WORK SESSION
Interview Downtown Masterplan Task Force Members
5:15 – 7:00 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, June 15, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
   - 6.A. Minutes from 06-01-2026
7. Consent Items
   - 7.A. Approve Low Potency Hemp Retail Registrations
   - 7.B. Resolution 2026-51 Approving a Special Law
   - 7.C. Approval of 2025 Interfund Transfers
   - 7.D. Resolution 2026-52 Approving a Lot Split and Combination and Authorizing a Purchase Agreement with the American Legion for Property
   - 7.E. Adopt Resolution 2026-54 Appointing Election Judges and Establishing Rate of Pay
   - 7.F. Adopt Resolution 2026-55 authorizing the submission of the Engler Boulevard Trail Underpass project to the 2026 Regional Solicitation Program
   - 7.G. Resolution 2026-56 Awarding Bid for North Water Treatment Plant
   - 7.H. Authorize Negotiation of Contracts for Architectural and Engineering Services and Construction Management Services for the Chaska Library Building

7.I. Resolution 2026-61 Awarding Bid - Chaska City Hall Plaza Improvement Project

7.J. Approve Off-Sale Intoxicating License for River Bend Cellars & Spirits

7.K. Adopt Resolution 2026-62 Approving Settlement of Eminent Domain for Easements for Highpoint Vistas Utilities

8. Action Items

8.A. Public Hearing — Assessments for 2026 Downtown Street Reconstruction Project

8.A.i. Adopt Resolution 2026-53 Adopting the Assessment Roll for the 2026 Street Reconstruction Project

8.B. Motion to approve entering into a Letter of Intent with the Community Asset Foundation for the development of The Inn on Stoughton Avenue

8.C. Adopt Resolution Nos. 2026-59 & 2026-60 and Ord. No. 1081 Approving the Preliminary Site & Building Plan, Preliminary Plat, Rezoning and Comprehensive Plan Amendment for Big Woods Business Park (BWBP North)-Phase 1/Scannell Properties/PC #2026-08

8.C.i. Resolution No. 2026-60

8.C.ii. Ord. No. 1081

8.D. Adopt Resolution 2026-57 Ratifying the Sale of Chaska EDA Series 2026A Bonds

8.E. Downtown Master Plan Task Force Appointments

9. Bills

9.A. Accounts Payable Claims Roster 06-15-2026

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 06-15-2026

10.B. Financial Reports as of 4/30/26

11. Adjourn

Immediately following City Council

- MINUTES -
CHASKA CITY COUNCIL
JUNE 1, 2026

1. Call to Order
The meeting was called to order by Mayor Pro Tem Grau at 7:01 p.m.

2. Pledge of Allegiance

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

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Matt Clark, City Engineer; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

Mayor Hubabrd was absent.

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

5. Visitor Presentation
5.A. Growth Through Opportunity Swearing-in Ceremony
Mayor Pro Tem Grau introduced Police Chief Ryan Seibert to present the Growth Through Opportunity (GTO) Swearing-in Ceremony.

Chief Seibert explained that he would be welcoming two new cadets to the City's cadet program. This is the fifth year of the Growth Through Opportunity program, and participants gain experience in many City Departments. The program helps young people learn about government, and some former cadets have even gone on to work for the City.

Chief Seibert welcomed Kayla Rodamacher of Norwood into the GTO program. He noted she loves animals and enjoys watching sports, and participates in the Special Olympics.

Chief Seibert welcomed Connor Claysmat into the GTO program. He noted that Connor is a 2022 graduate of Minnetonka High School and a graduate of the sales program in 2025. Chief Seibert added that Connor enjoys playing sports, Star Wars, and listening to music.

Chief Seibert read aloud and swore in Kayla Rodamacher and Connor Klaysmat to the Growth Through Opportunity Program.

Chief Seibert asked if any past cadets had any advice. Previous participants Aiden and Jordan shared their advice.

DRAFT

Mayor Pro Tem Grau noted he has been on the Council for five years, and he always looks forward to this program.

Councilmember Hatfield welcomed the new cadets and noted she has enjoyed being involved in the mock Council meetings and witnessing all the activities that cadets get to be involved in.

Councilmember Benesh added that the most important thing is for the cadets to have fun and enjoy their time getting to do all of their activities within the City.

Councilmember Sheveland stated that it is great when people want to get involved in their City and learn how democracy works. She added that these cadets will get great first-hand experience working with some of the best in the City.

5. Visitor Presentation

Amy Jones, of 9000 Springs Way #9108, Chaska, asked how to submit questions to the Council. Mayor Pro Tem Grau noted that one way is to show up to City Council meetings and ask questions during visitor presentations, and the Council would get her connected with the right people in the City.

Ms. Jones stated that she has sent emails to voice her concern, but there is a new data center that may be underway, but it has not been finalized on Schoolmaster Road. She stated she wanted to voice her concern about that, and does not want it to be built. She added that she wants it on the record because of noise pollution, water consumption, and the energy bills, since the data center will not pay its fair share, and residents' bills will go up, which will be detrimental to the community. The data center would also be built higher than is allowed by the Chaska Ordinance for City buildings.

Mayor Pro Tem Grau thanked Ms. Jones for speaking. The data center she mentioned did go through a concept plan and has passed the preliminary stage, where it has been sitting for two years. He encouraged her to discuss this with City Administrator Podhradsky because he would have more information. Mayor Pro Tem Grau noted that not every data center is the same, and on the project website page, there is a FAQ sheet that was put up with more information about the project.

City Administrator Podhradsky stated he would take down Ms. Jones' name and number to discuss the project more with her.

6. Approve Previous Meeting Minutes

6.A. Approve the May 18, 2026, City Council Meeting Minutes

Motion by Councilmember Sheveland, second by Councilmember Hatfield to approve the minutes of the May 18, 2026, City Council meeting.
Motion carried.

DRAFT

7. Consent Agenda

Motion by Councilmember Sheveland, second by Councilmember Benesh to approve the Consent Agenda Items A through D:

A. Adopt Resolution No. 2026-48, Approving Plans/Specifications and Authoring Bids 2026 Street & Utility Reconstruction Project

Motion to adopt a Resolution 2026-48, approving Plans and Specifications and Authorizing City Staff to solicit bids for the 2026 Street & Utility Reconstruction Project.

B. Adopt Resolution No. 2026-49, Approving 2026 Performance Measures

Motion to adopt Resolution No. 2026-49 Approving 2026 Performance Measures.

C. Adopt Resolution No. 2026-50, Authorizing the Feasibility Study for the SE Collection in SW Area – Savanna Way

Motion to adopt Resolution No. 2026-50, Authorizing the Feasibility Study for the SE Collector in SW Chaska – Savanna Way.

D. Approve temporary On-Sale Liquor License – Flags and Honor of MN

Motion to approve the Temporary On-Sale Intoxicating License TW 26-05 for Flags and Honor of Minnesota, which allows them to serve intoxicating beverages at their car, bike, and tractor fundraising event, on August 1, 2026.

Motion carried.

8. Action Items

9. Bills

9.A. Accounts Payable Claims Roster 06-01-2026

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

10. Other Business

Councilmember Sheveland:

- Congratulated all of the recent high school graduates and wished them all a bright future.
- Encouraged residents to be careful on the roads as there is more pedestrian traffic now that school is out.

Councilmember Hatfield:

- Shared the following upcoming events: Ice Cream Social and Concert for Kids (June 9) at 6:00 p.m. at Fireman's Park, the Farmer's Market (June 11) between Red Bench and Meadow Spring, and Chaska Rocks (June 20) at 4:00 p.m. at Fireman's Park.
- Congratulated all of the recent high school graduates.
- Shared the great news about the affirmed bond ratings of AA- for the EDA, and AA for the City of Chaska, and thanked the Finance team for all their hard work on that.

DRAFT

City Administrator Podhradsky:

- Shared that the City got that rating in 2014, and has been able to keep it since then.

Councilmember Benesh:

- Congratulated all of the recent high school graduates, and stated he is looking forward to seeing what they accomplish.
- Encouraged residents to slow down while driving and to be safe with all the new drivers and pedestrians out this time of year.

Mayor Pro Tem Grau:

- Shared that his 11-year-old has been asking for an E-bike, but legally, kids are not supposed to be driving an E-bike until age 15. He noted he sees kids driving E-bikes all over Chaska. This has been problematic in cities other than Chaska, and parents need to band together and enforce the age restrictions.

10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 06-01-2026
10.B. Financial Reports as of 03-31-2026
10.C. Q4- 2025 Investment Report
10.D. Q1 – 2026 Investment Report

11. Adjourn

Motion by Councilmember Benesh, second by Councilmember Sheveland to adjourn the meeting at 7:24 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: Approve Low-Potency Hemp Retail Registration

Prepared By: Denise Beebe, Senior Clerk

BACKGROUND

State law requires retailers selling low-potency hemp edible products to obtain a state-issued Low-Potency Hemp Retail License. In addition to the state license, they are required to register with the city and receive a local registration permit.

SUMMARY

The below-listed businesses have obtained a state-issued low-potency hemp retail license and have completed all local registration requirements. City Council approval is required to finalize registration and authorize operation within the City.

- Heartbreakers Bar & Grill – 222 Pioneer Trail
- Cy's Bar & Grill – 500 N. Pine Street

CITY COUNCIL ACTION REQUESTED

Motion to approve low-potency hemp edible retail registrations for Heartbreakers and Cy's allowing them to sell low-potency hemp edible related products.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Resolution 2026-51 Approving a Special Law**

Prepared By: Elise Durbin, Assistant City Administrator

Background

During the 2026 Minnesota Legislative Session, the City requested the Legislature grant approval of an extension to Tax Increment Financing District #23 (City Square West) from 25 years to 35 years. The purpose of the request for the extension is to continue to close the financial gap of the City Square West project to make it financially feasible.

The City of Chaska was one of five communities who received approval for special legislation regarding tax increment financing (TIF) districts. Minnesota Laws 2026, Chapter 128 has now been sent to the Governor's office for final signatures. In addition to the Governor signing the final bill, the city must pass a resolution and file it with the Minnesota Secretary of State's office before the special law can become effective.

Staff continue to work with Trident Development to refine the development plans as well as the financial proforma for the City Square West project. It is expected that the City Council will see revised plans related to City Square West later this summer.

Recommendation

Staff recommends the City Council adopt Resolution 2026-51 approving Minnesota Law 2026, Chapter 128 for the extension of Tax Increment Financing District #23. Once approved, staff will file the resolution with the Minnesota Secretary of State.

CITY COUNCIL ACTION REQUESTED

Adopt Resolution 2026-51 approving a special law.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: June 15, 2026 RESOLUTION NO. 2026-51

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

A RESOLUTION APPROVING LAWS OF MINNESOTA, 2026, CHAPTER 128

WHEREAS, the City of Chaska requested legislative approval of an extension of Tax Increment Financing District #23 (City Square West); and

WHEREAS, the Minnesota Legislature approved said request in Minn. Laws 2026, Chapter 128; and

WHEREAS, Laws of Minnesota 2026 Ch. **128**, entitled "An Act" requires approval by a majority of the city council before it becomes effective.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, as follows:

Minnesota Laws 2026, Chapter 128 is hereby approved.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/15/2026

Subject: Approval of 2025 Interfund Transfers

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Erica Mattice, Finance Division Director

Background
Each year, an independent financial auditor performs fiscal and compliance audits of the City's financial records. The City has engaged the services of CliftonLarsonAllen LLP (CLA) to audit the fiscal year ended December 31, 2025. CLA has requested that all interfund transfers be approved by the City Council prior to issuance by the City of the 2025 Annual Comprehensive Financial Report.

Update
CLA completed their audit fieldwork in April. Since then, City staff have been working with CLA to complete the 2025 Annual Financial Report. CLA has requested that all interfund transfers be approved by the City Council prior to the release of the 2025 Annual Financial Report.

Enclosed is a schedule listing 2025 transfers totaling $26,047,483.21. A description and authorization source for each transfer is included on the schedule. Many of the transfers were authorized in the 2025 Budget. Other transfers have been pledged in accordance with debt issued by the City or in conjunction with projects or agreements authorized by Council. Other transfers have either been reviewed with Council or reflect adjustments that have been identified during the audit.

Recommendation
Staff recommends Council approve the 2025 interfund transfers to be reported as Other Financing Sources and Uses in the 2025 Annual Financial Report.

CITY COUNCIL ACTION REQUESTED
Motion to approve 2025 Interfund Transfers to be reported as Other Financing Sources and Uses in the 2025 Annual Financial Report.

CITY OF CHASKA

2025 INTERFUND TRANSFERS

TRANSFERS OUT		TRANSFERS IN				
Fund	**ACCOUNT DESCRIPTION**	**Fund**	**ACCOUNT DESCRIPTION**	**Amount**	**Authorization**	**Purpose/Description**
101	General Fund	407	Public Facilities Fund	$ 3,432,000.00	Budget	Budgeted Transfers
101	General Fund	448	Equipment Acquisition	40,000.00	Budget	Budgeted Transfers
101	General Fund	449	Park Development	400,000.00	Budget	Budgeted Transfers
101	General Fund	451	Community Fund	355,000.00	Budget	Budgeted Transfers
101	General Fund	604	Community Center Fund	320,446.00	Budget	Budgeted Transfers
401	MSA - Construction & Maintenance	330	2021A State Aid Bonds	230,000.00	Bond	Debt Service Requirements
401	MSA - Construction & Maintenance	343	2024B GO State Aid & Imp Bonds	600,000.00	Bond	Debt Service Requirements
401	MSA - Construction & Maintenance	532	Public Improvement Projects	135,075.84	Project	Project Support-Street
401	MSA - Construction & Maintenance	532	Public Improvement Projects	177,000.00	Project	Project Support-Street
401	MSA - Construction & Maintenance	532	Public Improvement Projects	2,500.91	Project	Project Support-Street
401	MSA - Construction & Maintenance	532	Public Improvement Projects	350,000.00	Project	Project Support-Street
402	Water Trunk	318	2012B GO Refunding Bonds	200,000.00	Bond	Debt Service Requirements
402	Water Trunk	532	Public Improvement Projects	599,009.47	Project	Project Support-Utilities
402	Water Trunk	602	Water Fund	408,000.00	Budget	Budgeted Transfers
403	Sewer Trunk	318	2012B GO Refunding Bonds	40,000.00	Bond	Debt Service Requirements
403	Sewer Trunk	533	Creek Rd Phase II Improvements	65,000.00	Project	Project Support-Utilities
404	Storm Water Trunk	609	Storm Water Fund	208,500.00	Budget	Budgeted Transfers
407	Public Facilities Fund	342	2024A EDA Lease Revenue Bonds	3,000,000.00	Bond	Debt Service Requirements
407	Public Facilities Fund	344	2025A Lease Purchase Agreement	407,000.00	Bond	Debt Service Requirements
428	TIF District #14	328	2017D GO Refunding Bonds	50,000.00	Bond	Debt Service Requirements
432	TIF District #18	333	2019D GO TIF Bonds	105,000.00	Bond	Debt Service Requirements
434	TIF District #20	334	2019D GO TIF Bonds	19,500.00	Bond	Debt Service Requirements
435	TIF District #21	335	2019D GO TIF Bonds	25,000.00	Bond	Debt Service Requirements
448	Equipment Acquisition	326	2017B GO Improvement Bonds	82,781.00	Bond	Debt Service Requirements
448	Equipment Acquisition	331	2019B GO Improvement Bonds	48,605.00	Bond	Debt Service Requirements
448	Equipment Acquisition	341	2023A GO Imp Bonds	459,477.00	Bond	Debt Service Requirements
448	Equipment Acquisition	451	Community Fund	475,000.00	Budget	Budgeted Transfers
448	Equipment Acquisition	524	Annual Street Replacement	536,000.00	Budget	Budgeted Transfers
448	Equipment Acquisition	602	Water Fund	65,000.00	Budget	Budgeted Transfers
448	Equipment Acquisition	603	Sewer Fund	55,000.00	Budget	Budgeted Transfers
448	Equipment Acquisition	609	Storm Water Fund	47,000.00	Budget	Budgeted Transfers
449	Park Development	337	2020A Revenue Bonds	425,000.00	Bond	Debt Service Requirements
449	Park Development	534	MN River Bluffs Regional Trail	350,000.00	Project	Project Support
450	SW Transportation Trunk Fund	338	2020B Revenue Bonds	105,000.00	Bond	Debt Service Requirements
451	Community Fund	324	2015 EDA Lease Revenue Bonds	890,000.00	Bond	Debt Service Requirements
451	Community Fund	610	Curling & Event Center	1,726,000.00	Budget	Budgeted Transfers
453	Tax Abatement Fund	327	2017C GO Bonds	20,466.00	Bond	Debt Service Requirements
601	Electric Fund	101	General Fund	5,130,300.00	Budget	Budgeted Transfers
601	Electric Fund	407	Public Facilities Fund	264,600.00	Budget	Budgeted Transfers
601	Electric Fund	448	Equipment Acquisition	18,000.00	Budget	Budgeted Transfers
601	Electric Fund	451	Community Fund	1,445,000.00	Budget	Budgeted Transfers
601	Electric Fund	604	Community Center Fund	721,000.00	Budget	Budgeted Transfers
601	Electric Fund	605	The Loop	244,000.00	Budget	Budgeted Transfers
601	Electric Fund	609	Storm Water Fund	42,000.00	Budget	Budgeted Transfers
601	Electric Fund	610	Curling & Event Center	52,500.00	Budget	Budgeted Transfers
602	Water Fund	101	General Fund	40,000.00	Budget	Budgeted Transfers
602	Water Fund	407	Public Facilities Fund	197,400.00	Budget	Budgeted Transfers
602	Water Fund	448	Equipment Acquisition	9,000.00	Budget	Budgeted Transfers
602	Water Fund	524	Annual Street Replacement	70,000.00	Budget	Budgeted Transfers
602	Water Fund	604	Community Center Fund	70,000.00	Budget	Budgeted Transfers
602	Water Fund	610	Curling & Event Center	12,000.00	Budget	Budgeted Transfers
603	Sewer Fund	101	General Fund	60,000.00	Budget	Budgeted Transfers
603	Sewer Fund	407	Public Facilities Fund	197,400.00	Budget	Budgeted Transfers
603	Sewer Fund	448	Equipment Acquisition	9,000.00	Budget	Budgeted Transfers
603	Sewer Fund	524	Annual Street Replacement	143,000.00	Budget	Budgeted Transfers
603	Sewer Fund	604	Community Center Fund	70,000.00	Budget	Budgeted Transfers
603	Sewer Fund	610	Curling & Event Center	12,000.00	Budget	Budgeted Transfers
609	Storm Water Fund	407	Public Facilities Fund	123,300.00	Budget	Budgeted Transfers
609	Storm Water Fund	524	Annual Street Replacement	246,000.00	Budget	Budgeted Transfers
702	Self Insurance Fund	101	General Fund	49,378.73	N/A	Insurance Claim Reimbursement
702	Self Insurance Fund	601	Electric Fund	5,681.83	N/A	Insurance Claim Reimbursement
702	Self Insurance Fund	602	Water Fund	902.74	N/A	Insurance Claim Reimbursement
702	Self Insurance Fund	603	Sewer Fund	2,763.69	N/A	Insurance Claim Reimbursement
702	Self Insurance Fund	604	Community Center Fund	353,665.00	Budget	Budgeted Transfers
702	Self Insurance Fund	610	Curling & Event Center	4,230.00	N/A	Insurance Claim Reimbursement
	Total Transfers In/Out			**$ 26,047,483.21**		

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/15/2026

Subject: **Lot Split/Consolidation for PIDs 300501300 (American Legion) and 300501251 (City Hall Plaza)**

Applicant: Chaska EDA and American Legion

Location: PIDs 300501300 (American Legion) and 300501251 (City Hall Plaza)

Prepared By: Nate Kabat

Staff Recommendation:

Motion to authorizing Mayor and City Administrator to execute Purchase Agreement with American Legion Post #57

Motion adopting Resolution #2026-xx approving Lot Split/Consolidation for PIDs 300501300 and 300501251

CURRENT REQUEST

As a part of the City Hall Plaza improvement project, city staff have worked closely with the American Legion to enhance the pedestrian corridor between the east wall of the Chaska History Center and fenced area behind the Legion primarily containing their HVAC mechanical equipment. The plaza improvements in this area will replace the walk, upgrade the fence to better screen the equipment visually and from noise, and install string lights above the path that will attach to the History Center building and the improved fencing.

The property to be improved is currently owned by the American Legion. An existing easement agreement between the City of Chaska and the American Legion establishes public access, maintenance responsibilities, and the ability for the Legion to provide patron seating in the space.

To align the ownership structure to the use of the space, city staff have worked on a purchase agreement with the American Legion that will transfer ownership of the pedestrian corridor to the Chaska EDA in exchange for implementing improvements to the Legion's fence. This property transfer will further clarify maintenance, liability, and financing for current and ongoing plaza capital improvements. The agreement establishes a new easement that permits the American Legion to continue providing patron seating in the area they currently use. That Purchase Agreement has been accepted by the American Legion Post #57 and will be considered by the Chaska EDA at their meeting following City Council on June 15.

To execute the purchase agreement, the applicants are requesting a lot split of PID 300180800 (American Legion) and consolidation with PID 300170400 (City Hall Plaza). The current condition is detailed in Figure 1.

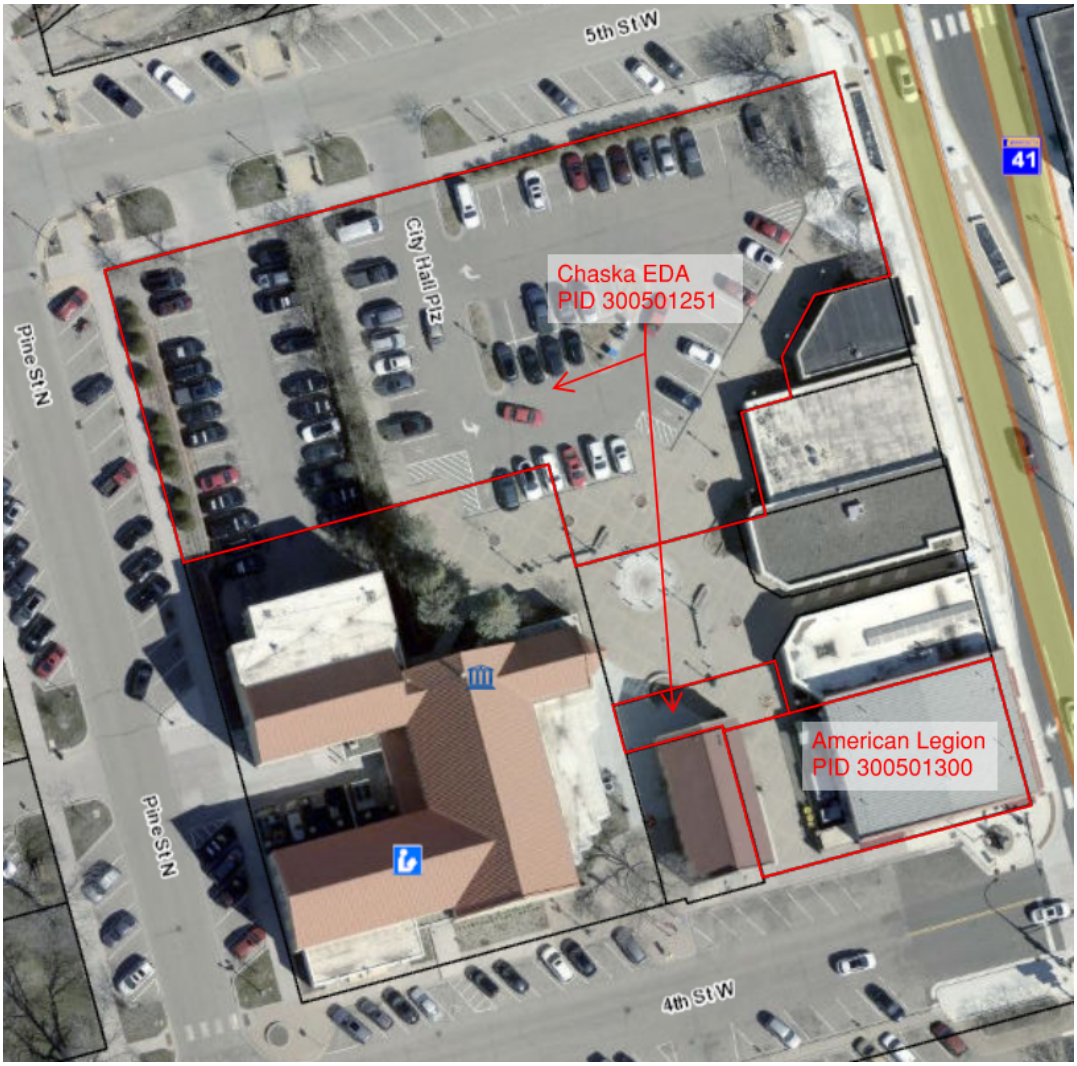


Figure 1 - Chaska EDA and American Legion parcels, current condition

Chaska EDA currently owns PID 300501251, which contains a combination of the public parking area and a portion of City Hall Plaza space outside of City Hall and the Chaska History Center. The American Legion owns PID 300501300 which includes the American Legion building and an approximate 54-foot by 22-foot outdoor area to the west of the building that contributes to the City Hall Plaza space as a pedestrian corridor.

The lot split would divide the plaza portion of the Legion's property to transfer ownership to the Chaska EDA. This purchase is contemplated in the aforementioned Purchase Agreement between the City of Chaska and American Legion Post #57. The consolidation will add the split property to PID 300501251 as part of the ownership transaction and meet financing requirements for the City Hall Plaza improvement project.

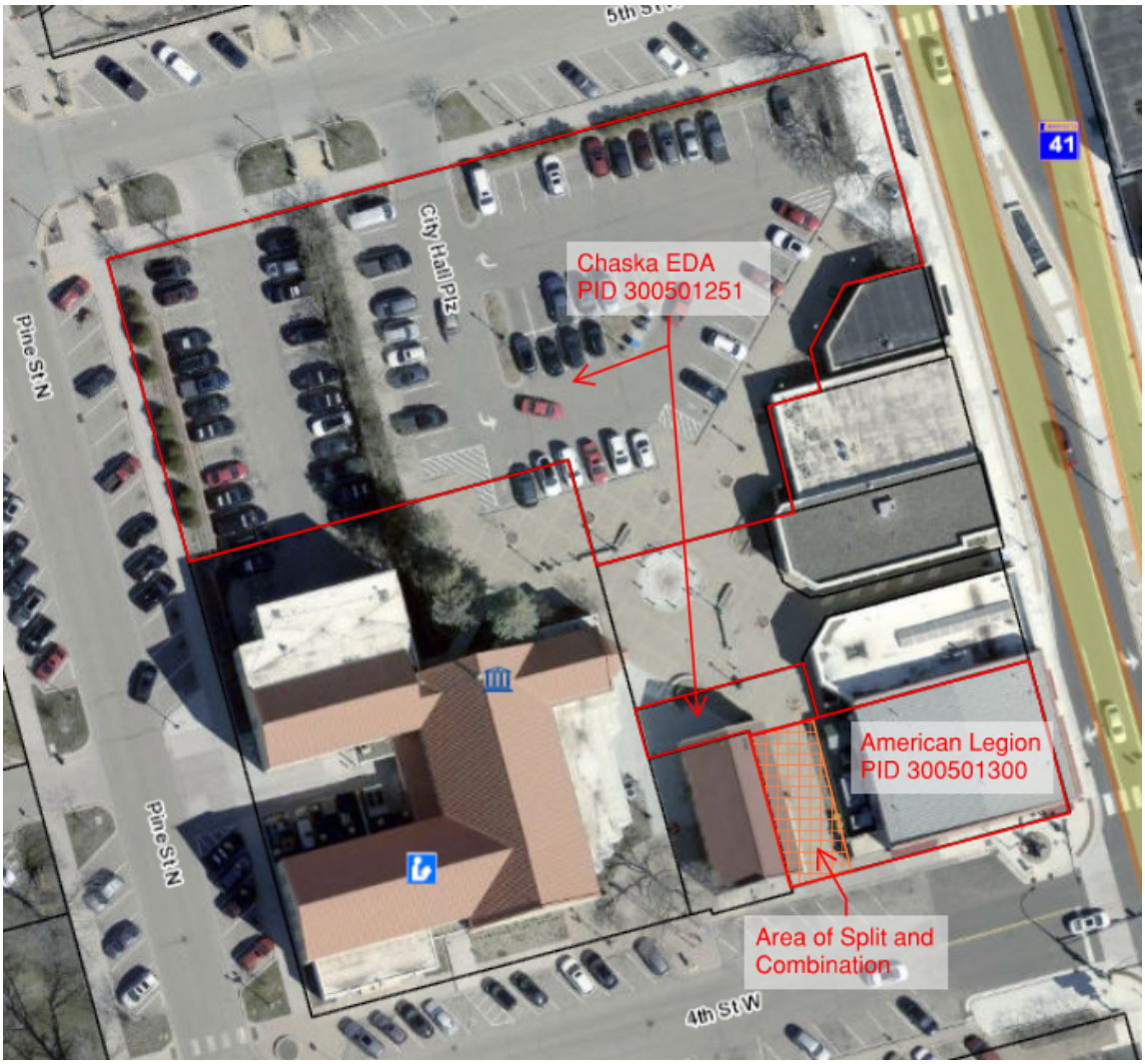


Figure 2 - Chaska EDA and American Legion parcels, area of lot split and combination

PID 300501251 is zoned P2 – Public Buildings and PID 300501300 is zoned C3 – Downtown Historic Commercial. Splitting and consolidating the lots will not render the parcels in violation of the zoning ordinance. The split and combination results in a rightsizing of property that is privately owned and operated (the Legion building) and property that his publicly owned and operated (City Hall Plaza).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution #2026-52, approving lot split of PID 300180800 (American Legion) and consolidation with PID 300170400 (City Hall Plaza), subject to the stipulations included in said resolution and the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
   a. **Certificate of Survey, titled Boundary Exhibit, prepared by Stantec, signed by Daniel J. Rober, dated June 3, 2026**
2. **Purchase Agreement between American Legion Post #57 and Chaska EDA is executed and completed for property to be split and consolidated.**

3. **Area described as "Acqusition Description" on said survey is split from PID 300180800 and consolidated into PID 300170400**
4. **Lot Consolidation is obtained through Carver County**

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/15/2026 RESOLUTION NO. 2026-52

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Lot Split and Combination of PID 300180800 (owned by American Legion) and PID 300170400 (owned by Chaska EDA);

WHEREAS, a lot split of PID 300180800 (owned by American Legion) and consolidation with PID 300170400 (owned by Chaska EDA); and

WHEREAS, the Chaska EDA, currently owns PID 300170400, which contains public parking and public plaza space within the area known as City Hall Plaza; and

WHEREAS, the American Legion, owns PID 300180800, which includes the American Legion building at 102 4th Street W and an approximate 54-foot by 22-foot outdoor area to the west of the building that contributes to the City Hall Plaza space as a pedestrian corridor; and

WHEREAS, the purpose of the lot split of PID 300180800 and consolidation with PID 300170400 is transfer the 54-foot by 22-foot outdoor area currently used as a pedestrian corridor and contributing to the City Hall Plaza to the Chaska EDA; and

WHEREAS, transferring the 54-foot by 22-foot area will clarify maintenance, liability, and financing for current and ongoing plaza capital improvements; and

WHEREAS, a new easement that permits the American Legion to continue providing patron seating in the area will be created as part of a separate purchase agreement between the Chaska EDA and the American Legion; and

WHEREAS, PID 300180800 is zoned C3 – Downtown Historic Commercial; and

WHEREAS, PID 300170400 is zoned P2 – Public Buildings; and

WHEREAS, splitting and consolidating the lots will not render the parcels in violation of the zoning ordinance;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the lot split of PID 300180800 (American Legion) and consolidation with PID 300170400 (Chaska EDA), subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Certificate of Survey, titled Boundary Exhibit, prepared by Stantec, signed by Daniel J. Rober, dated June 3, 2026

2. Purchase Agreement between American Legion Post #57 and Chaska EDA is executed and completed for property to be split and consolidated.
3. Area described as "Acqusition Description" on said survey is split from PID 300180800 and consolidated into PID 300170400
4. Lot Consolidation is obtained through Carver County

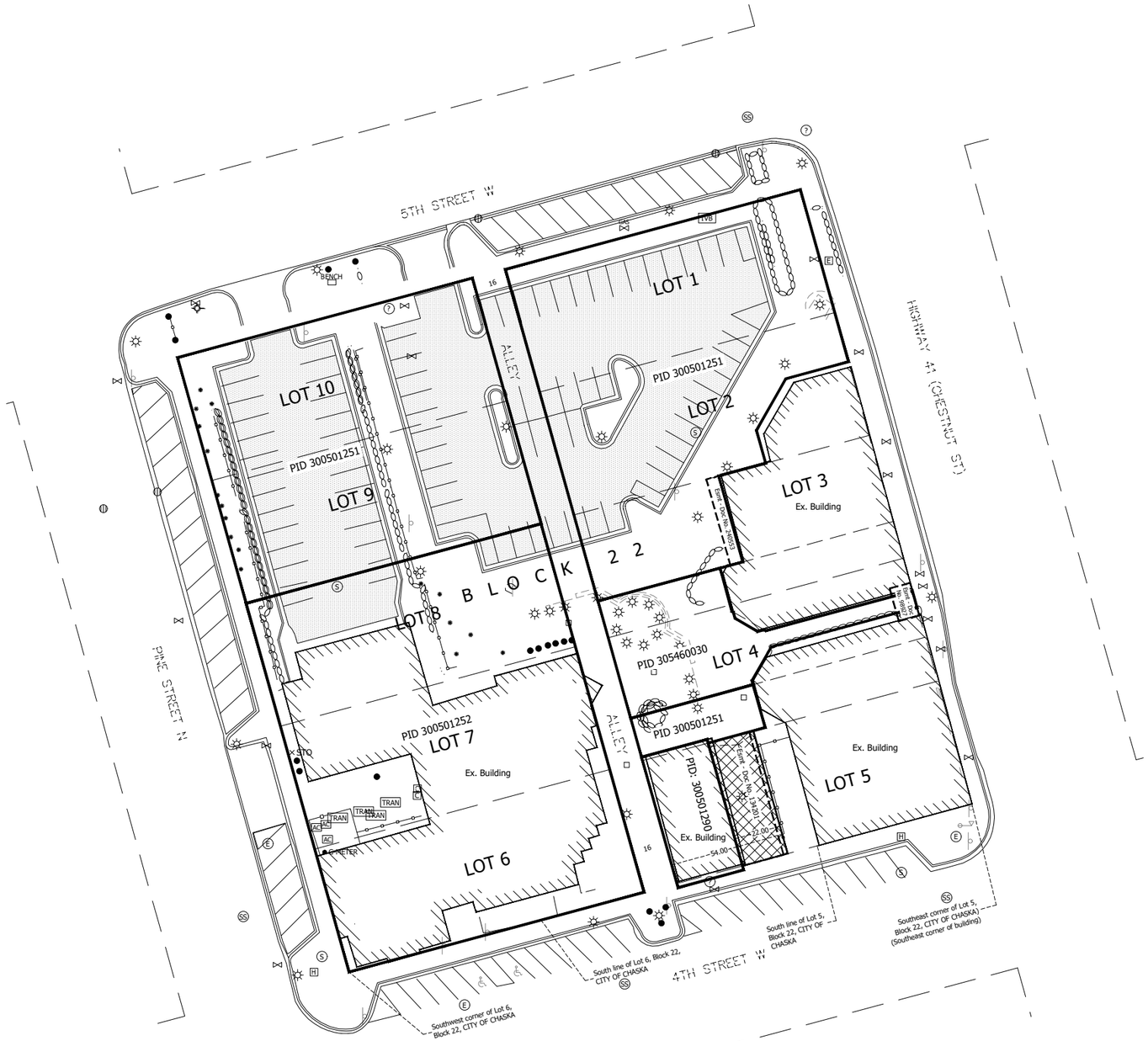
Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

BOUNDARY EXHIBIT



EXISTING PARCEL DESCRIPTIONS

PID: 300501251 - City of Chaska (Per Commitment File No. C38902TC, dated September 22, 2025)

Lots 1, 2, 3, 4, 9 and 10, Block 22, City of Chaska, excepting therefrom the following SIX tracts of land:

Tract 1. That part of Lot 2, Block 22, Townsite (now City) of Chaska, described as follows, to-wit: Commencing at the southeast corner of said Lot 2; thence west along the south line of said Lot 2, 50 feet 4 inches to a point; thence north, parallel with the east line of said Lot 2 a distance of 16 feet 2 inches to the actual point of beginning; thence south along the last described line, 16 feet 2 inches to the south line of said Lot 2; thence east along the south line of said Lot 2, 50 feet 4 inches to the southeast corner of said Lot 2; thence north, along the east line of said Lot 2, 36 feet; thence west parallel to the south line of said Lot 2, 30 feet 6 inches to a point; thence southwesterly in a straight line to the point of beginning.

Tract 2. The Northerly 42 feet of Lot 3, Block 22, City of Chaska, Carver County, Minnesota except that part of Lot 3, Block 22, City of Chaska, Carver County, Minnesota described as follows: The Westerly 70.50 feet of said Lot 3 (as measured along the Northerly and Southerly lines of Lot 3) of the Northerly 42 feet of said Lot 3 (as measured along the Easterly and Westerly lines of said Lot 3).

Tract 3. Registered Land Survey No. 114, Files of the Registrar of Titles, Carver County, Minnesota

Tract 4. That part of Lot 4, Block 22, Town of Chaska, Carver County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 4; thence South 75 degrees 02 minutes 00 seconds West (assumed bearing) 84.00 feet along the south line of said Lot 4; thence North 14 degrees 58 minutes 00 seconds West 21.02 feet to the southwest corner of Tract B, Registered Land Survey No. 1114; thence North 74 degrees 43 minutes 59 second East 84.07 feet along the south line of said Tract B to the east line of said Lot 4; thence South 14 degrees 47 minutes 38 seconds East 21.46 feet along said east line of Lot 4 to the point of beginning.

Tract 5. The West 32 feet of the South 1 foot 9 inches of Lot 4, Block 22, City of Chaska, Carver County, Minnesota.

Tract 6. Registered Land Survey No. 119, Files of the Registrar of Titles, Carver County, MInnesota

Abstract

PID: 300501252 - Chaska Economic Development Authority (Per Commitment File No. C38901TC, dated September 22, 2025)

Lots 6, 7 and 8, Block 22, City of Chaska, Carver County, Minnesota

Abstract

PID: 300501290 - City of Chaska (Per Commitment File No. C38900TC, dated September 22, 2025)

The West 32 feet of Lot 5, and the West 32 feet of the South 1 foot and 9 inches of Lot 4, all in Block 22 of the City of Chaska, together with that portion of vacated Fourth Street, being a strip 2 feet in width, South of and adjacent to the Southerly line of above-described land, Carver County, Minnesota.

Abstract

PID: 305460030 - City of Chaska (Per Commitment File No. C38903TC, dated September 22, 2025)

Tract C, REGISTERED LAND SURVEY NO. 114, files of Registrar of Titles.
EXCEPT that part of Tract C, of REGISTERED LAND SURVEY NO. 114, Carver County, Minnesota, as filed with the Registrar of Titles, described as follows:
Commencing at the northwest corner of Tract A of said REGISTERED LAND SURVEY NO. 114; thence on an assumed bearing of South 14 degrees 58 minutes 00 seconds East along the westerly line of said Tract A, a distance of 21.00 feet; thence South 59 degrees 58 minutes 00 seconds East along said westerly line, a distance of 0.86 feet to the point of beginning; thence South 14 degrees 35 minutes 15 seconds East, a distance of 2.99 feet; thence South 59 degrees 25 minutes 23 seconds East, a distance of 12.39 feet; thence North 75 degrees 29 minutes 07 seconds East, a distance of 3.20 feet to the westerly line of said Tract A; thence North 59 degrees 58 minutes 00 seconds West along said westerly line, a distance of 16.77 feet to the point of beginning.

NOTE: Subject property is Torrens property, Certificate No. 27471A.

ACQUISITION DESCRIPTION

The East 22.00 feet of the West 54.00 feet of Lot 5, Block 22 of the Townsite (now City) of Chaska, according to the recorded plat thereof, Carver County, Minnesota.

ACQUISITION AREA
(1,320 square feet)

Legend of Symbols & Abbreviations

RIGHT-OF-WAY
LOT LINE
PERMANENT EASEMENT
EX. CURB & GUTTER
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER MAIN
EX. FORCE MAIN
EXISTING FENCE
CHAIN LINK FENCE
BURIED TELEPHONE
BURIED GAS MAIN
BURIED ELECTRIC
BURIED CABLE TELEVISION

DECIDUOUS TREE (SHOWN AT APPROXIMATE SIZE)
CONIFEROUS TREE (SHOWN AT APPROXIMATE SIZE)
SHRUB
ROCK
ROAD SIGN
MAILBOX
UTILITY POLE and ANCHOR
LIGHT POLE
POWER BOX
TELEPHONE BOX
CABLE TV BOX
HAND HOLE
BOLLARD
BITUMINOUS PAVING
CONCRETE

0 30 60
GRAPHIC SCALE IN FEET

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

DATE	REVISION

SURVEY BY :
DRAWN BY :
DESIGNED BY :
CHECKED BY :
APPROVED BY :
DATE: JUNE 3, 2026

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: DANIEL J ROEBER
SIGNATURE: Daniel J Roeber
DATE: JUNE 3, 2026
LIC. NO. 43133

CITY OF CHASKA, MINNESOTA
CITY HALL

193807509-V101
PROJECT NUMBER
193807509
SHEET NUMBER
V1.01

Plot Date: 04/03/2026 - 2:04pm
Drawing name: \\Mn029-cpfiles01\shared_projects\193807509\CAD\Dwg\Certificate of Survey 2026\193807509-V101.dwg
Xrefs:

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: Appointment of Election Judges and Establishing Rate of Pay

Prepared By: Denise Beebe, Senior Clerk

The Primary Election will be held on Tuesday, August 11, 2026, and the General Election will be held on Tuesday, November 3, 2026. At least 25 days prior to an election, Council must appoint Election Judges to administer the election in each polling location.

Per Minnesota Statute, party balance must be maintained at each polling location so that no more than one-half of the judges are affiliated with the same political party. This requirement will be met at all four polling locations.

Judges will work either a full or half day shift during the elections. Judges will also attend two hours of in-person or vertical training prior to serving. With Head Judges and Asst. Head Judges attending an additional one hour of training.

All training and Election Day work assignments are paid by the City through the elections budget. Each of the four wards will have approximately 12 to 16 judges assigned. Judges will be paid as follows:

Position	**Wage**
Head Judge	$13.41
Asst. Head Judge	$12.41
Election Judge	$11.41

Staff recommends the appointment of Election Judges for both the Primary and General Elections as listed on Exhibit A, along with any additional individuals needed to service at the polling locations.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-54 appointing the individuals listed on Exhibit A at the rate of pay listed as Election Judges for the 2026 Primary and General Elections.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/15/2026 RESOLUTION NO. 2026-54

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Appointing Election Judges and Establishing their Rates of Pay for the State Primary Election on August 11, 2026 and the General Election on November 3, 2026

WHEREAS, the City of Chaska is required by law to adopt a resolution appointing the election judges for the State Primary and General Elections and establishing the rate of pay for such.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the individuals for said Elections are listed on the attached "Exhibit A", with the rate of pay established at follows.

Position	**Wage**
Head Judge	$13.41
Asst. Head Judge	$12.41
Election Judge	$11.41

BE IT FURTHER RESOLVED by the City Council of the City of Chaska, Minnesota, that the Election Administrator be empowered to appoint additional Election Judges as may be necessary.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Denise Beebe, Deputy Clerk

EXIBIT A

WARD 1

Last Name	First Middle
Addy	Thomas
Beebe	Ivy
Berg	Sharon
Blakely	Sandra
Bowers	Jeri
Burkman	Merrybeth
Butler	Christopher
Clausen	Carolyn
Farris	Nicole
Garrison-Marlow	Marian
Goodspeed-Gross	Jeri
Halligan	Joan
Hill	Carol
Jackson	Anne
Jansen	Gwen
Kenny	Marie
Lundgren	Laurie
Maluchnik	Suzette
McCoy	Cheryl
McNamara	Sarah
Moore	Lorraine Dee
Nagel	Abbey
Payne	Jennifer
Ryan	Shawn
Schmit	Jan
Schumacher	Julie
Ulrich	Renelle
VanDenBroeke	Robert
Zirbes	Mary Jo

WARD 2

Last Name	First Middle
Beise	Caroline
Block	Steven
Browne	Terri
Brunet	Randal
Cassin	Nancy
Damman	Linda
Deems	Janet
Goodman	Benjamin
Haber	Micah

Houg	Pamela
King	John
Koenen	Jennifer
Larson	Barbara
Leopold	Mary
Maluchnik	Randy
Merkle	Janet
Miner	Grace
Olson	Laura
Peterson	Gloria
Peterson	Jeffrey
Skaar Meier	Pamela
Smith	Scott
Snedeker	Kris
Stapleton	Katherine
Stromberg-Wise	Linnea
Whitmill	Glenna

WARD 3

Last Name	First Middle
Aamot	Chris
Adjei	Nana Ama
Ament	Nancy
Arnst	Jeanne
Brammer	Sarah
Buranen	Candy
Burkman	Merrybeth
Carlson	Sarah
Cataldo	Michael
Dawson	John
Dunkelberger	Kip
Essler	Nancy
Flaherty - Wilcox	Michael
Hansen	Lisa
Jordahl	Kim
LaCroix	Monique
Neuman	Robert
Norrish	Kaye
Olson	Robert
Reeder	Melissa
Reimer	Kathleen
Rieke	David
Scott	Joseph
Snook	Judith
Strot	Lindsay
Ulness-Bosshart	Karen
Williamson	Patricia

WARD 4

Last Name	First Middle
Anson	Rob
Chaffee	Nickolette
Crosby	Sandra
Dawson	Karen
DeVries	Kimberly
Eisele	Jeffrey
Engeswick	Jill
Erdahl	Randy
Kelly	Laurie
Kenny	Marie
Longhenry	Peggy
Melvin	Terri
Myss	Mary
Oberski	Norm
Oprosko	Susan
Palmer	Connie
Payton	John
Riley	Mary
Schaeffer	Lloyd
Schmitz	Kelli
Sienes	Arthur
Spencer	Kelly
Williamson-Hughes	Samantha
Wright	Kevin

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/15/2026

Subject: **Authorize and support an application to the 2026 Regional Solicitation Program for the Engler Boulevard Trail Underpass Project**

Prepared by: Ashley Cauley

Staff Recommendation: Motion to adopt Resolutions 2026-55

Background

In 2023, the Minnesota Legislature approved a new regional transportation sales tax. A portion of the revenue generated by the tax is dedicated to the Active Transportation Program, which is administered through the Metropolitan Council's Regional Solicitation process and provides funding for bicycle, pedestrian, and other nonmotorized transportation improvements throughout the region. The 2026 Regional Solicitation Active Transportation Program is expected to award approximately $50 million for planning and construction of multimodal projects that connect residents to key community destinations.

The City has explored opportunities to address documented trail gaps along Engler Blvd (CSAH 10) and improve safety bicyclists and pedestrians crossing the corridor west of Ravoux Road. Staff would partner with Bolton and Menk to prepare and submit a funding application requesting $2.7 Million to construct trail improvements and a new grade-separated pedestrian and bicycle underpass, west of the Ravoux Road/ Engler Blvd intersection.

City Council Action Requested

Motion to adopt Resolution 2026-55, authorizing and supporting the submission of an application to the 2026 Regional Solicitation Program for the Engler Boulevard Trail Underpass Project.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: June 15, 2026 **RESOLUTION NO.** 2026 - 55

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution No. 2026-55 authorizing the submission of the Engler Boulevard Trail Underpass Project to the 2026 Regional Solicitation Program

WHEREAS, the Minnesota legislature approved a new regional sales tax, a portion of which established the new Active Transportation Program through the Metropolitan Council's Regional Solicitation Program in 2023; and

WHEREAS, the 2026 Regional Solicitation Active Transportation Program is expected to award approximately $50M across the metro area for the planning and construction of multimodal projects that connect residents to key community destinations; and

WHEREAS, Engler Blvd (CSAH 10) features high traffic volumes traveling at high speeds, creating a dangerous barrier for pedestrians; and

WHEREAS, the project would fill trail gaps along Engler Blvd and construct a grade-separated underpass, west of the Ravoux Rd and Engler Blvd (CSAH 10) intersection, to provide a safe crossing for bicyclists and pedestrians that is fully separated from highway traffic; and

WHEREAS, the Engler Blvd segment from Brandon Boulevard was identified as a top safety priority in Carver County's 2023 County Roadway Safety Plan; and

WHEREAS, the City of Chaska 2040 Pedestrian and Bicycle Master Plan identified the segment of trail along Engler Blvd (CSAH 10) connecting Ridge Lane and Old Audubon Road - including the underpass - as a top 10 priority route for implementation; and

WHEREAS, the proposed Engler Blvd Trail Underpass Project would build on a recently completed Engler Blvd project, resulting in a complete and accessible trail segment that connects residents to key community destinations; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Chaska hereby supports the City's pursuit of Regional Solicitation Active Transportation funding and authorizes staff to prepare and submit the application and request support from the City of Chaska; and

THEREFORE, BE IT FURTHER RESOLVED, the City Council of the City of Chaska confirms that the City of Chaska will be responsible for ensuring that all grant program requirements and timelines will be met, including covering any cost overruns that occur in project delivery and maintaining the project's improvements for their useful lifespan.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
June 15, 2026

Subject: **Award Bid for North Water Treatment Plant**

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

To accommodate Chaska's continued growth, additional water infrastructure is needed to maintain sustainability and redundancy for future generations to have a reliable secure water system.

The North Water Treatment Plant (Adjacent to Hazeltine National Golf Course) has been an asset identified to provide additional capacity and redundancy for Chaska's ultimate growth.

Design began in 2021 for the North Water Treatment Plant. Plans were approved by the Planning Commission and City Council. Progress was paused to allow for the construction of three new groundwater wells that were deemed an immediate and higher priority to get additional water into the system. Public Bids were opened on May 21, 2026, for the North Water Treatment Plant. The site plan for work is shown in the attached plan.

The bid tabulation for this project is attached. The bid included a project alternate to replace the pump and motor for the existing Well No. 7 which is currently located on the property. The pump and motor are in working order and not needing replacement at this time. Staff is recommending only the base bid be approved, which does not include the alternate.
The low bid of $17,744,143.51 received from Journey Construction represents good value for the city and staff is recommending the Council award the bid.

CITY COUNCIL ACTION REQUESTED
Motion to Adopt Resolution No. 2026-56, Awarding Bid for the North Water Treatment Plant to Journey Construction, in the low bid total amount of $17,744,143.51.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/15/2026 RESOLUTION NO. 2026-56

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Ordering the North Water Treatment Plant, and Authorize the City Administrator and City Engineer to execute a construction contract with Journey Construction, Inc. in the Low Bid Amount of $17,744,143.51

WHEREAS, to accommodate Chaska's growth additional water infrastructure is needed to sustain a reliable water supply.

WHEREAS, planning for the North Water Treatment Plant began in 2012, additional land acquired in 2015, and design began in 2021.

WHEREAS, on January 23, 2023, Council approved the Final Site and Building Plans for the North Water Treatment Plant;

WHEREAS, on May 21, 2026, the City of Chaska held a public bid opening for the construction of the North Water Treatment Plant;

WHEREAS, pursuant to an advertisement for bids for, North Water Treatment Plant – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	*Total Base Bid*	*Alternate No. 1*
Low	Journey Construction	$17,744,143.51	$66,808.00
#2	Magney Construction, Inc.	$17,934,749.00	$37,000.00
#3	Municipal Builders, Inc.	$19,299,570.32	$37,000.00
#4	Rice Lake Construction Grp	$19,398,200.00	$41,000.00
#5	Market and Johnson	$19,988,612.82	$41,000.00
#6	Lakehead Constructors, Inc.	$23,381,397.00	$34,820.00

WHEREAS, the project included an Alternate No. 1 for the replacement of Well No. 7's Pump and Motor.

WHEREAS, Alternate No. 1 has been deemed unnecessary and not included in the approved contract award.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the North Water Treatment Plant to the low responsible bidder, Journey Construction, Inc., for the low Base Bid in the amount of $17,744,143.51.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

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

May 21, 2026

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

Re: Chaska North Water Treatment Plant
Stantec Project No. 193805386
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project referenced above on May 21, 2026. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 6 Bids. The following summarizes the results of the Bids received:

	Contractor	***Total Base Bid***	***Alternate No. 1***
Low	Journey Construction	$17,744,143.51	$66,808.00
#2	Magney Construction, Inc.	$17,934,749.00	$37,000.00
#3	Municipal Builders, Inc.	$19,299,570.32	$37,000.00
#4	Rice Lake Construction Grp	$19,398,200.00	$41,000.00
#5	Market and Johnson	$19,988,612.82	$41,000.00
#6	Lakehead Constructors, Inc.	$23,381,397.00	$34,820.00

The low Bidder on the Project was Journey Construction with a Total Base Bid Amount of $17,744,143.51 which compares to the Engineer's Opinion of Probable Costs of $16,664,000. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Journey Construction** should be awarded the Project on the Total Base Bid in the Amount of **$17,744,143.51.**

The bids also include an Alternate 1 for Replacement of Existing Well No. 7 Pump and Motor in the amount of $66,808.00 for the Council's consideration. If the Council wishes to award Alternate 1, along with the Base Bid, the total award amount is **$17,810,951.51**.

Should you have any questions, please feel free to contact me at (612) 712-2097.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Ash Hammerbeck P.E.

Enclosure

Stantec

Project Name: **CHASKA NORTH WATER TREATMENT PLANT**

City Project No.:

Stantec Project No.: 193805386

Bid Opening: Thursday, May 21, 2026, 1:00 PM CDT

Owner: **City of Chaska**

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

Ash Hammerbeck, PE

License No.

	BID TABULATION			Bidder No. 1 Journey Construction		Bidder No. 2 Magney Construction, Inc.		Bidder No. 3 Municipal Builders, inc.		Bidder No. 4 Rice Lake Construction Grp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID:										
	PART 1 - SITE										
1	MOBILIZATION	LS	1	$1,350,000.00	$1,350,000.00	$80,000.00	$80,000.00	$119,500.00	$119,500.00	$800,000.00	$800,000.00
2	TRAFFIC CONTROL	LS	1	$25,000.00	$25,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$10,500.00	$10,500.00
3	FIELD OFFICE	LS	1	$169,860.00	$169,860.00	$20,000.00	$20,000.00	$50,000.00	$50,000.00	$15,750.00	$15,750.00
4	TEMPORARY CONSTRUCTION ACCESS	EA	2	$3,750.00	$7,500.00	$6,000.00	$12,000.00	$2,000.00	$4,000.00	$2,100.00	$4,200.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	20	$205.00	$4,100.00	$200.00	$4,000.00	$250.00	$5,000.00	$263.00	$5,260.00
6	CLEAR AND GRUB	TREE	8	$935.00	$7,480.00	$2,000.00	$16,000.00	$750.00	$6,000.00	$788.00	$6,304.00
7	TREE TRIMMING	HR	4	$155.00	$620.00	$100.00	$400.00	$250.00	$1,000.00	$263.00	$1,052.00
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	170	$4.25	$722.50	$4.00	$680.00	$8.00	$1,360.00	$9.00	$1,530.00
9	REMOVE BITUMINOUS ROAD PAVEMENT	SY	85	$10.00	$850.00	$12.00	$1,020.00	$12.00	$1,020.00	$13.00	$1,105.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	160	$6.00	$960.00	$7.00	$1,120.00	$7.00	$1,120.00	$8.00	$1,280.00
11	REMOVE CONCRETE CURB	LF	90	$5.00	$450.00	$18.00	$1,620.00	$18.00	$1,620.00	$19.00	$1,710.00
12	REMOVE WATER MAIN PIPE	LF	155	$19.00	$2,945.00	$28.00	$4,340.00	$28.00	$4,340.00	$30.00	$4,650.00
13	REMOVE EXISTING WELLHOUSE	LS	1	$13,250.00	$13,250.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$33,500.00	$33,500.00
14	REMOVE CONCRETE SLAB	LS	1	$950.00	$950.00	$2,000.00	$2,000.00	$900.00	$900.00	$945.00	$945.00
15	REMOVE MANHOLE STRUCTURE	EA	2	$775.00	$1,550.00	$900.00	$1,800.00	$750.00	$1,500.00	$788.00	$1,576.00
16	SALVAGE HYDRANT	EA	1	$1,150.00	$1,150.00	$1,200.00	$1,200.00	$700.00	$700.00	$735.00	$735.00
17	SALVAGE BUTTERFLY VALVE	EA	1	$3,085.00	$3,085.00	$900.00	$900.00	$990.00	$990.00	$1,040.00	$1,040.00
18	REMOVE GATE VALVE	EA	2	$190.00	$380.00	$600.00	$1,200.00	$500.00	$1,000.00	$525.00	$1,050.00
19	COMMON EXCAVATION (EV)	CY	5500	$3.55	$19,525.00	$28.00	$154,000.00	$25.00	$137,500.00	$27.00	$148,500.00
20	COMMON EMBANKMENT (CV)	CY	5500	$3.55	$19,525.00	$16.00	$88,000.00	$15.00	$82,500.00	$16.00	$88,000.00
21	SANDY CLAY LOAM TOPSOIL BORROW (LV)	CY	650	$49.60	$32,240.00	$35.00	$22,750.00	$30.00	$19,500.00	$32.00	$20,800.00
22	TURF REINFORCEMENT MAT (TRM)	SY	80	$11.00	$880.00	$45.00	$3,600.00	$45.00	$3,600.00	$42.00	$3,360.00
23	GEOTEXTILE FABRIC, TYPE V	SY	45	$8.00	$360.00	$6.00	$270.00	$6.50	$292.50	$7.00	$315.00
24	GEOGRID, HX165	SY	80	$9.00	$720.00	$16.00	$1,280.00	$13.00	$1,040.00	$21.00	$1,680.00
25	AGGREGATE BASE, GRAVEL DRIVEWAY	TN	25	$60.00	$1,500.00	$50.00	$1,250.00	$60.00	$1,500.00	$63.00	$1,575.00
26	BITUMINOUS PATCHING	SY	85	$93.40	$7,939.00	$100.00	$8,500.00	$121.00	$10,285.00	$127.00	$10,795.00
27	6" PVC SUMP LINE, SCH 40	LF	300	$29.00	$8,700.00	$45.00	$13,500.00	$17.00	$5,100.00	$18.00	$5,400.00
28	6" PVC CLEANOUT	EA	1	$700.00	$700.00	$500.00	$500.00	$475.00	$475.00	$499.00	$499.00
29	4" TRENCH DRAIN	LF	20	$155.00	$3,100.00	$90.00	$1,800.00	$300.00	$6,000.00	$473.00	$9,460.00
30	SUMP DRAIN CATCH BASIN	EA	3	$1,290.00	$3,870.00	$1,500.00	$4,500.00	$2,000.00	$6,000.00	$2,100.00	$6,300.00
31	POTHOLE EXISTING UTILITY	EA	2	$385.00	$770.00	$1,200.00	$2,400.00	$500.00	$1,000.00	$525.00	$1,050.00
32	4" CONCRETE WALK	SF	700	$10.40	$7,280.00	$10.00	$7,000.00	$15.50	$10,850.00	$17.00	$11,900.00
33	6" CONCRETE UTILITY SLAB	SY	30	$150.47	$4,514.10	$30.00	$900.00	$253.50	$7,605.00	$267.00	$8,010.00
34	B618 CONCRETE CURB AND GUTTER	LF	90	$30.00	$2,700.00	$45.00	$4,050.00	$65.00	$5,850.00	$69.00	$6,210.00
35	7" COMMERCIAL DRIVEWAY	SF	1850	$19.50	$36,075.00	$18.00	$33,300.00	$16.00	$29,600.00	$17.00	$31,450.00

Item Num	Item	Units	Qty	Bidder No. 1 Journey Construction		Bidder No. 2 Magney Construction, Inc.		Bidder No. 3 Municipal Builders, inc.		Bidder No. 4 Rice Lake Construction Grp.	
	BID TABULATION			**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
36	4" SOLID LINE, WHITE EPOXY	LF	300	$19.13	$5,739.00	$2.00	$600.00	$5.80	$1,740.00	$3.00	$900.00
37	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	2	$250.00	$500.00	$250.00	$500.00	$200.00	$400.00	$210.00	$420.00
38	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	3	$250.00	$750.00	$350.00	$1,050.00	$400.00	$1,200.00	$420.00	$1,260.00
39	SODDING, LAWN TYPE	SY	800	$5.00	$4,000.00	$6.00	$4,800.00	$8.00	$6,400.00	$8.00	$6,400.00
40	WATER FOR TURF ESTABLISHMENT	Mgal	40	$65.00	$2,600.00	$65.00	$2,600.00	$65.00	$2,600.00	$48.00	$1,920.00
41	SILT FENCE	LF	1700	$2.00	$3,400.00	$4.00	$6,800.00	$8.00	$13,600.00	$5.00	$8,500.00
42	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	300	$2.75	$825.00	$3.00	$900.00	$8.00	$2,400.00	$7.00	$2,100.00
43	SEED MIXTURE TYPE (25-131)	LB	550	$2.75	$1,512.50	$3.00	$1,650.00	$2.75	$1,512.50	$2.10	$1,155.00
44	SEED MIXTURE TYPE (35-241)	LB	10	$33.00	$330.00	$35.00	$350.00	$33.00	$330.00	$53.00	$530.00
45	SEED MIXTURE TYPE (21-112)	LB	210	$0.55	$115.50	$1.00	$210.00	$0.55	$115.50	$11.00	$2,310.00
46	EROSION CONTROL BLANKET	SY	1750	$1.80	$3,150.00	$2.00	$3,500.00	$1.80	$3,150.00	$2.10	$3,675.00
47	HYDRAULIC SOIL STABLIZER, TYPE SFM	SY	8500	$1.21	$10,285.00	$1.40	$11,900.00	$1.21	$10,285.00	$2.10	$17,850.00
48	HYDRAULIC SOIL STABLIZER TYPE 6	SY	10000	$1.31	$13,100.00	$1.50	$15,000.00	$1.31	$13,100.00	$2.10	$21,000.00
49	CONCRETE LANDSCAPE EDGER	LF	362	$21.00	$7,602.00	$22.00	$7,964.00	$28.00	$10,136.00	$22.00	$7,964.00
50	ROCK MULCH	SF	2012	$1.50	$3,018.00	$2.00	$4,024.00	$1.50	$3,018.00	$2.50	$5,030.00
51	CONIFEROUS TREE 6' HT B&B	TREE	1	$338.00	$338.00	$340.00	$340.00	$337.23	$337.23	$368.00	$368.00
52	CONIFEROUS TREE 8' HT B&B	TREE	2	$454.50	$909.00	$470.00	$940.00	$454.09	$908.18	$420.00	$840.00
53	DECIDUOUS TREE 2" CAL B&B	TREE	3	$337.33	$1,011.99	$340.00	$1,020.00	$337.23	$1,011.69	$420.00	$1,260.00
54	DECIDUOUS TREE 2.5" CAL B&B	TREE	6	$437.50	$2,625.00	$450.00	$2,700.00	$437.40	$2,624.40	$525.00	$3,150.00
55	DECIDUOUS TREE 3.5" CAL B&B	TREE	2	$621.50	$1,243.00	$650.00	$1,300.00	$621.04	$1,242.08	$630.00	$1,260.00
56	DECIDUOUS SHRUB NO. 5 CONT	SHRB	20	$56.25	$1,125.00	$60.00	$1,200.00	$56.21	$1,124.20	$63.00	$1,260.00
57	PERENNIAL NO. 2 CONT	PLT	30	$27.50	$825.00	$30.00	$900.00	$27.49	$824.70	$37.00	$1,110.00
58	ORNAMENTAL GRASS NO. 1 CONT	PLT	78	$14.14	$1,102.92	$16.00	$1,248.00	$14.13	$1,102.14	$21.00	$1,638.00
59	PLANTERS 4X4	EA	2	$1,875.00	$3,750.00	$2,000.00	$4,000.00	$1,875.10	$3,750.20	$2,310.00	$4,620.00
60	PLANTERS 4X8	EA	5	$3,539.40	$17,697.00	$3,800.00	$19,000.00	$3,539.40	$17,697.00	$3,570.00	$17,850.00
61	IRRIGATION SYSTEM	LS	1	$26,000.00	$26,000.00	$30,000.00	$30,000.00	$26,000.00	$26,000.00	$39,900.00	$39,900.00
62	LANDSCAPE RESTORATION	LS	1	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00
	TOTAL PART 1 - SITE				**$1,858,304.51**		**$658,876.00**		**$693,856.32**		**$1,405,261.00**
	PART 2 - STORM SEWER										
63	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$1,545.00	$1,545.00	$2,500.00	$2,500.00	$1,750.00	$1,750.00	$1,838.00	$1,838.00
64	12" RCP STORM SEWER, CLASS 5	LF	160	$58.00	$9,280.00	$65.00	$10,400.00	$50.00	$8,000.00	$53.00	$8,480.00
65	27" CATCH BASIN	EA	1	$3,070.00	$3,070.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,150.00	$3,150.00
66	4' DIA STORM MANHOLE	EA	3	$5,290.00	$15,870.00	$5,200.00	$15,600.00	$5,000.00	$15,000.00	$5,250.00	$15,750.00
	TOTAL PART 2 - STORM SEWER				**$29,765.00**		**$31,500.00**		**$27,750.00**		**$29,218.00**
	PART 3 - WATER MAIN										
67	INSTALL HYDRANT	EA	3	$8,955.00	$26,865.00	$6,000.00	$18,000.00	$8,000.00	$24,000.00	$8,400.00	$25,200.00
68	CONNECT TO EXISTING WATERMAIN	EA	1	$9,185.00	$9,185.00	$4,000.00	$4,000.00	$1,250.00	$1,250.00	$1,313.00	$1,313.00
69	INSTALL 1" BLOWOFF	EA	1	$3,650.00	$3,650.00	$1,000.00	$1,000.00	$3,000.00	$3,000.00	$3,150.00	$3,150.00
70	6" GATE VALVE AND BOX	EA	3	$2,870.00	$8,610.00	$3,100.00	$9,300.00	$2,950.00	$8,850.00	$3,098.00	$9,294.00
71	12" GATE VALVE AND BOX	EA	1	$7,650.00	$7,650.00	$6,500.00	$6,500.00	$7,500.00	$7,500.00	$7,875.00	$7,875.00
72	6" PVC WATER MAIN, C900	LF	100	$45.00	$4,500.00	$66.00	$6,600.00	$55.00	$5,500.00	$58.00	$5,800.00
73	10" PVC WATER MAIN, C900	LF	15	$115.00	$1,725.00	$95.00	$1,425.00	$85.00	$1,275.00	$90.00	$1,350.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Journey Construction Unit Price	Total	Bidder No. 2 Magney Construction, Inc. Unit Price	Total	Bidder No. 3 Municipal Builders, inc. Unit Price	Total	Bidder No. 4 Rice Lake Construction Grp. Unit Price	Total
74	12" PVC WATER MAIN, C900	LF	180	$82.00	$14,760.00	$100.00	$18,000.00	$95.00	$17,100.00	$100.00	$18,000.00
75	INSULATION, 4" THICK	SY	40	$82.00	$3,280.00	$50.00	$2,000.00	$55.00	$2,200.00	$58.00	$2,320.00
76	DUCTILE IRON FITTINGS	LB	1000	$32.00	$32,000.00	$35.00	$35,000.00	$30.00	$30,000.00	$32.00	$32,000.00
	TOTAL PART 3 - WATER MAIN				**$112,225.00**		**$101,825.00**		**$100,675.00**		**$106,302.00**
	PART 4 - SANITARY SEWER										
77	CONNECT TO EXISTING SANITARY SEWER	EA	1	$7,520.00	$7,520.00	$10,000.00	$10,000.00	$11,500.00	$11,500.00	$12,075.00	$12,075.00
78	5' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	1	$33,745.00	$33,745.00	$35,000.00	$35,000.00	$37,000.00	$37,000.00	$38,850.00	$38,850.00
79	CONSTRUCT 4" INSIDE DROP	EA	1	$2,925.00	$2,925.00	$3,800.00	$3,800.00	$3,650.00	$3,650.00	$3,833.00	$3,833.00
80	MANHOLE HDPE LINING	LF	15	$1,920.00	$28,800.00	$1,200.00	$18,000.00	$1,300.00	$19,500.00	$1,365.00	$20,475.00
81	4" PVC SANITARY SEWER, SCH. 40	LF	25	$81.00	$2,025.00	$62.00	$1,550.00	$60.00	$1,500.00	$63.00	$1,575.00
82	6" PVC SANITARY SEWER, SCH. 40	LF	25	$85.00	$2,125.00	$75.00	$1,875.00	$80.00	$2,000.00	$84.00	$2,100.00
83	4" DOUBLE WALL PVC SANITARY SEWER, SCH. 40	LF	26	$265.00	$6,890.00	$95.00	$2,470.00	$95.00	$2,470.00	$100.00	$2,600.00
84	8" PVC SANITARY SEWER, SCH. 40	LF	35	$45.00	$1,575.00	$77.00	$2,695.00	$75.00	$2,625.00	$79.00	$2,765.00
	TOTAL PART 4 - SANITARY SEWER				**$85,605.00**		**$75,390.00**		**$80,245.00**		**$84,273.00**
	PART 5 - WELL 7 REHABILITATION										
85	MOBILIZATION	LS	1	$5,600.00	$5,600.00	$8,000.00	$8,000.00	$4,000.00	$4,000.00	$4,200.00	$4,200.00
86	REMOVE AND REINSTALL LINE SHAFT TURBINE	LS	1	$21,000.00	$21,000.00	$20,000.00	$20,000.00	$13,000.00	$13,000.00	$13,650.00	$13,650.00
87	WIRE BRUSH INTERIOR SURFACE OF WELL CASING	HR	16	$350.00	$5,600.00	$400.00	$6,400.00	$400.00	$6,400.00	$420.00	$6,720.00
88	SHOP TIME FOR WELL PUMP REPAIRS AND	HR	24	$125.00	$3,000.00	$125.00	$3,000.00	$125.00	$3,000.00	$130.00	$3,120.00
89	F & I NEW DISCHARGE HEAD BEARING	LS	1	$375.00	$375.00	$475.00	$475.00	$475.00	$475.00	$500.00	$500.00
90	FURNISH STAINLESS STEEL PUMP HEAD SHAFT	LS	1	$950.00	$950.00	$675.00	$675.00	$675.00	$675.00	$710.00	$710.00
91	8"X10', SCH. 40, LINE SHAFT COLUMN PIPE	EA	22	$1,250.00	$27,500.00	$800.00	$17,600.00	$800.00	$17,600.00	$840.00	$18,480.00
92	8" X 5', SCH. 40, LINE SHAFT COLUMN PIPE	EA	1	$875.00	$875.00	$600.00	$600.00	$600.00	$600.00	$630.00	$630.00
93	8" COLUMN COUPLING	EA	1	$350.00	$350.00	$50.00	$50.00	$50.00	$50.00	$53.00	$53.00
94	8" X 10', SCH, 40 SUCTION PIPE	EA	1	$1,050.00	$1,050.00	$800.00	$800.00	$800.00	$800.00	$840.00	$840.00
95	1-11/16' X 10' STAINLESS STEEL LINE SHFT WITH STAINLESS STEEL SLEEVE	EA	23	$875.00	$20,125.00	$750.00	$17,250.00	$750.00	$17,250.00	$788.00	$18,124.00
96	1-11/16"X5' STAINLESS STEEL LINE SHAFT WITH STAINLESS STEEL SLEEVE	EA	1	$550.00	$550.00	$600.00	$600.00	$600.00	$600.00	$630.00	$630.00
97	1-11/16" STAINLESS STEEL LINE SHAFT COUPLING	EA	1	$110.00	$110.00	$80.00	$80.00	$80.00	$80.00	$84.00	$84.00
98	BRONZE BEARING RETAINER W/RUBBER BEARING	EA	1	$275.00	$275.00	$200.00	$200.00	$200.00	$200.00	$210.00	$210.00
99	REMOVE EXISTING BEARING AND INSTALL NEW RUBBER BEARING	EA	23	$65.00	$1,495.00	$40.00	$920.00	$40.00	$920.00	$42.00	$966.00
100	REMOVE EXISTING SLEEVE AND INSTALL NEW	EA	1	$150.00	$150.00	$120.00	$120.00	$120.00	$120.00	$126.00	$126.00
101	FURNISH STAINLESS STEEL BOWL SHAFT FOR DESTAGED PUMP	LS	1	$950.00	$950.00	$650.00	$650.00	$650.00	$650.00	$683.00	$683.00
102	F & I COMPLETE SET OF BOWL BEARINGS	LS	1	$1,800.00	$1,800.00	$2,800.00	$2,800.00	$2,800.00	$2,800.00	$2,940.00	$2,940.00
103	MACHINE BOWL AND IMPELLER AND INSTALL BRONZE WEAR RING PER STAGE	EA	5	$775.00	$3,875.00	$500.00	$2,500.00	$500.00	$2,500.00	$525.00	$2,625.00
104	REASSEMBLE BOWL ASSEMBLY	LS	1	$950.00	$950.00	$500.00	$500.00	$500.00	$500.00	$525.00	$525.00
105	F & I TWO LEVEL MONITOR TUBES (2 x 230FT)	LF	460	$3.00	$1,380.00	$2.00	$920.00	$2.00	$920.00	$2.10	$966.00
106	PAINT DISCHARGE HEAD, MOTOR, COLUMN,	LS	1	$16,500.00	$16,500.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$4,200.00	$4,200.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Journey Construction Unit Price	Total	Bidder No. 2 Magney Construction, Inc. Unit Price	Total	Bidder No. 3 Municipal Builders, inc. Unit Price	Total	Bidder No. 4 Rice Lake Construction Grp. Unit Price	Total
107	MOTOR REPAIR AND MISCELLANEOUS REPAIRS ALLOWANCE	LS	1	$8,000.00	$8,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$4,200.00	$4,200.00
108	TRANSPORT TO AND ERECT ON SITE, WELL RIG WITH ALL NECESSARY EQUIPMENT, TOOLS, AND MATERIALS FOR WELL SCREEN JETTING	LS	1	$25,000.00	$25,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$31,500.00	$31,500.00
109	JET WELL SCREEN	HR	80	$425.00	$34,000.00	$450.00	$36,000.00	$450.00	$36,000.00	$473.00	$37,840.00
110	TELEVISION INSPECTION OF WELL	LS	2	$2,200.00	$4,400.00	$2,300.00	$4,600.00	$2,300.00	$4,600.00	$2,415.00	$4,830.00
	TOTAL PART 5 - WELL 7 REHABILITATION				**$185,860.00**		**$162,740.00**		**$151,740.00**		**$159,352.00**
	PART 6 - WATER TREATMENT PLANT										
111	ALL WORK AND COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE WATER TREATMENT PLANT AND EQUIPMENT, COMPLETE WITH ALL STRUCTURAL, ARCHITECTURAL, PUMPING, PIPING, MECHANICAL, ELECTRICAL, PROCESS CONTROL, INSTRUMENTATION, SYSTEM HARDWARE, INTEGRATION, AND COORDINATION WITH SYSTEM SUPPLIERS, INCLUDING WELL 10 PUMP AND MOTOR. OTHER ITEMS NOT SPECIFICALLY IDENTIFIED IN UNIT PRICE ITEMS, ALTERNATE BID ITEMS, OR PRE-QUOTED ITEMS FROM OTHER PARTS SHALL BE INCIDENTAL TO THE PROJECT AND INCLUDED IN THE LUMP SUM BASE BID AMOUNT. THIS SHALL INCLUDE ALL APPLICABLE SALES TAXES	LS	1	$14,583,566.00	$14,583,566.00	$16,015,600.00	$16,015,600.00	$17,356,486.00	$17,356,486.00	$16,724,976.00	$16,724,976.00
112	AWI FILTER UNDERDRAIN ALLOWANCE	LS	1	$293,818.00	$293,818.00	$293,818.00	$293,818.00	$293,818.00	$293,818.00	$293,818.00	$293,818.00
113	CHEMICAL FEED SYSTEMS ALLOWANCE	LS	1	$385,000.00	$385,000.00	$385,000.00	$385,000.00	$385,000.00	$385,000.00	$385,000.00	$385,000.00
114	BRAUN INTERTEC MATERIALS TESTING	LS	1	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00
115	UNFORSEEN CONDITIONS ALLOWANCE	LS	1	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
116	FF&E ALLOWANCE	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL PART 6 - WATER TREATMENT PLANT				**$15,472,384.00**		**$16,904,418.00**		**$18,245,304.00**		**$17,613,794.00**
	BASE BID SUMMARY:										
	TOTAL PART 1 - SITE				$1,858,304.51		$658,876.00		$693,856.32		$1,405,261.00
	TOTAL PART 2 - STORM SEWER				$29,765.00		$31,500.00		$27,750.00		$29,218.00
	TOTAL PART 3 - WATER MAIN				$112,225.00		$101,825.00		$100,675.00		$106,302.00
	TOTAL PART 4 - SANITARY SEWER				$85,605.00		$75,390.00		$80,245.00		$84,273.00
	TOTAL PART 5 - WELL 7 REHABILITATION				$185,860.00		$162,740.00		$151,740.00		$159,352.00
	TOTAL PART 6 - WATER TREATMENT PLANT				$15,472,384.00		$16,904,418.00		$18,245,304.00		$17,613,794.00
	TOTAL BASE BID				**$17,744,143.51**		**$17,934,749.00**		**$19,299,570.32**		**$19,398,200.00**
	ALTERNATE NO. 1 BID ITEMS: REPLACEMENT OF EXISTING WELL NO. 7 PUMP AND MOTOR										
117	NEW WELL 150HP VERTICAL TURBINE MOTOR	LS	1	$27,746.00	$27,746.00	$25,000.00	$25,000.00	$23,000.00	$23,000.00	$23,000.00	$23,000.00
118	NEW WELL PUMP TO PAIR WITH NEW 150HP MOTOR	LS	1	$39,062.00	$39,062.00	$12,000.00	$12,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00
	TOTAL ALTERNATE NO. 1 BID ITEMS:				**$66,808.00**		**$37,000.00**		**$41,000.00**		**$41,000.00**

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Journey Construction Unit Price	 Total	Bidder No. 2 Magney Construction, Inc. Unit Price	 Total	Bidder No. 3 Municipal Builders, inc. Unit Price	 Total	Bidder No. 4 Rice Lake Construction Grp. Unit Price	 Total
	TOTAL BASE BID				**$17,744,143.51**		**$17,934,749.00**		**$19,299,570.32**		**$19,398,200.00**
	TOTAL ALTERNATE NO. 1 BID ITEMS:				**$66,808.00**		**$37,000.00**		**$41,000.00**		**$41,000.00**
	Contractor Name and Address:			Journey Construction 4500 W. 58th Street Sioux Falls, SD 57108		Magney Construction, Inc. 1401 Park Road Chanhassen, MN 55317		Municipal Builders, inc. 7900 Old Viking Blvd. Nowthen, MN 55303		Rice Lake Construction Grp. 22360 County Rd. 12 Deerwood, MN 56444	
	Phone:			(605) 221-0156		(952) 474-1674		(763) 421-8790		(218) 546-5519	
	Email:			jturbak@journeyconstruction.com		kevin@magneyconstruction.com		nate@1mbi.com		estimating@ricelake.org	
	Signed By:			Tony Wiseman		Kevin Vranicar		Jessica E. Wegner		Wade Leonard	
	Title:			President		President		CFO/Treasurer		President	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond		Bid Bond	
	Responsible Contractor Certification:			Yes		Yes		Yes		Yes	
	Addenda Acknowledged:			1, 2, 3, 4		1, 2, 3, 4		1, 2, 3, 4		1, 2, 3, 4	

Stantec

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 5 Market and Johnson Unit Price	Bidder No. 5 Market and Johnson Total	Bidder No. 6 Lakehead Constructors, Inc Unit Price	Bidder No. 6 Lakehead Constructors, Inc Total
	BASE BID:						
	PART 1 - SITE						
1	MOBILIZATION	LS	1	$900,000.00	$900,000.00	$3,047,640.00	$3,047,640.00
2	TRAFFIC CONTROL	LS	1	$3,750.00	$3,750.00	$40,587.00	$40,587.00
3	FIELD OFFICE	LS	1	$100,000.00	$100,000.00	$82,263.00	$82,263.00
4	TEMPORARY CONSTRUCTION ACCESS	EA	2	$2,000.00	$4,000.00	$10,881.00	$21,762.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	20	$250.00	$5,000.00	$272.00	$5,440.00
6	CLEAR AND GRUB	TREE	8	$1,150.00	$9,200.00	$2,720.00	$21,760.00
7	TREE TRIMMING	HR	4	$1,075.00	$4,300.00	$169.00	$676.00
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	170	$8.00	$1,360.00	$13.00	$2,210.00
9	REMOVE BITUMINOUS ROAD PAVEMENT	SY	85	$12.00	$1,020.00	$22.00	$1,870.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	160	$7.00	$1,120.00	$22.00	$3,520.00
11	REMOVE CONCRETE CURB	LF	90	$18.00	$1,620.00	$11.00	$990.00
12	REMOVE WATER MAIN PIPE	LF	155	$28.00	$4,340.00	$92.00	$14,260.00
13	REMOVE EXISTING WELLHOUSE	LS	1	$30,000.00	$30,000.00	$6,529.00	$6,529.00
14	REMOVE CONCRETE SLAB	LS	1	$900.00	$900.00	$1,774.00	$1,774.00
15	REMOVE MANHOLE STRUCTURE	EA	2	$750.00	$1,500.00	$2,013.00	$4,026.00
16	SALVAGE HYDRANT	EA	1	$700.00	$700.00	$2,176.00	$2,176.00
17	SALVAGE BUTTERFLY VALVE	EA	1	$990.00	$990.00	$2,176.00	$2,176.00
18	REMOVE GATE VALVE	EA	2	$500.00	$1,000.00	$2,176.00	$4,352.00
19	COMMON EXCAVATION (EV)	CY	5500	$25.00	$137,500.00	$11.00	$60,500.00
20	COMMON EMBANKMENT (CV)	CY	5500	$15.00	$82,500.00	$33.00	$181,500.00
21	SANDY CLAY LOAM TOPSOIL BORROW (LV)	CY	650	$30.00	$19,500.00	$54.00	$35,100.00
22	TURF REINFORCEMENT MAT (TRM)	SY	80	$45.00	$3,600.00	$22.00	$1,760.00
23	GEOTEXTILE FABRIC, TYPE V	SY	45	$6.50	$292.50	$9.00	$405.00
24	GEOGRID, HX165	SY	80	$32.00	$2,560.00	$10.00	$800.00
25	AGGREGATE BASE, GRAVEL DRIVEWAY	TN	25	$60.00	$1,500.00	$65.00	$1,625.00
26	BITUMINOUS PATCHING	SY	85	$120.40	$10,234.00	$102.00	$8,670.00
27	6" PVC SUMP LINE, SCH 40	LF	300	$17.00	$5,100.00	$65.00	$19,500.00
28	6" PVC CLEANOUT	EA	1	$475.00	$475.00	$925.00	$925.00
29	4" TRENCH DRAIN	LF	20	$95.00	$1,900.00	$218.00	$4,360.00
30	SUMP DRAIN CATCH BASIN	EA	3	$2,000.00	$6,000.00	$5,441.00	$16,323.00
31	POTHOLE EXISTING UTILITY	EA	2	$500.00	$1,000.00	$2,394.00	$4,788.00
32	4" CONCRETE WALK	SF	700	$17.19	$12,033.00	$14.00	$9,800.00
33	6" CONCRETE UTILITY SLAB	SY	30	$336.50	$10,095.00	$225.00	$6,750.00
34	B618 CONCRETE CURB AND GUTTER	LF	90	$45.00	$4,050.00	$65.00	$5,850.00
35	7" COMMERCIAL DRIVEWAY	SF	1850	$12.25	$22,662.50	$15.00	$27,750.00

BID TABULATION				Bidder No. 5 Market and Johnson		Bidder No. 6 Lakehead Constructors, Inc	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total
36	4" SOLID LINE, WHITE EPOXY	LF	300	$19.13	$5,739.00	$22.00	$6,600.00
37	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	2	$200.00	$400.00	$816.00	$1,632.00
38	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	3	$400.00	$1,200.00	$816.00	$2,448.00
39	SODDING, LAWN TYPE	SY	800	$8.00	$6,400.00	$5.00	$4,000.00
40	WATER FOR TURF ESTABLISHMENT	Mgal	40	$65.00	$2,600.00	$71.00	$2,840.00
41	SILT FENCE	LF	1700	$3.25	$5,525.00	$5.00	$8,500.00
42	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	300	$6.50	$1,950.00	$4.00	$1,200.00
43	SEED MIXTURE TYPE (25-131)	LB	550	$2.75	$1,512.50	$3.00	$1,650.00
44	SEED MIXTURE TYPE (35-241)	LB	10	$33.00	$330.00	$36.00	$360.00
45	SEED MIXTURE TYPE (21-112)	LB	210	$0.55	$115.50	$1.00	$210.00
46	EROSION CONTROL BLANKET	SY	1750	$1.80	$3,150.00	$2.00	$3,500.00
47	HYDRAULIC SOIL STABLIZER, TYPE SFM	SY	8500	$1.21	$10,285.00	$1.00	$8,500.00
48	HYDRAULIC SOIL STABLIZER TYPE 6	SY	10000	$1.31	$13,100.00	$1.00	$10,000.00
49	CONCRETE LANDSCAPE EDGER	LF	362	$28.00	$10,136.00	$23.00	$8,326.00
50	ROCK MULCH	SF	2012	$1.50	$3,018.00	$2.00	$4,024.00
51	CONIFEROUS TREE 6' HT B&B	TREE	1	$337.23	$337.23	$367.00	$367.00
52	CONIFEROUS TREE 8' HT B&B	TREE	2	$454.09	$908.18	$494.00	$988.00
53	DECIDUOUS TREE 2" CAL B&B	TREE	3	$337.23	$1,011.69	$367.00	$1,101.00
54	DECIDUOUS TREE 2.5" CAL B&B	TREE	6	$437.40	$2,624.40	$476.00	$2,856.00
55	DECIDUOUS TREE 3.5" CAL B&B	TREE	2	$621.04	$1,242.08	$676.00	$1,352.00
56	DECIDUOUS SHRUB NO. 5 CONT	SHRB	20	$56.21	$1,124.20	$61.00	$1,220.00
57	PERENNIAL NO. 2 CONT	PLT	30	$27.49	$824.70	$30.00	$900.00
58	ORNAMENTAL GRASS NO. 1 CONT	PLT	78	$14.13	$1,102.14	$15.00	$1,170.00
59	PLANTERS 4X4	EA	2	$1,875.10	$3,750.20	$2,040.00	$4,080.00
60	PLANTERS 4X8	EA	5	$3,539.40	$17,697.00	$3,851.00	$19,255.00
61	IRRIGATION SYSTEM	LS	1	$26,000.00	$26,000.00	$28,292.00	$28,292.00
62	LANDSCAPE RESTORATION	LS	1	$3,500.00	$3,500.00	$3,500.00	$3,500.00
	TOTAL PART 1 - SITE				**$1,517,384.82**		**$3,779,288.00**
	PART 2 - STORM SEWER						
63	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$1,750.00	$1,750.00	$2,289.00	$2,289.00
64	12" RCP STORM SEWER, CLASS 5	LF	160	$50.00	$8,000.00	$102.00	$16,320.00
65	27" CATCH BASIN	EA	1	$3,000.00	$3,000.00	$3,156.00	$3,156.00
66	4' DIA STORM MANHOLE	EA	3	$5,000.00	$15,000.00	$5,658.00	$16,974.00
	TOTAL PART 2 - STORM SEWER				**$27,750.00**		**$38,739.00**
	PART 3 - WATER MAIN						
67	INSTALL HYDRANT	EA	3	$8,000.00	$24,000.00	$11,153.00	$33,459.00
68	CONNECT TO EXISTING WATERMAIN	EA	1	$1,250.00	$1,250.00	$4,897.00	$4,897.00
69	INSTALL 1" BLOWOFF	EA	1	$3,000.00	$3,000.00	$4,679.00	$4,679.00
70	6" GATE VALVE AND BOX	EA	3	$2,950.00	$8,850.00	$7,399.00	$22,197.00
71	12" GATE VALVE AND BOX	EA	1	$7,500.00	$7,500.00	$12,090.00	$12,090.00
72	6" PVC WATER MAIN, C900	LF	100	$55.00	$5,500.00	$87.00	$8,700.00
73	10" PVC WATER MAIN, C900	LF	15	$85.00	$1,275.00	$279.00	$4,185.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 5 Market and Johnson Unit Price	 Total	Bidder No. 6 Lakehead Constructors, Inc Unit Price	 Total
74	12" PVC WATER MAIN, C900	LF	180	$95.00	$17,100.00	$136.00	$24,480.00
75	INSULATION, 4" THICK	SY	40	$55.00	$2,200.00	$158.00	$6,320.00
76	DUCTILE IRON FITTINGS	LB	1000	$30.00	$30,000.00	$54.00	$54,000.00
	TOTAL PART 3 - WATER MAIN				**$100,675.00**		**$175,007.00**
	PART 4 - SANITARY SEWER						
77	CONNECT TO EXISTING SANITARY SEWER	EA	1	$11,500.00	$11,500.00	$9,358.00	$9,358.00
78	5' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	1	$37,000.00	$37,000.00	$13,384.00	$13,384.00
79	CONSTRUCT 4" INSIDE DROP	EA	1	$3,650.00	$3,650.00	$6,529.00	$6,529.00
80	MANHOLE HDPE LINING	LF	15	$1,300.00	$19,500.00	$2,394.00	$35,910.00
81	4" PVC SANITARY SEWER, SCH. 40	LF	25	$60.00	$1,500.00	$101.00	$2,525.00
82	6" PVC SANITARY SEWER, SCH. 40	LF	25	$80.00	$2,000.00	$245.00	$6,125.00
83	4" DOUBLE WALL PVC SANITARY SEWER, SCH. 40	LF	26	$95.00	$2,470.00	$185.00	$4,810.00
84	8" PVC SANITARY SEWER, SCH. 40	LF	35	$75.00	$2,625.00	$245.00	$8,575.00
	TOTAL PART 4 - SANITARY SEWER				**$80,245.00**		**$87,216.00**
	PART 5 - WELL 7 REHABILITATION						
85	MOBILIZATION	LS	1	$4,000.00	$4,000.00	$5,049.00	$5,049.00
86	REMOVE AND REINSTALL LINE SHAFT TURBINE	LS	1	$13,000.00	$13,000.00	$14,146.00	$14,146.00
87	WIRE BRUSH INTERIOR SURFACE OF WELL CASING	HR	16	$400.00	$6,400.00	$435.00	$6,960.00
88	SHOP TIME FOR WELL PUMP REPAIRS AND	HR	24	$125.00	$3,000.00	$136.00	$3,264.00
89	F & I NEW DISCHARGE HEAD BEARING	LS	1	$475.00	$475.00	$517.00	$517.00
90	FURNISH STAINLESS STEEL PUMP HEAD SHAFT	LS	1	$675.00	$675.00	$734.00	$734.00
91	8"X10', SCH. 40, LINE SHAFT COLUMN PIPE	EA	22	$800.00	$17,600.00	$871.00	$19,162.00
92	8" X 5', SCH. 40, LINE SHAFT COLUMN PIPE	EA	1	$600.00	$600.00	$653.00	$653.00
93	8" COLUMN COUPLING	EA	1	$50.00	$50.00	$54.00	$54.00
94	8" X 10', SCH, 40 SUCTION PIPE	EA	1	$800.00	$800.00	$871.00	$871.00
95	1-11/16' X 10' STAINLESS STEEL LINE SHFT WITH STAINLESS STEEL SLEEVE	EA	23	$750.00	$17,250.00	$816.00	$18,768.00
96	1-11/16"X5' STAINLESS STEEL LINE SHAFT WITH STAINLESS STEEL SLEEVE	EA	1	$600.00	$600.00	$653.00	$653.00
97	1-11/16" STAINLESS STEEL LINE SHAFT COUPLING	EA	1	$80.00	$80.00	$87.00	$87.00
98	BRONZE BEARING RETAINER W/RUBBER BEARING	EA	1	$200.00	$200.00	$218.00	$218.00
99	REMOVE EXISTING BEARING AND INSTALL NEW RUBBER BEARING	EA	23	$40.00	$920.00	$44.00	$1,012.00
100	REMOVE EXISTING SLEEVE AND INSTALL NEW	EA	1	$120.00	$120.00	$131.00	$131.00
101	FURNISH STAINLESS STEEL BOWL SHAFT FOR DESTAGED PUMP	LS	1	$650.00	$650.00	$707.00	$707.00
102	F & I COMPLETE SET OF BOWL BEARINGS	LS	1	$2,800.00	$2,800.00	$3,047.00	$3,047.00
103	MACHINE BOWL AND IMPELLER AND INSTALL BRONZE WEAR RING PER STAGE	EA	5	$500.00	$2,500.00	$544.00	$2,720.00
104	REASSEMBLE BOWL ASSEMBLY	LS	1	$500.00	$500.00	$544.00	$544.00
105	F & I TWO LEVEL MONITOR TUBES (2 x 230FT)	LF	460	$2.00	$920.00	$2.00	$920.00
106	PAINT DISCHARGE HEAD, MOTOR, COLUMN,	LS	1	$4,000.00	$4,000.00	$5,832.00	$5,832.00

Item Num	Item	Units	Qty	Bidder No. 5 Market and Johnson Unit Price	Bidder No. 5 Market and Johnson Total	Bidder No. 6 Lakehead Constructors, Inc Unit Price	Bidder No. 6 Lakehead Constructors, Inc Total
	BID TABULATION						
107	MOTOR REPAIR AND MISCELLANEOUS REPAIRS ALLOWANCE	LS	1	$4,000.00	$4,000.00	$4,353.00	$4,353.00
108	TRANSPORT TO AND ERECT ON SITE, WELL RIG WITH ALL NECESSARY EQUIPMENT, TOOLS, AND MATERIALS FOR WELL SCREEN JETTING	LS	1	$30,000.00	$30,000.00	$32,644.00	$32,644.00
109	JET WELL SCREEN	HR	80	$450.00	$36,000.00	$490.00	$39,200.00
110	TELEVISION INSPECTION OF WELL	LS	2	$277,300.00	$554,600.00	$2,503.00	$5,006.00
	TOTAL PART 5 - WELL 7 REHABILITATION				**$701,740.00**		**$167,252.00**
	PART 6 - WATER TREATMENT PLANT						
111	ALL WORK AND COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE WATER TREATMENT PLANT AND EQUIPMENT, COMPLETE WITH ALL STRUCTURAL, ARCHITECTURAL, PUMPING, PIPING, MECHANICAL, ELECTRICAL, PROCESS CONTROL, INSTRUMENTATION, SYSTEM HARDWARE, INTEGRATION, AND COORDINATION WITH SYSTEM SUPPLIERS, INCLUDING WELL 10 PUMP AND MOTOR. OTHER ITEMS NOT SPECIFICALLY IDENTIFIED IN UNIT PRICE ITEMS, ALTERNATE BID ITEMS, OR PRE-QUOTED ITEMS FROM OTHER PARTS SHALL BE INCIDENTAL TO THE PROJECT AND INCLUDED IN THE LUMP SUM BASE BID AMOUNT. THIS SHALL INCLUDE ALL APPLICABLE SALES TAXES	LS	1	$16,672,000.00	$16,672,000.00	$18,245,077.00	$18,245,077.00
112	AWI FILTER UNDERDRAIN ALLOWANCE	LS	1	$293,818.00	$293,818.00	$293,818.00	$293,818.00
113	CHEMICAL FEED SYSTEMS ALLOWANCE	LS	1	$385,000.00	$385,000.00	$385,000.00	$385,000.00
114	BRAUN INTERTEC MATERIALS TESTING	LS	1	$150,000.00	$150,000.00	$150,000.00	$150,000.00
115	UNFORSEEN CONDITIONS ALLOWANCE	LS	1	$50,000.00	$50,000.00	$50,000.00	$50,000.00
116	FF&E ALLOWANCE	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL PART 6 - WATER TREATMENT PLANT				**$17,560,818.00**		**$19,133,895.00**
	BASE BID SUMMARY:						
	TOTAL PART 1 - SITE				$1,517,384.82		$3,779,288.00
	TOTAL PART 2 - STORM SEWER				$27,750.00		$38,739.00
	TOTAL PART 3 - WATER MAIN				$100,675.00		$175,007.00
	TOTAL PART 4 - SANITARY SEWER				$80,245.00		$87,216.00
	TOTAL PART 5 - WELL 7 REHABILITATION				$701,740.00		$167,252.00
	TOTAL PART 6 - WATER TREATMENT PLANT				$17,560,818.00		$19,133,895.00
	TOTAL BASE BID				**$19,988,612.82**		**$23,381,397.00**
	ALTERNATE NO. 1 BID ITEMS: REPLACEMENT OF EXISTING WELL NO. 7 PUMP AND MOTOR						
117	NEW WELL 150HP VERTICAL TURBINE MOTOR	LS	1	$0.00	$1,275.00	$25,027.00	$25,027.00
118	NEW WELL PUMP TO PAIR WITH NEW 150HP MOTOR	LS	1	$0.00	$17,100.00	$9,793.00	$9,793.00
	TOTAL ALTERNATE NO. 1 BID ITEMS:				**$18,375.00**		**$34,820.00**

BID TABULATION				Bidder No. 5 Market and Johnson		Bidder No. 6 Lakehead Constructors, Inc	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total
	TOTAL BASE BID				**$19,988,612.82**		**$23,381,397.00**
	TOTAL ALTERNATE NO. 1 BID ITEMS:				**$18,375.00**		**$34,820.00**
	Contractor Name and Address:			Market and Johnson 2350 Galloway St. Eau Claire, WI 54703		Lakehead Constructors, Inc 3801 Winter St. Superior, WI 54880	
	Phone:			(715) 834-1213		(715) 392-5181	
	Email:			bidding@market-johnson.com		bhubbard@lakeheadconstructors.com	
	Signed By:			Lasey Lemke		Brian Hubbard	
	Title:			Director of Preconstruction Services		President	
	Bid Security:			Bid Bond		Bid Bond	
	Responsible Contractor Certification:			Yes		Yes	
	Addenda Acknowledged:			1, 2, 3, 4		1, 2, 3, 4	

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Authorize Negotiation of Contracts for Architectural and Engineering Services and Construction Management Services for the Chaska Library Building**

Prepared By: Matt Podhradsky, City Administrator
Elise Durbin, Assistant City Administrator

Background

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

The Public Safety Facility was identified as the first facility to be updated—construction is now complete and operations are now being conducted out of the facility. The Municipal Services Building (MSB), which includes the Public Works, Electric, and Water & Sewer departments is the second facility and is now under construction.

With construction beginning on MSB, the next building to begin design on is the Library. Funding for the library construction was secured with the adoption of the 2026 budget and is anticipated to begin in spring 2028.

The City of Chaska is responsible for the capital costs related to the construction and maintenance of the building, while Carver County is responsible for the operation of the library in the building. With this approach, it is important that both entities participate in the design process. Additionally, because of the public use of the building, there should be engagement opportunities for the community to provide ideas and feedback.

Architectural and Engineering Services RFP

On May 4, the City Council authorized staff to move forward with issuing a Request for Proposals (RFP) for Architectural and Engineering Services for the Chaska Library Building. In that RFP, it was noted that the city was looking for full architectural and engineering design and construction services—including architectural, engineering (civil, structural, electrical, mechanical), space programming, schematic design and construction documents. The firm selected through this process will be working with the city and Carver County from design through post construction. The RFP was issued on May 5.

Proposal and Review

The proposals were due on May 26, and a total of 12 were received, exceeding staff's expectations. Specific activities related to the proposals include;

- Pre-proposal meeting on May 12 with over 35 people in attendance in person or online representing a number of architectural and engineering firms.
- City and County staff tours of five libraries including three Hennepin County libraries, one Ramsey County, and one Anoka County library.
- Internal staff review of all proposals. The 12 proposals were narrowed down to five.
- In-person interviews with the five remaining firms were conducted on June 8. Members of the Staff Design Group (public works, community development, and administration departments from the city as well as Chaska Library, Carver County Library, Carver County Administration, and RJM) conducted the interviews.

Throughout the process, staff considered several factors in the review. These included, strength and experience of the team, previous projects, understanding and approach to our project, involvement of the architectural team throughout the process, and ability to complete the project in the requested time, amongst others.

Staff Recommendation

As Council knows, the process to hire an architectural team was comprehensive. From touring facilities, to review of the proposals, and in person interviews, the Staff Design Group involved in the process spent a lot of time evaluating and discussing all aspects. In particular, for a public facing facility where two agencies have a stake in the building and process, having an architectural team that can address the needs of all is critical.

After taking in all considerations, staff recommends moving forward with LSE Architects, Inc. LSE is a full-service architectural firm and works with consulting engineers and other designers on their projects in both the public sector and private sector. Locally, they have completed other library projects including Sumner, Highland Park, Webber Park, Hamline Midway, and the master plans for Central Library (Minneapolis) and Scott County Libraries.

The total fee for LSE's proposal, plus reimbursables, is $1,498,783. As staff compared this fee to the other top proposals, LSE was the lowest with 6.2% of the entire project budget of $24 million, while others ranged between 6.5% and 10.8%.

Construction Manager

As staff has learned throughout the design and construction processes of the Public Safety Facility and Municipal Services Building, having a construction manager provides a lot of benefits. The construction manager acts on the city's behalf throughout the project—from design through construction. This does not mean that city staff is not involved, but the construction manager brings in an expertise that the staff does not have. They help the city make educated decisions and work for solutions with the city, architects, and contractors.

Staff recommends continuing with RJM on the Chaska Library building.

Next Steps

If the City Council approves moving forward with LSE as the recommended architect, staff envisions the next steps and approximate timeline as follows:

- Negotiate contracts with architect and RJM—within two to three weeks
- Space Programming and Concept Design—July-December 2026
    - Space needs programming
    - Community engagement
    - Concept design planning
    - Cost estimates
- Schematic Development—January-March 2027
    - Schematic design (30% design)
    - Community engagement
    - Cost estimates
- Design Development—May-July 2027
    - Design development (60% design)
    - Community engagement
    - Cost estimates
- Construction Documents—August-January 2027
    - Construction documents (100% design)
    - Community engagement
    - Cost estimates
- Bidding and Contract Negotiations—February-March 2028
- Construction—Spring 2028-Fall 2029

Once the architect is selected, then engagement with the Library Task Force, City Council, Library Staff, Carver County Board of Commissioners, and the community will be defined and added into the timeline, as will the planning review process that is expected with any development.

CITY COUNCIL ACTION REQUESTED

Motion to authorize staff to negotiate a contract with LSE Architects, Inc. for architectural and engineering services for a new Chaska Library Building.

Motion to authorize staff to negotiate a contract with RJM for construction management services.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Resolution Awarding Bid - Chaska City Hall Plaza Improvement Project**

Prepared By: **Nate Kabat, Community Development Director**

Background

Public Bids were opened on June 11th, 2026, for the Chaska City Hall Plaza Improvement Project authorized by City Council on May 18, 2026. The summary of bids received for the project are attached for consideration. The base project includes resurfacing and improving the parking lot and plaza, installation of heated walks throughout the plaza, new furnishings and lighting. To create flexibility for the project bid process four bid alternates were included: Alternate 1 – Signage, Alternate 2 – Surface Mounted Site Furnishings/Short Trash Fence, Alternate 3 – Shade Structure, and Alternate 4 – Plants, Mulch, Irrigation.

The bid tabulation for this project is attached. The low bid of $3,613,673.61 received from Ebert Companies represents good value for the city and includes all four bid alternates. Staff is recommending the Council authorize the City Administrator and City Engineer to enter into an agreement and construction contract with Ebert Companies subject to City Attorney review.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-61, Authorizing the City Administrator and City Engineer to execute a construction contract with Ebert Companies in the Low Bid Amount of $3,613,612.78

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/15/2026 RESOLUTION NO. 2026-61

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Authorizing the City Administrator and City Engineer to execute a construction contract with Ebert Companies in the Low Bid Amount of $3,613,612.78

WHEREAS, on June 11, 2026, the City of Chaska held a public bid opening for the construction of the 2026 City Hall Plaza Improvement Project; and

WHEREAS, the project was bid with alternates 1, 2, 3, and 4 included, staff has reviewed all bids and recommends awarding all four alternates in addition to the base bid; and

WHEREAS, pursuant to an advertisement for bids for, Chaska City Hall Plaza Improvement Project – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	**Total Base Bid + Alternates**
LOW	Ebert Companies	$3,613,673.61
#2	KNB Contracting	$4,140,968.30
#3	Urban Companies	$5,357,952.20

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2026 Chaska City Hall Plaza Improvement Project to the low responsible bidder, Ebert Companies, for the low Base Bid and alternates 1, 2, 3, 4 in the amount of $3,613,673.61.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

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

June 11, 2026

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

Re: Chaska City Hall Plaza Improvements
Stantec Project No. 193807509
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on June 11, 2026. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 3 Bids. The following summarizes the results of the Bids received:

Contractor	***Low – Ebert Companies***	***#2 – KNB Contracting***	***#3 – Urban Companies***
BASE BID	**$2,962,939.17**	**$3,299,944.35**	**$4,314,011.20**
ALT. #1	$118,230.00	$176,202.58	$240,696.50
ALT. #2	$266,799.10	$402,787.20	$454,934.50
ALT. #3	$187,321.61	$197,910.00	$220,000.00
ALT. #4	$78,322.90	$64,124.17	$128,310.00
TOTAL BASE PLUS ALL ALTS.	**$3,613,612.78**	**$4,140,968.30**	**$5,357,952.20**

The low Bidder on the Project was Ebert Companies with a Total Base Bid Amount of $2,962,939.17. These Bids have been reviewed and found to be in order. The Total Base Bid was less than the Engineers Base Bid Estimate of $3,021,495.

If the City Council wishes to award the Project to the low Bidder, then **Ebert Companies.** should be awarded the Project on the Base Bid plus any combination of Alternates the Council wishes to award. We have reviewed the Bids in detail and are recommending that the Total Base Bids plus all four (4) Alternates for a total amount of **$3,613,612.78** be awarded. This will deliver a project consistent with the overall vision of staff and Council. The recommended Project awards amount for the Base Bid plus all four (4) Alternates is $3,613,612.78, compared to the Engineers Estimate of $3,790,465.

Should you have any questions, please feel free to contact me at (612) 712-2079.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Eric Lembke, P.E.

Enclosure

Stantec

Project Name: **CHASKA CITY HALL PLAZA IMPROVEMENTS PROJECT**

City Project No.:

Stantec Project No.: 193827509

Bid Opening: Thursday, February 5, 2026 at 11:00 AM CST

Owner: **City of Chaska**

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

Eric Lembke, PE

License No. 42748

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 Ebert Companies Unit Price	Bidder No. 1 Ebert Companies Total	Bidder No. 2 KNB Contracting Unit Price	Bidder No. 2 KNB Contracting Total	Bidder No. 3 Urban Companies Unit Price	Bidder No. 3 Urban Companies Total
	PARKING LOT/PLAZA IMPROVEMENTS								
1	MOBILIZATION	LS	1	$317,000.00	$317,000.00	$385,000.00	$385,000.00	$900,000.00	$900,000.00
2	TRAFFIC CONTROL	LS	1	$7,875.00	$7,875.00	$2,150.00	$2,150.00	$10,000.00	$10,000.00
3	TEMPORARY PEDESTRIAN ACCESS	LS	1	$7,875.00	$7,875.00	$74,600.00	$74,600.00	$25,000.00	$25,000.00
4	4' SAFETY FENCE	LF	250	$10.50	$2,625.00	$16.00	$4,000.00	$10.00	$2,500.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	40	$210.00	$8,400.00	$200.00	$8,000.00	$220.00	$8,800.00
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	45	$7.35	$330.75	$2.00	$90.00	$7.00	$315.00
7	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	100	$7.35	$735.00	$5.25	$525.00	$7.00	$700.00
8	REMOVE BITUMINOUS PAVEMENT	SY	1885	$9.45	$17,813.25	$3.75	$7,068.75	$15.00	$28,275.00
9	REMOVE PAVERS	SY	1350	$11.55	$15,592.50	$3.75	$5,062.50	$35.00	$47,250.00
10	REMOVE CONCRETE WALK	SY	800	$9.45	$7,560.00	$6.00	$4,800.00	$15.00	$12,000.00
11	REMOVE AND REPLACE CONCRETE STOOP FOUNDATION WALLS TO ACCOMMODATE HYDRONIC WALK	LF	140	$67.20	$9,408.00	$128.00	$17,920.00	$225.00	$31,500.00
12	REMOVE STEPS (2), RAILING (2) AND METAL ARCH (TITLE COMPANY AND DENTAL OFFICE)	LS	1	$6,300.00	$6,300.00	$1,700.00	$1,700.00	$20,000.00	$20,000.00
13	REMOVE STEPS AND RAILING (HISTORY CENTER)	LS	1	$7,875.00	$7,875.00	$1,700.00	$1,700.00	$20,000.00	$20,000.00
14	REMOVE CONCRETE PLANTER WALL	LF	42	$26.25	$1,102.50	$20.00	$840.00	$200.00	$8,400.00
15	REMOVE BRICK/CONCRETE BLOCK PLANTER WALL	LF	85	$23.10	$1,963.50	$20.00	$1,700.00	$2,000.00	$170,000.00
16	REMOVE SIGN	EA	3	$787.50	$2,362.50	$70.00	$210.00	$110.00	$330.00
17	REMOVE CONCRETE CURB AND GUTTER	LF	600	$5.25	$3,150.00	$24.00	$14,400.00	$12.00	$7,200.00
18	REMOVE STORM STRUCTURE	EA	5	$840.00	$4,200.00	$750.00	$3,750.00	$2,000.00	$10,000.00
19	REMOVE STORM SEWER PIPE (6" AND 8" PVC)	LF	280	$12.60	$3,528.00	$18.00	$5,040.00	$20.00	$5,600.00
20	REMOVE CLOCK TOWER AND CONCRETE STEPS	LS	1	$2,625.00	$2,625.00	$8,500.00	$8,500.00	$20,000.00	$20,000.00
21	REMOVE CONCRETE PLANTER CURBING/TREE RINGS	LS	1	$3,150.00	$3,150.00	$1,800.00	$1,800.00	$20,000.00	$20,000.00
22	REMOVE IRRIGATION SYSTEM	LS	1	$6,300.00	$6,300.00	$2,700.00	$2,700.00	$10,000.00	$10,000.00
23	ABANDON AND SEAL WELL WITH CEMENT GROUT PER WELL CODE REQUIREMENTS; MOBILIZATION, REMOVE ABOVEGROUND MONITORING WELL PIPING	LF	50	$68.25	$3,412.50	$95.00	$4,750.00	$100.00	$5,000.00
24	REMOVE PLAZA FOUNTAIN, INCL. CONCRETE, STEPS, BOLLARDS, SEAT WALLS, ETC; AND ABANDON WIRING	LS	1	$12,600.00	$12,600.00	$4,300.00	$4,300.00	$30,000.00	$30,000.00
25	REMOVE CIRCULAR PLAZA SEAT WALL	LS	1	$1,575.00	$1,575.00	$800.00	$800.00	$20,000.00	$20,000.00
26	REMOVE CITY HALL MONUMENT SIGN	LS	1	$2,625.00	$2,625.00	$1,600.00	$1,600.00	$10,000.00	$10,000.00
27	REMOVE LIBRARY MONUMENT SIGN	LS	1	$2,625.00	$2,625.00	$1,600.00	$1,600.00	$10,000.00	$10,000.00
28	REMOVE 4' HT. DECORATIVE FENCE (A/C UNIT AND W OF MAIN PARKING LOT)	LF	55	$31.50	$1,732.50	$45.45	$2,499.75	$25.00	$1,375.00
29	REMOVE FLAG POLE AND FOUNDATION	EA	3	$525.00	$1,575.00	$800.00	$2,400.00	$2,500.00	$7,500.00

BID TABULATION				Bidder No. 1 Ebert Companies		Bidder No. 2 KNB Contracting		Bidder No. 3 Urban Companies	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
30	CLEAR AND GRUB TREE	EA	24	$367.50	$8,820.00	$195.00	$4,680.00	$200.00	$4,800.00
31	REMOVE LANDSCAPING	LS	1	$4,725.00	$4,725.00	$4,000.00	$4,000.00	$50,000.00	$50,000.00
32	SALVAGE, RELOCATE, AND REINSTALL DROP BOX	EA	5	$1,837.00	$9,185.00	$1,250.00	$6,250.00	$1,000.00	$5,000.00
33	ADJUST GATE VALVE BOX	EA	7	$945.00	$6,615.00	$1,950.00	$13,650.00	$1,000.00	$7,000.00
34	ADJUST CASTING	EA	4	$787.50	$3,150.00	$760.00	$3,040.00	$1,250.00	$5,000.00
35	COMMON EXCAVATION (EV)	CY	2360	$6.30	$14,868.00	$35.00	$82,600.00	$32.00	$75,520.00
36	FREE DRAINING AGGREGATE BASE, PAVERS	TN	130	$52.50	$6,825.00	$160.00	$20,800.00	$100.00	$13,000.00
37	AGGREGATE BASE, CLASS 5, 100% CRUSHED - PARKING LOT	TN	425	$42.00	$17,850.00	$48.25	$20,506.25	$40.00	$17,000.00
38	AGGREGATE BASE, CLASS 5, 100% CRUSHED - CONCRETE WALKS	TN	675	$42.00	$28,350.00	$54.25	$36,618.75	$40.00	$27,000.00
39	4' DIA. STORM SEWER MANHOLE	EA	1	$6,300.00	$6,300.00	$7,484.83	$7,484.83	$6,000.00	$6,000.00
40	4' DIA. STORM SEWER CATCH BASIN MANHOLE	EA	1	$5,250.00	$5,250.00	$7,442.50	$7,442.50	$6,000.00	$6,000.00
41	CONSTRUCT 4' DIA MANHOLE OVER EXISTING PIPE	EA	2	$7,350.00	$14,700.00	$7,608.09	$15,216.17	$6,000.00	$12,000.00
42	12" RCP STORM SEWER, CLASS 5	LF	98	$63.00	$6,174.00	$98.10	$9,613.80	$125.00	$12,250.00
43	15" RCP STORM SEWER, CLASS 5	LF	6	$73.50	$441.00	$164.90	$989.40	$130.00	$780.00
44	CONNECT TO EXISTING STORM SEWER STRUCTURE	EA	1	$3,150.00	$3,150.00	$6,850.00	$6,850.00	$3,000.00	$3,000.00
45	12"x12" YARD DRAIN WITH GRATE	EA	15	$735.00	$11,025.00	$985.00	$14,775.00	$1,500.00	$22,500.00
46	8" PVC DRAIN TILE, SDR 26	LF	325	$57.75	$18,768.75	$18.00	$5,850.00	$60.00	$19,500.00
47	6" PVC DRAIN TILE, SDR 26	LF	130	$31.50	$4,095.00	$16.00	$2,080.00	$30.00	$3,900.00
48	6" PVC DRAIN TILE CLEAN OUT WITH METAL CAP	EA	9	$735.00	$6,615.00	$350.00	$3,150.00	$750.00	$6,750.00
49	6" PERFORATED PVC DRAIN TILE, SDR 26	LF	460	$33.60	$15,456.00	$13.50	$6,210.00	$30.00	$13,800.00
50	POTHOLE EXISTING UTILITY	EA	8	$2,100.00	$16,800.00	$2,250.00	$18,000.00	$1,500.00	$12,000.00
51	TYPE SP 9.5 WEARING COURSE (SPWEA230C)	TN	200	$137.55	$27,510.00	$117.50	$23,500.00	$129.30	$25,860.00
52	TYPE SP 12.5 WEARING COURSE (SPNWB430B)	TN	200	$109.20	$21,840.00	$100.00	$20,000.00	$110.00	$22,000.00
53	TYPE SP 9.5 WEARING COURSE (SPWEA240B)	TN	10	$137.55	$1,375.50	$290.00	$2,900.00	$319.00	$3,190.00
54	BITUMINOUS MATERIAL FOR TACK COAT	GAL	100	$7.35	$735.00	$1.00	$100.00	$0.10	$10.00
55	CONCRETE CURB AND GUTTER DESIGN B618	LF	700	$34.65	$24,255.00	$26.00	$18,200.00	$45.00	$31,500.00
56	CONCRETE CURB & GUTTER, SURMOUNTABLE	LF	30	$34.65	$1,039.50	$26.00	$780.00	$43.00	$1,290.00
57	CONCRETE CURB & GUTTER, RIBBON	LF	106	$34.65	$3,672.90	$30.00	$3,180.00	$57.00	$6,042.00
58	INTEGRAL CONCRETE BORDER AT BRICK PAVERS	LF	120	$52.50	$6,300.00	$45.00	$5,400.00	$70.00	$8,400.00
59	INTEGRAL CONCRETE CURB AT LANDSCAPE AREAS	LF	425	$12.60	$5,355.00	$15.50	$6,587.50	$30.00	$12,750.00
60	6" CONCRETE WALK (NON HEATED)	SF	4500	$9.45	$42,525.00	$7.00	$31,500.00	$13.50	$60,750.00
61	8" CONCRETE PAVEMENT (ACCESSIBLE PARKING)	SF	1310	$12.60	$16,506.00	$10.00	$13,100.00	$15.00	$19,650.00
62	THRESHOLD REPAIR AT CHESTNUT REALTY EXTERIOR DOOR	ALLOW	1	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
63	SCUPPER MODIFICATION AND DOWNSPOUT EXTENSION AT CHESTNUT REALTY	LS	1	$2,310.00	$2,310.00	$14,900.00	$14,900.00	$5,000.00	$5,000.00
64	CLEAN AND TUCKPOINT EXISTING BRICK (HISTORY CENTER)	SF	250	$42.00	$10,500.00	$100.00	$25,000.00	$110.00	$27,500.00
65	CLEANING AND MASONRY RESTORATION BEHIND REMOVED PLANTER WALLS	ALLOW	1	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00
66	REMOVE, SAND BLAST, POWDERCOAT, AND REINSTALL GATE AND SUPPORTS NEAR CHESTNUT REALTY PLAZA ENTRANCE	LS	1	$1,869.00	$1,869.00	$13,300.00	$13,300.00	$6,250.00	$6,250.00

Item Num	Item	Units	Qty	Bidder No. 1 Ebert Companies Unit Price	Bidder No. 1 Ebert Companies Total	Bidder No. 2 KNB Contracting Unit Price	Bidder No. 2 KNB Contracting Total	Bidder No. 3 Urban Companies Unit Price	Bidder No. 3 Urban Companies Total
	BID TABULATION								
67	PLAZA STEPS (HEATED) PER SHEET C3.03. A402, AND ASSOCIATED SPECIFICATION SECTIONS	LS	1	$7,875.00	$7,875.00	$21,450.00	$21,450.00	$8,250.00	$8,250.00
68	STAINLESS STEEL RAILING PER SHEET C3.03. A402, AND ASSOCIATED SPECIFICATION SECTIONS	LF	10	$709.80	$7,098.00	$1,250.00	$12,500.00	$750.00	$7,500.00
69	TITLE COMPANY STEPS AND KNEEWALLS PER SHEET C3.03, A401, AND ASSOCIATED SPECIFICATION SECTIONS	LS	1	$21,420.00	$21,420.00	$25,000.00	$25,000.00	$13,750.00	$13,750.00
70	DENTAL OFFICE STEPS INCLUDING REPLACEMENT OF EXISTING KNEEWALL CAP PER SHEET C3.03, A401, AND ASSOCIATED SPECIFICATION SECTIONS	LS	1	$8,190.00	$8,190.00	$25,000.00	$25,000.00	$13,750.00	$13,750.00
71	4" SOLID LINE EPOXY	LF	910	$7.35	$6,688.50	$7.00	$6,370.00	$6.60	$6,006.00
72	INSTALL SIGN	SF	6	$1,050.00	$6,300.00	$275.00	$1,650.00	$302.50	$1,815.00
73	PAVEMENT MESSAGE, ARROW	EA	4	$232.05	$928.20	$221.00	$884.00	$220.00	$880.00
74	PAVEMENT MESSAGE, ADA SYMBOL	EA	3	$171.15	$513.45	$163.00	$489.00	$475.00	$1,425.00
	TOTAL PARKING LOT/PLAZA IMPROVEMENTS				**$907,884.80**		**$1,141,103.20**		**$2,058,113.00**
	HEATED WALK AND BOILER ROOM								
75	MECHANICAL WORK INSIDE BOILER ROOM, INCL. BOILERS (2 - 2000 MBU), PUMPS, PIPING, GLYCOL, AIR CONTROL, AND OTHER MISC MATERIALS	LS	1	$368,949.00	$368,949.00	$351,000.00	$351,000.00	$300,000.00	$300,000.00
76	BOILER ROOM PLUMBING	LS	1	$24,150.00	$24,150.00	$23,000.00	$23,000.00	$100,000.00	$100,000.00
77	BOILER ROOM SPRINKLER MODIFICATIONS	LS	1	$15,750.00	$15,750.00	$6,500.00	$6,500.00	$15,000.00	$15,000.00
78	CONTROLS & INTEGRATION INTO EXISTING BUILDING AUTOMATION SYSTEM	LS	1	$212,100.00	$212,100.00	$202,000.00	$202,000.00	$100,000.00	$100,000.00
79	BOILER ROOM ELECTRICAL SUPPLY AND WIRING	LS	1	$96,075.00	$96,075.00	$36,000.00	$36,000.00	$125,000.00	$125,000.00
80	MECHANICAL ROOM CONSTRUCTION PER SHEETS A101	LS	1	$22,917.30	$22,917.30	$87,417.02	$87,417.02	$30,000.00	$30,000.00
81	EXTERIOR CHIMNEY (BRICK FACED WITH LIMESTONE ACCENT BANDS), INCLUDING ALL WORK SCOPE SHOWN ON SHEETS A101, A201, A301, A601, A801 AND IN PROJECT MANUAL	LS	1	$109,442.55	$109,442.55	$50,000.00	$50,000.00	$188,000.00	$188,000.00
82	2" RIGID INSULATION (HEATED WALK AND STEPS)	SF	14400	$4.73	$68,112.00	$4.24	$61,056.00	$4.75	$68,400.00
83	PIPING FOR 5" CONCRETE WALK (HEATED)	SF	10610	$26.25	$278,512.50	$24.41	$258,990.10	$9.00	$95,490.00
84	PIPING FOR CLAY PAVERS OVER CONCRETE WALK (HEATED)	SF	3700	$26.25	$97,125.00	$24.60	$91,020.00	$9.00	$33,300.00
85	5" CONCRETE WALK (HEATED)	SF	10675	$10.50	$112,087.50	$13.03	$139,095.25	$15.50	$165,462.50
86	CLAY PAVERS OVER 5" CONCRETE WALK (HEATED)	SF	3700	$28.88	$106,856.00	$36.13	$133,681.00	$38.00	$140,600.00
	TOTAL HEATED WALK AND BOILER ROOM				**$1,512,076.85**		**$1,439,759.37**		**$1,361,252.50**
	RELOCATE/REPLACE AIR CONDITIONERS								
87	CONDENSING UNIT RELOCATE INCLUDING PIPING AND REFRIGERANT	LS	1	$9,450.00	$9,450.00	$9,000.00	$9,000.00	$50,000.00	$50,000.00
88	REMOVE EXISTING AND INSTALL NEW HISTORY CENTER CONDENSING UNIT, FURNACE, AC COIL, TXV VALVE, REFRIGERANT, AND MISCELLANEOUS MATERIALS	LS	1	$25,200.00	$25,200.00	$24,000.00	$24,000.00	$50,000.00	$50,000.00
	TOTAL RELOCATE/REPLACE AIR CONDITIONERS				**$34,650.00**		**$33,000.00**		**$100,000.00**

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Ebert Companies Unit Price	 Total	Bidder No. 2 KNB Contracting Unit Price	 Total	Bidder No. 3 Urban Companies Unit Price	 Total
	AMERICAN LEGION IMPROVEMENTS								
89	REMOVE EXISTING FENCING AND POSTS	LF	60	$36.75	$2,205.00	$25.00	$1,500.00	$38.50	$2,310.00
90	LEGION UTILITY FENCING (8' TALL)	LF	50	$451.50	$22,575.00	$430.00	$21,500.00	$1,765.00	$88,250.00
91	LEGION TRASH ENCLOSURE GATE	LS	1	$4,352.25	$4,352.25	$8,265.00	$8,265.00	$47,000.00	$47,000.00
92	LEGION UTILITY GATE (8' TALL)	LS	1	$4,352.25	$4,352.25	$4,145.00	$4,145.00	$52,000.00	$52,000.00
93	TRASH ENCLOSURE MODIFICATIONS PER SHEETS A102, A	LS	1	$30,712.50	$30,712.50	$1,000.00	$1,000.00	$40,000.00	$40,000.00
94	13' HEAVY DUTY CAFÉ LIGHT FENCE POST	EA	4	$3,412.50	$13,650.00	$3,250.00	$13,000.00	$3,575.00	$14,300.00
95	8' HEAVY DUTY FENCE POST	EA	6	$2,042.25	$12,253.50	$1,945.00	$11,670.00	$2,139.50	$12,837.00
	TOTAL AMERICAN LEGION IMPROVEMENTS				**$90,100.50**		**$61,080.00**		**$256,697.00**
	SITE FURNISHINGS								
96	SHADE STRUCTURE - THICKENED SLAB AT POSTS	LS	1	$2,100.00	$2,100.00	$4,200.00	$4,200.00	$2,200.00	$2,200.00
97	KIOSK FOOTING/PAD	EA	1	$1,050.00	$1,050.00	$4,900.00	$4,900.00	$4,100.00	$4,100.00
98	FLAG POLE (25'), INCL. FOUNDATION	EA	2	$7,123.20	$14,246.40	$12,500.00	$25,000.00	$13,695.00	$27,390.00
99	FLAG POLE (30'), INCL. FOUNDATION	EA	1	$7,123.20	$7,123.20	$15,590.00	$15,590.00	$17,149.00	$17,149.00
100	CITY HALL SIGN FOOTING	EA	1	$3,360.00	$3,360.00	$4,200.00	$4,200.00	$2,650.00	$2,650.00
101	PASEO ARCH FOOTING PAIR (2 PER PASEO)	EA	3	$2,100.00	$6,300.00	$6,000.00	$18,000.00	$2,000.00	$6,000.00
102	BRICK GATEWAY COLUMN - LARGE	EA	3	$10,311.00	$30,933.00	$30,600.00	$91,800.00	$11,250.00	$33,750.00
103	BRICK COLUMN - SMALL	EA	9	$3,811.50	$34,303.50	$17,400.00	$156,600.00	$2,150.00	$19,350.00
104	BRICK SEAT WALL PER SHEETS C3.03, A103, A203, A302, AND ASSOCIATED SPECIFICATION SECTIONS	LF	10	$1,402.80	$14,028.00	$1,330.00	$13,300.00	$1,500.00	$15,000.00
105	BRICK RETAINING WALL - MAIN PLAZA PER SHEETS C3.03, A103, A203, A302, AND ASSOCIATED SPECIFICATION SECTIONS	LF	66	$1,344.00	$88,704.00	$1,224.25	$80,800.50	$1,400.00	$92,400.00
106	BRICK RETAINING WALL - WEST PLAZA PER SHEETS C3.03, A103, A203, A302, AND ASSOCIATED SPECIFICATION SECTIONS	LF	67	$1,191.75	$79,847.25	$1,092.54	$73,200.18	$1,250.00	$83,750.00
	TOTAL SITE FURNISHINGS				**$281,995.35**		**$487,590.68**		**$303,739.00**
	ELECTRICAL AND LIGHTING								
107	SITE REMOVALS	LS	1	$157.50	$157.50	$150.00	$150.00	$2,750.00	$2,750.00
108	LIGHT BASE - PRECAST FOOTING	EA	22	$1,575.00	$34,650.00	$1,500.00	$33,000.00	$1,760.00	$38,720.00
109	STEEL RAILING PUCK LIGHTING	EA	8	$219.77	$1,758.16	$209.30	$1,674.40	$880.00	$7,040.00
110	SHADE STRUCTURE POWER TO	EA	1	$504.00	$504.00	$480.00	$480.00	$1,540.00	$1,540.00
111	CITY SIGN POWER TO	EA	1	$504.00	$504.00	$480.00	$480.00	$1,485.00	$1,485.00
112	BRICK COLUMN LARGE AND LED POWER TO	EA	3	$504.00	$1,512.00	$480.00	$1,440.00	$880.00	$2,640.00
113	KIOSK POWER TO	EA	1	$504.00	$504.00	$480.00	$480.00	$1,375.00	$1,375.00
114	PASEO ARCH POWER TO	EA	3	$504.00	$1,512.00	$480.00	$1,440.00	$1,485.00	$4,455.00
115	FOOD TRUCK PEDESTAL	EA	2	$651.00	$1,302.00	$620.00	$1,240.00	$2,640.00	$5,280.00
116	OVERHEAD STRING LIGHTING - LEGION	LS	1	$1,092.00	$1,092.00	$1,040.00	$1,040.00	$6,820.00	$6,820.00
117	FLAG LIGHTING	EA	6	$236.25	$1,417.50	$225.00	$1,350.00	$1,947.00	$11,682.00
118	GFCI FOR STAGE	EA	2	$426.30	$852.60	$406.00	$812.00	$715.00	$1,430.00
119	GFCI TREE LIGHTING	EA	23	$388.50	$8,935.50	$370.00	$8,510.00	$770.00	$17,710.00
120	HANDHOLE	EA	16	$940.80	$15,052.80	$896.00	$14,336.00	$1,375.00	$22,000.00
121	2" CONDUIT	LF	820	$8.56	$7,019.20	$8.15	$6,683.00	$13.20	$10,824.00
122	1.5" CONDUIT	LF	2057	$7.61	$15,653.77	$7.25	$14,913.25	$12.10	$24,889.70
123	#8 AWG WIRE	LF	2520	$1.95	$4,914.00	$1.86	$4,687.20	$2.20	$5,544.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 Ebert Companies Unit Price	Total	Bidder No. 2 KNB Contracting Unit Price	Total	Bidder No. 3 Urban Companies Unit Price	Total
124	#10 AWG WIRE	LF	10000	$1.30	$13,000.00	$1.24	$12,400.00	$2.00	$20,000.00
125	STAGE / PEDESTRIAN PLAZA LIGHT DIMMING CONTROLS	LS	1	$252.00	$252.00	$240.00	$240.00	$6,765.00	$6,765.00
126	EXTERIOR PANEL BY HISTORY BUILDING	LS	1	$5,384.14	$5,384.14	$5,127.75	$5,127.75	$5,500.00	$5,500.00
	TOTAL ELECTRICAL AND LIGHTING				**$115,977.17**		**$110,483.60**		**$198,449.70**
	RESTORATION/EROSION CONTROL								
127	PROTECTION OF CATCH BASIN IN STREET	EA	10	$420.00	$4,200.00	$175.75	$1,757.50	$300.00	$3,000.00
128	PROTECTION OF PLAZA DRAIN INLET	EA	17	$420.00	$7,140.00	$185.00	$3,145.00	$300.00	$5,100.00
129	TEMPORARY CONSTRUCTION ENTRANCE	LS	1	$3,150.00	$3,150.00	$3,400.00	$3,400.00	$2,500.00	$2,500.00
130	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	420	$5.25	$2,205.00	$3.75	$1,575.00	$8.00	$3,360.00
131	ROCK MULCH, EDGER AND FABRIC	SF	125	$9.66	$1,207.50	$2.00	$250.00	$40.00	$5,000.00
132	BOULEVARD TOPSOIL BORROW (CV) - PLANTING BEDS	CY	280	$8.40	$2,352.00	$60.00	$16,800.00	$60.00	$16,800.00
	TOTAL RESTORATION/EROSION CONTROL				**$20,254.50**		**$26,927.50**		**$35,760.00**
	ALTERNATE NO. 1: SIGNAGE								
133	KIOSK - 2 SIDED	EA	1	$16,800.00	$16,800.00	$28,587.38	$28,587.38	$35,805.00	$35,805.00
134	KIOSK PRINTED PANEL - REMOVEABLE	EA	2	$315.00	$630.00	$963.31	$1,926.62	$1,248.50	$2,497.00
135	CITY HALL SIGN	EA	1	$14,175.00	$14,175.00	$32,152.41	$32,152.41	$34,243.00	$34,243.00
136	PASEO GATEWAY (15 FT)	EA	3	$28,875.00	$86,625.00	$37,845.39	$113,536.17	$56,050.50	$168,151.50
	TOTAL ALTERNATE NO. 1: SIGNAGE				**$118,230.00**		**$176,202.58**		**$240,696.50**
	ALTERNATE NO. 2: SURFACE-MOUNTED SITE FURNISHINGS/SHORT TRASH FENCE								
137	BENCH - BACKLESS	EA	2	$2,788.17	$5,576.34	$3,650.40	$7,300.80	$3,718.00	$7,436.00
138	BENCH	EA	10	$4,048.17	$40,481.70	$4,887.00	$48,870.00	$4,977.50	$49,775.00
139	WASTE RECEPTACLE	EA	7	$2,966.67	$20,766.69	$3,429.00	$24,003.00	$3,492.50	$24,447.50
140	PICNIC TABLE	EA	4	$4,851.42	$19,405.68	$6,031.80	$24,127.20	$6,143.50	$24,574.00
141	ROUND PICNIC TABLE	EA	16	$3,979.92	$63,678.72	$4,741.20	$75,859.20	$4,829.00	$77,264.00
142	BICYCLE BOLLARD	EA	7	$2,564.10	$17,948.70	$3,078.00	$21,546.00	$2,686.00	$18,802.00
143	BOLLARD	EA	6	$2,406.60	$14,439.60	$1,782.00	$10,692.00	$2,521.00	$15,126.00
144	3 POST RAIL ASSEMBLY	EA	6	$8,215.20	$49,291.20	$3,078.00	$18,468.00	$8,600.00	$51,600.00
145	TRASH CART FENCING (6')	LF	21	$960.75	$20,175.75	$988.00	$20,748.00	$2,010.00	$42,210.00
146	SANDBLAST AND REPAINT METAL FENCING (IN PLACE)	LF	164	$78.23	$12,829.72	$810.00	$132,840.00	$825.00	$135,300.00
147	REMOVE, SAND BLAST, POWDERCOAT, AND REINSTALL HANDRAIL AT EXTERIOR STAIRCASE	LF	35	$63.00	$2,205.00	$523.80	$18,333.00	$240.00	$8,400.00
	TOTAL ALTERNATE NO. 2: SURFACE-MOUNTED SITE FURNISHINGS/SHORT TRASH FENCE				**$266,799.10**		**$402,787.20**		**$454,934.50**
	ALTERNATE NO. 3: SHADE STRUCTURE								
148	SHADE STRUCTURE	EA	1	$187,321.61	$187,321.61	$197,910.00	$197,910.00	$220,000.00	$220,000.00
	TOTAL ALTERNATE NO. 3: SHADE STRUCTURE				**$187,321.61**		**$197,910.00**		**$220,000.00**
	ALTERNATE NO. 4: PLANTS, MULCH, IRRIGATION								
149	PERENNIAL - 1 GALLON	EA	717	$19.11	$13,701.87	$12.33	$8,840.61	$30.00	$21,510.00
150	DECIDUOUS SHRUB - NO 5 CONT	EA	267	$47.09	$12,573.03	$41.33	$11,035.11	$100.00	$26,700.00
151	TREES	EA	20	$590.06	$11,801.20	$360.50	$7,210.00	$800.00	$16,000.00

Item Num	Item	Units	Qty	Bidder No. 1 Ebert Companies Unit Price	Bidder No. 1 Ebert Companies Total	Bidder No. 2 KNB Contracting Unit Price	Bidder No. 2 KNB Contracting Total	Bidder No. 3 Urban Companies Unit Price	Bidder No. 3 Urban Companies Total
	BID TABULATION								
152	IRRIGATION SYSTEM	LS	1	$25,719.00	$25,719.00	$26,454.45	$26,454.45	$55,000.00	$55,000.00
153	SHREDDED HARDWOOD MULCH	CY	140	$103.77	$14,527.80	$75.60	$10,584.00	$65.00	$9,100.00
	TOTAL ALTERNATE NO. 4: PLANTS, MULCH, IRRIGATION				**$78,322.90**		**$64,124.17**		**$128,310.00**
	BASE BID SUMMARY:								
	TOTAL PARKING LOT/PLAZA IMPROVEMENTS				$907,884.80		$1,141,103.20		$2,058,113.00
	TOTAL HEATED WALK AND BOILER ROOM				$1,512,076.85		$1,439,759.37		$1,361,252.50
	TOTAL RELOCATE/REPLACE AIR CONDITIONERS				$34,650.00		$33,000.00		$100,000.00
	TOTAL AMERICAN LEGION IMPROVEMENTS				$90,100.50		$61,080.00		$256,697.00
	TOTAL SITE FURNISHINGS				$281,995.35		$487,590.68		$303,739.00
	TOTAL ELECTRICAL AND LIGHTING				$115,977.17		$110,483.60		$198,449.70
	TOTAL RESTORATION/EROSION CONTROL				$20,254.50		$26,927.50		$35,760.00
	TOTAL BASE BID				**$2,962,939.17**		**$3,299,944.35**		**$4,314,011.20**
	ALTERNATES								
	TOTAL ALTERNATE NO. 1: SIGNAGE				$118,230.00		$176,202.58		$240,696.50
	TOTAL ALTERNATE NO. 2: SURFACE-MOUNTED SITE FURNISHINGS/SHORT TRASH FENCE				$266,799.10		$402,787.20		$454,934.50
	TOTAL ALTERNATE NO. 3: SHADE STRUCTURE				$187,321.61		$197,910.00		$220,000.00
	TOTAL ALTERNATE NO. 4: PLANTS, MULCH, IRRIGATION				$78,322.90		$64,124.17		$128,310.00
	SUBTOTAL ALTERNATES NO. 1 THRU 4				**$650,673.61**		**$841,023.95**		**$1,043,941.00**
	TOTAL BASE BID				$2,962,939.17		$3,299,944.35		$4,314,011.20
	SUBTOTAL ALTERNATES NO. 1 THRU 4				$650,673.61		$841,023.95		$1,043,941.00
	TOTAL BASE BID PLUS ALL ALTERNATES				**$3,613,612.78**		**$4,140,968.30**		**$5,357,952.20**

	Bidder No. 1 Ebert Companies	Bidder No. 2 KNB Contracting	Bidder No. 3 Urban Companies
Contractor Name and Address:	Ebert Companies	KNB Contracting	Urban Companies
	23350 County Rd. 10	10464 Monroe Ave. NW	3781 Labore Rd.
	Corcoran, MN 55357	South Haven, MN 55308	St. Paul, MN 5110
Phone:	(763) 498-7844	(320) 261-5144	(651) 248-9830
Email:	mebert@ebertcompanies.com	ben@knbcontracting.com	gurban@urbancompaniesusa.com
Signed By:	Gregory R. Ebert	Ben Nesseth	Greg Urban
Title:	President	Vice President	Owner
Bid Security:	Bid Bond	Bid Bond	Bid Bond
Responsible Contractor Certification:	Yes	Yes	Yes
Addenda Acknowledged:	1, 2, 3	1, 2, 3	1, 2, 3

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Approval of Off-Sale Intoxicating for River Bend Cellars & Spirits**

Prepared By: **Denise Beebe, Senior Clerk**

Gregory Varner, principal owner of The Excelsior Vintage, Inc, has submitted application for an Off-Sale Intoxicating license to the City Clerk. The business will operate under the name *River Bend Cellars & Spirits* and will be located at 3115 Chaska Blvd, Chaska, MN.

As part of the licensing process, a background investigation was conducted by the Police Department and completed on June 12, 2026. The results of the investigation were provided to City Council members for review.

Analysis

All liquor licenses in the city will renew as of July 1, 2026. Required 2026-2027 license of $250 and investigation fee of $150.00 was paid prior to the background investigation. The buyer's card fee is $20.00, which is paid directly to the State of Minnesota, will be due and payable upon approval of the license by City Council.

CITY COUNCIL ACTION REQUESTED

Motion to approve an Off-Sale Intoxicating license for The Excelsior Vintage, Inc, DBA River Bend Cellars & Spirits, located at 3115 Chaska Blvd, Chaska.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: Authorize Partial Settlement of Eminent Domain for Easements for Highpoint Vistas Utilities

Prepared By: Matt Clark, City Engineer

On April 20, in Resolution 2026-32, the City Council authorized use of eminent domain to acquire utility easements over properties along CSAH 61 to facilitate a sanitary sewer utility corridor for the new residential developments in the west of the City including Highpoint Vistas and Fultonwood. The City has engaged with the owners through its right-of-way consultant SRF Consultants, Inc. and has obtained agreements for many of the required easements.

The City has been able to finalize terms for acquisition of the necessary easement for one of the parcels authorized for eminent domain, Outlot A of the Lano Addition (PID c-30315-A). The City has obtained agreements from each of the owners on the amount of the compensation for the easements, and we have obtained a mortgagee consent from the mortgagee for Ryan Workman, the owner of one of the lots that uses Outlot A as a driveway. We are continuing to seek lender consents for the remaining Outlot A benefitted properties.

The City continues to negotiate a voluntary purchase from other parcel owned by Derek Brakemeier (PIDs 30.0086900 and 30.0085500).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-62 to approve the settlement amounts and authorize acquisition of easements in Outlot A of the Lano Addition (PID c-30315-A) for the CSAH 61 sanitary sewer utility project.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 6/15/2026 **RESOLUTION NO.:** 2026-26

MOTION BY: COUNCILMEMBER **SECOND BY:** COUNCILMEMBER

A RESOLUTION APPROVING THE SETTLEMENT AMOUNTS FOR ACQUISITION OF EASEMENTS FOR CSAH 61 SANITARY SEWER EXTENSION

WHEREAS, the City of Chaska (the "**City**") desires to construct utility infrastructure improvements lying generally along CSAH 61 within the City limits (the "**Project**"); and

WHEREAS, the Project will extend the City's sanitary sewer lines westward to new residential developments in this area such as the Highpoint Vistas development; and

WHEREAS, the nature and scope of the Project is outlined on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Project is scheduled to begin in Summer of 2026; and

WHEREAS, the City previously authorized use of eminent domain to acquire the necessary easements on April 20, 2026 by Resolution 2026-32; and

WHEREAS, the City has negotiated settlement amounts for acquisition of the required easements in Outlot A, LANO ADDITION, Carver County; and

WHEREAS, for purposes of this resolution, the "**Outlot Property**" means real property in Carver County, Minnesota, currently identified as PID c-30315-A on attached Exhibit B which is encumbered by rights and covenants benefitting four properties; and

WHEREAS, final agreements, on the terms in the attached Exhibit C, are pending City Council approval between the City and the owners of certain of the benefitted owners of the Outlot Property; and

WHEREAS, the City Council further finds the terms of acquisition negotiated by the City's staff and consultant in Exhibit C with the benefitted owners of the Outlot Properties are reasonable and fair amounts offered to acquire the required easement and in the public interest; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA**:**

1. The above recitals and findings are incorporated as resolutions of the City Council including, but not limited to, the finding that the City is acquiring the Utility Easement Rights for a public purpose.

2. The Mayor and City Administrator are authorized to execute the Memoranda of Agreement for the acquisition of the required easement rights in the Outlot Property, subject to obtaining mortgagee consents to each of the easements.
3. The City Staff and the City Attorney are authorized to dismiss parties from the pending eminent domain action as it relates to the Outlot Property as they determine appropriate for the needs of the Project.

Passed and adopted by the City Council of the City of Chaska this 15th day of June, 2026.

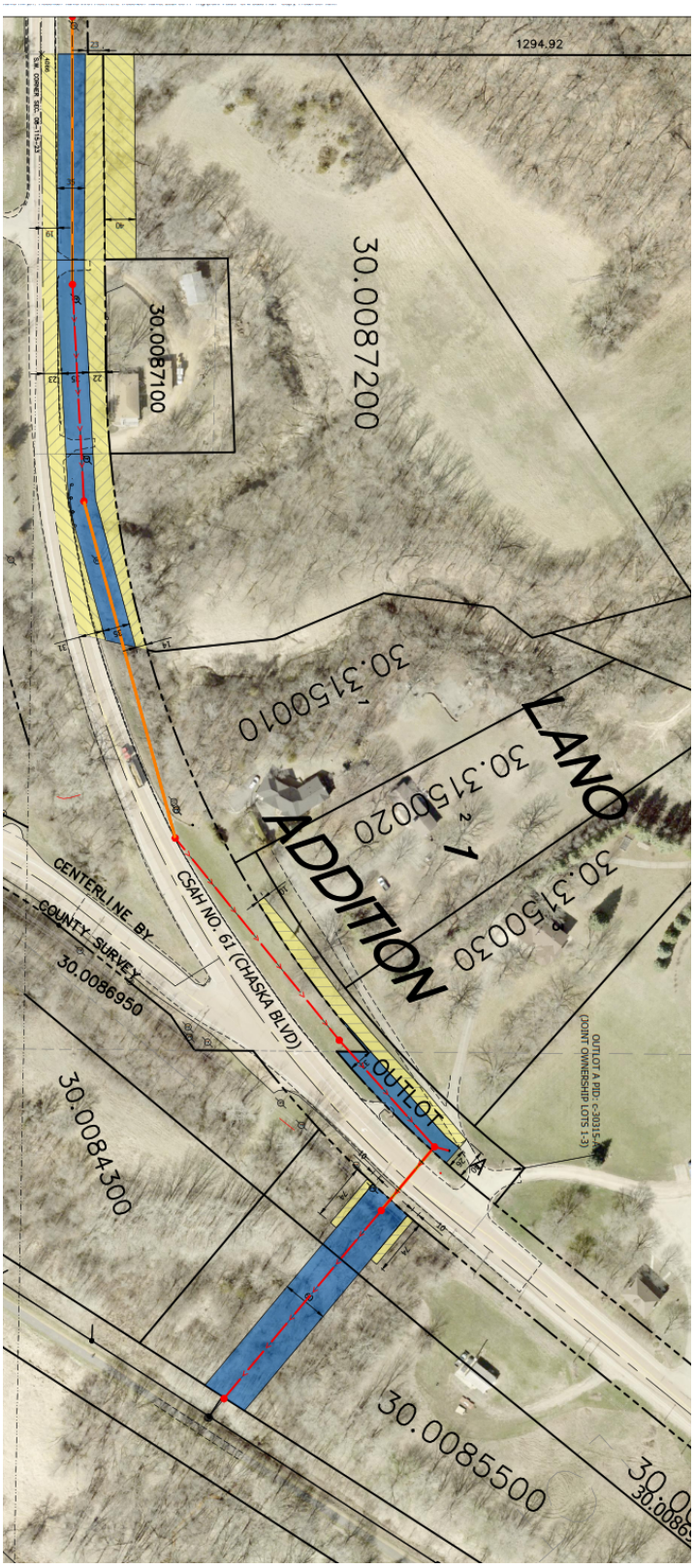
Presiding Officer

_____
Taylor Hubbard, Mayor

ATTEST: _____
Denise Beebe, City Clerk

M/_____ Benesh _____
Grau _____
S/_____ Hatfield _____
Hubbard _____
Sheveland _____

EXHIBIT A


1294.92
30.0087200
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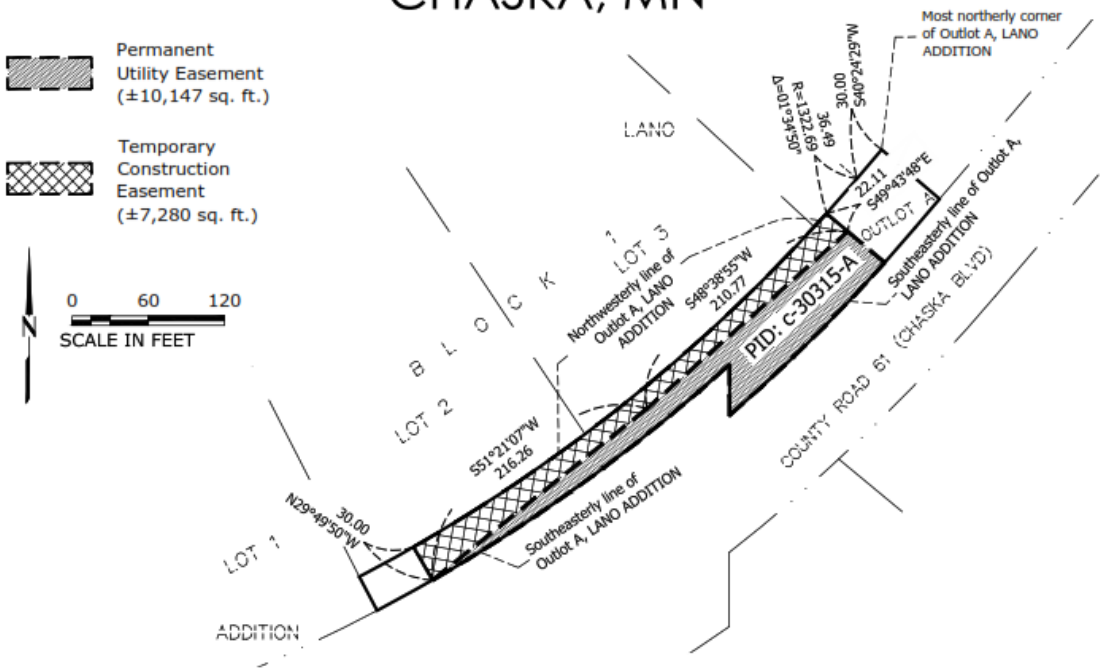
LANO
ADDITION
30.3150020
30.3150030
CENTERLINE BY
COUNTY SURVEY
CSAH NO. 61 (CHASKA BLVD)
30.0086950
OUTLOT A
30.0084300
30.0085500

EXHIBIT B

CHASKA, MN



PERMANENT UTILITY EASEMENT

A permanent easement for utility purposes over, under, and across that part of Outlot A, LANO ADDITION, according to the recorded plat thereof, Carver County, Minnesota. Said permanent easement is bounded as follows:

On the southeast by the southeasterly line of said Outlot A.

On the northeast by the following described line: Commencing at the most northerly corner of said Outlot A; thence South 40 degrees 24 minutes 29 seconds West, assumed bearing along the northwesterly line of said Outlot A, a distance of 30.00 feet; thence southwesterly 36.49 feet along tangential curve concave to the northwest having a radius of 1322.69 feet and central angle of 01 degree 34 minutes 50 seconds; thence South 49 degrees 43 minutes 48 seconds East, 22.11 feet to the point of beginning; thence continuing South 49 degrees 43 minute 48 seconds East, 37.92 feet to the south line of said Outlot A, and said line there terminating.

On the northwest by the following described line: Commencing at the most northerly corner of said Outlot A; thence South 40 degrees 24 minutes 29 seconds West, assumed bearing along the northwesterly line of said Outlot A, a distance of 30.00 feet; thence southwesterly 36.49 feet along tangential curve concave to the northwest having a radius of 1322.69 feet and central angle of 01 degree 34 minutes 50 seconds; thence South 49 degrees 43 minutes 48 seconds East, 22.11 feet to the point of beginning; thence South 48 degrees 38 minutes 55 seconds West, 210.77 feet; thence South 51 degrees 21 minutes 07 seconds West, 216.26 feet to said southeasterly line of Outlot A, and said line there terminating.

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes over, under, and across that part of Outlot A, LANO ADDITION, according to the recorded plat thereof, Carver County, Minnesota. Said easement is described as follows:
Commencing at the most northerly corner of said Outlot A; thence South 40 degrees 24 minutes 29 seconds West, assumed bearing along the northwesterly line of said Outlot A, a distance of 30.00 feet; thence southwesterly 36.49 feet along tangential curve concave to the northwest having a radius of 1322.69 feet and central angle of 01 degree 34 minutes 50 seconds to the point of beginning; thence South 49 degrees 43 minutes 48 seconds East, 22.11 feet; thence South 48 degrees 38 minutes 55 seconds West, 210.77 feet; thence South 51 degrees 21 minutes 07 seconds West, 216.26 feet to said southeasterly line of Outlot A; thence North 29 degrees 49 minutes 50 seconds West, 30.00 feet to said northwesterly line of Outlot A; thence northeasterly 419.71 feet along said northwesterly line of Outlot A to the point of beginning.

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

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE JUNE 3, 2025 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

NAME 193807337_V603.dwg

DRAWN DJR

PROJ. NO. 193807337

EXHIBIT C

SRF

MEMORANDUM OF AGREEMENT

CITY OF CHASKA
CHASKA SEWER EXTENSION PROJECT

Parcel No: 3
Fee Owners: Joseph J. & Karen K. Atkinson, Ryan F. Workman, The estate of Flora M. Lano, and Randal P. & Cynthia A. Lano

On this 6th day of May, 2026, Ryan F. Workman, a single person and Owner of the above-described parcel of property located in County of Carver, State of Minnesota, did execute and deliver a conveyance for the aforesaid easements to the City of Chaska.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The acquired property rights are for use in connection with the construction of the Chaska Highway 61 Sewer Extension Project.

2. That in full compensation for the conveyance of said property rights, the City of Chaska shall pay the Owners the sum of $2,700.00 for easement rights and damages. The funds shall be distributed to the Owners at a closing coordinated by Title Mark, LLC, in Chaska, Minnesota. Owners and the City will, at the time of closing, execute a mutual settlement and release of all claims related to the easement including any implied, threatened, or pending eminent domain action by the City of Chaska initiated for the purpose of acquiring the easement.

3. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner:

R. Workman
Ryan F. Workman

City of Chaska

By:_____

Its:_____

SRF

MEMORANDUM OF AGREEMENT

CITY OF CHASKA
CHASKA SEWER EXTENSION PROJECT

Parcel No: 3
Fee Owners: Joseph J. & Karen K. Atkinson, Ryan F. Workman, The Estate of Flora M. Lano and Randal P. & Cynthia A. Lano

On this 17 day of March, 2026, Joseph J. Atkinson & Karen K. Atkinson, married to each other, Owners of the above-described parcel of property located in County of Carver, State of Minnesota, did execute and deliver a conveyance for the aforesaid easements to the City of Chaska.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Chaska Sewer Extension Project.

2. The Owners understand and acknowledge that the City of Chaska has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property.

3. That in full compensation for the conveyance of said property, the City of Chaska shall pay the Owners the sum of $2,500 (7500/3) for land and damages. Owners understand that payment by the City of Chaska must await approval of title and processing of a voucher.

4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner:

Joseph J. Atkinson

Karen K. Atkinson

City of Chaska

By:_____

Its:_____

SRF

MEMORANDUM OF AGREEMENT

CITY OF CHASKA
CHASKA SEWER EXTENSION PROJECT

Parcel No: 3

Fee Owners: Randal P. & Cynthia A. Lano, Joseph J. & Karen K. Atkinson, The estate of Flora M. Lano, and Ryan F. Workman

On this 19 day of March, 2026 Randal P. Lano And Cynthia A. Lano, Trustees of the Randal P. Lano Revocable Trust u/a dated May 20, 2022, an undivided 1/2 share and interest, and to Cynthia A. Lano and Randal P. Lano, Trustees of the Cynthia A. Lano Revocable Trust u/a dated May 20, 2022, an undivided 1/2 share and interest, Owners of the above-described parcel of property located in County of Carver, State of Minnesota, did execute and deliver a conveyance for the aforesaid easements to the City of Chaska.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Chaska Sewer Extension Project.

2. The Owners understand and acknowledge that the City of Chaska has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property.

3. That in full compensation for the conveyance of said property, the City of Chaska shall pay the Owners the sum of $ 2500.00 for land and damages. Owners understand that payment by the City of Chaska must await approval of title and processing of a voucher.

4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner:

Cynthia A Lano
Cynthia A. Lano

Randal P. Lano

City of Chaska

By: _____

Its: _____

REQUEST FOR ACTION
CHASKA CITY COUNCIL
June 15, 2026

Subject: Assessment Hearing for 2026 Downtown Street Reconstruction Project

Prepared By: Matt Clark, City Engineer

The City Council recently held a Public Improvement Hearing in May to gather public input on the proposed 2026 Downtown Street Reconstruction Project. At the hearing, along with the neighborhood meetings, presentations have included a discussion of property assessments. The streets included in this year's project are noted in the attached Exhibit.

In line with all downtown projects and statutes, the City's policy for assessing properties with the downtown street program occurred through a special benefit consultation. The consultation was conducted by an independent appraisal group to analyze the benefit amount to individual properties based on the proposed improvements. The standard for residential assessment since inception of the street program has remained at $7,500.

Total project costs are estimated at $2,733,000, with $67,500 proposed to be assessed to private residential properties. The total project costs are planned to be financed and will be covered by the City.

The hearing tonight is to gather further input and amend/adopt the attached assessment role. The terms of the assessments are consistent with past projects, where property owners will have until November 15th to pay the assessments. After that date assessments are certified to the County for collection over a 15-year term at 5.5% interest rate. All assessments are subject to a 1.5% administration charge.

CITY COUNCIL ACTION REQUESTED

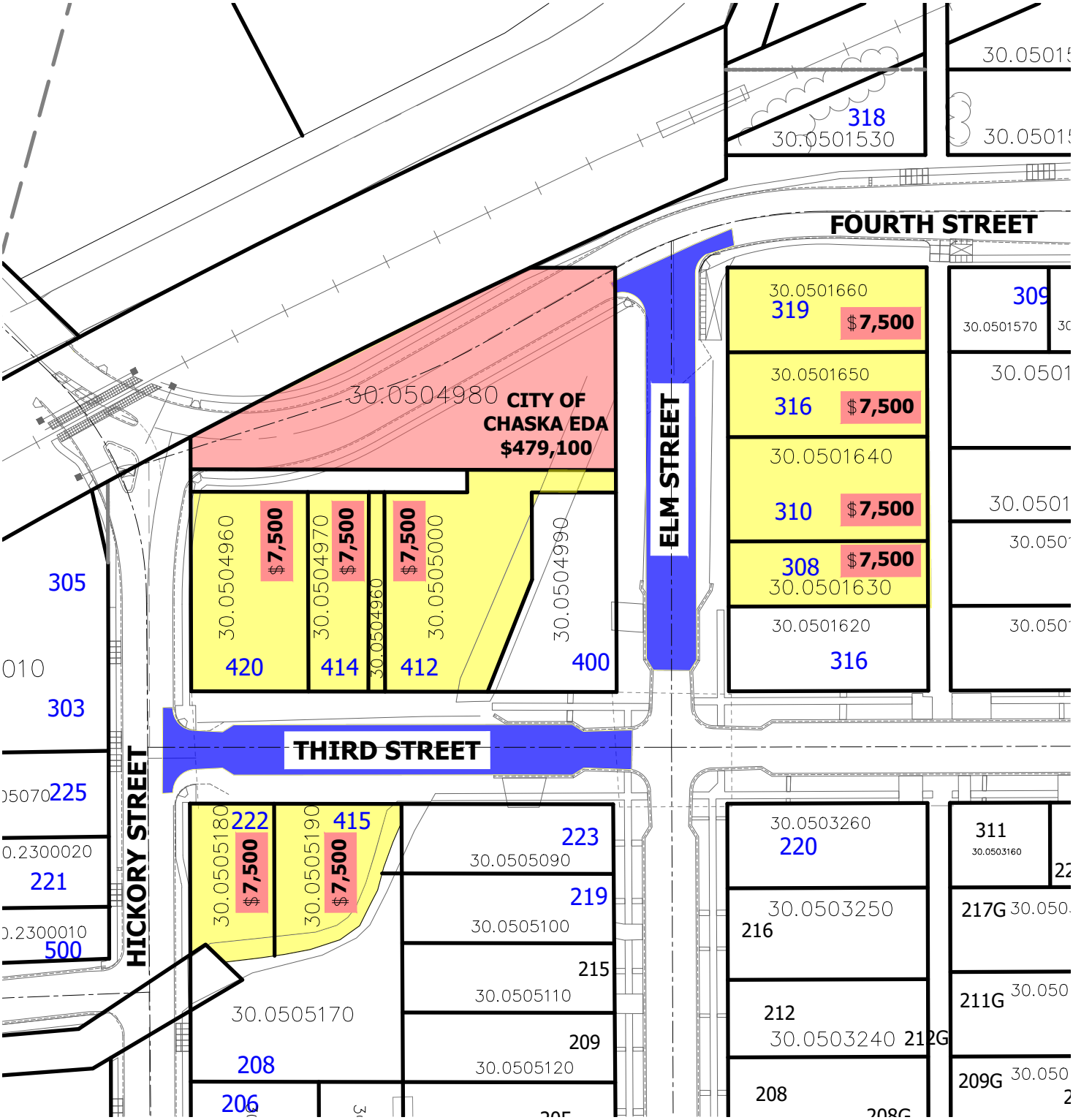
Motion to Adopt Resolution No. 2026-53 Adopting the assessment roll for the 2026 Street Reconstruction Project.

Exhibit A

2026 Downtown Project

SA Code: 302701
Description: 2026 Downtown Street Project
First Yr Payable: 2027
Term: 15 Years
Interest: 5.50%
Extra Days: 199
SA Admin Fee: 1.5% Special Assessment Administrative Fee has been added to each assessment
Payment Calc: Equal Payments, Interest Decreasing as Principal Increases, Extra Days Interest Added to 1st Year

PID	OWNER	PROPOSED ASSESSMENT	Total Assessment
30.0501660	Luis R Cruz Escalera	7,612.50	7,612.50
30.0501650	John & Nicole Hammond	7,612.50	7,612.50
30.0501640	Diane Eileen Chapa	7,612.50	7,612.50
30.0501630	Joseph Sperr	7,612.50	7,612.50
30.0504970	Doreen Bower	7,612.50	7,612.50
30.0505190	Adam Richard Kerber	7,612.50	7,612.50
30.0504960	David A & Judith A Bloom	7,612.50	7,612.50
30.0505000	Cheryl J Lentz	7,612.50	7,612.50
30.0505180	David Nash Jr.	7,612.50	7,612.50
30.0504980	Chaska EDA	479,100.00	479,100.00
		$ 547,612.50	$ 547,612.50



2026 RESIDENTIAL ASSESSMENT

2026 DOWNTOWN RECONSTRUCTION

CITY OF CHASKA

$7,500 2026 ASSESSMENT

N

0 50' 100'

2026 DOWNTOWN SPECIAL ASSESSMENTS EXHIBIT

CHASKA, MINNESOTA

2026 DOWNTOWN RECONSTRUCTION

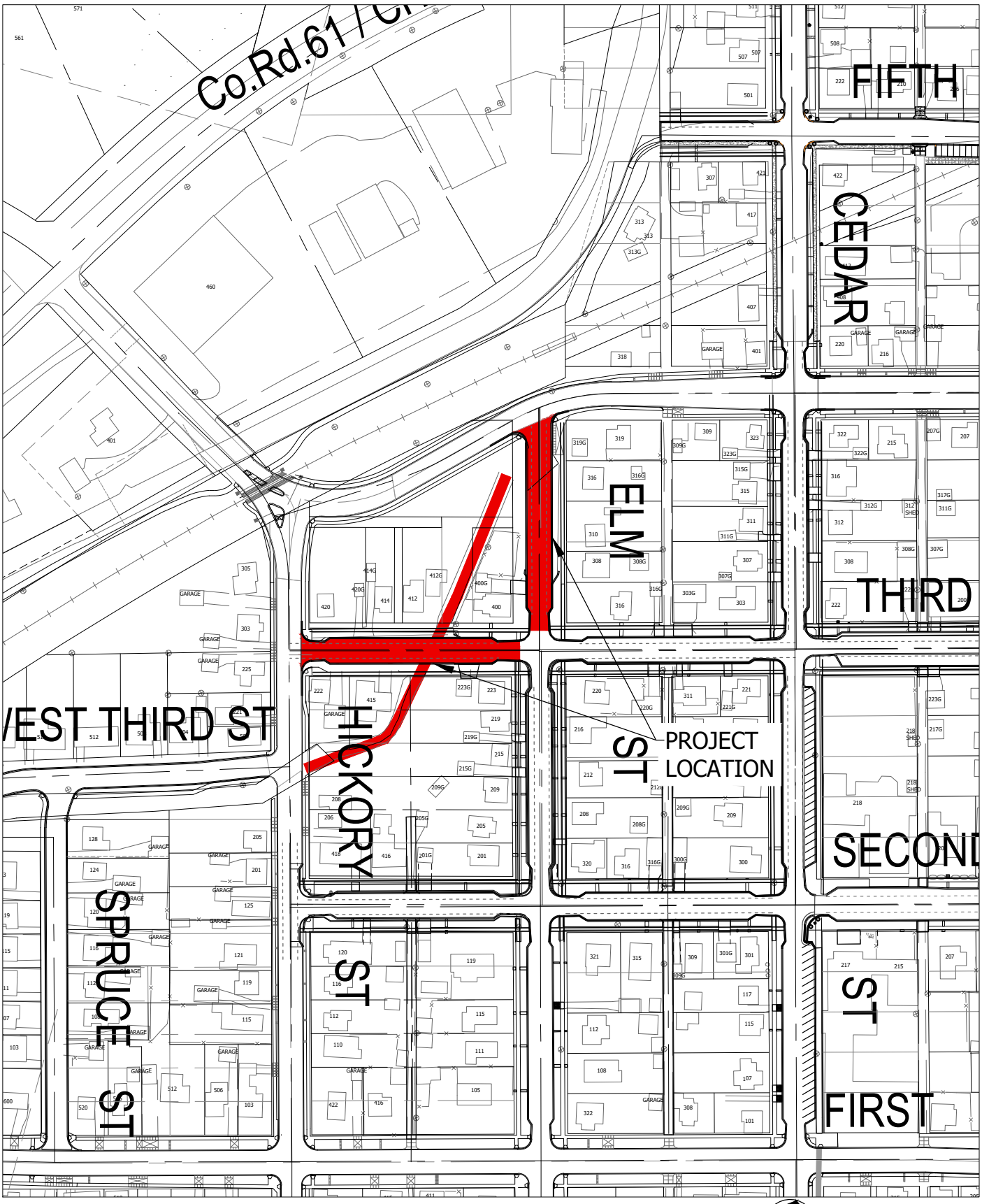
FIGURE: 1

DATE 6/9/2026 PROJ. NO. 193807606

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

Plot Date: 06/09/2026 - 1:06pm
Drawing name: I:\193807229\XSNO-Chaska Special Benefits.dwg

Plot Date: 01/21/2026 - 1:19pm
Drawing name: C:\Users\ndrews\DC\ACCDocs\Stantec Consulting\193807606 Chaska 2026 Downtown Recon\Project Files\Dwg\Feasibility\2026 MasterPlan\193802229XSNO-Master Street Lyt.dwg
Xref's: 193802229TOPO, 92cddress_numbers, 193802229XSPL



PROJECT LOCATION

CITY OF CHASKA, MINNESOTA

2026 DOWNTOWN RECONSTRUCTION

FIGURE: NO. 1

Stantec

DATE: 01/21/2026 PROJ. NO.: 193807606

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/15/2026 RESOLUTION NO. 2026-53

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION ADOPTING THE SPECIAL ASSESSMENTS FOR THE 2026 DOWNTOWN STREET RECONSTRUCTION PROJECT

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon objections to the proposed assessment for the 2026 Downtown Street Reconstruction Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota as follows:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby accepted and shall constitute a special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Payments will extend over a period of fifteen (15) years, as stipulated on the assessment roll, Exhibit A, attached herein and made a part hereto. Installments are to be payable on or before the first Monday in January 2027 and shall bear interest at a rate of 5.5 percent per annum from the date of adoption of this assessment resolution. Along with this initial assessment, all parcels will incur a 1.5% administration fee. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. The City, as owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment; and, the owner may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made on or before November 15 or the interest will be charged through December 31 of the next succeeding year. If you decide not to prepay the assessment before the date given above, the rate of interest that will apply is 5.5 percent per year. The right to partially prepay the assessment is not available.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax list of the County and such assessment shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Denise Beebe, Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Authorize the City Administrator to enter into a letter of intent with the Community Asset Foundation for the development of The Inn**

Prepared By: Julie Grove, Economic Development Coordinator

Background
In March, the City Council authorized the City Administrator to enter into a letter of intent with the Community Asset Foundation to contribute funding for an affordable housing project, "The Inn", dedicated to young mothers experiencing housing instability. The project originally proposed a four-unit 2 story building on Yellow Brick Road. During due diligence, poor soil conditions and other site constraints were identified making development on the original site financially infeasible.

