+03 TO 46+03	-15' TO -18'	C900	3	6
NARROWS CANYON TRAIL NW	46+41 TO 46+03	-13' TO -14'	C900	38	8
NARROWS CANYON TRAIL NW	47+00 TO 46+41	-7' TO -13'	C900	62	8
NARROWS CANYON TRAIL NW	47+04 TO 47+01	-7' TO -7'	C900	3	8
NARROWS CANYON TRAIL NW	47+08 TO 47+05	-7' TO -7'	C900	4	8
NARROWS CANYON TRAIL NW	47+12 TO 47+09	-8' TO -7'	C900	3	8
NARROWS CANYON TRAIL NW	47+40 TO 47+13	-11' TO -8'	C900	28	8
NARROWS CANYON TRAIL NW	49+06 TO 47+40	-12' TO -11'	C900	166	8
NARROWS CANYON TRAIL NW	49+06 TO 49+06	-20' TO -23'	C900	3	6
NARROWS CANYON TRAIL NW	49+06 TO 49+06	-12' TO -19'	C900	7	6
NARROWS CANYON TRAIL NW	49+99 TO 49+07	-1' TO -12'	C900	90	8
NARROWS CANYON TRAIL NW	51+39 TO 49+99	-2' TO -1'	C900	133	8
NARROWS CANYON TRAIL NW	52+51 TO 51+40	-11' TO -2'	C900	109	8
NARROWS CANYON TRAIL NW	52+51 TO 52+51	-20' TO -23'	C900	3	6
NARROWS CANYON TRAIL NW	52+51 TO 52+51	-12' TO -19'	C900	7	6
NARROWS CANYON TRAIL NW	52+87 TO 52+52	-11' TO -11'	C900	35	8
MARICOPA PATH N	61+35 TO 61+14	-12' TO -16'	C900	22	8
MARICOPA PATH N	63+15 TO 61+35	-12' TO -12'	C900	180	8
MARICOPA PATH N	63+16 TO 63+16	-20' TO -23'	C900	3	6
MARICOPA PATH N	63+16 TO 63+16	-13' TO -19'	C900	6	6
MARICOPA PATH N	65+47 TO 63+16	-10' TO -12'	C900	231	8
MARICOPA PATH N	65+99 TO 65+48	-11' TO -10'	C900	51	8
MARICOPA PATH N	65+99 TO 65+99	-20' TO -22'	C900	3	6
MARICOPA PATH N	65+99 TO 65+99	-11' TO -19'	C900	8	6
MARICOPA PATH N	66+50 TO 66+00	-11' TO -11'	C900	50	8
MARICOPA PATH LOOP	71+54 TO 71+38	-11' TO -11'	C900	16	8
MARICOPA PATH LOOP	71+57 TO 71+55	-11' TO -11'	C900	3	8
MARICOPA PATH LOOP	71+62 TO 71+58	-11' TO -11'	C900	3	8
MARICOPA PATH LOOP	71+65 TO 71+62	-11' TO -11'	C900	3	8
MARICOPA PATH LOOP	71+70 TO 71+66	-11' TO -11'	C900	3	8
MARICOPA PATH LOOP	71+70 TO 71+70	-20' TO -23'	C900	3	6
MARICOPA PATH LOOP	71+70 TO 71+70	-12' TO -19'	C900	8	6
MARICOPA PATH LOOP	72+48 TO 71+70	-11' TO -11'	C900	77	8
MARICOPA PATH LOOP	73+07 TO 72+48	-12' TO -11'	C900	67	8
MARICOPA PATH LOOP	73+38 TO 73+08	-12' TO -12'	C900	37	8

** PIPE LENGTHS EXCLUDE ALL TEES, VALVES, AND FITTINGS

WATERMAIN SCHEDULE

ALIGNMENT	STATION	LOCATION	PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
MARICOPA PATH LOOP	74+29 TO 73+39	-12' TO -12'	C900	93	8
MARICOPA PATH LOOP	74+64 TO 74+29	-11' TO -12'	C900	35	8
MARICOPA PATH LOOP	74+64 TO 74+64	-20' TO -23'	C900	3	6
MARICOPA PATH LOOP	74+64 TO 74+64	-12' TO -19'	C900	8	6
MARICOPA PATH LOOP	75+21 TO 74+65	-12' TO -11'	C900	57	8
MARICOPA PATH LOOP	75+60 TO 75+21	-12' TO -12'	C900	38	8
MARICOPA PATH LOOP	77+47 TO 75+61	-12' TO -12'	C900	186	8
MARICOPA PATH LOOP	77+47 TO 77+47	-20' TO -22'	C900	3	6
MARICOPA PATH LOOP	77+47 TO 77+47	-13' TO -19'	C900	7	6
MARICOPA PATH LOOP	80+42 TO 77+47	-12' TO -12'	C900	294	8
MARICOPA PATH LOOP	80+46 TO 80+42	-12' TO -12'	C900	3	8
MARICOPA PATH LOOP	80+46 TO 80+47	-12' TO -19'	C900	7	6
MARICOPA PATH LOOP	80+47 TO 80+47	-20' TO -22'	C900	3	6
MARICOPA PATH LOOP	81+47 TO 80+46	-13' TO -12'	C900	106	8
MARICOPA PATH LOOP	81+67 TO 81+47	-8' TO -13'	C900	24	8
MARICOPA PATH LOOP	83+15 TO 81+68	9' TO -8'	C900	148	8
MARICOPA PATH LOOP	83+15 TO 83+15	20' TO 23'	C900	3	6
MARICOPA PATH LOOP	83+15 TO 83+15	10' TO 19'	C900	9	6
MARICOPA PATH LOOP	83+33 TO 83+15	9' TO 9'	C900	18	8
MARICOPA PATH S	91+11 TO 91+45	-10' TO -10'	C900	35	8
MARICOPA PATH S	91+46 TO 91+46	-20' TO -22'	C900	3	6
MARICOPA PATH S	91+46 TO 91+46	-11' TO -19'	C900	9	6
MARICOPA PATH S	91+46 TO 91+65	-10' TO -10'	C900	19	8
MARICOPA PATH S	91+65 TO 92+85	-10' TO -12'	C900	122	8
MARICOPA PATH S	92+85 TO 94+51	-12' TO -9'	C900	167	8
MARICOPA PATH S	94+51 TO 94+51	-20' TO -22'	C900	3	6
MARICOPA PATH S	94+51 TO 94+51	-10' TO -19'	C900	9	6
MARICOPA PATH S	94+52 TO 96+20	-9' TO -11'	C900	167	8
MARICOPA PATH S	96+20 TO 96+55	-11' TO -11'	C900	35	8
RAVINIA COURT	101+03 TO 103+12	-12' TO -12'	C900	209	8
RAVINIA COURT	103+12 TO 103+16	-12' TO -11'	C900	4	8
RAVINIA COURT	103+16 TO 103+19	-11' TO -11'	C900	3	8
RAVINIA COURT	103+20 TO 103+21	-10' TO -10'	C900	1	8
RAVINIA COURT	103+21 TO 103+24	-10' TO -10'	C900	3	8
RAVINIA COURT	103+25 TO 103+62	-9' TO -2'	C900	38	8
RAVINIA COURT	103+63 TO 103+71	-2' TO -1'	C900	8	6
RAVINIA COURT	103+72 TO 103+74	0' TO 0'	C900	3	6

** PIPE LENGTHS EXCLUDE ALL TEES, VALVES, AND FITTINGS

WATERMAIN FITTING SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE	WEIGHT (LBS)
NARROWS CANYON TRAIL NW	31+82	24	REDUCER	8"x6"	39
NARROWS CANYON TRAIL NW	31+93	13	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	33+18	13	BEND	8"x22.5°	50
NARROWS CANYON TRAIL NW	33+88	7	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	34+44	-10	TEE	8"x6"	79
NARROWS CANYON TRAIL NW	36+86	-10	TEE	8"x8"	90
NARROWS CANYON TRAIL NW	37+44	-10	TEE	8"x6"	79
NARROWS CANYON TRAIL NW	40+06	-9	TEE	8"x6"	79
NARROWS CANYON TRAIL NW	40+32	-7	BEND	8"x11.25°	44
NARROWS CANYON TRAIL NW	41+43	-10	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	41+47	-10	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	41+50	-10	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	41+54	-10	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	43+14	-10	TEE	8"x8"	90
NARROWS CANYON TRAIL NW	44+46	-8	BEND	8"x11.25°	44
NARROWS CANYON TRAIL NW	44+62	-8	BEND	8"x22.5°	50
NARROWS CANYON TRAIL NW	46+03	-14	TEE	8"x6"	79
NARROWS CANYON TRAIL NW	46+41	-13	BEND	8"x11.25°	44
NARROWS CANYON TRAIL NW	47+00	-7	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	47+04	-7	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	47+09	-7	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	47+13	-8	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	47+40	-11	BEND	8"x11.25°	44
NARROWS CANYON TRAIL NW	49+06	-12	TEE	8"x6"	79
NARROWS CANYON TRAIL NW	49+99	-1	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	51+39	-2	BEND	8"x45°	50
NARROWS CANYON TRAIL NW	52+51	-11	TEE	8"x6"	79
MARICOPA PATH N	61+35	-12	BEND	8"x11.25°	44
MARICOPA PATH N	63+16	-12	TEE	8"x6"	79
MARICOPA PATH N	65+48	-10	BEND	8"x11.25°	44
MARICOPA PATH N	65+99	-11	TEE	8"x6"	79
MARICOPA PATH LOOP	71+54	-11	BEND	8"x45°	50
MARICOPA PATH LOOP	71+58	-11	BEND	8"x45°	50
MARICOPA PATH LOOP	71+62	-11	BEND	8"x45°	50
MARICOPA PATH LOOP	71+66	-11	BEND	8"x45°	50
MARICOPA PATH LOOP	71+70	-11	TEE	8"x6"	79
MARICOPA PATH LOOP	72+48	-11	BEND	8"x22.5°	50
MARICOPA PATH LOOP	73+08	-12	BEND	8"x45°	50
MARICOPA PATH LOOP	73+38	-12	BEND	8"x22.5°	50
MARICOPA PATH LOOP	74+29	-12	BEND	8"x11.25°	44
MARICOPA PATH LOOP	74+64	-11	TEE	8"x6"	79
MARICOPA PATH LOOP	75+60	-12	TEE	8"x8"	90
MARICOPA PATH LOOP	77+47	-12	TEE	8"x6"	79
MARICOPA PATH LOOP	80+42	-12	BEND	8"x11.25°	44
MARICOPA PATH LOOP	80+46	-12	TEE	8"x6"	79
MARICOPA PATH LOOP	81+47	-13	BEND	8"x45°	50
MARICOPA PATH LOOP	81+68	-8	BEND	8"x45°	50
MARICOPA PATH LOOP	83+15	9	TEE	8"x6"	79
MARICOPA PATH S	91+46	-10	TEE	8"x6"	79
MARICOPA PATH S	91+65	-10	BEND	8"x11.25°	44
MARICOPA PATH S	92+85	-12	BEND	8"x11.25°	44
MARICOPA PATH S	94+51	-9	TEE	8"x6"	79
RAVINIA COURT	103+12	-12	BEND	8"x11.25°	44
RAVINIA COURT	103+16	-11	BEND	8"x45°	50
RAVINIA COURT	103+20	-11	BEND	8"x45°	50
RAVINIA COURT	103+21	-10	BEND	8"x45°	50
RAVINIA COURT	103+25	-10	BEND	8"x45°	50
RAVINIA COURT	103+63	-2	REDUCER	8"x6"	39

HYDRANT & VALVE SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE	BREAK ELEV.
NARROWS CANYON TRAIL NW	31+72	35	HYDRANT	5"x 8'-0"	945.86
NARROWS CANYON TRAIL NW	34+44	-22	HYDRANT	5"x 8'-0"	949.66
NARROWS CANYON TRAIL NW	37+44	-22	HYDRANT	5"x 8'-0"	950.08
NARROWS CANYON TRAIL NW	40+07	-22	HYDRANT	5"x 8'-0"	947.01
NARROWS CANYON TRAIL NW	46+03	-21	HYDRANT	5"x 8'-0"	935.60
NARROWS CANYON TRAIL NW	49+06	-23	HYDRANT	5"x 8'-0"	939.88
NARROWS CANYON TRAIL NW	52+51	-23	HYDRANT	5"x 8'-0"	938.84
MARICOPA PATH N	63+16	-23	HYDRANT	5"x 8'-0"	948.60
MARICOPA PATH N	65+99	-22	HYDRANT	5"x 8'-0"	937.01
MARICOPA PATH LOOP	71+70	-23	HYDRANT	5"x 8'-0"	936.04
MARICOPA PATH LOOP	74+64	-23	HYDRANT	5"x 8'-0"	946.22
MARICOPA PATH LOOP	77+47	-22	HYDRANT	5"x 8'-0"	946.32
MARICOPA PATH LOOP	80+47	-22	HYDRANT	5"x 8'-0"	941.83
MARICOPA PATH LOOP	83+15	23	HYDRANT	5"x 8'-0"	933.98
MARICOPA PATH S	91+46	-22	HYDRANT	5"x 8'-0"	943.59
MARICOPA PATH S	94+51	-22	HYDRANT	5"x 8'-0"	942.55
RAVINIA COURT	103+74	0	HYDRANT	5"x 8'-0"	939.62

VALVE SCHEDULE

ALIGNMENT	STATION	LOCATION	TYPE	SIZE
NARROWS CANYON TRAIL NW	31+74	32	GV & BOX	6"
NARROWS CANYON TRAIL NW	34+44	-19	GV & BOX	6"
NARROWS CANYON TRAIL NW	37+44	-19	GV & BOX	6"
NARROWS CANYON TRAIL NW	40+07	-19	GV & BOX	6"
NARROWS CANYON TRAIL NW	46+03	-18	GV & BOX	6"
NARROWS CANYON TRAIL NW	49+06	-20	GV & BOX	6"
NARROWS CANYON TRAIL NW	52+51	-19	GV & BOX	6"
MARICOPA PATH N	63+16	-19	GV & BOX	6"
MARICOPA PATH N	65+99	-19	GV & BOX	6"
MARICOPA PATH LOOP	71+70	-19	GV & BOX	6"
MARICOPA PATH LOOP	74+64	-19	GV & BOX	6"
MARICOPA PATH LOOP	77+47	-19	GV & BOX	6"
MARICOPA PATH LOOP	80+47	-20	GV & BOX	6"
MARICOPA PATH LOOP	83+15	19	GV & BOX	6"
MARICOPA PATH S	91+46	-19	GV & BOX	6"
MARICOPA PATH S	94+51	-20	GV & BOX	6"
RAVINIA COURT	103+71	-1	GV & BOX	6"

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-SCH-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

5 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:45 PM

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	72 Ø	RC	SKIMMER GRATE (SEE DETAIL)	7.11	926.50	919.39	P-1
ST-1B	MnDOT 4020	72 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	8.95	927.15	918.20	P-1C
ST-2	MnDOT 4020	60 Ø	RC	SKIMMER GRATE (SEE DETAIL)	8.10	930.10	922.00	P-2
ST-3	MnDOT 4020	96 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	14.42	940.91	926.49	P-3
ST-101	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	5.67	930.33	924.66	P-101
ST-102	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB SAFL BAFFLE	12.96	938.91	925.95	P-102
ST-102A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.27	939.25	933.98	P-102A
ST-103	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	9.08	939.96	930.88	P-103
ST-104	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	6.42	931.78	925.36	P-104
ST-105	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.82	929.72	925.90	P-105
ST-106	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	929.41	926.41	P-106
ST-107	MnDOT 4020	72 Ø	RC	NEENAH R-4342 BEEHIVE	6.70	931.60	924.90	P-107
ST-108	MnDOT 4020	96 Ø	RC	NEENAH R-4342 BEEHIVE	6.35	931.80	925.45	P-108
ST-109	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	11.25	933.62	922.38	P-109
ST-110	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	6.67	933.62	926.96	P-110
ST-111	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	5.81	933.14	927.34	P-111
ST-112	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	6.13	938.18	932.05	P-112
ST-113	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.80	938.80	935.00	P-113
ST-114	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.33	948.61	943.28	P-114
ST-115	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	4.80	948.61	943.81	P-115
ST-116	MnDOT 4020	72 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	9.36	935.27	925.91	P-116
ST-117	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V	9.06	935.26	926.20	P-117
ST-118	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	6.15	932.74	926.58	P-118
ST-118A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	7.27	935.11	927.85	P-118A
ST-118B	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	6.65	935.11	928.46	P-118B
ST-119	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	6.34	933.12	926.78	P-119
ST-119A	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	6.12	936.35	930.22	P-119A
ST-119B	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.50	936.35	930.85	P-119B
ST-119C	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	1.96	933.54	931.58	P-119C
ST-120	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	6.61	935.53	928.92	P-120
ST-121	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	6.23	935.53	929.30	P-121
ST-122	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.42	935.08	929.67	P-122
ST-122A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.22	935.08	929.87	P-122A
ST-123	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.53	947.61	942.08	P-123
ST-124	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.00	947.61	942.61	P-124
ST-125	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	5.28	933.63	928.35	P-125
ST-125A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	6.00	945.07	939.06	P-125A
ST-126	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	5.31	934.48	929.17	P-126
ST-127	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	6.08	935.98	929.89	P-127
ST-128	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.77	934.41	930.64	P-128
ST-129	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	4.61	939.29	934.69	P-129
ST-200	MnDOT 4020	48 Ø	RC	SKIMMER GRATE (SEE DETAIL)	2.42	935.42	933.00	P-200
ST-201	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.15	937.27	934.12	P-201
ST-202	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	2.47	937.00	934.53	P-202
ST-203	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	2.66	937.59	934.93	P-203
ST-204	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	2.12	937.55	935.43	P-204
ST-301	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	4.44	939.15	934.71	P-301
ST-301A	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.68	938.91	935.23	P-301A
ST-302	MnDOT 4020	72 Ø	RC	NEENAH R-3501-TB SAFL BAFFLE	13.53	945.00	931.47	P-302
ST-303	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V	10.25	946.26	936.01	P-303
ST-304	MnDOT 4020	72 Ø	RC	NEENAH R-3067-V	10.97	947.52	936.55	P-304
ST-304A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.00	947.48	942.48	P-304A
ST-305	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	3.71	940.87	937.16	P-305
ST-306	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	4.21	942.17	937.96	P-306
ST-307	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	3.61	942.17	938.57	P-307
ST-308	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	942.17	939.17	P-308
ST-309	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.40	943.39	938.00	P-309
ST-310	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.00	943.50	938.50	P-310
ST-311	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	4.37	943.31	938.94	P-311

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION
** STRUCTURES WITH SAFL BAFFLE (SEE DETAIL)

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-312	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	3.80	943.24	939.44	P-312
ST-500	MnDOT 4020	60 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	17.31	929.75	912.44	P-500
ST-501	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	15.37	929.00	913.63	P-501
ST-502	MnDOT 4020	60 Ø	RC	SKIMMER GRATE (SEE DETAIL)	11.63	926.48	914.85	P-502
ST-504	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V SAFL BAFFLE	23.32	939.56	916.24	P-504
ST-505	MnDOT 4020	72 Ø	RC	NEENAH R-3067-V	18.92	939.56	920.63	P-505
ST-506	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.94	943.54	937.59	P-506
ST-506A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.41	943.54	938.12	P-506A
ST-507	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.55	945.03	939.48	P-507
ST-508	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.30	945.14	939.84	P-508
ST-509	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V	17.32	938.54	921.22	P-509
ST-510	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V	11.23	933.47	922.24	P-510
ST-510A	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	6.03	933.42	927.40	P-510A
ST-510B	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	931.82	928.82	P-510B
ST-511	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	9.54	932.23	922.69	P-511
ST-512	MnDOT 4020	48 Ø	RC	NEENAH R-3067-VB	4.92	932.20	927.28	P-512
ST-513	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	5.60	933.54	927.94	P-513
ST-513A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-V	5.07	933.71	928.64	P-513A
ST-514	MnDOT 4020	48 Ø	RC	NEENAH R-3067-VB	5.53	942.20	936.67	P-514
ST-515	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.00	942.20	937.20	P-515
ST-516	MnDOT 4020	60 Ø	RC	NEENAH R-3067-V	6.50	929.96	923.46	P-516
ST-516A	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	927.02	924.02	P-516A
ST-517	MnDOT 4020	48 Ø	RC	NEENAH R-3067-V	6.29	929.98	923.69	P-517
ST-518	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	4.34	928.45	924.12	P-518
ST-519	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	4.83	929.84	925.01	P-519
ST-520	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	928.72	925.72	P-520
ST-601	MnDOT 4020	60 Ø	RC	NEENAH R-1642 "STORM SEWER" STAMP 2 CONCEALED PICK HOLES	7.47	931.12	923.65	P-601
ST-602	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	15.91	936.15	920.25	P-602
ST-602A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	5.00	936.17	931.17	P-602A
ST-603	MnDOT 4020	60 Ø	RC	NEENAH R-3067-VB	11.26	936.15	924.90	P-603
ST-603A	CATCH BASIN (TYPE 1)	24 x 36	RC	NEENAH R-3067-VB	4.14	936.17	932.03	P-603A
ST-604	MnDOT 4020	60 Ø	RC	NEENAH R-4342 BEEHIVE	4.52	930.18	925.65	P-604
ST-605	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	5.22	931.29	926.08	P-605
ST-606	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	5.11	932.00	926.88	P-606
ST-607	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	3.78	931.71	927.93	P-607
ST-608	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	4.89	934.33	929.44	P-608
ST-609	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	4.49	936.84	932.36	P-609
ST-700	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	5.50	931.06	925.56	P-700
ST-701	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	4.01	930.19	926.18	P-701
ST-702	MnDOT 4020	48 Ø	RC	NEENAH R-4342 BEEHIVE	4.25	931.13	926.88	P-702
ST-703	MnDOT TYPE H	27 Ø	RC	NEENAH R-4342 BEEHIVE	3.00	930.86	927.86	P-703

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION
** STRUCTURES WITH SAFL BAFFLE (SEE DETAIL)

STORM DRAIN APRON SCHEDULE

APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	30	RCP	919.00	P-1
FES-1A	24	RC	922.50	P-1A
FES-1B	24	RC	922.50	P-1B
FES-1C	24	RC	917.66	P-1C
FES-2	36	RCP	922.50	P-2
FES-2A	24	RC	920.79	P-2A
FES-3	60	RCP	925.00	P-3
FES-4	60	RCP	927.00	P-4
FES-101	24	RC	924.50	P-101
FES-107	48	RCP	924.35	P-107
FES-200	12	RC	933.88	P-200
FES-200A	12	RC	934.00	P-200A
FES-201	12	RC	934.00	P-201
FES-301	36	RCP	934.00	P-301
FES-503	24	RC	916.00	P-503

STORM DRAIN APRON SCHEDULE

APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-504	36	RC	919.50	P-504
FES-601	36	RCP	921.50	P-601
FES-700	24	RC	925.00	P-700

** PIPE LENGTH INCLUDES LENGTH OF APRON

PLOT DATE: 1/30/2026 8:45 P.M.

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-SCH-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

6

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	919.39	FES-1	919.00	30	RCP	III	0.23%	168
P-1A	FES-1A	922.50	ST-1	920.40	24	RCP	III	24.23%	9
P-1B	FES-1B	922.50	ST-1B	921.00	24	RCP	III	3.49%	43
P-1C	ST-1B	918.20	FES-1C	917.66	24	RCP	III	0.65%	83
P-2	ST-2	923.00	FES-2	922.50	36	RCP	III	1.29%	39
P-2A	FES-2A	920.79	ST-2	922.00	24	RCP	III	2.99%	41
P-3	ST-3	926.49	FES-3	925.00	60	RCP	III	0.55%	270
P-4	FES-4	927.00	ST-3	926.69	60	RCP	III	0.55%	56
P-101	ST-101	924.66	FES-101	924.50	24	RCP	III	0.40%	39
P-102	ST-102	929.95	ST-101	924.89	15	RCP	III	3.63%	139
P-102A	ST-102A	933.98	ST-102	933.58	15	RCP	III	5.00%	8
P-103	ST-103	930.88	ST-102	930.15	12	RCP	III	0.79%	93
P-104	ST-104	925.36	ST-101	924.89	12	RCP	III	0.65%	72
P-105	ST-105	925.90	ST-104	925.56	12	RCP	III	0.47%	74
P-106	ST-106	926.41	ST-105	926.11	12	RCP	III	0.40%	76
P-107	ST-107	924.90	FES-107	924.35	48	RCP	III	0.30%	183
P-108	ST-108	925.45	ST-107	925.10	48	RCP	III	0.37%	94
P-109	ST-109	926.38	ST-108	925.65	30	RCP	III	0.90%	81
P-110	ST-110	926.96	ST-109	926.58	30	RCP	III	0.90%	42
P-111	ST-111	927.34	ST-110	927.16	30	RCP	III	0.40%	45
P-112	ST-112	932.05	ST-111	927.54	15	RCP	III	1.88%	241
P-113	ST-113	935.00	ST-112	932.25	15	RCP	III	1.88%	146
P-114	ST-114	943.28	ST-113	935.00	12	RCP	III	15.03%	55
P-115	ST-115	943.81	ST-114	943.48	12	RCP	III	1.00%	33
P-116	ST-116	925.91	ST-108	925.65	42	RCP	III	0.20%	129
P-117	ST-117	926.20	ST-116	926.11	42	RCP	III	0.29%	33
P-118	ST-118	926.58	ST-117	926.47	30	RCP	III	0.29%	41
P-118A	ST-118A	927.85	ST-118	927.43	12	RCP	III	0.98%	42
P-118B	ST-118B	928.46	ST-118A	928.05	12	RCP	III	0.98%	42
P-119	ST-119	927.32	ST-118	926.78	30	RCP	III	0.29%	187
P-119A	ST-119A	930.22	ST-119	929.69	18	RCP	III	1.00%	53
P-119B	ST-119B	930.85	ST-119A	930.42	18	RCP	III	1.00%	42
P-119C	ST-119C	931.58	ST-119B	931.05	15	RCP	III	1.00%	54
P-120	ST-120	928.92	ST-119	927.52	15	RCP	III	0.43%	325
P-121	ST-121	929.30	ST-120	929.12	12	RCP	III	0.43%	42
P-122	ST-122	929.67	ST-117	928.40	18	RCP	III	1.10%	115
P-122A	ST-122A	930.20	ST-122	929.87	12	RCP	III	1.00%	33
P-123	ST-123	942.08	ST-122	929.87	12	RCP	III	4.76%	257
P-124	ST-124	942.61	ST-123	942.28	12	RCP	III	1.00%	33
P-125	ST-125	928.35	ST-111	927.54	24	RCP	III	0.60%	136
P-125A	ST-125A	939.06	ST-125	929.56	15	RCP	III	6.68%	142
P-126	ST-126	929.17	ST-125	928.55	18	RCP	III	0.60%	103
P-127	ST-127	929.89	ST-126	929.37	15	RCP	III	0.70%	75
P-128	ST-128	930.64	ST-127	930.09	15	RCP	III	0.70%	79
P-129	ST-129	934.69	ST-128	930.84	12	RCP	III	1.30%	296
P-200	ST-200	934.00	FES-200	933.88	12	RCP	III	0.23%	52
P-200A	FES-200A	934.00	ST-200	934.00	12	RCP	III	0.00%	4
P-201	ST-201	934.12	FES-201	934.00	12	RCP	III	0.40%	31
P-202	ST-202	934.53	ST-201	934.22	12	RCP	III	0.45%	68
P-203	ST-203	934.93	ST-202	934.63	12	RCP	III	0.45%	68
P-204	ST-204	935.43	ST-203	934.98	12	RCP	III	0.45%	100
P-301	ST-301	934.71	FES-301	934.00	36	RCP	III	0.45%	155
P-301A	ST-301A	935.23	ST-301	934.89	12	RCP	III	0.50%	68
P-302	ST-302	935.47	ST-301	934.91	36	RCP	III	0.31%	181
P-303	ST-303	936.01	ST-302	935.67	30	RCP	III	0.31%	110
P-304	ST-304	936.55	ST-303	936.21	30	RCP	III	0.31%	109
P-304A	ST-304A	942.48	ST-304	942.15	12	RCP	III	1.00%	33
P-305	ST-305	937.16	ST-304	936.75	24	RCP	III	0.31%	133
P-306	ST-306	937.96	ST-305	937.36	24	RCP	III	0.31%	196
P-307	ST-307	938.57	ST-306	938.16	18	RCP	III	0.31%	131

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-308	ST-308	939.17	ST-307	938.77	18	RCP	III	0.31%	131
P-309	ST-309	938.00	ST-302	936.74	18	RCP	III	0.91%	138
P-310	ST-310	938.50	ST-309	938.20	15	RCP	III	0.91%	33
P-311	ST-311	938.94	ST-310	938.70	12	RCP	III	0.91%	26
P-312	ST-312	939.44	ST-311	939.14	12	RCP	III	0.91%	33
P-500	ST-500	912.44	EXMH	912.00	24	RCP	III	0.55%	80
P-501	ST-501	913.63	ST-500	912.64	24	RCP	III	0.55%	181
P-502	ST-502	914.85	ST-501	913.83	24	RCP	III	0.55%	186
P-503	FES-503	916.00	ST-502	915.85	24	RCP	RCP	0.24%	62
P-504	ST-504	920.24	FES-504	919.50	36	RCP	III	0.59%	124
P-505	ST-505	920.63	ST-504	920.44	36	RCP	III	0.59%	33
P-506	ST-506	937.59	ST-505	934.32	18	RCP	III	1.89%	174
P-506A	ST-506A	938.12	ST-506	937.79	12	RCP	III	1.00%	33
P-507	ST-507	939.48	ST-506	937.79	18	RCP	III	0.49%	344
P-508	ST-508	939.84	ST-507	939.68	12	RCP	III	0.48%	33
P-509	ST-509	921.22	ST-505	920.83	30	RCP	III	0.60%	64
P-510	ST-510	922.24	ST-509	921.42	30	RCP	III	0.59%	139
P-510A	ST-510A	927.40	ST-510	927.08	15	RCP	III	0.95%	33
P-510B	ST-510B	928.82	ST-510A	927.60	12	RCP	III	1.26%	97
P-511	ST-511	922.69	ST-510	922.44	30	RCP	III	0.59%	42
P-512	ST-512	927.28	ST-511	926.86	18	RCP	III	1.00%	42
P-513	ST-513	927.94	ST-512	927.48	18	RCP	III	1.10%	42
P-513A	ST-513A	928.64	ST-513	928.14	12	RCP	III	1.50%	33
P-514	ST-514	936.67	ST-513	928.14	12	RCP	III	3.40%	251
P-515	ST-515	937.20	ST-514	936.87	12	RCP	III	1.00%	33
P-516	ST-516	923.46	ST-511	922.89	24	RCP	III	0.59%	96
P-516A	ST-516A	924.02	ST-516	923.66	12	RCP	III	0.59%	60
P-517	ST-517	923.69	ST-516	923.51	18	RCP	III	0.42%	42
P-518	ST-518	924.12	ST-517	923.89	18	RCP	III	0.42%	53
P-519	ST-519	925.01	ST-518	924.32	15	RCP	III	0.42%	166
P-520	ST-520	925.72	ST-519	925.21	15	RCP	III	0.42%	120
P-601	ST-601	923.65	FES-601	921.50	36	RCP	III	2.32%	93
P-602	ST-602	924.25	ST-601	923.85	36	RCP	III	0.37%	109
P-602A	ST-602A	931.17	ST-602	930.74	15	RCP	III	5.00%	9
P-603	ST-603	924.90	ST-602	924.77	30	RCP	III	0.40%	33
P-603A	ST-603A	932.03	ST-603	931.61	15	RCP	III	5.00%	8
P-604	ST-604	925.65	ST-603	925.10	24	RCP	III	0.41%	137
P-605	ST-605	926.08	ST-604	925.85	24	RCP	III	0.40%	56
P-606	ST-606	926.88	ST-605	926.26	24	RCP	III	0.40%	152
P-607	ST-607	927.93	ST-606	927.08	24	RCP	III	0.40%	212
P-608	ST-608	929.44	ST-607	928.13	15	RCP	III	1.00%	131
P-609	ST-609	932.36	ST-608	929.64	12	RCP	III	2.00%	136
P-700	ST-700	925.56	FES-700	925.00	24	RCP	III	0.40%	140
P-701	ST-701	926.18	ST-700	925.76	24	RCP	III	0.20%	208
P-702	ST-702	926.88	ST-701	926.38	15	RCP	III	0.34%	150
P-703	ST-703	927.86	ST-702	927.08	12	RCP	III	0.69%	113

PLOT DATE: 1/30/2026 8:46 PM

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-SCH-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

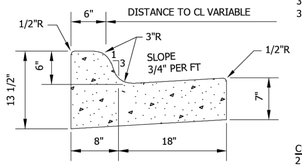
TITLE

UTILITY SCHEDULES

SHEET

7 OF 62

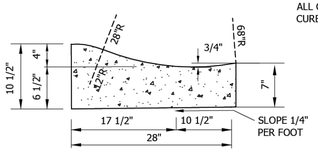
PRELIMINARY NOT FOR CONSTRUCTION



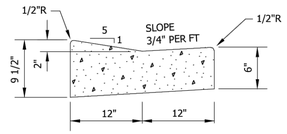
CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT

MNDOT B618

CURB REINFORCEMENT REQUIREMENTS:
2 - NO. 4 REINFORCING RODS, 20 FEET LONG, SHALL BE PLACED IN THE LOWER PORTION OF THE CURB CROSSING ALL SEWER AND WATER SERVICE TRENCHES, FIRE HYDRANT LEADS, STORM SEWER TRENCHES AND OTHER EXCAVATIONS OR TRENCHES. 2 - NO. 4 REINFORCING RODS SHALL ALSO BE PLACED ON EACH SIDE OF ALL CATCH BASINS LOCATED WITHIN THE CURB AND GUTTER.



SURMOUNTABLE



DRIVEWAY
SURMOUNTABLE

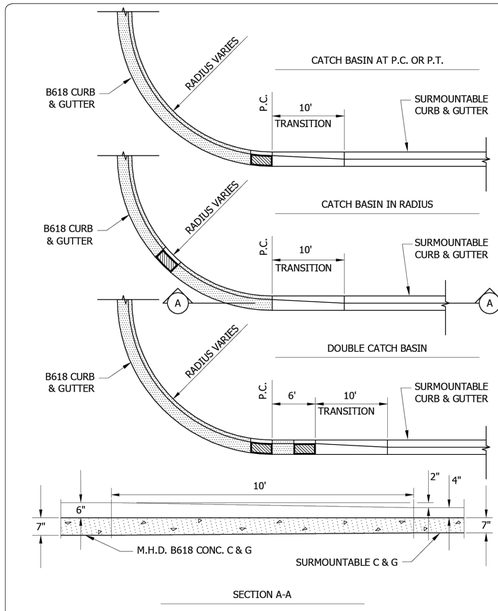
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2023

PLATE NO. STR-1



SECTION A-A

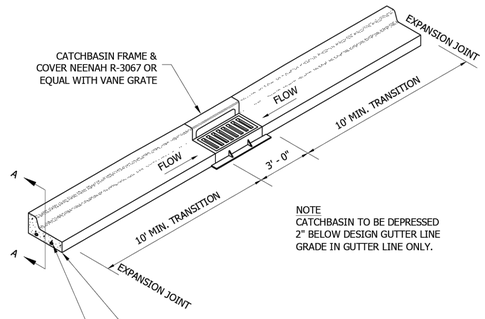
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CONCRETE CURB & GUTTER TRANSITION

CHASKA, MINNESOTA

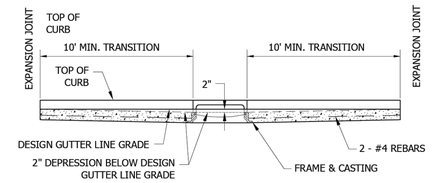
LAST REVISION: OCT. 1989

PLATE NO. STR-10



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

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

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

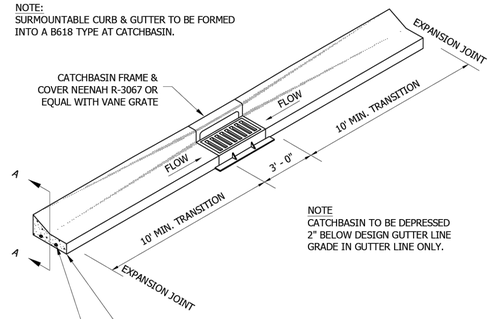
B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

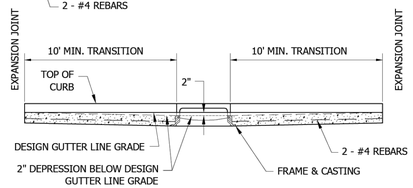
PLATE NO. STR-4

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



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

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

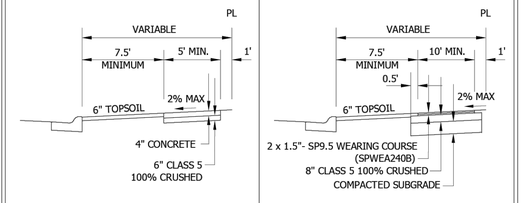
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5

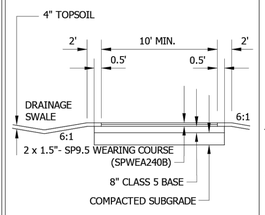


CONC. MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

NEIGHBORHOOD SIDEWALK

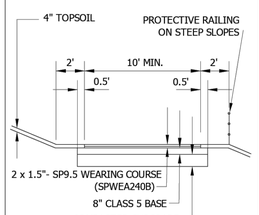
* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY ROADWAY TRAIL
URBAN SECTION



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL
SIDE SLOPE LOCATION

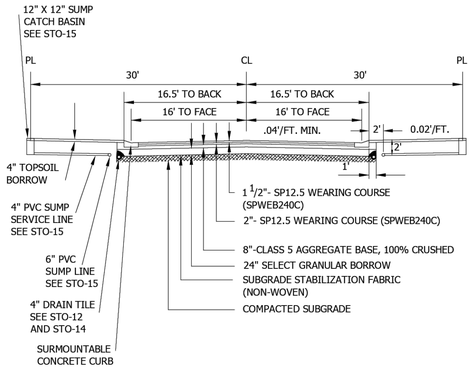
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TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STR-9



STANDARD STREET SECTION (7 TON)

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

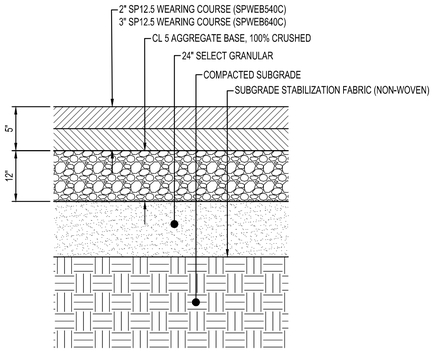
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TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

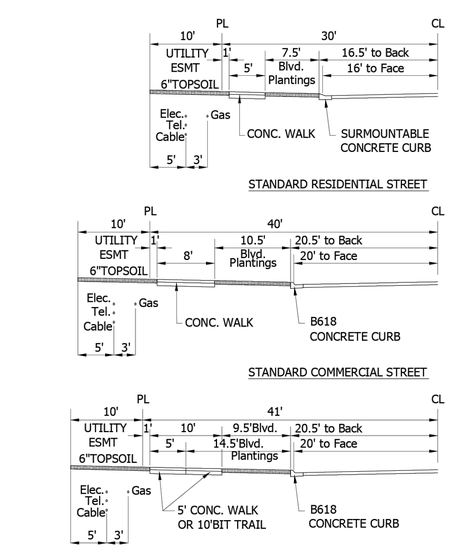
PLATE NO. STR-7



NOTE:

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.
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5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

SAVANNA WAY
BITUMINOUS PAVEMENT SECTION
NTS



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TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-16

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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

8

OF 62

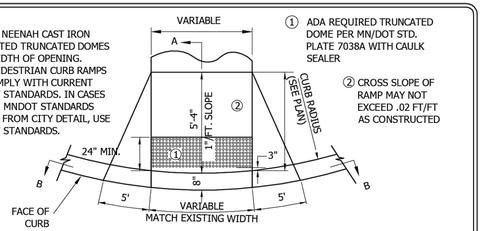
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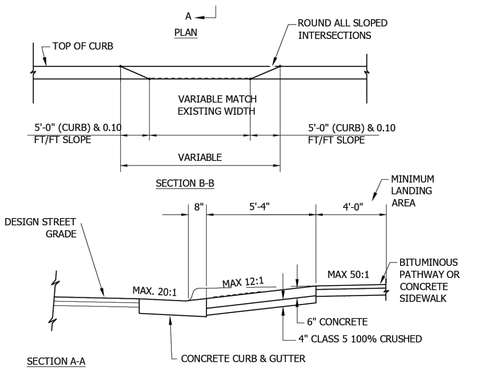
PLOT DATE: 13/02/26 8:46 PM

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

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

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





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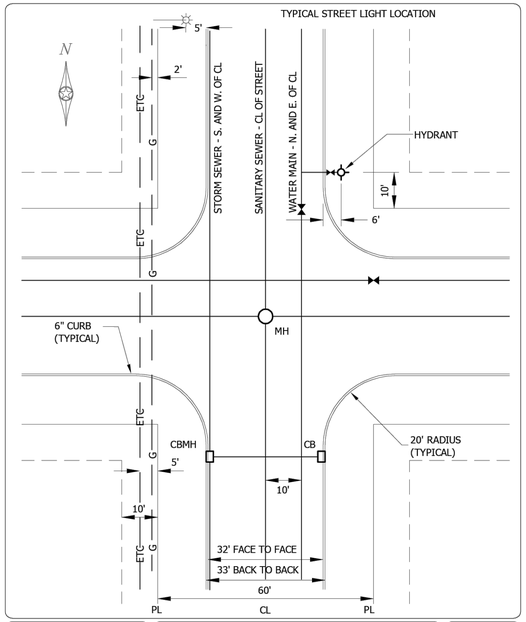
PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: AUG 2023

PLATE NO. STR-11

TYPICAL STREET LIGHT LOCATION



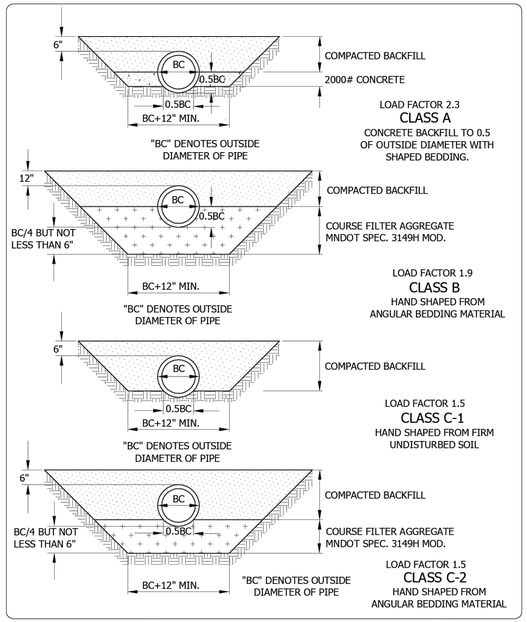
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TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5



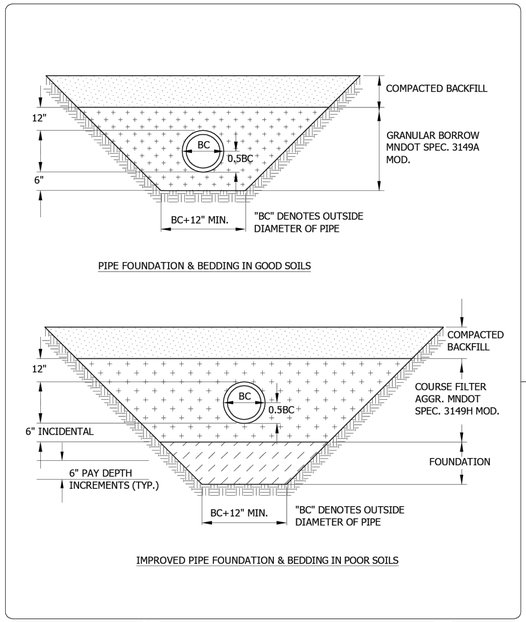
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BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



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BEDDING METHODS FOR PVC

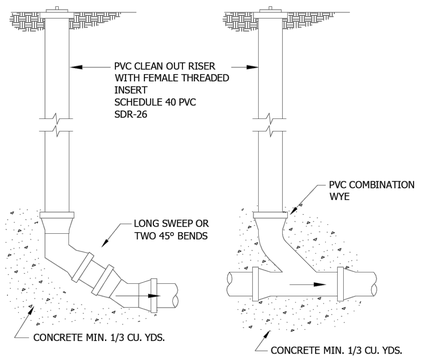
CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

NOTE:
CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE:
ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

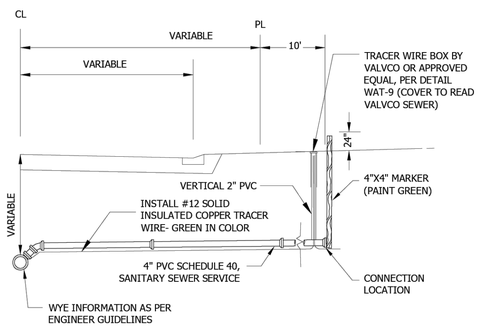
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SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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SEWER SERVICE CONNECTION

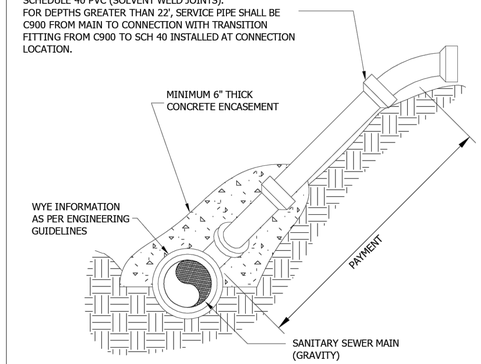
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

PVC PIPE
BED AND ENCASE IN SELECT GRANULAR, TYPICAL PVC APPLICATION.

SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE SCHEDULE 40 PVC (SOLVENT WELD JOINTS).
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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SERVICE RISER

CHASKA, MINNESOTA

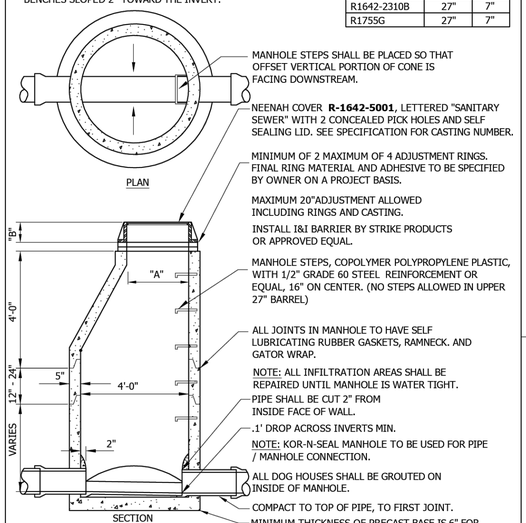
LAST REVISION: MARCH 2016

PLATE NO. SER-3

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"



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

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

9

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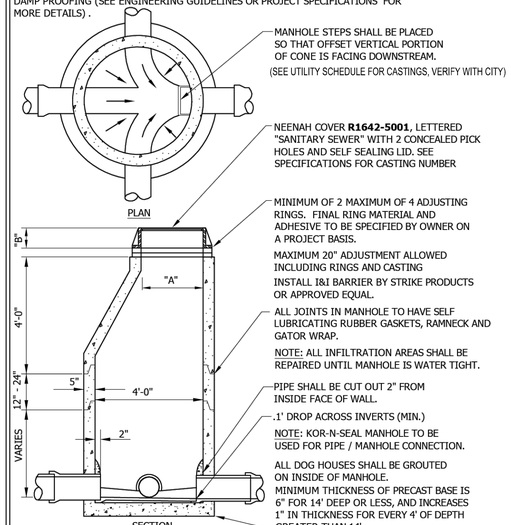
PLOT DATE: 13/2026 8:46 PM

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
R16420245	27"	7"
R1755G	27"	7"

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



MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
(SEE UTILITY SCHEDULE FOR CASTINGS. VERIFY WITH CITY)

NEENAH COVER **R1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTING 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.

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 OUT 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.
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'.

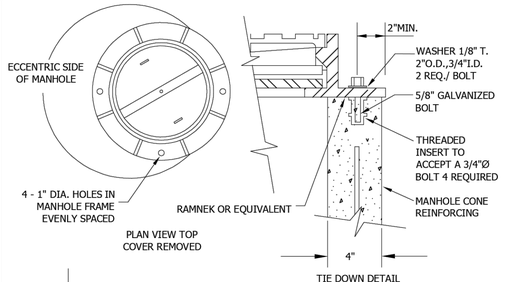
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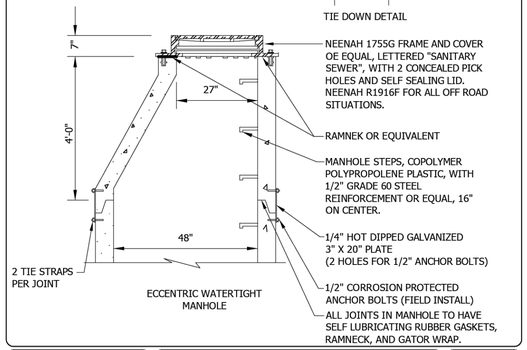
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-2





NEENAH 1755G FRAME AND COVER OE EQUAL, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. NEENAH R1916F FOR ALL OFF ROAD SITUATIONS.

RAMNEK OR EQUIVALENT

MANHOLE STEPS, COPOLYMER POLYPROPOLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER.

1/4" HOT DIPPED GALVANIZED 3" X 20" PLATE (2 HOLES FOR 1/2" ANCHOR BOLTS)

1/2" CORROSION PROTECTED ANCHOR BOLTS (FIELD INSTALL)

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

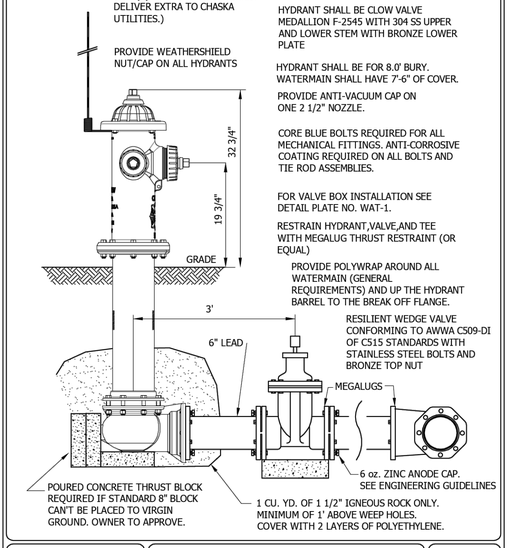
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WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-5



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

PROVIDE WEATHERSHIELD NUT/CAP ON ALL HYDRANTS

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

HYDRANT SHALL BE CLOW VALVE MEDALLION F-2545 WITH 304 SS UPPER AND LOWER STEM WITH BRONZE LOWER PLATE

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

PROVIDE ANTI-VACUUM 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 C509-DI OF C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

MEGALUGS

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

POURED CONCRETE THRUST BLOCK REQUIRED IF STANDARD 8" 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.

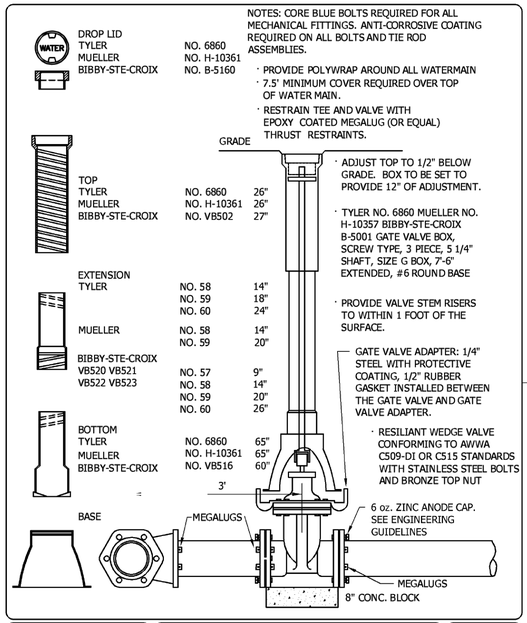
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CLOW MEDALLION HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-11



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

	TYLER	MUELLER	BIBBY-STE-CROIX
TOP	NO. 6860	NO. H-10361	NO. VB502
	26"	26"	27"
EXTENSION	NO. 58		
	14"		
	NO. 59		
	18"		
	NO. 60		
	24"		
MUELLER	NO. 58		
	14"		
	NO. 59		
	20"		
BIBBY-STE-CROIX	VB520 VB521 VB522 VB523		
	NO. 57		
	9"		
	NO. 58		
	14"		
	NO. 59		
	20"		
	NO. 60		
	26"		
BOTTOM	NO. 6860	NO. H-10361	NO. VB516
	65"	65"	60"

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

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.
- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT
- 6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

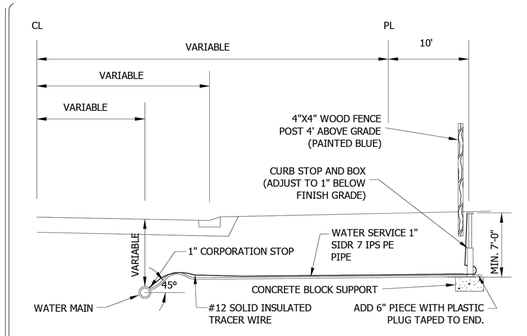
SITE DETAILS

SHEET

10

OF 62

PRELIMINARY NOT FOR CONSTRUCTION



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

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

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-S6R-NL OR EM2-75-S7R-NL
A.Y. MCDONALD 74701B-3Q	A.Y. MCDONALD 76104-3Q	A.Y. MCDONALD 75615 OR 75614

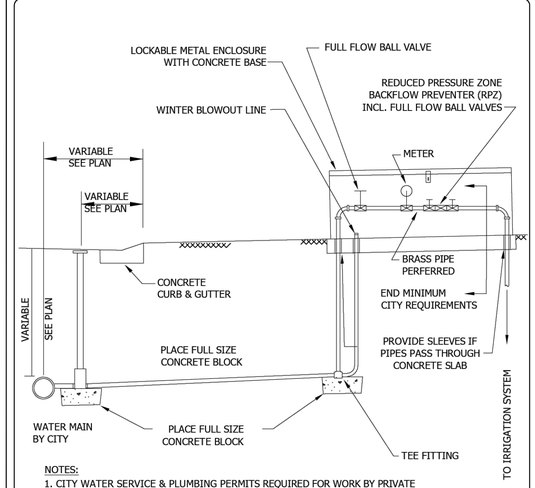
NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING,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

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WATER SERVICE CONNECTION HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A



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

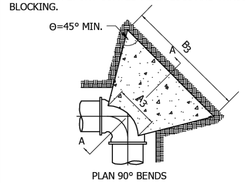
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

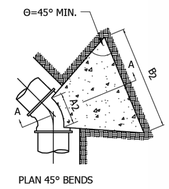
PLATE NO. SER-6

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.

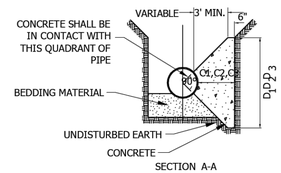
PIPE SIZE	BUTTRESS DIMENSIONS					
	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6'	3'-4"	8'-4"	4'-0"
24"	4'-4"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



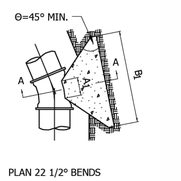
PLAN 90° BENDS



PLAN 45° BENDS



SECTION A-A



PLAN 22 1/2° BENDS

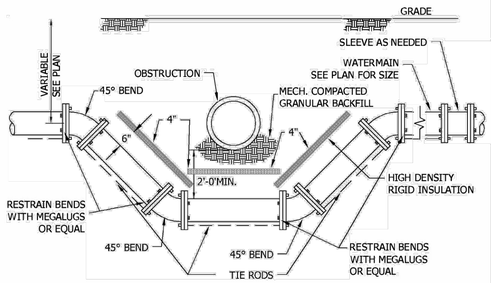
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CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



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.

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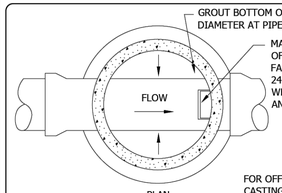
WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6

PLOT DATE: 10/2/2026 8:47 PM



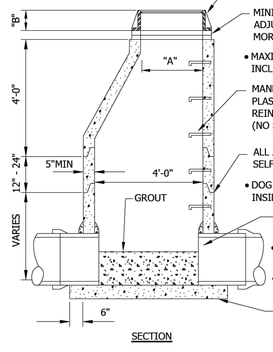
GROUT BOTTOM OF MANHOLE TO A MINIMUM OF 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.

FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER". COVERS MUST BE SECURED TO PREVENT REMOVAL.

(SEE UTILITY SCHEDULE FOR CASTINGS, VERIFY WITH CITY) NEENAH COVER **R1642-5040** LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.



MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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.

- DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

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

- NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.

MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

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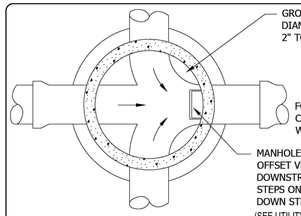
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1

NOTE: BENCH TO BE CAST-IN-PLACE AND NOT PRECAST AS PART OF THE CONCRETE STRUCTURE.



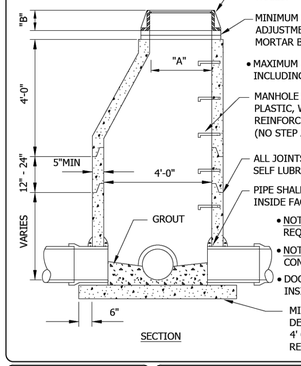
GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER", WITH 2 CONCEALED PICK HOLES.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.

(SEE UTILITY SCHEDULE FOR CASTINGS, VERIFY WITH CITY) NEENAH COVER **R1642-5040**, LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.



MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.

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

- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.
- NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
- DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

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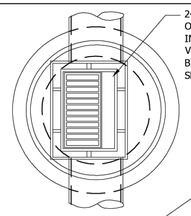
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

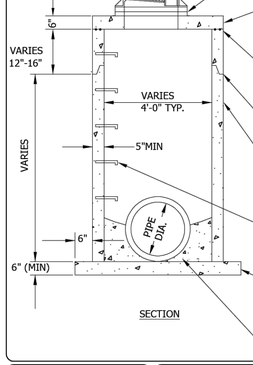
PLATE NO. STO-2

NOTE: BENCH TO BE CAST-IN-PLACE AND NOT PRECAST AS PART OF THE CONCRETE STRUCTURE.



24"X36" SLAB OPENING FOR NEENAH R3067V OR ESS. BROS. 330 HIGH CAPACITY OR EQUAL. INSTALL R3501-TR/TL FOR DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3501-TB BI-DIRECTIOAL AT LOW POINTS. (VANE GRATE SHOWN)

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.
4' DIA. MH - 9" IN FROM BACK OF CURB
5' DIA. MH - 3" IN FROM BACK OF CURB
6' DIA. MH - 3" BEHIND BACK OF CURB
7' DIA. MH - 9" BEHIND BACK OF CURB
8' DIA. MH - 15" BEHIND BACK OF CURB



MORTAR BOLT HOLES IN BACK OF FRAME.

MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

6" PRECAST REINFORCED CONCRETE SLAB. FOR 6' DIA. MANHOLE, AN 8" PRECAST SLAB IS REQUIRED.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.

PRECAST CONCRETE SECTION

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MANHOLE STEPS SHALL BE PLACED BELOW THE DOWNSTREAM CORNER OF THE OPENING NEAREST THE STREET.

MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

GROUT BOTTOM

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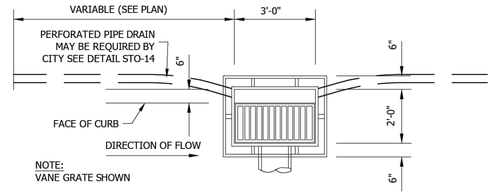
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5

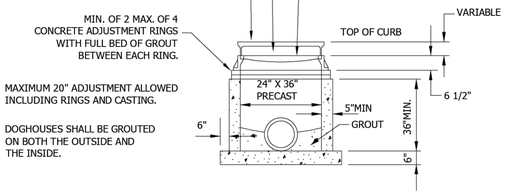
NOTE: BENCH TO BE CAST-IN-PLACE AND NOT PRECAST AS PART OF THE CONCRETE STRUCTURE.



CATCHBASIN CASTING NEENAH R3067V OR ESS.BRO.330 HIGH CAPACITY OR EQUAL WITH VANE GRATE 3" RADIUS CURB BOX. INSTALL R3501-TR/TL CASTING IN DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3501-TB BI-DIRECTIONAL AT LOW POINTS.

MORTAR BOLT HOLES IN BACK OF FRAME.

GRATE IN GUTTERLINE TO BE 2" BELOW GUTTER GRADE. 10' TRANSITION EACH SIDE OF CATCH BASIN.



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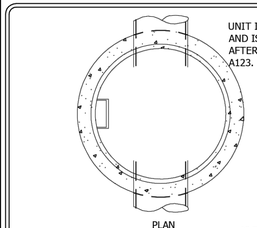
TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

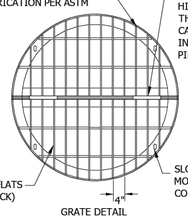
PLATE NO. STO-6

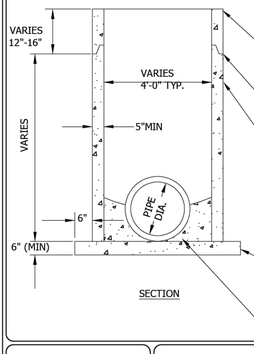
NOTE: BENCH TO BE CAST-IN-PLACE AND NOT PRECAST AS PART OF THE CONCRETE STRUCTURE.



UNIT IS MADE FROM A36 STEEL AND IS HOT DIP GALVANIZED AFTER FABRICATION PER ASTM A123.

HEAVY DUTY HINGES SO THAT GRATE CAN BE SPLIT INTO 2 PIECES





TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.

PRECAST CONCRETE SECTION

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

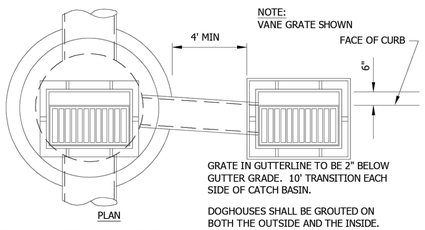
GROUT BOTTOM

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TYPE II
CATCHBASIN MANHOLE
POND SKIMMER
CARVER, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5A



GRATE IN GUTTERLINE TO BE 2" BELOW GUTTER GRADE. 10' TRANSITION EACH SIDE OF CATCH BASIN.

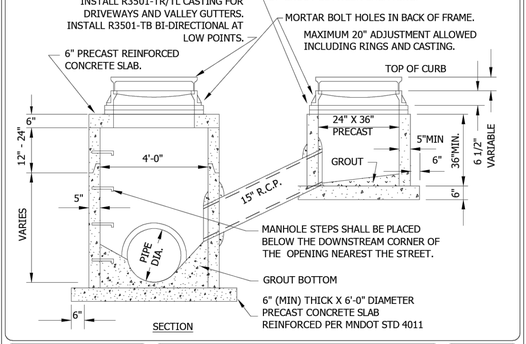
DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE INSIDE.

CATCHBASIN CASTING NEENAH R3067V OR ESS.BRO.330 HIGH CAPACITY OR EQUAL WITH VANE GRATE. 3" RADIUS CURB BOX. INSTALL R3501-TR/TL CASTING FOR DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3501-TB BI-DIRECTIONAL AT LOW POINTS.

MIN. OF 2 MAX. OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF GROUT BETWEEN EACH RING.

MORTAR BOLT HOLES IN BACK OF FRAME.

MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.



MANHOLE STEPS SHALL BE PLACED BELOW THE DOWNSTREAM CORNER OF THE OPENING NEAREST THE STREET.

GROUT BOTTOM

6" (MIN) THICK X 6'-0" DIAMETER PRECAST CONCRETE SLAB REINFORCED PER MNDOT STD 4011

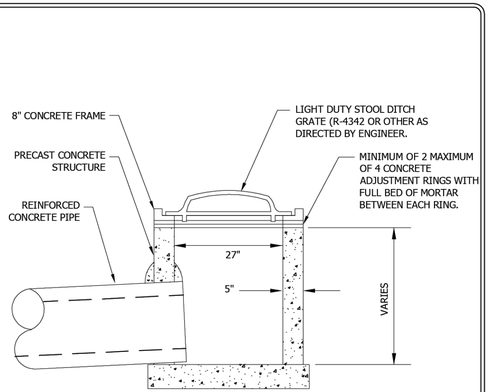
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DOUBLE CATCHBASIN
TYPE II CBMH WITH TYPE II CB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-7



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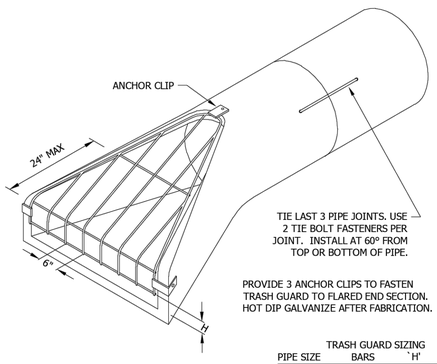
PRECAST 27" SHALLOW
DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-9

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



TRASH GUARD SIZING

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

ISG

FORESTAR

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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.

REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

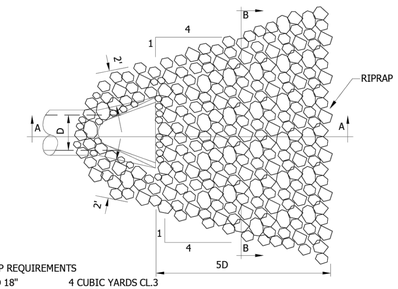
SHEET

11

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:47 PM

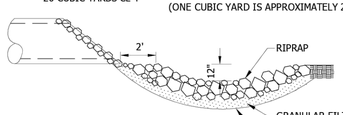


RIPRAP REQUIREMENTS

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

PLAN

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

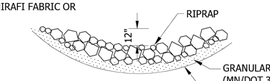


SECTION A-A

GRANULAR FILTER MATERIAL (MN/DOT 3601.2B1)

GEOTEXTILE FILTER-TYPE IV

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



SECTION B-B

GRANULAR FILTER MATERIAL (MN/DOT 3601.2B1)

GEOTEXTILE FILTER-TYPE IV

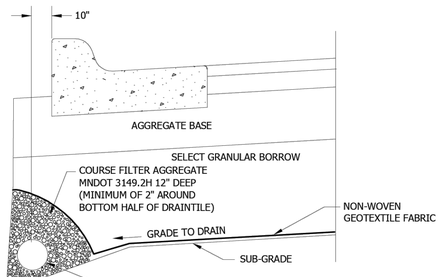
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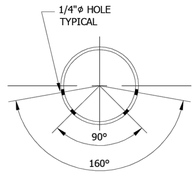
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11





PVC PIPE DETAIL

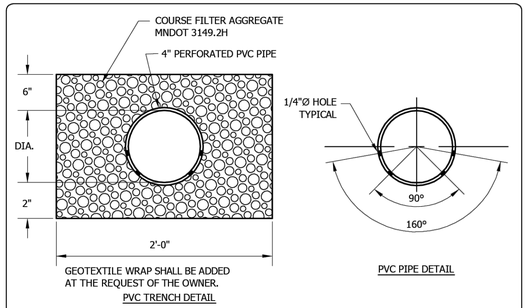
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PERFORTATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

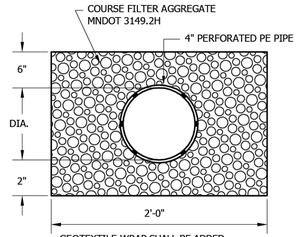
PLATE NO. STO-12



GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.

PVC TRENCH DETAIL

PVC PIPE DETAIL



GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.

P.E. TRENCH DETAIL

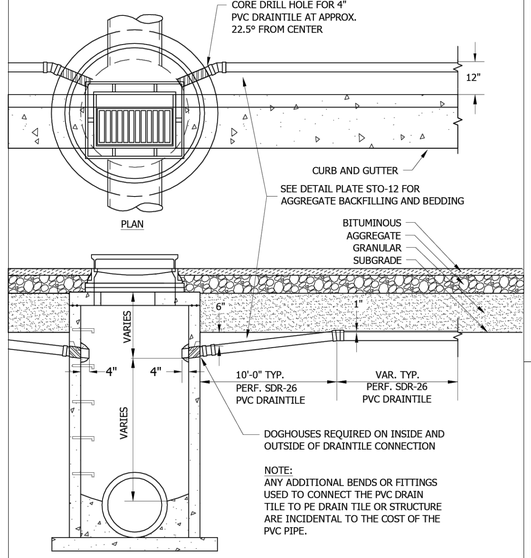
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PERFORATED PIPE TRENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION: NOV. 2014

PLATE NO. STO-13



NOTE:
ANY ADDITIONAL BENDS OR FITTINGS USED TO CONNECT THE PVC DRAIN TILE TO PE DRAIN TILE OR STRUCTURE ARE INCIDENTAL TO THE COST OF THE PVC PIPE.

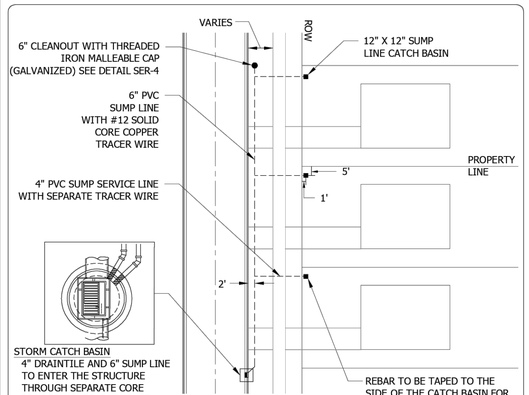
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DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



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.

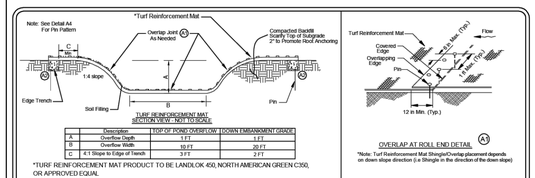
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Minneapolis, MN 55402
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PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

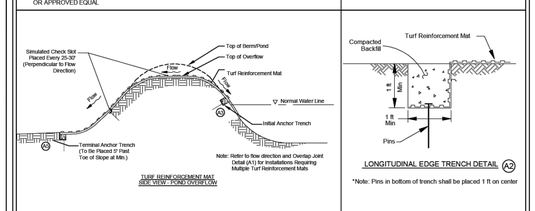
LAST REVISION: JUNE 2022

PLATE NO. STO-15



OVERLAP AT ROLL END DETAIL (A1)

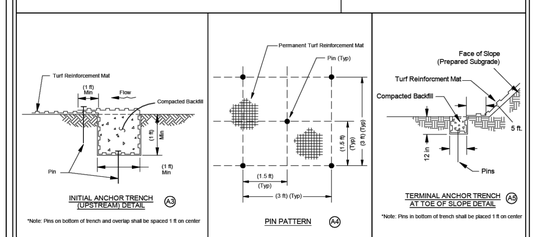
*Note: Turf Reinforcement Mat Shingle/Overlap placement depends on down slope direction (i.e Shingle in the direction of the down slope)



TURF REINFORCEMENT MAT SIDE VIEW - POND OVERFLOW

LONGITUDINAL EDGE TRENCH DETAIL (A2)

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



INITIAL ANCHOR TRENCH (UPSTREAM) DETAIL (A3)

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

PIN PATTERN (A4)

TERMINAL ANCHOR TRENCH AT TOE OF SLOPE DETAIL (A3)

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

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TURF REINFORCEMENT MAT POND OVERFLOW

CHASKA, MINNESOTA

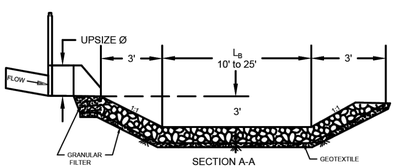
LAST REVISION: AUGUST 2023

PLATE NO. ERO-13

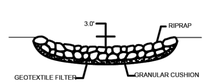
TABLE OF QUANTITIES

INLET	UPSIZE	BASIN LENGTH	BASIN WIDTH	MATERIAL QUANTITIES					
DIA. OF ROUND PIPE	DIA. OF ROUND PIPE	LB	WB	GEOTEXTILE FILTER	GRANULAR FILTER UNDER APRON	RIPRAP 12" DEPTH	RIPRAP 18" DEPTH	RIPRAP 24" DEPTH
(IN.)	(IN.)	(FT)	(FT)	(SQ YD)	(CU YD)	(CU YD)	(CU YD)	(CU YD)
15 & 18	30	10	6	1	1	3	-	-
24	36	10	8	1	1	-	8	-
36	48	20	8	3	3	-	-	20
48	72	25	10	3	3	-	-	25





SECTION A-A



SECTION B-B

CARVER COUNTY

Stantec

RAVINE EXAMPLE STILLING BASIN

JUNE 2023

DETAIL 16

NOTE:
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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET **12** OF 62

PRELIMINARY NOT FOR CONSTRUCTION

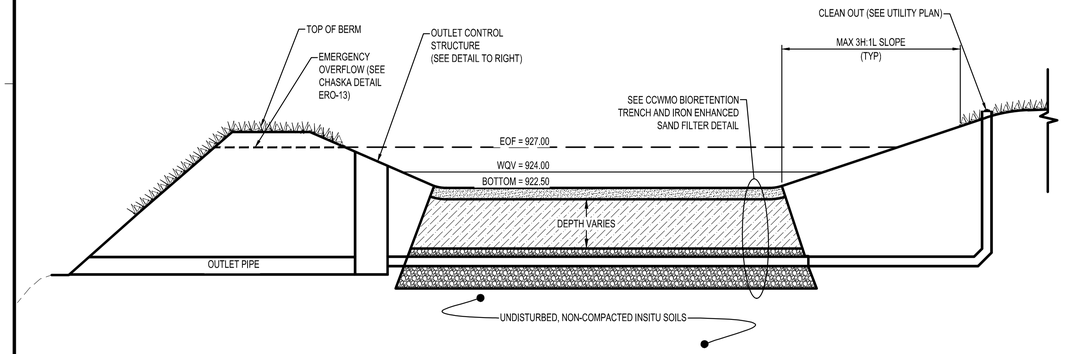
PLOT DATE: 10/2/2026 8:47 PM

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

BIORETENTION SOIL: 90% sand, 10% MnDOT grade 2 compost.
IRON ENHANCED MEDIA: Clean sand mixed with iron filings 5% by weight.

BASIN SEEDING: Refer to Site Restoration Plan for basin seeding requirements.



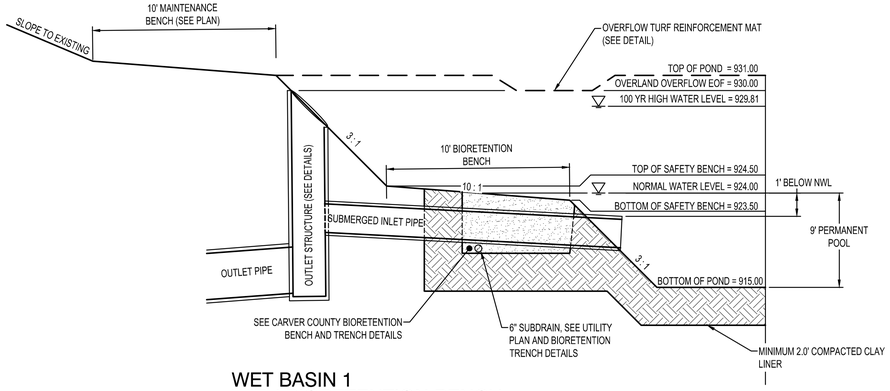
FILTRATION BASIN 1A

NTS SD800

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00

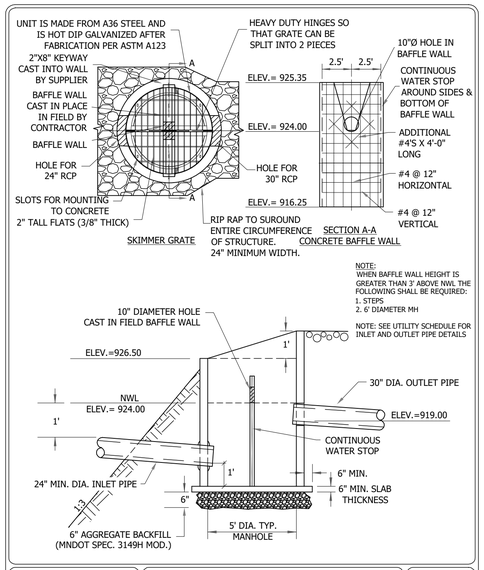
NOTE:
ALL WET PONDS TO BE WALKED BY THE PROJECT GEOTECHNICAL ENGINEER AND A CITY REPRESENTATIVE PRIOR TO THE PLACEMENT OF A CLAY LINER. THE GOAL IS TO IDENTIFY AND MITIGATE ANY NATURAL SAND SEAMS WITHIN THE SURFICIAL GLACIAL SOIL. IF SAND VEIN/DEPOSIT IS IDENTIFIED, RECOMMENDATION TO BE PROVIDED TO REMOVE AND SEAL WITH EXTRA CLAY.