Project Overview
After the Yellow Brick Road site was found not to be feasible, Community Asset Foundation sought other locations to develop their project. The City of Chaska owns an approximately 1-acre property on the north side of Stoughton Ave between Heldt Street and Ringenbach Street. The City acquired the 1-acre property on Stoughton Ave in 2024 through a donation from United Sugar Producers and Refiners for the purpose of constructing a trail on west side of the site. The trail has since been completed, leaving the remaining vacant land available for affordable housing development.

The proposed letter of intent would establish the framework for the City and the Foundation to work together on development of the property for The Inn housing development. Key points outlined in the letter of intent include:

Project vision
- Development on Stoughton Ave property would include relocation of an existing single-family house currently at 311 Maple Street and construction of a twin home.
- The homes would be rented at affordable rents to young mothers who are experiencing housing instability.
- The property would be incorporated into the Carver County Community Land Trust for permanent affordability.

Like before, the Foundation is continuing to partner with Beyond New Beginnings on the project and has received a combination of government assistance and private donations to help with the financing. To make the project financially feasible the Foundation has requested the City deed the parcel on Stoughton Avenue (PID 30.6400110) to the Foundation for $1 and contribute $714,000 to facilitate the development of 3 affordable housing units. See the attached concept site plan.

The initial funding request for the Inn was introduced to the City Council at its February 23, 2026, meeting. Since that time, staff have been evaluating potential funding sources and have determined the most appropriate funding source would be to use the City's Local Affordable Housing Aid funds (LAHA). LAHA funds originate from a Minnesota sales tax designed to fund affordable housing projects. The funds are distributed to counties and cities twice a year, in July and December. Chaska started receiving LAHA funds in 2024. By the end of 2026 the City is expected to have received more than $800,000 in LAHA funding. Once received the funds must be spent within 4 years. Any unspent funds within the allotted timeframe must be returned to the State. The initial LAHA funds must be spent by December 31, 2028. Utilizing these funds for The Inn affordable housing project would meet the intent and requirements of the LAHA funding program.

As part of the Letter of Intent the Community Asset Foundation agrees to complete a Phase I environmental site assessment, complete City planning entitlement approvals for the project, acquire and relocate the home at 311 Maple Street to the Stoughton property, and construct the twin home on the Stoughton property. The units will be rented to households with incomes at or below 50 percent of the State Median Income or Area Median Income (AMI). The property will remain affordable for at least 15 years and will be placed within the Carver County Community Land Trust to support long-term affordability.

Recommendation
This project aligns with the city's Strategic Planning goal of expanding and supporting affordable housing opportunities, helping to make Chaska a hometown for all.

Staff recommends the City Council approve the allocation of $714,000 from LAHA funds and authorize the City Administrator to sign the attached letter of intent. The above terms and final funding commitments will be outlined in a funding assistance agreement. The funding agreement and a purchase agreement will be brought forward to the City Council for review and approval at a future date.

CITY COUNCIL ACTION REQUESTED
Motion to approve entering into a Letter of Intent with the Community Asset Foundation for funding The Inn at Stoughton Avenue.


VIN H

Chaska

May 22, 2026

David Pokorney
Community Asset Foundation
1110 Yellow Brick Road
Chaska, MN 55318

RE: Letter of Understanding for proposed The Inn housing development

Dear Mr. Pokorney,

The Community Asset Foundation (Foundation), in partnership with Beyond New Beginnings, is looking at a new location for The Inn housing development. The project, originally proposed as a four-unit development on Yellow Brick Road, previously expressed strong support for the concept plan and approved funding to help facilitate the development. However, the project has encountered site conditions that make it not financially viable, and therefore the Foundation is looking for a new location.

The City of Chaska owns an approximately 1-acre property on the north side of Stoughton Avenue between Heldt Street and Ringenbach Street (PID 30.6400110). The property has been identified as a location for infill housing development.

The City and Foundation have discussed working together to develop the Stoughton Avenue property with The Inn housing development. This Letter of Understanding outlines key points and responsibilities of each party:

Project Vision

- Development of the Stoughton Avenue property with a twin home (new construction) and single-family home (relocation of 311 Maple Street home).
- The homes will be rented at affordable rents to young mothers who are experiencing housing instability or are at risk of homelessness.
- The property will be incorporated into the Carver County Community Land Trust for permanent affordability.

City of Chaska

- Deed parcel 30.6400110 to the Foundation for $1.
- Provide $714,000 in funding to facilitate the development of three affordable housing units. The source of funds will likely be Local Affordable Housing Aid funds.
    - Funding must be spent by December 31, 2028
    - City funds will be used only for eligible expenses, including but not limited to construction costs, construction financing, permanent financing, interest rate reduction, or gap financing necessary to deliver affordable rental housing.

Chaska

Community Asset Foundation

- Complete a Phase 1 environmental site assessment.
- Complete City entitlement approvals for the project, including holding a neighborhood meeting.
- Acquire and relocate the home at 311 Maple Street to the property.
- Construct a twin home on the property.
- Units will be rented to households with incomes at or below 50 percent of the greater of State Median Income or Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development (HUD).
- The property will be affordable for a minimum of 15 years and may be placed within the Carver County Community Land Trust to ensure long-term affordability and preservation of affordable housing inventory. The Carver County CDA will be granted the first right of refusal to purchase the property.

Please review the terms and conditions outlined. If they are acceptable, please sign and return this letter.

Sincerely,

Matthew Podhradsky
City of Chaska



David Pokorney, Treasurer
Community Asset Foundation

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/15/2026

Subject: **Big Woods Business Park (BWBP North) – Phase 1 – Preliminary Site & Building Plan, Preliminary Plat, Rezoning and Comprehensive Plan Amendment**

Applicant: Scannell Properties

Location: East of Jonathan Carver Parkway (CR11), west of Highway 212, south of West Chaska Creek and north of Chaska Boulevard (CR61)

Case No.: 2026-08

Synopsis: Applicant seeks approval of a preliminary site & building plan, preliminary plat, rezoning and comprehensive plan amendment for a 218,000sf distribution center on ~44 acres of land in BWBP North

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolutions and ordinance

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BACKGROUND

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

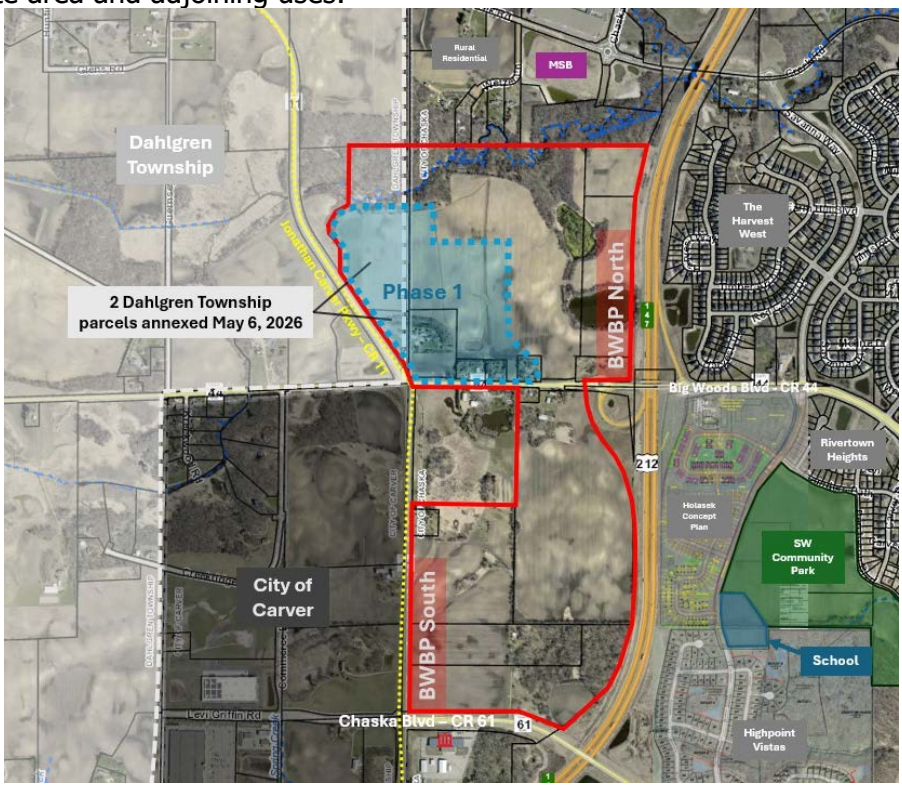


Figure 1: Existing Site & Adjoining Uses

Concept Plan Approval – February 2026

The Concept Plan for BWBP North and South was approved in February 2026. Figure 2 table and exhibits are intended to summarize the uses within BWBP North & South:

AREA		LAND USE			GREENBELT	
		Industrial	Commercial	Other	Preserved	Impacted
BWBP North	184 ac.	715,000 sf	55,000 sf	Water tower & Substation	30 ac.	9 ac.
BWBP South	154 ac.	1,200,000 sf	-	-	57 ac.	13.5 ac.
Total	**338 ac.**	**1,915,000 sf**	**55,000 sf**	**-**	**87 ac.**	**22.5 ac.**

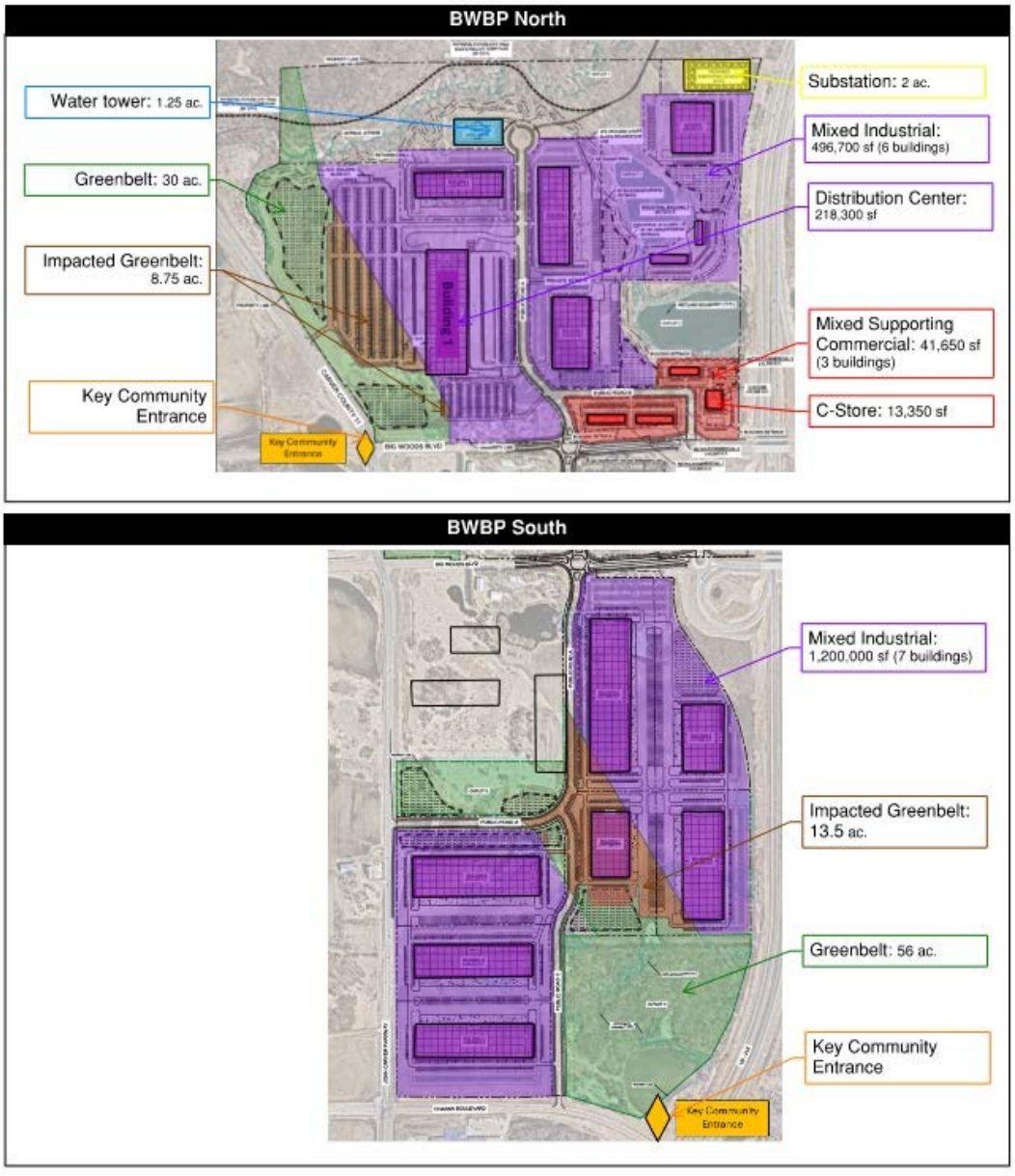


Figure 2: Approved Concept Plan

Dahlgren Township Annexation – May 6, 2026
The two parcels formerly located in Dahlgren Township were annexed into the city of Chaska on May 6, 2026. See Figure 1.

Neighborhood Meeting – November 25th, 2025
The applicant and city conducted a neighborhood meeting on Tuesday, November 25th at 6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Nine (9) people attended.

Alternative Urban Areawide Review (AUAR)
As the Responsible Governmental Unit (RGU), the City of Chaska determined that an environmental review was required per state statute[1] for the project 'Big Woods Business Park' (BWBP), as it exceeds 450,000 square feet for an industrial project. According to State Statute[2], an Alternative Urban Areawide Review (AUAR) is an allowed alternative to the required Environmental Impact Statement (EIS).

Unlike an EIS, an AUAR allows a site or project to be evaluated under multiple development scenarios (or alternatives) by identifying impacts of the most intensive and impactful development conditions. An AUAR also identifies and establishes mitigation measures to compensate for the anticipated impacts.

The AUAR for BWBP reviewed two different scenarios (*shown below in the table & Figure 3*). Scenario 1 represents a likely build scenario and Scenario 2 represents a maximum build scenario.

The following is intended to summarize the Big Woods Business Park AUAR timeline:

- Sept. 23, 2025: Draft AUAR Order & Scoping Document published for public comments
- Nov. 17, 2025: City Council approved AUAR Order & Scoping (Res. No. 2025-85)
- Nov. 25, 2025: Final AUAR Order and Scoping Document published for public comment
- Jan. 6, 2026: Draft AUAR Document published for public comment
- April 20, 2026: City Council adopted the Final AUAR Document

Component	Scenario 1	Scenario 2
Business Park Building Area (square feet)	1,800,000 square feet	2,700,000 square feet
Commercial Building Area (square feet)	200,000 square feet	300,000 square feet
Rural Residential / Greenbelt	76 acres	76 acres
Open Space (Acres)	39 acres	39 acres
Total (square feet)	2,000,000 square feet	3,000,000 square feet
Total Project Area	359 acres	359 acres

[1] Minnesota Rule 4410.4400, subpart 11A

[2] Minnesota Rule 4410.3600 allows for "alternative reviews" of Environmental Assessment Worksheets (EAW's) and Environmental Impact Statements (EIS's). The Alternative Urban Areawide Review (AUAR) process substitutes for any EAW or EIS required for specific qualifying projects, provided they comply with the review assumptions and mitigation measures.

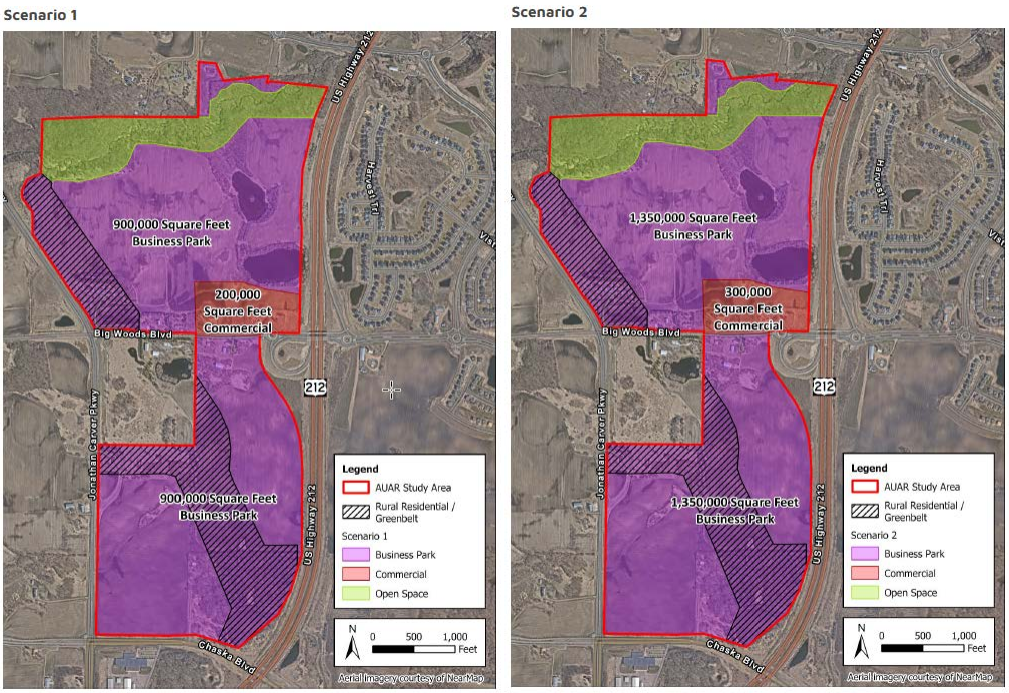


Figure 3: AUAR Development Scenarios

Preliminary Plan

The applicant is requesting approval of a Preliminary Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Existing Conditions.** The overall property is approximately 338 acres in size, and spreads across 16 parcels of land owned by multiple property owners, including:
  - the Raser family (6 parcels),
  - the Kloos family (4 parcels),
  - the Deis family (2 parcels),
  - the Morschen family (1 parcel),
  - Traditions (2 parcels), and the
  - City of Chaska (1 parcel) – *see Figure 4 on the right*.

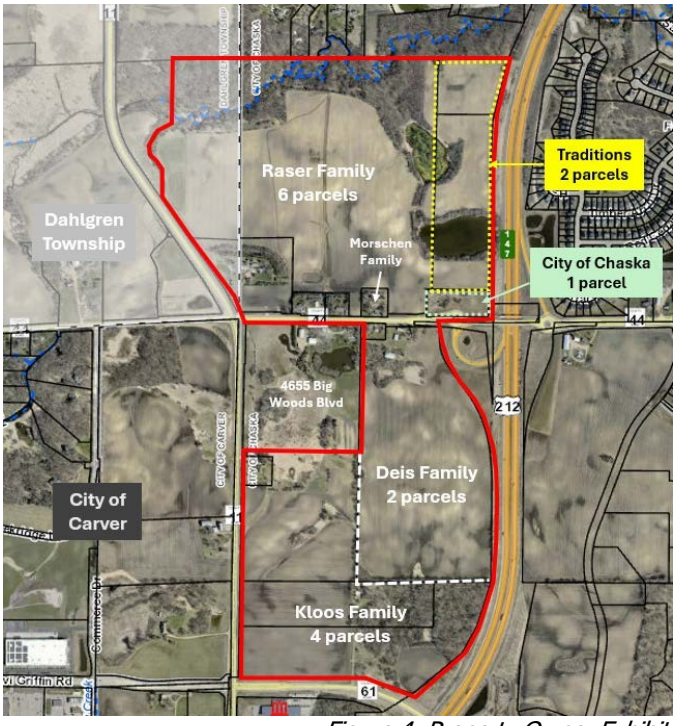


Figure 4: Property Owner Exhibit

Scannell Properties plans to develop approximately 304 acres of land within the project site, not including the Traditions or City's properties. ***Phase 1 includes developing ~44 acres for a distribution center in BWBP North on the Raser and Morschen properties.***

Most of the BWBP area is currently being used for agricultural purposes. Other areas consist of forest, grassland, and wetlands:

- Forested areas: Dense forested areas are located along the northern project boundary line and in the southeast corner of the proposed development (*see hatched areas in Figure 5).* The northern and the southeast forested areas are proposed to have minimal development impacts.
- Wetlands: 27 wetlands have been identified within the overall BWBP site. 16 wetlands are located in the southern portion, and 11 wetlands are in the northern portion. Phase 1 includes 2 wetlands.
- Creek: West Chaska Creek stretches across the northern border of the project area.

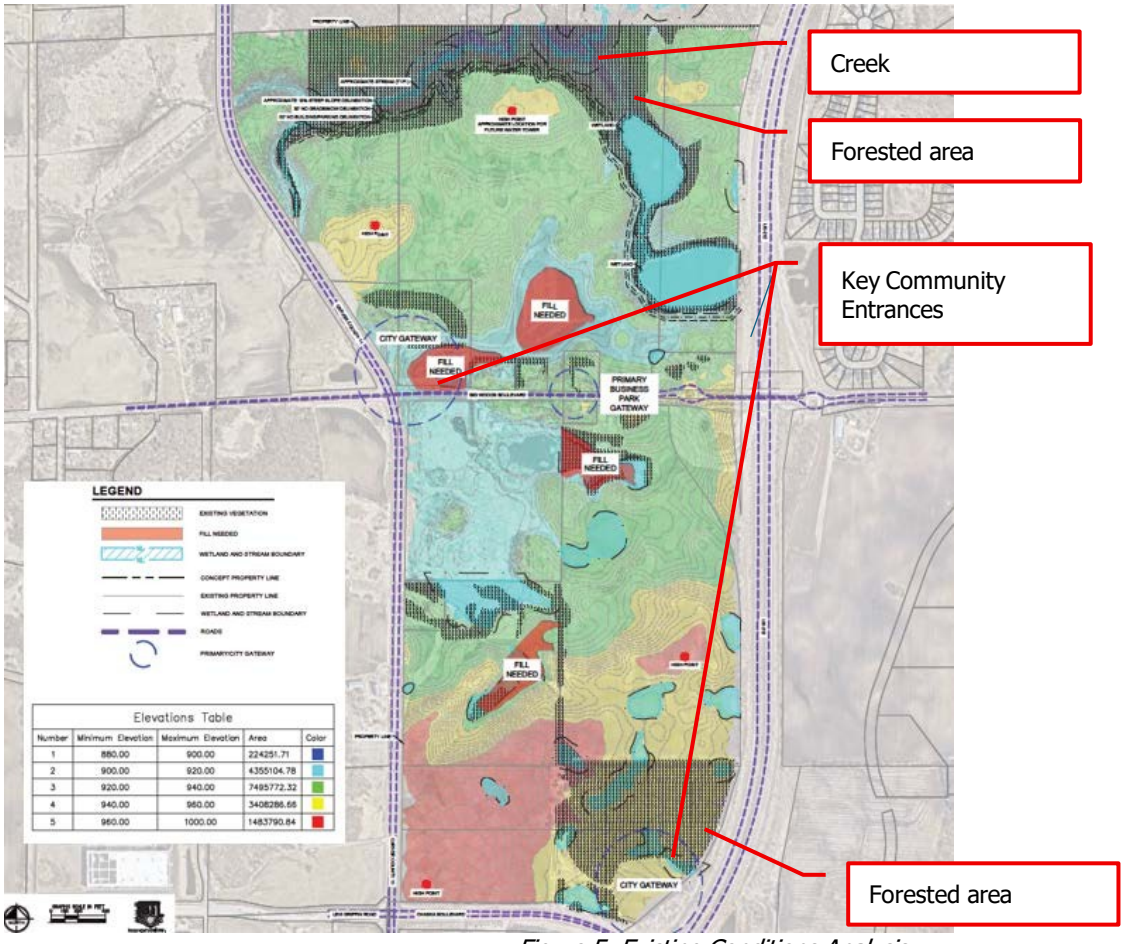


Figure 5: Existing Conditions Analysis

Two City Gateways ('key community entrances') are located in the project area as identified in the city's Comprehensive Plan; one at the intersection of Big Woods Boulevard (CR44) and Jonathan Carver Parkway (CR11), and one at the northwest corner of Chaska Boulevard (CR61) and Highway 212. More information on 'key community entrances' is addressed in the Comprehensive Plan section of this report.

- **Rezoning.** Phase 1 is currently zoned Rural Residential (RR-2). The two parcels formerly in Dahlgren Township do not have Chaska zoning districts. The site will be rezoned to PMD-24, Planned Multi-Use District No. 24.

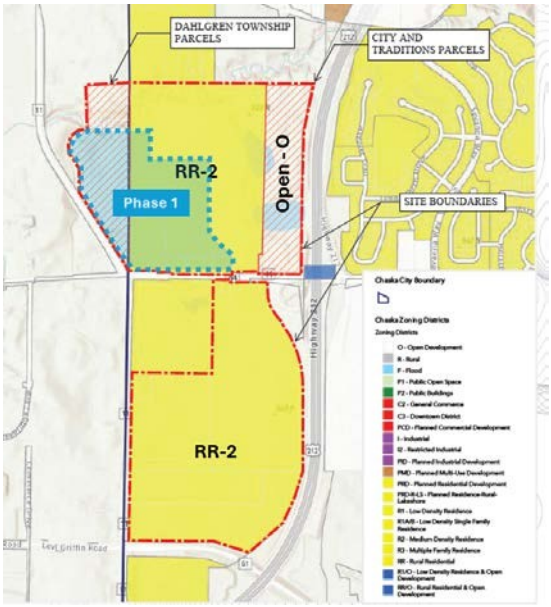


Figure 6: Existing Land Use Exhibit

- **Preliminary Site & Building Plan.** The plan proposes a new distribution center building totaling approximately 218,000 square feet on 44 acres of land.

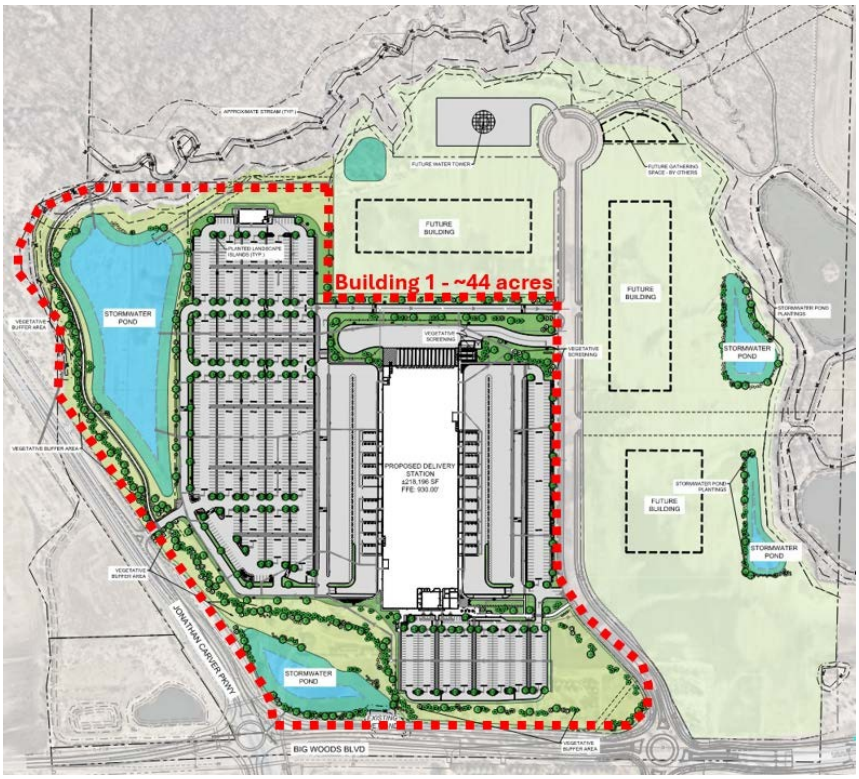


Figure 7: Proposed Preliminary Plan – Building 1

- **Preliminary Plat.** The request includes a preliminary plat for 2 lots and 7 outlots within BWBP North. One lot for Building 1; one lot for the future water tower.

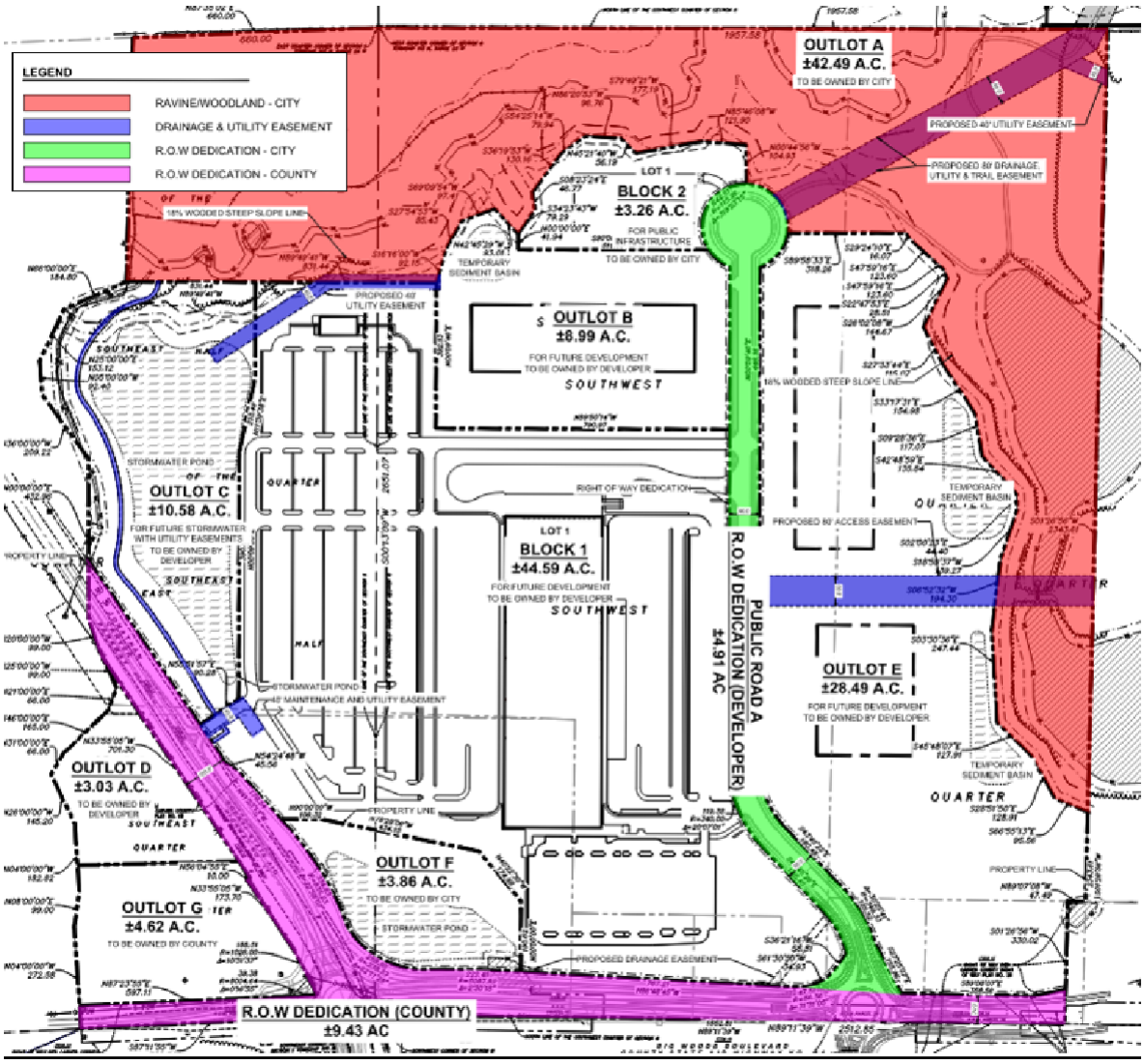


Figure 8: Proposed Preliminary Plat

- **<u>Comprehensive Plan Amendment.</u>** The request includes a comprehensive plan amendment to:
    - Allow for conservation (cluster) development in the greenbelt
    - Expand the MUSA boundary
    - Establish land use guidance on the former Dahlgren Township parcels

<u>Preliminary Plan - Staff Analysis</u>

The applicant is requesting approval of a Preliminary Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan and Comprehensive Plan Amendment.**
  The comprehensive plan guides the site as:

- **Business Park**
- **Open Space**
- **Rural Residential (*aka Greenbelt*)**
- **Dahlgren Township Growth Area**

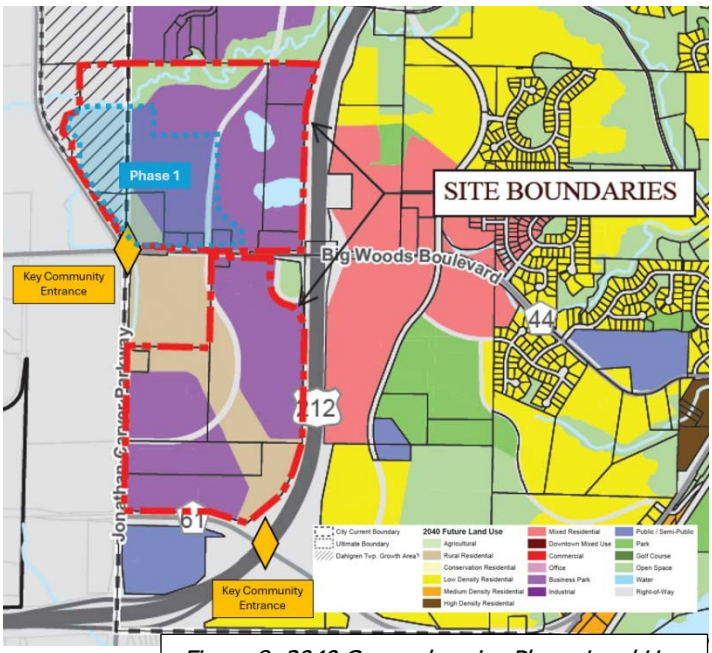


Figure 8: 2040 Comprehensive Plan – Land Use

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Open Space Preservation

Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

Rural Residential

*Lots or parcels of five (5) acres or more guided for rural single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). This land use category is intended to ensure preservation of land identified as part of **Chaska's Greenbelt**.*

Chaska Greenbelt

A permanent Chaska Greenbelt shall be established around the edges of the City to the extent possible to physically and visually separate Chaska from adjacent communities.
The primary purposes of such Greenbelt are:

- *To help preserve and strengthen Chaska's sense of community and identity as a freestanding community,*

- *To help achieve a wide variety of housing choices within the City including a rural lifestyle, and*
- *To preserve and protect valuable open space and natural resources.*

Additionally, an important land use strategy of the greenbelt concept is the ***protection of rural character at "key community entrances"****, which are those locations adjacent to an arterial road (planned or existing) entering/exiting the community.*

Dahlgren Township Growth Area

The northeast corner of Dahlgren Township abuts Chaska's western border, south of CSAH 10. In light of Carver County's recent completion of Jonathan Carver Parkway (CSAH 11) as a major north-south urban roadway between Hwy 5 and Hwy 212, and Chaska's planned annexation of Laketown Township westerly to CSAH 11, the CSAH 11 corridor is a logical western edge for the City of Chaska in the future. The City of Chaska is interested in expanding its western city border to Jonathan Carver Parkway (CSAH 11) and will consider pursuing an orderly annexation agreement with Dahlgren Township.

Dahlgren Township Policies

- ***Policy 4****: At such time that the subject part of Dahlgren Township is annexed by the City of Chaska, planned land uses should be based on the SW Chaska Growth and Development Plan.*

The City of Chaska and Dahlgren Township adopted an Orderly Annexation Agreement on September 8, 2025. This agreement only includes the two Dahlgren Township parcels within the project area, and outlines the terms and conditions for their annexation. In sum, the agreement gives the City of Chaska zoning and subdivision authority over these parcels. ***Annexation of the two parcels into the city of Chaska was formally approved on May 6, 2026.***

Comprehensive Plan Amendment – Analysis

The request includes a comprehensive plan amendment to:

- Allow for conservation (cluster) development in the greenbelt
- Expand the MUSA boundary
- Establish land use guidance on the former Dahlgren Township parcels

Cluster Development in Greenbelt

Phase 1 includes 29.95 acres of Greenbelt. The proposed plan shows impervious impacts in the greenbelt area (*shown in red in Figure 9*). Impacts to the greenbelt *require an amendment to the 2040 Comprehensive Plan based on Policy #3*. The Comprehensive Plan states that this request can be made to allow for **'cluster development'** while generally meeting the 10 objectives stated below.

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±399,547 SF / ±9.17 AC / 30.63%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±904,986 SF / ±20.78 AC / 69.37%

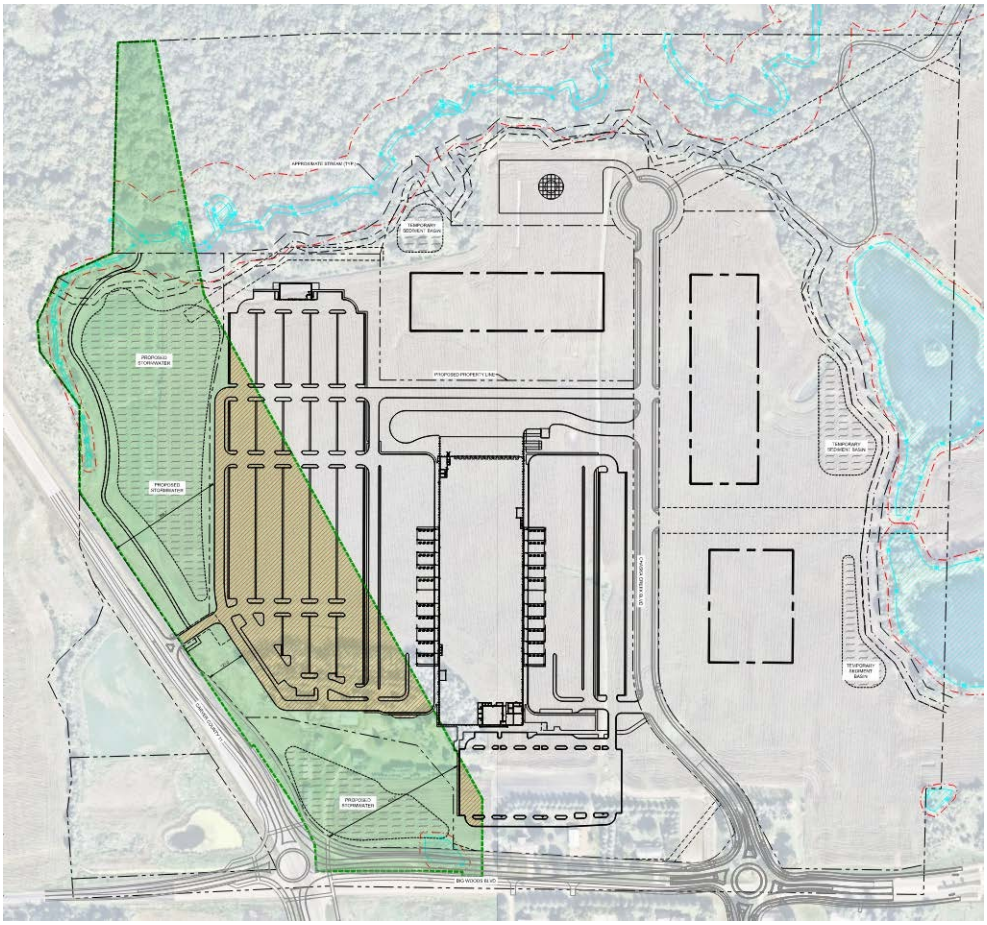


Figure 9: Greenbelt Exhibit – BWBP North & Phase 1

Policy #3 *- In lieu of Policy #1 projects in the Chaska Greenbelt can request a* ***comprehensive plan map amendment to allow for cluster development*** *(i.e., conservation development), if the project generally meets the following objectives. The proposal intends to meet the objectives as stated in red.*

1. *The development areas within the project can be **serviced by Chaska sanitary sewer and water.***
    a. *The development can be serviced by Chaska sanitary sewer and water.*
2. *A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.*
    a. *A concept plan was submitted and approved in February 2026.*
3. *A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).*
    a. *An AUAR was completed and adopted in April 2026, which reviewed potential impacts from the project.*

       Additionally, both the City Sanitary Sewer and Watermain Comprehensive Plans identify the need for both utilities to be extended south to serve development on the south side of the creek. The current layout shows the extension of both utilities, and the depth of the sanitary sewer is based on minimum grade.

       Because this project abuts two county roads, Carver County has been reviewing the roadway impacts and necessary improvements required.



Figure 10: 2040 Comp Plan: Environmental Features

4. *The **viewsheds at key community entrances are identified, prioritized, and protected**. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).*
    a. *The community entrance in the NE quadrant of the intersection of Jonathan Carver Parkway (JCP) and Big Woods Boulevard (BWB) has been identified and protected. This entrance is proposed to have ponding, berming and landscaping to help provide a natural feel to the area and screen the proposed building and parking areas along the greenbelt. Viewshed exhibits are provided on the county roads along with renderings. See Figures 11-13 below to see a few of the proposed exhibits.*
5. *The **open space and natural resources systems** of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7 of the Comp Plan and Fig. 10 of this document) as the basis for open space preservation. **Public access to these systems is required**.*
    a. *The environmental features identified within the area are the ravine on the northern portion of the site as well as the wooded steep slope. Both of these items have been identified and are proposed to remain undisturbed. Public access to these systems are provided by two proposed trails; one that connects the business park to the north ravine area up to the roundabout at the intersection of Creek Road and Chaska Creek Boulevard; and one trail that runs along the west edge of Phase 1's western stormwater pond.*

6. *The density of the project is approximately 1.0 dwelling units per gross acre.*
    a. *Not applicable.*
7. ***Development activity is limited to approximately 1/3 of the site**. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.*
    a. *Calculations show that development impacts less than 1/3 (33%) of the Greenbelt area – see table in Figure 9 above. Areas that are not proposed to have development will be utilized for stormwater facilities that are natural in feel with landscaping to bring it from agricultural use to a more native state.*
8. *Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).*
    a. *All regulated areas are being protected to the maximum extent possible. The remaining areas, currently used for agriculture, are proposed to be planted and restored to create a more natural feel. The low-quality wetland in the southwest corner is planned for disturbance. This is necessary to allow stormwater conveyance, support city and county roadway improvements, construct stormwater ponds, and establish cohesion at the key community entrance.*
9. ***Wildlife corridors**, based on those identified on the Environmental Features Map (FIGURE 3.7), **having a general width of 150 feet**.*
    a. *The widths vary throughout, with a majority over the 150-foot stated width. There is stretch of area that gets down to approximately 135 feet in width.*
10. *Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.*
    a. *The community entrance, larger northwest stormwater pond area, and the ravine and stream are proposed to be either dedicated to the City or have easements placed over them to allow access.*

The proposed plan includes stormwater ponds within greenbelt areas (*green areas in Figure 9*) and an identified 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt. The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view. See *Figures 11-13* below.

Staff Finding: Generally speaking, staff supports the comprehensive plan amendment to allow for cluster development. There are a couple areas that will need refinement in the final application to provide additional screening to preserve the rural viewshed – See *Figures 11* and *14-15*. Those areas are generally as follows:

1. Northwest edge of Phase 1's site
2. Vehicle entrance on Jonathan Carver Parkway



Figure 11: Landscaping 5 years old - bird's eye view looking east



Figure 12: Landscaping 5 years old - pedestrian view looking east on Jonathan Carver Parkway



Figure 13: Landscaping 5 years old - pedestrian view looking north on Big Woods Boulevard



Figure 14: NW corner needing additional screening



Figure 15: JCP vehicle entrance needing additional screening

Expand MUSA and Establish Land Use

Phase 1 proposes to expand the MUSA to the city's western boundary within the project area – see Figure 16. The MUSA expansion allows Chaska utilities to service the property. Phase 1 also includes 2 parcels formerly in Dahlgren Township. The Comprehensive Plan Amendment will establish land use guidance consistent with the Southwest Chaska Plan (Open Space and Business Park) and the proposed site plan– see Figure 17 below.

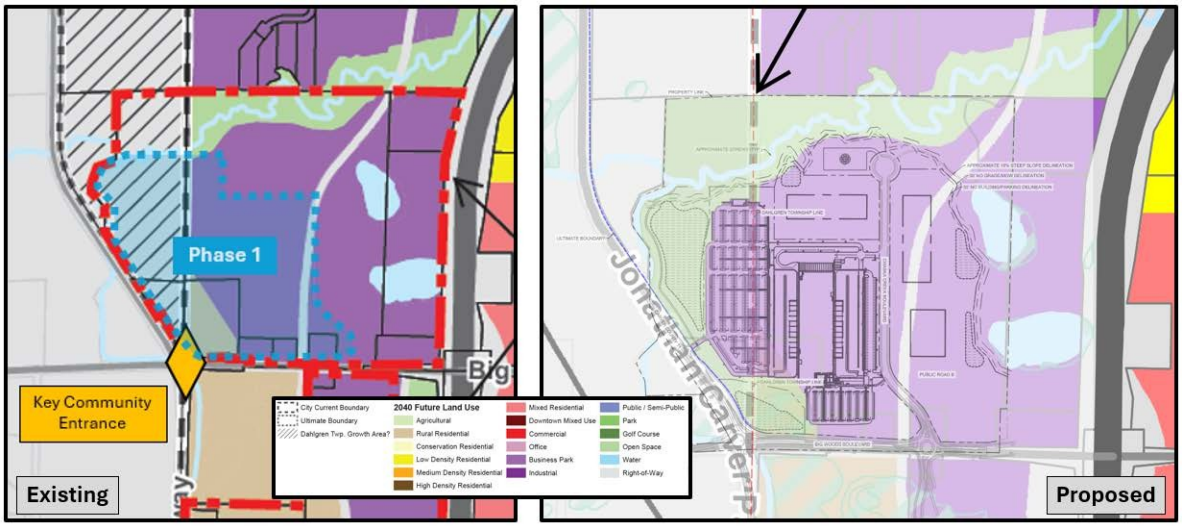


Figure 16: 2040 Comprehensive Plan – Existing Land Use Guidance – Proposed Land Use Guidance

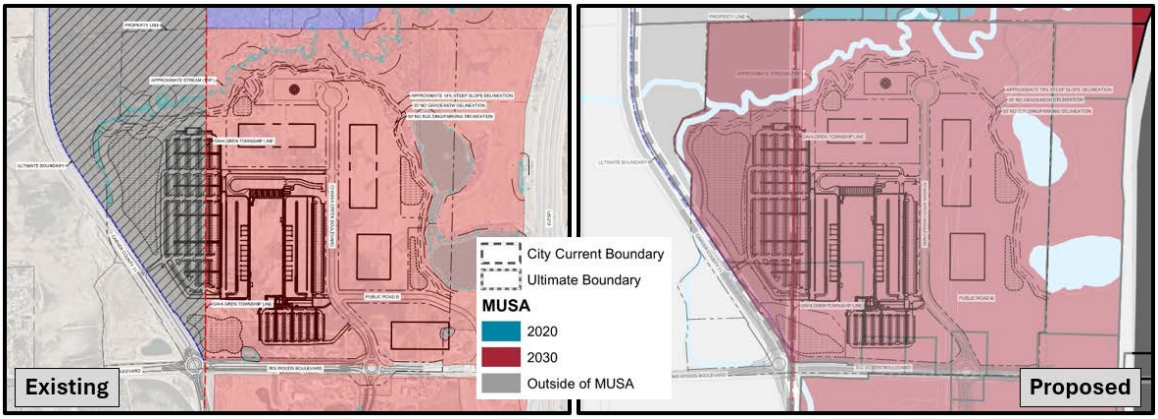


Figure 17: 2040 Comprehensive Plan – MUSA Staging – Proposed MUSA expansion

Staff Finding: staff supports the comprehensive plan amendment to expand the MUSA and establish Land Use designation.

Following the city council's review of the comprehensive plan amendment request, staff will collect comments from adjacent communities and applicable agencies before submitting the request to the Met Council for final review and approval. A more detailed outline of the comprehensive plan amendment process can be found here.

- **Southwest Chaska Plan.**
  The Southwest Chaska Plan was approved by the City Council in January 2013, encompasses approximately 2.8 square miles of land, and provides the City with a guide for future land use decision-making, public infrastructure investments, and the review of proposed development projects in the southwest growth area.

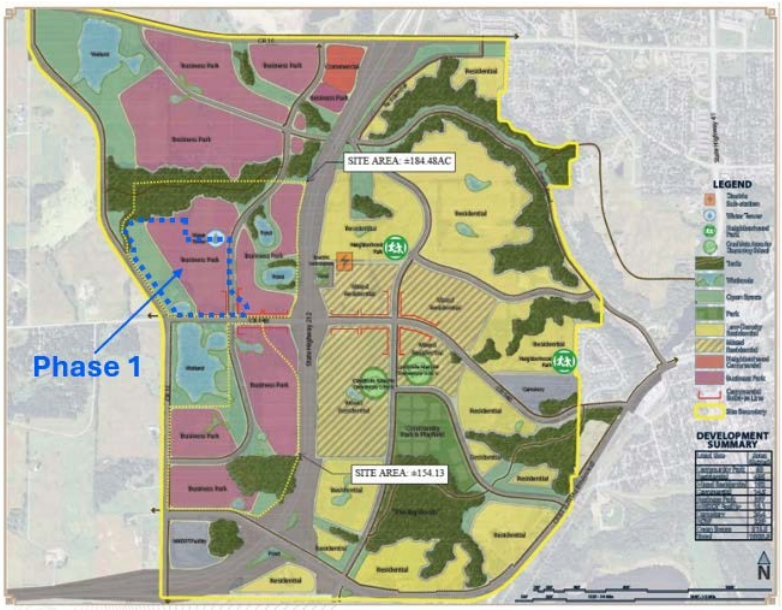


Figure 18: Southwest Chaska Plan

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

BUILDING SETBACKS	
Direction	**Setback**
Interior Property Lines	15 feet
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61 (Chaska Blvd)	150 feet from centerline
County Road 44 (BWB)	125 feet from centerline
County Road 11 (JCP)	150 feet from centerline
Collector Road (Public Road A)	100 feet from centerline
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge 30 feet no grade/no mow from edge

PARKING SETBACKS	
Direction	**Required Setback**
Interior Property Lines	10 feet
Street ROW	10 feet
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge

- **Phasing.**
  Phase 1 of the development includes:

  - Building 1: construction of building and parking for a distribution center
  - Roads: Public improvements to Big Woods Blvd and construction of Public Road A in BWBP North.
  - Public Trail: construction of the public trail from the north cul de sac across the north ravine to connect to the trail stub adjacent to the Municipal Services Building.
  - Utilities: Extension of utilities across the ravine and down Public Road A
  - Grading: mass grading are proposed on the entirety of BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations.

  To support Phase 1, development will include all necessary public improvements to Big Woods Blvd (CR-44) and the construction of a new intersection for Public Road A. Existing utilities will also be extended from the north through Phase 1 and stubbed into BWBP South in preparation for future phases. During Phase 1, mass grading efforts are proposed to be performed on the entirety of the BWBP North (*not including the Tradition or City parcels*) to balance grading and to establish finish floor elevations for the remaining potential building locations.

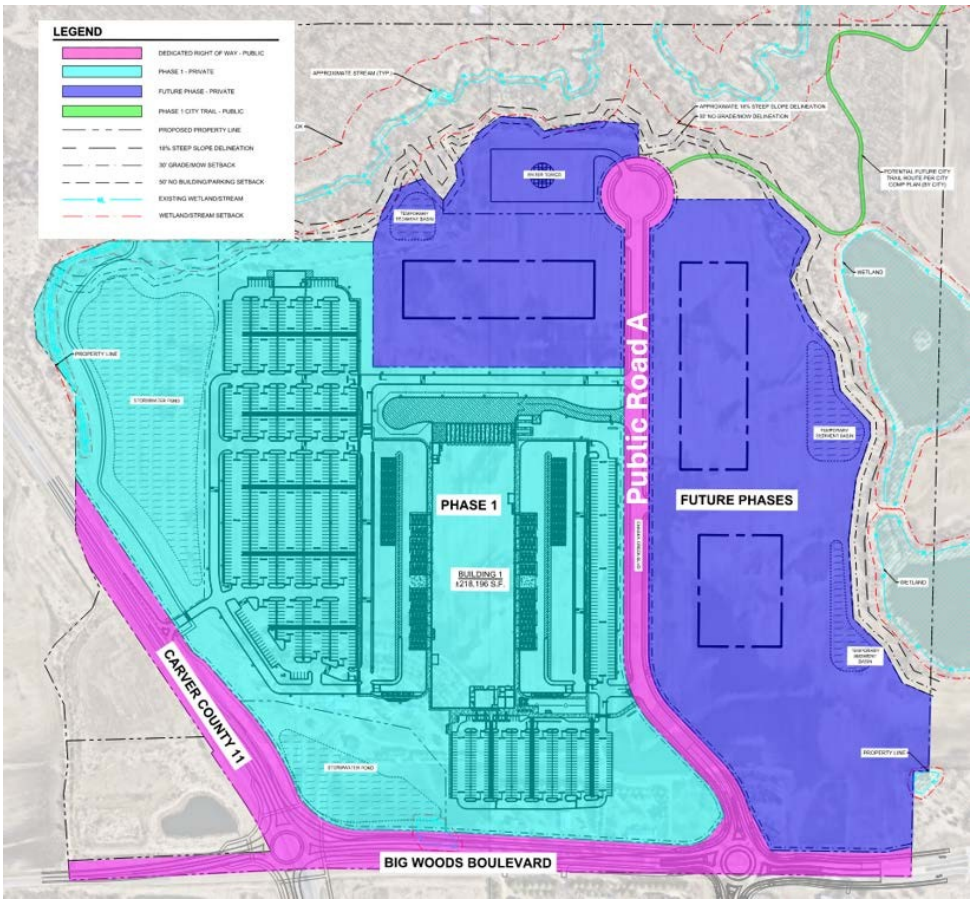


Figure 19: Proposed Phasing Plan - BWBP North (Raser & Morschen properties)

- **Access/ROW/Traffic.**
  As noted above, Public Road A will be constructed in the first phase of development, which will provide access to Building 1 and future phases. This road is classified as a collector and a Municipal State Aid (MSA) road in the city's Comprehensive Plan. Public Road A connects with Big Woods Blvd (CR44) – *denoted as Intersection B in Figure 20*. This intersection is proposed to be a single-lane roundabout, and will be the primary entrance into BWBP North.

  A right-in/right-out access is proposed onto Jonathan Carver Parkway – *denoted as Intersection A*. This right-in/right-out access is for Building 1's site only.

  Building 1's site proposes 3 access points on Public Road A; one shared access for van and employee parking; one access for the truck loading dock; and one for additional van parking.

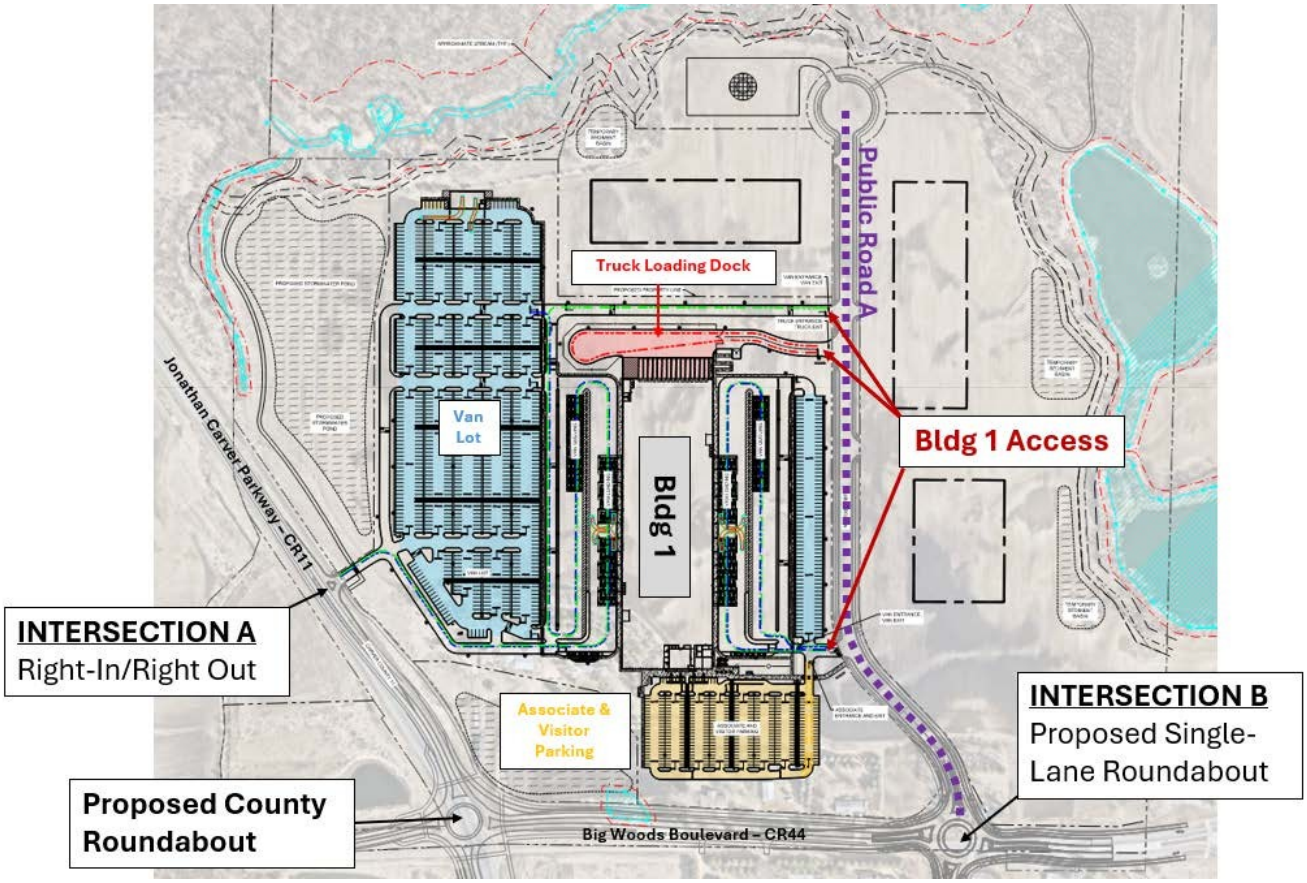


Figure 20: Site Access Plan – Phase 1

Access & ROW Comments to be addressed (preliminary application analysis):

- *At **Building 1** Preliminary submittal:*
  - Intersection A revisions:
    - Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025)

        - Moving the access 0.25 miles north would require crossing the wetland and property not owned or controlled by Scannell.
        - RIRO access meets the County's spacing guidelines requiring 1/8 mile (660') from other access/intersections
            - Access is 776' from JCP/BWB intersection
    - Coordination with City of Carver on anticipated access and plans west of JCP
        - City of Carver have been informed of RIRO access. Carver County has also indicated that type and location of access on JCP will not preclude city of Carver's full access opportunities on JCP.
    - Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans
        - Shown.
    - Further evaluation on public versus private access here, with an emphasis on making this access public
        - Evaluated. Determined that private access makes sense. The comprehensive plan does not guide this area to have a public road.
- Public Road A revisions:
    - Access on a collector road (Public Road A) requires 600 feet of separation between access points
        - Not met. The access points serving the truck loading dock and van lot are ~100 feet from each other – see *Figure 20*. ***The applicant will have to revise this in their final submittal to meet the spacing requirements.***
    - Collector roads require 80 feet of ROW
        - 80 feet ROW shown on preliminary plat.
- Other:
    - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
        - Met. Showing ~635' of separation from Intersection B for Building 1's nearest access point.
    - Public roads require 60 feet of ROW
        - No other public roads are proposed at this time.
    - Carver County needs to review and approve all new access points, access design, and access spacing on County roads
        - They are reviewing.
    - Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate
        - Truck turning analysis provided for semi-trucks and fire trucks.

Traffic

A Traffic Impact Analysis (TIA) was completed as part of the AUAR due to the anticipated trip generation exceeding the 250-trip peak hour vehicle[3] threshold. The TIA concludes that the surrounding transportation network can support the proposed development with appropriate mitigations. The TIA evaluated whether the new public road should connect to Chaska Creek Blvd at Creek Rd and was determined that the connection is not needed from a traffic capacity standpoint.

Public Road A through the middle of the northern half of Big Woods Business Park is projected to have roughly 7,000 daily trips with up to 10% trucks. For context, Jonathan Carver Parkway between Chaska Boulevard and Engler Boulevard has a daily traffic count just under 6,000 presently.

Completion of the Big Woods Blvd (CR-44) & TH 212 interchange is an important regional access improvement to support future growth. However, based on the traffic volume projected distributions, it is not recommended as a required improvement for the Big Woods Business Park development.

In addition, the applicant provided an updated TIA in the preliminary submittal to address access options at Intersection B and traffic generation for Building 1. The TIA concluded that all access options can work. The overall roadway network has the capacity to accommodate the proposed development.

A full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County's full access spacing guidelines. However, the TIA recommends full access at this location to accommodate the increased traffic and maintain acceptable operations at adjacent intersections. *Ongoing coordination with the City and Carver County will be required to determine final intersection design at the site access points.*

Building 1 - Traffic

The end user for Building 1 is a distribution user and is expected to generate roughly 3,000 daily vehicle trips – see *Figure 21*. The distribution center operates 24/7 with most of the sortation activity being done in the middle of the night when the trucks arrive at the site. This results in a shift of 180 people working inside the facility from around 1:00AM to 2:00 PM. The delivery drivers arrive after the AM peak hour between 9:00 AM and 11:00 AM. Once in the vans, delivery drivers will queue on both sides of the building and be released in groups of 40 vans. Van delivery routes generally take 9 hours and vans return to the site between 8:00 PM and 10:00PM. There are various other smaller shifts throughout the day to support operations on site.

[3] Mn Statute rule.4410.4300.22: For construction of a road on a new location over one mile in length that will function as a collector roadway, the DOT or local governmental unit is the RGU. MnDOT recommends a TIS for developments exceeding 250 peak-hour vehicle trips or 2,500 new daily trips, and is often studied as part of an EAW or Alternative Urban Area-wide Review (AUAR).

	Autos			Trucks			Vans			Total		
Time	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
00:00	0	0	0	3	3	6	0	0	0	3	3	6
01:00	180	0	180	3	3	6	0	0	0	183	3	186
02:00	0	0	0	3	3	6	0	0	0	3	3	6
03:00	0	0	0	3	3	6	0	0	0	3	3	6
04:00	0	0	0	3	3	7	0	0	0	3	3	7
05:00	0	0	0	3	3	7	0	0	0	3	3	7
06:00	0	0	0	3	3	6	0	0	0	3	3	6
07:00	0	0	0	1	3	5	0	0	0	1	3	5
07:30	0	0	0	1	0	1	0	0	0	1	0	1
08:00	12	0	12	1	3	3	0	0	0	13	3	15
08:30	0	0	0	1	0	1	0	0	0	1	0	1
09:00	180	0	180	1	3	4	0	0	0	181	3	184
10:00	270	38	308	1	1	2	0	180	180	271	219	490
11:00	4	0	4	1	1	2	0	270	270	5	271	276
12:00	0	0	0	1	1	1	0	4	4	1	5	5
13:00	25	0	25	1	1	1	0	0	0	26	1	26
14:00	0	180	180	1	1	1	0	0	0	1	181	181
15:00	6	0	6	1	1	1	0	0	0	7	1	7
16:00	0	0	0	0	1	1	0	0	0	0	1	1
16:30	45	12	57	0	1	1	0	0	0	45	13	58
17:00	82	45	127	0	0	1	0	0	0	82	45	128
17:30	0	82	82	0	0	1	0	0	0	0	82	83
18:00	0	25	25	1	0	2	0	0	0	1	25	27
19:00	0	0	0	1	0	2	0	0	0	1	0	2
20:00	0	180	180	2	1	3	180	0	180	182	181	363
21:00	3	273	276	2	1	3	270	0	270	275	274	549
22:00	0	10	10	3	2	4	4	0	4	7	12	18
23:00	38	0	38	3	2	4	0	0	0	41	2	42
Total	845	845	1690	44	44	88	454	454	908	1343	1343	2686

Peak Time

Peak Time

Autos Trucks Vans Overall

Figure 21: Distribution center traffic generation

Traffic Comments to be addressed:

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - An updated Traffic Impact Analysis is required, to include:
    - Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025)
      - Included in BWBR AUAR TIA.
    - Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo)
      - Carver County is currently analyzing. Carver County will determine the final design for Intersection B. ***This determination needs to be completed prior to final application submittal.***
    - Traffic impacts from Building 1's proposed use (i.e. distribution center)
      - Included in updated TIA.
    - Highway 212 full interchange
      - Included in BWBR AUAR TIA.
    - Evaluation of need of Intersection A, and looked as a public access/road as opposed to private
      - Evaluated. Determined that private access makes sense. The comprehensive

plan does not guide this area to have a public road.

- Spacing of Public Road B's connection to Public Road A relative to Intersection B
  - Public Road B not proposed in Phase 1.

- A construction access and routing plan is needed
  - Provided (*see Figure 22*) – ***needs to be evaluated and approved by Carver County and City of Chaska prior to construction start***

- **Utilities.**
  Sewer and water utilities are currently available at the Chaska Creek Boulevard and Creek Road roundabout north of the site. With the construction of the new MSB building, these utilities will be extended up to the north side of the wooded ravine. The proposed plan shows the extension of these utilities across the ravine and servicing the development. Extending the utilities will require access through some portion of Traditions property; obtaining ROW and/or easement will be necessary to accommodate the extension. The applicant is showing a 40 foot wide utility easement on the northeast corner of their property abutting Traditions' property. This easement will allow utilities to extend up to the property limits and eventually serve Traditions.

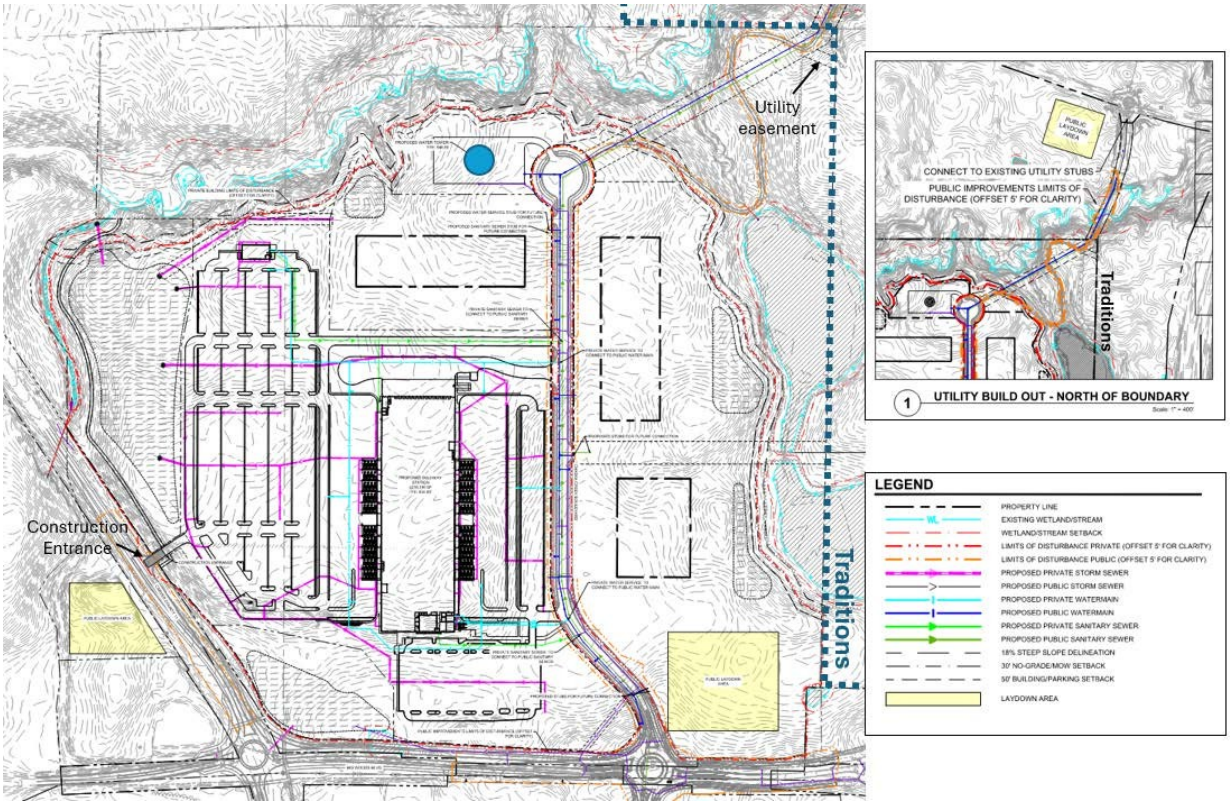


Figure 22: Proposed Utility and Construction Management Plan

The Southwest Chaska Plan and Comprehensive Plan identifies the need for a new city water tower in the project area (*see blue dot on Figure 22*). The location of

the proposed water tower is on the north edge of the project area and on a high point, which is ideal for water tower placement. Timing for constructing of the water tower has not been determined, however, it is not required with Phase 1. *The applicant will need to coordinate with the Water & Sewer Director to determine timing, location, and area for the water tower.*

The proposed plan is currently in Minnesota Valley Electric Coop's (MVEC) service territory. The city of Chaska's electric territory is expected to extend to this location within the next 15 years. As such, ongoing coordination between the applicant, the City and MVEC is necessary.

Utility Comments to be addressed:

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - Evaluation of where utility extensions need to come from to serve the development
    - Utilities will be stubbed on the northern side of the ravine with the MSB project. Utilities are proposed to be extended across the ravine and down Public Road A.
  - Coordination with Water & Sewer Director on timing, location, and size of water tower site
    - Not needed in Phase 1. Will need continued coordination with Water & Sewer Director as more development on future phases occurs.

- **Stormwater.**
  Stormwater would be directed to newly constructed stormwater ponds; 2 ponds are shown on Building 1's site, and 2 temporary ponds are shown on the east side of Raser's property.

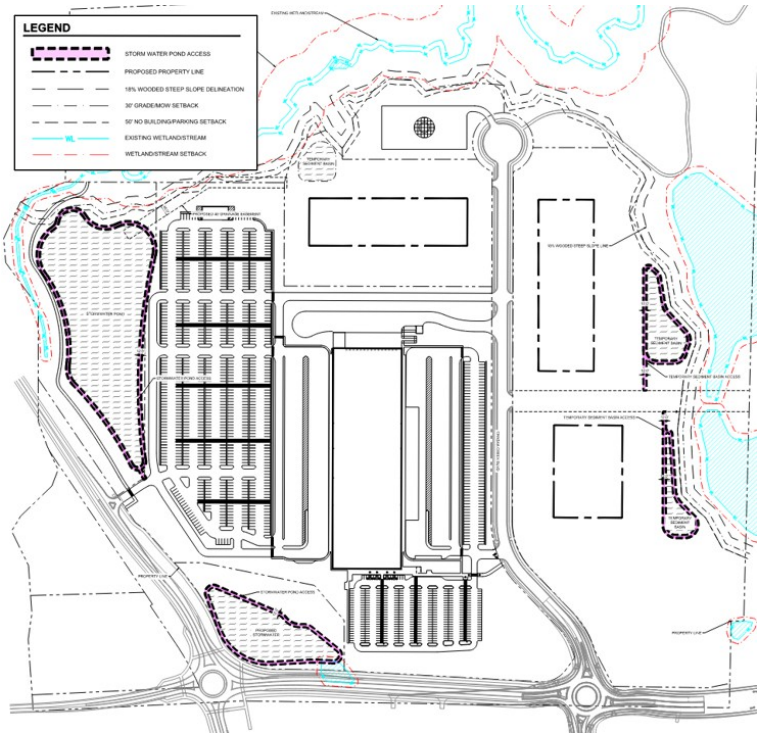


Figure 23: Proposed Stormwater Plan

The stormwater report and plan required at preliminary will need to account for this and meet all city and Carver County Water Management Organization (CCWMO) requirements.

As noted in the Greenbelt section of this report, stormwater ponds are proposed in the greenbelt areas and near one 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt. The applicant has provided a visual example of a stormwater pond they propose in these areas (*see Figure 24*).



Figure 24: Stormwater pond example

<u>Stormwater Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal (<u>preliminary application analysis</u>):*
  - SW report and plan meeting all City and CCWMO requirements
    - Plan provided. A stormwater review has been completed – revisions to the plans will be needed. A grading permit cannot be issued until all requirements are met.
  - Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives
    - Provided (see *Figure 24*). The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view.

- **Trails & Sidewalks.**
  The proposed plan shows the inclusion of sidewalks on the west side of the proposed public streets, as well as a trail on the east side. There is an extension of the trail proposed across the ravine to connect into the trail system at the Creek Road roundabout. Also connected to that city trail is a 'future city trail' along the northern wooded ravine.

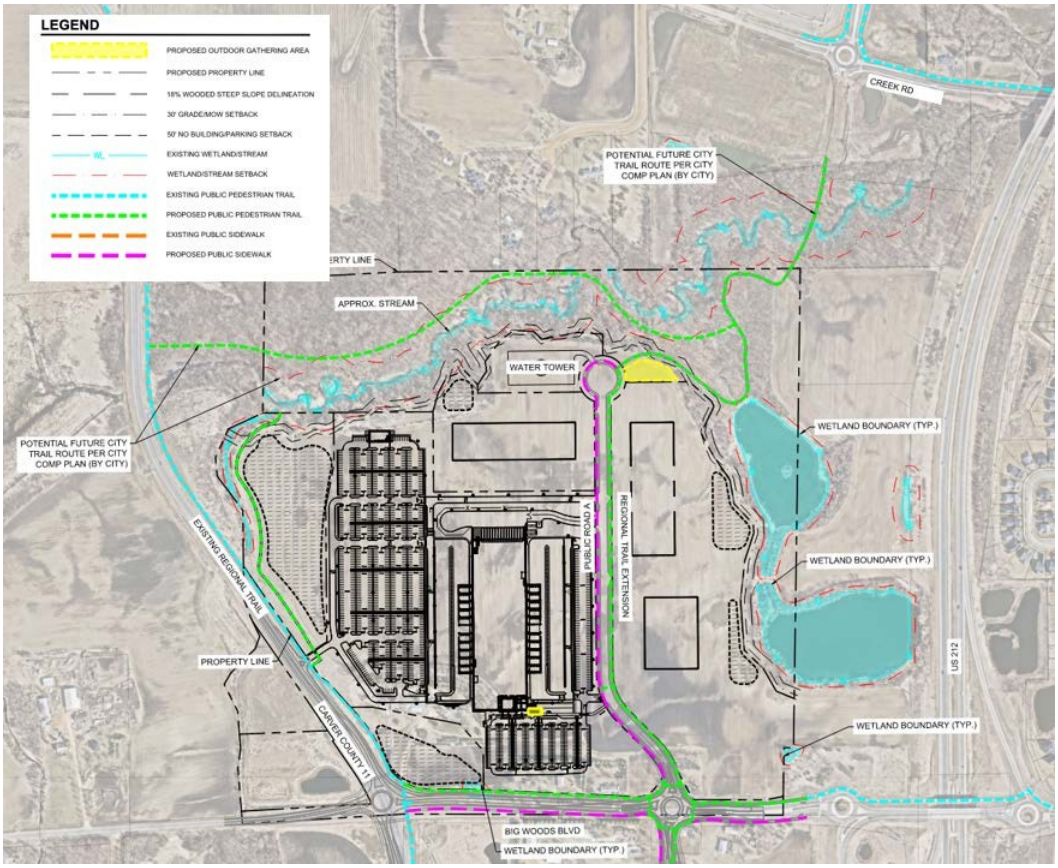


Figure 25: Proposed Pedestrian Trail - Sidewalk Exhibit

<u>Trail & Sidewalk Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - Sidewalk (west side) and trail (east side) included on both sides of public streets
    - Shown.
  - Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11)
    - Shown.
  - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
    - Public Road A
      - 10 foot trail shown.
    - Big Woods Boulevard
      - 10 foot trail shown.

- Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities.
  - Shown – see *Figure 26*.
- Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed
  - Shown – see *Figures 25 and 26*.

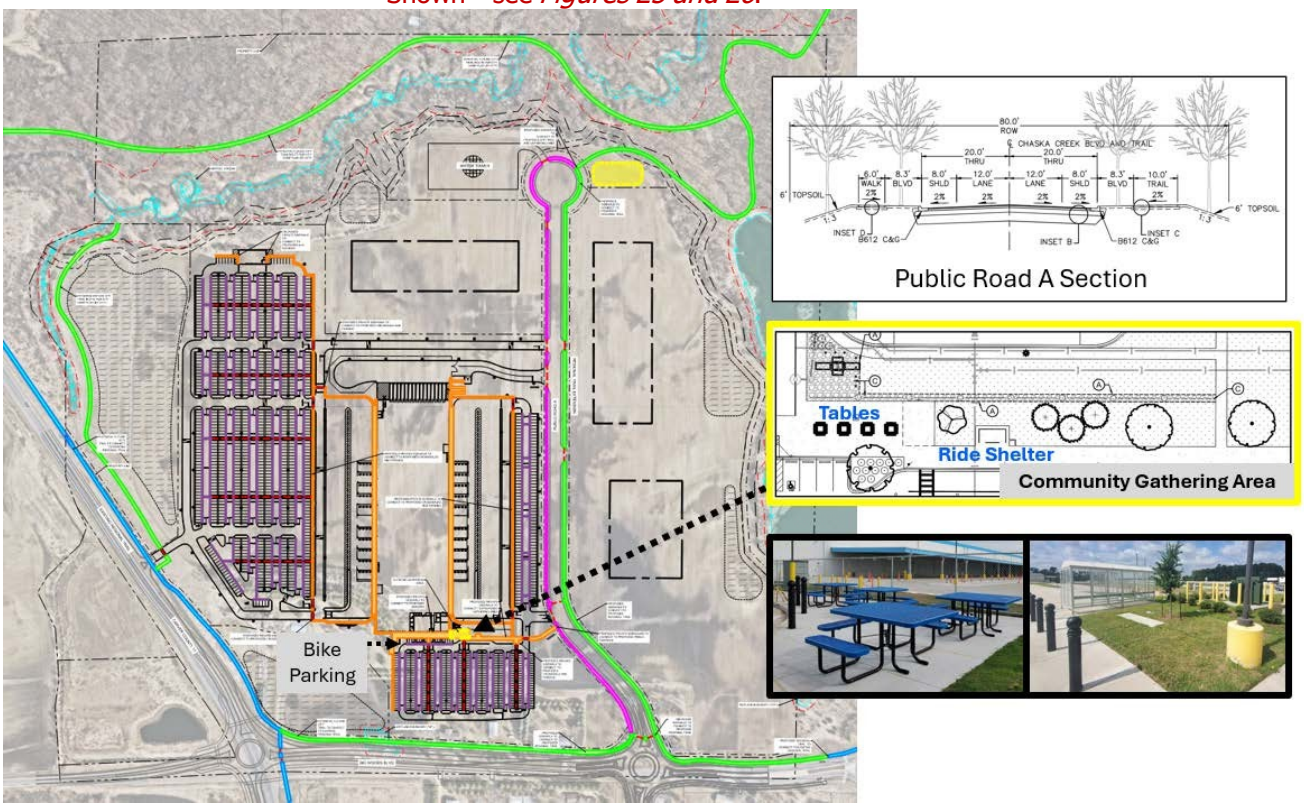


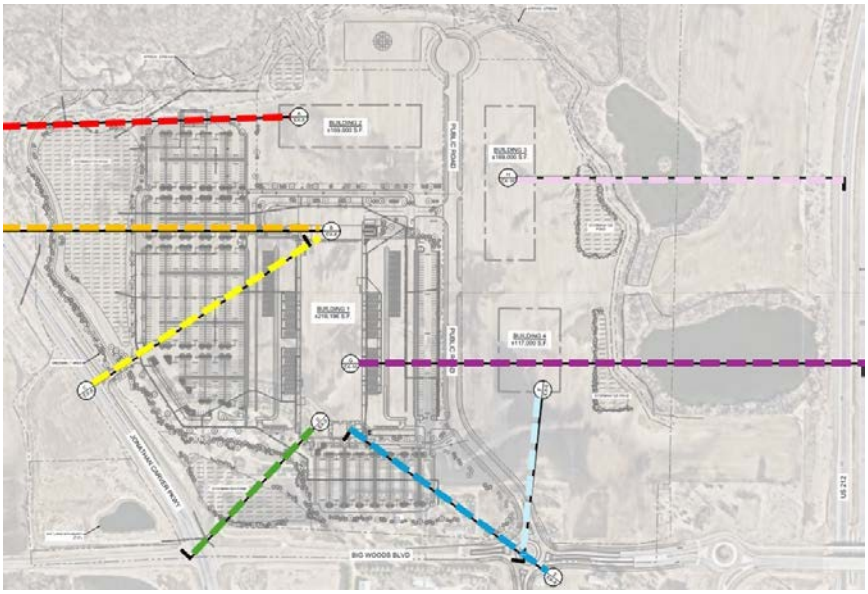
Figure 26: Proposed Pedestrian Trail – Sidewalk Exhibit – Enlargement

- **Parkland Dedication & Outdoor Gathering Spaces.**
  A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area *park dedication fees will be required*.

  Outdoor Gathering Spaces Comments to be addressed:
  - *At **Building 1** Preliminary submittal (preliminary application analysis):*
    - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1' site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
      - Shown – see *Figure 26* above (yellow). The outdoor gathering area could use enhancement to create a desirable place to rest. ***Landscaping and trees surrounding the tables and seating areas should be considered and shown in the final plans.***
    - Include small outdoor, gathering space in wooded area on north side of BWBP North
      - Shown – see *Figure 25 and 26* (yellow)

- **Screening, Landscaping & Tree Preservation.**
  Phase 1 of this development abuts Big Woods Boulevard and Jonathan Carver Parkway which are major roadways. Additionally, the project is in the greenbelt and is identified as a 'community entrance' at the intersection of Jonathan Carver Parkway and Big Woods Boulevard. Because of this, viewsheds along major roadways need to be preserved as natural, rural views to show a visual separation from adjacent communities.

  The use of berms and landscaping are often the best methods to help buffer views from adjacent roads and provide natural viewsheds. The applicant has provided cross-sections to show how these development edges will be treated. All cross sections are included in *Figures 27-28*.



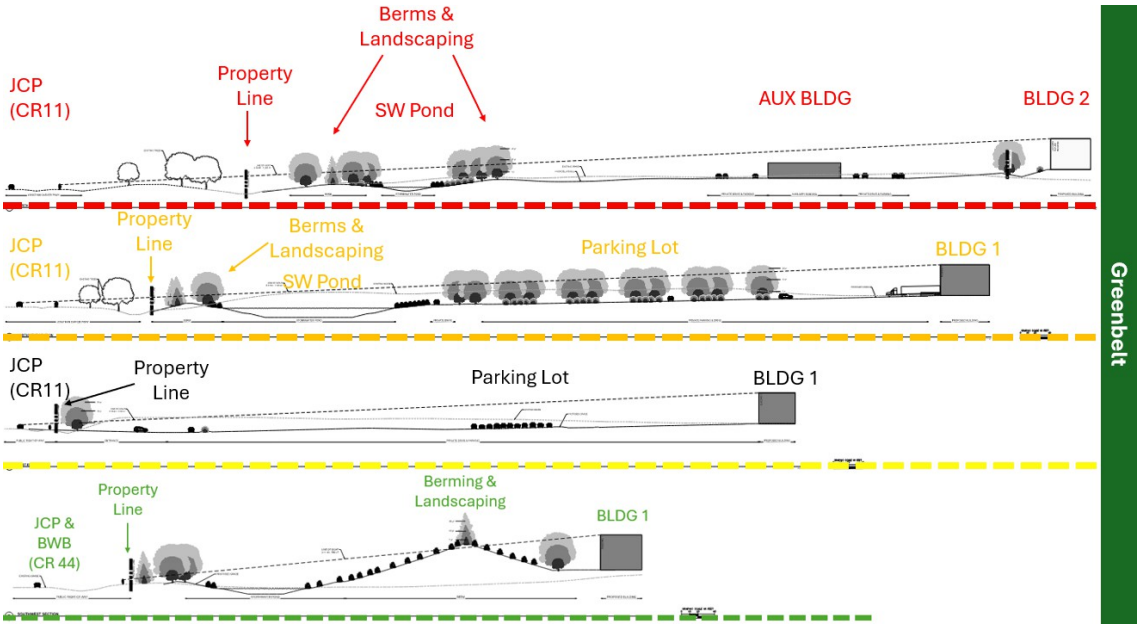


Figure 27: Proposed Cross Section Exhibits - Greenbelt

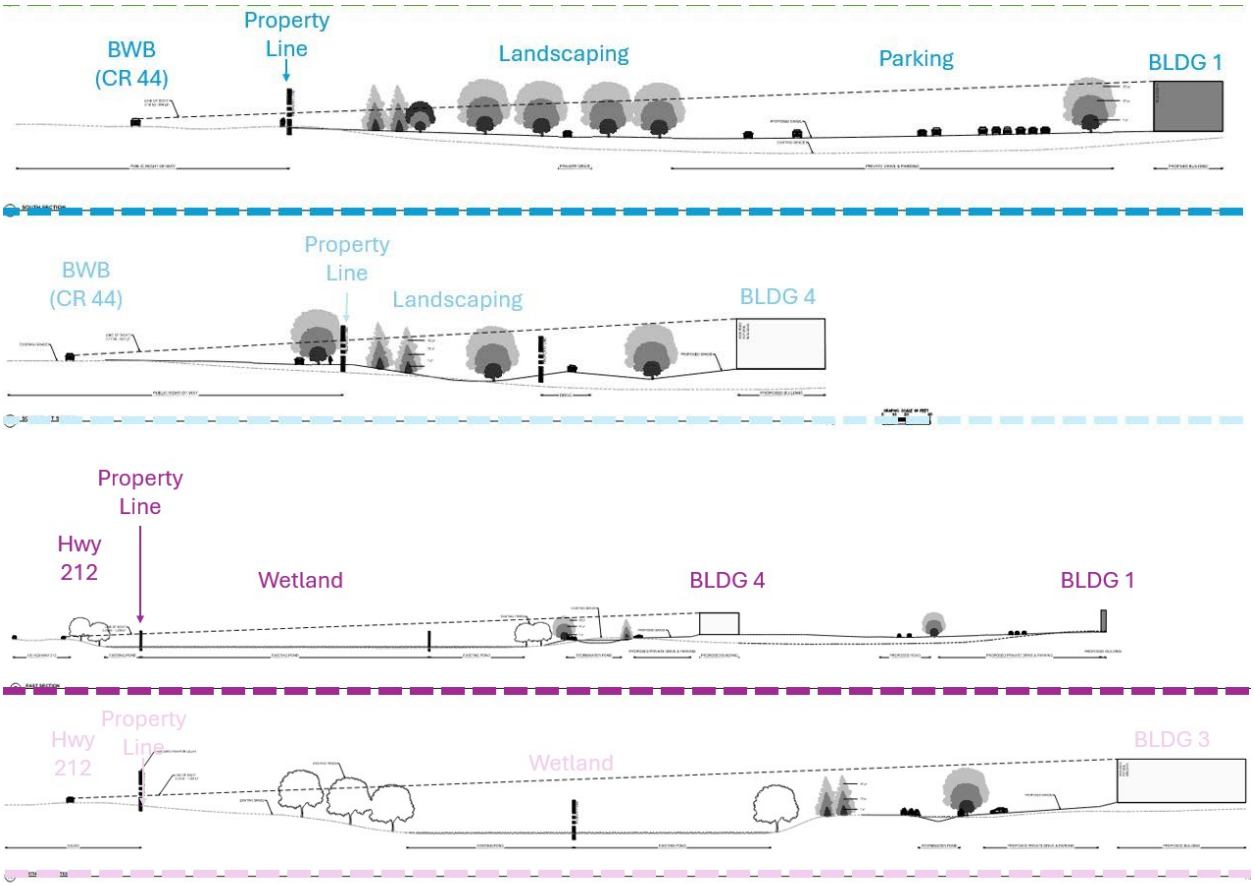


Figure 28: Proposed Cross Section Exhibits – Non-Greenbelt

In addition to screening requirements, each site will be required to meet the city's landscape ordinance (Section 15.28.070) as it pertains to quantities, planting islands, etc. Boulevard trees will also be required along all public and county streets for every 50 feet.

Tree preservation will also be important for this area. Wooded steep slopes of 18% grade or more are protected by ordinance (Section 15.28.100C). Additionally, it will be important to show other areas not protected by ordinance that can be preserved. Clusters of significant sized oak or maple trees should be preserved where possible.

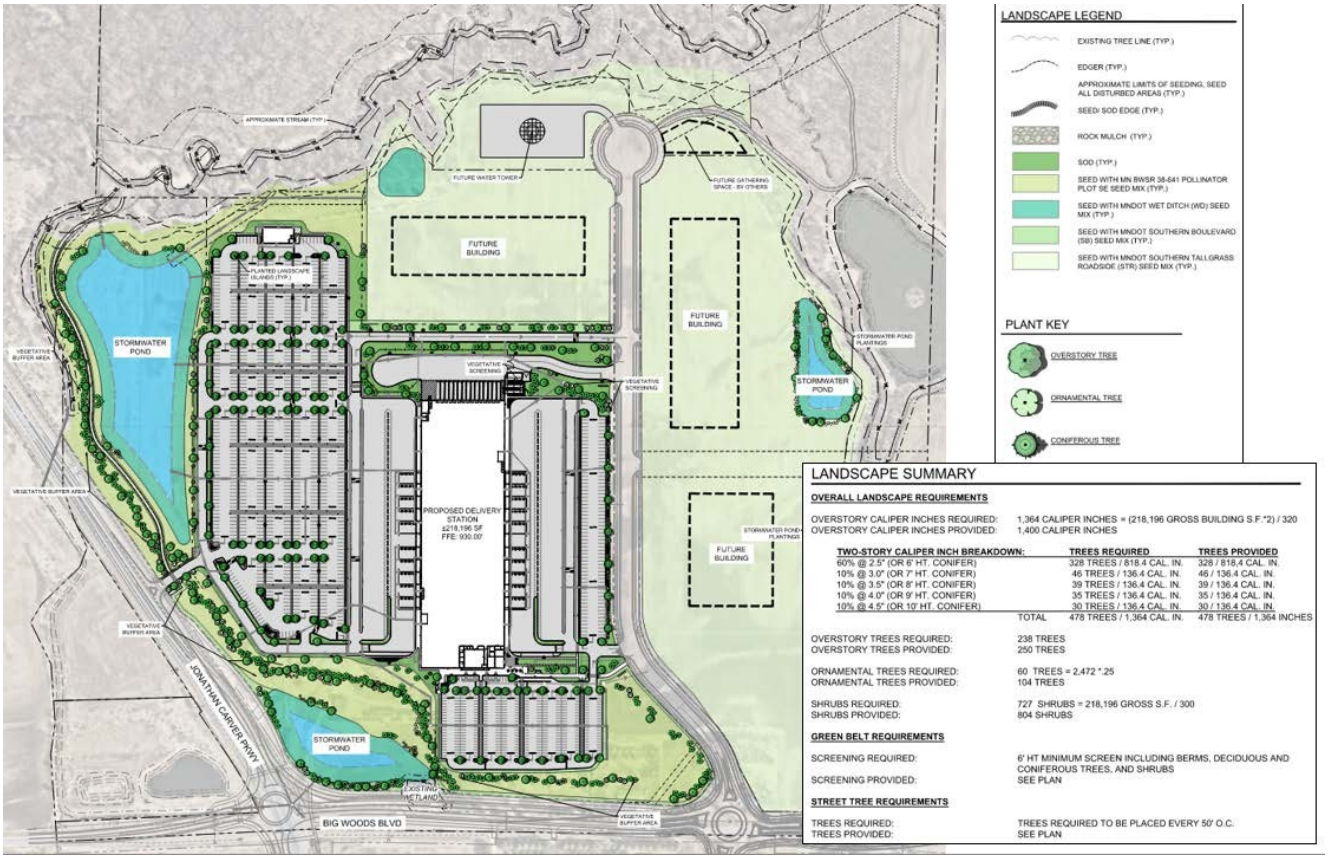


Figure 29: Proposed Landscape Plan

<u>Screening, Landscaping & Tree Preservation Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal (<u>preliminary application analysis</u>)::*
  - Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings
      - Generally accomplished. There are a couple areas that will need refinement in the final application to provide additional screening to preserve the rural viewshed. Those areas are generally as follows:
        1. Northwest edge of Phase 1's site
        2. Vehicle entrance on Jonathan Carver Parkway
    - The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening
      - Berming has been increased in height and adequate layering of screening provided.
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment

        - Provided (see *Figure 24*). The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view.
    - Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails
        - Noted.
    - Significant level quality designed landscaping will be needed along high visible areas
        - Shown.
    - All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc
        - Met – see Figure 29 above.
    - Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy
        - Not shown. ***Needs to be shown in the final submittal.***
    - Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed
        - Provided.
    - Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field
        - Completed.
    - Clusters of significant sized oak and maple trees shall be preserved
        - 185 maples and oaks identified in the project area mainly on the north edge of the property; 36 will be removed, 149 saved. ***It will be important that all trees within wooded steep slope and 30 foot no grade/ no mow setback shall be preserved.***

- **Building/Parking Design – Building 1.**
  Building 1 sits on a 44 acre site and is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF. The building is proposed to be rectangular and approximately 40 feet tall. The front entrance of the building is on the south side facing the associate parking lot. The materials proposed are concrete paneling (smooth & form liner applications), metal accent, and glass. An example photo of the form liner proposed is shown in *Figure 30*.



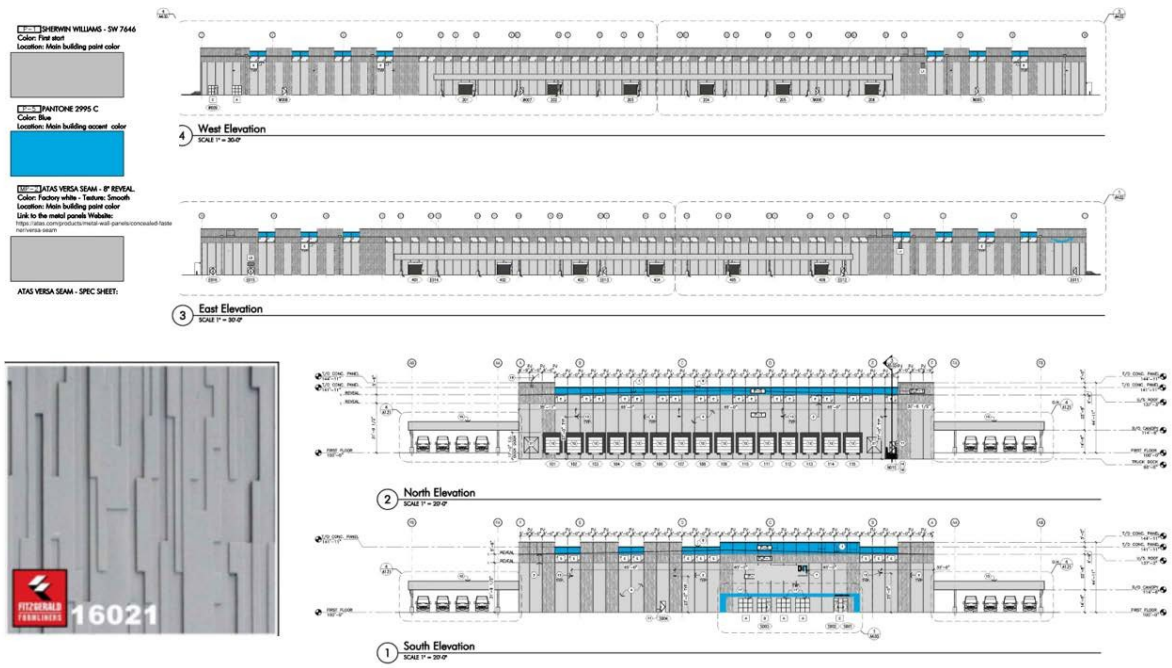


Figure 30: Building 1 Elevations

The City of Chaska has certain building design and material requirements for ***industrial buildings*** (Section 15.28.120.D.2b). A portion of it is stated as follows:

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

PRIMARY BUILDING			
Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	**37.5% Total (2 materials)** 1. Form liner – random depth (31%) 2. Glass (6.5%)	30%; two different materials	Yes
Class II	**61% Total** 1. Precast concrete panel - smooth (61%)	30%; one material	Yes
Class III	None	None	Yes

Accessory Building

There is one accessory building proposed on the northwest side of the site. The northwest building (~5,000sf) is planned to be a service center to provide maintenance for the delivery trucks. The materials proposed are stone (2 different colors), stucco, and a metal roof. See *Figure 31*.

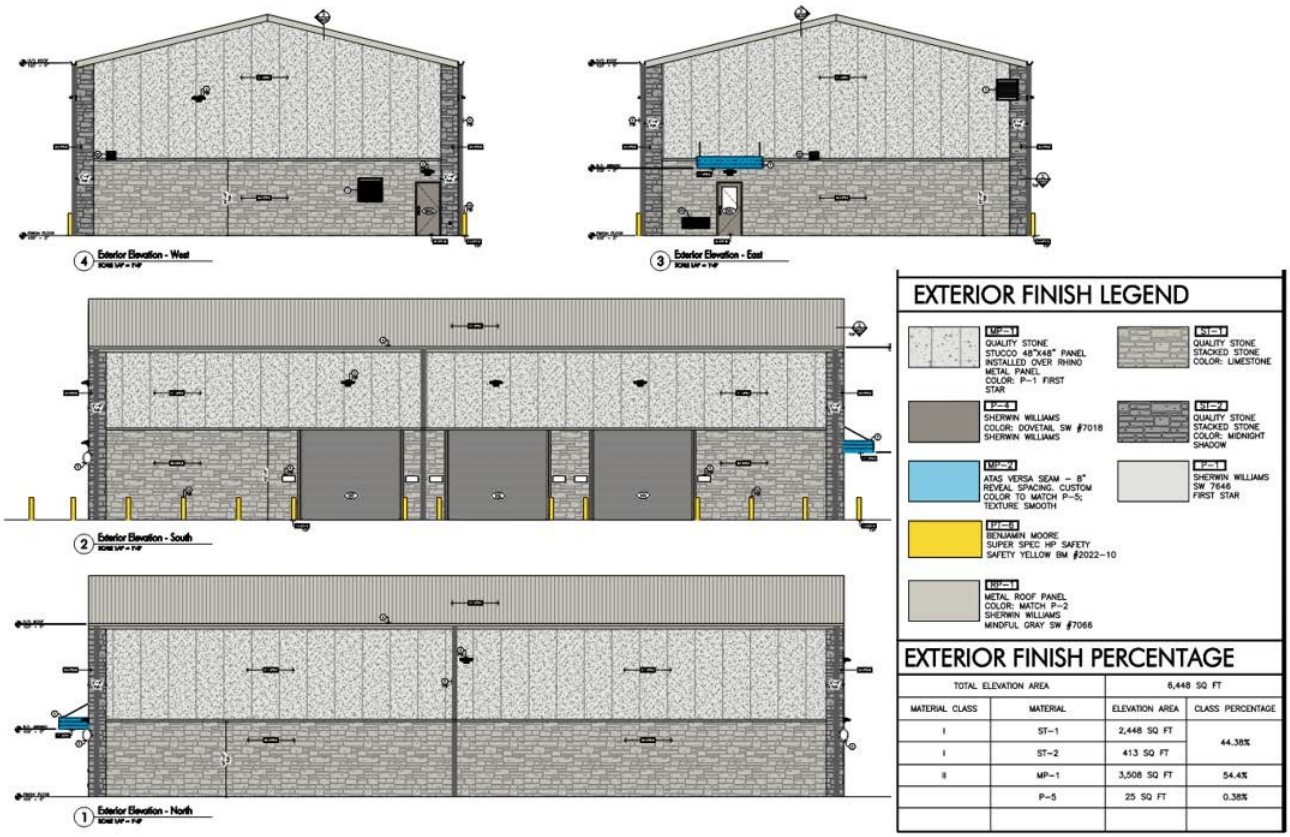


Figure 31: Proposed Accessory Building

ACCESSORY BUILDING			
Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	**44% Total (2 materials)** 1. Stone - Limestone (38%) 2. Stone - Shadow (6%)	30%; two different materials	Yes
Class II	**54% Total** 1. Stucco (54%)	30%; one material	Yes
Class III	None	None	Yes

Parking & EV Charging

Building 1's site proposes to install 2,627 parking stalls. This is *more than triple* the city's parking requirement (623 stalls) for a manufacturing/warehouse user of this size. The user is a distribution user which requires employee and delivery truck parking. Parking is located on the east, south and northwest sides of the property. A truck loading area is located on the north side of the building. A breakdown of the parking provisions and how the site meets parking code are shown in *Figure 32* and the table below it.

In addition, the site will be providing Electric Vehicle (EV) charging stations as some of the delivery vans will be electric. Those provisions are also provided in *Figure 32*, along with a visual of what and where these charging areas will be.

PARKING DATA		
PARKING STALL VAN DIMENSIONS	11' X 24'	1,875 STALLS
PARKING STALL CAR DIMENSIONS	9' X 18'	752 STALLS
TRUCK PARKING DIMENSIONS	13.5' X 60'	15 STALLS
EV PARKING DATA		
DC-DOC 40KW CHARGERS	N/A	67 CHARGERS
DC-DOC 40KW STALLS	N/A	266 STALLS



Figure 32: Proposed parking and EV charging provisions

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing/Warehouse	218,196 sf	1ps/350 sf	623
		REQUIRED	**623 parking spaces**
		PROVIDED	**2,627 parking spaces**

This facility would provide approximately 250 jobs and operate 24/7. Deliveries out of the facility will occur during standard business hours, while deliveries into the facility and internal sorting would occur outside standard business hours and through the night in preparation for the following day. The largest shift, 180 people, would work from 1am-2pm. Building 1 is expected to generate around 3,000 daily vehicle trips.

Because of the large expanse of parking and driving areas needed to accommodate a distribution user, *staff would not support an additional distribution center in the Big Woods Business Park area.*

- Landscaping & Screening

  Landscaping and screening will be important for this site. Based on the size of the building the following landscape provisions are required:

LANDSCAPING REQUIREMENTS & PROPOSED			
	Required	**Proposed**	**Meets Ordinance**
Overstory Trees	1,364 caliper inches (~545 trees)	1,400 CI 478 trees	Yes
Understory	136	104	**No**
Shrubs	1/300 sf of bldg. = 727 shrubs	804	Yes
Planting Islands	10% of parking	10%	Yes

In addition to the screening efforts analyzed in the Greenbelt section of this report, it is important that other edges of the site are properly screened. The east edge of the site abuts the collector road (Public Road A), where one of the van lots and truck loading dock will be visible. Staff is advising the applicant to enhance this edge for landscaping/berming to screen these uses from the road – see *Figure 33*.

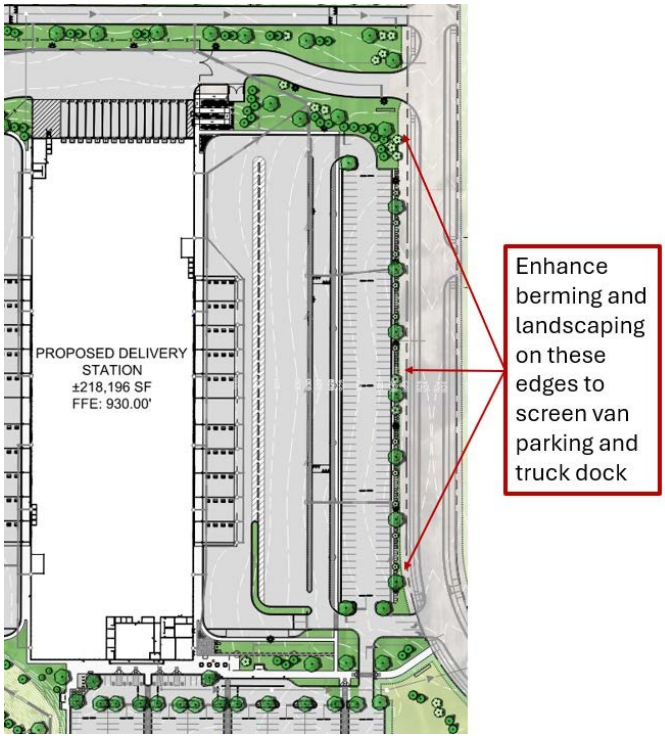


Figure 33: Screening needs on east edge of Building 1's site

<u>Building & Parking Design Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings
    - Met.
  - An architectural theme shall cross over all buildings in the Big Woods Business Park
    - Noted.
  - Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
    - Outdoor gathering space provided on south side of building.
  - Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A
    - Completed.
  - Building 1 shall be broken up to provide for variation in massing and scale
    - Completed. Variation in parapet and materials.
  - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings
    - Completed – see *Figure 26*.
  - Parking for each site that meets the city's ordinance (Section 15.28.030)
    - Met.
  - At least 10% of parking lot areas shall be planting islands with trees and shrubs
    - Met.

- **Lighting**
  Lighting is proposed in the form of pole lights 35 feet tall and wall packs installed 23 feet high on the building. *The wall packs will need to be revised at 18 feet in height to meet city code.*

- **Wetlands.**
  27 wetlands were identified on or near the property. Full wetland delineation and approvals have been conducted on most of the Raser and Kloos properties. Wetland delineations have not been completed on the Traditions or city properties. Phase 1 proposes to impact 2 wetlands – identified as #17 and #20 in *Figure 34*.

  Proposed wetland impacts will need to follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts. *A wetland mitigation plan will need to be completed and approved prior to final plat submittal.*

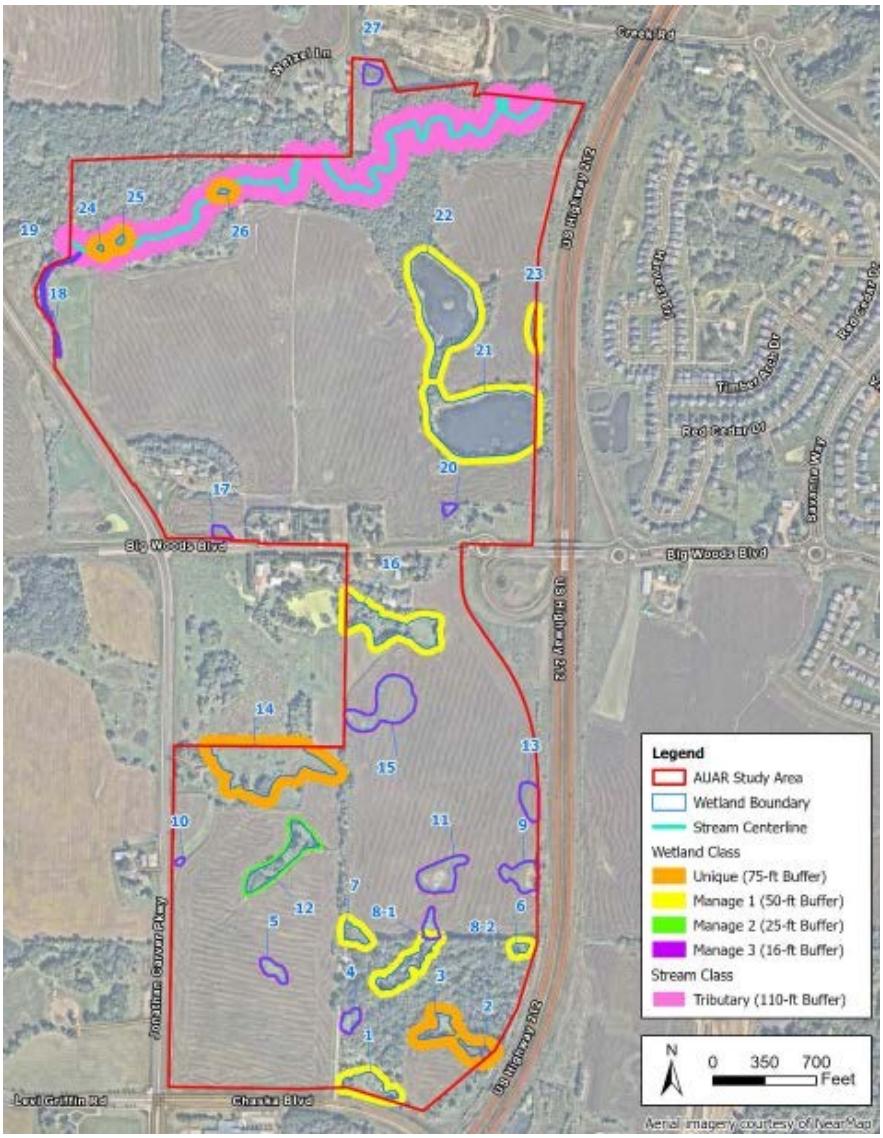


Figure 34: Wetland Inventory Exhibit

- **Development Costs (Infrastructure Improvements).**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
  - Arterial Road Network
  - Collector Roads
  - Storm Sewer
  - Trails
  - Parks

  Prior to final platting, the developer will need to work with City Staff to enter into a development agreement to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
May 27, 2026	July 26, 2026	September 24, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action taken 6/10/26:

Motion to recommend approval to the City Council approval of the preliminary site & building plan and preliminary plat for Big Woods Business Park (BWBP North) – Building 1, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Preliminary Plat Narrative (pgs 1-7), submitted by Kimley Horn, dated March 3, 2026
   b. Traffic Memo (pgs 1-12), submitted by Kimley Horn, dated April 21, 2026
   c. ALTA Survey (pgs 1-7), submitted by Egan Field & Nowak, undated
   d. Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026
   e. ROW Disposition, submitted by Kimley Horn, dated May 27, 2026
   f. Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026
   g. Civil Plan Set (pgs 1-74), submitted by Kimley Horn, dated May 27, 2026
   h. Tree Preservation Plan (pgs 1-13), submitted by Kimley Horn, dated April 29, 2026
   i. Aerial Site Exhibit, submitted by Kimley Horn, dated March 3, 2026
   j. Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026
   k. Site Plan Photometric, submitted by pdms, dated February 9, 2026
   l. Snow Storage Exhibit, submitted by Kimley Horn, dated March 3, 2026
   m. Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026
   n. Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026
   o. Pedestrian Trail-Sidewalk Exhibit - Enlargement, submitted by Kimley Horn, dated May 27, 2026
   p. Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026
   q. Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026
   r. Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
   s. WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
   t. Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026
   u. Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026

v. Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026
w. Landscape Plan (pgs 1-13), submitted by Kimley Horn, dated May 27, 2026
x. Landscape Section Plan – North (pgs 1-4), submitted by Kimley Horn, dated May 29, 2026
y. Illustrative Exhibits (pgs 1-3), submitted by Kimley Horn, dated May 27, 2026
z. Exterior Elevations – Main Building, submitted by pdms, dated March 23, 2026
aa. Overall Floor Plan, submitted by pdms, dated March 23, 2026
bb. Main Building – Digital Sample Board, submitted by pdms, undated
cc. Exterior Elevation – Accessory Building, submitted by pdms, undated

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 May 21, 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 20, 2026.
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a final plat application to be complete:
    a. MetCouncil approval of the comprehensive plan amendment;
    b. Tree inventory and preservation plan, including preservation of all trees within wooded steep slope and 30 foot no grade/no mow setback;
    c. Grading plans;
    d. Landscaping plans in conformance with City Code Sec. 15.28.070;
    e. Stormwater Management Plan;
    f. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include but not limited to transportation and the extension of trunk utilities;
    g. Site Assessment Agreement;
    h. Development Agreement;
    i. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development;
    j. Carver County Approved Traffic Impact Analysis;
    k. Dedication area for regional ponding for storm water treatment satisfying transportation improvements and combined area development both proposed and future;
    l. Wetland Impact Assessment for Development and Public Infrastructure;
    m. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure;
    n. Carver County Permitting Approval for Public and Private Transportation Improvements on the County roads;
    o. Final plat showing right of way dedication for transportation and utility extensions including but not limited to gravity sewer, trunk water main;
    p. Future Outlot(s) for electric distribution and City water tower facilities;
    q. Easement Dedication for Public Infrastructure;

r. Access layout meeting 600' spacing on collector road (Public Road A) for **all** access points; and
s. Photometric plan, including:
    i. Fixture cut sheets.
    ii. Wall pack heights revised to 18 feet from grade

4. Final 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. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development;
    c. Project Phasing Plan for Private and Public Improvements;
    d. Agency Approved construction plan incorporating public and private development infrastructure coordinated with Engineering Department;
    e. 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];
    f. Provision of sidewalks or trails as applicable per long range plans and city policies on both sides of all local streets, and specifically:
        i. 10 foot trail on the east side of the collector road and north side of Big Woods Boulevard;
    g. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets. The boulevard is the area in the ROW between the street curb and sidewalk/trail;
    h. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties;
    i. Provision of adequate landscaping, berming, and buffering along the development edges abutting Big Woods Boulevard, Jonathan Carver Parkway and Public Road A, including:
        i. Additional landscaping/berming on NW corner and at vehicular entrance on CR11 to screen the proposed building and parking areas.
        ii. Additional landscaping/berming on east edge of site between Public Road A and van lot/loading dock;
    j. Provision of additional landscaping and site enhancements within the outdoor gathering area for Building 1 to create a desirable place to rest;
    k. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan;
    l. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd;
    m. Provision of a 10 foot 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;
   n. Access layout meeting 600' spacing on the collector road (Public Road A) for **all** access points;
   o. Carver County approved access design at Intersection B;
   p. Horizontal and vertical curve information for the collector road design, and meeting Subdivision standards;
   q. Turning movement diagrams for collector road cul de sac and all street intersections;
   r. Detailed engineer drawings, including utility overlay, with curve information and contours for the proposed trail along collector road; and
   s. Detailed engineer drawings for trail crossing over creek.
5. Coordination with:
   a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage.
   b. Water and Sewer Director to define and secure an approved location for a water tower.
   c. MVEC and Chaska Electrical department on service locations and future substation.
   d. Carver County on access, access spacing and road improvements on county roads.
   e. City of Carver on access alignment on County Road 11.
   f. City of Chaska and Traditions on commercial area layout on the southeast corner of BWBP North.
   g. Traditions on vehicular access and utility stubs to their property.
   h. City of Chaska and MnDOT on design and construction plans for collector road (Public Road A).
   i. City of Chaska, WMO and State on trail crossing over creek.
   j. MetCouncil on Comprehensive Plan Amendment review and approval.
6. Compliance with City Ordinances, including:
   a. Sec. 15.28, Special Regulations
   b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Building setbacks are as follows:
   a. Interior Property Lines: 15 feet
   b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
   c. County Road 61 (Chaska Blvd): 150 feet from centerline
   d. County Road 44 (Big Woods Blvd): 125 feet from centerline
   e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
   f. Public Road A: 100 feet from centerline
   g. Wetlands: Varies based on wetland type
   h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge
8. Parking setbacks are as follows:
   a. Interior Property Lines: 5 feet
   b. Property Lines abutting ROW: 10 feet
   c. Wooded Steep Slopes: 50 feet from edge

9. Prior to final plat release:
    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 that applicable easements, as identified by the Engineering department, for the extension of City utilities.
    c. City and MnDOT approvals of the collector road (Public Road A) design, construction plans, and stormwater design.
    d. Carver County approvals of ROW needs and intersection designs on county roads.
10. Prior to grading permit approval:
    a. Provision of an approved wetland mitigation plan by all agencies
    b. Provision of a storm water management plan meeting City and Carver County WMO standards.
    c. Provision of a construction grading plan meeting City and Carver County WMO standards.
    d. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
    e. NPDES construction stormwater permit

Motion to recommend approval of the rezoning from Rural Residential (RR-2) to Planned Multi-Use District (PMD-24) based on the draft ordinance.

Motion to recommend approval of the comprehensive plan amendment to allow cluster development, guide the former Dahlgren Township parcels to be Open Space and Business Park, and expand the Metropolitan Urban Service Area (MUSA).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2026-59 approving the preliminary site & building plan and preliminary plat for Big Woods Business Park (BWBP North) – Building 1.

Motion to adopt Ordinance No. 1081 approving the rezoning from Rural Residential (RR-2) to Planned Multi-Use District (PMD-24).

Motion to adopt Resolution No. 2026-60 approving the comprehensive plan amendment to allow conservation (cluster) development, guide the former Dahlgren Township parcels to be Open Space and Business Park, and expand the Metropolitan Urban Service Area (MUSA).

Comprehensive Plan Amendment Process

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

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

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

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

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

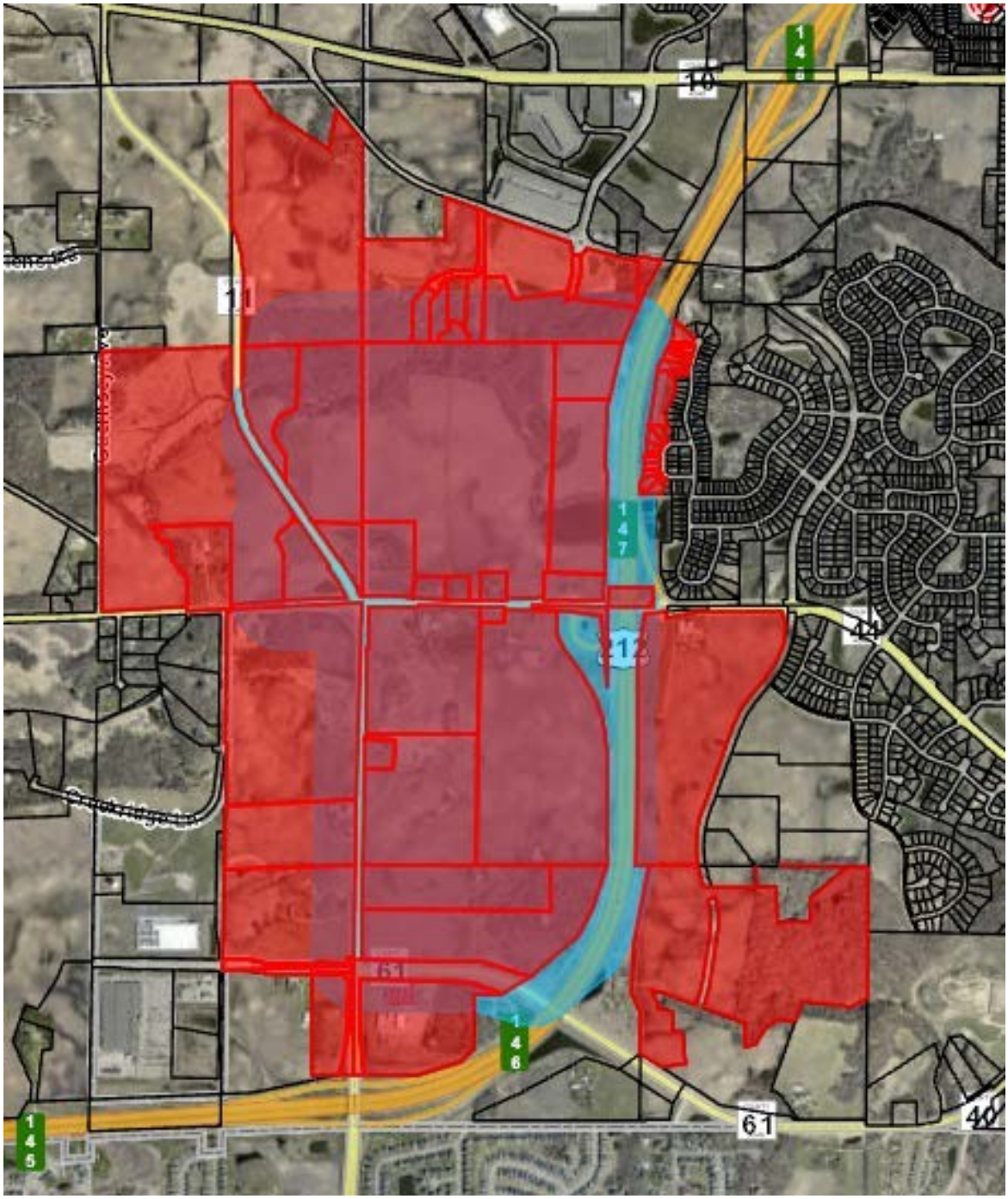
		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *

* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.

Click here to go back to report

SUPPORTING INFORMATION

Mailing Area: 40 addresses were included in the mailing list for the project:



CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/15/2026 RESOLUTION NO. 2026-59

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan and Preliminary Plat for Big Woods Business Park (BWBP North) – Building 1/Scannell Properties/PC #2026-08

WHEREAS, the Concept Plan for BWBP North and South was approved in February 2026; and

WHEREAS, the two parcels formerly located in Dahlgren Township were annexed into the city of Chaska on May 6, 2026; and

WHEREAS, on April 20, 2026 the City Council adopted the Final AUAR Document; and

WHEREAS, the overall property is approximately 338 acres in size, and spreads across 16 parcels of land owned by multiple property owners; and

WHEREAS, phase 1 includes developing ~44 acres for a distribution center in BWBP North on the Raser and Morschen properties; and

WHEREAS, two City Gateways ('key community entrances') are located in the project area as identified in the city's Comprehensive Plan; one at the intersection of Big Woods Boulevard (CR44) and Jonathan Carver Parkway (CR11), and one at the northwest corner of Chaska Boulevard (CR61) and Highway 212; and

WHEREAS, phase 1 is currently zoned Rural Residential (RR-2), the two parcels formerly in Dahlgren Township do not have Chaska zoning districts, and the site will be rezoned to PMD-24, Planned Multi-Use District No. 24; and

WHEREAS, the request includes a preliminary plat for 2 lots and 7 outlots within BWBP North; one lot for Building 1; one lot for the future water tower; and

WHEREAS, the request includes a comprehensive plan amendment to:

- Allow for conservation (cluster) development in the greenbelt
- Expand the MUSA boundary
- Establish land use guidance on the former Dahlgren Township parcels

WHEREAS, the Comprehensive Plan guides the site as Business Park, Open Space, Rural Residential (aka Greenbelt), and Dahlgren Township Growth Area; and

WHEREAS, phase 1 includes 29.95 acres of Greenbelt; and

WHEREAS, the City of Chaska and Dahlgren Township adopted an Orderly Annexation Agreement on September 8, 2025, and this agreement only includes the two Dahlgren Township parcels within the plan area, and outlines the terms and conditions for their annexation; and

WHEREAS, phase one of the development includes:

- Building 1: construction of building and parking for a distribution center
- Roads: Public improvements to Big Woods Blvd and construction of Public Road A in BWBP North.
- Public Trail: construction of the public trail from the north cul de sac across the north ravine to connect to the trail stub adjacent to the Municipal Services Building.
- Utilities: Extension of utilities across the ravine and down Public Road A
- Grading: mass grading are proposed on the entirety of BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations; and

WHEREAS, the BWBP North and BWBP South are proposed to be connected by a new public road (Public Road A) that bisects the sites and runs north and south, and this road is classified as a Municipal State Aid (MSA) collector road; and

WHEREAS, access on a collector road (Public Road A) requires 600 feet of separation between access points; and

WHEREAS, a Traffic Impact Analysis (TIA) was completed as part of the AUAR and an updated TIA was completed for the preliminary submittal; and

WHEREAS, the TIA concludes that the surrounding transportation network can support the proposed development with appropriate mitigations; and

WHEREAS, a full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County's full access spacing guidelines, however, the TIA recommends a full access at this location to accommodate the increased traffic and maintain acceptable operations at adjacent intersections; and

WHEREAS, ongoing coordination with the City and Carver County will be required to determine final intersection design at the site access points; and

WHEREAS, Carver County needs to review and approve all new access points, access design, and access spacing on County roads; and

WHEREAS, the end user for Building 1 is a distribution user and is expected to generate around 3,000 daily vehicle trips; and

WHEREAS, Public Road A through the middle of the northern half of Big Woods Business Park is projected to have roughly 7,000 daily trips with up to 10% trucks; and

WHEREAS, sewer and water utilities are currently available at the Chaska Creek Boulevard and Creek Road roundabout north of the site; and

WHEREAS, the proposed plan shows the extension of these utilities across the ravine and servicing the development; and

WHEREAS, extending the utilities will require access through some portion of Traditions property; obtaining ROW and/or easement will be necessary to accommodate extension; and

WHEREAS, the Southwest Chaska Plan and Comprehensive Plan identifies the need for a new city water tower in the project area; and

WHEREAS, the location of the proposed water tower is on the north edge of the project area and on a high point, which is ideal for water tower placement; and

WHEREAS, the applicant will need to coordinate with the Water & Sewer Director to determine timing, location, and area for the water tower; and

WHEREAS, the plan is currently in Minnesota Valley Electric Coop's (MVEC) service territory; and

WHEREAS, the city of Chaska's electric territory is expected to extend to this location within the next 15 years, and, as such, ongoing coordination between the applicant, the City and MVEC is necessary; and

WHEREAS, stormwater ponds are proposed in the greenbelt areas and near one 'key community entrance', and staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat); and

WHEREAS, the proposed plan shows the inclusion of sidewalks on the west side of the proposed public streets, as well as a trail on the east side; and

WHEREAS, there is an extension of the city trail across the ravine to connect into the proposed northern cul-de-sac; and

WHEREAS, also connected to that city trail is a 'future city trail' along the northern wooded ravine; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, the outdoor gathering area on Building 1's site could use enhancement to create a desirable place to rest, and landscaping and trees surrounding the tables and seating areas should be considered and shown in the final plans; and

WHEREAS, because of adjacent major roads, location in the greenbelt and two areas identified as "key community entrances", viewsheds along major roadways need to be preserved as natural, rural views to show a visual separation from adjacent communities; and

WHEREAS, trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy and need to be shown on the final plan; and

WHEREAS, it will be important that all trees within wooded steep slope and 30 foot no grade/no mow setback shall be preserved; and

WHEREAS, the design/layouts of all proposed buildings will need to adhere to the City's Building Design/Materials ordinances and the design guidelines included in the Southwest Chaska Plan; and

WHEREAS, the project should have an architectural theme that crosses over the overall business park; and

WHEREAS, building 1's site is approximately 44 acres and is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF; and

WHEREAS, the materials proposed are concrete paneling (smooth & form liner applications), metal accent, and glass; and

WHEREAS, the northwest accessory building (~5,000sf) is planned to be a service center to provide maintenance for the delivery trucks, and the materials proposed are stone (2 different colors), stucco, and a metal roof; and

WHEREAS, building 1's site proposes to install 2,627 parking stalls, and this is more than triple the city's parking requirement (623 stalls) for a manufacturing/warehouse user of this size; and

WHEREAS, the user is a distribution user which requires employee and delivery truck parking; and

WHEREAS, because of the large expanse of parking and driving areas needed to accommodate a distribution user, staff would not support an additional distribution center in the Big Woods Business Park area; and

WHEREAS, building 1's site sits on a prominent corner that is identified as a 'key community entrance', and has high visibility from Big Woods Boulevard and Public Road A; and

WHEREAS, parking and loading areas flank all sides of the building, and these components will require adequate screening relative to all public rights of way in the form of berming and landscaping; and

WHEREAS, the east edge of the site abuts the collector road (Public Road A), where one of the van lots and truck loading dock will be visible, and staff is advising the applicant to enhance this edge for landscaping/berming to screen these uses from the road; and

WHEREAS, lighting is proposed in the form of pole lights 35 feet tall and wall packs installed 23 feet high on the building, the wall packs will need to be revised at 18 feet in height to meet city code; and

WHEREAS, proposed wetland impacts will need to follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts, and a wetland mitigation plan will need to be completed and approved prior to final plat submittal; and

WHEREAS, on June 10, 2026 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for Big Woods Business Park (BWBP North) – Building 1 (PC#2026-08); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan and Preliminary Plat for Big Woods Business Park (BWBP North) – Building 1 (PC#2026-08), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Preliminary Plat Narrative (pgs 1-7), submitted by Kimley Horn, dated March 3, 2026
    b. Traffic Memo (pgs 1-12), submitted by Kimley Horn, dated April 21, 2026
    c. ALTA Survey (pgs 1-7), submitted by Egan Field & Nowak, undated
    d. Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026

e. ROW Disposition, submitted by Kimley Horn, dated May 27, 2026
f. Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026
g. Civil Plan Set (pgs 1-74), submitted by Kimley Horn, dated May 27, 2026
h. Tree Preservation Plan (pgs 1-13), submitted by Kimley Horn, dated April 29, 2026
i. Aerial Site Exhibit, submitted by Kimley Horn, dated March 3, 2026
j. Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026
k. Site Plan Photometric, submitted by pdms, dated February 9, 2026
l. Snow Storage Exhibit, submitted by Kimley Horn, dated March 3, 2026
m. Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026
n. Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026
o. Pedestrian Trail-Sidewalk Exhibit - Enlargement, submitted by Kimley Horn, dated May 27, 2026
p. Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026
q. Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026
r. Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
s. WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
t. Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026
u. Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026
v. Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026
w. Landscape Plan (pgs 1-13), submitted by Kimley Horn, dated May 27, 2026
x. Landscape Section Plan – North (pgs 1-4), submitted by Kimley Horn, dated May 29, 2026
y. Illustrative Exhibits (pgs 1-3), submitted by Kimley Horn, dated May 27, 2026
z. Exterior Elevations – Main Building, submitted by pdms, dated March 23, 2026
aa. Overall Floor Plan, submitted by pdms, dated March 23, 2026
bb. Main Building – Digital Sample Board, submitted by pdms, undated
cc. Exterior Elevation – Accessory Building, submitted by pdms, undated

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 May 21, 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 20, 2026.
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a final plat application to be complete:
    a. MetCouncil approval of the comprehensive plan amendment;
    b. Tree inventory and preservation plan, including preservation of all trees within wooded steep slope and 30 foot no grade/no mow setback;
    c. Grading plans;
    d. Landscaping plans in conformance with City Code Sec. 15.28.070;
    e. Stormwater Management Plan;
    f. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include but not limited to transportation and the extension of trunk utilities;
    g. Site Assessment Agreement;
    h. Development Agreement;
    i. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development;
    j. Carver County Approved Traffic Impact Analysis;

k. Dedication area for regional ponding for storm water treatment satisfying transportation improvements and combined area development both proposed and future;
l. Wetland Impact Assessment for Development and Public Infrastructure;
m. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure;
n. Carver County Permitting Approval for Public and Private Transportation Improvements on the County roads;
o. Final plat showing right of way dedication for transportation and utility extensions including but not limited to gravity sewer, trunk water main;
p. Future Outlot(s) for electric distribution and City water tower facilities;
q. Easement Dedication for Public Infrastructure;
r. Access layout meeting 600' spacing on collector road (Public Road A) for **all** access points; and
s. Photometric plan, including:
    a. Fixture cut sheets.
    b. Wall pack heights revised to 18 feet from grade

4. Final 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. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development;
    c. Project Phasing Plan for Private and Public Improvements;
    d. Agency Approved construction plan incorporating public and private development infrastructure coordinated with Engineering Department;
    e. 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];
    f. Provision of sidewalks or trails as applicable per long range plans and city policies on both sides of all local streets, and specifically:
        a. 10 foot trail on the east side of the collector road and north side of Big Woods Boulevard;
    g. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets. The boulevard is the area in the ROW between the street curb and sidewalk/trail;
    h. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties;
    i. Provision of adequate landscaping, berming, and buffering along the development edges abutting Big Woods Boulevard, Jonathan Carver Parkway and Public Road A, including:
        a. Additional landscaping/berming on NW corner and at vehicular entrance on CR11 to screen the proposed building and parking areas.
        b. Additional landscaping/berming on east edge of site between Public Road A and van lot/loading dock;
    j. Provision of additional landscaping and site enhancements within the outdoor gathering area for Building 1 to create a desirable place to rest;
    k. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan;

l. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd;
m. Provision of a 10 foot 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;
n. Access layout meeting 600' spacing on the collector road (Public Road A) for **all** access points;
o. Carver County approved access design at Intersection B;
p. Horizontal and vertical curve information for the collector road design, and meeting Subdivision standards;
q. Turning movement diagrams for collector road cul de sac and all street intersections;
r. Detailed engineer drawings, including utility overlay, with curve information and contours for the proposed trail along collector road; and
s. Detailed engineer drawings for trail crossing over creek.

5. Coordination with:
   a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage.
   b. Water and Sewer Director to define and secure an approved location for a water tower.
   c. MVEC and Chaska Electrical department on service locations and future substation.
   d. Carver County on access, access spacing and road improvements on county roads.
   e. City of Carver on access alignment on County Road 11.
   f. City of Chaska and Traditions on commercial area layout on the southeast corner of BWBP North.
   g. Traditions on vehicular access and utility stubs to their property.
   h. City of Chaska and MnDOT on design and construction plans for collector road (Public Road A).
   i. City of Chaska, WMO and State on trail crossing over creek.
   j. MetCouncil on Comprehensive Plan Amendment review and approval.
6. Compliance with City Ordinances, including:
   a. Sec. 15.28, Special Regulations
   b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Building setbacks are as follows:
   a. Interior Property Lines: 15 feet
   b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
   c. County Road 61 (Chaska Blvd): 150 feet from centerline
   d. County Road 44 (Big Woods Blvd): 125 feet from centerline
   e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
   f. Public Road A: 100 feet from centerline
   g. Wetlands: Varies based on wetland type
   h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge
8. Parking setbacks are as follows:
   a. Interior Property Lines: 5 feet
   b. Property Lines abutting ROW: 10 feet
   c. Wooded Steep Slopes: 50 feet from edge
9. Prior to final plat release:
   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 that applicable easements, as identified by the Engineering department, for the extension of City utilities.
c. City and MnDOT approvals of the collector road (Public Road A) design, construction plans, and stormwater design.
d. Carver County approvals of ROW needs and intersection designs on county roads.

10. Prior to grading permit approval:
    a. Provision of an approved wetland mitigation plan by all agencies
    b. Provision of a storm water management plan meeting City and Carver County WMO standards.
    c. Provision of a construction grading plan meeting City and Carver County WMO standards.
    d. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
    e. NPDES construction stormwater permit

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/15/2026 RESOLUTION NO. 2026-60

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution amending the City of Chaska 2040 Comprehensive Plan to allow conservation (cluster) development in the greenbelt, expand the Metropolitan Urban Services Area (MUSA) boundary, and establish land use guidance (Business Park and Open Space) on the former Dahlgren Township parcels for the property known as Big Woods Business Park (BWBP North) – Building 1

WHEREAS, the City Council of the City of Chaska is the official governing body of the City of Chaska; and

WHEREAS, Scannell Properties has requested approval of:

1. Preliminary Site & Building Plan for Building 1 on approximately 44 acres.
2. Preliminary Plat.
3. Rezoning the property from Rural Residential (RR-2) to Planned Multi-Use District (PMD-24).
4. Amend the 2040 Comprehensive Plan to:
    a. Allow for conservation (cluster) development in the greenbelt
    b. Expand the MUSA boundary
    c. Establish land use guidance on the former Dahlgren Township parcels

WHEREAS, the City Council adopted the 2040 Comprehensive Plan on August 17, 2020; and

WHEREAS, the important objective of Chaska's 2040 Comprehensive Plan is to provide a greenbelt around Chaska's edge as a method to preserve and enhance the Chaska's sense of community; and

WHEREAS, Chaska's 2040 Comprehensive Plan identifies three policies for developments located within the Greenbelt; and

WHEREAS, viewshed analysis is important as the property is located within the greenbelt near a key community entrance; and

WHEREAS, the proposed landscape and grading plans include a vegetated berm planted with a mix of vegetation, and stormwater ponds that will be natural in appearance to help obscure views and create a natural edge; and

WHEREAS, additional screening efforts are required in a few areas to comply with the objectives of Greenbelt as stated in the preliminary staff report and preliminary plat resolution; and

WHEREAS, on June 10, 2026 the Planning Commission recommended approval to the City Council of the Comprehensive Plan Amendment for Big Woods Business Park (BWBP North) – Building 1 (PC#2026-08); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Comprehensive Plan Amendment for Big Woods Business Park (BWBP North) – Building 1 (PC#2026-08) based on the maps attached as Exhibit A and the staff report dated June 15, 2026.

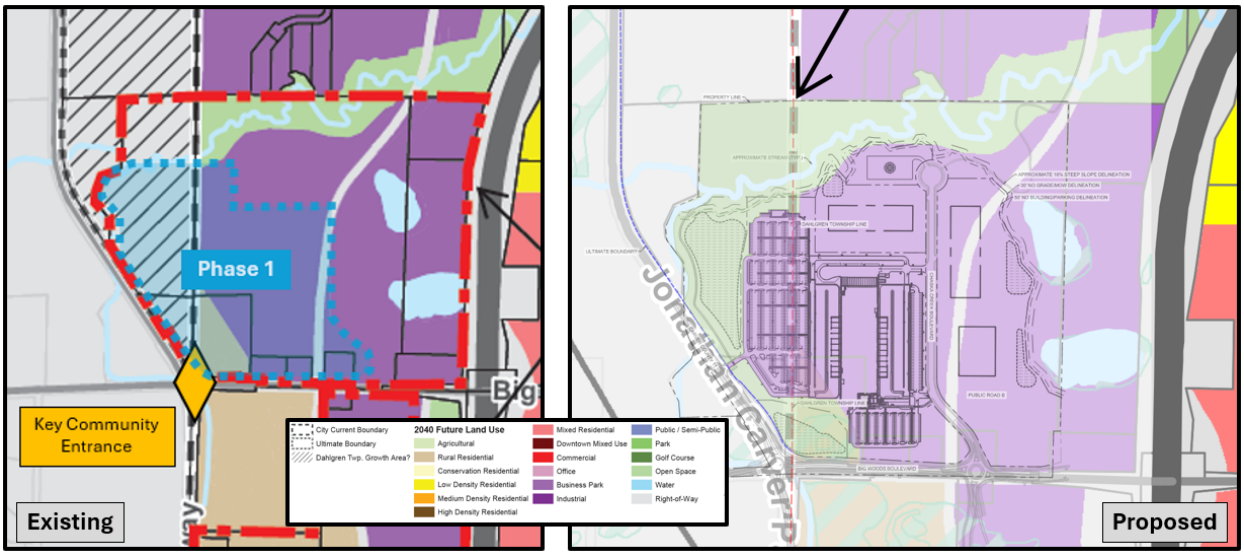
Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

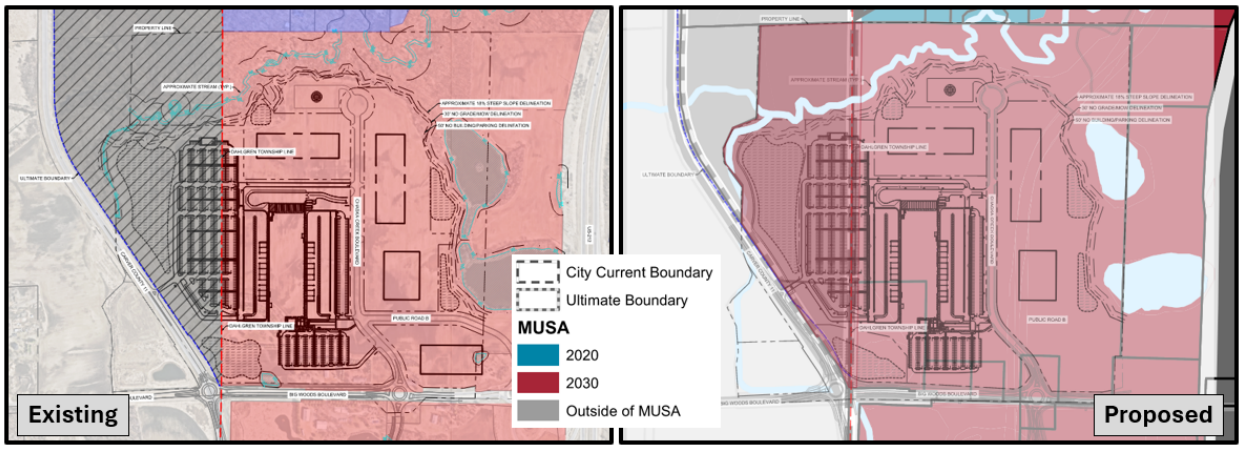
Attest:_____
Chaska Deputy Clerk

EXHIBIT A

Proposed Land Use Guidance



Proposed MUSA Expansion



ORDINANCE NO. 1081

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Rural Residential (RR-2) zoning district and rezoned to Planned Multi-Use District No. 24 (PMD-24) for all of:

Blocks 1-2, Big Woods Business Park, Carver County, Minnesota

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

1. **ALTA Survey (pgs 1-7), submitted by Egan Field & Nowak, undated**
2. **Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026**
3. **ROW Disposition, submitted by Kimley Horn, dated May 27, 2026**
4. **Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026**
5. **Civil Plan Set (pgs 1-74), submitted by Kimley Horn, dated May 27, 2026**
6. **Tree Preservation Plan (pgs 1-13), submitted by Kimley Horn, dated April 29, 2026**
7. **Aerial Site Exhibit, submitted by Kimley Horn, dated March 3, 2026**
8. **Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026**
9. **Site Plan Photometric, submitted by pdms, dated February 9, 2026**
10. **Snow Storage Exhibit, submitted by Kimley Horn, dated March 3, 2026**
11. **Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026**
12. **Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026**
13. **Pedestrian Trail-Sidewalk Exhibit - Enlargement, submitted by Kimley Horn, dated May 27, 2026**
14. **Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026**
15. **Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026**
16. **Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026**
17. **WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026**
18. **Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026**
19. **Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026**
20. **Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026**
21. **Landscape Plan (pgs 1-13), submitted by Kimley Horn, dated May 27, 2026**
22. **Landscape Section Plan – North (pgs 1-4), submitted by Kimley Horn, dated May 29, 2026**

23. Illustrative Exhibits (pgs 1-3), submitted by Kimley Horn, dated May 27, 2026
24. Exterior Elevations – Main Building, submitted by pdms, dated March 23, 2026
25. Overall Floor Plan, submitted by pdms, dated March 23, 2026
26. Main Building – Digital Sample Board, submitted by pdms, undated
27. Exterior Elevation – Accessory Building, submitted by pdms, undated

Section III. PMD-24 District Regulations. Permitted uses and regulations applicable to the PMD-24 District shall be as follows:

A. Intent. The intent of the PMD-24 District is to provide for offices, "clean and quiet" business park uses, and a limited amount of neighborhood-supported commercial that can be developed and operated in a high-quality physical environment. Natural amenities, like Chaska Creek, shall be preserved. The greenbelt areas, "key community entrances", and their viewsheds shall be preserved or enhanced to prioritize the rural character at the city's edge.

It is intended that development within PMD-24 be characterized by relatively high employment levels, high quality jobs, which all support the objectives of increasing employment opportunities with the city and near downtown for the purpose of strengthening the city's non-residential tax base.

B. Permitted Uses.

A. Lot 1, Block 1:
   a. Distribution center with fleet service building
   b. Offices and administrative facilities
   c. Manufacturing, fabricating, assembly, processing, packaging, compounding, or warehousing of materials, goods and products (except live animals)
B. Lot 1, Block 2:
   a. City owned water tower

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

1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance
2. Exterior lighting as regulated by Section 15.28.250 of the Zoning Ordinance.
3. Signs as regulated by Section 15.32 of the Zoning Ordinance.

D. Development Standards

1. A maximum of one distribution center is permitted within the Big Woods Business Park (BWBP North and South)

2. Open storage areas are prohibited

3. Minimum building setbacks:
   a. Interior Property Lines: 15 feet
   b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater

c. County Road 61 (Chaska Blvd): 150 feet from centerline
d. County Road 44 (Big Woods Blvd): 125 feet from centerline
e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
f. Collector Road: 100 feet from centerline
g. Wetlands: Varies based on wetland type
h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge

4. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines abutting ROW: 10 feet
    c. Wooded Steep Slopes: 50 feet from edge

E. Outlot Disposition:

d. Outlot A: Ravine, woodland, Chaska Creek, and wetlands to be owned by the city of Chaska
e. Outlot B: Future development to be owned by the developer
f. Outlot C: Greenbelt area for the purposes of providing a natural, physical and visual separation from adjacent communities, including a stormwater pond and public trail to be owned by the developer
g. Outlot D: remnant area in city of Carver to be owned by the developer
h. Outlot E: Future development to be owned by the developer
i. Outlot F: Greenbelt area for the purposes of providing a natural, physical and visual separation from adjacent communities, including stormwater pond to be owned by the city of Chaska
j. Outlot G: remnant area in city of Carver to be owned by Carver County

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

City of Chaska
Memorandum

To: Matt Clark, City Engineer
From: Alex Mollenkamp, Assistant City Engineer
Brent Alcott, Water Resources Coordinator
Aaron Kuznia, Senior Engineering Technician
Date: May 21, 2026
Subject: Big Woods Business Park Preliminary Plat - Street and Utility Review

The below street and utility comments are a combined review from Chaska Engineering and Municipal Services Departments for the development plans dated 04/29/2026. See also the attached page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

City Local/Collector Road Streets:

1. The collector road access spacing standard requires 600-foot spacing. The current plan does not meet City code.
2. The collector road is a designated Municipal State Aid route requiring City and State approvals prior to the release of the final plat.
    a. The collector design and construction plans will need to be coordinated and approved by the City engineer and MnDOT State Aid Office.
3. The storm water design for the collector road requires both City and State approval prior to the final plat approval.
4. Horizontal and vertical curve information to be shown. Vertical curves shall meet subdivision ordinance standards.

c. Vertical Curves: Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of these curves shall be 20 times the algebraic difference in the percent of grade of the two (2) adjacent slopes, but not less than 50 feet.

5. Provide turning movement diagram for cul de sac and at all public street intersections.
6. Lighting standards for local streets follow the access spacing requirements. The City does not require lighting along public trails.
    a. The standard for local streets is to provide lighting only at local street intersections. Coordinate light fixtures within public right of way with City of Chaska Electric Director.
    b. Coordinate with Carver County and City of Chaska on highway lighting standards.

Trail:

1. Provide detailed engineering drawings with curve information and contours for the trail. Include proposed utilities on the drawing for reference.
2. Provide a detailed engineered plan for trail crossing over creek. The crossing will need to be coordinated with City, WMO, and state.

Grading & Storm Sewer Construction Plans: The overall plans are incomplete, however general guidance for construction plan standards are below.

1. To help with the City's review please provide a comprehensive overall grading plan sheet showing both existing and proposed contours including storm sewer piping.

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

2. Coordinate storm sewer design to minimize pipe conflicts with road design section. Where feasible allow for 4' cover over pipe.
3. Further discussion is needed on how the ravine west of the water tower gets graded and tied into. Site visit may be needed.
4. All ponds to show reinforced EOF - see city detail.
5. Call out EOFs around entire site.
6. See stormwater design standards for EOF freeboard and flow depth requirements LSWMP 5.3.2.4 part 18).
7. Review and document existing conditions of pond/wetland outlets and infrastructure.
8. Add note to the plans that the location and alignment for outlet/discharge to ravines or creeks shall be reviewed and approved in the field by City of Chaska.

Stormwater Management Plan: See separate review memo in addition to below comments.

1. Between the County highway, collector road, local street, City property, proposed private development, and future development, the surface water management plan needs to clearly identify what improvements are being requested for review and approval.
    a. The modeling and narrative in the surface water plan and storm water modeling need to provide breakouts separating out development, transportation, future development, etc.
    b. The design must account for stormwater management needs for the county highway improvements.
    c. The storm water model needs to provide information for improvements that have been designed and approved by appropriate agency.

2. Site grading approval requires:
    a. City/County/WMO Storm Water Management Plan approval
    b. City/County/WMO Construction Grading Plan approval
    c. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
    d. NPDES Construction Stormwater Permit

3. The proposed condition modeling is incorrect. The stormwater modeling does not align with the development grading plan.

4. The existing condition modeling does not accurately represent current stormwater routing, particular for DA 6 and DA 7 that appear to currently flow to the wetland south of Big Woods Blvd.

5. Areas that are proposed to be mass graded but not seeking design/approval, must be identified separately in the storm water model and shown correctly in the proposed grading plan.

6. If an interim grading condition is proposed within the overall development, both the storm water model and construction plans will need to accommodate and show how the City/WMO standards are being met.

Wetland Conservation Act:

1. Separate from storm water, the City is the LGU for administering the Wetland Conservation Act. The City planning process for preliminary Plat Application requires a Wetland Mitigation Plan Application.

2. Prior to final plat approval any wetlands being impacted require a fully executed and agency approved Mitigation Plan.

Trunk Water Main and Sanitary Sewer Construction Plans:

1) Provide an overall plan and profile sheet for City review and comment showing trunk and lateral utility extensions planned with the development.
2) Site plan needs to identify and show future extension of sewer and water.
3) Each parcel shall have a maximum of one sewer connection.
4) For sewer material depth zones, see below
    i. 0-16' SDR35
    ii. 16-22' SDR26
    iii. 22'+ C900
5) Continue coordination of trunk watermain and tower design with City Engineer.
6) If irrigation reuse is proposed city does not allow potable water irrigation to be intermixed with reuse irrigation. Systems must be separate.
7) Valves to be butterfly valves when larger than 12".

Other:

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

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

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

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

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

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

Kimley»Horn

MEMORANDUM

To:	Elizabeth Hanson, AICP, City Planner
From:	Brian Wurdeman, P.E.
	Kimley-Horn and Associates, Inc.
Date:	March 3, 2026
Subject:	Preliminary Plat Narrative Scannell – Big Woods Business Park

Background and Project Understanding

Scannell understands the value of living and working in the Twin Cities Metropolitan Area. With a proven track record in developing industrial buildings and parks in surrounding cities, Scannell believes this new Business Park presents an opportunity for high-quality development, aligning with Chaska's long-term vision for growth.

The efficiency of the overall project focuses on both the businesses and surrounding infrastructure. In ensures accessibility and navigability while seamlessly integrating with new and existing surroundings. This project is designed to be adaptable to the needs of businesses within the park, as well as supporting commercial and retail establishments.

The Big Woods Business Park Concept Plan was previously recommended for approval by the City of Chaska Planning Commission on February 11, 2026, followed by the approval from City Council on February 23, 2026. The Concept Plan consisted of approximately 304 acres of land at the northeast and southeast corners of Jonathan Carver Parkway (CSAH 11) and Big Woods Blvd (CSAH 44). The preliminary plat includes approximately 164 acres on the north side of Big Woods Blvd, between Jonathan Carver Parkway and Hwy 212. The current Site Plan is for Building 1, which consists of a warehouse/distribution center and its associated parking and infrastructure, along with additional mass grading activities north of Big Woods Boulevard to set up the remaining area for future users.

Public Infrastructure

This first phase of development (Building 1) will require the construction of a new public roadway and utilities to access and serve the site, the construction of a new intersection on Big Woods Blvd, and the extension of both trunk sanitary sewer and watermain south to the site from Creek Road. The applicant will need to coordinate with the City of Chaska for the construction of the public roadway, new intersection, and the extension of trunk utilities down to Big Woods Blvd.

Grading

Approximately 101 acres of the total property boundary is proposed to be mass graded for future phases to balance grading, manage stormwater as development occurs during current and future phases, and to establish finish floor elevations for Building 1 as well as for the remaining potential building locations. The areas proposed to remain undisturbed consist of the northwest corner of Jonathan Carver Pkwy and Big Woods Blvd, the northern ravine and wooded area, and the existing Jonathan Carver Pkwy and Big Woods Blvd Right-Of-Way.

Amenities

Development amenities for Building 1 include an outdoor patio area for employee use and is connected to the site's overall sidewalk along the proposed public roadway. An outdoor smoking shelter and rideshare shelter has also been provided. 160 Electric Vehicle (EV) charging stations will be provided in the western parking lot for fleet vehicles, with the capability to expand for additional stations in the future if needed.

Development Setbacks

The proposed site is required to follow City Zoning code requirements including but not limited to building and parking setbacks. Proposed building setbacks are as follows:

-100' from the centerline of the collector road

-125' from the centerline of Bid Woods Blvd

-150' from Jonathan Carver Parkway

-225' from the centerline or 50' from the ROW of Hwy 212, whichever is greater

In addition to these setbacks, Building 1 must also adhere to the City's requirements for setbacks from steep wooden slopes. Following the establishment of the line for slopes 18% or greater, a building/parking setback of 50', and a "no grade/mow" setback of 30' is required. This requirement applies to Building 1 along the ravine.

Greenbelt

The Concept Plan featured the City-defined Greenbelt, which is a natural buffer that bisects the site from north to south. Based in the 2040 Comprehensive Plan, development activity is limited to approximately one-third of the Greenbelt area, while the remaining two-thirds must remain undeveloped or retain its natural character. The City has indicated that stormwater features within the designated Greenbelt do not count towards development, provided they maintain a natural appearance. The approved Concept Plan proposes impacts that will necessitate an amendment to the existing 2040 Comprehensive Plan. The Building 1 property has approximately 8.76 acres of Greenbelt.

Stormwater

The project site is divided into eastern and western area, which are divided by a proposed public roadway. On the western side, two stormwater ponds will be constructed along with the first phase of development (Building 1). The east side of the public roadway includes ponding sized for the public roadway.

The following summary provides response to the City of Chaska's Big Woods Business Park Concept Plan RFA Comments, dated February 6, 2026:

Concept Plan RFA Comments/Responses in **RED**.

Access & ROW Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Intersection A revisions:
    - Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025). **We have reviewed this request and determined that relocation north 0.25 miles will move the access through a property that Scannell does not have control over. Additionally, this would require a creek crossing north of Jonathan Carver Parkway along the western property line, making a site access in that location less desirable.**
    - Coordination with City of Carver on anticipated access and plans west of JCP. **Noted.**
    - Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans. **Noted. During preliminary discussions with the County, the County did not wish to share their linework for the proposed future roundabout at CR44 & JCP, however, KH can place some preliminary linework depicting a future roundabout as planned for that intersection.**
    - Further evaluation on public versus private access here, with an emphasis on making this access public **Noted. Developer prefers this to be private because it only accesses the parking lot for Building 1. Changing this access to public and providing connection through this lot to Public Road A would result in pushing this roadway south of Building 1, creating additional pedestrian conflict areas and may cause spacing issues with other accesses on Public Road A and with Public Road B. The proposed private access is proposed to the private owner that will be generating the most trips of any development north of Big Woods Boulevard.**

- Public Road A revisions:
  - Access on a collector road (Public Road A) requires 600 feet of separation between access points **For Building 1, separation is not met due to applicants request to keep employee/truck/van traffic separate. With the very limited vehicles that would be on this segment of roadway, we do not anticipate there to be a vehicle conflict.**

  - Collector roads require 80 feet of ROW **Noted.100 ft ROW currently provided on Public Road A per City's request.**

- Other:
  - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo) **Noted, Public Road B is approximately 380 ft from Big Woods Blvd.**
  - Public roads require 60 feet of ROW **Noted – Public Road A has 100ft ROW per City's request.**
  - Carver County needs to review and approve all new access points, access design, and access spacing on County roads. **Noted.**
  - Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate **Noted.**

Traffic Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - An updated Traffic Impact Analysis is required, to include:
    - Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025) **Original concept plan showed the road connecting at Creek Rd. City indicated that a City TIA was completed and confirmed the connection was not needed. Additionally, KH completed a model which verified the connection was not needed. This analysis was included in the AUAR.**
    - Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo) **Noted. Analysis to be complete.**
    - Traffic impacts from Building 1's proposed use (i.e. distribution center). **AUAR determined any necessary roadway improvements for the development should be complete during Phase 1 of the development (as part of Building 1 development).**
    - Highway 212 full interchange **Discussed in Concept Plan narrative, 212 is not needed in full buildout for traffic volumes, however the development and the city benefit from the interchange due to access improvement and proximity to the Business Park.**
    - Evaluation of need of Intersection A, and looked as a public access/road as opposed to private **See above regarding private vs public access to site.**
    - Spacing of Public Road B's connection to Public Road A relative to Intersection B **Location of this intersection was directed by City Staff.**
  - A construction access and routing plan is needed **Noted. Preliminary construction access is depicted on current plans and is open for discussion. Final location and routing plans to be provided with final plans**

Utility Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Evaluation of where utility extensions need to come from to serve the development **Noted. Currently assuming utilities will be extended to site from south of Creek Road.**
  - Coordination with Water & Sewer Director on location and size of water tower site **Noted. Now that concept plan has been approved, we are requesting the City allows engineering to begin this coordination.**

Stormwater Comments to be addressed:

- *At **Building 1*** Preliminary submittal:
  - SW report and plan meeting all City and CCWMO requirements **Preliminary stormwater report included. City and CCWMO requirements were stated in the concept plan narrative and a stormwater report has been provided that follows these guidelines.**
  - Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives **Noted. The concept plan narrative provided description and examples, we would like City feedback on information provided.**

Trail & Sidewalk Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Sidewalk (west side) and trail (east side) included on both sides of public streets **Noted. Provided on concept plan.**
  - Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11) **Noted. Concept plan provides trail around Intersection B RAB. Future coordination is needed with County to determine how trail will be extended and incorporated into their RAB.**
  - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
    - Public Road A **Noted. Shown on concept plan.**
    - Big Woods Boulevard **Noted. See response above for extension west. Extension to existing trail to east provided on concept plan.**
  - Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities like: **Noted. Shown on site plan.**
  - Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed **Noted. Trail shown "by others" on concept plan.**

Outdoor Gathering Spaces Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1's site for employees; locate these spaces so they can

connect into internal and external pathways and natural amenities relevant to each specific site; **Noted. Included in current site plan**

- Include small outdoor, gathering space in wooded area on north side of BWBP North **The Developer has prioritized the inclusion of a gathering/outdoors space immediately adjacent to Building 1. There is space that will be dedicated for Public ROW or dedicated to the City that could be available for future construction of a public amenity and gathering space, however it would be the developers understanding that this would be publicly owned/maintained.**

Screening, Landscaping & Tree Preservation Comments to be addressed:

- At Building 1 Preliminary submittal:
  - Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically: **Noted. Applicant is developing renderings.**
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings **See grading plan for berm grading.**
    - The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening **Currently shown 6 ft above FFE, and over 20 ft higher than the roadway.**
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment **Noted. Description and examples were given during concept planning. Seeking additional city feedback on approach.**
  - Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails **Noted.**
  - Significant level quality designed landscaping will be needed along high visible areas **Noted.**
  - All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc **Noted.**
  - Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy **Noted. It is still unclear who will be designing the pubic roadway plans.**

- Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed **Noted. Applicant is developing renderings.**
- Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field **Noted. City meeting on 3/3/26.**
- Clusters of significant sized oak and maple trees shall be preserved **Noted. Tree survey is to be completed to identify these trees. Tree preservation plan is to be completed once survey is finished.**

Building & Parking Design Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings **Noted.**
  - An architectural theme shall cross over all buildings in the Big Woods Business Park **Noted.**
  - Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining **Noted.**
  - Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A **Noted.**
  - Building 1 shall be broken up to provide for variation in massing and scale **Noted.**
  - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings **Noted.**
  - Parking for each site that meets the city's ordinance (Section 15.28.030) **Noted.**
  - At least 10% of parking lot areas shall be planting islands with trees and shrubs **Noted.**

Kimley»Horn

MEMORANDUM

To: City of Chaska

Date: April 21, 2026

Subject: Big Woods Business Park – Site Access Traffic Operations

INTRODUCTION

The proposed Big Woods Business Park development is located between County State Aid Highway (CSAH) 11 / Jonathan Carver Parkway and US Highway 212 in Chaska, MN. A Traffic Impact Analysis (TIA) was completed for the development as the site undergoes the Alternative Urban Areawide Review process. The site is divided into a north and south campus, divided by CSAH 44 (Big Woods Boulevard). It is anticipated that development will be completed over three (3) distinct phases, outlined as follows:

- North Campus Distribution Center (estimated completion date of 2027)
- Remainder of North Campus (estimated completion date of 2031)
- South Campus (estimated completion date of 2036)

There are five proposed access points. Based on the findings of the Big Woods Business Park TIA, the proposed access configuration for the site is as follows:

- Access A – Along CSAH 11 (Jonathan Carver Parkway) north of CSAH 44 (Big Woods Boulevard). Proposed full-movement access that would exclusively serve the distribution center within the north campus.
- Access B – Along CSAH 44 (Big Woods Boulevard) west of the US Highway 212 interchange. Potential roundabout or right-in/right-out access. Serves the north and south campuses.
- Access C – Along CSAH 11 (Jonathan Carver Parkway) north of CSAH 61 (Chaska Boulevard). Proposed full-movement access serving the south campus.
- Access D – Along CSAH 61 (Chaska Boulevard) east of CSAH 11 (Jonathan Carver Parkway). Proposed full-movement access serving the south campus.
- Access E – Future north leg of the CSAH 44 & US 212 Westbound Exit Ramp roundabout. Serves the north campus.

A roundabout is proposed as the long term traffic control for the intersection of CSAH 44 & Access B to serve the anticipated site traffic at this access. Per the findings of the Big Woods Business Park TIS, a single lane roundabout would operate acceptably at Access B under all build scenarios. However, the TIS assumed right-in/right-out access at Access A and did not assume Access E along the north side of the CSAH 44 & US 212 Westbound roundabout.

In order to compare the impacts of a right-in/right-out (RIRO) and a roundabout at Access B, analysis was conducted on the following scenarios:

- Distribution Center Build (2027) with Roundabout at Access B
- Distribution Center Build (2027) with RIRO at Access B

- North Campus Build (2031) with Roundabout
- North Campus Build (2031) with RIRO
- Full Campus Build (2036) with Roundabout
- Full Campus Build (2036) with RIRO

The current development plan generally coincides with Scenario 1 from the Big Woods Business Park AUAR (2,000,000 square feet business park, with 90% being industrial and 10% retail).

EXISTING TRAFFIC VOLUMES

Turning Movement Count (TMC) data was collected at nearby intersections in Tuesday, October 21, 2025, for the Big Woods Business Park TIA. The adjacent street network has an AM peak hour of 7:15 AM to 8:15 AM and a PM peak hour of 4:00 PM to 5:00 PM.