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WET BASIN 1 WITH BIORETENTION BENCH

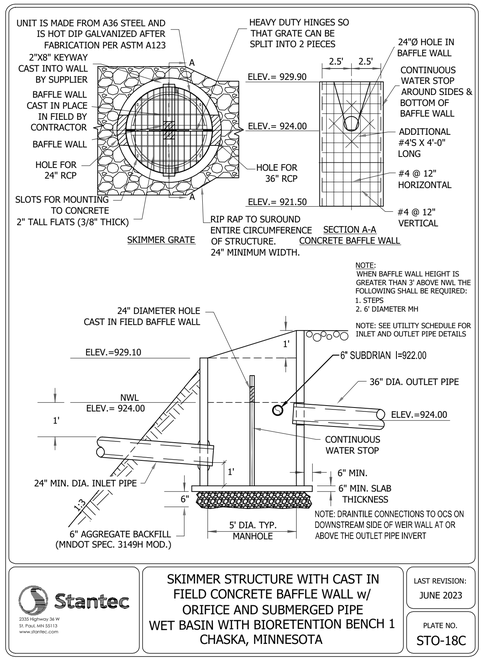
NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
FILTRATION BASIN 1A- NORTH
CHASKA, MINNESOTA

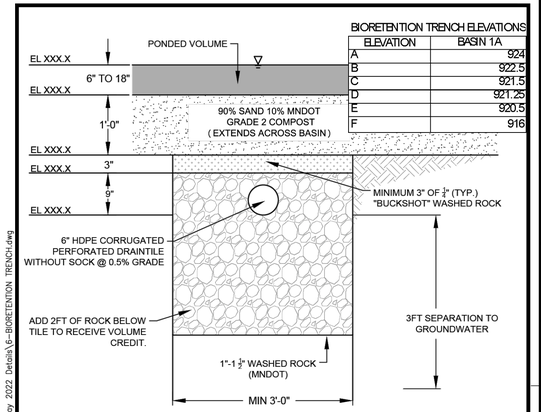
LAST REVISION: JUNE 2023
PLATE NO. STO-18C



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
WET BASIN WITH BIORETENTION BENCH 1
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023
PLATE NO. STO-18C



BIORETENTION TRENCH ELEVATIONS

ELEVATION	BASIN 1A
A	924
B	922.5
C	921.5
D	921.25
E	920.5
F	916

CALCULATIONS TO MEET RULES

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

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

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

CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023
			DETAIL 6

\\ua0242-pzfs01\shared_projects\227704851\drafting\Standard Detail Plates\May 2022 Details\6-BIORETENTION TRENCH.dwg

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

STORMWATER BASIN DETAILS

SHEET **13** OF 62

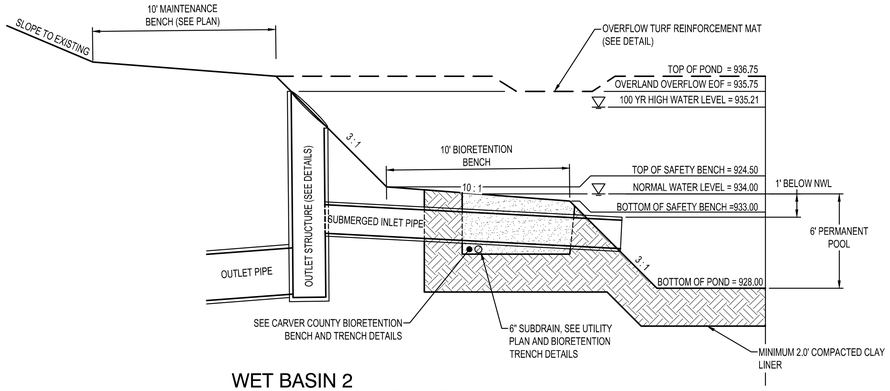
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:47 PM

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00

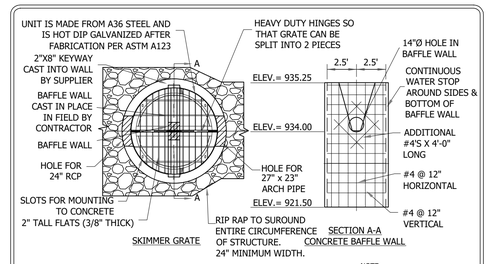
NOTE:
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WET BASIN 2
WITH BIORETENTION BENCH

NTS SD800



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
WET BASIN WITH BIORETENTION BENCH 2
CHASKA, MINNESOTA

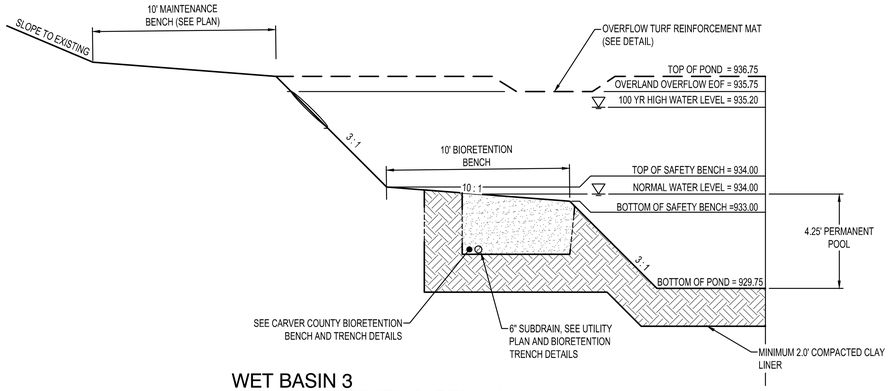
LAST REVISION: JUNE 2023

PLATE NO. STO-18C

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00

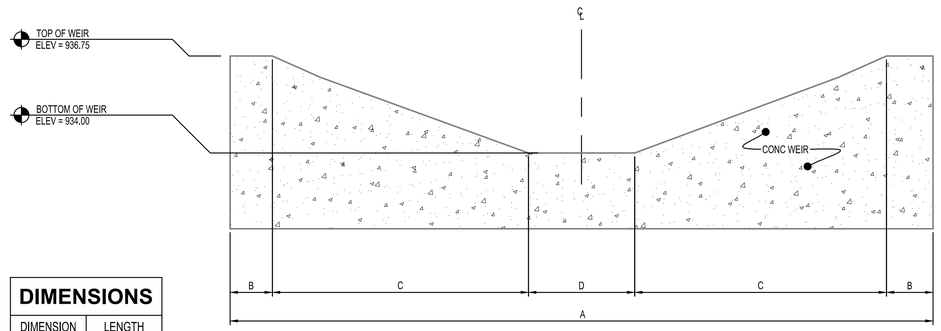
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WET BASIN 3
WITH BIORETENTION BENCH

NTS SD800



TYPICAL ELEVATION

DIMENSIONS	
DIMENSION	LENGTH
A	32.5'
B	2'
C	11'
D	6.5'

OUTLET CONTROL WEIR - POND 3

ISG

FORESTAR

NOTE:
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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DETAILS-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

STORMWATER BASIN DETAILS

SHEET

14

OF 62

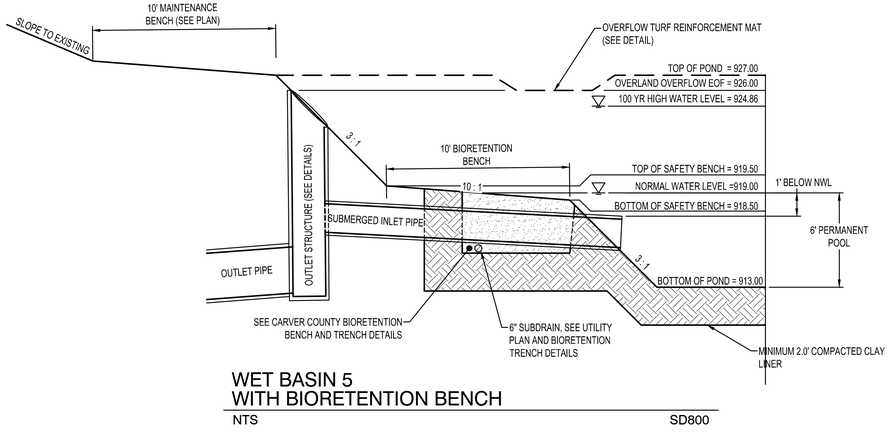
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:47 PM

WET BASIN SUMMARY							
BASIN	TOP	EOF	100-YR HWL	NWL	BENCH BOTTOM	BENCH TOP	BOTTOM
1	931.00	930.00	929.81	924.00	923.50	924.50	915.00
2	936.75	935.75	935.21	934.00	933.00	934.00	928.00
3	936.75	935.75	935.20	934.00	933.00	934.00	929.75
5	927.00	926.00	924.86	919.00	918.50	919.50	913.00

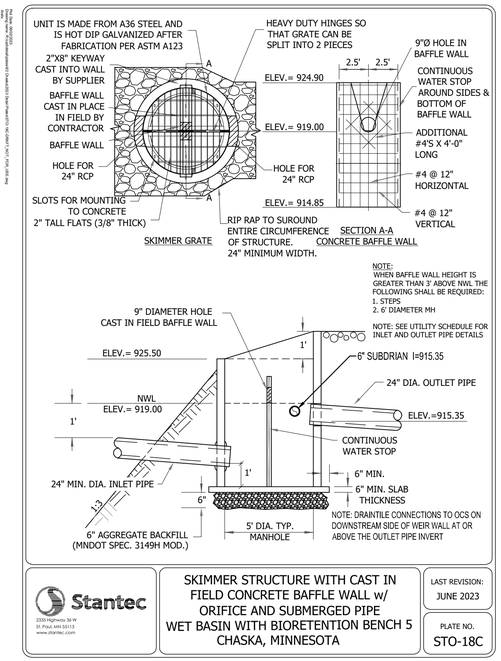
NOTE:
ALL WET PONDS TO BE WALKED BY THE PROJECT GEOTECHNICAL ENGINEER AND A CITY REPRESENTATIVE PRIOR TO THE PLACEMENT OF A CLAY LINER. THE GOAL IS TO IDENTIFY AND MITIGATE ANY NATURAL SAND SEAMS WITHIN THE SURFICIAL GLACIAL SOIL. IF SAND VEIN/DEPOSIT IS IDENTIFIED, RECOMMENDATION TO BE PROVIDED TO REMOVE AND SEAL WITH EXTRA CLAY.

* ALL ON-SITE MATERIAL MUST BE TESTED AND SUBMITTED TO THE CITY OF CHASKA FOR APPROVAL PRIOR TO CONSTRUCTING THE CLAY LINER.



WET BASIN 5
WITH BIORETENTION BENCH

NTS SD800



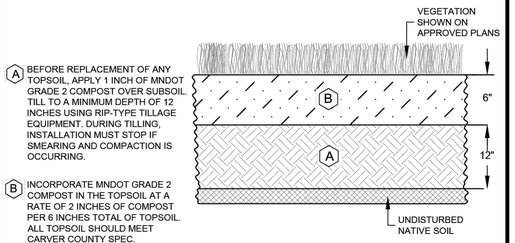
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE
WET BASIN WITH BIORETENTION BENCH 5
CHASKA, MINNESOTA

LAST REVISION: JUNE 2023

PLATE NO. STO-18C

DISTURBED SOILS



CALCULATIONS TO MEET RULES

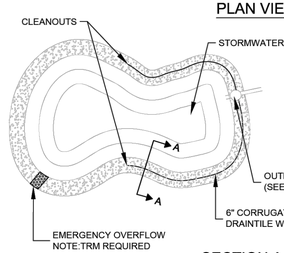
VOLUME:

1. VOLUME REDUCTION IS CALCULATED USING 0.5 INCHES OVER THE AMENDED AREA.

NOTE: CONTRACTOR SHALL SUBMIT AN AMENDED SOILS WORK PLAN TO WMO REPRESENTATIVE AT PRECONSTRUCTION MEETING. AMENDED SOILS WORK PLAN SHALL INCLUDE INFORMATION ON METHOD, EQUIPMENT TO BE USED, PHASING, NAME OF RESTORATION SUBCONTRACTOR, AND OTHER INFORMATION RELEVANT TO ENSURING THE GOAL OF THE AMENDED SOILS WILL BE MET. FINAL APPROVAL WILL NOT BE GRANTED WITHOUT SATISFACTORY AMENDED SOILS WORK PLAN.

CARVER COUNTY | Stantec | AMENDED SOILS | JUNE 2023 | DETAIL 2

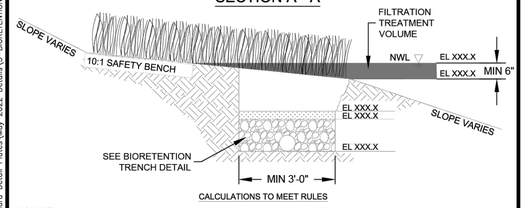
PLAN VIEW



BIORETENTION BENCH ELEVATIONS

ELEVATION REFERENCE	BASIN 1	BASIN 2	BASIN 3	BASIN 5
A	924	934	934	119
B	923.5	933.5	933.5	918.5
C	922.5	932.5	932.5	917.5
D	922.25	932.25	932.25	917.25
E	921.5	931.5	931.5	916.5

SECTION A - A



CALCULATIONS TO MEET RULES

VOLUME:

1. NO VOLUME REDUCTION IS GIVEN FOR BIORETENTION BENCH.

WATER QUALITY:

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

PERFORMANCE REQUIREMENTS:

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

CARVER COUNTY | Stantec | BIORETENTION BENCH | JUNE 2023 | DETAIL 3

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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DRAWN BY	LHH
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CLIENT PROJECT NO.	-

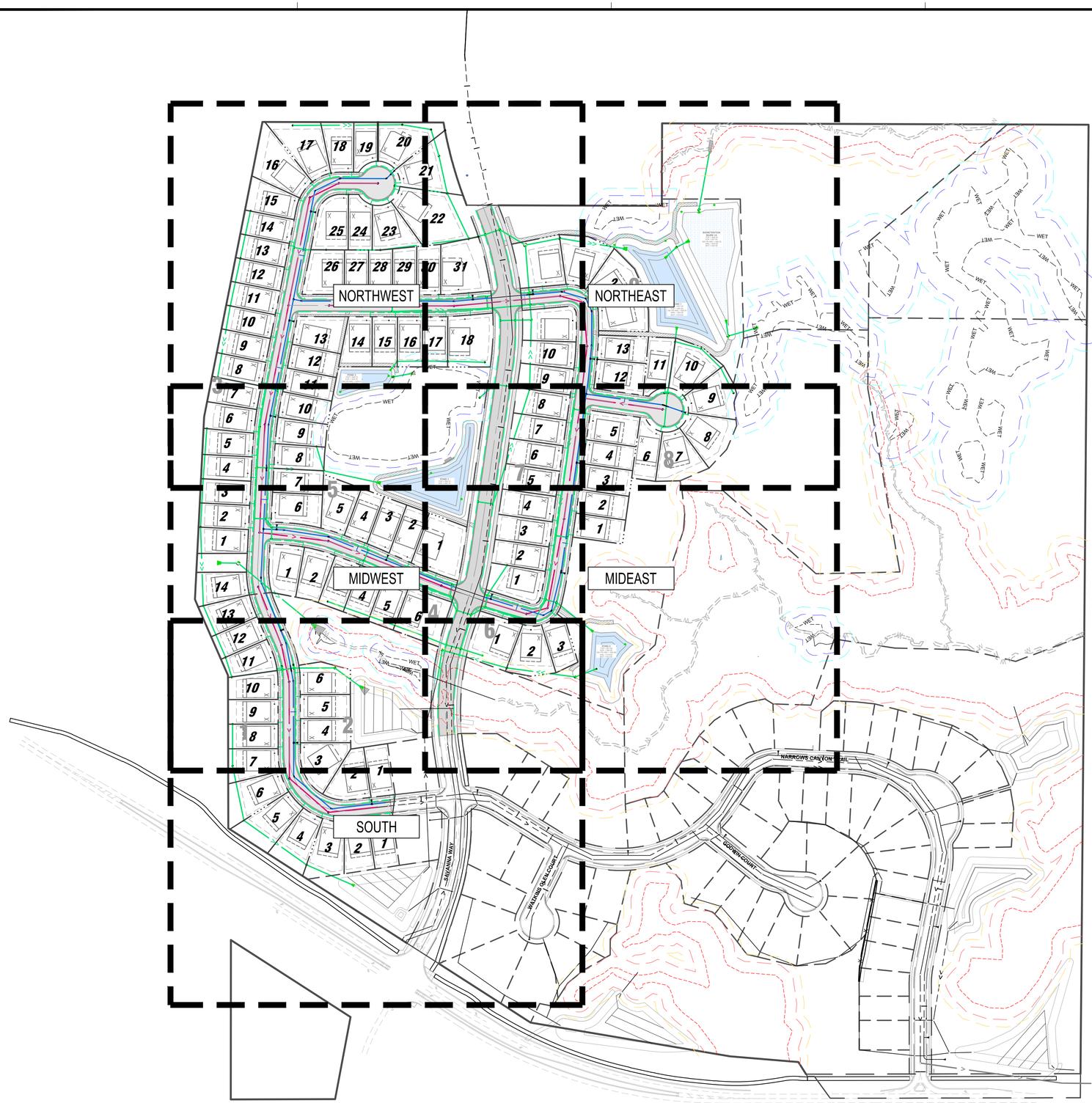
TITLE

STORMWATER BASIN DETAILS

SHEET **15** OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 13/02/26 8:47 PM
\\us0242-prfs01\Lateral_projects\27270481\Landfin\y\Standard Detail Plates\May 2022 Details\3-AMENDED SOILS.dwg
\\us0242-prfs01\Lateral_projects\27270481\Landfin\y\Standard Detail Plates\May 2022 Details\3-BIORETENTION BENCH.dwg



N

0 150 300

SCALE IN FEET

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
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HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-OA-PH2
DRAWN BY	LHH
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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

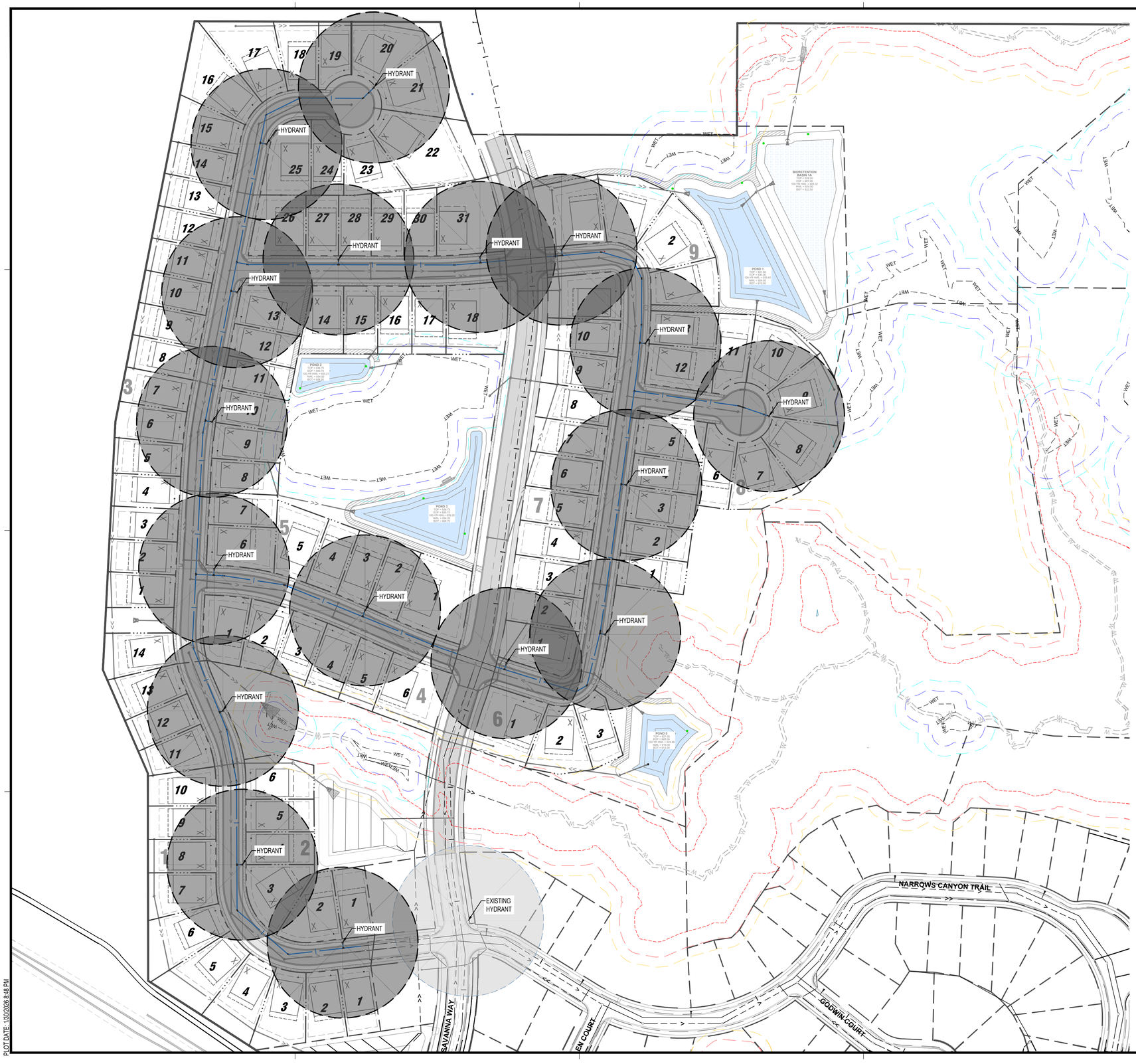
SHEET

16

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 8:48 PM



N

0 100 200

SCALE IN FEET

HYDRANT COVERAGE LEGEND

R150'

EXISTING HYDRANT

R150'

PROPOSED HYDRANT

ISG

FORESTAR

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FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

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TITLE

HYDRANT COVERAGE

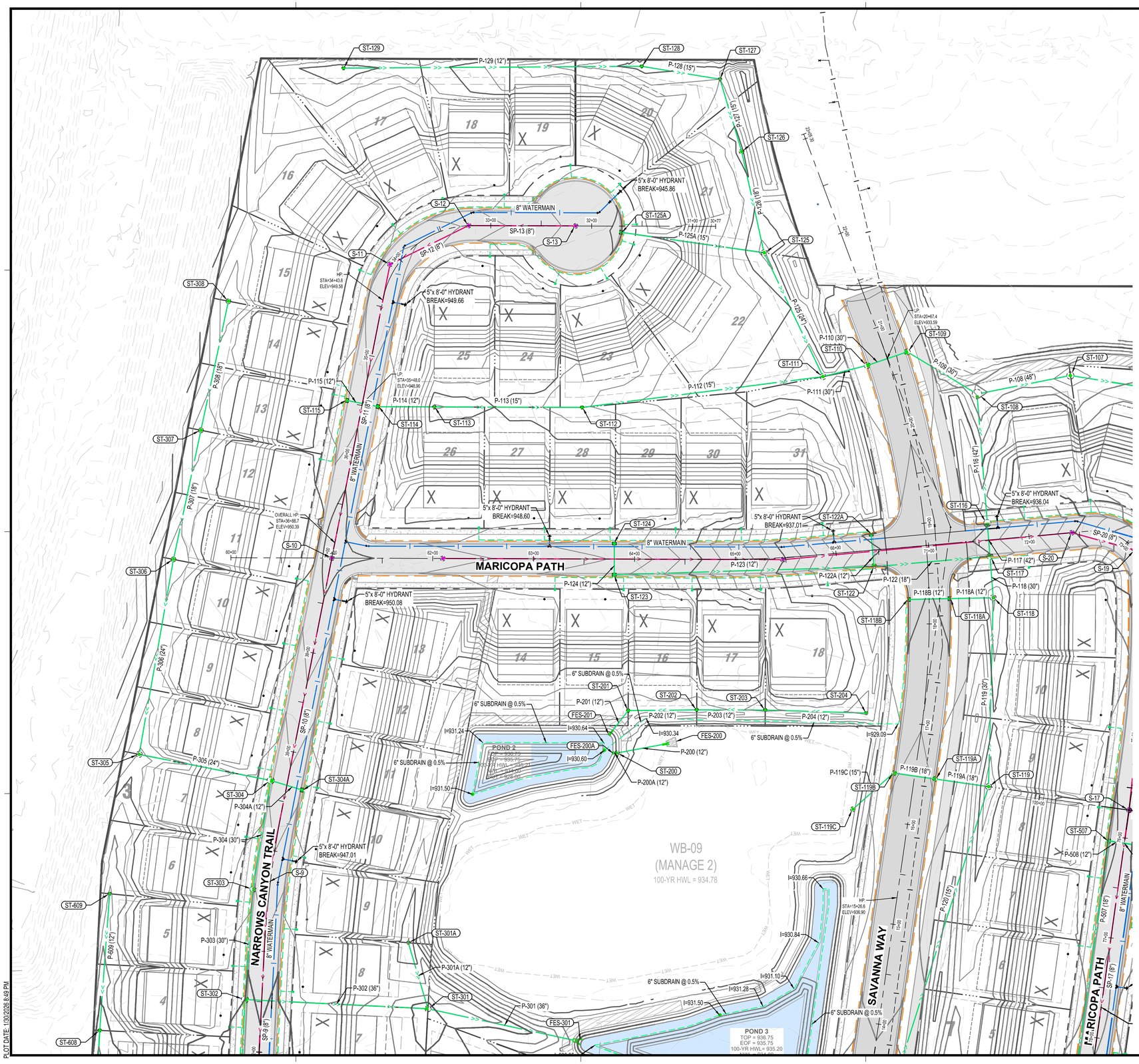
SHEET

17

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:48 PM



NOTE:
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GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

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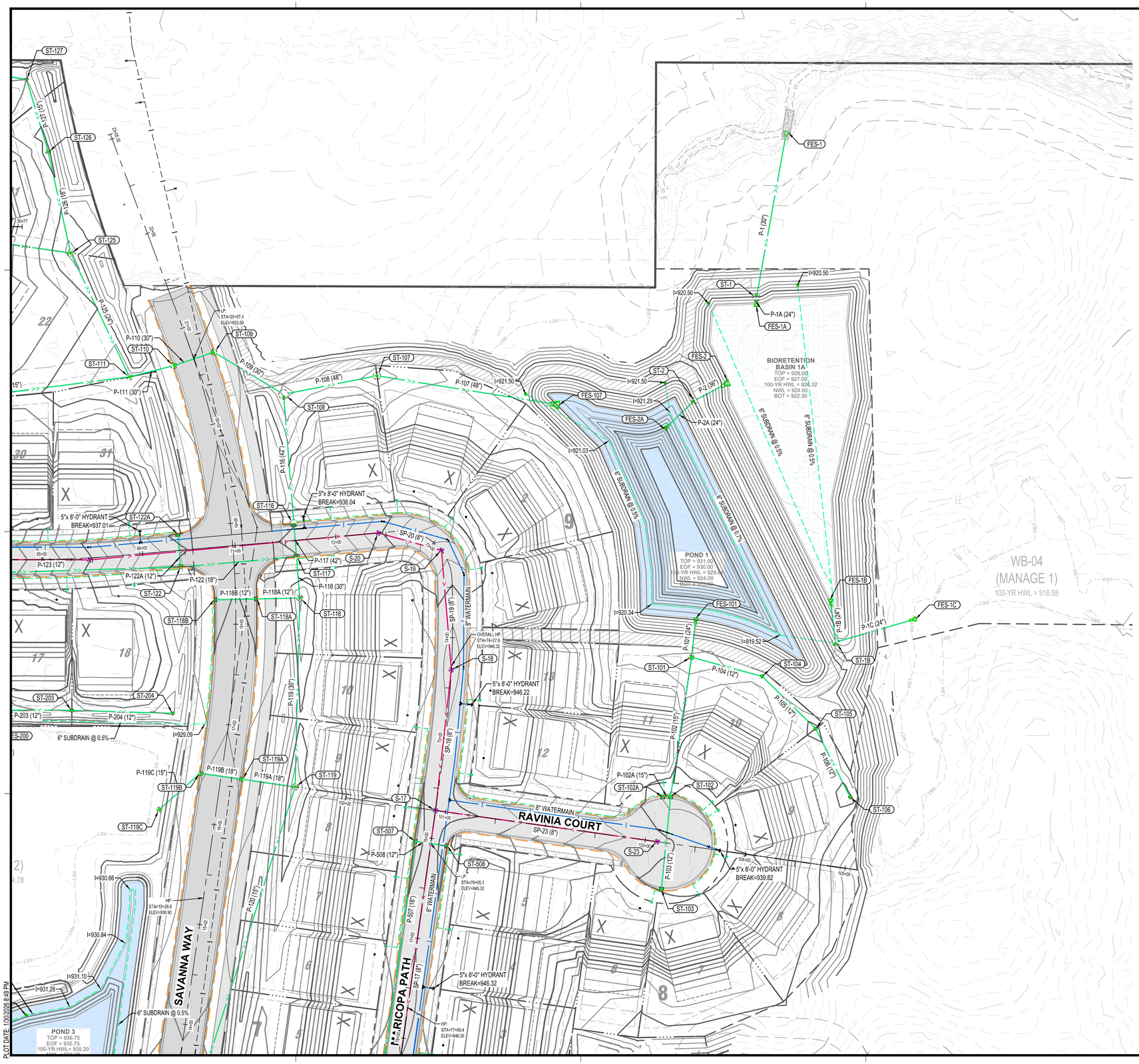
UTILITY PLAN (NORTHWEST)

SHEET

18 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:49 PM



N

0 50 100

SCALE IN FEET

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GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

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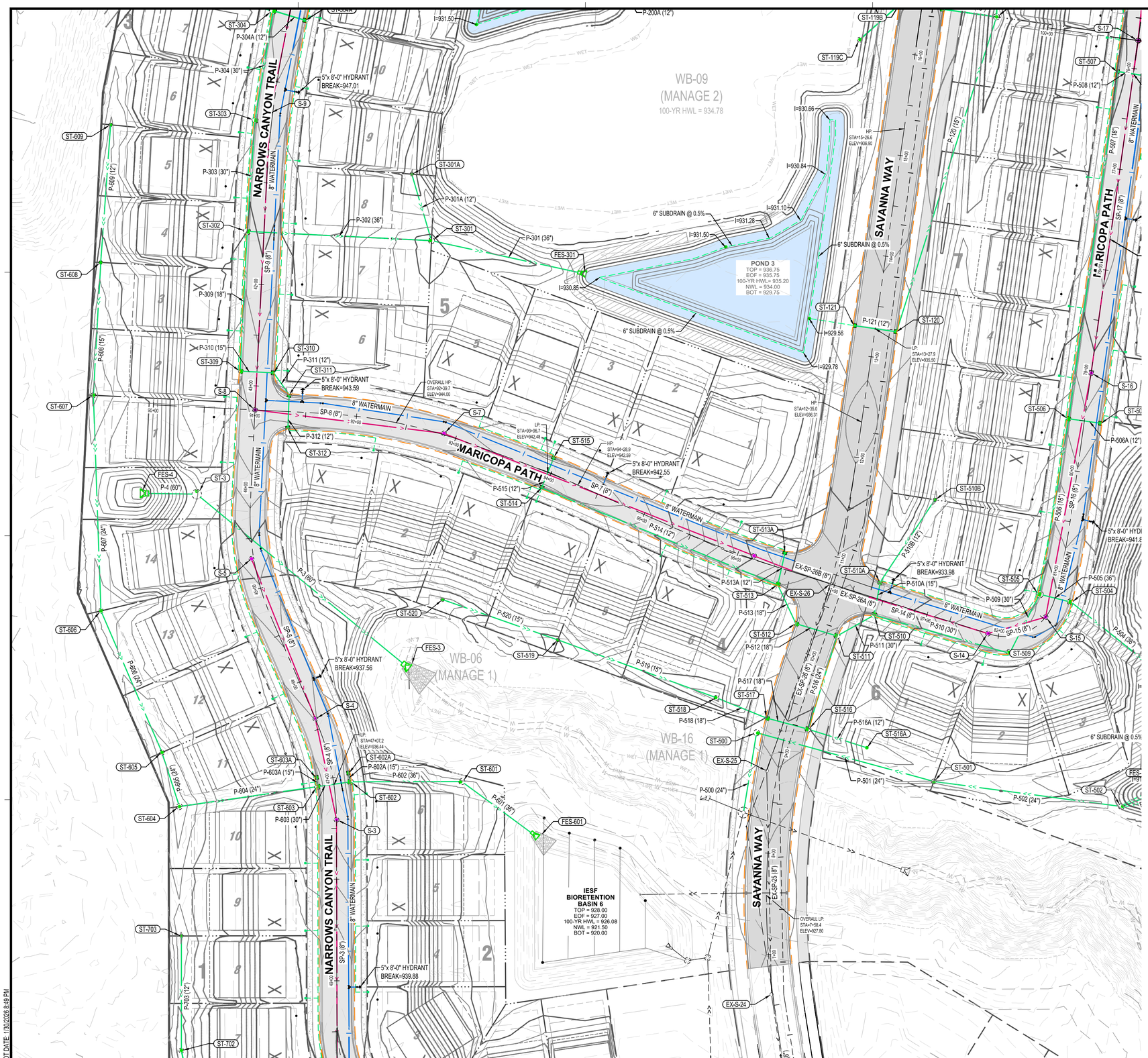
UTILITY PLAN (NORTHEAST)

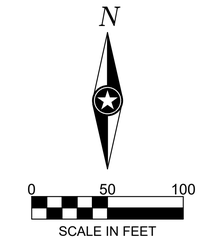
SHEET

19 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 8:49 PM





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GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-UTILITY-PH2
DRAWN BY	LHH
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN (MIDWEST)

SHEET

20 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

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100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

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CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN (MIDEAST)

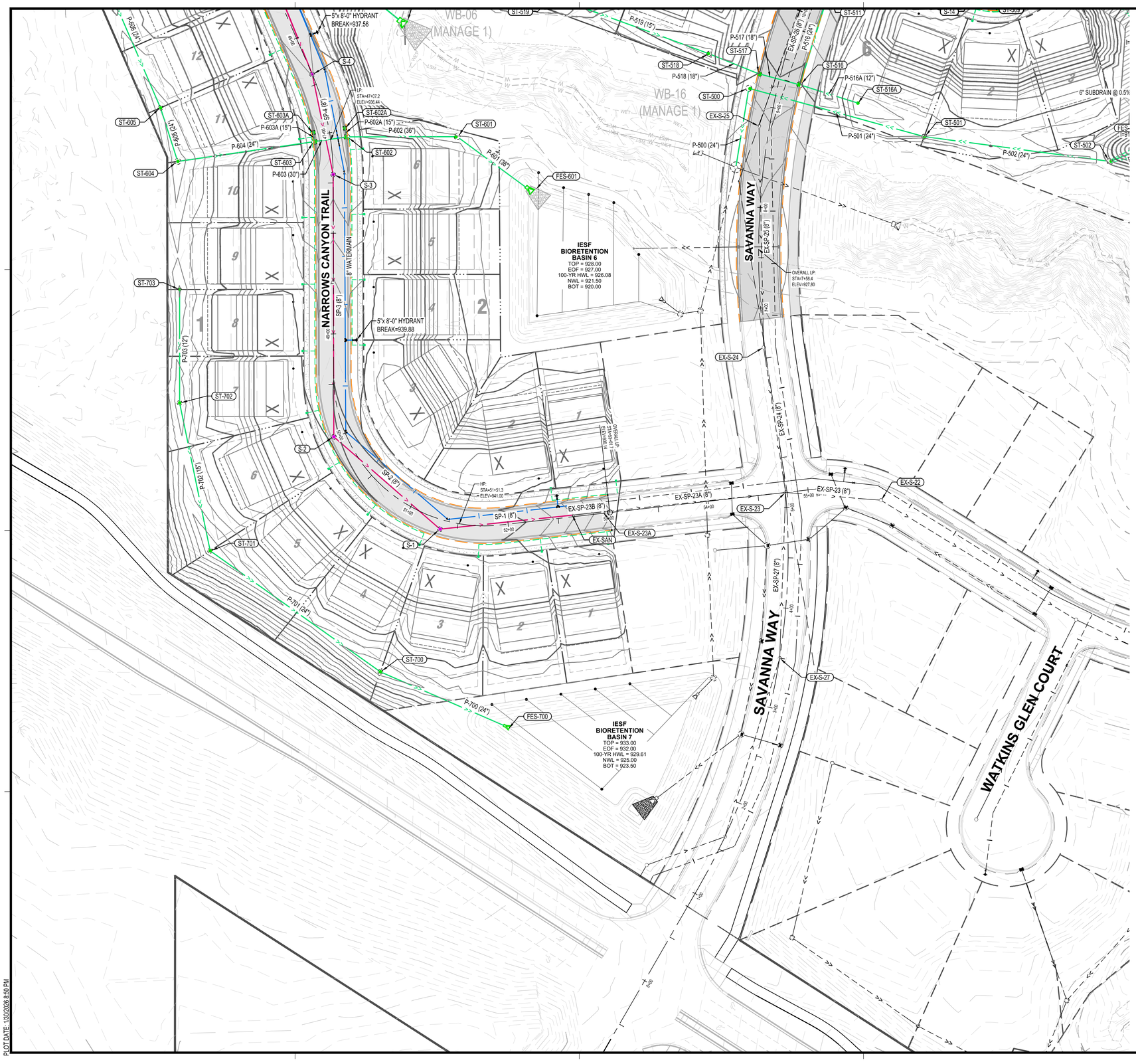
SHEET

21

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:49 PM



N

0 50 100

SCALE IN FEET

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GRADING LEGEND

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100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
	SUBDRAIN	
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
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CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN (SOUTH)

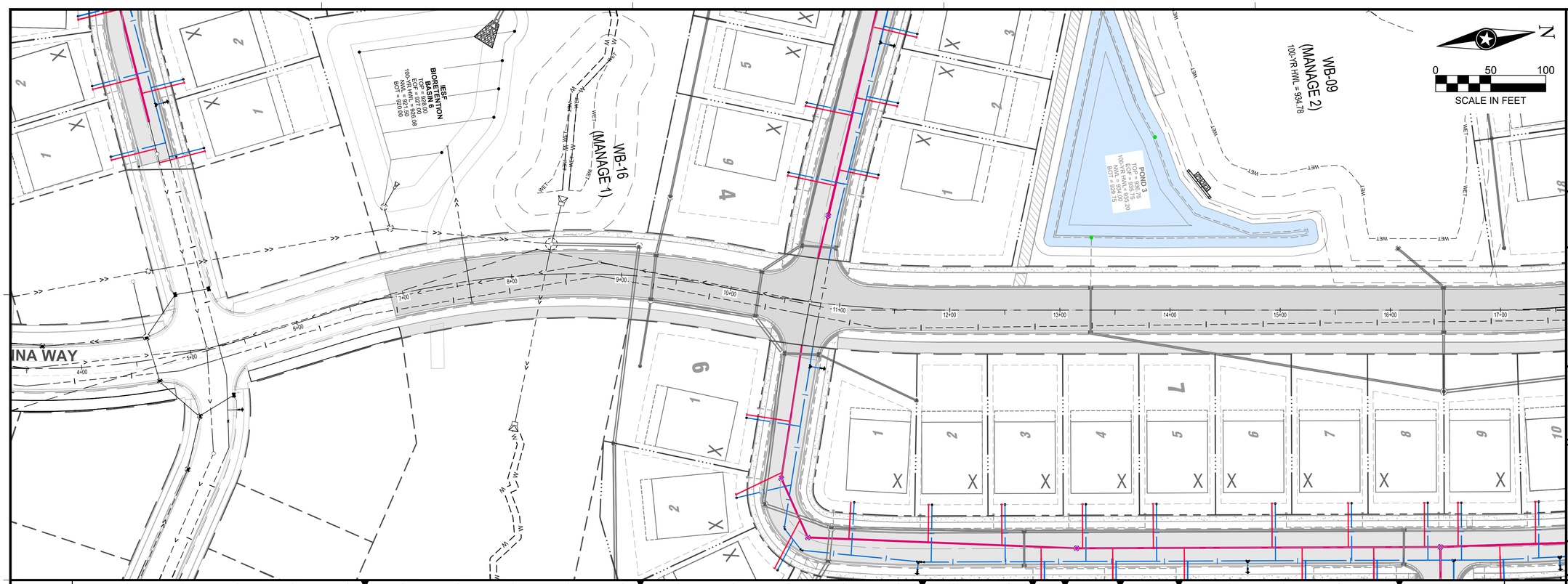
SHEET

22

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:53 PM



NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 1/20/2026 8:51 PM

ISG

FORESTAR

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REBECCA ANN GUENTHER
DATE _____ LIC. NO. 58680

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

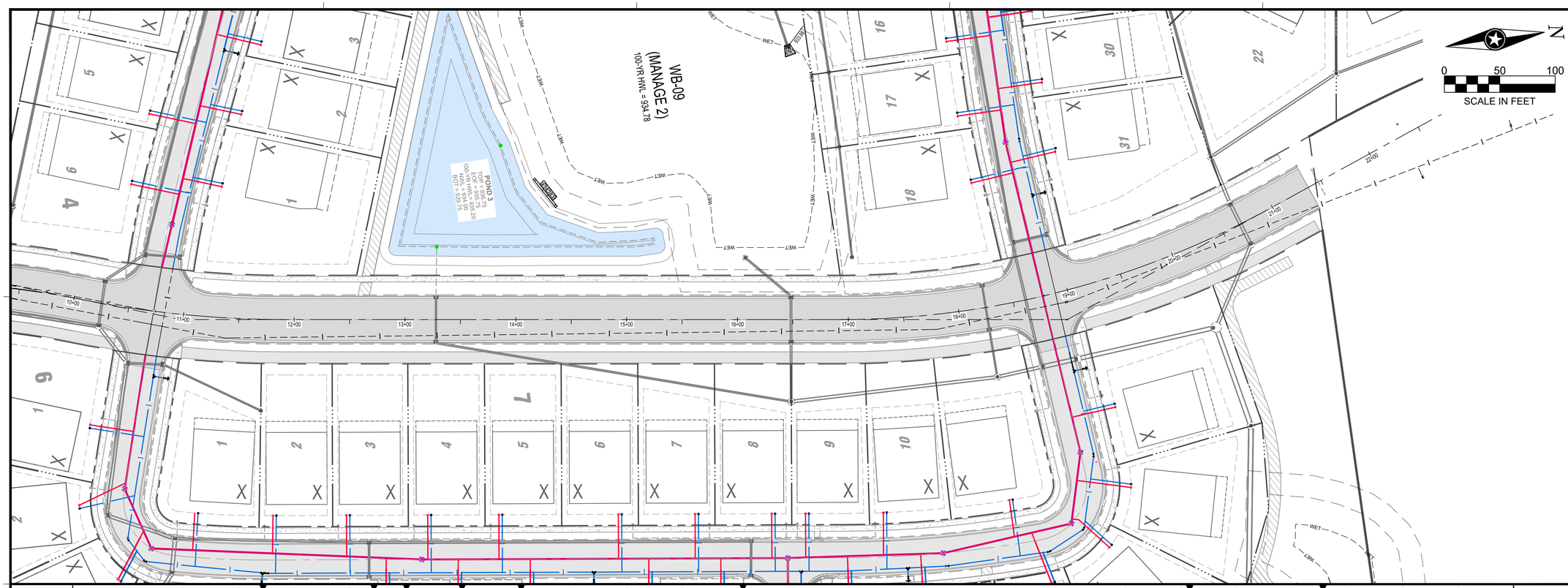
DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-SAVANNA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET
23 OF 62

PRELIMINARY NOT FOR CONSTRUCTION



NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 1/20/2026 8:52 PM

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

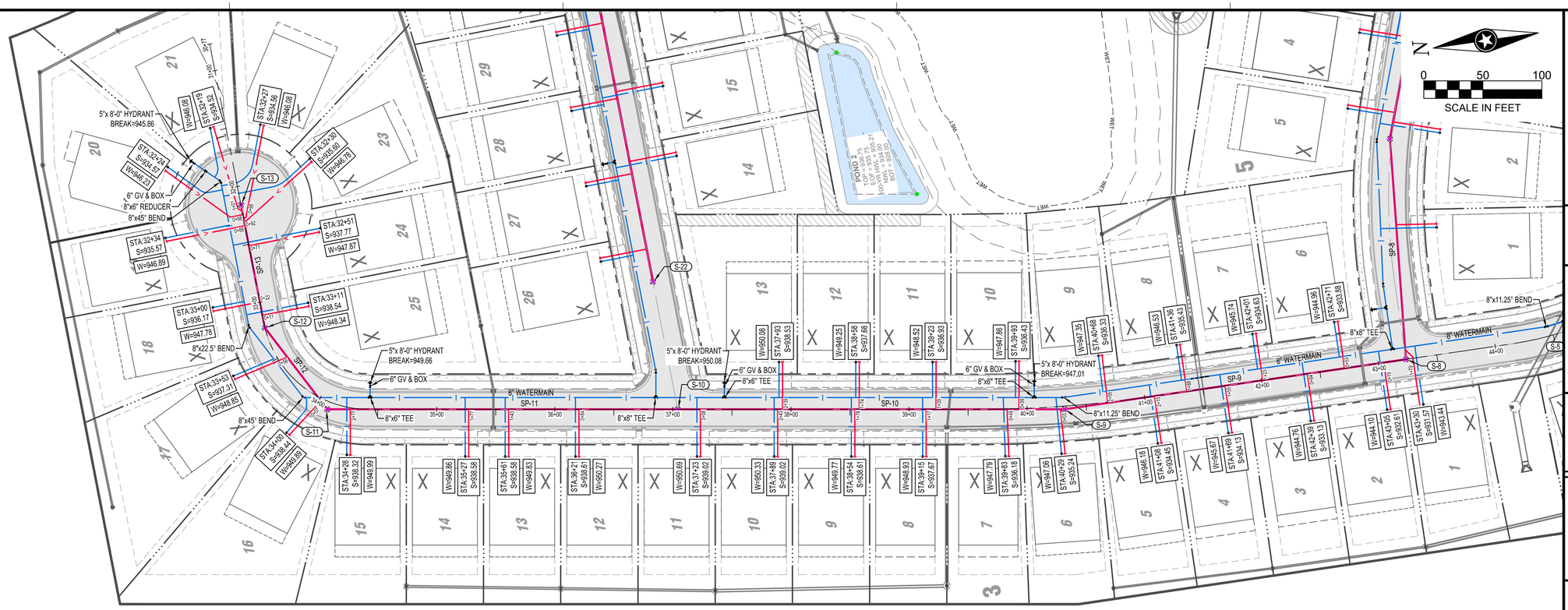
DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-SAVANNA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET
24 OF 62

PRELIMINARY NOT FOR CONSTRUCTION



980	
970	
960	
950	
940	
930	
920	
910	
900	
890	
880	

SANITARY SERVICE RISER LEGEND

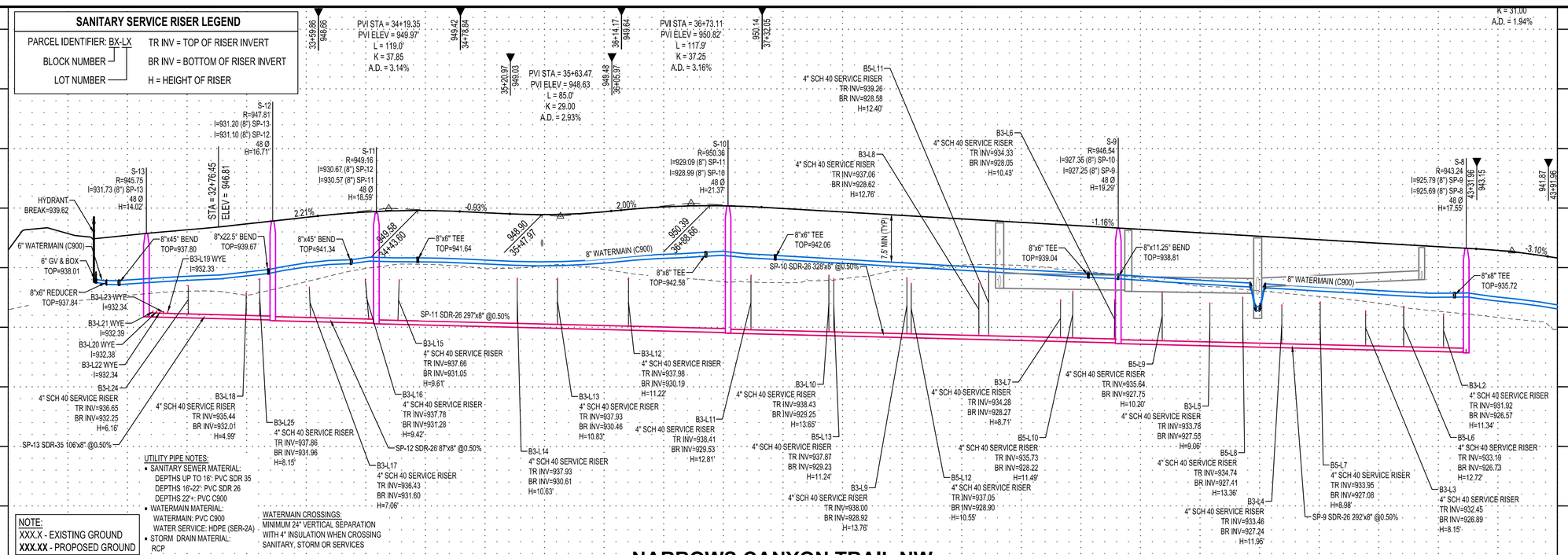
PARCEL IDENTIFIER: BX-LX
BLOCK NUMBER
LOT NUMBER

TR INV = TOP OF RISER INVERT
BR INV = BOTTOM OF RISER INVERT
H = HEIGHT OF RISER

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL: DEPTHS UP TO 16': PVC SDR 35 DEPTHS 16'-22': PVC SDR 26 DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL: WATERMAIN: PVC C900 WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL: RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES



	31+50	32+00	32+50	33+00	33+50	34+00	34+50	35+00	35+50	36+00	36+50	37+00	37+50	38+00	38+50	39+00	39+50	40+00	40+50	41+00	41+50	42+00	42+50	43+00	43+50
	934.3	935.3	936.0	935.4 **947.33**	937.6 **948.44**	939.9 **949.33**	940.5 **949.58**	939.8 **949.22**	940.3 **948.90**	939.7 **949.37**	938.4 **950.19**	937.6 **950.37**	937.5 **949.93**	938.1 **949.34**	939.6 **948.76**	940.4 **948.18**	940.4 **947.60**	939.5 **947.02**	938.2 **946.43**	936.9 **945.85**	936.1 **945.27**	935.2 **944.69**	934.0 **944.10**	932.7 **943.52**	931.6 **942.89**

PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-NARROWS
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET **25** OF 62

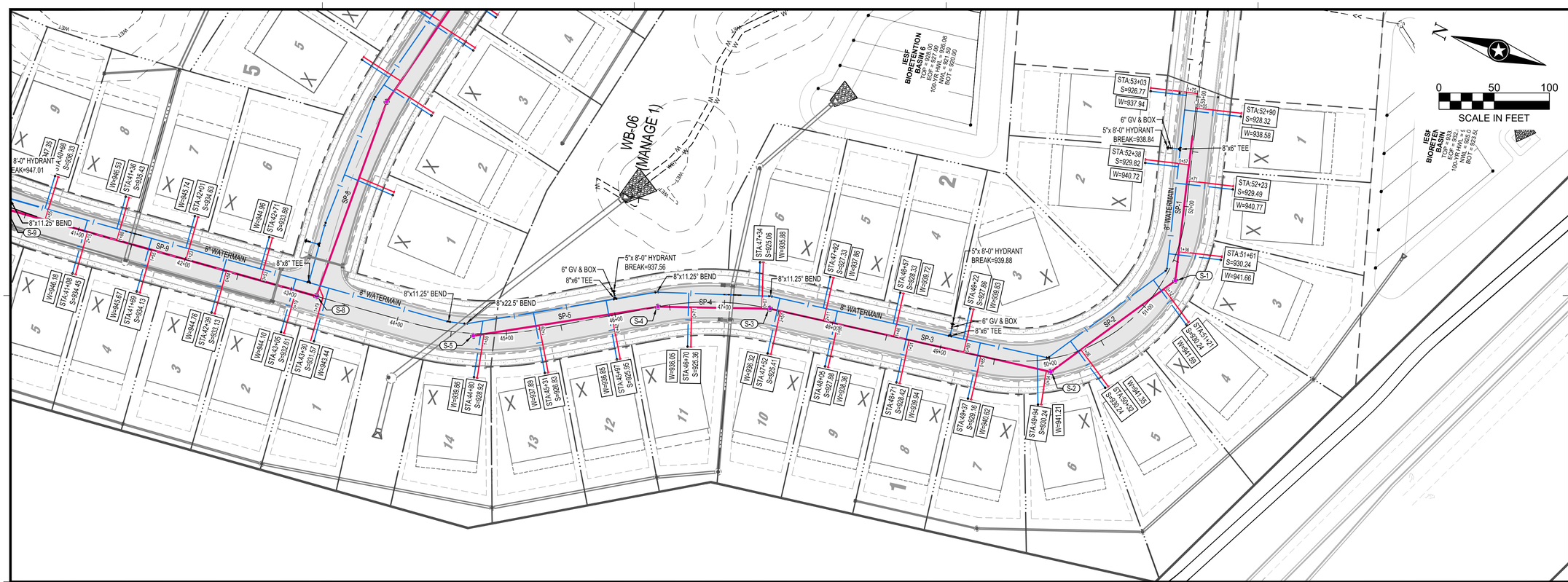
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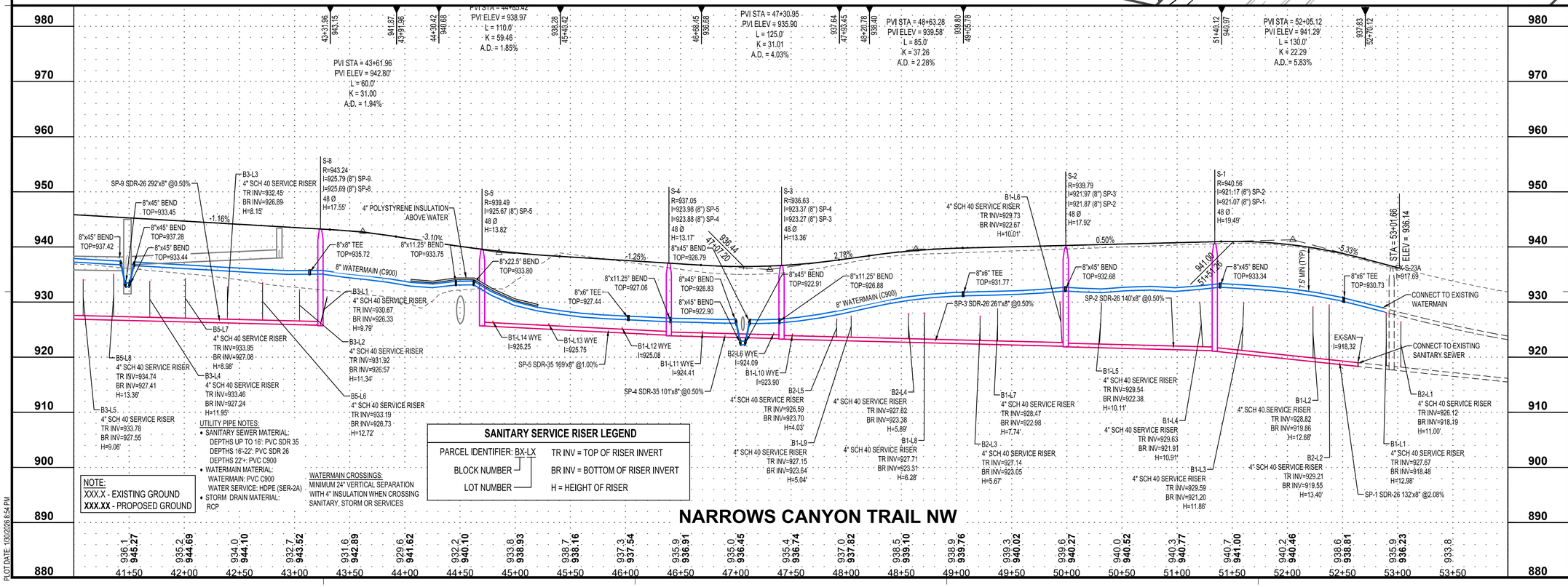
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REBECCA ANN GUENTHER
DATE ____ LIC. NO. 58680

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PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 8:53 PM





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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-NARROWS
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

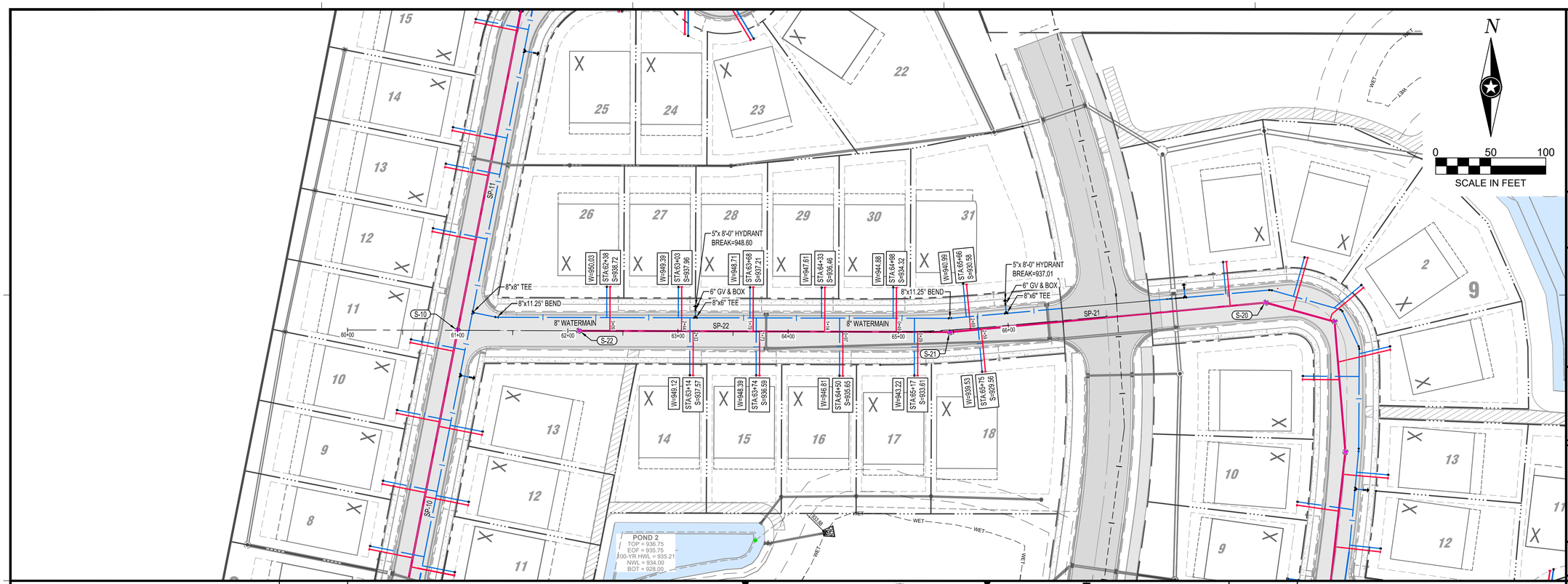
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET

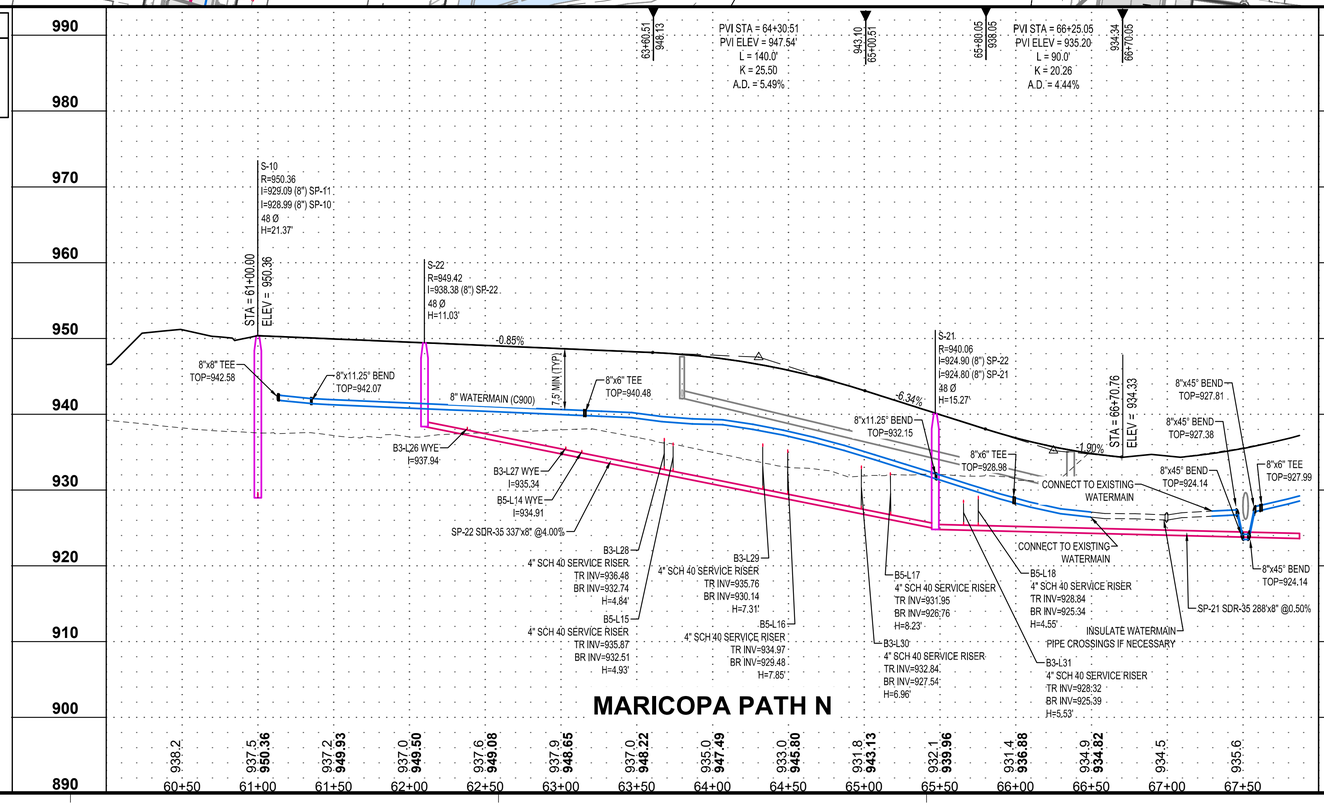
26 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 8:54 PM



SANITARY SERVICE RISER LEGEND	
PARCEL IDENTIFIER: BX-LX	TR INV = TOP OF RISER INVERT
BLOCK NUMBER	BR INV = BOTTOM OF RISER INVERT
LOT NUMBER	H = HEIGHT OF RISER



WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 1/30/2026 8:55 PM

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

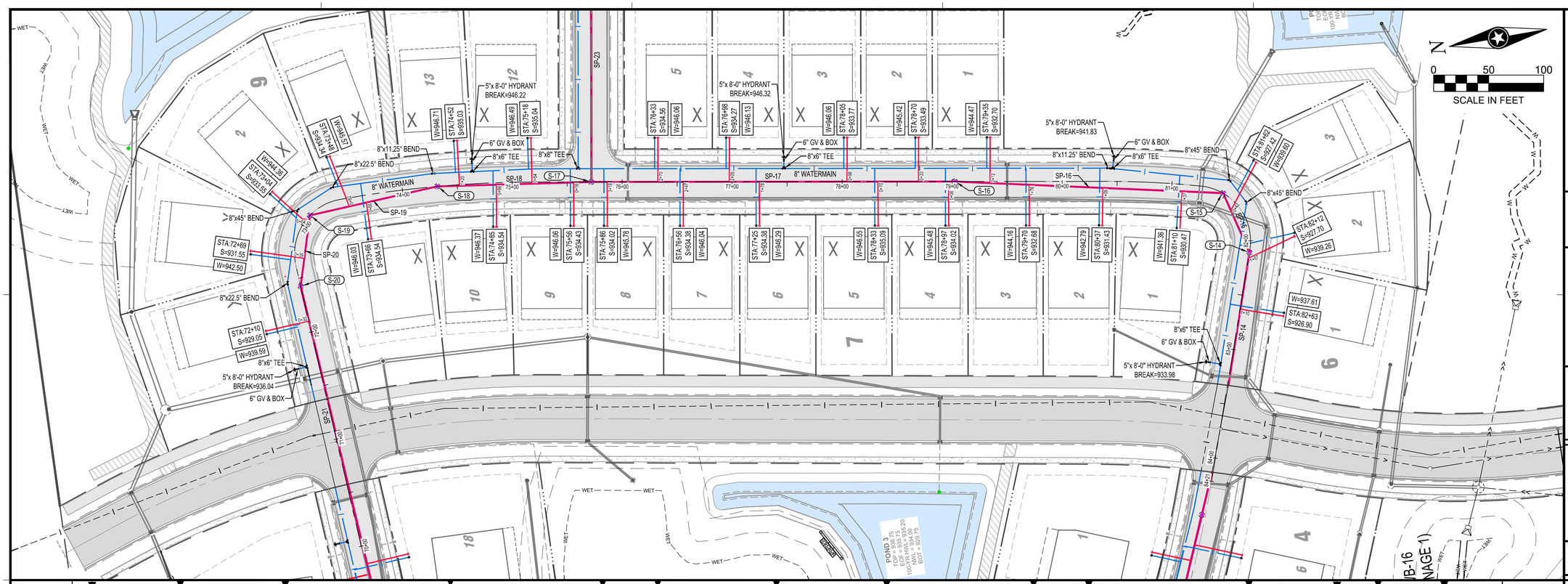
DATE	DESCRIPTION	BY

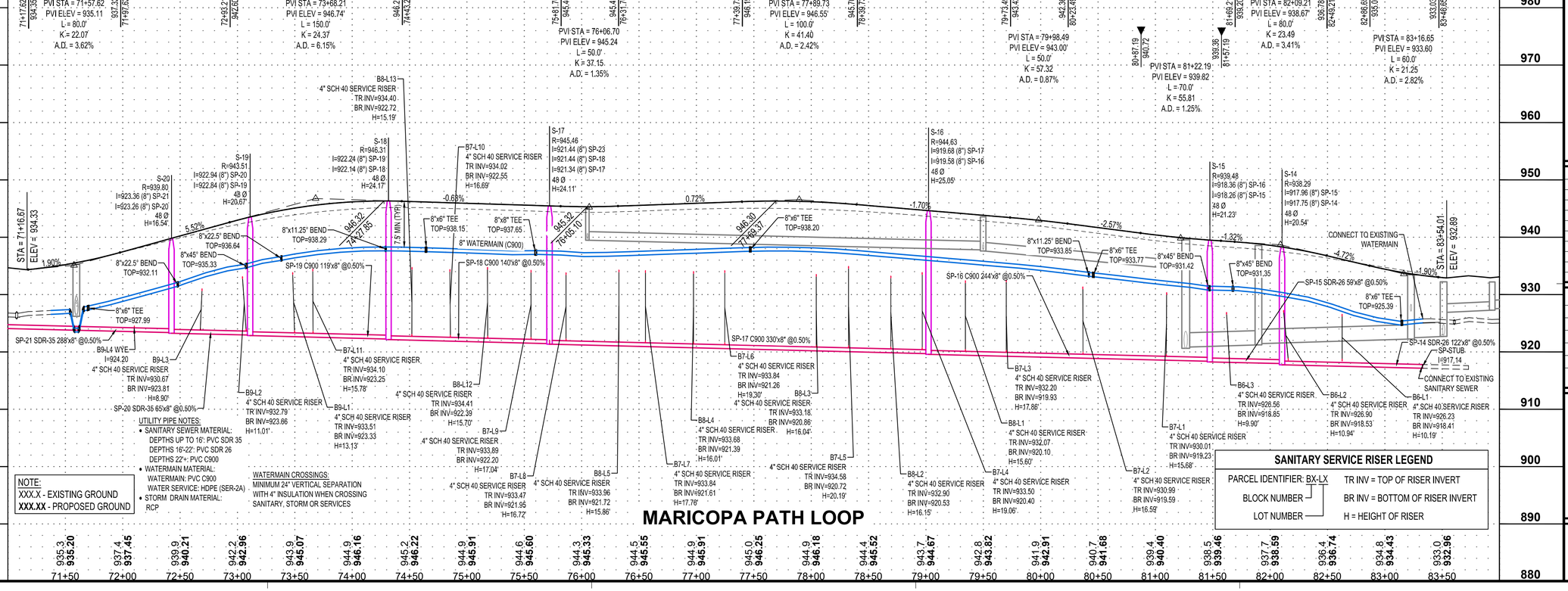
PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-MARICOPA-N
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET
27 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 12/2/2026 8:56 PM

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

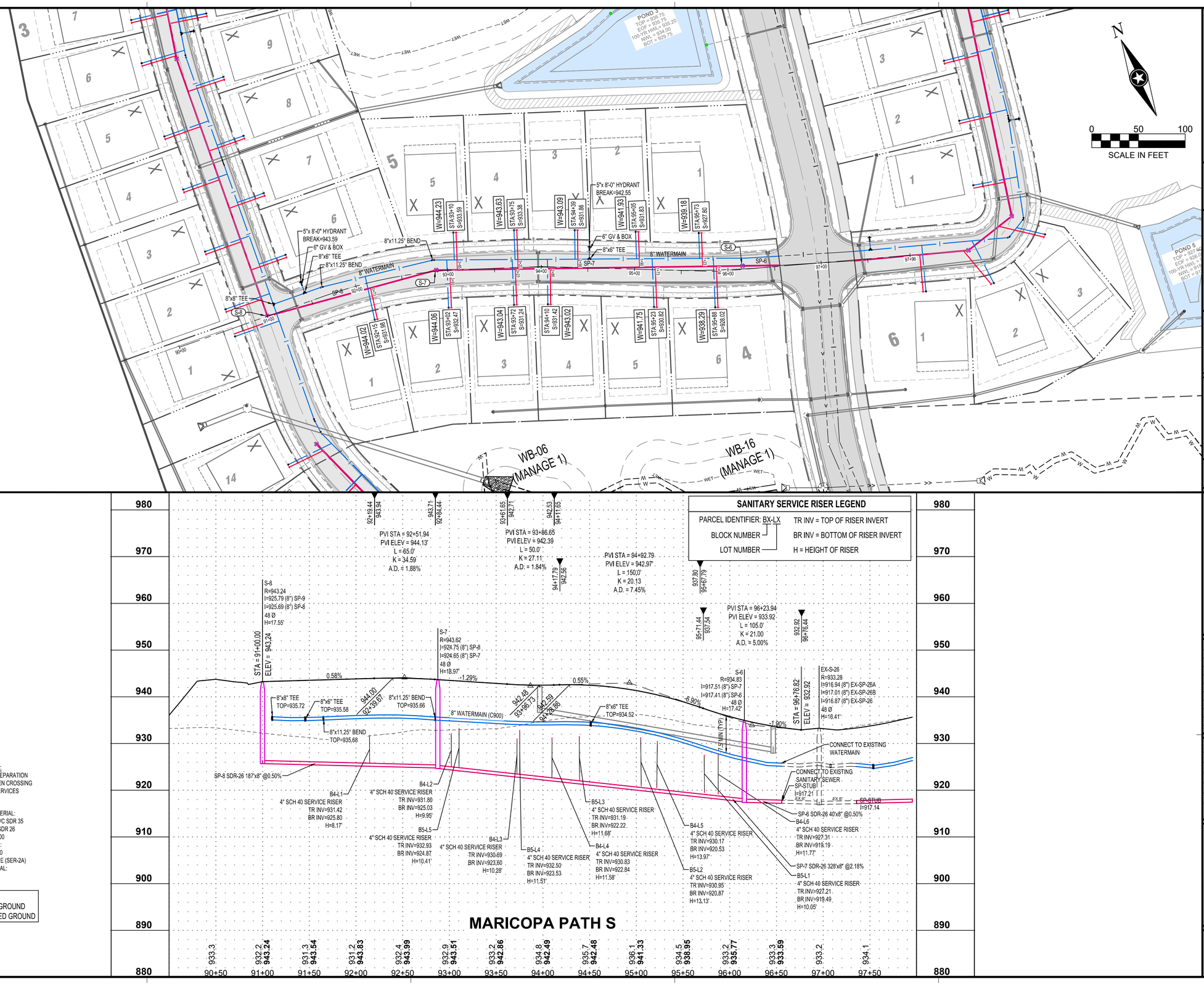
DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-MARICOPA-L
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET
28 OF 62

PRELIMINARY NOT FOR CONSTRUCTION



WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

SANITARY SERVICE RISER LEGEND

PARCEL IDENTIFIER: BX-LX
BLOCK NUMBER
LOT NUMBER
TR INV = TOP OF RISER INVERT
BR INV = BOTTOM OF RISER INVERT
H = HEIGHT OF RISER

PLOT DATE: 1/20/2026 6:58 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-MARICOPA-S
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

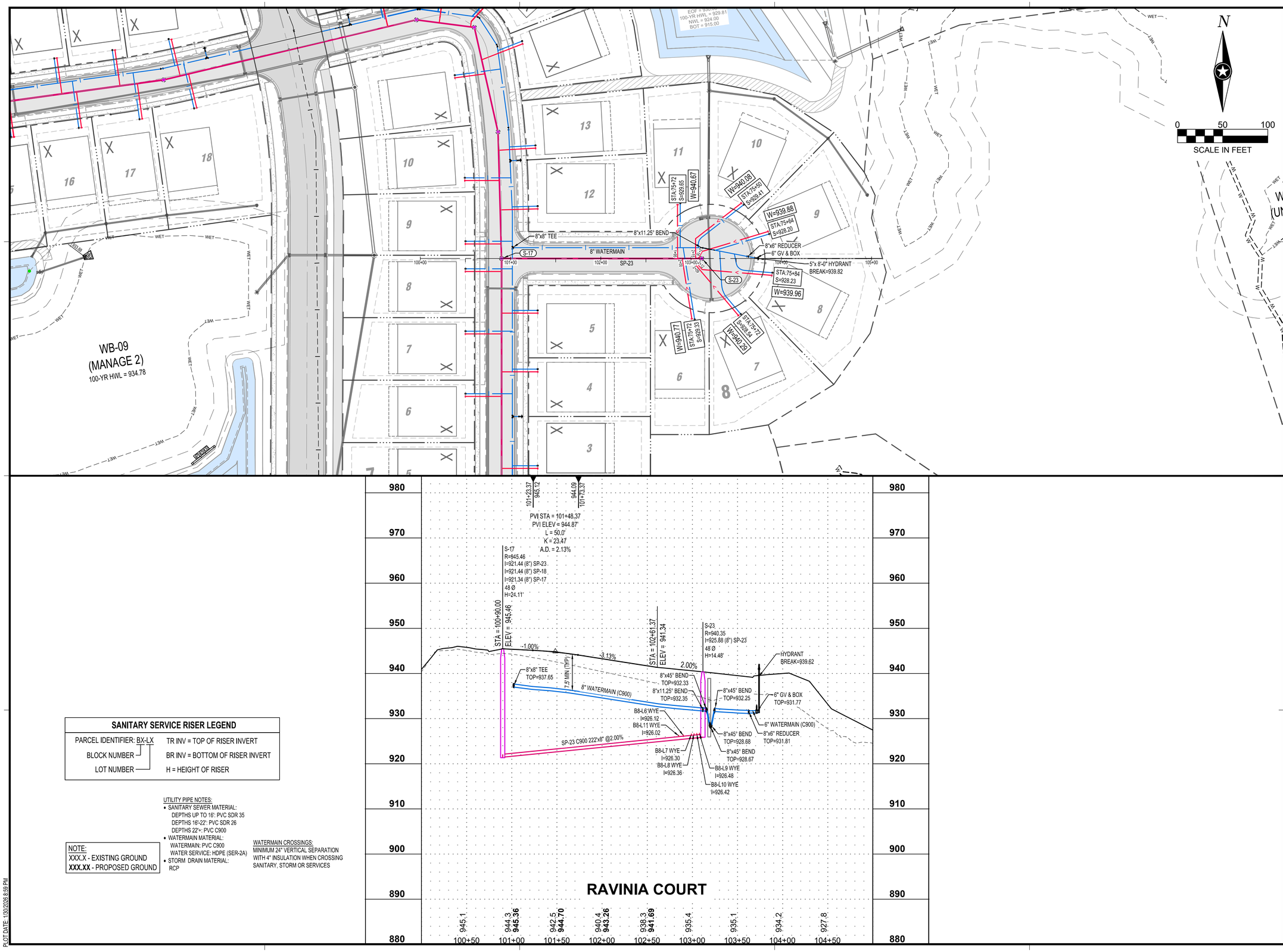
TITLE

PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET

29 OF 62

PRELIMINARY NOT FOR CONSTRUCTION



SANITARY SERVICE RISER LEGEND

PARCEL IDENTIFIER: BX-LX	TR INV = TOP OF RISER INVERT
BLOCK NUMBER	BR INV = BOTTOM OF RISER INVERT
LOT NUMBER	H = HEIGHT OF RISER

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 1/30/2026 8:59 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-S-W-RAVINIA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

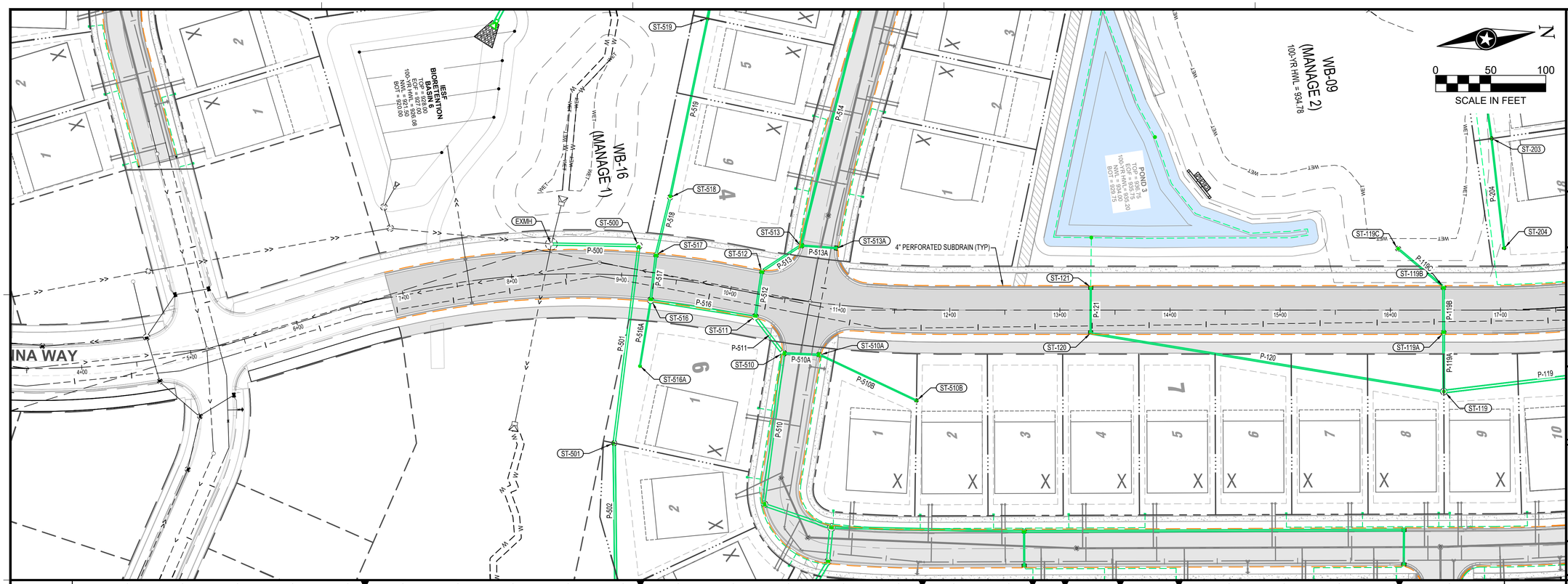
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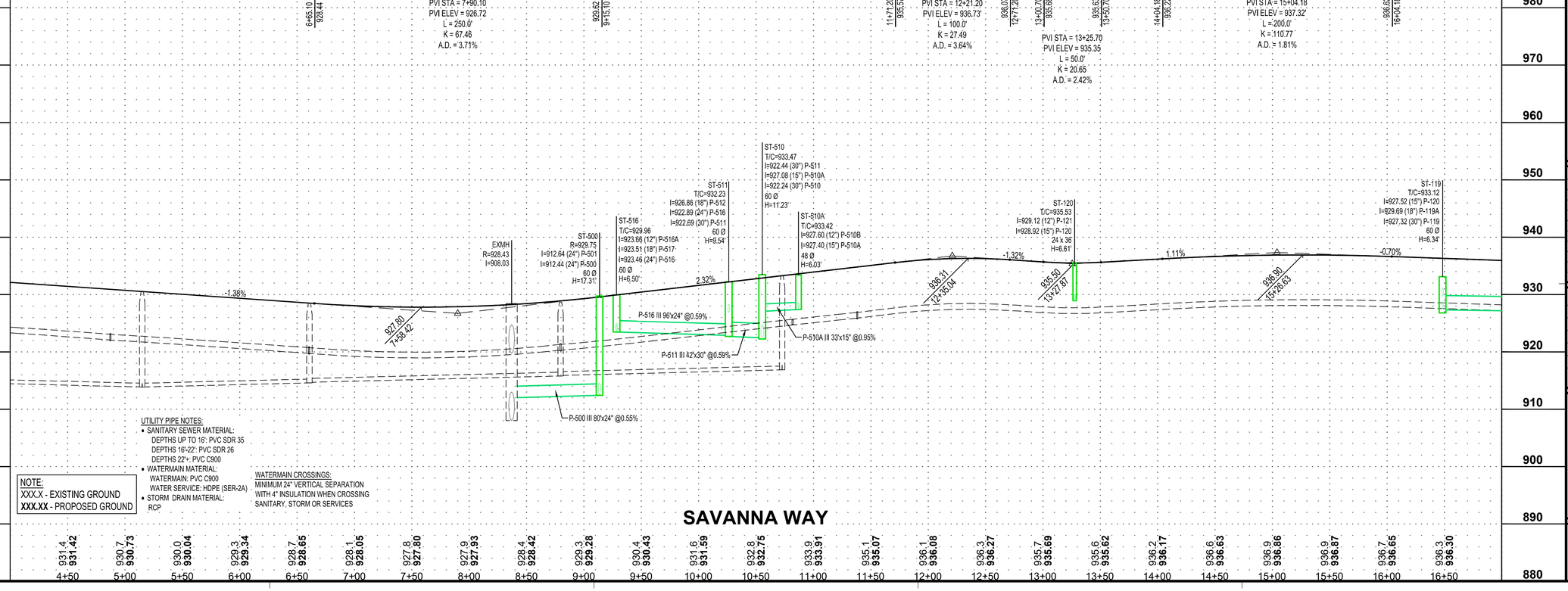
PLAN AND PROFILE (SANITARY AND WATERMAIN)

SHEET

30 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 12/02/2026 9:01 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-SAVANNA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

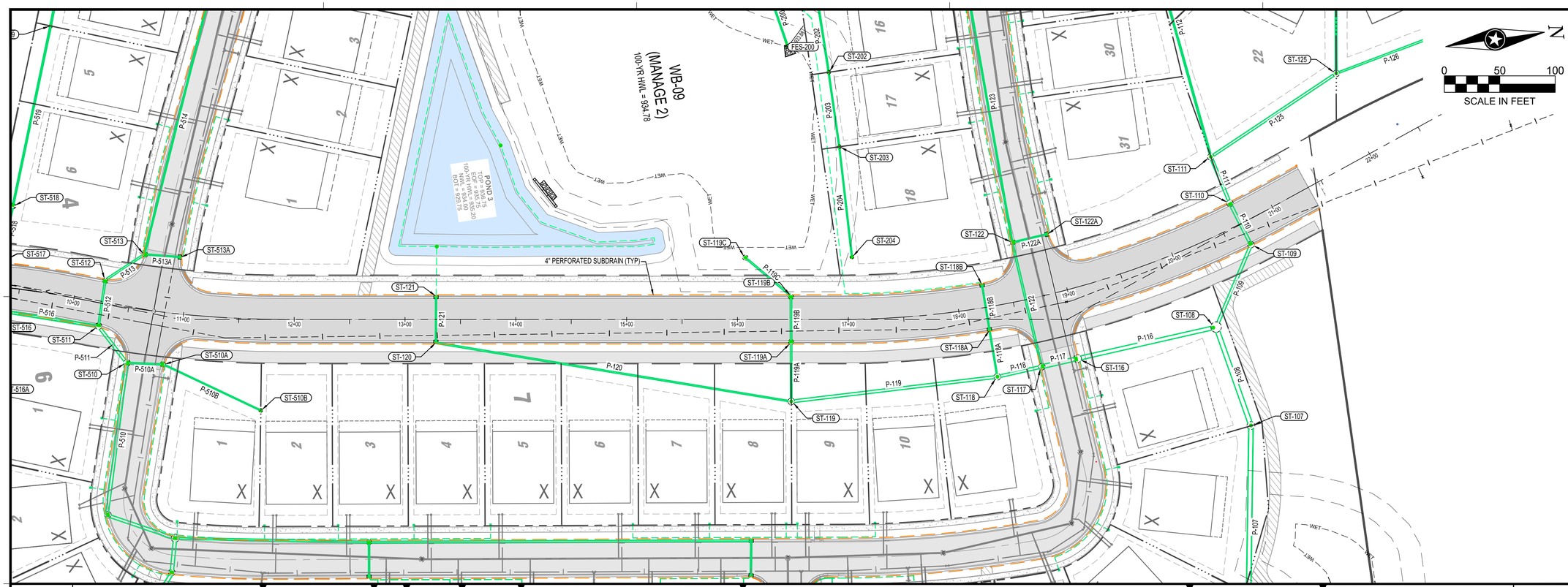
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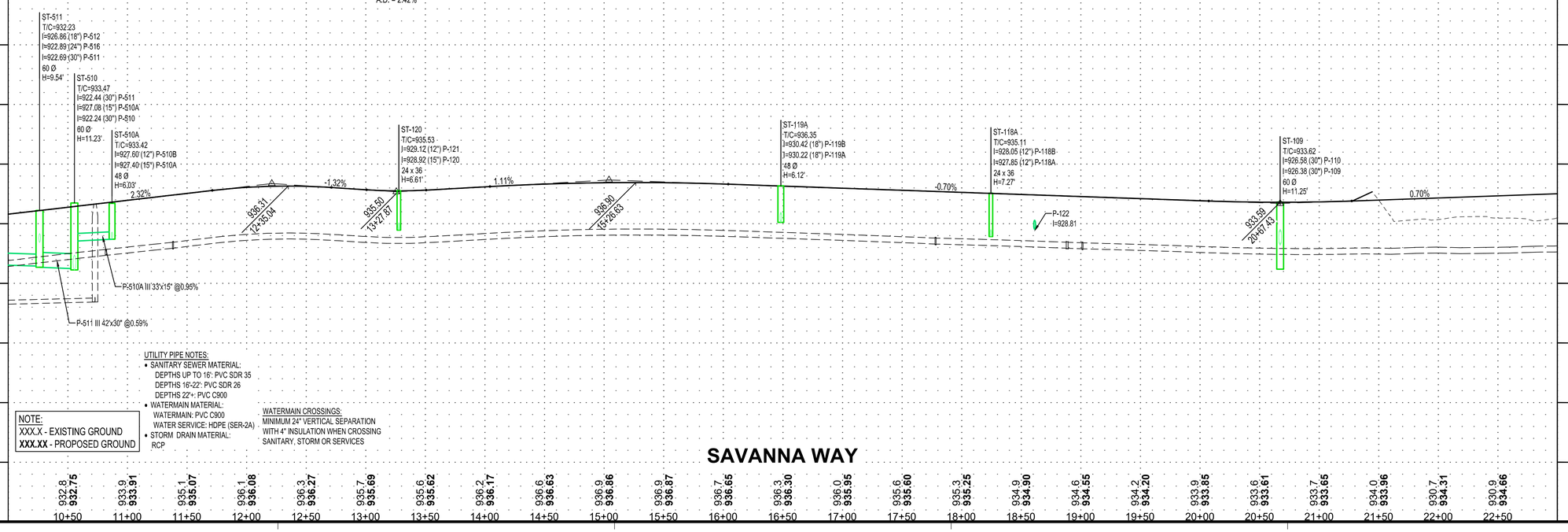
PLAN AND PROFILE (STORM)