BACKGROUND TRAFFIC VOLUMES

The background traffic volume development is outlined in the Big Woods Business Park TIS. MnDOT's ESAL worksheet was used to model the historical AADT growth along the major study area roadways. Based on the historical AADT counts along US Highway 212, Engler Boulevard, and Jonathan Carver Parkway, the model gives demographically adjusted growth rates of 1.9%, 1.9%, and 3.7%, respectively, which averages to 2.5% annual growth. Therefore, a 2.5% annual growth rate was applied to the study area intersections. This level of growth aligns with the background growth assumed in recent traffic studies for the area.

Additionally, background traffic for a proposed residential development located south of US Highway 212 was included in the analysis of year 2036. This development includes 509 single-family residences, including both attached townhomes and detached houses.

FUTURE ROADWAY GEOMETRY

A roundabout is planned at the intersection of CSAH 11 (Jonathan Carver Parkway) & CSAH 44 (Big Woods Boulevard) in the near future as part of ongoing improvement projects in the area which are intended to prepare the roadway network for future development west of US Highway 212. This project would include the reconstruction of Big Woods Boulevard west of the US Highway 212 interchange. It is anticipated that the completion of this project would likely coincide with intersection treatment at the proposed Access B. Therefore, all analysis scenarios assumed a single-lane roundabout would be in place at the intersection of CSAH 11 & CSAH 44.

PROPOSED DEVELOPMENT TRIP GENERATION

Three build scenarios were included in the analysis. The 2027 Build scenario includes only the proposed distribution center. Site specific trip generation data for this facility provided by the end-user. The 2031 Build scenario includes the distribution center and the remainder of the north campus. The 2036 Build scenario includes the distribution center, the remainder of the north campus, and the south campus. The north and south campuses were assumed to develop similarly to Scenario 1 included in the AUAR.

The distribution center operates 24/7 with most of the sortation activity being done in the middle of the night when the trucks arrive at the site. This results in a shift of 180 people working inside the facility from around 1:00AM to 2:00 PM. The delivery drivers arrive after the AM peak hour between 9:00 AM and 11:00 AM. Once in the vans, delivery drivers will queue on both sides of the building and be

released in groups of 40 vans. Van delivery routes generally take 9 hours and vans return to the site between 8:00 PM and 10:00PM. There are various other smaller shifts throughout the day to support operations on site. A full breakdown of the distribution center site trips throughout the day is attached.

Trip Generation for the north (excluding the distribution center) and south campuses were calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The industrial portion of the development was represented by LUC 130 – Industrial Park, and the retail portion within the north campus by LUC 820 – Shopping Center. The proposed development trip generation is shown in **Table 1**.

Table 1 – Trip Generation by Scenario

Development	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Distribution Center Build (2027)	2,686	13	3	16	82	127	209
Remaining North Campus	*+7,004*	*+249*	*+110*	*+358*	*+295*	*+355*	*+650*
Full North Campus Build (2031)	9,690	262	113	374	377	482	859
South Campus	*+2,412*	*+153*	*+46*	*+198*	*+58*	*+149*	*+207*
Full Build (2036)	12,102	415	159	572	435	631	1,066

TRAFFIC DISTRIBUTION

Traffic distributions were developed based on the existing traffic volumes, roadway characteristics, and professional judgement. Separate distributions were developed for the distribution center development, the remainder of the north campus, and the south campus. Further modifications to distributions were applied based on the access scenario (right-in/right-out or roundabout at Access B). Note that distribution center will generally serve an area within a 45-minute drive of the site. It is anticipated that the distribution pattern would be similar to the existing traffic distribution in the area. The following global distribution was estimated for the distribution center and north campus site trips:

- 50% to/from the east on U.S. Highway 212 (via CSAH 44)
- 25% to/from the south on CSAH 11 (including US 212 via CSAH 11)
- 15% to/from the north on CSAH 11
- 10% to/from the east on CSAH 44

The distribution for site trips to the south campus is anticipated to differ slightly, with trips favoring the CSAH 11 interchange more comparatively. The distribution for these trips was determined as follows:

- 50% to/from the south on CSAH 11 (including US 212 via CSAH 11)
- 30% to/from the east on U.S. Highway 212 (via CSAH 44)
- 10% to/from the north on CSAH 11
- 5% to/from the east on CSAH 61
- 5% to/from the east on CSAH 44

The overall global distribution assumptions are unchanged from the Big Woods Business Park TIA. The traffic volume for each Scenario is shown in **Exhibits 1-6** at the end of the report.

TRAFFIC ANALYSIS

Capacity analysis was conducted on the network using HCM 7th Two-Way Stop Control methodologies within Synchro 12 for unsignalized intersections and analysis software Rodel for roundabouts. Roundabouts were analyzed using the standard 50% confidence level (median).

Results of the capacity analysis are summarized in **Table 2**. The analysis indicates that the study intersections and site access points will operate at an overall LOS A or B in all scenarios, with all individual movements/approaches operating at LOS D or better. Differences between the roundabout and RIRO scenarios at Access B are minor, with slightly lower overall delays at Access B itself under the RIRO configuration, while adjacent intersections experience comparable or marginally higher delays. It should be noted that while the overall delay at Access B is lower with a right-in/right-out than with a roundabout, this does not account for the additional travel time that is required as a result of the access restrictions.

Queueing analysis indicates that the CSAH 44 & Access B intersection is projected to experience 95th percentile queues of up to 2.56 vehicles under the 2036 Build PM peak hour, equivalent to approximately 65 feet. Queues of this length would not impact the CSAH 44 & US 212 Westbound Ramps roundabout. The Eastbound approach at the CSAH 44 & US 212 Westbound Ramps intersection is anticipated to experience 95th percentile queues of 2.46 vehicles under 2036 Build PM peak hour, equivalent to approximately 60 feet. Queues of this length would not impact the roundabout at Access B. Overall, the proposed Access B location is considered operationally acceptable.

Access B does not meet Carver County's standard access spacing requirements for full access; however, it is crucial for providing reasonable access to parcels located both north and south of CSAH 44. Additionally, full access at Access B aligns with the city of Chaska's planned future roadway network for the area. The roundabout at Access B is expected to function acceptably and helps separate industrial and retail traffic within the site north of CSAH 44, enhancing overall functionality.

PROPOSED SITE ACCESS PLAN

The modeling for a proposed right in/right out at Access B does not indicate significant operational impacts when considering how the entire roadway network operates; however, there are several factors to consider should Access B be limited to a RIRO:

- All access points to the southern parcel would be through RIRO or side street stop.
- Direct access to CSAH 44 from the north is primarily from a single full access at Access E. Adding full access at B provides benefit by splitting industrial traffic from retail traffic.
- Drive distance increases by approximately ½ mile to 1 mile for vehicles bound for the south parcel.

The following access plan is anticipated to provide the best operating conditions and functionality for the development site access points:

- Access A – Full-movement access with side street stop control to provide access to the distribution center and future development on the west side of CSAH 11.
- Access B – Single-lane roundabout on CSAH 44 to provide full access for the north and south parcels.
- Access C – Full-movement access with side street stop control.
- Access D – Full-movement access with side street stop control.
- Access E – Access to the CSAH 44 & US 212 Westbound Exit Ramp roundabout.

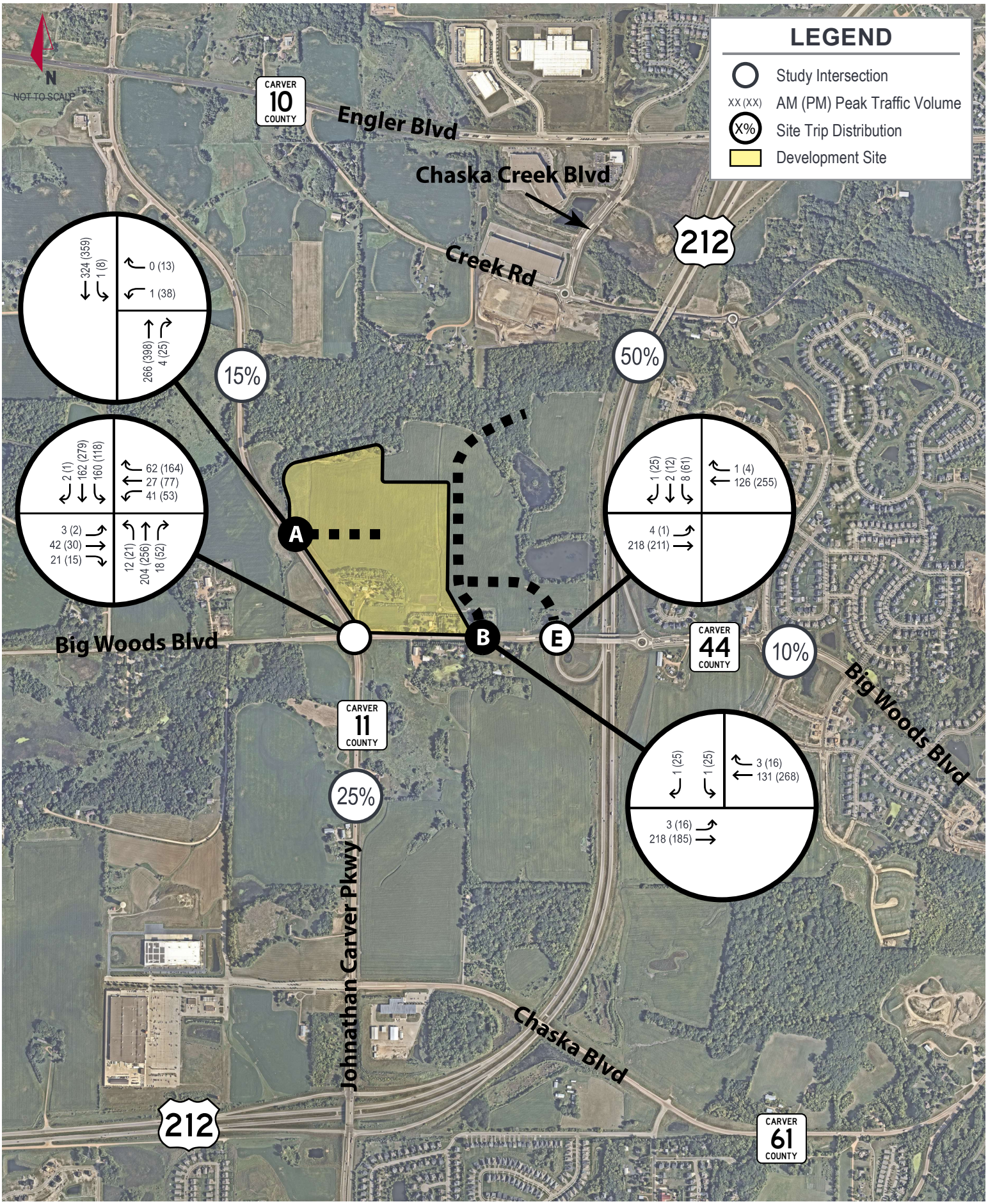
Kimley»Horn

Table 2: Capacity Analysis Results Summary[2]

Scenario	Intersection	Control[1]	Roundabout at Access B				RIRO at Access B			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			Overall	Worst	Overall	Worst	Overall	Worst	Overall	Worst
2027 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (4)	A (6)	A (4)	A (6)	A (4)	A (6)	A (4)	A (6)
	CSAH 44 & CSAH 11	RAB	A (6)	A (8)	A (7)	A (9)	A (6)	A (8)	A (7)	A (9)
	CSAH 11 & Access A	MLSC	A (<1)	B (13)	A (1)	C (16)	A (<1)	B (13)	A (<1)	C (16)
	CSAH 44 & Access B	RAB/MLSC	A (4)	A (6)	A (5)	A (6)	A (<1)	A (9)	A (1)	B (10)
2031 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (5)	A (7)	A (6)	A (8)	A (6)	A (7)	A (6)	A (9)
	CSAH 44 & CSAH 11	RAB	A (7)	A (10)	A (10)	B (12)	A (7)	A (10)	A (10)	B (12)
	CSAH 11 & Access A	MLSC	A (<1)	C (15)	A (1)	C (22)	A (<1)	C (15)	A (1)	C (22)
	CSAH 44 & Access B	RAB/MLSC	A (5)	A (7)	A (7)	A (8)	A (<1)	A (10)	A (1)	B (13)
2036 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (5)	A (7)	A (6)	A (9)	A (6)	A (8)	A (7)	A (9)
	CSAH 44 & CSAH 11	RAB	A (8)	B (11)	B (11)	B (14)	A (8)	B (11)	B (11)	B (14)
	CSAH 11 & Access A	MLSC	A (<1)	C (17)	A (1)	D (26)	A (<1)	C (17)	A (1)	D (26)
	CSAH 44 & Access B	RAB/MLSC	A (6)	A (8)	A (8)	A (9)	A (1)	B (11)	A (2)	B (14)
	CSAH 11 & Access C	MLSC	A (1)	C (16)	A (1)	D (26)	A (1)	C (17)	A (2)	D (30)
	CSAH 63 & Access D	MLSC	A (<1)	B (13)	A (1)	B (15)	A (1)	B (13)	A (1)	B (15)

[1]MLSC = Minor Leg Stop Control; RAB = Roundabout

[2]Overall = Overall average delay per vehicle (s) at an intersection; Worst = Highest delay per vehicle (s) for any movement or approach at an intersection.

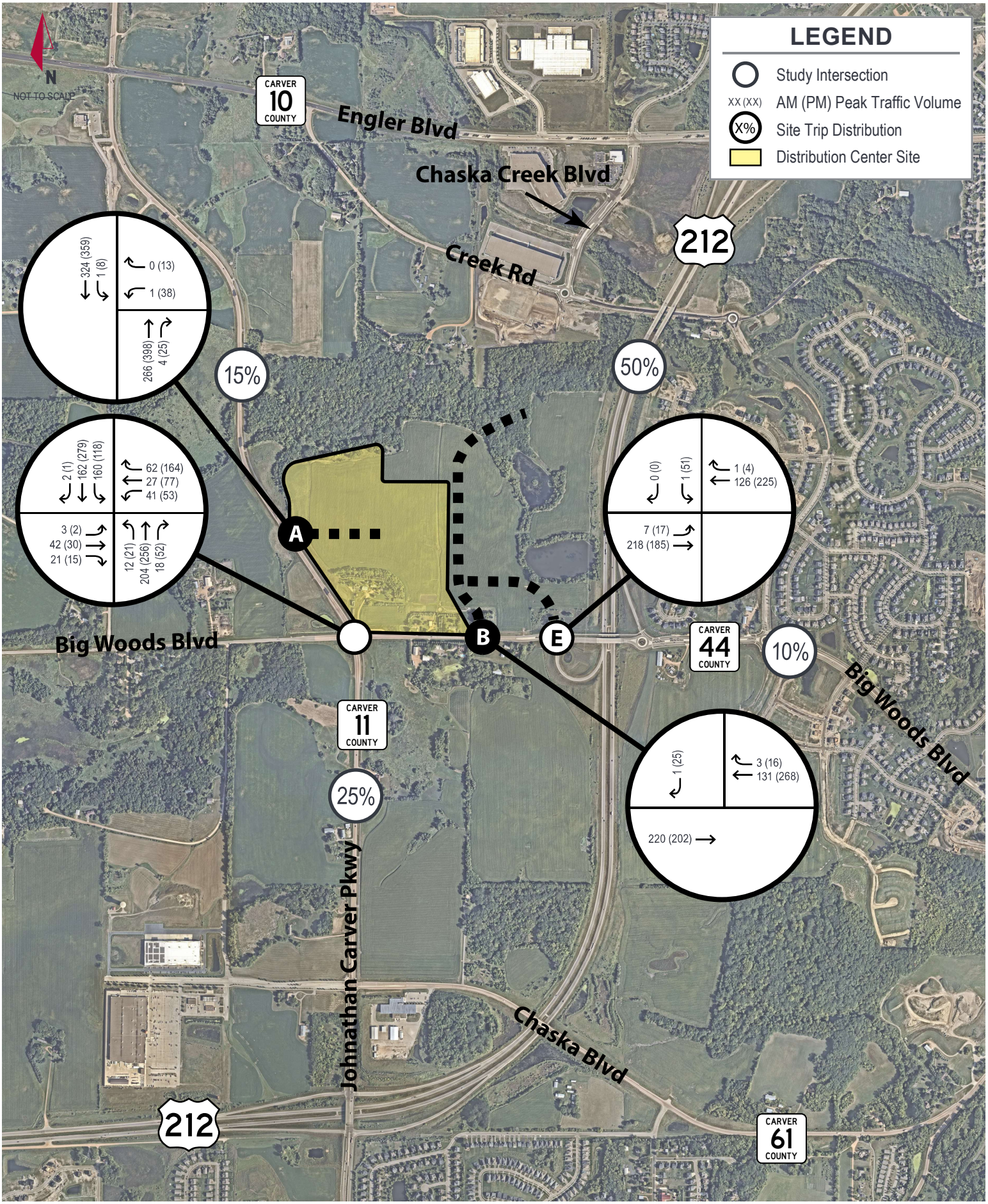


Kimley»Horn

EXHIBIT 1

2027 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN

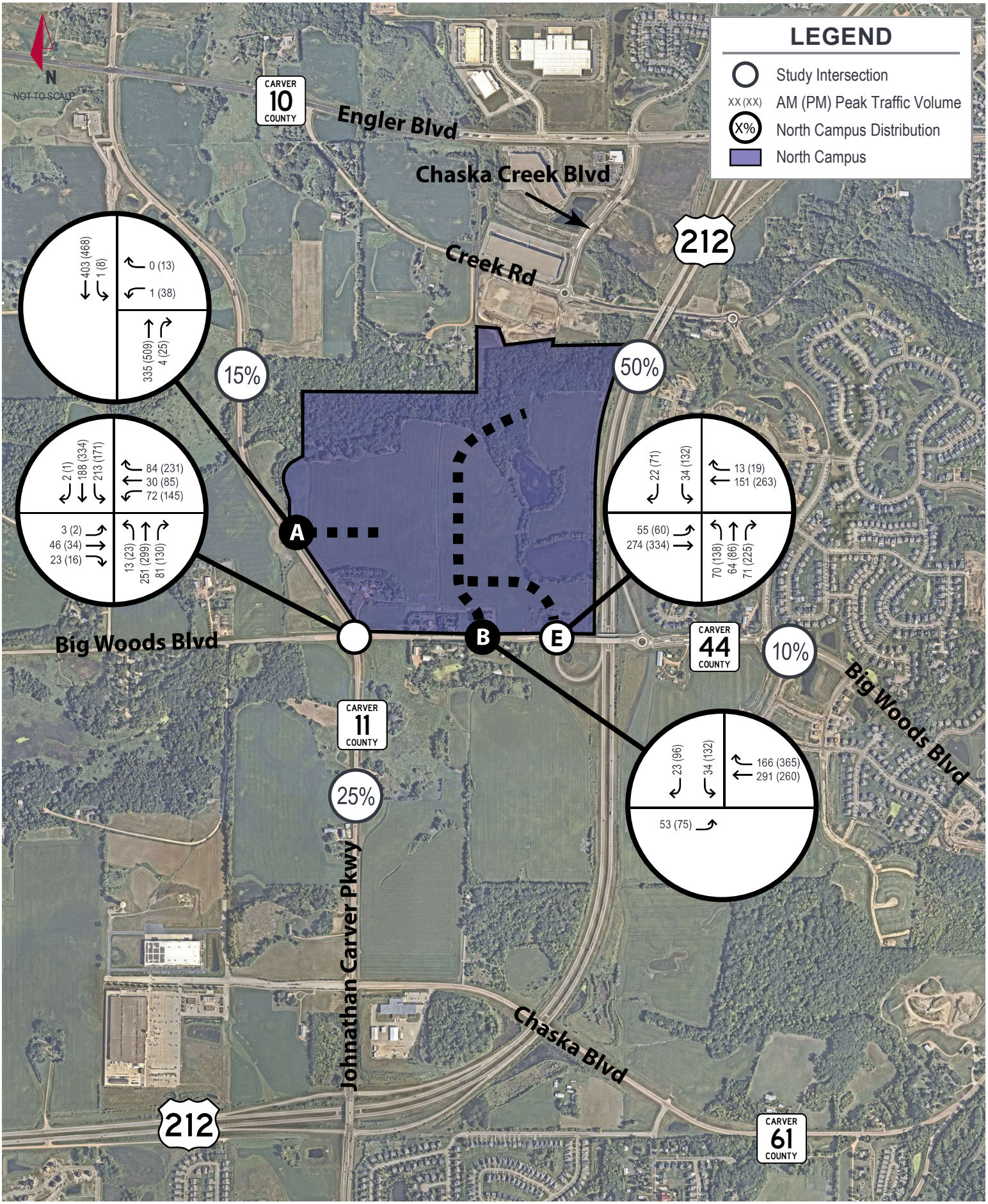


Kimley»Horn

EXHIBIT 2

2027 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

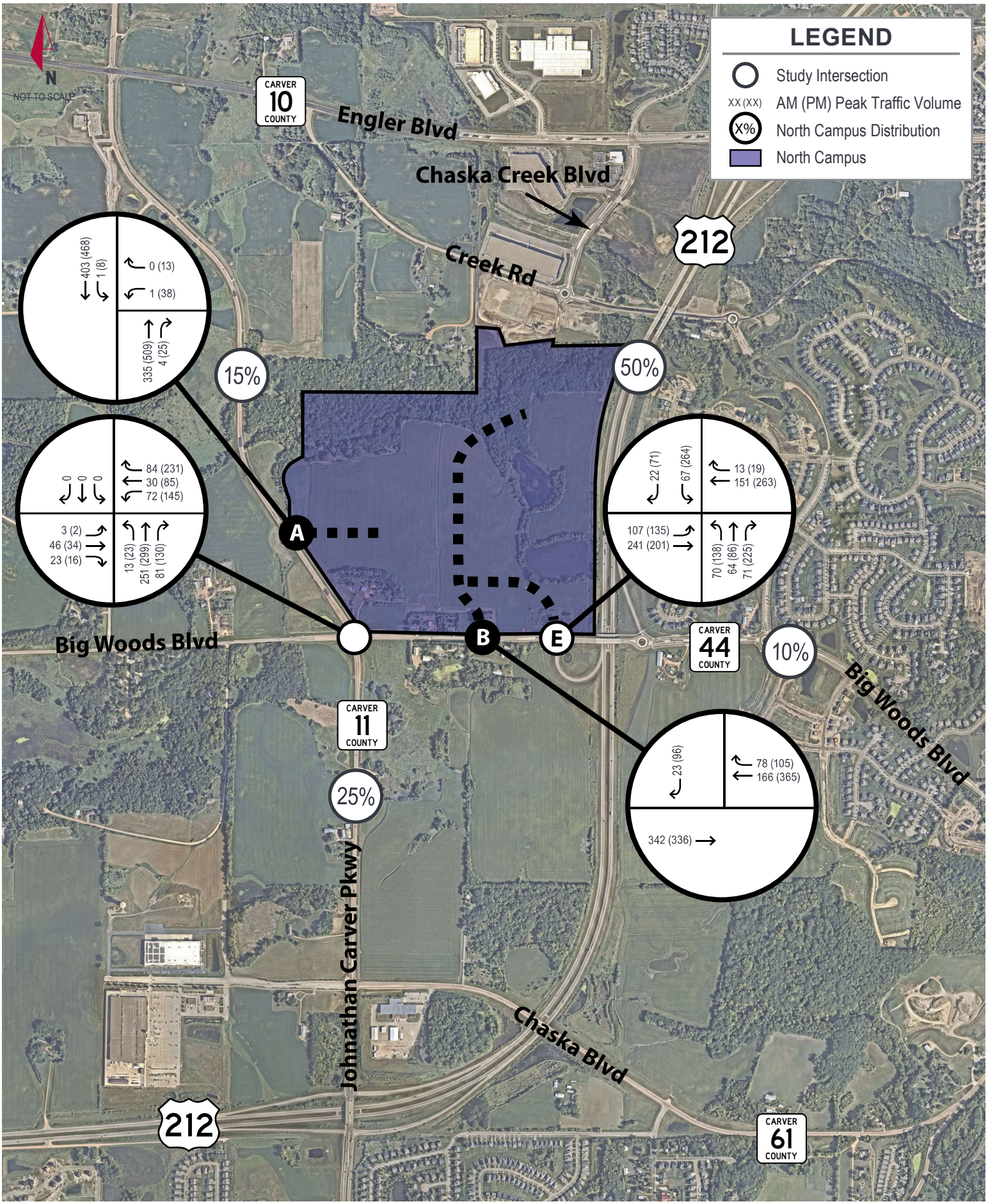


Kimley»Horn

EXHIBIT 3

2031 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN

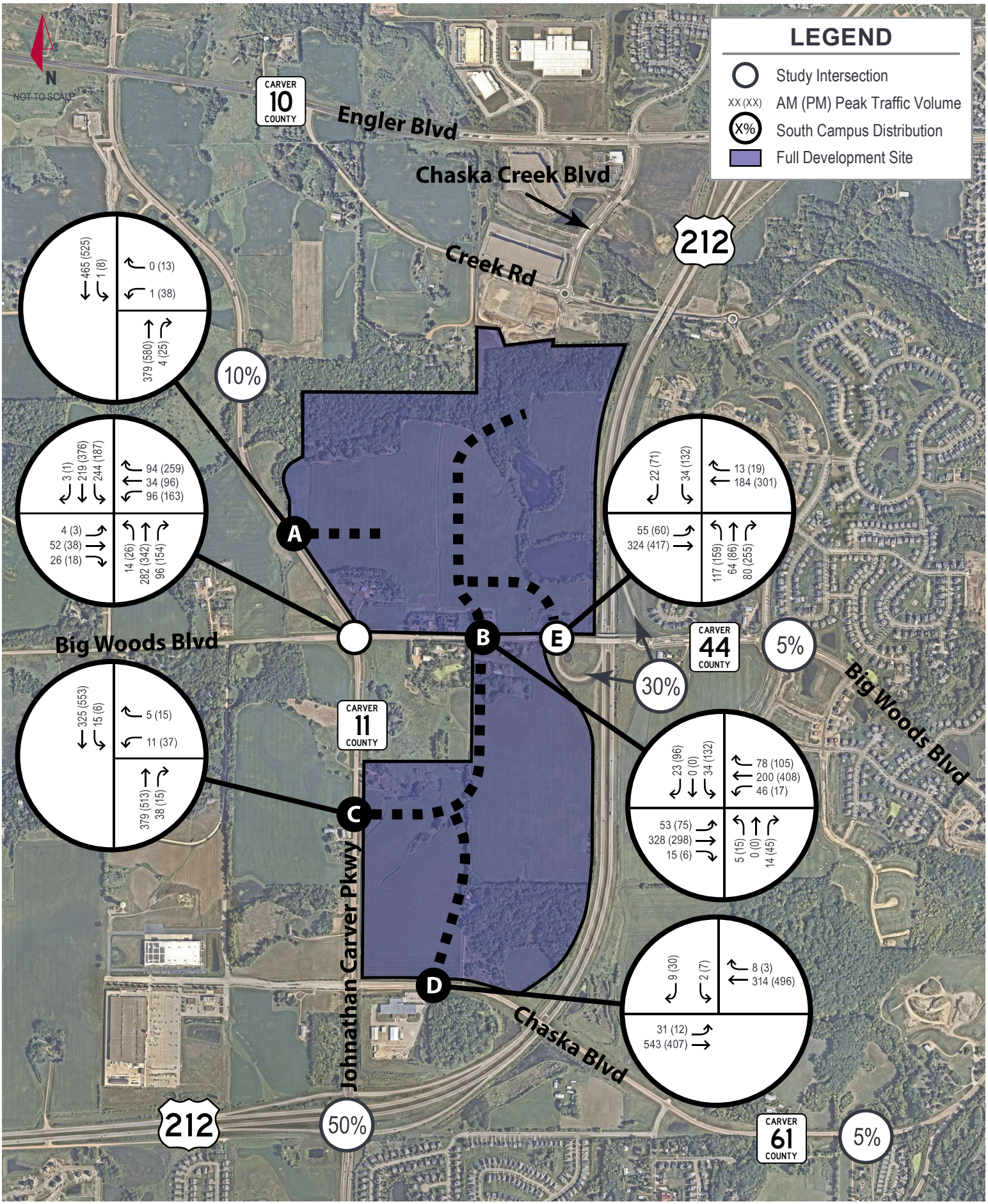


Kimley»Horn

EXHIBIT 4

2031 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

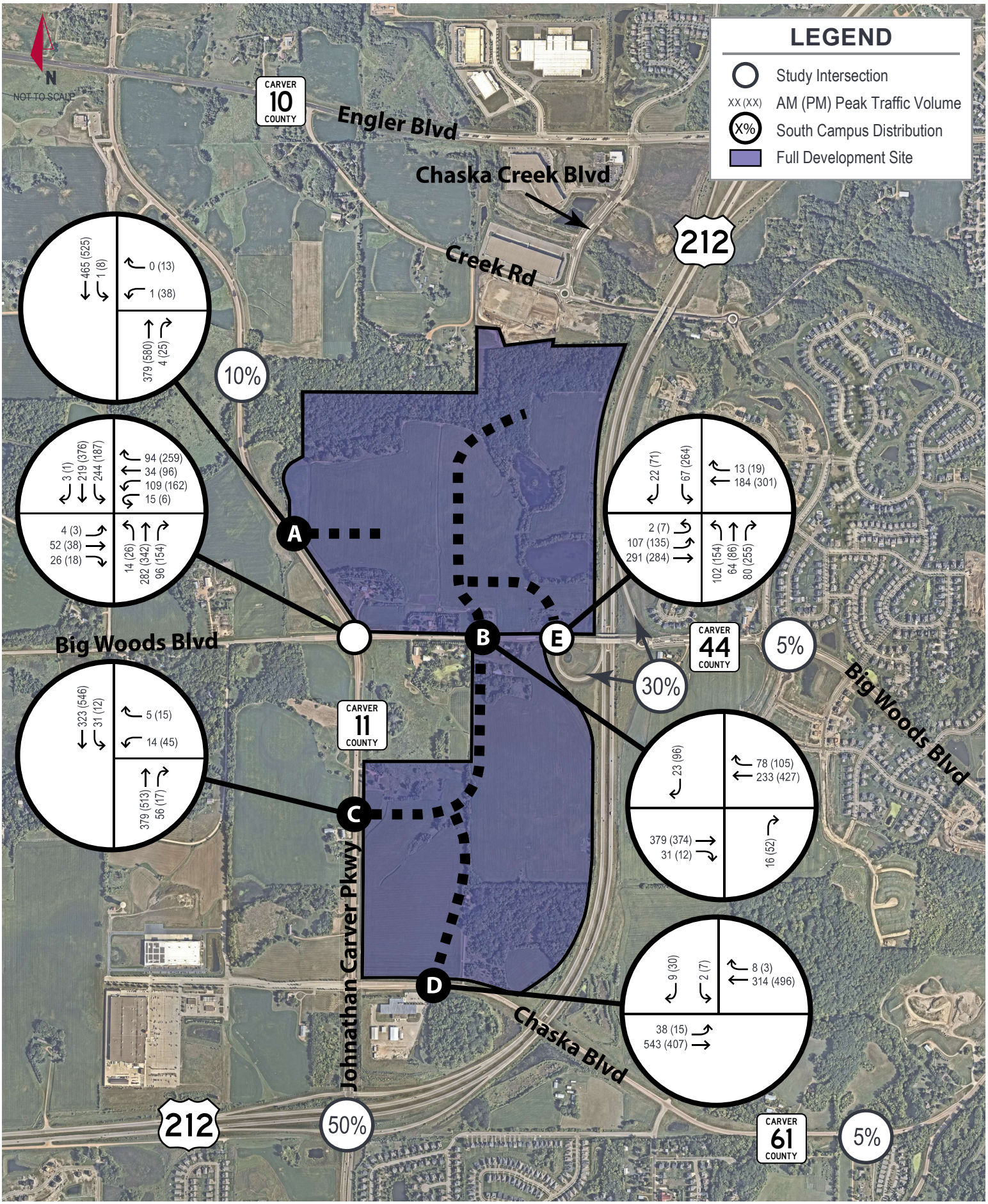


Kimley»Horn

EXHIBIT 5

2036 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN



Kimley»Horn

EXHIBIT 6

2036 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

	Autos			Trucks			Vans			Total		
Time	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
00:00	0	0	0	3	3	6	0	0	0	3	3	6
01:00	180	0	180	3	3	6	0	0	0	183	3	186
02:00	0	0	0	3	3	6	0	0	0	3	3	6
03:00	0	0	0	3	3	6	0	0	0	3	3	6
04:00	0	0	0	3	3	7	0	0	0	3	3	7
05:00	0	0	0	3	3	7	0	0	0	3	3	7
06:00	0	0	0	3	3	6	0	0	0	3	3	6
07:00	0	0	0	1	3	5	0	0	0	1	3	5
07:30	0	0	0	1	0	1	0	0	0	1	0	1
08:00	12	0	12	1	3	3	0	0	0	13	3	15
08:30	0	0	0	1	0	1	0	0	0	1	0	1
09:00	180	0	180	1	3	4	0	0	0	181	3	184
10:00	270	38	308	1	1	2	0	180	180	271	219	490
11:00	4	0	4	1	1	2	0	270	270	5	271	276
12:00	0	0	0	1	1	1	0	4	4	1	5	5
13:00	25	0	25	1	1	1	0	0	0	26	1	26
14:00	0	180	180	1	1	1	0	0	0	1	181	181
15:00	6	0	6	1	1	1	0	0	0	7	1	7
16:00	0	0	0	0	1	1	0	0	0	0	1	1
16:30	45	12	57	0	1	1	0	0	0	45	13	58
17:00	82	45	127	0	0	1	0	0	0	82	45	128
17:30	0	82	82	0	0	1	0	0	0	0	82	83
18:00	0	25	25	1	0	2	0	0	0	1	25	27
19:00	0	0	0	1	0	2	0	0	0	1	0	2
20:00	0	180	180	2	1	3	180	0	180	182	181	363
21:00	3	273	276	2	1	3	270	0	270	275	274	549
22:00	0	10	10	3	2	4	4	0	4	7	12	18
23:00	38	0	38	3	2	4	0	0	0	41	2	42
Total	845	845	1690	44	44	88	454	454	908	1343	1343	2686

ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

LEGAL DESCRIPTION:

Parcel 04.0010600:

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County,Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061400:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 04.0010610:

That part of the East Half of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, that lies Easterly of a line described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said East Half of the Southeast Quarter a distance of 788.70 feet to the point of beginning of the line to be described; thence North 04 degrees 00 minutes 00 seconds West a distance 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 25 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 20 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.96 feet; thence North 36 degrees 00 minutes 00 seconds West, a distance of 209.22 feet; thence North 05 degrees 00 minutes 00 seconds West, a distance of 92.40 feet; thence North 25 degrees 00 minute 00 seconds East, a distance of 153.12 feet; thence North 66 degrees 00 minutes 00 seconds East, a distance of 184.80 feet; thence North 01 degrees 29 minutes 04 seconds East, a distance of 655.39 feet to the North line of said East Half of the Southeast Quarter and said line there terminating.

EXCEPTING THEREFROM that part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning. (Parcel 04.0010600)

Carver County, Minnesota
Abstract Property

Parcel 30.0061500:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061700:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061600:

That part of the East 80.00 acres of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Westerly of the West line of the East 612.51 feet of said Southwest Quarter and which lies Northerly of the North line of the South 330.00 feet of said Southwest Quarter. (The West line of said East 80 acres is parallel with East line of said Southwest Quarter and distant 1303.69 feet West of said East line as measured at a right angle thereto.)

AND

That part of the South 330.00 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the East line of the West 264.00 feet of the East 80.00 acres of said Southwest Quarter and which lies Westerly of the West line of the East 660.00 feet of said Southwest Quarter.

AND

The Southwest Quarter of Section 6, Township 115 North of Range 23 West, excepting the East 80 acres thereof, EXCEPTING THEREFROM the following 3 tracts:

(1) Parcel 30.0061700: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

(2) Parcel 30.0061500: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

(3) Parcel 30.0061400: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061300:

The South 330.00 feet of the West 264.00 feet of the East 1303.69 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian.

Carver County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Carver County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. CP76088 dated October 16, 2025 at 7:00 am.
3. The surveyed property has direct access to Big Woods Boulevard, a public right of way.
4. This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The addresses of the property described hereon are:

   4570 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061300)
   4650 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061700)
   4760 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061500)
   4780 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061400)
   Address Un–Assigned, Chaska Minnesota 55318 (Carver County Tax PID 30.0061600)
   Address Un–Assigned, Chaska (Dahlgren Township) Minnesota 55318 (Carver County Tax PID 04.0010610)
   Address Un–Assigned, Chaska (Dahlgren Township) Minnesota 55318 (Carver County Tax PID 04.0010600)

3. The property described hereon lies within Flood Zone A (No Base Flood Elevations determined) and Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27019 C 0217 D, dated December 21, 2018. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.
4. The total area of the property described hereon is 7,140,224 square feet or 163.91699 acres. The area of the property hereon described less areas used for right–of–way purposes is 6,824,104 square feet or 156.65987 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "WAUK"
   Elevation = 923.49 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253161607, 253161608 & 253161666. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.
14. The intersection of Jonathan Carver Parkway & Big Woods Boulevard is located at the southwest corner of the surveyed property.
16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 9: Rights of the public and others entitled to the use of that portion of the land lying within the bounds of any street, highway, road and/or alley, as laid out.

Said right of ways affect the surveyed property and are depicted hereon.

ITEM 10: Rights of owners of land bordering on the Creeks in respect to the water and use of the surface of said body of water. (Parcels 04.0010600, 04.0010610 and 30.0061600)

Said unnamed creek affects the surveyed property and is depicted hereon.

ITEM 11: Any adverse claim based upon the assertion that: a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created. b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of the Creeks or has been formed by accretion to any such portion. (Parcels 04.0010600, 04.0010610 and 30.0061600)

Said unnamed creek affects the surveyed property and is depicted hereon.

ITEM 12: Rights, if any, of the United States of America, the State of Minnesota, the municipality and the public in and to so much of the land, if any, as may have been formed by means other than natural accretions or may be covered by the waters of the lakes on the East side of Parcel 30.0061600.

Said unnamed creek and ponds affect the surveyed property and are depicted hereon.

ITEM 14: Permanent Right of Way Easements and Permanent Drainage Easements set forth in Final Certificate dated March 23, 2015, recorded April 22, 2015, as Document No. A608878, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcel 04.0010610)

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 15: Permanent Right of Way Easements set forth in Final Certificate dated August 31, 2015, recorded October 2, 2015, as Document No. A617496, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcel 30.0061500)

Said documents affect the surveyed property and the right of way easement is depicted hereon.

ITEM 16: Permanent Right of Way Easements and Permanent Drainage Easements set forth in Final Certificate dated November 2, 2015, recorded December 16, 2015, as Document No. A620844, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcels 30.0061400 and 04.0010600)

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 17: Highway Easement in favor of Carver County dated November 29, 2018, recorded February 7, 2019, as Document No. A673387, and depicted on Carver County Right of Way Plat No. 28 recorded November 15, 2018, as Document No. A670190, corrected by Land Surveyor's Certificate of Plat Correction dated January 11, 2019, recorded January 11, 2019, as Document No. A672509.

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 18: Right of access regarding Parcel 13 set forth in Partial Final Certificate dated April 23, 2008, recorded May 9, 2008, as Document No. A483158.

Said documents do not affect the surveyed property. The right of way of per Minnesota Department of Transportation Right of Way Plat No. 10–28 is depicted hereon.

Note: There is a portion of the surveyed property depicted on said Right of Way plat that is not included in the parcel table and was not included in said Final Certificate.

SURVEYOR'S NOTE:

There are variations in the legal descriptions used in conveying title of portions of the surveyed property.

These variations result in a triangular tract of land which appears to still be vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998.

The following is a timeline narrative per the deeds provided to Egan, Field & Nowak, Inc.:

August 17, 1992
A Contract for Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, (Seller) and TIMOTHY W. RASER and ANN M. RASER using a legal description herein after referred to as "Contract for Deed Legal Description" per Document No. 138915, recorded August 24, 1992.

Note: Contract for does not transfer title ownership.

April 18, 1998
A Quit Claim Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, (Grantor) and WALTER E. RASER or ROSETTE L. RASER, trustees, or successor trustee(s) of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 per Document No. A229452, recorded June 17, 1998 using a legal description which included that portion of land described in "Contract for Deed Legal Description".

October 16, 2004
A Trustee's Deed was executed between WALTER E. RASER or ROSETTE L. RASER, as trustees of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 (Grantor) to WALTER E. RASER and ROSETTE L. RASER, husband and wife, as joint tenants per Document No. A408640, recorded February 28, 2005, using a legal description that excepted portion of land described in "Contract for Deed Legal Description" leaving that portion still vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 herein after referred to as "Trust Exception Legal Description".

December 8, 2004
A Warranty Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, as joint tenants (Grantors) and The Water & Rosette Limited Partnership per Document No. A408643, recorded February 28, 2005, using a legal description that excepted portion of land described in "Contract for Deed Legal Description"

September 17, 2012
A Warranty Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife (Grantors) to TIMOTHY W. RASER and ANN M. RASER, husband and wife, per Document No. A562102, recoded September 17, 2012, using a legal description that differs from the portion of land described in "Contract for Deed Legal Description".

NOTE: The tract of land described in "Contract for Deed Legal Description" was vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 at the time the document was executed.

May 19, 2014
A Trustee's Deed was executed between WALTER E. RASER or ROSETTE L. RASER, as trustees of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 (Grantor) to TIMOTHY W. RASER and ANN M. RASER per Document No. A594803, recorded June 4, 2014, using a legal description, herein after referred to as "TIMOTHY W. RASER and ANN M. RASER Legal Description", that differs from the portion of land described in "Contract for Deed Legal Description" and differs from the "Trust Exception Legal Description"

These differences in legal descriptions create a triangular tract of land which lies southerly of the northerly line of the "Trust Exception Legal Description" and which lies northerly of the "TIMOTHY W. RASER and ANN M. RASER Legal Description" which appears to be still vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
CITY OF CHASKA ELECTRIC
CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

CERTIFICATION:

To Amazon.com Services LLC, Scannell Properties, LLC, an Indiana limited liability company, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on January 9, 2026.

Date of Plat or Map: January 19, 2026.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

SHEET LAYOUT INDEX:

SHEET 1 OF 7	Legal Description, Table A Items, Schedule BII Items, Certification
SHEET 2 OF 7	Section and Vicinity Map of Surveyed Property
SHEET 3 OF 7	Boundary Detail of Surveyed Property
SHEET 4 OF 7	Existing Site Conditions Detail of Southerly Portion of Surveyed Property
SHEET 5 OF 7	Existing Site Conditions Detail of Northerly Portion of Surveyed Property
SHEET 6 OF 7	Existing Site Conditions Detail of Buildings Located on 4780 Big Woods Boulevard
SHEET 7 OF 7	Existing Site Conditions Detail of Buildings Located on 4570, 4650 & 4760 Big Woods Boulevard

FIELD BOOK	PAGE

DRAWING NAME: 43073 Scannell ALTA.dwg
JOB NO. 43073
FILE NO. 3104

FIELDWORK CHIEF: MULTIPLE
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Scannell Properties, LLC

PROPERTY ADDRESSES:
4570, 4650, 4760 & 4780 Big Woods Boulevard
Chaska, Minnesota 55318
Carver County Tax PID 30.0061300, 30.0061400, 30.0061500
30.0061600, 30.0061700, 04.0010600 & 04.0010610

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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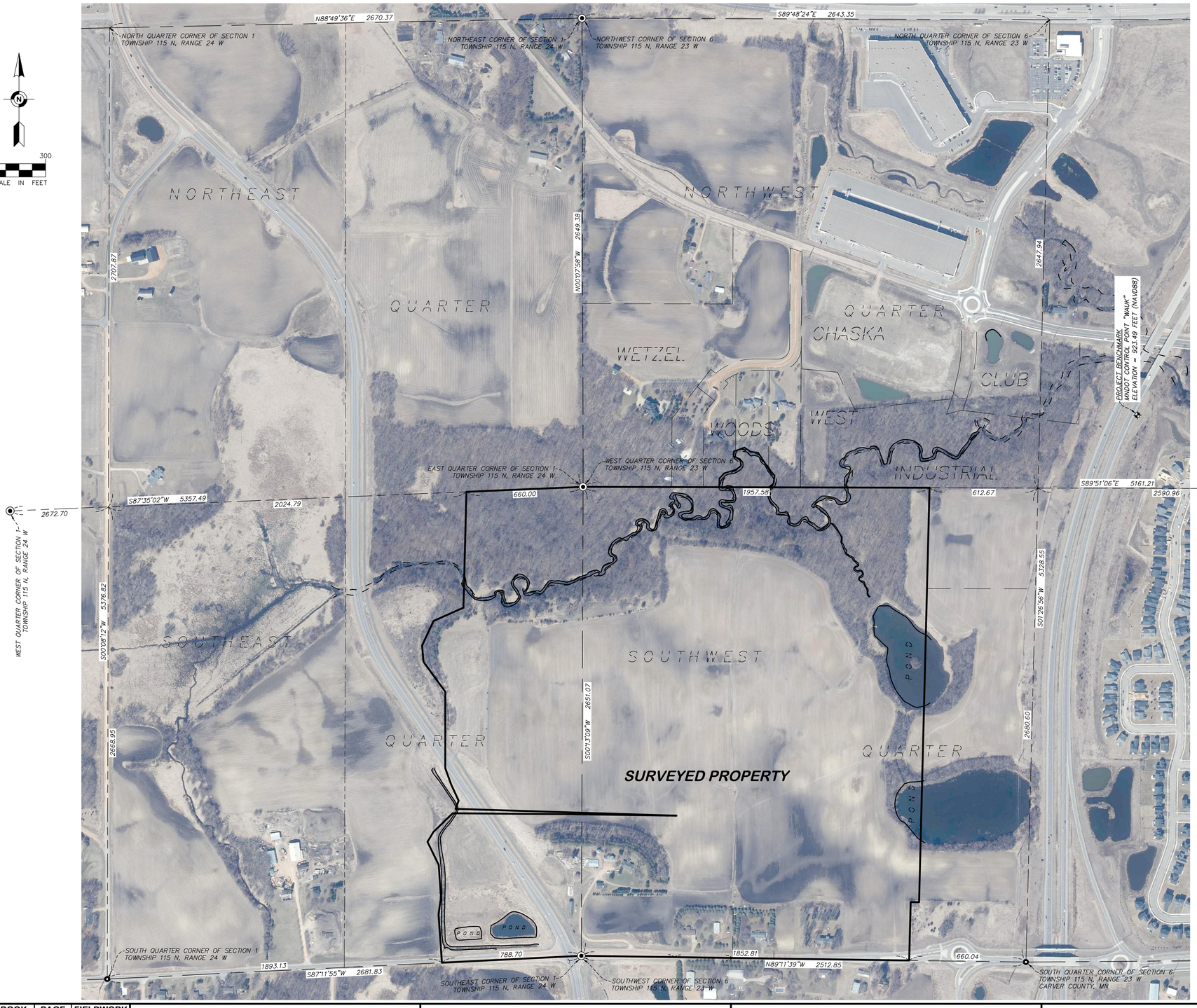

ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

LEGAL DESCRIPTION:

Parcel 04.0010600:

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County,Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061400:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 04.0010610:

That part of the East Half of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, that lies Easterly of a line described as follows:

Commencing at the Southwest corner of said East Half of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said East Half of the Southeast Quarter a distance of 788.70 feet to the point of beginning of the line to be described; thence North 04 degrees 00 minutes 00 seconds West a distance 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 25 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 20 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.96 feet; thence North 36 degrees 00 minutes 00 seconds West, a distance of 209.22 feet; thence North 05 degrees 00 minutes 00 seconds West, a distance of 92.40 feet; thence North 25 degrees 00 minute 00 seconds East, a distance of 153.12 feet; thence North 66 degrees 00 minutes 00 seconds East, a distance of 184.80 feet; thence North 01 degrees 29 minutes 04 seconds East, a distance of 655.39 feet to the North line of said East Half of the Southeast Quarter and said line there terminating.

EXCEPTING THEREFROM that part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning. (Parcel 04.0010600)

Carver County, Minnesota
Abstract Property

Parcel 30.0061500:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061700:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061600:

That part of the East 80.00 acres of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Westerly of the West line of the East 612.51 feet of said Southwest Quarter and which lies Northerly of the North line of the South 330.00 feet of said Southwest Quarter. (The West line of said East 80 acres is parallel with East line of said Southwest Quarter and distant 1303.69 feet West of said East line as measured at a right angle thereto.)

AND

That part of the South 330.00 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the East line of the West 264.00 feet of the East 80.00 acres of said Southwest Quarter and which lies Westerly of the West line of the East 660.00 feet of said Southwest Quarter.

The Southwest Quarter of Section 6, Township 115 North of Range 23 West, excepting the East 80 acres thereof,
EXCEPTING THEREFROM the following 3 tracts:

(1) Parcel 30.0061700: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

(2) Parcel 30.0061500: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

(3) Parcel 30.0061400: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061300:

The South 330.00 feet of the West 264.00 feet of the East 1303.69 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian.

Carver County, Minnesota
Abstract Property

SHEET LAYOUT INDEX:

SHEET 1 OF 7	Legal Description, Table A Items, Schedule BII Items, Certification
SHEET 2 OF 7	Section and Vicinity Map of Surveyed Property
SHEET 3 OF 7	Boundary Detail of Surveyed Property
SHEET 4 OF 7	Existing Site Conditions Detail of Southerly Portion of Surveyed Property
SHEET 5 OF 7	Existing Site Conditions Detail of Northerly Portion of Surveyed Property
SHEET 6 OF 7	Existing Site Conditions Detail of Buildings Located on 4780 Big Woods Boulevard
SHEET 7 OF 7	Existing Site Conditions Detail of Buildings Located on 4570, 4650 & 4760 Big Woods Boulevard

FIELD BOOK	PAGE

DRAWING NAME: 43073 Scannell ALTA.dwg
JOB NO. 43073
FILE NO. 3104

FIELDWORK CHIEF: MULTIPLE
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

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ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Scannell Properties, LLC

PROPERTY ADDRESSES:
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Chaska, Minnesota 55318
Carver County Tax PID 30.0061300, 30.0061400, 30.0061500
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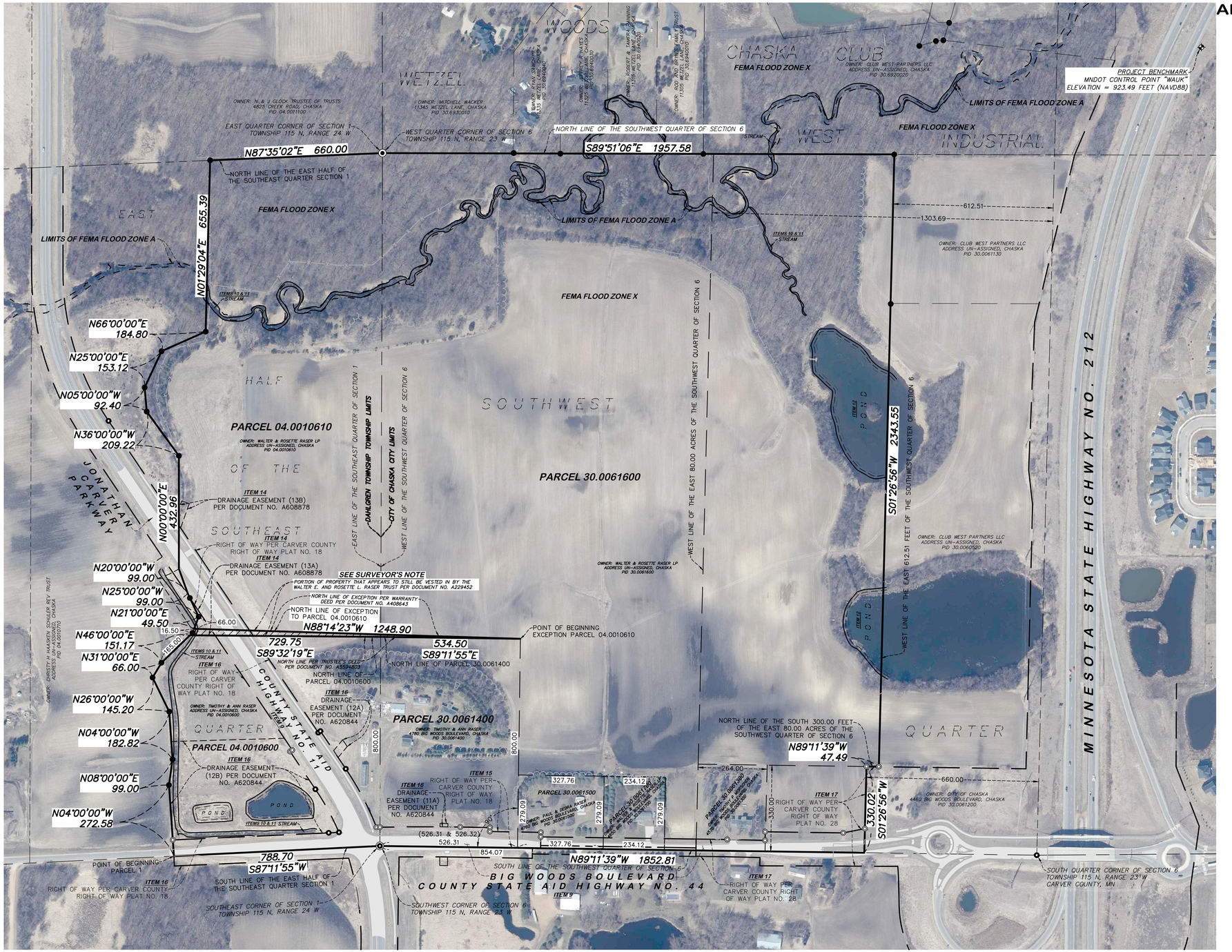

0 200 400
SCALE IN FEET

LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND DISC
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- BENCHMARK
- (XXX.XX) RECORD DISTANCE

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
CITY OF CHASKA ELECTRIC
CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

SEE SHEET 4 & SHEET 5 FOR DETAIL OF EXISTING SITE CONDITIONS OVER THE SURVEYED PROPERTY

FIELD BOOK	PAGE

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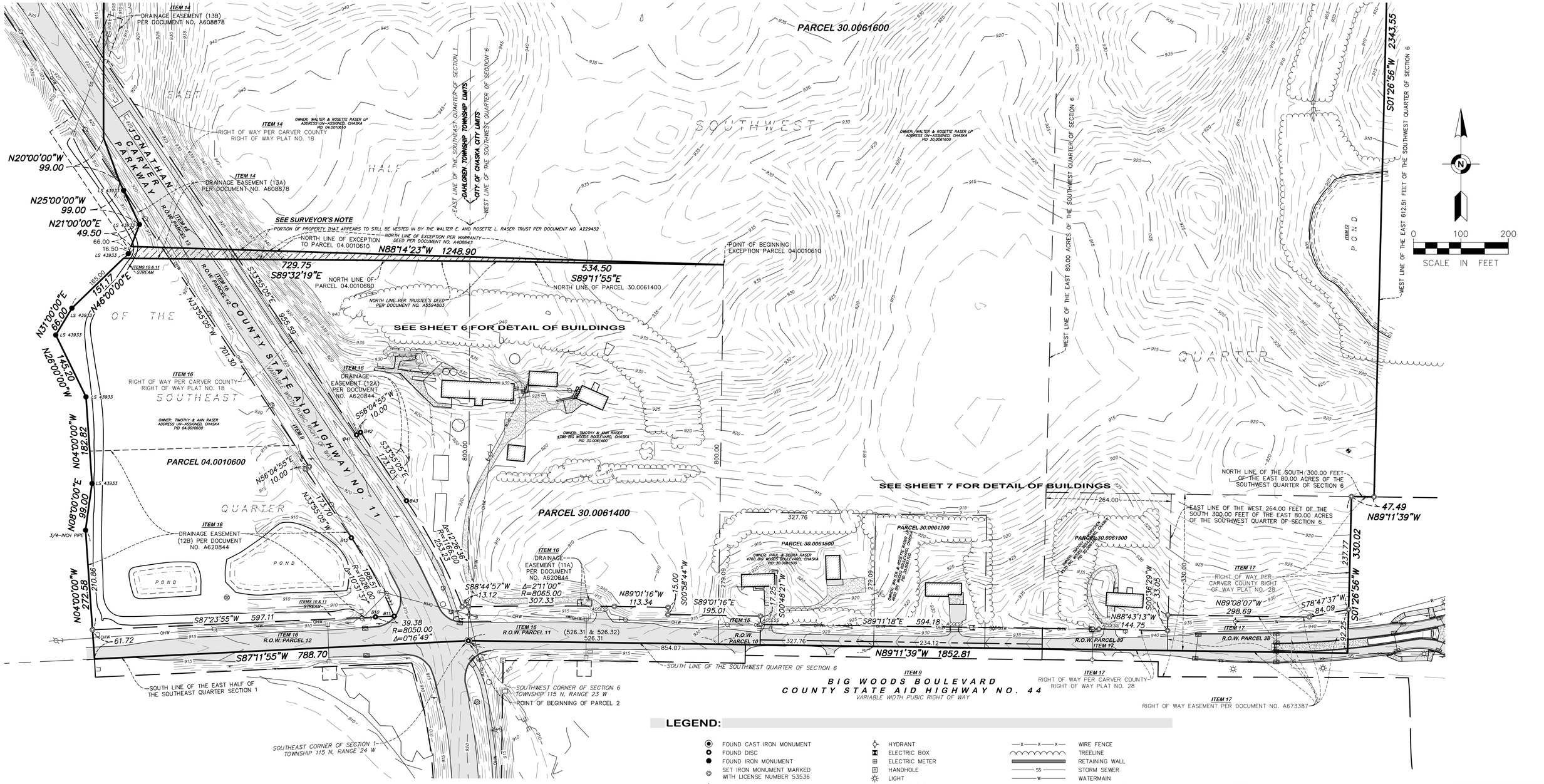
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

SEE SHEET 5 FOR DETAIL OF EXISTING SITE CONDITIONS OVER NORTHERLY PORTION OF SURVEYED PROPERTY



LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND DISC
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- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
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- (XXX.XX) RECORD DISTANCE
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- CATCH BASIN
- FLARED END SECTION
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- HYDRANT
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- ELECTRIC METER
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- COMMUNICATION BOX
- FIBER OPTIC SIGN
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- SIGN
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- TREELINE
- RETAINING WALL
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

- JAGUAR COMMUNICATIONS
- CITY OF CHASKA ELECTRIC
- CITY OF CHASKA WATER/SEWER
- COMCAST
- CENTURYLINK – CTLQL
- HARVEST
- METRO FIBERNET, LLC
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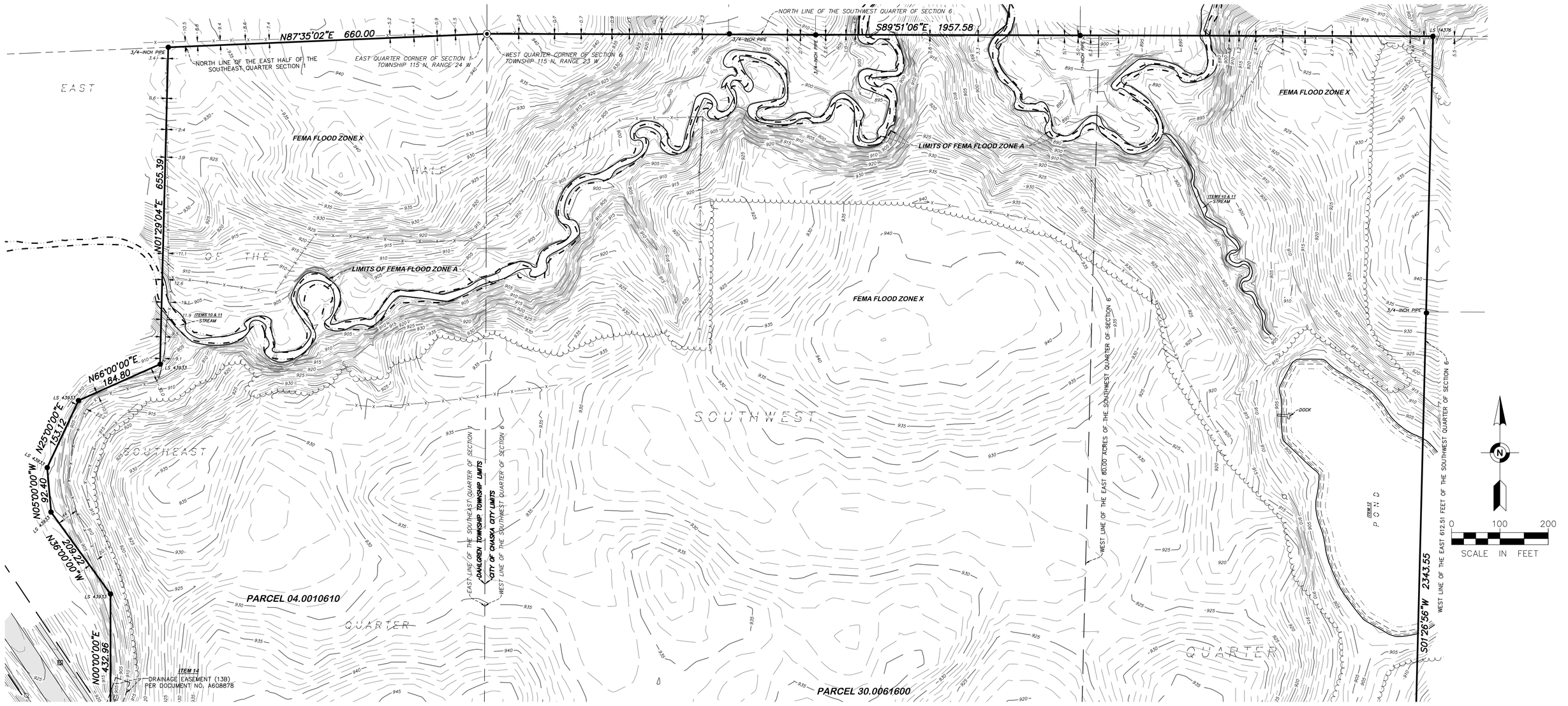

SEE SHEET 4 FOR DETAIL OF EXISTING SITE CONDITIONS OVER SOUTHERLY PORTION OF SURVEYED PROPERTY

LEGEND:

- FOUND CAST IRON MONUMENT
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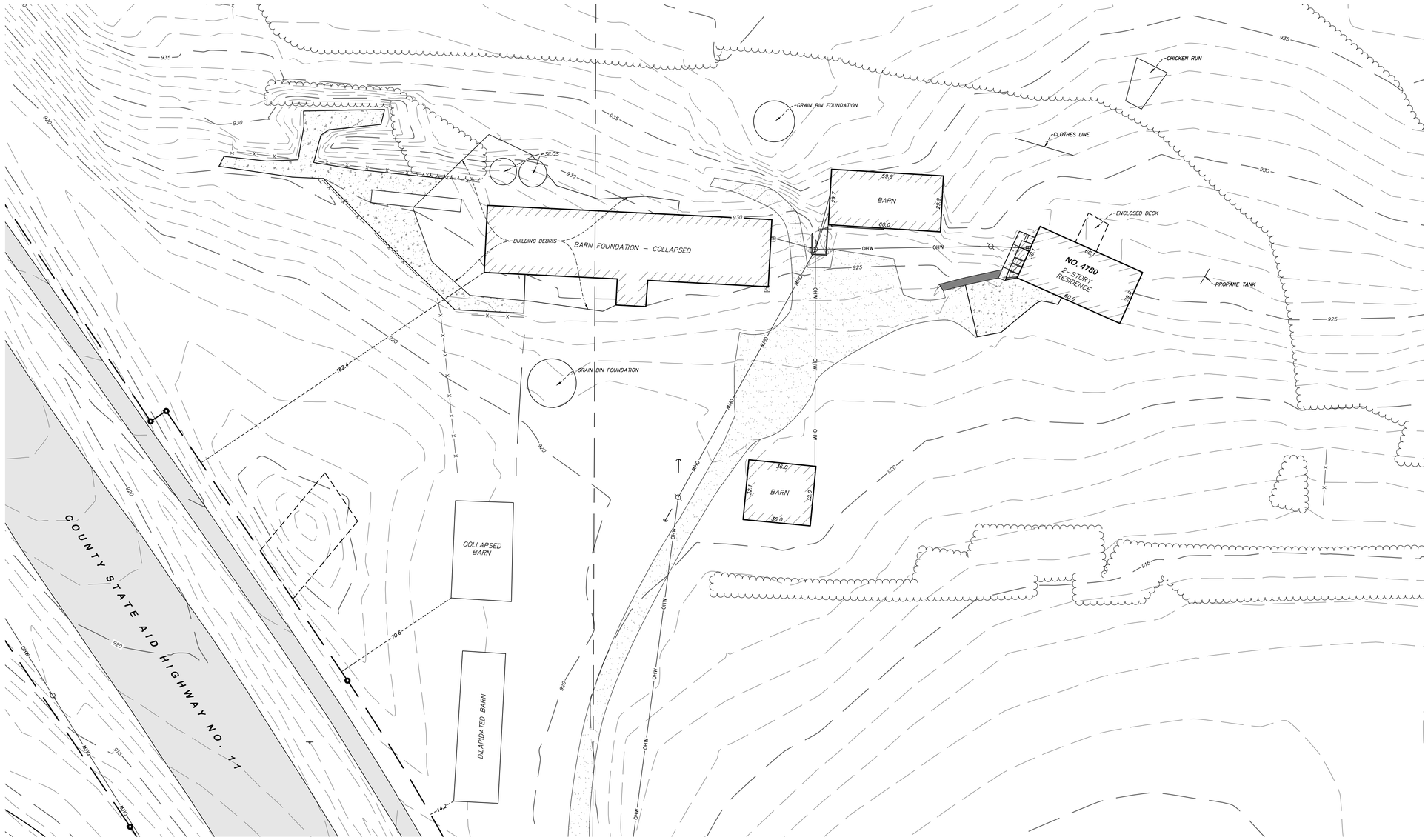
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

DETAIL OF EXISTING SITE CONDITIONS OF BUILDINGS LOCATED ON 4780 BIG WOODS BOULEVARD



0 30 60
SCALE IN FEET

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GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

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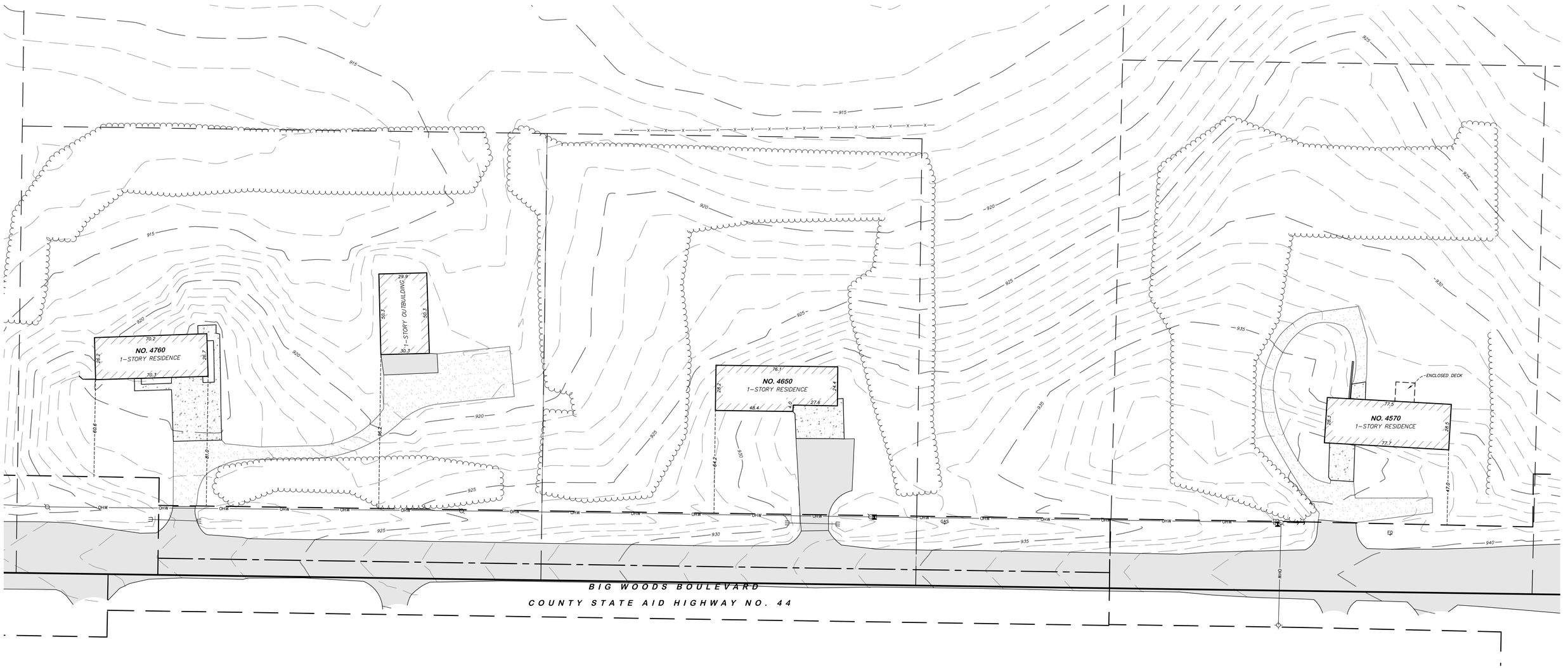
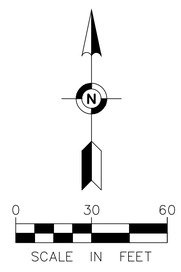
DETAIL OF EXISTING SITE CONDITIONS OF BUILDINGS LOCATED ON 4570, 4650 & 4760 BIG WOODS BOULEVARD





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GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
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CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

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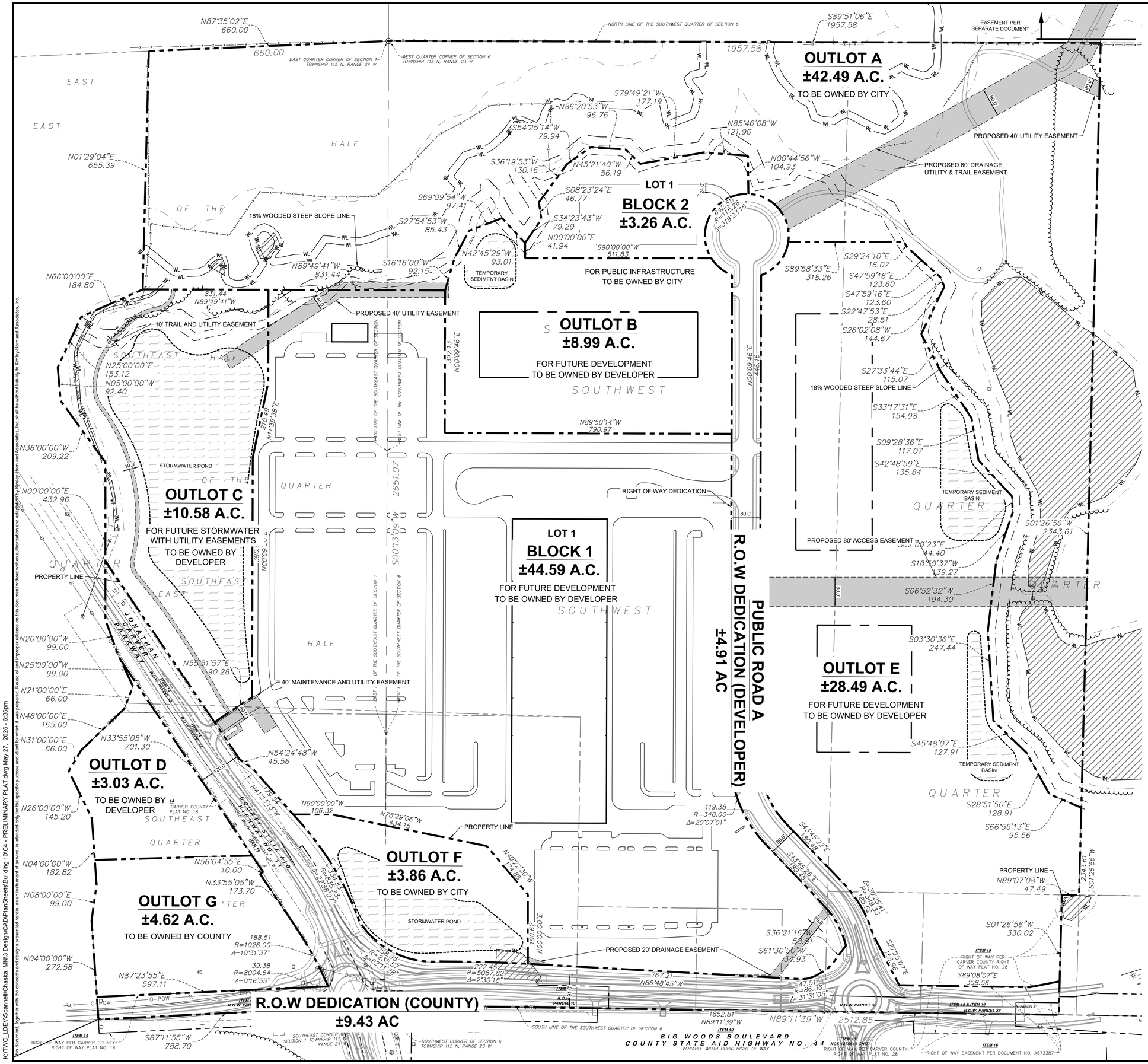
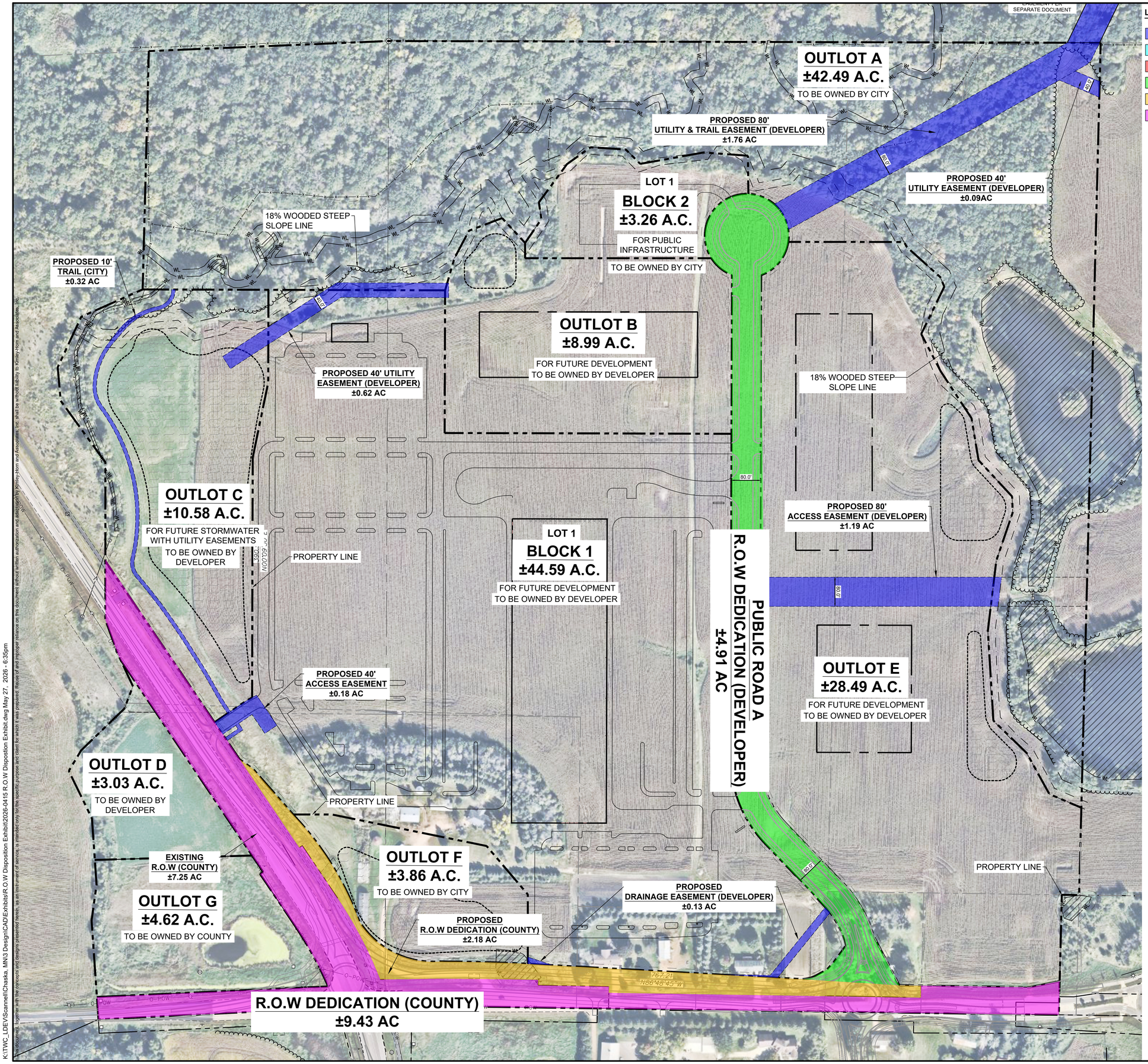
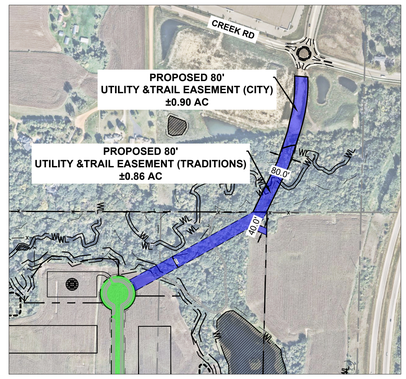

OUTLOT A
±42.49 A.C.
TO BE OWNED BY CITY
EASEMENT PER SEPARATE DOCUMENT
PROPOSED 40' UTILITY EASEMENT
PROPOSED 80' DRAINAGE, UTILITY & TRAIL EASEMENT
LOT 1
BLOCK 2
±3.26 A.C.
FOR PUBLIC INFRASTRUCTURE TO BE OWNED BY CITY
OUTLOT B
±8.99 A.C.
FOR FUTURE DEVELOPMENT TO BE OWNED BY DEVELOPER
TEMPORARY SEDIMENT BASIN
18% WOODED STEEP SLOPE LINE
10' TRAIL AND UTILITY EASEMENT
OUTLOT C
±10.58 A.C.
FOR FUTURE STORMWATER WITH UTILITY EASEMENTS TO BE OWNED BY DEVELOPER
STORMWATER POND
LOT 1
BLOCK 1
±44.59 A.C.
FOR FUTURE DEVELOPMENT TO BE OWNED BY DEVELOPER
RIGHT OF WAY DEDICATION
PUBLIC ROAD A
R.O.W DEDICATION (DEVELOPER)
±4.91 AC
PROPOSED 80' ACCESS EASEMENT
OUTLOT E
±28.49 A.C.
FOR FUTURE DEVELOPMENT TO BE OWNED BY DEVELOPER
OUTLOT D
±3.03 A.C.
TO BE OWNED BY DEVELOPER
OUTLOT F
±3.86 A.C.
TO BE OWNED BY CITY
OUTLOT G
±4.62 A.C.
TO BE OWNED BY COUNTY
R.O.W DEDICATION (COUNTY)
±9.43 AC
40' MAINTENANCE AND UTILITY EASEMENT
PROPOSED 20' DRAINAGE EASEMENT
JONATHAN CARVER PARKWAY
COUNTY STATE AID HIGHWAY NO. 44
BIG WOODS BOULEVARD
COUNTY STATE AID HIGHWAY NO. 44
PROPERTY LINE
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6
EAST QUARTER CORNER OF SECTION 1 TOWNSHIP 115 N, RANGE 24 W
WEST QUARTER CORNER OF SECTION 6 TOWNSHIP 115 N, RANGE 23 W
SOUTHEAST CORNER OF SECTION 1 TOWNSHIP 115 N, RANGE 24 W
SOUTHWEST CORNER OF SECTION 6 TOWNSHIP 115 N, RANGE 23 W
SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6
N87°35'02"E 660.00
660.00
S89°51'06"E 1957.58
1957.58
N01°29'04"E 655.39
N66°00'00"E 184.80
N89°49'41"W 831.44
831.44
S16°16'00"W 92.15
N42°45'29"W 93.01
S69°09'54"W 97.41
S27°54'53"W 85.43
S36°19'53"W 130.16
S54°25'14"W 79.94
S79°49'21"W 177.19
N86°20'53"W 96.76
N85°46'08"W 121.90
N00°44'56"W 104.93
S08°23'24"E 46.77
N45°21'40"W 56.19
S34°23'43"W 79.29
N00°00'00"E 41.94
S90°00'00"W 511.83
R=642.50
Δ=19°23'15"
S89°58'33"E 318.26
S29°24'10"E 16.07
S47°59'16"E 123.60
S47°59'16"E 123.60
S22°47'53"E 28.51
S26°02'08"W 144.67
S27°33'44"E 115.07
S33°17'31"E 154.98
S09°28'36"E 117.07
S42°48'59"E 135.84
S01°26'56"W 2343.61
S02°00'23"E 44.40
S18°50'37"W 39.27
S06°52'32"W 194.30
S03°30'36"E 247.44
S45°48'07"E 127.91
S28°51'50"E 128.91
S66°55'13"E 95.56
N89°07'08"W 47.49
S01°26'56"W 330.02
S01°26'56"W 358.56
N89°50'14"W 790.97
N00°09'46"E 392.13
N00°09'46"E 446.16
N00°00'00"E 1902.82
N11°39'38"E 210.43
S01°13'09"W 2651.07
N00°03'09"E 1303.00
N20°00'00"W 99.00
N25°00'00"W 99.00
N21°00'00"E 66.00
N46°00'00"E 165.00
N31°00'00"E 66.00
N26°00'00"W 145.20
N04°00'00"W 182.82
N08°00'00"W 99.00
N04°00'00"W 272.58
N87°23'55"E 597.11
S87°11'55"W 788.70
N36°00'00"W 209.22
N00°00'00"E 432.96
N25°00'00"E 153.12
N05°00'00"W 92.40
N55°51'57"E 90.28
N54°24'48"W 45.56
N33°55'05"W 701.30
N90°00'00"W 106.32
N78°29'06"W 434.15
N41°23'13"W 179.51
N56°04'55"E 10.00
N33°55'05"W 173.70
N40°22'30"W 124.89
N86°48'45"W 767.21
N89°11'39"W 1852.81
N89°11'39"W 2512.85
R=1026.00
Δ=10°31'37"
188.51
R=8004.64
Δ=0°16'55"
39.38
R=5087.82
Δ=2°30'18"
222.45
R=340.00
Δ=20°07'01"
119.38
R=340.00
Δ=30°25'14"
180.45
R=340.00
Δ=30°45'26"
182.45
R=6238.57
Δ=6°11'28"
673.87
R=5238.57
Δ=2°55'07"
267.83
R=86.36
Δ=31°31'05"
47.51
S43°45'22"E 180.45
S43°45'26"E 182.45
S27°28'07"E 152.96
S36°21'16"W 55.81
S61°30'50"W 34.93
ITEM 14 RIGHT OF WAY PER CARVER COUNTY RIGHT OF WAY PLAT NO. 18
ITEM 15 RIGHT OF WAY PER CARVER COUNTY RIGHT OF WAY PLAT NO. 28
ITEM 16 R.O.W. PARCEL 38
ITEM 16 RIGHT OF WAY EASEMENT PER DOCUMENT NO. A673387
ITEM 17 RIGHT OF WAY PER CARVER COUNTY RIGHT OF WAY PLAT NO. 28
ITEM 18 R.O.W. PARCEL 39
ITEM 19 NCS-1273548-CHIC
ITEM 20 R.O.W. PARCEL 10
ITEM 21 R.O.W. PARCEL 7
ITEM 22 R.O.W. PARCEL 8
ITEM 23 R.O.W. PARCEL 9
ITEM 24 R.O.W. PARCEL 11
ITEM 25 R.O.W. PARCEL 12
ITEM 26 R.O.W. PARCEL 13
ITEM 27 R.O.W. PARCEL 14
ITEM 28 R.O.W. PARCEL 15
ITEM 29 R.O.W. PARCEL 16
ITEM 30 R.O.W. PARCEL 17
ITEM 31 R.O.W. PARCEL 18
ITEM



LEGEND

- DRAINAGE, UTILITY, & ACCESS EASEMENTS
- PROPOSED R.O.W DEDICATION - TRADITIONS
- PROPOSED R.O.W DEDICATION - CITY
- PROPOSED R.O.W DEDICATION - DEVELOPER
- PROPOSED R.O.W DEDICATION - COUNTY
- EXISTING R.O.W EASEMENT - COUNTY

PROPERTY SUMMARY	
OUTLOT A	±42.49 AC
OUTLOT B	±8.99 AC
OUTLOT C	±10.58 AC
OUTLOT D	±3.03 AC
OUTLOT E	±28.49 AC
OUTLOT F	±3.86 AC
OUTLOT G	±4.62 AC
LOT 1 BLOCK 1	±44.59 AC
LOT 1 BLOCK 2	±3.26 AC
PUBLIC ROAD (A) R.O.W DEDICATION	±4.91 AC
EXISTING COUNTY R.O.W EASEMENT	±7.25 AC
PROPOSED COUNTY R.O.W DEDICATION	±2.18 AC
TOTAL PROPERTY	±164.25 AC



1 UTILITY EASEMENT - NORTH OF BOUNDARY
Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
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WWW.KIMLEY-HORN.COM

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY JDE

R.O.W DISPOSITION EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-13

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Exhibits\R.O.W Disposition Exhibit\2026-0415 R.O.W Disposition Exhibit.dwg May 27, 2026 - 6:35pm

K:\TWC_LDE\Scannell\Chaska, MN\3 Design\CAD\Exhibits\Outlot Disposition Exhibit\2026-0428 Outlot Disposition Exhibit.dwg May 27, 2026 - 6:35pm

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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UN-DEVELOPABLE PROPERTY SUMMARY	
RAVINE/WOODLAND - CITY	±42.59 AC
R.O.W DEDICATION - CITY	±4.91 AC
R.O.W DEDICATION - COUNTY	±9.43 AC
TOTAL UN-DEVELOPABLE PROPERTY	±56.93 AC

NET VS GROSS ACREAGE	
NET DEVELOPABLE ACREAGE	±107.35 AC
GROSS ACREAGE	±164.25 AC

LEGEND

- RAVINE/WOODLAND - CITY
- DRAINAGE & UTILITY EASEMENT
- R.O.W DEDICATION - CITY
- R.O.W DEDICATION - COUNTY

EASEMENT (OFF-SITE) SUMMARY	
UTILITY EASEMENT (TRADITIONS)	±0.86 AC
UTILITY EASEMENT (CITY)	±0.90 AC
TOTAL OFF-SITE UTILITY EASEMENT	±1.76 AC

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
Kimley»Horn
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SCANNELL PROPERTIES
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WAYZATA, MN 55391
TELEPHONE: (763) 331-8850

SURVEYOR
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CONTACT: CHRIS TERWDO, P.L.S.

No.	REVISIONS	DATE	BY

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KHA PROJECT 160428040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY JDE

PRELIMINARY - NOT FOR CONSTRUCTION

OUTLOT DISPOSITION EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-12



LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

PLANT KEY

- OVERSTORY TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

EX-15

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ILLUSTRATIVE EXHIBIT - LANDSCAPE

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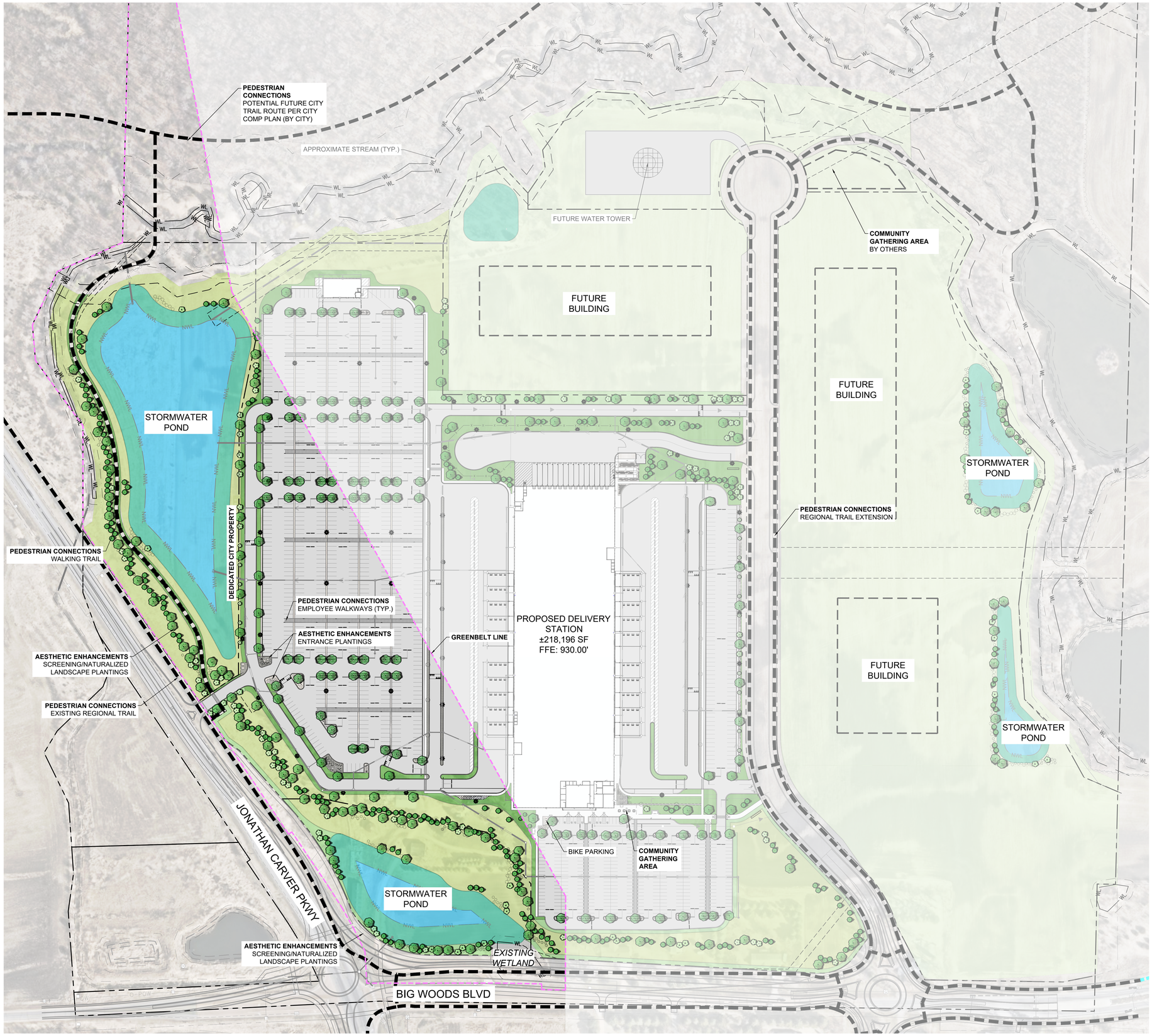

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)
- GREENBELT BOUNDARY LINE

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±396,456 SF / ±9.10 AC / 30.39%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±908,077 SF / ±20.85 AC

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-16

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ILLUSTRATIVE EXHIBIT - AMENITIES

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SHEET NUMBER	60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN	ILLUSTRATIVE EXHIBIT - GRADING		
EX-17					

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No.	REVISIONS	DATE	BY

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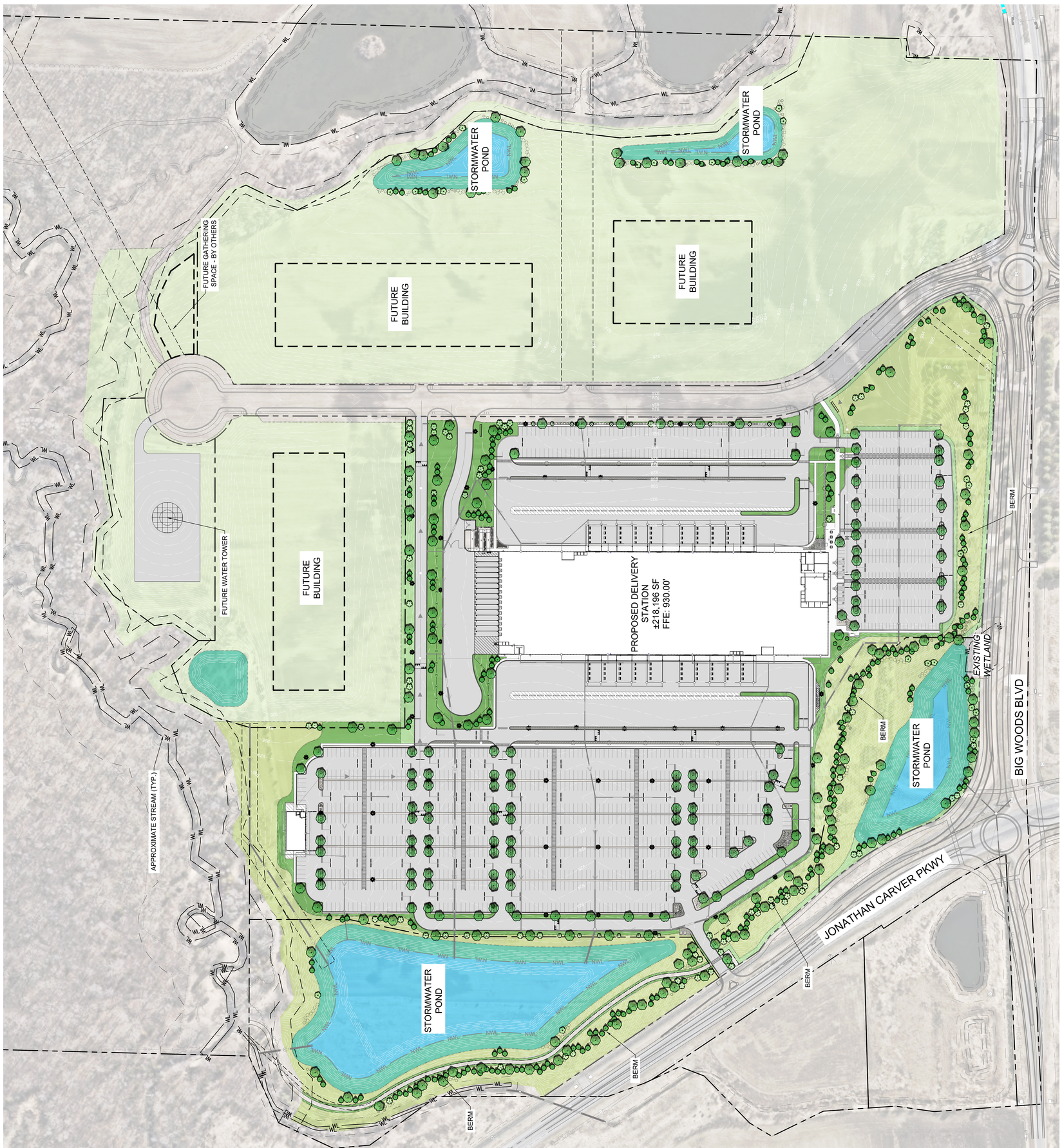
NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING. SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)



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SITE DEVELOPMENT PLANS
FOR
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
SECTION 6, TOWNSHIP 115 N, RANGE 23 W
CHASKA, CARVER COUNTY, MN

PROJECT TEAM:

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KIMLEY-HORN AND ASSOCIATES, INC.

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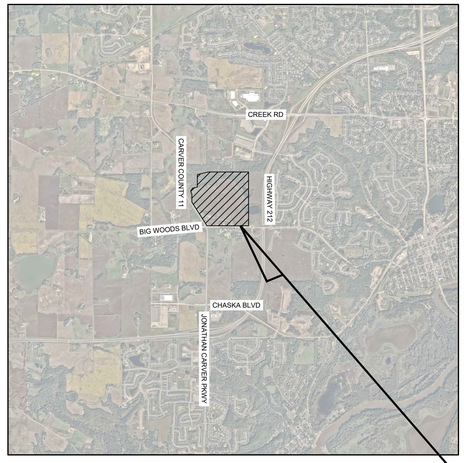

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ARCH FULL BLEED E1 (42.00 X 30.00 INCHES) SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	SITE DEMOLITION PLAN
C201	SITE DEMOLITION ENLARGEMENT
C202	SITE DEMOLITION ENLARGEMENT
C203	SITE DEMOLITION ENLARGEMENT
C204	SITE DEMOLITION ENLARGEMENT
C205	SITE DEMOLITION ENLARGEMENT
C206	SITE DEMOLITION ENLARGEMENT
C207	SITE DEMOLITION ENLARGEMENT
C208	SITE DEMOLITION ENLARGEMENT
C209	SITE DEMOLITION ENLARGEMENT
C210	SITE DEMOLITION ENLARGEMENT
C211	TREE PRESERVATION PLAN
C212	TREE PRESERVATION ENLARGEMENT
C213	TREE PRESERVATION ENLARGEMENT
C214	TREE PRESERVATION ENLARGEMENT
C215	TREE PRESERVATION ENLARGEMENT
C216	TREE PRESERVATION ENLARGEMENT
C217	TREE PRESERVATION ENLARGEMENT
C218	TREE PRESERVATION ENLARGEMENT
C219	TREE PRESERVATION ENLARGEMENT
C220	TREE PRESERVATION ENLARGEMENT
C221	TREE PRESERVATION ENLARGEMENT
C222	TREE INVENTORY TABLE
C223	TREE INVENTORY TABLE
C300	SWPPP NOTES
C301	EROSION CONTROL PLAN - PHASE 1
C400	EROSION CONTROL PLAN - PHASE 2
C401	EROSION CONTROL PHASE 2 ENLARGEMENT
C402	EROSION CONTROL PHASE 2 ENLARGEMENT
C403	EROSION CONTROL PHASE 2 ENLARGEMENT
C404	EROSION CONTROL PHASE 2 ENLARGEMENT
C405	EROSION CONTROL PHASE 2 ENLARGEMENT
C406	EROSION CONTROL PHASE 2 ENLARGEMENT
C407	EROSION CONTROL PHASE 2 ENLARGEMENT
C408	EROSION CONTROL PHASE 2 ENLARGEMENT
C409	EROSION CONTROL PHASE 2 ENLARGEMENT
C410	EROSION CONTROL PHASE 2 ENLARGEMENT
C420	EROSION CONTROL DETAILS
C421	EROSION CONTROL DETAILS
C500	SITE PLAN
C501	SITE PLAN ENLARGEMENT
C502	SITE PLAN ENLARGEMENT
C503	SITE PLAN ENLARGEMENT
C504	SITE PLAN ENLARGEMENT
C505	SITE PLAN ENLARGEMENT
C506	SITE PLAN ENLARGEMENT
C507	SITE PLAN ENLARGEMENT
C508	SITE PLAN ENLARGEMENT
C509	SITE PLAN ENLARGEMENT
C510	SITE PLAN ENLARGEMENT
C520	SITE DETAILS
C521	SITE DETAILS
C600	GRADING PLAN
C601	GRADING PLAN ENLARGEMENT
C602	GRADING PLAN ENLARGEMENT
C603	GRADING PLAN ENLARGEMENT
C604	GRADING PLAN ENLARGEMENT
C605	GRADING PLAN ENLARGEMENT
C606	GRADING PLAN ENLARGEMENT
C607	GRADING PLAN ENLARGEMENT
C608	GRADING PLAN ENLARGEMENT
C609	GRADING PLAN ENLARGEMENT
C610	GRADING PLAN ENLARGEMENT
C700	STORM SEWER PLAN
C701	STORM SEWER PLAN ENLARGEMENT
C702	STORM SEWER PLAN ENLARGEMENT
C703	STORM SEWER PLAN ENLARGEMENT
C704	STORM SEWER PLAN ENLARGEMENT
C705	STORM SEWER PLAN ENLARGEMENT
C706	STORM SEWER PLAN ENLARGEMENT
C707	STORM SEWER PLAN ENLARGEMENT
C708	STORM SEWER PLAN ENLARGEMENT
C709	STORM SEWER PLAN ENLARGEMENT
C720	GRADING AND STORM SEWER DETAILS
C721	GRADING AND STORM SEWER DETAILS
C722	STORM SEWER STRUCTURE SCHEDULE
C723	STORM SEWER PIPE SCHEDULE
C800	UTILITY PLAN
C801	UTILITY PLAN ENLARGEMENT
C802	UTILITY PLAN ENLARGEMENT
C803	UTILITY PLAN ENLARGEMENT
C804	UTILITY PLAN ENLARGEMENT
C805	UTILITY PLAN ENLARGEMENT
C806	UTILITY PLAN ENLARGEMENT
C807	UTILITY PLAN ENLARGEMENT
C808	UTILITY PLAN ENLARGEMENT
C820	UTILITY DETAILS
C821	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENT
L102	LANDSCAPE PLAN ENLARGEMENT
L103	LANDSCAPE PLAN ENLARGEMENT
L104	LANDSCAPE PLAN ENLARGEMENT
L105	LANDSCAPE PLAN ENLARGEMENT
L106	LANDSCAPE PLAN ENLARGEMENT
L107	LANDSCAPE PLAN ENLARGEMENT
L108	LANDSCAPE PLAN ENLARGEMENT
L109	LANDSCAPE PLAN ENLARGEMENT
L120	LANDSCAPE DETAILS
L121	LANDSCAPE NOTES
L122	LANDSCAPE SCHEDULE

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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.

BRIAN M. WURDEMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 160156080
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
MN
CHASKA

SHEET NUMBER
C000

COVER SHEET

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

17. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PREPARE AND SUBMIT A CONSTRUCTION MANAGEMENT PLAN TO THE CITY OF CHASKA FOR REVIEW AND APPROVAL. THE PLAN SHALL ADDRESS WORKING HOURS, CONSTRUCTION ACCESS, PARKING, STAGING AND LAYDOWN AREAS, AND OVERALL SITE MAINTENANCE COMPLIANCE REQUIREMENTS. NO CONSTRUCTION ACTIVITIES SHALL COMMENCE UNTIL THE PLAN HAS BEEN APPROVED BY THE CITY OF CHASKA..

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK, INC. (EFN INC.)
   ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN 55112
   PHONE: (612) 466-3300
   DATED: 01/16/2026

2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF CHASKA AND MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

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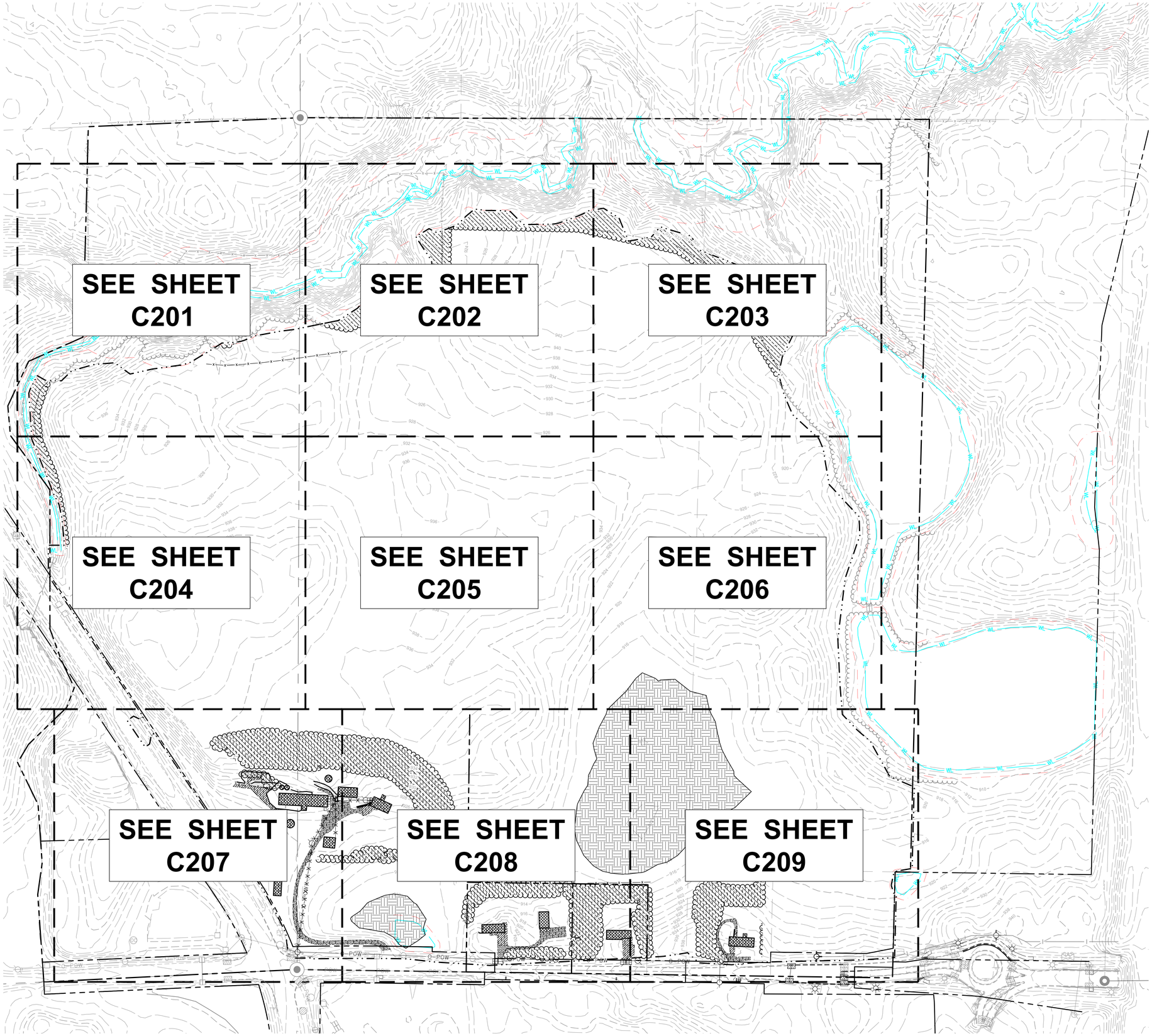
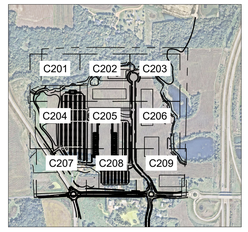


LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA
- UNSUITABLE MATERIAL
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, CARVER COUNTY, AND MINNESOTA STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
17. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS. ALL CONTOURS SHOWN ON THE SITE DEMOLITION ENLARGEMENTS ARE AT 1' AND 5' INTERVALS.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-254-5775
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

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.

BRIAN M. WIRDEMAN, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

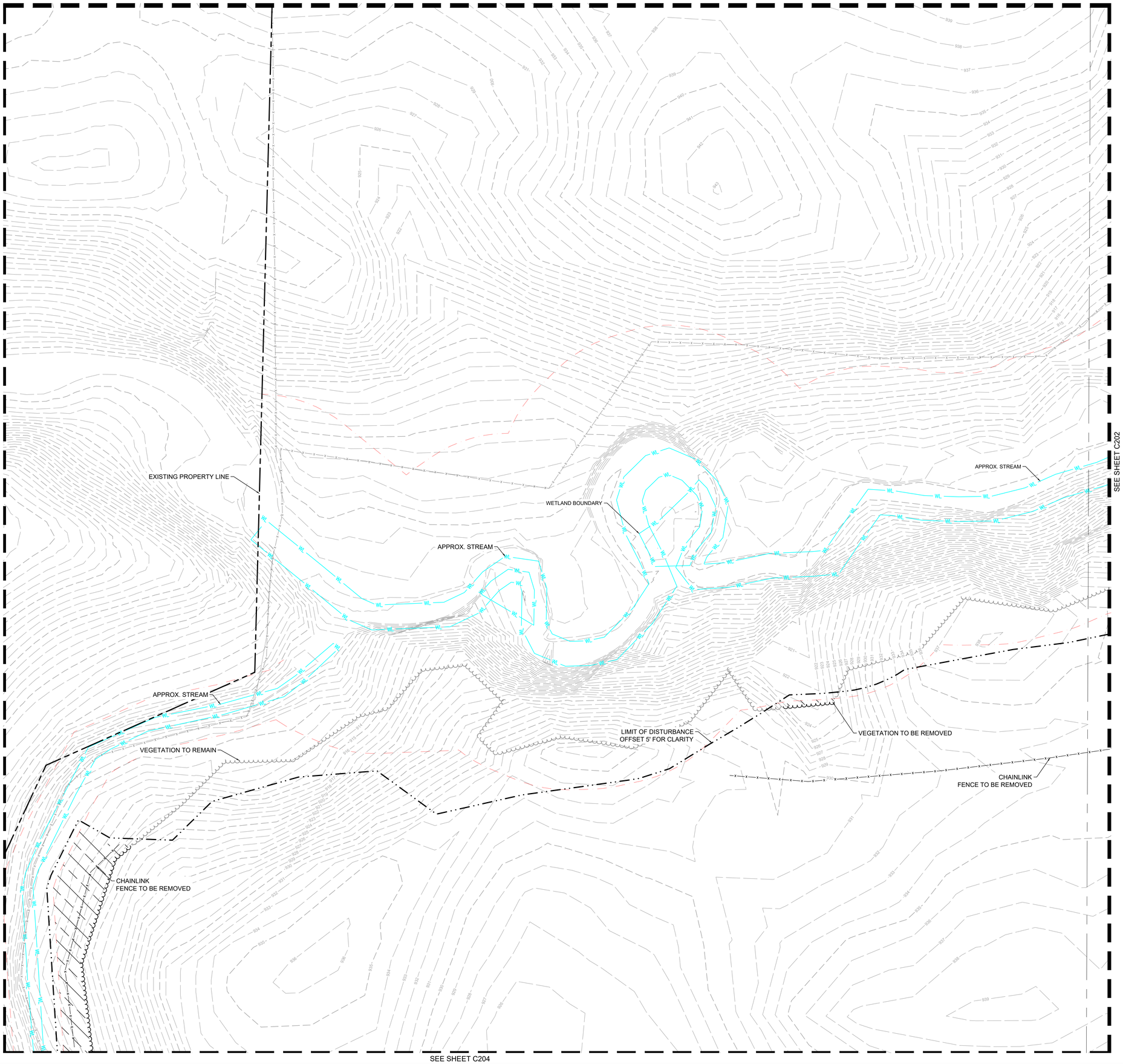
PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE DEMOLITION PLAN

SHEET NUMBER
C200



LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
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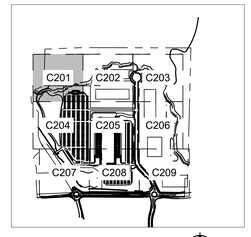

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C201

No.	REVISIONS	DATE	BY

Kimley»Horn

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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APPROX. WETLAND

APPROX. STREAM

LIMIT OF DISTURBANCE
OFFSET 5' FOR CLARITY

CHAINLINK FENCE TO BE REMOVED

CHAINLINK FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

VEGETATION TO BE REMOVED

CHAINLINK
FENCE TO BE REMOVED

SEE SHEET C201

SEE SHEET C203

SEE SHEET C205

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
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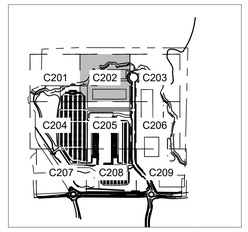

NORTH

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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BRIAN M. WIRDEMAN, P.E. — LIC. NO. 53113 — DATE 05/27/2026

KHA PROJECT 163436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C202

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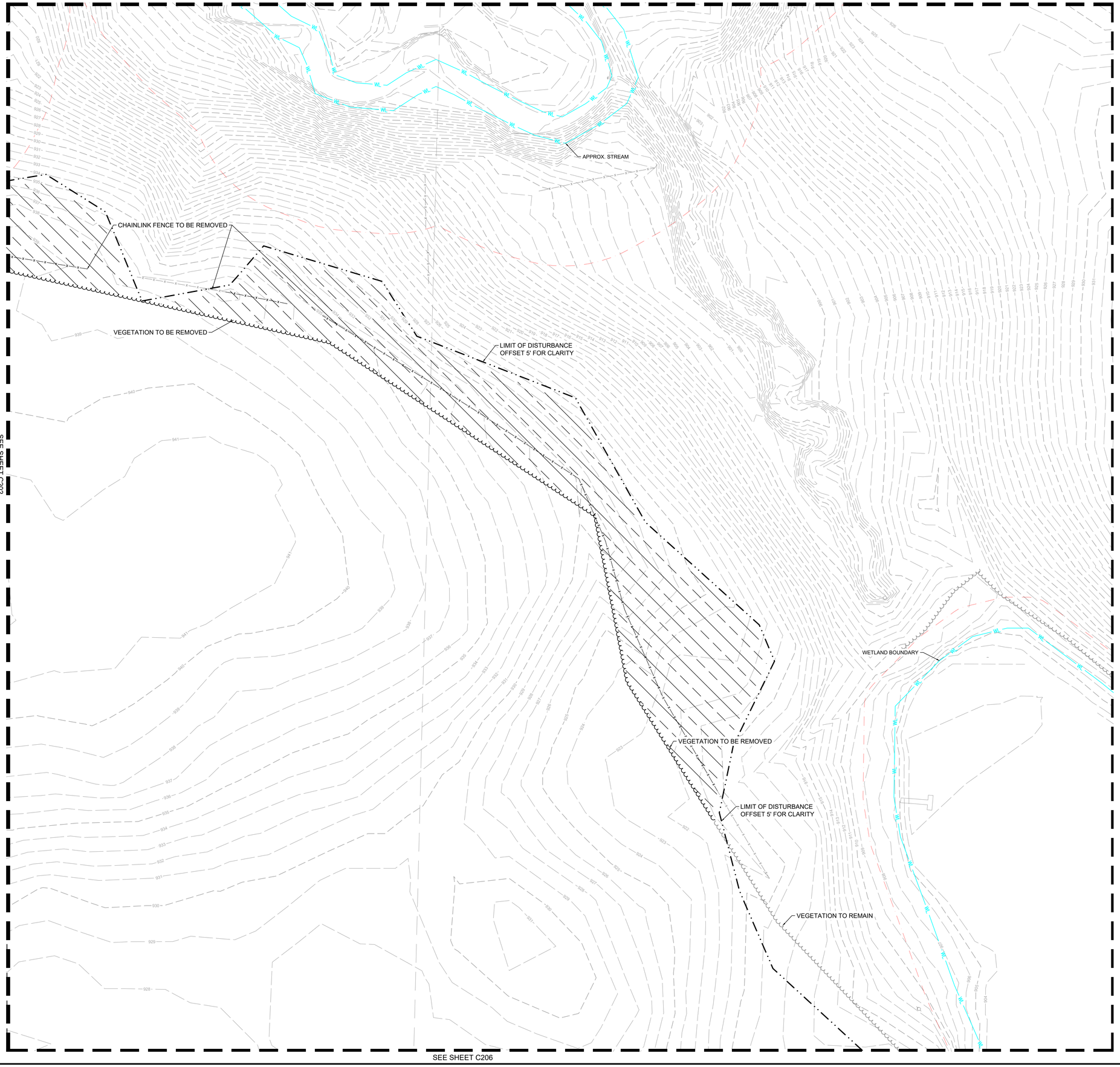

SEE SHEET C202

SEE SHEET C206

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
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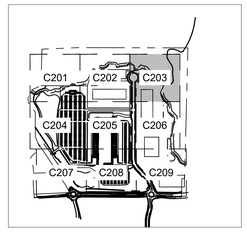

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below.
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C203

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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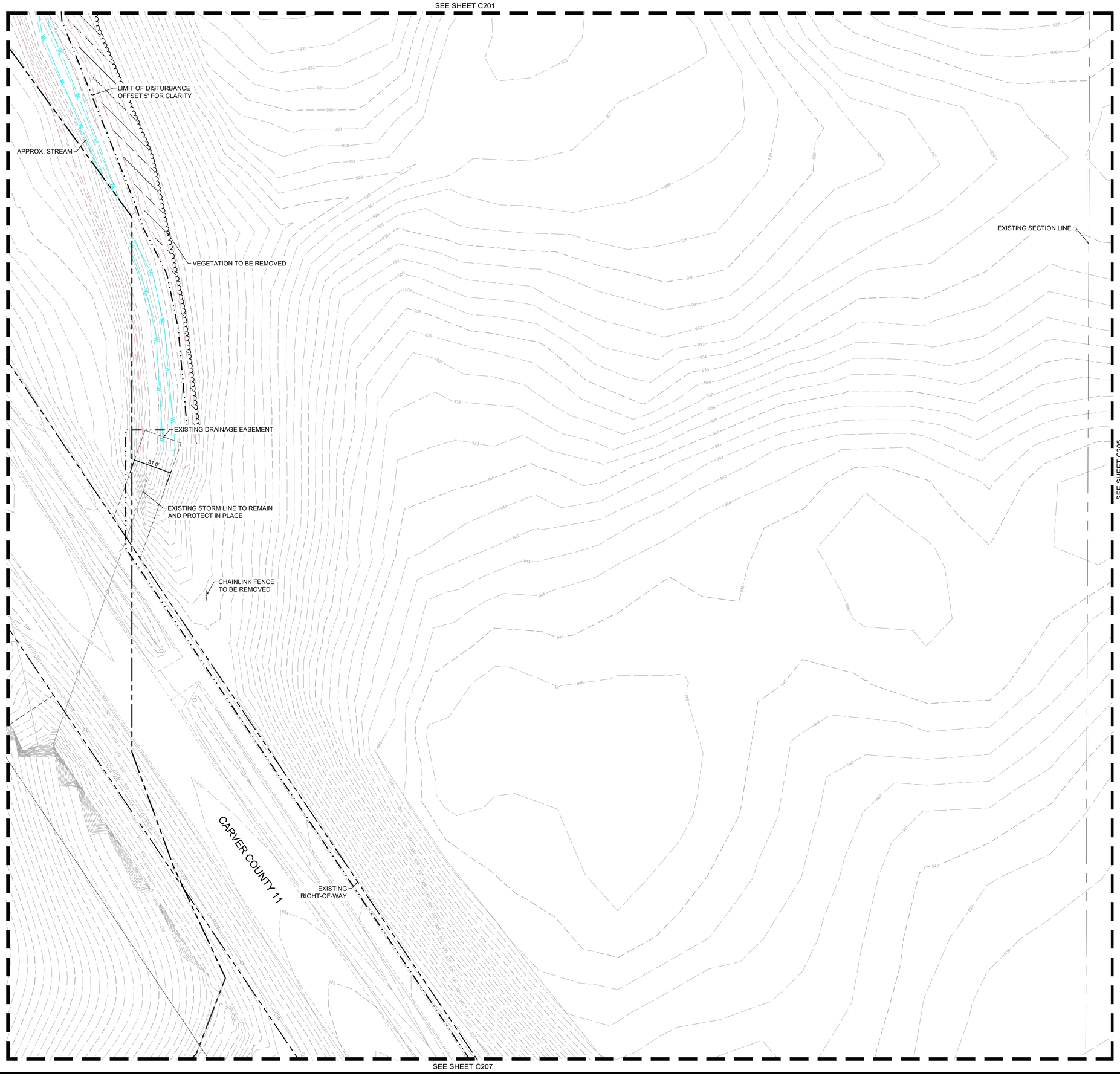

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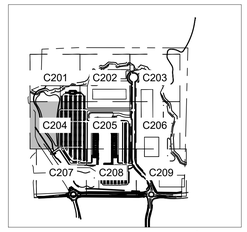

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below.
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C204

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 612-315-1272
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CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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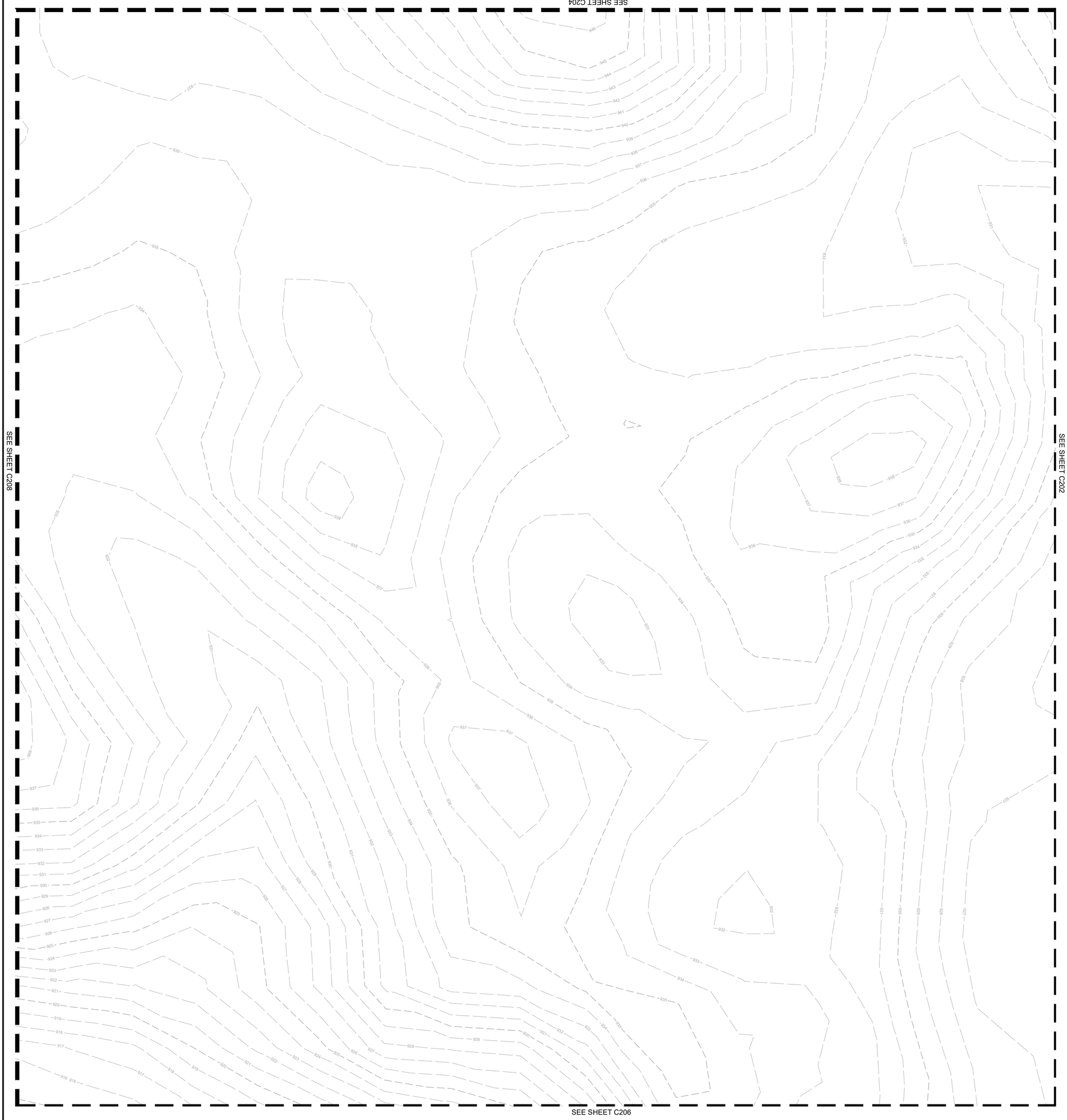

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA
- UNSUITABLE MATERIAL
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN/INLET/DRAINAGE
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING FOUNTAIN/SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING GAS VALVE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

LEGEND

C201 C202 C203 C204 C205 C206 C207 C208 C209

NORTH

GRAPHIC SCALE IN FEET
0 30 60

NORTH

Know what's **below.**
Call before you dig.
811

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA **MN**

SHEET NUMBER
C205

SITE DEMOLITION ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

Kimley»Horn
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PHONE: 612-315-1272
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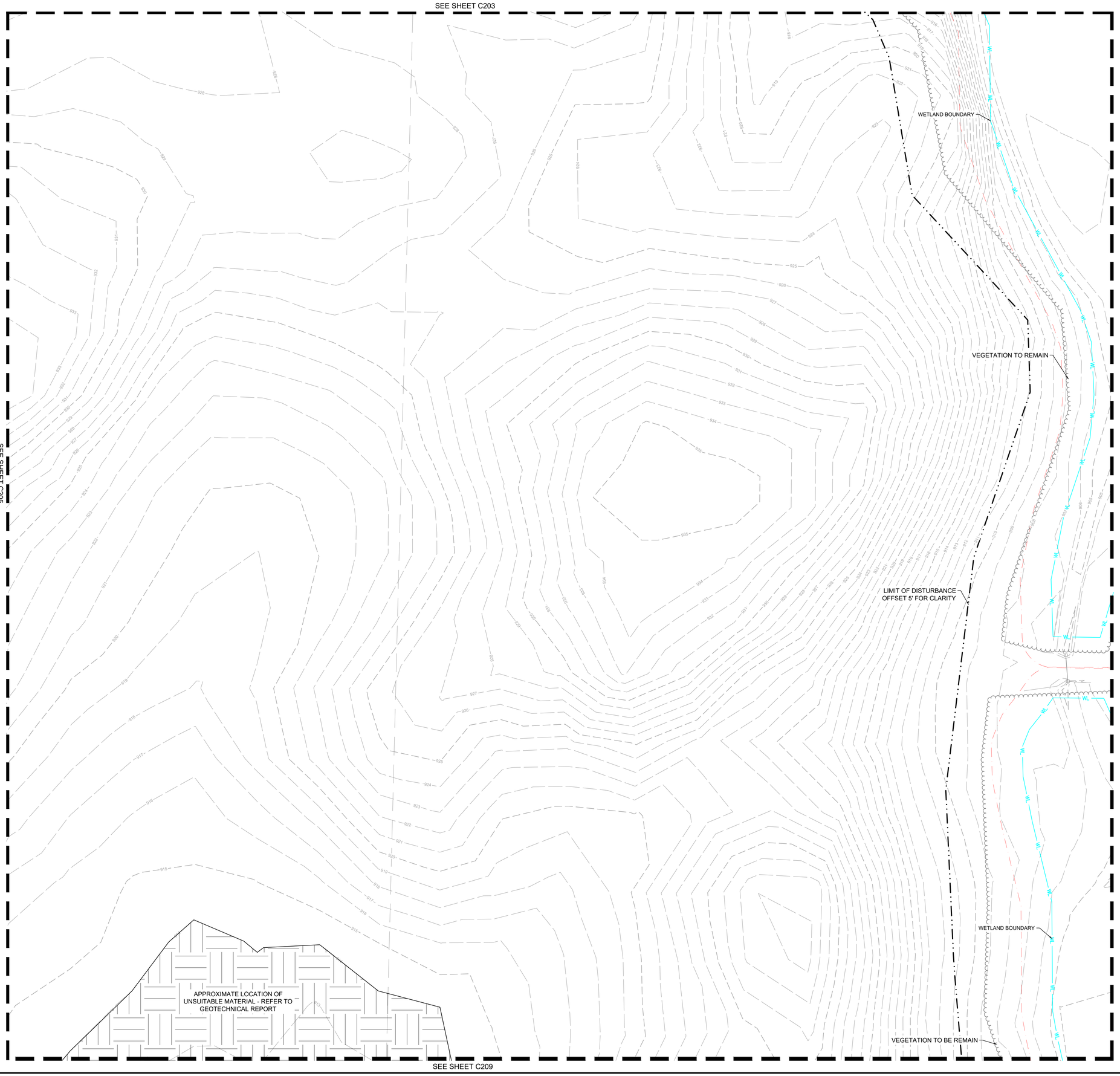

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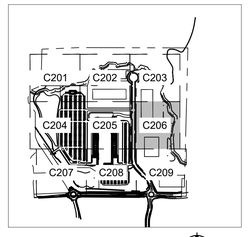

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C206

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BRIAN M. WURDEMAN, P.E.
DATE: 04/29/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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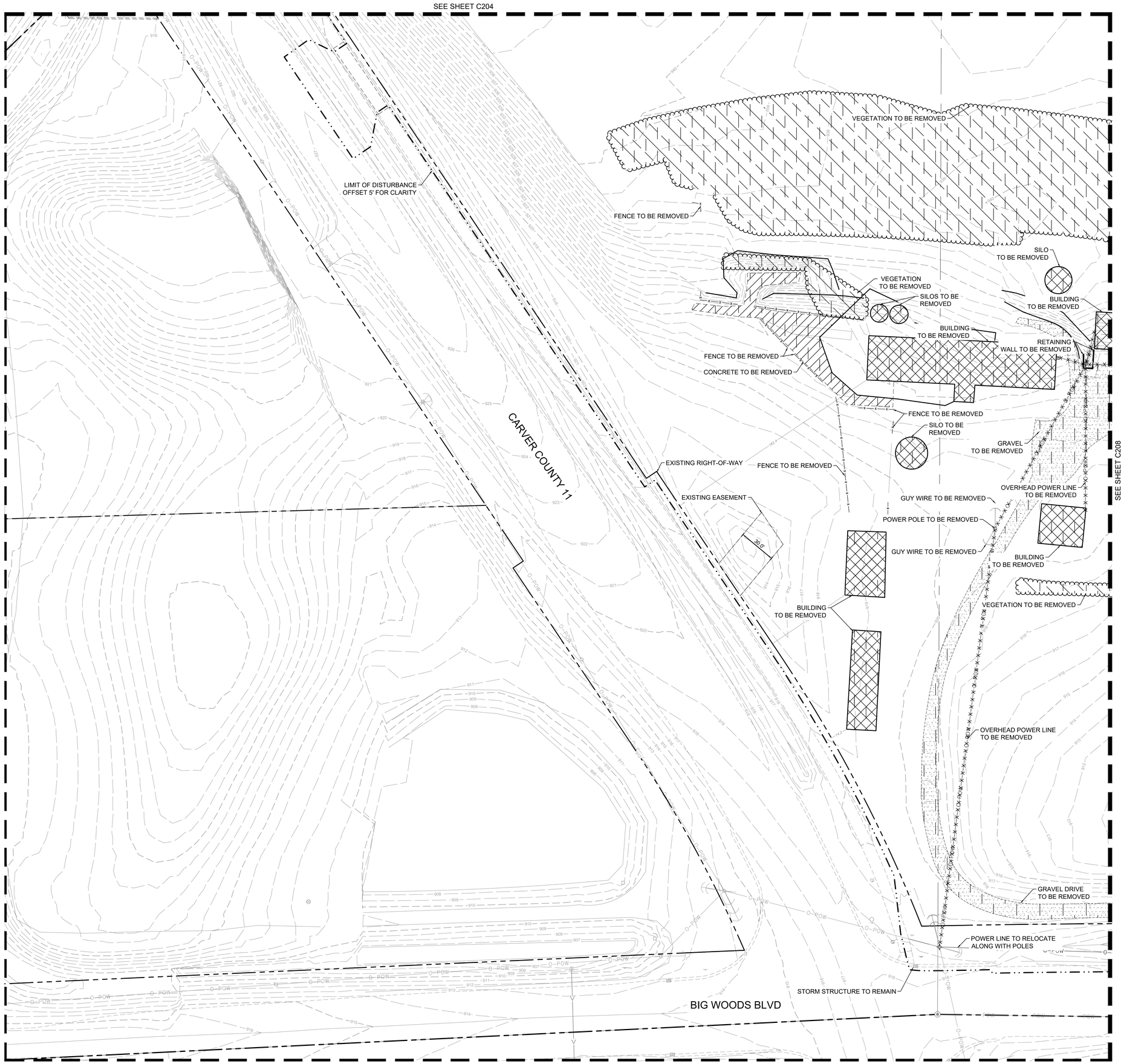

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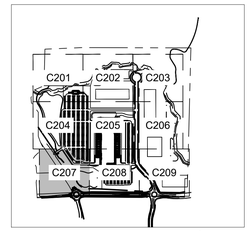

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CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C207

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SEE SHEET C205

SEE SHEET C207

SEE SHEET C209

EXISTING PROPERTY LINE

BUILDING TO BE REMOVED

OVERHEAD POWER LINE TO BE REMOVED

POWER POLE TO BE REMOVED

BUILDING TO BE REMOVED

PROPANE TANK TO BE REMOVED

RETAINING WALLS TO BE REMOVED

CONCRETE TO BE REMOVED

GRAVEL TO BE REMOVED

VEGETATION TO BE REMOVED

CHAINLINK FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

APPROXIMATE LOCATION OF UNSUITABLE MATERIAL - REFER TO GEOTECHNICAL REPORT

APPROXIMATE LOCATION OF UNSUITABLE MATERIAL - REFER TO GEOTECHNICAL REPORT

EXISTING PROPERTY LINE

FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

VEGETATION TO BE REMOVED

FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

BUILDING TO BE REMOVED

BUILDING TO BE REMOVED

RETAINING WALL TO BE REMOVED

CONCRETE TO BE REMOVED

GRAVEL TO BE REMOVED

BUILDING TO BE REMOVED

CONCRETE TO BE REMOVED

GRAVEL DRIVE TO BE REMOVED

30.0'

WETLAND BOUNDARY

EXISTING DRAINAGE EASEMENT

RIGHT-OF-WAY

EXISTING POWER LINE TO REMAIN

STORM STRUCTURE TO REMAIN

POWER POLE TO REMAIN

POWER POLE TO REMAIN

POWER POLE TO BE RELOCATED

EXISTING POWER LINE TO REMAIN

STORMWATER STRUCTURE TO BE REMOVED

STORMWATER STRUCTURE AND PIPE TO BE REMOVED

LIMIT OF DISTURBANCE OFFSET 5' FOR CLARITY

BIG WOODS BLVD

DEMO AND CONSTRUCTION TO BE DONE BY OTHERS

LEGEND

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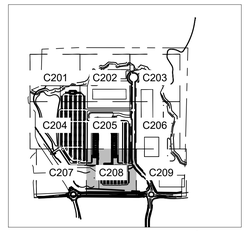

LEGEND

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BRIAN M. WIRZKMAN, P.E. — DATE: 05/27/2026 — LIC. NO. 53113 — MN

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE DEMOLITION ENLARGEMENT

SHEET NUMBER
C208

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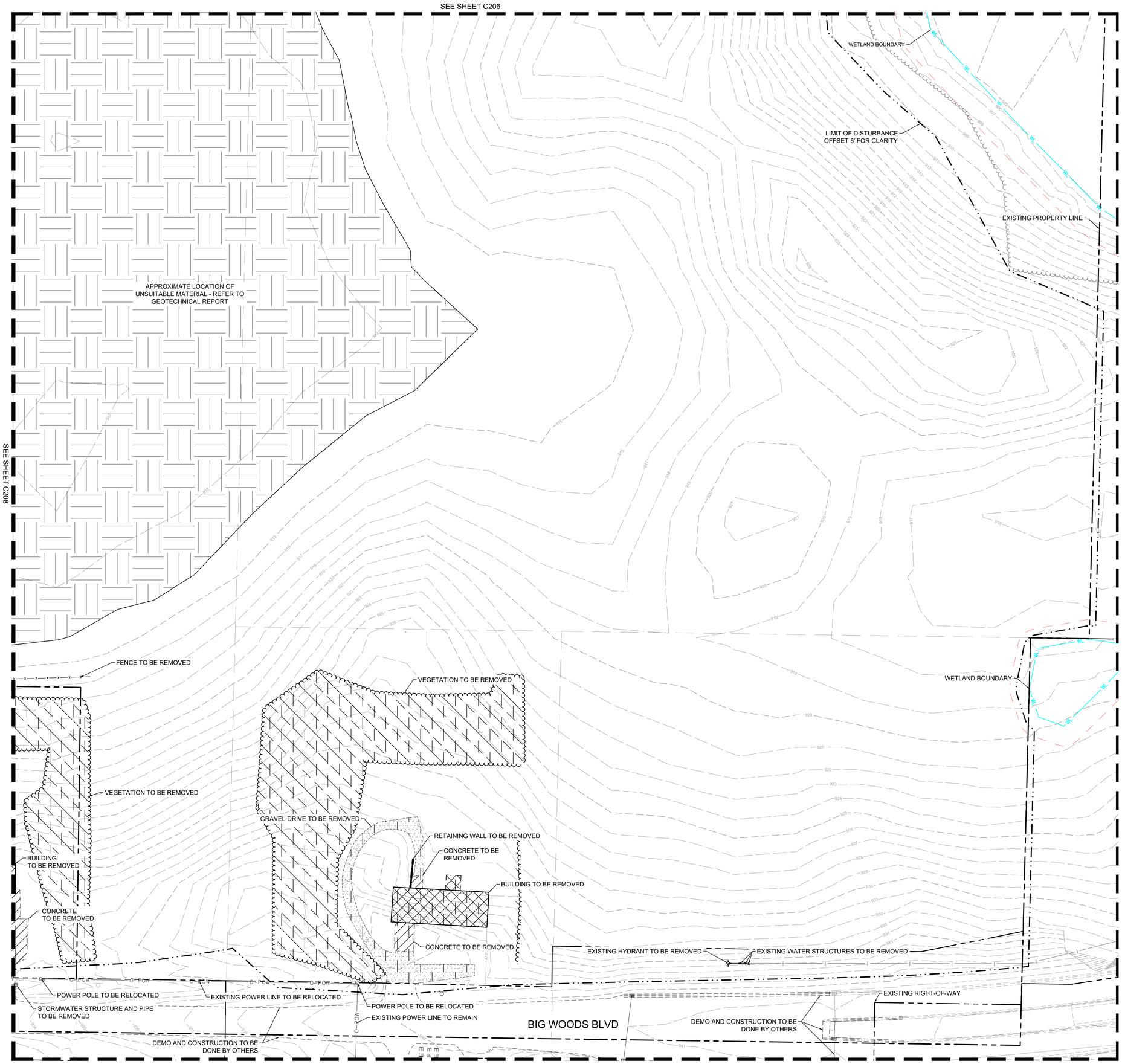

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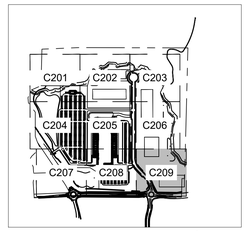

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GENERAL NOTES

A. PROJECT DESCRIPTION
THE SITE ADDRESSED IN THIS REPORT IS SITUATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF COUNTY ROAD 11 (JONATHAN CARVER PARKWAY) AND COUNTY ROAD 44 (BIG WOODS BOULEVARD) IN CHASKA, MN. CURRENTLY, THE PROPERTY SERVES AS AN AGRICULTURAL FIELD AND CONTAINS TWO FARMSTEADS AS WELL AS TWO SINGLE FAMILY HOMES. THE PROPOSED PROJECT INVOLVES DEVELOPING ±115.01 ACRES OF LAND INTO A NEW INDUSTRIAL AREA WITH ACCESS TO BIG WOODS BLVD. PLANNED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF NEW CITY STREETS NORTH OF BIG WOODS BLVD, AND SITE ACCESS FROM JONATHAN CARVER PKWY. THE PRIVATE INDUSTRIAL DEVELOPMENT WILL FEATURE INDUSTRIAL BUILDINGS, STORMWATER MANAGEMENT FACILITIES, RETAINING WALLS, AND ASSOCIATED PARKING AREAS. EROSION CONTROL BMP DETAILS CAN BE SHOWN HERE:

A.1: EROSION CONTROL PHASE 1, SEE SHEET C301
A.2: EROSION CONTROL PHASE 2, SEE SHEET C400-C410
A.3: EROSION CONTROL DETAILS, SEE SHEET C420-C421

B. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

C. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.

D. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

E. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE)

F. CHAIN OF RESPONSIBILITY:
JAKE KURTH
SCANNELL PROPERTIES
294 GROVE LANE E, SUITE 140, WAYZATA, MN 55391
(763) 331-8850

E. RECEIVING WATER:
THE PROPOSED RUNOFF IS TO BE CAPTURED AND TREATED IN MULTIPLE STROMWATER FILTRATION BASINS WITH FIVE DISCHARGE POINTS AROUND THE SITE (REFER TO PROPOSED DRAINAGE FIGURE FOR CORRESPONDING LABELS). DISCHARGE POINT 1 IS LOCATED AT AN EXISTING STREAM ON THE NORTHWEST PORTION OF THE PROPERTY. THE STREAM FLOWS INTO A TRIBUTARY OF CHASKA CREEK, REFERRED TO AS "THE RAVINE," AND COMBINES WITH DISCHARGE POINT 2. DISCHARGE POINT 1 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-1 , ENCOMPASSING APPROXIMATELY 17.80 ACRES. DISCHARGE POINT 2 IS LOCATED IN THE NORTHERN PORTION OF THE PROPERTY; IT FLOWS DIRECTLY INTO THE RAVINE. THIS RAVINE FEATURES A NARROWLY DEFINED FLOODPLAIN AS MAPPED BY FEMA, WHICH REMAINS FULLY CONTAINED WITHIN THE BANKS DURING FLOOD EVENTS. DISCHARGE POINT 2 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-2, ENCOMPASSING APPROXIMATELY 31.47 ACRES. DISCHARGE POINT 3 IS LOCATED AT AN EXISTING WETLAND ON THE NORTHEAST SIDE OF THE PROPERTY. THIS WETLAND IS NAMED SCC 22.2.1 IN THE CITY OF CHASKA LOCAL SURFACE WATER MANAGEMENT PLAN (LSWMP). IT FLOWS TO THE RAVINE AND COMBINES WITH DISCHARGE POINT 1 AND 2. DISCHARGE POINT 3 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-3, WHICH INCLUDES A TOTAL OF APPROXIMATELY 23.91 ACRES, MADE UP OF 6.13 ACRES ONSITE AND 17.78 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 4 IS LOCATED AT AN EXISTING WETLAND ON THE SOUTHEAST SIDE OF THE PROPERTY. THIS WETLAND IS NAMED SCC 22.2.2 IN THE LSWMP. IT FLOWS THROUGH SCC 22.2.1 AND THEN TO THE RAVINE AND COMBINES WITH DISCHARGE POINT 1, 2, AND 3. DISCHARGE POINT 4 RECEIVES DIRECT STORMWATER RUNOFF DA-4, WHICH INCLUDES A TOTAL OF APPROXIMATELY 20.54 ACRES, MADE UP OF 2.49 ACRES ONSITE AND 18.05 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 4 ALSO RECEIVED DRAINAGE FROM DA-5. DA-5 FLOWS TO AN ONSITE LOCAL DEPRESSION BEFORE OVERFLOWING INTO SCC 22.2.2. THIS LOCAL DEPRESSION IS NAMED SCC 22.2.3 IN THE LSWMP. DA-5 INCLUDES A TOTAL OF APPROXIMATELY 6.84 ACRES, MADE UP OF 4.01 ACRES ONSITE AND 2.83 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 5 IS LOCATED AT THE SOUTHWEST SIDE OF THE PROPERTY NEAR THE INTERSECTION OF JONATHAN CARVER PKWY AND BIG WOODS BLVD. IT IS ASSUMED THAT THE ULTIMATE OUTLET IS TO THE WEST, TO AN EXISTING WETLAND ON THE NORTH SIDE OF BIG WOODS BLVD AND WEST OF JONATHAN CARVER PKWY. THIS WETLAND APPEARS TO HAVE A DEFINED OVERFLOW THAT FLOWS TO THE RAVINE AND COMBINES WITH THE OTHER DISCHARGE POINTS (OUTLET CONFIGURATION WILL BE CONFIRMED WITH UPDATED SURVEY). DISCHARGE POINT 5 RECEIVES RUNOFF FROM THE DA-7, WHICH FLOWS THROUGH AN ONSITE LOCAL DEPRESSION, AND DIRECT STORMWATER RUNOFF FROM DA-6. THIS LOCAL DEPRESSION IS NAMED SCC-13 IN THE LSWMP. THE TOTAL DRAINAGE AREA TO DISCHARGE POINT 5 IS APPROXIMATELY 45.29 ACRES. 10.28 ACRES ONSITE FROM DA-6, 2.96 ACRES OFFSITE FROM DA-6, AND 32.05 ACRES ONSITE FROM DA-7.

SWPPP DESIGNER:	INSTALLER CERTIFICATION	INSPECTOR CERTIFICATION
BRIAN M. WURDEMAN, P.E. 11995 SINGLETREE LANE, SUITE 225 EDEN PRAIRIE, MN 55344 CERTIFICATION IS EXPIRED SIGNATURE:	NAME: ADDRESS: SWPPP CERTIFICATION SIGNATURE:	NAME: ADDRESS: SWPPP CERTIFICATION SIGNATURE:

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. STEEP SLOPES OF 3:1 OR STEEPER MUST BE STABILIZED USING EROSION CONTROL BLANKETS. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS. ALL STORM DRAIN INLET PROTECTION MUST REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. SITE WILL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT THROUGHOUT THE CONSTRUCTION PROCESS. EACH INSPECTION MUST BE RECORDED WITHIN 24 HOURS OF BEING CONDUCTED.

M. SUBCONTRACTOR WILL REMOVE SEDIMENT TRACK UT INTO STREETS WITHIN 24 HOURS.

N. STOCKPILES MUST BE LOCATED OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES. SILT FENCE OR OTHER EFFECTIVE PERIMETER CONTROLS AT DOWN GRADE BASE OF ALL STOCKPILES.

O. ALL DEWATERING DISCHARGE MUST BE DISCHARGED USING APPROPRIATE DISSIPATION MEASURES. DEWATERING PROCESS MUST BE DONE IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS OR EROSION. APPROPRIATE BMP'S TO PREVENT SEDIMENT LADEN WATER MUST BE USED TO PREVENT WATER FROM LEAVING THE PROJECT SITE.

P. ALL SOLID WASTE MUST BE PROPERLY STORED AND DISPOSED OF.

Q. DISTURBED SILT FENCE MUST BE REPAIRED/REPLACED/MAINTAINED WHEN THEY BECOME NON FUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.

R. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NON FUNCTIONAL BMPS MUST BE REPAIRED/REPLACED/MAINTAINED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED.

S. IF DEWATERING IS TO OCCUR DURING THE PROJECT, THE DEWATERING PLAN MUST MEET ALL REQUIREMENTS OF THE NPDES PERMIT, SECTIONS 10, 11.9, AND 11.12.

T. THE EROSION CONTROL CONTRACTOR SHALL IDENTIFY ANY ADDITIONAL POTENTIAL AREAS FOR EROSION CONTROL WITHIN THE SITE. THE CONTRACTOR SHALL ESTABLISH AND IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY. ALL SUPPLEMENTARY BMPS MUST BE DETAILED ON THE EROSION CONTROL PHASE 1 AND PHASE 2 SHEETS AND DOCUMENTED WITHIN THE SWPPP LOG.

U. ALL TEMPORARY AND PERMANENT ENERGY DISSIPATION MEASURES AT PIPE OUTLETS SHALL BE IMPLEMENTED WITHIN 24 HOURS OF THE CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

V. TEMPORARY SEDIMENTATION BASIN MUST BE DRAINED AND REMOVED OF SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY.

W. ALL DISTURBED AREAS SHALL BE SEEDED AS REQUIRED, UTILIZING THE FOLLOWING SEED MIXTURES:
W.A. FOR TEMPORARY SEEDING THROUGHOUT CONSTRUCTION: 2024 SHORT GRASS PRAIRIE MIX.
W.B. FOR AREAS WITHIN ONE WEEK (7 DAYS) OF SITE GRADING: MNDOT WET DITCH (WD) SEED MIX.