SHEET

31 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





11+71.20 935.57
PVI STA = 12+21.20
PVI ELEV = 936.73'
L = 100.0'
K = 27.49
A.D. = 3.64%
12+71.20 936.07
13+00.70 935.68
PVI STA = 13+25.70
PVI ELEV = 935.35
L = 50.0'
K = 20.65
A.D. = 2.42%
13+50.70 935.63
14+04.18 936.22
PVI STA = 15+04.18
PVI ELEV = 937.32'
L = 200.0'
K = 110.77
A.D. = 1.81%
16+04.18 936.62
20+67.42 933.60
PVI STA = 20+67.42
PVI ELEV = 933.38
L = 120.0'
K = 85.72
A.D. = 1.40%
21+27.42 933.60

932.8 932.75
933.9 933.91
935.1 935.07
936.1 936.08
936.3 936.27
935.7 935.69
935.6 935.62
936.2 936.17
936.6 936.63
936.9 936.86
936.9 936.87
936.7 936.65
936.3 936.30
936.0 935.95
935.6 935.60
935.3 935.25
934.9 934.90
934.6 934.55
934.2 934.20
933.9 933.85
933.6 933.61
933.7 933.65
934.0 933.96
930.7 934.31
930.9 934.66

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 12/2/2026 9:01 PM

ISG

FORESTAR

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REBECCA ANN GUENTHER
DATE _____ LIC. NO. 58680

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

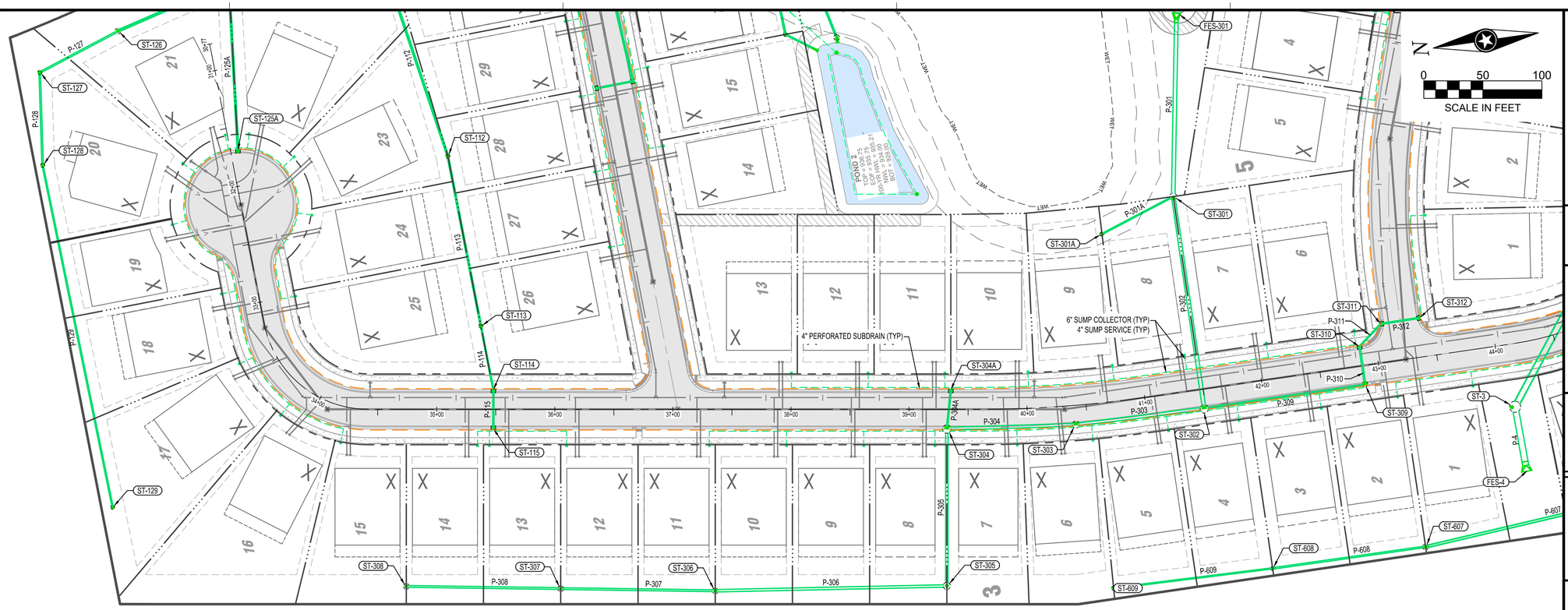
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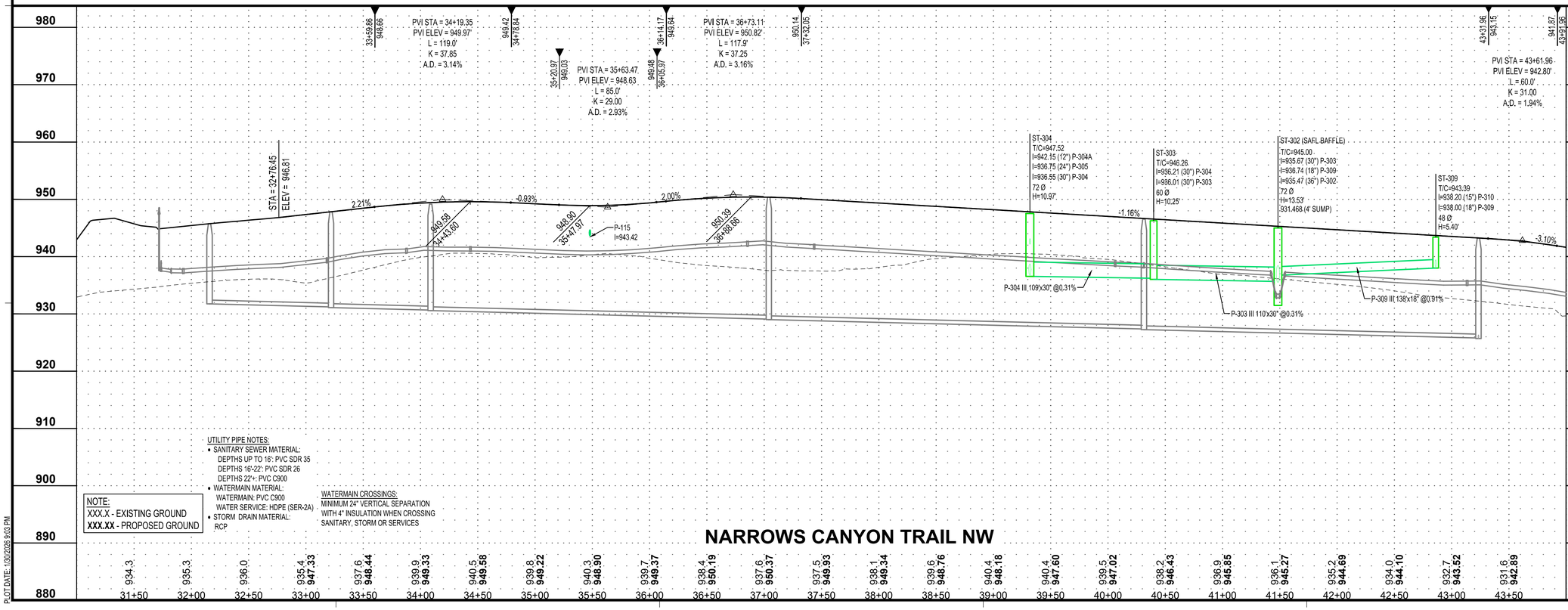
PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-SAVANNA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (STORM)

SHEET
32 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

ISG

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

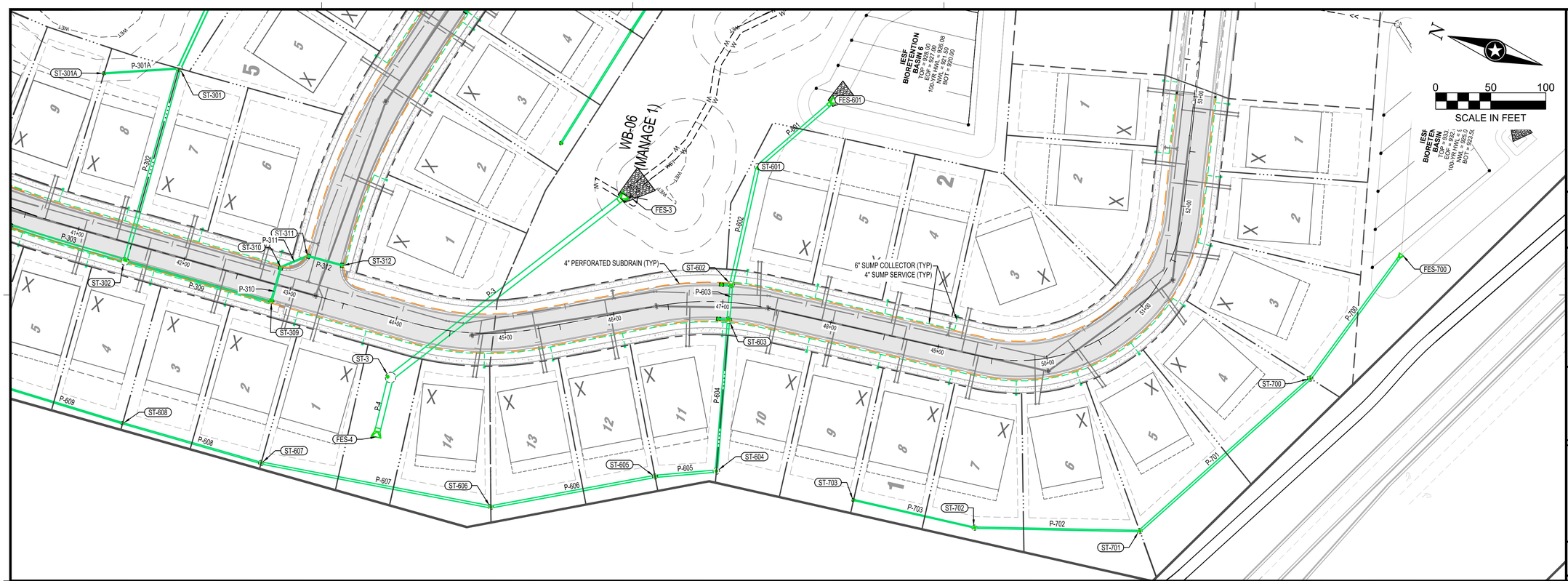
PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-NARROWS
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

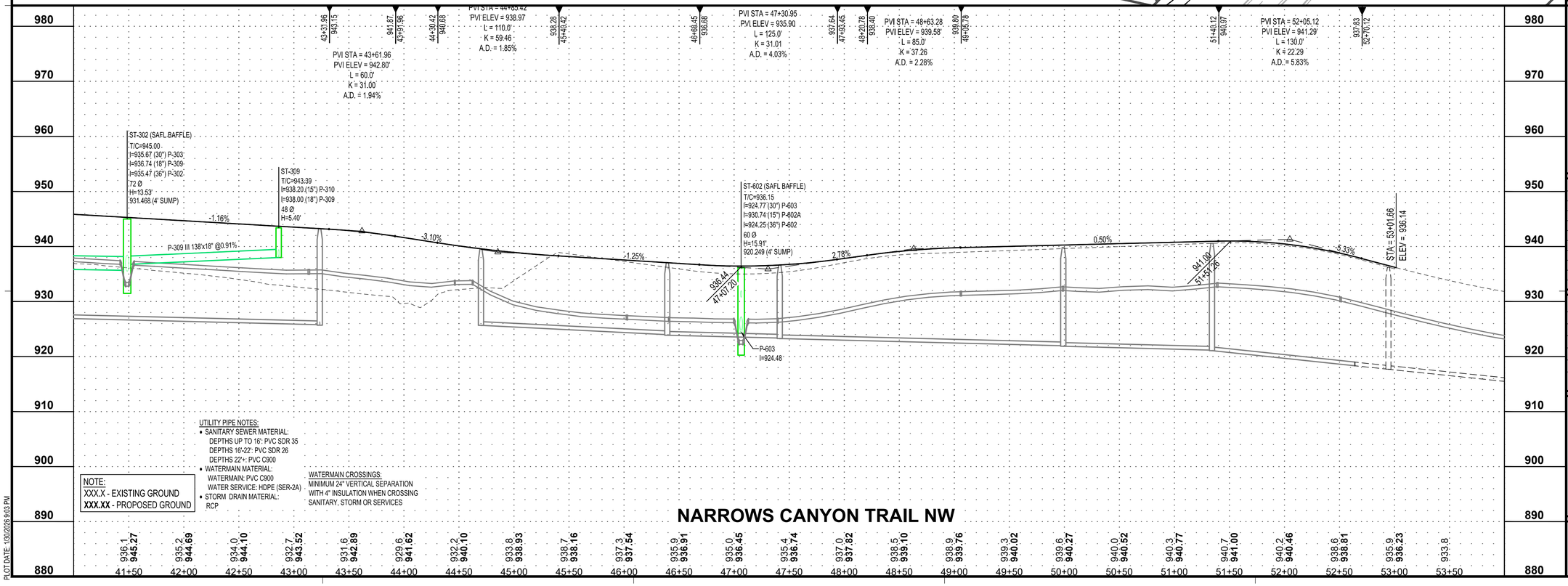
TITLE
PLAN AND PROFILE (STORM)

SHEET
33 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 9:03 PM





NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NARROWS CANYON TRAIL NW

PLOT DATE: 1/20/2026 9:03 PM

ISG

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PROJECT
FORESTAR
HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)
CHASKA MINNESOTA

REVISION SCHEDULE

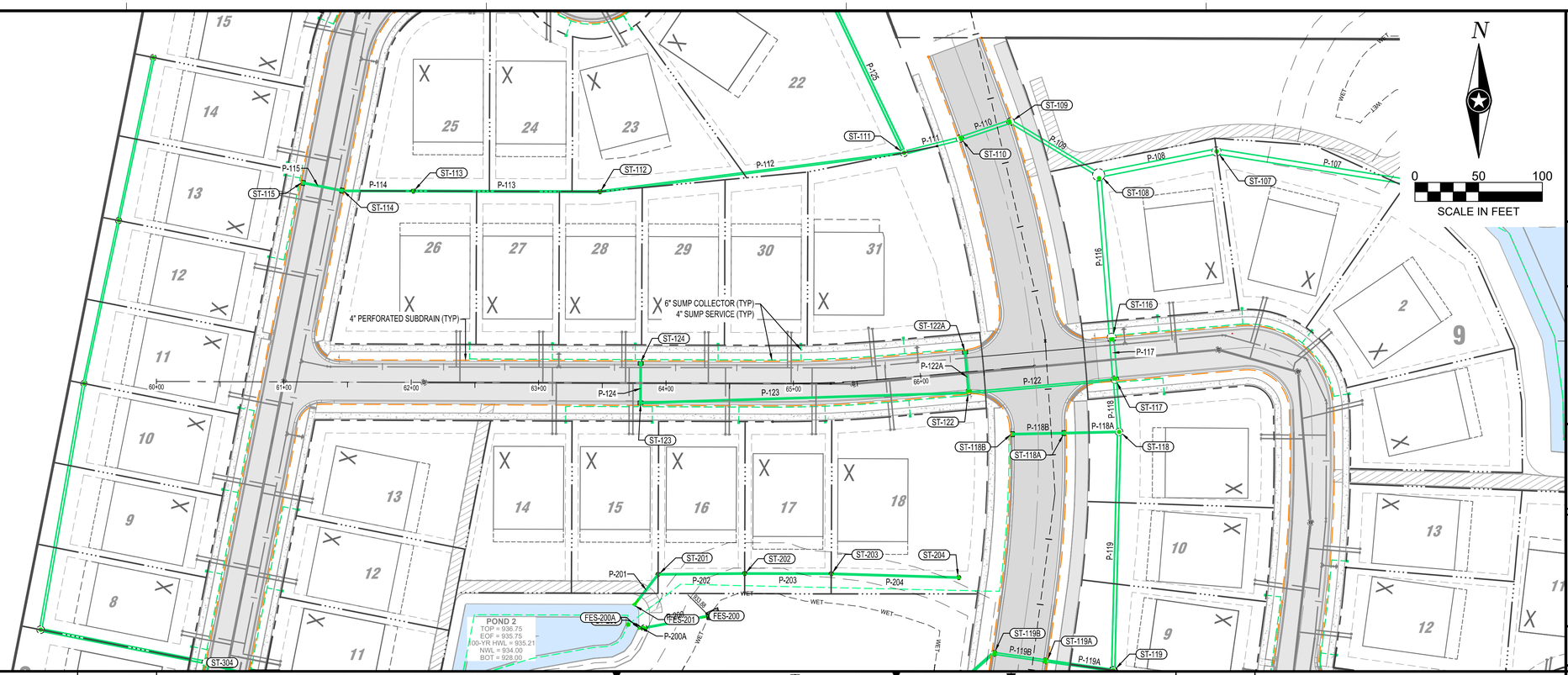
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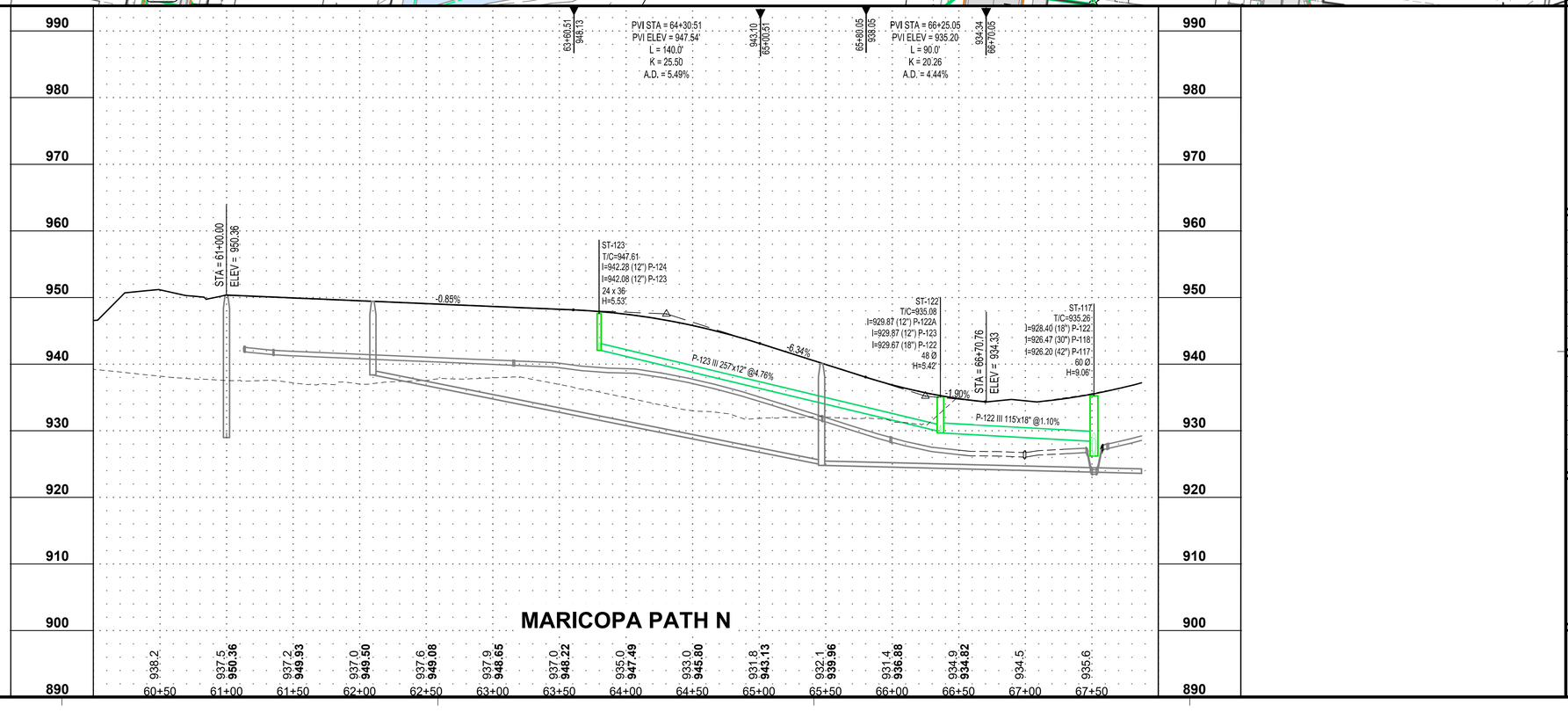
PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-NARROWS
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
PLAN AND PROFILE (STORM)

SHEET
34 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION
WITH 4" INSULATION WHEN CROSSING
SANITARY, STORM OR SERVICES

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 1/30/2026 9:05 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-MARICOPA-N
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

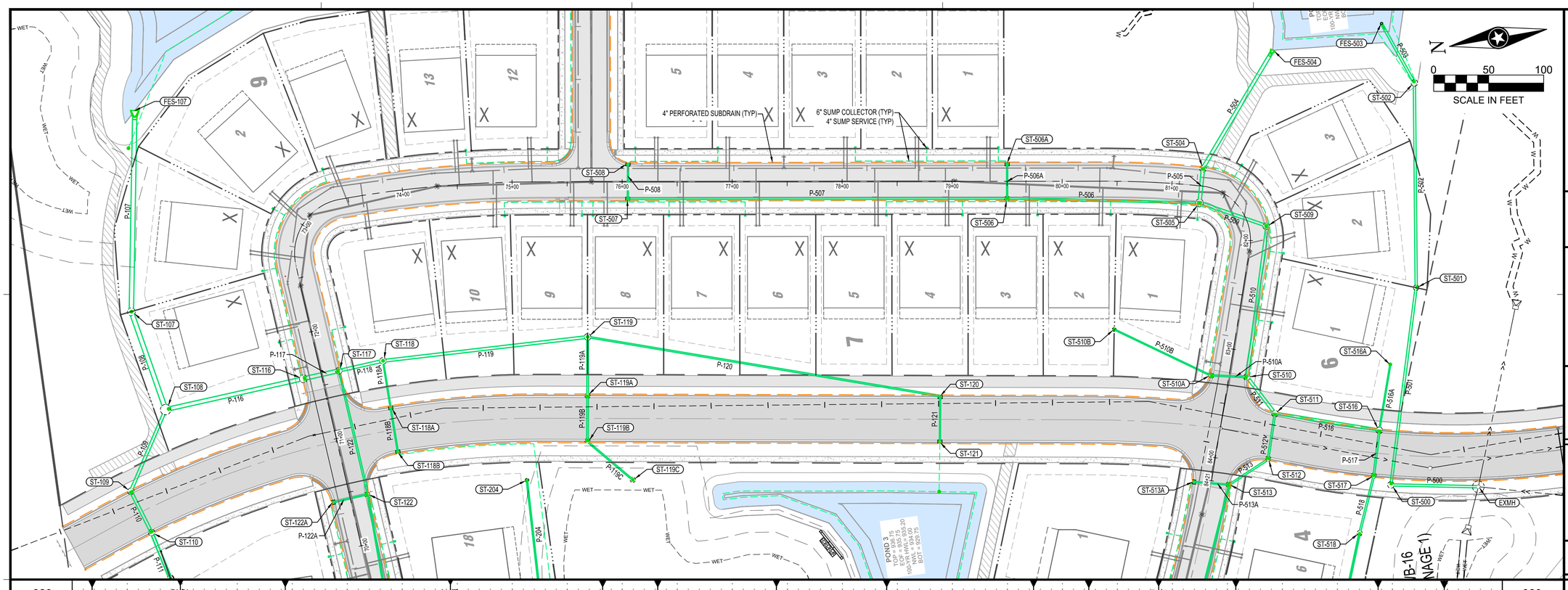
TITLE

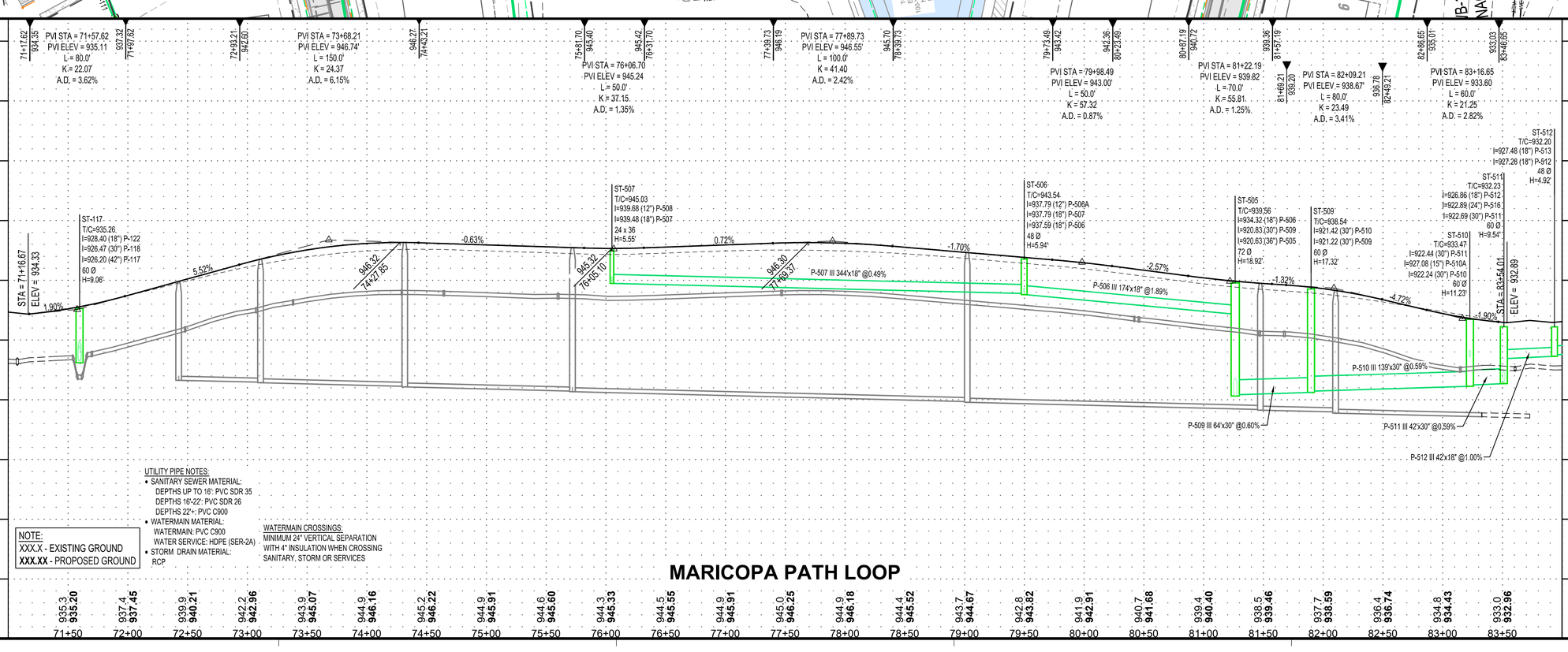
PLAN AND PROFILE (STORM)

SHEET

35 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-MARICOPA-L
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

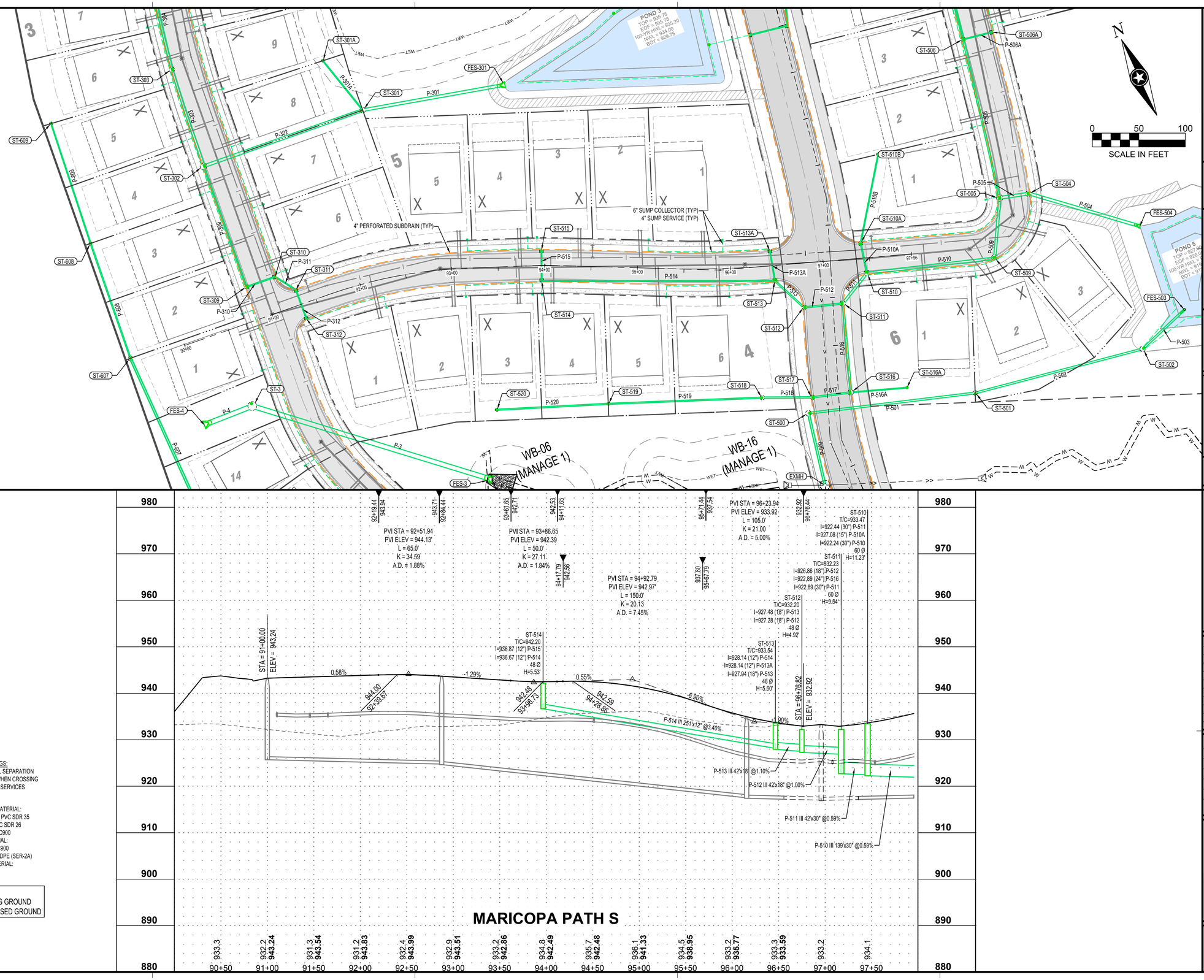
PLAN AND PROFILE (STORM)

SHEET

36 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/20/2026 9:06 PM



WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 1/20/2026 9:07 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-MARICOPA-S
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

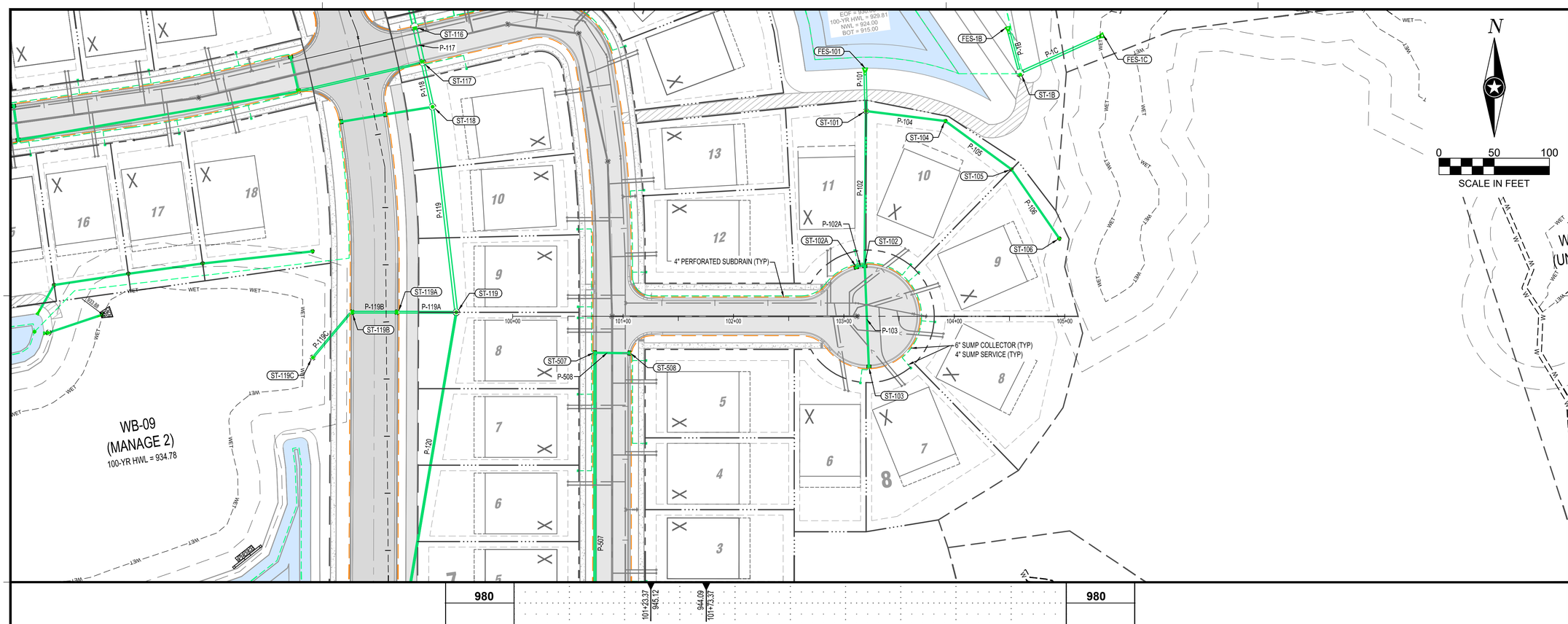
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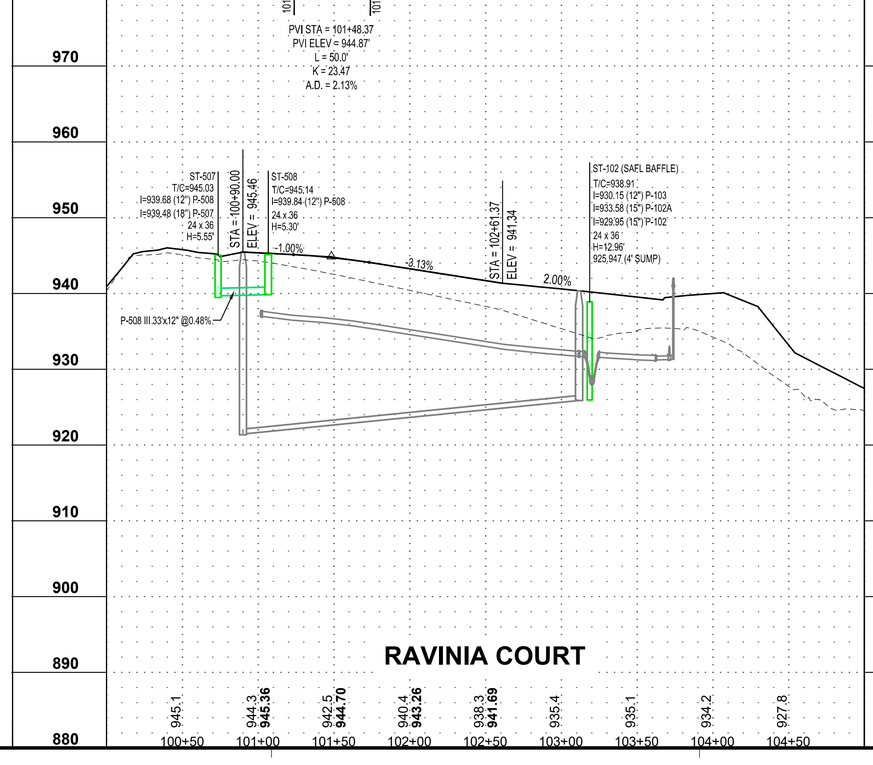
PLAN AND PROFILE (STORM)

SHEET

37 OF 62

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 1/30/2026 8:09 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-PP-ST-RAVINIA
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLAN AND PROFILE (STORM)

SHEET

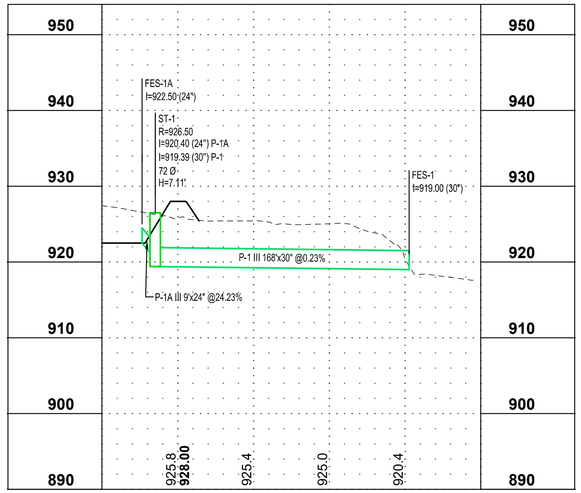
38 OF 62

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

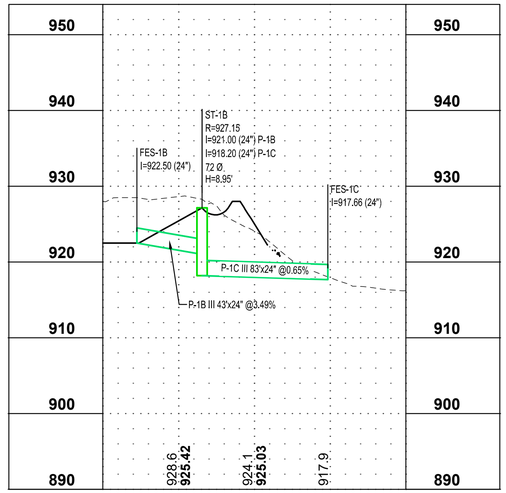
WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION FROM SANITARY AND STORM SEWER.
WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP).
WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

PROFILE LEGEND

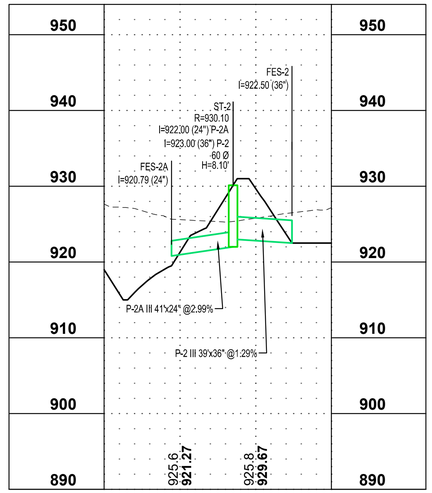
- - - -	EXISTING GROUND
———	PROPOSED GROUND
1000.0 / **1000.00**	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



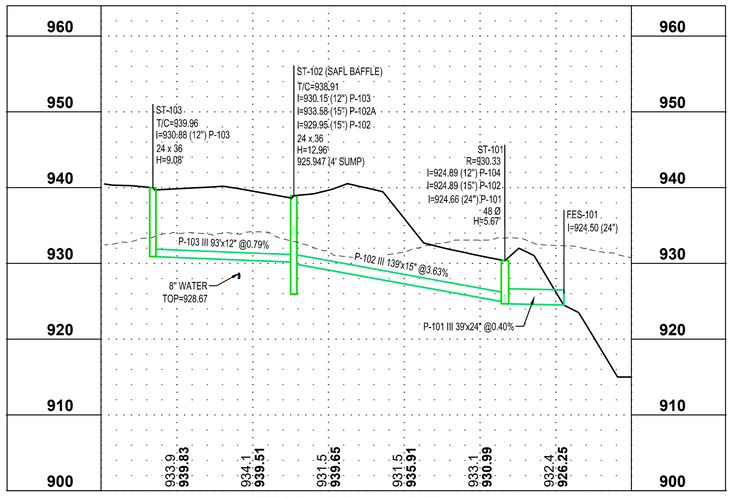
STORM - FES-1A TO FES-1



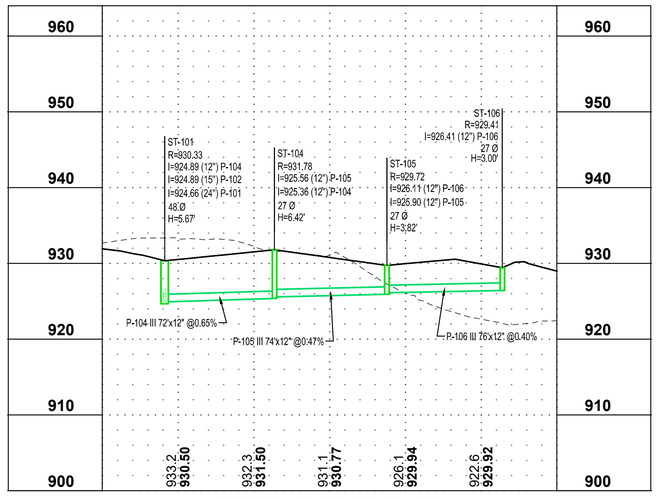
STORM - FES-1B TO FES-1C



STORM - FES-2 TO FES-2A



STORM - FES-101 TO ST-103



STORM - ST-101 TO ST-106

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DET-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

39 OF 62

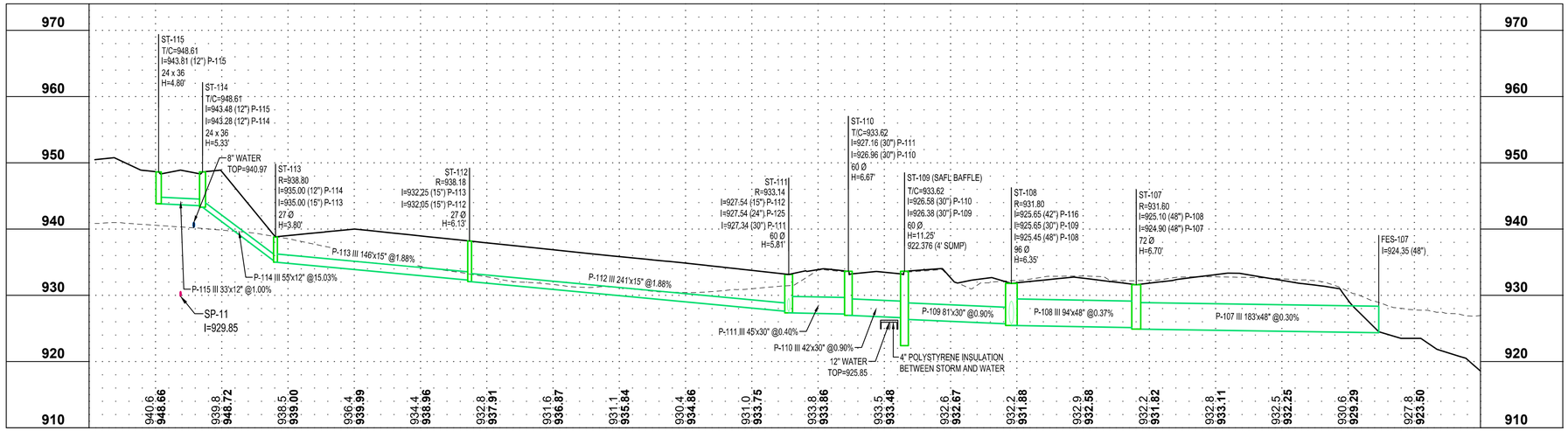
PLOT DATE: 1/30/2026 6:09 PM

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

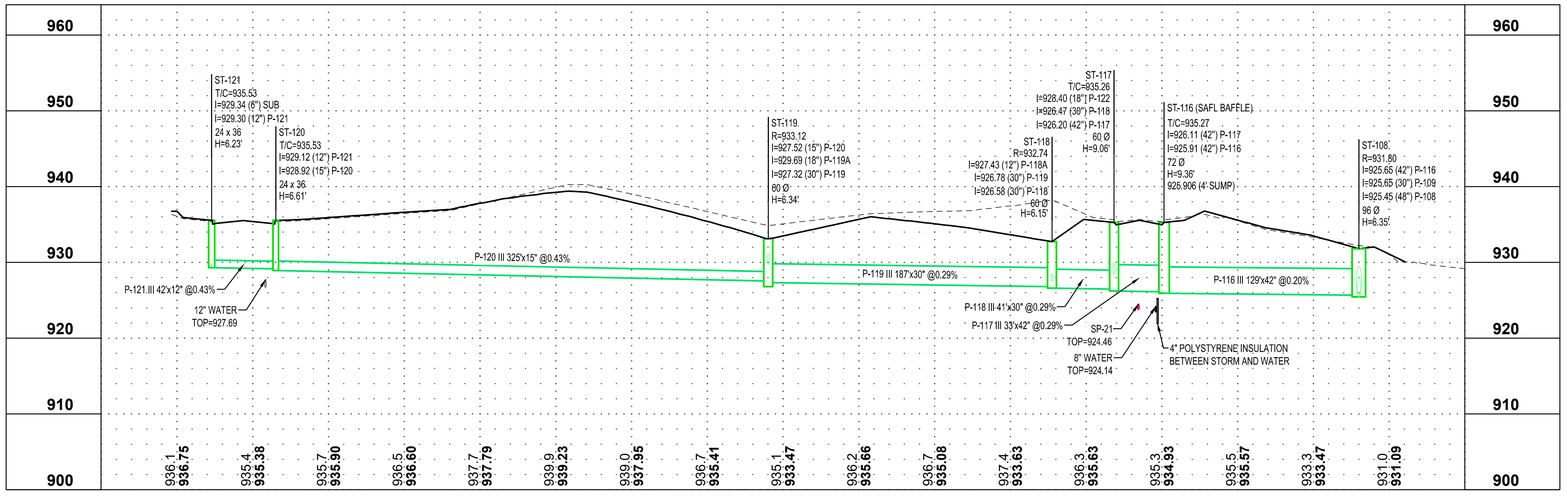
WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION FROM SANITARY AND STORM SEWER. WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP). WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

PROFILE LEGEND

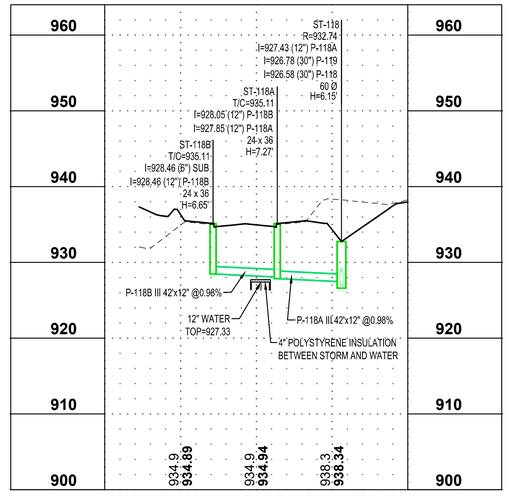
	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



STORM - FES-107 TO ST-115



STORM - ST-108 TO ST-121



STORM - ST-118 TO ST-118B

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DET-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

40 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

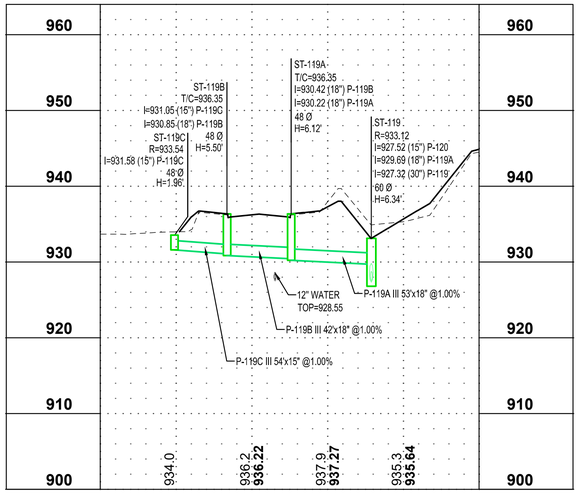
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NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

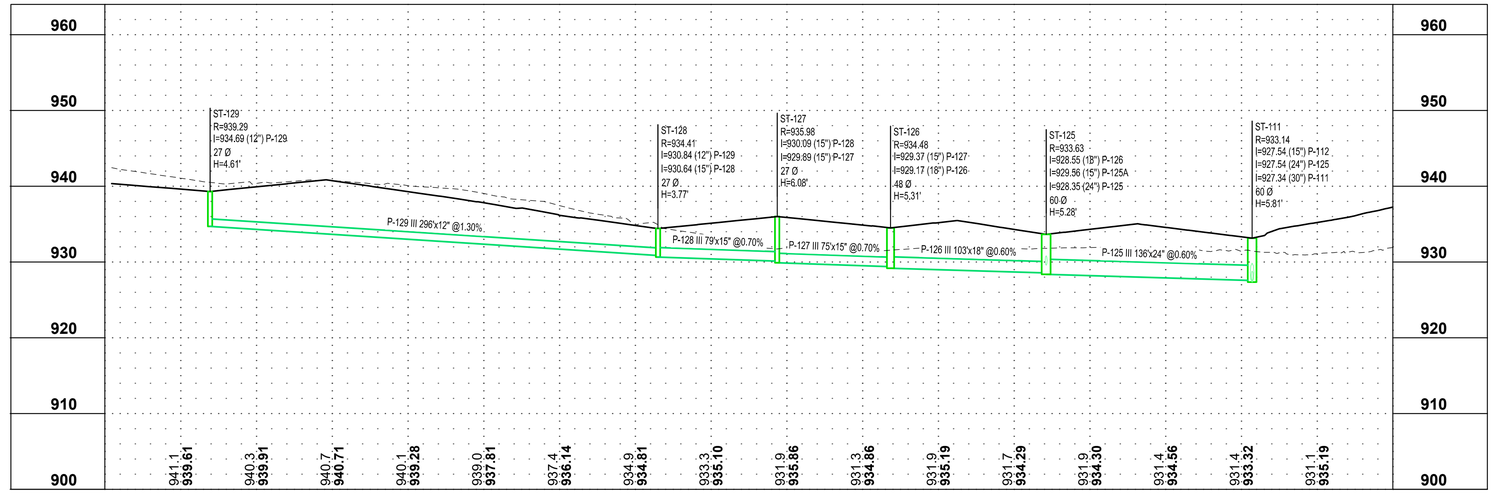
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PROFILE LEGEND

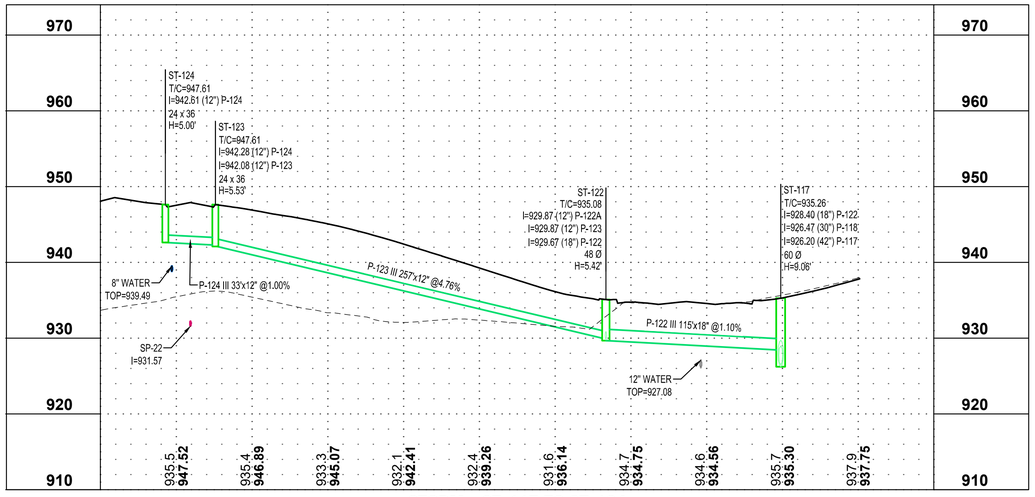
	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



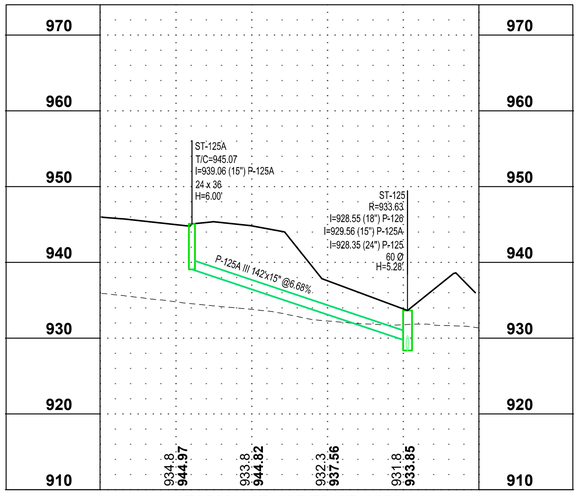
STORM - ST-119 TO FES-119C



STORM - ST-111 TO ST-129



STORM - ST-117 TO ST-124



STORM - ST-125 TO ST-125A

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DET-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

41 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

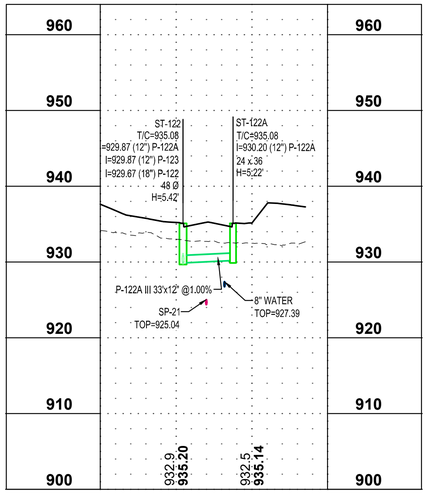
PLOT DATE: 1/30/2026 9:10 PM

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

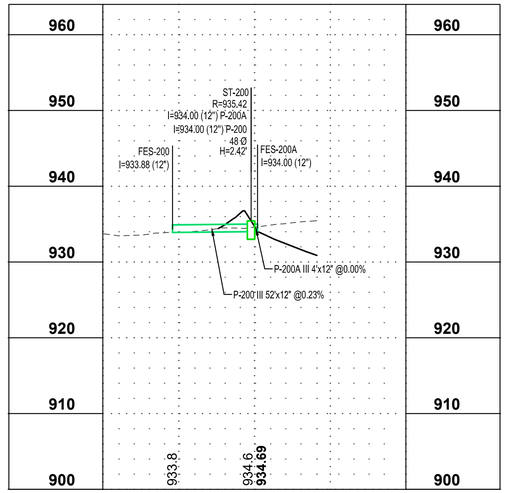
WATERMAIN DESIGNED TO MAINTAIN 18" VERTICAL SEPERATION FROM SANITARY AND STORM SEWER. WATERMAIN SHALL HAVE MINIMUM 7.5' OF COVER (TYP). WATERMAIN ELEVATIONS ARE TO TOP OF PIPE.

PROFILE LEGEND

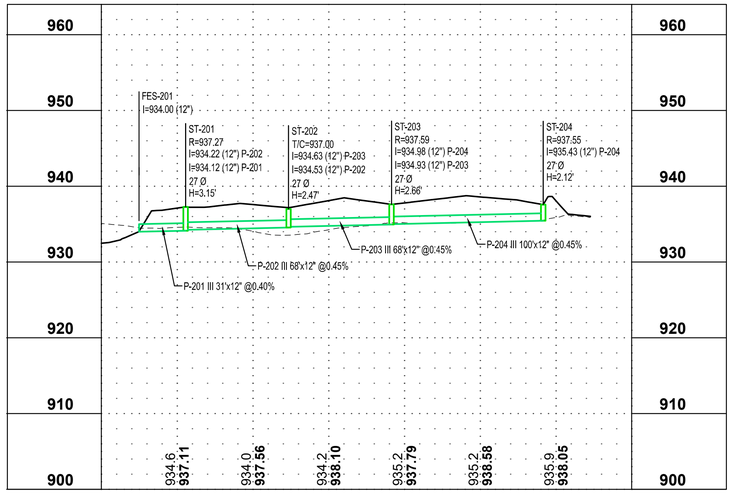
	EXISTING GROUND
	PROPOSED GROUND
1000.0 **1000.00**	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



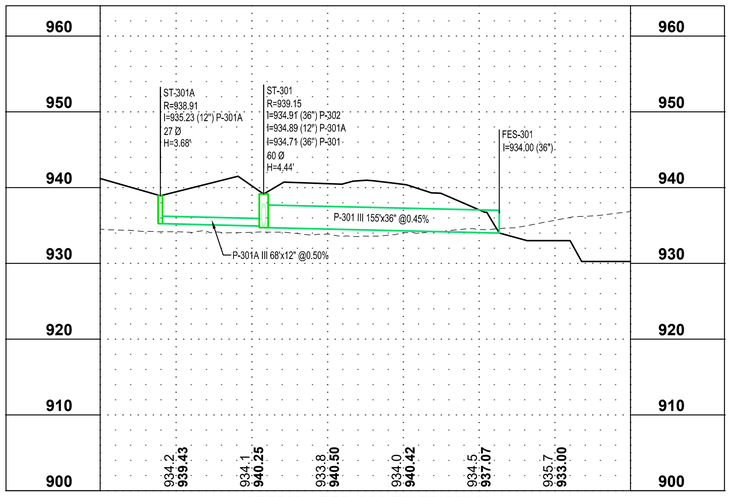
STORM - ST-122 TO ST-122A



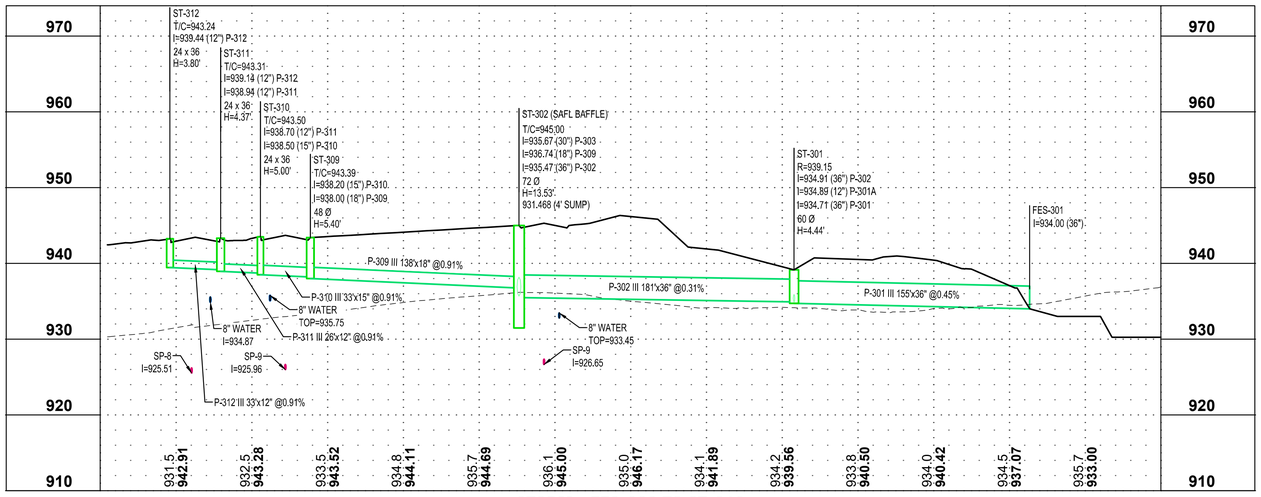
STORM - FES-200 TO FES-200A



STORM - FES-201 TO ST-204



STORM - FES-301 TO ST-301A



STORM - FES-300 TO ST-312

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

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CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

42 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

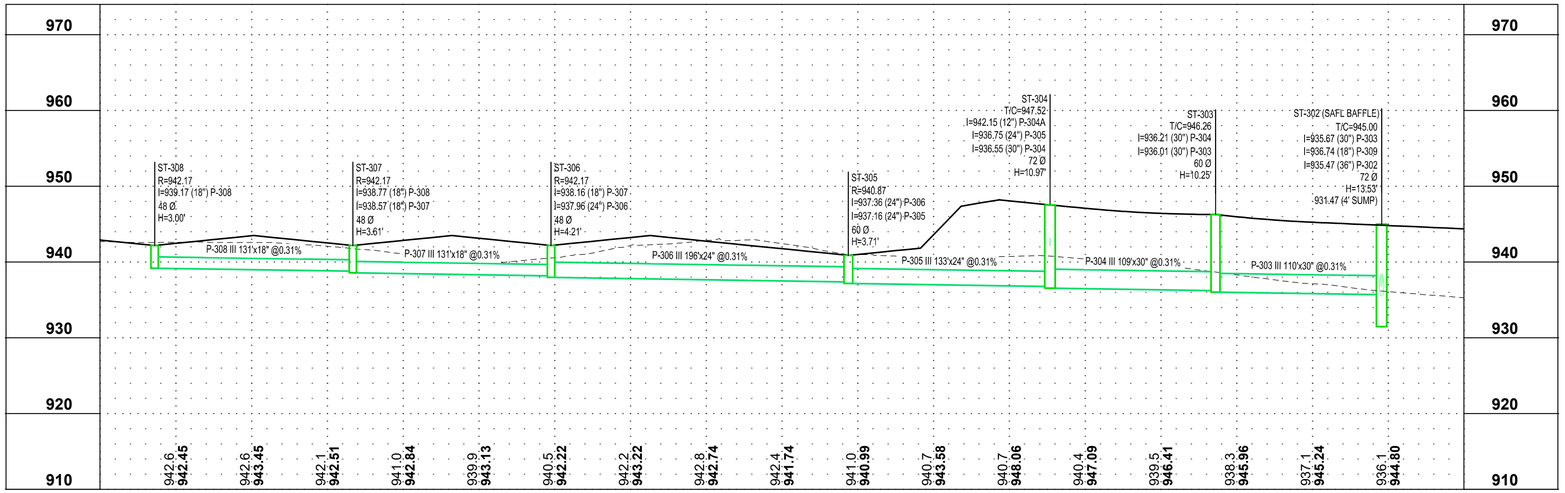
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NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

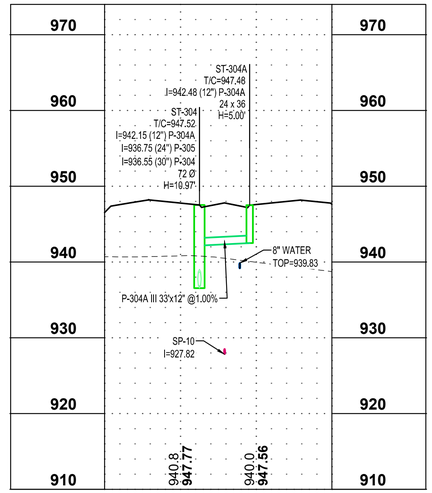
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PROFILE LEGEND

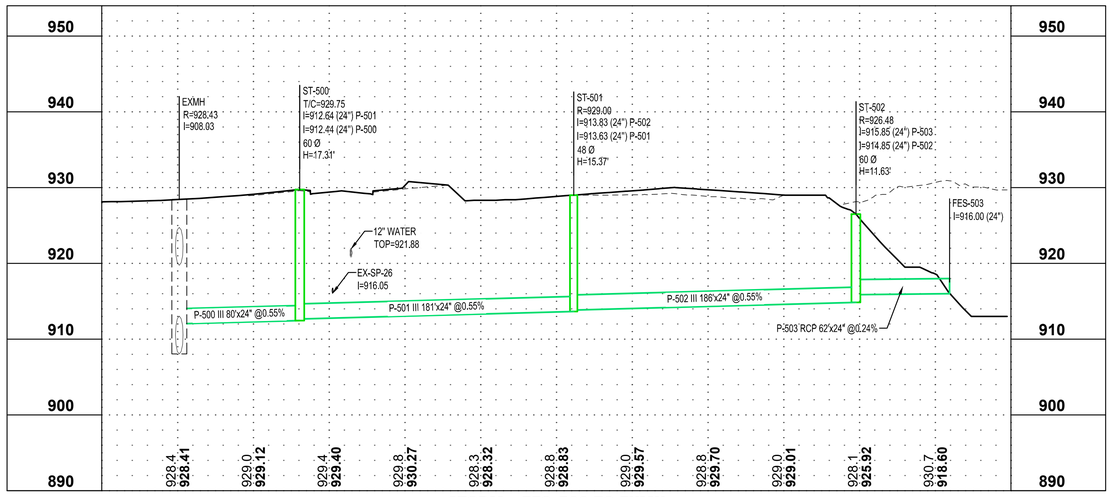
	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



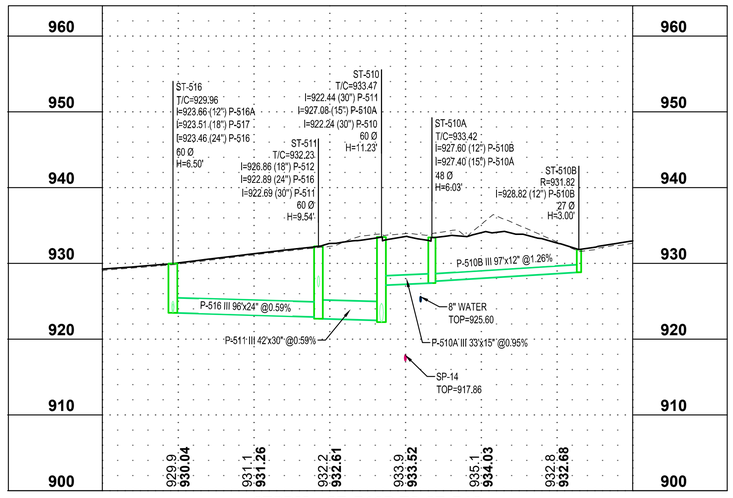
STORM - ST-302 TO ST-308



STORM ST-304 TO ST-304A



STORM - FES-503 TO EXMH



STORM - ST-510B TO ST-516

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

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CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

43 OF 62

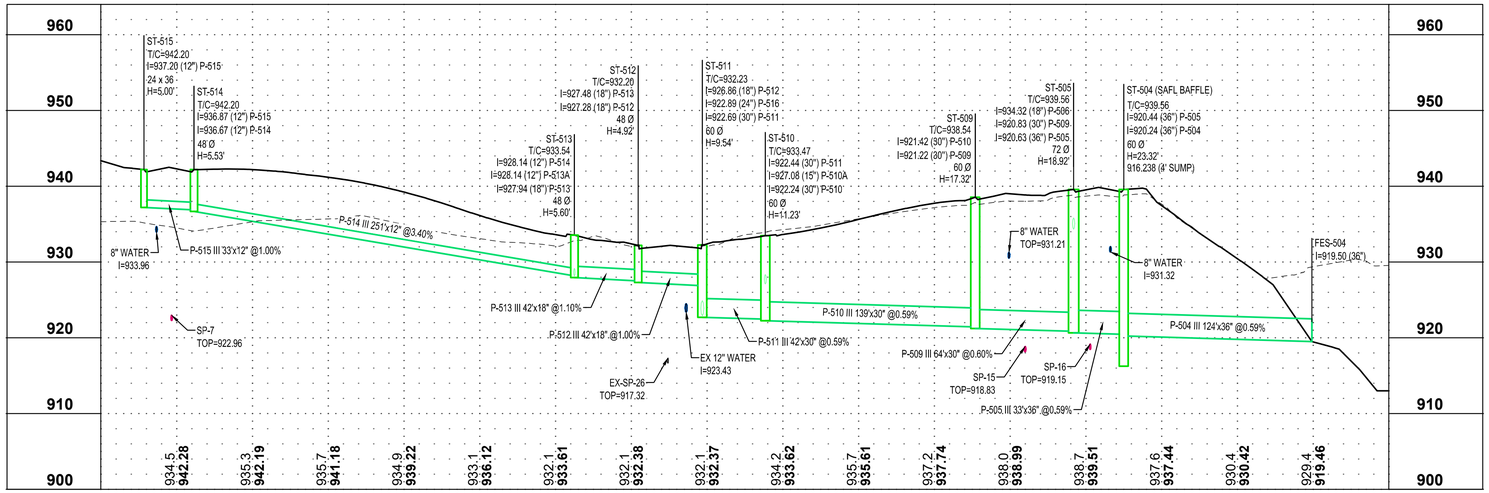
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NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

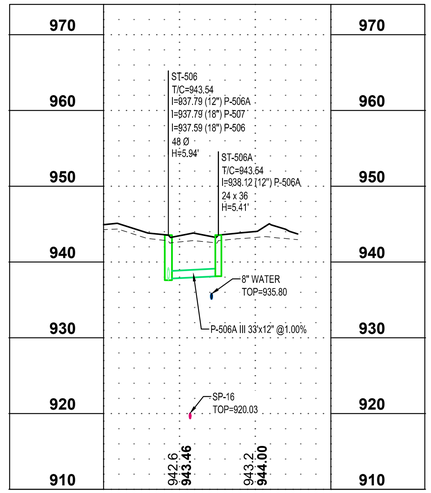
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PROFILE LEGEND

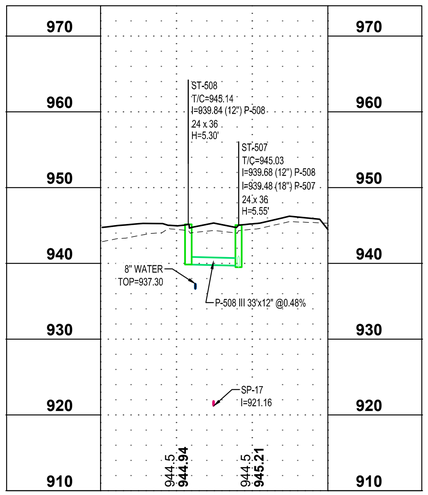
	EXISTING GROUND
	PROPOSED GROUND
1000.0 / **1000.00**	XXX.X - EXISTING GROUND ℄ / XXX.XX - PROPOSED GROUND ℄



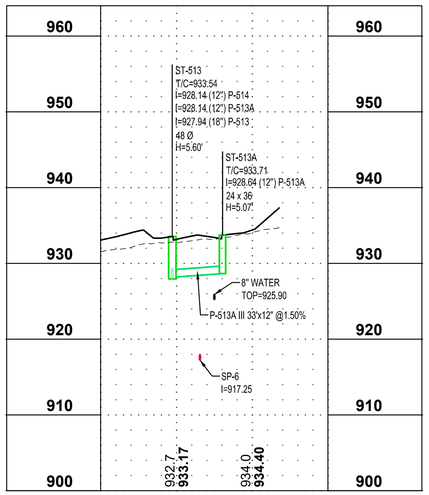
STORM - FES-504 TO ST-515



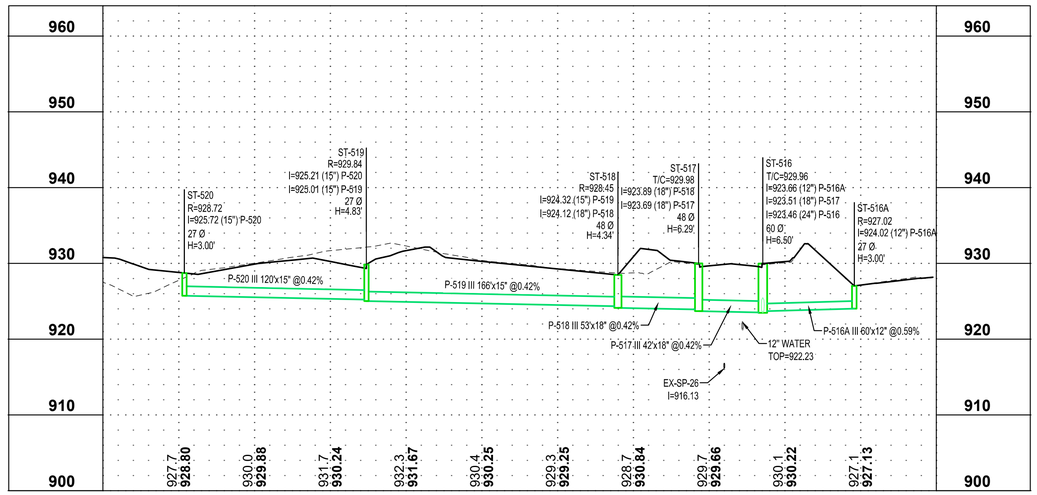
STORM - ST-506 TO ST-506A



STORM - ST-507 TO ST-507A



STORM - ST-513 TO ST-513A



STORM - ST-520 TO ST-516A

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DET-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED PROFILES (STORM)

SHEET

44 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

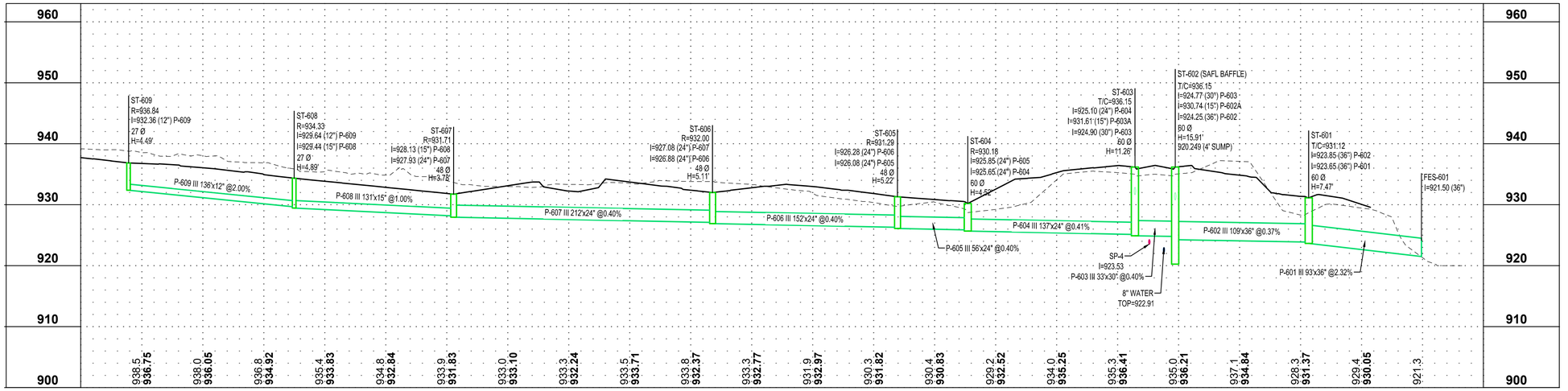
PLOT DATE: 1/30/2026 9:11 PM

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

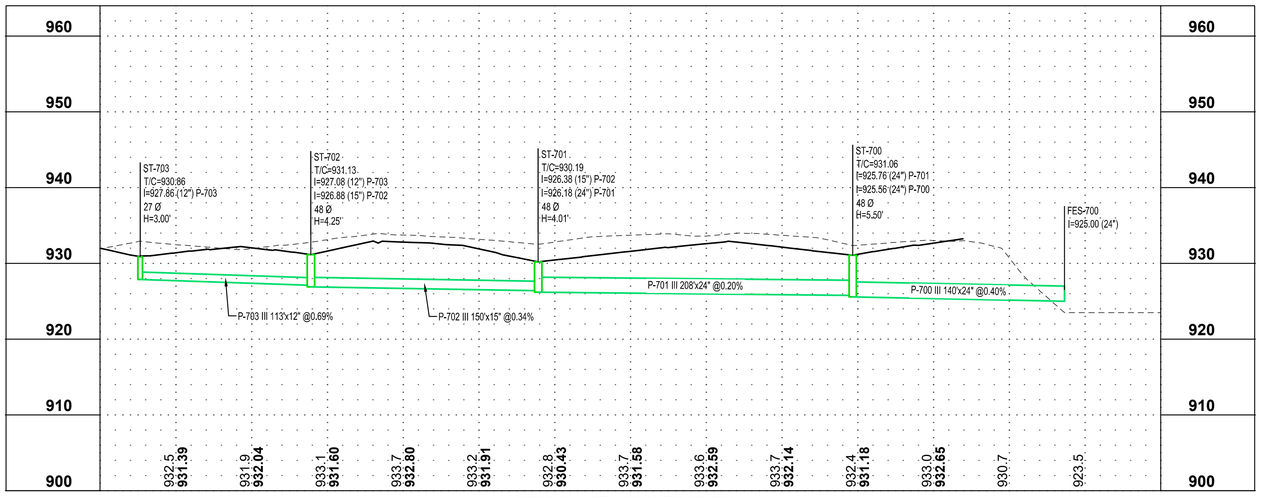
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PROFILE LEGEND

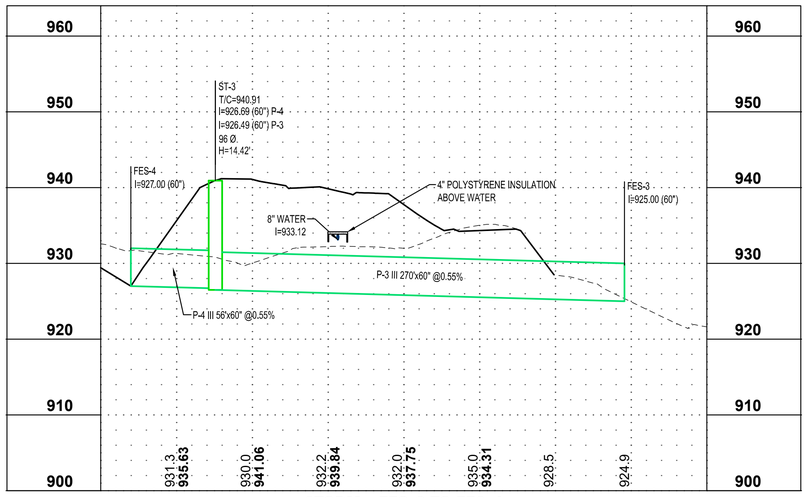
	EXISTING GROUND
	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND ℄ XXX.XX - PROPOSED GROUND ℄



STORM - FES-601 TO ST-609



STORM - FES-700 TO ST-703



STORM - FES-3 TO FES-4

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C3-DET-PROFILES-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