X. DURING EACH INSPECTION, INSPECT ADJACENT AREAS AND SURFACE WATERS (EXCLUDING CURB AND GUTTER SYSTEMS) FOR EROSION AND SEDIMENT DEPOSITION. REMOVE ALL DELTAS AND SEDIMENT FROM ADJACENT AREAS, SURFACE WATERS, AND DRAINAGE SYSTEMS (INCLUDING DRAINAGE DITCHES AND CATCH BASINS) AND RESTABILIZE EXPOSED SOIL AREAS WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY. IF ACCESS IS LEGALLY, REGULATORILY, OR PHYSICALLY CONSTRAINED, USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS AND COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. ENSURE ALL NECESSARY PERMITS FROM LOCAL, REGIONAL, STATE, AND FEDERAL AUTHORITIES ARE OBTAINED BEFORE CONDUCTING WORK IN SURFACE WATERS.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- **THERE IS AN IMPACT TO HUMAN HEALTH**
- **THERE IS AN IMPACT TO THE ENVIRONMENT**
- **THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD**
- **A SPILL IS NOT IMMEDIATELY CLEANED UP**
- **THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT**

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE. WHERE APPLICABLE, HAZARDOUS MATERIALS AND WASTES NEED TO BE STORED WITH SECONDARY CONTAINMENT.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

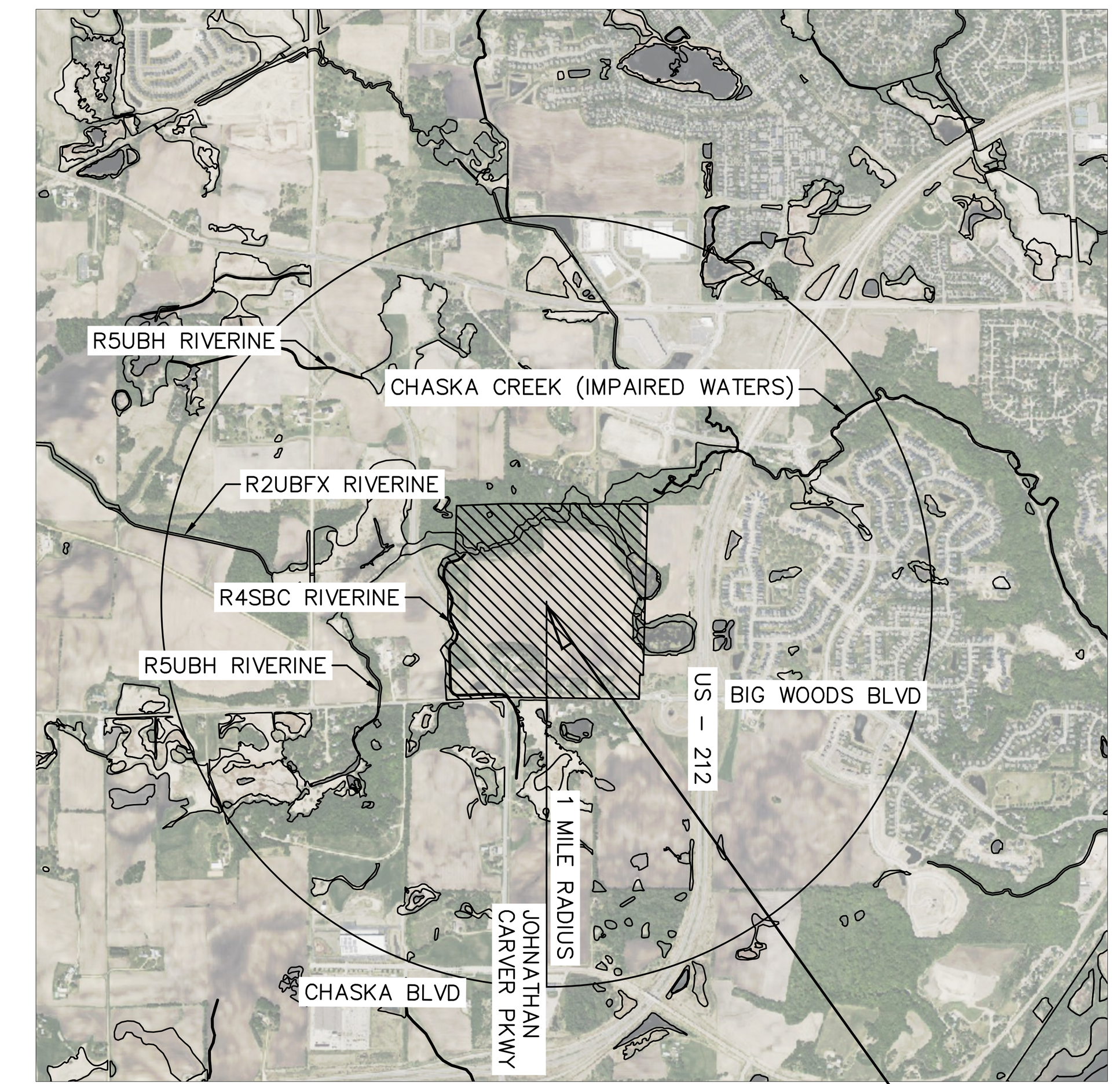
3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

IMPAIRED WATERS	
CHASKA CREEK	BENTHIC MACROINVERTEBRATE BIOASSESSMENTS
	FISH BIOASSESSMENTS



VICINITY
N.T.S.
NORTH
SITE

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±164.26 AC
TOTAL LOD AREA	± 115.01 AC
PRE-CONSTRUCTION IMP	± 5.20 AC (3.2 %)
POST-CONSTRUCTION IMP	± 31.18 AC (19.0%)

PHASE 1 BMP QUANTITIES	
INLET PROTECTION	33 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	± 16,364 LF
CHECK DAM	34 EA
DIVERSION SWALE	± 3,911 LF
TEMPORARY SED BASIN 1	± 310,273 CF
TEMPORARY SED BASIN 2	± 56,737 CF
TEMPORARY SED BASIN 3	± 72,084 CF
TEMPORARY SED BASIN 4	± 126,129 CF
TEMPORARY SED BASIN 5	± 66,233 CF
DISTURBED AREA	± 115.01 AC
IMPERVIOUS AREA	± 0 AC

PHASE 2 BMP QUANTITIES	
INLET PROTECTION	75 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	± 16,364 LF
CHECK DAM	40 EA
DIVERSION SWALE	± 4,335 LF
DISTURBED AREA	± 115.01 AC
IMPERVIOUS AREA	± 31.18 AC

RUNOFF VALUES - PRIVATE DEVELOPMENT TOTAL			
	2-YEAR	10-YEAR	100-YEAR
PRE-DEVELOPMENT CONDITIONS	21.03 CFS	63.77 CFS	201.17 CFS
POST-DEVELOPMENT CONDITIONS	12.35 CFS	16.90 CFS	24.41 CFS

SEE SHEETS C420 - C421 FOR ALL EROSION CONTROL DETIALS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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.
BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SWPPP NOTES

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C300

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\SWPPP NOTES.dwg May 27, 2026 - 5:43pm
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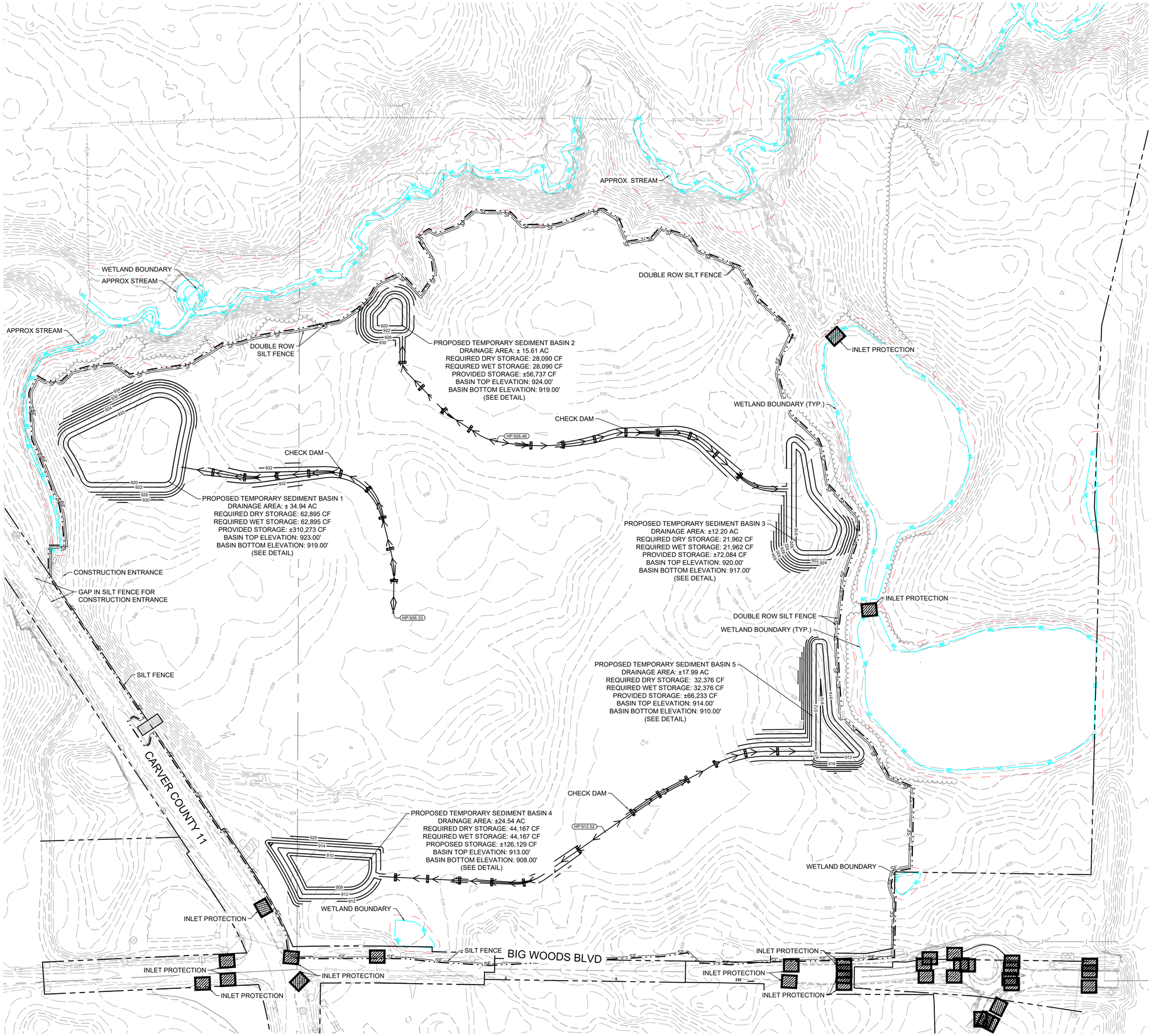

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIVERSION SWALE
- LIMITS OF DISTURBANCE
- CHECK DAM
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF CHASKA ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.
18. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

AREA SUMMARY	
TOTAL PROPERTY AREA	±7,154,933 SF / ±164.26 AC
EXISTING IMPERVIOUS AREA	±226,300 SF / ±5.20 AC
EXISTING PERVIOUS AREA	±6,928,633 SF / ±159.06 AC
PROPOSED IMPERVIOUS AREA	±1,357,765 SF / ±31.18 AC
PROPOSED PERVIOUS AREA	±5,797,168 SF / ±133.08 AC
TOTAL DISTURBED AREA	±5,009,826 SF / ±115.01 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±15,105 LF
DIVERSION SWALE	±3,911 LF
INLET PROTECTION	33 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
CHECK DAM	34 EA

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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BRIAN M. WIROKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY ROW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

EROSION CONTROL PLAN - PHASE 1

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C301

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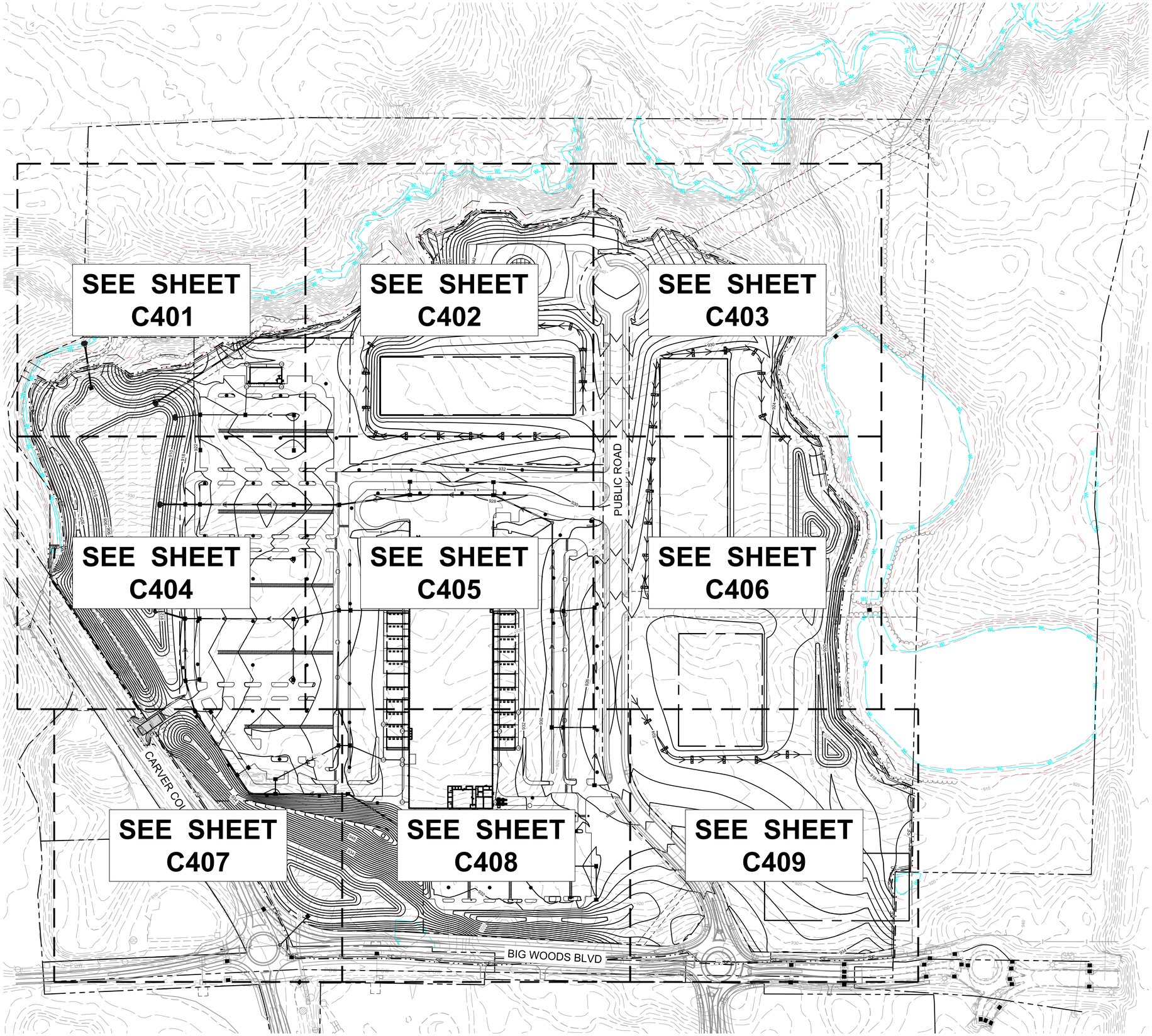

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
17. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS. ALL CONTOURS SHOWN ON THE SITE DEMOLITION ENLARGEMENTS ARE AT 1' AND 5' INTERVALS.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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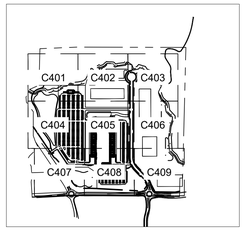
PROPOSED PERVIOUS AREA	±5,797,168 SF / ±133.08 AC
TOTAL DISTURBED AREA	±5,009,823 SF / ±115.01 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±15,105 LF
DIVERSION SWALE	±4,335 LF
INLET PROTECTION	75 EA
CHECK DAM	40 EA
ROCK CONSTRUCTION ENTRANCE	1 EA



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C400

No.	REVISIONS	DATE	BY

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BRIAN M. WIRDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	193436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

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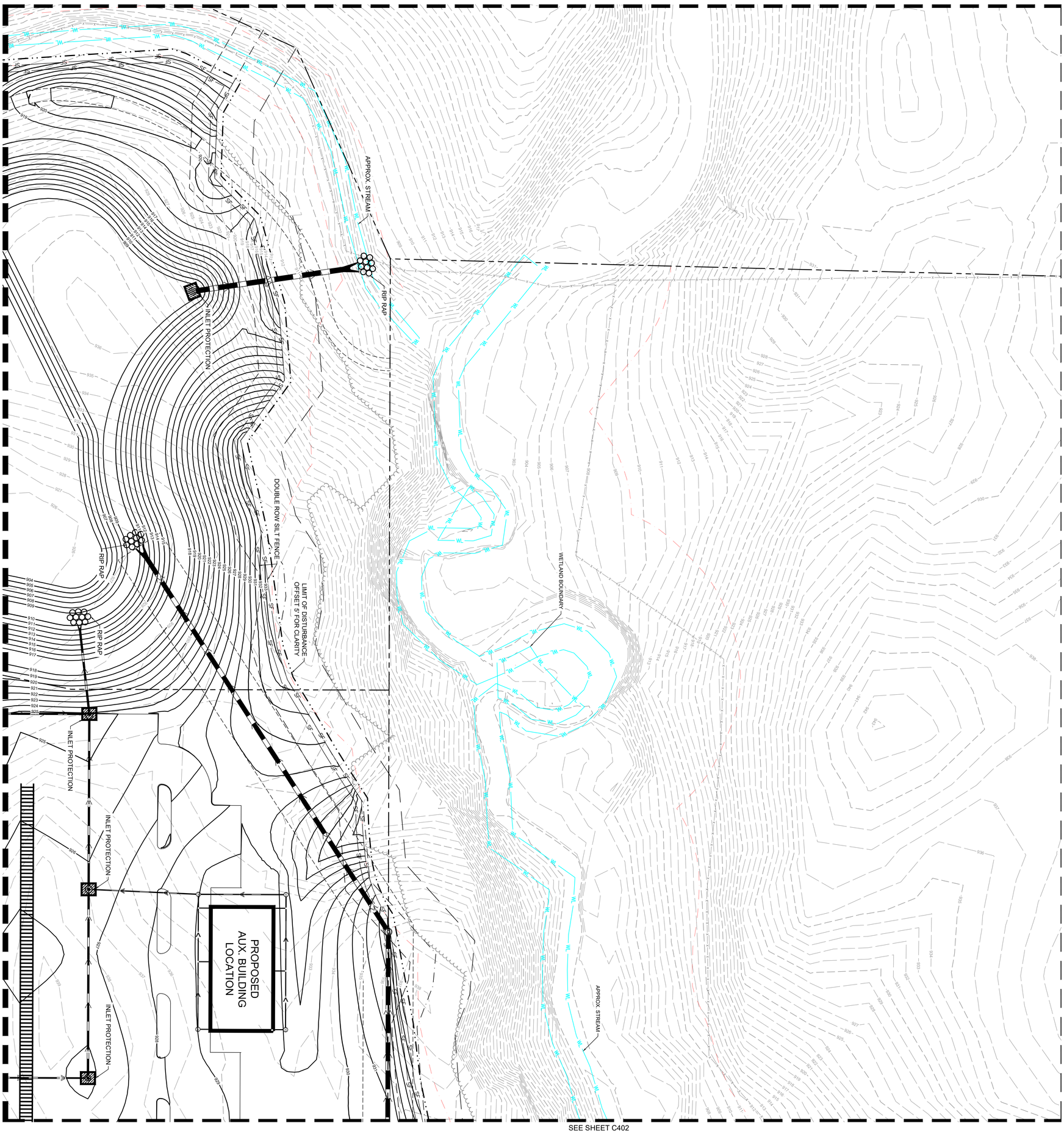

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C401

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

EROSION CONTROL PHASE 2 ENLARGEMENT

KHA PROJECT	160846040
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DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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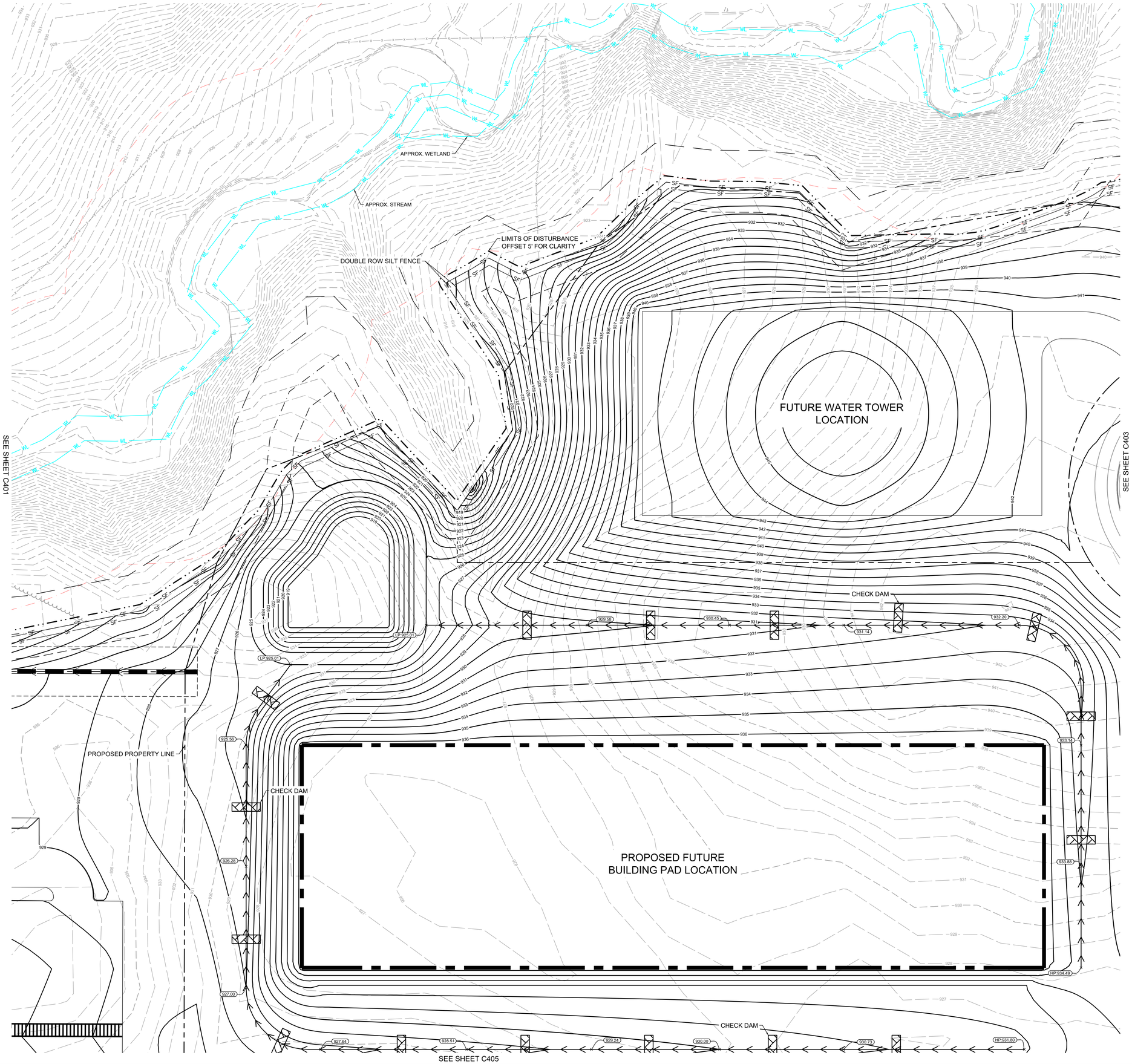
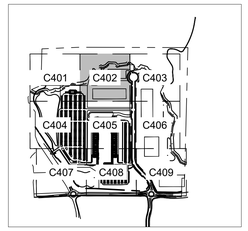


LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION



LEGEND

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DATE 05/27/2026
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CHECKED BY BMW

EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C402

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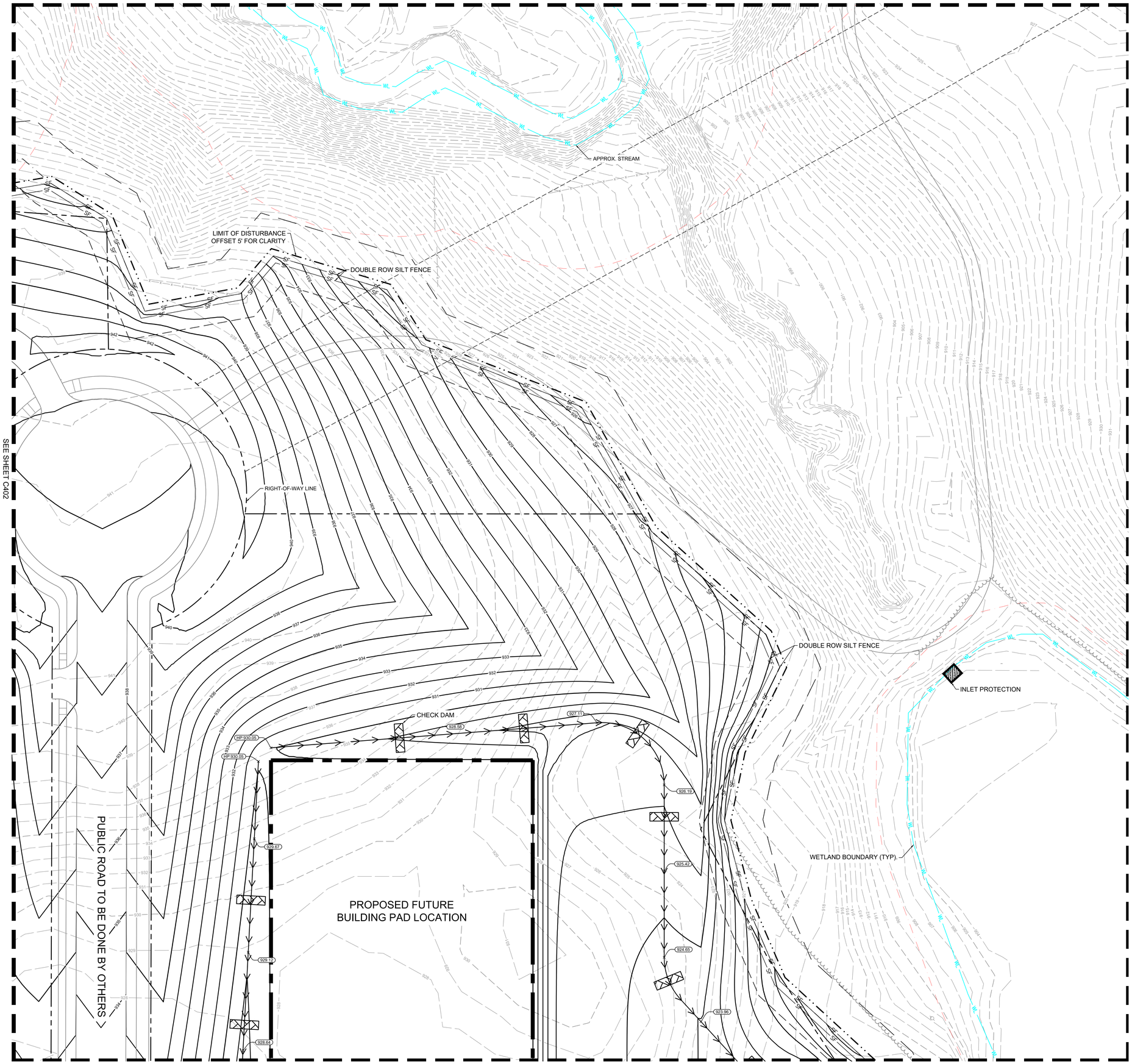

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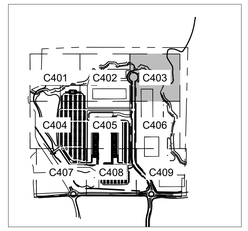

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KHA PROJECT 160846040
DATE 05/27/2026
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EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C403

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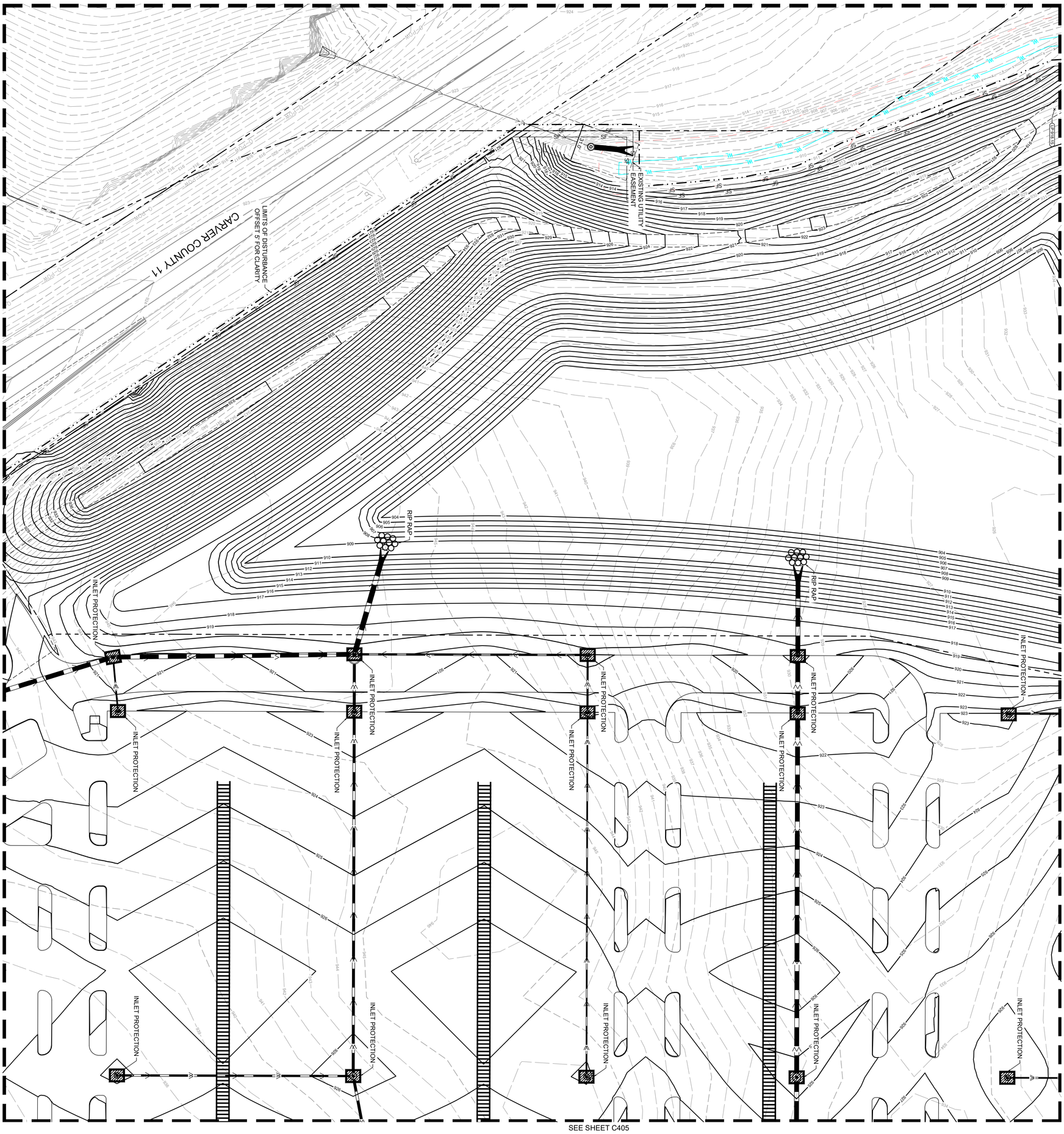

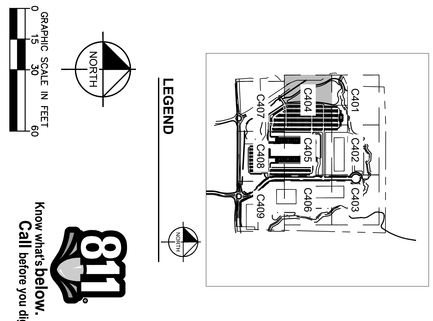

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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C404

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

EROSION CONTROL PHASE 2 ENLARGEMENT

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SCALE	AS SHOWN
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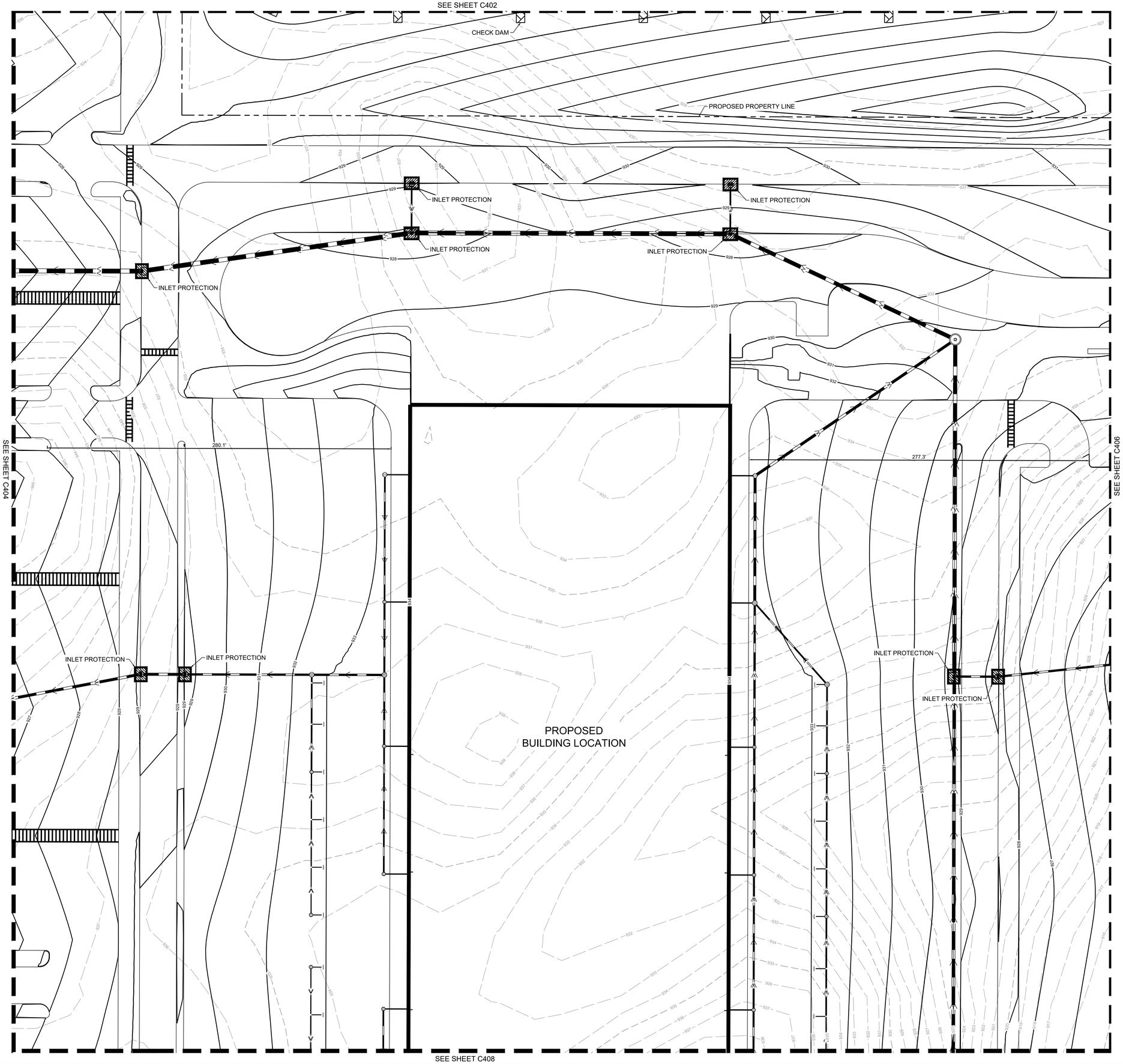

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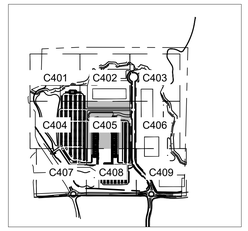

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C405

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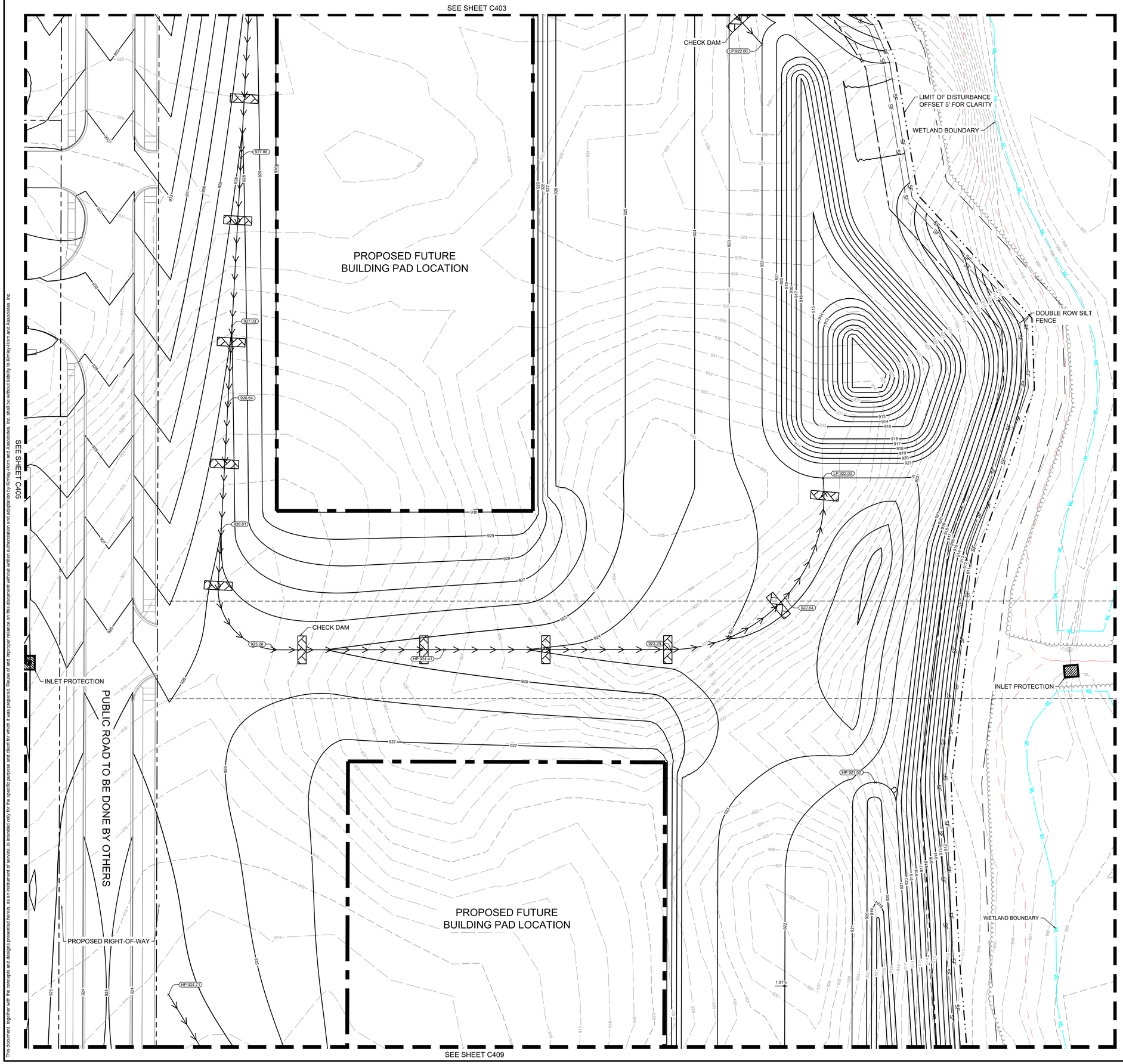
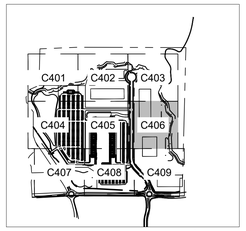


LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION



LEGEND

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GRAPHIC SCALE IN FEET
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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
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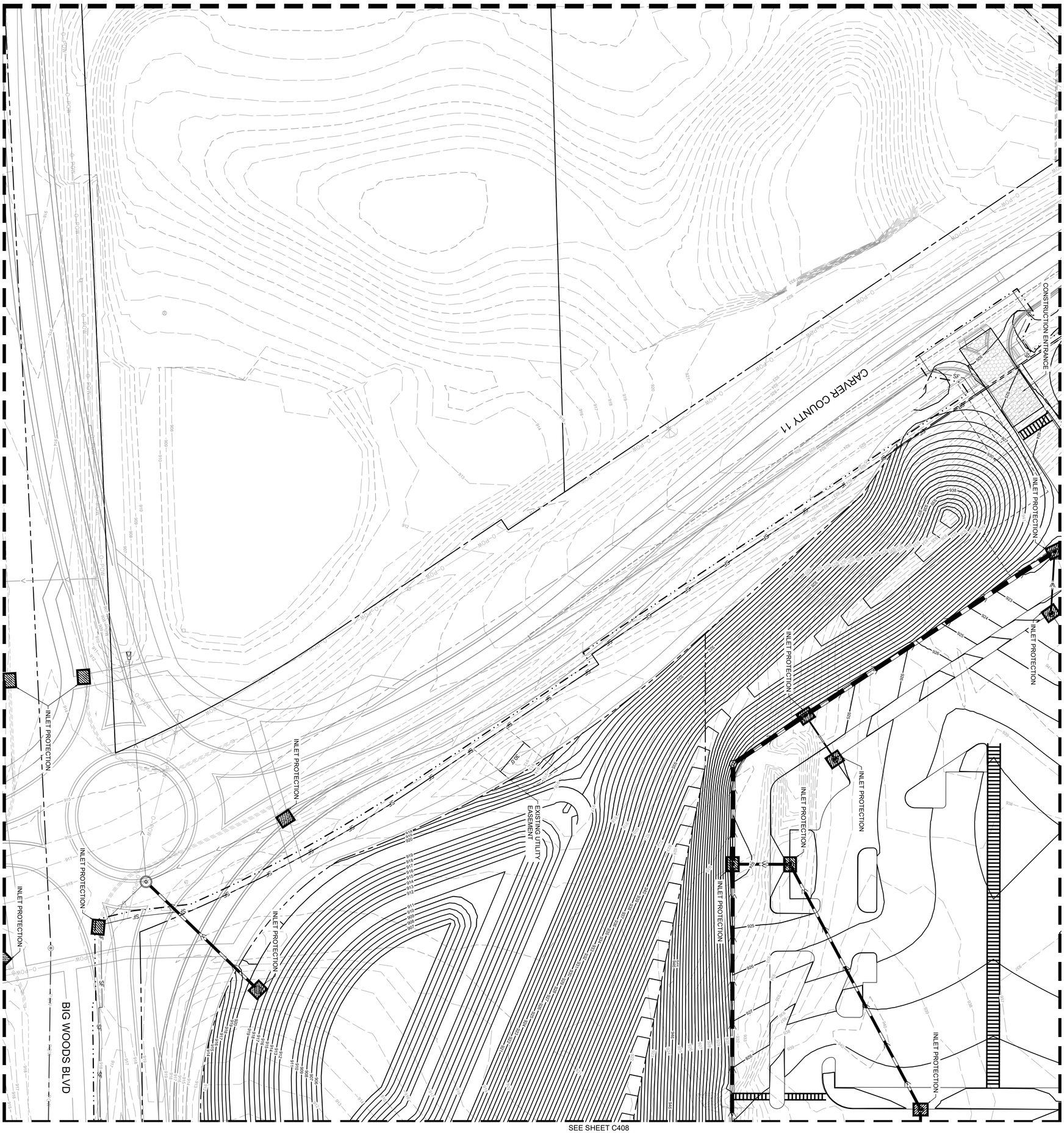

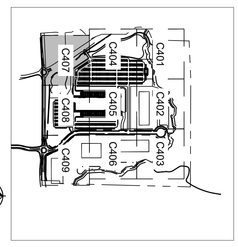

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GRAPHIC SCALE IN FEET
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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
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- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C407

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

EROSION CONTROL PHASE 2 ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
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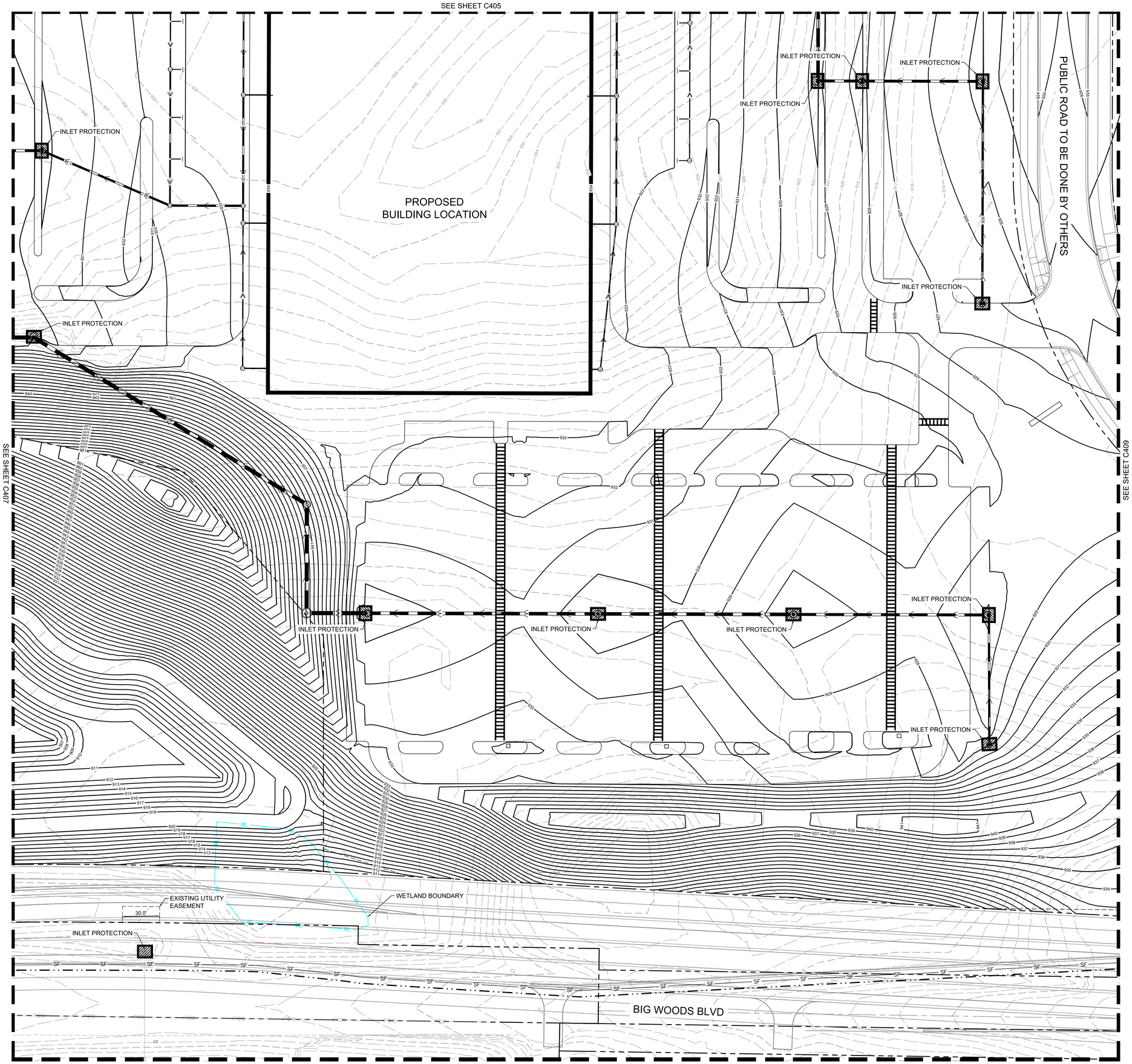

LEGEND

- ROCK ENTRANCE
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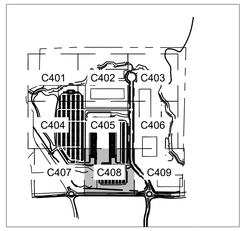

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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
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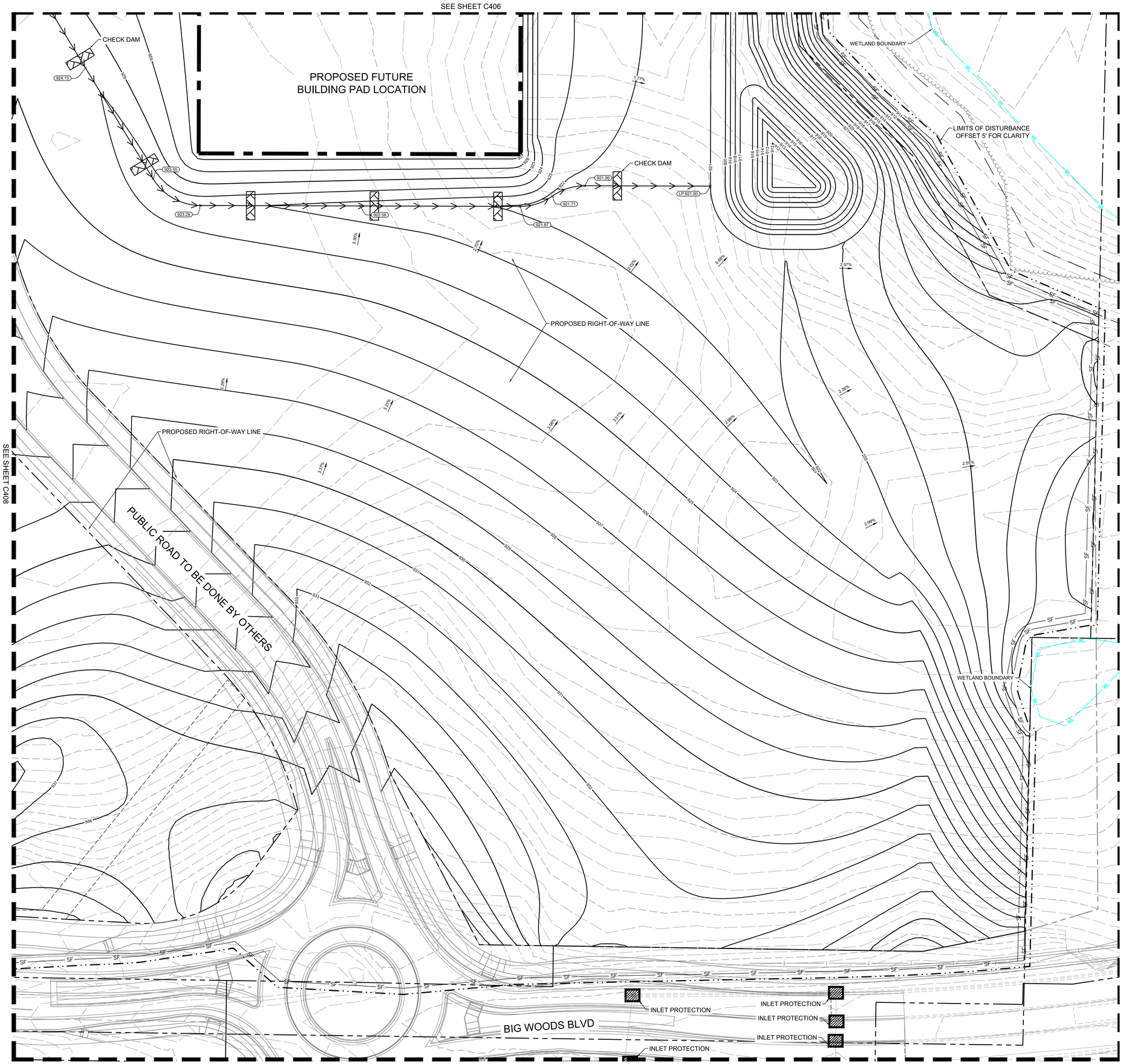

LEGEND

- ROCK ENTRANCE
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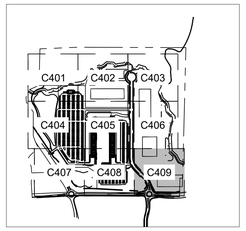

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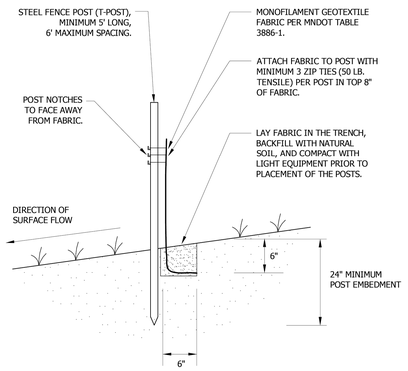

NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

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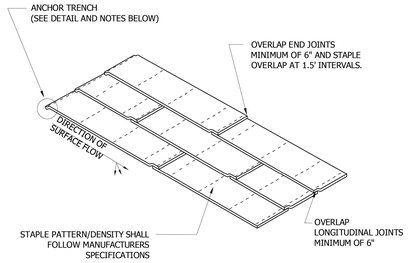
SILT FENCE
STANDARD

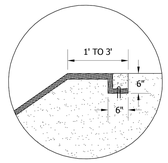
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1C



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



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

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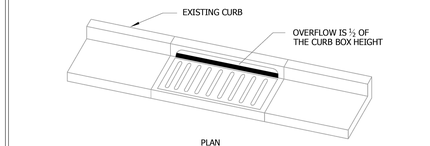
EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

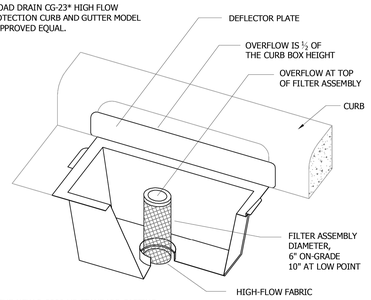
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

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



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

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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

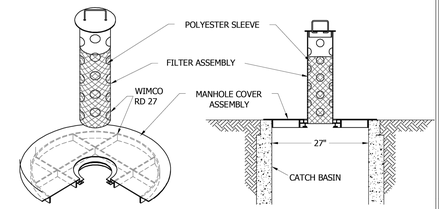
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

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.



ISOMETRIC VIEW

IN-PLACE ELEVATION VIEW

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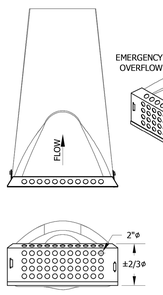
INLET PROTECTION
BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



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

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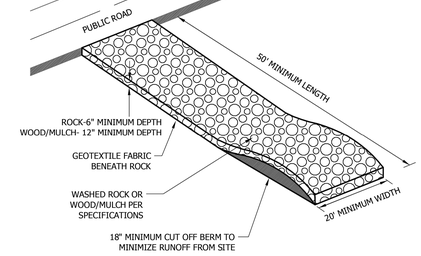
FLARED END
EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6



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

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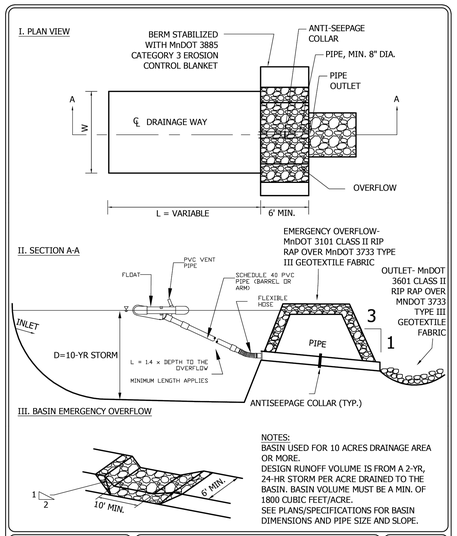
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-7



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

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TEMPORARY SEDIMENTATION BASIN
SKIMMER OUTLET

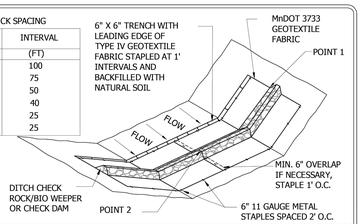
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-8A

DITCH CHECK SPACING

DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25



NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK ROCK/BIO WEEPER OR CHECK DAM

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MnDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MnDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)

ANCHOR TRENCH
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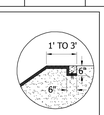
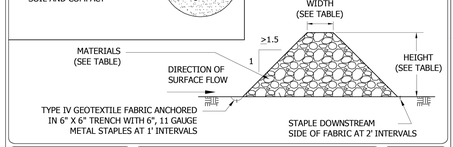
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT





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DITCH CHECK / WEEPER
SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-5

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KHA PROJECT	180438040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

EROSION CONTROL DETAILS

SHEET NUMBER

C420

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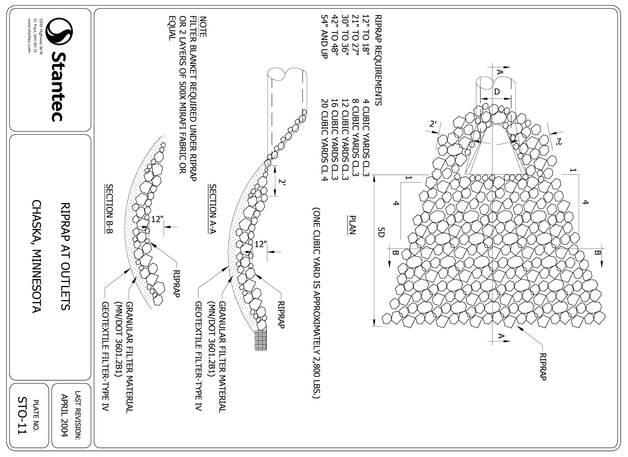

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RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA **MN**

SHEET NUMBER **C421**

EROSION CONTROL DETAILS

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DRAWN BY	RCW
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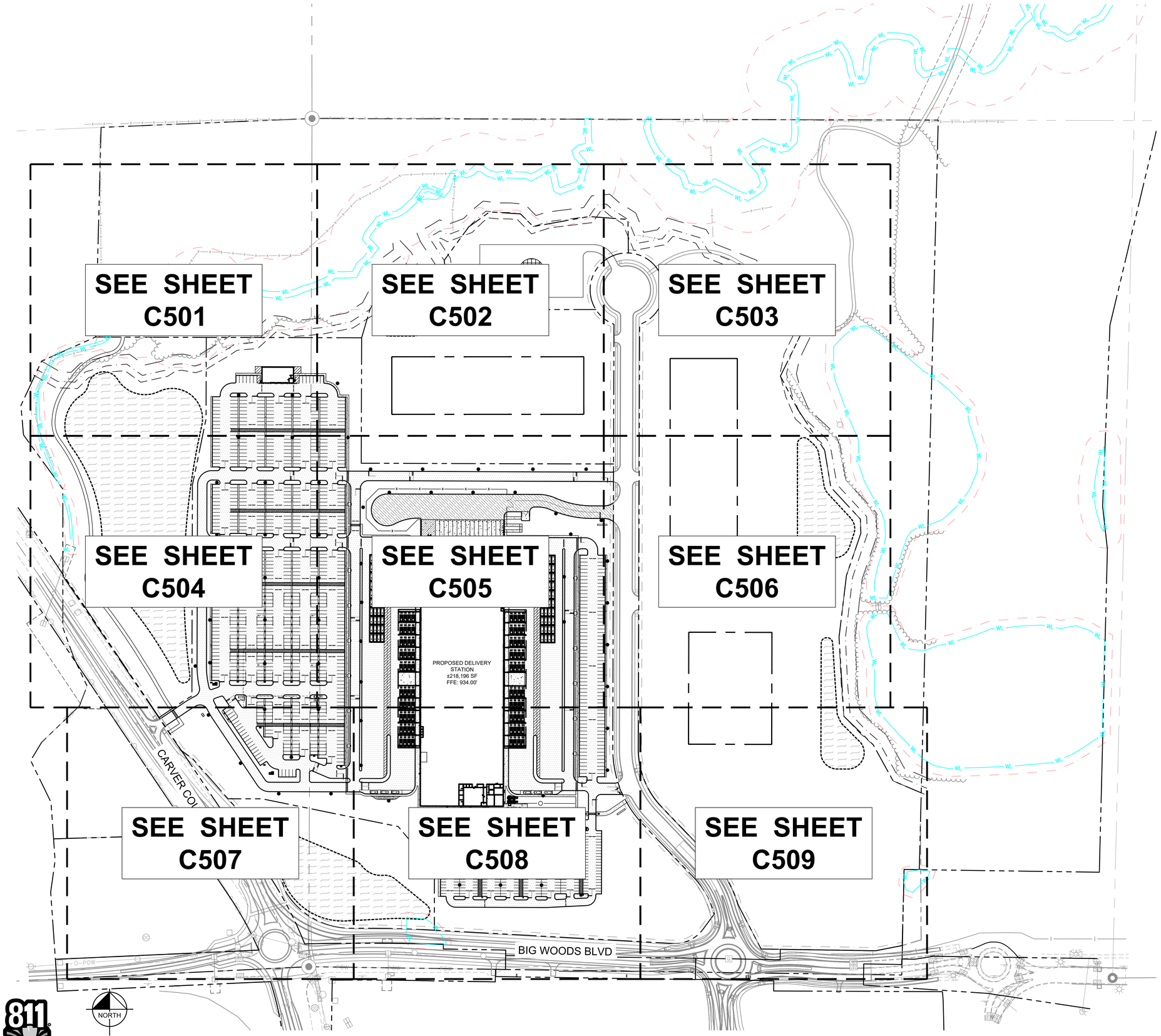


LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY (BUILDING 1)	
TOTAL PROPERTY AREA	±43.71 AC
EXISTING IMPERVIOUS AREA	±1.38 AC / 3.17%
EXISTING PERVIOUS AREA	±42.21 AC / 96.83%
PROPOSED IMPERVIOUS AREA	±31.17 AC / 71.48%
PROPOSED PERVIOUS AREA	±12.43 AC / 28.52%
NET INCREASE IN IMPERVIOUS AREA	±29.79 AC
LANDSCAPE ISLAND PERCENTAGE	±10.27%

TOTAL PROPERTY SUMMARY (RASER)	
TOTAL PROPERTY AREA	±164.25 AC
EXISTING IMPERVIOUS AREA	±5.20 AC / 3.17%
EXISTING PERVIOUS AREA	±159.06 AC / 96.83%
PROPOSED IMPERVIOUS AREA	±38.40 AC / 23.38%
PROPOSED PERVIOUS AREA	±125.86 AC / 76.62%
NET INCREASE IN IMPERVIOUS AREA	±33.20 AC

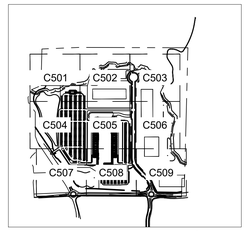
SITE DATA	
EXISTING ZONING	RURAL RESIDENTIAL
PROPOSED LAND USE	BUSINESS PARK
PARKING SETBACKS	FRONT = 10' SIDE/REAR = 5' RIGHT OF WAY = 25'
BUILDING SETBACKS	FRONT = 20' SIDE INTERIOR= 20' SIDE CORNER = 20' REAR = 15'

PARKING DATA		
PARKING STALL VAN DIMENSIONS	11' X 24'	1,875 STALLS
PARKING STALL CAR DIMENSIONS	9' X 18'	752 STALLS
TRUCK PARKING DIMENSIONS	13.5' X 60'	15 STALLS

EV PARKING DATA		
DC-DOC 40KW CHARGERS	N/A	67 CHARGERS
DC-DOC 40KW STALLS	N/A	266 STALLS
EMBEDDED BOLLARDS	N/A	57
BOLT DOWN BOLLARDS	N/A	266

BUILDING DATA	
TOTAL BUILDING AREA	±218,196 SF
PERCENT OF TOTAL PROPERTY AREA	8.40%

TOTAL GREENBELT SUMMARY	
TOTAL EXISTING GREENBELT AREA - WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±405,693 SF / ±9.31 AC / 31.10%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±898,840 SF / ±20.64 AC / 68.90%



LEGEND

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-851-5900
WWW.KIMLEY-HORN.COM

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.

BRIAN M. WIRZKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 04/29/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SITE PLAN

SHEET NUMBER
C500

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN.dwg May 27, 2026 - 5:45pm

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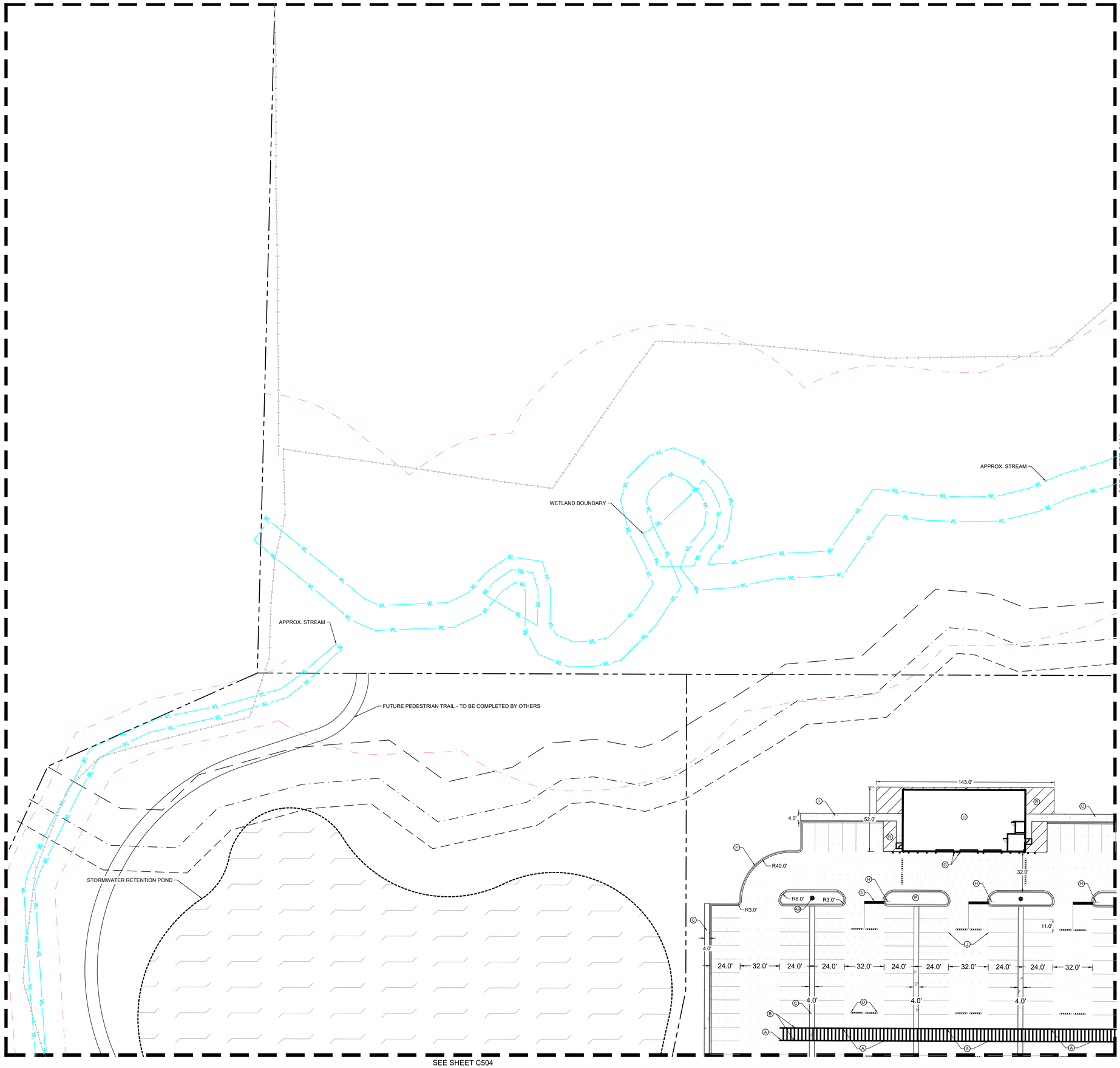
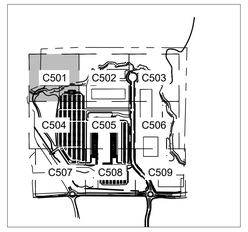


LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
N	PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)	AQ	ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
P	LANDSCAPING AREA	AS	STAIRCASE TO BUILDING SIDE DOOR
Q	SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN	AT	TRUCK PARKING EQUIPMENT
R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
U	F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN	AX	BUILDING SERVICE SWITCHGEAR
V	CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN	AY	EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 2251, EDEN PRAIRIE, MN 55344
PHONE: 612-424-5700
WWW.KIMLEY-HORN.COM

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BRIAN M. WIROKMAN, P.E. MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT	193470040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	COM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER

C501

APPROX. WETLAND

APPROX. STREAM

SEE SHEET C501

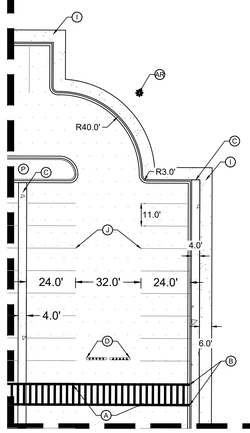
SEE SHEET C503

RIGHT-OF-WAY LINE

FUTURE WATER TOWER
LOCATION
FFE: 946.54'

PROPOSED FUTURE
BUILDING PAD LOCATION
±108,000 SF
FFE: 936.55'

10 FT PARKING SETBACK



SEE SHEET C505

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

- (A) PEDESTRIAN SIGN
- (B) CROSSWALK (SEE DETAIL SHEET C521)
- (C) EV CHARGING OVERHANG
- (D) SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)
- (E) STOP BAR (SEE DETAIL SHEET C521)
- (F) B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520
- (G) 6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS
- (H) STOP SIGN (SEE DETAIL SHEET C521)
- (I) CONCRETE WALKWAY
- (J) 4" WIDE PAINTED WHITE SOLID LINE (TYP.)
- (K) SPEED HUMP - REFER TO ARCHITECTURAL PLANS
- (L) TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
- (M) SECURITY FENCE (SEE DETAIL SHEET C520)
- (N) PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)
- (O) "STOP & DO NOT ENTER" SIGNAGE
- (P) LANDSCAPING AREA
- (Q) SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN
- (R) AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.
- (S) RETAINING WALL - REFER TO GRADING PLAN
- (T) "DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)
- (U) F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN
- (V) CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN
- (W) "DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)
- (X) REINFORCED CONCRETE AREA
- (Y) TRUCK PARKING STALL
- (Z) BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
- (AA) VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN
- (AB) DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN
- (AC) VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN
- (AD) BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
- (AE) BENCH - REFER TO ARCHITECTURAL PLAN
- (AF) TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
- (AG) VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
- (AH) TRASH BIN - REFER TO ARCHITECTURAL PLAN
- (AI) RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
- (AJ) SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
- (AK) CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
- (AL) PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
- (AM) RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
- (AN) ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
- (AO) CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
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- (AQ) ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
- (AR) LIGHT POLE - REFER TO ELECTRICAL PLAN
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- (AT) TRUCK PARKING EQUIPMENT
- (AU) "RIDE SHARE SHELTER" SIGNAGE
- (AV) ROAD MARKING FOR DIRECTIONAL TRAVEL
- (AW) PRIMARY UTILITY METERING CABINET
- (AX) BUILDING SERVICE SWITCHGEAR
- (AY) EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
- (AZ) EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
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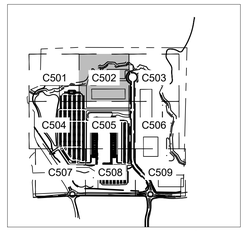
- (BD) EV CHARGING STATION
- (BE) EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C502

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 952-746-1600
WWW.KIMLEY-HORN.COM

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BRIAN M. WIRZKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT	
193436040	
DATE	
05/27/2026	
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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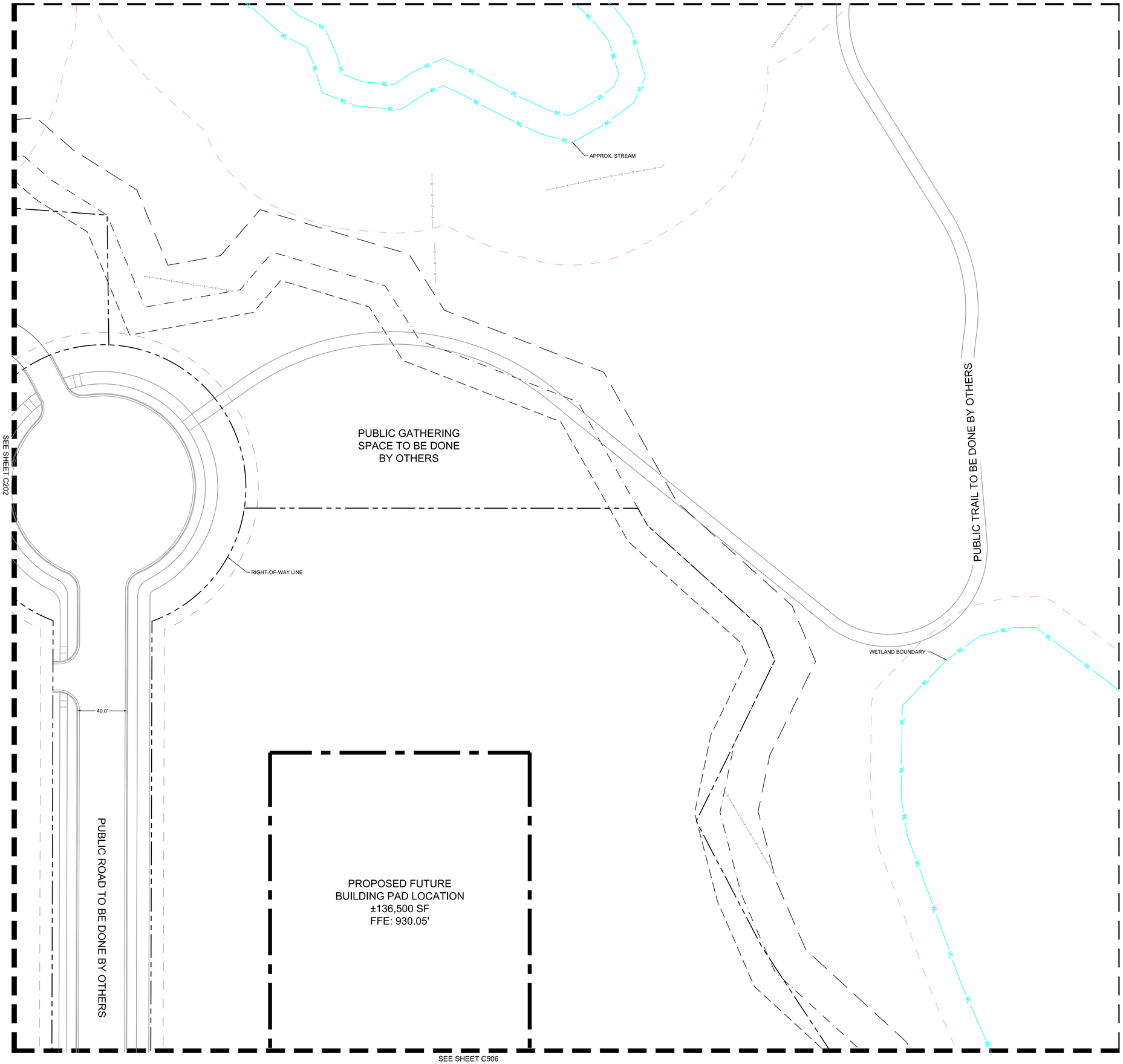
K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm



LEGEND

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Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
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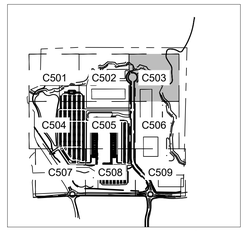

LEGEND

NORTH

GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY

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BRIAN M. WIROKMAN, P.E. — MN LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 180436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

SITE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C503

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

SEE SHEET C501

SEE SHEET C505

SEE SHEET C507

STORMWATER RETENTION POND

EXISTING UTILITY EASEMENT

10 FT PARKING SETBACK

STORMWATER RETENTION POND

FUTURE PEDESTRIAN TRAIL - TO BE COMPLETED BY OTHERS

CARVER COUNTY 11

24.0' 32.0' 24.0' 24.0' 32.0' 24.0' 24.0' 32.0' 24.0' 24.0' 32.0'

4.0'

11.0'

R3.0'

R8.0'

R45.0'

30.0'

32.0'

R25.0'

566.2'

29.0'

8 EV CHARGERS

5 EV CHARGERS

7 EV CHARGERS

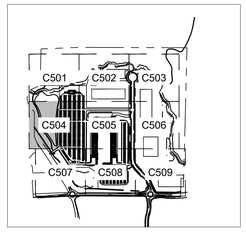
R6.0'

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
N	PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)	AQ	ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
P	LANDSCAPING AREA	AS	STAIRCASE TO BUILDING SIDE DOOR
Q	SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN	AT	TRUCK PARKING EQUIPMENT
R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
U	F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN	AX	BUILDING SERVICE SWITCHGEAR
V	CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN	AY	EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 763-541-4800
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BRIAN M. WIRZKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C504

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SEE SHEET C502

SEE SHEET C504

SEE SHEET C506

SEE SHEET C508

PROPERTY LINE

10 FT PARKING SETBACK

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
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R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
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Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
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AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		

C501 C502 C503
C504 C505 C506
C507 C508 C509

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C505

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 2325, EDEN PRAIRIE, MN 55344
PHONE: 763-541-4800
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BRIAN M. WIROKMAN, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT	193843040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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K:\ITWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

SEE SHEET C503

PROPOSED FUTURE
BUILDING PAD LOCATION
±136,500 SF
FFE: 930.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

10' PARKING SETBACK

RIGHT-OF-WAY LINE

SEE SHEET C505

PUBLIC ROAD TO BE DONE BY OTHERS

40.0'

PROPOSED FUTURE
BUILDING PAD LOCATION
±91,000 SF
FFE: 927.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

SEE SHEET C509

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
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- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

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R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
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X	REINFORCED CONCRETE AREA	6A	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
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Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
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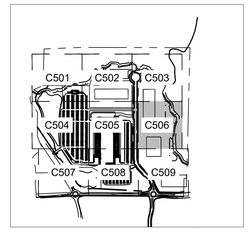

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

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PHONE: 612-424-5700
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BRIAN M. WIRSKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	193410040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

SITE PLAN ENLARGEMENT

SHEET NUMBER
C506

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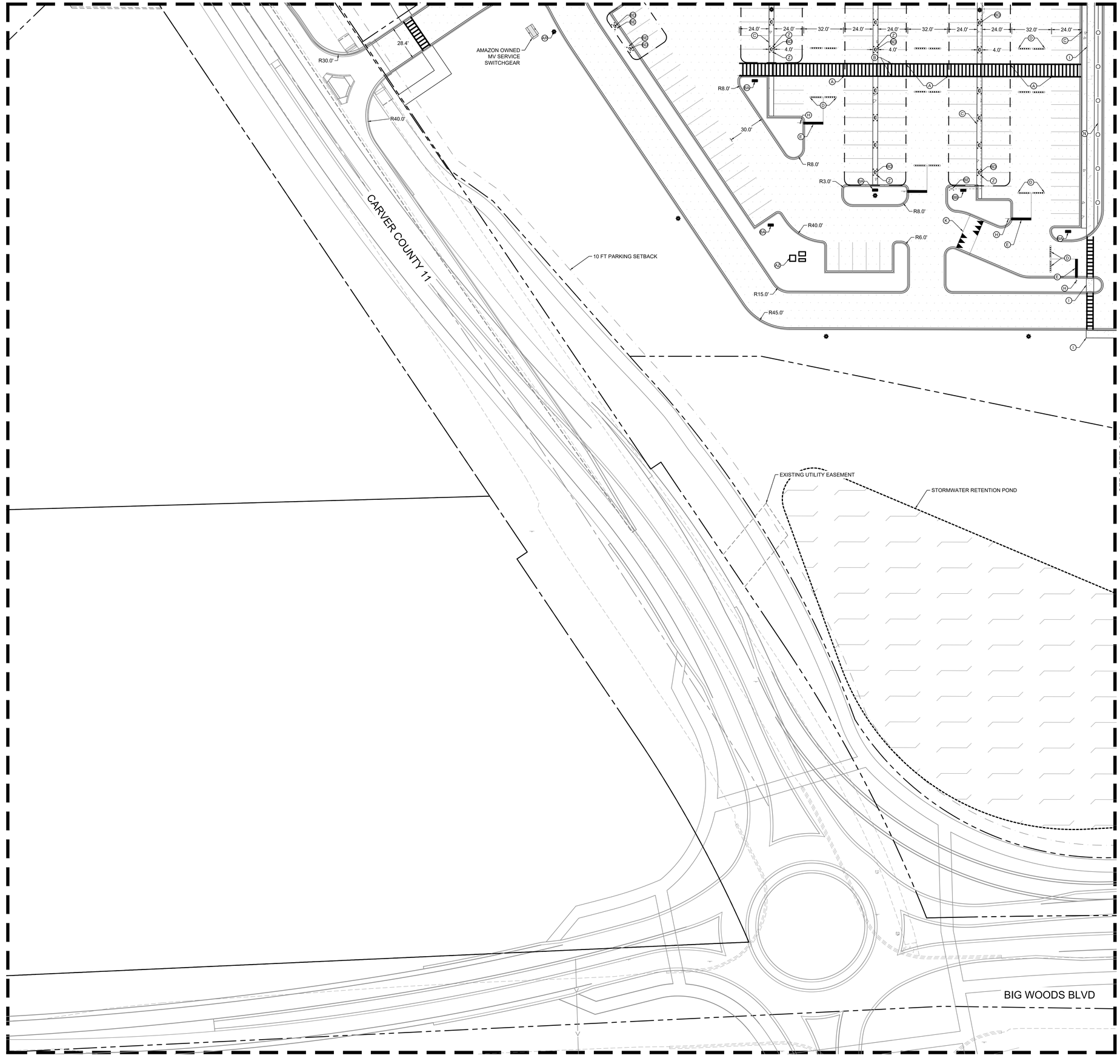
SEE SHEET C504



SEE SHEET C508

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
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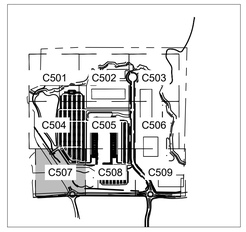

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's **below.** **Call** before you dig.

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C507

No.	REVISIONS	DATE	BY

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BRIAN M. WIROKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	193470040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

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SEE SHEET C505

SEE SHEET C507

SEE SHEET C509

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

PUBLIC ROAD TO BE DONE BY OTHERS

STORMWATER RETENTION POND

WETLAND BOUNDARY

10 FT PARKING SETBACK

EXISTING UTILITY EASEMENT

PUBLIC ROAD TO BE DONE BY OTHERS

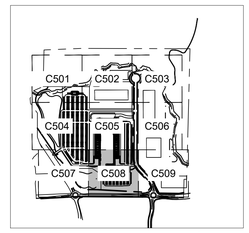
BIG WOODS BLVD

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
N	PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)	AQ	ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
P	LANDSCAPING AREA	AS	STAIRCASE TO BUILDING SIDE DOOR
Q	SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN	AT	TRUCK PARKING EQUIPMENT
R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
U	F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN	AX	BUILDING SERVICE SWITCHGEAR
V	CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN	AY	EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-235-4727
WWW.KIMLEY-HORN.COM

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.

BRIAN M. WIRZKMAN, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT 160430040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C508

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SEE SHEET C506

PROPOSED FUTURE
BUILDING PAD LOCATION
±91,000 SF
FFE: 927.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

WETLAND BOUNDARY

40.0'

SEE SHEET C508

PUBLIC ROAD TO BE DONE BY OTHERS

PUBLIC ROAD TO BE DONE BY OTHERS

BIG WOODS BLVD

PUBLIC ROAD TO BE DONE BY OTHERS

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
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- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
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Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
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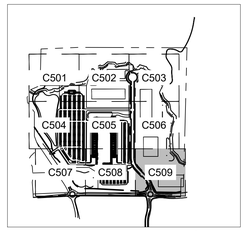
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

	BY	DATE	REVISIONS	No.

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PHONE: 612-851-5900
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BRIAN M. WIROKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT	180436040		
DATE	05/27/2026		
SCALE	AS SHOWN	DESIGNED BY	CSM
		DRAWN BY	RCW
		CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C509

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

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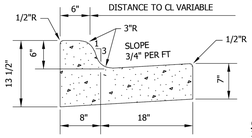
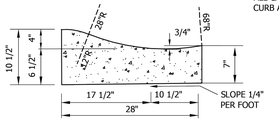
Plotted by: matthew.wenker Last saved by: matthew.wenker

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

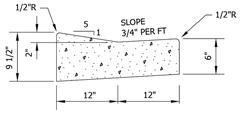


MNDOT B618

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

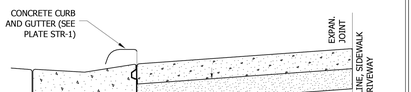
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CURB AND GUTTER

CHASKA, MINNESOTA

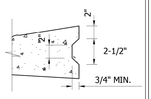
LAST REVISION: APRIL 2023

PLATE NO. STR-1

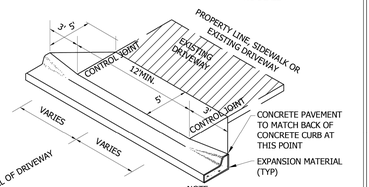


DRIVEWAY SECTION
NO SCALE

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



KEYWAY DETAIL
NO SCALE



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

DRIVEWAY ISOMETRIC
NO SCALE

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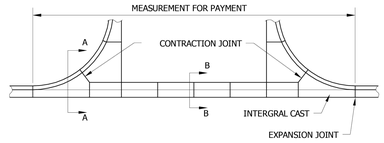
St. Paul, MN 55113
www.stantec.com

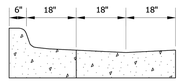
CONCRETE DRIVEWAY APRON

CHASKA, MINNESOTA

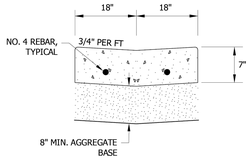
LAST REVISION: APRIL 2016

PLATE NO. STR-2





SECTION A-A
THRU B618 C&G



SECTION B-B
THRU
CONCRETE VALLEY GUTTER

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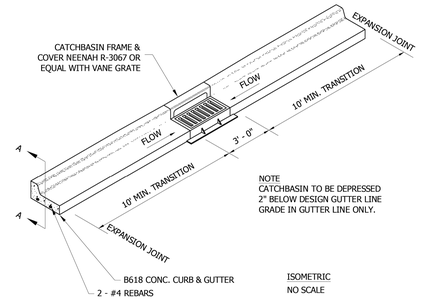
COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

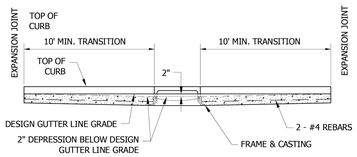
LAST REVISION: APRIL 2016

PLATE NO. STR-3



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

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

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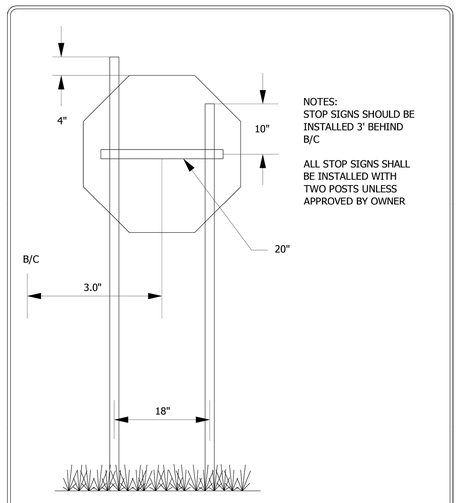
B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-4



NOTES:
STOP SIGNS SHOULD BE INSTALLED 3' BEHIND B/C

ALL STOP SIGNS SHALL BE INSTALLED WITH TWO POSTS UNLESS APPROVED BY OWNER

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

STOP SIGN INSTALLATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: JUNE 2012

PLATE NO. STR-15

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 612-351-1177
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FOR REFERENCE ONLY

KHA PROJECT 180430040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

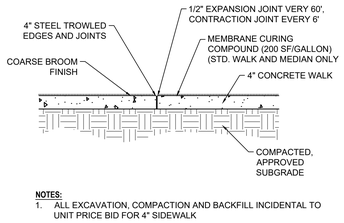
SCANNELL PROPERTIES

MN

CHASKA

SITE DETAILS

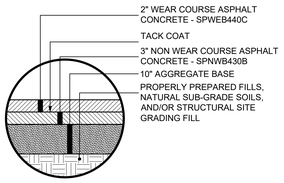
SHEET NUMBER
C520



NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

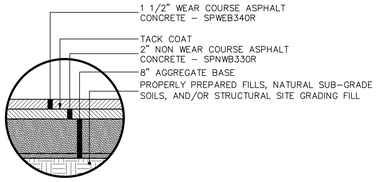
1 CONCRETE SIDEWALK
NO SCALE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



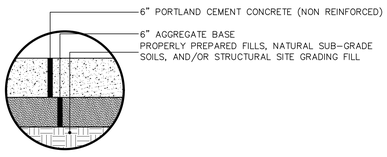
2 HEAVY DUTY ASPHALT PAVMENT SECTION
NO SCALE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

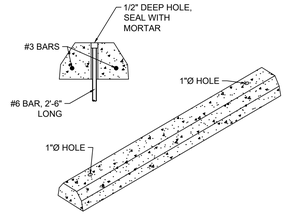


3 STANDARD DUTY ASPHALT PAVMENT SECTION
NO SCALE

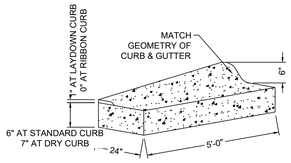
PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



4 HEAVY DUTY CONCRETE PAVMENT SECTION
NO SCALE



5 PRECAST WHEEL STOP
NO SCALE



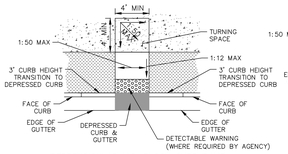
NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

6 CURB TAPER
NO SCALE

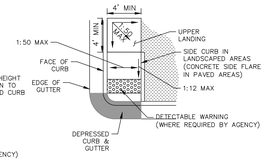
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

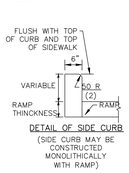
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



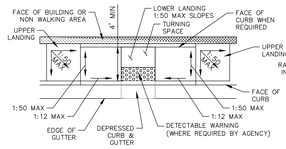
PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



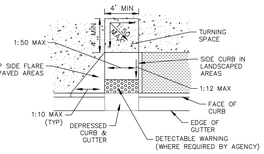
RAMPS ADJACENT TO PAVEMENT



DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



PARALLEL MID-BLOCK CURB RAMP

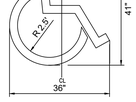


PERPENDICULAR MID-BLOCK CURB RAMP

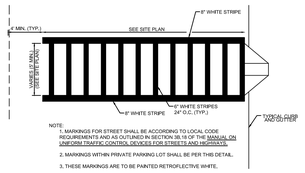
7 CURB RAMP DETAILS
NO SCALE



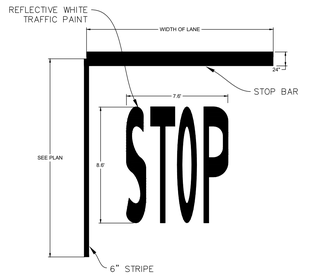
8 ACCESSIBLE PARKING SIGNAGE DETAIL
NO SCALE



9 ACCESSIBLE PARKING STRIP
NO SCALE



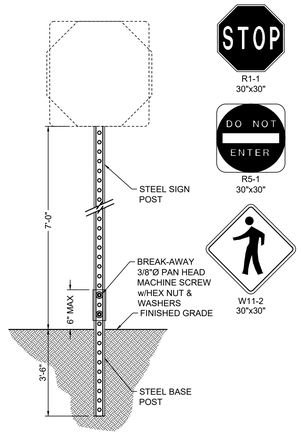
10 CROSSWALK DETAIL
NO SCALE



11 STOP BAR
NO SCALE



12 STOP SIGN DETAIL
NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL
2. POSTS SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

13 TRAFFIC SIGN POST
NO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 763-541-1037
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BRIAN M. WURDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT 163480040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C521

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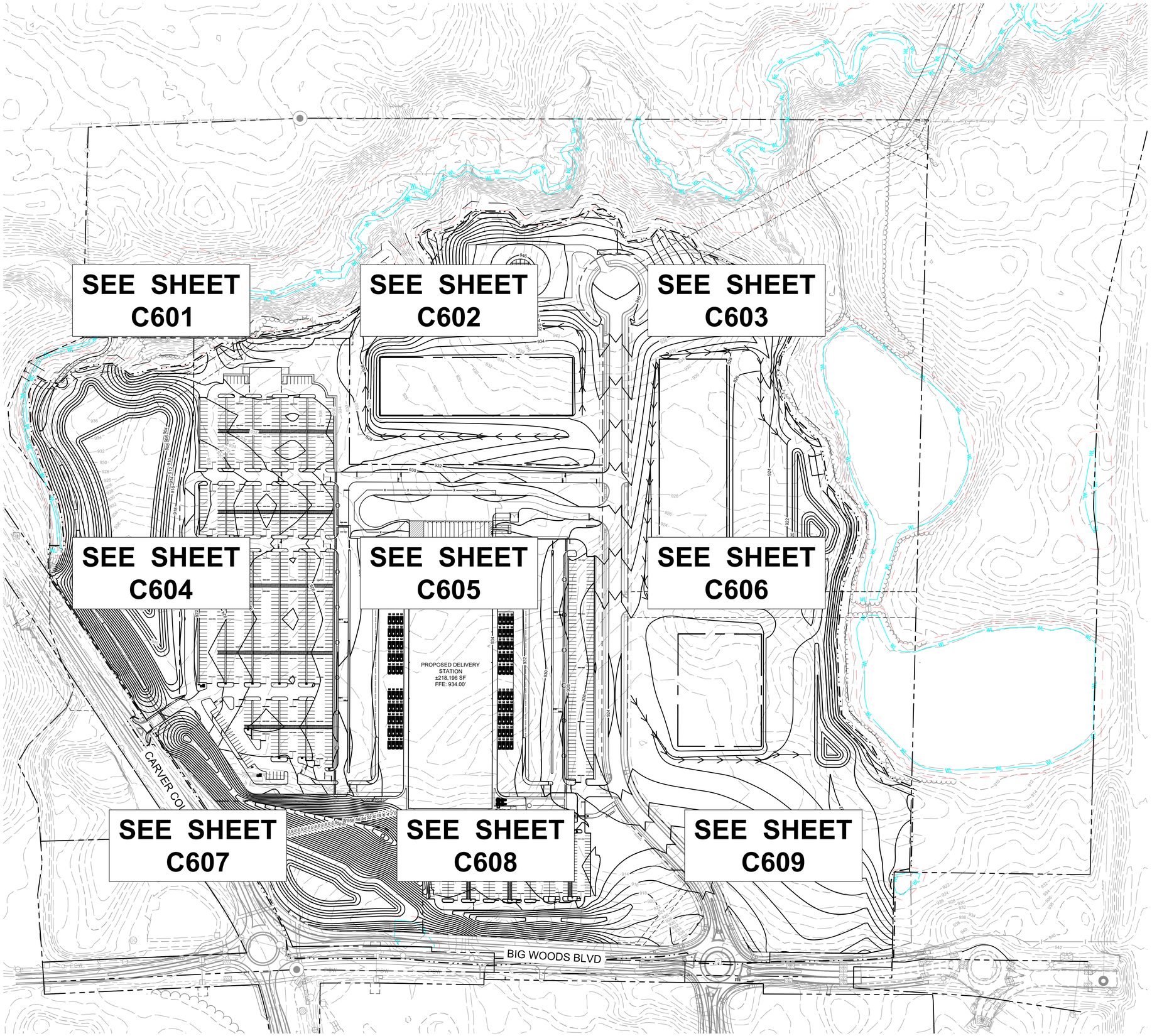
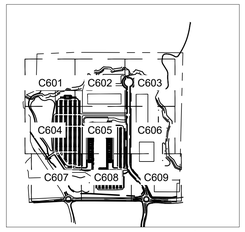


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- TF:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 BW:0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHASKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0"- 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 8' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <934.00> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.
23. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS. ALL CONTOURS SHOWN ON THE GRADING PLAN ENLARGEMENTS ARE AT 1' AND 5' INTERVALS.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 952-746-2277
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BRIAN M. WIROKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 180438040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN

SHEET NUMBER
C600

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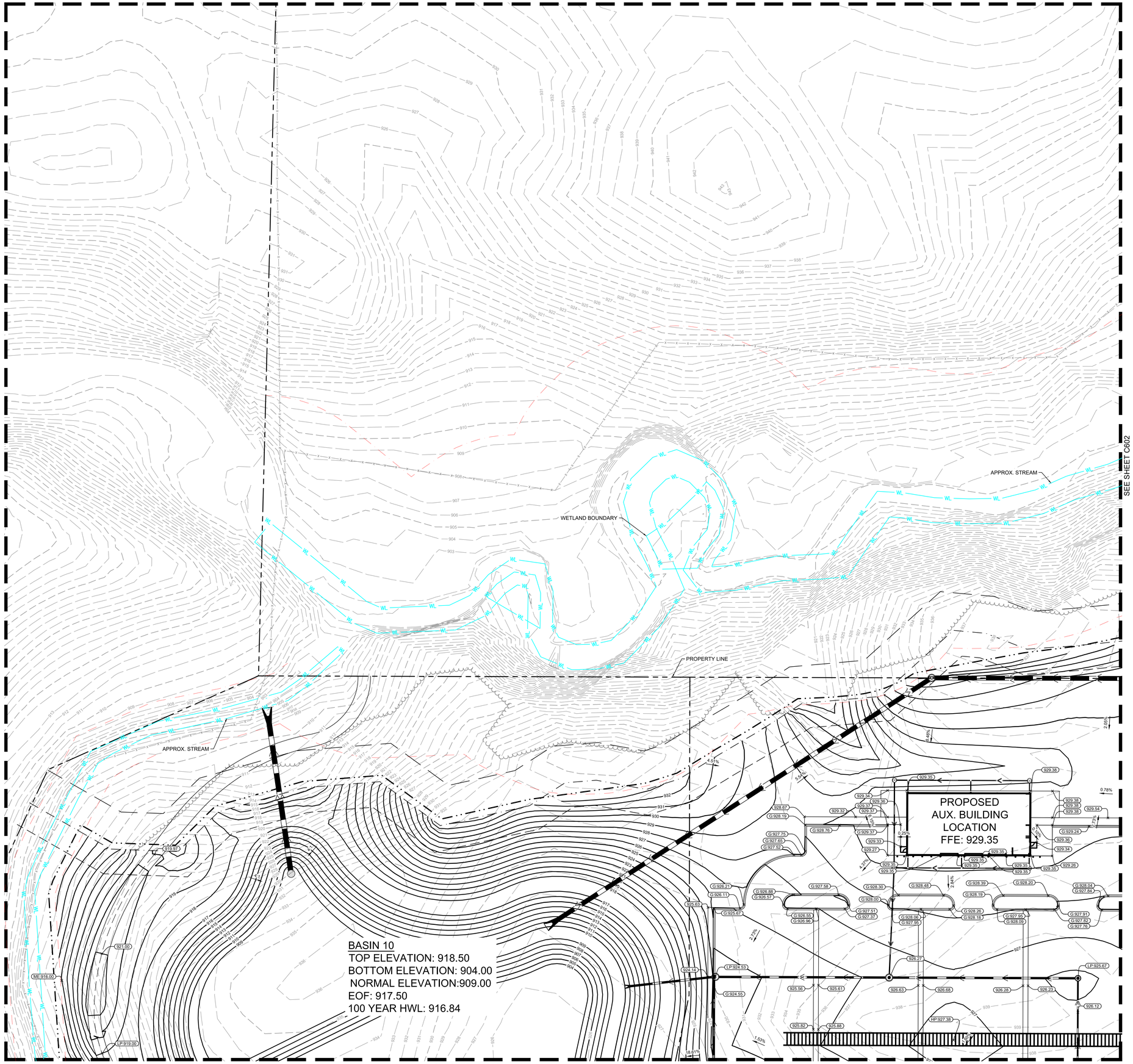

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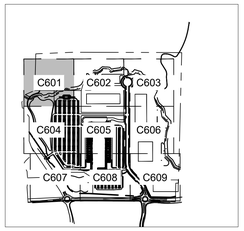

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C601

No.	REVISIONS	DATE	BY

Kimley»Horn
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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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LEGEND

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- TW 0.0 / BW 0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION

APPROX. WETLAND

APPROX. STREAM

PROPERTY LINE

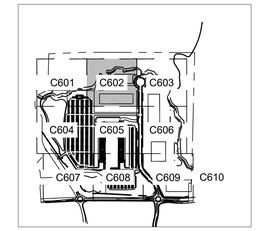
FUTURE WATER TOWER
LOCATION
FFE: 946.50

PROPOSED FUTURE
BUILDING PAD LOCATION
FFE: 936.55

SEE SHEET C601

SEE SHEET C503

SEE SHEET C605



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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ISHAN M. WIRDKAR, P.E.
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGV
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C602

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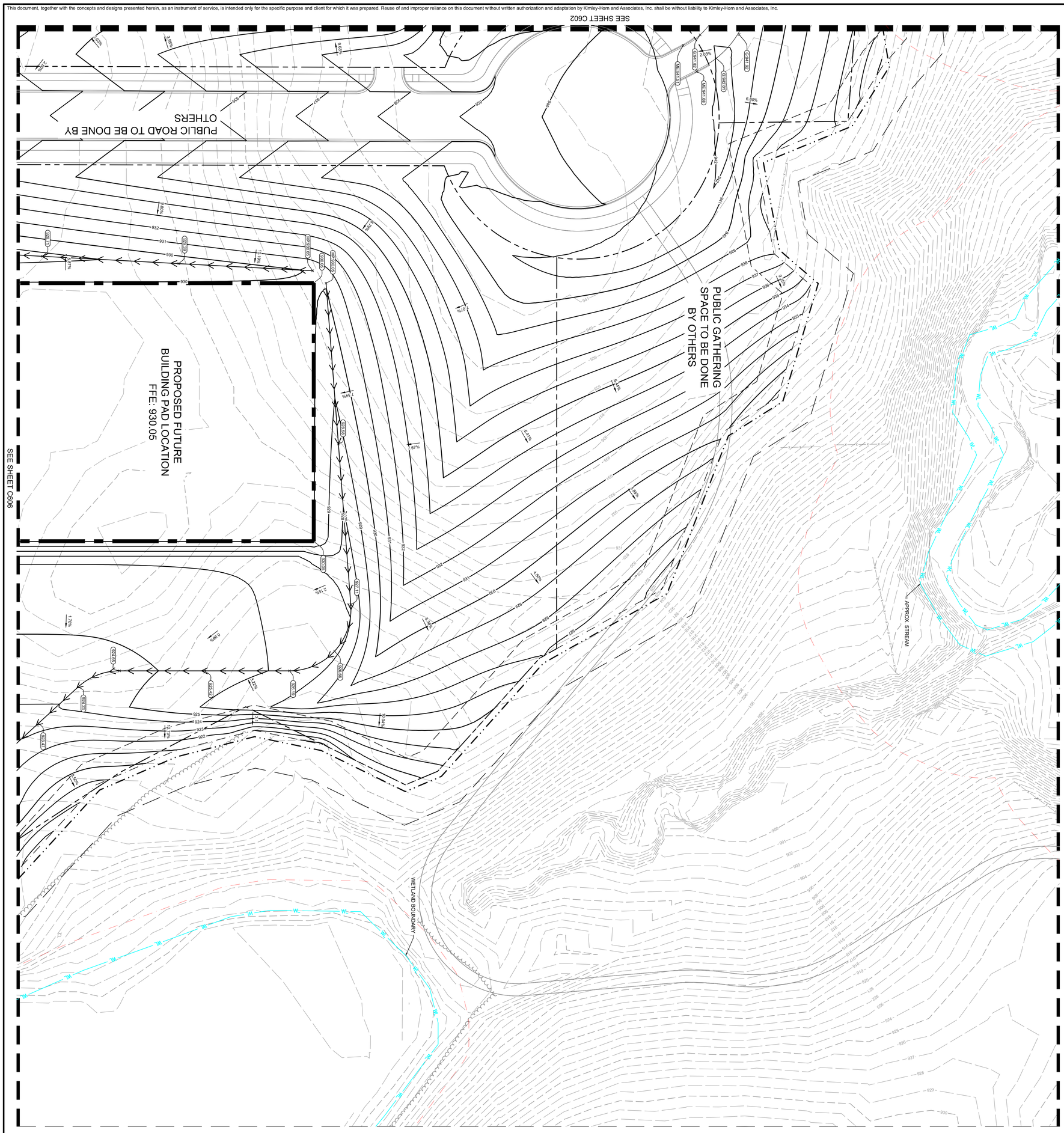

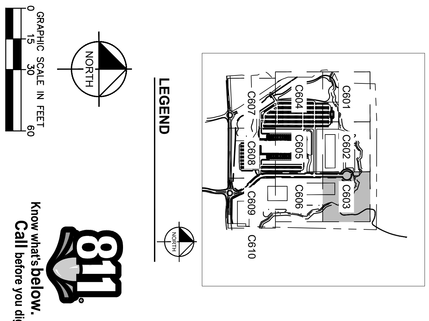

LEGEND

NORTH

GRAPHIC SCALE IN FEET 0 15 30 60

Know what's below. Call before you dig.

LEGEND

PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED RIDGE LINE
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PROPOSED TOP/BOTTOM OF WALL ELEVATION
PROPOSED DRAINAGE DIRECTION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C603

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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BRIAN M. WURDEMAN, P.E.

DATE: 05/27/2026 MN LIC. NO. 53113

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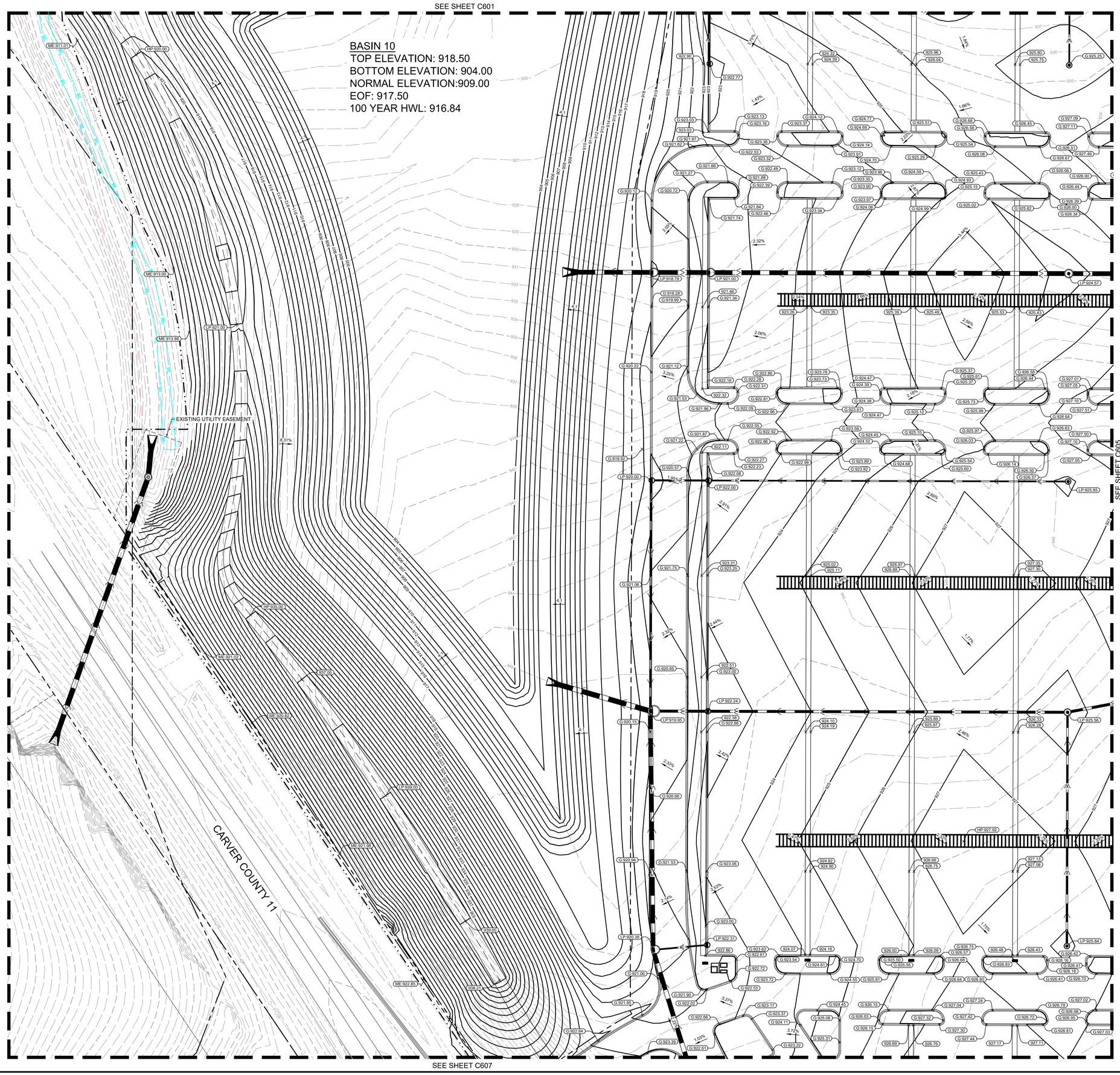
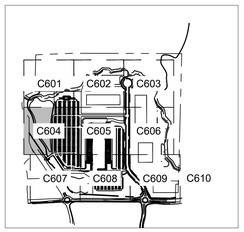


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C604

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
DATE: 04/29/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

GRADING PLAN ENLARGEMENT

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT 60% PLAN SET PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
C605		

GRADING PLAN ENLARGEMENT

KHA PROJECT
160846060
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

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(BRIAN) M. (MIDDEMAN, P.E.
MN
LIC. NO. 53113
DATE 05/27/2026

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No.	REVISIONS	DATE	BY

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND BUFFER SETBACK
- WETLAND/STREAM SETBACK
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
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- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

C600 C601 C602 C603 C604 C605 C606 C607 C608 C609 C610

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's below. Call before you dig.

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

SEE SHEET C602
SEE SHEET C604
SEE SHEET C606
SEE SHEET C608
PROPERTY LINE

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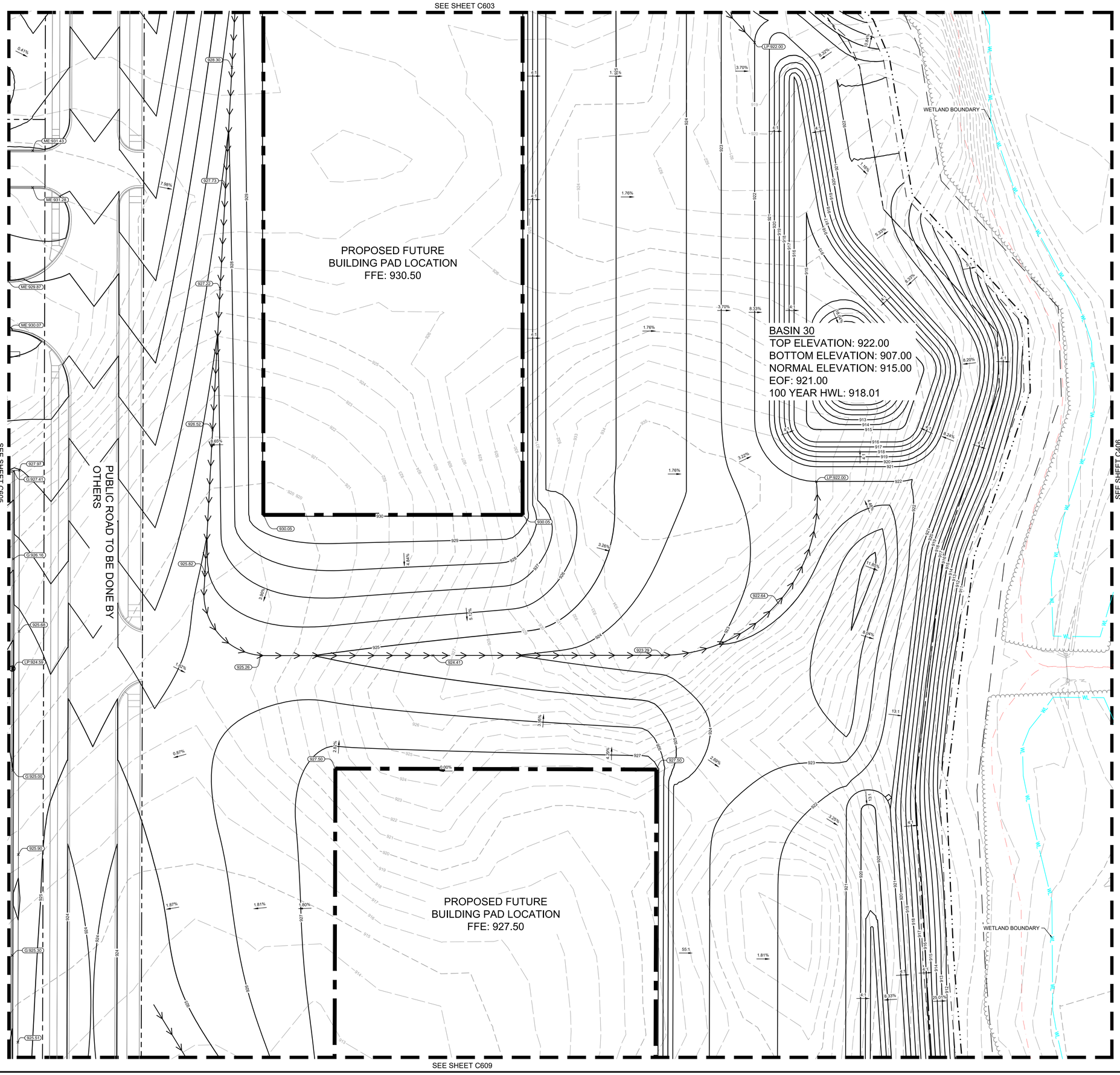

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
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- DIVERSION SWALE
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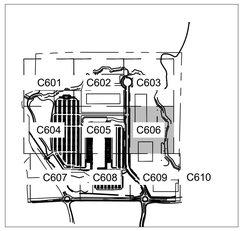

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

GRADING PLAN ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C606

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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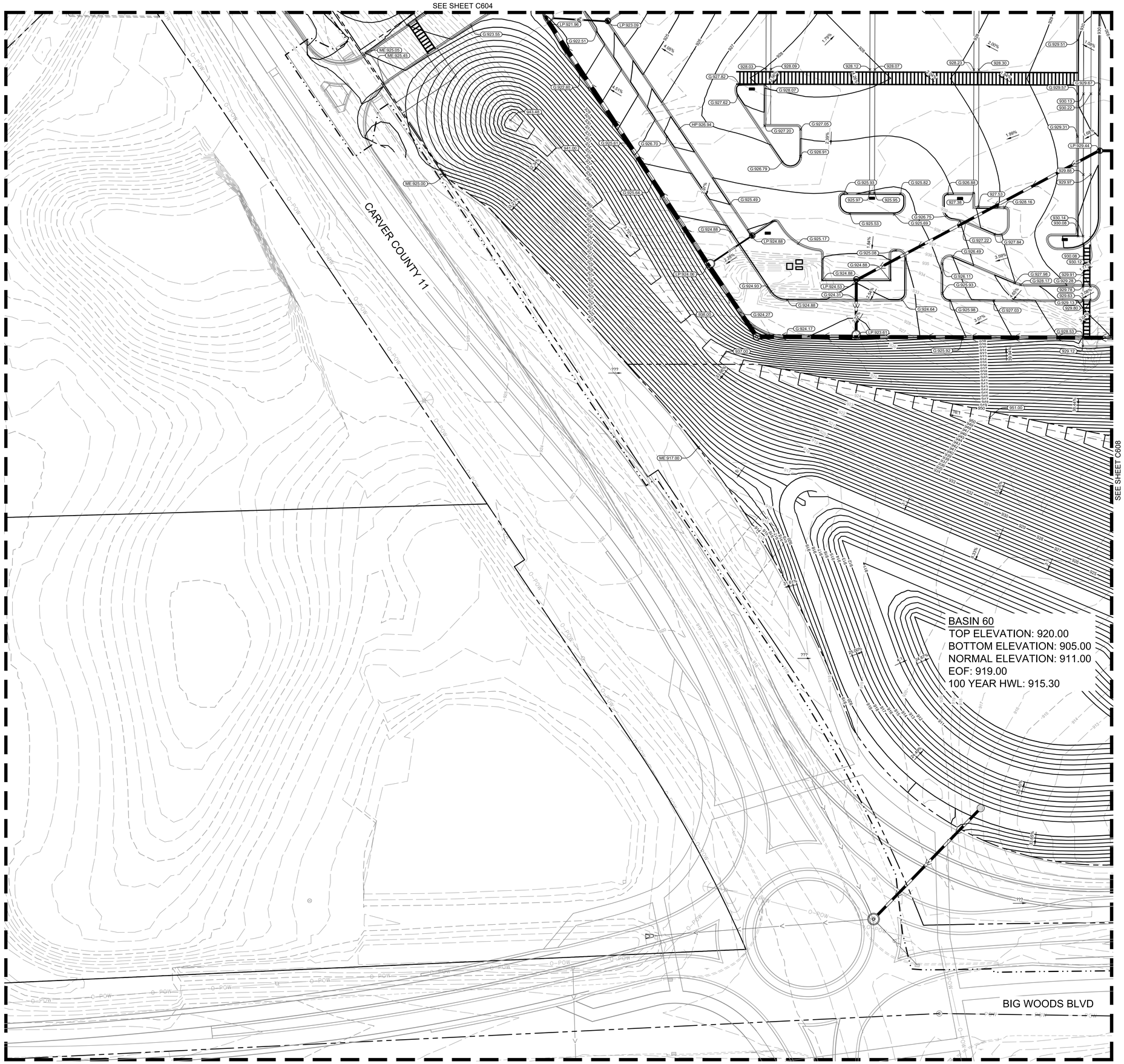

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
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- PROPOSED STORM MANHOLE (SOLID CASTING)
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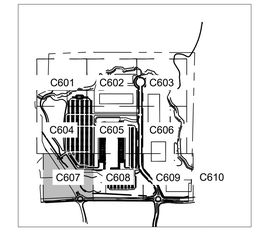

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SHEET NUMBER
C607

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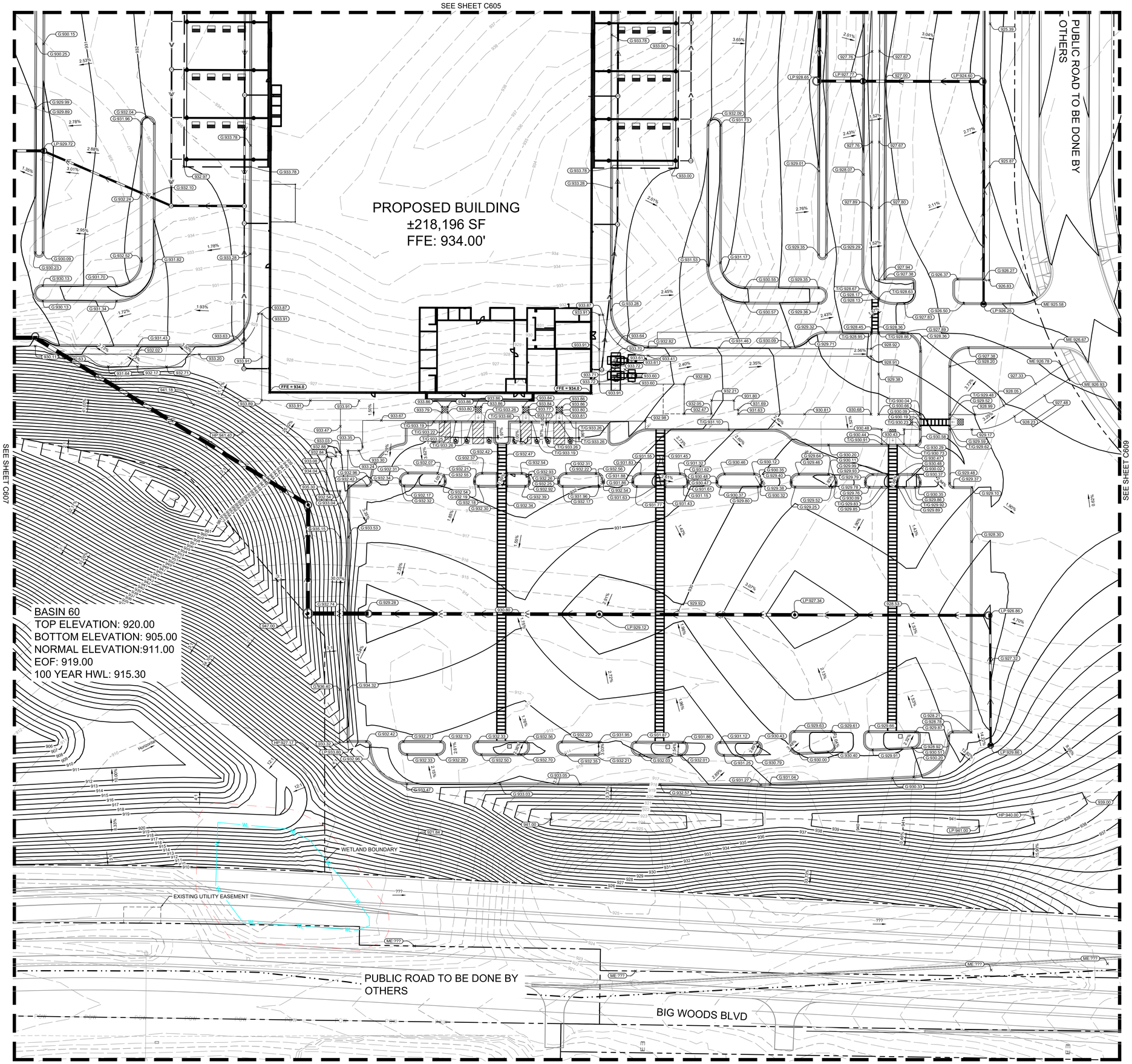

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
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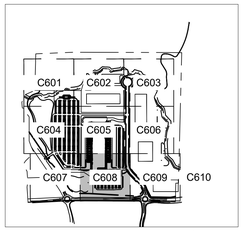

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C608

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

No.	REVISIONS	DATE	BY

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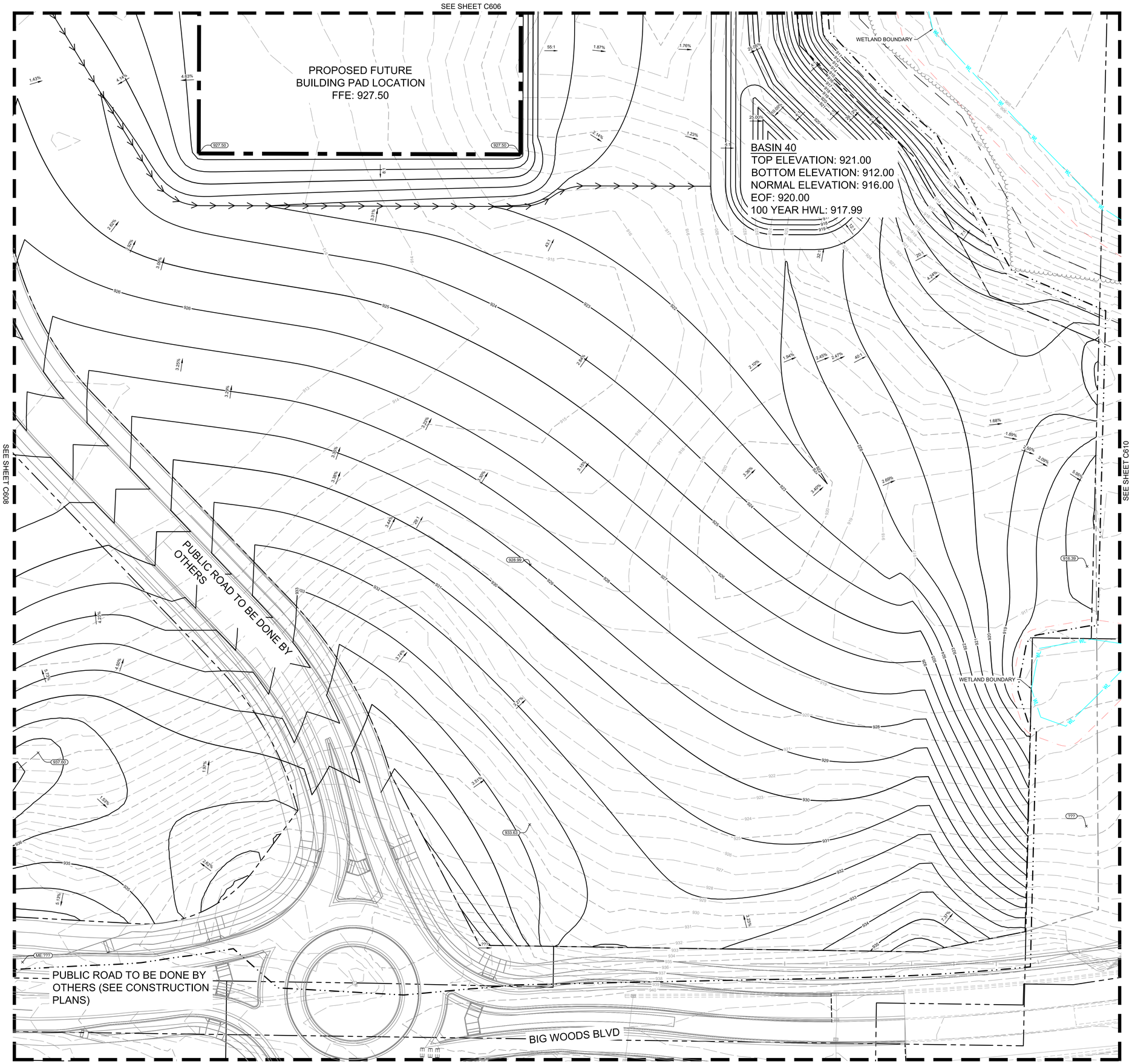

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
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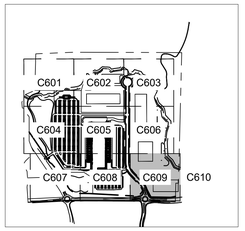

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

GRADING PLAN ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C609

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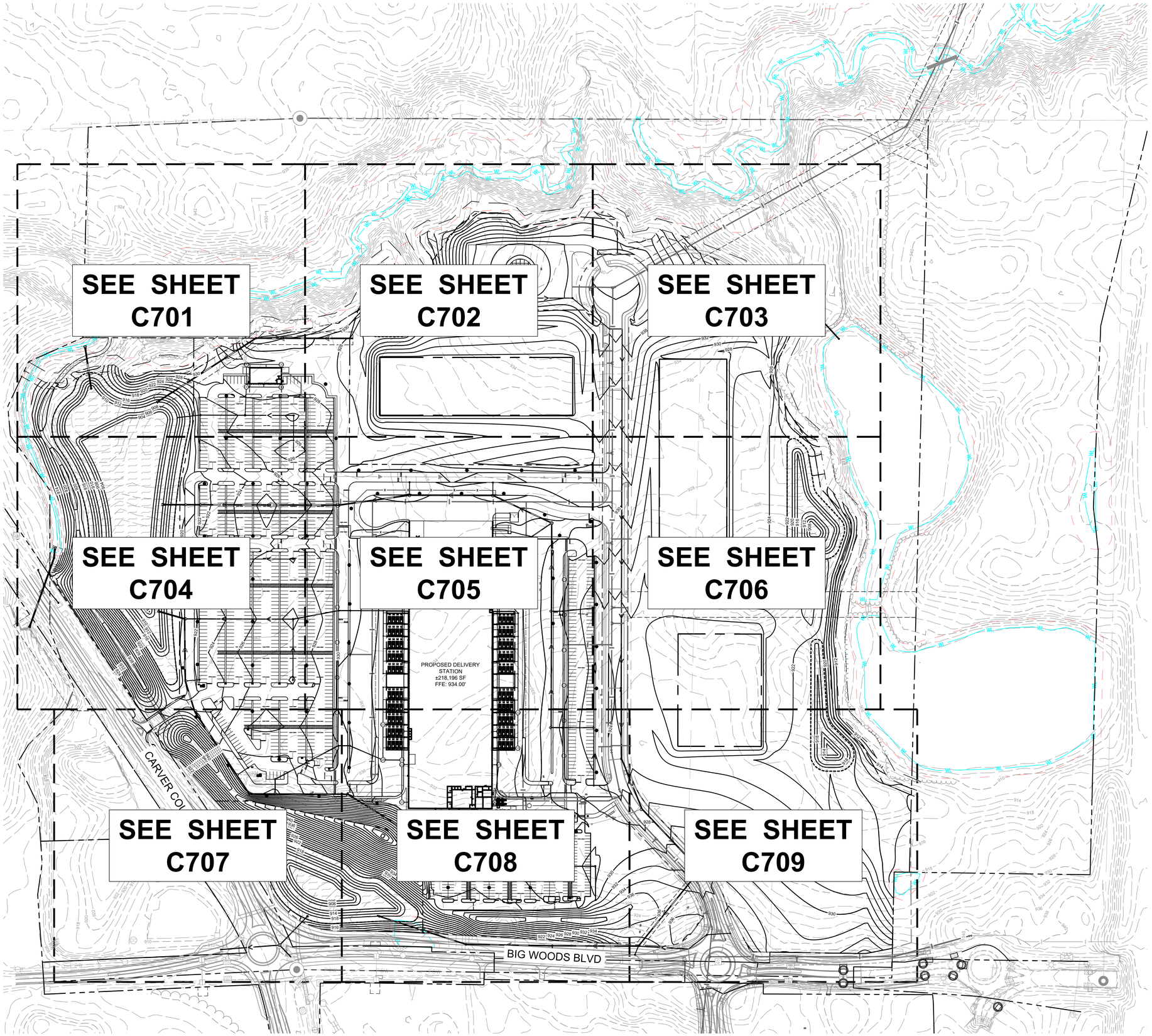

LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
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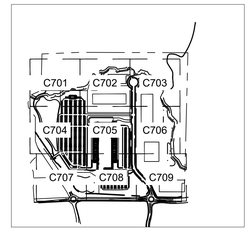
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT	180418040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

No.	REVISIONS	DATE	BY

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PHONE: 952-746-1600
WWW.KIMLEY-HORN.COM

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BRIAN M. WIRSKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

STORM SEWER PLAN

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C700

SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT 60% PLAN SET PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
C701		

STORM SEWER PLAN ENLARGEMENT

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

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(BRIAN) M. (MURDEMAN, P.E.
DATE 05/27/2026 LIC. NO. 53113

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11995 SINGLETREE LN. SUITE 235, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

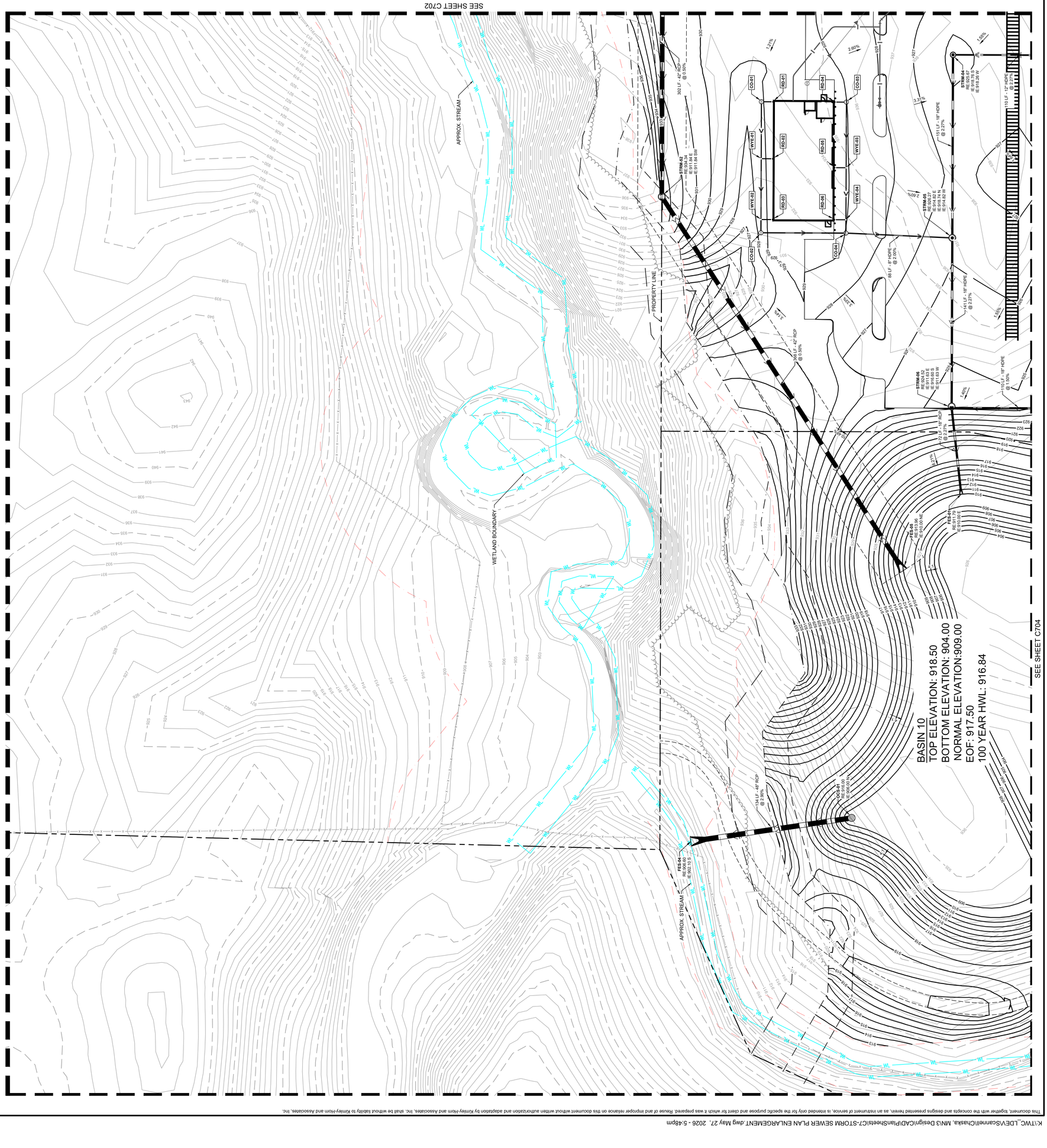
No.	REVISIONS	DATE	BY

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK



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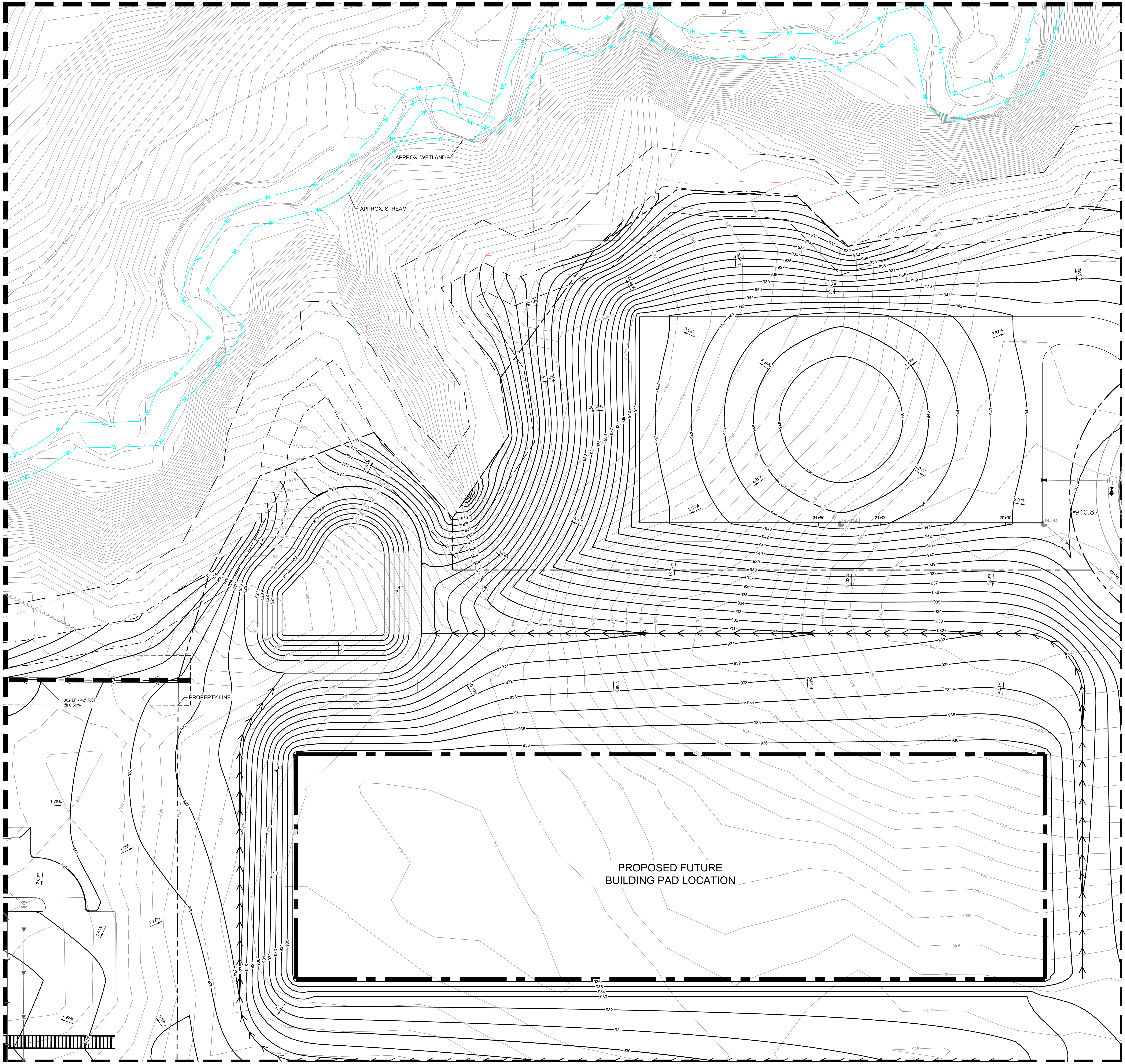

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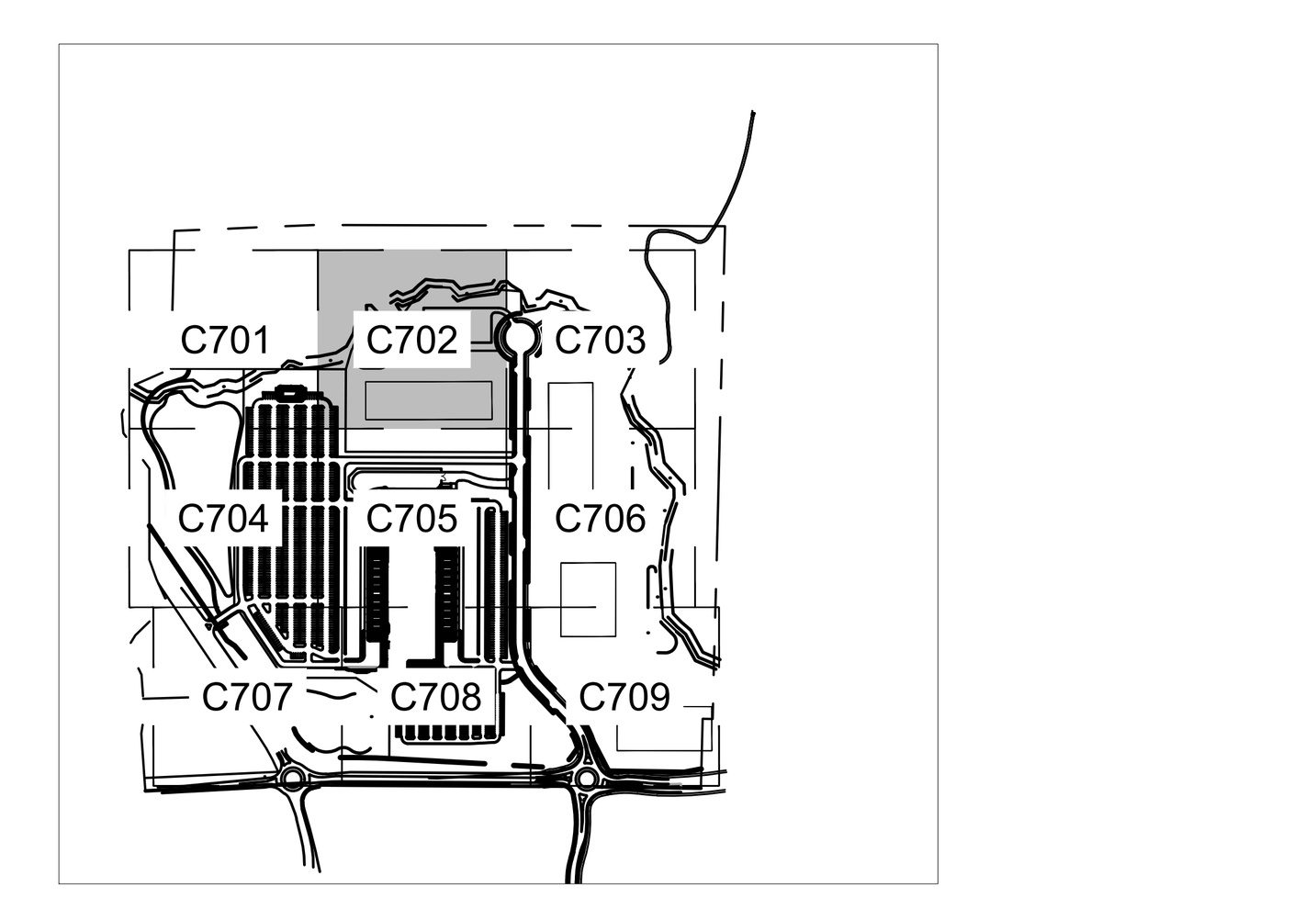

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C702

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STORM SEWER PLAN ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	ROW
CHECKED BY	BMW

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BRIAN M. MURDEMAN, P.E.
MN
LIC. NO. 53113
DATE 05/27/2026

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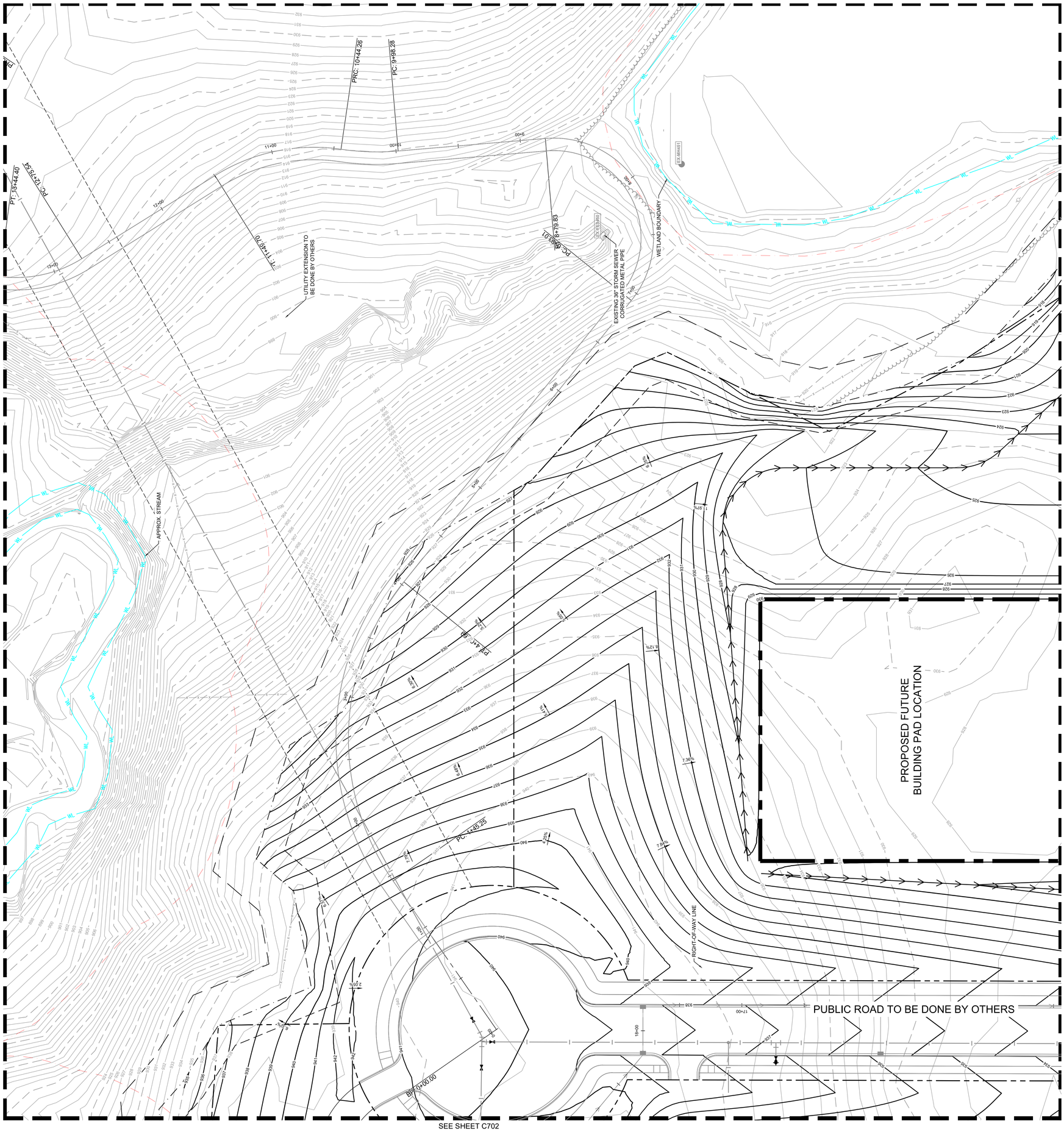
No.	REVISIONS	DATE	BY

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER **C703**



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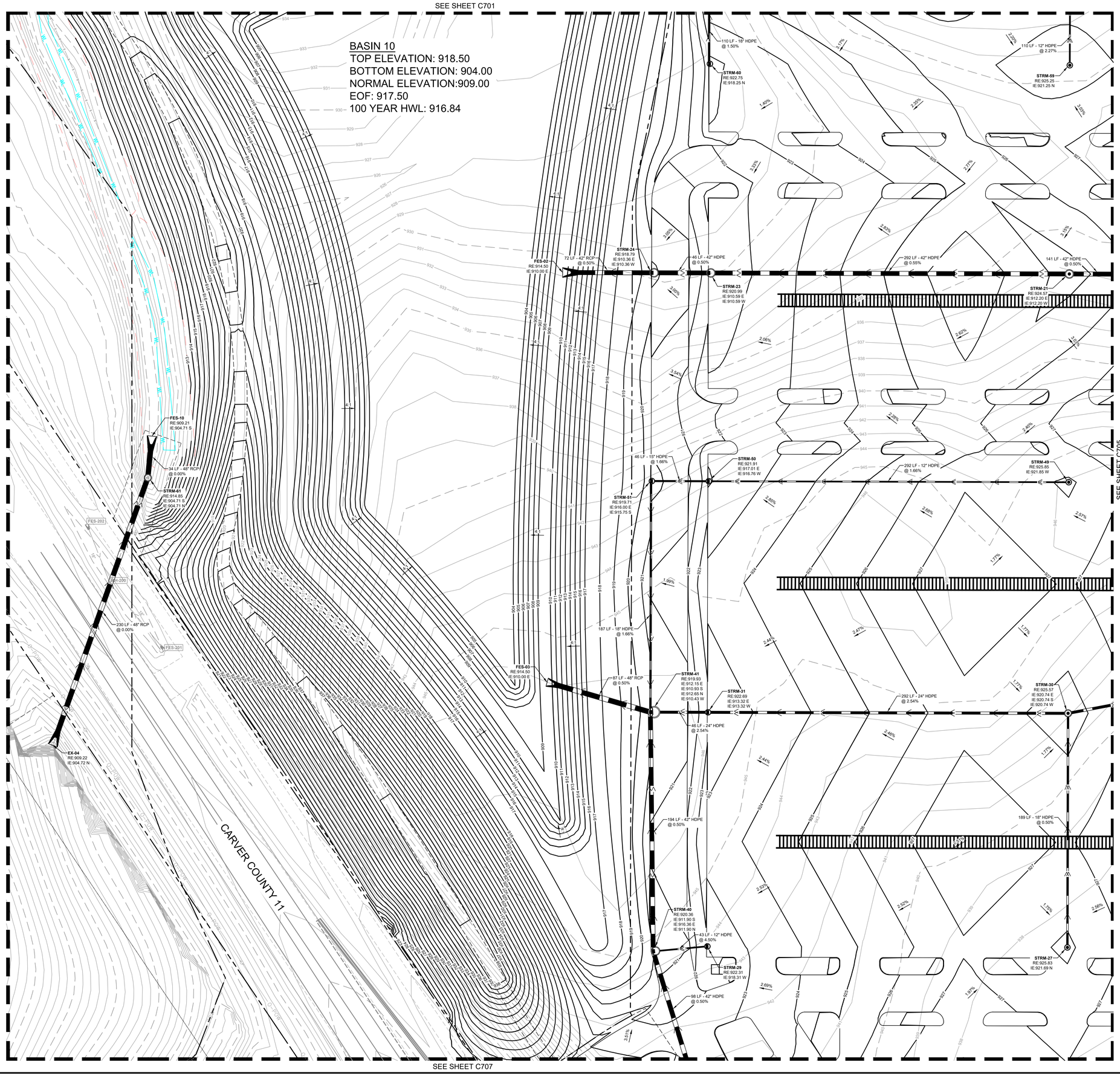

LEGEND

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- EXISTING STORM SEWER
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
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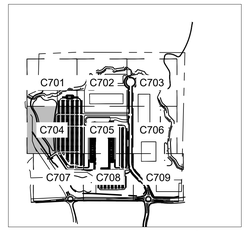

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C704

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

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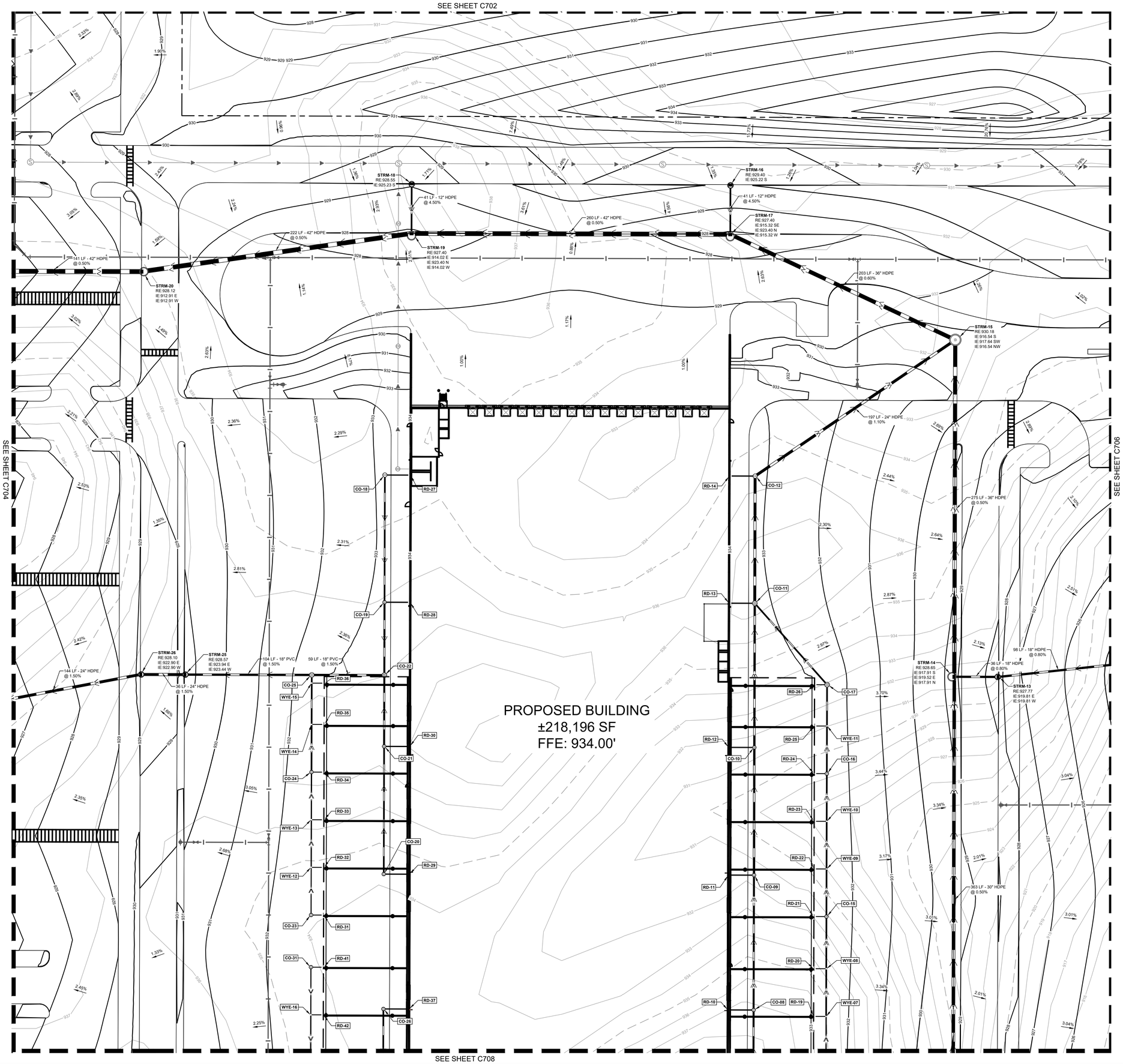

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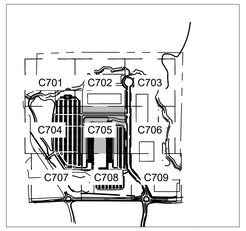

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

STORM SEWER PLAN ENLARGEMENT

SHEET NUMBER
C705

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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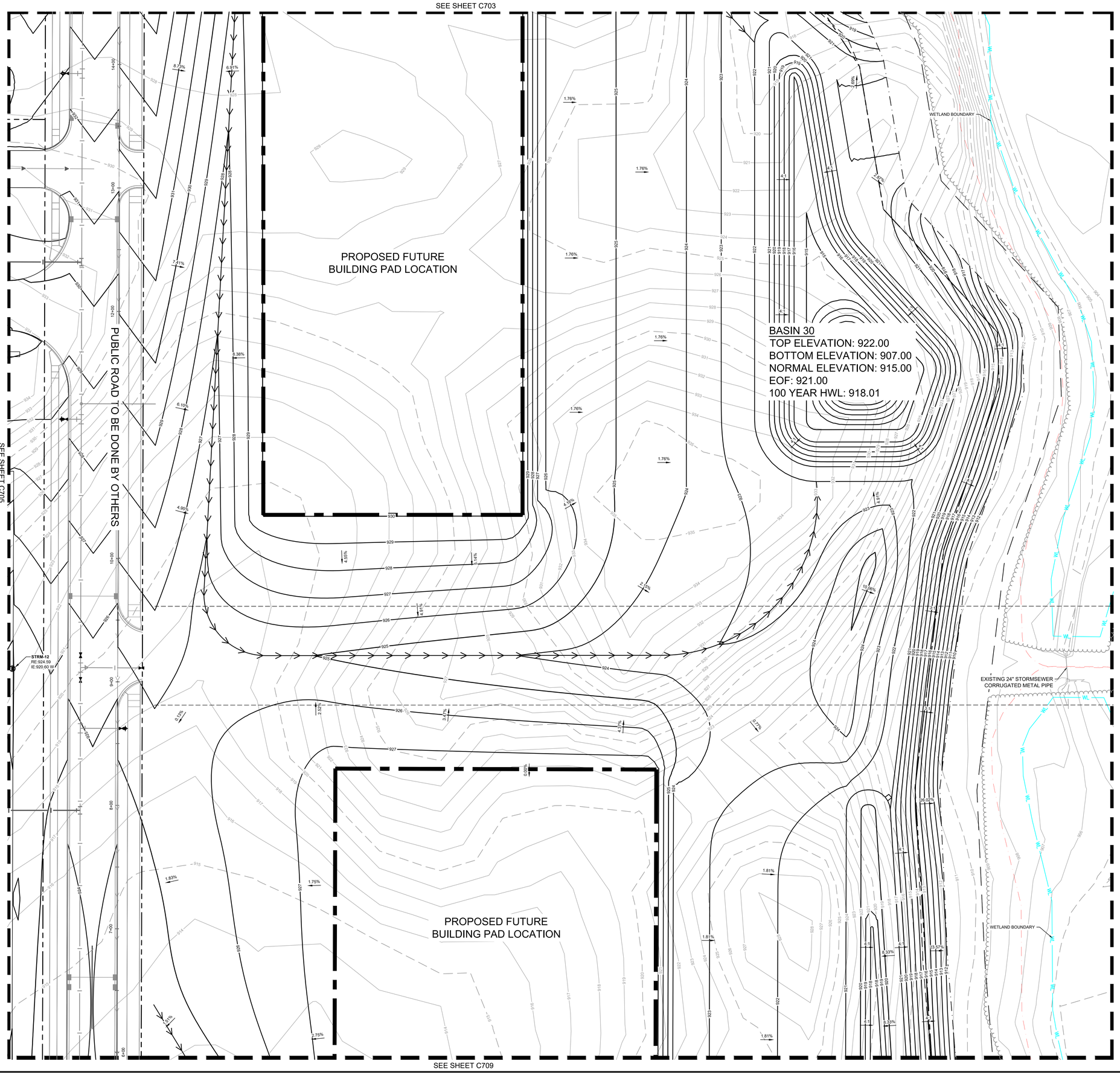

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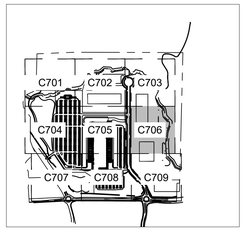

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C706

No.	REVISIONS	DATE	BY

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DATE: 04/29/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT	CHASKA
C707	60% PLAN SET PREPARED FOR SCANNELL PROPERTIES	MN

STORM SEWER PLAN ENLARGEMENT

KHA PROJECT
160846060
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

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DATE 05/27/2026 LIC. NO. 53113

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No.	REVISIONS	DATE	BY

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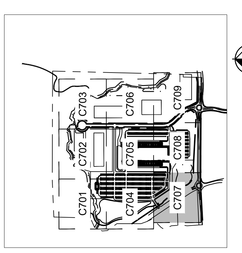

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SEE SHEET C708

BIG WOODS BLVD

BASIN 60
TOP ELEVATION: 920.00
BOTTOM ELEVATION: 905.00
NORMAL ELEVATION: 911.00
EOF: 919.00
100 YEAR HWL: 915.30

EXISTING UTILITY EASEMENT

PROPOSED STORM/WATER STRUCTURE TO BE ADDED WITH COUNTY ROAD IMPROVEMENTS

CARVER COUNTY 11

SEE SHEET C704

STRM-33 RE:929.44 IE:923.86 E IE:923.69 W

STRM-34 RE:923.61 IE:917.34 NE IE:914.84 W

STRM-35 RE:918.30 NE IE:914.30 S

STRM-36 RE:923.61 IE:917.34 NE IE:914.84 W

STRM-37 RE:927.67 IE:921.39 NE IE:913.94 NW

STRM-38 RE:927.67 IE:921.39 NE IE:913.94 NW

STRM-39 RE:923.09 IE:919.86 E IE:912.39 W

STRM-40 RE:923.09 IE:919.86 E IE:912.39 W

STRM-1 RE:918.09 IE:908.84 NE IE:908.84 SW IE:908.84 NW IE:908.84 W

OSC-02 RE:908.84 W IE:903.00 SW

221 LF - 24" HDPE @ 2.39%

226 LF - 36" HDPE @ 0.50%

46 LF - 24" HDPE @ 2.39%

80 LF - 42" HDPE @ 0.50%

70 LF - 42" HDPE @ 0.50%

42 LF - 12" HDPE @ 1.50%

121 LF - 42" HDPE @ 0.50%

50 LF - 12" HDPE @ 1.50%

125 LF - 24" RCP @ 0.50%

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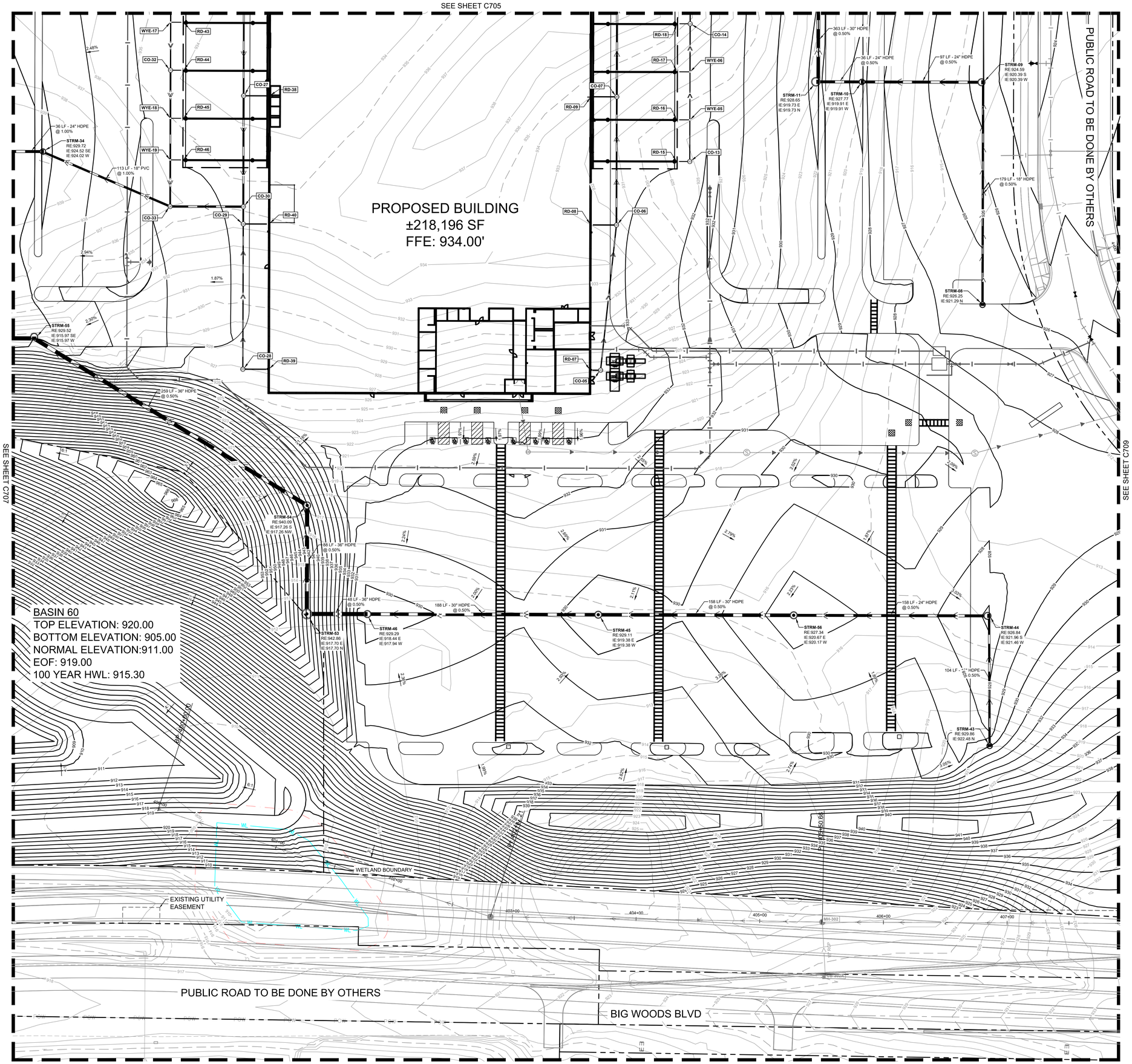

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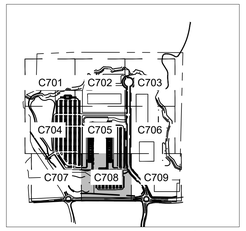

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C708

No.	REVISIONS	DATE	BY

Kimley»Horn

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

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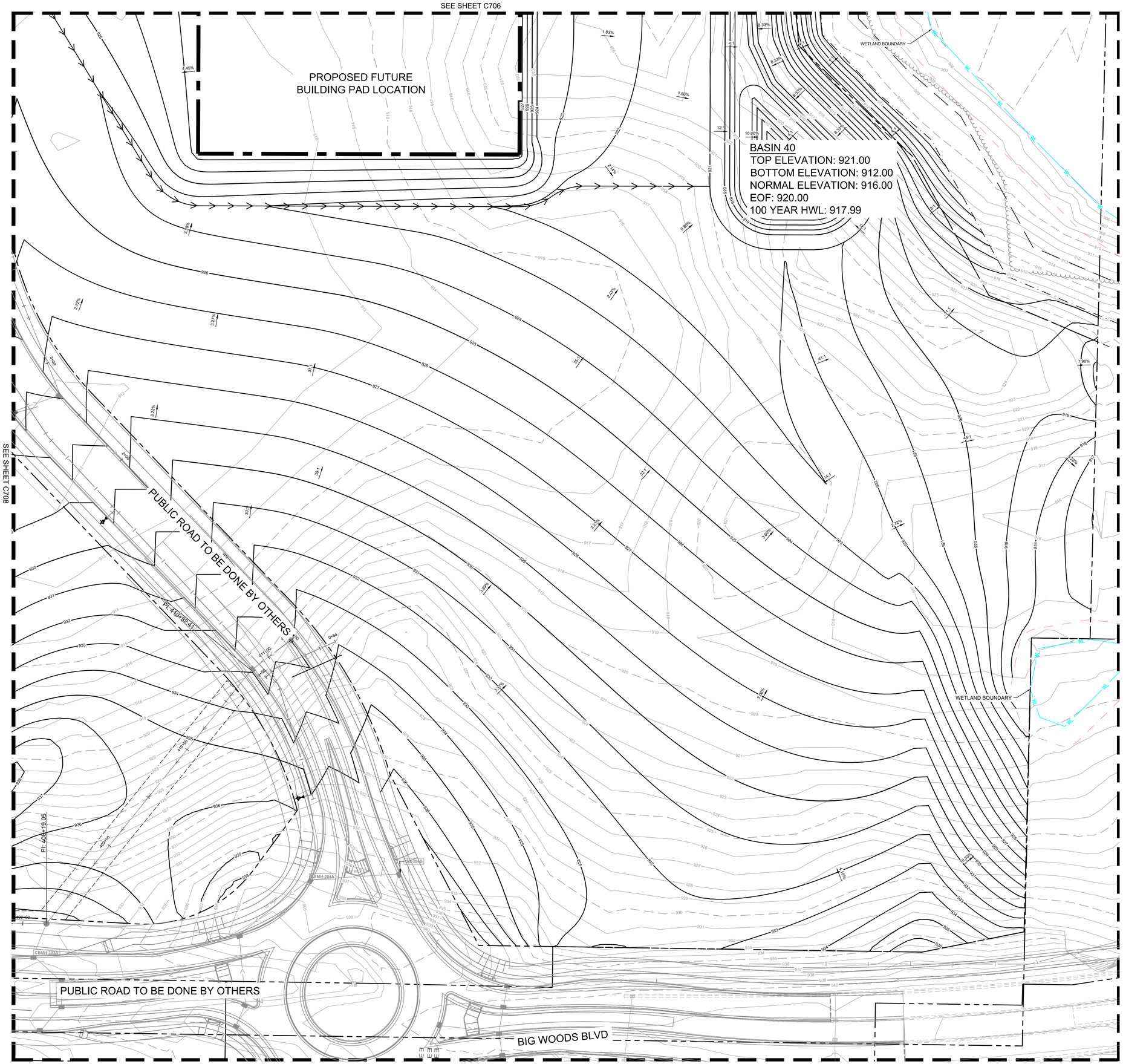

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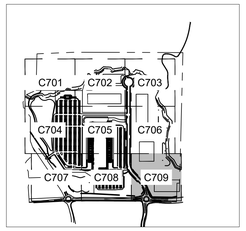

LEGEND

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0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C709

No.	REVISIONS	DATE	BY

Kimley»Horn

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STORM SEWER PLAN ENLARGEMENT

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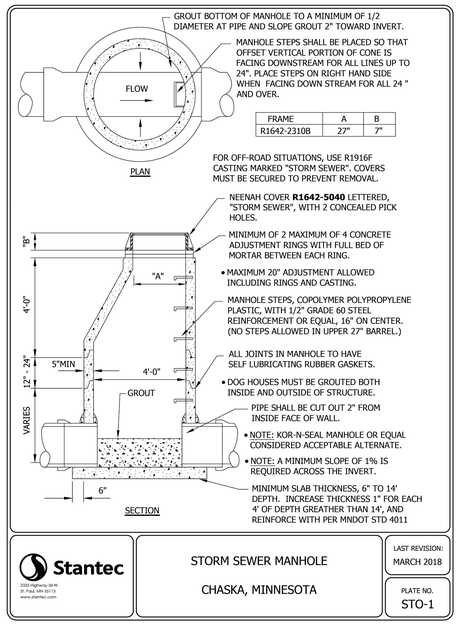

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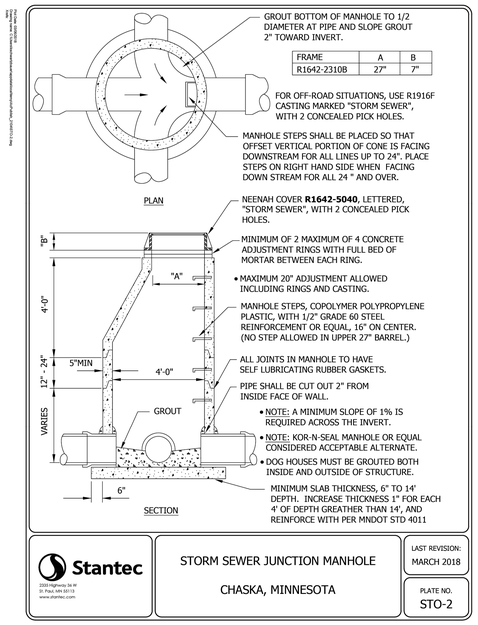
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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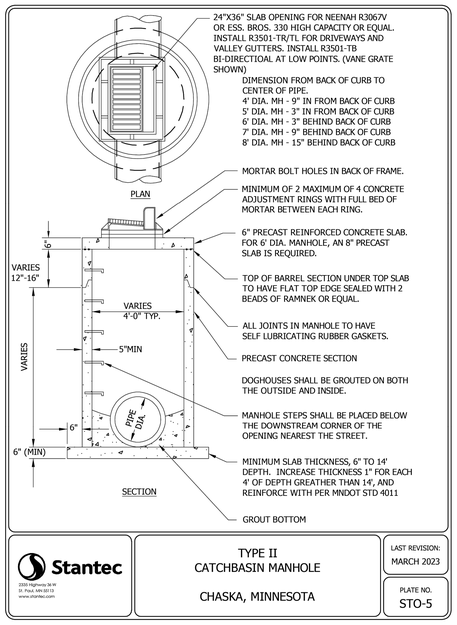
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



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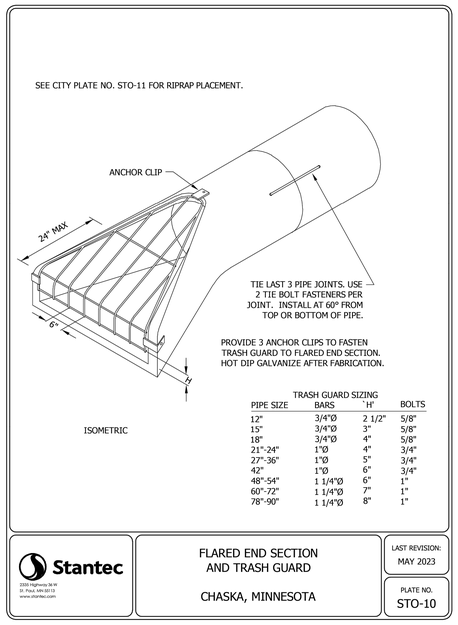
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



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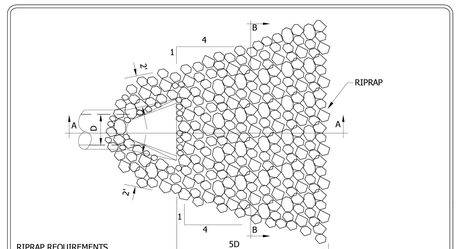
FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10



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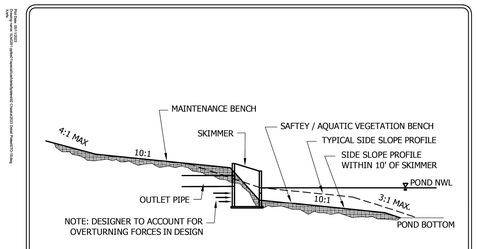
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



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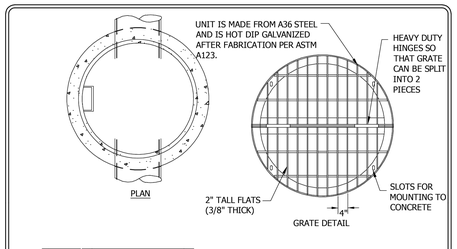
TYPICAL BENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

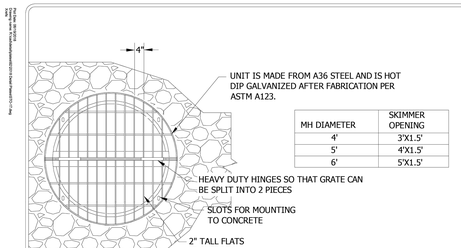
PLATE NO. STO-19



TYPE II
CATCHBASIN MANHOLE
POND SKIMMER
CARVER, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5A



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STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. STO-17

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 952-746-1577
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FOR REFERENCE ONLY

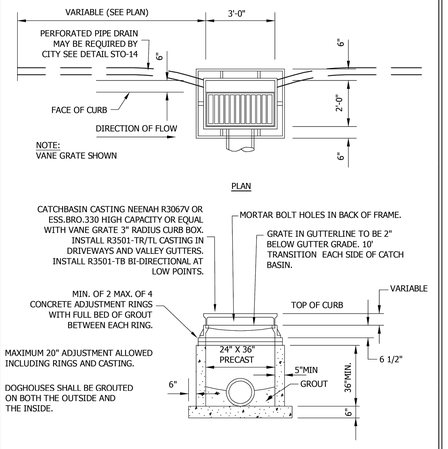
KHA PROJECT 180400040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

GRADING AND STORM SEWER DETAILS

CHASKA MN

SHEET NUMBER
C720



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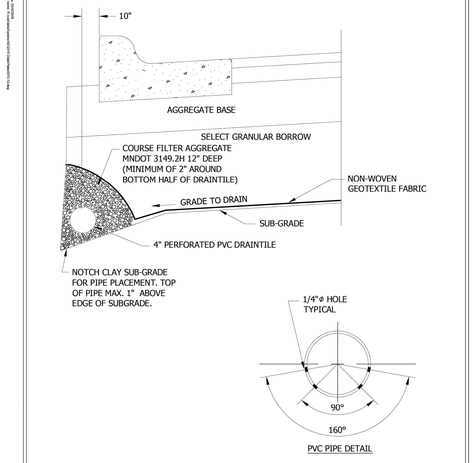
TYPE II
CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-6



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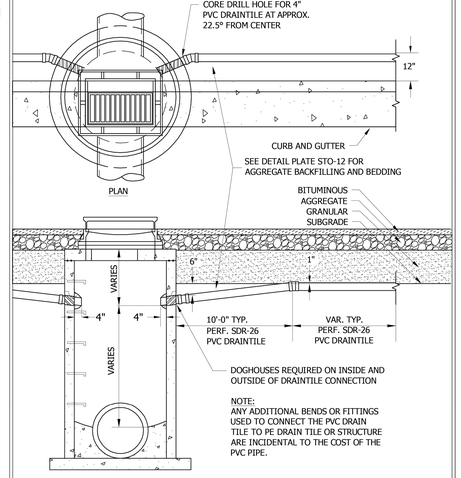
PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



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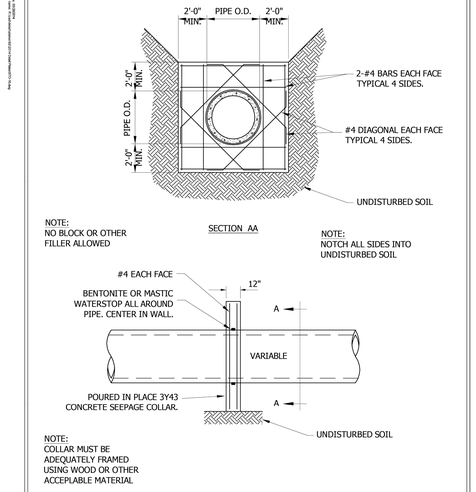
DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



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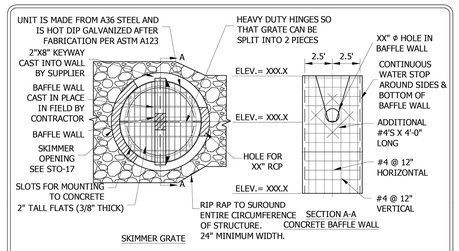
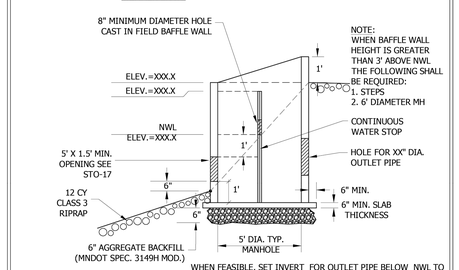
SEEPAGE COLLAR

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. STO-16





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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL WITH ORIFICE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-18

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	183436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RGW
CHECKED BY	BMW

GRADING AND STORM SEWER DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C721

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C7-GRADING DETAILS.dwg May 27, 2026 - 5:49pm

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DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CO-01	STRM CO	928.89	S 924.16	6"	2.00%	W 924.16	6"	2.00%	PVC
CO-02	STRM CO	928.31	E 921.91	8"	2.00%	S 921.91	8"	2.00%	PVC
CO-03	STRM CO	929.01	N 924.04	6"	3.19%	W 924.04	6"	3.19%	PVC
CO-04	STRM CO	928.97	E 920.50 N 920.50	8" 8"	3.19% 2.00%	S 920.50	8"	2.00%	HDPE
CO-05	STRM CO	933.88	W 928.84	8"	2.00%	N 928.84	8"	1.10%	PVC
CO-06	STRM CO	933.19	W 927.54 S 927.54	8" 8"	7.15% 1.10%	N 927.37	12"	1.10%	PVC
CO-07	STRM CO	933.70	W 926.40 S 926.23	8" 12"	12.71% 1.10%	N 926.11	15"	1.10%	PVC
CO-08	NYLOPLAST 24" DIA.	933.70	W 925.27 S 924.98	8" 15"	18.23% 1.10%	N 924.98	15"	1.10%	PVC
CO-09	NYLOPLAST 24" DIA.	933.70	W 924.06 S 923.77	8" 15"	24.14% 1.10%	N 923.64	18"	1.10%	PVC
CO-10	NYLOPLAST 24" DIA.	933.70	W 922.92 S 922.50	8" 18"	29.71% 1.10%	N 922.50	18"	1.10%	PVC
CO-11	NYLOPLAST 36" DIA.	933.22	W 921.62 SE 921.45 S 921.20	8" 12" 18"	36.06% 1.38% 1.10%	N 920.95	24"	1.10%	HDPE
CO-12	STRM CO	933.19	W 920.48 S 919.81	8" 24"	41.63% 1.10%	NE 919.81	24"	1.10%	HDPE
CO-13	STRM CO	932.54	W 928.80	4"	2.00%	N 928.72	6"	1.38%	PVC
CO-14	STRM CO	932.61	W 927.27 S 927.10	4" 8"	17.27% 1.38%	N 927.10	8"	1.38%	PVC
CO-15	NYLOPLAST 24" DIA.	932.66	W 925.61 S 925.28	4" 12"	33.87% 1.38%	N 925.28	12"	1.38%	PVC
CO-16	NYLOPLAST 24" DIA.	932.62	W 924.00 S 923.67	4" 12"	49.97% 1.38%	N 923.67	12"	1.38%	PVC
CO-17	NYLOPLAST 36" DIA.	932.59	W 923.00 S 922.67	4" 12"	59.97% 1.38%	NW 922.67	12"	1.38%	PVC
CO-18	STRM CO	933.18	E 928.59	8"	2.00%	S 928.42	12"	1.00%	HDPE
CO-19	NYLOPLAST 24" DIA.	933.22	E 927.55 N 927.38	8" 12"	7.07% 1.00%	S 927.26	15"	1.00%	HDPE
CO-20	NYLOPLAST 24" DIA.	933.70	E 928.59	8"	2.00%	N 928.42	12"	1.01%	PVC
CO-21	NYLOPLAST 24" DIA.	933.70	E 927.54 S 927.37	8" 12"	7.15% 1.01%	N 927.25	15"	1.01%	PVC
CO-22	NYLOPLAST 36" DIA.	933.70	S 926.66 N 926.66	15" 15"	1.01% 1.00%	W 926.38	18"	1.50%	PVC
CO-23	NYLOPLAST 24" DIA.	932.75	E 928.80	4"	2.00%	N 928.72	6"	1.40%	PVC
CO-24	NYLOPLAST 24" DIA.	932.65	E 927.17 S 927.01	4" 8"	18.27% 1.40%	N 926.84	12"	1.40%	PVC
CO-25	NYLOPLAST 36" DIA.	932.58	S 925.74 E 925.49	12" 18"	1.40% 1.50%	W 925.49	18"	1.50%	PVC
CO-26	NYLOPLAST 24" DIA.	933.70	E 928.59	8"	2.00%	S 928.42	12"	1.00%	PVC
CO-27	STRM CO	933.70	E 927.43 N 927.39	8" 12"	7.68% 1.00%	S 927.14	15"	1.00%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CO-28	STRM CO	933.71	E 928.59	8"	2.00%	N 928.59	8"	1.56%	PVC
CO-29	STRM CO	933.21	E 926.76 S 926.75	8" 8"	10.96% 1.56%	N 926.59	12"	1.56%	PVC
CO-30	STRM CO	933.23	N 926.24 S 926.37	15" 12"	1.00% 1.56%	W 926.24	18"	1.00%	HDPE
CO-31	NYLOPLAST 24" DIA.	932.76	E 928.80	4"	2.00%	S 928.72	6"	1.13%	PVC
CO-32	STRM CO	932.68	E 927.48 N 927.32	4" 8"	15.17% 1.13%	S 927.15	12"	1.13%	PVC
CO-33	STRM CO	932.33	E 925.65 N 925.90	18" 12"	1.00% 1.13%	NW 925.65	18"	1.00%	PVC
EX-01	CONNECT TO EXISTING STRM	916.35				SE 915.35	12"	5.22%	CMP
EX-02	CONNECT TO EXISTING STRM	919.40				NW 917.15	24"	15.95%	RCP
EX-03	EX FES 24"		E 908.02	24"	0.50%				
EX-04	FES 48"					N 904.72	48"	0.00%	RCP
FES-01	FES 18"		E 910.00	18"	2.27%				
FES-02	FES 48"		E 910.00	42"	0.50%				
FES-03	FES 42"		E 910.00	48"	0.50%				
FES-04	FES 48"		S 902.10	48"	2.90%				
FES-05	FES 42"		NE 910.00	42"	0.50%				
FES-10	FES 48"		S 904.71	48"	0.00%				
OCS-01	OCS 60"	916.00				N 906.00	48"	2.90%	RCP
OSC-02	OCS 60"	924.92				SW 909.56	24"	0.50%	RCP
RD-01	ROOF DRAIN	929.35				N 924.35	6"	2.00%	PVC
RD-02	ROOF DRAIN	929.35				N 924.35	6"	11.69%	PVC
RD-03	ROOF DRAIN	929.35				N 924.35	6"	21.94%	PVC
RD-04	ROOF DRAIN	929.34				S 924.35	6"	3.19%	PVC
RD-05	ROOF DRAIN	929.34				S 924.35	6"	20.92%	PVC
RD-06	ROOF DRAIN	929.34				S 924.35	6"	35.08%	PVC
RD-07	ROOF DRAIN	934.00				E 929.00	8"	2.00%	PVC
RD-08	ROOF DRAIN	934.00				E 929.00	8"	7.15%	PVC
RD-09	ROOF DRAIN	934.00				E 929.00	8"	12.71%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
RD-10	ROOF DRAIN	934.00				E 929.00	8"	18.23%	PVC
RD-11	ROOF DRAIN	934.00				E 929.00	8"	24.14%	PVC
RD-12	ROOF DRAIN	934.00				E 929.00	8"	29.71%	PVC
RD-13	ROOF DRAIN	934.00				E 929.00	8"	36.06%	PVC
RD-14	ROOF DRAIN	934.00				E 929.00	8"	41.63%	PVC
RD-15	ROOF DRAIN	932.97				E 929.00	4"	2.00%	PVC
RD-16	ROOF DRAIN	932.97				E 929.00	4"	6.57%	HDPE
RD-17	ROOF DRAIN	932.97				E 929.00	4"	11.97%	PVC
RD-18	ROOF DRAIN	932.97				E 929.00	4"	17.27%	PVC
RD-19	ROOF DRAIN	932.97				E 929.00	4"	22.67%	PVC
RD-20	ROOF DRAIN	932.97				E 929.00	4"	28.07%	PVC
RD-21	ROOF DRAIN	932.97				E 929.00	4"	33.87%	PVC
RD-22	ROOF DRAIN	932.97				E 929.00	4"	39.27%	PVC
RD-23	ROOF DRAIN	932.97				E 929.00	4"	44.57%	PVC
RD-24	ROOF DRAIN	932.97				E 929.00	4"	49.97%	PVC
RD-25	ROOF DRAIN	932.97				E 929.00	4"	55.27%	PVC
RD-26	ROOF DRAIN	932.97				E 929.00	4"	59.97%	PVC
RD-27	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-28	ROOF DRAIN	934.00				W 929.00	8"	7.07%	PVC
RD-29	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-30	ROOF DRAIN	934.00				W 929.00	8"	7.15%	PVC
RD-31	ROOF DRAIN	932.97				W 929.00	4"	2.00%	PVC
RD-32	ROOF DRAIN	932.97				W 929.00	4"	7.37%	PVC
RD-33	ROOF DRAIN	932.97				W 929.00	4"	12.77%	PVC
RD-34	ROOF DRAIN	932.97				W 929.00	4"	18.27%	PVC
RD-35	ROOF DRAIN	932.97				W 929.00	4"	23.67%	PVC
RD-36	ROOF DRAIN	932.97				W 929.00	4"	28.37%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
RD-37	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-38	ROOF DRAIN	934.00				W 929.00	8"	7.68%	PVC
RD-39	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-40	ROOF DRAIN	934.00				W 929.00	8"	10.96%	PVC
RD-41	ROOF DRAIN	932.97				W 929.00	4"	2.00%	PVC
RD-42	ROOF DRAIN	932.97				W 929.00	4"	6.37%	PVC
RD-43	ROOF DRAIN	932.97				W 929.00	4"	10.77%	PVC
RD-44	ROOF DRAIN	932.97				W 929.00	4"	15.17%	PVC
RD-45	ROOF DRAIN	932.97				W 929.00	4"	19.57%	PVC
RD-46	ROOF DRAIN	932.97				W 929.00	4"	23.37%	PVC
STRM-04	CBMH 48"	925.67	S 918.76	12"	2.27%	W 918.26	18"	2.27%	HDPE
STRM-05	CBMH 60"	926.27	E 914.82 N 918.74	18" 8"	2.27% 2.00%	W 914.82	18"	2.27%	HDPE
STRM-06	CBMH 60"	924.52	E 911.63 S 916.60	18" 18"	2.27% 1.50%	W 911.63	18"	2.27%	RCP
STRM-08	CBMH 48"	926.25				N 921.29	18"	0.50%	HDPE
STRM-09	CBMH 60"	924.59	S 920.39	18"	0.50%	W 920.39	24"	0.50%	HDPE
STRM-10	CBMH 48"	927.77	E 919.91	24"	0.50%	W 919.91	24"	0.50%	HDPE
STRM-11	CBMH 72"	928.65	E 919.73	24"	0.50%	N 919.73	30"	0.50%	HDPE
STRM-12	CBMH 48"	924.59				W 920.60	18"	0.80%	HDPE
STRM-13	CBMH 48"	927.77	E 919.81	18"	0.80%	W 919.81	18"	0.80%	HDPE
STRM-14	CBMH 72"	928.65	S 917.91 E 919.52	30" 18"	0.50% 0.80%	N 917.91	36"	0.50%	HDPE
STRM-15	STMH 96"	930.18	S 916.54 SW 917.64	36" 24"	0.50% 1.10%	NW 916.54	36"	0.60%	HDPE
STRM-16	CBMH 48"	929.40				S 925.22	12"	4.50%	HDPE
STRM-17	CBMH 72"	927.40	SE 915.32 N 923.40	36" 12"	0.60% 4.50%	W 915.32	42"	0.50%	HDPE
STRM-18	CBMH 48"	928.55				S 925.23	12"	4.50%	HDPE
STRM-19	CBMH 72"	927.40	E 914.02 N 923.40	42" 12"	0.50% 4.50%	W 914.02	42"	0.50%	HDPE
STRM-20	CBMH 72"	928.12	E 912.91	42"	0.50%	W 912.91	42"	0.50%	HDPE
STRM-21	CBMH 72"	924.57	E 912.20	42"	0.50%	W 912.20	42"	0.55%	HDPE

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
WYE-19	WYE	932.64	E 926.66 N 926.33	4" 12"	23.37% 1.13%	S 926.33	12"	1.13%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STRM-23	CBMH 72"	920.99	E 910.59	42"	0.55%	W 910.59	42"	0.50%	HDPE
STRM-24	CBMH 72"	918.79	E 910.36	42"	0.50%	W 910.36	42"	0.50%	RCP
STRM-25	CBMH 48"	928.57	E 923.94	18"	1.50%	W 923.44	24"	1.50%	HDPE
STRM-26	CBMH 48"	928.10	E 922.90	24"	1.50%	W 922.90	24"	1.50%	HDPE
STRM-27	CBMH 48"	925.83				N 921.69	18"	0.50%	HDPE
STRM-29	CBMH 48"	922.31				W 918.31	12"	4.50%	HDPE
STRM-30	CBMH 60"	925.57	E 920.74 S 920.74	24" 18"	1.50% 0.50%	W 920.74	24"	2.54%	HDPE
STRM-31	CBMH 48"	922.69	E 913.32	24"	2.54%	W 913.32	24"	2.54%	HDPE
STRM-33	CBMH 48"	929.44	E 923.66	24"	1.00%	SW 923.66	24"	2.39%	HDPE
STRM-34	CBMH 48"	929.72	SE 924.52	18"	1.00%	W 924.02	24"	1.00%	HDPE
STRM-35	CBMH 48"	924.53	NE 918.36	24"	2.39%	S 918.36	24"	2.39%	HDPE
STRM-36	CBMH 72"	923.61	N 917.26 E 914.84	24" 36"	2.39% 0.50%	W 914.34	42"	0.50%	HDPE
STRM-37	STMH 60"	927.60	E 913.94	42"	0.50%	NW 913.94	42"	0.50%	HDPE
STRM-38	CBMH 48"	923.09				W 919.09	12"	4.50%	HDPE
STRM-39	CBMH 84"	921.96	E 916.86 SE 912.39	12" 42"	4.50% 0.50%	N 912.39	42"	0.50%	HDPE
STRM-40	CBMH 72"	920.36	S 911.90 E 916.36	42" 12"	0.50% 4.50%	N 911.90	42"	0.50%	HDPE
STRM-41	CBMH 84"	919.93	E 912.15 S 910.93 N 912.65	24" 42" 18"	2.54% 0.50% 1.66%	W 910.43	48"	0.50%	RCP
STRM-43	CBMH 48"	929.86				N 922.48	18"	0.50%	HDPE
STRM-44	CBMH 60"	926.84	S 921.96	18"	0.50%	W 921.46	24"	0.50%	HDPE
STRM-45	CBMH 60"	929.11	E 919.38	30"	0.50%	W 919.38	30"	0.50%	HDPE
STRM-46	CBMH 60"	929.29	E 918.44	30"	0.50%	W 917.94	36"	0.50%	HDPE
STRM-47	STMH 96"	918.09	SE 908.94 NE 908.94 NW 908.94	24" 24" 12"	15.95% 0.50% 5.22%	W 908.94	24"	0.50%	RCP
STRM-49	CBMH 48"	925.85				W 921.85	12"	1.66%	HDPE
STRM-50	CBMH 48"	921.91	E 917.01	12"	1.66%	W 916.76	15"	1.66%	HDPE
STRM-51	CBMH 48"	919.71	E 916.00	15"	1.66%	S 915.75	18"	1.66%	HDPE
STRM-52	STMH 72"	934.34	E 911.84	42"	0.50%	SW 911.84	42"	0.50%	RCP
STRM-53	STMH 84"	942.86	E 917.70	36"	0.50%	N 917.70	36"	0.50%	HDPE

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STRM-54	STMH 60"	940.09	S 917.26	36"	0.50%	NW 917.26	36"	0.50%	HDPE
STRM-55	CBMH 60"	929.52	SE 915.97	36"	0.50%	W 915.97	36"	0.50%	HDPE
STRM-56	CBMH 60"	927.34	E 920.67	24"	0.50%	W 920.17	30"	0.50%	HDPE
STRM-57	CBMH 48"	924.88				SW 920.88	12"	1.50%	HDPE
STRM-58	CBMH 72"	924.04	SE 913.59 NE 920.25	42" 12"	0.50% 1.50%	NW 913.59	42"	0.50%	HDPE
STRM-59	CBMH 48"	925.25				N 921.25	12"	2.27%	HDPE
STRM-60	CBMH 48"	922.75				N 918.25	18"	1.50%	HDPE
STRM-61	STMH 72"	914.85	S 904.71	48"	0.00%	N 904.71	48"	0.00%	RCP
STUB-01	STUB	927.60				W 913.35	42"	0.50%	RCP
WYE-01	WYE	928.69	S 923.21 E 923.21	6" 6"	11.69% 2.00%	W 923.21	6"	2.00%	PVC
WYE-02	WYE	928.45	S 922.21 E 922.21	6" 6"	21.94% 2.00%	W 922.12	8"	2.00%	PVC
WYE-03	WYE	929.06	E 922.31 N 922.31	6" 6"	3.19% 20.92%	W 922.31	6"	3.19%	PVC
WYE-04	WYE	929.03	E 920.93 N 920.93	6" 6"	3.19% 35.08%	W 920.85	8"	3.19%	PVC
WYE-05	WYE	932.59	W 928.34 S 928.26	4" 6"	6.57% 1.38%	N 928.26	6"	1.38%	PVC
WYE-06	WYE	932.60	W 927.80 S 927.72	4" 6"	11.97% 1.38%	N 927.64	8"	1.38%	PVC
WYE-07	WYE	932.62	W 926.73 S 926.57	4" 8"	22.67% 1.38%	N 926.40	12"	1.38%	PVC
WYE-08	WYE	932.64	W 926.19 S 925.86	4" 12"	28.07% 1.38%	N 925.86	12"	1.38%	PVC
WYE-09	WYE	932.66	W 925.07 S 924.74	4" 12"	39.27% 1.38%	N 924.74	12"	1.38%	PVC
WYE-10	WYE	932.64	W 924.54 S 924.21	4" 12"	44.57% 1.38%	N 924.21	12"	1.38%	PVC
WYE-11	WYE	932.60	W 923.47 S 923.14	4" 12"	55.27% 1.38%	N 923.14	12"	1.38%	PVC
WYE-12	WYE	932.72	E 928.26 S 928.18	4" 6"	7.37% 1.40%	N 928.09	8"	1.40%	PVC
WYE-13	WYE	932.68	E 927.72 S 927.55	4" 8"	12.77% 1.40%	N 927.55	8"	1.40%	PVC
WYE-14	WYE	932.61	E 926.63 S 926.30	4" 12"	23.67% 1.40%	N 926.30	12"	1.40%	PVC
WYE-15	WYE	932.59	E 926.16 S 925.83	4" 12"	28.37% 1.40%	N 925.83	12"	1.40%	PVC
WYE-16	WYE	932.74	E 928.36 N 928.28	4" 6"	6.37% 1.13%	S 928.20	8"	1.13%	PVC
WYE-17	WYE	932.73	E 927.92 N 927.76	4" 8"	10.77% 1.13%	S 927.76	8"	1.13%	PVC
WYE-18	WYE	932.59	E 927.04 N 926.71	4" 12"	19.57% 1.13%	S 926.71	12"	1.13%	PVC

No.	REVISIONS	DATE	BY

Kimley»Horn

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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.

BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER STRUCTURE SCHEDULE

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C722

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C7-GRADING DETAILS.dwg May 27, 2026 - 5:49pm
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PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-08	STRM-09	921.29	920.39	18	HDPE	179.29	0.50%
STRM-09	STRM-10	920.39	919.91	24	HDPE	97.33	0.50%
STRM-10	STRM-11	919.91	919.73	24	HDPE	36.00	0.50%
STRM-11	STRM-14	919.73	917.91	30	HDPE	362.53	0.50%
STRM-14	STRM-15	917.91	916.54	36	HDPE	274.55	0.50%
STRM-15	STRM-17	916.54	915.32	36	HDPE	202.56	0.60%
STRM-16	STRM-17	925.22	923.40	12	HDPE	40.50	4.50%
STRM-17	STRM-19	915.32	914.02	42	HDPE	259.75	0.50%
STRM-18	STRM-19	925.23	923.40	12	HDPE	40.77	4.50%
STRM-19	STRM-20	914.02	912.91	42	HDPE	222.22	0.50%
STRM-23	STRM-24	910.59	910.36	42	HDPE	46.00	0.50%
STRM-24	FES-02	910.36	910.00	42	RCP	72.04	0.50%
RD-07	CO-05	929.00	928.84	8	PVC	8.00	2.00%
RD-08	CO-06	929.00	927.54	8	PVC	20.48	7.15%
RD-09	CO-07	929.00	926.40	8	PVC	20.48	12.71%
RD-10	CO-08	929.00	925.27	8	PVC	20.48	18.23%
RD-11	CO-09	929.00	924.06	8	PVC	20.48	24.14%
RD-12	CO-10	929.00	922.92	8	PVC	20.48	29.71%
RD-13	CO-11	929.00	921.62	8	PVC	20.48	36.06%
RD-14	CO-12	929.00	920.48	8	PVC	20.48	41.63%
RD-15	CO-13	929.00	928.80	4	PVC	10.00	2.00%
RD-16	WYE-05	929.00	928.34	4	HDPE	10.00	6.57%
RD-17	WYE-06	929.00	927.80	4	PVC	10.00	11.97%
RD-18	CO-14	929.00	927.27	4	PVC	10.00	17.27%
RD-19	WYE-07	929.00	926.73	4	PVC	10.00	22.67%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
RD-20	WYE-08	929.00	926.19	4	PVC	10.00	28.07%
RD-21	CO-15	929.00	925.61	4	PVC	10.00	33.87%
RD-22	WYE-09	929.00	925.07	4	PVC	10.00	39.27%
RD-23	WYE-10	929.00	924.54	4	PVC	10.00	44.57%
RD-24	CO-16	929.00	924.00	4	PVC	10.00	49.97%
RD-25	WYE-11	929.00	923.47	4	PVC	10.00	55.27%
RD-26	CO-17	929.00	923.00	4	PVC	10.00	59.97%
CO-13	WYE-05	928.72	928.26	6	PVC	33.66	1.38%
WYE-05	WYE-06	928.26	927.72	6	PVC	38.84	1.38%
WYE-06	CO-14	927.64	927.10	8	PVC	38.83	1.38%
CO-14	WYE-07	927.10	926.57	8	PVC	38.84	1.38%
WYE-07	WYE-08	926.40	925.86	12	PVC	38.83	1.38%
WYE-08	CO-15	925.86	925.28	12	PVC	42.50	1.38%
CO-15	WYE-09	925.28	924.74	12	PVC	38.83	1.38%
WYE-09	WYE-10	924.74	924.21	12	PVC	38.83	1.38%
WYE-10	CO-16	924.21	923.67	12	PVC	38.83	1.38%
CO-16	WYE-11	923.67	923.14	12	PVC	38.83	1.38%
WYE-11	CO-17	923.14	922.67	12	PVC	33.66	1.38%
CO-17	CO-11	922.67	921.45	12	PVC	88.76	1.38%
CO-05	CO-06	928.84	927.54	8	PVC	118.10	1.10%
CO-06	CO-07	927.37	926.23	12	PVC	103.67	1.10%
CO-07	CO-08	926.11	924.98	15	PVC	103.08	1.10%
CO-08	CO-09	924.98	923.77	15	PVC	109.92	1.10%
CO-09	CO-10	923.64	922.50	18	PVC	104.08	1.10%
CO-10	CO-11	922.50	921.20	18	PVC	117.50	1.10%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
CO-11	CO-12	920.95	919.81	24	HDPE	103.67	1.10%
CO-12	STRM-15	919.81	917.64	24	HDPE	197.28	1.10%
STRM-12	STRM-13	920.60	919.81	18	HDPE	97.92	0.80%
STRM-13	STRM-14	919.81	919.52	18	HDPE	36.00	0.80%
RD-27	CO-18	929.00	928.59	8	PVC	20.48	2.00%
RD-28	CO-19	929.00	927.55	8	PVC	20.48	7.07%
RD-30	CO-21	929.00	927.54	8	PVC	20.48	7.15%
RD-29	CO-20	929.00	928.59	8	PVC	20.48	2.00%
RD-37	CO-26	929.00	928.59	8	PVC	20.48	2.00%
RD-38	CO-27	929.00	927.43	8	PVC	20.48	7.68%
RD-40	CO-29	929.00	926.76	8	PVC	20.48	10.96%
RD-39	CO-28	929.00	928.59	8	PVC	20.48	2.00%
RD-36	WYE-15	929.00	926.16	4	PVC	10.00	28.37%
RD-35	WYE-14	929.00	926.63	4	PVC	10.00	23.67%
RD-34	CO-24	929.00	927.17	4	PVC	10.00	18.27%
RD-33	WYE-13	929.00	927.72	4	PVC	10.00	12.77%
RD-32	WYE-12	929.00	928.26	4	PVC	10.00	7.37%
RD-31	CO-23	929.00	928.80	4	PVC	10.00	2.00%
RD-41	CO-31	929.00	928.80	4	PVC	10.00	2.00%
RD-42	WYE-16	929.00	928.36	4	PVC	10.00	6.37%
RD-43	WYE-17	929.00	927.92	4	PVC	10.00	10.77%
RD-44	CO-32	929.00	927.48	4	PVC	10.00	15.17%
RD-45	WYE-18	929.00	927.04	4	PVC	10.00	19.57%
RD-46	WYE-19	929.00	926.66	4	PVC	10.00	23.37%
CO-28	CO-29	928.59	926.75	8	PVC	117.44	1.56%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
CO-26	CO-27	928.42	927.39	12	PVC	103.08	1.00%
CO-27	CO-30	927.14	926.24	15	PVC	89.68	1.00%
CO-29	CO-30	926.59	926.37	12	PVC	13.98	1.56%
CO-30	CO-33	926.24	925.65	18	HDPE	59.13	1.00%
CO-31	WYE-16	928.72	928.28	6	PVC	38.83	1.13%
WYE-16	WYE-17	928.20	927.76	8	PVC	38.84	1.13%
WYE-17	CO-32	927.76	927.32	8	PVC	38.83	1.13%
CO-32	WYE-18	927.15	926.71	12	PVC	38.84	1.13%
WYE-18	WYE-19	926.71	926.33	12	PVC	33.66	1.13%
WYE-19	CO-33	926.33	925.90	12	PVC	37.66	1.13%
CO-33	STRM-34	925.65	924.52	18	PVC	112.66	1.00%
CO-18	CO-19	928.42	927.38	12	HDPE	103.69	1.00%
CO-20	CO-21	928.42	927.37	12	PVC	104.08	1.01%
CO-21	CO-22	927.25	926.66	15	PVC	58.06	1.01%
CO-19	CO-22	927.26	926.66	15	HDPE	59.44	1.00%
CO-23	WYE-12	928.72	928.18	6	PVC	38.83	1.40%
WYE-12	WYE-13	928.09	927.55	8	PVC	38.83	1.40%
WYE-13	CO-24	927.55	927.01	8	PVC	38.83	1.40%
CO-24	WYE-14	926.84	926.30	12	PVC	38.83	1.40%
WYE-14	WYE-15	926.30	925.83	12	PVC	33.66	1.40%
WYE-15	CO-25	925.83	925.74	12	PVC	6.66	1.40%
CO-22	CO-25	926.38	925.49	18	PVC	59.13	1.50%
CO-25	STRM-25	925.49	923.94	18	PVC	103.67	1.50%
STRM-25	STRM-26	923.44	922.90	24	HDPE	36.00	1.50%
STRM-27	STRM-30	921.69	920.74	18	HDPE	189.42	0.50%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-26	STRM-30	922.90	920.74	24	HDPE	143.92	1.50%
STRM-30	STRM-31	920.74	913.32	24	HDPE	292.00	2.54%
STRM-31	STRM-41	913.32	912.15	24	HDPE	46.00	2.54%
STRM-41	FES-03	910.43	910.00	48	RCP	87.00	0.50%
STRM-29	STRM-40	918.31	916.36	12	HDPE	43.38	4.50%
STRM-33	STRM-35	923.66	918.36	24	HDPE	222.31	2.39%
STRM-36	STRM-37	914.34	913.94	42	HDPE	80.38	0.50%
STRM-37	STRM-58	913.94	913.59	42	HDPE	69.87	0.50%
STRM-39	STRM-40	912.39	911.90	42	HDPE	98.30	0.50%
STRM-40	STRM-41	911.90	910.93	42	HDPE	193.54	0.50%
STRM-34	STRM-33	924.02	923.66	24	HDPE	36.00	1.00%
STRM-38	STRM-39	919.09	916.86	12	HDPE	49.67	4.50%
STRM-35	STRM-36	918.36	917.26	24	HDPE	45.95	2.39%
STRM-20	STRM-21	912.91	912.20	42	HDPE	141.33	0.50%
STRM-21	STRM-23	912.20	910.59	42	HDPE	292.00	0.55%
RD-04	CO-03	924.35	924.04	6	PVC	9.75	3.19%
CO-03	WYE-03	924.04	922.31	6	PVC	54.22	3.19%
WYE-03	WYE-04	922.31	920.93	6	PVC	43.02	3.19%
WYE-04	CO-04	920.85	920.50	8	PVC	11.01	3.19%
RD-05	WYE-03	924.35	922.31	6	PVC	9.75	20.92%
RD-06	WYE-04	924.35	920.93	6	PVC	9.75	35.08%
RD-01	CO-01	924.35	924.16	6	PVC	9.75	2.00%
RD-02	WYE-01	924.35	923.21	6	PVC	9.75	11.69%
RD-03	WYE-02	924.35	922.21	6	PVC	9.75	21.94%
CO-01	WYE-01	924.16	923.21	6	PVC	47.08	2.00%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
WYE-01	WYE-02	923.21	922.21	6	PVC	50.26	2.00%
WYE-02	CO-02	922.12	921.91	8	PVC	10.95	2.00%
CO-02	CO-04	921.91	920.50	8	PVC	70.27	2.00%
CO-04	STRM-05	920.50	918.74	8	HDPE	88.08	2.00%
STRM-04	STRM-05	918.26	914.82	18	HDPE	151.35	2.27%
STRM-05	STRM-06	914.82	911.63	18	HDPE	140.65	2.27%
STRM-06	FES-01	911.63	910.00	18	RCP	71.64	2.27%
STRM-43	STRM-44	922.48	921.96	18	HDPE	104.47	0.50%
STRM-44	STRM-56	921.46	920.67	24	HDPE	158.00	0.50%
STRM-45	STRM-46	919.38	918.44	30	HDPE	188.00	0.50%
STRM-46	STRM-53	917.94	917.70	36	HDPE	47.58	0.50%
OCS-01	FES-04	906.00	902.10	48	RCP	134.47	2.90%
STRM-47	EX-03	908.94	908.02	24	RCP	184.62	0.50%
OSC-02	STRM-47	909.56	908.94	24	RCP	124.66	0.50%
EX-02	STRM-47	917.15	908.94	24	RCP	51.47	15.95%
EX-01	STRM-47	915.35	908.94	12	CMP	122.75	5.22%
STRM-49	STRM-50	921.85	917.01	12	HDPE	292.00	1.66%
STRM-50	STRM-51	916.76	916.00	15	HDPE	46.00	1.66%
STRM-51	STRM-41	915.75	912.65	18	HDPE	187.00	1.66%
STUB-01	STRM-52	913.35	911.84	42	RCP	301.79	0.50%
STRM-52	FES-05	911.84	910.00	42	RCP	367.96	0.50%
STRM-53	STRM-54	917.70	917.26	36	HDPE	87.74	0.50%
STRM-54	STRM-55	917.26	915.97	36	HDPE	258.75	0.50%
STRM-55	STRM-36	915.97	914.84	36	HDPE	225.86	0.50%
STRM-56	STRM-45	920.17	919.38	30	HDPE	158.00	0.50%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-58	STRM-39	913.59	912.39	42	HDPE	239.10	0.50%
STRM-57	STRM-58	920.88	920.25	12	HDPE	42.00	1.50%
STRM-59	STRM-04	921.25	918.76	12	HDPE	110.00	2.27%
STRM-60	STRM-06	918.25	916.60	18	HDPE	110.00	1.50%
EX-04	STRM-61	904.72	904.71	48	RCP	229.70	0.00%
STRM-61	FES-10	904.71	904.71	48	RCP	33.86	0.00%

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PIPE SCHEDULE

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C723

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SEE SHEET C801

SEE SHEET C802

SEE SHEET C803

SEE SHEET C804

SEE SHEET C805

SEE SHEET C806

SEE SHEET C807

SEE SHEET C808

CARVER COUNTY 11

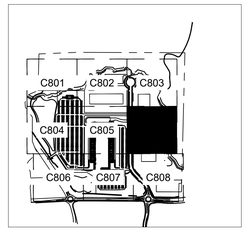
BIG WOODS BLVD

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
WL		EXISTING WETLAND/STREAM
		WETLAND/STREAM SETBACK

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF CHASKA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.



LEGEND

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BRIAN M. WIRDEMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 163436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

UTILITY PLAN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C800

CHASKA MN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

UTILITY PLAN ENLARGEMENT

SHEET NUMBER C801

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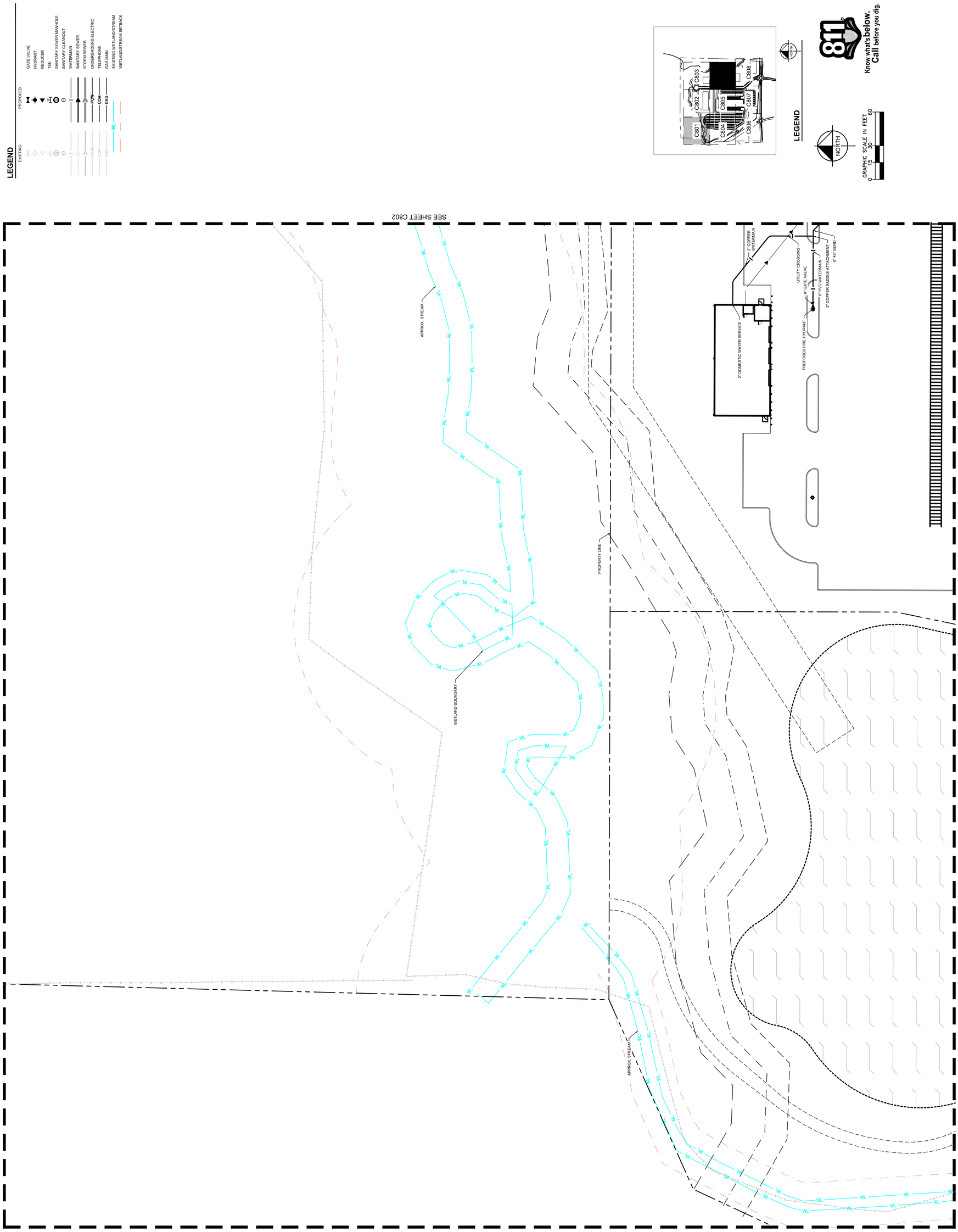

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT 60% PLAN SET PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
C802	UTILITY PLAN ENLARGEMENT	

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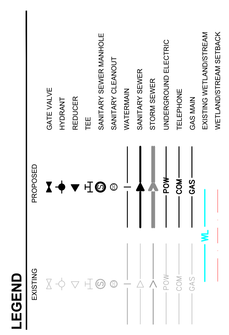

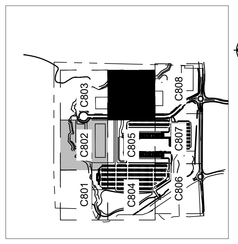

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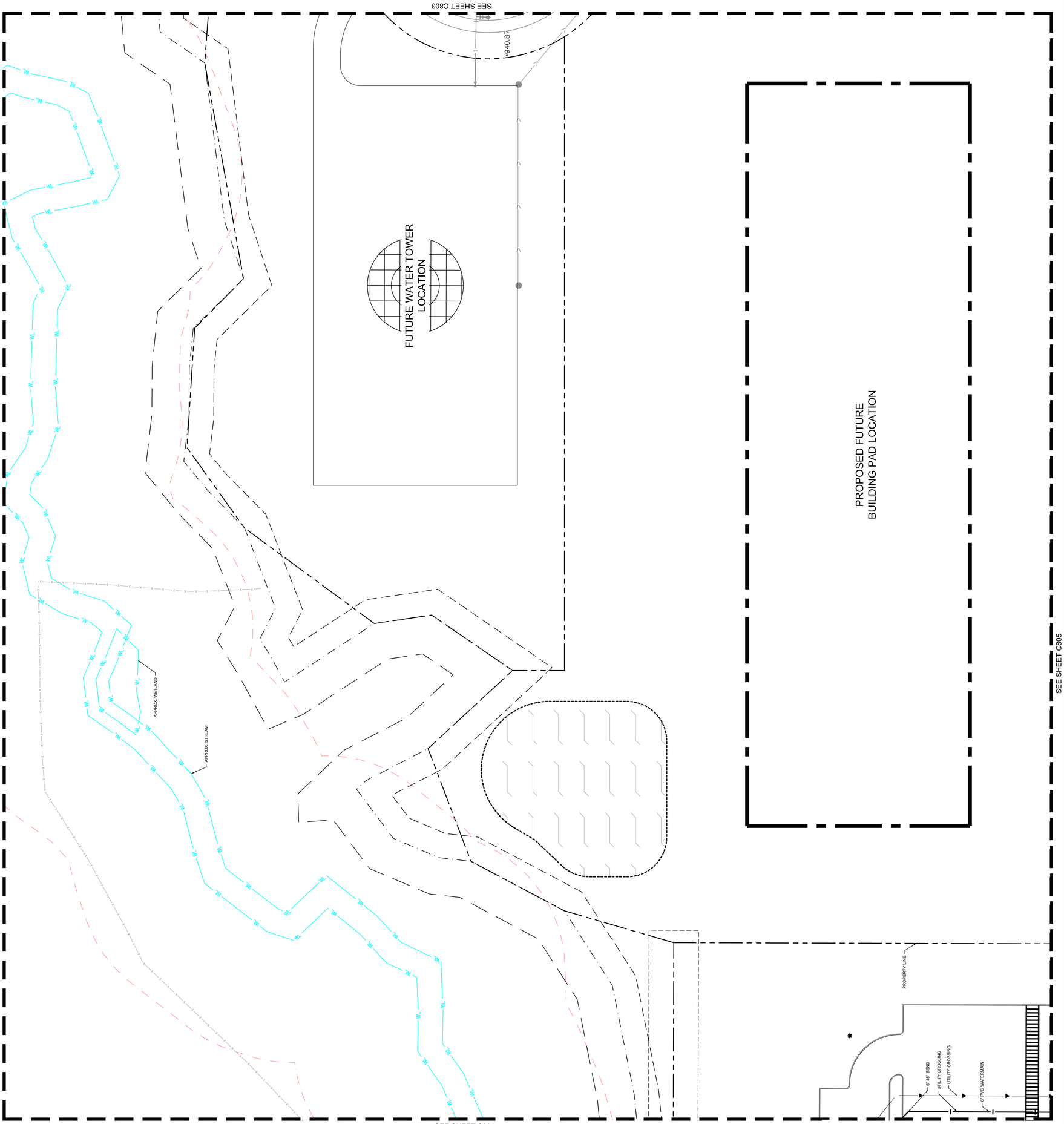

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SHEET NUMBER	60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	UTILITY PLAN ENLARGEMENT		
C803	CHASKA MN			

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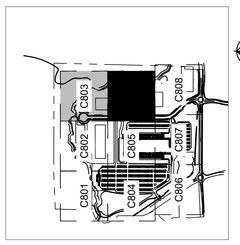
LEGEND

	EXISTING	PROPOSED
GATE VALVE		
HYDRANT		
REDUCER		
TEE		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
EXISTING WETLAND/STREAM		
WETLAND/STREAM SETBACK		



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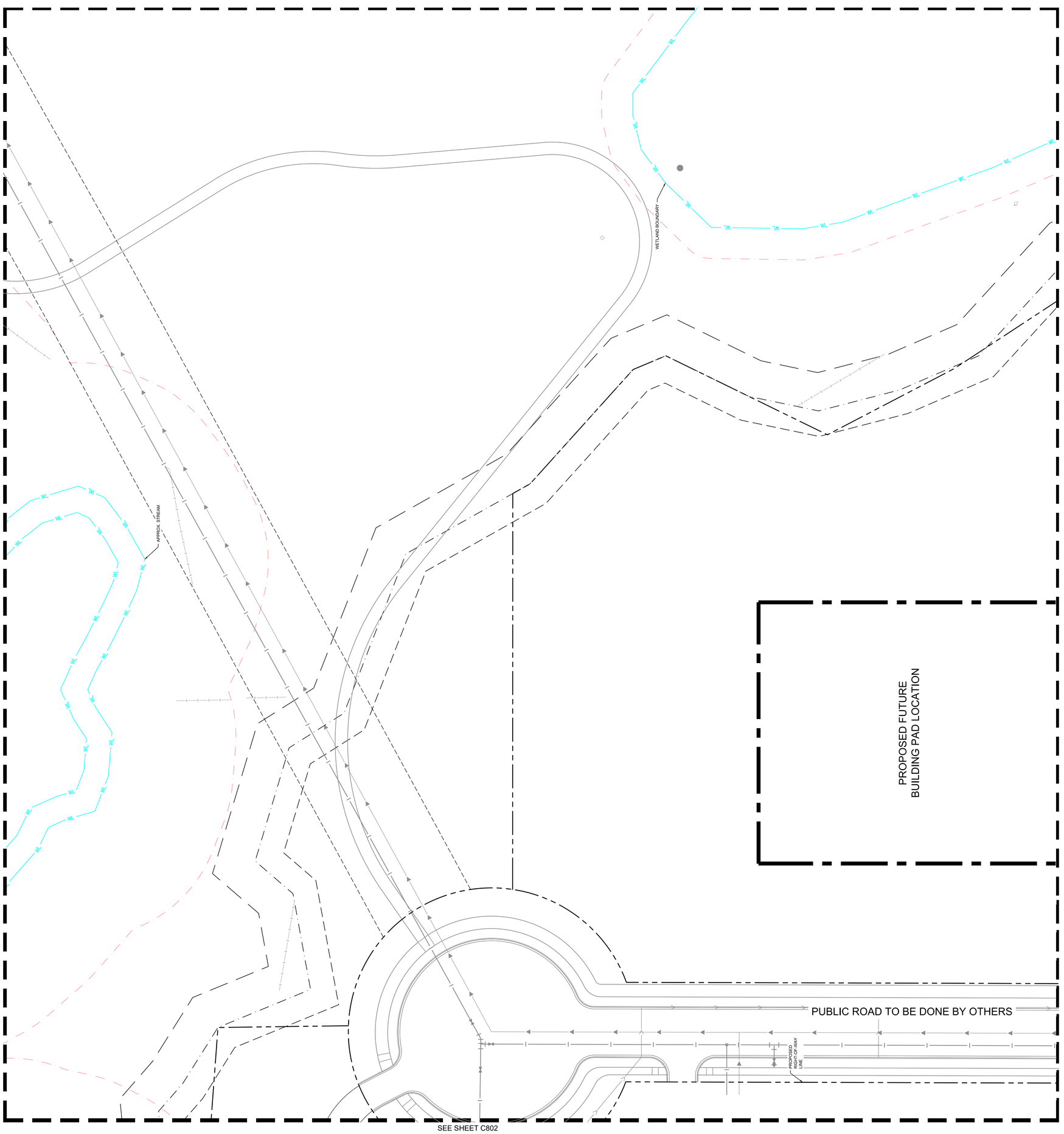

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SHEET NUMBER	PROJECT
C804	60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES CHASKA MN

UTILITY PLAN ENLARGEMENT

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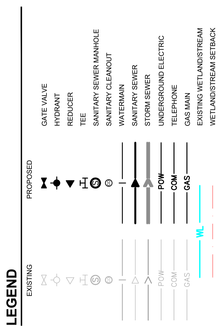

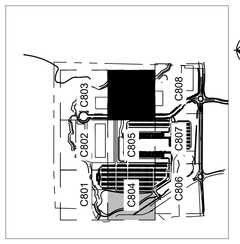

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SEE SHEET C801

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EXISTING UTILITY EASEMENT

CARVER COUNTY 11

O-POW

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

UTILITY PLAN ENLARGEMENT

SHEET NUMBER **C805**

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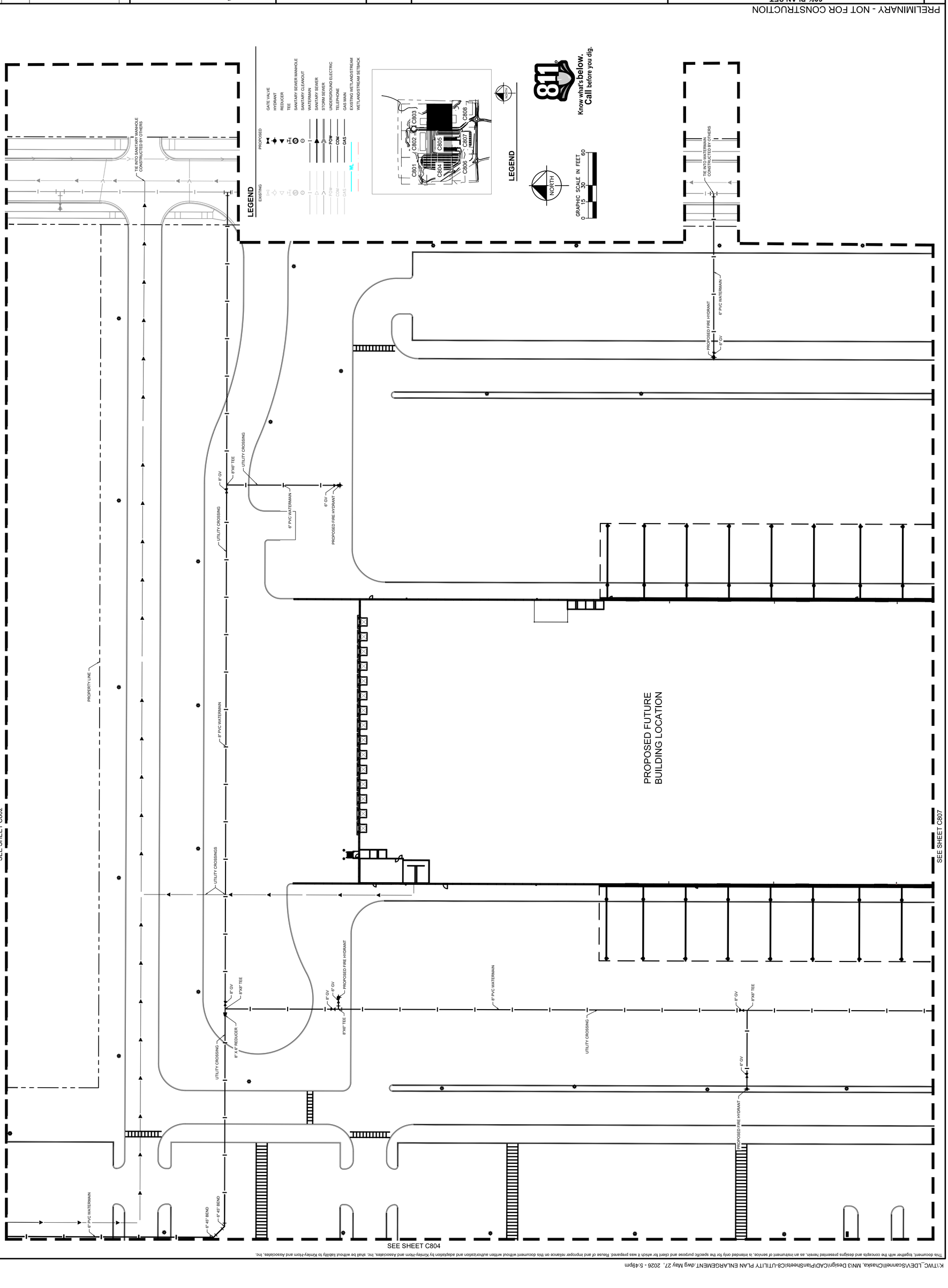

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60% PLAN SET
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PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

UTILITY PLAN ENLARGEMENT

SHEET NUMBER **C806**

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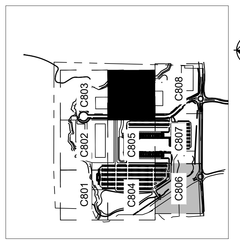
LEGEND

	EXISTING	PROPOSED
GATE VALVE		
HYDRANT		
REDUCER		
TEE		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
UNDERGROUND ELECTRIC	POW	POW
TELEPHONE	COM	COM
GAS MAIN	GAS	GAS
EXISTING WETLAND/STREAM	WL	
WETLAND/STREAM SETBACK		



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BIG WOODS BLVD

PROPERTY LINE

EXISTING UTILITY EASEMENT

CARVER COUNTY 11

C704

SEE SHEET C804

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SHEET NUMBER	
C807	

CHASKA MN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

UTILITY PLAN ENLARGEMENT

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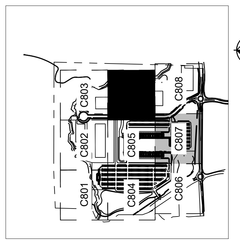
NO.	REVISIONS	DATE	BY

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

	EXISTING	PROPOSED
GATE VALVE		
HYDRANT		
REDUCER		
TEE		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
UNDERGROUND ELECTRIC	POW	POW
TELEPHONE	COM	COM
GAS MAIN	GAS	GAS
EXISTING WETLAND/STREAM	WL	
WETLAND/STREAM SETBACK		



LEGEND

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PUBLIC ROAD TO BE DONE BY OTHERS

UTILITIES TO BE CONSTRUCTED BY OTHERS

PROPOSED RIGHT-OF-WAY LINE

TIE INTO WATERMAIN CONSTRUCTED BY OTHERS

8" GV

8"X8" TEE

8" GV

DOMESTIC WATER VAULT

FIRE WATER VAULT

IRRIGATION STUB

8"X8" REDUCER

8"X8" TEE

4" PVC WATERMAIN

8"X8" TEE

8" GV

8" 45° BEND

8" 45° BEND

PROPOSED FIRE HYDRANT

6" GV

6" PVC WATERMAIN

4" 45° BENDS

8" 45° BENDS

WATER LINE CROSSING LOWER WATERMAIN TO MAINTAIN MIN. 18" CLEARANCE

UTILITY CROSSING

4" DOMESTIC WATER SERVICE

UTILITY CROSSING

6" FIRE SUPPRESSION SERVICE

PROPOSED TRANSFORMER

8" PVC WATERMAIN

8" 45° BEND

8" 45° BEND

8" PVC WATERMAIN

UTILITY CROSSING

8" GV

8"X8" TEE

8" 45° BEND

8" 45° BEND

PROPOSED FIRE HYDRANT

6" GV

SEE SHEET C805

SEE SHEET C806

WETLAND BOUNDARY

EXISTING UTILITY EASEMENT

PROPERTY LINE

BIG WOODS BLVD

PUBLIC ROAD TO BE DONE BY OTHERS

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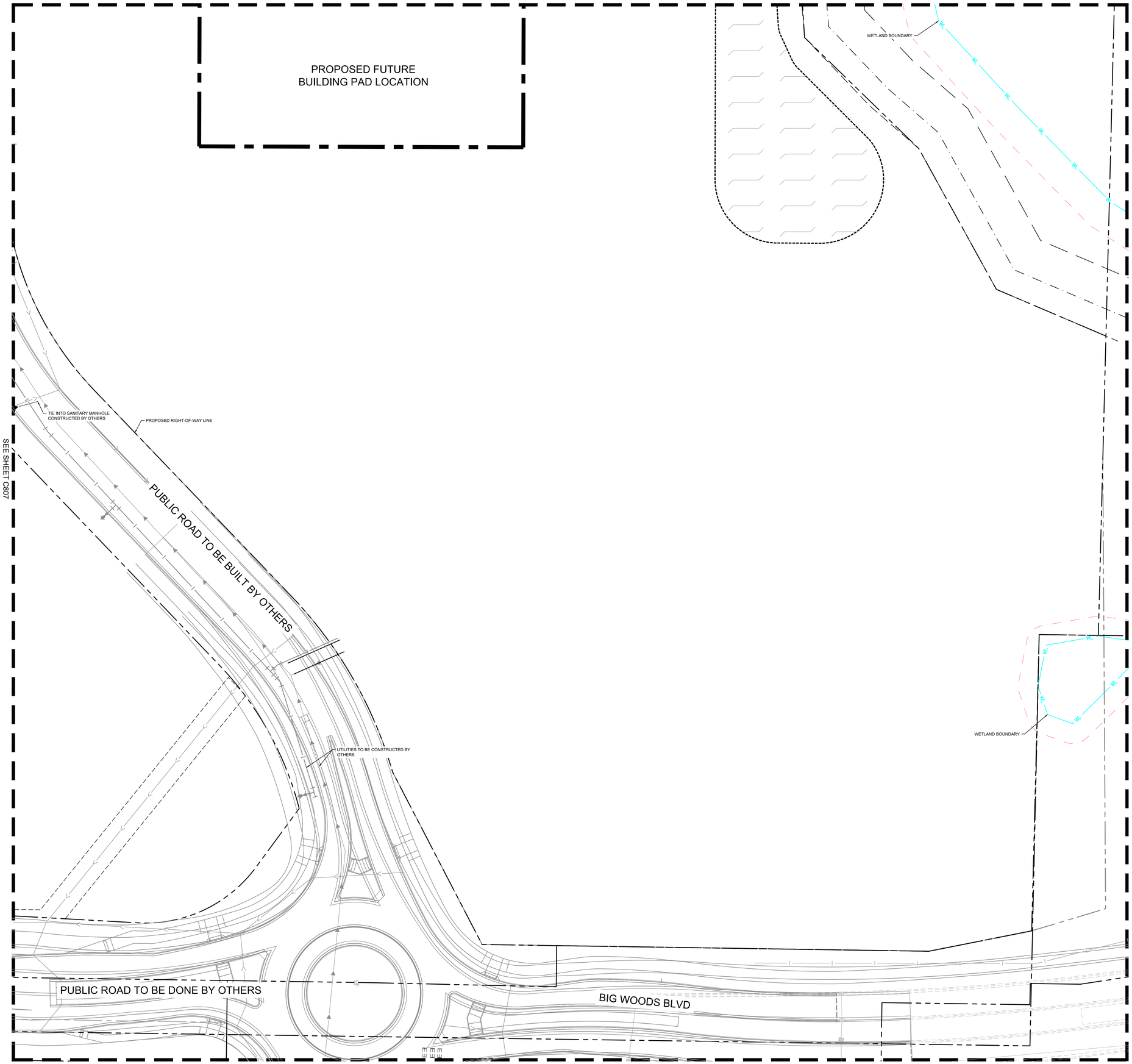
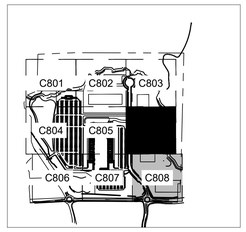


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
WL		EXISTING WETLAND/STREAM
		WETLAND/STREAM SETBACK



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C808

No.	REVISIONS	DATE	BY

Kimley»Horn

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UTILITY PLAN ENLARGEMENT

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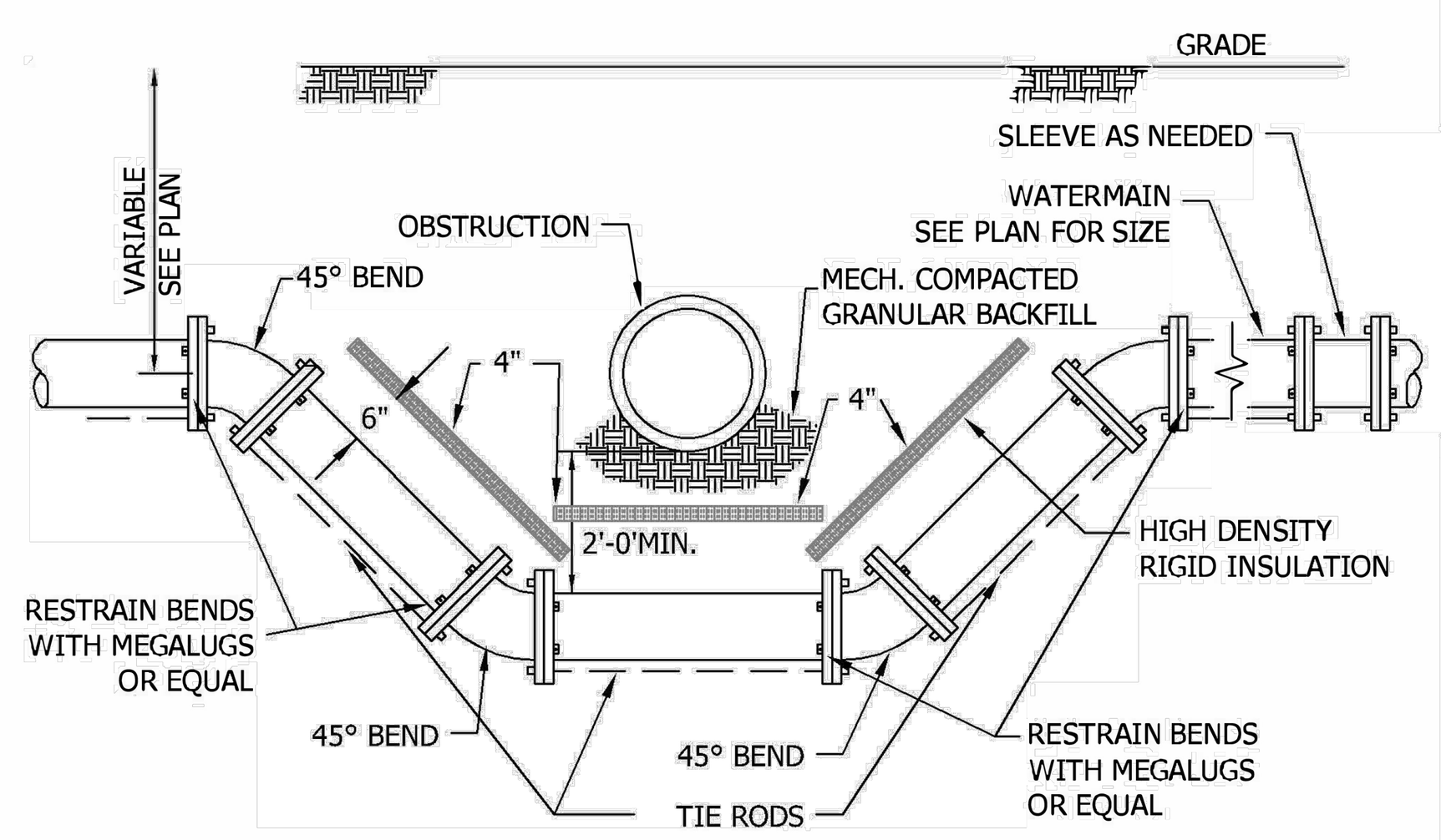

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
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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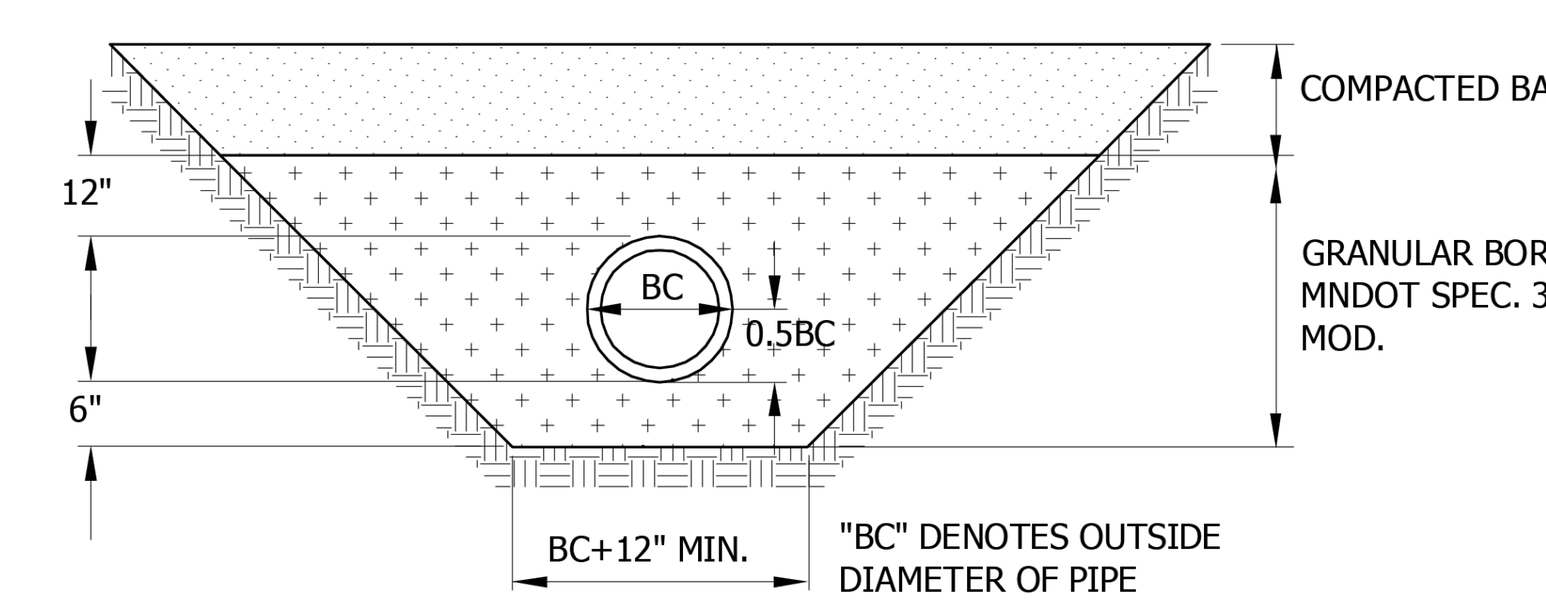
WATER MAIN LOWERING
WITH INSULATION DETAIL

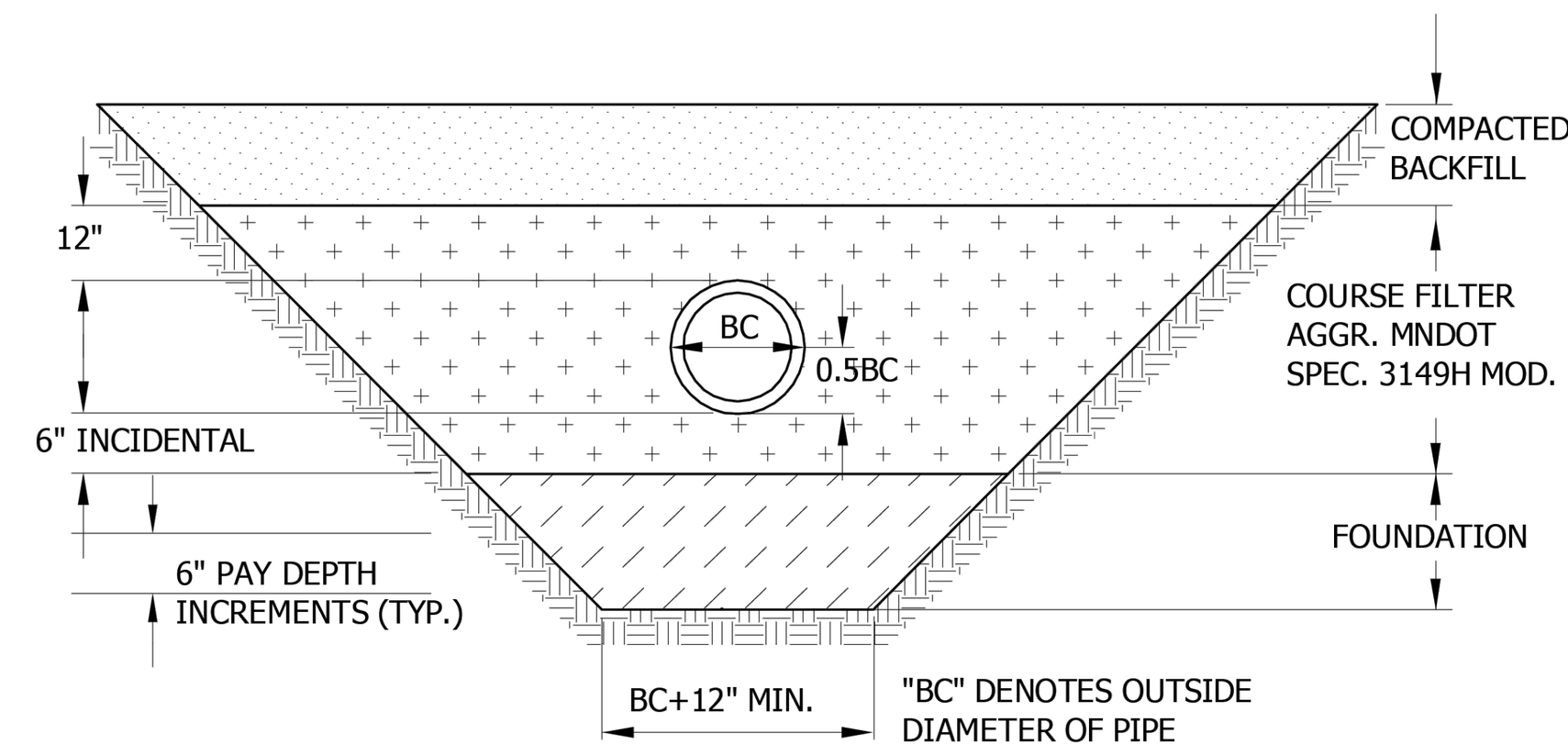
CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



PIPE FOUNDATION & BEDDING IN GOOD SOILS



IMPROVED PIPE FOUNDATION & BEDDING IN POOR SOILS

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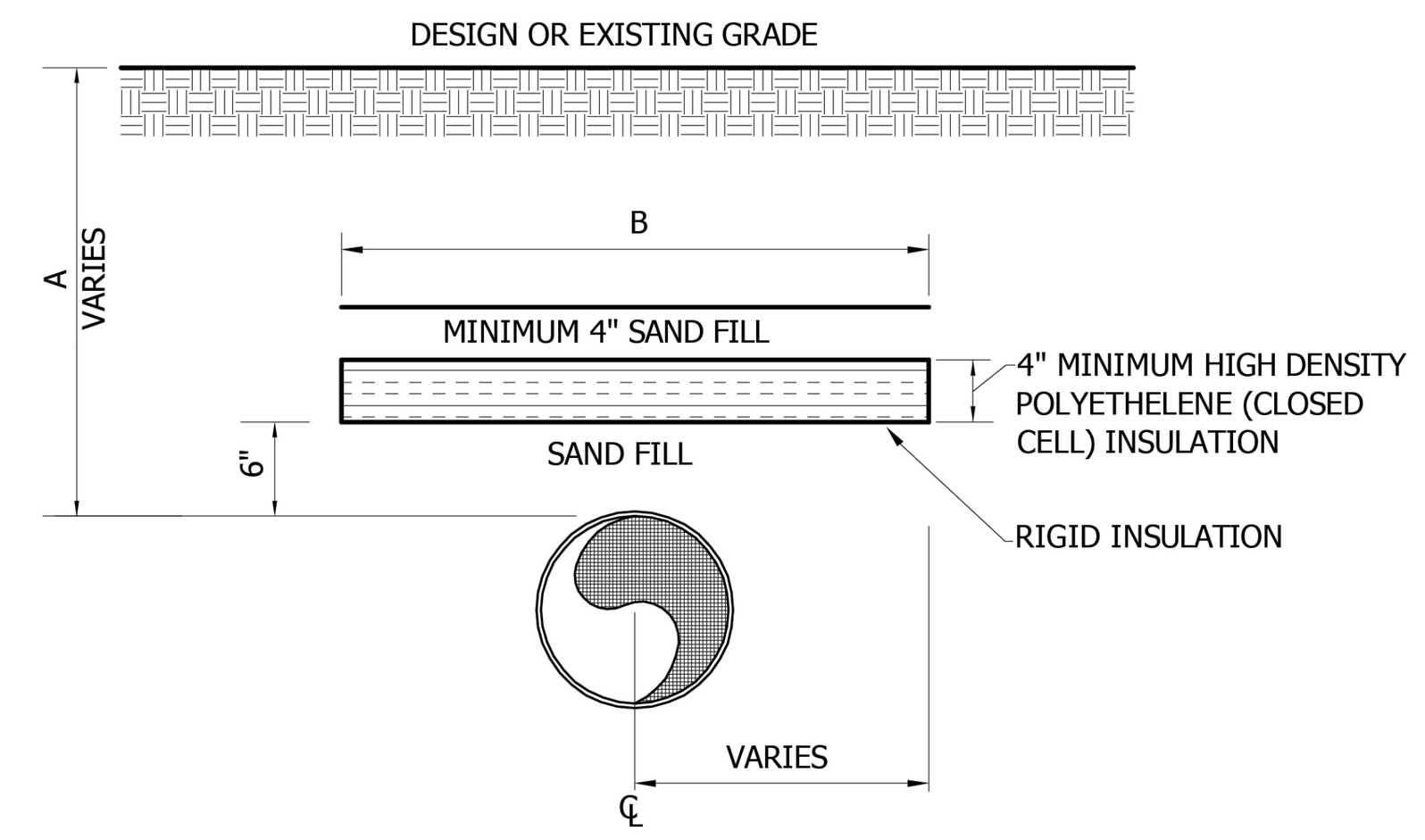
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

NOTE: WATER MAIN BURIED LESS THAN 7.5' TO BE APPROVED BY OWNER



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

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

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INSULATION DETAIL

CHASKA, MINNESOTA

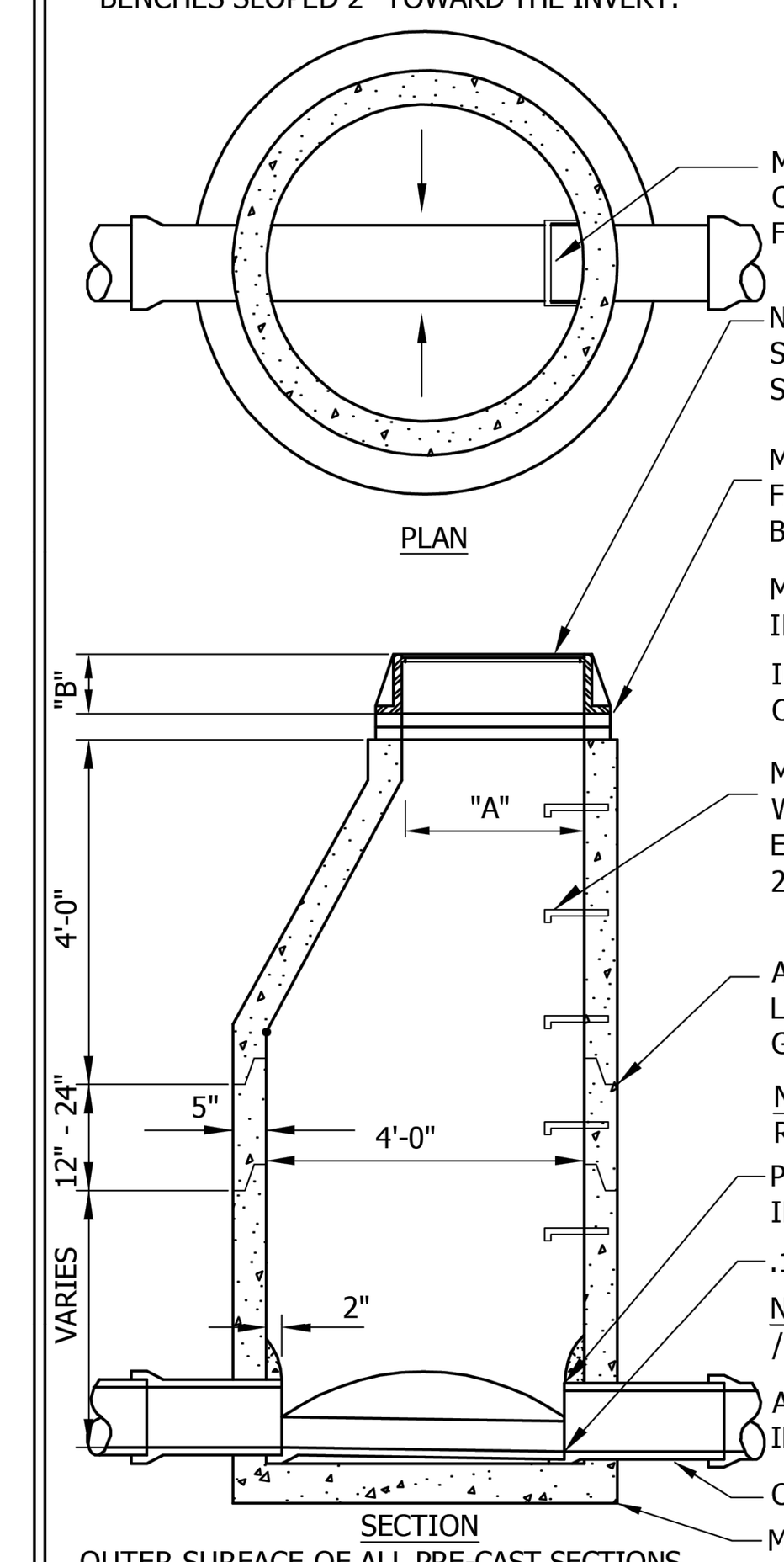
LAST REVISION: APRIL 2016

PLATE NO. GEN-8

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



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

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

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

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

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

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

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

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

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

.1' DROP ACROSS INVERTS MIN.

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

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

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

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

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SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

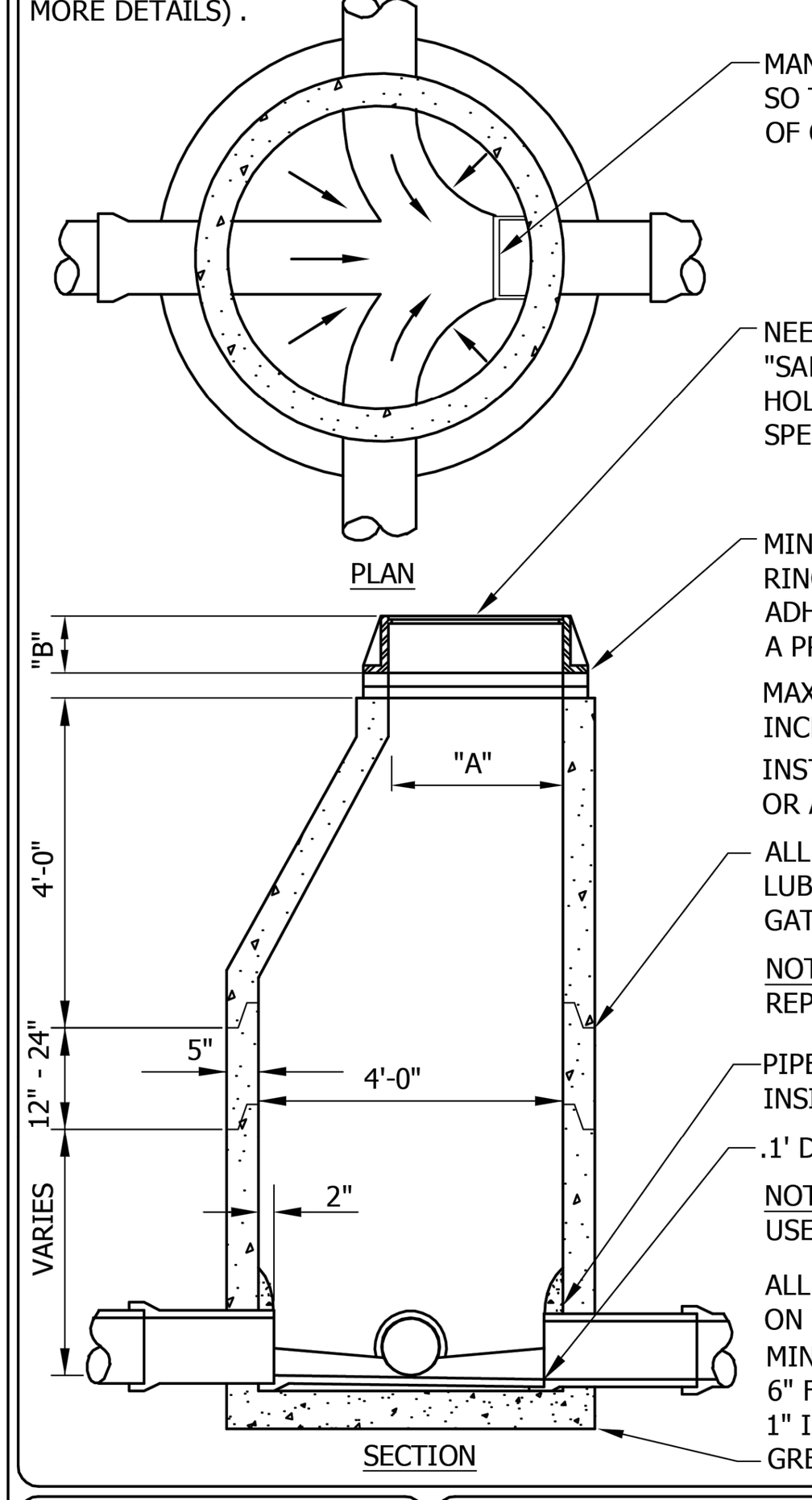
PLATE NO. SAN-1

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.

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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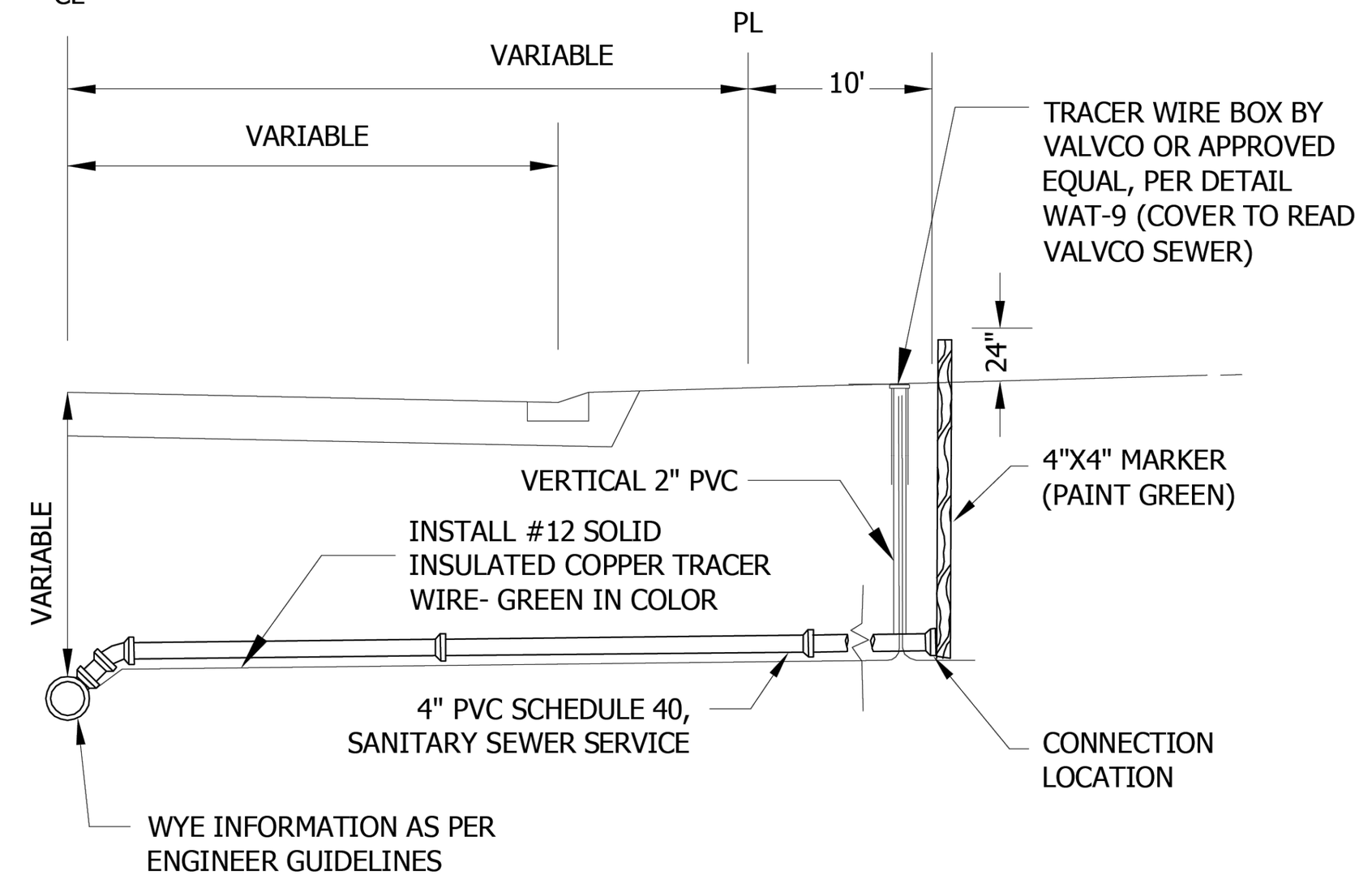
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-2



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

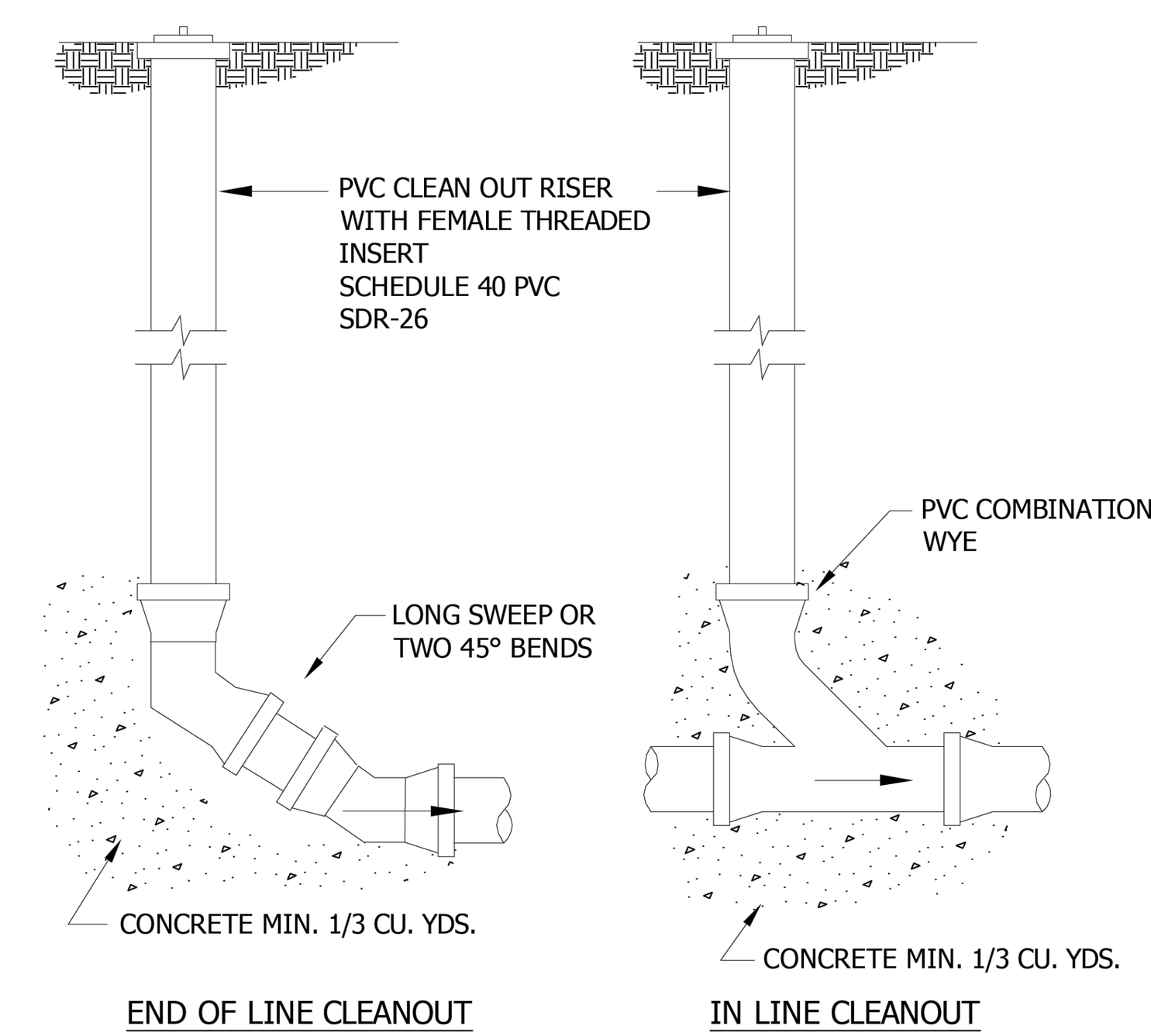
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1

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

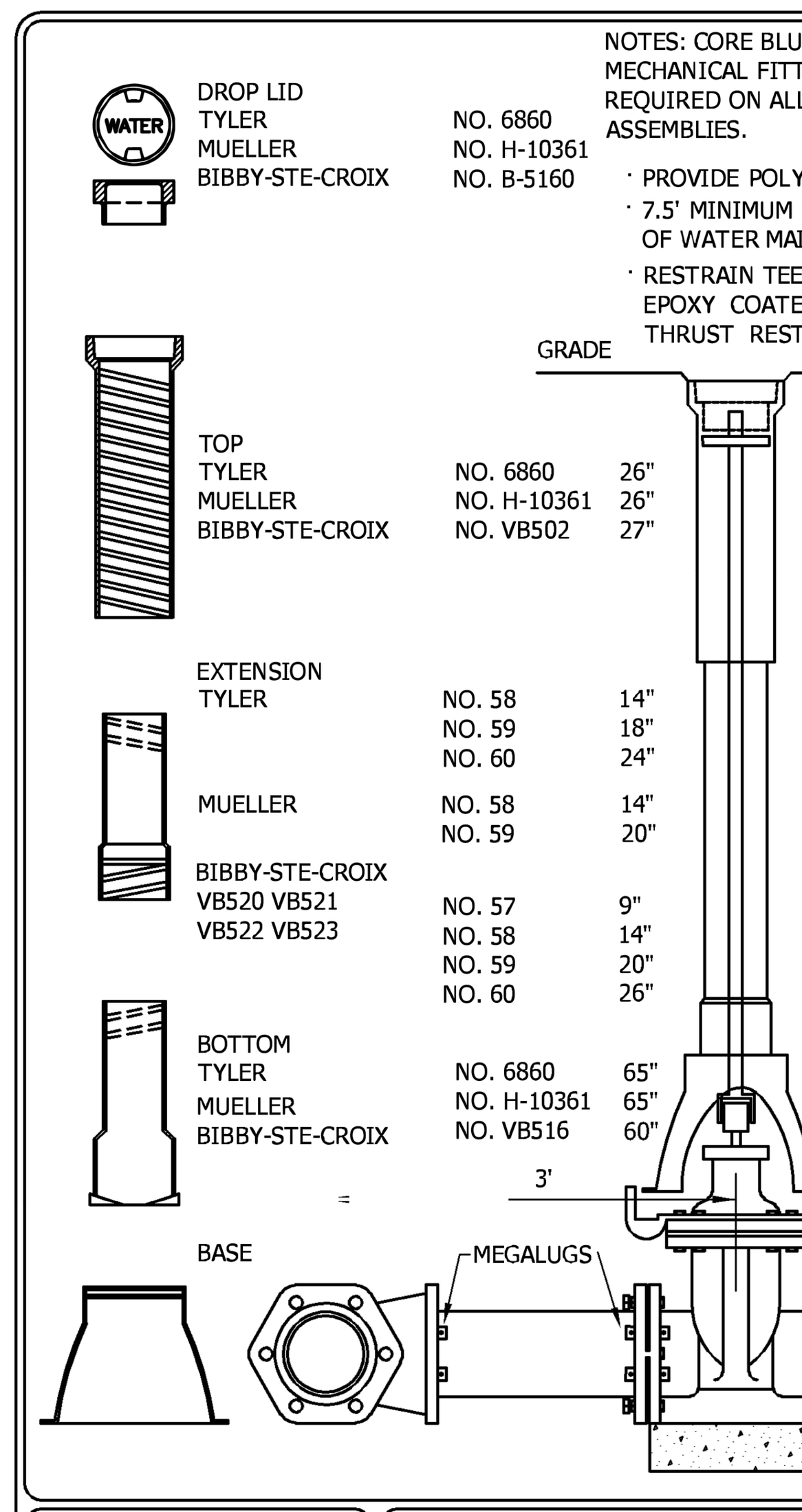
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4

NOTES: 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

No.	REVISIONS	DATE	BY

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FOR REFERENCE ONLY

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

UTILITY DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C820

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C8-UTILITY DETAILS.dwg May 27, 2026 - 5:50pm
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	SHEET NUMBER C821
CHASKA MN	

UTILITY DETAILS

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	ROW
CHECKED BY	BMW

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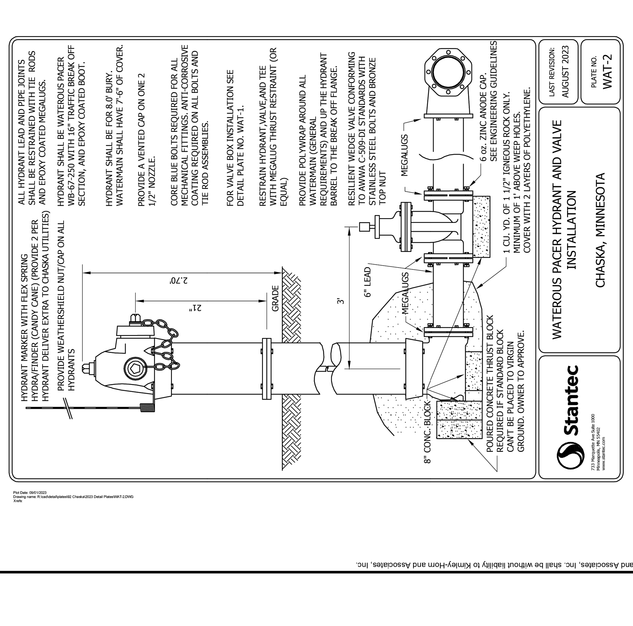

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WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

Plot Date: 09/01/2023
Drawing name: R:\civil\detail\plates\02 Chaska\2023 Detail Plates\WAT-2.DWG
Xrefs:

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY, FORMS ARE NOT POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND B1	D1	45° BEND B2	D2	90° BEND B3	D3
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"	2'-4"	2'-0"	4'-0"	2'-6"
16"	2'-0"	2'-0"	3'-10"	2'-6"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

θ=45° MIN.
PLAN 90° BENDS
θ=45° MIN.
PLAN 45° BENDS
VARIABLE
3" MIN.
75°
CONCRETE SHALL BE IN CONTACT WITH THIS QUADRANT OF PIPE
BEDDING MATERIAL
UNDISTURBED EARTH
CONCRETE
SECTION A-A
θ=45° MIN.
PLAN 22 1/2° BENDS

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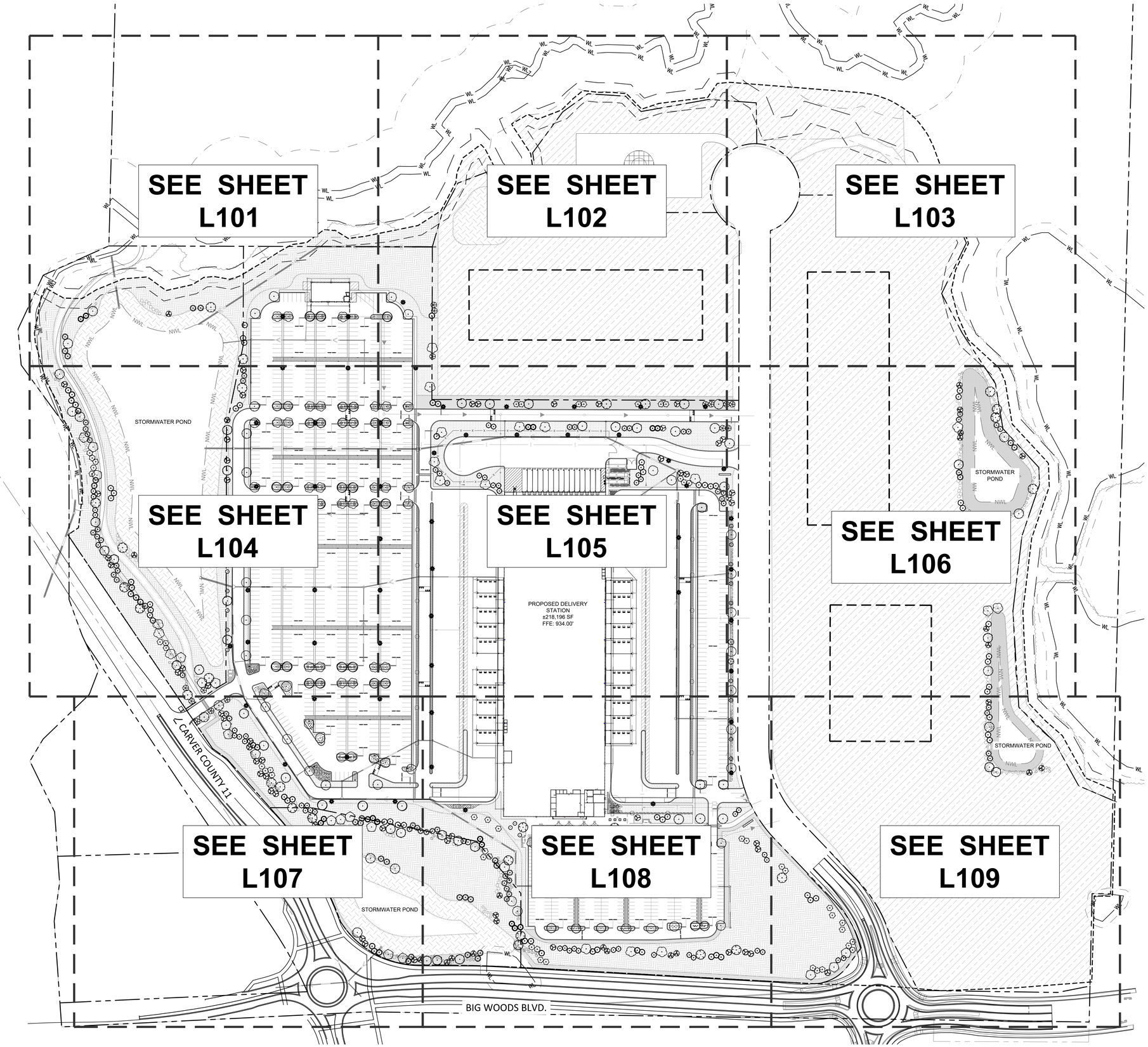
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4

Plot Date: 09/01/2023
Drawing name: R:\civil\detail\plates\02 Chaska\2023 Detail Plates\WAT-4.DWG
Xrefs:



LANDSCAPE SUMMARY

OVERALL LANDSCAPE REQUIREMENTS

OVERSTORY CALIPER INCHES REQUIRED: 1,364 CALIPER INCHES = (218,196 GROSS BUILDING S.F.*2) / 320
OVERSTORY CALIPER INCHES PROVIDED: 1,400 CALIPER INCHES

TWO-STORY CALIPER INCH BREAKDOWN:	TREES REQUIRED	TREES PROVIDED
60% @ 2.5" (OR 6' HT. CONIFER)	328 TREES / 818.4 CAL. IN.	328 / 818,4 CAL. IN.
10% @ 3.0" (OR 7' HT. CONIFER)	46 TREES / 136.4 CAL. IN.	46 / 136.4 CAL. IN.
10% @ 3.5" (OR 8' HT. CONIFER)	39 TREES / 136.4 CAL. IN.	39 / 136.4 CAL. IN.
10% @ 4.0" (OR 9' HT. CONIFER)	35 TREES / 136.4 CAL. IN.	35 / 136.4 CAL. IN.
10% @ 4.5" (OR 10' HT. CONIFER)	30 TREES / 136.4 CAL. IN.	30 / 136.4 CAL. IN.
TOTAL	478 TREES / 1,364 CAL. IN.	478 TREES / 1,364 INCHES

OVERSTORY TREES REQUIRED: 238 TREES
OVERSTORY TREES PROVIDED: 250 TREES

ORNAMENTAL TREES REQUIRED: 60 TREES = 2,472 *.25
ORNAMENTAL TREES PROVIDED: 104 TREES

SHRUBS REQUIRED: 727 SHRUBS = 218,196 GROSS S.F. / 300
SHRUBS PROVIDED: 804 SHRUBS

GREEN BELT REQUIREMENTS

SCREENING REQUIRED: 6' HT MINIMUM SCREEN INCLUDING BERMS, DECIDUOUS AND CONIFEROUS TREES, AND SHRUBS
SCREENING PROVIDED: SEE PLAN

STREET TREE REQUIREMENTS

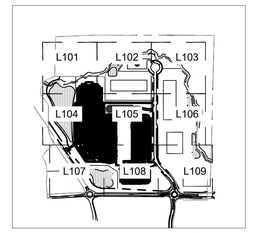
TREES REQUIRED: TREES REQUIRED TO BE PLACED EVERY 50' O.C.
TREES PROVIDED: SEE PLAN

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

SEED MIX LEGEND

- 38-641 — SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- WD — SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- RT — SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
- STR — SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L100

No.	REVISIONS	DATE	BY

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PHONE: 612-351-5377
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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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, P.A. | DATE: 05/26/2026 | LIC. NO. 53926 | MN

KHA PROJECT	
163415040	
DATE	
05/27/2026	
SCALE	AS SHOWN
DESIGNED BY	CPK
DETAILED BY	EPP
CHECKED BY	RAH

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SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
WD	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
RT	SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
STR	SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
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- SOD (TYP.)
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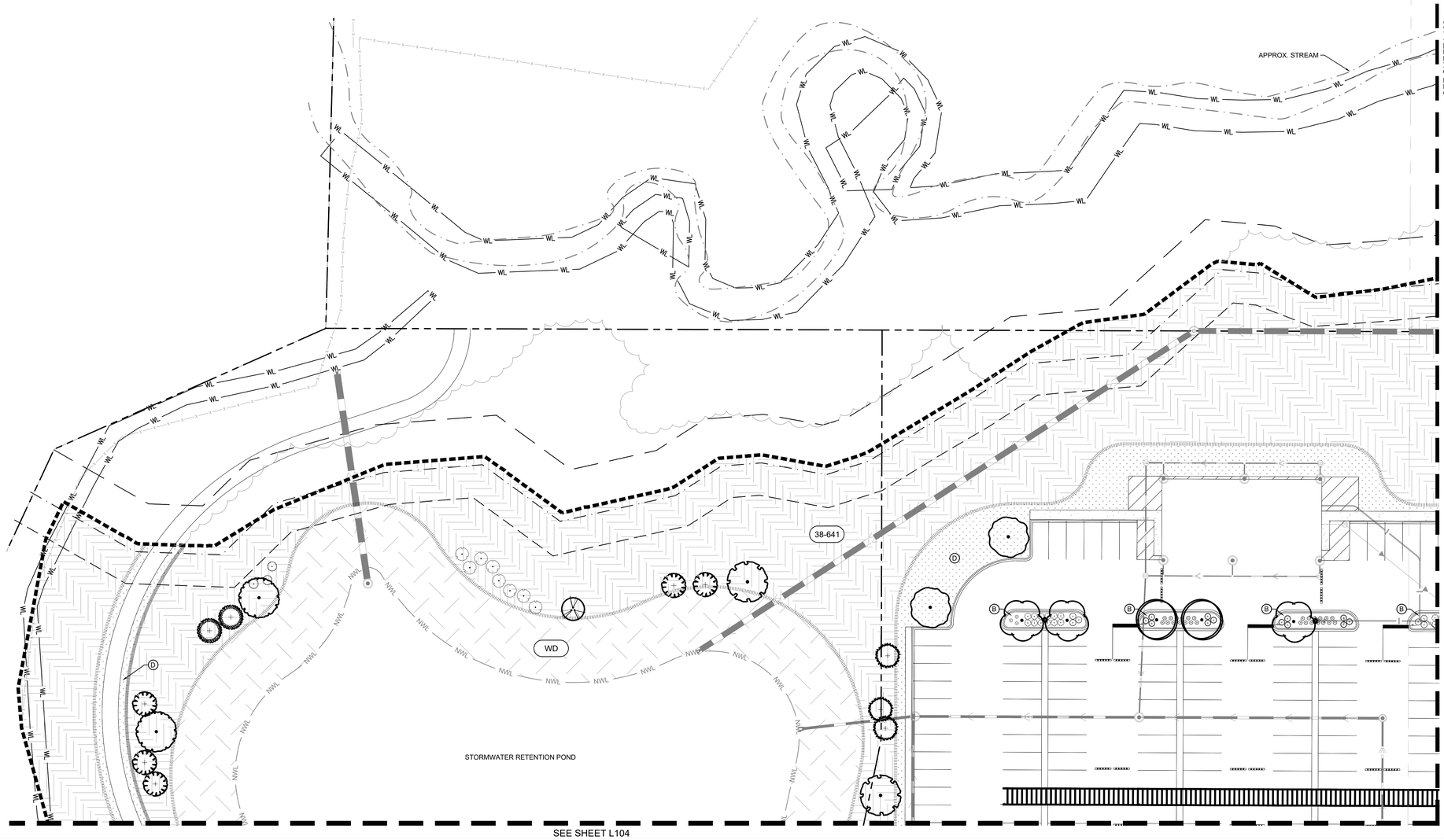
LANDSCAPE KEYNOTES

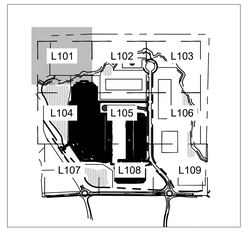
(A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	AUTUMN BRILLANCE SERVICEBERRY
	DAKOTA PINNACLE BIRCH
	PRAIRIE ROSE CRABAPPLE
	QUAKING ASPEN
	RIVER BIRCH MULTI-TRUNK
	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
	GREEN MOUNTAIN® SUGAR MAPLE
	COMMON HACKBERRY
	IMPERIAL HONEYLOCUST
	NORTHERN PIN OAK
	PRINCETON ELM
	REDMOND AMERICAN LINDEN
	FIRST EDITIONS® ST CROIX™ AMERICAN ELM
	SIENNA GLEN MAPLE
	SKINNY GENES OAK
	SWAMP WHITE OAK
CONIFEROUS SHRUBS	
	HETZ MIDGET ARBORVITAE
	SEA GREEN JUNIPER
	TECHNY ARBORVITAE
	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS	
	IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	ARTIC BLUE LEAF WILLOW
	DWARF BUSH HONEYSUCKLE
	GRAY DOGWOOD
	GARDEN GLOW DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	MOHICAN VIBURNUM
	SEM FALSE SPIRAEA
	SMOOTH SUMAC
ORNAMENTAL GRASSES	
	BLONDE AMBITION BLUE GRAMA GRASS
	HEAVY METAL SWITCHGRASS
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT





LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-435-2277
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A. — MN — LIC. NO. 53928 — DATE 05/27/2026

KHA PROJECT	160436010
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	APP
CHECKED BY	RAH

LANDSCAPE PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

L101

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
WD	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
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LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
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- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

APPROX. WETLAND

APPROX. STREAM

FUTURE WATER TOWER LOCATION

FUTURE BUILDING LOCATION

SEE SHEET L101

SEE SHEET L103

SEE SHEET L105

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
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ORNAMENTAL TREE	
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	ARTIC BLUE LEAF WILLOW
	DWARF BUSH HONEYSUCKLE
	GRAY DOGWOOD
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	MOHICAN VIBURNUM
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	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

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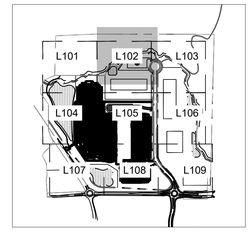

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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RYAN A. HYLLESTED, P.A. | MN | LIC. NO. 53928 | DATE: 04/29/2026

KHA PROJECT 160438040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY KST
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

SHEET NUMBER
L102

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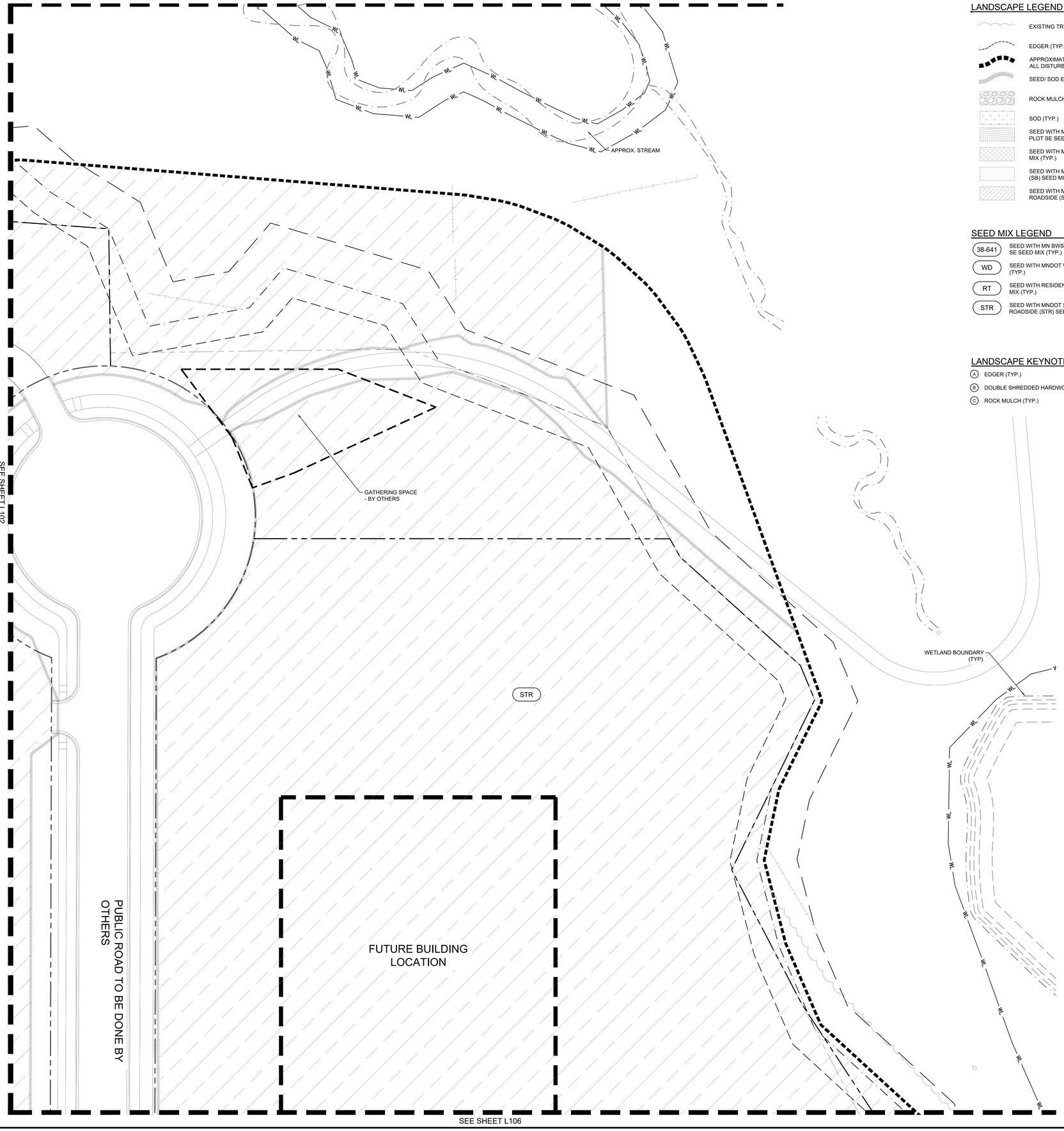

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LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
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PLANT KEY

SYMBOL — COMMON NAME

CONIFEROUS TREE
- BALSAM FIR
- BLACK HILLS SPRUCE
- CANADIAN HEMLOCK
- EASTERN RED CEDAR
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- WHITE CEDAR
- WHITE PINE

ORNAMENTAL TREE
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- PRAIRIE ROSE CRABAPPLE
- QUAKING ASPEN
- RIVER BIRCH MULTI-TRUNK
- THORNLESS COCKSPUR HAWTHORN

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- GREEN MOUNTAIN® SUGAR MAPLE
- COMMON HACKBERRY
- IMPERIAL HONEYLOCUST
- NORTHERN PIN OAK
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- REDMOND AMERICAN LINDEN
- FIRST EDITIONS® ST CROIX™ AMERICAN ELM
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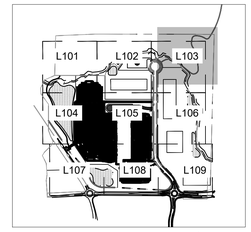
- GARDEN GLOW DOGWOOD
- GRO-LOW FRAGRANT SUMAC
- ISANTI REDOSIER DOGWOOD
- LITTLE DEVIL NINEBARK
- MOHICAN VIBURNUM
- SEM FALSE SPIRAEA
- SMOOTH SUMAC

ORNAMENTAL GRASSES
- BLONDE AMBITION BLUE GRAMA GRASS
- HEAVY METAL SWITCHGRASS
- KARL FOERSTER FEATHER REED GRASS
- NORTHWIND SWITCH GRASS
- STANDING OVATION LITTLE BLUESTEM

PERENNIALS
- AUTUMN FIRE SEDUM
- APRICOT SPARKLES DAYLILY
- NARROW LEAF BLUE STAR
- WALKER'S LOW CATMINT



LEGEND

NORTH

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PHONE: 763-541-1037
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RYAN A. HYLLESTED, P.A. — DATE: 05/27/2026 — LIC. NO. 53928 — MN

KHA PROJECT 163001460
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L103

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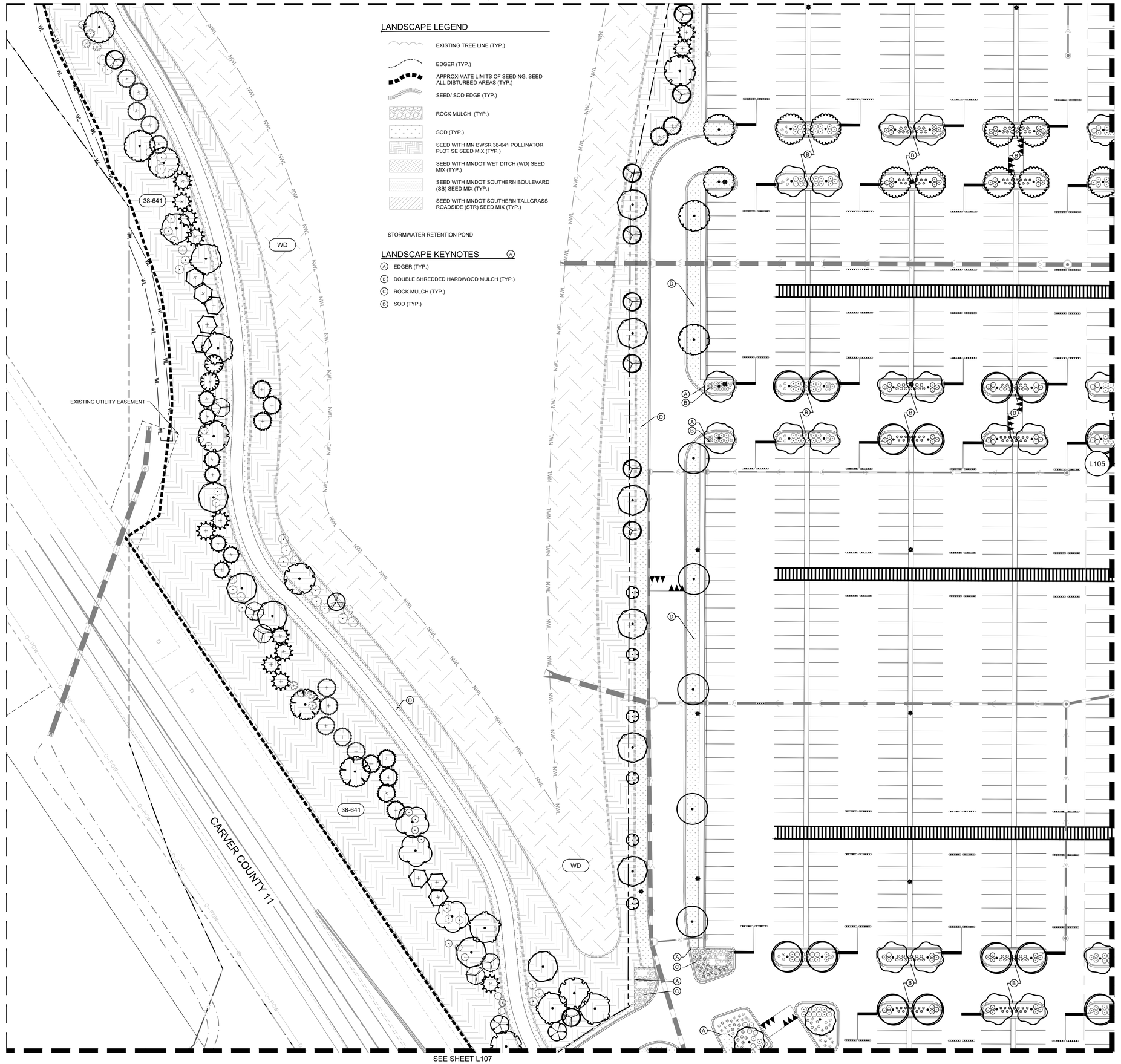
SEE SHEET L101



LANDSCAPE LEGEND

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STORMWATER RETENTION POND

LANDSCAPE KEYNOTES (A)

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	RIVER BIRCH MULTI-TRUNK
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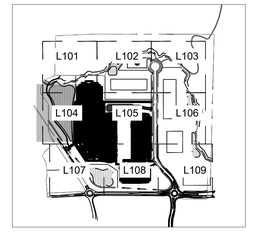

LEGEND

NORTH

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PHONE: 763-541-4800
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RYAN A. HYLLESTED, P.LA
LIC. NO. 53926
DATE: 05/27/2026

KHA PROJECT	160436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	APP
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

LANDSCAPE PLAN ENLARGEMENT

CHASKA MN

SHEET NUMBER
L104

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SEE SHEET L102

SEE SHEET L104

SEE SHEET L106

SEE SHEET L108

STR

SB

STR

SB

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

LANDSCAPE LEGEND

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- ISANTI REDOSIER DOGWOOD
- LITTLE DEVIL NINEBARK
- MOHICAN VIBURNUM
- SEM FALSE SPIRAEA
- SMOOTH SUMAC

ORNAMENTAL GRASSES
- BLONDE AMBITION BLUE GRAMA GRASS
- HEAVY METAL SWITCHGRASS
- KARL FOERSTER FEATHER REED GRASS
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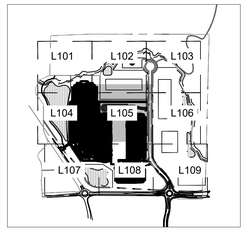
- STANDING OVATION LITTLE BLUESTEM

PERENNIALS
- AUTUMN FIRE SEDUM
- APRICOT SPARKLES DAYLILY
- NARROW LEAF BLUE STAR
- WALKER'S LOW CATMINT



LEGEND

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 952 746 1577
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A — MN — 05/27/2026 — LIC. NO. 53928

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

LANDSCAPE PLAN ENLARGEMENT

CHASKA MN

SHEET NUMBER
L105

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SEE SHEET L103

FUTURE BUILDING LOCATION

WETLAND BOUNDARY (TYP.)

WL

WD

NWL

STR

SEE SHEET L105

PUBLIC ROAD TO BE DONE BY OTHERS

FUTURE BUILDING LOCATION

SEE SHEET L109

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	AUTUMN BRILLANCE SERVICEBERRY
	DAKOTA PINNACLE BIRCH
	PRAIRIE ROSE CRABAPPLE
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OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
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	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
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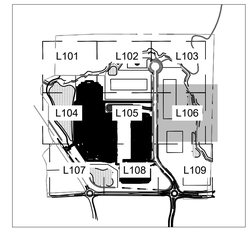

LEGEND

NORTH

GRAPHIC SCALE IN FEET
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RYAN A. FYLLESTED, P.L.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 160400040
DATE: 05/27/2026
SCALE: AS SHOWN
DESIGNED BY: CFK
DRAWN BY: APP
CHECKED BY: RAH

LANDSCAPE PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA, MN

SHEET NUMBER
L106

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SEE SHEET L104

CARVER COUNTY 11

O--POW

38-641

EXISTING UTILITY EASEMENT

WD

STORMWATER RETENTION POND

BIG WOODS BLVD

SEE SHEET L108

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
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- (A) EDGER (TYP.)
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- (D) SOD (TYP.)

PLANT KEY

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	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
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	WHITE PINE
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	DAKOTA PINNACLE BIRCH
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	QUAKING ASPEN
	RIVER BIRCH MULTI-TRUNK
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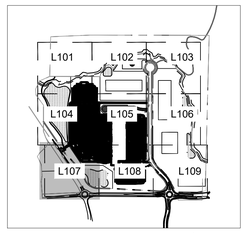

LEGEND

NORTH

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Kimley»Horn

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763-541-1000
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A. | MN | 05/27/2026 | LIC. NO. 53928

KHA PROJECT	160436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	APP
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

L107

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SEE SHEET L105

SEE SHEET L107

SEE SHEET L109

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
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PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

PUBLIC ROAD TO BE DONE BY OTHERS

STORMWATER RETENTION POND

EXISTING UTILITY EASEMENT

BIG WOODS BLVD

38-641 SB WD WL

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
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	WHITE PINE
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LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
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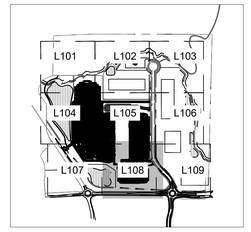

LEGEND

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RYAN A. HYLLESTED, P.L.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
L108

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SEE SHEET L106

FUTURE BUILDING LOCATION

STR

WETLAND BOUNDARY (TYP.)

WA

NWL

PUBLIC ROAD TO BE DONE BY OTHERS

38-641

SB

STR

WL

BIG WOODS BLVD

SEE SHEET L108

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
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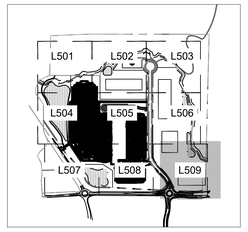

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 612-564-4777
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RYAN A. HYLLESTED, P.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 160470040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
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CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

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SHEET NUMBER
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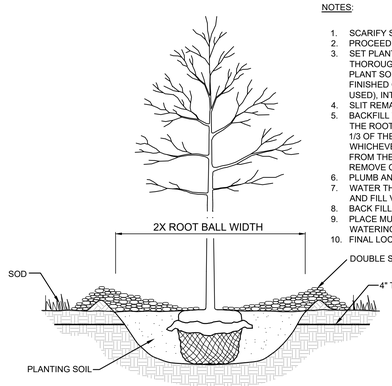
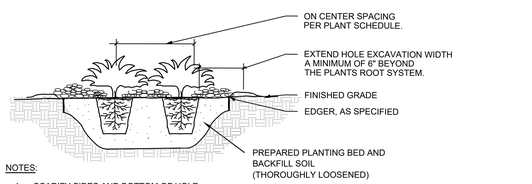


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L120

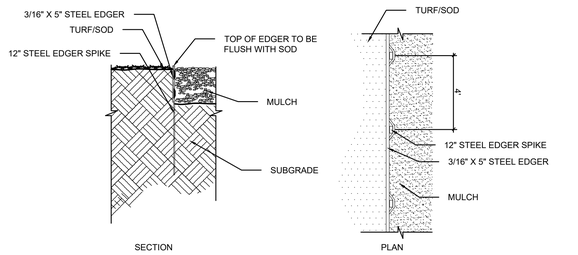


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

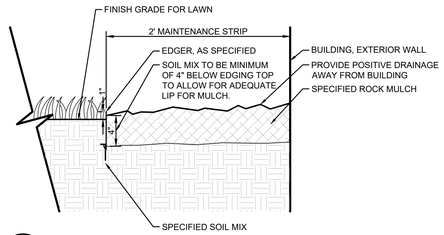
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L120



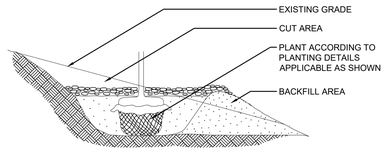
3 STEEL EDGER DETAIL

SCALE: N.T.S. L120



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L120



NOTE:

1. EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

5 STEEP SLOPE PLANTING

SCALE: N.T.S. L120

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG May 27, 2026 - 4:56pm

Wet Ditch

Abbreviation: WD

Purpose:	Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Statewide				
Replaces:	33-261 Stormwater S & W; 33-361 Stormwater NE				
Cost Estimate:	$1,000/acre (36-261 averages $900/acre & 33-361 averages $1,125/acre)				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Big Bluestem	*Andropogon gerardii*	1.00	5.00%	1.10%	3.67
Fringed Brome	*Bromus ciliatus*	1.50	7.50%	1.81%	6.06
Bluejoint	*Calamagrostis canadensis*	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	*Elymus canadensis*	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	*Elymus virginicus*	4.00	20.00%	1.85%	6.17
Tall Manna Grass	*Glyceria grandis*	0.15	0.75%	1.15%	3.86
Rice Cut Grass	*Leersia oryzoides*	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	*Lolium perenne*	6.00	30.00%	8.94%	29.89
Switchgrass	*Panicum virgatum*	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	*Poa palustris*	1.00	5.00%	14.28 %	47.75
	Grasses Subtotal	**16.50**	**82.50%**	**33.70 %**	**112.68**
Porcupine Sedge	*Carex hystericina*	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	*Carex stipata*	0.05	0.25%	0.19%	0.62
Fox Sedge	*Carex vulpinoidea*	0.10	0.50%	1.10%	3.67
Dudley's Rush	*Juncus dudleyi*	0.05	0.25%	17.58 %	58.77
Dark Green Bulrush	*Scirpus atrovirens*	0.10	0.50%	5.05%	16.90
Woolgrass	*Scirpus cyperinus*	0.10	0.50%	18.68 %	62.44
	Sedges & Rushes Subtotal	**0.50**	**2.50%**	**42.92 %**	**143.51**
Canada Anemone	*Anemone canadensis*	0.05	0.25%	0.04%	0.15
Marsh Milkweed	*Asclepias incarnata*	0.25	1.25%	0.13%	0.44
Common Milkweed	*Asclepias syriaca*	0.20	1.00%	0.09%	0.29
Canada Milkvetch	*Astragalus canadensis*	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	*Bidens cernua*	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	*Desmodium canadense*	0.50	2.50%	0.30%	1.01
Flat-topped Aster	*Doellingeria umbellata*	0.05	0.25%	0.37%	1.23
Common Boneset	*Eupatorium perfoliatum*	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	*Euthrochium maculatum*	0.06	0.30%	0.15% 0.63%	1.15% 2.09
Autumn Sneezeweed	*Helenium autumnale*	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	*Helianthus grosseserratus*	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	*Liatris pycnostachya*	0.17	0.85%	0.21%	0.69
Great Lobelia	*Lobelia siphilitica*	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	*Mimulus ringens*	0.03	0.15%	7.58%	25.34
Obedient Plant	*Physostegia virginiana*	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	*Rudbeckia laciniata*	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	*Solidago rigida*	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	*Symphyotrichum lanceolatum*	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	*Symphyotrichum puniceum*	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	*Thalictrum dasycarpum*	0.10	0.50%	0.22%	0.73
Blue Vervain	*Verbena hastata*	0.15	0.75%	1.53%	5.12
Culver's Root	*Veronicastrum virginicum*	0.03	0.15%	2.64%	8.82
Golden Alexanders	*Zizia aurea*	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	**3.00**	**15.00%**	**23.37 %**	**78.14**
	Total	**20.00**	**100%**	**100%**	**334.33**

Changes since 2014: Stormwater South & West combined with Stormwater Northeast to create a single mix for statewide use.

Changes since 2023s reviews:

- Removed giant goldenrod due to low availability, replaced with stiff goldenrod and sawtooth sunflower
- Removed marsh vetchling due to low availability, replaced with Tic Trefoil
- Added red-stemmed aster
- Removed muhly due to low availability, increased rate of Rice Cutgrass
- Removed water horehound due to low availability

Species considered but not included:

- New England Aster, Riddell's Goldenrod, Ironweed, not native to NE MN
- Bog Goldenrod - not native to southern MN
- Cordgrass - not known to do well from seed
- Water Plantain, Giant Bur Reed, Softstem Bullrush - too wet for expected conditions
- Riverbank Wild Rye - not known to be native to large parts of MN

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Southern Tallgrass Roadside

Abbreviation: STR

Purpose:	backslopes and ditch bottoms; full sun to part-shade; any site with moderate moisture that will be mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Southern 2/3 of MN; MnDOT Districts 3B, 4, 6, 7, 8, & Metro.				22
Replaces:	35-241 Mesic Prairie General & 36-211 Woodland Edge S & W				
Cost Estimate:	$680/acre (35-241 averages $560/acre & 36-211 averages $1,200/acre)				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Big Bluestem	*Andropogon gerardii*	2.50	9.62%	7.87%	9.18
Side-oats Grama	*Bouteloua curtipendula*	2.00	7.69%	3.78%	4.41
Kalm's Brome	*Bromus kalmii*	0.90	3.46%	2.27%	2.64
Nodding Wild Rye	*Elymus canadensis*	4.00	15.38%	6.55%	7.64
Slender Wheatgrass	*Elymus trachycaulus*	5.00	19.23%	10.86%	12.67
Perennial Ryegrass	*Lolium perenne*	6.00	23.08%	25.62%	29.89
Switchgrass	*Panicum virgatum*	0.25	0.96%	1.10%	1.29
Indian Grass	*Sorghastrum nutans*	2.25	8.65%	8.50%	9.92
Prairie Dropseed	*Sporobolus heterolepis*	0.10	0.38%	0.50%	0.59
	Grasses Subtotal	**23.00**	**88.45%**	**67.05%**	**78.23**
Common Yarrow	*Achillea millefolium*	0.03	0.12%	1.68%	1.96
Marsh Milkweed	*Asclepias incarnata*	0.05	0.19%	0.08%	0.09
Common Milkweed	*Asclepias syriaca*	0.05	0.19%	0.06%	0.07
Butterfly Milkweed	*Asclepias tuberosa*	0.10	0.38%	0.14%	0.16
Canada Milkvetch	*Astragalus canadensis*	0.20	0.77%	1.07%	1.25
Partridge Pea	*Chamaecrista fasciculata*	0.50	1.92%	0.43%	0.50
Field Thistle	*Cirsium discolor*	0.05	0.19%	0.12%	0.14
White Prairie Clover	*Dalea candida*	0.50	1.92%	2.99%	3.49
Canada Tick Trefoil	*Desmodium canadense*	0.25	0.96%	0.43%	0.51
Maximilian's Sunflower	*Helianthus maximilianii*	0.10	0.38%	0.41%	0.48
Early Sunflower	*Heliopsis helianthoides*	0.10	0.38%	0.20%	0.23
Northern Plains Blazing Star	*Liatris ligulistylis*	0.05	0.19%	0.16%	0.18
Wild Bergamot	*Monarda fistulosa*	0.05	0.19%	1.10%	1.29
Common Evening Primrose	*Oenothera biennis*	0.05	0.19%	1.42%	1.65
Virginia Mountain Mint	*Pycnanthemum virginianum*	0.03	0.12%	2.08%	2.42
Gray-headed Coneflower	*Ratibida pinnata*	0.10	0.38%	0.94%	1.10
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.96%	7.24%	8.45
Compass Plant	*Solidago rigida*	0.06	0.23%	0.38% 0.77%	0.92% 0.90
Smooth Blue Aster	*Symphyotrichum laeve*	0.05	0.19%	0.87%	1.01
New England Aster	*Symphyotrichum novae-angliae*	0.05	0.19%	1.02%	1.19
Smooth Wild Rose	*Rosa blanda*	0.06	0.23%	0.05%	0.06
Tall Meadow Rue	*Thalictrum dasycarpum*	0.06	0.23%	0.38%	0.44
Blue Vervain	*Verbena hastata*	0.05	0.19%	1.46%	1.71
Culver's Root	*Veronicastrum virginicum*	0.03	0.12%	7.56%	8.82
Golden Alexanders	*Zizia aurea*	0.08	0.31%	0.28%	0.32
	Forbs Subtotal	**3.00**	**11.50%**	**32.95%**	**38.44**
	Total	**26.00**	**100%**	**100%**	**116.67**

Species considered but not included:

- little bluestem – Not included because this is predominantly a tallgrass mix; sideoats grama is already included in case drier conditions are encountered.

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Pollinator Plot Southeast Mix

38-641

Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
andger	Big Bluestem	Andropogon gerardii	0.14	0.69%	0.51	1.12%
boucur	Sideoats Grama	Bouteloua curtipendula	1.35	6.70%	2.98	6.47%
brokal	Prairie Brome	Bromus kalmii	0.03	0.15%	0.09	0.19%
elycan	Canada Wild Rye	Elymus canadensis	0.24	1.19%	0.46	1.00%
koemac	June Grass	Koeleria macrantha	0.01	0.05%	0.73	1.60%
panvir	Switchgrass	Panicum virgatum	0.10	0.50%	0.51	1.12%
schsco	Little Bluestem	Schizachyrium scoparium	0.54	2.68%	2.98	6.47%
sornut	Indiangrass	Sorghastrum nutans	0.15	0.74%	0.66	1.44%
spohet	Prairie Dropseed	Sporobolus heterolepis	0.09	0.45%	0.53	1.15%
		Grasses Subtotal	**2.65**	**13.15%**	**9.45**	**20.55%**
carbre	Plains Oval Sedge	Carex brevior	0.05	0.25%	0.53	1.16%
		Sedges & Rushes Subtotal	**0.05**	**0.25%**	**0.53**	**1.16%**
achmil	Common Yarrow	Achillea millefolium	0.02	0.10%	1.31	2.85%
amocan	Lead Plant	Amorpha canescens	0.08	0.40%	0.36	0.78%
anecan	Canada Anemone	Anemone canadensis	0.03	0.15%	0.09	0.19%
anecyl	Thimbleweed	Anemone cylindrica	0.02	0.10%	0.19	0.42%
ascsyr	Common Milkweed	Asclepias syriaca	0.14	0.69%	0.21	0.45%
asctub	Butterfly Milkweed	Asclepias tuberosa	0.06	0.30%	0.09	0.21%
astcan	Canada Milkvetch	Astragalus canadensis	0.02	0.10%	0.12	0.27%
chafas	Partridge Pea	Chamaecrista fasciculata	0.49	2.43%	0.49	1.06%
corpal	Prairie Coreopsis	Coreopsis palmata	0.01	0.05%	0.04	0.08%
dalcan	White Prairie Clover	Dalea candida	0.03	0.15%	0.21	0.46%
dalpur	Purple Prairie Clover	Dalea purpurea	0.36	1.79%	1.98	4.31%
descan	Showy Tick Trefoil	Desmodium canadense	0.05	0.25%	0.10	0.22%
dryarg	Prairie Cinquefoil	Drymocallis arguta	0.01	0.05%	0.84	1.84%
genand	Bottle Gentian	Gentiana andrewsii	0.01	0.05%	1.03	2.24%
helaut	Sneezeweed	Helenium autumnale	0.01	0.05%	0.48	1.04%
helmax	Maximilian's Sunflower	Helianthus maximiliani	0.02	0.10%	0.10	0.21%
helpau	Stiff Sunflower	Helianthus pauciflorus	0.03	0.15%	0.04	0.10%
helhel	Ox-eye Sunflower	Heliopsis helianthoides	0.22	1.09%	0.51	1.11%
heuric	Prairie Alumroot	Heuchera richardsonii	0.01	0.05%	2.57	5.59%
liaasp	Rough Blazing Star	Liatris aspera	0.01	0.05%	0.06	0.13%
lialig	Meadow Blazing Star	Liatris ligulistylis	0.03	0.15%	0.11	0.24%
liapyc	Prairie Blazing Star	Liatris pycnostachya	0.01	0.05%	0.04	0.09%
lupper	Wild Lupine	Lupinus perennis	0.02	0.10%	0.01	0.02%
lytala	Winged Loosestrife	Lythrum alatum	0.01	0.05%	1.10	2.40%
monfis	Wild Bergamot	Monarda fistulosa	0.04	0.20%	1.03	2.24%
monpun	Spotted Bee Balm	Monarda punctata	0.02	0.10%	0.66	1.44%
oenbie	Common Eveninig Primrose	Oenothera biennis	0.02	0.10%	0.66	1.44%
pedcan	Wood Betony	Pedicularis canadensis	0.01	0.05%	0.14	0.31%
pengra	Large-flowered Beardtongue	Penstemon grandiflorus	0.08	0.40%	0.41	0.89%
phlpil	Prairie Phlox	Phlox pilosa	0.01	0.05%	0.07	0.15%
pyovir	Virginia Mountain Mint	Pycnanthemum virginianum	0.01	0.05%	0.81	1.76%
ratpin	Yellow Coneflower	Ratibida pinnata	0.05	0.25%	0.55	1.20%
rudhir	Black-eyed Susan	Rudbeckia hirta	0.07	0.35%	2.37	5.14%
scrlan	Early Figwort	Scrophularia lanceolata	0.01	0.05%	0.68	1.48%
silper	Cup Plant	Silphium perfoliatum	0.02	0.10%	0.01	0.02%
solnem	Gray Goldenrod	Solidago nemoralis	0.01	0.05%	1.10	2.40%
solrig	Stiff Goldenrod	Solidago rigida	0.06	0.30%	0.90	1.96%
solspe	Showy Goldenrod	Solidago speciosa	0.03	0.15%	0.88	1.92%
symeri	Heath Aster	Symphyotrichum ericoides	0.01	0.05%	0.73	1.60%
symlae	Smooth Blue Aster	Symphyotrichum laeve	0.03	0.15%	0.61	1.32%
symnov	New England Aster	Symphyotrichum novae-angliae	0.03	0.15%	0.72	1.56%
symool	Sky Blue Aster	Symphyotrichum oolentangiense	0.02	0.10%	0.59	1.28%
trabra	Prairie Spiderwort	Tradescantia bracteata	0.03	0.15%	0.11	0.24%
verstr	Hoary Vervain	Verbena stricta	0.08	0.40%	0.82	1.79%
vervir	Culver's Root	Veronicastrum virginicum	0.01	0.05%	2.94	6.39%
vioped	Prairie Violet	Viola pedatifida	0.00	0.02%	0.05	0.11%
zizaur	Golden Alexanders	Zizia aurea	0.10	0.50%	0.40	0.88%
		Forbs Subtotal	**2.45**	**12.18%**	**29.33**	**63.76%**
cover	Oats/Winter Wheat	Avena sativa/Triticum aestivum	15.00	74.42%	6.68	14.53%
		Cover Crop Subtotal	**15.00**	**74.42%**	**6.68**	**14.53%**
		Total	**20.15**	**100.00%**	**46.99**	**100.00%**

Residential Turfgrass

Abbreviation: RT

Purpose:	Conventional turfgrass for use on the residential side of sidewalks and paved trails.				
Planting Area:	Statewide				
Replaces:	25-151				
Cost Estimate:	$550/acre				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Slender Creeping Red Fescue	*Festuca rubra ssp. littoralis*	16.00	8.00%	3.26%	166.76
Perennial Ryegrass	*Lolium perenne*	34.00	17.00%	3.31%	169.38
Kentucky Bluegrass	*Poa pratensis*	150.00	75.00%	93.44%	4785.95
	Total	**200.00**	**100%**	**100%**	**5,122.08**

Changes since 2014:

- Park Kentucky Bluegrass is no longer included. See the substitution table for acceptable cultivars.
- Slender Creeping Red Fescue has replaced the more general name Red Fescue

Notes:

- Kentucky Bluegrass – two different cultivars* are required

* Acceptable cultivars will be defined in the substitution table

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LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED

20. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED. PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. SEE ADDITIONAL SEED MAINTENANCE NOTES ON SHEET L121. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

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I HEREBY CERTIFY THAT THI

GROUND COVER MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A FIVE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE FIFTH GROWING SEASON, PROGRAM IS TO BE REDUCED TO TWO VISITS PER YEAR, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO MAINTENANCE ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL, WATER IF CONDITIONS GET VERY DRY AFTER GERMINATION. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT. TURF SEED AREAS SHOULD BE CUT BACK TO 6 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING TWO TO THREE TIMES BEFORE WEEDS FLOWER DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 6-10 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD, FOURTH, AND FIFTH YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE FIFTH YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY, APPLIED BY A TRAINED PERSONNEL, AND REQUIRED LICENSING PER AUTHORITY HAVING JURISDICTION (AHJ).

*PLANNED ON-SITE USE OF AN INSECTICIDE IS PROHIBITED.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

INDICATOR SPECIES TO EMERGE IN THREE TO FIVE WEEKS. WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX, MINIMUM OF 1 PERENNIAL PLANT PER SQUARE FOOT (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES). COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING. GRASSES FORMING CLUMPS ONE TO SIX INCHES APART IN DRILL ROWS, BUT STILL SHORT. SOME FLOWER SHOULD BE BLOOMING (BLACK-EYED SUSANS, BERGAMOT, ETC.)

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

IF PERFORMANCE STANDARD IS NOT MET AT EACH OBSERVATION, LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER AND DEVELOP CORRECTIVE ACTION SUCH AS SEEDING OR HERBICIDE TREATMENT

ESTABLISHMENT NOTES AND STANDARDS

SEED AREA ESTABLISHMENT

PREPARATION

-SOIL IN AREAS OF EXISTING AGRICULTURAL USAGE IS RECOMMENDED TO BE TESTED FOR HIGH LEVELS OF HERBICIDES, AND AMENDED APPROPRIATELY TO BRING CONCENTRATION DOWN TO LEVELS APPROPRIATE FOR COMMON GRASSES. SOILS IDENTIFIED TO BE HIGH IN HERBICIDES OR CONTAMINATES SHOULD BE EVALUATED BY AN ENVIRONMENTAL SPECIALIST OR SOIL SCIENTIST TO DETERMINE REQUIRED METHODS OF REMEDIATION.
-SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, RIDGES, OR LOW AREAS WHERE WATER MAY COLLECT.
-CLEAR SOIL OF TRASH, DEBRIS, AND INVASIVE SPECIES PRIOR TO FINAL SEEDING APPLICATION.
-SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

-TO PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIX, DORMANT SEASON SEED APPLICATION SHOULD BE UTILIZED IF POSSIBLE AND AS CONSTRUCTION TIMELINE PERMITS.
-DORMANT SEASON SEEDING SHOULD UTILIZE WINTER-TOLERANT SEED FROM THE SPECIFIED SEED MIX, ALONG WITH 20-30 LBS PER ACRE OF A WINTER NURSE CROP SUCH AS SECALE CEREALE (ANNUAL RYE), PISUM SATIVUM (WINTER PEA), OR AVENA SATIVA (OAT).
-TO APPLY DORMANT SEED, SITE SHOULD BE CLEARED OF INVASIVE WEEDS, LIGHTLY TILLED OR DISKED, THEN DRILL APPLIED ACROSS THE ENTIRE AREA OF AGRICULTURAL SOIL.
-ACTIVE SEASON SEED APPLICATION SHOULD BE PERFORMED BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED, FOR IDEAL ESTABLISHMENT AND MINIMIZING INVASIVE SPECIES COMPETITION.

APPLICATION

-SEED MIXTURES SHALL BE MECHANICALLY DRILLED.
-NO STRAW MULCH IS REQUIRED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION.
-SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER WHEAT, ANNUAL RYE, OR SPECIFIED CROP DEPENDENT ON SEASON AND SOIL CONDITIONS.
-SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE.
-FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION.
-FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
-IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED.
-SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
-IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED.
-FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
-ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
-TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS.
-HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

TREE AND SHRUB INSTALLATION

-ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
-TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
-THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
-ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
-PLANTS ARE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
-PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
-CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREE AND SHRUB AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4' WIDE TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
-IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED.
-FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
-ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
-TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS.
-HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

No.	REVISIONS	DATE	BY

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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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, PLA
DATE: 05/27/2026 MN LIC. NO. 53828

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

LANDSCAPE NOTES

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L121

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG May 27, 2026 - 4:56pm
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HT	SRD
CONIFEROUS TREE							
	BFR	28	BALSAM FIR	ABIES BALSAMEA	B & B	6` HT.	40-60' H X 20-25' W
	BHS	45	BLACK HILLS SPRUCE	PICEA GLAUCA `DENSATA`	B & B	6` HT.	40-60' H X 15-30' W
	CNH	16	CANADIAN HEMLOCK	TSUGA CANADENSIS	B & B	6` HT.	40-60' H X 25-30' W
	ERC	46	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6` HT.	30-40' H X 15-20' W
	NWS	32	NORWAY SPRUCE	PICEA ABIES	B & B	6` HT.	40-60' H X 25-30' W
	WHC	47	WHITE CEDAR	THUJA OCCIDENTALIS	B & B	6` HT.	40-45' H X 10-15' W
	WHP	50	WHITE PINE	PINUS STROBUS	B & B	6` HT.	50-60' H X 30-40' W
ORNAMENTAL TREE							
	ALS	24	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	B & B	1.5" CAL.	15-20' H X 15-20' W
	DAK	17	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA `FARGO`	B & B	1.5" CAL	30-40' H X 10-15' W
	PRC	15	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS `PRAIRIE ROSE`	B & B	1.5" CAL.	15-20' H X 15-20' W
	QUA	22	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.	40-50' H X 25-30' W
	RVB	24	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B & B	1.5" CAL	40-70' H X 40-60' W
	TCH	10	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	B & B	1.5" CAL.	20-30' H X 15-20' W
OVERSTORY TREE							
	ABM	32	AUTUMN BLAZE MAPLE	ACER X FREEMANII `JEFFERSRED`	B & B	2.5" CAL.	40-50' H X 30-40' W
	BOL	22	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.	40-50' H X 25-30' W
	GSM	12	GREEN MOUNTAIN® SUGAR MAPLE	ACER SACCHARUM 'PNI 0285'	B & B	2.5" CAL.	40-60' H X 30-50' W
	HCK	23	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL.	40-60' H X 30-50' W
	IHL	30	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	B & B	2.5" CAL.	30-35' H X 30-35' W
	NPO	18	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.	40-60' H X 30-50' W
	PRE	23	PRINCETON ELM	ULMUS AMERICANA `PRINCETON`	B & B	2.5" CAL.	50-70' H X 40-50' W
	RAL	22	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	B & B	2.5" CAL.	40-50' H X 30-40' W
	SAE	20	FIRST EDITIONS® ST CROIX™ AMERICAN ELM	ULMUS AMERICANA 'ST. CROIX'	B & B	2.5" CAL.	60-70' H X 40-50' W
	SGM	17	SIENNA GLEN MAPLE	ACER X FREEMANII `SIENNA`	B & B	2.5" CAL.	40-50' H X 25-35' W
	SGO	3	SKINNY GENES OAK	QUERCUS ROBUR X ALBA 'JFS-KW2QX'	B & B	2.5" CAL.	30-40' H X 8-12' W
	SWO	30	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.	50-60' H X 50-60' W

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	MATURE HEIGHT X WIDTH
CONIFEROUS SHRUBS							
	HZA	54	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS `HETZ MIDGET`	#5 CONT.	4` O.C.	2-3' H X 2-3' W
	SGJ	60	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS `SEA GREEN`	#5 CONT.	5` O.C.	4-6' H X 6-8' W
	TCA	50	TECHNY ARBORVITAE	THUJA OCCIDENTALIS `TECHNY`	#5 CONT.	7` O.C.	10-15' H X 6-8' W
	WBM	90	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`	#5 CONT.	4` O.C.	3-5' H X 3-5' W
DECIDUOUS SHRUBS							
	ABC	70	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	#5 CONT.	4` O.C.	3-4' H X 3-4' W
	ABW	52	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	5` O.C.	4-6' H X 4-6' W
	DBH	14	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	3` O.C.	2-3' H X 3-4' W
	GDG	102	GRAY DOGWOOD	CORNUS RACEMOSA	#5 CONT.	8' O.C.	8-10' H X 8-10' W
	GGD	62	GARDEN GLOW DOGWOOD	CORNUS HESSEI `GARDEN GLOW`	#5 CONT.	5` O.C.	3-5' H X 3-5' W
	GLS	149	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.	2-3' H X 6-8' W
	IRD	87	ISANTI REDOSIER DOGWOOD	CORNUS SERICEA `ISANTI`	#5 CONT.	7` O.C.	5-6' H X 5-7' W
	LDN	97	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.	3-4' H X 3-4' W
	MOV	26	MOHICAN VIBURNUM	VIBURNUM LANTANA `MOHICAN`	#5 CONT.	7` O.C.	6-8' H X 6-8' W
	SEM	63	SEM FALSE SPIRAEA	SORBARIA SORBIFOLIA 'SEM'	#5 CONT.	4` O.C.	4-6' H X 4-6' W
	SMS	67	SMOOTH SUMAC	RHUS GLABRA	#5 CONT.	7` O.C.	10-12' H X 10-12' W
ORNAMENTAL GRASSES							
	BAG	11	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS `BLONDE AMBITION`	#1 CONT.	24" O.C.	2-3' H X 2-3' W
	HMS	102	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	30" O.C.	3-4' H X 3-4' W
	KFG	48	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	30" O.C.	
	NSG	228	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	30" O.C.	5-6' H X 2-3' W
	SLB	137	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	#1 CONT.	24" O.C.	2-3' H X 2-3' W
PERENNIALS							
	AFS	41	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.	1-2' H X 1.5' W
	ASD	44	APRICOT SPARKLES DAYLILY	HEMEROCALLIS X 'APRICOT SPARKLES'	#1 CONT.	2` O.C.	1' H X 1.5-2' W
	HBR	78	NARROW LEAF BLUE STAR	AMSONIA HUBRICHTII	#1 CONT.	2` O.C.	2-3' H X 2-3' W
	WLC	25	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	#1 CONT	24" O.C.	2-3' H X 2-3' W

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG May 27, 2026 - 4:57pm

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-424-5700
WWW.KIMLEY-HORN.COM

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

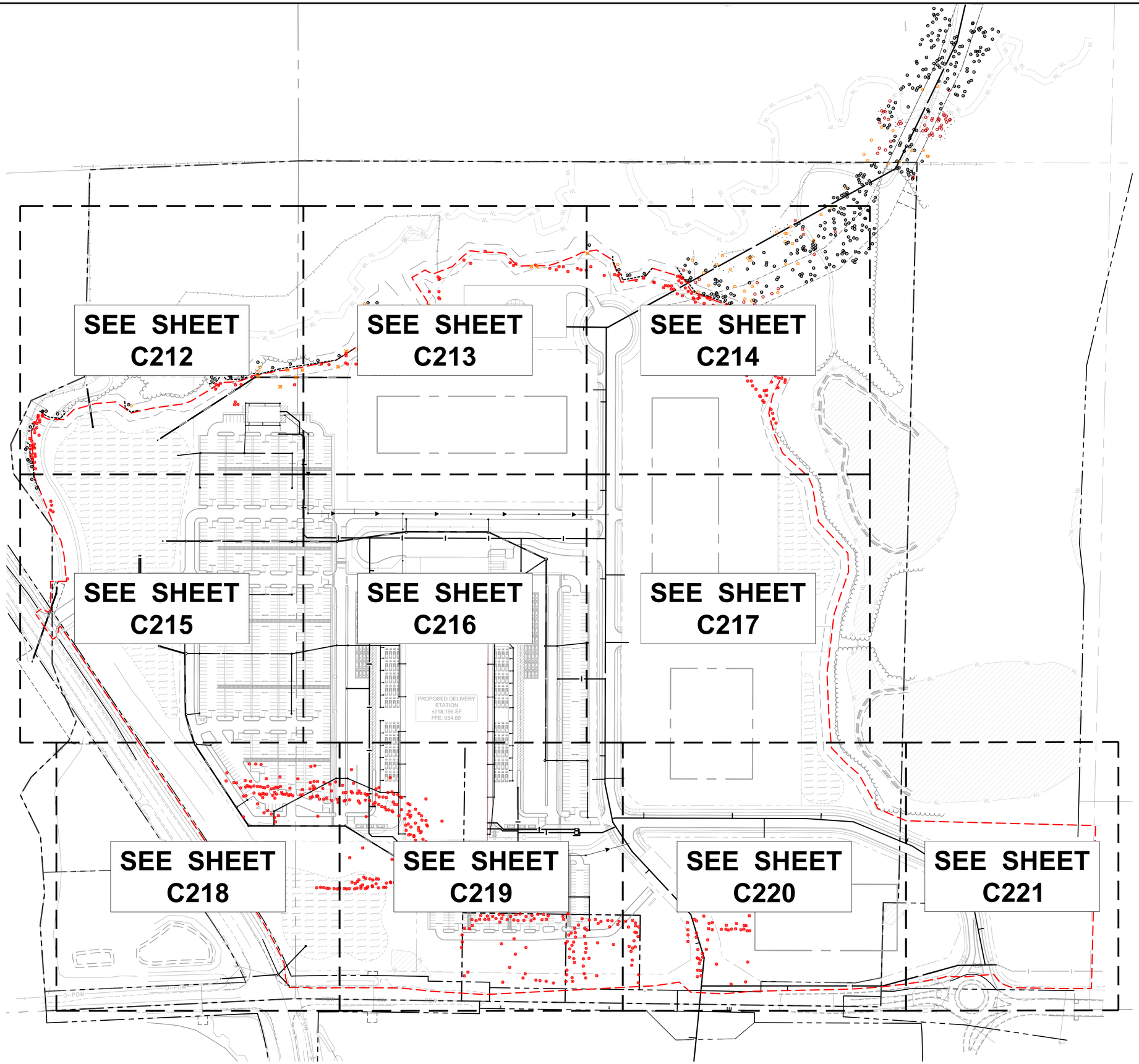
RYAN A. HYLLESTED, P.A.
MN
LIC. NO. 53928
DATE 05/27/2026

KHA PROJECT 193410040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

LANDSCAPE SCHEDULE

SHEET NUMBER
L122



LEGEND

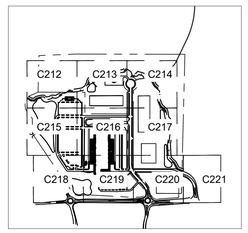
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

TREE MITIGATION DATA

TOTAL SIGNIFICANT TREES SURVEYED:	1,128 TREES: - 1,033 OVERSTORY - 95 UNDERSTORY
TOTAL SIGNIFICANT TREES REMOVED:	615 TREES: - 584 OVERSTORY - 31 UNDERSTORY
TOTAL SIGNIFICANT TREES SAVED:	513 TREES: -449 OVERSTORY -64 UNDERSTORY

TREE PROTECTION NOTES

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C211

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION PLAN

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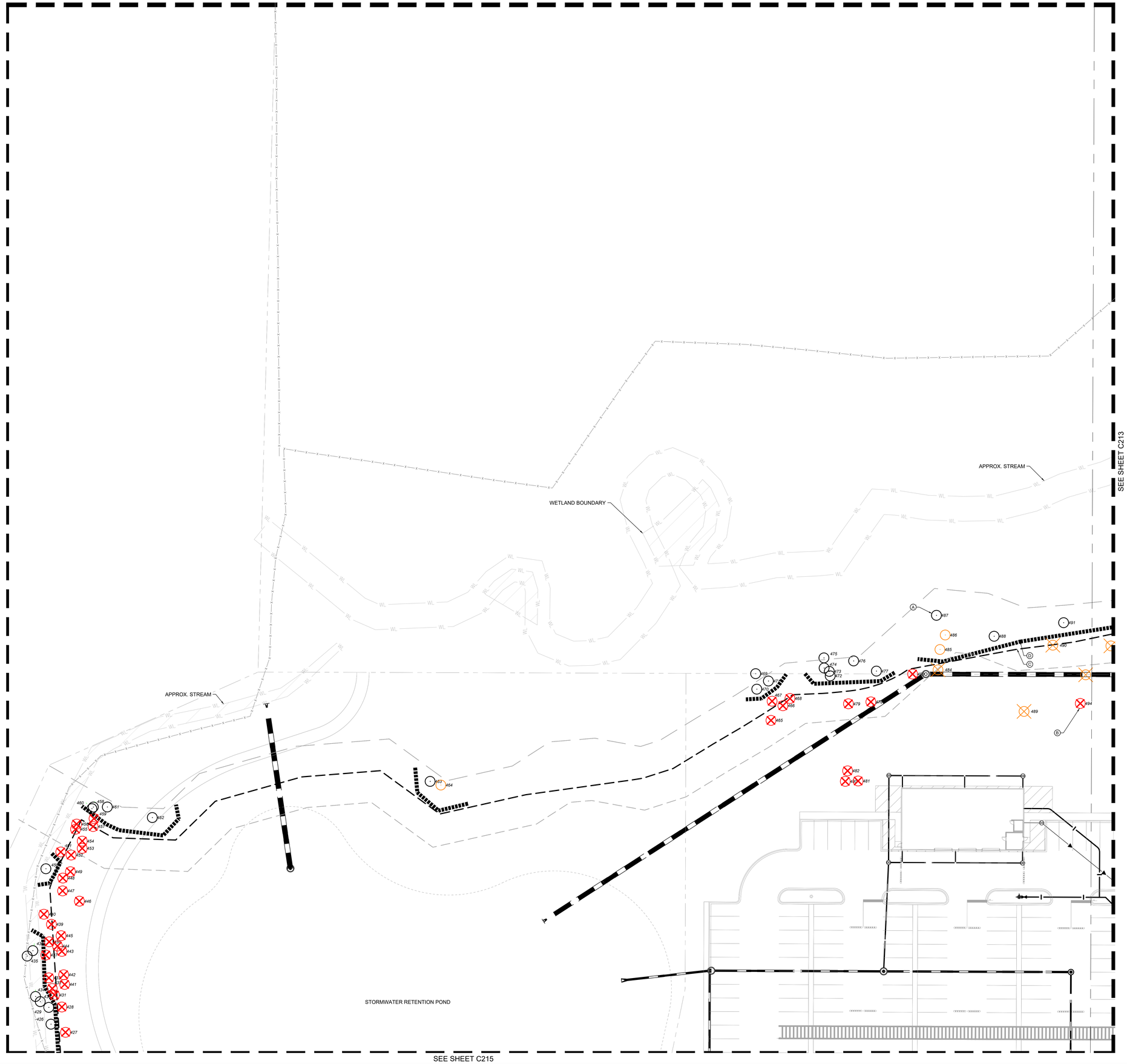
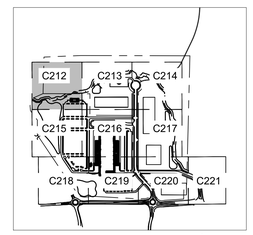


LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C212

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

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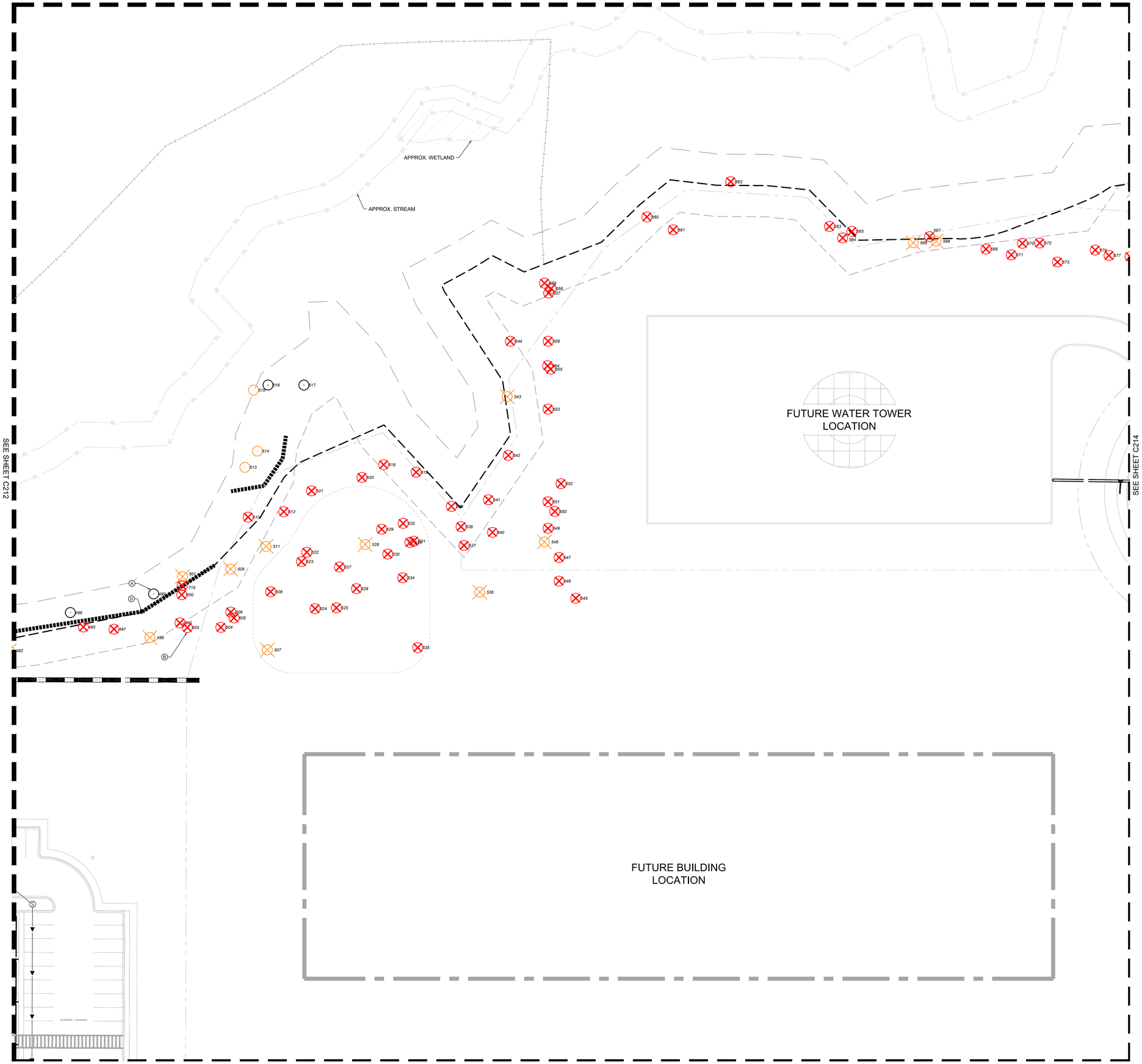

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
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- MAPLE TREE TO REMAIN
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- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
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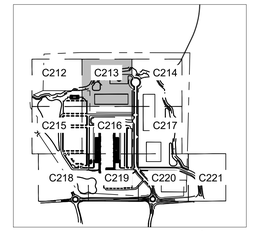

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C213

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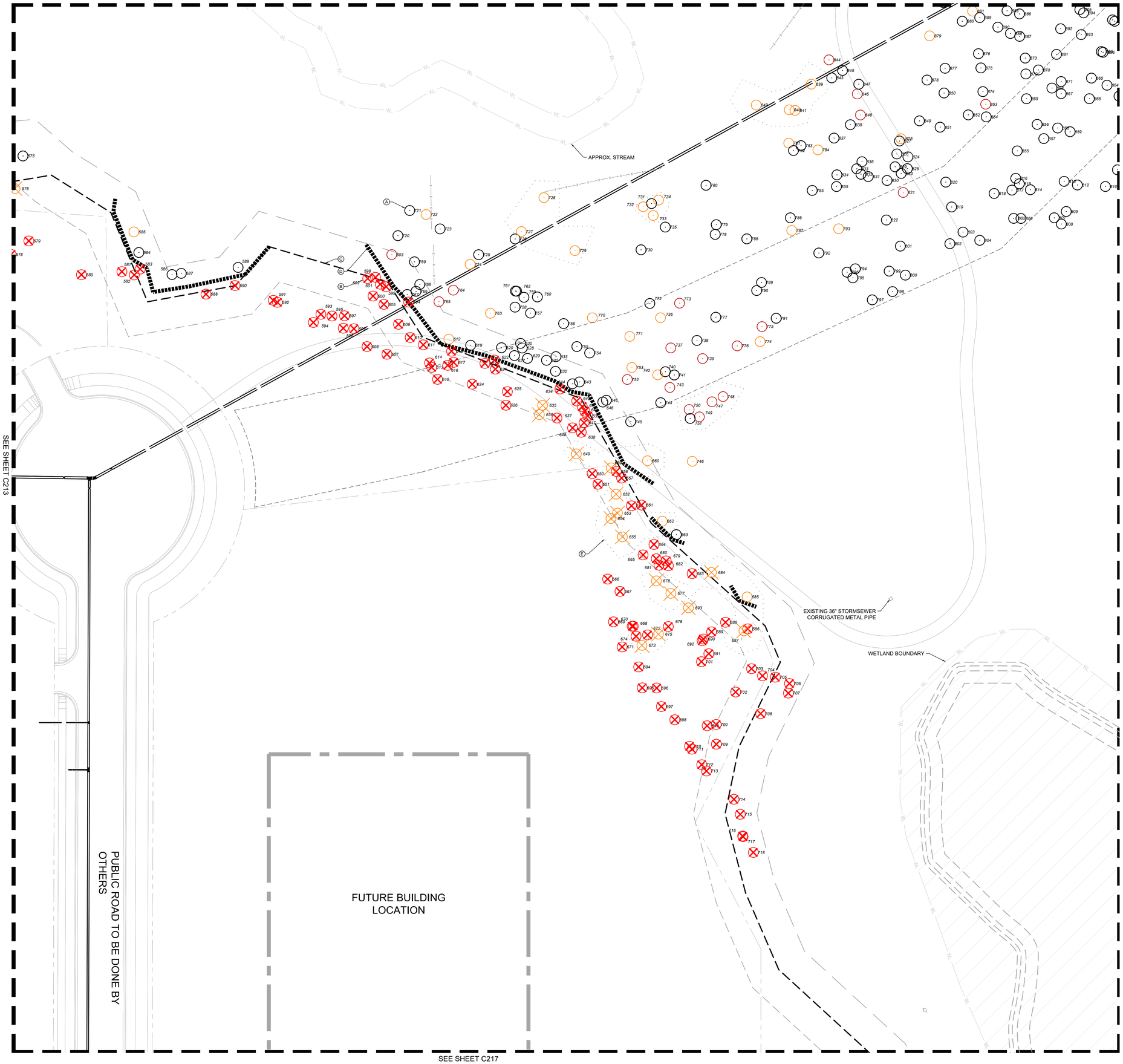

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
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- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
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- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
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- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
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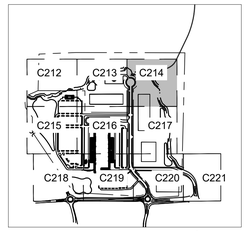

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 168846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C214

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PRELIMINARY - NOT FOR CONSTRUCTION

CHASKA MN

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

60% PLAN SET

TREE PRESERVATION ENLARGEMENT

SHEET NUMBER **C215**

KHA PROJECT	160846040
DATE	04/29/2026
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	APP
CHECKED BY	RAH

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RYAN A. HELLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

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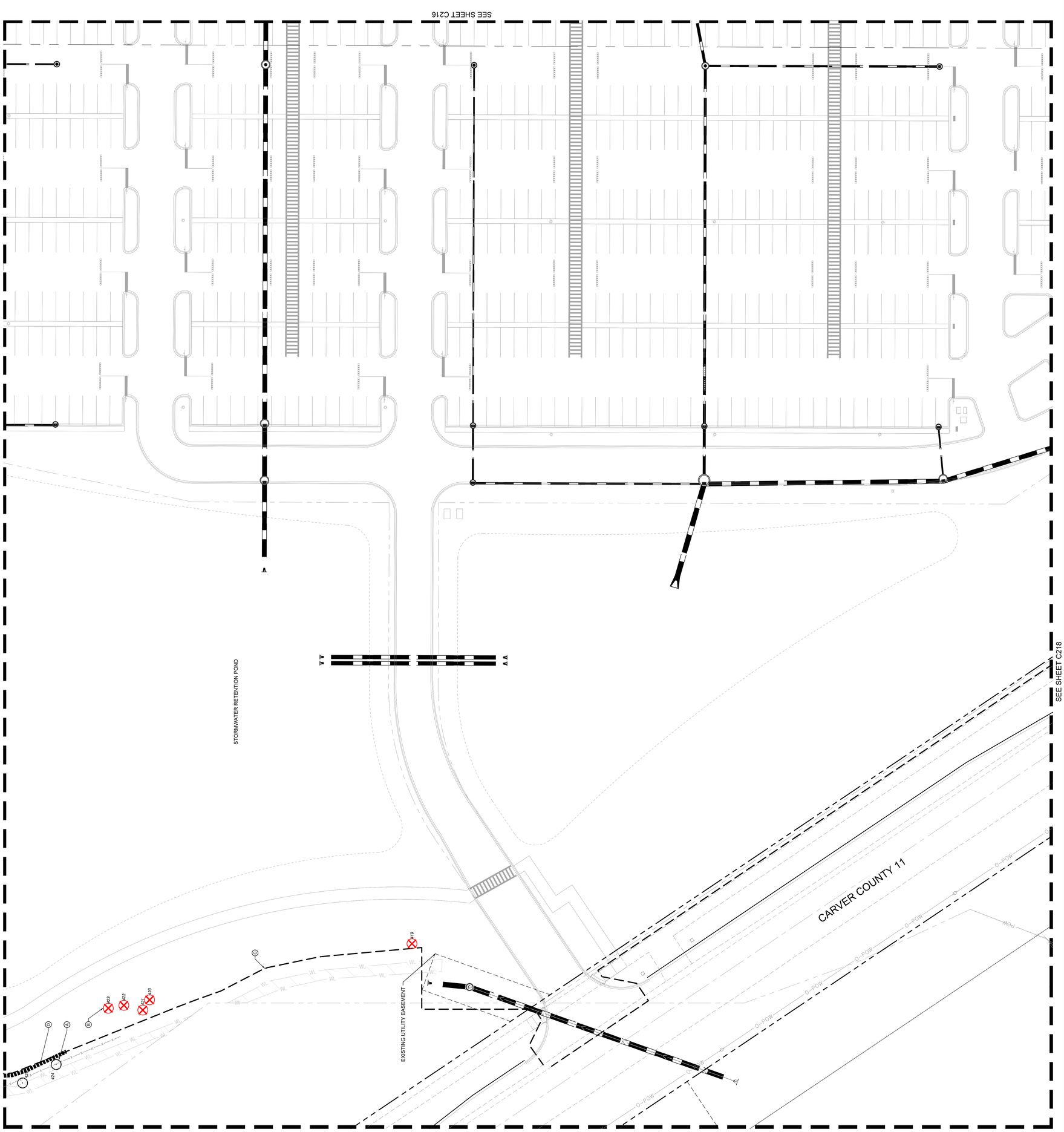
11995 SINGLETREE LN. SUITE 255, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1372
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



KEYNOTE LEGEND

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LEGEND

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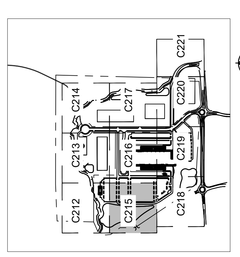

LEGEND

NORTH

GRAPHIC SCALE IN FEET
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SEE SHEET C213

SEE SHEET C215

SEE SHEET C217

SEE SHEET C219

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

PROPOSED DELIVERY
STATION
±218,196 SF
FFE: 934.00'

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
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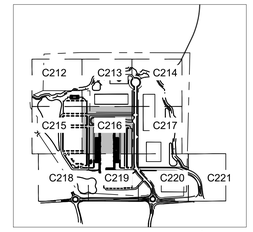

LEGEND

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 763-541-1070
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RYAN A. HYLLESTED, P.A.
MN
LIC. NO. 53928
DATE 04/24/2026

KHA PROJECT 180460040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

TREE PRESERVATION ENLARGEMENT

CHASKA MN

SHEET NUMBER
C216

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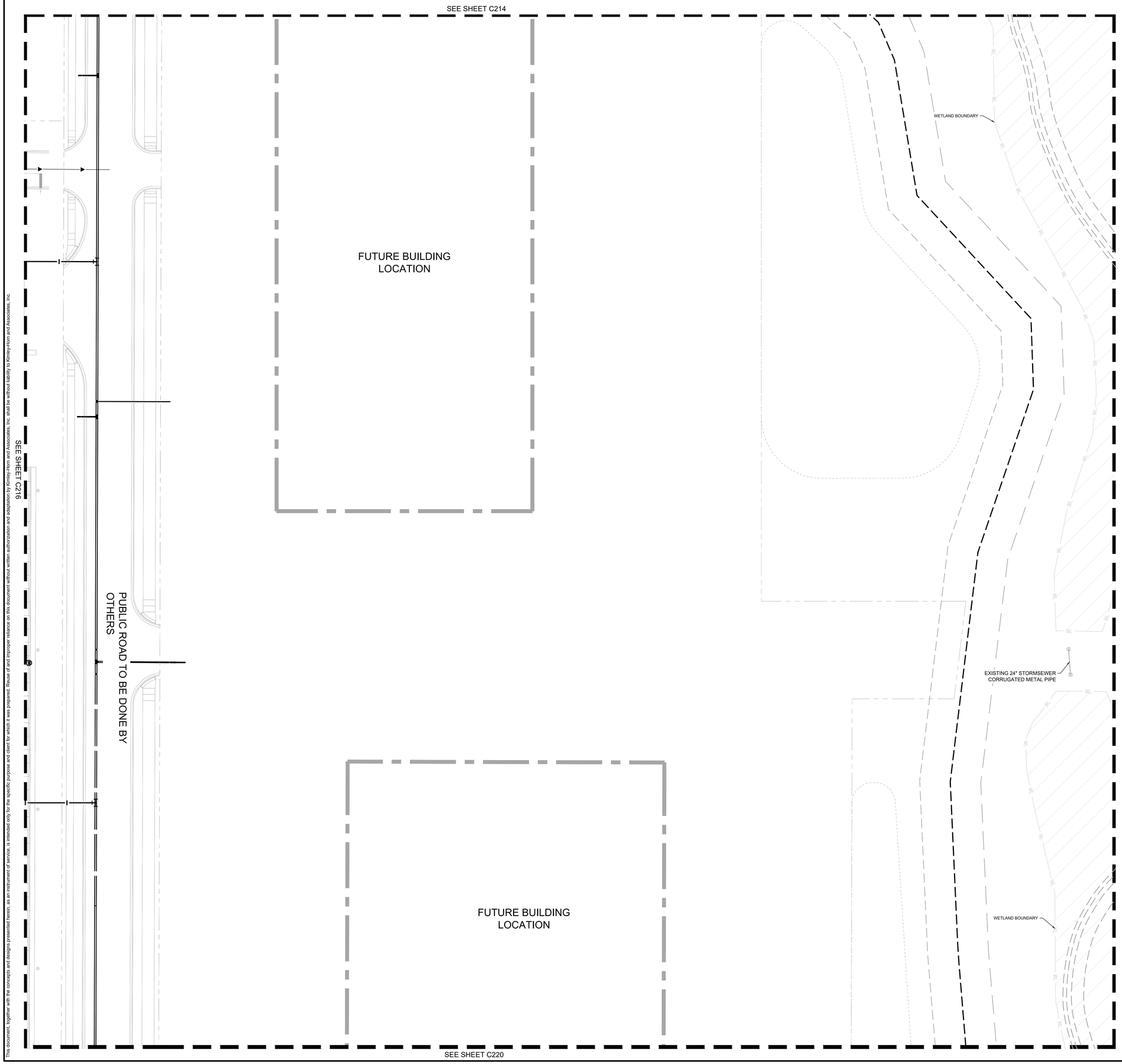
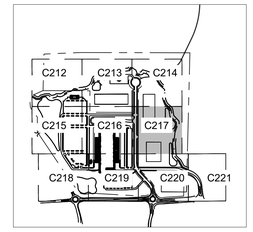


LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

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Kimley»Horn

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C217

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SEE SHEET C215

SEE SHEET C219

CARVER COUNTY 11

BIG WOODS BLVD

EXISTING UTILITY EASEMENT

STORMWATER RETENTION POND

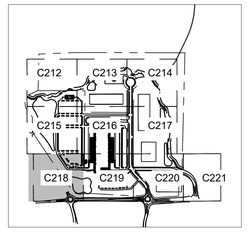
PROPOSED STORMWATER STRUCTURE
TO BE ADDED WITH COUNTY ROAD IMPROVEMENTS

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

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WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.E.
MN
LIC. NO. 53928
DATE: 04/24/2026

KHA PROJECT 160436040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

TREE PRESERVATION ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C218

SEE SHEET C216

SEE SHEET C218

SEE SHEET C220

PUBLIC ROAD TO BE DONE BY OTHERS

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

STORMWATER RETENTION POND

WETLAND BOUNDARY

EXISTING UTILITY EASEMENT

BIG WOODS BLVD

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)

C212 C213 C214
C215 C216 C217
C218 C219 C220 C221

NORTH

GRAPHIC SCALE IN FEET
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RYAN A. HYLLESTED, P.A. | MN | 04/24/2026 | LIC. NO. 53808 | DATE

KHA PROJECT 163018040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
MN

CHASKA

SHEET NUMBER
C219

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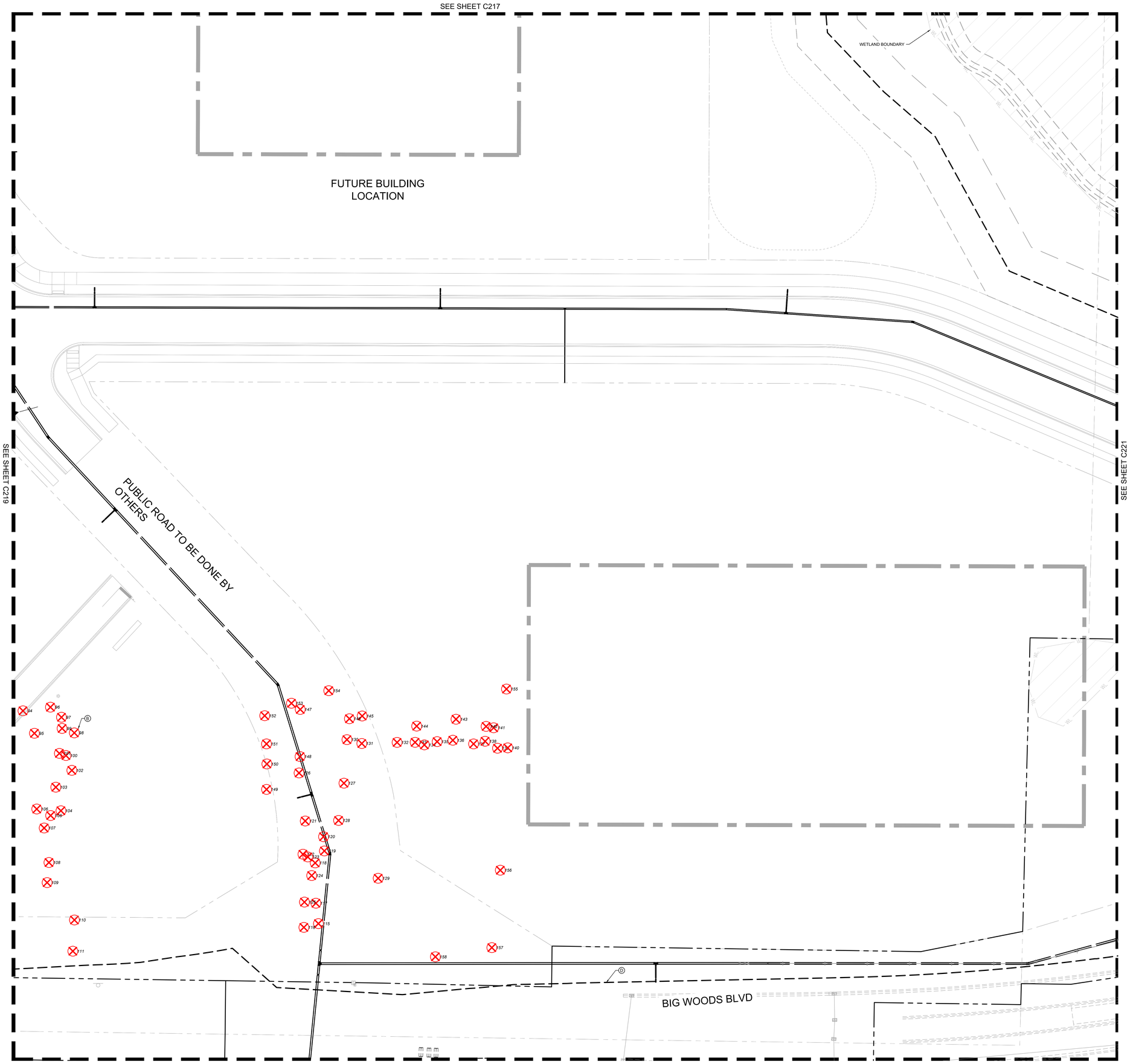

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

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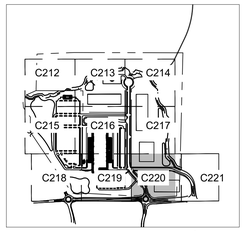
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

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WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C220

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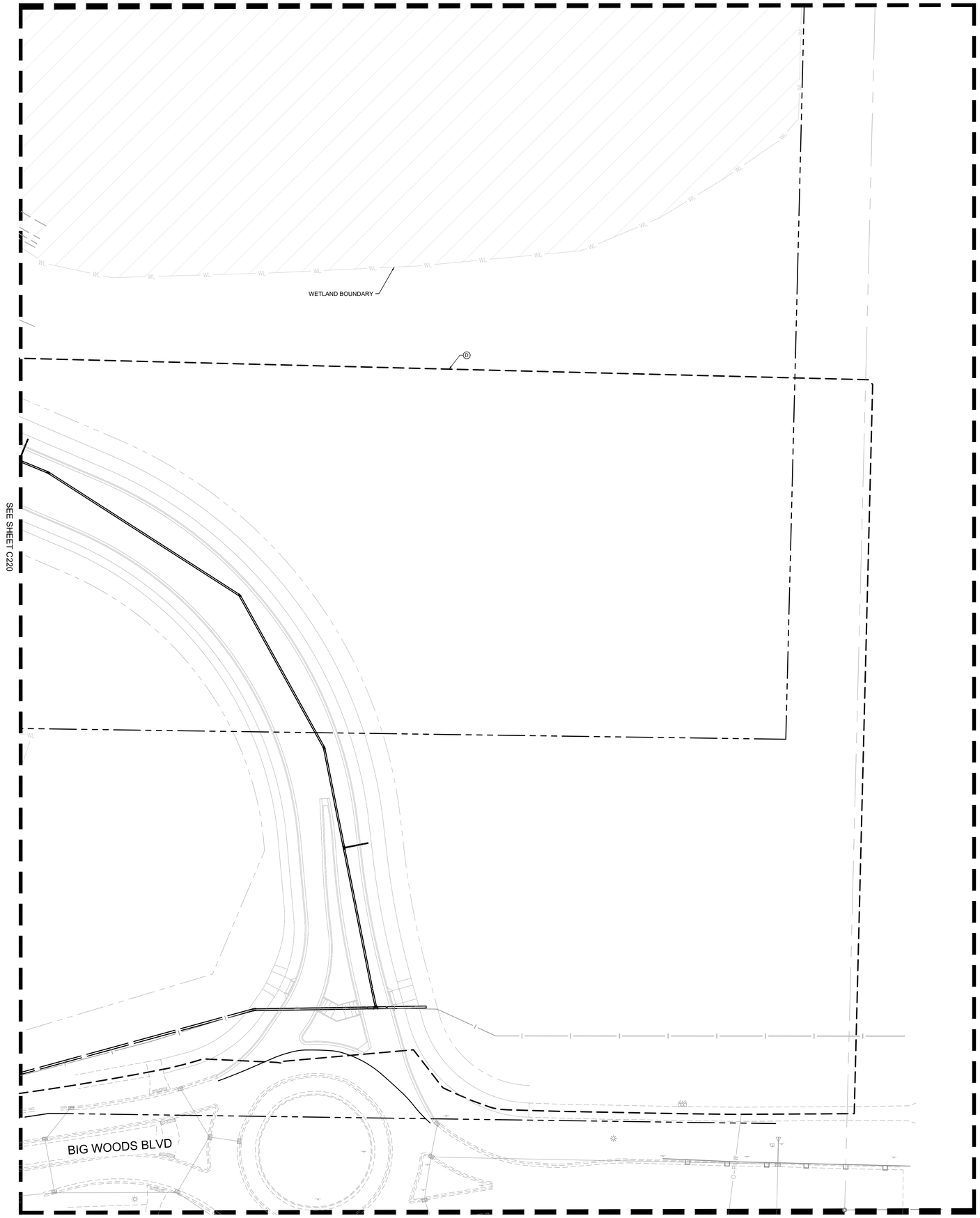

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

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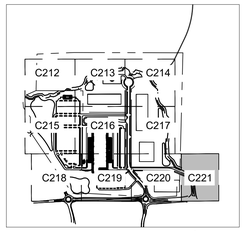
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

TREE PRESERVATION ENLARGEMENT

No.	REVISIONS	DATE	BY

Kimley»Horn

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. ---

KHA PROJECT 168846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

SHEET NUMBER
C221

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER **C222**

TREE INVENTORY TABLE

KHA PROJECT	160846060
DATE	04/29/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	ROW
CHECKED BY	BMW

BRIANA M.HUSEMAN
DATE: 04/29/2026 LIC. NO. —
MN

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Kimley»Horn
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NO.	REVISIONS	DATE	BY

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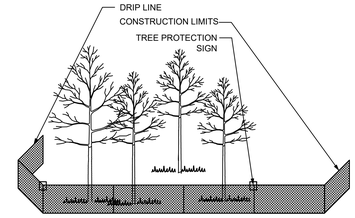
NUMBER	SPECIES	DBH	CONDITION	STATUS
1	Spruce, white	13	Good	Remove
2	Spruce, white	20	Good	Remove
3	Maple, sugar	19	Good	Remove
4	Spruce, blue	15	Good	Remove
5	Spruce, blue	16	Good	Remove
6	Spruce, blue	11	Good	Remove
7	Spruce, blue	11	Good	Remove
8	Spruce, blue	13	Good	Remove
9	Spruce, blue	11	Fair	Remove
10	Spruce, blue	14	Fair	Remove
11	Spruce, blue	15	Fair	Remove
12	Spruce, blue	12	Fair	Remove
13	Spruce, blue	10	Fair	Remove
14	Spruce, blue	11	Fair	Remove
15	Spruce, blue	14	Fair	Remove
16	Spruce, blue	16	Fair	Remove
17	Spruce, blue	16	Fair	Remove
18	Spruce, blue	14	Fair	Remove
19	Spruce, blue	11	Fair	Remove
20	Spruce, blue	11	Fair	Remove
21	Spruce, blue	18	Fair	Remove
22	Spruce, blue	11	Fair	Remove
23	Spruce, blue	10	Fair	Remove
24	Spruce, blue	13	Fair	Remove
25	Spruce, blue	12	Fair	Remove
26	Spruce, blue	14	Fair	Remove
27	Spruce, blue	14	Fair	Remove
28	Spruce, blue	9	Fair	Remove
29	Spruce, blue	12	Fair	Remove
30	Spruce, blue	14	Fair	Remove
31	Spruce, blue	14	Fair	Remove
32	Spruce, blue	13	Fair	Remove
33	Spruce, blue	18	Fair	Remove
34	Spruce, blue	9	Fair	Remove
35	Spruce, blue	14	Fair	Remove
36	Spruce, blue	12	Fair	Remove
37	Spruce, blue	15	Fair	Remove
38	Spruce, blue	14	Fair	Remove
39	Spruce, blue	19	Fair	Remove
40	Spruce, white	5	Fair	Remove
41	Spruce, white	8	Fair	Remove
42	Spruce, white	13	Fair	Remove
43	Spruce, white	10	Fair	Remove
44	Spruce, blue	18	Fair	Remove
45	Spruce, blue	15	Fair	Remove
46	Spruce, blue	10	Fair	Remove
47	Basswood, american	24	Good	Remove
48	Maple, amur	17	Good	Remove
49	Maple, amur	14	Fair	Remove
50	Japanese tree lilac	8	Fair	Remove
51	Crabapple	11	Good	Remove
52	Crabapple	12	Fair	Remove
53	Basswood, american	27	Fair	Remove
54	Maple, sugar	17	Fair	Remove
55	Maple, silver	22	Fair	Remove
56	Maple, amur	27	Fair	Remove
57	Maple, amur	36	Fair	Remove
58	Maple, amur	17	Fair	Remove
59	Maple, amur	19	Fair	Remove
60	Maple, amur	25	Fair	Remove
61	Maple, amur	18	Fair	Remove
62	Maple, amur	20	Fair	Remove
63	Maple, amur	13	Fair	Remove
64	Maple, amur	7	Fair	Remove
65	Spruce, white	7	Fair	Remove
66	Spruce, white	8	Fair	Remove
67	Spruce, white	8	Fair	Remove
68	Spruce, white	12	Fair	Remove
69	Spruce, white	11	Fair	Remove
70	Spruce, white	13	Fair	Remove
71	Spruce, white	17	Fair	Remove
72	Spruce, white	14	Fair	Remove
73	Spruce, white	14	Fair	Remove
74	Fir, balsam	13	Fair	Remove
75	Spruce, white	10	Fair	Remove
76	Spruce, white	16	Fair	Remove
77	Spruce, white	16	Fair	Remove
78	Fir, balsam	11	Fair	Remove
79	Fir, balsam	11	Fair	Remove
80	Spruce, white	14	Fair	Remove
81	Spruce, white	18	Fair	Remove
82	Spruce, white	14	Fair	Remove
83	Spruce, white	12	Fair	Remove
84	Spruce, blue	15	Fair	Remove
85	Spruce, blue	18	Fair	Remove
86	Spruce, blue	18	Fair	Remove
87	Spruce, blue	11	Fair	Remove
88	Spruce, blue	18	Fair	Remove
89	Spruce, blue	10	Fair	Remove
90	Spruce, blue	12	Fair	Remove
91	Spruce, blue	8	Fair	Remove
92	Spruce, blue	13	Fair	Remove
93	Spruce, white	6	Fair	Remove
94	Spruce, white	6	Fair	Remove
95	Spruce, white	6	Fair	Remove
96	Spruce, white	10	Fair	Remove
97	Spruce, blue	7	Fair	Remove
98	Spruce, blue	16	Fair	Remove
99	Spruce, blue	13	Fair	Remove
100	Spruce, blue	11	Fair	Remove
101	Spruce, blue	12	Fair	Remove
102	Spruce, blue	11	Fair	Remove
103	Spruce, blue	12	Fair	Remove
104	Spruce, blue	11	Fair	Remove
105	Spruce, blue	13	Fair	Remove
106	Spruce, blue	11	Fair	Remove
107	Maple, amur	20	Fair	Remove
108	Maple, amur	31	Fair	Remove
109	Maple, amur	36	Fair	Remove
110	Japanese tree lilac	15	Good	Remove
111	Maple, silver	18	Fair	Remove
112	Crabapple	9	Fair	Remove
113	Maple, silver	20	Fair	Remove
114	Maple, silver	15	Fair	Remove
115	Spruce, white	9	Fair	Remove
116	Spruce, white	25	Fair	Remove
117	Birch, river	15	Fair	Remove
118	Spruce, white	11	Fair	Remove
119	Spruce, white	11	Fair	Remove
120	Spruce, white	11	Fair	Remove
121	Spruce, white	10	Fair	Remove
122	Spruce, white	8	Fair	Remove
123	Spruce, white	11	Fair	Remove
124	Spruce, white	11	Fair	Remove
125	Spruce, white	3	Fair	Remove
126	Spruce, white	5	Fair	Remove
127	Basswood, american	19	Fair	Remove
128	Basswood, american	24	Fair	Remove
129	Basswood, american	35	Fair	Remove
130	Spruce, white	11	Fair	Remove
131	Spruce, white	11	Fair	Remove
132	Spruce, white	11	Fair	Remove
133	Spruce, white	9	Fair	Remove
134	Spruce, white	10	Fair	Remove
135	Spruce, white	15	Fair	Remove
136	Spruce, white	10	Fair	Remove
137	Spruce, white	10	Fair	Remove
138	Spruce, white	10	Fair	Remove
139	Spruce, white	8	Fair	Remove
140	Spruce, white	18	Fair	Remove
141	Spruce, white	10	Fair	Remove
142	Spruce, white	8	Fair	Remove
143	Spruce, white	9	Fair	Remove
144	Spruce, white	10	Fair	Remove
145	Spruce, white	13	Fair	Remove
146	Spruce, white	12	Fair	Remove
147	Spruce, white	9	Fair	Remove
148	Spruce, white	12	Fair	Remove
149	Basswood, american	18	Fair	Remove
150	Maple, sugar	10	Fair	Remove
151	Maple, sugar	11	Fair	Remove
152	Maple, sugar	14	Fair	Remove
153	Maple, sugar	23	Fair	Remove
154	Maple, sugar	20	Fair	Remove
155	Spruce, blue	11	Fair	Remove
156	Spruce, blue	11	Good	Remove
157	Spruce, white	15	Good	Remove
158	Maple, silver	42	Fair	Remove
159	Spruce, white	6	Fair	Remove
160	Spruce, white	6	Fair	Remove
161	Spruce, white	7	Good	Remove
162	Spruce, white	7	Fair	Remove
163	Spruce, white	4	Fair	Remove
164	Spruce, white	6	Fair	Remove
165	Spruce, white	7	Fair	Remove
166	Spruce, white	4	Fair	Remove
167	Spruce, white	6	Fair	Remove
168	Spruce, white	4	Fair	Remove
169	Spruce, white	5	Fair	Remove
170	Spruce, white	10	Fair	Remove
171	Spruce, white	7	Fair	Remove
172	Spruce, white	7	Fair	Remove
173	Spruce, white	4	Fair	Remove
174	Spruce, white	8	Fair	Remove
175	Spruce, white	7	Fair	Remove
176	Spruce, white	7	Fair	Remove
177	Spruce, white	9	Fair	Remove
178	Spruce, white	7	Fair	Remove
179	Spruce, white	8	Fair	Remove
180	Spruce, white	6	Fair	Remove
181	Spruce, white	6	Fair	Remove
182	Spruce, white	6	Fair	Remove
183	Spruce, white	4	Fair	Remove
184	Spruce, white	6	Fair	Remove
185	Spruce, white	3	Fair	Remove
186	Spruce, white	4	Fair	Remove
187	Spruce, white	4	Fair	Remove
188	Spruce, white	10	Fair	Remove
189	Spruce, white	12	Fair	Remove
190	Spruce, white	8	Fair	Remove
191	Spruce, white	12	Fair	Remove
192	Spruce, white	10	Fair	Remove
193	Spruce, white	8	Fair	Remove
194	Spruce, blue	7	Fair	Remove
195	Spruce, blue	4	Fair	Remove
196	Spruce, blue	8	Fair	Remove
197	Spruce, blue	10	Fair	Remove
198	Spruce, blue	9	Fair	Remove
199	Spruce, blue	8	Fair	Remove
200	Spruce, blue	10	Fair	Remove
201	Spruce, blue	12	Fair	Remove
202	Spruce, blue	14	Fair	Remove
203	Spruce, blue	11	Fair	Remove
204	Spruce, blue	11	Fair	Remove
205	Spruce, blue	12	Fair	Remove
206	Spruce, blue	14	Fair	Remove
207	Spruce, blue	14	Fair	Remove
208	Spruce, blue	11	Fair	Remove
209	Spruce, blue	11	Fair	Remove
210	Spruce, blue	13	Fair	Remove
211	Spruce, blue	11	Fair	Remove
212	Spruce, white	14	Fair	Remove
213	Spruce, white	17	Fair	Remove
214	Spruce, white	14	Fair	Remove
215	Spruce, blue	8	Fair	Remove
216	Spruce, blue	12	Fair	Remove
217	Spruce, blue	10	Fair	Remove
218	Spruce, blue	10	Fair	Remove
219	Spruce, blue	10	Fair	Remove
220	Spruce, blue	12	Fair	Remove
221	Spruce, white	8	Fair	Remove
222	Spruce, white	12	Fair	Remove
223	Spruce, white	20	Good	Remove
224	Spruce, blue	21	Good	Remove
225	Maple, mowey	8	Good	Remove
226	Birch, paper	17	Fair	Remove
227	Birch, paper	18	Good	Remove
228	Spruce, blue	20	Fair	Remove
229	Cedar, red	15	Good	Remove
230	Elm, american	13	Fair	Remove
231	Boxelder	14	Fair	Remove
232	Boxelder	10	Fair	Remove
233	Boxelder	7	Fair	Remove
234	Elm, american	8	Fair	Remove
235	Basswood, american	10	Fair	Remove
236	Elm, american	8	Fair	Remove
237	Elm, american	14	Fair	Remove
238	Spruce, white	15	Fair	Remove
239	Spruce, white	17	Good	Remove
240	Spruce, white	9	Fair	Remove
241	Spruce, white	16	Good	Remove
242	Spruce, white	12	Good	Remove
243	Spruce, white	12	Good	Remove
244	Spruce, white	17	Good	Remove
245	Spruce, white	14	Good	Remove
246	Hackberry	6	Fair	Remove
247	Boxelder	10	Fair	Remove
248	Spruce, white	12	Good	Remove
249	Spruce, white	13	Good	Remove
250	Spruce, white	15	Good	Remove
251	Spruce, white	10	Fair	Remove
252	Spruce, white	17	Good	Remove
253	Spruce, white	14	Fair	Remove
254	Spruce, white	12	Good	Remove
255	Spruce, white	12	Good	Remove
256	Spruce, white	15	Fair	Remove
257	Spruce, white	19	Fair	Remove
258	Spruce, white	16	Fair	Remove
259	Spruce, white	16	Fair	Remove
260	Spruce, white	12	Good	Remove
261	Spruce, white	14	Fair	Remove
262	Spruce, white	11	Fair	Remove
263	Spruce, white	11	Fair	Remove
264	Spruce, white	12	Fair	Remove
265	Spruce, white	14	Good	Remove
266	Spruce, white	16	Good	Remove
267	Spruce, white	19	Good	Remove
268	Spruce, white	15	Good	Remove
269	Spruce, white	11	Good	Remove
270	Spruce, white	11	Good	Remove
271	Spruce, white	14	Good	Remove
272	Spruce, white	15	Good	Remove
273	Spruce, white	16	Good	Remove
274	Spruce, white	11	Good	Remove
275	Spruce, white	20	Fair	Remove
276	Spruce, white	16	Good	Remove
277	Spruce, white	12	Good	Remove
278	Spruce, white	16	Fair	Remove
279	Spruce, white	16	Fair	Remove
280	Spruce, white	12	Fair	Remove
281	Spruce, white	13	Fair	Remove
282	Spruce, white	15	Fair	Remove
283	Spruce, white	14	Fair	Remove
284	Spruce, white	18	Fair	Remove
285	Spruce, white	12	Fair	Remove
286	Spruce, white	16	Fair	Remove
287	Spruce, white	12	Fair	Remove
288	Spruce, white	14	Fair	Remove
289	Spruce, white	15	Fair	Remove
290	Spruce, white	9	Fair	Remove
291	Spruce, white	17	Fair	Remove
292	Spruce, white	12	Good	Remove
293	Spruce, white	13	Good	Remove
294	Spruce, white	17	Fair	Remove
295	Spruce, white	13	Fair	Remove
296	Spruce, white	15	Fair	Remove
297	Spruce, white	13	Fair	Remove
298	Spruce, white	15	Fair	Remove
299	Spruce, white	20	Fair	Remove
300	Spruce, blue	12	Fair	Remove
301	Crabapple	16	Fair	Remove
302	Crabapple	20	Fair	Remove
303	Crabapple	16	Fair	Remove
304	Spruce, white	10	Fair	Remove
305	Spruce, white	10	Fair	Remove
306	Spruce, white	12	Fair	Remove
307	Spruce, white	12	Fair	Remove
308	Spruce, white	9	Fair	Remove
309	Spruce, white	12	Fair	Remove
310	Spruce, white	9	Fair	Remove
311	Spruce, white	10	Fair	Remove
312	Spruce, white	11	Fair	Remove
313	Spruce, white	15	Fair	Remove
314	Spruce, white	12	Fair	Remove
315	Spruce, white	9	Fair	Remove
316	Spruce, white	9	Fair	Remove
317	Spruce, white	10	Fair	Remove
318	Spruce, white	12	Fair	Remove
319	Spruce, white	9	Fair	Remove
320	Spruce, white	9	Fair	Remove
321	Spruce, white	11	Fair	Remove
322	Spruce, white	11	Fair	Remove
323	Spruce, white	11	Fair	Remove
324	Spruce, white	13	Good	Remove
325	Spruce, white	13	Fair	Remove
326	Spruce, white	12	Fair	Remove
327	Spruce, white	12	Good	Remove
328	Spruce, white	9	Fair	Remove
329	Spruce, white	10	Fair	Remove
330	Spruce, white	10	Fair	Remove
331	Spruce, white	11	Fair	Remove
332	Spruce, white	18	Fair	Remove
333	Spruce, white	13	Fair	Remove
334	Spruce, white	8	Fair	Remove
335	Spruce, white	9	Fair	Remove
336	Spruce, white	7	Fair	Remove
337	Spruce, white	10	Fair	Remove
338	Spruce, white	8	Fair	Remove
339	Spruce, white	11	Fair	Remove
340	Spruce, white	14	Fair	Remove
341	Spruce, white	11	Fair	Remove
342	Spruce, white	14	Good	Remove
343	Spruce, white	17	Fair	Remove
344	Spruce, white	11	Good	Remove
345	Spruce, white	14	Fair	Remove
346	Spruce, white	11	Good	Remove
347	Spruce, white	11	Fair	Remove
348	Spruce, white	9	Fair	Remove
349	Spruce, white	13	Fair	Remove
350	Spruce, white	10	Fair	Remove
351	Spruce, white	11	Fair	Remove
352	Spruce, white	10	Fair	Remove
353	Spruce, white	13	Fair	Remove
354	Spruce, white	9	Fair	Remove
355	Spruce, white	11	Fair	Remove
356	Spruce, white	15	Fair	Remove
357	Spruce, white	11	Fair	Remove
358	Spruce, white	12	Fair	Remove
359	Spruce, white	19	Fair	Remove
360	Pine, red	13	Good	Remove
361	Pine, red	13	Fair	Remove
362	Pine, red	13	Fair	Remove
363	Pine, red	13	Fair	Remove
364	Pine, red	13	Fair	Remove
365	Pine, red	13	Fair	Remove
366	Pine, red	12	Fair	Remove
367	Pine, red	12	Fair	Remove
368	Pine, red	12	Good	Remove
369	Pine, red	12	Good	Remove
370	Boxelder	15	Good	Remove
371	Pine, red	13	Fair	Remove
372	Pine, red	13	Fair	Remove
373	Pine, red	12	Fair	Remove
374	Pine, red	13	Fair	Remove
375	Pine, red	12	Fair	Remove
376	Pine, red	12	Fair	Remove
377	Pine, red	12	Fair	Remove
378	Pine, red	11	Fair	Remove
379	Pine, red	11	Fair	Remove
380	Pine, red	12	Fair	Remove
381	Pine, red	11	Fair	Remove
382	Pine, red	10	Fair	Remove
383	Pine, red	10	Fair	Remove
384	Pine, red	11	Fair	Remove
385	Pine, red	13	Fair	Remove
386	Pine, red	11	Fair	Remove
387	Pine, red	12	Fair	Remove
388	Pine, red	9	Fair	Remove
389	Pine, red	12	Fair	Remove
390	Pine, red	13	Fair	Remove
391	Pine, red	10	Fair	Remove
392	Pine, red	10	Fair	Remove
393	Pine, red	12	Fair	Remove
394	Pine, red	11	Fair	Remove
395	Pine, red	11	Fair	Remove
396	Pine, red	12	Fair	Remove
397	Pine, red	13	Fair	Remove
398	Pine, scotch	4	Good	Remove
399	Spruce, white	3	Good	Remove
400	Spruce, white	10	Good	Remove
401	Pine, scotch	9	Good	Remove
402	Pine, scotch	7	Good	Remove
403	Spruce, white	3	Good	Remove
404	Spruce, white	5	Fair	Remove
405	Spruce, white	6	Fair	Remove
406	Spruce, white	3	Good	Remove
407	Spruce, white	3	Good	Remove
408	Boxelder	6	Fair	Remove
409	Boxelder	7	Fair	Remove
410	Elm, american	6	Fair	Remove
411	Boxelder	6	Fair	Remove
412	Boxelder	6	Fair	Remove
413	Boxelder	8	Fair	Remove
414	Elm, american	10	Fair	Remove
415	Boxelder	7	Fair	Remove
416	Boxelder	7	Fair	Remove
417	Elm, american	6	Fair	Remove
418	Elm, american	8	Fair	Remove
419	Spruce, white	12	Fair	Remove
420	Cottonwood, eastern	6	Fair	Remove
421	Cottonwood, eastern	11	Fair	Remove
422	Cottonwood, eastern	9	Fair	Remove
423	Cottonwood, eastern	10	Fair	Remove
424	Elm, american	14	Fair	Remove
425	Cherry, black	13	Fair	Remove
426	Spruce, white	5	Fair	Remove
427	Spruce, white	5	Fair	Remove
428	Spruce, white	5	Fair	Remove
429	Spruce, white	5	Fair	Remove
430	Spruce, white	4	Fair	Remove
431	Spruce, white	5	Fair	Remove
432	Spruce, white	8	Fair	Remove
433	Spruce, white	8	Fair	Remove
434	Spruce, white	3	Fair	Remove
435	Spruce, white	5	Fair	Remove
436	Spruce, white	5	Fair	Remove
437	Spruce, white	5	Fair	Remove
438	Spruce, white	7	Fair	Remove
439	Spruce, white	3	Fair	Remove
440	Spruce, white	5	Fair	Remove
441	Cedar, red	8	Fair	Remove
442	Cedar, red	8	Fair	Remove
443	Cedar, red	8	Fair	Remove
444	Cedar, red	5	Fair	Remove
445	Cedar, red	7	Fair	Remove
446	Cedar, red	12	Fair	Remove
447	Spruce, white	8	Fair	Remove
448	Spruce, white	8	Fair	Remove
449	Spruce, white	8	Fair	Remove
450	Spruce, white	3	Fair	Remove
451	Spruce, white	5	Fair	Remove
452	Spruce, white	10	Fair	Remove
453	Spruce, white	7	Fair	Remove
454	Spruce, white	12	Fair	Remove
455	Spruce, white	7	Fair	Remove
456	Spruce, white	6	Fair	Remove
457	Spruce, white	5	Fair	Remove
458	Spruce, white	3	Fair	Remove
459	Spruce, white	8	Fair	Remove
460	Spruce, white	3	Fair	Remove
461	Spruce, white	7	Fair	Remove
462	Cedar, red	5	Fair	Remove
463	Cedar, red	5	Fair	Remove
464	Oak, bur	11	Good	Remove
465	Cedar, red	5	Good	Remove
466	Cedar, red	7	Good	Remove
467	Cedar, red	6	Good	Remove
468	Cedar, red	5	Good	Remove
469	Cedar, red	6	Good	Remove
470	Cedar, red	7	Good	Remove
471	Cedar, red	6	Good	Remove
472	Cedar, red	7	Good	Remove
473	Cedar, red	6	Good	Remove
474	Cedar, red	3	Fair	Remove
475	Cedar, red	4	Fair	Remove
476	Cedar, red	8	Fair	Remove
477	Cedar, red	5	Good	Remove
478	Cedar, red	7	Good	Remove
479	Cedar, red	4	Good	Remove
480	Elm, american	7	Fair	Remove
481	Elm, american	4	Fair	Remove
482	Cedar, red	5	Fair	Remove
483	Oak, bur	20	Fair	Remove
484	Oak, bur	28	Fair	Remove
485	Oak, bur	28	Fair	Remove
486	Cedar, red	4	Fair	Remove
487	Cedar, red	10	Fair	Remove
488	Oak, bur	28	Fair	Remove
489	Oak, bur	29	Fair	Remove
490	Cedar, red	4	Fair	Remove
491	Oak, bur	38	Fair	Remove
492	Oak, bur	30	Fair	Remove
493	Elm, american	10	Fair	Remove
494	Basswood, american	10	Fair	Remove
495	Elm, american	10	Fair	Remove
496	Cherry, black	7	Fair	Remove
497	Cherry, black	38	Fair	Remove
498	Elm, american	6	Fair	Remove
499	Oak, bur	10	Fair	Remove
500	Elm, american	10	Fair	Remove
501	Oak, red	8	Good	Remove
502	Basswood, american	10	Fair	Remove
503	Basswood, american	9	Fair	Remove
504	Basswood, american	8	Fair	Remove
505	Cherry, black	8	Fair	Remove
506	Basswood, american	6	Fair	Remove
507	Oak, bur	37	Fair	Remove
508	Basswood, american	6	Good	Remove
509	Oak, bur	26	Fair	Remove
510	Oak, bur	25	Fair	Remove
511	Oak, bur	25	Fair	Remove
512	Cedar, red	5	Fair	Remove
513	Oak, bur	20	Fair	Remove
514	Oak, bur	28	Fair	Remove
515	Oak, bur	13	Fair	Remove
516	Cedar, red	12	Fair	Remove
517	Elm, red	11	Fair	Remove
518	Basswood, american	6	Good	Remove
519	Basswood, american	7	Fair	Remove
520	Honeylocust, thornless	7	Fair	Remove
521	Cedar, red	12	Fair	Remove
522	Elm, american	7	Fair	Remove
523	Elm, american	9	Fair	Remove
524	Basswood, american	10	Good	Remove
525	Basswood, american	9	Good	Remove
526	Basswood, american	7	Good	Remove
527	Basswood, american	8	Fair	Remove
528	Cedar, red	7	Fair	Remove
529	Cherry, black	6	Fair	Remove
530	Cherry, black	7	Fair	Remove
531	Cherry, black	7	Fair	Remove
532	Cherry, black	8	Fair	Remove
533	Cherry, black	7	Fair	Remove
534	Elm, american	8	Fair	Remove
535	Elm, american	12	Fair	Remove
536	Cedar, red	14	Fair	Remove
537	Oak, bur	30	Fair	Remove
538	Cherry, black	7	Fair	Remove
539	Cherry, black	9	Fair	Remove
540	Boxelder	8	Fair	Remove
541	Elm, american	8	Fair	Remove
542	Elm, american	12	Fair	Remove
543	Oak, bur	34	Fair	Remove
544	Elm, american	11	Fair	Remove
545	Elm, american	12	Fair	Remove
546	Elm, american	19	Fair	Remove
547	Elm, american	10	Fair	Remove
548	Oak, red	12	Fair	Remove
549	Elm, american	12	Fair	Remove
550	Boxelder	9	Fair	Remove
551	Maple, sugar	6	Fair	Remove
552	Elm, american	16	Fair	Remove
553	Elm, american	8	Fair	Remove
554	Basswood, american	20	Fair	Remove
555	Cherry, black	9	Fair	Remove
556	Elm, american	20	Fair	Remove
557	Elm, american	9	Fair	Remove
558	Cedar, red	9	Fair	Remove
559	Oak, red	19	Fair	Remove
560	Cedar, red	11	Fair	Remain
561	Cedar, red	8	Fair	Remain
562	Cedar, red	10	Fair	Remain
563	Cedar, red	15	Fair	Remain
564	Cedar, red	11	Fair	Remain
565	Cedar, red	11	Fair	Remain
566	Oak, red	12	Good	Remain
567	Cherry, black	8	Good	Remain
568	Oak, bur	8	Good	Remain
569	Elm, american	19	Fair	Remain
570	Cedar, red	9	Fair	Remain
571	Elm, american	13	Fair	Remain
572	Elm, american	15	Fair	Remain
573	Cedar, red	6	Fair	Remain
574	Elm, american	19	Fair	Remain
575	Oak, bur	8	Good	Remain
576	Spruce, white	15	Fair	Remain
577	Elm, american	28	Fair	Remain
578	Cedar, red	5	Fair	Remain
579	Cedar, red	8	Fair	Remain
580	Elm, american	6	Fair	Remain
581	Elm, american	10	Fair	Remain
582	Cedar, red	11	Fair	Remain
583	Spruce, white	10	Fair	Remain
584	Cedar, red	6	Fair	Remain
585	Oak, bur	20	Fair	Remain
586	Cedar, red	4	Fair	Remain
587	Boxelder	10	Fair	Remain
588	Elm, siberian	50	Fair	Remain
589	Basswood, american	7	Fair	Remain
590	Hackberry	6	Fair	Remain
591	Cedar, red	23	Fair	Remain
592	Cedar, red	8	Fair	Remain
593	Elm, siberian	15	Fair	Remain
594	Maple, sugar	8	Fair	Remove
595	Elm, siberian	12	Fair	Remove
596	Elm, siberian	9	Fair	Remove
597	Cedar, red	5	Fair	Remove
598	Cedar, red	12	Fair	Remove
599	Cedar, red	10	Fair	Remove
600	Cedar, red	12	Fair	Remove
601	Cedar, red	9	Fair	Remove
602	Cedar, red	10	Fair	Remove
603	Maple, red	8	Good	Remain
604	Oak, red	7	Fair	Remove
605	Cedar, red	8	Fair	Remove
606	Cedar, red	17	Good	Remove
607	Hackberry

980	Boxelder	15	Fair	Remain
981	Basswood, american	23	Fair	Remain
982	Maple, sugar	12	Fair	Remain
983	Maple, sugar	9	Fair	Remain
984	Maple, sugar	6	Fair	Remain
985	Basswood, american	8	Fair	Remain
986	Maple, sugar	9	Fair	Remain
987	Basswood, american	7	Fair	Remain
988	Oak, red	33	Fair	Remain
989	Basswood, american	26	Poor	Remain
990	Basswood, american	11	Poor	Remain
991	Ash, black	12	Fair	Remain
992	Hackberry	19	Good	Remain
993	Maple, red	11	Good	Remain
994	Maple, red	9	Fair	Remain
995	Maple, red	22	Fair	Remain
996	Maple, red	9	Fair	Remain
997	Maple, red	9	Fair	Remain
998	Maple, red	9	Fair	Remain
999	Maple, red	11	Fair	Remain
1000	Maple, red	8	Fair	Remain
1001	Maple, red	6	Fair	Remain
1002	Maple, sugar	8	Fair	Remain
1003	Maple, red	7	Fair	Remain
1004	Elm, american	10	Fair	Remain
1005	Basswood, american	17	Fair	Remain
1006	Hackberry	8	Fair	Remain
1007	Elm, american	9	Fair	Remain
1008	Maple, red	9	Fair	Remain
1009	Maple, sugar	6	Fair	Remain
1010	Maple, sugar	10	Fair	Remain
1011	Maple, sugar	9	Fair	Remain
1012	Maple, sugar	9	Fair	Remain
1013	Maple, sugar	8	Fair	Remain
1014	Maple, sugar	6	Fair	Remain
1015	Maple, sugar	6	Fair	Remain
1016	Maple, sugar	9	Fair	Remain
1017	Maple, sugar	8	Fair	Remain
1018	Maple, sugar	7	Fair	Remain
1019	Maple, sugar	7	Fair	Remain
1020	Maple, sugar	7	Fair	Remain
1021	Maple, sugar	6	Fair	Remain
1022	Maple, sugar	26	Good	Remain
1023	Elm, american	9	Fair	Remain
1024	Boxelder	11	Fair	Remain
1025	Boxelder	8	Fair	Remain
1026	Boxelder	10	Fair	Remain
1027	Boxelder	23	Fair	Remain
1028	Boxelder	10	Fair	Remain
1029	Boxelder	8	Fair	Remain
1030	Elm, american	10	Fair	Remain
1031	Boxelder	11	Fair	Remain
1032	Boxelder	13	Fair	Remain
1033	Boxelder	15	Fair	Remain
1034	Elm, american	9	Fair	Remain
1035	Ash, black	7	Fair	Remain
1036	Basswood, american	9	Fair	Remain
1037	Cherry, black	13	Good	Remain
1038	Hackberry	8	Good	Remain
1039	Elm, american	10	Fair	Remain
1040	Elm, american	7	Fair	Remain
1041	Maple, sugar	8	Fair	Remain
1042	Boxelder	12	Fair	Remain
1043	Elm, american	12	Fair	Remain
1044	Elm, american	12	Fair	Remain
1045	Basswood, american	21	Fair	Remain
1046	Cherry, black	12	Fair	Remain
1047	Basswood, american	11	Fair	Remain
1048	Hackberry	8	Fair	Remain
1049	Oak, red	16	Fair	Remain
1050	Hackberry	8	Fair	Remain
1051	Hackberry	10	Fair	Remain
1052	Boxelder	9	Fair	Remain
1053	Basswood, american	10	Fair	Remain
1054	Basswood, american	19	Fair	Remain
1055	Oak, red	19	Fair	Remain
1056	Basswood, american	18	Fair	Remain
1057	Basswood, american	8	Fair	Remain
1058	Basswood, american	7	Fair	Remain
1059	Basswood, american	7	Fair	Remain
1060	Basswood, american	14	Fair	Remain
1061	Elm, siberian	8	Fair	Remain
1062	Elm, american	7	Fair	Remain
1063	Cherry, black	14	Fair	Remain
1064	Basswood, american	7	Fair	Remain
1065	Elm, american	9	Fair	Remain
1066	Hickory, bitternut	6	Fair	Remain
1067	Hackberry	8	Fair	Remain
1068	Basswood, american	14	Fair	Remain
1069	Basswood, american	9	Fair	Remain
1070	Basswood, american	8	Fair	Remain
1071	Elm, american	11	Fair	Remain
1072	Boxelder	8	Fair	Remain
1073	Elm, american	10	Fair	Remain
1074	Boxelder	10	Fair	Remain
1075	Hackberry	13	Fair	Remain
1076	Boxelder	13	Fair	Remain
1077	Elm, american	7	Fair	Remain
1078	Boxelder	12	Fair	Remain
1079	Boxelder	13	Fair	Remain
1080	Boxelder	14	Fair	Remain
1081	Boxelder	16	Fair	Remain
1082	Boxelder	9	Fair	Remain
1083	Boxelder	15	Fair	Remain
1084	Boxelder	13	Fair	Remain
1085	Elm, american	10	Fair	Remain
1086	Elm, american	10	Fair	Remain
1087	Boxelder	9	Fair	Remain
1088	Elm, american	8	Fair	Remain
1089	Boxelder	21	Fair	Remain
1090	Boxelder	7	Fair	Remain
1091	Boxelder	11	Fair	Remain
1092	Boxelder	7	Fair	Remain
1093	Boxelder	10	Fair	Remain
1094	Boxelder	14	Fair	Remain
1095	Boxelder	12	Fair	Remain
1096	Boxelder	11	Fair	Remain
1097	Boxelder	11	Fair	Remain
1098	Boxelder	14	Fair	Remain
1099	Elm, american	17	Good	Remain
1100	Boxelder	10	Fair	Remain
1101	Basswood, american	9	Fair	Remain
1102	Elm, american	7	Fair	Remain
1103	Elm, american	7	Fair	Remain
1104	Elm, siberian	8	Fair	Remain
1105	Elm, american	7	Fair	Remain
1106	Basswood, american	28	Fair	Remain
1107	Basswood, american	11	Fair	Remain
1108	Boxelder	10	Fair	Remain
1109	Boxelder	10	Fair	Remain
1110	Boxelder	10	Fair	Remain
1111	Boxelder	10	Fair	Remain
1112	Elm, american	7	Fair	Remain
1113	Basswood, american	35	Fair	Remain
1114	Elm, american	9	Fair	Remain
1115	Boxelder	6	Fair	Remain
1116	Boxelder	8	Fair	Remain
1117	Boxelder	8	Fair	Remain
1118	Boxelder	7	Fair	Remain
1119	Boxelder	15	Fair	Remain
1120	Boxelder	10	Fair	Remain
1121	Boxelder	15	Fair	Remain
1122	Boxelder	23	Fair	Remain
1123	Walnut, black	7	Fair	Remain
1124	Boxelder	49	Fair	Remain
1125	Boxelder	19	Fair	Remain
1126	Boxelder	7	Fair	Remain
1127	Boxelder	8	Fair	Remain
1128	Boxelder	9	Fair	Remain

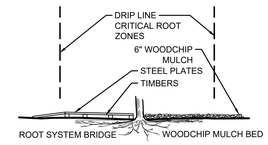
NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT

SCALE: N.T.S. C223



IF CONSTRUCTION VEHICLES MUST PASS OVER ROOT ZONES, THE CONTRACTOR MUST EITHER:

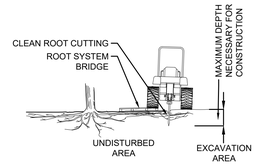
1. CONSTRUCT ROOT SYSTEM BRIDGES WITH STEEL PLATE SUPPORTED ON WOOD TIMBERS PLACED RADIALLY TO THE TREE TRUNK.

OR

2. PLACE A 6 INCH LAYER OF WOODCHIP MULCH OVER A TYPE III GEOTEXTILE (MnDOT 3733)

2 OTHER VEGETATION PROTECTION MEASURES

(MnDOT 2572.3A12) SCALE: N.T.S. C223



1. WHEN DESIGNATED IN THE PLAN OR DIRECTED BY THE ENGINEER, PRIOR TO EXCAVATION, ALL TREE ROOTS WILL BE CLEANLY CUT BY A VIBRATORY PLOW OR OTHER APPROVED ROOT CUTTER.
2. THE TREE ROOTS WILL BE CUT CLEANLY TO THE MINIMUM DEPTH NECESSARY FOR CONSTRUCTION.
3. IMMEDIATELY, AND CLEANLY CUT DAMAGED AND EXPOSED ROOTS.
4. ROOT ENDS EXPOSED BY EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY COVERED WITH A 6" LAYER OF ADJACENT SOIL.
5. EXPOSED CUT OAK ROOTS SHALL BE IMMEDIATELY (WITHIN 5 MINUTES) TREATED WITH A WOUND DRESSING MATERIAL CONSISTING OF LATEX PAINT OR SHELLAC.

3 CLEAN ROOT CUTTING

(MnDOT 2572.3A2) SCALE: N.T.S.

No.	REVISIONS	DATE	BY

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PHONE: 952-746-1073
WWW.KIMLEY-HORN.COM

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN N. WURDEMAN — MN — 04/24/2026 — LIC. NO. — DATE

KHA PROJECT	193845040
DATE	04/29/2026
SCALE	AS SHOWN
DESIGNED BY	COM
DRAWN BY	RCW
CHECKED BY	BMW

TREE INVENTORY TABLE

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C223

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L1-TREE PRESERVATION PLAN.dwg April 29, 2026 - 10:25am

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT 60% PLAN SET	CHASKA MN
###	PREPARED FOR SCANNELL PROPERTIES	

LANDSCAPE SECTION PLAN - NORTH

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No.	REVISIONS	DATE	BY

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

US 212

PUBLIC ROAD

PUBLIC ROAD

BUILDING 1
±218,196 S.F.

BUILDING 2
±169,000 S.F.

BUILDING 3
±169,000 S.F.

BUILDING 4
±117,000 S.F.

STORMWATER POND

STORMWATER POND

STORMWATER POND

STORMWATER POND

APPROX. STREAM

APPROX. STREAM

GREENBELT AREA

WETLAND BOUNDARY (TYP.)

JONATHAN CARVER PKWY

BIG WOODS BLVD

A EX-8

B EX-8

C EX-8

D EX-9

E EX-9

F EX-9

G EX-10

H EX-10

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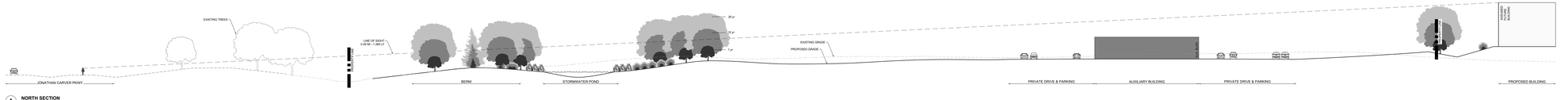

A **NORTH SECTION**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



B **NORTHWEST SECTION**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



C **WEST ENTRANCE**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80

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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
DAKOTA COUNTY

SCANWELL PROPERTIES

SHEET NUMBER
####

LANDSCAPE SECTIONS

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PHONE 612-371-0170
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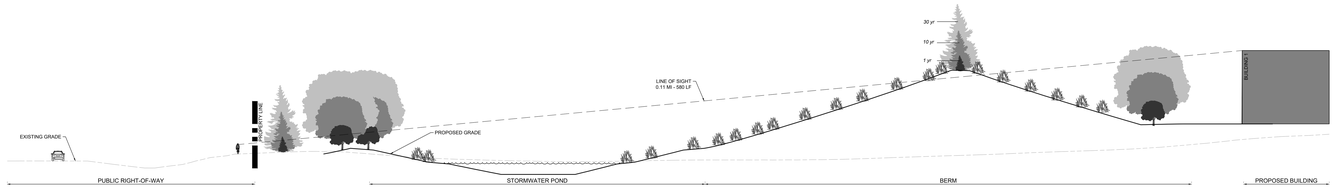
NO.	DESCRIPTION	DATE
1	REVISIONS	00/00/0000

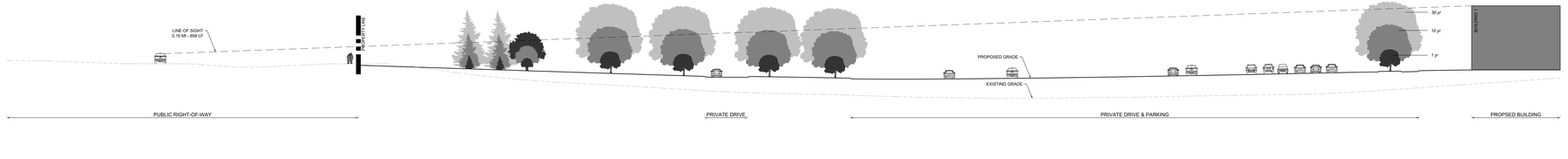
K:\TNC_LAD\Scanwell\Crosslake, MN\12 Design\Cad\Plan\Sheets\ LANDSCAPE SECTIONS.dwg Mar 25, 2009 - 10:22am



D **SOUTHWEST SECTION**

1" = 20'

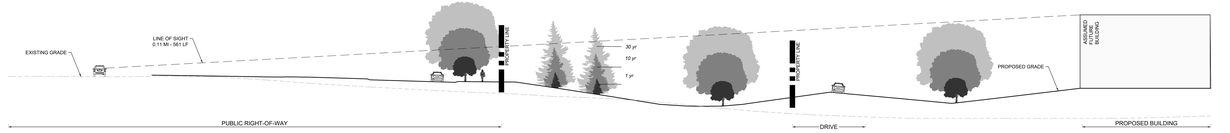
GRAPHIC SCALE IN FEET
0 10 20 40



E **SOUTH SECTION**

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40



F **SOUTHEAST SECTION**

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40

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LANDSCAPE SECTIONS

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA

SHEET NUMBER
#####

K:\TNC_LDD\Eagan\eaChaska, MN\3 Design\CAD\PlanSheets\ LANDSCAPE SECTIONS day May 29, 2020 - 10:29am
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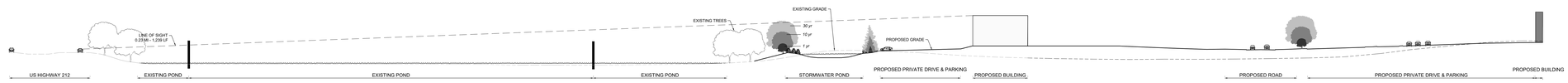
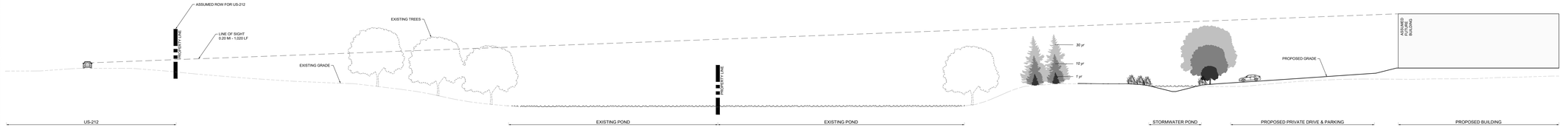


G EAST SECTION

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



H NORTHEAST SECTION

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40

811
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No.	REVISIONS	DATE	BY

LANDSCAPE SECTIONS

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

MN
CHASKA

SHEET NUMBER
EX-10

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L1-LANDSCAPE SECTIONS.dwg May 29, 2020 - 10:25am



5 year growth


20 year growth
LINCOLN BROWN ILLUSTRATION


D - 1
5 year growth
LINDDEN BROWN ILLUSTRATION


D - 1
20 year growth
LINCOLN BROWN ILLUSTRATION


D-2
5 year growth
LINCOLN BROWN ILLUSTRATION


D-2
20 year growth
LINCOLN BROWN ILLUSTRATION


D - 3
5 year growth
LINCOLN BROWN ILLUSTRATION

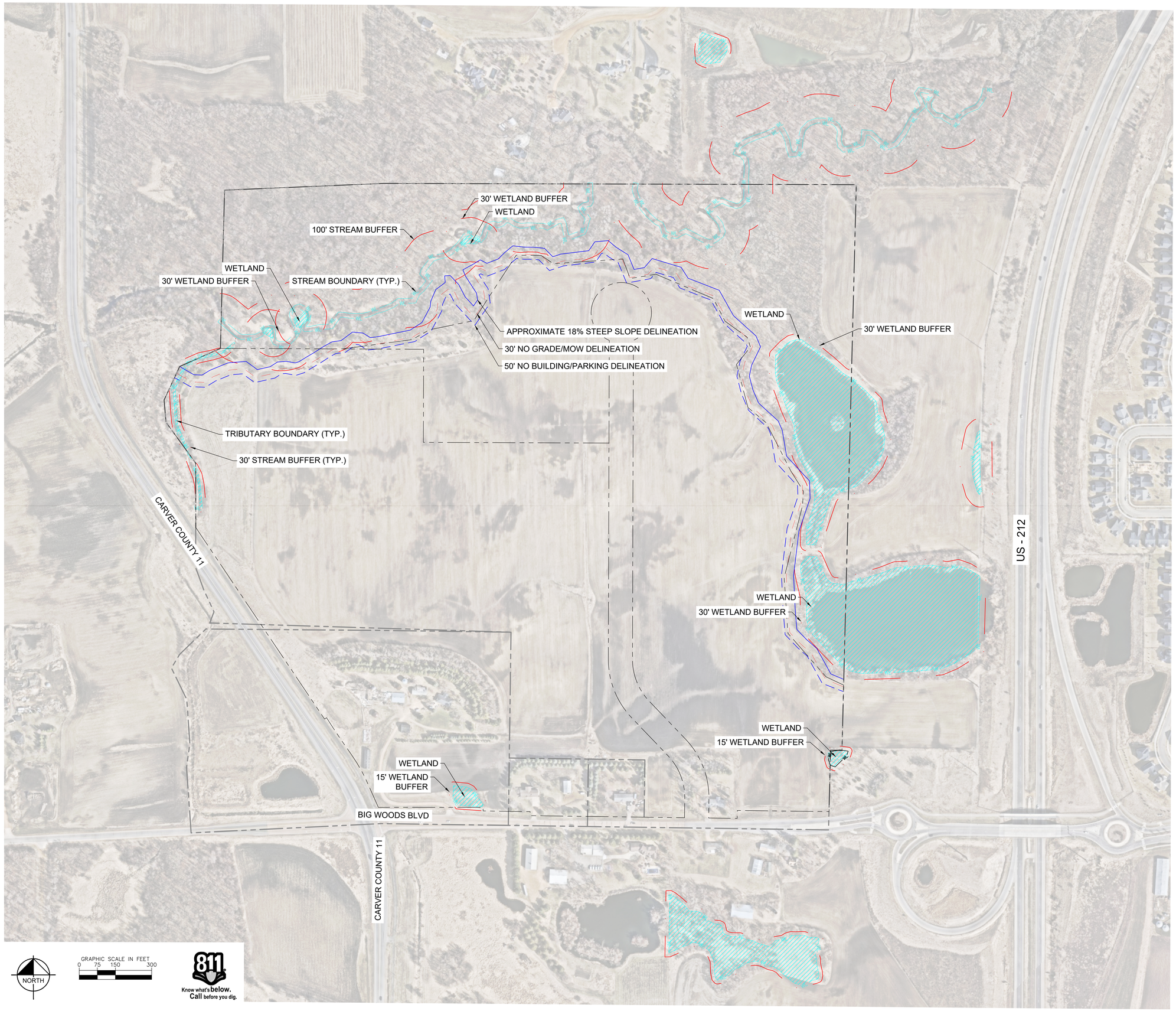

D - 3
20 year growth
LINCOLN BROWN ILLUSTRATION


D-4
5 year growth
LINCOLN BROWN ILLUSTRATION


D-4
20 year growth
LINCOLN BROWN ILLUSTRATION


D-5
5 year growth
LINCOLN BROWN ILLUSTRATION


D - 5
20 year growth
LINCOLN BROWN ILLUSTRATION



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND AREA
- 18% WOODED STEEP SLOPE SETBACK
- 30' NO-GRADE/NO-MOW SETBACK
- 50' NO BUILDING/NO PARKING SETBACK

No.	REVISIONS	DATE	BY

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FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT	160846040
DATE	03/03/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	MOB
CHECKED BY	JDE

AERIAL SITE EXHIBIT - CHASKA, MN - CIVIL

PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BLVD & JONATHAN
CARVER PKWY
CHASKA, MN 55318

CHASKA MN

SHEET NUMBER
EX - 1

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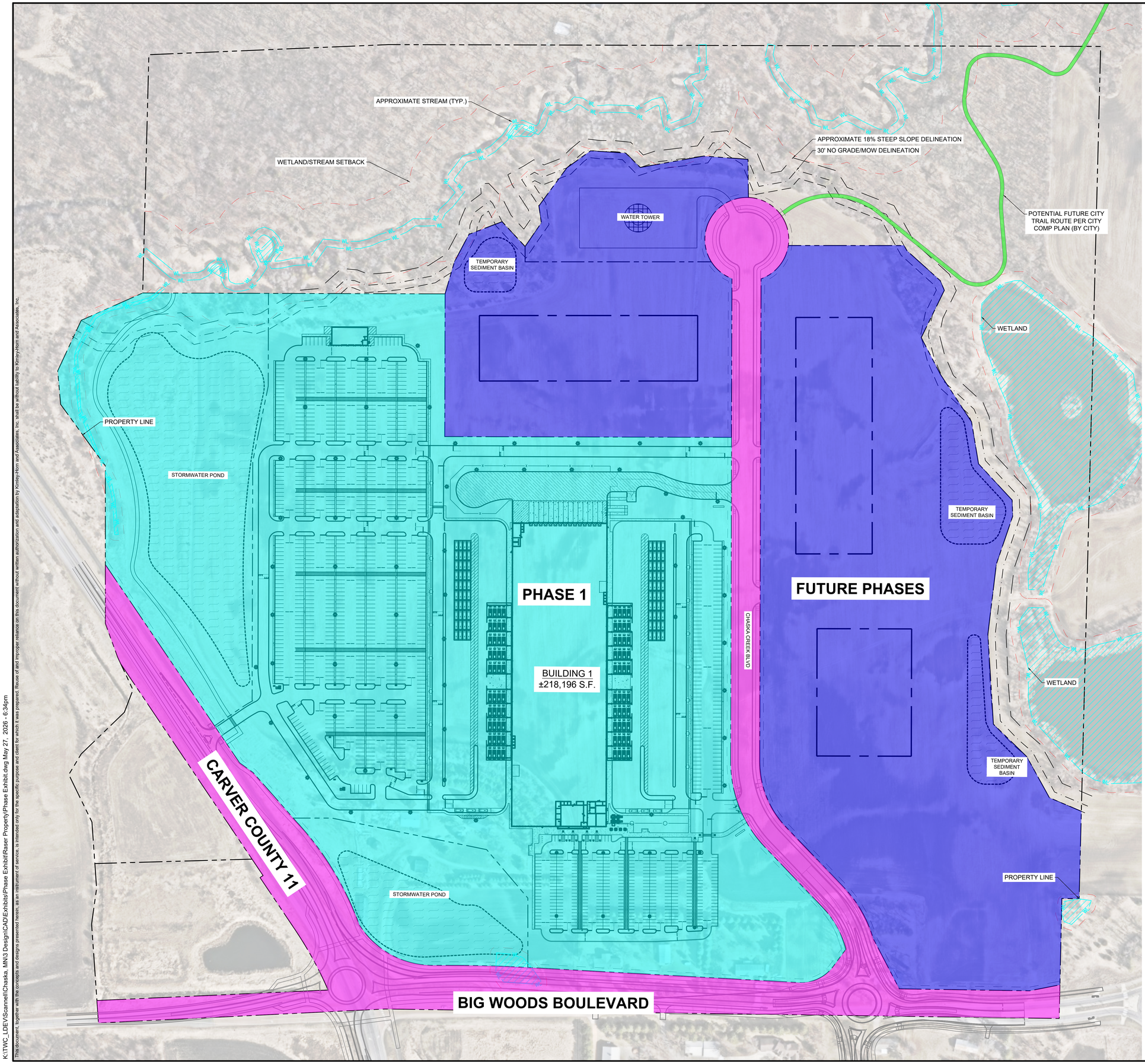

LEGEND

- DEDICATED RIGHT OF WAY - PUBLIC
- PHASE 1 - PRIVATE
- FUTURE PHASE - PRIVATE
- PHASE 1 CITY TRAIL - PUBLIC
- PROPOSED PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

PHASE EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-11

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Exhibits\Phase Exhibit\Raser Property\Phase Exhibit.dwg May 27, 2026 - 6:34pm
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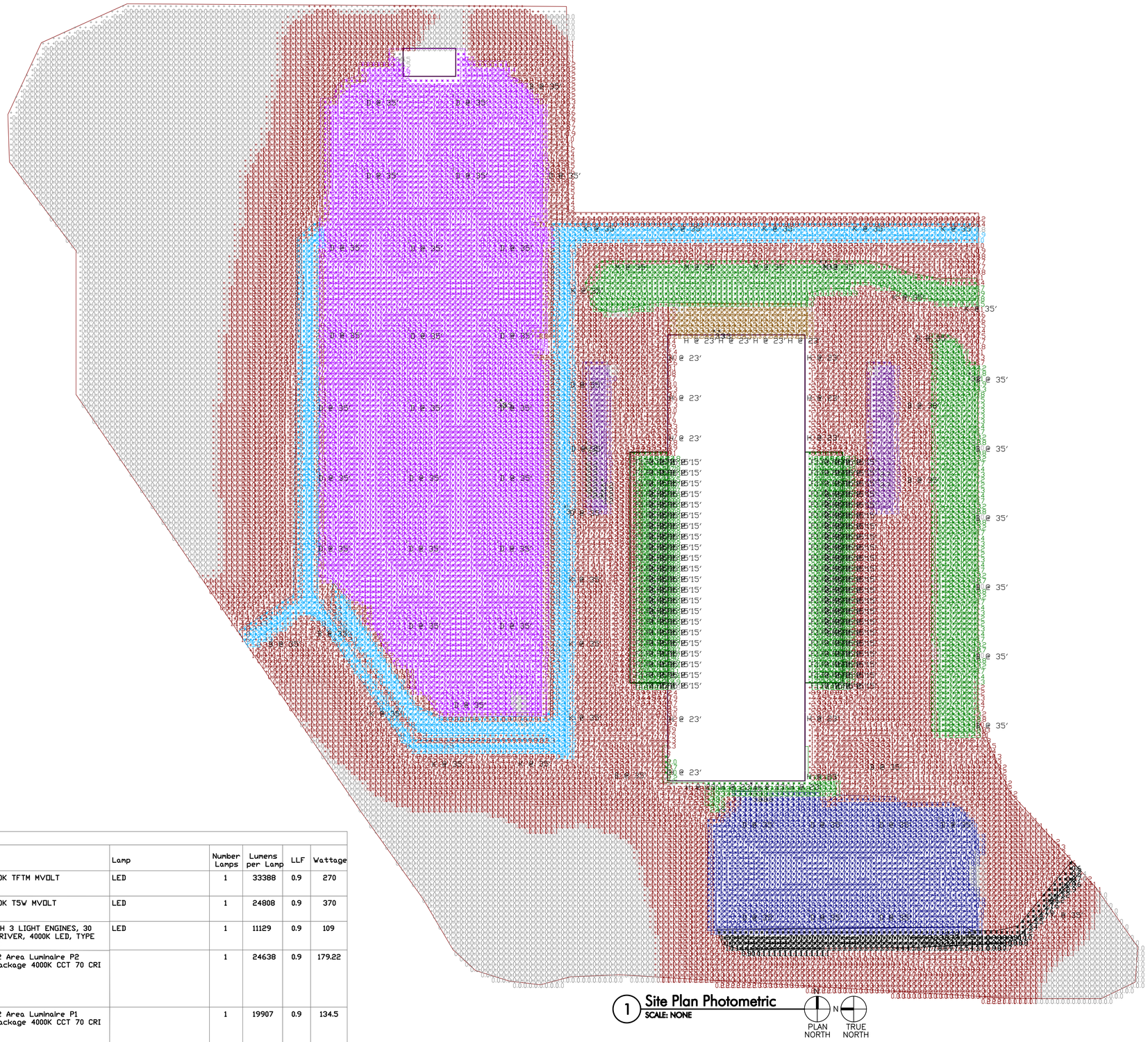

1 Site Plan Photometric
SCALE: NONE

PLAN NORTH
TRUE NORTH

Note
LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE
AND LIGHTING CONTROLS INQUIRIES.
MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134
PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY EAST		23.3 fc	27.5 fc	12.1 fc	2.3:1	1.9:1
CANOPY WEST		23.3 fc	27.6 fc	12.3 fc	2.2:1	1.9:1
LOADING DOCK		2.0 fc	3.3 fc	1.1 fc	3.0:1	1.8:1
OPEN TRUCK YARD		1.4 fc	2.3 fc	0.6 fc	3.8:1	2.3:1
PARKING LOT EAST		1.9 fc	3.2 fc	1.0 fc	3.2:1	1.9:1
PARKING LOT SOUTH		1.9 fc	3.6 fc	0.7 fc	5.1:1	2.7:1
PARKING LOT WEST		1.9 fc	3.5 fc	0.5 fc	7.0:1	3.8:1
PEDESTRIAN AREA		3.1 fc	4.5 fc	1.6 fc	2.8:1	1.9:1
VAN QUEING EAST		2.0 fc	2.7 fc	1.2 fc	2.3:1	1.7:1
VAN QUEING WEST		1.8 fc	2.2 fc	0.9 fc	2.4:1	2.0:1
VEHICULAR ROADS		1.9 fc	3.7 fc	0.8 fc	4.6:1	2.4:1
VEHICULAR ROADS		1.4 fc	2.9 fc	0.4 fc	7.3:1	3.5:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	B	14	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	0.9	270
	D	34	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	0.9	370
	H	18	DSXW2 LED 30C 1000 40K T4M DSXW2BBW	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	11129	0.9	109
	K	15	DSX2 LED P2 40K 70CRI T2M	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	24638	0.9	179.22
	M	4	DSX2 LED P1 40K 70CRI TFTM	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Forward Throw		1	19907	0.9	134.5
	F1	176	VCPG LED P6 40K T5R MVOLT	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE		1	13268	0.9	107.69

pdms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

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Project Address
Big Woods Business Park
DMP5 Delivery Station
Building 10
Chaska, MN 55318

Issue Date CD50 2/9/26

Revisions

Date	Description	By

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number 250265
Drawn By TQ
App'd By TQ
Sheet Title Site Plan Photometric
Sheet Number E1.01

CREEK RD

CARVER COUNTY 11

BIG WOODS BLVD

CARVER COUNTY 11

US - 212

LEGEND

SNOW STORAGE LOCATION

NORTH

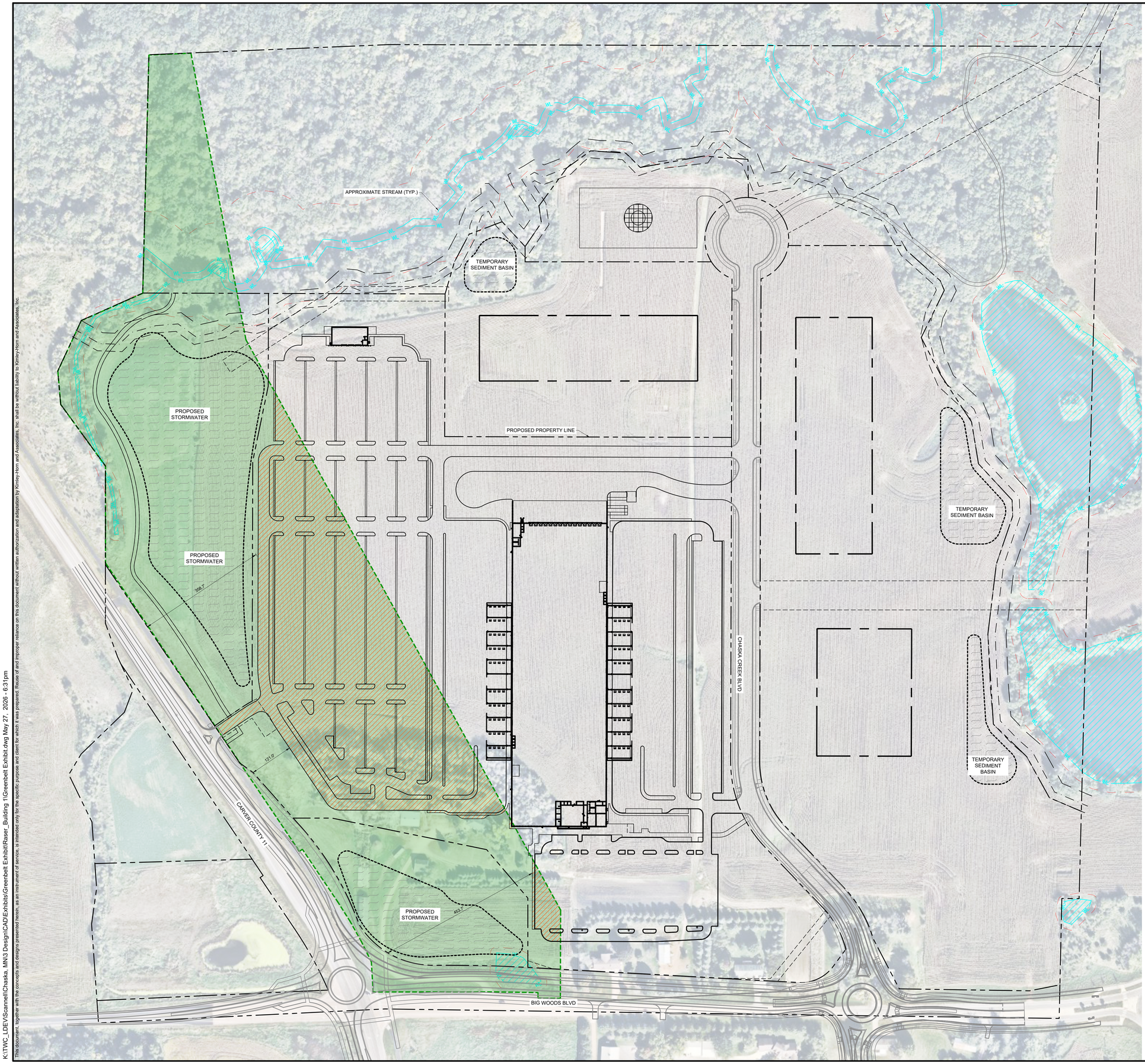
GRAPHIC SCALE IN FEET
0 100 200 400

Know what's **below.**
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

EX-8	SCANNELL CHASKA, MN	SNOW STORAGE EXHIBIT - OVERALL PROPERTY	KHA PROJECT 160846040 DATE 03/03/2026 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY MOB CHECKED BY JDE		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLE TREE LANE, SUITE 225, EDEN PRAIRIE, MN PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



LEGEND

- EXISTING GREENBELT AREA
- PROPOSED GREENBELT IMPERVIOUS AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±399,547 SF / ±9.17 AC / 30.63%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±904,986 SF / ±20.78 AC / 69.37%

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

GREENBELT EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-1

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
EX-2		

PEDESTRIAN TRAIL- SIDEWALK EXHIBIT

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

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No.	REVISIONS	DATE	BY

PRELIMINARY - NOT FOR CONSTRUCTION

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

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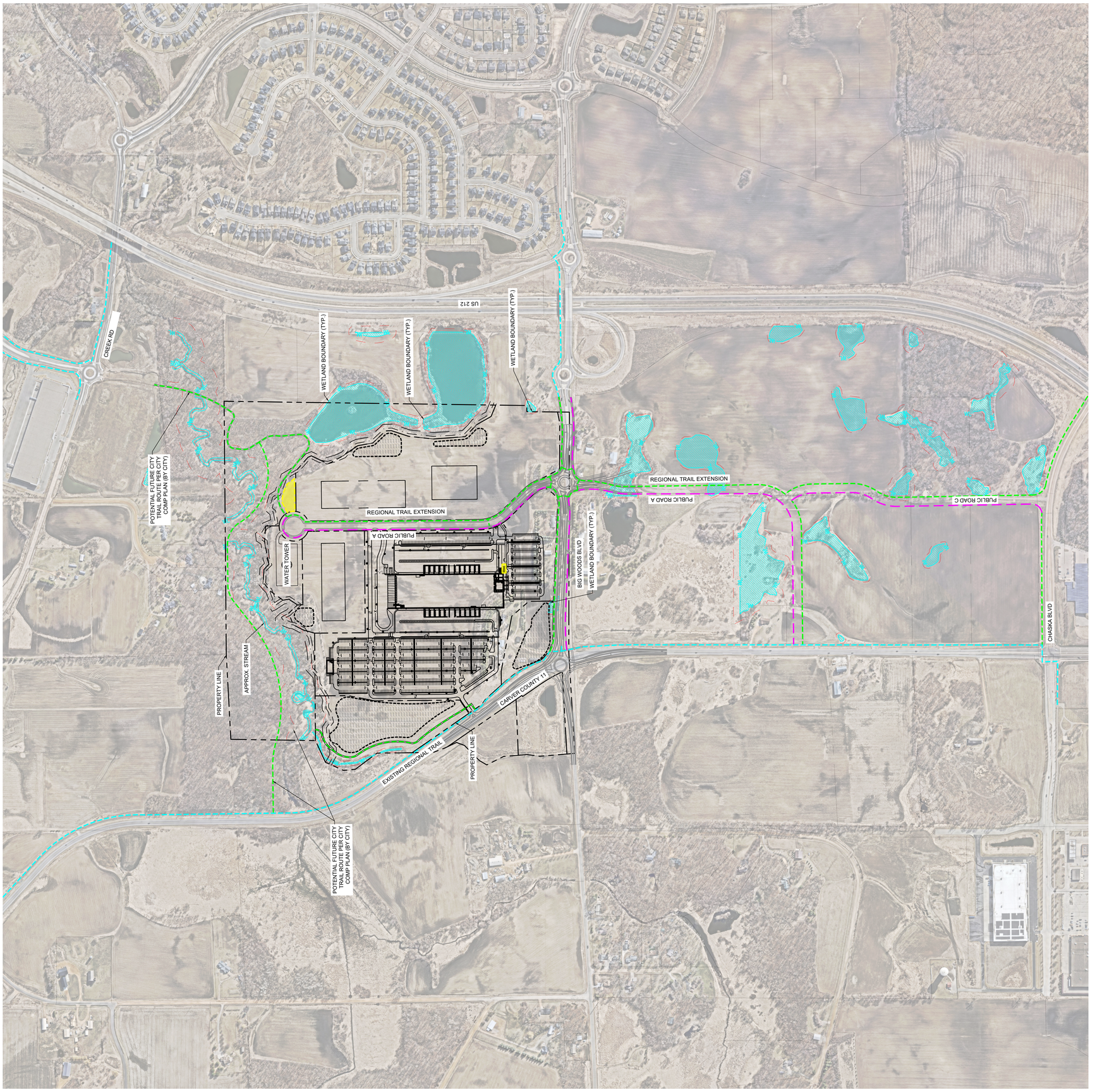
LEGEND

- PROPOSED OUTDOOR GATHERING AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLANDS/STREAM
- WETLAND/STREAM SETBACK
- EXISTING PUBLIC PEDESTRIAN TRAIL
- PROPOSED PUBLIC PEDESTRIAN TRAIL
- EXISTING PUBLIC SIDEWALK
- PROPOSED PUBLIC SIDEWALK



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PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
EX-3		

PEDESTRIAL TRAIL - SIDEWALK EXHIBIT ENLARGEMENT

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY MOB
CHECKED BY BMW

kimley»horn
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No.	REVISIONS	DATE	BY

GRAPHIC SCALE IN FEET
0 100 200
NORTH

811 Know what's below. Call before you dig.

LEGEND

- PROPOSED OUTDOOR GATHERING AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- EXISTING PUBLIC PEDESTRIAN TRAIL
- PROPOSED PUBLIC PEDESTRIAN TRAIL
- PROPOSED PRIVATE SIDEWALK
- PROPOSED PRIVATE SUGGESTED WALKWAY
- PROPOSED PUBLIC SIDEWALK
- PROPOSED WALKWAY

WETLAND BOUNDARY (TYP.)
WETLAND BOUNDARY (TYP.)
WETLAND BOUNDARY (TYP.)
PROPOSED REGIONAL TRAIL TO CONNECT TO EXISTING REGIONAL TRAIL
PROPOSED SIDEWALK TO CONNECT TO PROPOSED REGIONAL TRAIL
PROPOSED SIDEWALK TO CONNECT TO PROPOSED REGIONAL TRAIL
PROPOSED PRIVATE SIDEWALKS TO CONNECT TO PROPOSED PUBLIC SIDEWALK
PROPOSED REGIONAL TRAIL
PROPOSED SIDEWALK TO CONNECT TO PROPOSED REGIONAL TRAIL
REGIONAL TRAIL EXTENSION
PUBLIC ROAD A
PROPOSED SIDEWALK TO CONNECT TO PROPOSED BUILDING AND PARKING
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED GATHERING AREA
POTENTIAL FUTURE CITY TRAIL ROUTE PER CITY COMP PLAN (BY CITY)
WATER TOWER
PROPOSED SIDEWALK TO CONNECT TO PROPOSED GATHERING AREA AND PARKING
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED CROSSWALKS AND PARKING
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED CROSSWALKS AND PARKING
OUTDOOR GATHERING AREA
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED BUILDING
WETLAND BOUNDARY (TYP.)
BIG WOODS BLVD
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED BUILDING
PROPOSED SIDEWALK TO CONNECT TO PROPOSED BUILDING AND PARKING
PROPOSED PRIVATE SIDEWALK TO CONNECT TO PROPOSED CROSSWALK AND PARKING
POTENTIAL FUTURE CITY TRAIL TO CONNECT TO PROPOSED REGIONAL TRAIL
PROPERTY LINE
APPROX. STREAM
POTENTIAL FUTURE CITY TRAIL ROUTE PER CITY COMP PLAN (BY CITY)
POTENTIAL FUTURE CITY TRAIL TO CONNECT TO PROPOSED REGIONAL TRAIL
PROPERTY LINE
CARVER COUNTY 11
EXISTING REGIONAL TRAIL

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
EX-4	STORMWATER ACCESS EXHIBIT	

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

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PRELIMINARY - NOT FOR CONSTRUCTION

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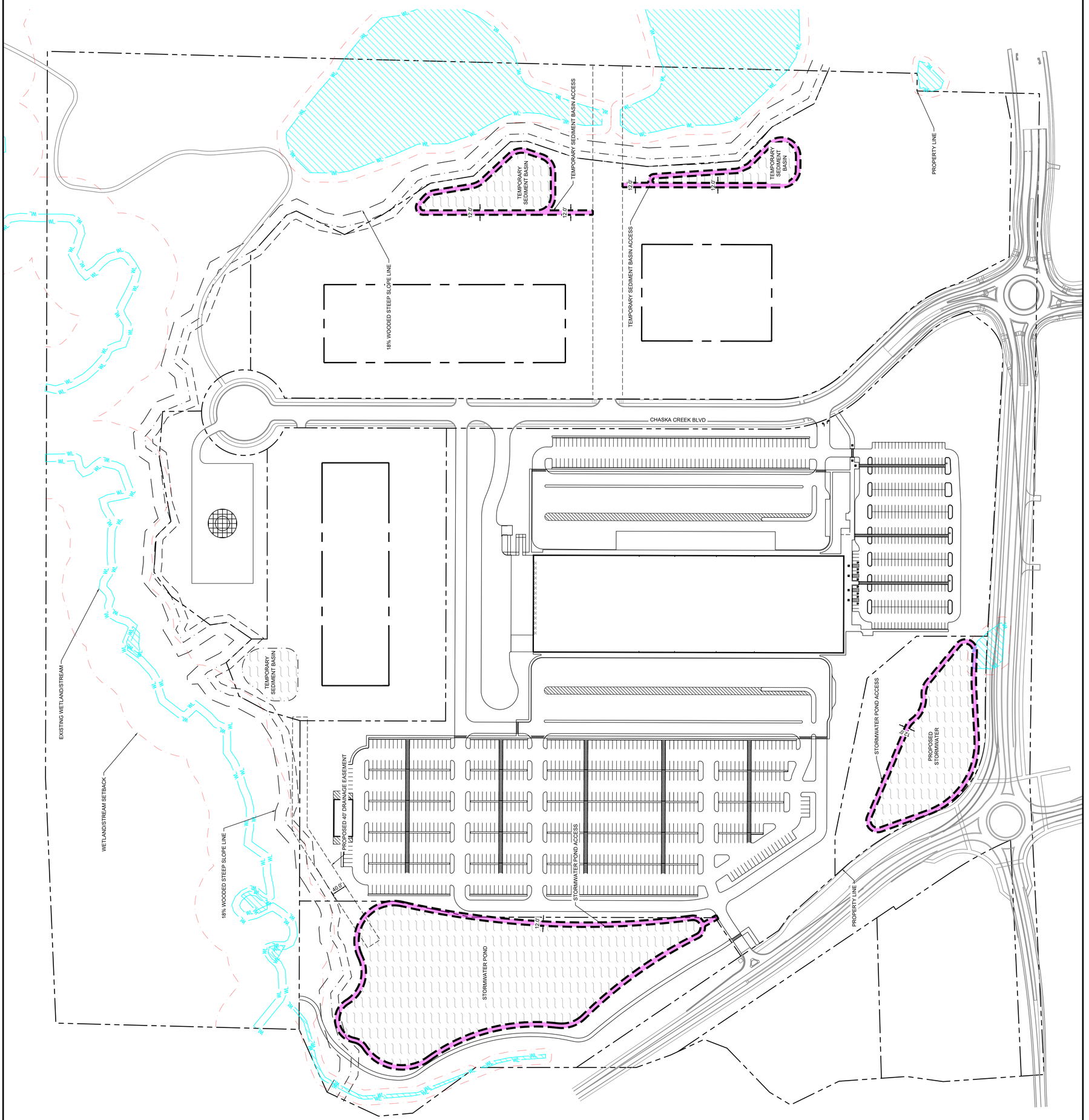
LEGEND
- STORM WATER POND ACCESS
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

NORTH

GRAPHIC SCALE IN FEET 0 50 100 200



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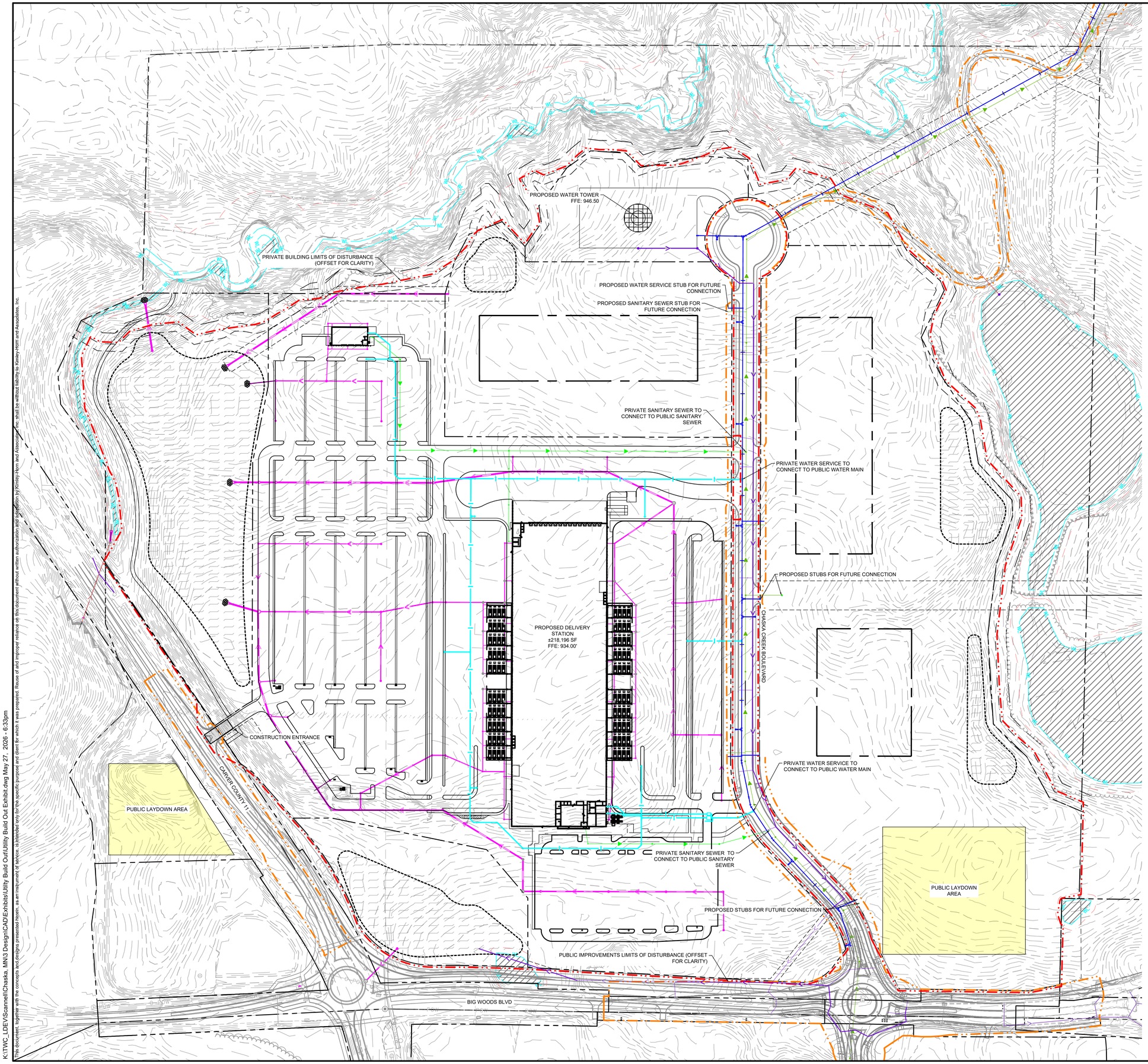
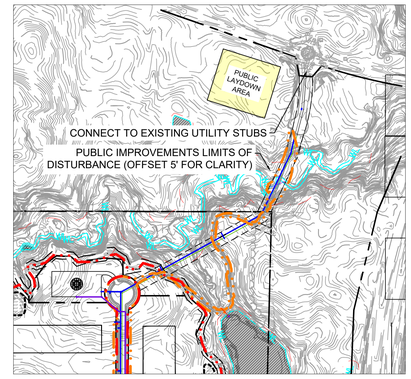


LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- LIMITS OF DISTURBANCE PRIVATE (OFFSET 5' FOR CLARITY)
- LIMITS OF DISTURBANCE PUBLIC (OFFSET 5' FOR CLARITY)
- PROPOSED PRIVATE STORM SEWER
- PROPOSED PUBLIC STORM SEWER
- PROPOSED PRIVATE WATERMAIN
- PROPOSED PUBLIC WATERMAIN
- PROPOSED PRIVATE SANITARY SEWER
- PROPOSED PUBLIC SANITARY SEWER
- 18% STEEP SLOPE DELINEATION
- 30' NO-GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- LAYDOWN AREA



1 UTILITY BUILD OUT - NORTH OF BOUNDARY

Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

UTILITY BUILD OUT EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

EX-5

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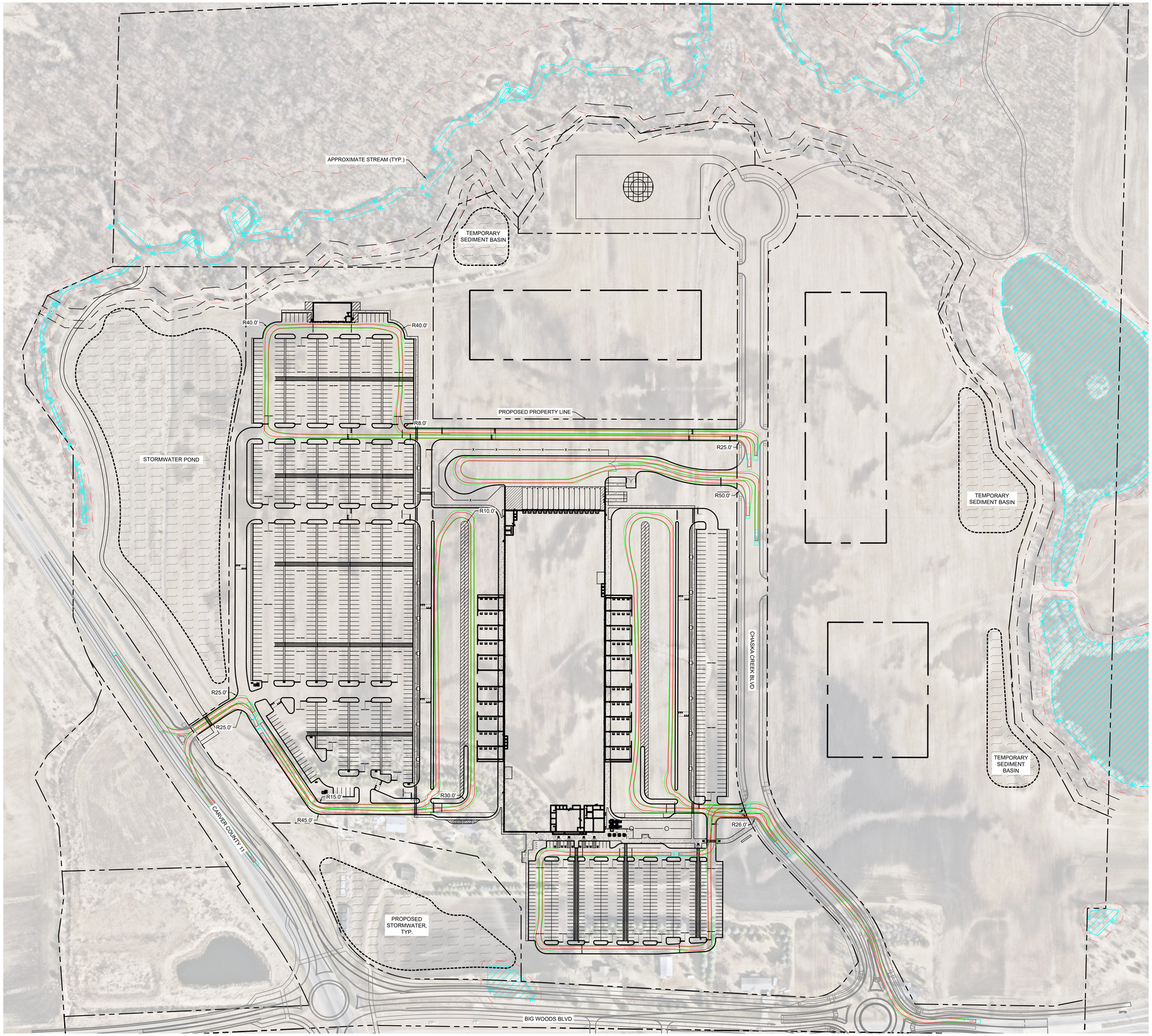

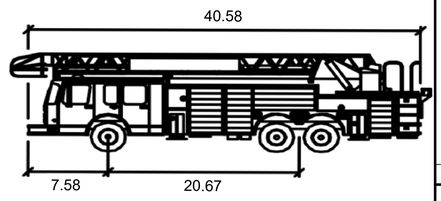

CHASKA LADDER TRUCK feet

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

1 **FIRE TRUCK TEMPLATE**

NTS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

FIRE TRUCK TURN EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-6

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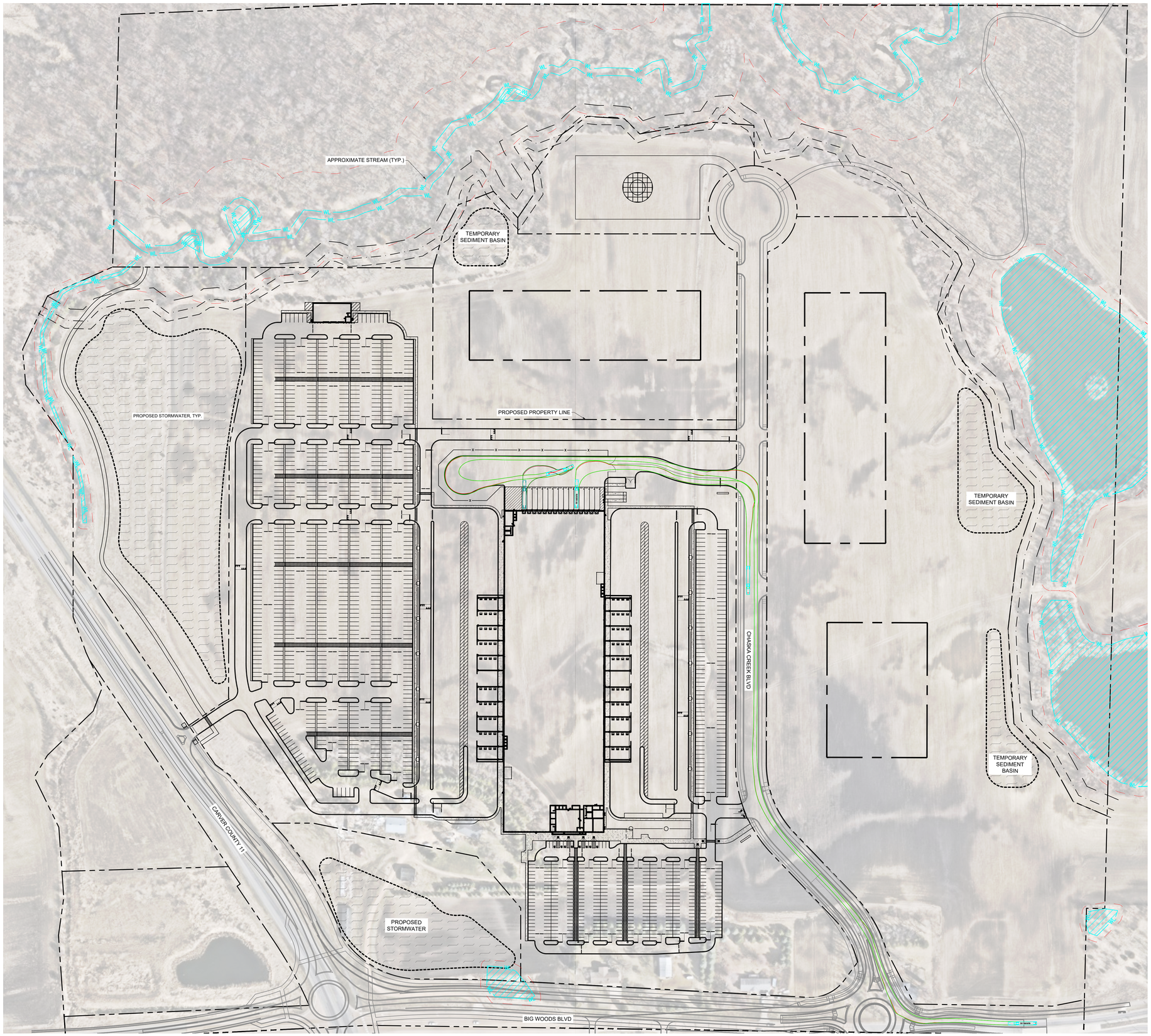

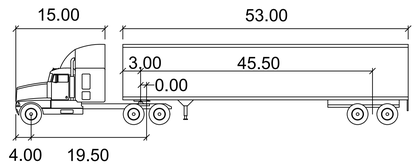

WB-67 SEMI TRUCK feet

Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 28.40
Articulating Angle	: 75.00

1 WB-67 TRUCK TEMPLATE
NTS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PRELIMINARY - NOT FOR CONSTRUCTION

WB-67 TRUCK TURN EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
EX-7

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DRAWN BY	RCW
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

RIGHT IN RIGHT OUT - 3/29 MILE SPACING FROM RAB

BIG WOODS BLVD

PROPOSED ROUNDABOUT

CHASKA CREEK BLVD

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-8

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA **MN**

SITE ACCESS 1 EXHIBIT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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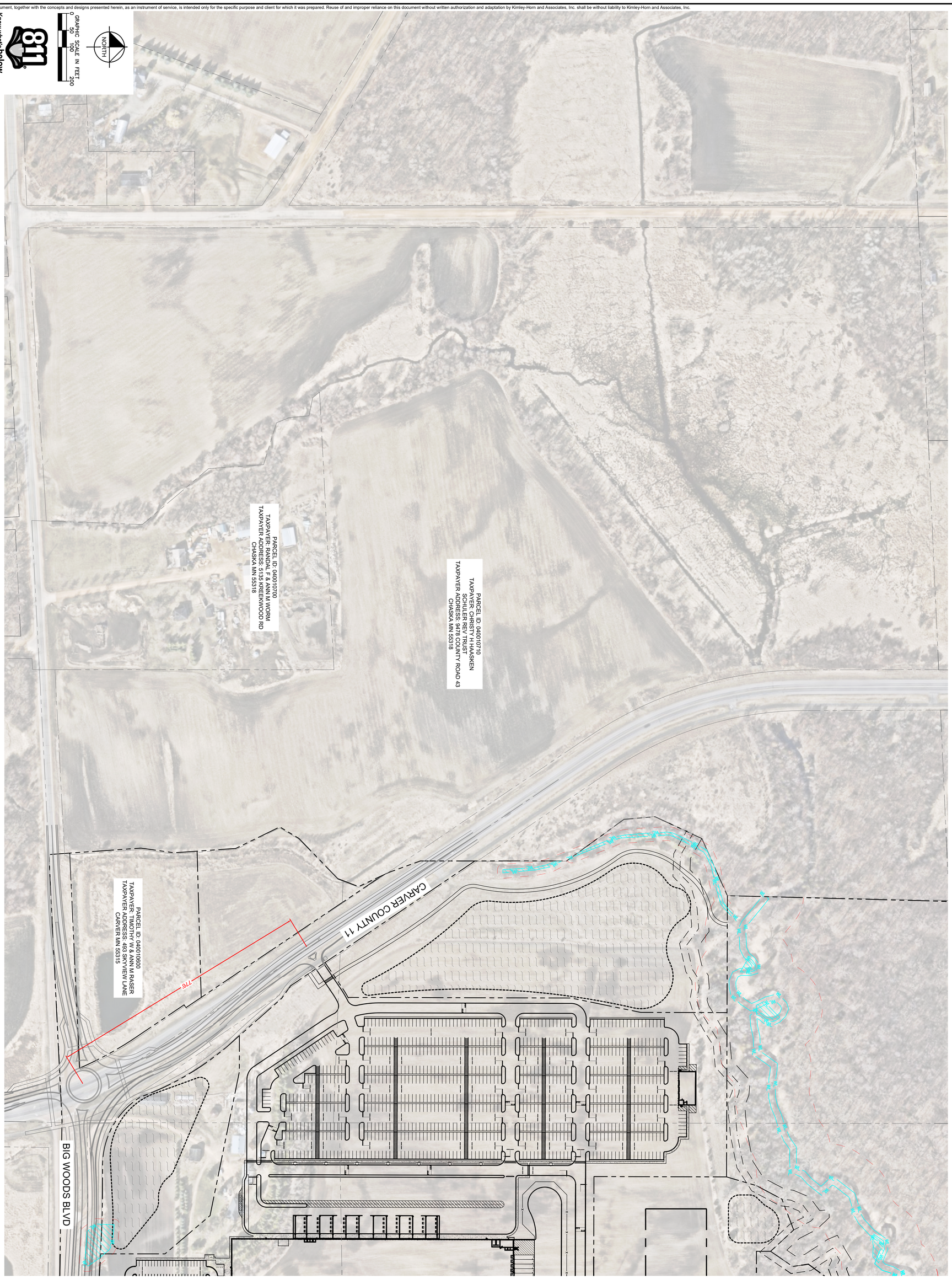

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-9

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SITE ACCESS 2 EXHIBIT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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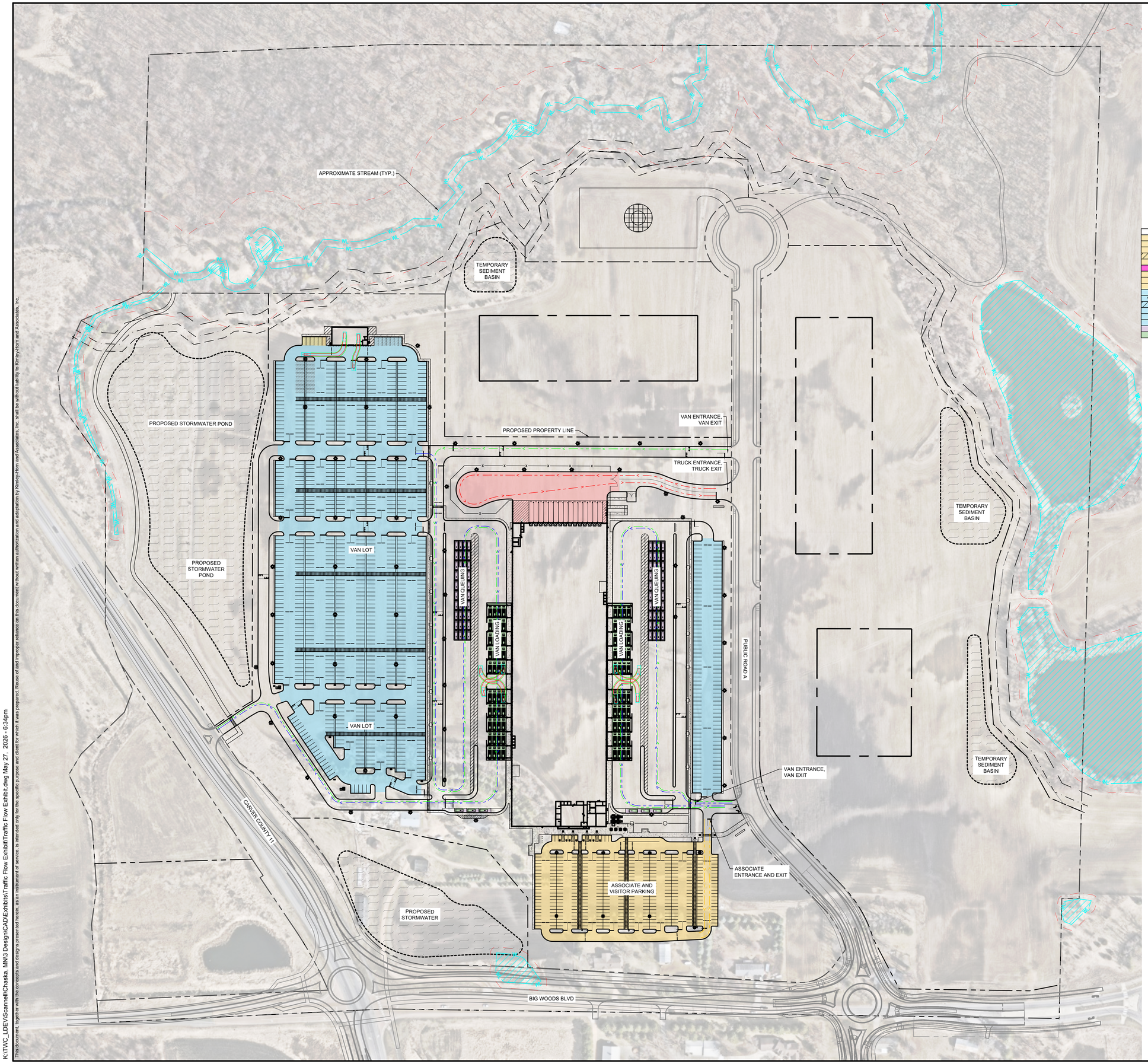

PRELIMINARY ZONING INFORMATION				
APPROXIMATE ACREAGE	43.81 ±AC	1,908,364 ±SF		
BUILDING AREA	±218,196 SF			
EXTERIOR CANOPY AREA	± 58,912 SF			
DISTURBED SITE AREA	38.66 ±AC	±1,684,317 ±SF		
AREA OF NEW OR REPLACED PAVEMENT	±1,138,477 SF			
ZONING	RURAL INDUSTRIAL			
MIN. LOT AREA	43,560 SF			
MIN. WIDTH	100 FT			
BUFFER ZONE	15 FT			
REQUIRED PARKING	1 PER EVERY 350 SF			
FRONT SETBACK (BIG WOOD BLVD.)	BLDG: 20 FT PARKING: 10 FT			
SIDE SETBACK (PUBLIC ROAD & JONATHAN CARVER PKWY.)	BLDG: 20 FT (CORNER LOT) PARKING: 10 FT			
REAR SETBACK (NORTH)	BLDG: 20 FT PARKING: 10 FT			

PARKING SUMMARY

STALL TYPE	REQUIRED	ONSITE	OFFSITE	DELTA
ASSOCIATE STALLS	172	313	0	141
AMZL MANAGER STALLS	21	21	0	0
DSP MANAGER STALLS	34	34	0	0
FSC TECHNICIAN PARKING	5	5	0	0
VISITOR STALLS	3	3	0	0
VAN DRIVER PERSONAL VEHICLE (9'X18')	0	0	0	0
ASSOCIATE PARKING LOT TOTAL (9'X18')	235	376	0	141
ACCESSIBLE STALLS (AUTO)		8	0	0
ACCESSIBLE STALLS (VAN)		8	0	0
VAN STALLS	590	743	0	153
VAN DRIVER PERSONAL STALLS - VAN-SIZED	160	160	0	0
FSC MAINTENANCE STALLS	24	24	0	0
VAN BUFFER STALLS	0	0	0	0
DRIVER TRAINING STALLS	10	10	0	0
VAN PARKING LOT TOTAL	784	937	0	191
VAN QUEUING SPOTS	80	80	0	0
VAN LOADING SPOTS	80	80	0	0

PARKING LEGEND

VAN PARKING

- QUEUING (11'–4" x 27')
- STANDARD (11' x 24')
- LOADING (12'–4" x 38'–10")
- BUFFER (11' x 24')
- VAN PROBLEM SOLVE (12'–4" x 33'–4")

CAR PARKING

- ASSOCIATE / VISITOR (9'x18')

NOTE: DIMENSIONS SHOWN ARE FROM CENTER OF 4" STRIPE TO CENTER OF 4" STRIPE, OR CENTER OF 4" STRIPE TO FACE OF CURB WHERE A STRIPE IS ADJACENT TO A CURB

NOTES:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
3. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
4. INTERIOR LAYOUT PROVIDED FOR DISCUSSION PURPOSES ONLY. LAYOUT AND OPERATION TO BE CONFIRMED BY ARCHITECT/OWNER.

TRAFFIC FLOW LEGEND:

- ASSOCIATE TRAFFIC FLOW DIRECTION
- DSP/FLEX TRAFFIC FLOW DIRECTION
- DSP/FLEX RETURN TRAFFIC FLOW DIRECTION
- TRUCK TRAFFIC FLOW DIRECTION

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 180480080
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

SITE TRAFFIC FLOW PLAN EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-10

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EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
GLASS	7.8%	5.7%	6.7%	6.1%
FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- [X] — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- XX-# — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

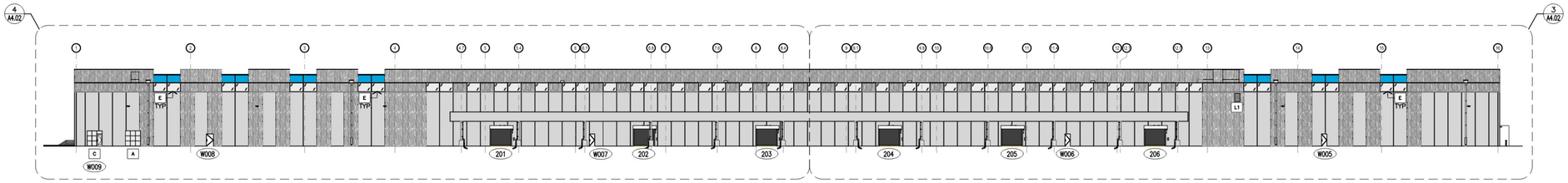
- P-5 — PANTONE 2995 C BLUE
- P-8 — OSHA CAUTION YELLOW
- P-1 — SHERWIN WILLIAMS SW 7646 FIRST STAR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- MP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: MATCH P-1 TEXTURE SMOOTH
- P-2 — SHERWIN WILLIAMS SW 7016 MINDFUL GRAY
- FLP-1 — RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)

KEY NOTES

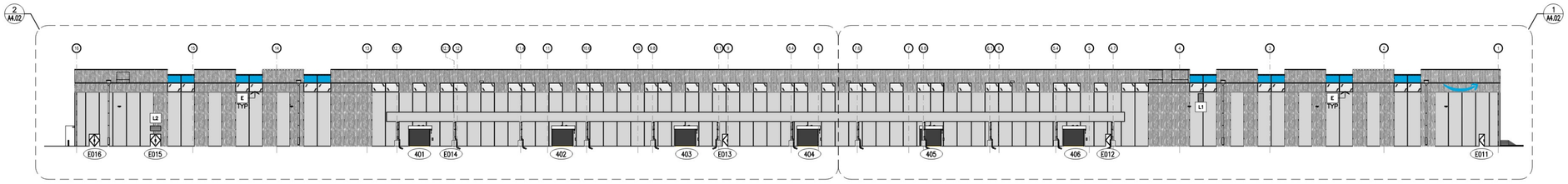
1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT P-1
5. ~~CONCRETE COLUMN PROTECTION, PAINT P-8~~
6. ~~ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS~~
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. ~~PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED; PAINT TO MATCH ADJACENT SIDING — CONNECT DIRECTLY TO STORM WATER SYSTEM — COORDINATE WITH CIVIL; REFER TO SHEET A2.24~~
10. ~~SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED); FACTORY PRIMED PAINTED, REFER TO A7.01~~
11. HM DOOR AND FRAME, PAINT P-2 TYP
12. SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL.PRE –PRIMED, FACTORY PAINT, TYP. REFER TO A7.01
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. PROVIDE GUARDRAIL AT STAIR
15. LAUNCH PAD CANOPY MP-2 FINISH ON FASCIA.
16. PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: 5/A1.13
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. WALL MOUNTED DAVIT CRANE.
19. ~~EXTERIOR ELECTRICAL OUTLET, REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS~~
20. ~~ROOF UNITS "SHOWN DASHED"~~
21. KNOCK OUT PANEL FOR FUTURE USE

GENERAL ELEVATION NOTES

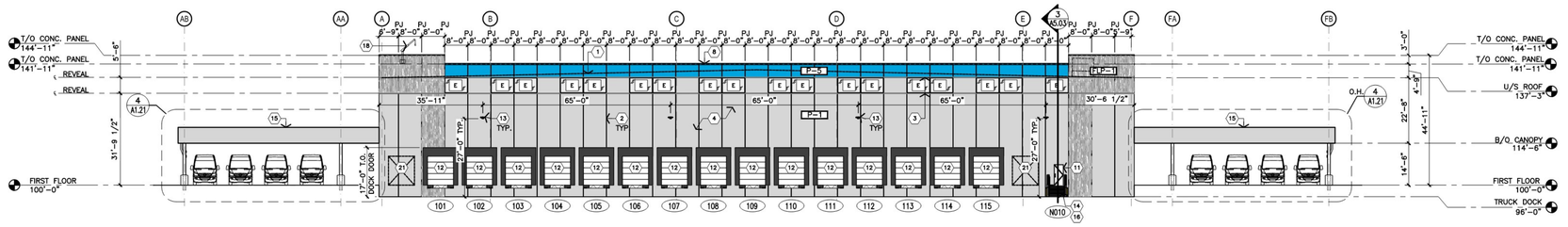
1. ELEVATION 100'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP. UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
5. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAXIMUM U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA.
6. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
7. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
8. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
9. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
10. REFER TO CANOPY PLANS AND DETAILS SHEET A1.21 AND CLIENT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
11. ALL SITE BOLLARDS TO BE PT-6



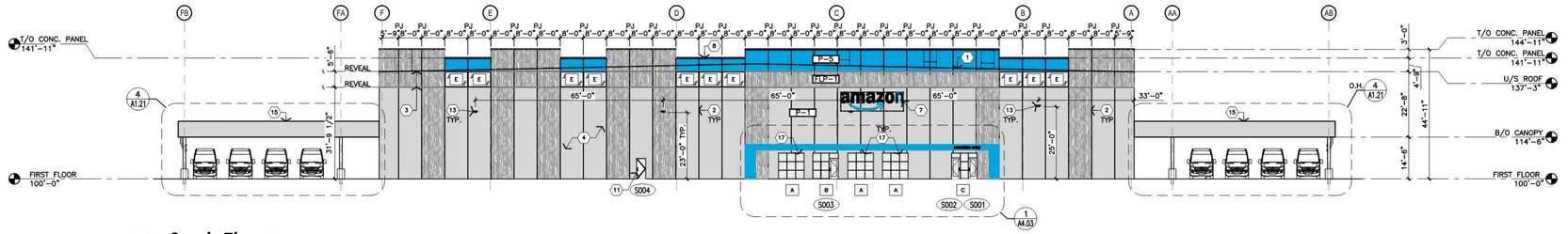
4 West Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 30'-0"



2 North Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 1" = 20'-0"

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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date	CD90 3/23/26

Revisions

	Date	Description	By
△			
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BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number	250265
Drawn By	SM
Appv'd By	SV

Sheet Title

Exterior Elevations

Sheet Number

A4.01

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
GLASS	7.8%	5.7%	6.7%	6.1%
FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- (X) — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- (XX-#) — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

- P-5 — PANTONE 2995 C BLUE
- P-8 — OSHA CAUTION YELLOW
- P-1 — SHERWIN WILLIAMS SW 7646 FIRST STAR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- MP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: FACTORY WHITE; TEXTURE SMOOTH
- P-2 — SHERWIN WILLIAMS SW 7016 MINDFUL GRAY
- FLP-1 — RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)

KEY NOTES

1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT P-1
5. CONCRETE COLUMN PROTECTION, PAINT P-8
6. ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. PREFINISHED METAL DOWNSPOUT. TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING – CONNECT DIRECTLY TO STORM WATER SYSTEM – COORDINATE WITH CIVIL. REFER TO SHEET A2.24
10. SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED), FACTORY PRIMED PAINTED, REFER TO A7.01
11. HM DOOR AND FRAME, PAINT P-2 TYP
12. ~~SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL PRE- PRIMED, FACTORY PAINT, TYP. REFER TO A7.01~~
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. ~~PROVIDE GUARDRAIL AT STAIR~~
15. LAUNCH PAD CANOPY MP-2 FINISH ON FASCIA.
16. ~~PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: 5/A1.13~~
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. ~~WALL MOUNTED DAVIT CRANE.~~
19. ~~EXTERIOR ELECTRICAL OUTLET. REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS~~
20. ~~ROOF UNITS "SHOWN DASHED"~~
21. EMERGENCY OVERFLOW SCUPPER, REF: 8/A2.24

GENERAL ELEVATION NOTES

1. ELEVATION 100'-0"= FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP, UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
5. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAXIMUM U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA
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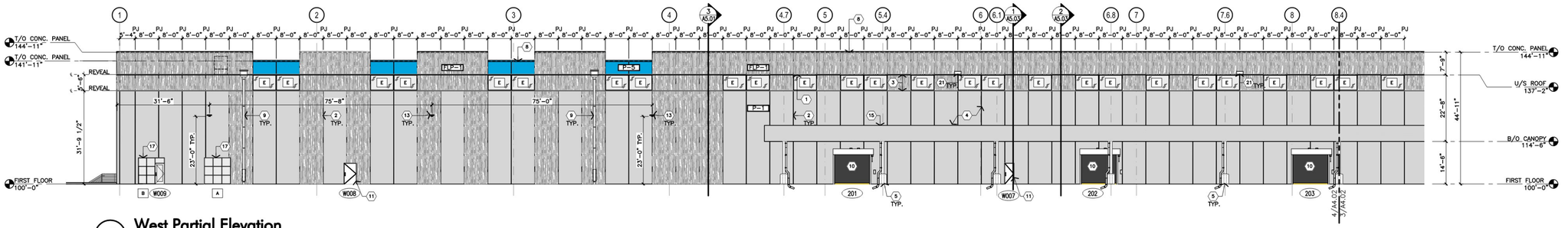
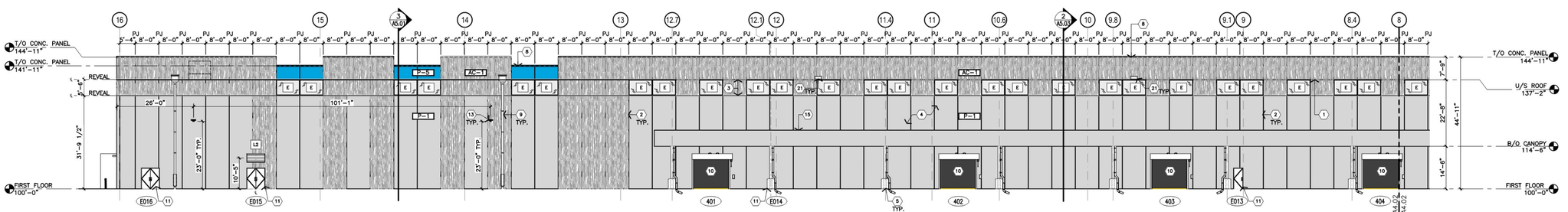
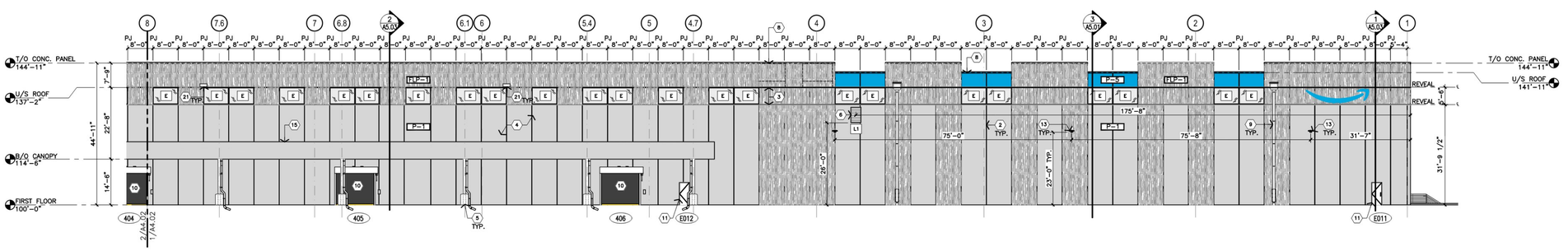


4 West Partial Elevation
SCALE 1/16" = 1'-0"



3 East Partial Elevation
SCALE 1/16" = 1'-0"



2 East Partial Elevation
SCALE 1/16" = 1'-0"

1 East Partial Elevation
SCALE 1/16" = 1'-0"

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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date: CD90 3/23/26

Revisions

	Date	Description	By
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BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

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Job Number	250265
Drawn By	SM
Appv'd By	SV

Sheet Title: **Partial Exterior Elevations**

Sheet Number: **A4.02**

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
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FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- [X] — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- [XX-#] — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

- [P-5] PANTONE 2995 C BLUE
- [P-1] SHERWIN WILLIAMS SW 7646 FIRST STAR
- [MP-2] ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: FACTORY WHITE; TEXTURE SMOOTH
- [FLP-1] RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)
- [P-8] OSHA CAUTION YELLOW
- ANODIZED ALUMINUM STOREFRONT SYSTEM

KEY NOTES

1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT [P-1]
5. ~~CONCRETE COLUMN PROTECTION, PAINT [P-8]~~
6. ~~ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS~~
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. ~~PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING — CONNECT DIRECTLY TO STORM WATER SYSTEM — COORDINATE WITH CIVIL. REFER TO SHEET A2.24~~
10. ~~SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED); FACTORY PRIMED PAINTED, REFER TO A7.01~~
11. ~~HM DOOR AND FRAME, PAINT [P-2] TYP~~
12. ~~SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL PRE — PRIMED, FACTORY PAINT, TYP. REFER TO A7.01~~
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. ~~PROVIDE GUARDRAIL AT STAIR~~
15. ~~LAUNCH PAD CANOPY [MP-2] FINISH ON FASCIA.~~
16. ~~PRE-FAD METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: S/A1.13~~
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. ~~WALL MOUNTED DAVIT CRANE.~~
19. EXTERIOR ELECTRICAL OUTLET, REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS
20. ~~ROOF UNITS "SHOWN DASHED"~~

GENERAL ELEVATION NOTES

1. ELEVATION 100'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP, UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
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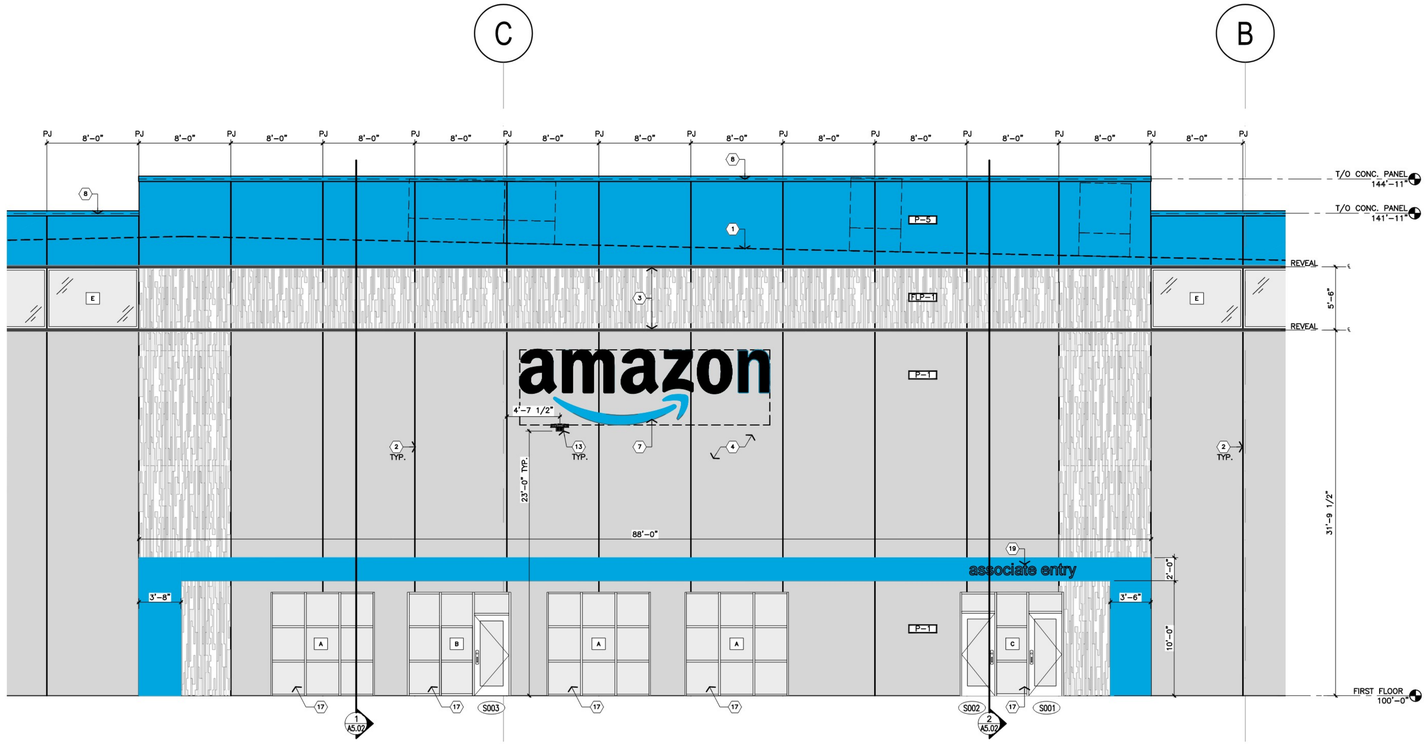
6. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
7. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
8. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
9. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
10. REFER TO CANOPY PLANS AND DETAILS SHEET A1.21 AND CLIENT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
11. ALL SITE BOLLARDS TO BE PT-6



1 South Enlarged Elevation
SCALE 3/16" = 1'-0"

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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date: CD90 3/23/26

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number: 250265
Drawn By: SM
Appv'd By: SV

Sheet Title: Enlarged Exterior Elevations

Sheet Number: A4.03

ROOM SCHEDULE

101	ASSOCIATE ENTRY	122	WAREHOUSE
102	WARM WELCOME	123	HR STORAGE CAGE
103	TRAINING	124	MECH LITE RME CAGE
104	TRAINING	125	AUTOMATION RME CAGE
105	CIRCULATION	126	UNISEX RESTROOM
106	MEN'S RESTROOM	127	UNISEX RESTROOM
107	WOMEN'S RESTROOM	128	UNISEX RESTROOM
108	JANITOR	129	UNISEX RESTROOM
109	ASSOCIATE STORAGE	130	UNISEX RESTROOM
110	LACTATION ROOM	131	UNISEX RESTROOM
111	OFFICE A	132	UNISEX RESTROOM
112	OFFICE B	133	UNISEX RESTROOM
113	WOMEN'S MULTIFAITH ABLUTION	134	REGULATED WASTE CAGE
114	WOMEN'S MULTIFAITH	135	REMOTE MEN'S
115	MEN'S MULTIFAITH	136	REMOTE WOMEN'S
116	MEN'S MULTIFAITH ABLUTION	137	REMOTE BREAK ROOM
117	BREAK ROOM	138	REMOTE JANITOR
118	DEMARC	139	TRUCKER'S RESTROOM
119	FIRE RISER ROOM	140	TRUCKER'S ENTRY
120	ELECTRICAL ROOM	160	LAUNCH PAD
121	WELLNESS ROOM	161	LAUNCH PAD

GENERAL LEGEND

- (X) KEYNOTE
- X GLAZING TAG
- DOCK LEVER
- PRE-CAST CONCRETE PANEL
- INTERIOR PARTITION
- SAFETY LINE TAPE ON FLOOR
- # NAME ROOM NAME AND NUMBER
- (X) GRIDLINE
- EJ EXPANSION JOINT
- PJ PANEL JOINT
- ISF INSIDE FACE

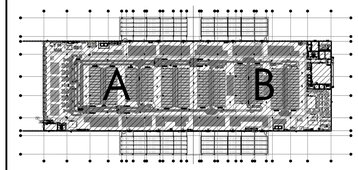
KEY NOTES

1. REINFORCED CONCRETE SLAB, TYP.
2. PRE-CAST CONCRETE PANEL WALL CONSTRUCTION, REFER TO STRUCTURAL DRAWINGS. PAINT PER ELEVATIONS
3. PRE-FAB METAL STAIR AT TRUCK COURT, PAINT RAILINGS AND 2" OF TREADS SAFETY YELLOW. SEE 5&6/A1.13
4. COLUMN PER STRUCTURAL. GRAY PERIMETER, PAINT SAFETY YELLOW TO 12' A.F.F.
5. DOWNSPOUT AND THROUGHWALL SCUPPER WITH OVERFLOW HOLES. ALIGN WITH PANEL JOINT, PAINT TO MATCH PRE-CAST CONCRETE PANEL. CONNECT TO UNDERGROUND STORMWATER SYSTEM. SEE ELEVATIONS FOR ADDITIONAL INFORMATION. REFER TO DETAILS SHEET A2.24.
6. CANOPY OVERHEAD- REFER A1.21
7. SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED), REF: A7.01 FOR DOOR COLOR.
8. SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL, REFER TO SG2.00 FOR SIGNAGE AROUND DOOR.
9. HIGH SPEED FABRIC ROLL-UP DOOR (EXTERIOR MOUNT)
10. HVAC EQUIPMENT WITH HOUSEKEEPING PAD, REFER TO MECHANICAL SHEETS.
11. HYDRAULIC DOCK LEVELER
12. CLEAR ZONE DEMARCATED, TYPICAL AT ALL HIGH-SPEED ROLL UP DOOR LOCATIONS. REFER TO DETAIL 9/A1.12
13. DOWNSPOUTS ABOVE CANOPY FLOW ON TO CANOPY TO INTERNAL GUTTER
14. REMOVABLE GUARDRAIL, REF: 8/A1.13

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK OR PROCUREMENT OF DIMENSION SENSITIVE PRODUCTS.
2. DIMENSIONS ARE TO OUTSIDE FACE OF STUDS, UNLESS OTHERWISE NOTED.
3. GYPSUM WALLBOARD
   A. WORK SHALL COMPLY WITH ASTM C840-STANDARD SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD.
   B. GYPSUM WALLBOARD TO RECEIVE LEVEL 4 FINISHES PER ASTM C840. SURFACE SHALL BE SMOOTH AND READY TO RECEIVE FINISH MATERIAL. PROVIDE MOISTURE RESISTANT GWB IN RESTROOM WET WALLS AND AT SINK COUNTERS.
   C. GYPSUM WALLBOARD NOT TO RECEIVE FINISHES SHALL BE FINISHED TO LEVEL 2 FINISH PER ASTM C840
   D. WATER RESISTANT GYPSUM TO BE 5/8" DENS ARMOR PLUS OR EQUAL COMPLYING WITH ASTM C1178, C1288 OR C1325. PROVIDE AT PARTITIONS ADJACENT TO PLUMBING FIXTURES.
   E. ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE. PROVIDE
   F. TYPE "X" GYPSUM WALLBOARD AT ALL FIRE RATED PARTITIONS.
4. WHERE PARTITIONS ARE ALIGNED, ALIGN FROM FINISH FACE OF BOTH. IF PARTITIONS ARE TO ATTACH, MAKE TRANSITION SMOOTH UNIFORM SURFACE.
5. UNIFORM LOAD AT PARTITIONS IS 5 PSF WITH ALLOWABLE DEFLECTION OF L/240 UNLESS SHELVING AND EQUIPMENT IS PROPOSED FOR ATTACHMENT.
6. ALL PARTITIONS TO BE BUILT TO DECK SHALL ENCOMPASS ANY STRUCTURE SUCH AS JOISTS AND BEAMS THAT MAY NEED TO BE FRAMED OUT TO PROVIDE DRYWALL TO DECK. ALL PENETRATIONS AND FLUTES IN DECK SHALL BE SEALED AS REQUIRED.
7. PROVIDE BRACING PER MANUFACTURER RECOMMENDATIONS OF ALL PARTITIONS THAT DO NOT EXTENDED FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
8. ALL PARTITION FRAMING THAT EXTENDS FROM SLAB TO STRUCTURE PROVIDE GALVANIZED STEEL SHEET DEEP LEG DEFLECTION TRACK (20 GA), "SLP-TRK" BY SLP TRACK SYSTEMS, INC. SECURE TO STRUCTURE WITH FASTENERS AT 2'-0" O.C. MAXIMUM. DO NOT SECURE TRACK TO VERTICAL STUDS. PROVIDE MINIMUM 2 1/2" TO TOP OF STUD.
9. ALL BOTTOM TRACK RUNNERS TO BE HELD IN PLACE WITH FASTENERS AT 2'-0" O.C. MAX. WITH HILTI POWDER DRIVER ANCHORS #2388, 0.145"DIA SHANK WITH 1 1/8" MIN. PENETRATION.
10. PROVIDE HORIZONTAL BRIDGING IN ALL PENETRATION FRAMING AT MAXIMUM OF 6'-0" O.C. VERTICALLY. UNLESS OTHERWISE NOTED.
11. METAL STUD NON-STRUCTURAL WALL SYSTEMS TO FOLLOW C754 AND ASTM E45.
12. FIRE STOPPING REQUIREMENTS: ALL PENETRATIONS WITHIN OR THROUGH RATED ASSEMBLIES SHALL BE TIGHTLY SEALED USING APPROVED LISTED MATERIAL & SYSTEMS COMPLYING WITH ASTM E 814 OR UL-1479 (AS PER CODE). SEALANT MEETING THESE REQUIREMENTS TO BE FLAME STOP OR APPROVED EQUAL.
13. PROVIDE COMPRESSIBLE FIRE STOPPING MATERIAL AT CEILING LEVEL OF ALL PARTITIONS IN WHICH THE GYP. BD. DOES NOT EXTEND TO DECK. HOLD FIRE STOPPING IN PLACE WITH 1" WIDE (25GA.) 1 1/2"x 1 1/2" IMPALING ANGLE ON EACH STUD TO SECURE EACH END OF MATERIAL.
14. PROVIDE ACOUSTICAL SEALANT AT THE CONNECTION OF ALL GYP. TO DECK OR SLAB CONDITIONS. HOLD GYP. BD. 3/8" OFF STRUCTURE FOR SEALANT. PROVIDE J-BEAD AT ALL SEALED EDGES.
15. PER 719.2 & 719.3 OF IBC, ALL CONCEALED AND EXPOSED INSULATION SHALL HAVE A CLASS A FLAME SPREAD AND SMOKE DEVELOPMENT INDEX PER ASTM E 84.
16. INSULATING MATERIALS WHEN INSTALLED IN BUILDINGS OF ANY TYPE CONSTRUCTION SHALL COMPLY WITH LOCAL JURISDICTION CODE.
17. ALL PLYWOOD & BLOCKING TO BE FIRE RETARDANT TREATED.
18. PROVIDE CONTROL JOINTS IN ALL WALLS EXCEEDING 30' IN LENGTH AND HEIGHT AND EVERY 30' THEREAFTER, USG#093
19. ALL SLABS TO BE PREPARED FOR SEALING AND TENANT FLOOR STRIPING. REPAIR ALL CONTROL JOINTS AS REQUIRED.
20. ALL DOORS SHALL BE LOCATED WITH HINGE SIDE OF FRAME 4" OFF FINISHED WALL (AT CORNER CONDITION), UNLESS OTHERWISE NOTED.
21. 5% BUT NOT LESS THAN 1% OF SEATING AND STANDING SURFACES AT DINING SURFACES SHALL BE ACCESSIBLE.
22. REF A2.01-A2.02 FOR KEY NOTES.
23. ALL EXPOSED CORNERS TO HAVE CORNER GUARD SET DIRECTLY ABOVE BASE

KEY PLAN



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Arlington, Texas 76011
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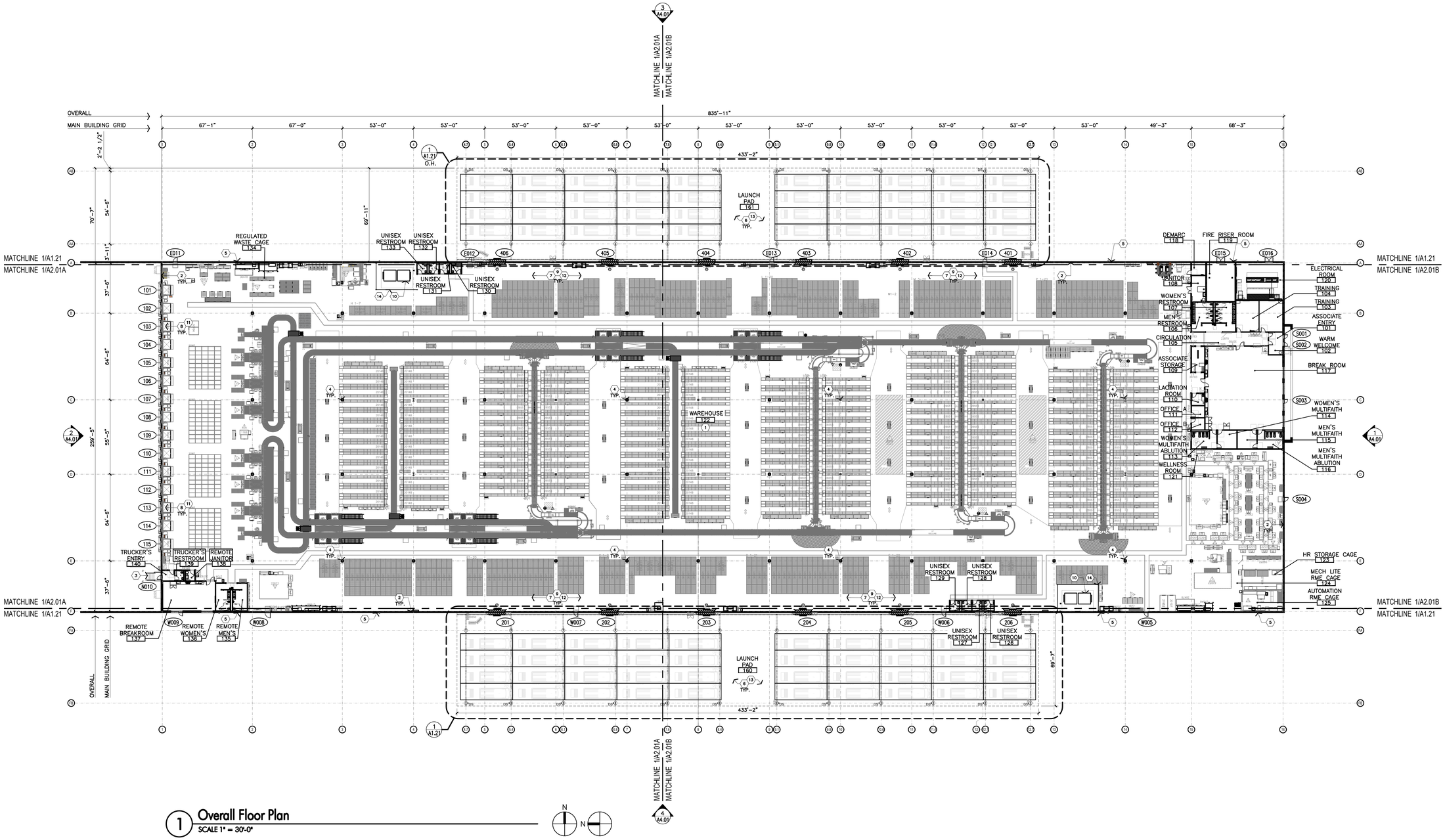
Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date CD90 3/23/26

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			



1 **Overall Floor Plan**
SCALE 1" = 30'-0"

PLAN NORTH TRUE NORTH

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

DOCUMENTS FOR REVIEW ONLY, NOT FOR PERMIT OR CONSTRUCTION

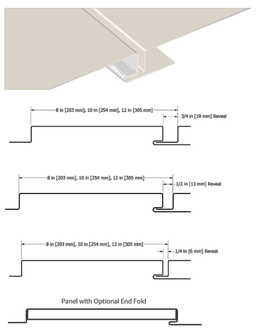
Job Number	250265
Drawn By	CMS
Appv'd By	SV
Sheet Title	Overall Floor Plan
Sheet Number	A2.01

P-1 SHERWIN WILLIAMS - SW 7646
Color: First start
Location: Main building paint color

P-5 PANTONE 2995 C
Color: Blue
Location: Main building accent color

MP-2 ATAS VERSA SEAM - 8" REVEAL.
Color: Factory white - Texture: Smooth
Location: Main building paint color
Link to the metal panels Website:
https://atas.com/products/metal-wall-panels/concealed-fastener/versa-seam

ATAS VERSA SEAM - SPEC SHEET:



VERSA-SEAM™
SKU: VSS080, VSS100, VSS120

MATERIAL
.032, .040 aluminum
16, 20 oz. copper*^
.8, 1.0 mm zinc*^
.0197 classic & tin matte stainless steel*^
^Inquire for available widths

PANEL SPECS
Coverage: 8", 10", 12" | Custom widths available*
Minimum Length: 3'-0"
Maximum Length: 20'-0"
Depth: 1"

AVAILABLE
Louvered
Optional End Folds
Perforations

TEXTURE
Smooth, Stucco Embossed, or Wood Grain
Embossed (.032 aluminum & .040 aluminum only)

www.atas.com/versaseam

P-8 OSHA CATION
Color: Yellow
Location: Van canopy column base

ANODIZED ALUMINUM STOREFRONT SYSTEM.





P-2 SHERWIN WILLIAMS - SW 7016
Color: Mindful gray
Location: Exterior doors

FLP-1 FITZGERALD FORMLINERS
Pattern: 16021
Color: Sherwin Williams - 7018 (Dove Tail)
Location: Main Building Pattern Finish.



Link to the Formliner Website: https://formliners.com/16021/

Real Life Example:



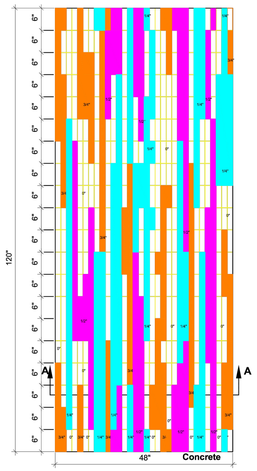
FormLiner Spec Sheet applied on Precast Concrete Panel: https://formliners.com/wp-content/uploads/2017/06/S-16021-VF-11-28-16.pdf
Please Press/Hold CTRL and click on the link to open

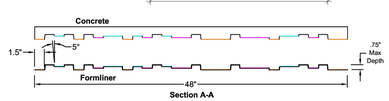
FITZGERALD FORMLINERS
Forming The Future ™

PATTERN 16021
1.5" Wide Plank, Random Depth

Vac-U-Form™
Styrene - Single Use.
ABS Plastic - Up to 15 reuses.

Wooden Plank
Part Size: 48" W x 120" H
Max Depth: 0.75"
Draft: 5°





Board Heights
0"
.25"
.50"
.75"

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Pattern can be requested in AutoCad format.

File Name: S-16021-VF 11-28-16 Page 1 of 2

FITZGERALD FORMLINERS
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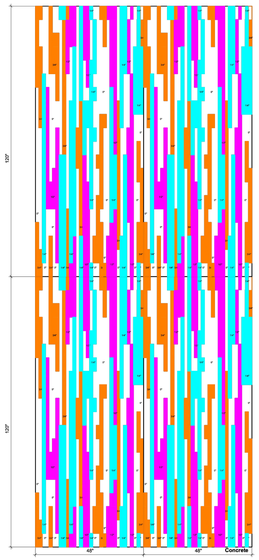
PATTERN 16021
1.5" Wide Plank, Random Depth

Vac-U-Form™
Styrene - Single Use.
ABS Plastic - Up to 15 reuses.

Wooden Plank
Part Size: 48" W x 120" H
Max Depth: 0.75"
Draft: 5°



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Pattern can be requested in AutoCad format.

File Name: S-16021-VF 11-28-16 Page 2 of 2

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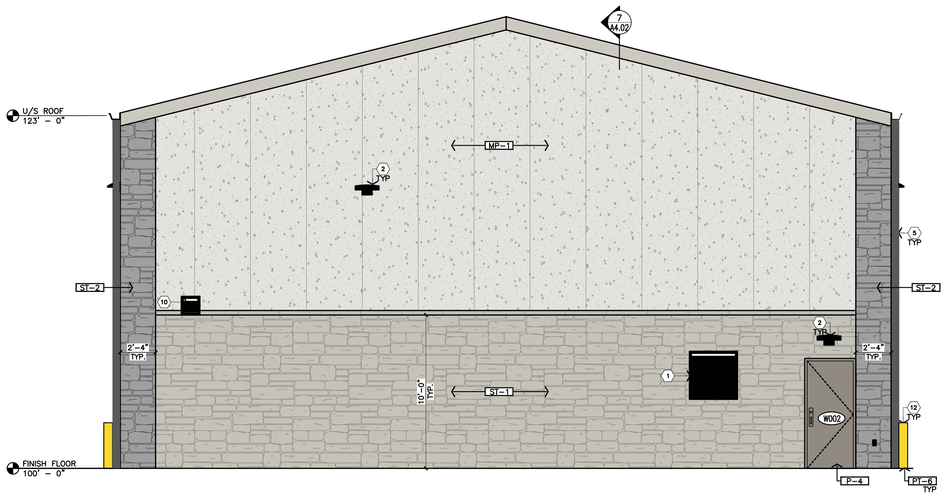
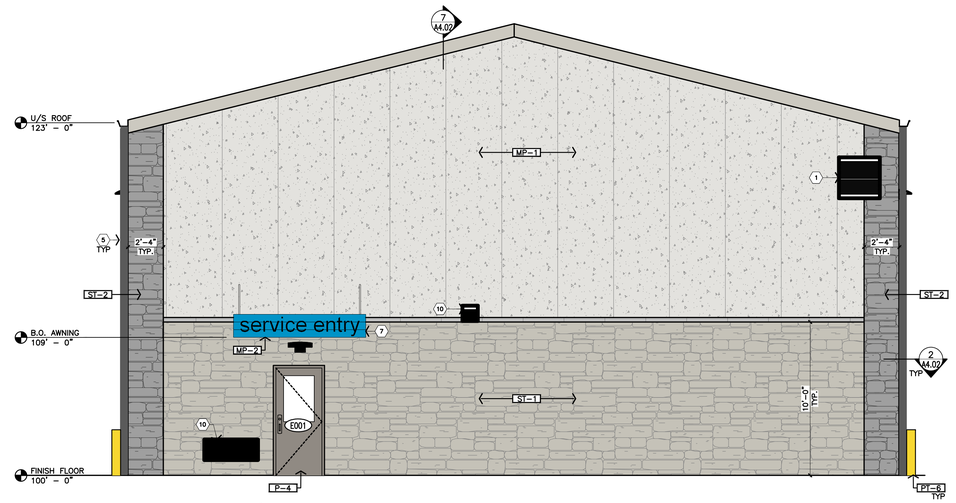
BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

MAIN BUILDING - DIGITAL SAMPLE BOARD



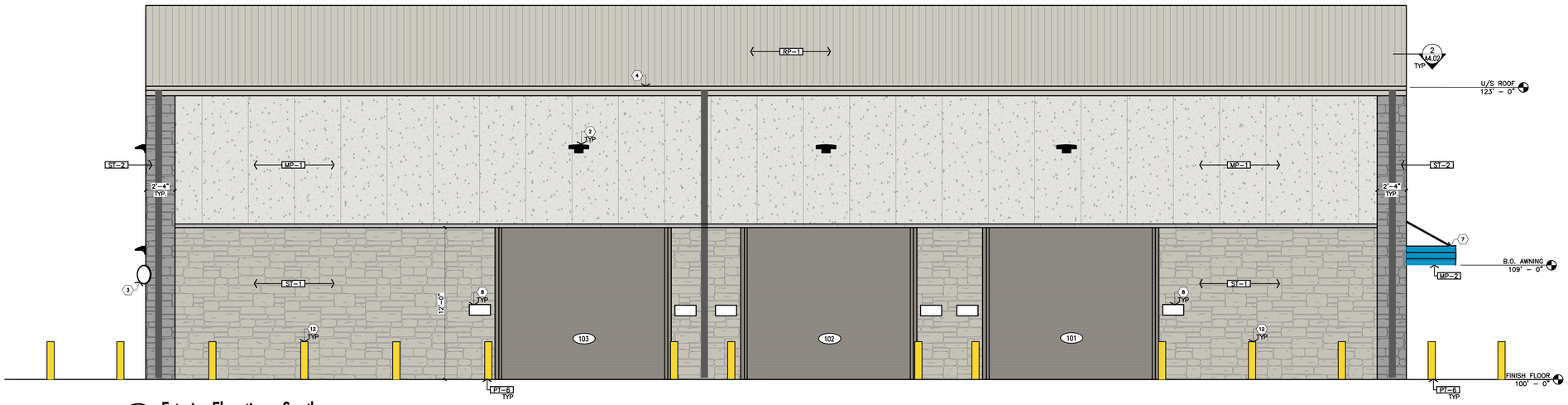
4 Exterior Elevation - West

SCALE 1/4" = 1'-0"



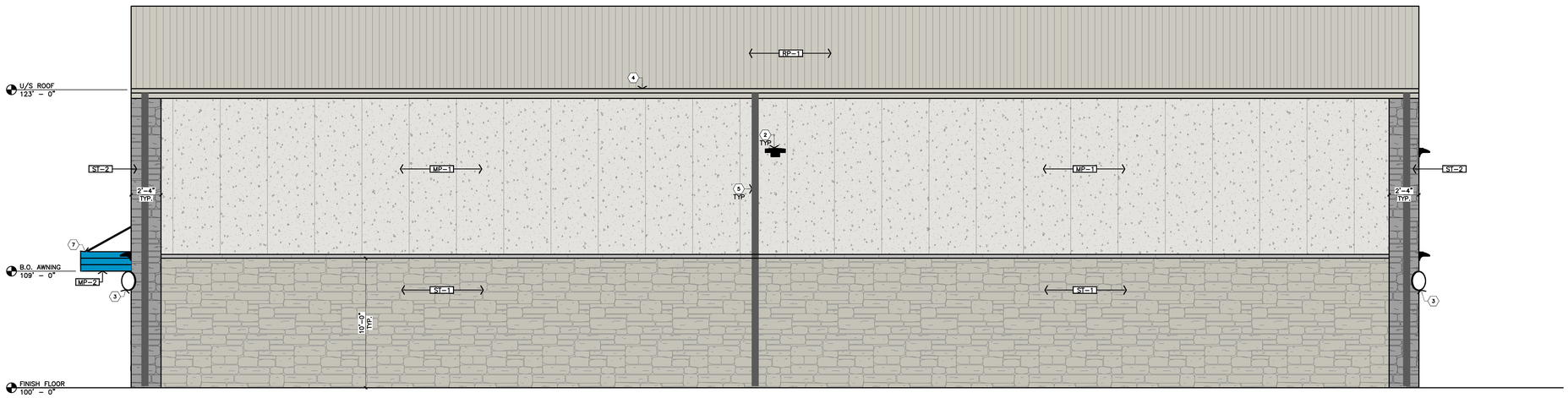
3 Exterior Elevation - East

SCALE 1/4" = 1'-0"



2 Exterior Elevation - South

SCALE 1/4" = 1'-0"



1 Exterior Elevation - North

SCALE 1/4" = 1'-0"

KEY NOTES

1. MECHANICAL UNITS, REF: MECHANICAL DRAWINGS
2. LIGHTING FIXTURES, REF: ELECTRICAL DRAWINGS
3. PLACE CONVEX MIRRORS AT ANY BUILDING CORNER THAT IS ADJACENT TO OR ALONG A DRIVE AISLE TO ALLOW FOR VISIBILITY AROUND OBSCURING CORNER
4. PRE-FINISHED METAL GUTTER, MATCH COLOR TO ROOF
5. PRE-FINISHED METAL DOWNSPOUT, CONFIRM LOCATION SIZE AND QUANTITY WITH SITE CONDITIONS; PAINT TO MATCH SIDING
6. ROOF VENT, PROVIDE CRICKETS (SLOPE MIN 2%) AT ALL ROOF PENETRATIONS; PAINT TO MATCH ROOF
7. PRE-ENGINEERED METAL CANOPY, REF: 2/A2.21.
8. SIGNAGE BY SIGNAGE VENDOR
9. NOT USED
10. EXHAUST VENT, REF: MECHANICAL DRAWINGS
11. PACKAGED TERMINAL AIR CONDITIONING UNIT, REF: MECHANICAL DRAWINGS
12. BOLLARDS, REF: 11/A8.01

GENERAL ELEVATION NOTES

1. ELEVATION 100'-0"= FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL
4. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
5. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
6. ALL SITE BOLLARDS TO BE PAINTED PT-9.

EXTERIOR FINISH LEGEND

- MP–1: QUALITY STONE STUCCO 48"X48" PANEL INSTALLED OVER RHINO METAL PANEL COLOR: P–1 FIRST STAR
- ST–1: QUALITY STONE STACKED STONE COLOR: LIMESTONE
- P–4: SHERWIN WILLIAMS COLOR: DOVETAIL SW #7018 SHERWIN WILLIAMS
- ST–2: QUALITY STONE STACKED STONE COLOR: MIDNIGHT SHADOW
- MP–2: ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH P–5; TEXTURE SMOOTH
- P–1: SHERWIN WILLIAMS SW 7646 FIRST STAR
- PT–6: BENJAMIN MOORE SUPER SPEC HP SAFETY SAFETY YELLOW BM #2022–10
- RP–1: METAL ROOF PANEL COLOR: MATCH P–2 SHERWIN WILLIAMS MINDFUL GRAY SW #7066

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		6,448 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	ST–1	2,448 SQ FT	44.38%
I	ST–2	413 SQ FT	
II	MP–1	3,508 SQ FT	54.4%
	P–5	25 SQ FT	0.38%

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Project Address

Big Woods Business Park
DMP5 Fleet Service Center
Chaska, MN 55318

Issue Date: CD50

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

BIG WOODS BUSINESS PARK
DMP5 FLEET SERVICE CENTER
CHASKA, MN 55318

Seal

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Job Number: 260025
Drawn By: CMS
Appv'd By: SV

Sheet Title: **Exterior Elevation**

Sheet Number: A4.01

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Adopt Resolution 2026-57 Ratifying the Sale of Chaska EDA Series 2026A Bonds**

Prepared By: Noel Graczyk, Administrative Services Director
Erica Mattice, Finance Division Director

Overview

On Wednesday, June 10, 2026, the Chaska EDA completed issuance and sale of Chaska EDA Lease Revenue Bonds, Series 2026A through a competitive bidding process. This series of bonds was issued on behalf of the City of Chaska and will be used to fund site acquisition and construction of a new Municipal Services Building as well as improvements to the City Hall Plaza. At this time, the City Council will need to adopt a resolution ratifying the completed bond sale.

Background

Authorization for issuance of bonds was previously requested and established by resolutions adopted on May 4, 2026, by both the City and the Economic Development Authority of the City of Chaska (Chaska EDA). These resolutions establish maximum parameters to permit issuance and completion for sale for bonds. Parameters as established were a PAR amount of less than $57,700,000 and a True Interest Cost (TIC) of less than 6%.

A total of six bids were received with Wells Fargo Bank, N.A. being the winning bidder with the lowest TIC at 4.3999%. This winning bid includes issuance premium which can be used to increase construction funding for the City Hall Plaza by $500,000 for a total project cost of $4.0 million and reduce the final total PAR amount of issuance. This $385,000 reduction in the PAR Amount reduces annual debt service costs over the thirty-year term of the bonds. Here is a summary of the issuance process and final sale results.

Issuance Process	PAR Amount	TIC
Parameter Resolutions - Maximums	$57,700,000	6%
Preliminary Official Statement	$55,380,000	n/a
Winning Bid	$55,380,000	4.3999%
Bid Range (Six Bids)	n/a	4.3999 - 4.4853%
Cover Bid (Next Lowest TIC)	n/a	4.4115
Final Revised Agreement with Wells Fargo Bank, N.A.	$55,765,000	4.387130%

The proposed resolution ratifying the sale of Chaska EDA Series 2026A bonds has been prepared by Dorsey and Whitney, LLP, Bond Counsel to both the City of Chaska and Chaska EDA. The proposed resolution also authorizes execution of documents to transfer ownership of

various City of Chaska real-estate parcels to the Chaska EDA as pledged to secure the EDA Series 2026A bonds. Included with the proposed resolution are the following documents related to issuance of EDA Series 2026A for review.

1. Lease Purchase Agreement by and between Chaska EDA and the City of Chaska.
2. Trust Indenture by and between Chaska EDA and U.S. Bank Trust Company, N.A.

As part of offering bonds for sale, the City and the Chaska EDA issued several documents as part of the primary disclosure process. The following documents are attached for review and ratification.

1. S&P Global Rating Report
    - This document assigns a "AA-", "Stable" rating to the bonds
    - It also affirms the "AA", "Stable" rating on outstanding City G.O. debt.
2. Preliminary Official Statement
    - Offering document for sale of bonds
    - Includes on the cover the "AA-", "Stable" rating from S&P Global
3. Bid Tabulation from a Competitive Sale
4. Final Agreement with Wells Fargo Bank, N.A.

Recommendation by Staff

The action before the Council will be to adopt the proposed resolution ratifying the completed sale of Chaska EDA, Series 2026A. Staff recommends adoption of the proposed resolution.

Chaska City Council Action Requested

Motion to adopt Resolution 2026-57 Ratifying the Sale of Lease Revenue Bonds, Series 2026A by the Economic Development Authority of the City of Chaska, Minnesota, and Authorizing Execution of Related Documents.

CERTIFICATION OF MINUTES RELATING TO THE CITY RESOLUTION RATIFYING THE CITY OF CHASKA ECONOMIC DEVELOPMENT AUTHORITY LEASE REVENUE BONDS, SERIES 2026A

Issuer: City of Chaska, Minnesota

Governing Body: City Council

Kind, date, time and place of meeting: A regular meeting held on June 15, 2026, at 7:00 p.m., at the City Hall or by electronic means as authorized by law.

Members Present:

Members Absent:

Documents Attached:

Minutes of said meeting (including):

RESOLUTION NO. 2026-57

RESOLUTION RATIFYING THE SALE OF LEASE REVENUE BONDS, SERIES 2026A BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the Bonds referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said Bonds; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on _____, 2026.

_____
City Administrator

Councilmember _____ introduced the following resolution (the "Resolution") and moved its adoption, which motion was seconded by Councilmember _____:

RESOLUTION NO. 2026-57

RESOLUTION RATIFYING THE SALE OF LEASE REVENUE BONDS, SERIES 2026A BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

Section 1. Recitals. By resolution adopted on May 4, 2026 (the "City Authorizing Resolution"), this Council:

(a) requested that the Economic Development Authority of the City of Chaska, Minnesota (the "Authority") authorize the issuance of Bonds (as defined herein) by the Authority, in a principal amount not to exceed $57,700,000 provided the true interest costs proposed for any Bonds does not exceed 6.0% per annum, for the purpose of financing and refinancing certain projects in the City;

(b) approved the sale and issuance of the Bonds pursuant to the Authority's parameters resolution adopted by the Authority on May 4, 2026 (the "Authority Authorizing Resolution"); and

(c) authorized and directed the Mayor and City Administrator to execute, attest and deliver the Lease (as defined in the City Authorizing Resolution) on behalf of the City.

Section 2. Ratification of Sale; Execution of Documents. The issuance of the Authority's $55,765,000 Lease Revenue Bonds, Series 2026A (the "Bonds") is hereby ratified in accordance with the provisions of the City Authorizing Resolution, the Authority Authorizing Resolution, and a ratifying resolution to be adopted by the Authority on the date hereon (the "Authority Ratifying Resolution").

The Lease is hereby approved, and the authorization in the City Authorizing Resolution for the Mayor and the City Administrator, or any one or more authorized designees, to execute the Lease is hereby ratified. All other provisions of the City Authorizing Resolution are hereby ratified and approved.

The Mayor and the City Administrator, or any one or more authorized designees, are hereby further authorized and directed to execute and deliver such other documents, instruments, certificates, and agreements as are required to accomplish the issuance of the Bonds in the name of and on behalf of the Authority, any real estate matters relating to the Land (as described in the Lease), including any quit claim deeds relating thereto, and the transactions contemplated in connection with the issuance of the Bonds.

Section 3. Continuing Disclosure Assistance. The City agrees to assist the Authority with any continuing disclosure requirements as may be required related to the issuance of the Bonds.

Upon vote being taken upon the foregoing resolution, the following voted in favor thereof:

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.

LEASE-PURCHASE AGREEMENT

by and between

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA
as Lessor

and the

CITY OF CHASKA, MINNESOTA
as Lessee

Dated as of July 1, 2026

Relating to:

LEASE REVENUE BONDS, SERIES 2026A

This instrument drafted by:

Dorsey & Whitney LLP
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402
(612) 340-2600

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EXHIBIT A – Description of Land and Certain Permitted Encumbrances A-1

EXHIBIT B – Description of Improvements B-1

EXHIBIT C – Form of Completion Certificate C-1

LEASE-PURCHASE AGREEMENT

This **LEASE-PURCHASE AGREEMENT** dated as of July 1, 2026 (the "Lease"), is executed by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA**, a body corporate and politic of the State of Minnesota, having its principal office and address at One City Hall Plaza, Chaska, Minnesota, as lessor (the "Authority"), and the **CITY OF CHASKA, MINNESOTA**, a political subdivision of the State of Minnesota, having its main office at One City Hall Plaza, Chaska, Minnesota, as lessee (the "City").

RECITALS

WHEREAS, the City is authorized by Minnesota Statutes to acquire real and personal property by entering into lease-purchase agreements; and

WHEREAS, the City and the Authority have determined to enter into this Lease to finance the acquisition, improvement and construction of certain improvements and real property in the City, as further described in Exhibits A and B.