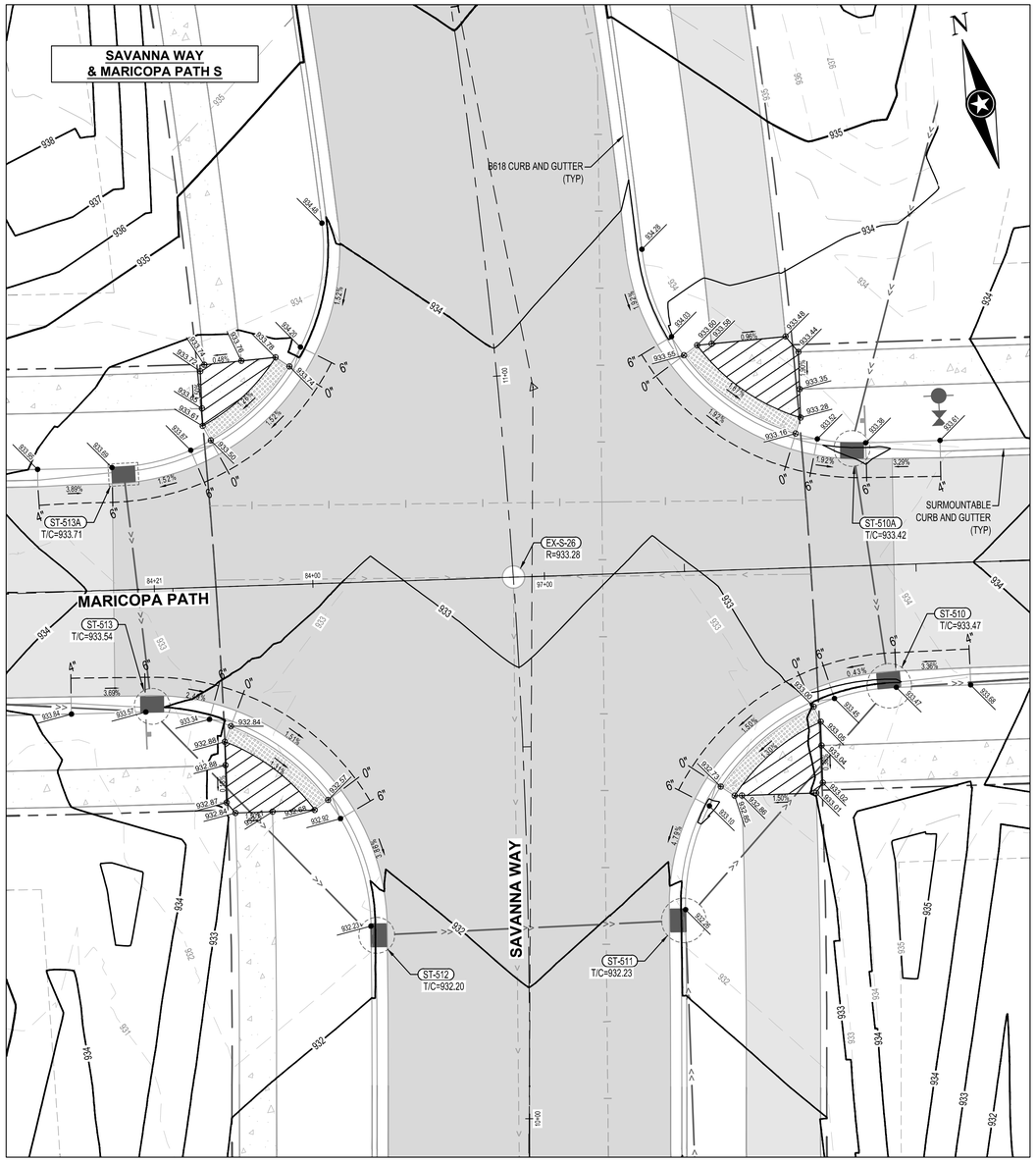
DETAILED PROFILES (STORM)

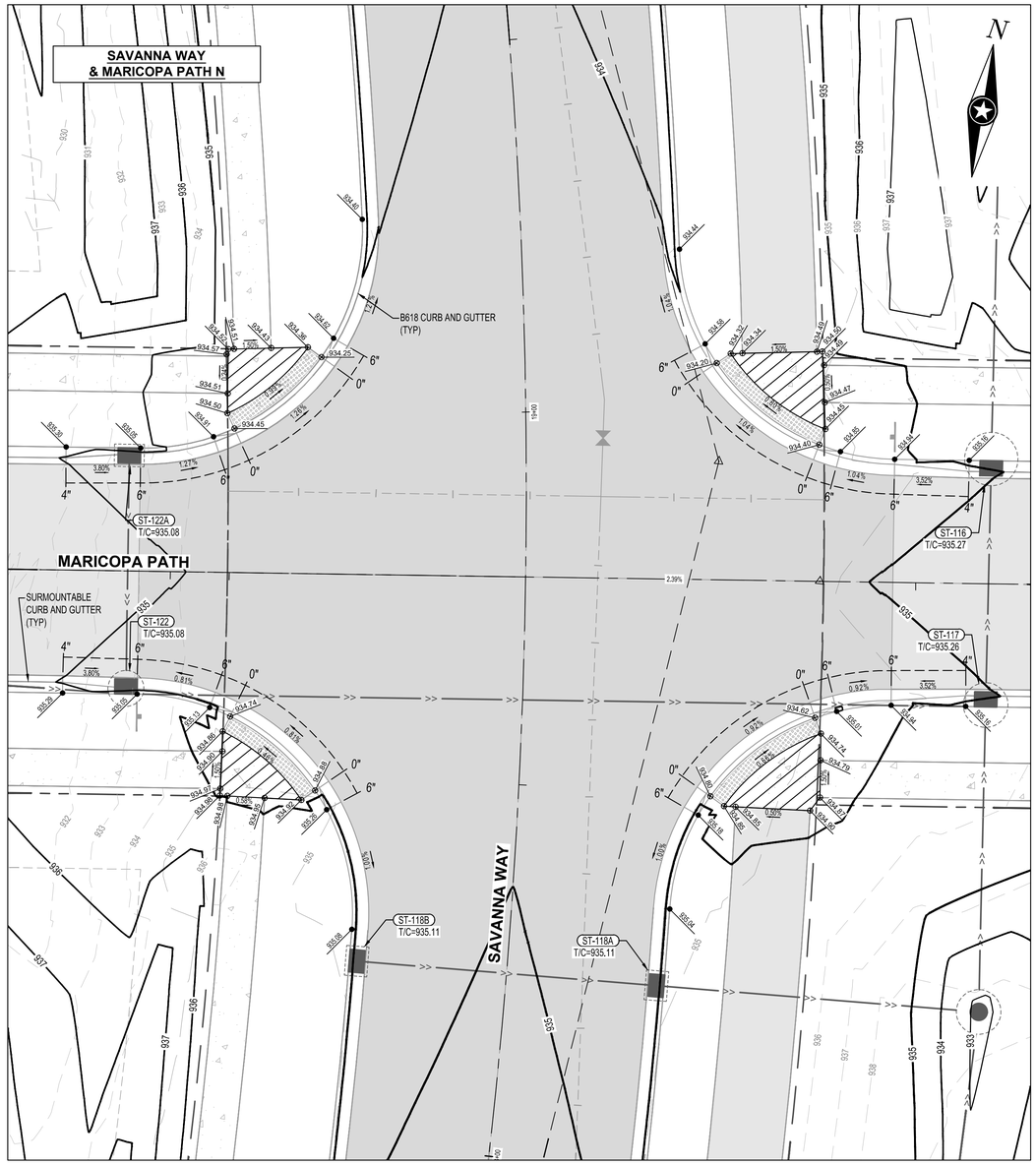
SHEET

45 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:11 PM





0 10 20

SCALE IN FEET

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
F	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
S	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

PLOT DATE: 1/30/2026 9:12 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

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DRAWN BY	LHH
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REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

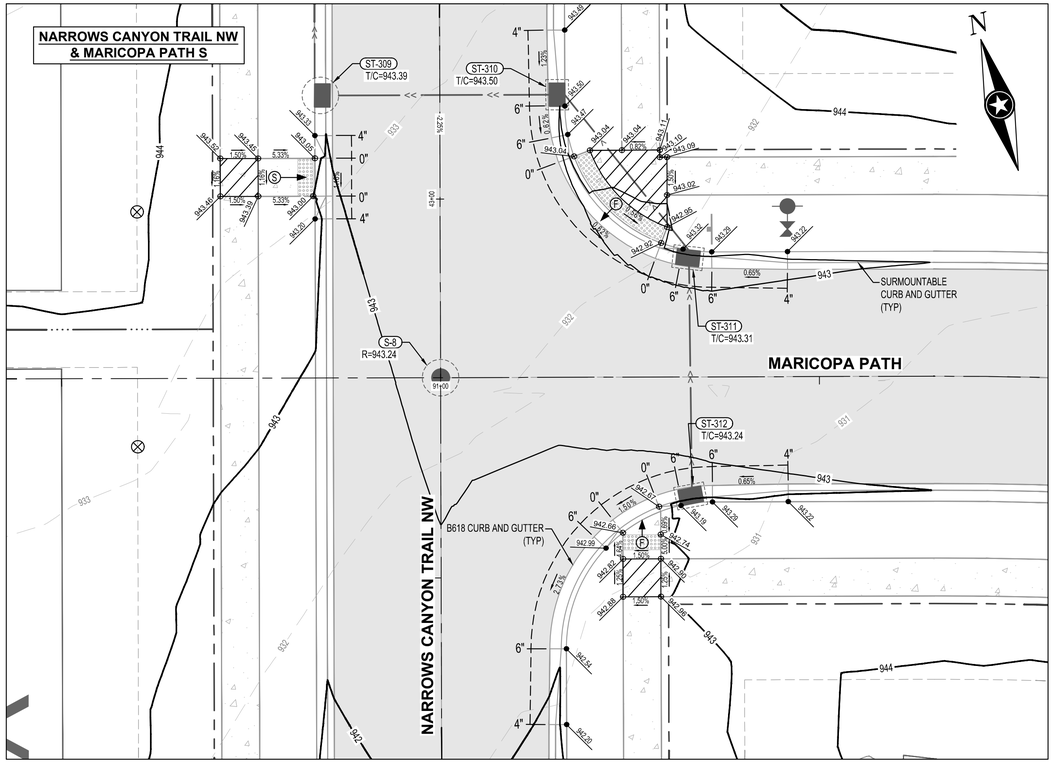
DETAILED GRADING PLAN

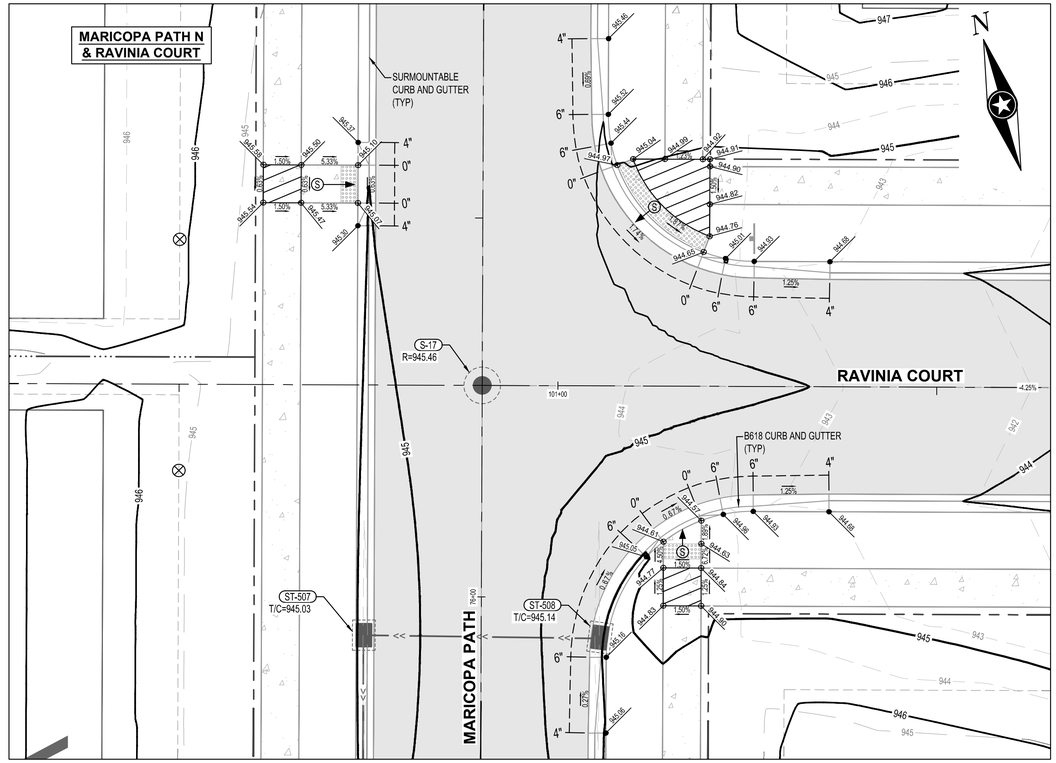
SHEET

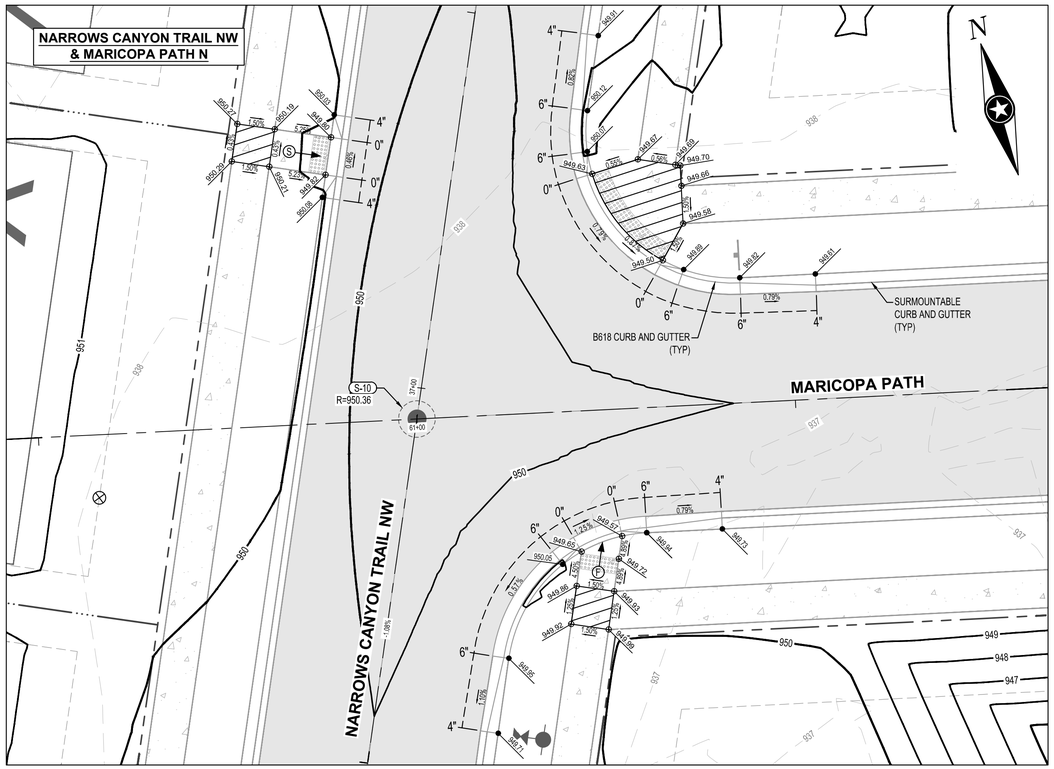
46

OF 62

PRELIMINARY NOT FOR CONSTRUCTION







PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
F	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
S	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

0 10 20
SCALE IN FEET

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

FORESTAR

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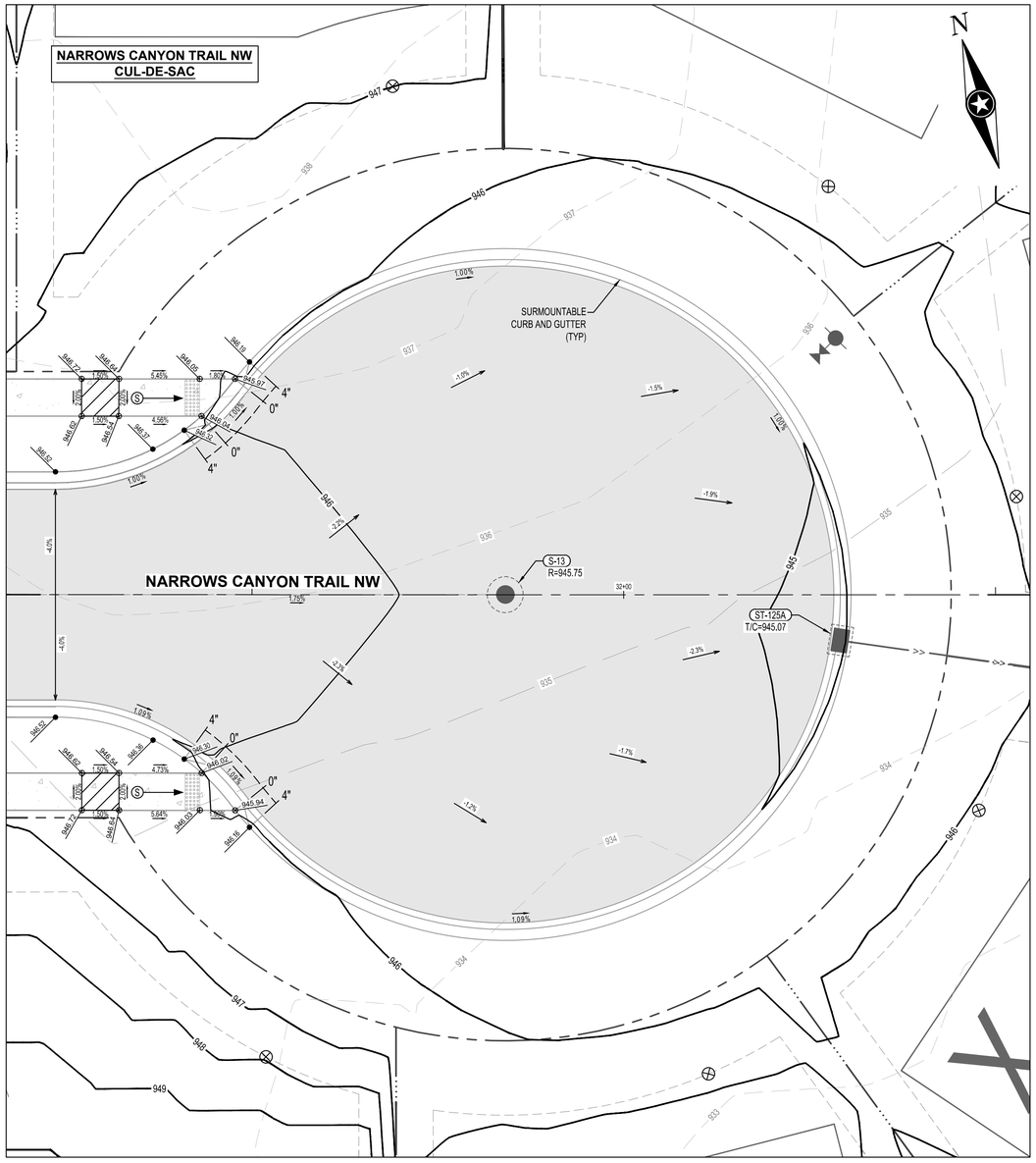
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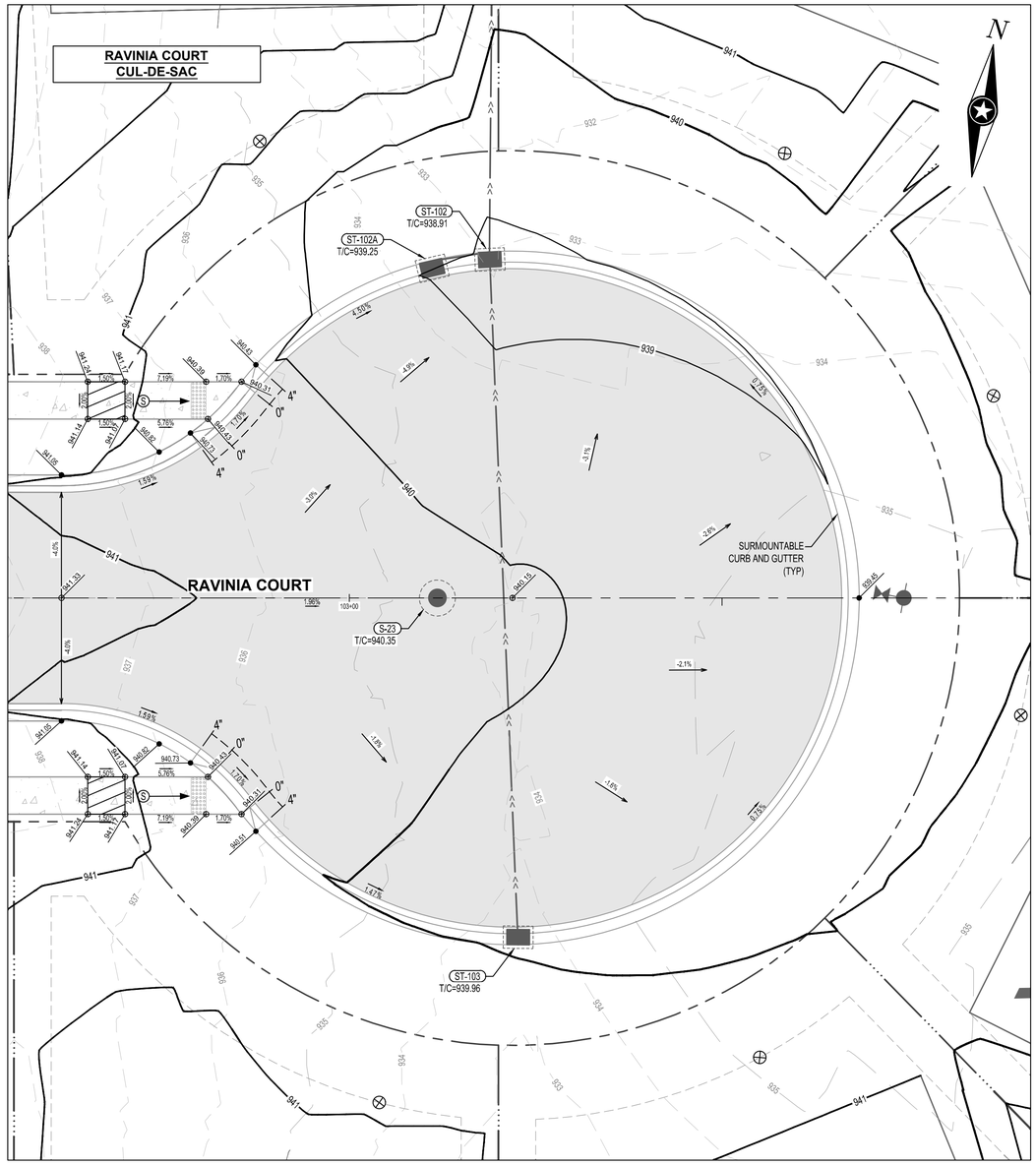
DETAILED GRADING PLAN

SHEET
47
OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:13 PM





0 10 20

SCALE IN FEET

GENERAL GRADING NOTES

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XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PEDESTRIAN RAMP LEGEND

	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
F	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
S	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
X"	CURB HEIGHT

PLOT DATE: 10/2/2026 9:13 PM

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C4-GRADE-INT-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

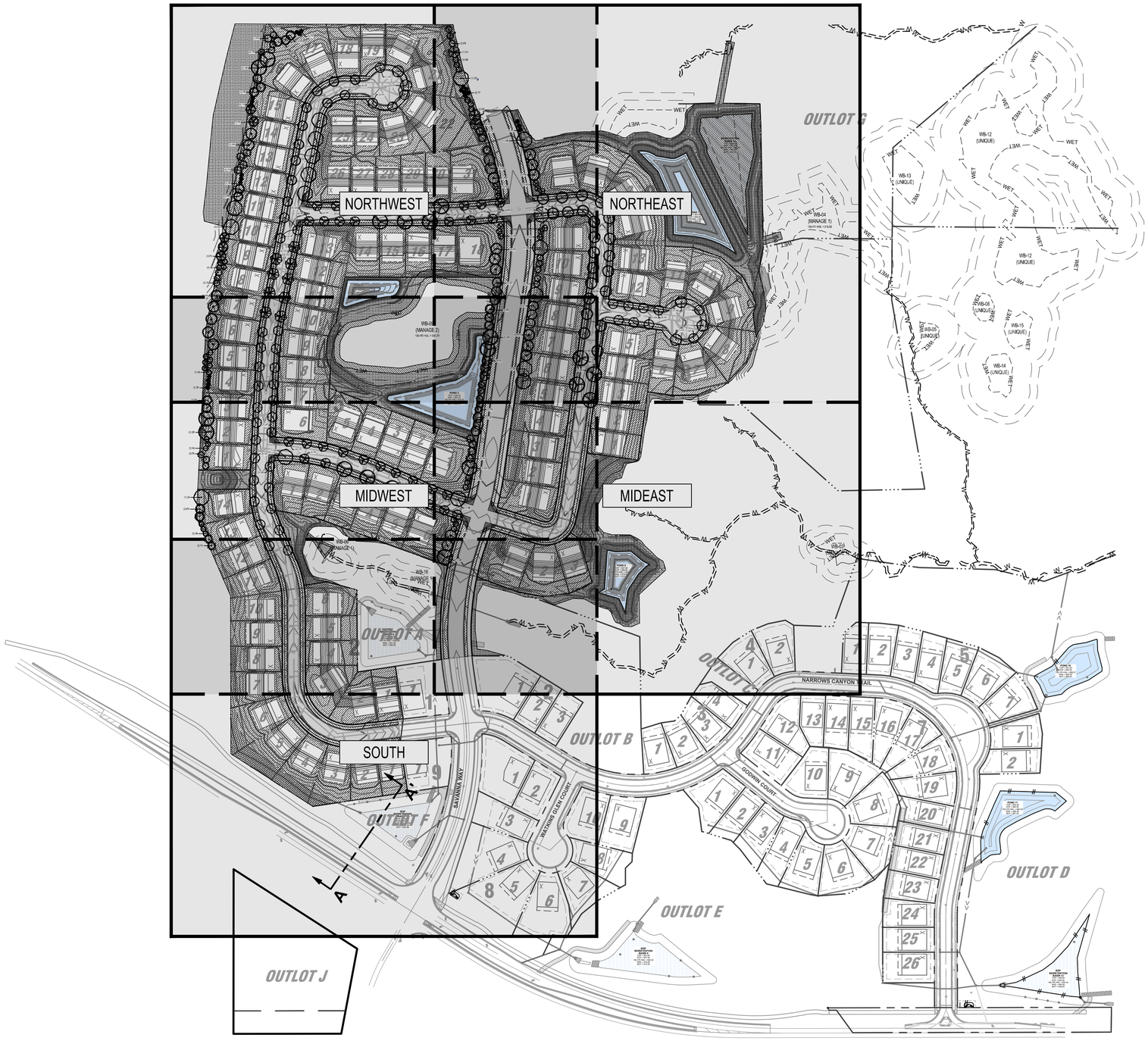
DETAILED GRADING PLAN

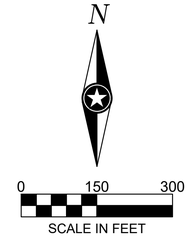
SHEET

48

OF 62

PRELIMINARY NOT FOR CONSTRUCTION





RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	0.37 AC	EMERGENT WETALND (MNDOT 34-181)
	16.26 AC	LOW MAINTENANCE TURF (MNDOT 25-131)
	6.51 AC	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	0.55 AC	STORMWATER BASIN (MNDOT 33-261)
SOD		
	2.79 AC	SALT TOLERANT SOD

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

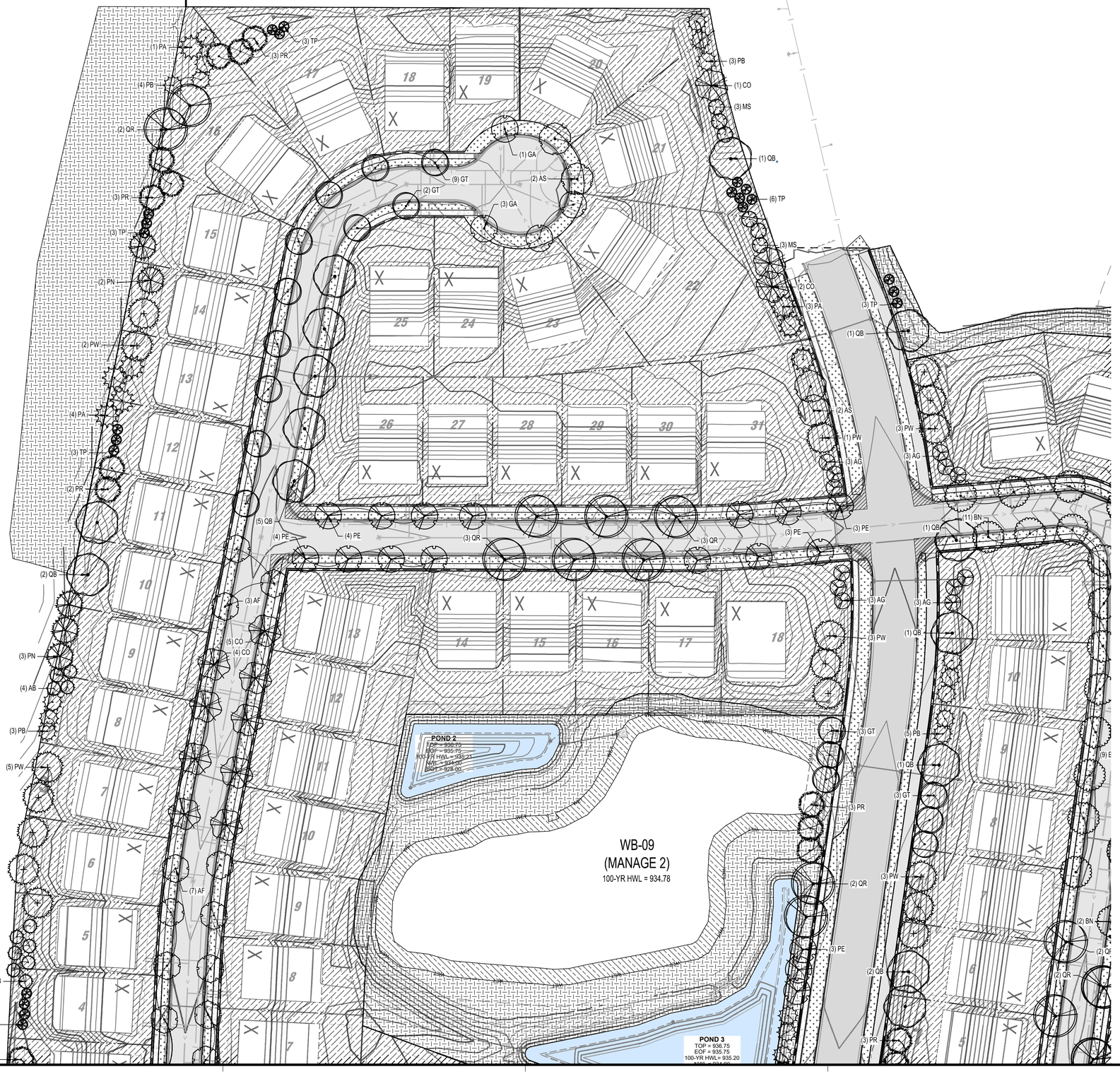
RESTORATION PLAN (OVERALL)

SHEET

49

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:15 PM



RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	EMERGENT WETALND (MNDOT 34-181)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 60 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

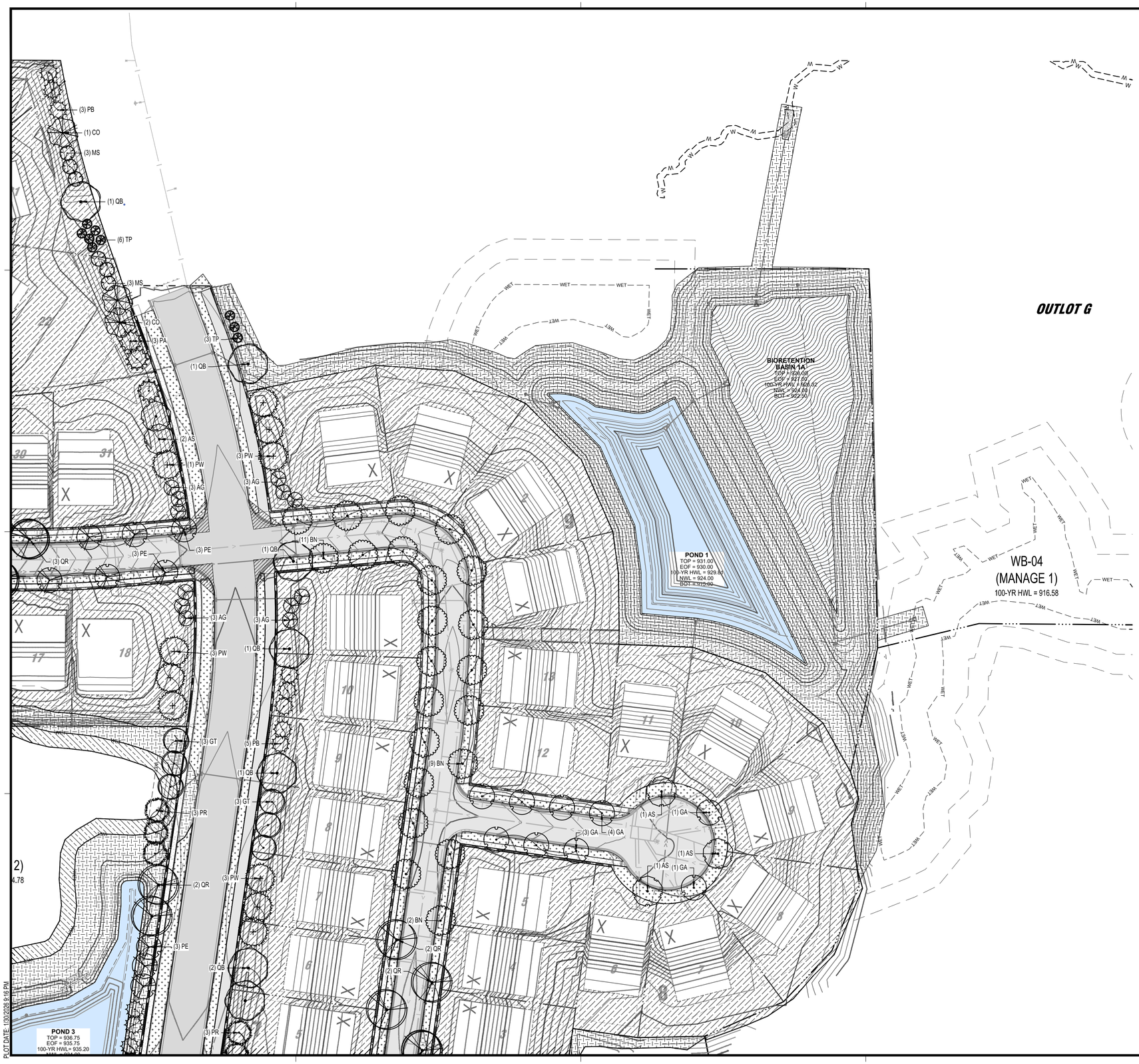
RESTORATION PLAN (NORTHWEST)

SHEET

50

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2026 9:15 PM



RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	EMERGENT WETALND (MNDOT 34-181)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 60 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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S.A.P. NO.	-

TITLE

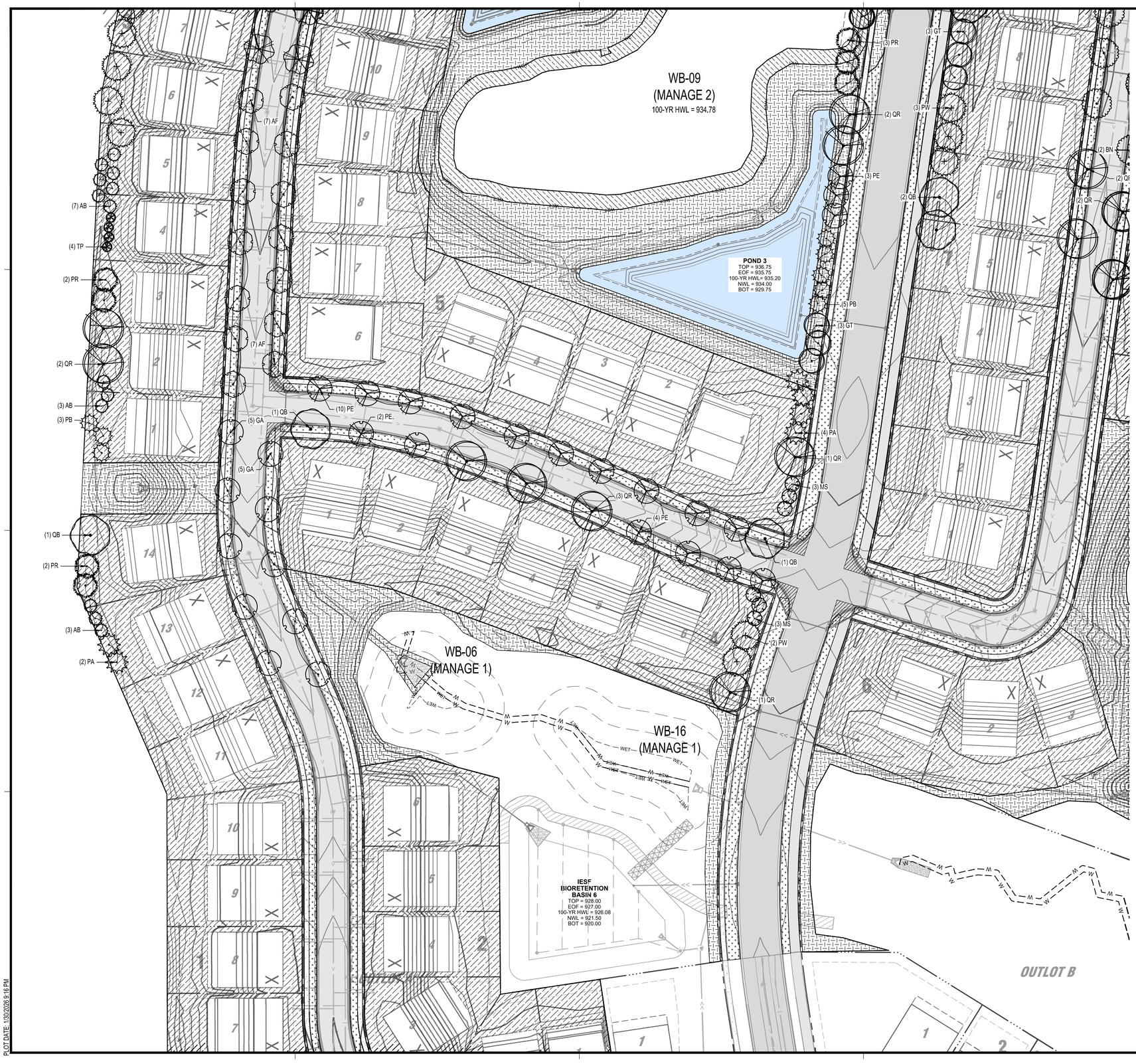
RESTORATION PLAN (NORTHEAST)

SHEET

51

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:16 PM



N

0 50 100

SCALE IN FEET

RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	EMERGENT WETALND (MNDOT 34-181)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 60 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

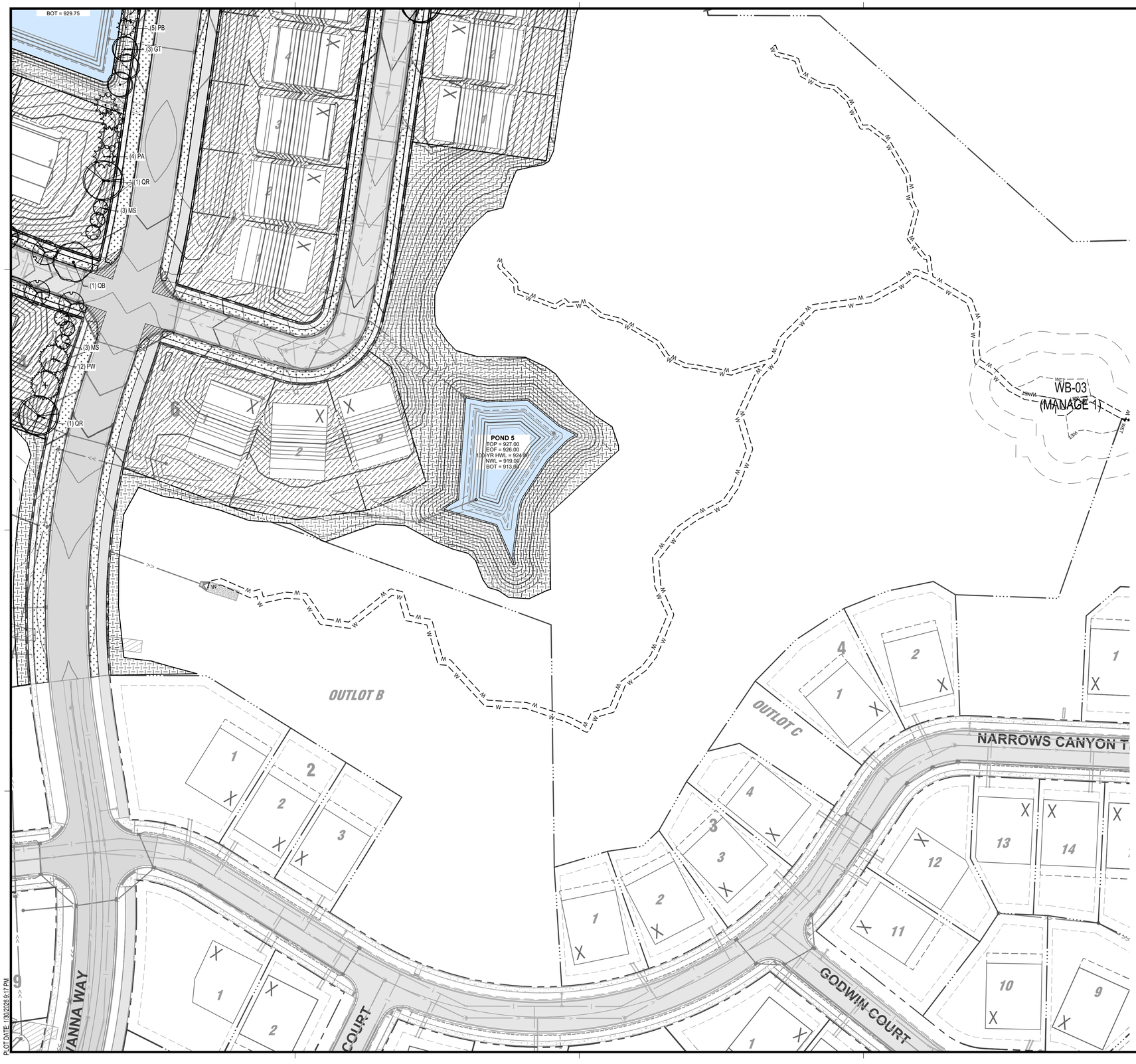
RESTORATION PLAN (MIDWEST)