NOW THEREFORE, in the joint and mutual exercise of their powers, and in consideration of the mutual covenants herein contained, the parties hereto recite and agree as follows:

ARTICLE I
DEFINITIONS AND EXHIBITS

Section 1.1. Definitions. Unless the context otherwise requires, the terms defined in this Section shall, for all purposes of this Lease and its exhibits, have the meanings herein specified.

Additional Bonds means any additional Bonds issued pursuant to Section 2.10 of the Indenture.

Authority Representative means the President or the Executive Director of the Authority or any other person authorized to act on behalf of the Authority under or with respect to this Lease, as evidenced by a certificate conferring such authority executed by the President and given to the Trustee and the City.

Bond Fund means the bond fund so designated and established by the Trustee pursuant to the Trust Indenture.

Bond or Bonds means the Series 2026A Bonds together with any Additional Bonds.

Business Day means any day other than a Saturday, Sunday, or other day on which commercial banks in the City in which the principal corporate trust office of the Trustee is located are not open for business.

City Representative means the Mayor, or any person authorized by law to act on behalf of the City under or with respect to this Lease, as evidenced by a certificate conferring such authority executed by the Mayor and given to the Trustee and the Authority.

Code means the Internal Revenue Code of 1986, as amended, and the regulations and revenue rulings and procedures issued pursuant thereto from time to time.

Completion Certificate means a certificate in the form attached as Exhibit C, executed by the City, stating that the Project has been completed.

Completion Date means, with respect to the Project, the date upon which a final Completion Certificate is issued with respect thereto by the City and delivered to the Authority and the Trustee.

Event of Default means an Event of Default as described in Section 10.1 hereof or Section 7.01 of the Indenture, which has not been cured.

Fiscal Year means each twelve-month fiscal period of the City commencing on January 1 of any year and ending on December 31 of said year.

Improvements means the improvements to the Land, which improvements are to be made pursuant hereto and are described on Exhibit B.

Independent Counsel means an attorney duly admitted to the practice of law before the highest court of the State of Minnesota who is not a full-time employee of the Authority or the City.

Interest Payment Date means the stated maturity of an installment of interest on any of the Bonds.

Land means the real property described on Exhibit A comprising the Project, which real property is to be improved pursuant hereto.

Lease means this Lease-Purchase Agreement, and any duly authorized and executed amendment hereto.

Lease Term means the period during which this Lease remains in effect as specified in Sections 4.1 and 4.2.

Net Proceeds means any insurance proceeds or condemnation award paid with respect to the Project, remaining after payment therefrom of all expenses incurred in the collection thereof.

Outstanding means, when used as of any particular time with reference to Bonds (subject to the provisions of Section 9.03 of the Indenture pertaining to Bonds held by the Authority and the City), all Bonds theretofore authenticated and delivered by the Trustee under the Indenture except: (i) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (ii) Bonds deemed not outstanding pursuant to the terms of Section 10.02 of the Indenture; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to the terms of Section 2.08 of the Indenture pertaining to replacement of Bonds.

Permitted Encumbrances means, as of any particular time: (i) liens for taxes and assessments not then delinquent, or which the City may, pursuant to provisions of Article VI hereof, permit to remain unpaid; (ii) this Lease and the Trust Indenture, (iii) any mechanic's, laborer's, materialmen's, supplier's or vendor's lien or right not filed or perfected in the manner prescribed by law, (iv) such minor defects, irregularities, encumbrances, easements, rights-of-way and clouds on title as normally exist with respect to properties similar in character to the Land and do not, in the opinion of Independent Counsel, materially impair the property affected thereby for the purpose for which it was intended; (v) 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming, or (vi) those permitted encumbrances listed in Exhibit A hereto.

Principal Payment Date means the stated maturity of principal of any Bond, or the mandatory sinking fund redemption date of any Bond.

Project means the Land together with the Improvements, which are both being leased by the City with the option to purchase, pursuant to this Lease.

Project Fund means the fund so designated and established by the Trustee pursuant to the Trust Indenture

Purchase Price means the amount necessary to defease, to the earliest permissible redemption date, the remaining Outstanding principal amount of Bonds, together with an amount equal to the Authority's and Trustee's fees and expenses in connection with such defeasance and redemption.

Rental Payment means any payment due from the City to the Authority under Section 5.1 of this Lease.

Rental Payment Date means the fifth Business Day preceding each Interest Payment Date, which is the date upon which any Rental Payment is due and payable as provided in Section 5.1 hereof.

Series 2026A Bonds means the $55,765,000 Lease Revenue Bonds, Series 2026A, to be issued by the Authority pursuant to the Trust Indenture.

State means the State of Minnesota.

State and Federal Law or Laws means the Constitution and laws of the State, and any ordinance, rule or regulation of any agency or political subdivision of the State; and any law of the United States, and any rule or regulation of any executive department or federal agency.

Trustee means U.S. Bank Trust Company, National Association, with an office in St. Paul, Minnesota, and any successor thereto.

Trust Indenture means the Trust Indenture dated as of the date hereof, between the Authority and the Trustee, and any duly authorized and executed amendment thereto.

Section 1.2. Exhibits. The following Exhibits are attached to and by reference made a part of this Lease:

Exhibit A. Description of Land and Certain Permitted Encumbrances

Exhibit B. Description of Improvements

Exhibit C. Form of Completion Certificate

ARTICLE II
REPRESENTATIONS AND COVENANTS OF THE CITY AND THE AUTHORITY

Section 2.1. Representations and Covenants of the City. The City represents and covenants as follows:

(a) The Constitution and the laws of the State authorize the City to enter into this Lease and the transactions contemplated hereby, and to carry out its obligations under this Lease.

(b) The officers of the City executing this Lease are duly authorized to execute and deliver this Lease under the Constitution and laws of the State.

(c) The City has complied and will comply with all open meeting laws, all public bidding laws and all other State and Federal Laws applicable to this Lease and the acquisition of the Project by the City.

(d) The City will use the Project during the Lease Term only to perform essential governmental functions of the City, and will not enter into any sublease, use agreement, management agreement or other contract with respect to the Project which would cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code if the result would be that interest payable on the Bonds would become includable in gross income for federal tax purposes.

(e) During the Lease Term, the City will not take, or permit any of its officers to take, any action with respect to the Lease or the Project which would cause interest on the Bonds to become includable in gross income of the recipient for federal income tax purposes under the Code, and shall take all actions necessary to ensure that interest on the Bonds remains excludable from gross income of the recipient under the Code, insofar as it has the power and authority to take such actions.

(f) The execution and delivery of this Lease and the other agreements contemplated hereby to which the City is a party and the consummation of the transactions contemplated hereby and thereby and the fulfillment of the terms hereof and thereof will not conflict with, or constitute on the part of the City a breach of, or a default under, any existing (i) law, or (ii) provisions of any legislative act or other proceeding establishing or relating to the establishment of the City or its affairs or its resolutions, or (iii) agreement, indenture, mortgage, lease or other instrument to which the City is subject or is a party or by which it is bound.

(g) No officer of the City who is authorized to take part in any manner in making this Lease or any contract contemplated hereby has a personal financial interest in or has personally and financially benefited from this Lease or any such contract.

(h) There is not pending or overtly threatened, any suit, action or proceeding against or affecting the City before or by any court, arbitrator, administrative agency or other governmental authority which materially and adversely affects the validity, as to the

City, of this Lease, any of the obligations of the City hereunder or any of the transactions contemplated hereby.

(i) No event of nonappropriation or other financing lease termination has occurred in connection with any prior lease financing of the City.

(j) The useful life of the Project is not less than 40 years and the Project is essential for the carrying out of the governmental purposes of the City.

(k) The obligation created by this Lease ($55,765,000), together with all other net debt of the City, does not cause the net debt of the City to exceed the limitation set forth in Minnesota Statutes, Section 475.53.

Section 2.2. Representations and Covenants of the Authority. The Authority represents and covenants as follows:

(a) The Constitution and the laws of the State authorize the Authority to undertake the Project, to enter into this Lease and the Trust Indenture and the transactions contemplated hereby and thereby, and to carry out its obligations under this Lease and the Trust Indenture.

(b) The officers of the Authority executing this Lease and the Trust Indenture are duly authorized to execute and deliver this Lease and the Trust Indenture under the Constitution and laws of the State.

(c) The Authority has complied and will comply with all open meeting laws, all public bidding laws and all other State and Federal Laws applicable to this Lease and the acquisition of the Project.

(d) So long as the Bonds remain Outstanding, the Authority will not enter into any lease, use agreement, management agreement or other contract which would cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code if the result would be that interest payable on the Bonds would become includable in gross income for federal income tax purposes.

(e) So long as any of the Bonds remain Outstanding, the Authority will not take or permit any of its officers to take any action with respect to this Lease or the Project which would cause interest on the Bonds to become includable in gross income of the recipient for federal income tax purposes under the Code, and shall take all actions necessary to ensure that interest on the Bonds remains excludable from gross income of the recipient under the Code, insofar as it has the power and authority to take such actions.

(f) The execution and delivery of this Lease and the Trust Indenture and the other agreements contemplated hereby to which the Authority is a party and the consummation of the transactions contemplated hereby and thereby and the fulfillment of the terms hereof and thereof will not conflict with, or constitute on the part of the Authority a breach of, or a default under, any existing (i) law, or (ii) provisions of any

legislative act or other proceeding establishing or relating to the establishment of the Authority or its affairs or its resolutions, or (iii) agreement, indenture, mortgage, lease or other instrument to which the Authority is subject or is a party or by which it is bound.

(g) No officer of the Authority who is authorized to take part in any manner in making this Lease or any contract contemplated hereby has a personal financial interest in or has personally and financially benefited from this Lease or any such contract.

(h) There is not pending or threatened any suit, action or proceeding against or affecting the Authority before or by any court, arbitrator, administrative agency or other governmental authority which materially and adversely affects the validity, as to the Authority, of this Lease or the Trust Indenture, any of the obligations of the Authority thereunder or any of the transactions contemplated thereby.

ARTICLE III
LEASE OF PROJECT

Section 3.1. Lease. The Authority hereby leases the Project to the City, and the City hereby leases the Project from the Authority, upon the terms and conditions set forth in this Lease.

Section 3.2. Possession and Enjoyment. The Authority hereby covenants to provide the City, during the Lease Term, with the quiet use and enjoyment of the Project; and the City shall, during the Lease Term, peaceably and quietly have and hold and enjoy the Project without suit, trouble or hindrance from the Authority, except as expressly set forth in this Lease. The Authority will, at the request of the City and at the City's cost, join in any legal action in which the City asserts its right to such possession and enjoyment to the extent the Authority lawfully may do so.

Section 3.3. City to Act as Agent; Acquisition and Construction of Project; Authority Access to Project. The Authority hereby irrevocably appoints the City as its agent in connection with the acquisition and construction of the Project. The City, as agent of the Authority, has or will enter into all contracts with the contractors providing for the acquisition and construction of the Project in accordance with the City's specifications. The Authority shall have no obligation whatsoever with respect to the design, acquisition, construction, installation or operation of the Project and no obligation whatsoever with respect to the Project other than the obligations set forth in Section 3.1. Upon final acceptance of the Project, if requested, the City shall execute and deliver to the Authority and the Trustee a Completion Certificate substantially in the form of Exhibit C.

The City agrees that the Authority and any Authority Representative shall have the right at all reasonable times to examine and inspect the Project. The City further agrees that the Authority and the Authority's Representative shall have such rights of access to the Project as may be reasonably necessary to cause the proper maintenance of the Project in the event of failure by the City to perform its obligations hereunder, or to carry out the Authority's obligations and exercise the Authority's rights under Article X, or to determine whether the City is in compliance with this Lease.

ARTICLE IV
LEASE TERM

Section 4.1. Lease Term. This Lease shall be and remain in effect with respect to the Project for a Lease Term commencing on its date of execution and continuing until no Bonds remain Outstanding, or until terminated as provided in Section 4.2.

Section 4.2. Termination of Lease Term. The Lease Term will terminate prior to February 1, 2054 upon the occurrence of the first of the following events:

(a) termination of this Lease pursuant to Section 5.4 hereof;

(b) a default by the City and the Authority's election to terminate this Lease pursuant to Article X; or

(c) the payment by the City of all Rental Payments due hereunder or the payment of the Purchase Price pursuant to Section 11.3 hereof, together with any fees and expenses due the Authority or the Trustee hereunder or under the Trust Indenture.

ARTICLE V
RENTAL PAYMENTS; FEES AND EXPENSES

Section 5.1. Rental Payments. The City shall, by wire transfer in immediately available funds, pay Rental Payments with respect to the Project as follows:

(a) By each Rental Payment Date, the City shall pay an amount equal to the interest, and principal, if any, due on the Bonds on the next succeeding Interest Payment Date.

(b) As a credit against the first interest payment otherwise required to be paid by the City to the Trustee pursuant to (a) of this Section 5.1, there shall be applied any proceeds of the Bonds initially deposited into the Bond Fund.

(c) On each Rental Payment Date, so long as no Event of Default has occurred and is continuing, the City shall have a credit against the Rental Payment otherwise due on said date to the extent of any investment profits or earnings which have been transferred or are otherwise available in the Bond Fund for such purpose.

(d) In the event the City shall have paid Rental Payments with respect to the next succeeding Interest Payment Date, but the funds on deposit in the Bond Fund are nevertheless insufficient to pay such principal, premium (if any) and interest on the Bonds then due or to become due on such Interest Payment Date, the City will forthwith pay, as Rental Payments, the amount of the deficiency.

The Rental Payments provided for in this Section 5.1 shall be paid directly to the Trustee at its corporate trust office for the account of the City for deposit in the Bond Fund as provided in the Indenture.

Section 5.2. Rental Payments to be Unconditional. Except as provided in Section 5.4, the obligation of the City to make Rental Payments due with respect to the Project or any other payments required hereunder shall be absolute and unconditional in all events. Notwithstanding any dispute between the City and the Authority or any other person, the City shall make all Rental Payments and other payments required hereunder when due and shall not withhold any Rental Payment or other payment pending final resolution of such dispute nor shall the City assert any right of set-off or counterclaim against its obligation to make such Rental Payments or other payments required under this Lease. The City's obligation to make Rental Payments or other payments during the Lease Term shall not be abated through accident or unforeseen circumstances including, without limitation, any circumstance related to the Project or the construction thereof.

Section 5.3. Current Expense. The obligations of the City under this Lease, including its obligation to pay the Rental Payments due with respect to the Project in any Fiscal Year for which this Lease is in effect, shall constitute a current expense of the City for such Fiscal Year and shall not constitute an indebtedness of the City within the meaning of the Constitution and laws of the State (except the amount of the Lease in excess of $1,000,000 shall be included in the calculation of net debt for purposes of Minnesota Section 475.53, as provided in Minnesota Statutes, Section 465.71). Nothing herein shall constitute a pledge by the City of any taxes or

other money, other than money lawfully appropriated from time to time by or for the benefit of the City's annual budget and the proceeds of the Bonds or Net Proceeds of the Project, to the payment of any Rental Payment or other amount coming due hereunder.

Section 5.4. Nonappropriation; Termination of Lease. The City shall have the right to cancel and terminate this Lease, in whole but not in part, at the end of any Fiscal Year of the City, in the manner and subject to the terms specified in this Section and Section 5.6, if the City's governing body does not appropriate money sufficient to pay the Rental Payments coming due in the next Fiscal Year. Lack of a sufficient appropriation shall be evidenced by a specific provision in the budget of the City which prohibits the expenditure of the City funds for this purpose. The City may effect such termination by giving the Authority a written notice of termination and by paying to the Authority any Rental Payments which are due and have not been paid at or before the end of its then current Fiscal Year. The City shall endeavor to give notice of termination not less than one hundred twenty (120) days prior to the end of such Fiscal Year, and shall notify the Authority of any anticipated termination. In the event of termination of this Lease as provided in this Section, the City shall deliver possession of the Project to the Authority in accordance with Section 10.3, and release its interest in the Project granted under this Lease within ten (10) days after the termination of this Lease.

The Authority may not terminate this Lease except as provided in Article X hereof upon the occurrence and continuation of an Event of Default by the City.

Section 5.5. Intent to Continue Lease-Purchase Payments; Appropriations. The City presently intends to continue this Lease for the entire Lease Term and to pay all Rental Payments required hereunder. The City Administrator will include in the budget request for each Fiscal Year the Rental Payments to become due in such Fiscal Year, and will use all reasonable and lawful means at his or her disposal to secure the appropriation of money for such Fiscal Year sufficient to pay the Rental Payments coming due therein. The City reasonably believes that money in an amount sufficient to make all such Rental Payments can and will lawfully be appropriated and made available for this purpose. To provide the funds necessary to make the Rental Payments, the City agrees, subject to the provisions of Section 5.4, that it will include in each annual budget an appropriation sufficient therefor.

Section 5.6. Effect of Termination. Upon termination of this Lease as provided in Section 5.4, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with Section 10.3 and conveyed to the Authority or released its interest in the Project granted under this Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of this Lease as provided in Section 5.4, the Trustee, on behalf of the Authority, may take any of the actions specified in Section 10.2 hereof.

Section 5.7. Additional Rental Payments. The City shall, during the Lease Term, within ten (10) Business Days after written notice that such payment is due, also pay the following amounts of additional rent to the following persons:

(a) to the Trustee, all reasonable fees and expenses of the Trustee for services rendered under the Trust Indenture, provided that the City may, without creating a default hereunder, contest in good faith the reasonableness of any such fees or expenses other than the Trustee's fees for ordinary services as may be set forth in the Trust Indenture;

(b) to the Authority, all reasonable expenses incurred by the Authority in connection with the transactions contemplated hereby which are not otherwise required to be paid by the City under the terms of this Lease;

(c) all other costs and expenses specifically required to be paid by the City under the terms of this Lease or the Trust Indenture;

(d) to the Authority or the Trustee, as the case may be, the amount of all advances of funds made by either of them under the provisions hereof; and

In the event the City should fail to make any of the payments required by this Section, the item in default shall continue as an obligation of the City until the amount in default shall have been fully paid, and the City will pay the same with interest thereon at the rate of 8% per annum, or, if less, at the maximum rate permitted by law.

ARTICLE VI
USE OF THE PROJECT; TAXES, INSURANCE AND NEGLIGENCE

Section 6.1. Use; Permits. The City shall exercise due care in the acquisition, construction, installation, use, possession, operation and maintenance of the Project, and shall not install, use, operate or maintain the Project improperly, carelessly, in violation of State and Federal Laws or for a purpose or in a manner contrary to that contemplated by this Lease. The City shall obtain all permits and licenses necessary for the installation, operation, possession and use of the Project. The City shall comply with all State and Federal Laws applicable to the acquisition, construction, installation, use, possession, operation and maintenance of the Project, and if compliance with any such State and Federal Law requires changes or additions to be made to the Project, such changes or additions shall be made by the City at its expense.

Section 6.2. Maintenance of Project by the City. The City shall, at its own expense, maintain, preserve and keep the Project in good repair, working order and condition, and shall from time to time make all repairs and replacements necessary to keep the Project in such condition. The Authority shall have no responsibility for any of these repairs or replacements.

Section 6.3. Taxes, Other Governmental Charges and Utility Charges. Except as expressly limited by this Section, the City shall pay all taxes and other charges of any kind which are at any time lawfully assessed or levied against or with respect to the Project, the Rental Payments or any part thereof, or which become due during the Lease Term, whether assessed against the City or the Authority. The City shall also pay when due all gas, water, steam, electricity, heat, power, telephone, and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Project, and all special assessments and charges lawfully made by any governmental body for public improvements that may be secured by a lien on the Project; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the City shall be obligated to pay only such installments as are required to be paid during the Lease Term as and when the same become due. The City shall not be required to pay any federal, state or local income, inheritance, estate, succession, transfer, gift, franchise, gross receipts, profit, excess profit, capital stock, corporate, or other similar tax payable by the Authority, its successors or assigns, unless such tax is made in lieu of or as a substitute for any real estate or other tax upon the Project.

The City may, at the City's expense and in the City's name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom unless the Authority shall notify the City that, in the opinion of Independent Counsel, by nonpayment of any such items the interest of the Authority in the Project will be materially endangered or the Project or any part thereof will be subject to loss or forfeiture, in which event the City shall promptly pay such taxes, assessments or charges or provide the Authority with full security against any loss which may result from nonpayment, in form satisfactory to the Authority.

Section 6.4. Liability Insurance. Upon receipt of possession of the Project, the City shall take such measures as may be necessary to ensure that any liability for injuries to or death of any person or damage to or loss of property arising out of or in any way relating to the

condition or the operation of the Project or any part thereof, is covered by a blanket or other general liability insurance policy maintained by the City. The Net Proceeds of all such insurance shall be applied toward extinguishment or satisfaction of the liability with respect to which any Net Proceeds may be paid.

Section 6.5. Negligence. The City assumes all risks and liabilities, whether or not covered by insurance, for loss or damage to the Project and for injury to or death of any person or damage to any property, whether such injury or death be with respect to agents or employees of the City or of third parties, and whether such property damage be to the City's property or the property of others, which is proximately caused by the negligent conduct of the City, its officers, employees and agents. The City hereby assumes responsibility for and agrees to reimburse the Authority for all liabilities, obligations, losses, damages, penalties, claims, actions, costs and expenses (including reasonable attorney's fees) of whatsoever kind and nature, imposed on, incurred by or asserted against the Authority that in any way relate to or arise out of a claim, suit or proceeding based in whole or in part upon the negligent conduct of the City, its officers, employees and agents, to the maximum extent permitted by law.

Section 6.6. Property Insurance. Upon receipt of possession of the Project, the City shall have and assume the risk of loss with respect thereto. The City shall procure and maintain continuously in effect during the Lease Term, all-risk insurance, subject only to the standard exclusions contained in the policy, in such amount as will be at least sufficient so that a claim may be made for the full replacement cost of any part thereof damaged or destroyed and to pay the applicable Purchase Price of the Project. Such insurance may be provided by a rider to an existing policy or under a separate policy. Such insurance may be written with customary deductible amounts. The Net Proceeds of insurance required by this Section shall be applied to the prompt repair, restoration or replacement of the Project, or to the purchase of the Project, as provided in Section 7.1. Any Net Proceeds not needed for those purposes shall be paid to the City.

Section 6.7. Worker's Compensation Insurance. If required by State law, the City shall carry worker's compensation insurance covering all its employees on, in, near or about the Project. Alternatively, the City may self-insure against such liabilities in accordance with applicable law.

Section 6.8. Other Insurance and Requirements for All Insurance. All insurance by this Article may be carried under a separate policy or a rider or endorsement to an existing policy; shall be taken out and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State; shall contain a provision that the insurer shall not cancel or revise coverage thereunder without giving written notice to both parties, and to the Trustee, at least 30 days before the cancellation or revision becomes effective; and shall name the City, the Authority and the Trustee as insured parties as their interests may appear. The City shall provide the Trustee, commencing as of the date hereof with a Certificate as to compliance with the provisions of this Article VI. The Trustee shall be entitled to rely upon said Certificate as to the City's compliance with the insurance requirements. The Trustee shall not be responsible for the sufficiency of coverage or amounts of such policies. Before the expiration of any such policy, the City shall furnish to the

Trustee and the Authority evidence that the policy has been renewed or replaced by another policy conforming to the provisions of this Article.

Section 6.9. Advances. If the City shall fail to perform any of its obligations under this Lease, the Authority or the Trustee may, but shall not be obligated to, take such action as may be necessary to cure such failure, including the advancement of money, and the City shall be obligated to repay all such advances on demand, with interest at the maximum rate permitted by law or 8%, whichever is less, from the date of the advance to the date of repayment.

Section 6.10. Liens. The City shall not, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Project, other than the respective rights of the Authority and the City as herein provided and Permitted Encumbrances. Except as expressly provided in this Article, the City shall promptly, at its own expense, take such action as may be necessary duly to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim if the same shall arise at any time. The City shall reimburse the Authority for any expense incurred by it in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. The Authority agrees it will not mortgage, sell or otherwise encumber its interests in the Land and Project during the term of the Lease, except pursuant to the Lease or as otherwise permitted in this Lease or the Indenture. For the avoidance of doubt, the City and the Authority are expressly permitted to record any documents and take any other actions as may be necessary to consolidate all or any portion of the Land and the Project with other property of the Authority, and no such recordings or actions shall be construed or interpreted as violative of any provision, covenant or negative covenant contained herein. Further, the term "Permitted Encumbrances" shall include any encumbrance recorded in connection with any such consolidation. Further, the City and the Authority are expressly permitted to encumber or license no more than 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming.

Section 6.11. Financial Statements. The City shall provide the Trustee and the Authority, within 365 days of the end of each Fiscal Year, with a copy of its annual audited financial statements. The Trustee shall have no duty to review or analyze any such financial statements. The trustee shall not be deemed to have notice of any information contained therein or event of default which may be disclosed in any manner therein.

Section 6.12. Arbitrage Rebate. The City and the Authority acknowledge that the Bonds are subject to the rebate requirements of Section 148(f) of the Code. The City covenants and agrees to retain such records, make such determinations, file such reports and documents and pay such amounts at such times as are required under said Section 148(f) and applicable Regulations, unless the Bonds qualify for an exception from the rebate requirement pursuant to one of the spending exceptions set forth in Section 1.148-7 of the Regulations and no "gross proceeds" of the Bonds (other than amounts constituting a "bona fide debt service fund") arise during or after the expenditure of the original proceeds thereof.

Section 6.13. Waiver of Right to Receive Brokerage Confirmation. The City and the Authority acknowledge that regulations of the Comptroller of the Currency grant the Authority the right to receive brokerage confirmations of the security transactions as they occur. The

Authority specifically waives such notification to the extent permitted by law and acknowledges that the City will receive periodic cash transaction statements which will detail all investment transactions.

ARTICLE VII
DAMAGE, DESTRUCTION AND CONDEMNATION; USE OF NET PROCEEDS

Section 7.1. Damage, Destruction and Condemnation. If after delivery of the Project to the City all or any part of the Project is lost, stolen, destroyed or damaged beyond repair the City shall have the rights specified in this Section with respect to the Net Proceeds of any insurance or condemnation award. The City may either (i) apply such Net Proceeds to replace the Project with a project of equal or greater value to the Project immediately prior to the time of the loss occurrence, such replacement project to be subject to the Authority's reasonable approval, whereupon such replacement shall be substituted in this Lease by appropriate endorsement and the City shall be obligated to continue to pay the Rental Payments or (ii) the City may exercise its option to purchase the Project pursuant to the terms of Section 11.3 hereof, in which event the Net Proceeds may be used for such purpose. The City shall notify the Authority and the Trustee within 90 days of the date of damage, destruction or taking as to its decision regarding replacement or purchase. In the event the City determines to replace the Project, the Authority shall assign to the City all of its interests in said Net Proceeds and the City shall deposit the Net Proceeds with the Trustee for deposit into the Project Fund. The Trustee shall disburse such Net Proceeds from the Project Fund to pay the costs of replacement in the manner provided in Article IV of the Trust Indenture.

Section 7.2. Insufficiency of Net Proceeds. If the City elects to replace the Project and the Net Proceeds are insufficient to pay in full the cost of any replacement, the City shall complete the work and pay any cost in excess of the amount of the Net Proceeds, and the City agrees that if by reason of any such insufficiency of the Net Proceeds the City shall make any payments pursuant to the provisions of this Section 7.2, the City shall not be entitled to any reimbursement therefor from the Authority nor shall the City be entitled to any diminution of the Rental Payments due with respect to the Project.

Section 7.3. Cooperation of Authority. The Authority shall cooperate fully with the City at the expense of the City in filing any proof of loss with respect to any insurance policy covering the casualties described in Section 7.1 hereof and in the prosecution or defense of any prospective or pending condemnation proceeding with respect to the Project or any part thereof and will, to the extent it may lawfully do so, permit the City to litigate in any proceeding resulting therefrom in the name of and on behalf of the Authority. In no event will the Authority voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim or any prospective or pending condemnation proceeding with respect to the Project or any part thereof without the written consent of the City.

Section 7.4. Destruction or Condemnation of Other Property Owned by City. The City shall be entitled to the Net Proceeds of any insurance claim or condemnation award or portion thereof made for destruction of, damage to or taking of its property not included in the Project.

ARTICLE VIII
CITY'S PROJECT; REPAIRS; WARRANTIES; DISCLAIMER

Section 8.1. Installation of City's Equipment. The City may at any time and from time to time after the Completion Date, in its sole discretion and at its own expense, install items of equipment in or upon the Project. All such items shall remain the sole property of the City, in which the Authority shall have no interest, and may be modified or removed by the City at any time provided that the City shall repair and restore any and all damage to the Project resulting from the installation, modification or removal of any such items. Nothing in this Lease shall prevent the City from purchasing items to be installed pursuant to this Section under a conditional sale or lease with option to purchase contract, or subject to a vendor's lien or security agreement, as security for the unpaid portion of the purchase price thereof, provided that no such lien or security interest shall attach to any part of the Project.

Section 8.2. Installation and Maintenance of Project. The Authority shall have no obligation to install, erect, test, inspect, service or maintain the Project, or any portion thereof, under any circumstances, but such actions shall be the obligation of the City in accordance with the provisions of this Lease.

Section 8.3. Modification of Project. The City shall, at its own expense, have the right to make repairs to the Project, and to make repairs, replacements, substitutions and modifications to all or any of the parts thereof. All such work and any part or component used or installed to make a repair or as a replacement, substitution or modification, shall thereafter comprise part of the Project and be subject to the provisions of this Lease. Such work shall not in any way damage the Project or cause it to be used for purposes other than those authorized under the provisions of State and Federal Law or those contemplated by this Lease; and the Project, upon completion of any such work shall be of a value which is not less than the value of the Project immediately prior to the commencement of such work. Any property for which a replacement or substitution is made pursuant to this Section may be disposed of by the City in such manner and on such terms as are determined by the City. The City will not permit any mechanic's or other lien to be established or remain against the Project for labor or materials furnished in connection with any repair, replacement, substitution or modification made by the City pursuant to this Section; provided that if any such lien is established and the City shall first notify the Authority of the City's intention to do so, the City may in good faith contest any lien filed or established against the Project, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom unless the Authority shall notify the City that, in the opinion of Independent Counsel, by nonpayment of any such item the interest of the Authority in the Project will be materially endangered or the Project or any part thereof will be subject to loss or forfeiture, in which event the City shall promptly pay and cause to be satisfied and discharged all such unpaid items or provide the Authority with full security against any such loss or forfeiture, in form satisfactory to the Authority. The Authority will cooperate fully with the City in any such contest, upon the request and at the expense of City.

Section 8.4. Warranties. The Authority hereby assigns to the City for and during the Lease Term, all of its interest, if any, in all warranties and guarantees, express or implied, issued on or applicable to the Project, and the Authority hereby authorizes the City to obtain the

customary services furnished in connection with such warranties and guarantees at the City's expense.

Section 8.5. Disclaimer of Warranties. THE AUTHORITY MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE CITY OF THE PROJECT, OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE PROJECT.

ARTICLE IX
ASSIGNMENT AND SUBLEASING

Section 9.1. Delegation and Assignment by Authority. The Authority shall not delegate its obligations under this Lease, and no purported delegation thereof shall be effective. However, all of the Authority's right, title and/or interest in and to this Lease, the Rental Payments and other amounts due hereunder (other than any indemnity payments and reimbursement of costs and expenses) may be assigned to the Trustee and the City hereby consents to the assignment made by the Authority to the Trustee pursuant to the Trust Indenture.

Section 9.2. Delegation and Assignment and Subleasing by City. The City may not delegate its obligations or assign its rights under this Lease to any person during the Lease Term. The City may not sublease all or any part of the Project, or contract for the operation of the Project by an entity other than the City or an agency or department of the State during the Lease Term unless such contract, authorized by prior written consent of the Authority, will not cause interest on the Bonds to become includable in gross income of the owners thereof for federal income tax purposes, as evidenced by an opinion of nationally recognized bond counsel filed with the Authority and Trustee prior to the effective date of any such sublease or contract.

ARTICLE X
EVENTS OF DEFAULT AND REMEDIES

Section 10.1. Events of Default Defined. The following shall be Events of Default under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, with respect to the Project, any one or more of the following events:

(i) Failure by the City to pay any Rental Payments or other payments required to be paid hereunder at the time specified herein, which failure shall continue for a period of five days after written notice given to the City by the Trustee on behalf of the Authority.

(ii) Failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in clause (i) of this Section, for a period of sixty (60) days after written notice specifying such failure and requesting that it be remedied has been given to the City by the Trustee on behalf of the Authority, unless the Trustee shall agree in writing to an extension of such time prior to its expiration.

(iii) The filing by the City of a voluntary petition in bankruptcy, or failure by the City promptly to lift any execution, garnishment or attachment of such consequence as would impair the ability of the City to carry on the operation of the Project, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceedings instituted under the provisions of the Federal Bankruptcy Statute, as amended, or under any similar acts which may hereafter be enacted.

The provisions of this Section 10.1 and Section 10.2 are subject to the following limitation: if by reason of force majeure the City is unable in whole or in part to carry out its obligations under this Lease with respect to the Project, other than the obligation of the City to pay Rental Payments with respect thereto which shall be paid when due notwithstanding the provisions of this paragraph, the City shall not be deemed in default during the continuance of such inability or during any other delays which are a direct consequence of the force majeure inability. The term "force majeure" as used herein shall mean, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America of the State of Minnesota or any of its departments, agencies or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; or any other cause or event not reasonably within the control of the City and not resulting from its negligence. The City agrees, however, to remedy with all reasonable dispatch the cause or causes preventing it from carrying out its obligations under this Lease; provided that the settlement of strikes, lockouts and other employment disputes shall be entirely within the discretion of the City.

Section 10.2. Remedies on Default. Whenever any event of default referred to in Section 10.1 hereof shall have happened and be continuing with respect to the Project, the

Trustee, on behalf of the Authority, shall have the right, at its option, to take one or any combination of the following remedial steps:

(i) Cancel and terminate this Lease by written notice in accordance with law, reenter and take possession of the Project and all improvements thereto, and charge the City for costs incurred in repossessing the Project, and all prior Rental Payments made hereunder by the City shall belong to the Authority as liquidated damages; and

(ii) Take whatever action at law or in equity may appear necessary or desirable to collect the Rental Payments then due and thereafter to become due during the then current Fiscal Year of the City with respect to the Project, or enforce performance and observance of any obligation, agreement or covenant of the City under this Lease; and

(iii) Lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with Section 7.03 of the Trust Indenture.

The Authority covenants to cooperate with the Trustee, upon request, in the exercise of any of the foregoing remedies.

Section 10.3. Surrender of Project. Upon the termination of this Lease as aforesaid, the City shall surrender possession of the Project to the Authority in the condition, repair, appearance and working order required in Section 6.1.

Section 10.4. Delay; Notice. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle any party to exercise any remedy reserved to it in this Lease it shall not be necessary to give any notice, other than such notice as may be required in this Lease or by law.

Section 10.5. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Authority is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.6. Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of money or the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the defaulting party agrees that it will on demand therefor pay to the nondefaulting party the reasonable fee of such attorneys and such other expenses so incurred by the nondefaulting party.

Section 10.7. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

ARTICLE XI
TITLE

Section 11.1. Title. During the Lease Term, and so long as the City is not in default under Article X, legal title to the Project and any and all repairs, replacements, substitutions and modifications to it shall be in the name of the Authority, subject to the interests of the City under this Lease. Upon termination of this Lease pursuant to Section 4.2(c), full and unencumbered legal title to the Project shall pass to the City, and the Authority shall have no further interest therein. In such event, the Authority shall execute and deliver to the City such documents as the City may request to evidence the passage of legal title to the Project to the City and the termination of the Authority's interest therein.

Section 11.2. Security Interest. The Authority shall have and retain a security interest under the Uniform Commercial Code in the Project, the proceeds thereof and all repairs, replacements, substitutions and modifications thereto or thereof made pursuant to Section 8.3, and a security interest in the proceeds of all insurance policies and amounts held in the funds established pursuant to the Trust Indenture relating to the Bonds, in order to secure the City's payment of all Rental Payments due during the Lease Term and the performance of all other obligations herein to be performed by the City. The Authority is authorized to record such financing statements as may be necessary to perfect such security interest. The City will join with the Authority in executing such other documents and will perform such acts as the Authority may request to establish and maintain a valid security interest in the Project. If requested by the Authority, the City shall conspicuously mark the Project with appropriate lettering, labels or tags, and maintain such markings during the Lease Term, so as clearly to disclose the Authority's security interest in the Project.

Section 11.3. Purchase of Project. Except during the continuance of an Event of Default, the City shall have the option of purchasing the Project as follows:

(a) The City shall give written notice to the Authority and to the Trustee of its intention to purchase the Project, stating therein a closing date not less than forty (40) nor more than ninety (90) days after the date the notice is mailed, and the City shall make arrangements satisfactory to the Trustee for the giving of any required notice of redemption or notice of defeasance of the Bonds in connection with the purchase.

(b) The City shall pay to the Trustee, on or before the closing date, an amount equal to the Purchase Price for the Project.

(c) On the closing date, a closing shall be held at the principal office of the Trustee, or any other office mutually agreed upon. At the closing the City and the Authority shall, upon acknowledgment of receipt of the Purchase Price, the Authority shall convey or release to the City, all of its right, title and/or interest in and to the Project by delivering to the City such documents as the City deems necessary for this purpose.

At such time as all of the Bonds have been fully paid or provision for payment thereof has been made in accordance with the provisions of the Indenture, and all expenses of the Authority and Trustee have been paid or provided for to the date of such full payment of the Bonds, the City

shall be deemed to have purchased all right, title and interest of the Authority in the Project, this Lease shall be deemed terminated, and title to the Project shall automatically vest in the City. Nevertheless, the Authority, at the expense of the City, shall execute such documents as shall be reasonably necessary to convey its interest in the Project to the City.

ARTICLE XII
ADMINISTRATIVE PROVISIONS

Section 12.1. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given on the earlier of (i) delivery or (ii) three days following deposit in the United States mail in first-class form with postage fully prepaid to the addresses shown in the first paragraph hereof. The Authority and the City, by notice given hereunder, and to the Trustee, may designate different addresses to which subsequent notices, certificates or other communications will be sent. Any notice provided hereunder by the City or the Authority shall also be sent to Trustee at the address given in Section 13.08 of the Trust Indenture.

Section 12.2. Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Authority and the City and their respective successors and assigns.

Section 12.3. Severability. In the event any provision of this Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 12.4. Amendments, Changes and Modifications. This Lease may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Authority, and in accordance with Article XII of the Trust Indenture.

Section 12.5. Further Assurances and Corrective Instruments. The Authority and the City agree that they will, if necessary, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project hereby sold or intended so to be or for carrying out the expressed intention of this Lease.

Section 12.6. Execution Counterparts. This Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 12.7. Applicable Law. This Lease shall be governed by and construed in accordance with the laws of the State.

Section 12.8. Captions. The captions or headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Lease.

IN WITNESS WHEREOF, the Authority has caused this Lease to be executed in its corporate name by its duly authorized officers and the City has caused this Lease to be executed in its name by its duly authorized officers as of the date first above written.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA, MINNESOTA

By _____
President

Attest: _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this _____ day of _____, 2026, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this _____ day of _____, 2026, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

EXHIBIT A

DESCRIPTION OF LAND AND CERTAIN PERMITTED ENCUMBRANCES

DESCRIPTION OF LAND [TO BE UPDATED AFTER LOT COMBINATION]

City Hall Plaza PID 305460030

Tract C, REGISTERED LAND SURVEY NO. 114, files of Registrar of Titles.

EXCEPT that part of Tract C, of REGISTERED LAND SURVEY NO. 114, Carver County, Minnesota, as filed with the Registrar of Titles, described as follows:

Commencing at the northwest corner of Tract A of said REGISTERED LAND SURVEY NO. 114; thence on an assumed bearing of South 14 degrees 58 minutes 00 seconds East along the westerly line of said Tract A, a distance of 21.00 feet; thence South 59 degrees 58 minutes 00 seconds East along said westerly line, a distance of 0.86 feet to the point of beginning; thence South 14 degrees 35 minutes 15 seconds East, a distance of 2.99 feet; thence South 59 degrees 25 minutes 23 seconds East, a distance of 12.39 feet; thence North 75 degrees 29 minutes 07 seconds East, a distance of 3.20 feet to the westerly line of said Tract A; thence North 59 degrees 58 minutes 00 seconds West along said westerly line, a distance of 16.77 feet to the point of beginning.

(Torrens property – Certificate No. 27471A)

City Hall Plaza PID 300501290 [Pledging or not?]

The West 32 feet of Lot 5, and the West 32 feet of the South 1 foot and 9 inches of Lot 4, all in Block 22 of the City of Chaska, together with that portion of vacated Fourth Street, being a strip 2 feet in width, South of and adjacent to the Southerly line of above-described land, Carver County, Minnesota.

(Abstract)

City Hall Plaza PID 300501251

Lots 1, 2, 3, 4, 9 and 10, Block 22, City of Chaska, excepting therefrom the following SIX tracts of land:

Tract 1. That part of Lot 2, Block 22, Townsite (now City) of Chaska, described as follows, to-wit: Commencing at the southeast corner of said Lot 2; thence west along the south line of said Lot 2, 50 feet 4 inches to a point; thence north, parallel with the east line of said Lot 2 a distance of 16 feet 2 inches to the actual point of beginning; thence south along the last described line, 16 feet 2 inches to the south line of said Lot 2; thence east along the south line of said Lot 2, 50 feet

4 inches to the southeast corner of said Lot 2; thence north, along the east line of said Lot 2, 36 feet; thence west parallel to the south line of said Lot 2, 30 feet 6 inches to a point; thence southwesterly in a straight line to the point of beginning.

Tract 2. The Northerly 42 feet of Lot 3, Block 22, City of Chaska, Carver County, Minnesota except that part of Lot 3, Block 22, City of Chaska, Carver County, Minnesota described as follows: The Westerly 70.50 feet of said Lot 3 (as measured along the Northerly and Southerly lines of Lot 3) of the Northerly 42 feet of said Lot 3 (as measured along the Easterly and Westerly lines of said Lot 3).
Tract 3. Registered Land Survey No. 114, Files of the Registrar of Titles, Carver County, Minnesota

Tract 4. That part of Lot 4, Block 22, Town of Chaska, Carver County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 4; thence South 75 degrees 02 minutes 00 seconds West (assumed bearing) 84.00 feet along the south line of said Lot 4; thence North 14 degrees 58 minutes 00 seconds West 21.02 feet to the southwest corner of Tract B, Registered Land Survey No. 1114; thence North 74 degrees 43 minutes 59 second East 84.07 feet along the south line of said Tract B to the east line of said Lot 4; thence South 14 degrees 47 minutes 38 seconds East 21.46 feet along said east line of Lot 4 to the point of beginning.

Tract 5. The West 32 feet of the South 1 foot 9 inches of Lot 4, Block 22, City of Chaska, Carver County, Minnesota.

Tract 6. Registered Land Survey No. 119, Files of the Registrar of Titles, Carver County, Minnesota

(Abstract)

City Hall Plaza PID 300501300 [Newly Acquired (Formerly Legion) Property]

[TO COME]

Municipal Services Building PID 306920010

Lot 1, Block 1, CHASKA CLUB WEST INDUSTRIAL, Carver County, Minnesota.

CERTAIN PERMITTED ENCUMBRANCES

Encumbrances currently of record.

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS

The construction and equipping of a new approximately 148,000 square foot municipal services building and improvements to City Hall Plaza. Renderings included below.

Municipal Services Building



City Hall Plaza



EXHIBIT C

COMPLETION CERTIFICATE

The undersigned, being a duly appointed City Representative under the Lease-Purchase Agreement, dated as of July 1, 2026 (the "Lease"), between the Economic Development Authority of the City of Chaska, Minnesota (the "Authority"), and the City of Chaska, Minnesota (the "City"), hereby certifies on behalf of the City with respect to the project to be acquired and constructed under said Lease (the "Project"), that the Project has been acquired and constructed pursuant to and in accordance with said Lease, and is now available for use by the City.

Dated _____, 20__

CITY OF CHASKA, MINNESOTA

By _____
City Representative

TRUST INDENTURE

by and between

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
as Trustee

Dated as of July 1, 2026

Relating to:

LEASE REVENUE BONDS, SERIES 2026A

This instrument drafted by:

Dorsey & Whitney LLP
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402-1498

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TRUST INDENTURE

This **TRUST INDENTURE** dated as of July 1, 2026 (the "Indenture") is executed by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA**, a public body corporate and politic of the State of Minnesota, having its principal office and address at One City Hall Plaza, Chaska, Minnesota (the "Authority"), and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national trust company and banking association, having an office in the City of St. Paul, Minnesota (the "Trustee").

RECITALS

WHEREAS, pursuant to Minnesota Statutes, Sections 469.091, Subdivision 1, the Authority has the powers of a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 to 469.047. As authorized by Section 469.034, the Authority has agreed to issue its revenue bonds to finance the acquisition of a portion of the Land (as hereinafter defined) and the acquisition and construction of the Improvements (as hereinafter defined) to the Land within the City (as hereinafter defined), and to lease such real property and improvements thereon to the City of Chaska, Minnesota (the "City") pursuant to and in accordance with the Lease (as hereinafter defined).

WHEREAS, the Authority has authorized and deemed it advisable to enter into this Indenture and to issue its Lease Revenue Bonds, Series 2026A, in the aggregate principal amount of $55,765,000 (the "Series 2026A Bonds" and together with any Additional Bonds, the "Bonds"), which Series 2026A Bonds shall be fully registered bonds as hereinafter provided;

WHEREAS, the proceeds of the Series 2026A Bonds, together with any other required funds, will be used for the specific authorized purpose of providing funds to pay Project Costs (as hereinafter defined);

WHEREAS, the Lease (as hereinafter defined) requires the City to make rental payments thereunder in amounts and at times sufficient to pay, when due, the principal of, premium, if any, and interest on the Series 2026A Bonds, subject to annual appropriation as further set forth therein;

WHEREAS, the execution and delivery of this Indenture, the Lease, and the issuance of the Series 2026A Bonds have been in all respects duly and validly authorized by the Board of Commissioners of the Authority pursuant to a bond resolution adopted by the Board of Commissioners of the Authority on May 4, 2026 and June 15, 2026 (collectively, the "Bond Resolution");

WHEREAS, all conditions, acts and things necessary and required by the Constitution and Laws of the State of Minnesota, or otherwise, to exist, to have happened or to have been performed precedent to and in the execution and delivery of this Indenture, and in the issuance of the Series 2026A Bonds, do exist, have happened or have been performed in regular form, time and manner, and the execution and delivery of this Indenture have been in all respects duly authorized; and

WHEREAS, the Trustee has accepted the trusts created by this Indenture and in evidence thereof has joined in the execution hereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH as follows:

GRANTING CLAUSES

That the Authority, in order to secure the payment of the principal of, premium (if any) and interest on the Bonds issued under this Indenture according to their tenor and effect and the performance and observance of each and all of the covenants and conditions herein and therein contained, and for and in consideration of the premises and of the purchase and acceptance of the Bonds by the respective purchaser or purchasers and Owners or Holders thereof, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has executed and delivered this Indenture and has granted, bargained, sold, assigned, transferred, conveyed, warranted, pledged and set over, and by these presents does hereby grant, bargain, sell, assign, transfer, convey, warrant, pledge and set over, absolutely unto the Trustee, and to its successor or successors in the trust hereby created and to its or their assigns forever:

I.

All of the right, title and interest of the Authority in the Lease (except for the Authority's rights to indemnification and reimbursement of expenses).

II.

A first lien on and pledge of (i) the money and investments in the Bond Fund covenanted to be created and maintained under this Indenture, and (ii) the money and investments in the Project Fund established under this Indenture not paid out to meet Project Costs.

III.

Any and all other property of every name and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, assigned or transferred, or in which a security interest is granted, by the Authority or the City or by anyone on behalf of them or with their written consent, to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same to the terms hereof.

TO HAVE AND TO HOLD, all and singular, the said property hereby conveyed and assigned, or agreed or intended so to be, to the Trustee, its successor or successors in trust and its and their assigns, FOREVER.

IN TRUST NEVERTHELESS, upon the terms and trust herein set forth, for the equal and proportionate benefit, security and protection of all Holders of the Bonds issued or to be issued under and secured by this Indenture, without preference, priority or distinction as to lien or otherwise of any of the Bonds over any of the others;

PROVIDED, HOWEVER, that if the Authority, its successors or assigns, shall well and truly pay or cause to be paid the principal of the Bonds and the premium (if any) and interest due

or to become due thereon, at the times and in the manner mentioned in the Bonds, according to the true intent and meaning thereof, or shall provide, as permitted hereby, for the payment thereof by depositing with the Trustee sums sufficient to pay the entire amount due or to become due thereon, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of this Indenture to be kept, performed and observed by it and shall pay to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof; then upon such final payment this Indenture and the rights hereby granted shall cease, determine and be void; otherwise, this Indenture to be and remain in full force and effect.

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared that, all Bonds issued and secured hereunder are to be issued, authenticated and delivered and all said property hereby assigned or pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as hereinafter expressed, and the Authority has agreed and covenanted and does hereby agree and covenant with the Trustee and with the respective Holders from time to time, of the said Bonds, as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1.01 Definitions. Unless the context otherwise requires, the terms defined in this Article I and in the recitals and succeeding Articles of this Indenture shall, for all purposes of this Indenture and of any indenture supplemental hereto, have the meanings herein specified, such definitions to be equally applicable to both the singular and plural forms of any of the terms defined:

Additional Bonds means any additional bonds issued pursuant to the terms and conditions of Section 2.10 of this Indenture.

Authority Representative means the President or Executive Director of the Authority or any other person authorized to act on behalf of the Authority under or with respect to this Indenture, as evidenced by a certificate conferring such authority executed by the President, given to the Trustee and the City.

Bond Fund means the fund so named and created under Section 5.01 of this Indenture.

Bond Resolution means the resolutions of the Authority adopted by the Board of Commissioners of the Authority on May 4, 2026, and June 15, 2026 respectively, authorizing the issuance and sale of the Series 2026A Bonds, as the same may be amended, modified or supplemented by any amendments or modifications thereof.

Bond Year means a calendar year.

Bond or Bonds means the Series 2026A Bonds and any Additional Bonds.

Business Day means any day other than a Saturday, Sunday, or other day on which commercial banks in the city in which the principal corporate trust office of the Trustee is located are not open for business.

Certificate means a certification in writing required or permitted by the provisions of the Lease or this Indenture, signed and delivered to the Trustee or other proper person or persons.

City means the City of Chaska, Minnesota, and its permitted successors and assigns under the Lease.

City Representative means the Mayor or City Administrator, or any person authorized by law to act on behalf of the City under or with respect to the Lease, as evidenced by a certificate conferring such authority executed by the City Administrator and given to the Trustee and the Authority.

Completion Certificate means an executed certificate in the form of Exhibit C to the Lease.

Completion Date means, with respect to the Project, as the case may be, the date upon which the corresponding Completion Certificate is issued with respect thereto by the City and delivered to the Authority and the Trustee.

Default means default by the Authority in the performance or observance of any of the covenants, agreements or conditions on its part contained in this Indenture, exclusive of any notice or period of grace required to constitute a default an "Event of Default" as described in Section 7.01 hereof.

Event of Default means an Event of Default described in Section 7.01 hereof which has not been cured.

Fiscal Year means the fiscal year of the Authority; initially, the 12-month period commencing on January 1 in each year.

Holder, *Bondholder* or *Owner* means the person or persons in whose name any Bond is registered in the registration books maintained by the Trustee on behalf of the Authority.

Improvements means the improvements to the Land, which improvements are described on Exhibit C.

Indenture means this Trust Indenture under which the Bonds are authorized to be issued, and any amendments or supplements hereto entered into in accordance with the provisions hereof.

Independent Counsel means an attorney or firm of attorneys duly admitted to practice law before the highest court of any state and not an officer or full-time employee of the Authority or the City.

Interest Payment Date means the stated maturity of an installment of interest on any of the Bonds.

Internal Revenue Code means the Internal Revenue Code of 1986, as amended from time to time.

Land means the real property as described on Exhibit B hereto, which real property is to be improved pursuant to the Lease.

Lease means the Lease-Purchase Agreement, dated as of July 1, 2026, between the Authority, as lessor, and the City, as lessee, relating to the Series 2026A Bonds, as the same may be amended or supplemented pursuant thereto and hereto.

Opinion of Counsel means a written opinion of counsel (who need not be Independent Counsel unless so specified) appointed by the City or Authority or appointed by the Trustee.

Outstanding means, when used as of any particular time with reference to Bonds (subject to the provisions of Section 9.03 of this Indenture pertaining to Bonds held by the Authority and the City) all Bonds theretofore authenticated and delivered by the Trustee under this Indenture

except: (i) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (ii) Bonds deemed not outstanding pursuant to the terms of Section 10.02 of this Indenture; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to the terms of Section 2.08 hereof pertaining to replacement of Bonds.

Payment Date means the fifth Business Day preceding each Interest Payment Date, which is the date upon which any Rental Payment is due and payable as provided in Section 5.1 hereof.

Predecessor Bonds means every previous Bond evidencing all or a portion of the same debt as that evidenced by a particular Bond, including Bonds exchanged pursuant to Section 2.05 hereof, and for purposes of this definition, any Bond authenticated and delivered under Section 2.08 hereof in lieu of a lost, destroyed or stolen Bond shall be deemed to evidence the same debt as the lost, destroyed or stolen Bond.

Principal Payment Date means the stated maturity of principal of any Bond, or the mandatory sinking fund redemption date of any Bond.

Project means the Land and the Improvements to be acquired and constructed on the Land, and includes, for the avoidance of doubt, the acquisition of a portion of the Land via the refinancing of that certain Lease-Purchase Agreement between Security Bank & Trust Co, as lessor, and the City, as lessee, dated as of January 16, 2025.

Project Costs means the costs defined in Section 4.03 of this Indenture.

Project Fund means the fund so named and created under Section 4.02 of this Indenture.

Project Purchase Price means the amount necessary to defease, to the earliest permissible redemption date, the remaining Outstanding principal amount of Bonds, together with an amount equal to the Authority's and Trustee's fees and expenses in connection with such defeasance and redemption.

Qualified Investments means (1) any investments permitted pursuant to Sections 118A.04 and 118A.05, Minnesota Statutes, for the investment of public funds, and (2) shares in an open-ended registered investment company which exclusively purchases and holds direct, full faith and credit obligations of the United States or obligations of agencies or instrumentalities of the United States, the full and timely payment of which is unconditionally guaranteed by the United States (including repurchase agreements collateralized by such obligations), including funds for which the Trustee or its affiliates provide investment advisory or other management services.

Redeem or *Redemption* includes and means "prepay" or "prepayment," as the case may be.

Rental Payment means any payment due from the City to the Authority under the Lease.

Responsible Officer means, when used with respect to the Trustee, any officer within the corporate trust department of the Trustee, including any vice president, assistant vice president,

assistant secretary, assistant treasurer, trust officer or any other officer of the Trustee who customarily performs functions similar to those performed by the persons who at the time shall be such officers, respectively, or to whom any corporate trust matter is referred because of such person's knowledge of and familiarity with the particular subject and who shall have direct responsibility for the administration of this Indenture.

Series 2026A Bonds means the $55,765,000 Lease Revenue Bonds, Series 2026A, authorized by this Indenture and the Bond Resolution and described in Section 2.01 of this Indenture.

Trust Estate means the interest of the Authority in the Lease assigned under Granting Clause I of this Indenture; the revenues, money, investments, contract rights, general intangibles and instruments and proceeds and products and accessions thereof as set forth in Granting Clause II of this Indenture; and additional property held by the Trustee pursuant to Granting Clause III of this Indenture.

Trustee means the trustee at the time serving as such under this Indenture.

Section 1.02 Additional Provisions as to Interpretation. All references herein to "Articles", "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture; and the words "herein", "hereof", "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision hereof. Any terms defined in the Lease, but not defined herein, shall have the same meaning herein unless the context hereof clearly requires otherwise. This Indenture is governed by and shall be construed in accordance with the laws of Minnesota.

ARTICLE II
FORM, EXECUTION AND REGISTRATION OF BONDS

Section 2.01 Forms of Series 2026A Bonds.

The Series 2026A Bonds to be issued and secured under this Indenture shall each be designated "Lease Revenue Bonds, Series 2026A." The Series 2026A Bonds, forms of assignment and certificates of Trustee shall all be substantially the form of Exhibit A hereto.

Section 2.02 Maturities, Numeration and Interest Payment Dates.

The Series 2026A Bonds shall be in the denomination of $5,000 or any integral multiple thereof, initially numbered within each series, R-1 upwards, in order of issuance or in such other manner as the Trustee may determine. The Series 2026A Bonds shall bear a date of original issue as of July 9, 2026. No Series 2026A Bond shall represent principal payable or maturing in different years. The Series 2026A Bonds shall bear interest payable semiannually on February 1 and August 1 of each year, commencing February 1, 2027, from their date of original issue or the most recent Interest Payment Date to which interest has been paid or duly provided for. The principal and redemption price of the Series 2026A Bonds shall be payable to the Owner upon presentation and surrender at the principal office of the Trustee in such coin or currency of the

United States of America as may be, on the respective dates of payment thereof, legal tender for the payment of public and private debts, and interest on the Series 2026A Bonds shall be paid by check or draft mailed to the Owner at the Owner's registered address; provided that, so long as the Series 2026A Bonds are registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee shall pay all principal of and interest on the Series 2026A Bonds, and shall give all notices with respect to the Series 2026A Bonds, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or such other securities depository.

The Regular Record Date referred to in Section 2.06 for the payment of interest on the Series 2026A Bonds payable, and punctually paid or duly provided for, on any Interest Payment Date, shall be the l5th day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

The Series 2026A Bonds shall be issued in the aggregate principal amount of $55,765,000, and shall mature on February 1 in the years and amounts and shall bear interest at the rates per annum, according to years of maturity, as follows:

Year	Amount ($)	Rate (%)	Year	Amount ($)	Rate (%)
2028	1,055,000	5.000	2043	1,795,000	4.000
2029	1,110,000	5.000	2044	1,865,000	4.000
2030	1,160,000	5.000	2045	1,940,000	4.125
2031	1,220,000	5.000	2046	2,020,000	4.250
2032	1,280,000	5.000	2047	2,105,000	4.250
2033	1,345,000	5.000	2048	2,195,000	4.375
2034	1,410,000	5.000	2049	2,290,000	4.500
2035	1,485,000	5.000	2050	2,395,000	4.500
2036	1,555,000	5.000	2051	2,505,000	4.500
2037	1,635,000	5.000	2052	2,615,000	4.500
2038	1,710,000	5.000	2054	5,585,000	4.500
2039	1,800,000	5.000	2056	6,100,000	4.625
2040	1,890,000	5.000			
2041	1,990,000	5.000			
2042	1,710,000	5.000			

Section 2.03 Execution of Bonds. Bonds shall be signed in the name of the Authority by the manual or facsimile signatures of the President and Executive Director of the Authority and said signatures shall be authenticated by the Trustee, which is hereby designated as authenticating agent. The seal of the Authority, if any, need not be affixed to or imprinted on the Bonds. In the event that any of the officers who shall have signed any of the Bonds shall cease to be officers of the Authority before the Bonds shall have been authenticated or delivered by the Trustee, or issued by the Authority, such Bonds may, nevertheless, be authenticated, delivered, and issued, and upon such authentication, delivery and issue, shall be binding upon the Authority as though those officers who signed the same had continued to be such officers of the Authority; and, also, any Bond may be signed on behalf of the Authority by such person who, at the actual

date of execution of such Bond, shall be the proper officer of the Authority, although at the date of such Bond such person shall not have been such an officer of the Authority. Upon the execution and delivery of this Indenture, the Authority shall execute and deliver the Bonds to the Trustee for authentication.

Section 2.04 Authentication of Bonds. No Bond shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder or under the Lease, unless an authorized signatory of the Trustee shall manually endorse and execute on such Bond a certificate of authentication substantially in the form of the Trustee's certificates set forth in Section 2.01 hereof. Such Trustee's certificate upon any Bond executed on behalf of the Authority shall be conclusive evidence that the Bond so authenticated has been duly issued under this Indenture and that the Holder thereof is entitled to the benefits of this Indenture and the Lease. No Bonds shall be authenticated by the Trustee except in accordance with this Article. The Trustee shall not be required to authenticate any Bond or Bonds unless provided with the documents referred to in Sections 2.09 and 2.10 hereof, as applicable.

Section 2.05 Registration, Transfer and Exchange. As long as any of the Bonds issued hereunder shall remain outstanding, the Authority shall maintain and keep at the office of the Trustee, as paying agent and registrar, the records for the payment of the principal of and interest on such Bonds, as in this Indenture provided, and for the registration and transfer of such Bonds, and shall also keep at said office of the Trustee books for such registration and transfer (the "Bond Register"). The Authority does hereby appoint the Trustee, and its successors in the trust from time to time, as its agent to maintain said office and agency at the office of the Trustee.

Upon surrender for transfer of any fully registered Bond at the office of the Trustee with a written instrument of transfer satisfactory to the Trustee, duly executed by the Owner or the Owner's duly authorized attorney, and upon payment of any tax, fee or other governmental charge required to be paid with respect to such transfer, the Authority shall execute and the Trustee shall authenticate and deliver, in the name of the designated transferee or transferees, one or more fully registered Bonds of the same series, of any authorized denominations and of a like aggregate principal amount, interest rate and maturity.

Except as the right of exchange may be limited as to Bonds of any series, fully registered Bonds, upon surrender thereof at the office of the Trustee, may, at the option of the Owner thereof, be exchanged for an equal aggregate principal amount of fully registered Bonds of the same series, maturity and interest rate of any authorized denominations.

In all cases in which the privilege of exchanging Bonds or transferring fully registered Bonds is exercised, the Authority shall execute and the Trustee shall deliver Bonds in accordance with the provisions of this Indenture. For every such exchange or transfer of Bonds, whether temporary or definitive, the Authority or the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. Notwithstanding any other provision of this Indenture, the cost of preparing each new Bond upon each exchange or transfer, and any other expenses of the Authority or the Trustee incurred in connection therewith (except any applicable tax, fee or other governmental charge) shall be paid

by the City pursuant to the Lease. The Authority and the Trustee shall not be obligated to make any such exchange or transfer of Bonds during the 15 days next preceding the date of the first publication or the mailing (if there is no publication) of notice of redemption in the case of a proposed redemption of Bonds. The Authority and Trustee shall not be required to make any transfer or exchange of any Bonds called for redemption. Neither the Trustee nor any agent shall have any responsibility or liability for any actions taken or not taken by DTC.

Section 2.06 Payment of Interest on Bonds; Interest Rights Preserved. Interest on any Bond which is payable, and is punctually paid or duly provided for on any Interest Payment Date shall be paid to the person in whose name that Bond (or one or more Predecessor Bonds) is registered at the close of business on the Regular Record Date for such interest specified in the provisions of this Indenture creating such series.

Any interest on any Bond which is payable, but is not punctually paid or duly provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the Holder on the relevant Regular Record Date solely by virtue of such Holder having been such Holder; and such Defaulted Interest may be paid by the Authority as provided in Subsection (a) or (b) below:

(a) The Authority may elect to make payment of any Defaulted Interest on the fully registered Bonds of any series to the persons in whose names such Bonds (or their respective Predecessor Bonds) are registered at the close of business on a Special Record Date for the payment of such Defaulted Interest, which shall be fixed in the following manner. The Authority shall notify the Trustee in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be such as will enable the Trustee to comply with the next sentence hereof), and at the same time the Authority shall deposit with the Trustee an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Trustee for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Subsection provided and not to be deemed part of the Trust Estate. Thereupon the Trustee shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment and not less than 10 days after the receipt by the Trustee of the notice of the proposed payment. The Trustee shall promptly notify the Authority of such Special Record Date and, in the name of the Authority and at the expense of the City, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Holder of a fully registered Bond of such series at his address as it appears in the registration books not less than 10 days prior to such Special Record Date. Notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor having been mailed as aforesaid, such Defaulted Interest shall be paid to the Persons in whose names the Bonds of such series (or their respective Predecessor Bonds) are registered on such Special Record Date and shall no longer be payable pursuant to the following Subsection (b).

(b) The Authority may make payment of any Defaulted Interest on the Bonds of any series in any other lawful manner, if, after notice given by the Authority to the Trustee of the proposed payment pursuant to this Subsection, such payment shall be deemed practicable by the Trustee.

Subject to the foregoing provisions of this Section, each Bond delivered under this Indenture upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond and each such Bond shall bear interest from such date that neither gain nor loss in interest shall result from such transfer, exchange or substitution.

Section 2.07 Ownership of Bonds. The Authority and the Trustee and their respective successors, each in its discretion, may deem and treat the person in whose name any Bond shall, for the time being, be registered, as the absolute owner thereof for all purposes, and neither the Authority nor the Trustee nor their respective successors shall be affected by any notice to the contrary. Payment of or on account of the principal of and interest on any such Bond shall be made only to or upon the order of the Owner thereof, but such registration may be changed as above provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Section 2.08 Reissuance of Mutilated, Destroyed, Stolen or Lost Bonds. In case any outstanding Bond shall become mutilated or be destroyed, stolen or lost, the Trustee shall authenticate and deliver a new Bond of like tenor, number and amount as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond, upon surrender of such mutilated Bond, or in lieu of and substitution for the Bond destroyed, stolen or lost, upon filing with the Trustee evidence satisfactory to the Authority and the Trustee that such Bond has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Authority, the Trustee and the City with indemnity satisfactory to them and complying with such other reasonable regulations as the Trustee may prescribe and paying such reasonable expenses as the Authority, the Trustee and the City may incur in connection therewith. In the event any such Bond shall have matured, instead of issuing a new Bond, the Authority may pay the same without surrender thereof.

Section 2.09 Conditions for Authentication of Series 2026A Bonds. The Trustee shall not authenticate and deliver the Bonds to be issued and delivered pursuant to the Indenture unless theretofore or simultaneously therewith there shall have been delivered to the Trustee the following:

(i) a certified copy of the Bond Resolution authorizing the issuance of the Bonds and the execution and delivery of the Lease and this Indenture;

(ii) a certified copy of the resolution adopted by the City Council of the City approving the issuance of the Bonds and the terms of the Indenture and authorizing the execution and delivery of the Lease by the City;

(iii) executed counterparts of the Lease and the Indenture;

(iv) the manually signed approving opinion of Dorsey & Whitney LLP, Minneapolis, Minnesota, as bond counsel for the Authority, concerning the validity and legality of the Bonds and exemption of interest on any tax-exempt portion thereof from federal income taxation under the Internal Revenue Code; and

(v) such further certifications, documents and Opinions of Counsel as bond counsel may require.

Section 2.10 Authorization of Additional Bonds. In addition to the Bonds above described, the Authority may in its discretion, upon request of the City, issue Additional Bonds to (1) provide funds to complete the acquisition and construction of the Project, (2) provide funds for additions to or further improvements of the Project, and (3) subject to Section 6.02 hereof and applicable law, refund or advance refund any Bonds then Outstanding and, in case of an advance refunding, the interest thereon to maturity or a specified redemption date. Any such Additional Bonds shall be authorized by resolution of the Authority and described in a supplemental indenture executed by the Authority and the Trustee and which, when so issued, authorized and described, shall be secured by this Indenture and the Trust Estate on a parity with the Bonds then Outstanding under this Indenture; provided, that no such Additional Bonds shall be issued under the Indenture or secured by the Trust Estate on a parity with the Outstanding Bonds unless the following conditions are met:

(i) There shall have been furnished to the Trustee a Certificate of an Authority Representative and a Certificate of a City Representative to the effect that the Lease is in effect and no "event of default" (as such term is defined in the Lease) exists thereunder which shall not be cured upon the issuance of the Additional Bonds;

(ii) There shall have been furnished to the Trustee an Opinion of Counsel to the effect that the issuance of the Additional Bonds will not adversely affect the exemption from federal income taxation of the interest on any Outstanding Bonds;

(iii) There shall have been furnished to the Trustee a supplement to the Lease, providing for additional Rental Payments sufficient to pay the principal of and interest on the Additional Bonds when due;

(iv) There shall have been furnished to the Trustee a Certificate of an Authority Representative to the effect that the proceeds of the Additional Bonds, together with any additional funds supplied or to be supplied by the Authority or City, will be sufficient to complete the purchase of the Project, the cost of the improvement to the Project or the cost of the refunding, as the case may be;

(v) If the Additional Bonds are issued for an advance refunding described in clause (3) above, a report of an independent accountant to the effect that (A) the proceeds (excluding accrued interest but including any premium) of the Additional Bonds, plus any money to be withdrawn from the Bond Fund for

such purpose and any other funds deposited with the Trustee for such purpose, will be not less than an amount sufficient to pay the principal of and the redemption premium, if any, on the Outstanding Bonds to be refunded and interest which will become due and payable on or prior to maturity or an earlier redemption date, or that (B) from such proceeds or other sources there shall be deposited in trust with the Trustee government securities of the type specified in Minnesota Statutes, Section 475.67, subd. 8, the principal of and the interest on which when due and payable will provide, together with any other money which shall have been deposited with the Trustee for such purpose, sufficient money to pay such principal, redemption premium and interest; and

(vi) If the Additional Bonds are issued for the purpose described in clause (3) above and do not defease all Outstanding Bonds, a report of an independent accountant to the effect that the debt service payable on the Outstanding Bonds (including the Additional Bonds to be issued) in each future Bond Year during which Bonds remain Outstanding will not be increased over the amount which would have been payable in such Bond Years had the Additional Bonds not been issued.

The Trustee shall not authenticate any such Additional Bonds until there is also delivered to the Trustee a resolution of the Authority authorizing the Additional Bonds, executed counterparts of amendments to the corresponding Lease providing for the additional Rental Payments, a supplement to the Indenture describing the Additional Bonds and further documents of the kind described in Section 2.09, to the extent applicable to the Additional Bonds. Additional Bonds shall have Interest Payment Dates of February 1 and August 1, and Principal Payment Dates of February 1.

Section 2.11 Book-Entry Only System. For purposes of this Section and Section 2.12, the following terms shall have the following meanings:

"Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person's subrogee.

"DTC" shall mean The Depository Trust Company of New York, New York.

"DTC Participant" shall mean any broker-dealer, bank or other financial institution for which DTC holds Bonds as securities depository.

"Representation Letter" shall mean the Representation Letter pursuant to which the Authority agrees to comply with DTC's Operational Arrangements.

Upon the initial issuance of the Bonds, DTC will act as securities depository for the Bonds. The Bonds shall be initially issued in the form of a single Bond for each stated maturity, registered in the Bond Register in the name of Cede & Co., as the nominee of DTC.

Until termination of the book-entry only system pursuant to Section 2.12 hereof, the Bonds may only be registered in the name of Cede & Co.

With respect to the Bonds registered in the Bond Register in the name of Cede & Co., as nominee of DTC, neither the Authority nor the Trustee shall have any responsibility or obligation to any DTC Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, neither the Authority nor the Trustee shall have any responsibility or obligation with respect to (i) the accuracy of the records of DTC or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant, any Beneficial Owner or any other person, other than DTC, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant, any Beneficial Owner or any other person, other than DTC, of any amount of principal of, premium, if any, or interest with respect to the Bonds.

The Authority and the Trustee may treat as and deem DTC to be the absolute owner of each Bond for the purpose of payment of the principal of, premium, if any, and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Trustee shall pay all principal of, premium, if any, and interest with respect to the Bonds only to or upon the order of the Bondholders as shown on the Bond Register, and all such payments shall be valid and effective to fully satisfy and discharge the Authority's and Trustee's obligations with respect to the payment of the principal of, premium, if any, and interest relating to the Bonds to the extent of the sum or sums so paid.

Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the transfer provisions in Section 2.05 hereof, references to "Cede & Co." in this Section shall refer to such new nominee of DTC.

Neither the Trustee nor any agent shall have any responsibility or liability for any actions taken or not taken by DTC.

Section 2.12 Substitute Securities Depository; Termination of Book-Entry Only System. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Authority and the Trustee and discharging its responsibilities with respect thereto under applicable law. The Authority may terminate the services of DTC with respect to the Bonds at any time if it determines that DTC is no longer able to carry out its functions as securities depository or that continuation of the system of book-entry transfers through DTC is not in the best interests of the Authority or the Beneficial Owners.

Upon the termination of the services of DTC, a substitute securities depository may be appointed by the Authority. Any substitute securities depository appointed hereunder shall undertake all the obligations and duties of DTC described in this Indenture. In any such case the references herein to DTC shall be deemed to mean such substitute securities depository and any references herein to Cede & Co., as nominee of DTC, shall be deemed to mean the nominee of such substitute securities depository.

Upon the termination of the services of DTC, and if no substitute securities depository willing to undertake the functions of DTC hereunder can be found that, in the opinion of the Authority, is able to undertake such functions upon reasonable and customary terms, or if the

Authority determines that it is in the best interests of the Authority or the Beneficial Owners of the Bonds that the Beneficial Owners be able to obtain certificated Bonds, the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Bondholders shall designate at that time, in accordance with this Article. To the extent that the Beneficial Owners are designated as the transferee by DTC, the Bonds will be delivered to the Beneficial Owners.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments of the principal of, premium, if any, and interest relating to such Bond, and all notices with respect to such Bond, shall be made and given to DTC as provided in the Representation Letter.

ARTICLE III
REDEMPTION OF BONDS

Section 3.01 Redemption of Bonds. Series 2026A Bonds maturing in 2037 and later years are subject to redemption at the option of the Authority, in whole or in part in integral multiples of $5,000, and if in part, in such order of maturity dates as the Authority may determine and by lot on or after February 1, 2036, at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date.

Series 2026A Bonds maturing on February 1, 2054 and February 1, 2056 are subject to mandatory sinking fund redemption, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date, on February 1 in the following years and amounts:

Series 2026A Bonds Maturing in February 1, 2054

Year	Amount
2053	$2,730,000
2054*	2,855,000

*stated maturity

Series 2026A Bonds Maturing in February 1, 2056

Year	Amount
2055	$2,980,000
2056*	3,120,000

*stated maturity

The Series 2026A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2026A Bonds maturing on the same date, in the event that all or any part of the Project is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the

reconstruction and restoration of the Project to its prior condition is not economically feasible. All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

Section 3.02 Notice of Redemption. If the Bonds are to be redeemed pursuant to Section 3.01 hereof, and written notice of an election to exercise an option to redeem Bonds hereunder shall have been given to the Trustee at least 45 days prior by the Authority (other than for the mandatory sinking fund redemption of certain maturities of the Bonds maturing in the years for which no notice of election shall be required), the Trustee shall prepare a notice in the name of the Authority or in its own name describing the Outstanding Bonds to be redeemed, the date of redemption, and the redemption price. Such notice may be conditional. Notice of redemption shall be mailed by the Trustee, not less than thirty (30) days nor more than ninety (90) days before the redemption date, by first-class mail or by electronic means, to the Owners of all Bonds which are to be redeemed, at their last addresses appearing upon the registry books of the Authority and shall be published to the extent required by law.

Section 3.03 Deposit for Redemption. Prior to the designated redemption date, the Authority shall deposit or cause to be deposited with the Trustee funds sufficient to pay the redemption price of the Bonds to be redeemed, and interest thereon to the redemption date, and there shall be deposited, or arrangements shall be made with the Trustee to deposit, with the Trustee a sum sufficient to pay the proper expenses and charges of the Trustee in connection with such redemption. Upon deposit with the Trustee of the aggregate amount of such redemption price and interest pursuant to this Section, such money shall be set aside by the Trustee and held by it for the account of the respective Holders of the Bonds being redeemed.

Section 3.04 Payment of Redeemed Bonds. After notice of redemption shall have been given as provided in Section 3.02, the Bonds specified in such notice shall become due and payable on the redemption date. Payment of the redemption price and interest shall be made to or upon order of the Owner, upon the surrender of the Bonds. Any installment of interest maturing on or prior to the redemption date shall be payable to the Owners of Bonds registered as such on the relevant Record Dates according to the terms of such Bonds and the provisions of Section 2.06 hereof and the notice of redemption herein provided for may so state. If redemption money is available for the payment of all of the Bonds called for redemption on the redemption date, the Bonds so called shall cease to draw interest after the redemption date, and such Bonds shall not be deemed to be outstanding hereunder for any purpose, except that the Holders thereof, on presentation, as herein provided, shall be entitled to receive payment of the redemption price and interest accrued thereon to the redemption date from the money set aside by the Trustee as aforesaid.

Section 3.05 Cancellation of Redeemed Bonds. All Bonds so redeemed, shall forthwith be canceled and held by the Trustee on file until the final maturity of the Bonds; and no further Bonds shall be executed or authenticated or issued hereunder in exchange or substitution therefor.

Section 3.06 Partial Redemption of Bonds. If less than all of the Bonds of a particular maturity at the time outstanding are to be called for prior redemption, the particular Bonds or portions thereof of such maturity to be redeemed shall be selected by lot, except as otherwise

provided herein, by the Trustee in such manner as the Trustee, in its discretion, may determine. The Trustee shall call for redemption in accordance with the foregoing provisions as many Bonds or portions thereof as will, as nearly as practicable, exhaust the money available therefor. Particular Bonds or portions thereof shall be redeemed only in integral multiples of principal amount of $5,000.

So long as the Bonds are registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Bonds or portions thereof to be redeemed shall be selected in accordance with the operational arrangements of The Depository Trust Company or such other securities depository.

ARTICLE IV
BOND PROCEEDS; PROJECT FUND

Section 4.01 Deposit of Bond Proceeds. The Authority shall deposit, or shall direct the purchaser or purchasers of the Series 2026A Bonds to deposit with the Trustee, all of the net proceeds of the sale of the Series 2026A Bonds (including accrued interest thereon from the date from which interest is to be paid thereon to the date of delivery to the purchaser or purchasers thereof), and the Trustee out of such proceeds shall:

(i) Deposit to the credit of the Project Fund the amount of $54,889,269.95;

(ii) Pay the costs of issuance of the Series 2026A Bonds, as set forth in Exhibit E, in the amount of $208,860.00; and

(iii) Deposit to the credit of the Bond Fund the balance of such net proceeds in the amount of $1,359,950.97 to pay capitalized interest.

Section 4.02 Establishment of Project Fund. The Authority hereby establishes a fund with the Trustee entitled the "Series 2026A Project Fund" (the "Project Fund").

There shall be deposited with the Trustee to the credit of the Project Fund the amounts specified in Section 4.01 above from the proceeds of the Series 2026A Bonds. As provided in Section 4.05 hereof, income and profit from the investment of money in the Project Fund shall be credited to the Project Fund. The Authority has no obligation hereunder to deposit any money in said Project Fund or apply money to Project Costs except proceeds of Series 2026A Bonds or funds made available therefor by the City.

The money in the Project Fund shall be held in trust by the Trustee and applied to the payment of the Project Costs in accordance with and subject to the provisions of this Article IV, and pending such application shall be subject to a lien and charge in favor of the Holders of the Bonds issued and Outstanding under this Indenture and shall be held for the further security of such Holders until paid out as herein provided. In the event the money in the Bond Fund shall be insufficient on any Interest Payment Date to pay principal of, premium (if any) or interest on the Series 2026A Bonds due on such date, the Trustee shall use any money then on deposit to the credit of the Project Fund, to the extent needed, to pay such principal, premium and interest. In

no event shall money in the Project Fund be paid for Project Costs if an Event of Default has occurred under the Lease.

Section 4.03 Project Costs Defined.

For the purposes of this Article, project costs include, without intending thereby to limit or restrict any proper definition of such cost under any applicable laws or sound accounting practice, the following:

(i) The costs of the Project;

(ii) Obligations incurred for labor and to contractors, builders and materialmen in connection with the acquisition and construction of the Project, including obligations for machinery, materials and equipment therefor;

(iii) The cost of any indemnity and surety bonds obtained in connection with the installation of the Project, the fees and expenses of the Trustee during installation, taxes and other municipal governmental charges levied or assessed during installation of the Project or any property acquired therefor, and the premiums for insurance, if any, in connection with the Project during renovation and construction; and

(iv) Expenses of administration, supervision and inspection properly chargeable to the Project, administrative fees of the Authority and the City, legal expenses and fees, financing charges, cost of audits and of preparing, offering and issuing the Bonds, and initial fees of the Trustee, incident to the renovation and construction financing of the Project.

Section 4.04 Payments from Project Fund. Payments shall be made from the Project Fund by the Trustee upon receipt of a draw request from a City Representative substantially in the applicable form attached hereto as Exhibit D that sets forth the following: (1) the requisition number, (2) the name and address of the person, firm or corporation to whom payment is due or has been made, (3) the amount to be paid, (4) the percentage of the cost attributable to Project Costs, (5) the purpose to which such payment is to be applied, and (6) that each obligation, item of cost or expense mentioned therein has been properly incurred and is a proper charge against the Project Fund, as the case may be, and has not been the basis of any previous withdrawal. Notwithstanding the foregoing, the amount of $3,645,000 may be paid from the Project Fund without a draw request to accomplish the refinancing of that certain Lease-Purchase Agreement between Security Bank & Trust Co, as lessor, and the City, as lessee, dated as of January 16, 2025; the Trustee shall be directed to make such payment pursuant to a closing memorandum or closing flow of funds prepared by Baker Tilly Municipal Advisors, LLC and executed by any officer or employee of the City or the Authority.

Such requisitions shall be submitted no more often than twice a month, and the Trustee shall issue its check for each payment required by each such requisition within three Business Days after receipt of said statement. All payments made from the Project Fund shall be presumed by the Trustee to be made for the purposes certified in said statement, and the Trustee shall not be required to see to the application of any payments made from the Project Fund or to inquire into

the purposes for which withdrawals are being made from the Project Fund. For purposes of complying with the requirements of this Section, the Trustee may conclusively rely and shall be protected in acting or refraining from acting upon the draw request of the City Representative. The draw request may be submitted in fax form or via email (PDF format). The Trustee shall not be bound to make an investigation into the facts or matters stated in any draw request submitted by the City. The Trustee shall not be responsible for determining whether the funds on hand in the Project Fund are sufficient to complete the Project. The Trustee shall not be responsible to collect lien waivers.

None of the funds in the Project Fund shall be used for any purposes other than the payment or reimbursement of Project Costs and the payment of principal of, premium (if any) on and interest on the Series 2026A Bonds. The Project Fund shall only be used to pay Project Costs attributable to the Project.

Section 4.05 Deposit and Investment of Money in Project Fund. The Trustee shall invest the money on deposit in the Project Fund at the written request and direction of the City Representative in Qualified Investments. In the absence of written directions delivered to the Trustee from the City, the Trustee shall leave the money uninvested. The Trustee may, from time to time, cause any such investments to be sold or otherwise be converted into cash, whereupon the proceeds derived from such sale or conversion shall be deposited into the Project Fund, as the case may be. Any interest or profit derived from investments shall be credited to the Project Fund, as the case may be. Investments permitted under this Section may be purchased from the Trustee or from any of its affiliates. No portion of the Project Fund representing proceeds of the Series 2026A Bonds shall be invested or used in such manner that any of the Series 2026A Bonds would be "arbitrage bonds" under the Internal Revenue Code and regulations thereunder.

Section 4.06 Application of Balance in Project Fund. When the Project is completed and the Completion Certificate furnished, any balance in the Project Fund, as the case may be (after disbursing any final amount in accordance with a statement from a City Representative), shall be deposited in the Bond Fund, as the case may be.

ARTICLE V
DISPOSITION OF PLEDGED REVENUES

Section 5.01 Bond Fund. The Authority hereby establishes with the Trustee, and shall maintain, so long as any of the Series 2026A Bonds are outstanding, a Series 2026A Bond Fund (the "Bond Fund"). Into such Bond Fund, the Authority and Trustee shall make the following deposits:

(i) The amounts required to be deposited by Section 4.01 hereof.

(ii) Into the Bond Fund, the Rental Payments received from the City pursuant to the Lease.

(iii) All other money received by the Trustee from the City or Authority when accompanied by directions of the City or Authority that such money is to be paid into the Bond Fund or used for purposes for which money in

the Bond Fund may be used. If the City or Authority so directs, such money shall be credited against Rental Payments due or to become due.

(iv) All other money required to be deposited in the Bond Fund pursuant to any provision of this Indenture or the Lease.

The money and investments in the Bond Fund are irrevocably pledged to and shall be used by the Trustee, from time to time, to the extent required, for the payment of principal of, premium (if any) on and interest on the Bonds, as and when such principal, premium and interest shall become due and payable. The Bond Fund shall only be used to pay the foregoing for the Series 2026A Bonds.

Section 5.02 Reserved.

Section 5.03 Investment of Funds in Bond Fund. Any money held as a part of the Bond Fund shall be invested or reinvested by the Trustee upon the request and direction of a City Representative in any Qualified Investment. Subject to the forgoing, the type, amount and maturity of Qualified Investments shall conform to the instructions, if any, in the written request of the City Representative; provided that investments acquired with money held in the Bond Fund shall mature no later than the Interest Payment Date upon which such money will be needed to pay principal of, premium, if any, and interest on the Bonds.

In the absence of written directions delivered to the Trustee from the City, the Trustee shall leave funds uninvested. Investments permitted under this Section may be purchased from the Trustee or from any of its affiliates. Obligations so purchased shall be deemed at all times to be a part of the Bond Fund, unless otherwise provided herein, but may from time to time be sold or otherwise converted into cash, whereupon the proceeds derived from such sale or conversion shall be credited to the Bond Fund. Any interest accruing on and any profit realized from such investment shall be credited to the Bond Fund.

The Trustee shall redeem or sell, at the best price obtainable, any obligations so purchased, whenever it shall be necessary to do so in order to provide money to meet any payment from the Bond Fund. Neither the Trustee nor the Authority shall be liable for any loss resulting from any such investment, nor from failure to preserve rights against endorsers or other prior parties to instruments evidencing any such investment.

The Trustee shall be entitled to rely on any written direction of a City Representative as to the suitability and legality of the directed investments. The Trustee shall have no responsibility whatsoever to determine whether any investments made pursuant to this Indenture are or continue to be Qualified Investments.

Investment of funds pursuant to this Section shall be limited as to amount and yield of investment in such manner that no part of the outstanding Series 2026A Bonds shall be deemed "arbitrage bonds" under the Internal Revenue Code and regulations thereunder.

The Trustee shall be entitled to rely on any written direction of a City Representative as to the suitability and legality of the directed investments. The Trustee shall have no responsibility

whatsoever to determine whether any investments made pursuant to this Indenture are or continue to be Qualified Investments.

ARTICLE VI
PARTICULAR COVENANTS OF THE AUTHORITY

The Authority covenants and agrees, so long as the Bonds shall be outstanding and subject to the limitations on its obligations herein set forth, that:

Section 6.01 Payment of Bonds. It will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Indenture and the Bond Resolution and in each and every Bond executed, authenticated and delivered hereunder; will pay or cause to be paid, from Rental Payments by the City and other amounts received in respect of the Lease or available under this Indenture, the principal of, premium (if any) on and interest on every Bond issued hereunder on the dates, at the places and in the manner prescribed in the Bonds in any coin or currency which, on the respective dates of payment of such principal and interest, is legal tender for the payment of public and private debts; and will cause such amounts received to be deposited with the Trustee prior to the due date of each installment of principal and interest and prior to the maturity of any Bond in amounts sufficient to pay such installment; provided, however, that the principal of and interest on any Bond is not and shall not be deemed to represent a debt or pledge the faith or credit of the Authority, the City, or the State of Minnesota or grant to the Holder of any Bond any right to have the Authority, the City, or the State of Minnesota levy any taxes or appropriate any funds to the payment of principal of or interest on the Bonds, such payment to be made solely and only out of the money received pursuant to the Lease and the funds and accounts established and maintained with the Trustee pursuant to the requirements of this Indenture and appropriated to the payment of the Bonds by the Indenture.

Section 6.02 Extensions of Payments of Bonds. It shall not directly or indirectly extend or assent to the extension of the maturity of any of the Bonds, or the time of payment of any claims for interest by the purchase or refunding of such Bonds or claims for interest or by any other arrangement; and in case the maturity of any of the Bonds, or the time for payment of any such claims for interest shall be extended, such Bonds or claims for interest shall not be entitled in case of any default hereunder to the benefit of the Indenture or to any payment out of any assets of the Authority or the funds (except funds held in the trust by the Trustee for the payment of particular Bonds or claims for interest pursuant to this Indenture) held by the Trustee except subject to the prior payment of the principal of all Bonds issued and outstanding hereunder, the maturity of which Bonds or principal installments has not been extended, and of such portion of the accrued interest on the Bonds as shall not be represented by such extended claims for interest. Nothing in this Section shall, however, be deemed to limit the right of the Authority to fund or refund at one time all of such Bonds and claims for interest.

Section 6.03 Authorization. The Authority is duly authorized under the Constitution and Laws of the State of Minnesota to create and issue the Bonds, to undertake the acquisition and financing of the Project, to execute this Indenture and assign and pledge to the Trustee the Trust Estate, including the Rental Payments, and to make the covenants as herein provided. All

necessary action and proceedings on its part to be taken for the creation and issuance of the Bonds and the execution and delivery of this Indenture have been duly and effectively taken.

Section 6.04 Concerning the Lease. It will cause and permit the Trustee to take such action as may be necessary or advisable to enforce the covenants, terms and conditions of the Lease if such action shall, in the Trustee's discretion, be deemed to be in the best interest of the Authority or the Bondholders. The Authority shall do or cause to be done all things on its part to be performed under the Lease so that the obligations of the City thereunder shall not be impaired or excused.

Section 6.05 To Observe All Covenants and Terms -- Limitations on Authority's Obligations. It will not issue or permit to be issued any Bonds hereunder in any manner other than in accordance with the provisions of this Indenture and the agreements in that behalf herein contained, and will not suffer or permit any Event of Default to occur under this Indenture, but will faithfully observe and perform all the conditions, covenants and requirements hereof. It is expressly agreed that the Authority has no obligation to make any advance or payment or incur any expense or liability from its general funds in performing, any of the conditions, covenants or requirements of the Bonds or this Indenture or from any funds other than revenues and income received pursuant to the Lease, the proceeds of its annual tax levy, or money in the funds and accounts provided for herein.

Section 6.06 Liens. The Authority agrees it will not mortgage, sell or otherwise encumber its interests in the Land and Project during the term of the Lease, except pursuant to the Lease or as otherwise permitted in the Lease or this Indenture. For the avoidance of doubt, the City and the Authority are expressly permitted to record any documents and take any other actions as may be necessary to consolidate all or any portion of the Land and the Project with other property of the Authority, and no such recordings or actions shall be construed or interpreted as violative of any provision, covenant or negative covenant contained herein. Further, the term "Permitted Encumbrances" (as defined in the Lease) shall include any encumbrance recorded in connection with any such consolidation. Further, the City and the Authority are expressly permitted to encumber or license no more than 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming.

Section 6.07 Rental Payments. It is estimated that the rental payments to be made by the City pursuant to the Lease will produce the amounts needed to meet when due the principal and interest payments on the Bonds.

ARTICLE VII
EVENTS OF DEFAULT; REMEDIES

Section 7.01 Events of Default. Each of the following events is hereby defined as, and is declared to be and to constitute, an "Event of Default":

(i) If payment of the principal of, or premium, if any, on any of the Bonds, when the same shall become due and payable, whether at maturity or by

proceedings for redemption (by redemption, declaration or otherwise), shall not be made; or

(ii) If payment of any interest on the Bonds when the same shall become due and payable (in which case interest shall be payable to the extent permitted by law on any overdue installments of interest, in each case at the interest rate borne by the Bonds in respect of which such interest is overdue) shall not be made; or

(iii) If an Event of Default shall occur and be subsisting under Section 10.1 of the Lease; or

(iv) If default shall be made in the performance or observance of any other of the covenants, agreements or conditions on the part of the Authority in this Indenture, or in the Bonds contained, and such default shall have continued for a period of thirty days after written notice thereof given to the Authority by the Trustee.

Section 7.02 Enforcement of Covenants and Conditions. Upon the occurrence of an Event of Default with respect to a Lease, the Trustee may, anything herein to the contrary notwithstanding and without any request from any Bondholder of the Bonds relating thereto (subject, however, to the provisions of Section 8.06 hereof), take such action or actions for the enforcement of its rights and the rights of such Bondholders and the rights of the Authority under such Lease as due diligence, prudence and care would require and to pursue the same with like diligence, prudence and care.

Upon the occurrence of an Event of Default with respect to a Lease, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of Outstanding Bonds relating thereto, by written notice to the Authority, declare the principal of the respective Bonds to be immediately due and payable, whereupon that portion of the principal of such Bonds thereby coming due and the interest thereon accrued to the date of payment shall, without further action, become and be immediately due and payable, anything in this Indenture or in such Bonds to the contrary notwithstanding.

Upon the happening and continuance of an Event of Default, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of the outstanding Bonds relating thereto, proceed forthwith by suit or suits at law or in equity or by any other appropriate remedy to enforce payment of such Bonds, to enforce application to such payment of the funds, revenues and income appropriated thereto by this Indenture and by such Bonds, to enforce rights of the Authority under such Lease, and to enforce any such other appropriate legal or equitable remedy as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of its rights or any of the rights of the Bondholders with respect thereto. Notwithstanding the foregoing, the Trustee need not proceed upon any such written request of such Bondholders, as aforesaid, unless such Bondholders shall have offered to the Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby.

Section 7.03 Application of Money. All money received by the Trustee pursuant to any right given or action taken under the provisions of this Indenture or a Lease, shall, after payment of the cost and expenses of the proceedings resulting in the collection of such money and of the fees, expenses, charges, liabilities and advances incurred or made by the Trustee, be deposited in the Bond Fund relating to such Lease and all money in the Bond Fund maintained with the Trustee shall be applied as follows:

(i) Unless the principal of all the Bonds shall have become due and payable, all such money shall be applied:

First: To the payment to the Bondholders entitled thereto of all installments of interest then due on the Bonds, in the order of the maturity of the installments of such interest, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the Bondholders entitled thereto, without any discrimination or privilege; and

Second: To the payment to the Bondholders entitled thereto of the unpaid principal of any of the Bonds which shall have become due (other than Bonds called for redemption for the payment of which money is held pursuant to the provisions of this Indenture), in the order of their due dates, and, if the amount available shall not be sufficient to pay in full Bonds due on any particular date, then to the payment ratably, according to the amount of principal due on such date, to the Bondholders entitled thereto without any discrimination or privilege.

(ii) If the principal of all the Bonds shall have become due, all such money shall be applied to the payment of the principal and interest then due and unpaid upon the Bonds, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the Bondholders entitled thereto without any discrimination or privilege.

Whenever money is to be applied by the Trustee pursuant to the provisions of this Section, such money shall be applied by it at such times, and from time to time, as the Trustee shall determine, having due regard to the amount of such money available for application and the likelihood of additional money becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the deposit with it of any such money and of the fixing of any such date, and shall not be required to make payment to the Holder of any Bond until such Bond shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Whenever all Bonds of a series and interest thereon have been paid under the provisions of this Section and all expenses and charges of the Trustee and the Authority have been paid, any

balance remaining shall be paid to the persons entitled to receive the same; if no other person shall be entitled thereto, then the balance shall be paid to the City.

Section 7.04 Right of Trustee to Act Without Possession of Bonds. All rights of action (including the right to file proof of claim) under this Indenture, the Lease or under any of the Bonds, may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceeding relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee, without the necessity of joining as plaintiffs or defendants any Holders of the Bonds hereby secured, and any recovery of judgment shall be for the equal benefit of the Holders of the Outstanding Bonds, subject to the provisions of Section 6.02 hereof with respect to extended Bonds and claims for interest.

Section 7.05 Power of Majority of Bondholders. Anything in this Indenture to the contrary notwithstanding, the Holders of a majority in aggregate principal amount of Bonds Outstanding hereunder with respect to a Lease shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all proceedings to be taken under this Indenture and such Lease; provided, that such direction shall not be otherwise than in accordance with the provisions of law and that the Trustee shall be indemnified as provided in Section 8.06.

Section 7.06 Limitation on Suits by Bondholders. No Holder of any Bond with respect to any Lease shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Indenture or for the execution of any trust hereof or for any other remedy hereunder, unless an Event of Default with respect to such Lease has occurred of which the Trustee has been notified or of which it is deemed to have notice; nor unless the Holders of twenty-five per centum (25%) in aggregate principal amount of Bonds with respect to such Lease Outstanding hereunder shall have made written request to the Trustee and shall have offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; nor unless also they shall have offered to the Trustee indemnity as provided hereinafter; and such notification, request and offer of indemnity are hereby declared in every such case at the option of the Trustee to be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action or cause of action for enforcement or for any other remedy hereunder; and the Trustee for 60 days after receipt of such written request and offer of indemnity has failed to institute such suit, action or proceeding; and no direction inconsistent with such written request has been given to the Trustee by the Holders of 25% in aggregate principal amount of the Bonds with respect to such Lease during such 60 day period it being understood and intended that no one or more Holders of such Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice the lien of this Indenture by his or their action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of the Holders of such Bonds Outstanding hereunder. Nothing in this Indenture contained shall, however, affect or impair the right of any Bondholder, which is absolute and unconditional, to enforce and bring suit for the payment of the principal of and interest on any Bond at and after the maturity thereof to pay the principal of and interest on each of the Bonds relating to the relevant Lease issued hereunder to the respective Holders thereof at the time and place in such Bonds expressed, in accordance with the terms of such Bonds.

Section 7.07 Waiver by Bondholders. The Trustee, upon the written request of the Holders of not less than a majority in principal amount of the Bonds relating to a Lease at the time Outstanding hereunder, shall waive any Event of Default hereunder and its consequences, except an Event of Default in the payment of the principal of such Bonds at the date of maturity specified therein; provided, however, that an Event of Default in the payment of interest on such Bonds shall not be waived unless, prior to such waiver, all arrears of interest and all expenses of the Trustee shall have been paid or shall have been provided for by deposit with the Trustee of a sum sufficient to pay the same. In case of any such waiver, the Authority, the Trustee and the Holders of such Bonds shall be restored to their former positions and rights hereunder respectively. No such waiver shall extend to any subsequent or other Event of Default or impair any right consequent thereon.

Section 7.08 Remedies Cumulative, Delay Not To Constitute Waiver. No remedy by the terms of this Indenture or the Lease, conferred upon or reserved to the Trustee (or to the Bondholders) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient.

No waiver of any Event of Default hereunder, whether by the Trustee or by the Bondholders, shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

Section 7.09 Restoration of Rights Upon Discontinuance of Proceedings. In case the Trustee or Bondholders shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee or the Bondholders, then and in every such case the Authority, the City, the Trustee and the Bondholders shall be restored to their former positions and rights hereunder with respect to the Trust Estate, and all rights, remedies and powers of the Trustee and the Bondholders shall continue as if no such proceedings had been taken.

ARTICLE VIII
CONCERNING THE TRUSTEE

Section 8.01 Acceptance of Trust and Prudent Performance Thereof. The Trustee, prior to the occurrence of an Event of Default and after the curing of all such Events of Default as may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. The Trustee shall, during the existence of any such Event of Default which has not been cured, exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Trustee shall not be required to take notice or be deemed to have notice of any Default hereunder, except Default in the deposits or payments specified in Section 7.01(i) or (ii), unless the Responsible Officer shall be specifically notified in writing of such Default by the City, by the Authority or by the Holders of at least twenty-five per centum (25%) in aggregate principal amount of Bonds outstanding hereunder, and all notices or other instruments required by this Indenture to be delivered to the Trustee must, in order to be effective, be delivered at the office of the Trustee, and in the absence of such notice so delivered, the Trustee may conclusively assume that there is no Default, except as aforesaid.

Delivery of reports, information and documents to the Trustee under the Agreement is for informational purposes only and the Trustee's receipt of the foregoing shall not constitute constructive notice of any information contained therein or determinable from information contained therein, including the City's compliance with any of their covenants hereunder (as to which the Trustee is entitled to rely conclusively on Officers' Certificates).

No provision of this Indenture shall be construed to relieve the Trustee from liability for its own grossly negligent action, its own grossly negligent failure to act, or its own willful misconduct, except that

(i) prior to such an Event of Default hereunder, and after the curing of all such Events of Default which may have occurred:

(A) the duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee, and

(B) In the absence of bad faith on the part of the Trustee, the Trustee may conclusively rely, as to the truth of the statements and to the correctness of the opinions expressed therein, upon any certificate or opinion furnished to the Trustee conforming to the requirements of this Indenture; but in the case of any such certificate or opinion which by any provision hereof is specifically required to be furnished to the Trustee, the Trustee shall be under a duty to examine the same to determine whether or not it conforms in form to the requirements of this Indenture; and

(ii) at all times, regardless of whether or not any such Event of Default shall exist:

(A) the Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer or Officers of the Trustee unless it shall be proved that the Trustee was grossly negligent in ascertaining the pertinent facts, and

(B) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Holders of not less than a majority in aggregate principal amount of

all the Bonds at the time outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise to incur individual financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

Section 8.02 Trustee May Rely Upon Certain Documents and Opinions. Except as otherwise provided in Section 8.01,

(i) the Trustee may rely and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, consent, order, bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties;

(ii) any request, direction, election, order, certification or demand of the Authority or the City shall be sufficiently evidenced by an instrument signed by an Authority Representative or a City Representative, as the case may be (unless otherwise in this Indenture specifically prescribed), and any resolution of the Authority may be evidenced to the Trustee by a copy certified by the Executive Director;

(iii) the Trustee may consult with counsel (who may be counsel for the Authority or the City) and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel; and

(iv) whenever, in the administration of the trusts of this Indenture, the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or bad faith on the part of the Trustee, be deemed to be conclusively proved and established by a Certificate of the Authority or Certificate of the City and any such Certificate shall, in the absence of negligence or bad faith on the part of the Trustee, be full warrant to the Trustee for any action taken or suffered by it under the provisions of this Indenture upon the faith thereof.

Section 8.03 Trustee Not Responsible for Indenture Statements, Validity. The Trustee shall not be responsible for any recital or statement herein, or in the Bonds (except in respect of the certificate of the Trustee endorsed on such Bonds), or for the validity of the execution by the Authority of this Indenture or the validity or execution of the Lease or the Bond Resolution, or of any supplemental instrument, or for the sufficiency of the security of the Bonds issued hereunder or intended to be secured hereby, or for the value or title of any of the Trust Estate, or otherwise

as to the maintenance of the security hereof; and the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any covenant, condition or agreement on the part of the Authority or the City, except as herein set forth, but the Trustee may require of the Authority and the City full information and advice as to the performance of the covenants, conditions and agreements aforesaid and of the condition of the physical property included in the Trust Estate. The Trustee shall not be accountable for the use of any Bonds authenticated or delivered hereunder.

Section 8.04 Limits on Duties and Liabilities of Trustee. The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty of the Trustee and the Trustee shall be answerable only for its own gross negligence or willful default. The Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

Section 8.05 Money Held in Trust. Money held by the Trustee hereunder is held in trust but need not be segregated from other funds except to the extent required by law. The Trustee shall be under no liability for interest on any money received by it hereunder except as otherwise agreed with the Authority or the City.

Section 8.06 Obligation of Trustee. The Trustee shall be under no obligation to institute any suit, or to take any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall have reasonable grounds for believing that repayment of all costs and expenses, outlays and counsel fees and other reasonable disbursements in connection therewith and adequate indemnity against all risk and liability is reasonably assured to it; the Trustee may, nevertheless, begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as such Trustee, without assurance of reimbursement or indemnity, and in such case the Trustee shall be reimbursed for all costs and expenses, outlays and counsel fees and other reasonable disbursements properly incurred in connection therewith. If the City shall fail to make such reimbursement, the Trustee may reimburse itself from any money in its possession under the provisions of this Indenture and shall be entitled to a preference therefor over any of the Bonds or claims for interest outstanding hereunder.

Section 8.07 Notice to Bondholders. The Trustee shall give to the Holders of the Bonds relating to a Lease whose names and addresses are known to it, written notice of all Events of Default relating to such Lease known to the Trustee by virtue of actual knowledge of a Responsible Officer, within sixty (60) days after the occurrence of an Event of Default unless such Event of Default shall have been cured before the giving of such notice; provided that, except in the case of an Event of Default in the payment of principal and interest on any of such Bonds, the Trustee shall be protected in withholding such notice if and so long as its Board of Directors, an executive committee or trust default committee or chief executive officer of the Trustee in good faith determines that the withholding of such notice is in the interest of the Bondholders relating thereto.

Section 8.08 Intervention in Judicial Proceedings. In any judicial proceeding to which the Authority or the City is a party and which in the opinion of the Trustee has a substantial

bearing on the interest of owners of Bonds issued hereunder, the Trustee may intervene on behalf of Bondholders and shall do so if requested in writing by the owners of at least twenty-five percent (25%) in the aggregate principal amount of Bonds Outstanding hereunder with respect to the Lease subject to such proceeding. The rights and obligations of the Trustee under this Section are subject to the approval of the court having jurisdiction in the premises.

Section 8.09 Further Investigation by Trustee. The resolutions, opinions, certificates and other instruments provided for in this Indenture may be accepted by the Trustee as conclusive evidence of the facts and conclusions stated therein and shall be in full warrant, protection and authority to the Trustee for its actions hereunder; but the Trustee may, in its unrestricted discretion, and shall, if requested in writing so to do by the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of Bonds Outstanding hereunder with respect to a Lease, cause to be made such independent investigation with respect to such Lease as it may see fit, and in that event may decline to release any property, or pay over cash, or take other action relating thereto unless satisfied by such investigation of the truth and accuracy of the matters so investigated.

Section 8.10 Trustee to Retain Financial Records. The Trustee shall retain all financial statements and other reports furnished by the Authority or the City in accordance with this Indenture so long as any of the Bonds shall be Outstanding. The Trustee shall not be deemed to have notice of any information contained therein or event of default which may be disclosed in any manner.

Section 8.11 Compensation of Trustee. All advances, counsel fees and other expenses reasonably made or incurred by the Trustee in and about the execution of the trust hereby created and reasonable compensation to the Trustee for its services in the premises shall be paid by the City. The compensation of the Trustee shall not be limited to or by any provision of law in regard to the compensation of trustees of an express trust. If not paid by the City, the Trustee shall have a first lien, with right of payment prior to payment on account of interest or principal of any Bond issued hereunder, for reasonable compensation, expenses, advances and counsel fees incurred in and about the execution of the trusts hereby created and exercise and performance of the powers and duties of the Trustee hereunder and the cost and expense incurred in defending against any liability in the premises of any character whatsoever (unless such liability is adjudicated to have resulted from the gross negligence or willful default of the Trustee).

Section 8.12 Trustee May Hold Bonds. The Trustee and its officers and directors may acquire and hold, or become the pledgee of, Bonds and otherwise deal with the Authority or the City in the same manner and to the same extent and with like effect as though it were not Trustee hereunder.

Section 8.13 Appointment of Trustee. There shall at all times be a trustee hereunder which shall be a trust company or bank in good standing organized and doing business under the laws of the United States or any State thereof, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least Ten Million Dollars ($10,000,000), and subject to supervision or examination by Federal or State authority. If such association or corporation publishes reports of condition at least annually, pursuant to law or to

the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such association or corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this Section, and another association or corporation is eligible, the Trustee shall resign immediately in the manner and with the effect specified in Section 8.16 hereof.

Section 8.14 Merger of Trustee. Any corporation or association into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its trust business and assets as a whole or substantially as a whole, or any corporation or association, resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor trustee hereunder and vested with all of the title to the Trust Estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 8.15 Resignation or Removal of Trustee. The Trustee may resign and be discharged from the trusts created by this Indenture by giving to the Authority and the Bondholders thirty (30) days' notice in writing of such resignation, specifying a date when such resignation shall take effect. Such resignation shall take effect on the day specified in such notice, if a successor Trustee has been appointed, or upon such later date as a successor is appointed.

Any Trustee hereunder may be removed at any time upon 30 days' notice by an instrument or instruments in writing, appointing a successor to the Trustee so removed, filed with the Trustee and executed by either (i) the Authority or (ii) the Holders of a majority in principal amount of the Bonds hereby secured and then Outstanding.

Section 8.16 Appointment of Successor Trustee. In case at any time the Trustee shall resign or shall be removed or otherwise shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or if a receiver of the Trustee or of its property shall be appointed, or if a public supervisory office shall take charge or control of the Trustee or of its property or affairs, a vacancy shall forthwith and ipso facto be created in the office of such Trustee hereunder, and a successor may be appointed by either (i) the Authority or (ii) the Holders of a majority in principal amount of the Bonds hereby secured and then Outstanding, by an instrument or instruments in writing filed with the Trustee and executed by such Bondholders, notification thereof being given to the Authority, but in the event the Trustee has been removed by action of the Bondholders, until a new Trustee shall be appointed by the Bondholders as herein authorized, the Authority may, subject to the provisions hereof, appoint a Trustee to fill such vacancy. After any appointment by the Authority, in the event the Trustee has been removed by action of the Bondholders, the Trustee so appointed shall cause notice of its appointment to be mailed within 30 days of such appointment to the registered Holders of the Bonds, but any new Trustee so appointed by the Authority shall immediately and without further act be superseded by a Trustee appointed in the manner above provided by the Holders of a majority in principal amount of said Bonds whenever such appointment by said Bondholders shall be made.

If, in a proper case, no timely appointment of a successor Trustee shall be made pursuant to the foregoing provisions the Holder of any Bond hereby secured or any retiring Trustee may apply to any court of competent jurisdiction to appoint a successor trustee. Said court may thereupon, after such notice, if any, as such court may deem proper and prescribe, appoint a successor trustee.

Section 8.17 Transfer of Rights and Property to Successor Trustee. Every successor trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the Authority an instrument in writing accepting such appointment hereunder, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of the Authority or of its successor execute and deliver an instrument transferring to such successor all the estate, properties, rights, powers and trusts of such predecessor hereunder, and every predecessor trustee shall deliver all securities and money held by it as Trustee hereunder to its successor. Should any assignment, conveyance or instrument in writing from the Authority be required by any successor trustee for more fully and certainly vesting in such successor trustee the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor trustee, any and all such assignments, conveyances and instruments in writing shall, on request, be executed, acknowledged and delivered by the Authority. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all assignments, conveyances and other instruments provided for in this Article shall, at the expense of the City, be forthwith filed and/or recorded by the successor trustee in each recording office where the Indenture shall have been filed and/or recorded.

Section 8.18 Appointment of Successor or Alternate Paying Agents. In the event the initial Trustee shall also have been appointed paying agent for the Series 2026A Bonds or for any Additional Bonds, a successor Trustee shall become successor paying agent with respect to such Bonds unless otherwise provided in the instrument appointing such successor Trustee. If any paying agent other than the initial Trustee shall resign or become incapable of acting, or shall be removed under a supplemental indenture entered into pursuant to the terms hereof, the Authority may appoint a successor paying agent which is a bank or trust company qualified to act as paying agent under the laws of the State of Minnesota and which is willing to accept the office on reasonable and customary terms approved by an Authority Representative. The Authority may appoint successor paying agents. "Paying agent" as used in this Section refers to the bank or trust company named in the form of Bond provided for the Series 2026A Bonds in the recitals hereof, or provided for Additional Bonds in a supplemental indenture, where principal of and interest on Bonds may be paid.

Section 8.19 Agents. The Trustee may execute any of the trusts or powers hereof and perform any of its duties by or through attorneys, agents, receivers or employees and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder and may in all cases pay reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trust hereof.

Section 8.20 Limitation on Damages. In no event shall the Trustee be liable for incidental, indirect, special, consequential or punitive damages or penalties (including, but not limited to lost profits), even if the Trustee has been advised of the likelihood of such damages or penalty and regardless of the form of action.

Section 8.21 Indemnification. To the extent authorized by law, the Authority shall indemnify and hold harmless the Trustee against any and all loss, damage, claims, expense and liability arising out of or in connection with the acceptance of administration of the trust or trusts hereunder, including the costs and expenses of defending itself against any claim (whether asserted by the issuer, the borrower any bondholder or any other person) or liability in connection with the exercise or performance of any of its powers or duties hereunder except to the extent that such loss, damage, claim, expense or liability is determined by a court of competent jurisdiction to have been caused solely by Trustee's gross negligence or willful misconduct.

ARTICLE IX
CONCERNING THE BONDHOLDERS

Section 9.01 Execution of Instruments by Bondholders. Any request, direction, consent or other instrument in writing required by this Indenture to be signed or executed by Bondholders may be in any number of concurrent instruments of similar tenor and may be signed or executed by such Bondholders in person or by agent duly appointed by an instrument in writing. Proof of the execution of any such instrument and of the ownership of Bonds shall be sufficient for any purpose of this Indenture and shall be conclusive in favor of the Trustee with regard to any action taken by it under such instrument if made in the following manner:

(i) The fact and date of the execution by any person of any such instrument may be proved by the certificate of any officer in any jurisdiction who, by the laws thereof, has power to take acknowledgments of deeds to be recorded within such jurisdiction, to the effect that the person signing such instrument acknowledged to him the execution thereof, or by an affidavit of a witness to such execution.

(ii) The ownership of Bonds shall be proved by the registration books kept under the provisions of this Indenture.

Nothing contained in this Article shall be construed as limiting the Trustee to the proof above specified, it being intended that the Trustee may accept any other evidence of the matters herein stated which to it may seem sufficient.

Section 9.02 Waiver of Notice. Any notice or other communication required by this Indenture to be given by delivery, publication or otherwise to the Bondholders or any one or more thereof may be waived, at any time before such notice or communication is so required to be given, by a writing mailed or delivered to the Trustee by the Holder or Holders of all of the Bonds entitled to such notice or communication.

Section 9.03 Determination of Bondholder Concurrence. In determining whether the Holders of the requisite aggregate principal amount of Bonds have concurred in any demand,

request, direction, consent or waiver under this Indenture, Bonds which are owned by the Authority or the City shall be disregarded and deemed not to be Outstanding for the purpose of any such determination; provided, that for the purpose of determining whether the Trustee shall be protected in relying on any such demand, request, direction, consent or waiver only Bonds which the Trustee knows to be so owned shall be disregarded. Bonds so owned which have been pledged in good faith may be regarded as Outstanding for the purposes of this Section if the pledgee shall establish to the satisfaction of the Trustee the pledgee's right to vote such Bonds and that the pledgee is not a person directly or indirectly controlling or controlled by or under common control with the Authority or the City. In case of a dispute as to such right, any decision by the Trustee taken upon the advice of counsel shall be full protection to the Trustee.

Section 9.04 Bondholders' Meeting. A meeting of the Bondholders with respect to the Lease may be called at any time and from time to time for any of the following purposes:

(i) to give any notice to the Authority or to the Trustee, or to give any direction to the Trustee, or to make any request of the Trustee, or to consent to the waiving of any Event of Default hereunder and its consequences, or to take any other action authorized to be taken by Bondholders pursuant to any of the provisions of Article VII hereof;

(ii) to remove the Trustee or appoint a successor Trustee pursuant to the provisions of Article VIII hereof;

(iii) subject to Article XI hereof, to consent to the execution of an indenture or indentures supplemental hereto;

(iv) subject to Article XII hereof, to consent to any amendment of the Lease or to any instrument supplemental to the Lease; or

(v) to take any other action authorized to be taken by or on behalf of the Holders of any percentage of the Outstanding Bonds under any other provisions of this Indenture or under applicable law.

Any Bondholders' meeting may be called and held as follows:

(i) A meeting of Bondholders may be held at such place within the City where the Trustee has its principal office as the Trustee or, in case of its failure to act, the Authority or Bondholders calling the meeting shall prescribe.

(ii) Notice of every meeting of Bondholders, setting forth the time and place of such meeting and in general terms the action proposed to be taken at such meeting, shall be mailed, postage prepaid, not less than 20 nor more than 180 days prior to the date fixed for the meeting, to each owner of Bonds. Any failure of the Trustee to mail such notice, or any defect therein shall not, however, in any way impair or affect the validity of any such meeting.

(iii) In case at any time the Authority, pursuant to a resolution, or the Holders of at least ten percent (10%) in aggregate principal amount of the Bonds

then Outstanding with respect to any Lease, shall have requested the Trustee to call a meeting of the Bondholders relating to such Lease, by written request setting forth in reasonable detail the action proposed to be taken at the meeting, and the Trustee shall not have given the notice of such meeting within 20 days after receipt of such request, then the Authority or the Holders of such Bonds in the amount above specified may call such meeting to take any action authorized in this Section by giving notice thereof as provided in paragraph (b) of this Section.

(iv) Only a Holder of one or more Bonds or a person appointed as proxy by an instrument in writing of such Holder shall be entitled to vote at or to participate with their counsel and the representatives of the Trustee and the Authority in such meeting. Each Holder shall be entitled to one vote for each $5,000 in principal amount of Outstanding Bonds held.

(v) The Trustee or, in case of its failure to act, the Authority or Bondholders calling or requesting the meeting, may make such reasonable regulations as it may deem advisable for any meeting of Bondholders in regard to proof of the holding of Bonds and of the appointment of proxies and in regard to the appointment and duties of inspectors of votes, the submission and examination of proxies, certificates and other evidence of the right to vote, and such other matters concerning the conduct of the meeting as it shall deem appropriate.

(vi) At any meeting of Bondholders, the presence of persons owning Bonds in an aggregate principal amount sufficient under the appropriate provision of this Indenture to take action upon the business for the transaction of which such meeting was called shall constitute a quorum. Any meeting of Bondholders duly called pursuant to this Section may be adjourned from time to time by vote of the Holders (or proxies for the Holders) of a majority of the Bonds represented at the meeting and entitled to vote, whether or not a quorum shall be present; and the meeting may be held as so adjourned without further notice.

(vii) The vote upon any resolution submitted to any meeting of Bondholders shall be by written ballots on which shall be subscribed the signatures of the Holders of Bonds or of their representatives by proxy and the serial number or numbers of the Bonds held or represented by them. The President of the meeting shall appoint two inspectors of votes who shall count all votes cast at the meeting for or against any resolution and who shall make and file with the secretary of the meeting their verified written reports in duplicate of all votes cast at the meeting. A record, at least in duplicate, of the proceedings of each meeting of Bondholders shall be prepared by the secretary of the meeting and there shall be attached to said record the original reports of the inspectors of votes on any vote by ballot taken thereat and affidavits by one or more persons having knowledge of the facts setting forth a copy of the notice of the meeting and showing that said notice was mailed as provided in paragraph (ii) hereof. Each copy shall be signed and verified by the affidavits of the President and secretary of the meeting and one such copy shall be delivered to the Authority and

one copy to the Trustee to be preserved by the Trustee, the latter to have attached thereto the ballots voted at the meeting. Any record so signed and verified shall be conclusive evidence of the matters therein stated.

Section 9.05 Revocation by Bondholders. At any time prior to (but not after) the evidencing to the Trustee of the taking of any action by the Holders of the percentage in aggregate principal amount of the Bonds specified in this Indenture in connection with such action, any Holder of a Bond may, by filing written notice with the Trustee at its principal office, revoke any consent given by such Holder or the predecessor Holder of such Bond. Except as aforesaid, any such consent given by the Holder of any Bond shall be conclusive and binding upon such Holder and upon all future Holders and owners of such Bond and of any Bond issued in exchange therefor or in lieu thereof, irrespective of whether or not any notation in regard thereto is made upon such Bond. Any action taken by the Holders of the percentage in aggregate principal amount of the Bonds specified in this Indenture in connection with such action shall be conclusively binding upon the Authority, the Trustee and the Holders of all the Bonds.

ARTICLE X
PAYMENT, DEFEASANCE AND RELEASE

Section 10.01 Payment and Discharge of Indenture. If the Authority, its successors or assigns, shall

(i) pay or cause to be paid the principal of and premium, if any, and interest on the Series 2026A Bonds, as the case may be, at the time and in the manner stipulated therein and herein, or

(ii) provide for the payment of principal and premium, if any, of such Bonds and interest thereon by depositing with the Trustee at or at any time before maturity amounts sufficient either in cash or in government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, the principal and interest on which when due and payable and without consideration of any reinvestment thereof shall be sufficient to pay the entire amount due or to become due thereon for principal and premium, if any, and interest to maturity of all said Bonds Outstanding, or

(iii) deliver to the Trustee (1) proof satisfactory to the Trustee that notice of redemption of all of such Outstanding callable Bonds not surrendered or to be surrendered to it for cancellation has been given or waived as provided in Article III hereof, or that arrangements satisfactory to the Trustee have been made insuring that such notice will be given or waived, or (2) a written instrument executed by the Authority under its official seal and expressed to be irrevocable, authorizing the Trustee to give such notice for and on behalf of the Authority, or (3) file with the Trustee a waiver of such notice of redemption signed by the Holders of all of such Outstanding Bonds, and in any such case, deposit with the Trustee before the date on which such Bonds are to be redeemed, as provided in said Article III, the entire amount of the redemption price, including accrued interest, and premium, if any, either in cash or in government securities of the

type permitted by Minnesota Statutes, Section 475.67, subd. 8, in such aggregate face amount, bearing interest at such rates and maturing at such dates as shall be sufficient to provide for the payment of such redemption price on the date such Bonds are to be redeemed, and on such prior dates when principal of and interest on the Outstanding Bonds is due and payable, or

(iv) surrender to the Trustee for cancellation all such Bonds for which payment is not so provided, and shall also pay all other sums due and payable hereunder by the Authority,

then and in that case, all the portion of the Trust Estate relating to such Bonds shall revert to the Authority and the City as their interests may appear, and the entire estate, right, title and interest of the Trustee and of the owners of such Bonds shall thereupon cease, determine and become void; and the Trustee in such case, upon the cancellation of all Bonds for the payment of which cash or securities shall not have been deposited in accordance with the provisions of this Indenture, shall, upon receipt of a written request of the Authority, and at its cost and expense, execute to the Authority, or its order, proper instruments acknowledging satisfaction of this Indenture and surrender to the Authority and the City, as their interests appear, all cash and deposited securities, if any (other than cash or securities for the payment of such Bonds and interest thereon), which shall then be held hereunder as a part of the Trust Estate.

In case of any discharge of the lien of the Indenture with respect to the Series 2026A Bonds pursuant to paragraphs (ii) or (iii) above, there shall be submitted to the Trustee (i) an Opinion of Counsel, which opinion may be based upon a ruling or rulings of the Internal Revenue Service, to the effect that the interest on such Bonds being discharged will not become includable in gross income for federal income tax purposes, notwithstanding the discharge of the Indenture, and that all requirements of the Lease and Indenture for the defeasance of such Bonds have been complied with and (ii) a report in form and substance acceptable to the Trustee of an independent accountant acceptable to the Trustee to the effect that the payment when due of the principal of and the interest on the government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, deposited with the Trustee will provide, together with any other money which shall have been deposited with the Trustee for such purpose, sufficient money to pay all principal and interest on such Outstanding Bonds when due.

Nothing contained in this Section 10.01 shall be construed to prohibit the defeasance of one or more, but not all, series of Bonds by any of the methods set forth in clauses (i), (ii), (iii) or (iv) above, as the same would apply to the particular series of Bonds being discharged.

Section 10.02 Bonds Deemed Not Outstanding After Deposits. When there shall have been deposited at any time with the Trustee in trust for the purpose, cash or government securities of the type permitted by Minnesota Statutes, Section 475.67, subd. 8, the principal and interest on which shall be sufficient to pay the principal of any Bonds when the same become due, either at maturity or otherwise, or at the date fixed for the redemption thereof and to pay all interest with respect thereto at the due dates for such interest or to the date fixed for redemption, for the use and benefit of the Holders thereof, then upon such deposit all such Bonds shall cease to be entitled to any lien, benefit or security of this Indenture except the right to receive the funds so deposited, and such Bonds shall be deemed not to be Outstanding hereunder; and it shall be

the duty of the Trustee to hold the cash and securities so deposited for the benefit of the Holders of such Bonds, and from and after such date, redemption date or maturity, interest on such Bonds thereof called for redemption shall cease to accrue.

Section 10.03 Unclaimed Money to be Returned. Any money deposited with the Trustee pursuant to the terms of this Indenture, for the payment or redemption of Bonds, and the payment of interest and redemption premium with respect thereto, and remaining unclaimed by the Holders of the Bonds for a period of two years and eleven months after the due date or the date fixed for redemption of the same, as the case may be, shall, upon the written request of the Authority, and if the Authority or any successor to the obligations of the Authority under this Indenture and the Bonds shall not at the time, to the knowledge of the Trustee, be in default with respect to any of the terms and conditions contained in the Indenture or in the Bonds, be paid to the Authority, and such Holders of the Bonds shall thereafter look only to the Authority, for payment and then only to the extent of the amounts so received without interest thereon.

ARTICLE XI
SUPPLEMENTAL INDENTURES

Section 11.01 Purposes for Which Supplemental Indentures May be Executed. The Authority, upon resolution, and the Trustee from time to time and at any time, subject to the conditions and restrictions in this Indenture contained, may enter into such indentures supplemental hereto as may or shall by them be deemed necessary or desirable without the consent of any Bondholder for any one or more of the following purposes:

(i) To correct the description of any property hereby pledged or intended so to be, or to assign, convey, pledge or transfer and set over unto the Trustee, subject to such liens or other encumbrances as shall be therein specifically described, additional property or properties of the Authority or the City for the equal and proportional benefit and security of the Holders and owners of all Bonds at any time issued and Outstanding under this Indenture, subject, however, to the provisions hereinabove set forth with respect to extended Bonds;

(ii) To add to the covenants and agreements of the Authority in this Indenture contained other covenants and agreements thereafter to be observed, or to surrender any right or power reserved to or conferred upon the Authority or to or upon any successor;

(iii) To evidence the succession or successive successions of any other department, agency, body or corporation to the Authority and the assumption by such successor of the covenants, agreements and obligations of the Authority in the Bonds hereby secured and in this Indenture and in any and every supplemental indenture contained or the succession, removal or appointment of any trustee or paying agent hereunder;

(iv) To cure any ambiguity or to correct or supplement any provision contained herein or in any supplemental indentures which may be defective or inconsistent with any other provision contained herein or in any supplemental

indenture, or to make such other provisions in regard to matters or questions arising under this Indenture or any supplemental indenture as the Authority may deem necessary or desirable and which shall not be inconsistent with the provisions of this Indenture or any supplemental indenture and which shall not impair the security of the same;

(v) To modify, eliminate and/or add to the provisions of this Indenture to such extent as shall be necessary to effect the qualification of this Indenture under the Trust Indenture Act of 1939, as then amended, or under any similar Federal statute hereafter enacted, and to add to this Indenture such other provisions as may be expressly permitted by said Trust Indenture Act of 1939, excluding, however, the provisions referred to in Section 316(a)(2) of said Trust Indenture Act of 1939; and

(vi) To provide for the issuance of Additional Bonds pursuant to this Indenture.

Section 11.02 Execution of Supplemental Indenture. The Trustee is authorized to join with the Authority in the execution of any such supplemental indenture, to make the further agreements and stipulations which may be therein contained, and accept the conveyance, transfer and assignment of any property thereunder, but the Trustee shall not be obligated to enter into any such supplemental indenture which affects its rights, duties or immunities under this Indenture.

Section 11.03 Discretion of Trustee. In each and every case provided for in this Article (other than a supplemental indenture approved by the Holders of not less than a majority in aggregate principal amount of the Bonds pursuant to Section 11.04 hereof), the Trustee shall be entitled to exercise its unrestricted discretion in determining whether or not any proposed supplemental indenture or any term or provisions therein contained is necessary or desirable, having in view the needs of the Authority and the respective rights and interests of the Holders of Bonds theretofore issued hereunder; and the Trustee shall be under no responsibility or liability to the Authority or to the City or to any Holder of any Bond, or to anyone whatever, for any act or thing which it may do or decline to do in good faith subject to the provisions of this Article, in the exercise of such discretion.

Section 11.04 Modification of Indenture with Consent of Bondholders. Subject to the terms and provisions contained in this Section, the Holders of not less than a majority in aggregate principal amount of the Bonds then Outstanding with respect to any Lease shall have the right, from time to time, to consent to and approve the execution by the Authority and the Trustee of such indenture or indentures supplemental hereto relating to such Lease as shall be deemed necessary or desirable by the Authority for the purpose of modifying, altering, amending, adding to or rescinding in any particular, any of the terms or provisions contained in this Indenture or in any supplemental indenture relating to such Lease; provided, however, that, notwithstanding any other provision of this Indenture, nothing herein contained shall permit or be construed as permitting, without the consent of the Holders of all Outstanding Bonds affected thereby, (a) an extension of the maturity of any Bond issued hereunder, or (b) a reduction in the principal amount of any Bond or the redemption premium or the rate of interest thereon, or

(c) the creation of a lien upon or a pledge of revenues ranking prior to or on a parity with the lien or pledge created by this Indenture, or (d) a preference or priority of any Bond or Bonds over any other Bond or Bonds, or (e) a reduction in the aggregate principal amount of the Bonds required to consent to supplemental indentures or amendments to the Lease, or (f) a reduction in the aggregate principal amount of the Bonds required to waive an Event of Default.

Whenever the Authority shall deliver to the Trustee a resolution of Bondholders of Bonds relating to a Lease adopted at a Bondholders' meeting approved by, or an instrument or instruments purporting to be executed by, the Holders of not less than a majority in aggregate principal amount of such Bonds then Outstanding, which resolution or instrument or instruments shall refer to the proposed supplemental indenture and shall specifically consent to and approve the execution thereof, thereupon, the Authority and the Trustee may execute such supplemental indenture without liability or responsibility to any Holder of any Bond relating to such Lease, whether or not such Holder shall have consented thereto.

If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding relating to such Lease at the time of the execution of such supplemental indenture shall have consented to and approved the execution thereof as herein provided, no Holder of any Bond relating to such Lease shall have any right to object to the execution of such supplemental indenture, or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Authority from executing the same or from taking any action pursuant to the provisions thereof.

Section 11.05 Supplemental Indentures to be Part of Indenture. Any supplemental indenture executed in accordance with any of the provisions of this Article shall thereafter form a part of this Indenture; and all the terms and conditions contained in any such supplemental indenture as to any provisions authorized to be contained therein shall be and be deemed to be part of the terms and conditions of this Indenture for any and all purposes, and the respective rights, duties and obligations under this Indenture of the Authority, the Trustee and all Holders of Bonds then Outstanding shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments. If deemed necessary or desirable by the Trustee, reference to any such supplemental indenture or any of such terms or conditions thereof may be set forth in reasonable and customary manner in the text of the Bonds or in a legend stamped on the Bonds.

Section 11.06 Rights of City Unaffected.

Anything herein to the contrary notwithstanding, a supplemental indenture under this Article XI which adversely affects the rights of the City under the Lease, so long as the Lease is in effect, shall not become effective unless and until the City consents to the execution and delivery of such supplemental indenture. The Trustee shall cause notice of the proposed execution and delivery of any such supplemental indenture to the execution and delivery of which the City has not already consented, together with a copy of the proposed supplemental indenture, to be mailed to the City at least 30 days prior to the proposed date of execution and delivery of any such supplemental indenture.

Section 11.07 Rights of Authority. The Authority has no duty or obligation to consent to any supplemental indenture or other instrument amending the terms hereof and may, at the expense of the City, request and receive an opinion of such counsel as the Authority may select in connection with any matter relating to a proposed amendment to this Indenture.

Section 11.08 Notice to Rating Agencies. The Authority will send by certified mail, or overnight delivery service, to any rating agency then maintaining a rating on the Bonds, a copy of any proposed supplemental indenture not less than 20 Business Days prior to its proposed execution or adoption.

Section 11.09 Opinion of Counsel. The Trustee shall receive, and shall be fully protected in relying upon, the opinion of any counsel approved by it who may be counsel for the Authority, as conclusive evidence that any such proposed supplemental indenture complies with the provisions of this Indenture, and that it is proper for the Trustee, under the provisions of this Article, to join in the execution of such supplemental indenture.

ARTICLE XII
AMENDMENTS TO THE LEASE

Section 12.01 Amendments to the Lease Not Requiring Consent of Bondholders. The Authority, the City and the Trustee may, without the consent of or notice to the Bondholders, consent to any amendment, change or modification of the Lease as may be required (i) by the provisions of the Lease and this Indenture, (ii) in connection with the issuance of Additional Bonds as provided herein, (iii) in connection with the financing of any additions or expansions of the Project, so long as such amendments do not affect the obligation of the City to make Rental Payments as they become due and payable, (iv) for the purpose of curing any ambiguity or formal defect or omission, or (v) in connection with any other change therein which is not to the prejudice of the Trustee or the Holders of the Bonds.

Section 12.02 Amendments to Lease Requiring Consent of Bondholders. Except for the amendments, changes or modifications as provided in Section 12.01 hereof, neither the Authority nor the Trustee shall consent to any other amendment, change or modification of any Lease without the written approval or consent of the Holders of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding relating thereto given and procured as in this Section provided; provided, however, that no such amendment, change or modification shall ever affect the obligation of the City to make Rental Payments as they become due and payable. If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding hereunder with respect to a Lease at the time of the execution of any such amendment, change or modification shall have consented to and approved the execution thereof as herein provided, no Holder of any such Bond shall have any right to object to any of the terms and provisions contained therein, or in the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee, the Authority or the City from executing the same or from taking any action pursuant to the provisions thereof.

Section 12.03 Rights of Authority. The Authority has no duty or obligation to consent to any proposed amendment to the Lease and may, at the expense of the City, request and receive

an opinion of such counsel as the Authority may select in connection with any matter relating to a proposed amendment to the Lease.

Section 12.04 Notice to Rating Agencies. The Authority will send by certified mail, or overnight delivery service, to any rating agency then maintaining a rating on the Bonds, a copy of any proposed amendment to the Lease not less than 20 Business Days prior to its proposed execution or adoption.

ARTICLE XIII
MISCELLANEOUS

Section 13.01 Rights in Authority are Held Solely for Benefit of Bondholders. All rights, title and interest created in the Authority pursuant to the Lease are held by the Authority solely for the benefit of the Owners of the Series 2026A Bonds issued pursuant to this Indenture, and no rights, title or interest is created in the Authority in its individual capacity or for its own account or benefit for any reason whatsoever. All such rights, title and interest have been irrevocably and absolutely assigned and conveyed in their entirety to the Trustee for the benefit of the Owners of the Bonds issued pursuant to this Indenture.

Section 13.02 Covenants of Authority Bind Successors and Assigns. All the covenants, stipulations, promises and agreements in this Indenture contained, by or in behalf of the Authority, shall bind and inure to the benefit of its successors and assigns, whether so expressed or not.

Section 13.03 Immunity of Officers. No recourse for the payment of any part of the principal of or interest on any Bond or for the satisfaction of any liability arising from, founded upon or existing by reason of the issue, purchase or ownership of the Bonds shall be had against any officer, member or agent of the Board of Commissioners of the Authority, the Authority, the City or the State of Minnesota, as such, all such liability being hereby expressly released and waived as a condition of and as a part of the consideration for the execution of this Indenture and the issuance of the Bonds.

Section 13.04 No Benefits to Outside Parties. Nothing in this Indenture, express or implied, is intended or shall be construed to confer upon or to give to any person or corporation, other than the City, the parties hereto and the Holders of the Bonds issued hereunder, any right, remedy or claim under or by reason of this Indenture or covenant, condition or stipulation thereof; and the covenants, stipulations and agreements in this Indenture contained are and shall be for sole and exclusive benefit of the City, the parties hereto, their successors, and the Holders of the Bonds.

Section 13.05 Separability of Indenture Provisions. In case any one or more of the provisions contained in this Indenture or in the Bonds shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Indenture, but this Indenture shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein.

Section 13.06 Execution of Indenture in Counterparts. This Indenture may be simultaneously executed in several counterparts, each of which, when so executed, shall be

deemed to be an original, and such counterparts shall together constitute one and the same instrument.

Section 13.07 Headings Not Controlling. The headings of the several Articles and Sections hereof are inserted for the convenience of reference only and shall not control or affect the meaning or construction of any of the provisions hereof.

Section 13.08 Notices etc., to Trustee, Authority and City. Any request, demand, authorization, direction, notice, consent of Bondholders or other document provided or permitted by this Indenture shall be sufficient for any purpose under this Indenture or the Lease, when mailed certified mail, return receipt requested, postage prepaid (except as otherwise provided in this Indenture) (with a copy to the other parties) at the following addresses (or such other address as may be provided by any party by notice) and shall be deemed to be effective upon receipt:

To the Trustee:	U.S. Bank Trust Company, National Association 111 Fillmore Avenue E St. Paul, Minnesota 55107 Attn: Corporate Trust Services
To the Authority:	Economic Development Authority of the City of Chaska, Minnesota One City Hall Plaza Chaska, Minnesota 55318 Attn: Executive Director
To the City:	City of Chaska One City Hall Plaza Chaska, Minnesota 55318 Attn: City Administrator

IN WITNESS WHEREOF, the Economic Development Authority of the City of Chaska, Minnesota, by its Board of Commissioners, has caused this Indenture to be signed in its name by its President and Executive Director, and U.S. Bank Trust Company, National Association, as Trustee, to evidence its acceptance of the trust hereby created, has caused this Indenture to be signed in its name by an authorized officer of the Trustee, all as of the day and year first above written.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA, MINNESOTA

By _____
Its President

Attest

By _____
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on _____, 2026, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of the Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By _____

Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2026, by _____, the _____ of U.S. Bank Trust Company, National Association, a national trust company and banking association, as trustee.

_____
Notary Public

EXHIBIT A

FORM OF SERIES 2026A BOND

No. R-___ $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
CARVER COUNTY

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

LEASE REVENUE BOND, SERIES 2026A

Rate	Maturity	Date of Original Issue	CUSIP
	February 1, 20__	July 1, 2026	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

The ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a public body corporate and politic of the State of Minnesota (the "Authority"), for value received, hereby promises to pay to the registered owner named above, or registered assigns, solely from the sources hereinafter identified, the principal amount set forth above on the maturity date specified above, and to pay to the registered owner hereof, interest on such principal amount, from such sources, at the interest rate specified above, from the date of original issue specified above or from the most recent Interest Payment Date to which interest has been paid or duly provided for, as specified below, on February 1 and August 1 of each year, commencing February 1, 2027, until said principal amount is paid. Interest shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12), thirty (30) day months and shall be payable to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a Business Day) of the month preceding such Interest Payment Date at such person's address set forth on the registration books maintained by the Trustee hereinafter designated. The interest hereon, and upon presentation and surrender at the principal office of the agent of the Trustee described below, the principal hereof, is payable in lawful money of the United States of America by check or draft drawn on U.S. Bank Trust Company, National Association, as trustee designated under the Trust Indenture referred to below (the "Trustee"). Any such interest not punctually paid or provided for will cease to be payable to the registered owner as of a regular record date and such defaulted interest may be paid to the person in whose name this Bond shall be registered at the close of business on a special record date for the payment of such defaulted interest established by the Trustee pursuant to the Indenture.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee shall

pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the Authority.

This Bond is issued under Minnesota Statutes, Section 465.71, Chapter 469, Chapter 471, and Chapter 475, as amended, and in conformity with the provisions, restrictions and limitations thereof. This Bond and interest hereon are payable from the money received under the Lease (as hereinafter defined), or held by the Trustee in a fund appropriated to the payment of the Bonds of this series under the Indenture (as hereinafter defined), including rental payments to be made by the City of Chaska, Minnesota (the "City"), under such Lease. This Bond does not constitute an indebtedness of the City, the State of Minnesota (the "State") or any other political subdivision within the meaning of any state constitutional provision or statutory limitation, nor does this Bond give rise to a charge against the general credit or properties or taxing powers of the City, the State or other political subdivision and does not grant to the registered owner of this Bond any right to have the City, the State or other political subdivision levy any taxes or appropriate any funds for the payment of the principal hereof or interest hereon, except for the annual levy of the Authority described hereinabove, nor is this Bond a general obligation of the City, the State or other political subdivision or the individual officers or agents thereof.

This Bond is one of a duly authorized series of revenue bonds in an aggregate principal amount of $55,765,000 (the "Series 2026A Bonds"), all of which have been authorized by law to be issued and have been issued or are to be issued for the purpose of financing the acquisition and construction of certain land and improvements in the City (the "Project") which are to be leased to the City by the Authority pursuant to a Lease-Purchase Agreement, dated as of July 1, 2026, between the Authority, as lessor, and the City, as lessee, relating to the Series 2026A Bonds (the "Lease"). The Bonds of this series are issued pursuant to a bond resolution of the Authority duly adopted May 4, 2026, and June 15, 2026 (collectively, the "Bond Resolution"), and a Trust Indenture, dated as of July 1, 2026 (the "Indenture"), duly executed and delivered by the Authority to the Trustee, as trustee. The Bonds of this series are equally and ratably secured by the Lease, the Indenture and the Bond Resolution, to which Lease, Indenture and Bond Resolution and amendments thereof reference is hereby made for a description and limitation of the revenues pledged to secure the payment of the Bonds, the nature and extent of the security thereby created, the rights of the registered owners of the Bonds, the rights, duties and immunities of the Trustee, and the rights, immunities and obligations of the Authority thereunder.

The obligation of the City under the Lease to make Rental Payments sufficient to pay the principal of and interest on the Bonds when due is a limited obligation of the City, subject to the annual appropriation in each fiscal year by the City Council of funds sufficient to pay such Rental Payments. The City is not obligated to make any such appropriation and has the right to cancel and terminate the Lease at the end of any fiscal year of the City if the City Council does not appropriate money sufficient to pay the Rental Payments coming due in the next fiscal year. Certified copies of the Bond Resolution and executed counterparts of the Indenture and Lease are on file at the principal corporate trust office of the Trustee.

The Series 2026A Bonds maturing in 2037 and later years are subject to redemption at the option of the Authority, on February 1, 2036 and on any Business Day thereafter, in whole or

in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2026A Bonds maturing on the same date, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

The Series 2026A Bonds maturing on February 1, 2054 and February 1, 2056 are subject to mandatory sinking fund redemption, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date, on February 1 in the years and amounts set forth in the Indenture.

The Series 2026A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to Series 2026A Bonds maturing on the same date, in the event that all or any part of the Project is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible.

All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date. Notice of any redemption shall be published if, and to the extent then required by law, and shall also be given to the registered owner of each Bond to be redeemed by first-class mail, addressed to such owner at the owner's registered address, not earlier than ninety (90) days nor later than thirty (30) days prior to the date fixed for redemption. On or prior to the date fixed for redemption, funds are required to be deposited with the Trustee sufficient to pay the Series 2026A Bonds called and accrued interest thereon. Upon the happening of the above conditions, Series 2026A Bonds thus called shall not bear interest after the redemption date and, except for the purpose of payment from the funds so deposited, shall no longer be protected by the Indenture.

This Bond is transferable, as provided in the Indenture, only upon books of the Authority kept at the principal office of the agent of the Trustee by the registered owner hereof in person or by the owner's duly authorized attorney, upon surrender of this Bond for transfer at the principal corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Trustee duly executed by the registered owner hereof or the owner's duly authorized attorney, and, upon payment of any tax, fee or other governmental charge required to be paid with respect to such transfer, one or more fully registered Bonds of this series of the same principal amount and interest rate will be issued to the designated transferee or transferees.

The Series 2026A Bonds are issuable only as fully registered bonds without coupons in denominations of $5,000 or any integral multiple thereof of single maturities. As provided in the Indenture and subject to certain limitations therein set forth, the Series 2026A Bonds are exchangeable for a like aggregate principal amount of Series 2026A Bonds of a different authorized denomination, as requested by the registered owner or the owner's duly authorized attorney upon surrender thereof to the Trustee at its principal corporate trust office.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required to be done precedent to and in the issuance of this Bond and the series of which it is a

part have been properly done, have happened and have been performed in regular and due time, form and manner as required by law.

This Bond shall not be valid nor become obligatory for any purpose under the Indenture until it shall have been authenticated by the execution of the certificate hereon endorsed by the manual signature of an authorized representative of the Trustee.

IN WITNESS WHEREOF, the Economic Development Authority of the City of Chaska, Minnesota, by its Board of Commissioners, has caused this Bond to be executed in its name by the facsimile signatures of its President and Executive Director.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA, MINNESOTA

_____
President

_____
Executive Director

CERTIFICATE OF AUTHENTICATION

This is one of the Series 2026A Bonds described in the within mentioned Indenture.

Date: _____

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to the applicable laws or regulations:

TEN COM --	as tenants in common	UTMA _____ as Custodian for_____
	as tenants by the entireties	(Cust) (Minor)
TEN ENT --	Minors Act	Under Uniform Transfers to
		_____
JT TEN --	as joint tenants with right of survivorship and not as tenants in common	(State)

Other abbreviations may also be used.

_____

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

_____

Please Insert Social Security Number or Other Identifying Number of Assignee:

_____

Notice: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration, enlargement or and change whatever.

_____

SIGNATURE GUARANTEED:

_____

Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Trustee, which requirements include membership or Participation in STAMP or such other "signature guaranty program" as may be determined by the Trustee in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

EXHIBIT B

DESCRIPTION OF LAND

[To be copied from Lease after finalization.]

EXHIBIT C

DESCRIPTION OF IMPROVEMENTS

[To be copied from Lease after finalization.]

EXHIBIT D

DRAW REQUEST NO. _____

LEASE REVENUE BONDS, SERIES 2026A

The undersigned, a duly authorized City Representative pursuant to that certain Trust Indenture, dated as of July 1, 2026 (the "Indenture"), between the Economic Development Authority of the City of Chaska, Minnesota and U.S. Bank Trust Company, National Association (the "Trustee") hereby requests and directs the Trustee to make the disbursements to the persons and in the amounts set forth below from the Project Fund pursuant to and in accordance with the provisions of Section 4.04 of the Indenture:

Payee	Purpose or Work Performed	Amount	Percentage Attributable to Project Costs

The undersigned certifies to the Trustee that each obligation, item of cost or expense mentioned above has been properly incurred, is an item of Project Cost and is a proper charge against the Project Fund and has not been the basis of any previous withdrawal.

Dated: _____

CITY OF CHASKA, MINNESOTA

By: _____
City Representative

EXHIBIT E

Costs of Issuance Expenses

COSTS OF ISSUANCE DETAIL

Municipal Advisor (Baker Tilly Municipal Advisors)	$93,750.00
Bond Counsel (Dorsey & Whitney)	60,000.00
Trustee and Trustee Counsel (U.S. Bank)	8,500.00
Rating Agency Fee (S&P)	45,360.00
Contingency	500.00
MuniPlatform	750.00
TOTAL	**$208,860.00**

S&P Global
Ratings

130 East Randolph Street
Suite 2900
Chicago, IL 60601
tel 312-233-7000
reference no.: 1915431

May 27, 2026

City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attention: Noel Graczyk, Administrative Services Director

Re: ***US$55,380,000 Chaska Economic Development Authority, Minnesota, Lease Revenue Bonds, (Chaska), Series 2026A, dated: Date of Delivery, due: February 1, 2056***

Dear Noel Graczyk

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "AA-". S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to: pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:
S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

ka
enclosures

cc: ***Christine Hogan***
Matt Podhradsky

S&P Global
Ratings

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Research Update:

Chaska Economic Development Authority, MN Lease Revenue Bonds Rated 'AA-'; Chaska Water Utility Revenue Bonds Rated 'AA'

May 27, 2026

Overview

- S&P Global Ratings assigned its 'AA-' long-term rating to the **Economic Development Authority of the City of Chaska**, Minnesota's anticipated $55.4 million series 2026A lease revenue bonds, subject to appropriation, and its 'AA' long-term rating to the City of **Chaska**'s $24.7 million series 2026B general obligation (GO) water utility revenue bonds.
- At the same time, S&P Global Ratings affirmed its 'AA' long-term rating on the city's previously issued GO debt and on the authority's installment purchase revenue bonds, and its 'AA-' long-term rating on the authority's lease revenue debt, subject to appropriation.
- The outlook is stable.

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Rationale

Security

The series 2026A lease revenue bonds are special, limited obligations rated one notch below the Chaska GO rating to account for appropriation risk. The lease terms are considered standard, and the rating reflects our view of the city's strong capacity to meet these payments. Proceeds will fund construction of a municipal services building and improvements to the city hall plaza, in addition to refinancing previously issued short-term debt for land acquisition costs.

The city's full faith and credit and unlimited taxing power secures the Series 2026B bonds; while the city also pledges water utility revenue, the rating is based on the GO pledge. Proceeds will support water utility and treatment plant improvements.

Lease revenue bonds outstanding are rated one notch below the GO rating given appropriation risk, whereas installment purchase revenue bonds outstanding are absolute, unconditional obligations not subject to appropriation. While various GO debt outstanding is supported by additional revenue streams--such as special assessments and utility revenue--all is rated based on the city's GO pledge.

Credit highlights

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The rating reflects our view of the city's robust economy and growing tax base, bolstered by its strategic location southwest of the Twin Cities and by ample developable land. While debt is rising, we expect the city's plan to integrate lease payments into the operating budget through new tax revenue--combined with the city's unlimited taxing flexibility--to mitigate pressure on financial performance and reserves. Furthermore, management's commitment to increasing reserves while managing substantial new debt issuances demonstrates proactive fiscal management, which we anticipate will support credit stability.

Since 2024, Chaska has implemented a major building improvement program consisting of four key projects: a new public safety facility ($50 million in 2024), a new municipal services building and city hall plaza improvements ($55 million in 2026), a new library (estimated at $20 million in 2028), and city hall renovations (estimated at $9 million in 2030). To fund these through lease revenue bonds--thereby avoiding the need for voter-approved GO debt--the city has increased its annual property tax levy by $1.1 million since 2024. These increases are expected to generate $4.5 million in annual recurring revenue by 2027, covering the majority of lease payments; the remainder will be funded through net utility revenue.

Chaska maintains considerable revenue flexibility; the fiscal 2026 general fund budget is break-even and includes a 14.06% levy increase. Although reserves have historically trailed those of peers, Chaska has increased its general fund balance following five consecutive years of operating surpluses and has budgeted annual additions of $300,000 to its committed balance. Management reports that the city can sustain reserves below the state auditor's 35% minimum recommendation given the liquidity provided by the electric fund, which generates about $1 million in monthly cash flow. The electric fund also transfers surplus revenue to the general fund, a transfer totaling nearly $5 million in fiscal 2024, with revenue expected to grow alongside local industrial and potential data center expansion.

While the city may issue approximately $70 million in new debt through 2030 for street, electric, park, and library projects, the amortization of over $50 million in debt outstanding over that same period should offset the net impact on the total debt load. Ultimately, we expect the city's unlimited statutory taxing flexibility and expanding tax base to support operational balance despite rising debt over the two-year outlook period.

The rating further reflects our assessment of the following factors:

- Carver County's gross county product is 77.7% of the U.S. average, though Chaska's per capita income is 120.7% of the U.S. average, reflecting its strategic location southwest of the Twin Cities and access to the broader metropolitan labor market. Chaska's high per capita market value of $192,000 is another key economic strength, providing a stable tax base for a municipality that relies primarily on property taxes.
- The operating budget is predictable, supported by unlimited statutory taxing flexibility and strong development trends that fuel consistent local revenue growth. The fiscal 2026 budget includes a $300,000 surplus, consistent with the city's practice of augmenting the committed general fund balance annually.
- As of fiscal 2024, the committed general fund balance includes $2.5 million for compensated absences and budget stabilization, which the city considers available for operations in an emergency. Total available reserves, including the committed fund balance, exceed $6.7 million, representing approximately 27% of general fund revenue. While several funds carry negative balances that have required advances from other funds, these have not yet affected the general fund balance sheet. The city's privately placed debt agreements feature terms that we view as standard.

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- Financial management is characterized by realistic budgeting informed by historical trends, a five-year operating forecast, and a rolling five-year capital improvement plan. The city maintains an informal target fund balance of 35% of expenditures and does not expect to reach this level for several years, but it continues to work toward this goal through annual budgeted additions to the committed fund balance. Cyber risk mitigation measures are consistent with the city's overall credit fundamentals.
- Chaska frequently issues debt to fund growth initiatives, resulting in high net direct debt of approximately $200 million. However, the city maintains limited exposure to pension and other postemployment benefit (OPEB) liabilities, with low per capita net pension liabilities and retirement benefit costs that remain a minimal portion of the overall budget.
- For more information on our institutional framework assessment for Minnesota municipalities, see "Institutional Framework Assessment: Minnesota Local Governments," Sept. 10, 2024.

Environmental, social, and governance

We assess environmental, social, and governance factors as neutral in our credit analysis. While the city is adjacent to the Minnesota River, its established flood mitigation infrastructure has historically limited the impact of flooding as designed, reducing the risk of material credit effects from environmental events.

Outlook

The stable outlook reflects our expectation that Chaska's revenue flexibility and expanding tax base will continue to support budgetary balance and growing reserves. We further anticipate that the city's strong economic base, combined with proactive levy increases, will enable it to manage planned debt issuances and meet lease revenue obligations without creating material credit pressure.

Downside scenario

We could lower the rating if financial performance weakens, available reserves decline, or negative balances in non-general-fund accounts pressure overall liquidity. In addition, a lower rating is possible if Chaska's debt burden increases materially more than projected, placing undue pressure on budget operations.

Upside scenario

A positive rating action could follow sustained improvement in available reserves coupled with a significant moderation in overall debt.

Chaska, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	2.31
Economy	2.5
Financial performance	2
Reserves and liquidity	1
Management	2.30
Debt and liabilities	3.75

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Chaska, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita as % of U.S.	78	78	78	81
County PCPI a s% of U.S.	131	131	132	133
Market value ($000s)	5,495,670	4,925,953	4,526,746	4,077,915
Market value per capita ($)	191,828	171,942	159,079	144,285
Top 10 taxpayers as % of taxable value	9.8	8.8	7.4	--
County unemployment rate (%)	3.2	2.6	2.4	2.1
Local median household EBI as % of U.S.	122	122	122	125
Local per capita EBI as % of U.S.	121	121	119	122
Local population	28,649	28,649	28,456	28,263
Financial performance				
Operating fund revenue ($000s)	--	25,040	22,524	18,782
Operating fund expenditures ($000s)	--	25,677	23,545	22,283
Net transfers and other adjustments ($000s)	--	2,065	2,887	4,124
Operating result ($000s)	--	1,428	1,866	623
Operating result as % of revenue	--	5.7	8.3	3.3
Operating result three-year average %	--	5.8	6.0	3.3
Reserves and liquidity				
Available reserves as % of operating revenue	--	16.9	18.5	12.0
Available reserves ($000s)	--	4,239	4,156	2,256
Debt and liabilities				
Debt service cost as % of revenue	--	19.1	10.2	12.9
Net direct debt per capita ($)	6,944	4,555	2,917	2,609
Net direct debt ($000s)	198,938	130,491	83,006	73,728
Direct debt 10-year amortization (%)	38	48	--	--
Pension and OPEB cost as % of revenue	--	5	4	4
NPLs per capita ($)	--	410	567	957
Combined NPLs ($000s)	--	11,741	16,145	27,034

Financial data may reflect analytical adjustments and is sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. EBI--Effective buying income. GCP--Gross county product. NPL--Net pension liability. OPEB--Other postemployment benefits. PCPI--Per capita personal income.

Ratings List	
New Issue Ratings	
US$24,710,000 Chaska, Minnesota, General Obligation Water Utility Revenue Bonds, Series 2026B, dated: Date of Delivery, due: February 1, 2052	
Long Term Rating	AA/Stable
US$55,380,000 Chaska Economic Development Authority, Minnesota, Lease Revenue Bonds, (Chaska), Series 2026A, dated: Date of Delivery, due: February 1, 2056	
Long Term Rating	AA-/Stable

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Ratings List	
New Rating	
Local Government	
Chaska, MN Unlimited Tax General Obligation and Water System	AA/Stable
Ratings Affirmed	
Local Government	
Chaska Econ Dev Auth, MN HRA Limited Property Tax and Chaska, MN Appropriation Contract	AA-/Stable
Chaska, MN Lease Appropriation	AA-/Stable
Chaska, MN Non-Appropriation Lease	AA/Stable
Chaska, MN Unlimited Tax General Obligation	AA/Stable
Chaska, MN Unlimited Tax General Obligation and Special Assessments	AA/Stable
Chaska, MN Unlimited Tax General Obligation and Water, Sewer, and Storm Water System	AA/Stable
Chaska, MN Unlimited Tax General Obligation, Special Assessments, and Tax Abatement Revenues	AA/Stable
Chaska, MN Unlimited Tax General Obligation, Water and Sewer System, and Special Assessments	AA/Stable
Chaska, MN Unlimited Tax General Obligation, Water, Sewer, and Storm Water System, and Special Assessments	AA/Stable
Multiple Revenue Stream	
Chaska, MN Unlimited Tax General Obligation and Road Fund State Aid	AA/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

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NEW ISSUE
NOT BANK QUALIFIED
BOOK ENTRY ONLY

S&P RATING: AA-

In the opinion of Dorsey & Whitney LLP, Bond Counsel, based on existing law and assuming the accuracy of certain representations and compliance with certain covenants, interest on the Series 2026A Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code"), (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code, (iii) is excluded from taxable net income of individuals, estates, and trusts for Minnesota income tax purposes, and (iv) is not an item of tax preference for Minnesota alternative minimum tax purposes. Interest on the Series 2026A Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) and is included in net income for purposes of the Minnesota franchise tax imposed on corporations and financial institutions. See "TAX CONSIDERATIONS" herein.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA
$55,380,000* Lease Revenue Bonds, Series 2026A (City of Chaska, Minnesota Lease Obligation)
(the "Series 2026A Bonds")

Dated Date	Date of Delivery (anticipated to be July 9, 2026)
Sale Date	Wednesday, June 10, 2026 until 10:30 A.M., Central Time
Consideration of Award	By a Pricing Committee subsequent to Proposal Opening.
Security	The Series 2026A Bonds will be special, limited obligations of the Economic Development Authority of the City of Chaska, Minnesota (the "Authority") payable solely from rental payments (the "Rental Payments") to be received by the Authority from the City of Chaska, Minnesota (the "City") pursuant to a Lease Agreement between the Authority and the City dated July 1, 2026 (the "Lease"). The Series 2026A Bonds are issued pursuant to a Trust Indenture between the Authority and U.S. Bank Trust Company, National Association, St. Paul, Minnesota, (the "Trustee") dated July 1, 2026 (the "Indenture"); resolutions of the Authority and City dated May 4, 2026; and to be adopted by the Authority and City on or around June 15, 2026. The Series 2026A Bonds do not constitute a debt for which the faith and credit or taxing powers of the Authority, the City, or the State of Minnesota will be pledged. The City's obligation under the Lease is subject to annual appropriation, as further discussed herein.
Authorization	The Series 2026A Bonds are being issued pursuant to Minesota Statutes, Sections 465.71, 471.64, 469.012 subdivision 1(h), Sections 469.033 and 469.034, and Chapter 475. See "Authority and Security" herein.
Purpose	The proceeds of the Series 2026A Bonds, along with available Authority funds, will be used to finance (i) the construction and equipping of a new municipal service building located in the City; (ii) repayment of the City's Lease-Purchase Agreement dated January 16, 2025, between Security Bank & Trust Co. and the City; (iii) improvements to City Hall Plaza (together with items (i) and (ii), the "Project"); (iv) capitalized interest to pay a portion of the February 1, 2027 interest payment; and (v) costs of issuance of the Series 2026A Bonds.
Principal and Interest Payments	Principal will be paid annually on February 1, beginning February 1, 2028. Interest will be payable semiannually on February 1 and August 1, beginning February 1, 2027. A portion of the February 1, 2027 interest payment will be paid from Series 2026A Bond proceeds.

Further information may be obtained from Baker Tilly Municipal Advisors, LLC 30 East Seventh Street, Suite 3025, Saint Paul, MN 55101 (651) 223-3000 or bids@bakertilly.com.

*Preliminary, subject to change.

Redemption Provisions	**Optional Redemption.** The Authority may elect on February 1, 2036 and on any day thereafter, to redeem Series 2026A Bonds due on or after February 1, 2037 at a price of par plus accrued interest. **Special Optional Redemption.** The Series 2026A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to the Series 2026A Bonds maturing on the same date, in the event that all or any part of the Project (as further detailed herein) is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible. All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date. **Mandatory Redemption**. The Series 2026A Bonds may be issued as term bonds at the discretion of the Underwriter (as hereinafter defined) and, in such case, will be subject to mandatory sinking fund redemption.
Book Entry	The Series 2026A Bonds will be issued only as fully registered obligations, and when issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"). See Appendix B for "Book Entry".
Denominations	The Series 2026A Bonds are being issued in the denomination of $5,000 or integral multiple thereof.
Trustee	U.S. Bank Trust Company, National Association, located in St. Paul, Minnesota (the "Trustee") The Trustee will serve as registrar (the "Registrar") for the Series 2026A Bonds.
Bidding Information	Interested bidders should review the Terms of Proposal for additional instructions. See Appendix H herein.

*Preliminary, subject to change.

MATURITY SCHEDULE
(Base CUSIP(1) _____)

Maturity (February 1)	Principal(2)	Interest Rate	Yield	Price	CUSIP(1)
2028	$1,010,000				
2029	$1,060,000				
2030	$1,115,000				
2031	$1,170,000				
2032	$1,230,000				
2033	$1,290,000				
2034	$1,350,000				
2035	$1,425,000				
2036	$1,495,000				
2037	$1,570,000				
2038	$1,645,000				
2039	$1,730,000				
2040	$1,815,000				
2041	$1,910,000				
2042	$1,660,000				
2043	$1,745,000				
2044	$1,830,000				
2045	$1,920,000				
2046	$2,020,000				
2047	$2,110,000				
2048	$2,215,000				
2049	$2,320,000				
2050	$2,430,000				
2051	$2,545,000				
2052	$2,675,000				
2053	$2,805,000				
2054	$2,945,000				
2055	$3,095,000				
2056	$3,250,000				

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(2) Preliminary subject to change. The Authority reserves the right to adjust individual maturity amounts to achieve its financial objectives.

The Series 2026A Bonds are being offered for delivery when, as and if issued and received by the Underwriter (hereinafter defined) and subject to the approval of legality by Dorsey and Whitney LLP, Minneapolis, Minnesota, Bond Counsel. The Series 2026A Bonds are expected to be available for delivery to DTC, in New York, New York on or about July 9, 2026.

In connection with this offering the underwriter may over-allot or effect transactions which stabilize or maintain the market price of the Series 2026A Bonds offered hereby at a level above that which might otherwise prevail in the open market, and such stabilizing, if commenced, may be discontinued at any time.

No dealer, broker, salesperson, or other person has been authorized by the Authority to give any information or to make any representations with respect to the Series 2026A Bonds, other than as contained in the Preliminary Official Statement or the Final Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the Authority. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the securities described herein by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

Certain information contained in the Preliminary Official Statement or the Final Official Statement may have been obtained from sources other than records of the Authority and, while believed to be reliable, is not guaranteed as to completeness or accuracy. The information and expressions of opinion in the Preliminary Official Statement and the Final Official Statement are subject to change, and neither the delivery of the Preliminary Official Statement nor the Final Official Statement nor any sale made under either such document shall create any implication that there has been no change in the affairs of the Authority since the respective date thereof. However, upon delivery of the securities, the Authority will provide a certificate stating there have been no material changes in the information contained in the Final Official Statement since its delivery.

References herein to laws, rules, regulations, resolutions, agreements, reports, and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to the Preliminary Official Statement or the Final Official Statement, they will be furnished upon request.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for the purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

The Series 2026A Bonds are considered securities and have not been approved or disapproved by the Securities and Exchange Commission or any state or federal regulatory authority nor has any state or federal regulatory authority confirmed the accuracy or determined the adequacy of this Official Statement. Any representation to the contrary is a criminal offense. Investors must rely on their own examination of this Official Statement, the security pledged to repay the Series 2026A Bonds, the issuer and the merits and risks of the investment opportunity.

FORWARD-LOOKING STATEMENTS

This Official Statement, including its appendices, contains statements which should be considered "forward-looking statements," meaning they refer to possible future events or conditions. Such statements are generally identifiable by the words such as "plan," "expect," "estimate," "budget," "may," or similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause a deviation from the actual results, performance or achievements expressed or implied by such forward-looking statements. The Authority does not expect or intend to update or revise any forward-looking statements contained herein if or when its expectations, or events, conditions, or circumstances on which such statements are based occur.

CITY CONTACT INFORMATION

Additional information regarding the City may be obtained by contacting Mr. Noel Graczyk, Administrative Services Director, City of Chaska, One City Hall Plaza, Chaska, Minnesota 55318-1962, phone (952) 448-9200, email ngraczyk@chaskamn.gov. Additional information regarding the Authority may be obtained by contacting Mr. Matt Podhradsky, Executive Director, Economic Development Authority of the City of Chaska, One City Hall Plaza, Chaska, Minnesota 55318-1962, phone (952) 448-9200, email mpodhradsky@chaskamn.gov.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

BOARD OF COMMISSIONERS

Taylor Hubbard	President/Mayor
Josh Benesh	Commissioner/Council Member
Jon Grau	Commissioner/Council Member
McKayla Hatfield	Commissioner/Council Member
Leah Sheveland	Commissioner/Council Member

* The Authority is governed by a five-member Board of Commissioners, with the members of the City Council serving on the Board.