SHEET

52

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:16 PM



N

0 50 100

SCALE IN FEET

RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	EMERGENT WETALND (MNDOT 34-181)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 60 FOR OVERALL RESTORATION QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
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REVIEWED BY	RAG
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S.A.P. NO.	-

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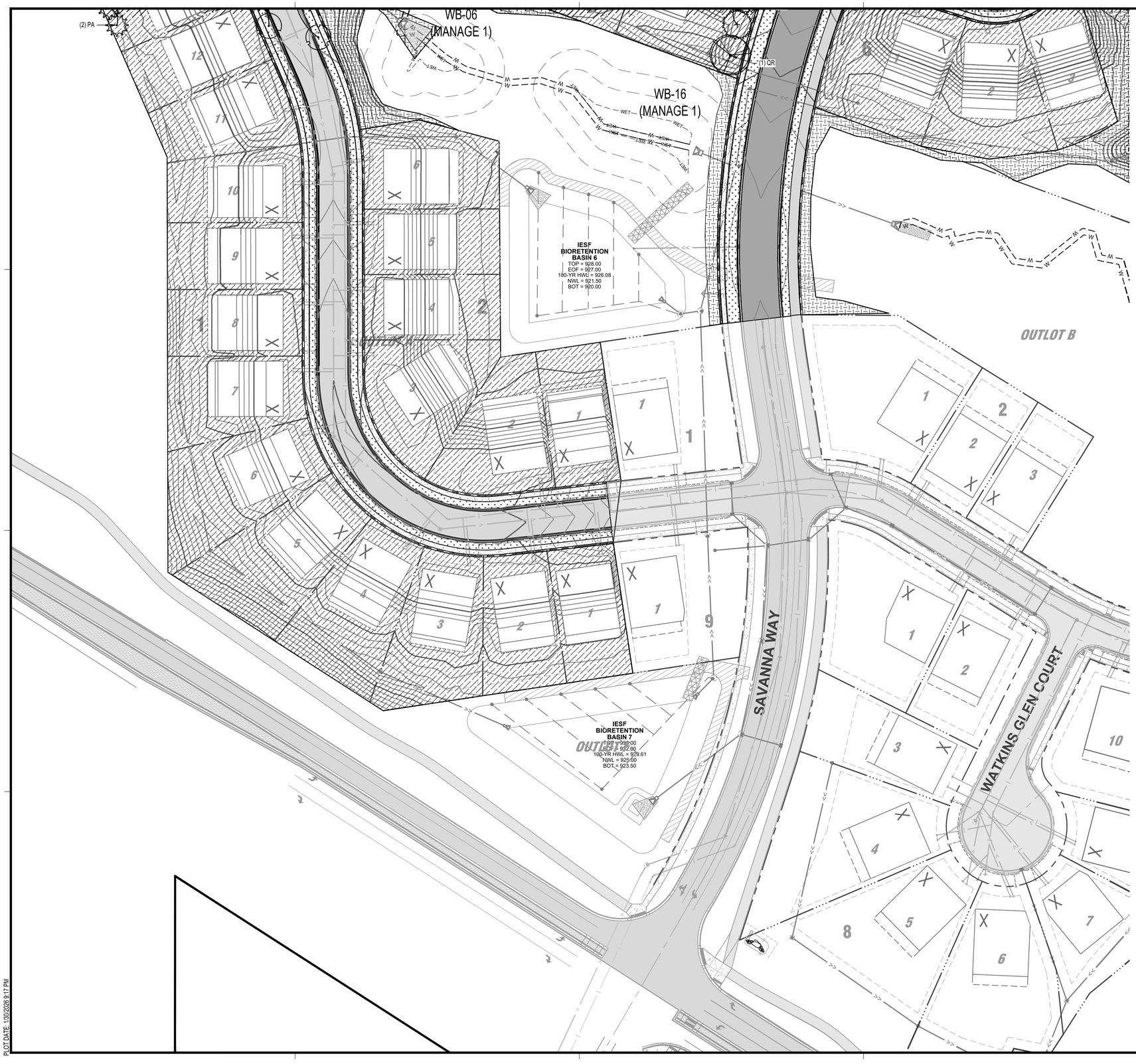
RESTORATION PLAN (MIDEAST)

SHEET

53

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/02/26 9:17 PM



N

0 50 100

SCALE IN FEET

RESTORATION SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
SEED MIX	
	EMERGENT WETALND (MNDOT 34-181)
	LOW MAINTENANCE TURF (MNDOT 25-131)
	MESIC PRAIRIE GENERAL (MNDOT 35-241)
	STORMWATER BASIN (MNDOT 33-261)
SOD	
	SALT TOLERANT SOD

REFER TO SHEET 60 FOR OVERALL RESTORATION QUANTITIES

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

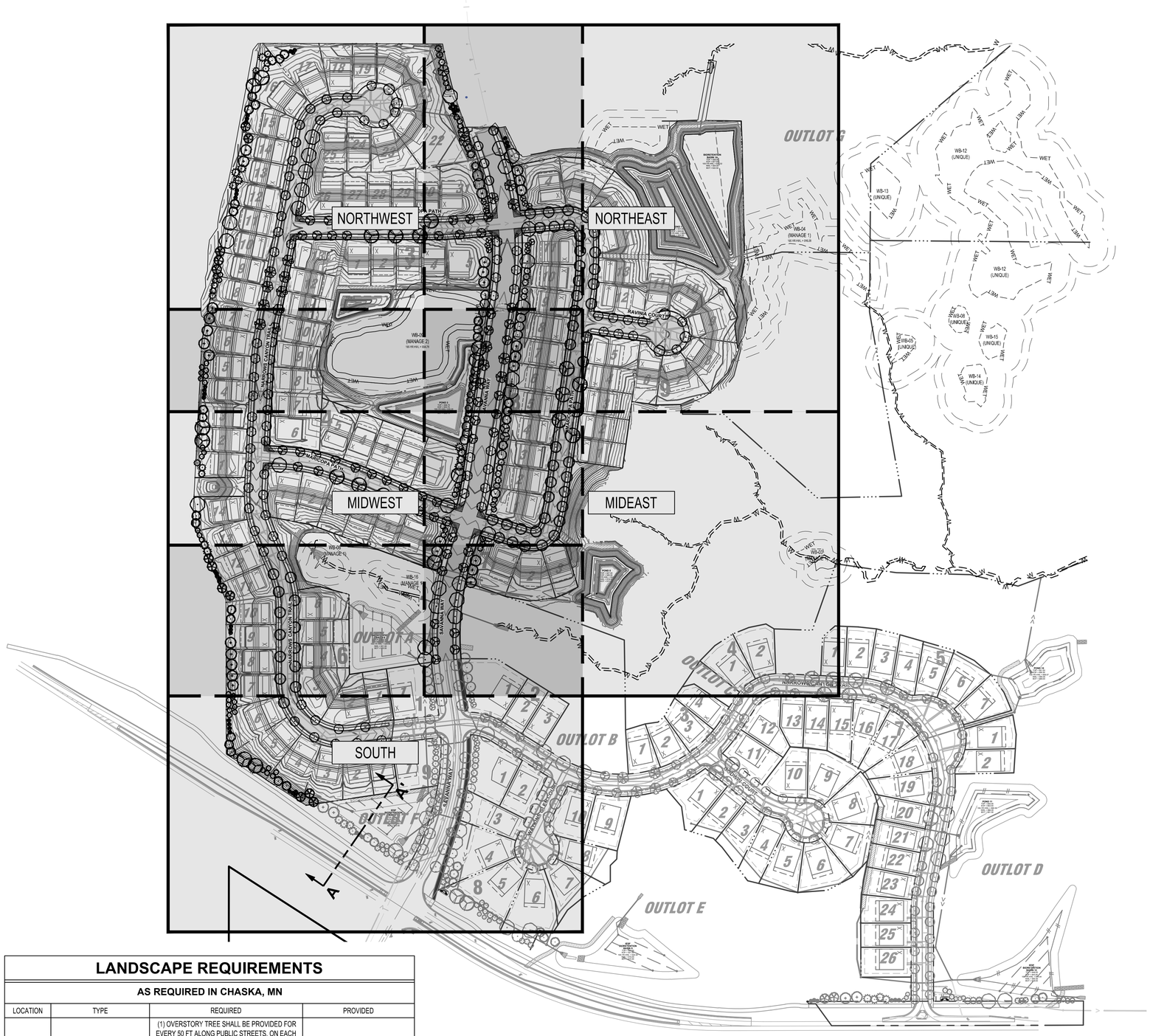
RESTORATION PLAN (SOUTH)

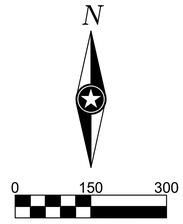
SHEET

54

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 9:17 PM





PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	AB	31	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	14	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	28	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	12	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	26	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	27	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	38	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES					
	AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` HT. MIN.	B & B
	MS	18	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	1	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES					
	AF	31	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	7	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	54	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	20	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	32	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	26	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	27	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	25	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	56	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLOT DATE: 2/27/2026 3:01 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	LHH
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

PLANTING PLAN (OVERALL)

SHEET

55

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENTS

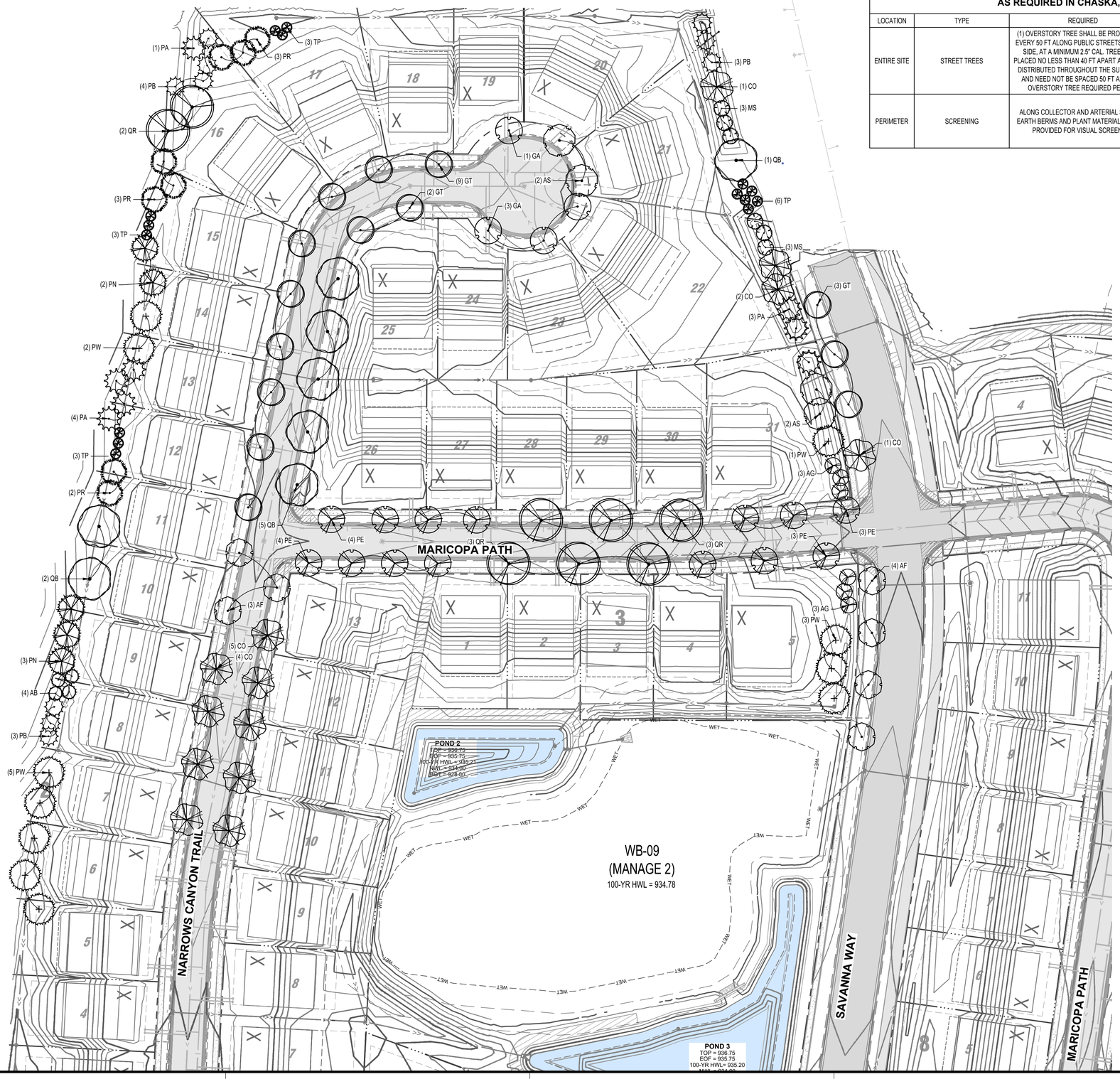
AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

N

0 50 100

SCALE IN FEET



PLANT SCHEDULE AREA 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES				
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6' HT. MIN.	B & B
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 55 FOR OVERALL PLANTING QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

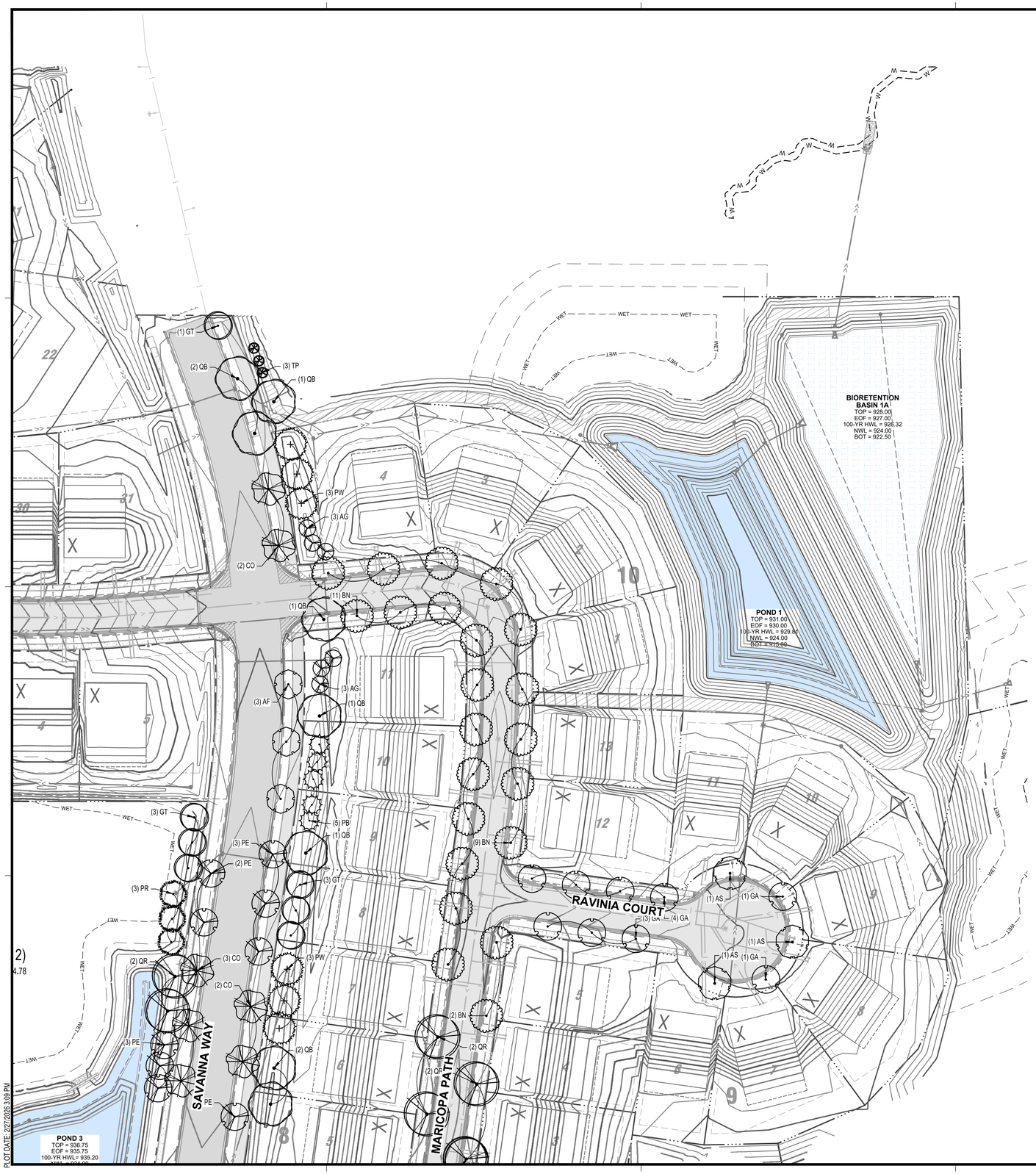
PLANTING PLAN (NORTHWEST)

SHEET

56

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/27/2026 3:02 PM



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
OVERSTORY TREES				
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B

REFER TO SHEET 55 FOR OVERALL PLANTING QUANTITIES

ISG

FORESTAR

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REBECCA ANN GUENTHER

DATE _____ LIC. NO. 58680

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-27575
FILE NAME	27575 C5-LAND-PH2
DRAWN BY	MNA
DESIGNED BY	LHH
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	--/--/--
S.A.P. NO.	-

TITLE

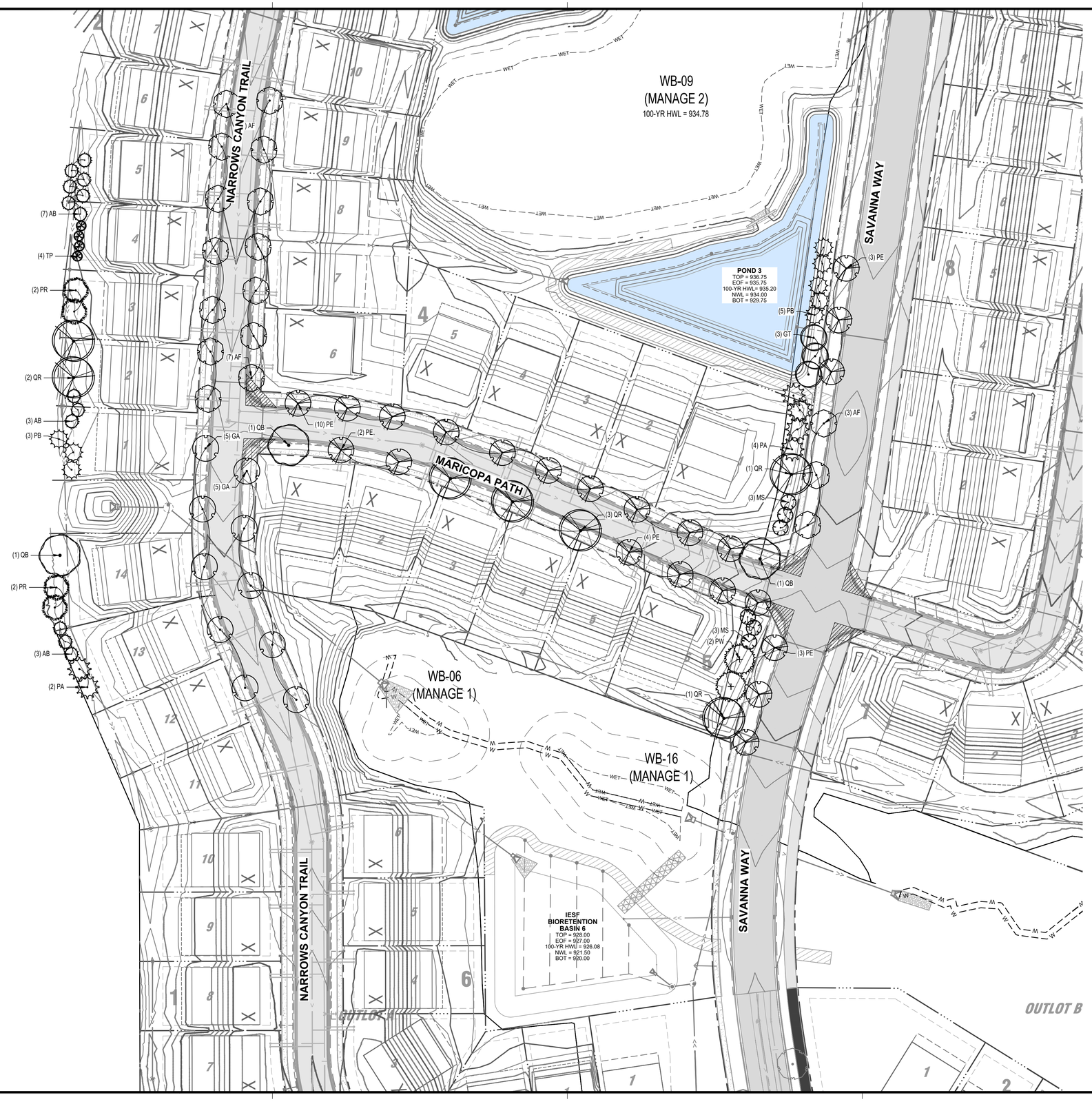
PLANTING PLAN (NORTHEAST)

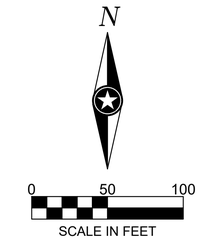
SHEET

57

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/27/2026 3:09 PM





LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 3

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AFFIF1' FIREFALL™ MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 55 FOR OVERALL PLANTING QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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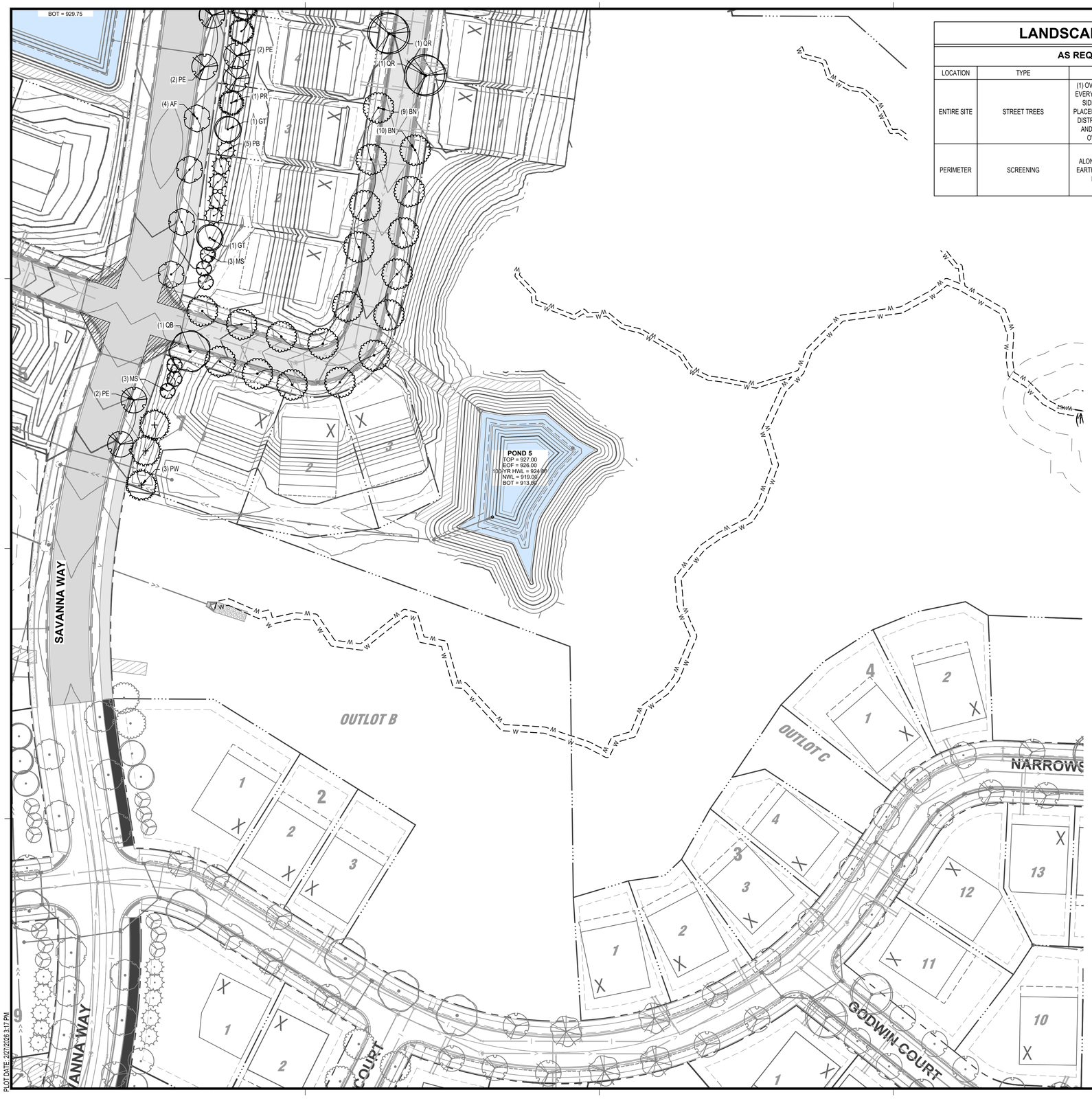
PLANTING PLAN (MIDWEST)

SHEET

58

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PLOT DATE: 2/27/2026 3:14 PM



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

N

0 50 100

SCALE IN FEET

PLANT SCHEDULE AREA 4

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 55 FOR OVERALL PLANTING QUANTITIES

ISG

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CHASKA MINNESOTA

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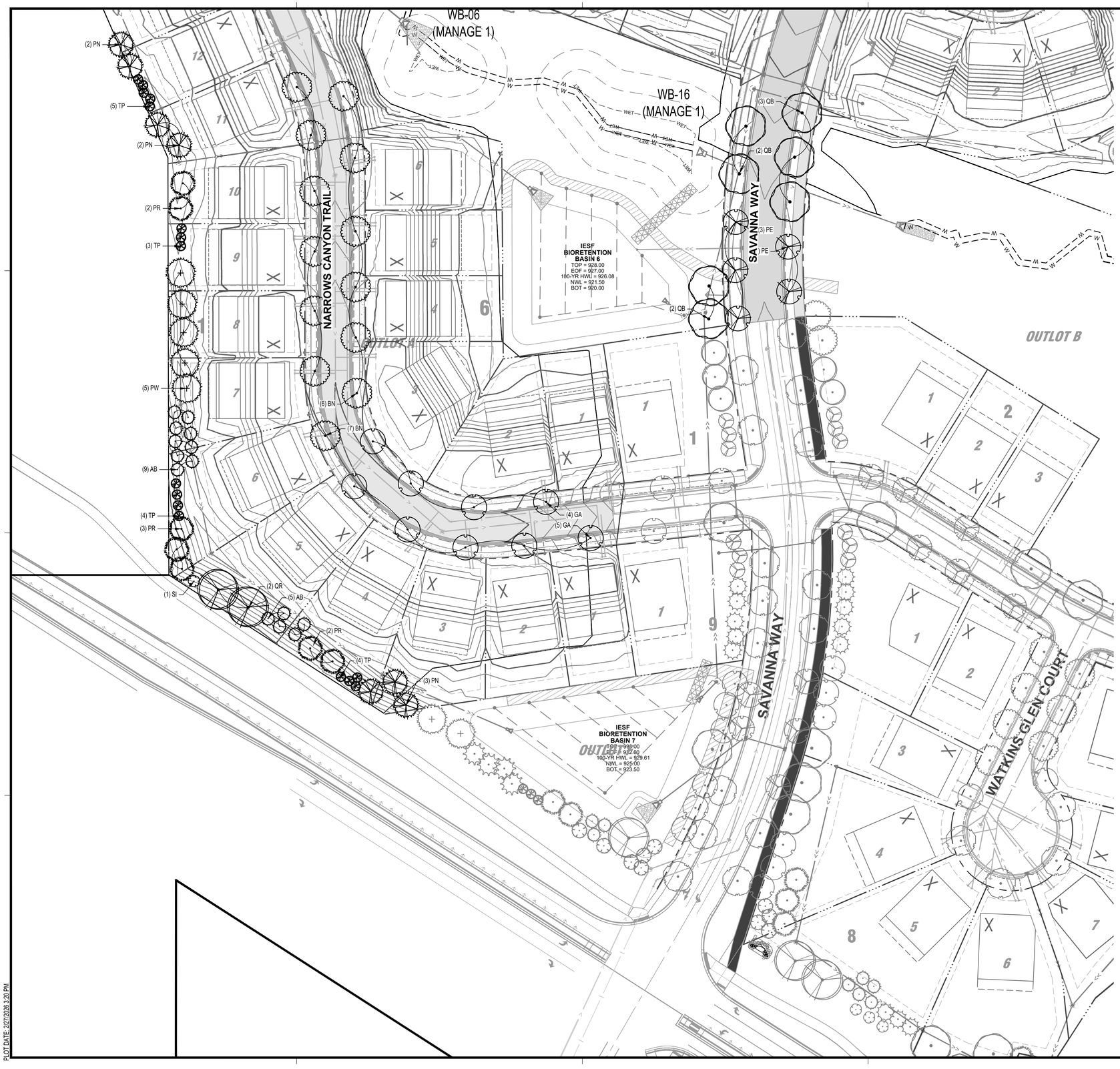
PLANTING PLAN (MIDEAST)

SHEET

59

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PLOT DATE: 2/27/2026 3:17 PM



N

0 50 100

SCALE IN FEET

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	4,768 LF OF CENTERLINE X (2) (EACH SIDE) = 191 TREES REQUIRED, 278 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 5

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES				
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 55 FOR OVERALL PLANTING QUANTITIES

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FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

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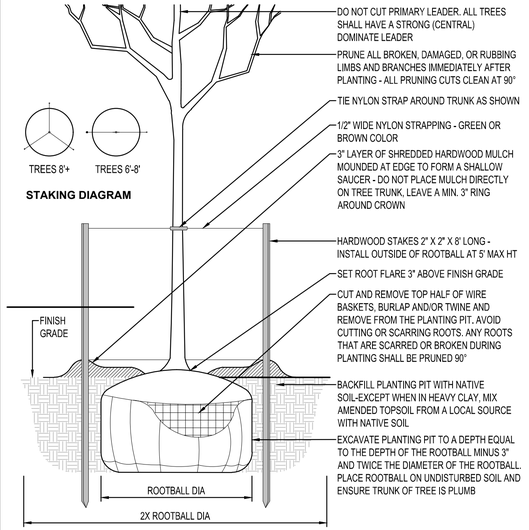
PLANTING PLAN (SOUTH)

SHEET

60

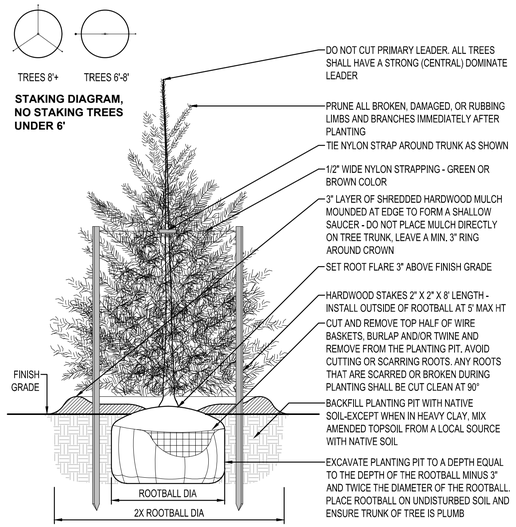
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PLOT DATE: 2/27/2026 3:20 PM



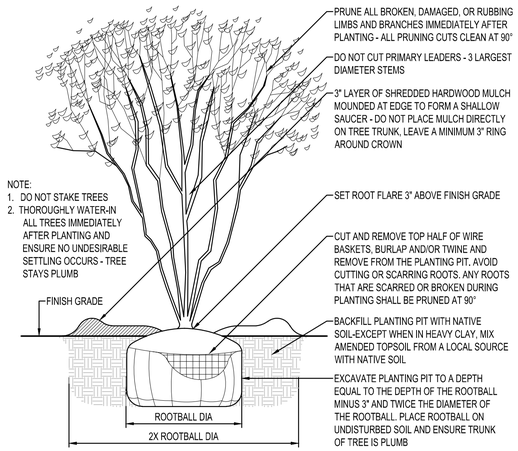
DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS

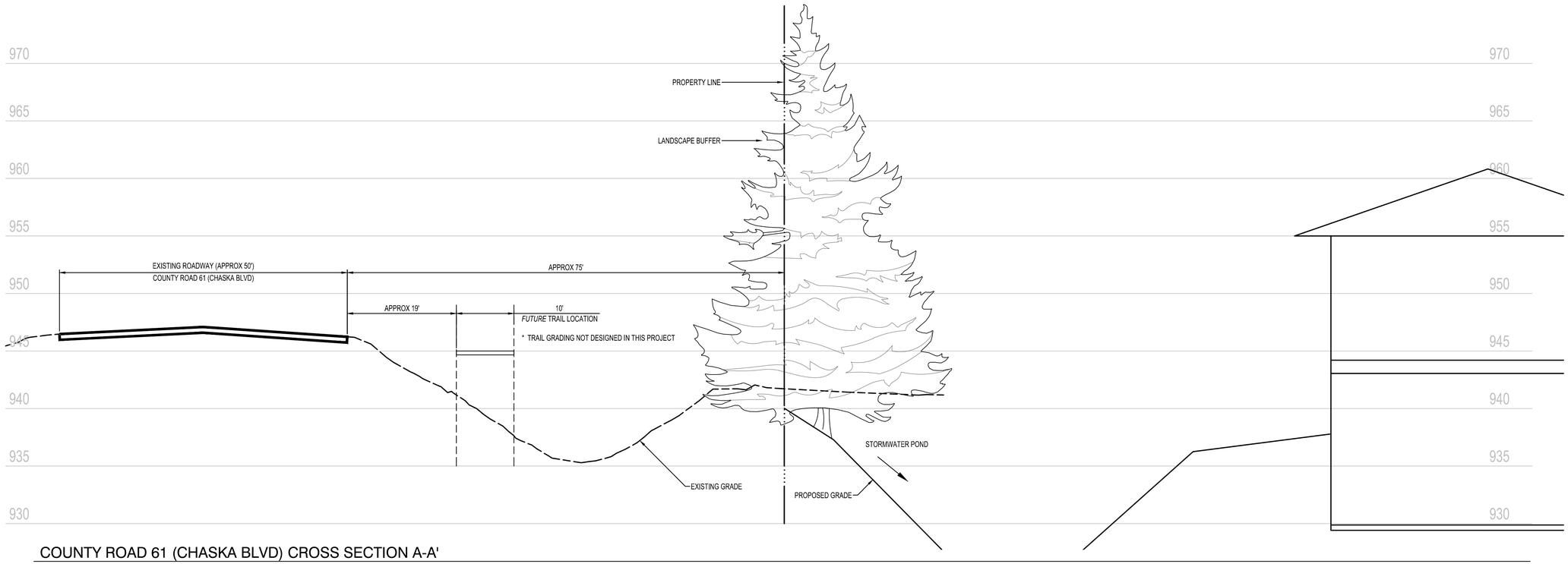


MULTI-STEM TREE PLANTING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) TO A 3" MINIMUM DEPTH IN ALL AREAS LOCATED ON PLAN. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. HARDWOOD MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
18. ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED.



COUNTY ROAD 61 (CHASKA BLVD) CROSS SECTION A-A'

1" = 10'-0" * EXISTING GRADE IS APPROXIMATE, FOR REFERENCE ONLY

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PROJECT

FORESTAR

HIGHPOINT VISTAS (PHASE 2) (STREET AND UTILITY)

CHASKA MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	23-27575
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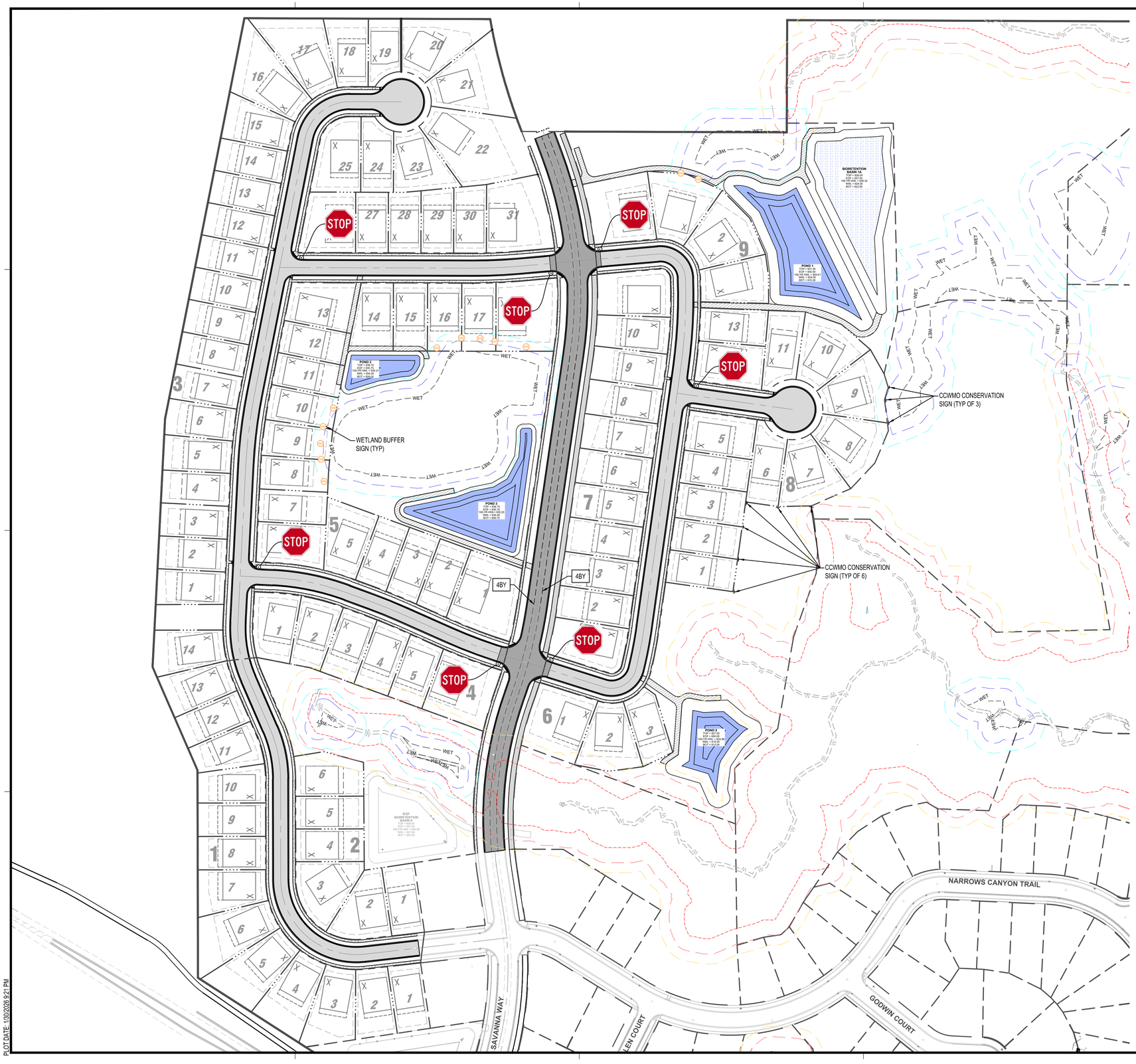
TITLE

PLANTING NOTES AND DETAILS

SHEET

61

PRELIMINARY NOT FOR CONSTRUCTION



N

0 100 200

SCALE IN FEET

STRIPING & SIGNAGE LEGEND

- DENOTES CENTERLINE OR TURN LANE STRIPING — 4BY
- DENOTES FOG LINE STRIPING — 4SW
- DENOTES WIDTH OF STRIPING, IN INCHES
- DENOTES LINE TYPE: SOLID (S), BROKEN (B) OR DOTTED (D)
- DENOTES COLOR OF STRIPE: WHITE (W) OR YELLOW (Y)
- DENOTES PROPOSED SIGN LOCATION

ISG

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REVIEWED BY	RAG
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CLIENT PROJECT NO.	-

TITLE

SIGNAGE AND STRIPING PLAN

SHEET

62

OF 62

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 1/30/2026 8:21 PM