AUTHORITY EXECUTIVE DIRECTOR

Matthew Podhradsky

AUTHORITY ASSISTANT EXECUTIVE DIRECTOR

Elise Durbin

CITY OF CHASKA, MINNESOTA

CITY ADMINISTRATOR

Matthew Podhradsky

ADMINISTRATIVE SERVICES DIRECTOR

Noel Graczyk

MUNICIPAL ADVISOR

Baker Tilly Municipal Advisors, LLC
Minneapolis, Minnesota

BOND COUNSEL

Dorsey and Whitney, LLP
Minneapolis, Minnesota

TRUSTEE

U.S. Bank Trust Company, National Association
Saint Paul, Minnesota

UNDERWRITER

_____
_____

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OFFICIAL STATEMENT

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

$55,380,000* LEASE REVENUE BONDS, SERIES 2026A
(CITY OF CHASKA, MINNESOTA LEASE OBLIGATION)

THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

The Authority is a public body politic and corporate and a political subdivision of the State of Minnesota (the "State") duly organized and existing under the laws of the State. The Authority was established on March 30, 1987 and is governed by a five-member Board of Commissioners, with the City Council members serving on the Board. The current Board members are as follows:

		Expiration of Term
Taylor Hubbard	President/Mayor	December 31, 2026
Josh Benesh	Commissioner	December 31, 2028
Jon Grau	Commissioner	December 31, 2026
McKayla Hatfield	Commissioner	December 31, 2026
Leah Sheveland	Commissioner	December 31, 2028

Mr. Matthew Podhradsky, the Executive Director of the Authority, also serves as City Administrator for the City. Ms. Elise Durbin, the Assistant Executive Director of the Authority, also serves as the Assistant City Administrator for the City.

PURPOSE OF THE ISSUE AND USE OF FUNDS

PURPOSE OF THE SERIES 2026A BONDS

The proceeds of the Series 2026A Bonds, along with available Authority funds, will be used to finance (i) the construction and equipping of a new municipal service building located in the City; (ii) repayment of the City's Lease-Purchase Agreement dated January 16, 2025, between Security Bank & Trust Co. and the City (the "2025 Lease-Purchase Agreement"); (iii) improvements to City Hall Plaza (together with items (i) and (ii), the "Project"); (iv) capitalized interest to pay a portion of the February 1, 2027 interest payment; and (v) costs of issuance of the Series 2026A Bonds.

REFINANCING OF THE LEASE PURCHASE AGREEMENT

The 2025 Lease-Purchase Agreement was originally issued in the principal the amount of $3,972,000 and was used to finance and reimburse the City for the costs of acquiring approximately 12.96 acres of land for the City's future Municipal Services Building (site 2). A portion of the Series 2026A Bonds will be used to pay the outstanding principal due on August 1, 2026 of the 2025 Lease-Purchase Agreement with Security Bank & Trust Co. and provide long-term financing.

*Preliminary; subject to change.

SOURCES AND USES OF FUNDS

The composition of the Series 2026A Bonds is as follows:

Sources of Funds:	
Principal Amount	$_____
[Net] Reoffering [Premium][Discount]	_____
Available Authority Funds	_____
Total Sources of Funds	$_____
Uses of Funds:	
Deposit to Project Fund	$_____
Deposit to Current Refunding Fund	
Capitalized Interest	_____
Costs of Issuance(1)	_____
Underwriter's Compensation	_____
Total Uses of Funds	$_____

(1) Includes fees for bond counsel, municipal advisor, registrar, rating, and other miscellaneous expenses.

INVESTMENT OF FUNDS

The proceeds of this issue are to be invested in accordance with the laws of the State relating to the depositing, holding, securing, or investing of public funds. The Authority shall direct the investment of Series 2026A Bond proceeds.

DESCRIPTION OF THE SERIES 2026A BONDS

INTEREST CALCULATION

Interest on the Series 2026A Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2027. Interest will be payable to the holder (initially Cede & Co.) registered on the books of the Registrar as of the fifteenth day of the calendar month next preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months.

REGISTRATION AND EXCHANGE FEATURES

Each registered Series 2026A Bond shall be transferable or exchangeable only on such record at the designated corporate trust office of the "Registrar" and "Paying Agent," U.S. Bank Trust Company, National Association, Saint Paul, Minnesota at the written request of the registered owner thereof or the owner's attorney duly authorized in writing upon surrender thereof, together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney.

BOOK ENTRY

When issued, the Series 2026A Bonds will be registered in the name of and held by Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). Purchases of beneficial interests in the Series 2026A Bonds will be made in book entry only form. See Appendix B: Book Entry.

PROVISIONS FOR PAYMENT

The principal on the Series 2026A Bonds shall be payable at the designated corporate trust office of the Registrar and Paying Agent, or by wire transfer to DTC or any successor depository. All payments of interest on the Series 2026A Bonds shall be paid to the registered owners as the names appear as of the Record Date and at the addresses as they appear on the registration books kept by the Registrar or at such other address as is provided to the Registrar or by wire transfer to DTC or any successor depository. If payment of principal or interest is made to DTC or any successor depository, payment shall be made by

wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time). Payments on the Series 2026A Bonds shall be made in lawful money of the United States of America which, on the date of such payment, shall be legal tender.

So long as DTC or its nominee is the registered owner of the Series 2026A Bonds, principal and interest on the Series 2026A Bonds will be paid directly to DTC by the Paying Agent. (The final disbursement of such payments to the Beneficial Owners of the Series 2026A Bonds will be the responsibility of the DTC Participants and Indirect Participants.

NOTICE OF REDEMPTION

If the Series 2026A Bonds are to be redeemed pursuant to the Indenture, and written notice of an election to exercise an option to redeem Series 2026A Bonds under the Indenture shall have been given to the Trustee at least 45 days prior by the Authority (other than for the mandatory sinking fund redemption of certain maturities of the Series 2026A Bonds maturing in the years for which no notice of election shall be required), the Trustee shall prepare a notice in the name of the Authority or in its own name describing the Outstanding Series 2026A Bonds to be redeemed, the date of redemption, and the redemption price. Such notice may be conditional. Notice of redemption shall be mailed by the Trustee, not less than thirty (30) days nor more than ninety (90) days before the redemption date, by first-class mail or by electronic means, to the Owners of all the Series 2026A Bonds which are to be redeemed, at their last addresses appearing upon the registry books of the Authority and shall be published to the extent required by law.

OPTIONAL REDEMPTION

The Authority may elect on February 1, 2036, and on any day thereafter, to redeem Series 2026A Bonds due on or after February 1, 2037. Redemption may be in whole or in part and if in part at the option of the Authority and in such manner as the Authority shall determine. If less than all of the Series 2026A Bonds of a particular maturity at the time outstanding are to be called for prior redemption, the particular Series 2026A Bonds or portions thereof of such maturity to be redeemed shall be selected by lot, except as otherwise provided herein, by the Trustee in such manner as the Trustee, in its discretion, may determine. The Trustee shall call for redemption in accordance with the foregoing provisions as many Series 2026A Bonds or portions thereof as will, as nearly as practicable, exhaust the money available therefor. Particular Series 2026A Bonds or portions thereof shall be redeemed only in integral multiples of principal amount of $5,000.

So long as the Series 2026A Bonds are registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Series 2026A Bonds or portions thereof to be redeemed shall be selected in accordance with the operational arrangements of The Depository Trust Company or such other securities depository.

SPECIAL OPTIONAL REDEMPTION

The Series 2026A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to the Series 2026A Bonds maturing on the same date, in the event that all or any part of the Project is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible. All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

[MANDATORY REDEMPTION

The Series 2026A Term Bonds maturing on _____ [and _____] (the "Series 2026A Term Bonds") are subject to mandatory sinking fund redemption and shall be redeemed in part at par plus accrued interest on the mandatory dates and in the principal amounts as follows:

[___] Series 2026A Term Bonds

Year	Amount
[first year]	$_____
[second/last year]*	$_____

[___]Series 2026A Term Bonds

Year	Amount
[first year]	$_____
[second/last year]*	$_____

[___]Series 2026A Term Bonds

Year	Amount
[first year]	$_____
[second/last year]*	$_____

* *Final Maturity.*

The principal amount of the Series 2026A Term Bonds may be reduced through the earlier optional redemption, with any partial optional redemptions of the Series 2026A Term Bonds credited against future mandatory redemption requirements for such Series 2026A Term Bonds in such order as the Authority shall determine.]

AUTHORITY AND SECURITY

AUTHORITY

The Series 2026A Bonds are being issued pursuant to Minesota Statutes, Sections 465.71, 471.64, 469.012 subdivision 1(h), Sections 469.033 and 469.034, and Chapter 475. The Series 2026A Bonds are further issued pursuant to a Lease Agreement between the Authority and the City dated July 1, 2026 (the "Lease"); a Trust Indenture between the Authority and U.S. Bank Trust Company, National Association, St. Paul, Minnesota, (the "Trustee") dated July 1, 2026 (the "Indenture"); resolutions of the Authority and the City dated May 4, 2026 (the "Authorizing Resolutions"); and resolutions to be adopted by the Authority and the City on or around June 15, 2026 (the "Ratifying Resolutions").

SECURITY AND SOURCES OF PAYMENT

The Series 2026A Bonds will be special, limited obligations of the Authority payable from rental payments to be received by the Authority from the City pursuant to the Lease. The City's obligation under the Lease is subject to annual appropriation.

Capitalized interest has been included in the par amount of the Series 2026A Bonds to make a portion of the interest payment due on the Series 2026A Bonds through February 1, 2027. Thereafter, each year's collection of Lease payments, if collected in full, will be sufficient to pay debt service due on the Series 2026A Bonds in each year.

The Authority covenants and agrees, under the Indenture, that so long as the Series 2026A Bonds shall be outstanding it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in the Indenture and in the Authority Resolutions and in each and every Series 2026A Bond executed, authenticated and delivered. The Authority further covenants that it will pay, or cause to be paid, the principal of and interest on the Series 2026A Bonds, from Rental Payments made by the City and other amounts received in respect to the Lease or available under the Indenture. The Authority covenants that it will cause such amounts received to be deposited with the Trustee prior to the due date of each payment of principal and interest and prior to the maturity of any Series 2026A Bond in amounts sufficient to pay such payment; provided, however, that the principal of and interest on any Bond is not and shall not be deemed to represent a debt or pledge the faith or credit of the Authority , the City, or the State of

Minnesota or grant to the holder of any Series 2026A Bond any right to have the Authority levy any taxes, or appropriate any funds to the payment of debt service on the Series 2026A Bonds. Such payment is to be made solely and only out of the moneys received pursuant to the Lease and, the funds and accounts established and maintained with the Trustee pursuant to the Indenture and appropriated to the payment of the Series 2026A Bonds by the Indenture.

Payment of the Series 2026A Bonds is intended to be made from Rental Payments paid by the City under the Lease held in trust by the Trustee in accordance with the Indenture. The City covenants and agrees, pursuant to the Lease, to pay the Rental Payments at the times and in the amounts as set forth in the Lease. The Rental Payments shall be payable directly to the Trustee on behalf of the Authority at least five days prior to each February 1 and August 1 payment date for the Series 2026A Bonds. Other moneys received by the Trustee from the City which are on deposit in the Bond Fund at least five days prior to each February 1 and August 1 payment date may be credited against the Rental Payments otherwise due on such date if the City so directs.

Except in the case of the City Council's failure to make an annual appropriation, the obligation of the City to make the Rental Payments under the Lease, or any other payments required thereunder, shall be absolute and unconditional. The City shall make all Rental Payments required under the Lease when due and its Rental obligation under the Lease. The City is not permitted to suspend or discontinue any Rental Payments provided for in the Lease and is not permitted to terminate the Lease for any cause, except in the event that the City Council fails to appropriate money sufficient for the continued performance of the Lease by the City. The City will not terminate the Lease term for causes including the destruction of or damage to the Facility, any change in State or federal laws or rulings, or any failure of the Authority to perform and observe any agreement, duty, liability or obligation arising out of or connected with the Lease or the Indenture.

The City shall have the right to cancel and terminate the Lease, in whole but not in part, at the end of any Fiscal Year of the City, in the manner and subject to the terms specified in the Lease, if the City's governing body does not appropriate money sufficient to pay the Rental Payments coming due in the next Fiscal Year. Lack of a sufficient appropriation shall be evidenced by a specific provision in the budget of the City which prohibits the expenditure of the City funds for this purpose. The City may effect such termination by giving the Authority a written notice of termination and by paying to the Authority any Rental Payments which are due and have not been paid at or before the end of its then current Fiscal Year. **THE LEASE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE AUTHORITY, THE CITY, OR THE STATE OF MINNESOTA AND THE SERIES 2026A BONDS ARE NOT SECURED BY THE FULL FAITH AND CREDIT OR TAXING POWER OF THE AUTHORITY, THE CITY OR THE STATE.**

Upon termination of the Lease in the event of nonappropriation, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with the terms of the Lease and conveyed to the Authority or released its interest in the Project granted under the Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of the Lease upon nonappropriation, the Trustee, on behalf of the Authority, may lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with the Indenture.

RATING

S&P Global Ratings ("S&P"), 55 Water Street, New York, New York have assigned a rating of "AA-" to the Series 2026A Bonds. Such rating reflects only the view of S&P and any explanation of the significance of such rating may only be obtained from S&P.

The rating is not a recommendation to buy, sell or hold the Series 2026A Bonds, and such rating may be subject to revision or withdrawal at any time by S&P. Any revision or withdrawal of the rating may have an adverse effect upon the market price of the Series 2026A Bonds.

The Authority has not applied to any other rating service for a rating on the Series 2026A Bonds.

RISK FACTORS AND INVESTOR CONSIDERATIONS

Prospective purchasers of the Series 2026A Bonds should consider carefully, along with other matters referred to herein, the following risks of investment. The ability of the Authority to meet the debt service requirements of the Series 2026A Bonds is subject to various risks and uncertainties which are discussed throughout this Official Statement. Certain investment considerations are set forth below.

LIMITED OBLIGATIONS

Payment of the Series 2026A Bonds is a special, limited obligation of the Authority, payable solely from Rental Payments to be received from the City pursuant to the Lease. The Series 2026A Bonds are not a general obligation of the Authority or the City, and neither the Authority's nor the City's full faith and credit is pledged to the payment of the Series 2026A Bonds.

NO RESERVE FUND OR CREDIT ENHANCEMENT

No debt service reserve fund, financial guaranty insurance policy, letter of credit or other credit enhancement will be issued to insure principal and interest payments due with respect to the Series 2026A Bonds. Accordingly, any potential investor of the Series 2026A Bonds should consider the financial ability of the City to make Rental Payments under the Lease.

NO MORTGAGE

Bondholders will not receive a mortgage or similar security instrument with respect to the Series 2026A Bonds. Accordingly, the Series 2026A Bondholders will not have any right to foreclose on any real property of the Authority as a result of an event of default under the Indenture.

CREDIT RISK

Since the investor in a Series 2026A Bond is without recourse to the Trustee, the investor assumes the entire risk if the City does not meet its obligations under the Lease is insufficient to pay principal of and interest on the Series 2026A Bonds. The City's ability to perform said obligations and its willingness to appropriate monies for the Lease could be affected by the financial condition of the City and economic conditions generally, among other things. See "RISK FACTORS – Non-Appropriation". Upon termination of the Lease in the event of nonappropriation, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with the terms of the Lease and conveyed to the Authority or released its interest in the Project granted under the Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of the Lease upon nonappropriation, the Trustee, on behalf of the Authority, may lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with the Indenture.

REMEDIES OF DEFAULT: ENFORCEABILITY RISK AND CANCELLATION

Investors should understand that in an event of default by the Authority under the Lease, the remedies provided by the Lease may be unenforceable due to the application of principles of equity or State and federal laws relating to bankruptcy, moratoriums, reorganizations and creditors' rights, or may require the expenditure of money and considerable time to enforce. Further, investors should understand that in an event of default by the Authority under the Lease and the termination of the Lease by the Trustee, the Trustee may be unable to sell or lease its fee title interest in the Project, or to sell such interest at a price which will provide to the investors net proceeds equal to the amount of remaining principal under the Lease.

NON-APPROPRIATION

Rental Payments will be payable from the City funds which are annually budgeted and appropriated by the governing body of the City and which may be reduced or terminated by action of such governing body. There is no assurance that the City will appropriate funds for the Rental Payments. The governing body of the City is under no obligation to provide City funds for such payments. Accordingly, any factors which may potentially influence the budgeting process of the City should be considered by a prospective purchaser of the Series 2026A Bonds. In the event the governing body of the City fails to appropriate funds necessary for Rental Payments or defaults under the Lease, the Lease will be terminated, and, in such event, the Series 2026A Bonds will be payable from any moneys held by the Trustee under the Indenture. Upon termination of the Lease in the event of nonappropriation, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with the terms of the Lease and conveyed to the Authority or released its interest in the Project granted under the Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of the Lease upon nonappropriation, the Trustee, on behalf of the Authority, may lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with the Indenture.

INSURANCE RISK

In case of any damage to or destruction of the Project or any part thereof by any casualty, the Authority shall, whether or not any insurance proceeds are available or adequate for such purpose and regardless of the dollar amount of such damage or loss, with reasonable diligence commence and complete restoration of the Project at its own expense. No destruction of or damage to the Project, or any part thereof, shall entitle or permit the Authority to quit or surrender the Project or shall relieve the Authority from its liability to pay in full the Rental Payments other payments cited in the Lease, or from any of its other obligations under the Lease. The Authority shall be entitled to the Net Proceeds of any condemnation award or portion thereof made for damages to or taking of its own property or for damages on account of the taking of or interference with the Authority's right to possession, use of or occupancy of the Project.

DETERMINATION OF TAXABILITY RISK

If the interest on the Series 2026A Bonds were to become subject to taxation, no provision has been made for redemption of the Series 2026A Bonds and investors holding the Series 2026A Bonds would not be entitled to any additional interest exceeding the rate printed on the Series 2026A Bonds. The Series 2026A Bondholder would subsequently then be holding a security with a substantially lower interest rate return than that of a comparable taxable security.

MAINTENANCE OF RATING

The Series 2026A Bonds have been rated as to their creditworthiness by S&P. While the Authority does not anticipate any material changes in the future, no assurance can be given that the Series 2026A Bonds will maintain their original rating. If the rating on the Series 2026A Bonds decreases or is withdrawn, the Series 2026A Bonds may lack liquidity in the secondary market in comparison with other such municipal obligations. See "Rating" herein.

SECONDARY MARKET

While the purchaser of the Series 2026A Bonds may expect, insofar as possible, to maintain a secondary market in the Series 2026A Bonds, no assurance can be given concerning the future existence of such a secondary market or its maintenance by the purchasers or others, and prospective purchasers of the Series 2026A Bonds should therefore be prepared, if necessary, to hold their Series 2026A Bonds to maturity or prior redemption, if any.

FUTURE CHANGES IN LAW

Future legislative proposals, if enacted into law, clarification of the Code (defined herein) or court decisions may cause interest on the Series 2026A Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Code or court decisions may also affect the market price for, or marketability of, the Series 2026A Bonds. Prospective purchasers of the Series 2026A Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations, or litigation, as to which Bond Counsel expresses no opinion.

Legislation affecting municipal bonds is considered from time to time by the United States Congress and the Executive Branch. Bond Counsel's opinion is based upon the law in existence on the date of issuance of the Series 2026A Bonds. It is possible that legislation enacted after the date of issuance of the Series 2026A Bonds or proposed for consideration will have an adverse effect on the excludability of all or a part of the interest on the Series 2026A Bonds from gross income, the manner in which such interest is subject to federal income taxation or the market price of the Series 2026A Bonds.

Legislation affecting municipal bonds is considered from time to time by the Minnesota legislature and Executive Branch. It is possible that legislation enacted after the date of the Series 2026A Bonds or proposed for consideration will have an adverse effect on payment or timing of payment or other matters impacting the Series 2026A Bonds.

The Authority cannot predict the outcome of any such federal or state proposals as to passage, ultimate content or impact if passed, or timing of consideration or passage. Purchasers of the Series 2026A Bonds should reach their own conclusions regarding the impact of any such federal or state proposals.

There can be no assurance that there will not be any change in, interpretation of, or addition to the applicable laws and provisions which would have a material effect, directly or indirectly, on the affairs of the Authority.

POTENTIAL IMPACTS RESULTING FROM EPIDEMICS OR PANDEMICS

The Authority's finances may be materially adversely affected by unforeseen impacts of future epidemics and pandemics. The Authority cannot predict future impacts of epidemics or pandemics, any similar outbreaks, or their impact on travel, on assemblies or gatherings, on the State, national or global economy, or on securities markets, or whether any such disruptions may have a material adverse impact on the financial condition or operations of the Authority, including but not limited to the payment of debt service on any of its outstanding debt obligations.

CYBERSECURITY

The Authority relies on computer networks, data storage, collection, and transmission to conduct the operations of the Authority and has implemented security measures to protect data and limit financial exposure, including securing cyber security insurance to assist with the reduction of potential risk of financial and operational damage resulting from network attacks. Even with these security measures, the Authority, its information technology, data stored by the Authority and its infrastructure may be vulnerable in the event of a deliberate system attack, including malware, ransomware, computer virus, employee error or general disruption. If breached or compromised, the networks could be disrupted and information could be accessed, disclosed, lost, or stolen. The Authority acknowledges that its systems could be affected by a cybersecurity attack and that a loss, disruption, or unauthorized access to data held by the Authority could have a material impact on the Authority. Further, as cybersecurity threats evolve, the Authority will continue to evaluate and implement security measures and work to mitigate any vulnerabilities in its system.

OTHER FACTORS

An investment in the Series 2026A Bonds involves an element of risk. To identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the Appendices hereto) to make a judgment as to whether the Series 2026A Bonds are an appropriate investment.

PURCHASER/UNDERWRITING

The Series 2026A Bonds are being purchased by _____ (the "Series 2026A Underwriter") [and its syndicate] at a purchase price of $_____, which is the par amount of the Series 2026A Bonds of $_____, less the Underwriter's discount of $_____, plus the [net] original issue premium/discount of $_____, plus accrued interest $_____.

The Series 2026A Underwriter intends to offer the Series 2026A Bonds to the public at the offering prices set forth on the inside cover page of this Official Statement. The Underwriter may allow concessions to certain dealers (including dealers in a selling group of the Underwriter and other dealers depositing the Series 2026A Bonds into investment trusts), who may reallow concessions to other dealers. After the initial public offering, the public offering price may be varied from time to time by the Series 2026A Bonds.

CONTINUING DISCLOSURE

In order to permit bidders for the Series 2026A Bonds and other participating underwriters in the primary offering of the Series 2026A Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the Authority will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Series 2026A Bonds, in the Authority resolution ratifying the sale of the Series 2026A Bonds, to provide annual reports of specified information and notice of the occurrence of certain events as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, the events as to which notice is to be given and a summary of other provisions of the Disclosure Covenants, including termination and amendment, are set forth in Appendix D to this Official Statement.

The Authority believes it has complied for the past five years in accordance with the terms of its previous continuing disclosure undertakings entered into pursuant to the Rule.

The City believes it has complied for the past five years in accordance with the terms of its previous continuing disclosure undertakings entered into pursuant to the Rule. However, certain reportable events were not filed on a timely basis, including: a financial obligation notice.

The Authority has adopted specific disclosure policies and procedures to further ensure ongoing compliance with its continuing disclosure obligations. A failure by the Authority to comply with the Disclosure Covenants will not constitute an event of default on the Series 2026A Bonds (although holders will have any available remedy at law or in equity). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Series 2026A Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Series 2026A Bonds and their market price.

CONCURRENT AND FUTURE FINANCING

As of the date of this Official Statement, the City, while not the issuer of the Series 2026A Bonds described herein, by means of separate Official Statement anticipated to be dated July 9, 2026, is offering for sale on July 22, 2026 its $24,710,000* General Obligation Water Utility Revenue Bonds, Series 2026B (the "Series 2026B or the "Concurrent Financing"). Settlement of the Series 2026B Bonds is expected to take place on or about August 20, 2026.

As of the date of the Official Statement, the Authority and the City do not anticipate issuing additional debt in the next 12 months.

The City periodically evaluates market conditions and outstanding financial obligations for refunding and refinancing opportunities and may issue refunding obligations if debt service savings can be achieved.

* Preliminary; subject to change.

LITIGATION

To the knowledge of the officers for the City and the Authority, there is no litigation pending, or threatened, against the City or the Authority, which in any way questions or affects the validity of the Series 2026A Bonds, or any proceedings or transactions relating to the issuance, sale, or delivery thereof.

The City is entering into arbitration with the Mueller Company for non-compliance of the City's Advanced Metering Infrastructure Contract. The City is seeking damages for the failure of the system. The City does not anticipate this arbitration will affect the validity of the Series 2026A Bonds or the City's or the Authority's ability to meet their financial obligations.

The officers for the Authority will certify at the time of delivery of the Series 2026A Bonds that there is no litigation pending or in any way threatened questioning the validity of the Series 2026A Bonds.

LEGAL MATTERS

The Series 2026A Bonds are subject to approval as to certain matters by Dorsey & Whitney LLP of Minneapolis, Minnesota, as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement and will not pass upon its accuracy, completeness, or sufficiency. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements or data contained in this Official Statement and will express no opinion with respect thereto. A legal opinion in substantially the form set out in Appendix C herein will be delivered at closing.

TAX MATTERS

TAX CONSIDERATIONS

The following is a summary of certain U.S. federal and Minnesota income tax considerations relating to the purchase, ownership, and disposition of the Series 2026A Bonds. This summary is based on the U.S. Internal Revenue Code of 1986 (the "Code") and the Treasury Regulations promulgated thereunder, judicial decisions, and published rulings and administrative pronouncements of the Internal Revenue Service (the "IRS"), all as of the date hereof and all of which are subject to change, possibly with retroactive effect. Any such change could adversely affect the matters discussed below, including the tax exemption of interest on the Series 2026A Bonds. The City has not sought and will not seek any rulings from the IRS regarding the matters discussed below, and there can be no assurance the IRS or a court will not take a contrary position regarding these matters.

Prospective purchasers of the Series 2026A Bonds should consult their own tax advisors with respect to applicable federal, state, and local tax rules, and any pending or proposed legislation or regulatory or administrative actions, relating to the Series 2026A Bonds based on their own particular circumstances.

This summary is for general information only and is not intended to constitute a complete analysis of all tax considerations relating to the purchase, ownership, and disposition of the Series 2026A Bonds. It does not address the application of the alternative minimum tax imposed on noncorporate taxpayers and applicable corporations (as defined in Section 59(k) of the Code) or the additional tax on net investment income, nor does it address the U.S. federal estate and gift tax or any state, local, or non-U.S. tax consequences except with respect to Minnesota income tax to the extent expressly specified herein. This summary is limited to consequences to U.S. holders that purchase the Series 2026A Bonds for cash at original issue and hold the Series 2026A Bonds as "capital assets" (generally, property held for investment).

This discussion does not address all aspects of U.S. federal income or state taxation that may be relevant to particular holders of Series 2026A Bonds in light of their specific circumstances or the tax considerations applicable to holders that may be subject to special income tax rules, such as: holders subject to special tax accounting rules under Section 451(b) of the Code; insurance companies; brokers, dealers, or traders in stocks, securities, or currencies or notional principal contracts; foreign corporations subject to the branch profits tax; holders receiving payments in respect of the Series 2026A Bonds through foreign entities; and S corporations, partnerships, or other pass-through entities or investors therein.

For purposes of this discussion, the "issue price" of a maturity of Series 2026A Bonds is the first price at which a substantial amount of Series 2026A Bonds of that maturity is sold for cash to persons other than bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents, or wholesalers.

Tax-Exempt Interest

In the opinion of Dorsey & Whitney LLP, Bond Counsel, based on existing law and assuming the accuracy of certain representations and compliance with certain covenants, interest on the Series 2026A Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Code, (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code, (iii) is excluded from taxable net income of individuals, estates, and trusts for Minnesota income tax purposes, and (iv) is not an item of tax preference for Minnesota alternative minimum tax purposes. Interest on the Series 2026A Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) and is included in net income for purposes of the Minnesota franchise tax imposed on corporations and financial institutions.

The Code establishes certain requirements that must be met after the issuance of the Series 2026A Bonds in order that interest on the Series 2026A Bonds be excluded from federal gross income and from Minnesota taxable net income of individuals, estates, and trusts. These requirements include, but are not limited to, provisions regarding the use of Series 2026A Bond proceeds and the facilities financed or refinanced with such proceeds and restrictions on the investment of Series 2026A Bond proceeds and other amounts. The City has made certain representations and has covenanted to comply with certain restrictions, conditions, and requirements designed to ensure interest on the Series 2026A Bonds will not be included in federal gross income. Inaccuracy of these representations or noncompliance with these covenants may cause interest on the Series 2026A Bonds to be included in federal gross income or in Minnesota taxable net income retroactively to their date of issue. Bond Counsel has not independently verified the accuracy of these representations and will not verify the continuing compliance with these covenants. No provision has been made for redemption of or for an increase in the interest rate on the Series 2026A Bonds in the event that interest on the Series 2026A Bonds is included in federal gross income or in Minnesota taxable net income.

Original Issue Discount

Series 2026A Bonds may be issued with original issue discount ("OID"). A Series 2026A Bond will be treated as issued with OID (a "Discount Bond") if its "stated redemption price at maturity" (*i.e.*, the sum of all amounts payable on the Series 2026A Bond other than payments of qualified stated interest) exceeds its issue price. OID that accrues to a holder of a Discount Bond is excluded from federal gross income and from Minnesota taxable net income of individuals, estates, and trusts to the same extent that stated interest on such Discount Bond would be so excluded. The amount of OID that accrues on a Discount Bond is added to the holder's federal and Minnesota tax bases. OID is taxable under the Minnesota franchise tax on corporations and financial institutions.

OID on a Discount Bond generally accrues pursuant to a constant-yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of OID that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For this purpose, the adjusted issue price is determined by adding to the issue price for such Discount Bonds the OID that is treated as having accrued during all prior accrual periods. If a Discount Bond is sold or otherwise disposed of between compounding dates, then the OID that would have accrued for that accrual period for federal income tax purposes is allocated ratably to the days in that accrual period.

If a Discount Bond is purchased for a cost that exceeds the sum of the issue price plus accrued interest and accrued OID, the amount of OID that is deemed to accrue thereafter to the purchaser is reduced by an amount that reflects amortization of such excess over the remaining term of the Discount Bond. If the

excess is greater than the amount of remaining OID, the basis reduction rules for amortizable bond premium may result in taxable gain upon sale or other disposition of the Series 2026A Bonds, even if the Series 2026A Bonds are sold, redeemed, or retired for an amount equal to or less than their cost.

It is possible under certain state and local income tax laws that OID on a Discount Bond may be taxable in the year of accrual and may be deemed to accrue differently than under federal law.

Market Discount

If a Series 2026A Bond is purchased for a cost that is less than the Series 2026A Bond's issue price (plus accrued OID , if any), the purchaser may be treated as having purchased the Series 2026A Bond with market discount (unless a statutory *de minimis* rule applies). Market discount is treated as ordinary income and generally is recognized on the maturity or earlier disposition of the Series 2026A Bond (to the extent that the gain realized does not exceed the accrued market discount on the Series 2026A Bond).

Bond Premium

A holder that acquires a Series 2026A Bond for an amount in excess of its stated redemption price at maturity generally must, from time to time, reduce the holder's federal and Minnesota tax bases for the Series 2026A Bond. Premium generally is amortized for federal income tax purposes and Minnesota income and franchise tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Accordingly, holders who acquire Series 2026A Bonds at a premium might recognize taxable gain upon sale of the Series 2026A Bonds, even if such Series 2026A Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes or for purposes of the Minnesota income tax applicable to individuals, estates, and trusts.

Related Tax Considerations

Section 86 of the Code and corresponding provisions of Minnesota law require recipients of certain social security and railroad retirement benefits to take interest on the Series 2026A Bonds into account in determining the taxability of such benefits.

Section 265(a) of the Code denies a deduction for interest on indebtedness incurred or continued to purchase or carry the Series 2026A Bonds, and Minnesota law similarly denies a deduction for such interest in the case of individuals, estates, and trusts. In the case of a financial institution, generally, no deduction is allowed under section 265(b) the Code for that portion of the holder's interest expense that is allocable to interest on tax-exempt obligations, such as the Series 2026A Bonds, unless the obligations are "qualified tax-exempt obligations." Indebtedness may be allocated to the Series 2026A Bonds for this purpose even though not directly traceable to the purchase of the Series 2026A Bonds. The Series 2026A Bonds are not "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

Income or loss on the Series 2026A Bonds may be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations.

The ownership or disposition of, or the accrual or receipt of amounts treated as interest on, the Series 2026A Bonds may affect a holder's federal, state, or local tax liability in some additional circumstances. The nature and extent of these other tax consequences depends upon the particular tax status of the holder and the holder's other items of income or deduction.

Sale or Other Disposition

A holder will generally recognize gain or loss on the sale, exchange, redemption, retirement, or other disposition of a Series 2026A Bond equal to the difference between (i) the amount realized less amounts attributable to any accrued but unpaid stated interest and (ii) the holder's adjusted tax basis in the Series 2026A Bond. The amount realized includes the cash and the fair market value of any property received by the holder in exchange for the Series 2026A Bond. A holder's adjusted tax basis in a Series 2026A Bond generally will be equal to the amount that the holder paid for the Series 2026A Bond, increased by any

accrued OID with respect to the Series 2026A Bond and reduced by the amount of any amortized bond premium on the Series 2026A Bond. Except to the extent attributable to market discount (which will be taxable as ordinary income to the extent not previously included in income), any gain or loss will be capital gain or loss and will be long-term capital gain or loss if the holder held the Series 2026A Bond for more than one year. Long-term capital gains recognized by certain non-corporate persons, including individuals, generally are taxable at a reduced rate. The deductibility of capital losses is subject to significant limitations.

Information Reporting and Backup Withholding

Payments of interest on the Series 2026A Bonds (including any allocable bond premium or accrued OID) and proceeds from the sale or other disposition of the Series 2026A Bonds are expected to be reported to the IRS as required under applicable Treasury Regulations. Backup withholding will apply to these payments if the holder fails to provide an accurate taxpayer identification number and certification that it is not subject to backup withholding (generally on an IRS Form W-9) or otherwise fails to comply with the applicable backup withholding requirements. Backup withholding is not an additional tax. Any amounts withheld under the backup withholding rules may be allowed as a refund or a credit against the holder's U.S. federal income tax liability, provided that the required information is timely furnished to the IRS. Certain holders are exempt from information reporting. Potential holders should consult their own tax advisors regarding qualification for an exemption and the procedures for obtaining such an exemption.

MUNICIPAL ADVISOR

The Authority and the City have retained Baker Tilly Municipal Advisors, LLC (the "Municipal Advisor" or "BTMA") as municipal advisor in connection with certain aspects of the issuance of the Series 2026A Bonds. BTMA is a municipal advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. BTMA is a subsidiary of Baker Tilly Advisory Group, LP ("BTAG") which is indirectly owned by (a) H&F Waterloo Holdings, L.P., an affiliate of Hellman & Friedman LLC ("H&F"), an investment adviser registered with the Securities and Exchange Commission (the "SEC"), (b) Valeas Capital Partners Fund I Waterloo Aggregator LP, an affiliate of Valeas Capital Partners Management LP ("Valeas"), an investment adviser registered with the SEC, and (c) individuals who are principals of BTAG. None of these parties own a majority interest in BTAG, or indirectly, BTMA. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International, Ltd. Baker Tilly US, LLP ("BTUS") is a licensed CPA firm providing assurance services to its clients. BTAG and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

BTMA has been retained by the Authority and the City to provide certain municipal advisory services to the Authority and the City and, in that capacity, has assisted the Authority and the City in preparing this Official Statement. The information contained in the Official Statement has been compiled from the sources stated or, if not otherwise sourced, from records and other materials provided by the Authority and the City. The Municipal Advisor makes no representation, warranty or guarantee regarding the accuracy or completeness of the information in this Official Statement, and its assistance in preparing this Official Statement should not be construed as a representation that it has independently verified such information.

The Municipal Advisor's duties, responsibilities and fees arise solely as Municipal Advisor to the Authority and the City, and it has no secondary obligations or other responsibility. The Municipal Advisor's fees are expected to be paid from proceeds of the Series 2026A Bonds. BTMA provides certain specific municipal advisory services to the Authority and the City but is neither a placement agent to the Authority and the City nor a broker/dealer.

Other Financial Industry Activities and Affiliations:

Baker Tilly Wealth Management, LLC ("BTWM"), an SEC registered investment adviser, Moss Adams Wealth Advisors, LLC, an SEC registered investment adviser and Baker Tilly Capital, LLC ("BTC"), a broker/dealer registered with the SEC and member of the Financial Industry Regulatory Authority ("FINRA"), are controlled subsidiaries of BTAG. Both H&F and Valeas, are registered with the SEC as investment advisers and serve as managers of, or advisers to, certain private investment funds, some of which indirectly own BTAG.

BTWM and other subsidiaries of BTAG may provide advisory services to the clients of BTMA. BTMA has no other activities or arrangements that are material to its municipal advisory business or its clients with a related person who is a broker-dealer, investment company, other investment adviser or financial planner, bank, law firm or other financial entity.

THE TRUSTEE

The Authority has appointed U.S. Bank Trust Company, National Association, Saint Paul, Minnesota, a national banking association organized under the laws of the United States of America, to serve as Trustee for the Series 2026A Bonds. The Trustee is a national banking association organized and existing under the laws of the United States of America, having all of the powers of a bank, including fiduciary powers, and is a member of the Federal Deposit Insurance Corporation and the Federal Reserve System. The Trustee is only responsible to carry out those specific duties assigned to it under the Indenture. Except for the contents of this section, the Trustee has not reviewed or participated in the preparation of this Official Statement and assumes no responsibility for the nature, contents, accuracy, fairness or completeness of the information set forth in this Official Statement or for the recitals contained in the Indenture, or the Series 2026A Bonds, or for the validity, sufficiency, or legal effect of any of such documents.

MISCELLANEOUS

The information contained in this Official Statement has been compiled from the Authority and the City officials and other sources deemed to be reliable, and while not guaranteed as to completeness or accuracy, it is believed to be correct as of this date. However, the Official Statement speaks only as of its date, and the information contained herein is subject to change.

The references, excerpts, and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents, and reference is directed to all such documents for full and complete statements of all matters of fact relating to the Series 2026A Bonds, the security for the payment of the Series 2026A Bonds and the rights and obligations of the owners thereof.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement which may have been made orally or in writing is to be construed as a contract with the owners of the Series 2026A Bonds.

CERTIFICATION

The Authority and the City have authorized the distribution of the Preliminary Official Statement for use in connection with the initial sale of the Series 2026A Bonds and a Final Official Statement following award of the Series 2026A Bonds. The Authority and the City certifies to the best of its knowledge and belief that this Official Statement, as of its date and as it relates to the Authority and its economic and financial condition, (i) is complete and accurate; (ii) does not contain any untrue statement of a material fact; and (iii) does not omit any material facts or information which would make the statements contained herein misleading.

GENERAL INFORMATION OF THE CITY

CITY PROPERTY VALUES

Trend of Values(1)

Assessment/ Collection Year	Assessor's Estimated Market Value	Sales Ratio(2)	Economic Market Value(2)	Market Value Homestead Exclusion	Taxable Market Value	Adjusted Taxable Net Tax Capacity
2025/26	$5,281,101,600	N/A	N/A	$69,466,585	$5,147,489,915	$57,984,574
2024/25	4,917,985,300	92.30%	$5,293,845,057	77,372,200	4,760,552,300	53,939,606
2023/24	4,603,098,400	93.60	4,925,953,094	39,482,000	4,481,794,100	50,564,554
2022/23	4,319,497,500	95.40	4,526,746,397	41,852,700	4,211,936,000	48,098,965
2021/22	3,536,714,700	86.70	4,077,914,727	64,033,600	3,413,565,400	39,734,514

(1) For a description of the Minnesota property tax system, see Appendix E.
(2) Sales Ratio Study and Economic market values for the year of assessment as posted by the Minnesota Department of Revenue, https://www.revenue.state.mn.us/economic-market-values-reports.

Source: Carver County, Minnesota, March 2026, except as otherwise noted.

2025/26 Adjusted Taxable Net Tax Capacity: $57,984,574(1)

Real Estate:		
Residential Homestead	$34,001,879	55.6%
Commercial/Industrial and Public Utility	14,798,665	24.2
Residential Non-Homestead	11,031,298	18.0
Agricultural, Commercial & Residential, and Seasonal/Recreational	680,999	1.1
Personal Property	635,663	1.1
2025/26 Net Tax Capacity	$61,148,504	100.0%
Less: Captured Tax Increment	(3,011,173)	
Less: Contribution to Fiscal Disparities	(5,604,313)	
Plus: Distribution from Fiscal Disparities	5,451,556	
2025/26 Adjusted Taxable Net Tax Capacity	$57,984,574	

(1) Excludes mobile home valuation of $179,543.

Ten of the Largest Taxpayers in the City

Taxpayer	Type of Property	2025/26 Net Tax Capacity
Aurora Investments LLC	Commercial/Agricultural	$ 892,433
Continental 589 Fund LLC	Rental/Residential	739,314
United Healthcare Services, Inc.	Commercial	693,012
Chaska Industrial Owner 1 LLC	Commercial	662,600
Beckman Coulter	Commercial	585,396
Centerpoint Energy	Utility	490,159
Gallery of Chaska LLC	Rental/Residential	449,269
Flexential LLC	Commercial	412,000
Costco Wholesale Corporation	Commercial	383,230
Chaska Heights Senior Living LLC	Rental/Residential	358,251
Total		$5,665,664(1)

(1) Represents 9.8% of the City's 2025/26 adjusted taxable net tax capacity.

CITY INDEBTEDNESS

Legal Debt Limit and Debt Margin(1)

Legal Debt Limit (3% of 2025/26 Estimated Market Value	$ 158,433,048
Less: Outstanding Debt Subject to Limit	(136,519,000)
Legal Debt Margin as of August 20, 2026	$ 21,914,048

(1) The legal debt margin is referred to statutorily as the "Net Debt Limit" and may be increased by debt service funds and current revenues which are applicable to the payment of debt in the current fiscal year.

NOTE: Certain types of debt are not subject to the legal debt limit. See Appendix E – Debt Limitations.

General Obligation Debt Supported Solely by Taxes(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
11-29-17	$1,960,000	Equipment Certificates	2-1-2027	$ 265,000
11-06-19	1,240,000	Equipment Certificates	2-1-2029	480,000
12-28-23	8,815,000	Equipment Certificates	2-1-2043	8,255,000
Total				$9,000,000

(1) These issues are subject to the legal debt limit.

General Obligation Special Assessment Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
08-15-12	$2,430,000	Improvements	2-1-2028	$ 355,000
08-15-12	3,295,000	Improvement Refunding	2-1-2027	225,000
12-30-14	3,080,000	Improvements	2-1-2030	925,000
08-19-15	5,940,000	Improvements	2-1-2031	2,450,000
11-29-17	6,875,000	Improvements	2-1-2038	4,620,000
11-29-17	1,790,000	Taxable Improvements	2-1-2033	725,000
12-27-17	995,000	Improvements Refunding	2-1-2029	325,000
11-06-19	4,440,000	Improvements	2-1-2039	3,045,000
12-04-19	1,250,000	Taxable Improvements	2-1-2035	770,000
12-04-19	1,740,000	Improvements Refunding	2-1-2033	785,000
09-02-20	1,725,000	Improvements	2-1-2037	1,330,000
09-02-20	2,205,000	Taxable Improvements Refunding	12-1-2034	1,230,000
12-28-23	1,250,000	Improvements	2-1-2038	1,105,000
12-19-24	2,490,000	Improvements	2-1-2040	2,390,000
Total				$20,280,000

General Obligation Tax Increment Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
12-27-17	$ 460,000	Taxable Tax Increment Refunding	2-1-2031	$ 205,000
12-04-19	2,600,000	Taxable Tax Increment	2-1-2040	2,315,000
Total				$2,520,000

General Obligation Tax Abatement Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
11-29-17	$245,000	Taxable Tax Abatement	2-1-2039	$175,000
09-02-20	375,000	Taxable Tax Abatement Refunding	12-1-2023	245,000
Total				$420,000

General Obligation State-Aid Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
01-14-21	$4,940,000	State Aid Street	4-1-2041	$ 3,970,000
12-19-24	8,810,000	State Aid	2-1-2045	8,585,000
				$12,555,000

General Obligation Housing Revenue Debt (1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
08-15-10	$2,850,000	Governmental Refunding (Brickyard)	1-1-2040	$1,685,000

(1) Issued by the Carver County Community Development Agency and secured by the general obligation of the City. Rental revenue and other related sources are used to pay this debt.

General Obligation Utility Revenue Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
08-15-12	$ 1,380,000	Water/Sewer Revenue Refunding	2-1-2027	$ 90,000
12-30-15	5,170,000	Utility Revenue	2-1-2036	2,935,000
11-29-17	735,000	Utility Revenue	2-1-2038	520,000
11-06-19	2,135,000	Utility Revenue	2-1-2035	1,365,000
12-04-19	780,000	Taxable Utility Revenue	2-1-2030	340,000
09-02-20	1,215,000	Utility Revenue	2-1-2031	690,000
09-02-20	7,845,000	Taxable Utility Revenue Refunding	12-1-2032	5,215,000
08-20-26	24,710,000	Utility Revenue (the Series 2026B Bonds)	2-1-2052	24,710,000
Total				$35,865,000

Lease Obligations(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
04-15-15	$12,855,000	Taxable Lease Revenue	2-1-2035	$ 4,910,000
12-30-15	3,410,000	Taxable Lease Revenue	2-1-2031	1,350,000
12-27-17	1,880,000	Senior Center Addition Refunding	12-1-2027	435,000
09-02-20	2,310,000	Lease Revenue Refunding	12-1-2033	1,585,000
12-31-21	3,560,000	Lease Purchase	12-1-2041	3,024,000
07-17-24	49,650,000	Lease Revenue	2-1-2054	48,815,000
01-30-25	6,080,000	Lease Revenue Refunding	2-1-2034	5,570,000
07-09-26	55,380,000	Lease Revenue (the Series 2026A Bonds)	2-1-2056	55,380,000
Total				$121,069,000

(1) Issued by the Economic Development Authority of the City of Chaska, Minnesota (the "Authority") and payable from annual appropriation lease payments made by the City to the Authority. These issues are subject to the legal debt limit.

Installment Purchase Revenue Debt(1)

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
03-9-20	$6,285,000	Taxable Full-Term Installment Purchase Revenue	12-1-2040	$5,175,000
07-8-20	1,530,000	Taxable Full-Term Installment Purchase Revenue	12-1-2040	1,275,000
Total				$6,450,000

(1) Issued by the Authority and payable from annual installment payments made by the City to the Authority. These issues are subject to the legal debt limit.

Electric Revenue Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
09-06-17	$7,220,000	Electric Revenue	10-1-2037	$4,925,000
12-29-20	1,830,000	Electric Revenue Refunding	10-1-2031	1,095,000
Total				$6,020,000

MMPA Revenue Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Est. Principal Outstanding As of 8-20-26
10-01-15	$21,760,000	Electric Revenue Refunding (MMPA)	10-1-2030	$8,985,000

(1) Issued by the City but payable from payments made by the Minnesota Municipal Power Agency to the City pursuant to an agency contract and not from the operation of the electric system of the City (i.e., not secured on a parity with the City's outstanding electric revenue debt).

Estimated Calendar Year Debt Service Payments

	G.O. Debt Supported Solely by Taxes		G.O. Special Assessment Debt	
Year	Principal	Principal & Interest	Principal	Principal & Interest
2026 (at 8-20)	(Paid)	(Paid)	$ 255,000	$ 261,610
2027	$ 735,000	$ 1,130,313	2,895,000	3,541,915
2028	500,000	864,438	2,770,000	3,312,229
2029	525,000	864,663	2,685,000	3,135,040
2030	375,000	693,013	2,380,000	2,743,588
2031	390,000	688,888	2,170,000	2,448,428
2032	410,000	688,888	1,610,000	1,823,243
2033	430,000	687,888	1,660,000	1,824,128
2034	455,000	690,763	960,000	1,083,969
2035	475,000	687,513	800,000	895,694
2036	500,000	688,138	560,000	631,966
2037	525,000	687,513	580,000	630,397
2038	550,000	685,638	465,000	494,144
2039	580,000	690,288	265,000	278,963
2040	600,000	686,688	225,000	229,500
2041	625,000	687,188		
2042	650,000	687,500		
2043	675,000	687,656		
Total	$9,000,000(1)	$12,496,976	$20,280,000(2)	$23,334,814

(1) 53.3% of this debt will be retired within ten years.
(2) 89.7% of this debt will be retired within ten years.

Estimated Calendar Year Debt Service Payments (Continued)

	G.O. Tax Increment Debt		G.O. Tax Abatement Debt	
Year	Principal	Principal & Interest	Principal	Principal & Interest
2026 (at 8-20)	(Paid)	(Paid)	$ 30,000	$ 31,458
2027	$ 125,000	$ 198,283	40,000	48,343
2028	135,000	204,195	45,000	52,773
2029	145,000	210,008	45,000	52,093
2030	150,000	210,843	45,000	51,368
2031	155,000	211,550	55,000	60,514
2032	125,000	177,610	55,000	59,466
2033	130,000	179,040	15,000	18,364
2034	130,000	175,270	15,000	17,846
2035	140,000	181,220	15,000	17,329
2036	145,000	181,945	15,000	16,811
2037	155,000	187,406	15,000	16,294
2038	165,000	192,526	15,000	15,776
2039	175,000	197,341	15,000	15,259
2040	645,000	654,836		
Total	$2,520,000(1)	$3,162,073	$420,000(2)	$473,694

(1) 54.8% of this debt will be retired within ten years.
(2) 85.7% of this debt will be retired within ten years.

Estimated Calendar Year Debt Service Payments (Continued)

Year	G.O. State Aid Debt Principal	G.O. State Aid Debt Principal & Interest	G.O. Utility Revenue Debt Principal	G.O. Utility Revenue Debt Principal & Interest
2026 (at 8-20)	(Paid)	$ 39,343	$ 695,000	$ 725,674
2027	$ 505,000	960,960	1,435,000	2,869,743
2028	530,000	962,335	1,910,000	3,230,466
2029	555,000	962,560	2,000,000	3,260,988
2030	580,000	961,635	2,065,000	3,264,731
2031	605,000	963,460	2,040,000	3,177,714
2032	620,000	958,235	1,960,000	3,038,391
2033	650,000	966,985	1,205,000	2,223,975
2034	670,000	964,415	1,250,000	2,219,297
2035	690,000	960,675	1,210,000	2,128,284
2036	720,000	965,505	1,175,000	2,041,769
2037	745,000	963,870	880,000	1,699,325
2038	770,000	960,795	920,000	1,695,294
2039	795,000	958,825	915,000	1,644,888
2040	825,000	963,180	960,000	1,647,813
2041	850,000	961,408	1,000,000	1,648,613
2042	575,000	661,300	1,040,000	1,647,163
2043	600,000	662,800	1,080,000	1,642,763
2044	625,000	663,300	1,125,000	1,640,906
2045	645,000	657,900	1,175,000	1,641,297
2046			1,225,000	1,638,797
2047			1,280,000	1,638,200
2048			1,340,000	1,639,250
2049			1,400,000	1,637,600
2050			1,460,000	1,633,250
2051			1,525,000	1,631,088
2052			1,595,000	1,630,888
Total	$12,555,000(1)	$17,119,486	$35,865,000(2)	$54,538,167

(1) 48.8% of this debt will be retired within ten years.
(2) 44.0% of this debt will be retired within ten years.

Estimated Calendar Year Debt Service Payments (Continued)

	G.O. Housing Revenue Debt		Lease Obligations	
Year	Principal	Principal & Interest	Principal	Principal & Interest
2026 (at 8-20)	(Paid)	(Paid)	$ 530,000	$ 620,691
2027	$ 110,000	$ 138,640	2,720,000	8,434,221
2028	110,000	136,440	3,625,000	9,022,953
2029	110,000	134,240	3,785,000	9,008,931
2030	115,000	137,450	3,966,000	9,007,429
2031	115,000	136,070	4,156,000	9,005,155
2032	115,000	134,690	4,047,000	8,700,975
2033	120,000	138,100	4,244,000	8,699,907
2034	120,000	136,300	4,205,000	8,452,797
2035	120,000	134,200	3,551,000	7,611,719
2036	125,000	136,750	3,053,000	6,953,713
2037	125,000	134,250	3,205,000	6,952,544
2038	130,000	136,700	3,358,000	6,944,882
2039	135,000	139,050	3,525,000	6,943,317
2040	135,000	136,350	3,698,000	6,939,384
2041			3,881,000	6,945,324
2042			3,460,000	6,356,112
2043			3,615,000	6,352,587
2044			3,775,000	6,346,912
2045			3,945,000	6,343,762
2046			4,125,000	6,345,671
2047			4,300,000	6,337,169
2048			4,490,000	6,335,150
2049			4,690,000	6,333,964
2050			4,895,000	6,326,116
2051			5,110,000	6,316,092
2052			5,345,000	6,314,561
2053			5,585,000	6,305,824
2054			5,840,000	6,299,291
2055			3,095,000	3,341,298
2056			3,250,000	3,333,688
Total	$1,685,000(1)	$1,909,230	$121,069,000(2)	$209,232,139

(1) 68.8% of this debt will be retired within ten years.
(2) 28.8% of this debt will be retired within ten years.

Estimated Calendar Year Debt Service Payments (Continued)

Year	Installment Purchase Revenue Debt		Electric Revenue Debt	
	Principal	Principal & Interest	Principal	Principal & Interest
2026 (at 8-20)	$ 355,000	$ 444,814	$ 505,000	$ 602,888
2027	365,000	537,220	525,000	700,575
2028	370,000	534,294	550,000	704,575
2029	380,000	535,933	565,000	704,050
2030	395,000	542,133	585,000	705,250
2031	400,000	537,338	610,000	710,750
2032	410,000	536,050	415,000	495,400
2033	425,000	539,485	425,000	492,950
2034	435,000	537,492	440,000	495,200
2035	450,000	540,221	455,000	497,000
2036	465,000	542,522	465,000	493,350
2037	480,000	542,896	480,000	494,400
2038	495,000	542,792		
2039	505,000	537,226		
2040	520,000	536,352		
Total	$6,450,000(1)	$7,986,767	$6,020,000(2)	$7,096,388

(1) 61.8% of this debt will be retired within ten years.
(2) 84.3% of this debt will be retired within ten years.

Year	MMPA Revenue Debt	
	Principal	Principal & Interest
2026 (at 8-20)	$1,625,000	$ 1,849,625
2027	1,715,000	2,083,000
2028	1,795,000	2,077,250
2029	1,885,000	2,077,500
2030	1,965,000	2,063,250
Total	$8,985,000	$10,150,625

Other Debt Obligations

Leases

The City has entered into various capital leases for Fitness Equipment. Information can be found in the City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2024 for additional information. (The City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2025 is not yet available.)

Conduit Debt

From time to time, the City has issued Industrial Revenue Bonds (IRBs) and Housing Revenue Bonds (HRBs) (collectively the "Revenue Bonds") to provide financial assistance to private-sector entities for the acquisition and construction of industrial and housing facilities deemed to be in the public interest. The Revenue Bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the Revenue Bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, nor the State of Minnesota, nor any political subdivision thereof is obligated in any manner for repayment of the Revenue Bonds. Accordingly, the Revenue Bonds are not reported as liabilities in the accompanying financial statements.

Overlapping Debt

Taxing Unit(1)	2025/26 Adjusted Taxable Net Tax Capacity	Est. G.O. Debt As of 8-20-26(2)	Debt Applicable to Tax Capacity in City Percent	Debt Applicable to Tax Capacity in City Amount
Carver County	$ 258,611,202	$ 22,445,000	22.4%	$ 5,027,680
I.S.D. No. 112 (Eastern Carver County)	153,549,860	145,371,000	37.8	54,950,238
Metropolitan Council	6,330,160,330(3)	18,095,000(4)	0.9	162,855
Total				$60,140,773

(1) Only those units with outstanding general obligation debt are shown here.
(2) Excludes general obligation tax and aid anticipation certificates and revenue-supported debt.
(3) 2024/25 values; most recent available.
(4) Excludes general obligation debt supported by wastewater revenues and housing rental payments. Includes certificates of participation.

Debt Ratios(1)

	G.O. Direct Debt	G.O. Direct & Overlapping Debt
2025/26 Estimated Market Value ($5,281,101,600)	3.02%	4.16%
Per Capita (30,167 – 2024 U.S. Census Estimate)	$5,295	$7,289

(1) Excludes general obligation state aid debt, general obligation utility revenue debt, general obligation housing revenue debt, electric revenue debt, MMPA revenue debt, and other debt obligations. Includes lease obligations and installment purchase revenue debt.

CITY TAX RATES, LEVIES AND COLLECTIONS

Tax Capacity Rates for a Resident in the City of Chaska

	2021/22	2022/23	2023/24	2024/25	2025/26 Total	2025/26 For Debt Only
Carver County	34.170%	29.267%	30.106%	30.934%	31.299%	1.605%
City of Chaska	31.625	31.185	35.947	38.885	41.167	0.000
I.S.D. No. 112 (Eastern Carver County)(1)	31.220	27.747	28.659	27.551	27.255	12.384
Special Districts(2)	4.846	4.688	4.626	4.511	4.789	1.176
Total	101.861%	92.887%	99.338%	101.881%	104.51%	15.165%

(1) In addition, Independent School District No. 112 (Eastern Carver County) has a 2025/26 market value tax rate of 0.21407% spread across the market value of property in support of an excess operating levy.
(2) Special districts include Metropolitan Council, Metropolitan Transit, Metropolitan Mosquito Control, Lower Minnesota River Watershed District #1, Carver County Rail Authority, Carver County Community Development Agency, and Chaska Economic Development Authority.

NOTE: This table includes only net tax capacity-based rates. Certain other tax rates are based on market value. See Appendix E.

Tax Levies and Collections

Levy/Collect	Net Levy(1)	Collected During Collection Year		Collected and/or Abated as of December 31, 2025	
		Amount	Percent	Amount	Percent
2025/26	$23,743,958		(In Process of Collection)		
2024/25	20,827,388	$20,672,656	99.3%	$20,672,655	99.3%
2023/24	17,946,808	17,865,716	99.5	17,897,863	99.7
2022/23	14,995,915	14,954,034	99.7	14,988,773	100.0
2021/22	12,499,979	12,476,239	99.8	12,497,793	100.0

(1) The net levy excludes state aid for property tax relief and fiscal disparities, if applicable. The net levy is the basis for computing tax capacity rates. See Appendix E.

FUNDS ON HAND
As of December 31, 2025

General Fund	$ 9,362,946
Special Revenue Funds	1,464,104
Debt Service Funds	10,193,611
Capital Project Funds	29,295,231
Enterprise Fund	18,908,353
Internal Service Funds	3,744,635
Total Cash and Investments	$72,968,880

INVESTMENTS

The City may invest funds as authorized by Minnesota Statutes, as follows:

- Direct obligations or obligations guaranteed by the United States or its agencies.
- Shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating, are rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of thirteen months or less.
- General obligations rated “A” or better.
- Revenue obligations rated “AA” or better.
- General obligations of the Minnesota Housing Finance Agency rated “A” or better.
- Banker's acceptances of United States banks eligible for purchase by the Federal Reserve System.
- Commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less.
- Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, with a credit quality in one of the top two highest categories.

- Repurchase or reverse purchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000, that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.

The City's investments are managed to attain a market rate of return while protecting capital. The City has the following mix of investment types as of December 31, 2025: 19.5% in First American Treasury Obligations, 5.6% in mutual funds and 68.7% in money markets, 3.6% in U.S. Government Agencies, 1.5% in State and Local Bonds, and $737,408 in Negotiable CDs. The Administrative Services Director (Treasurer) and City Administrator are charged with the responsibility of conducting investment transactions.

GENERAL INFORMATION CONCERNING THE CITY

The City is the county seat of Carver County, and is located approximately 18 miles southwest of Minneapolis and is part of the Minneapolis-Saint Paul metropolitan area. The City encompasses an area of approximately 18 square miles (11,520 acres).

Population

The City's population trend is shown below.

	Population	Percent Change
2024 U.S. Census Estimate	30,167	8.5%
2020 U.S. Census	27,810	17.0
2010 U.S. Census	23,770	36.2
2000 U.S. Census	17,449	53.9
1990 U.S. Census	11,339	-

Sources: United States Census Bureau, http://www.census.gov/.

The City's estimated population by age group for the past five years is as follows:

Data Year/ Report Year	0-17	18-34	35-64	65 and Over
2025/26	6,892	5,981	12,040	4,510
2024/25	6,626	5,995	11,567	4,181
2023/24	7,227	5,858	11,595	3,969
2022/23	7,331	5,654	11,903	3,568
2021/22	7,555	5,416	11,932	3,360

Source: Claritas, LLC.

Transportation

Major transportation routes serving the City include U.S. Highways 212 and 169 and State Highway 41. In addition, Interstate 494 is approximately 10 miles northeast of the City. Twin Cities and Western Railroad provides rail service to the City. Air transportation by major airlines is available at the Minneapolis-St. Paul International Airport, less than a half-hour drive from the City, and at the Flying Cloud Airport, approximately 10 miles east of the City.

AREA ECONOMY

Major Employers

Employer	Product/Service	Approximate Number of Employees
Independent School District No. 112 (Eastern Carver County)	Public education	1,388(1)
Entegris Inc.	Semiconductor processing	507
Lake Region Manufacturing Co., Inc.	Catheter components	740
Carver County	County government	700
Beckman-Coulter, Inc.	Diagnostic reagents	521
Apex International, MFG	Home-care product manufacturer	400
Old National Bank	Banking services	400
Import Specialties, Inc.	Automotive services	250
TEL-FSI, Inc	Semi-centrifugal products	241
City of Chaska	City government	181(2)

(1) Per public information available on https://emma.msrb.org/. Includes 642 non-licensed employees and 746 licensed employees.
(2) Full-time employees, per the City.

Source: Information obtained from D&B Hoovers, https://app.dnbhoovers.com/. This does not purport to be a comprehensive list.

Labor Force Data

	Annual Average				January
	2022	2023	2024	2025	2026
Labor Force:					
Carver County	61,753	62,716	63,472	64,241	63,350
Minneapolis – St. Paul - Bloomington MSA	2,036,157	2,061,709	2,075,093	2,099,384	2,075,289
State of Minnesota	3,070,397	3,137,559	3,137,559	3,171,537	3,133,348
Unemployment Rate (%):					
Carver County	1.9%	2.3%	2.7%	3.4%	4.3%
Minneapolis – St. Paul - Bloomington MSA	2.3	2.6	3.0	3.7	4.8
State of Minnesota	2.5	2.8	3.1	3.9	5.3

Source: Minnesota Department of Employment and Economic Development, https://apps.deed.state.mn.us/lmi/laus. 2026 data are preliminary.

Retail Sales and Effective Buying Income (EBI)

City of Chaska

Data Year/ Report Year	Total Retail Sales ($000)	Total EBI ($000)	Median Household EBI
2025/26	$472,195	$1,593,787	$104,808
2024/25	385,277	1,311,518	90,105
2023/24	337,393	1,232,618	82,337
2022/23	343,613	1,158,627	79,386
2021/22	291,283	1,152,443	80,163

Carver County

Data Year/ Report Year	Total Retail Sales ($000)	Total EBI ($000)	Median Household EBI
2025/26	$1,811,603	$6,528,812	$112,250
2024/25	1,757,398	5,622,944	100,368
2023/24	1,331,138	5,009,240	90,953
2022/23	1,414,686	5,063,203	91,382
2021/22	1,245,104	5,095,911	91,347

The 2025/26 Median Household EBI for the State of Minnesota was $80,810. The 2025/26 Median Household EBI for the United States was $75,389.

Source: Claritas, LLC.

Permits Issued by the City

	New Single Family Residential		New Commercial/Industrial		Total Value(1)
	Number	Value	Number	Value	(All Permits)
2025	107	$46,100,825	159	$79,789,835	$149,810,527
2024	177	66,972,311	92	57,770,338	136,551,261
2023	211	75,389,667	99	139,897,098	225,276,101
2022	180	57,411,144	67	85,702,856	164,120,361
2021	214	71,543,619	43	13,041,285	120,301,623
2020	113	28,362,364	38	8,370,259	51,398,828
2019	122	32,288,490	34	7,237,100	46,553,957
2018	79	36,288,936	49	14,207,139	57,621,735
2017	103	24,339,375	43	69,145,998	105,409,067

(1) In addition to building permits, the total value includes all other permits issued by the City (i.e. heating, lighting, plumbing, roof replacement, etc.).

Source: City of Chaska.

Recent Development

As per the Metropolitan Council Community Profile of the City, in 2024 (2025 data not yet available) there were approximately 7,580 single-family homes, 739 single-family attached townhomes, 44 multi-family homes (consisting of two, three, and four units), 2,858 multi-family homes (consisting of five or more units), and 693 manufactured homes located within the City. In 2025, over 12 months, there were 0 single-family townhomes, and 103 new detached single-family homes constructed. The average value of a new home has increase/decreased by 3.35%, from $418,400 in 2024 to $432,400 as of December 31, 2025.

The status of single-family lot availability as of March 31, 2026 is as follows:

Subdivision Name	Available Lots	Total Lots	Permits Issued to Date
Single Family			
Klein Brickyard Thirteenth Addition	0	20	20
Club West Seventh Addition	1	42	41
Club West Eighth Addition	0	43	43
Club West Ninth Addition	1	13	12
Club West Tenth Addition	2	4	2
Club West Eleventh Addition	0	19	19
Savanna Estates Second Addition	2	11	9
Savanna Estates Third Addition	3	26	23
Chaska Bluffs 2nd	4	17	13
Clover Field 7th	1	11	10
Ensconced Woods	11	29	18
Harvest West	0	72	72
Harvest West 2nd	1	56	55
Harvest West 3rd	5	94	89
Del Webb at Chaska 1st	2	92	90
Del Webb at Chaska 2nd	3	179	176
Kusske Estates	0	2	2
Reserve at Autumn Woods 1st	0	86	86
Oak Creek	10	57	47
Oak Creek 2nd	26	45	19
Rivertown Heights	0	44	44
Rivertown Heights 2nd	26	46	20
Hidden Maples	2	4	2
Chaska Yards	0	3	3
Carlson Bluffs	3	4	1
Carlson Bluffs	5	10	5
Single Family Subtotal	**108**	**1,029**	**921**
Multiple Family			
Pioneer Vista	0	54	54
Grand Total	**108**	**1,083**	**975**

Commercial and Industrial Development

The City continues its multi-year program to reconstruct streets in the historic downtown core as a part of its Downtown Master Plan. This reconstruction has reinvigorated the coordination and planning efforts for the transformation of another downtown block, which will be called City Square West. The City envisions a gathering space that attracts citizens to come downtown to enjoy new and readily accessible services, and it is anticipated that construction will begin in 2026.

Other development activities include:

• *Creek Road*. To support access to the southwest Chaska area, the City began working on Creek Road. Creek Road is a major development in Chaska that began in 2017, with substantial completion in 2026. This $14.2 million dollar project is anticipated to provide access to 5,000 new jobs over the next 5 years for the metro area

• *Capital Asset Maintenance*. Another major initiative for the City is the continuing capital asset maintenance plan. Key to this plan is $1 million of levy annually dedicated to reinvesting in parks, streets, and trails.

• *Public Service Buildings*. The City also views its building program as a major initiative. In 2023, the City started increasing the tax levy by $1,125,000 to fund renovation of four City Facilities. The first is a Public Safety facility where the Police and Fire departments will be located. Construction of this building began in 2024 and was completed early 2026. The City received 1,575,000 in federal funding for the construction of the emergency operations center in the public safety facility building. The next building is the Municipal Service Building where Public works, Electric, Water, and Sewer personnel and services are located. This project begins in 2026 with substantial completion estimated for 2028. After that, the Library will be relocated from City Hall to a new building in 2029. The last building to be renovated will be City Hall with an estimated start date in 2030.

• *Data Center*. A proposed developer has a purchase agreement for a 150,000 square foot Data Center. This Data Center would be within the City's electric service territory. This data center is anticipated to use 190 MW and would be a direct sale from the power supplier.

Industrial Parks

There are two industrial parks located within the City with a combined capacity of 679 acres. Currently, there are over 100 enterprises occupying the parks, the larger of which include Lake Region Manufacturing, TEL-FSI, Inc., Beckman Coultier, Bailiwick, and Lifecore Biomedical. There are only two remaining sites in this industrial park, one with approximately 17 acres and one with approximately five acres. The five-acre site would be marketed for approximately $3 million, while the 17-acre site would be marketed for approximately $7 million. The City recently worked with three existing companies in the industrial parks on expansions totaling an additional 100,000 square feet.

The City has approximately 390 acres of corporate/industrial land planned for development since the opening of the new Highway 212. There is room for 5.5 million square feet of office/industrial space that will be marketed toward bioscience and high-tech companies. This is expected to add between $300 million and $500 million of taxable market value as well as 4,000 to 6,000 quality jobs when completed. With the opening of the Highway 212 Interchange, discussions with property owners are ongoing to develop this industrial park.

Education

Public Education

The following district serves the residents of the City:

School	Location	Grades	2025/26 Enrollment
I.S.D. No. 112 (Eastern Carver County)	City of Chaska	K-12	9,195

Source: Minnesota Department of Education, www.education.state.mn.us

Non-Public Education

City residents are also served by the following private schools:

School	Location	Grades	2025/26 Enrollment
Jonathan Montessori	City of Chaska	PreK	3
St. John's Lutheran School	City of Chaska	K-8	207
Southwest Christian High School	City of Chaska	9-12	581

Source: Minnesota Department of Education, www.education.state.mn.us

Post-Secondary Education

City residents have access to various colleges and universities located throughout the Minneapolis/Saint Paul metropolitan area.

GOVERNMENTAL ORGANIZATION AND SERVICES

The City was organized as a municipality in 1891 and became a statutory city in 1975. The City's governing body is the City Council, comprised of the Mayor and four Council members. The Mayor serves a two-year term of office; Council members are elected by ward to serve overlapping four-year terms.

The following individuals comprise the current City Council:

		Expiration of Term
Taylor Hubbard	Mayor	December 31, 2026
Jon Grau	Council Member, First Ward	December 31, 2026
Josh Benesh	Council Member, Second Ward	December 31, 2028
McKayla Hatfield	Council Member, Third Ward	December 31, 2026
Leah Sheveland	Council Member, Fourth Ward	December 31, 2028

The daily management and administration of the City is under the direction of the City Administrator, Mr. Matthew Podhradsky. Mr. Podhradsky has served in this capacity since August 4, 2008. Mr. Podhradsky also serves as the City Clerk.

Mr. Noel Graczyk serves as Administrative Services Director and has been in this position since 1988. The Administrative Services Director also serves as City Treasurer and, with direction from the City Council, and shares responsibility for financial management with the City Administrator.

The City has 181 regular full-time employees, 328 part-time employees, and 49 paid on-call volunteer firefighters.

Municipal Services

The Water Utility System has approximately 8,432 municipal and 30 private connections served by four elevated water storage facilities and a ground storage tank with a combined capacity of 4.5 million gallons, as of December 2025. In addition, there are six wells that have the capacity to pump 8,360 gallons per minute or approximately 13,400,000 gallons per day. In 2025, average demand was 3,563,942 gallons per day while peak demand reached 6,343,000 gallons per day. Total tap water hardness is 29 parts per million gallons of water. The water treatment plant has the capacity to treat 12.6 million gallons per day for iron and manganese removal to only trace levels.

The 2024 operating revenues of the water utility system were $5,074,005 with an average annual charge per household and commercial connection at approximately $623. In 2010, the City began billing water usage based on a rate structure with inclining steps. Rates for 2026 range from $3.34 to $6.70 per thousand gallons.

The Sewer Utility System has approximately 8,129 municipal and 27 private connections. Average demand in 2025 was 2,600,950 gallons per day while peak demand reached 5,000,000 gallons per day. All sewage treatment services are operated through Metropolitan Council Environmental Services.

The 2024 operating revenues of the sewer utility system were $7,822,847 with an average annual charge per household and commercial connection at approximately $960. The 2026 sewage use charge is $7.45 per thousand gallons. The established rates and charges for both the water and sewer systems produce revenues sufficient to operate the systems and pay debt service on those general obligation bonds that are payable from these revenues.

The Electric Utility System has approximately 12,376 connections. The electric utility's mission is to provide reliable electric service to its customers at competitive rates while making a profit that will be used to reduce community property taxes. The City owns and operates its own electric distribution system, purchasing electricity from the Minnesota Municipal Power Agency. The 2024 operating revenues of the electric utility system were $57,182,709.The Agency is a joint venture on the part of the City with eleven other cities that have entered into agreements to purchase wholesale electric power. See "The Electric Utility" herein.

Storm Water Utility System. All property within the City is charged a rate for storm water utility services based on land use. The 2025 operating revenues of the storm water utility system were $2,243,432. The Resistance Equivalency Rate (RER) is $13.29 in 2026.

Fire and Rescue Department. The City currently has a 49-member volunteer fire and rescue department, with a full-time Fire Chief. The City has a fully-equipped fire station with one pumper, seven various size tankers, a 100-foot aerial truck/pumper, eight fire trucks equipped with motorized pumps, an emergency/rescue vehicle, and other miscellaneous firefighting and rescue equipment.

Police Department. The City operates its own police department with 26 licensed police officers, including a chief of police and one full-time community service officer. Dispatching and jail facilities are coordinated through the Carver County Sheriff's Department.

Park and Recreational Facilities. The City's municipal park system encompasses approximately 992 acres of land consisting of 29 active recreation areas connected by a greenway system running from the Minnesota River to the Minnesota Landscape Arboretum. Virtually every home in Chaska is located no more than a quarter mile from the park system and most are connected by internal greenways within subdivisions. The 29 recreational areas offer a variety of facilities and activities to City residents including picnic areas with tables and electricity, cooking grills, drinking water, restrooms and shelter buildings, swimming, fishing, general playground equipment, baseball/softball fields, tennis courts, volleyball and basketball courts, hockey/skating rinks and horseshoe courts. The parks vary in size from two acres to 100 acres.

Community Center. The City operates an approximately 200,000 square-foot community center consisting of two ice arenas, gymnasiums, indoor running track, exercise machines, aquatic pools, racquetball courts, community rooms, offices, stage and auditorium, fitness center and the Lodge for Active Older Adults. The Center had operating revenues of $3,291,001 in 2024.

Curling Arena and Event Center. The City operates a curling center with six lanes for curling and a restaurant, and an event center that seats 350 people is adjacent the arena. The Curling Arena and Event Center had operating revenues of $1,133,427 in 2024.

Municipal Golf Courses. The City operates two golf courses: The Loop at Chaska Golf Course, a nine-hole executive course; and the Chaska Town Course, an 18-hole course. The golf courses had operating revenues of $396,264 and $3,330,839, respectively. The Loop at Chaska Golf Course is just opened for business after undergoing a large reconstruction project in 2024.

Labor Contracts

The status of labor contracts in the City is as follows:

Bargaining Unit	No. of Employees	Expiration Date of Current Contract
Teamsters No. 320	56	December 31, 2027
LELS (Patrol)	23	December 31, 2027
Police Supervisors	3	December 31, 2026
Total all labor contracts	82	
Non-unionized employees	427	
Total full-time employees	181	
Total part-time employees	328	
Volunteer Fire Department paid on-call employees	49	
Total employees	514	

Employee Pensions

All full-time employees and certain part-time employees of the City are covered by defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). PERA administers the General Employees Retirement Fund (GERF), the Public Employees Police and Fire Fund (PEPFF) and the Public Employees Correctional Fund (PECF),which are cost-sharing multiple-employer retirement plans. In addition, the City participates in the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by PERA.

A detailed description of these plans, along with the City's required contributions to each plan, are represented in the City's Annual Comprehensive Financial Reports. See Appendix F.

Other Postemployment Benefits

The City has obligations to its employees for post-employment benefits other than pensions, accounted for pursuant to the Government Accounting Standards Board (GASB) Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (GASB 75). The City's OPEB liabilities and associated contributions are represented in the Annual Comprehensive Financial Reports. See Appendix F.

Sources: City's Annual Comprehensive Financial Reports.

Major General Fund Revenue Sources(1)

Revenue	2020	2021	2022	2023	2024
Property Taxes	$7,715,569	$8,430,302	$9,238,259	$11,349,298	$14,031,254
Charges for Services	4,891,208	5,329,623	6,021,951	6,396,998	6,931,711
Transfers In	4,481,486	4,395,954	4,622,856	4,870,595	5,178,505
Licenses and Permits	943,410	1,836,260	2,284,612	3,171,358	2,244,981
Intergovernmental	639,162	969,470	737,306	939,684	1,088,320
Other Revenue	309,109	344,451	429,036	377,233	366,279
Fines and Forfeitures	33,400	37,649	40,684	50,100	53,621

(1) Represents the top seven general fund revenues.

Sources: City's Annual Comprehensive Financial Reports. Most recent information available.

General Fund Budget Summary

	2025 Budget	2025 Actual	2026 Budget
Revenues:			
Taxes	$16,577,690	$16,349,593	$19,665,272
Licenses and Permits	1,605,016	2,328,552	2,085,474
Intergovernmental	1,326,386	1,152,897	956,032
Charges for Services	7,204,340	7,404,254	7,672,751
Fines and Forfeits	43,000	61,752	43,860
Investment Earnings	25,000	160,341	25,000
Miscellaneous	200,499	312,525	310,661
Total Revenues	$26,981,931	$27,769,914	$30,759,050
Expenditures:			
General Government	$ 8,772,514	$ 8,088,822	$ 8,986,181
Public Safety	11,417,794	12,052,453	12,947,963
Public Works	3,592,089	3,484,288	4,566,010
Parks, Recreation and Arts	3,626,399	3,899,865	3,958,896
Unallocated	0	32	385,000
Debt Service	250,205	367,242	0
Total Expenditures	$27,659,001	$27,892,702	$30,844,050
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ (677,070)	$ (122,788)	$ (85,000)
Other Financing Sources (Uses):			
Transfers In	$ 5,227,000	$ 5,279,679	$ 5,806,000
Transfers Out	(4,547,446)	(4,547,446)	(5,421,000)
Total Other Financing Sources (Uses)	$ 679,554	$ 732,233	$ 385,000
Net Change in Fund Balance	$ 2,484	$ 609,445	$ 300,000
Beginning Fund Balance - January 1	$ 5,202,137	$ 6,629,412	$ 7,238,857
Ending Fund Balance - December 31	$ 5,204,621	$ 7,238,857	$ 7,538,857

Sources: City's Annual Comprehensive Financial Reports and 2026 Budget.

BOOK ENTRY

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Series 2026A Bonds. The Series 2026A Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Series 2026A Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2026A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026A Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026A Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026A Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026A Bonds, except in the event that use of the book-entry system for the Series 2026A Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026A Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026A Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026A Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026A Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026A Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026A Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026A Bond documents. For example, Beneficial Owners of the Series 2026A Bonds may wish to ascertain that the nominee holding the Series 2026A Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners.

In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026A Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026A Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026A Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2026A Bonds will be made to Cede & Co. or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or its agent on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or its agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026A Bonds at any time by giving reasonable notice to Authority or its agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority believes to be reliable, but the Authority takes no responsibility for the accuracy thereof.

FORM OF BOND COUNSEL OPINION

Economic Development Authority
of the City of Chaska, Minnesota

[Purchaser]
[City, State]

Re: $[PAR] Lease Revenue Bonds, Series 2026A
Economic Development Authority of the City of Chaska, Minnesota

Ladies and Gentlemen:

We have acted as bond counsel in connection with the authorization, issuance and sale by Economic Development Authority of the City of Chaska, Minnesota (the "Issuer"), of its $[PAR] Lease Revenue Bonds, Series 2026A, dated, as originally issued, as of July [__], 2026 (the "Bonds"). For the purpose of rendering this opinion, we have examined: (1) a Lease-Purchase Agreement, dated as of July 1, 2026 (the "Lease"), between the Issuer and the City of Chaska, Minnesota (the "City"); (2) a Trust Indenture, dated as of July 1, 2026 (the "Indenture"), between the Issuer and U.S. Bank Trust Company, National Association, as Trustee; (3) certified copies of the resolutions of the governing bodies of the Issuer and the City approving and authorizing the execution and delivery of the Bonds, the Lease, the Indenture and other documents, as the case may be; and (4) such other documents, certificates and opinions as we consider necessary in order to render this opinion. As to questions of fact material to our opinion, we have assumed the authenticity of and relied upon the proceedings, affidavits, certificates and other documents furnished to us without undertaking to verify the same by independent investigation.

From such examination and on the basis of existing law, it is our opinion that:

1. The Issuer is authorized by the Constitution and laws of the State of Minnesota to issue the Bonds, to apply the proceeds of the Bonds to the financing of the Project (as defined in the Lease), to pledge the rental payments to be received pursuant to, and its interests in, the Lease as security for the payment of the principal of and interest on the Bonds.

2. The Lease has been duly authorized, executed and delivered by the Issuer and the City and is a valid instrument binding on the Issuer and the City and enforceable in accordance with its terms. The Indenture has been duly and validly authorized, executed and delivered by the Issuer and, assuming the due and valid authorization, execution and delivery thereof by the Trustee, is a valid instrument binding on the Issuer and enforceable in accordance with its terms.

3. The Bonds are valid and binding special obligations of the Issuer, enforceable in accordance with their terms and the terms of the Indenture, payable as to principal and interest from and secured by a valid and enforceable pledge of revenues derived from the Lease and from certain other revenues described in the Lease and the Indenture. Under the Lease, the Issuer is leasing the Project to the City, and the City agrees to pay to the Issuer rental payments, payable at times and in amounts sufficient to pay the principal of and interest on the Bonds when due. The rental payments are payable solely from moneys to be legally appropriated and provided for that purpose by the City. If the City Council fails to appropriate money for the payment of the rental payments coming due under the Lease for any fiscal year of the City, the City may terminate the Lease in the manner provided therein as of the end of the preceding fiscal year, without penalty or liability on the part of the City to pay any rental payments coming due after the end of such fiscal year.

4. Interest on the Bonds (a) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (b) is not an item of tax

preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code.

5. Interest on the Bonds (a) is excluded from taxable net income of individuals, estates, and trusts for Minnesota income tax purposes and (b) is not an item of tax preference for purposes of the Minnesota alternative minimum tax imposed on individuals, trusts, and estates.

The opinions expressed in paragraphs 1, 2, and 3 above are subject, as to enforceability, to the effect of any state or federal laws relating to bankruptcy, insolvency, reorganization, moratorium or creditors' rights and the application of equitable principles, whether considered at law or in equity.

The opinions expressed in paragraphs 4 and 5 above are subject to the compliance by the Issuer with certain requirements of the Code that must be satisfied subsequent to the issuance of the Bonds. Noncompliance with these requirements could result in the inclusion of interest on the Bonds in gross income for federal income tax purposes and taxable net income of individuals, estates, and trusts for Minnesota income tax purposes, retroactive to the date of issuance of the Bonds.

Except as stated herein, we express no opinion regarding federal, state, or other tax consequences to the owner of the Bonds. We note, however, that interest on the Bonds may be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) and is included in net income of corporations and financial institutions for purposes of the Minnesota franchise tax.

In providing this opinion, we have relied upon representations of the Issuer and the City and their respective officers as to (i) the intended application of the proceeds of the Bonds, (ii) the nature, use, cost, and economic life of the facilities and equipment financed by the Bonds, and (iii) other matters relating to the exemption of the interest on the Bonds from federal income taxation.

We have not been asked, and have not undertaken, to review the accuracy, completeness or sufficiency of any offering materials relating to the Bonds, and, accordingly, we express no opinion with respect thereto.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may occur after the date hereof and which may be retroactive.

Dated this [__]th day of July, 2026.

Very truly yours,

FORM OF CONTINUING DISCLOSURE COVENANTS

(a) Purpose and Beneficiaries. To provide for the public availability of certain information relating to the Bonds and the security therefor and to permit the purchaser and other participating underwriters in the primary offering of the Bonds to comply with amendments to Rule 15c2-12 promulgated by the Securities Exchange Commission (the "SEC") under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12), relating to continuing disclosure (as in effect and interpreted from time to time, the "Rule"), which will enhance the marketability of the Bonds, the Authority hereby makes the following covenants and agreements for the benefit of the Owners (as hereinafter defined) from time to time of the Outstanding Bonds. The Authority and the City are the only obligated persons in respect of the Bonds within the meaning of the Rule for purposes of identifying the entities in respect of which continuing disclosure must be made. If the City or Authority fails to comply with any provisions of this section, any person aggrieved thereby, including the Owners of any Outstanding Bonds, may take whatever action at law or in equity may appear necessary or appropriate to enforce performance and observance of any agreement or covenant contained in this section, including an action for a writ of mandamus or specific performance. Direct, indirect, consequential and punitive damages shall not be recoverable for any default hereunder to the extent permitted by law. Notwithstanding anything to the contrary contained herein, in no event shall a default under this section constitute a default under the Bonds or under any other provision of this resolution. As used in this section, Owner or Bondowner means, in respect of a Bond, the registered owner or owners thereof appearing in the bond register maintained by the Registrar or any Beneficial Owner (as hereinafter defined) thereof, if such Beneficial Owner provides to the Registrar evidence of such beneficial ownership in form and substance reasonably satisfactory to the Registrar. As used herein, Beneficial Owner means, in respect of a Bond, any person or entity which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Bond (including persons or entities holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of the Bond for federal income tax purposes.

(b) Information To Be Disclosed. The Authority will provide, in the manner set forth in subsection (c) hereof, either directly or indirectly through an agent designated by the Authority, the following information at the following times:

(1) on or before twelve (12) months after the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2025, the following financial information and operating data in respect of the City (the "Disclosure Information"):

(A) the audited financial statements of the City for such fiscal year, prepared in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under Minnesota law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with such generally accepted accounting principles for reasons beyond the reasonable control of the City, noting the discrepancies therefrom and the effect thereof, and certified as to accuracy and completeness in all material respects by the fiscal officer of the City; and

(B) to the extent not included in the financial statements referred to in paragraph (A) hereof, the information for such fiscal year or for the period most recently available of the type contained in the Official Statement under the headings: "Appendix A – General and Financial Information Concerning the City of Chaska, Minnesota – City Property Values;" "– City Indebtedness;" and "– City Tax Rates, Levies and Collections."

Notwithstanding the foregoing paragraph, if the audited financial statements are not available by the date specified, the Authority shall provide on or before such date unaudited financial statements and, within 10 days after the receipt thereof, the Authority shall provide the audited financial statements. Any or all of the Disclosure Information may be incorporated by reference, if it is updated as required hereby, from other documents, including official statements, which have been submitted to the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access System ("EMMA") or the SEC. The Authority shall clearly identify in the Disclosure Information each document so incorporated by reference. If any part of the Disclosure Information can no longer be generated because the operations of the City or the Authority have materially changed or been discontinued, such Disclosure Information need no longer be provided if the Authority includes in the Disclosure Information a statement to such effect; provided, however, if such operations have been replaced by other Authority or City operations in respect of which data is not included in the Disclosure Information and the Authority determines that certain specified data regarding such replacement operations would be a Material Fact (as defined in paragraph (2) hereof), then, from and after such determination, the Disclosure Information shall include such additional specified data regarding the replacement operations. If the Disclosure Information is changed or this section is amended as permitted by this paragraph (b)(1) or subsection (d), then the Authority shall include in the next Disclosure Information to be delivered hereunder, to the extent necessary, an explanation of the reasons for the amendment and the effect of any change in the type of financial information or operating data provided.

(2) In a timely manner, not in excess of 10 business days after the occurrence of the event, to the MSRB through EMMA, notice of the occurrence of any of the following events (each a "Material Fact"):

(A) principal and interest payment delinquencies;
(B) non-payment related defaults, if material;
(C) unscheduled draws on debt service reserves reflecting financial difficulties;
(D) unscheduled draws on credit enhancements reflecting financial difficulties;
(E) substitution of credit or liquidity providers, or their failure to perform;
(F) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
(G) modifications to rights of holders of the Bonds, if material;
(H) bond calls, if material, and tender offers;
(I) defeasances;
(J) release, substitution or sale of property securing repayment of the Bonds, if material;

(K) rating changes;
(L) bankruptcy, insolvency, receivership, or similar event of the obligated person;
(M) the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
(N) appointment of a successor or additional trustee or the change of name of a trustee, if material;
(O) incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
(P) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For purposes of the events identified in paragraphs (O) and (P) above, the term "financial obligation" means (i) a debt obligation; (ii) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

For the purposes of the event identified in (L) hereinabove, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

As used herein, for those events that must be reported if material, an event is "material" if it is an event as to which a substantial likelihood exists that a reasonably prudent investor would attach importance thereto in deciding to buy, hold or sell a Bond or, if not disclosed, would significantly alter the total information otherwise available to an investor from the Official Statement, information disclosed hereunder or information generally available to the public. Notwithstanding the foregoing sentence, an event is also "material" if it is an event that would be deemed material for purposes of the purchase, holding or sale of a Bond within the meaning of applicable federal securities laws, as interpreted at the time of discovery of the occurrence of the event.

(3) In a timely manner, to the MSRB through EMMA, notice of the occurrence of any of the following events or conditions:

(A) the failure of the Authority to provide the Disclosure Information required under paragraph (b)(1) at the time specified thereunder;

(B) the amendment or supplementing of this section pursuant to subsection (d), together with a copy of such amendment or supplement and any explanation provided by the Authority under subsection (d)(2);
(C) the termination of the obligations of the Authority under this section pursuant to subsection (d);
(D) any change in the accounting principles pursuant to which the financial statements constituting a portion of the Disclosure Information are prepared; and
(E) any change in the fiscal year of the City.

(c) Manner of Disclosure.

(1) The Authority agrees to make available to the MSRB through EMMA, in an electronic format as prescribed by the MSRB, the information described in subsection (b).

(2) All documents provided to the MSRB pursuant to this subsection (c) shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(d) Term; Amendments; Interpretation.

(1) The covenants of the Authority in this section shall remain in effect so long as any Bonds are outstanding. Notwithstanding the preceding sentence, however, the obligations of the Authority under this section shall terminate and be without further effect as of any date on which the Authority delivers to the Registrar an opinion of Bond Counsel to the effect that, because of legislative action or final judicial or administrative actions or proceedings, the failure of the Authority to comply with the requirements of this section will not cause participating underwriters in the primary offering of the Bonds to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended, or any statutes or laws successory thereto or amendatory thereof.

(2) This section (and the form and requirements of the Disclosure Information) may be amended or supplemented by the Authority from time to time, without notice to (except as provided in paragraph (c)(2) hereof) or the consent of the Owners of any Bonds, by a resolution of this Board filed in the office of the recording officer of the Authority accompanied by an opinion of Bond Counsel, who may rely on certificates of the Authority and others and the opinion may be subject to customary qualifications, to the effect that: (i) such amendment or supplement (a) is made in connection with a change in circumstances that arises from a change in law or regulation or a change in the identity, nature or status of the Authority or the City or the type of operations conducted by the Authority or the City, or (b) is required by, or better complies with, the provisions of paragraph (b)(5) of the Rule; (ii) this section as so amended or supplemented would have complied with the requirements of paragraph (b)(5) of the Rule at the time of the primary offering of the Bonds, giving effect to any change in circumstances applicable under clause (i)(a) and assuming that the Rule as in effect and interpreted at the time of the amendment or

supplement was in effect at the time of the primary offering; and (iii) such amendment or supplement does not materially impair the interests of the Bondowners under the Rule.

If the Disclosure Information is so amended, the City agrees to provide, contemporaneously with the effectiveness of such amendment, an explanation of the reasons for the amendment and the effect, if any, of the change in the type of financial information or operating data being provided hereunder.

(3) This section is entered into to comply with the continuing disclosure provisions of the Rule and should be construed so as to satisfy the requirements of paragraph (b)(5) of the Rule.

SUMMARY OF TAX LEVIES, PAYMENT PROVISIONS, AND MINNESOTA REAL PROPERTY VALUATION

Following is a summary of certain statutory provisions relative to tax levy procedures, tax payment and credit procedures, and the mechanics of real property valuation. The summary does not purport to be inclusive of all such provisions or of the specific provisions discussed, and is qualified by reference to the complete text of applicable statutes, rules and regulations of the State of Minnesota.

PROPERTY VALUATIONS (CHAPTER 273, MINNESOTA STATUTES)

Assessor's Estimated Market Value. Each parcel of real property subject to taxation must, by statute, be appraised at least once every five years as of January 2 of the year of appraisal. With certain exceptions, all property is valued at its market value, which is the value the assessor determines to be the price the property to be fairly worth, and which is referred to as the "Estimated Market Value." The 2013 Minnesota Legislature established the Estimated Market Value as the value used to calculate a municipality's legal debt limit.

Economic Market Value. The Economic Market Value is the value of locally assessed real property (Assessor's Estimated Market Value) divided by the sales ratio as provided by the State of Minnesota Department of Revenue plus the estimated market value of personal property, utilities, railroad, and minerals.

Taxable Market Value. The Taxable Market Value is the value that Net Tax Capacity is based on, after all reductions, limitations, exemptions and deferrals.

Net Tax Capacity. The Net Tax Capacity is the value upon which net taxes are levied, extended and collected. The Net Tax Capacity is computed by applying the class rate percentages specific to each type of property classification against the Taxable Market Value. Class rate percentages vary depending on the type of property as shown on the last page of this Appendix. The formulas and class rates for converting Taxable Market Value to Net Tax Capacity represent a basic element of the State's property tax relief system and are subject to annual revisions by the State Legislature. Property taxes are the sum of the amounts determined by (i) multiplying the Net Tax Capacity by the tax capacity rate, and (ii) multiplying the referendum market value by the market value rate.

Market Value Homestead Exclusion. In 2011, the Market Value Homestead Exclusion Program (MVHE) was implemented to offset the elimination of the Market Value Homestead Credit Program that provided relief to certain homesteads. The MVHE reduces the taxable market value of a homestead with an Assessor's Estimated Market Value up to $517,200 in an attempt to result in a property tax similar to the effective property tax prior to the elimination of the homestead credit. The MVHE applies to property classified as Class 1a or 1b and Class 2a, and causes a decrease in the City's aggregate Taxable Market Value, even if the Assessor's Estimated Market Value on the same properties did not decline.

PROPERTY TAX PAYMENTS AND DELINQUENCIES (CHAPTERS 275, 276, 277, 279-282 AND 549, MINNESOTA STATUTES)

Ad valorem property taxes levied by local governments in Minnesota are extended and collected by the various counties within the State. Each taxing jurisdiction is required to certify the annual tax levy to the county auditor within five (5) working days after December 20 of the year preceding the collection year. A listing of property taxes due is prepared by the county auditor and turned over to the county treasurer on or before the first business day in March.

The county treasurer is responsible for collecting all property taxes within the county. Real estate and personal property tax statements are mailed out by March 31. One-half (1/2) of the taxes on real property is due on or before May 15. The remainder of Real property taxes is due on or before October 15 and Agricultural property is due on or before November 15. Real property taxes not paid by their due date are assessed a penalty on homestead property of 2% until May 31 and increased to 4% on June 1. The penalty on nonhomestead property is assessed at a rate of 4% until May 31 and increased to 8% on June 1. Thereafter, an additional 1% penalty shall accrue each month through October 1 of the collection year for

unpaid real property taxes. In the case of the second installment of real property taxes due October 15, a penalty of 2% on homestead property and 4% on nonhomestead property is assessed. The penalty for homestead property increases to 4% on November 1 and again to 5% on December 1. The penalty for nonhomestead property increases to 8% on November 1 and again to 9% on December 1. Personal property taxes remaining unpaid on May 16 are deemed to be delinquent and a penalty of 8% attaches to the unpaid tax. However, personal property that is owned by a tax-exempt entity, but is treated as taxable by virtue of a lease agreement, is subject to the same delinquent property tax penalties as real property.

On the first business day of January of the year following collection all delinquencies are subject to an additional 2% penalty, and those delinquencies outstanding as of February 15 are filed for a tax lien judgment with the district court. By March 20 the county auditor files a publication of legal action and a mailing of notice of action to delinquent parties. Those property interests not responding to this notice have judgment entered for the amount of the delinquency and associated penalties. The amount of the judgment is subject to a variable interest determined annually by the Department of Revenue, and equal to the adjusted prime rate charged by banks but in no event is the rate less than 10% or more than 14%.

Property owners subject to a tax lien judgment generally have three years (3) to redeem the property. After expiration of the redemption period, unredeemed properties are declared tax forfeit with title held in trust by the State of Minnesota for the respective taxing districts. The county auditor, or equivalent thereof, then sells those properties not claimed for a public purpose at auction. The net proceeds of the sale are first dedicated to the satisfaction of outstanding special assessments on the parcel, with any remaining balance in most cases being divided on the following basis: county - 40%; town or city - 20%; and school district - 40%.

PROPERTY TAX CREDITS (CHAPTER 273, MINNESOTA STATUTES)

In addition to adjusting the taxable value for various property types, primary elements of Minnesota's property tax relief system are: property tax levy reduction aids; the homestead credit refund and the renter's property tax refund, which relate property taxes to income and provide relief on a sliding income scale; and targeted tax relief, which is aimed primarily at easing the effect of significant tax increases. The homestead credit refund, the renter's property tax refund, and targeted credits are reimbursed to the taxpayer upon application by the taxpayer. Property tax levy reduction aid includes educational aids, local governmental aid, equalization aid, county program aid and disparity reduction aid.

DEBT LIMITATIONS

All Minnesota municipalities (counties, cities, towns, and school districts) are subject to statutory "net debt" limitations under the provisions of Minnesota Statutes, Section 475.53. Net debt is defined as the amount remaining after deducting from gross debt the amount of current revenues that are applicable within the current fiscal year to the payment of any debt and the aggregate of the principal of the following:

1. Bonds issued for improvements which are payable wholly or partly from the proceeds of special assessments levied upon property specially benefited thereby, including those which are general obligations of the municipality issuing them, if the municipality is entitled to reimbursement in whole or in part from the proceeds of the special assessments.

2. Warrants or orders having no definite or fixed maturity.

3. Bonds payable wholly from the income from revenue producing conveniences.

4. Bonds issued to create or maintain a permanent improvement revolving fund.

5. Bonds issued for the acquisition, and betterment of public waterworks systems, and public lighting, heating or power systems, and of any combination thereof or for any other public convenience from which a revenue is or may be derived.

6. Debt service loans and capital loans made to a school district under the provisions of Minnesota Statutes, Sections 126C.68 and 126C.69.

7. Amount of all money and the face value of all securities held as a debt service fund for the extinguishment of obligations other than those deductible under this subdivision.

8. Bonds to repay loans made under Minnesota Statutes, Section 216C.37.

9. Bonds to repay loans made from money received from litigation or settlement of alleged violations of federal petroleum pricing regulations.

10. Bonds issued to pay pension fund or other postemployment benefit liabilities under Minnesota Statutes, Section 475.52, subdivision 6, or any charter authority.

11. Bonds issued to pay judgments against the municipality under Minnesota Statutes, Section 475.52, subdivision 6, or any charter authority.

12. All other obligations which under the provisions of law authorizing their issuance are not to be included in computing the net debt of the municipality.

LEVIES FOR GENERAL OBLIGATION DEBT
(SECTIONS 475.61 AND 475.74, MINNESOTA STATUTES)

Any municipality that issues general obligation debt must, at the time of issuance, certify levies to the county auditor of the county(ies) within which the municipality is situated. Such levies shall be in an amount that if collected in full will, together with estimates of other revenues pledged for payment of the obligations, produce at least five percent in excess of the amount needed to pay principal and interest when due. Notwithstanding any other limitations upon the ability of a taxing unit to levy taxes, its ability to levy taxes for a deficiency in prior levies for payment of general obligation indebtedness is without limitation as to rate or amount.

METROPOLITAN REVENUE DISTRIBUTION (CHAPTER 473F, MINNESOTA STATUTES)
"FISCAL DISPARITIES LAW"

The Charles R. Weaver Metropolitan Revenue Distribution Act, more commonly known as "Fiscal Disparities," was first implemented for taxes payable in 1975. Forty percent of the increase in commercial-industrial (including public utility and railroad) net tax capacity valuation since 1971 in each assessment district in the Minneapolis/Saint Paul seven-county metropolitan area (Anoka, Carver, Dakota, excluding the City of Northfield, Hennepin, Ramsey, Scott, excluding the City of New Prague, and Washington Counties) is contributed to an area-wide tax base. A distribution index, based on the factors of population and real property market value per capita, is employed in determining what proportion of the net tax capacity value in the area-wide tax base shall be distributed back to each assessment district.

STATUTORY FORMULAE: CONVERSION OF TAXABLE MARKET VALUE (TMV) TO NET TAX CAPACITY FOR MAJOR PROPERTY CLASSIFICATIONS

Property Type	Local Tax Payable 2022-2023	Local Tax Payable 2024	Local Tax Payable 2025-2026
Residential Homestead (1a)			
Up to $500,000	1.00%	1.00%	1.00%
Over $500,000	1.25%	1.25%	1.25%
Residential Non-homestead			
Single Unit (4bb)			
Up to $500,000	1.00%	1.00%	1.00%
Over $500,000	1.25%	1.25%	1.25%
2-3 unit and undeveloped land (4b1)	1.25%	1.25%	1.25%
Market Rate Apartments			
Regular (4a)	1.25%	1.25%	1.25%
Low-Income (4d)			
Up to $162,000	0.75%	0.75%	
Over $162,000	0.25%	0.25%	
Low-Income (4d1)			0.25%
Low-Income (4d2)			0.75%
Commercial/Industrial/Public Utility (3a)			
Up to $150,000	1.50%(1)	1.50%(1)	1.50%(1)
Over $150,000	2.00%(1)	2.00%(1)	2.00%(1)
Electric Generation Machinery	2.00%	2.00%	2.00%
Commercial Seasonal Residential			
Homestead Resorts (1c)			
Up to $600,000	0.50%	0.50%	0.50%
$600,001 - $2,300,000	1.00%	1.00%	1.00%
Over $2,300,000	1.25%(1)	1.25%(1)	1.25%(1)
Seasonal Resorts (4c1)			
Up to $500,000	1.00%(1)	1.00%(1)	1.00%(1)
Over $500,000	1.25%(1)	1.25%(1)	1.25%(1)
Non-Commercial (4c12)			
Up to $500,000	1.00%(1)(2)	1.00%(1)(2)	1.00%(1)(2)
Over $500,000	1.25%(1)(2)	1.25%(1)(2)	1.25%(1)(2)
Disabled Homestead (1b)			
Up to $50,000	0.45%	0.45%	0.45%
$50,001 - $500,000		1.00%	1.00%
Over $500,000		1.25%	1.25%
Agricultural Land & Buildings			
Homestead (2a)			
Up to $500,000	1.00%	1.00%	1.00%
Over $500,000	1.25%	1.25%	1.25%
Remainder of Farm			
Up to $3,800,000(3)	0.50%(2)	0.50%(2)	0.50%(2)
Over $3,800,000(3)	1.00%(2)	0.50%(2)	0.50%(2)
Non-homestead (2b)	1.00%(2)	1.00%(2)	1.00%(2)

(1) State tax is applicable to these classifications.
(2) Exempt from referendum market value-based taxes.
(3) Legislative increases, payable 2026. Historical valuations are: Payable 2025 - $3,500,000; Payable 2024 - $3,500,000; Payable 2023 - $1,890,000; and Payable 2022 - $1,890,000.

NOTE: For purposes of the State general property tax only, the net tax capacity of non-commercial class 4c(12) seasonal residential recreational property has the following class rate structure: First $76,000 – 0.40%; $76,001 to $500,000 – 1.00%; and over $500,000 – 1.25%. In addition to the State tax base exemptions referenced by property classification, airport property exempt from city and school district property taxes under M.S. 473.625 is exempt from the State general property tax (MSP International Airport and Holman Field in Saint Paul are exempt under this provision).

SUMMARY OF FINANCING DOCUMENTS

The following summaries do not purport to be comprehensive or definitive and all references to the documents summarized below are qualified in their entirety by reference to the forms thereof and the information with respect thereto included in the following documents. Copies of these documents are available for inspection during the period of the offering at the offices of the Municipal Advisor, and thereafter at the principal office of the Trustee. REFERENCE IS MADE TO EACH DOCUMENT IN ITS ENTIRETY FOR A COMPLETE AND ACCURATE UNDERSTANDING OF THE FINANCING DOCUMENTS

DEFINITIONS

Additional Bonds means any additional bonds issued pursuant to the terms and conditions of the Indenture.

Authority Representative means the President or Executive Director of the Authority or any other person authorized to act on behalf of the Authority under or with respect to the Indenture, as evidenced by a certificate conferring such authority executed by the President, given to the Trustee and the City.

Bond Fund means the fund so named and created under the Indenture.

Bond Resolution means the resolutions of the Authority adopted by the Board of Commissioners of the Authority on May 4, 2026 and June 15, 2026, respectively, authorizing the issuance and sale of the Series 2026A Bonds, as the same may be amended, modified or supplemented by any amendments or modifications thereof.

Bond Year means a calendar year.

Bond or *Bonds* means the Series 2026A Bonds and any Additional Bonds.

Business Day means any day other than a Saturday, Sunday, or other day on which commercial banks in the city in which the principal corporate trust office of the Trustee is located are not open for business.

*Certificat*e means a certification in writing required or permitted by the provisions of the Lease or the Indenture, signed and delivered to the Trustee or other proper person or persons.

City means the City of Chaska, Minnesota, and its permitted successors and assigns under the Lease.

City Representative means the Mayor or City Administrator, or any person authorized by law to act on behalf of the City under or with respect to the Lease, as evidenced by a certificate conferring such authority executed by the City Administrator and given to the Trustee and the Authority.

Default means default by the Authority in the performance or observance of any of the covenants, agreements or conditions on its part contained in the Indenture, exclusive of any notice

or period of grace required to constitute a default an "Event of Default" as described in the Indenture.

Event of Default means an Event of Default described in the Indenture which has not been cured.

Fiscal Year means the fiscal year of the Authority; initially, the 12-month period commencing on January 1 in each year.

Holder, *Bondholder* or *Owner* means the person or persons in whose name any Bond is registered in the registration books maintained by the Trustee on behalf of the Authority.

Improvements means the improvements on the Land.

Indenture means this Trust Indenture under which the Bonds are authorized to be issued, and any amendments or supplements hereto entered into in accordance with the provisions hereof.

Independent Counsel means an attorney or firm of attorneys duly admitted to practice law before the highest court of any state and not an officer or full-time employee of the Authority or the City.

Interest Payment Date means the stated maturity of an installment of interest on any of the Bonds.

Internal Revenue Code means the Internal Revenue Code of 1986, as amended from time to time.

Land means the real property as described in the Indenture, which real property is to be improved pursuant to the Lease.

Lease means the Lease-Purchase Agreement, dated as of July 1, 2026, between the Authority, as lessor, and the City, as lessee, relating to the Series 2026A Bonds, as the same may be amended or supplemented pursuant thereto and hereto.

Opinion of Counsel means a written opinion of counsel (who need not be Independent Counsel unless so specified) appointed by the City or Authority or appointed by the Trustee.

Outstanding means, when used as of any particular time with reference to Bonds (subject to the provisions of the Indenture pertaining to Bonds held by the Authority and the City) all Bonds theretofore authenticated and delivered by the Trustee under the Indenture except: (i) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (ii) Bonds deemed not outstanding pursuant to the terms of the Indenture; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to the terms of the Indenture pertaining to replacement of Bonds.

Payment Date means the fifth Business Day preceding each Interest Payment Date, which is the date upon which any Rental Payment is due and payable as provided in the Indenture.

Permitted Encumbrances means, as of any particular time: (i) liens for taxes and assessments not then delinquent, or which the City may, pursuant to provisions of Article VI of

the Lease, permit to remain unpaid; (ii) the Lease and the Trust Indenture, (iii) any mechanic's, laborer's, materialmen's, supplier's or vendor's lien or right not filed or perfected in the manner prescribed by law, (iv) such minor defects, irregularities, encumbrances, easements, rights-of-way and clouds on title as normally exist with respect to properties similar in character to the Land and do not, in the opinion of Independent Counsel, materially impair the property affected thereby for the purpose for which it was intended; (v) 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming, or (vi) those permitted encumbrances listed in Exhibit A to the Lease.

Pledged Land means the real property described in the Lease, which real property is a portion of the Land.

Predecessor Bonds means every previous Bond evidencing all or a portion of the same debt as that evidenced by a particular Bond, including Bonds exchanged pursuant to the Indenture, and for purposes of this definition, any Bond authenticated and delivered under the Indenture in lieu of a lost, destroyed or stolen Bond shall be deemed to evidence the same debt as the lost, destroyed or stolen Bond.

Principal Payment Date means the stated maturity of principal of any Bond, or the mandatory sinking fund redemption date of any Bond.

Project means the Land and the improvements to be acquired and constructed on the Land, as more fully described in the Lease and the Indenture.

Project Costs means the costs defined in the Indenture.

Project Fund means the fund so named and created under the Indenture.

Project Purchase Price means the amount necessary to defease, to the earliest permissible redemption date, the remaining Outstanding principal amount of Bonds, together with an amount equal to the Authority's and Trustee's fees and expenses in connection with such defeasance and redemption.

Qualified Investments means (1) any investments permitted pursuant to Sections 118A.04 and 118A.05, Minnesota Statutes, for the investment of public funds, and (2) shares in an open-ended registered investment company which exclusively purchases and holds direct, full faith and credit obligations of the United States or obligations of agencies or instrumentalities of the United States, the full and timely payment of which is unconditionally guaranteed by the United States (including repurchase agreements collateralized by such obligations), including funds for which the Trustee or its affiliates provide investment advisory or other management services.

Redeem or *Redemption* includes and means "prepay" or "prepayment," as the case may be. Rental Payment means any payment due from the City to the Authority under the Lease.

Responsible Officer means, when used with respect to the Trustee, any officer within the corporate trust department of the Trustee, including any vice president, assistant vice president, assistant secretary, assistant treasurer, trust officer or any other officer of the Trustee who customarily performs functions similar to those performed by the persons who at the time shall be such officers, respectively, or to whom any corporate trust matter is referred because of such

person's knowledge of and familiarity with the particular subject and who shall have direct responsibility for the administration of the Indenture.

Series 2026A Bonds means the $6,125,000 Lease Revenue Refunding Bonds, Series 2026AA, authorized by the Indenture and the Bond Resolution and described in the Indenture.

Trust Estate means the interest of the Authority in the Lease assigned under Granting Clause I of the Indenture; the revenues, money, investments, contract rights, general intangibles and instruments and proceeds and products and accessions thereof as set forth in Granting Clause II of the Indenture; and additional property held by the Trustee pursuant to Granting Clause III of the Indenture.

Trustee means the trustee at the time serving as such under the Indenture

THE LEASE

The following is a summary of certain provisions of the Lease. The summary is qualified in its entirety by reference to the full text of that Lease.

Lease. Upon the terms and conditions set forth in the Lease, the Authority leases the Project to the City, and the City leases the Project from the Authority.

Possession and Enjoyment. During the Lease Term, the Authority covenants to provide the City with the quiet use and enjoyment of the Project; and the City will peaceably and quietly have and hold and enjoy the Project without suit, trouble or hindrance from the Authority, except as expressly set forth in the Lease.

City to Act as Agent; Acquisition and Construction of Project; Authority Access to Project.

The Authority irrevocably appoints the City as its agent in connection with the acquisition and construction of the Project. The City, as agent of the Authority, has or will enter into all contracts with the contractors providing for the acquisition and construction of the Project in accordance with the City's specifications.

The Authority and any Authority Representative have the right at all reasonable times to examine and inspect the Project and such rights of access to the Project as reasonably necessary to properly maintain the Project.

Lease Term; Termination. The Lease will remain in effect with respect to the Project for a Lease Term commencing on its date of execution and continuing until no Bonds remain Outstanding, or until terminated. The Lease Term will terminate prior to February 1, 2054 upon the occurrence of the first of the following events: (a) termination of the Lease in the event of non-appropriation; (b) a default by the City and the Authority's election to terminate the Lease; or (c) the payment by the City of all Rental Payments due hereunder or the payment of the Purchase Price, together with any fees and expenses due the Authority or the Trustee under the Lease or the Indenture.

Rental Payments. The City will, by wire transfer in immediately available funds, pay Rental Payments with respect to the Project as follows:

(a) By each Rental Payment Date, the City will pay an amount equal to the interest, and principal, if any, due on the Bonds on the next succeeding Interest Payment Date.

(b) As a credit against the first interest payment otherwise required to be paid by the City to the Trustee pursuant to (a) above, there will be applied any proceeds of the Bonds initially deposited into the Bond Fund.

(c) On each Rental Payment Date, so long as no Event of Default has occurred and is continuing, the City will have a credit against the Rental Payment otherwise due on said date to the extent of any investment profits or earnings which have been transferred or are otherwise available in the Bond Fund for such purpose.

(d) In the event the City will have paid Rental Payments with respect to the next succeeding Interest Payment Date, but the funds on deposit in the Bond Fund are nevertheless insufficient to pay such principal, premium (if any) and interest on the Bonds then due or to become due on such Interest Payment Date, the City will forthwith pay, as Rental Payments, the amount of the deficiency.

The Rental Payments will be paid directly to the Trustee at its corporate trust office for the account of the City for deposit in the Bond Fund as provided in the Indenture.

Except as provided in the Lease, the obligation of the City to make Rental Payments due with respect to the Project or any other payments required thereunder will be absolute and unconditional in all events.

The obligations of the City under the Lease, including its obligation to pay the Rental Payments due with respect to the Project in any Fiscal Year for which the Lease is in effect, will constitute a current expense of the City for such Fiscal Year and will not constitute an indebtedness of the City within the meaning of the Constitution and laws of the State (except to the extent any amount of the Lease shall be included in the calculation of net debt for purposes of Minnesota Section 475.53, as provided in Minnesota Statutes, Section 465.71). Nothing in the Lease will constitute a pledge by the City of any taxes or other moneys, other than moneys lawfully appropriated from time to time by or for the benefit of the City's annual budget and the proceeds of the Bonds or Net Proceeds of the Project, to the payment of any Rental Payment or other amount coming due under the Lease.

Liens. The City can not, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Project, other than the respective rights of the Authority and the City as provided in the Lease and Permitted Encumbrances. Except as expressly provided in the Lease, the City will promptly, at its own expense, take such action as may be necessary duly to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim if the same shall arise at any time. The City is required to reimburse the Authority for any expense incurred by it in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. The Authority agrees it will not mortgage, sell or otherwise encumber its interests in the Land and Project during the term of the Lease, except pursuant to the Lease or as otherwise permitted in the Lease or the Indenture. For the avoidance of doubt, the City and the Authority are expressly permitted to record any documents and take any other actions as may be necessary to consolidate all or any portion of the Land and the Project with other property of the Authority, and no such recordings or actions shall be construed or interpreted

as violative of any provision, covenant or negative covenant contained herein. Further, the term "Permitted Encumbrances" shall include any encumbrance recorded in connection with any such consolidation. Further, the City and the Authority are expressly permitted to encumber or license no more than 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming.

Termination of the Lease; Non-appropriation. The City shall have the right to cancel and terminate the Lease, in whole but not in part, at the end of any Fiscal Year of the City, in the manner and subject to the terms specified in the Lease, if the City's governing body does not appropriate money sufficient to pay the Rental Payments coming due in the next Fiscal Year. Lack of a sufficient appropriation shall be evidenced by a specific provision in the budget of the City which prohibits the expenditure of the City funds for this purpose. The City may effect such termination by giving the Authority a written notice of termination and by paying to the Authority any Rental Payments which are due and have not been paid at or before the end of its then current Fiscal Year. The City shall endeavor to give notice of termination not less than one hundred twenty (120) days prior to the end of such Fiscal Year, and shall notify the Authority of any anticipated termination. In the event of termination of the Lease, the City shall deliver possession of the Project to the Authority, and release its interest in the same Project granted under the Lease within ten (10) days after the termination of the Lease.

Intent to Continue Lease-Purchase Payments; Appropriations

The City presently intends to continue the Lease for the entire Lease Term and to pay all Rental Payments required hereunder. The City Administrator will include in the budget request for each Fiscal Year the Rental Payments to become due in such Fiscal Year, and will use all reasonable and lawful means at his or her disposal to secure the appropriation of money for such Fiscal Year sufficient to pay the Rental Payments coming due therein. The City reasonably believes that money in an amount sufficient to make all such Rental Payments can and will lawfully be appropriated and made available for this purpose. To provide the funds necessary to make the Rental Payments, the City agrees, subject to the provisions of the Lease, that it will include in each annual budget an appropriation sufficient therefor.

Effect of Termination Upon termination of the Lease in the event of nonappropriation, the City shall not be responsible for the payment of any additional Rental Payments coming due with respect to succeeding Fiscal Years, but if the City has not delivered possession of the Project to the Authority in accordance with the terms of the Lease and conveyed to the Authority or released its interest in the Project granted under the Lease within ten (10) days after the termination of the Lease, the termination shall nevertheless be effective, but the City shall be responsible for the payment of damages in an amount equal to the amount of the Rental Payments thereafter coming due which are attributable to the number of days after such ten (10) day period during which the City fails to take such actions. Upon termination of the Lease upon nonappropriation, the Trustee, on behalf of the Authority, may lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with the Indenture.

Events of Default Defined The following are Events of Default under the Lease and the terms "events of default" and "default" mean, whenever they are used in the Lease, with respect to the Project, any one or more of the following events:

(i) Failure by the City to pay any Rental Payments or other payments required to be paid hereunder at the time specified herein, which failure shall continue for a period of five days after written notice given to the City by the Trustee on behalf of the Authority.

(ii) Failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in clause (i) above, for a period of sixty (60) days after written notice specifying such failure and requesting that it be remedied has been given to the City by the Trustee on behalf of the Authority, unless the Trustee shall agree in writing to an extension of such time prior to its expiration.

(iii) The filing by the City of a voluntary petition in bankruptcy, or failure by the City promptly to lift any execution, garnishment or attachment of such consequence as would impair the ability of the City to carry on the operation of the Project, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of creditors, or the entry by the City into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceedings instituted under the provisions of the Federal Bankruptcy Statute, as amended, or under any similar acts which may hereafter be enacted.

Remedies on Default Whenever any event of default shall have happened and be continuing with respect to the Project, the Trustee, on behalf of the Authority, shall have the right, at its option, to take one or any combination of the following remedial steps:

(i) Cancel and terminate the Lease by written notice in accordance with law, reenter and take possession of the Project and all improvements thereto, and charge the City for costs incurred in repossessing the Project, and all prior Rental Payments made hereunder by the City shall belong to the Authority as liquidated damages; and

(ii) Take whatever action at law or in equity may appear necessary or desirable to collect the Rental Payments then due and thereafter to become due during the then current Fiscal Year of the City with respect to the Project, or enforce performance and observance of any obligation, agreement or covenant of the City under the Lease; and

(iii) Lease or sell the Authority's interests in the Project or any portion thereof in a commercially reasonable manner at public or private sale in accordance with applicable State laws and apply the proceeds of such lease or sale in accordance with the Indenture.

The Authority covenants to cooperate with the Trustee, upon request, in the exercise of any of the foregoing remedies.

Surrender of Project Upon the termination of the Lease, the City will surrender possession of the Project to the Authority in the condition, repair, appearance and working order required under the Lease.

Title During the Lease Term, and so long as the City is not in default under Article X, legal title to the Project and any and all repairs, replacements, substitutions and modifications to it shall be in the name of the Authority, subject to the interests of the City under the Lease. Upon termination of the Lease pursuant to Section 4.2(c), full and unencumbered legal title to the Project shall pass to the City, and the Authority shall have no further interest therein. In such event, the Authority shall execute and deliver to the City such documents as the City may request to evidence the

passage of legal title to the Project to the City and the termination of the Authority's interest therein.

Security Interest. The Authority shall have and retain a security interest under the Uniform Commercial Code in the Project, the proceeds thereof and all repairs, replacements, substitutions and modifications thereto or thereof made pursuant to the Lease, and a security interest in the proceeds of all insurance policies and amounts held in the funds established pursuant to the Trust Indenture relating to the Bonds, in order to secure the City's payment of all Rental Payments due during the Lease Term and the performance of all other obligations herein to be performed by the City. The Authority is authorized to record such financing statements as may be necessary to perfect such security interest. The City will join with the Authority in executing such other documents and will perform such acts as the Authority may request to establish and maintain a valid security interest in the Project. If requested by the Authority, the City shall conspicuously mark the Project with appropriate lettering, labels or tags, and maintain such markings during the Lease Term, so as clearly to disclose the Authority's security interest in the Project.

Purchase of Project Except during the continuance of an Event of Default, the City shall have the option of purchasing the Project as follows:

(a) The City shall give written notice to the Authority and to the Trustee of its intention to purchase the Project, stating therein a closing date not less than forty (40) nor more than ninety (90) days after the date the notice is mailed, and the City shall make arrangements satisfactory to the Trustee for the giving of any required notice of redemption or notice of defeasance of the Bonds in connection with the purchase.

(b) The City shall pay to the Trustee, on or before the closing date, an amount equal to the Purchase Price for the Project.

(c) On the closing date, a closing shall be held at the principal office of the Trustee, or any other office mutually agreed upon. At the closing the City and the Authority shall, upon acknowledgment of receipt of the Purchase Price, the Authority shall convey or release to the City, all of its right, title and/or interest in and to the Project by delivering to the City such documents as the City deems necessary for this purpose.

At such time as all of the Bonds have been fully paid or provision for payment thereof has been made in accordance with the provisions of the Indenture, and all expenses of the Authority and Trustee have been paid or provided for to the date of such full payment of the Bonds, the City shall be deemed to have purchased all right, title and interest of the Authority in the Project, the Lease shall be deemed terminated, and title to the Project shall automatically vest in the City. Nevertheless, the Authority, at the expense of the City, shall execute such documents as shall be reasonably necessary to convey its interest in the Project to the City.

INDENTURE

The following is a summary of certain provisions of the Indenture between the Authority and the Trustee. The summary is qualified in its entirety by reference to the full text of the Indenture.

Authorization of Additional Bonds. The Authority may, upon request of the City, issue Additional Bonds to 1) provide funds to complete the acquisition and construction of the Project,

(2) provide funds for additions to or further improvements of the Project, and (3) subject to the Indenture and applicable law, refund or advance refund any Bonds then Outstanding. Any such Additional Bonds shall be authorized by resolution of the Authority and described in a supplemental indenture executed by the Authority and the Trustee and which, when so issued, authorized and described, shall be secured by the Indenture and the Trust Estate on a parity with the Bonds then Outstanding under the Indenture; provided, that no such Additional Bonds shall be issued under the Indenture or secured by the Trust Estate on a parity with the Outstanding Bonds unless certain conditions described in the Indenture are met.

Project Fund. Pursuant to the Indenture, the Authority is required to establish an account with the Trustee entitled the "Series 2026A Project Fund" (the "Project Fund"). There will be deposited with the Trustee to the credit of the Project Fund the amounts specified in the Indenture from proceeds of the Series 2026A Bonds. As provided in the Indenture, income and profit from the investment of money in the Project Fund shall be credited to the Project Fund.

The moneys in the Project Fund will be held by the Trustee and applied to the payment of the Project Costs in accordance with the Indenture, and pending such application will be subject to a lien and charge in favor of the Holders of the Bonds issued and Outstanding under the Indenture and held for the further security of such Holders until paid out as provided in the Indenture. In the event the moneys in the Bond Fund is insufficient on any Interest Payment Date to pay principal of, premium (if any) or interest on the Bonds due on such date, the Trustee will use any moneys then on deposit to the credit of the Project Fund, to pay such principal, premium and interest. In no event shall money in the Project Fund be paid for Project Costs if an Event of Default has occurred under the Lease.

Bond Fund. Pursuant to the Indenture, the Authority is required to establish and maintain a separate account to be designated the "Bond Fund," into which the Authority and Trustee will deposit: (i) the amount specified in the Indenture upon issuance of a series of Bonds; (ii) all Rental Payments received from the City pursuant to the Lease; (iii) all other moneys received by the Trustee from the City or Authority when accompanied by directions of the City or Authority that such moneys are to be paid into the Bond Fund or used for purposes for which moneys in the Bond Fund may be used; (iv) all other moneys required to be deposited in the Bond Fund pursuant to any provision of the Indenture or the Lease. The moneys and investments in the Bond Fund are irrevocably pledged to and will be used by the Trustee for the payment of principal of, premium (if any) on and interest on the Bonds, as and when such principal, premium and interest is due and payable.

Investment of Funds. The Trustee will invest the money on deposit in the Project Fund at the written request and direction of the City Representative in Qualified Investments. In the absence of written directions delivered to the Trustee from the City, the Trustee will leave the money uninvested. The Trustee may, from time to time, cause any such investments to be sold or otherwise be converted into cash, whereupon the proceeds derived from such sale or conversion shall be deposited into the Project Fund, as the case may be. Any interest or profit derived from investments shall be credited to the Project Fund, as the case may be. Investments permitted under the Indenture may be purchased from the Trustee or from any of its affiliates. Any money held as a part of the Bond Fund will be invested or reinvested by the Trustee upon the written request and direction of a City Representative in any Qualified Investment. Subject to the forgoing, the type, amount and maturity of Qualified Investments will conform to the instructions, if any, in the written request of the City Representative; provided that investments acquired with money held in

the Bond Fund will mature no later than the Interest Payment Date upon which such money will be needed to pay principal of, premium, if any, and interest on the Bonds. In the absence of written directions delivered to the Trustee from the City, the Trustee will leave funds uninvested.

Covenants.

Payment of Bonds. The Authority covenants and agrees, so long as the Bonds shall be outstanding, that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in the Indenture and the Bond Resolution and in each and every Bond executed, authenticated and delivered hereunder; will pay or cause to be paid, from Rental Payments by the City and other amounts received in respect of the Lease or available under the Indenture, the principal of, premium (if any) on and interest on every Bond issued hereunder on the dates, at the places and in the manner prescribed in the Bonds in any coin or currency which, on the respective dates of payment of such principal and interest, is legal tender for the payment of public and private debts; and will cause such amounts received to be deposited with the Trustee prior to the due date of each installment of principal and interest and prior to the maturity of any Bond in amounts sufficient to pay such installment; provided, however, that the principal of and interest on any Bond is not and shall not be deemed to represent a debt or pledge the faith or credit of the Authority, the City, or the State of Minnesota or grant to the Holder of any Bond any right to have the Authority, the City, or the State of Minnesota levy any taxes or appropriate any funds to the payment of principal of or interest on the Bonds, such payment to be made solely and only out of the money received pursuant to the Lease and the funds and accounts established and maintained with the Trustee pursuant to the requirements of the Indenture and appropriated to the payment of the Bonds by the Indenture.

Extension of Payments of Bonds. The Authority covenants and agrees, so long as the Bonds shall be outstanding, that it shall not directly or indirectly extend or assent to the extension of the maturity of any of the Bonds, or the time of payment of any claims for interest by the purchase or refunding of such Bonds or claims for interest or by any other arrangement; and in case the maturity of any of the Bonds, or the time for payment of any such claims for interest shall be extended, such Bonds or claims for interest shall not be entitled in case of any default hereunder to the benefit of the Indenture or to any payment out of any assets of the Authority or the funds (except funds held in the trust by the Trustee for the payment of particular Bonds or claims for interest pursuant to the Indenture) held by the Trustee except subject to the prior payment of the principal of all Bonds issued and outstanding hereunder, the maturity of which Bonds or principal installments has not been extended, and of such portion of the accrued interest on the Bonds as shall not be represented by such extended claims for interest.

Concerning the Lease. The Authority covenants and agrees, so long as the Bonds shall be outstanding, that it will cause and permit the Trustee to take such action as may be necessary or advisable to enforce the covenants, terms and conditions of the Lease if such action shall, in the Trustee's discretion, be deemed to be in the best interest of the Authority or the Bondholders. The Authority shall do or cause to be done all things on its part to be performed under the Lease so that the obligations of the City thereunder shall not be impaired or excused.

Liens. The Authority agrees it will not mortgage, sell or otherwise encumber its interests in the Land and Project during the term of the Lease, except pursuant to the Lease or as otherwise permitted in the Lease or the Indenture. For the avoidance of doubt, the City and the Authority are expressly permitted to record any documents and take any other actions as may be necessary

to consolidate all or any portion of the Land and the Project with other property of the Authority, and no such recordings or actions shall be construed or interpreted as violative of any provision, covenant or negative covenant contained herein. Further, the term "Permitted Encumbrances" shall include any encumbrance recorded in connection with any such consolidation. Further, the City and the Authority are expressly permitted to encumber or license no more than 1,200 square feet of the Land and the Project in favor of American Legion Post #57 for the purpose of using the area for accessory seating and programming.

Events of Default. Each of the following events is hereby defined as, and is declared to be and to constitute, an "Event of Default":

(i) If payment of the principal of, or premium, if any, on any of the Bonds, when the same shall become due and payable, whether at maturity or by proceedings for redemption (by redemption, declaration or otherwise), shall not be made; or

(ii) If payment of any interest on the Bonds when the same shall become due and payable (in which case interest shall be payable to the extent permitted by law on any overdue installments of interest, in each case at the interest rate borne by the Bonds in respect of which such interest is overdue) shall not be made; or

(iii) If an Event of Default shall occur and be subsisting under the Lease; or

(iv) If default shall be made in the performance or observance of any other of the covenants, agreements or conditions on the part of the Authority in the Indenture, or in the Bonds contained, and such default shall have continued for a period of thirty days after written notice thereof given to the Authority by the Trustee.

Enforcement of Covenants and Conditions. Upon the occurrence of an Event of Default with respect to the Lease, the Trustee may, anything in the Indenture to the contrary notwithstanding and without any request from any Bondholder of the Bonds relating thereto (subject, however, to the provisions of the Indenture), take such action or actions for the enforcement of its rights and the rights of such Bondholders and the rights of the Authority under such Lease as due diligence, prudence and care would require and to pursue the same with like diligence, prudence and care.

Upon the occurrence of an Event of Default with respect to the Lease, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of Outstanding Bonds relating thereto, by written notice to the Authority, declare the principal of the respective Bonds to be immediately due and payable, whereupon that portion of the principal of such Bonds thereby coming due and the interest thereon accrued to the date of payment shall, without further action, become and be immediately due and payable, anything in the Indenture or in such Bonds to the contrary notwithstanding.

Upon the happening and continuance of an Event of Default, the Trustee may, and shall upon the written request of the Holders of not less than twenty-five per centum (25%) in aggregate principal amount of the outstanding Bonds relating thereto, proceed forthwith by suit or suits at law or in equity or by any other appropriate remedy to enforce payment of such Bonds, to enforce application to such payment of the funds, revenues and income appropriated thereto by the

Indenture and by such Bonds, to enforce rights of the Authority under such Lease, and to enforce any such other appropriate legal or equitable remedy as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of its rights or any of the rights of the Bondholders with respect thereto. Notwithstanding the foregoing, the Trustee need not proceed upon any such written request of such Bondholders, as aforesaid, unless such Bondholders shall have offered to the Trustee security and indemnity satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby.

Power of Majority of Bondholders Anything in the Indenture to the contrary notwithstanding, the Holders of a majority in aggregate principal amount of Bonds Outstanding hereunder with respect to a Lease shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all proceedings to be taken under the Indenture and such Lease; provided, that such direction shall not be otherwise than in accordance with the provisions of law and that the Trustee shall be indemnified as provided in the Indenture.

Notice to Bondholders. The Trustee shall give to the Holders of the Bonds relating to a Lease whose names and addresses are known to it, written notice of all Events of Default relating to such Lease known to the Trustee by virtue of actual knowledge of a Responsible Officer, within sixty (60) days after the occurrence of an Event of Default unless such Event of Default shall have been cured before the giving of such notice; provided that, except in the case of an Event of Default in the payment of principal and interest on any of such Bonds, the Trustee shall be protected in withholding such notice if and so long as its Board of Directors, an executive committee or trust default committee or chief executive officer of the Trustee in good faith determines that the withholding of such notice is in the interest of the Bondholders relating thereto.

Amendments to the Lease Not Requiring Consent of Bondholders. The Authority, the City and the Trustee may, without the consent of or notice to the Bondholders, consent to any amendment, change or modification of the Lease as may be required (i) by the provisions of the Lease and the Indenture, (ii) in connection with the issuance of Additional Bonds as provided herein, (iii) in connection with the financing of any additions or expansions of the Project, so long as such amendments do not affect the obligation of the City to make Rental Payments as they become due and payable, (iv) for the purpose of curing any ambiguity or formal defect or omission, or (v) in connection with any other change therein which is not to the prejudice of the Trustee or the Holders of the Bonds.

Amendments to Lease Requiring Consent of Bondholders. Except for the amendments, changes or modifications as provided elsewhere in the Indenture, neither the Authority nor the Trustee shall consent to any other amendment, change or modification of any Lease without the written approval or consent of the Holders of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding relating thereto given and procured as in this Section provided; provided, however, that no such amendment, change or modification shall ever affect the obligation of the City to make Rental Payments as they become due and payable. If the Holders of not less than a majority in aggregate principal amount of the Bonds Outstanding hereunder with respect to the Lease at the time of the execution of any such amendment, change or modification shall have consented to and approved the execution thereof as herein provided, no Holder of any such Bond shall have any right to object to any of the terms and provisions contained therein, or in the operation thereof, or in any manner to question the propriety of the execution thereof, or to

enjoin or restrain the Trustee, the Authority or the City from executing the same or from taking any action pursuant to the provisions thereof.

Supplemental Indentures. The Authority, upon resolution, and the Trustee from time to time and at any time, subject to the conditions and restrictions in the Indenture contained, may enter into such indentures supplemental hereto as may or shall by them be deemed necessary or desirable without the consent of any Bondholder for any one or more of the following purposes:

(i) To correct the description of any property hereby pledged or intended so to be, or to assign, convey, pledge or transfer and set over unto the Trustee, subject to such liens or other encumbrances as shall be therein specifically described, additional property or properties of the Authority or the City for the equal and proportional benefit and security of the Holders and owners of all Bonds at any time issued and Outstanding under the Indenture, subject, however, to the provisions hereinabove set forth with respect to extended Bonds;

(ii) To add to the covenants and agreements of the Authority in the Indenture contained other covenants and agreements thereafter to be observed, or to surrender any right or power reserved to or conferred upon the Authority or to or upon any successor;

(iii) To evidence the succession or successive successions of any other department, agency, body or corporation to the Authority and the assumption by such successor of the covenants, agreements and obligations of the Authority in the Bonds hereby secured and in the Indenture and in any and every supplemental indenture contained or the succession, removal or appointment of any trustee or paying agent hereunder;

(iv) To cure any ambiguity or to correct or supplement any provision contained herein or in any supplemental indentures which may be defective or inconsistent with any other provision contained herein or in any supplemental indenture, or to make such other provisions in regard to matters or questions arising under the Indenture or any supplemental indenture as the Authority may deem necessary or desirable and which shall not be inconsistent with the provisions of the Indenture or any supplemental indenture and which shall not impair the security of the same;

(v) To modify, eliminate and/or add to the provisions of the Indenture to such extent as shall be necessary to effect the qualification of the Indenture under the Trust Indenture Act of 1939, as then amended, or under any similar Federal statute hereafter enacted, and to add to the Indenture such other provisions as may be expressly permitted by said Trust Indenture Act of 1939, excluding, however, the provisions referred to in Section 316(a)(2) of said Trust Indenture Act of 1939; and

(vi) To provide for the issuance of Additional Bonds pursuant to the Indenture.

2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT

The Cit's Annual Comprehensive Financial Report ("ACFR") for fiscal year ended December 31, 2024, may be accessed on the MSRB's EMMA website, located here. (The City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2025 is not yet available.)

THE AUTHORITY HAS AUTHORIZED BAKER TILLY MUNICIPAL ADVISORS, LLC TO NEGOTIATE THIS ISSUE ON ITS BEHALF. PROPOSALS WILL BE RECEIVED ON THE FOLLOWING BASIS:

TERMS OF PROPOSAL

$55,380,000*

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

LEASE REVENUE BONDS, SERIES 2026A (CITY OF CHASKA, MINNESOTA, LEASE OBLIGATION)

(BOOK ENTRY ONLY)

Proposals for the above-referenced obligations (the "Series 2026A Bonds") will be received by the Economic Development Authority of the City of Chaska, Minnesota (the "Authority") on Wednesday, June 10, 2026 (the "Sale Date") until 10:30 A.M., Central Time (the "Sale Time") at the offices of Baker Tilly Municipal Advisors, LLC ("BTMA"), 225 S Sixth St, Suite 1100, Minneapolis, MN 55402 after which time proposals will be opened and tabulated. Consideration for award of the Series 2026A Bonds will be by a designated pricing committee (the "Pricing Committee") following the opening of proposals.

SUBMISSION OF PROPOSALS

BTMA will assume no liability for the inability of a bidder or its proposal to reach BTMA prior to the Sale Time, and neither the Authority nor BTMA shall be responsible for any failure, misdirection or error in the means of transmission selected by any bidder. All bidders are advised that each proposal shall be deemed to constitute a contract between the bidder and the Authority to purchase the Series 2026A Bonds regardless of the manner in which the proposal is submitted.

(a) ***Sealed Bidding.*** Completed, signed proposals may be submitted to BTMA by email to bids@bakertilly.com and must be received prior to the Sale Time.

OR

(b) ***Electronic Bidding.*** Proposals may also be received via PARITY®. For purposes of the electronic bidding process, the time as maintained by PARITY® shall constitute the official time with respect to all proposals submitted to PARITY®. *Each bidder shall be solely responsible for making necessary arrangements to access PARITY® for purposes of submitting its electronic proposal in a timely manner and in compliance with the requirements of the Terms of Proposal*. Neither the Authority, its agents, nor PARITY® shall have any duty or obligation to undertake registration to bid for any prospective bidder or to provide or ensure electronic access to any qualified prospective bidder, and neither the Authority, its agents, nor PARITY® shall be responsible for a bidder's failure to register to bid or for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by the services of PARITY®. The Authority is using the services of PARITY® solely as a communication mechanism to conduct the electronic bidding for the Series 2026A Bonds, and PARITY® is not an agent of the Authority.

If any provisions of this Terms of Proposal conflict with information provided by PARITY®, this Terms of Proposal shall control. Further information about PARITY®, including any fee charged, may be obtained from:

PARITY®, 1359 Broadway, 2nd Floor, New York, New York 10018
Customer Support: (212) 849-5000

*Preliminary; subject to change.

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly Advisory Group, LP. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm and provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms. ©2026 Baker Tilly Municipal Advisors, LLC

DETAILS OF THE SERIES 2026A BONDS

The Series 2026A Bonds will be dated as of the date of delivery and will bear interest payable on February 1 and August 1 of each year, commencing February 1, 2027. Interest will be computed on the basis of a 360-day year of twelve 30-day months.

The Series 2026A Bonds will mature February 1 in the years and amounts* as follows:

2028	$1,010,000	2034	$1,350,000	2040	$1,815,000	2046	$2,020,000	2052	$2,675,000
2029	$1,060,000	2035	$1,425,000	2041	$1,910,000	2047	$2,110,000	2053	$2,805,000
2030	$1,115,000	2036	$1,495,000	2042	$1,660,000	2048	$2,215,000	2054	$2,945,000
2031	$1,170,000	2037	$1,570,000	2043	$1,745,000	2049	$2,320,000	2055	$3,095,000
2032	$1,230,000	2038	$1,645,000	2044	$1,830,000	2050	$2,430,000	2056	$3,250,000
2033	$1,290,000	2039	$1,730,000	2045	$1,920,000	2051	$2,545,000		

*The Authority reserves the right, after proposals are opened and prior to award, to increase or reduce the principal amount of the Series 2026A Bonds or the amount of any maturity or maturities in multiples of $5,000. In the event the amount of any maturity is modified, the aggregate purchase price will be adjusted to result in the same gross spread per $1,000 of Series 2026A Bonds as that of the original proposal. Gross spread for this purpose is the differential between the price paid to the Authority for the new issue and the prices at which the proposal indicates the securities will be initially offered to the investing public.

BOOK ENTRY SYSTEM

The Series 2026A Bonds will be issued by means of a book entry system with no physical distribution of Series 2026A Bonds made to the public. The Series 2026A Bonds will be issued in fully registered form and one Series 2026A Bond, representing the aggregate principal amount of the Series 2026A Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository for the Series 2026A Bonds. Individual purchases of the Series 2026A Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the registrar to DTC or its nominee as registered owner of the Series 2026A Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The lowest bidder (the "Purchaser"), as a condition of delivery of the Series 2026A Bonds, will be required to deposit the Series 2026A Bonds with DTC.

TRUSTEE

U.S. Bank National Association, Saint Paul, Minnesota will serve as trustee (the "Trustee") for the Series 2026A Bonds, and the Authority will pay for the services of the Trustee.

OPTIONAL REDEMPTION

The Authority may elect on February 1, 2036, and on any day thereafter, to redeem Series 2026A Bonds due on or after February 1, 2037. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all the Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All redemptions shall be at a price of par plus accrued interest.

SPECIAL OPTIONAL REDEMPTION

The Series 2026A Bonds are also subject to redemption at the option of the Authority on any Business Day, in whole or in part in integral multiples of $5,000, and if in part in such order of maturity dates as the Authority may determine and by lot or other manner deemed fair as to the Series 2026A Bonds maturing on the same date, in the event that all or any part of the Project (as further detailed below under Security and Purpose) is lost, stolen, destroyed or damaged beyond repair and the Authority determines that the reconstruction and restoration of the Project to its prior condition is not economically feasible. All prepayments shall be at a price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date.

SECURITY AND PURPOSE

The Series 2026A Bonds will be special, limited obligations of the Authority payable solely from rental payments (the "Rental Payments") to be received by the Authority from the City of Chaska, Minnesota (the "City") pursuant to a Lease Agreement between the Authority and the City dated July 1, 2026 (the "Lease"). The Series 2026A Bonds are issued pursuant to a Trust Indenture between the Authority and the "Trustee dated July 1, 2026 (the "Indenture"); resolutions of the Authority and City dated May 4, 2026; and to be adopted by the Authority and City on or around June 15, 2026. The Series 2026A Bonds do not constitute a debt for which the faith and credit or taxing powers of the Authority, the City, or the State of Minnesota will be pledged. The City's obligation under the Lease is subject to annual appropriation. The proceeds of the Series 2026A Bonds, along with available Authority funds, will be used to finance (i) the construction and equipping of a new municipal service building located in the City; (ii) repayment of the City's Lease-Purchase Agreement dated January 16, 2025, between Security Bank & Trust Co. and the City; (iii) improvements to City Hall Plaza (together with items (i) and (ii), the "Project"); (iv) capitalized interest to pay a portion of the February 1, 2027 interest payment; and (v) costs of issuance of the Series 2026A Bonds.

NOT BANK QUALIFIED TAX-EXEMPT OBLIGATIONS

The Authority will not designate the Series 2026A Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BIDDING PARAMETERS

Proposals shall be for not less than $55,380,000 (Par) plus accrued interest, if any, on the total principal amount of the Series 2026A Bonds. Rates shall be in integral multiples of 1/100 or 1/8 of 1%. The initial price to the public for each maturity as stated on the proposal must be 98.0% or greater.

Proposals for the Series 2026A Bonds may contain a maturity schedule providing for a combination of serial bonds and term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption scheduled to conform to the maturity schedule set forth herein. In order to designate term bonds, the proposal must specify "Years of Term Maturities" in the spaces provided on the proposal form.

No proposal can be withdrawn or amended after the time set for receiving proposals unless award of the Series 2026A Bonds is not made by the Pricing Committee following the opening of proposals, as designated by the Authority authorizing resolution. Series 2026A Bonds of the same maturity shall bear a single rate from the date of the Series 2026A Bonds to the date of maturity. No conditional proposals will be accepted.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Series 2026A Bonds for federal income tax purposes, the Authority requires bidders to agree to the following, and by submitting a proposal, each bidder agrees to the following.

If a proposal is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Series 2026A Bonds to the public on or before the date of the

award at the offering price (the "initial offering price") for each maturity as set forth in the proposal and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, third-party distribution agreement or other agreement relating to the initial sale of the Series 2026A Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Series 2026A Bonds with a separate CUSIP number constitute a separate "maturity," and "the public" does not include underwriters of the Series 2026A Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Series 2026A Bonds.

If, however, a proposal is submitted for the bidder's own account in a capacity other than as an underwriter of the Series 2026A Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Series 2026A Bonds, the bidder shall notify the District to that effect at the time it submits its proposal and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the Authority shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the "hold-the-offering price" rule applies.

If the Authority advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the Authority at or prior to closing a certification, substantially in the form attached hereto as Exhibit A, as to the reasonably expected initial offering price as of the award date.

If the Authority advises the Purchaser that the requirements for a competitive sale have not been satisfied, the hold-the-offering price rule will apply. The Purchaser shall (1) upon the request of the Authority confirm that the underwriters did not offer or sell any maturity of the Series 2026A Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the Authority a certification substantially in the form attached hereto as Exhibit B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the Authority pursuant hereto may be taken or received on behalf of the Authority by BTMA.

Bidders should prepare their proposals on the assumption that the Series 2026A Bonds will be subject to the "hold-the-offering-price" rule. Any proposal submitted pursuant to the Terms of Proposal shall be considered a firm offer for the purchase of the Series 2026A Bonds, and proposals submitted will not be subject to cancellation or withdrawal.

GOOD FAITH DEPOSIT

To have its proposal considered for award, the Purchaser is required to submit a good faith deposit via wire transfer to the Authority in the amount of $553,800 (the "Deposit") no later than 1:30 P.M., Central Time on the Sale Date. The Purchaser shall be solely responsible for the timely delivery of its Deposit, and neither the Authority nor BTMA have any liability for delays in the receipt of the Deposit. If the Deposit is not received by the specified time, the Authority may, at its sole discretion, reject the proposal of the lowest bidder, direct the second lowest bidder to submit a Deposit, and thereafter award the sale to such bidder.

A Deposit will be considered timely delivered to the Authority upon submission of a federal wire reference number by the specified time. Wire transfer instructions will be available from BTMA following the receipt and tabulation of proposals. The successful bidder must send an e-mail including the following information: (i) the federal reference number and time released; (ii) the amount of the wire transfer; and (iii) the issue to which it applies.

Once an award has been made, the Deposit received from the Purchaser will be retained by the Authority and no interest will accrue to the Purchaser. The amount of the Deposit will be deducted at settlement from the purchase price. In the event the Purchaser fails to comply with the accepted proposal, said amount will be retained by the Authority.

AWARD

The Series 2026A Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis calculated on the proposal prior to any adjustment made by the Authority. The Authority's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling.

The Authority will reserve the right to: (i) waive non-substantive informalities of any proposal or of matters relating to the receipt of proposals and award of the Series 2026A Bonds, (ii) reject all proposals without cause, and (iii) reject any proposal that the Authority determines to have failed to comply with the terms herein.

BOND INSURANCE AT PURCHASER'S OPTION

The Authority has **not** applied for or pre-approved a commitment for any policy of municipal bond insurance with respect to the Series 2026A Bonds. If the Series 2026A Bonds qualify for municipal bond insurance and a bidder desires to purchase a policy, such indication, the maturities to be insured, and the name of the desired insurer must be set forth on the bidder's proposal. The Authority specifically reserves the right to reject any proposal specifying municipal bond insurance, even though such proposal may result in the lowest TIC to the Authority. All costs associated with the issuance and administration of such policy and associated ratings and expenses (other than any independent rating requested by the Authority) shall be paid by the successful bidder. Failure of the municipal bond insurer to issue the policy after the award of the Series 2026A Bonds shall not constitute cause for failure or refusal by the successful bidder to accept delivery of the Series 2026A Bonds.

CUSIP NUMBERS

If the Series 2026A Bonds qualify for the assignment of CUSIP numbers such numbers will be printed on the Series 2026A Bonds; however, neither the failure to print such numbers on any Series 2026A Bond nor any error with respect thereto will constitute cause for failure or refusal by the Purchaser to accept delivery of the Series 2026A Bonds. BTMA will apply for CUSIP numbers pursuant to Rule G-34 implemented by the Municipal Securities Rulemaking Board. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the Purchaser.

SETTLEMENT

On or about July 9, 2026, the Series 2026A Bonds will be delivered without cost to the Purchaser through DTC in New York, New York. Delivery will be subject to receipt by the Purchaser of an approving legal opinion of Dorsey & Whitney LLP of Minneapolis, Minnesota, and of customary closing papers, including a no-litigation certificate. On the date of settlement, payment for the Series 2026A Bonds shall be made in federal, or equivalent, funds that shall be received at the offices of the Authority or its designee not later than 12:00 Noon, Central Time. Unless compliance with the terms of payment for the Series 2026A Bonds has been made impossible by action of the Authority, or its agents, the Purchaser shall be liable to the Authority for any loss suffered by the Authority by reason of the Purchaser's non-compliance with said terms for payment.

CONTINUING DISCLOSURE

In accordance with SEC Rule 15c2-12(b)(5), the Authority will undertake, pursuant to the Authority resolution ratifying the Series 2026A Bonds, to provide annual reports and notices of certain events. A description of this undertaking is set forth in the Official Statement. The Purchaser's obligation to purchase the Series 2026A Bonds will be conditioned upon receiving evidence of this undertaking at or prior to delivery of the Series 2026A Bonds.

OFFICIAL STATEMENT

The Authority has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Series 2026A Bonds, and said Preliminary Official Statement has been deemed final by the Authority as of the date thereof within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. For an electronic copy of the Preliminary Official Statement or for any additional information prior to sale, any prospective purchaser is referred to the Municipal Advisor to the Authority, Baker Tilly Municipal Advisors, LLC, by telephone (651) 223-3000, or by email bids@bakertilly.com.

A Final Official Statement (as that term is defined in Rule 15c2-12) will be prepared, specifying the maturity dates, principal amounts, and interest rates of the Series 2026A Bonds, together with any other information required by law. By awarding the Series 2026A Bonds to the Purchaser, the Authority agrees that, no more than seven business days after the date of such award, it shall provide to the Purchaser an electronic copy of the Final Official Statement. The Authority designates the Purchaser as its agent for purposes of distributing the Final Official Statement to each syndicate member, if applicable. The Purchaser agrees that if its proposal is accepted by the Authority, (i) it shall accept designation and (ii) it shall enter into a contractual relationship with its syndicate members for purposes of assuring the receipt of the Final Official Statement by each such syndicate member.

Dated May 4, 2026

BY ORDER OF THE AUTHORITY BOARD OF DIRECTORS

/s/ Matthew Podhradsky
Executive Director

EXHIBIT A

ISSUE PRICE CERTIFICATE – COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

$[PRINCIPAL AMOUNT]
[BOND CAPTION]
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Reasonably Expected Initial Offering Price***.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Authority* means [DESCRIBE ISSUER].

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was [DATE].

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Authority[and BORROWER (the "Borrower")] with respect to certain of the representations set forth in the [Tax Certificate][Tax Exemption Agreement] and with respect to compliance with the federal income tax rules affecting the Bonds, and by [BOND COUNSEL] in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038[-G][-GC][-TC], and other federal income tax advice that it may give to the Authority[and the Borrower] from time to time relating to the Bonds.

[UNDERWRITER]
By:_____
Name:_____

Dated: [ISSUE DATE]

SCHEDULE A
EXPECTED OFFERING PRICES
(*Attached*)

SCHEDULE B
COPY OF UNDERWRITER'S BID
(*Attached*)

EXHIBIT B

ISSUE PRICE CERTIFICATE – COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS

$[PRINCIPAL AMOUNT]
[BOND CAPTION]
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] (["[SHORT NAME OF UNDERWRITER]")][the "Representative")][, on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group"),] hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Initial Offering Price of the Bonds***. [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. ***Hold the Offering Price Rule***. [SHORT NAME OF UNDERWRITER][Each member of the Underwriting Group] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "Hold-the-Offering-Price Rule"), and (ii) any agreement among underwriters, selling group agreement, or third-party distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [Representative][SHORT NAME OF UNDERWRITER]'s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Holding Period* means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) *Authority* means [DESCRIBE ISSUER].

(c) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a

corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was [DATE].

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDEWRITING FIRM][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Authority[and BORROWER (the "Borrower")] with respect to certain of the representations set forth in the [Tax Certificate][Tax Exemption Agreement] and with respect to compliance with the federal income tax rules affecting the Bonds, and by [BOND COUNSEL] in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038[-G][-GC][-TC], and other federal income tax advice that it may give to the Authority[and the Borrower] from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By:_____
Name:_____

Dated: [ISSUE DATE]

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS

(*Attached*)

SCHEDULE B
PRICING WIRE

(*Attached*)

SCHEDULE C
SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE AT THE INITIAL OFFERING PRICE

(*Attached*)

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA
$55,380,000* Lease Revenue Bonds, Series 2026A (City of Chaska, Minnesota Lease Obligation)

For the Series 2026A Bonds of this Issue which shall mature and bear interest at the respective annual rates, as follow, we offer a price of $_____ (which may not be less than $55,380,000 (Par)) plus accrued interest, if any, to the date of delivery.

Year	Interest Rate (%)	Yield (%)	Dollar Price	Year	Interest Rate (%)	Yield (%)	Dollar Price
2028	_____%	_____%	_____%	2043	_____%	_____%	_____%
2029	_____%	_____%	_____%	2044	_____%	_____%	_____%
2030	_____%	_____%	_____%	2045	_____%	_____%	_____%
2031	_____%	_____%	_____%	2046	_____%	_____%	_____%
2032	_____%	_____%	_____%	2047	_____%	_____%	_____%
2033	_____%	_____%	_____%	2048	_____%	_____%	_____%
2034	_____%	_____%	_____%	2049	_____%	_____%	_____%
2035	_____%	_____%	_____%	2050	_____%	_____%	_____%
2036	_____%	_____%	_____%	2051	_____%	_____%	_____%
2037	_____%	_____%	_____%	2052	_____%	_____%	_____%
2038	_____%	_____%	_____%	2053	_____%	_____%	_____%
2039	_____%	_____%	_____%	2054	_____%	_____%	_____%
2040	_____%	_____%	_____%	2055	_____%	_____%	_____%
2041	_____%	_____%	_____%	2056	_____%	_____%	_____%
2042	_____%	_____%	_____%				

Designation of Term Maturities

Years of Term Maturities _____ _____

_____ _____

In making this offer on the sale date of June 10, 2026 we accept all of the terms and conditions of the Terms of Proposal published in the Preliminary Official Statement dated June 1, 2026 including the Authority's right to modify the principal amount of the Series 2026A Bonds. (See "Terms of Proposal" herein.) In the event of failure to deliver these Series 2026A Bonds in accordance with said Terms of Proposal, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

By submitting this proposal, we confirm that we have an established industry reputation for underwriting municipal bonds such as the Series 2026A Bonds.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $_____

TRUE INTEREST RATE: _____ %

The Bidder ☐ will not ☐ will purchase municipal bond insurance from _____.

Account Members

_____
Account Manager
By: _____
Phone: _____

.....

The foregoing proposal has been accepted by the Authority.

Attest: _____ Date: _____

Phone: 651-223-3000
Email: bids@bakertilly.com

* Preliminary; subject to change.

$55,380,000*

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA
LEASE REVENUE BONDS, SERIES 2026A (CITY OF CHASKA, MN LEASE OBLIGATION)

S&P Rating: AA-

Sale Date: June 10, 2026

BBI: 4.70%
Average Maturity: 18.222 Years

Bidder	TIC
Wells Fargo Bank, National Association	4.3999%
Robert W. Baird & Co., Inc.	4.4115%
Piper Sandler & Co.	4.4214%
J.P. Morgan Securities LLC	4.4732%
Jefferies LLC	4.4787%
BofA Securities	4.4853%

Winning Bidder Information	Maturity	Interest Rate	Reoffering Yield	Reoffering Price
WELLS FARGO BANK, NATIONAL ASSOCIATION	2/1/2028	5.000%	2.610%	103.631%
	2/1/2029	5.000%	2.650%	105.780%
	2/1/2030	5.000%	2.710%	107.722%
	2/1/2031	5.000%	2.790%	109.401%
	2/1/2032	5.000%	2.860%	110.928%
	2/1/2033	5.000%	2.940%	112.209%
	2/1/2034	5.000%	2.990%	113.510%
	2/1/2035	5.000%	3.080%	114.350%
	2/1/2036	5.000%	3.170%	114.990%
	2/1/2037	5.000%	3.280%	114.016%
	2/1/2038	5.000%	3.380%	113.139%
	2/1/2039	5.000%	3.480%	112.270%
	2/1/2040	5.000%	3.580%	111.409%
	2/1/2041	5.000%	3.640%	110.896%
	2/1/2042	5.000%	3.710%	110.301%
	2/1/2043	4.000%	4.105%	98.750%
	2/1/2044	4.000%	4.161%	98.000%
	2/1/2045	4.125%	4.282%	98.000%
	2/1/2046	4.250%	4.403%	98.000%
	2/1/2047	4.250%	4.399%	98.000%
	2/1/2048	4.375%	4.521%	98.000%
	2/1/2049	4.500%	4.589%	98.750%
	2/1/2050	4.500%	4.605%	98.500%
	2/1/2051	4.500%	4.620%	98.250%
	2/1/2052	4.500%	4.634%	98.000%
	2/1/2054	4.500%	4.629%	98.000%
	2/1/2056	4.625%	4.750%	98.022%

Purchase Price: $56,469,076.83*
Net Interest Cost: $44,852,969.63*
TIC: 4.3999%*

* *Subsequent to bid opening, the par amount increased to $55,765,000; and the price, net interest cost, and true interest cost have changed to $56,958,080.92, $44,489,236.82, and 4.3871%, respectively.*

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly Advisory Group, LP. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm and provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms. ©2026 Baker Tilly Municipal Advisors, LLC

PARITY

Wells Fargo Bank, National Association - Charlotte , NC's Bid
Economic Development Authority of the City of Chaska, Minnesota
~~$55,380,000~~ $55,765,000 Lease Revenue Bonds, Series 2026A (City of Chaska, MN Lease Obligation)

For the aggregate principal amount of ~~$55,380,000.00~~ $55,765,000.00, we will pay you ~~$56,469,076.83~~ $56,958,080.92, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	~~Amount $~~	Amount $	Coupon %	Yield %	Dollar Price	Bond Insurance
02/01/2028	~~1,010M~~	1,055M	5.0000	2.6100	103.631	
02/01/2029	~~1,060M~~	1,110M	5.0000	2.6500	105.780	
02/01/2030	~~1,115M~~	1,160M	5.0000	2.7100	107.722	
02/01/2031	~~1,170M~~	1,220M	5.0000	2.7900	109.401	
02/01/2032	~~1,230M~~	1,280M	5.0000	2.8600	110.928	
02/01/2033	~~1,290M~~	1,345M	5.0000	2.9400	112.209	
02/01/2034	~~1,350M~~	1,410M	5.0000	2.9900	113.510	
02/01/2035	~~1,425M~~	1,485M	5.0000	3.0800	114.350	
02/01/2036	~~1,495M~~	1,555M	5.0000	3.1700	114.990	
02/01/2037	~~1,570M~~	1,635M	5.0000	3.2800	114.016	
02/01/2038	~~1,645M~~	1,710M	5.0000	3.3800	113.139	
02/01/2039	~~1,730M~~	1,800M	5.0000	3.4800	112.270	
02/01/2040	~~1,815M~~	1,890M	5.0000	3.5800	111.409	
02/01/2041	~~1,910M~~	1,990M	5.0000	3.6400	110.896	
02/01/2042	~~1,660M~~	1,710M	5.0000	3.7100	110.301	
02/01/2043	~~1,745M~~	1,795M	4.0000	4.1050	98.750	
02/01/2044	~~1,830M~~	1,865M	4.0000	4.1610	98.000	
02/01/2045	~~1,920M~~	1,940M	4.1250	4.2820	98.000	
02/01/2046	~~2,020M~~	2,020M	4.2500	4.4030	98.000	
02/01/2047	~~2,110M~~	2,105M	4.2500	4.3990	98.000	
02/01/2048	~~2,215M~~	2,195M	4.3750	4.5210	98.000	
02/01/2049	~~2,320M~~	2,290M	4.5000	4.5890	98.750	
02/01/2050	~~2,430M~~	2,395M	4.5000	4.6050	98.500	
02/01/2051	~~2,545M~~	2,505M	4.5000	4.6200	98.250	
02/01/2052	~~2,675M~~	2,615M	4.5000	4.6340	98.000	
02/01/2053	-					
02/01/2054	~~5,750M~~	5,585M	4.5000	4.6290	98.000	
02/01/2055	-					
02/01/2056	~~6,345M~~	6,100M	4.6250	4.7500	98.022	

Total Interest Cost:	~~$45,942,046.46~~	$45,682,317.74
Premium:	~~$1,089,076.83~~	$1,193,080.92
Net Interest Cost:	~~$44,852,969.63~~	$44,489,236.82
TIC:	~~4.399999~~	4.387130
Total Insurance Premium:	~~$0.00~~	$0.00

Time Last Bid Received On:06/10/2026 10:29:54 CDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Wells Fargo Bank, National Association, Charlotte, NC
Contact: Parks Lineberger
Title: Managing Director
Telephone: 704-410-3441

Issuer Name: EDA of the City of Chaska, Minnesota

Accepted By: - President

- Executive Director

Date: June 6, 2026

Company Name: Wells Fargo Bank, National Association

Accepted By:

Date: June 6, 2026

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/15/2026

Subject: **Downtown Master Plan Task Force Appointments**

Prepared By: Nate Kabat, Community Development Director

Background

On May 4 the City Council received an update on the Downtown Master Plan update process. At that meeting, there was discussion having a task force as part of the update and who that should be comprised of. The Council approved the following:

- Two Chaska City Councilmembers
- One member of the Heritage Preservation Commission
- One member of the Planning Commission
- One member of the Parks & Recreation Commission
- Up to two downtown residents
- Up to two at-large residents
- Two members of the Chaska Downtown Business Alliance
- The Chair of the SW Metro Chamber of Commerce
- A representative of SW Transit
- One representative from Carver County
- One representative from School District 112
- One representative from St. John's
- One representative from Guardian Angels

After that approval, staff began soliciting applications for the two downtown residents and two at large residents. Due to an overwhelming response of applications, on June 1, the City Council narrowed the applications down to nine. On June 15, at the work session, the City Council will hold interviews these applicants.

At the June 15 City Council meeting, staff is recommended that the City Council appoint the two downtown resident task force members as well as the two at large resident task force members.

CITY COUNCIL ACTION REQUESTED

Motion to appoint the following members to the Downtown Master Plan Task Force:

1. _____
2. _____
3. _____
4. _____

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **June 15, 2026**

Paid and Unpaid Invoices:
Check #'s 361141-361370 **$5,534,116.11**

Paid Electronic Invoices:
Wire #'s 5284-5301 **$477,534.44**

Amount for Approval-Council Meeting:
June 15, 2026 **$6,011,650.55**

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100897 4IMPRINT INC									
31538447		05/20/2026	061626	361157	418.98	06/20/2026	INV	PD	Stickers for Farmers Mark
CHECK DATE: 06/16/2026									
107858 ABDO LLP									
524838		05/31/2026	061626	361158	12,090.00	07/02/2026	INV	PD	MAY FINANCE TEMP-FINNLYSP
CHECK DATE: 06/16/2026									
103825 ACUSHNET COMPANY									
923231454		05/26/2026	060426	361146	152.57	06/25/2026	INV	PD	RESALE
CHECK DATE: 06/04/2026									
923231804		05/26/2026	061626	361159	203.35	06/25/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
923259992		05/28/2026	061626	361159	220.89	06/27/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
923301333		06/02/2026	061626	361159	1,520.62	08/01/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
					2,097.43				
106669 ADIDAS AMERICA INC									
6165305885		04/24/2026	061626	361160	118.48	06/23/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
8893770		05/31/2026	061626	361161	77.85	06/30/2026	INV	PD	MAY COLLECTION COMMISSION
CHECK DATE: 06/16/2026									
112418 COLLINS BROTHERS TOWING OF ST CLOUD INC									
26-397025		06/02/2026	061626	361162	154.00	07/02/2026	INV	PD	ICR#26-6909 - Tow to PD f
CHECK DATE: 06/16/2026									
113123 ALPHA WIRELESS COMMUNICATIONS CO									
34123		05/19/2026	061626	361163	114.00	06/19/2026	INV	PD	City Hall Door Access Wir
CHECK DATE: 06/16/2026									
34124		05/19/2026	061626	361163	13,774.80	06/19/2026	INV	PD	WTP READERS
CHECK DATE: 06/16/2026									

Report generated: 06/11/2026 14:33
User: 8482mrob
Program ID: apinvlst

City of Chaska

VENDOR INVOICE LIST

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CHECK DATE: 06/16/2026									
34127		05/19/2026	061626	361163	4,636.91	06/19/2026	INV	PD	BAVARIA WTP READERS
CHECK DATE: 06/16/2026									
34128		05/19/2026	061626	361163	4,095.89	06/19/2026	INV	PD	Fireman's Park Camera
CHECK DATE: 06/16/2026									
					39,816.60				
100073 AMARIL UNIFORM CO									
IV298296		05/22/2026	061626	361164	1,037.86	06/22/2026	INV	PD	T. ANDERSON-FR CLOTHING
CHECK DATE: 06/16/2026									
IV298606		05/29/2026	061626	361164	1,586.10	06/29/2026	INV	PD	C. HORLAND FR CLOTHING
CHECK DATE: 06/16/2026									
IV298608		05/29/2026	061626	361164	1,867.40	06/29/2026	INV	PD	D. HUDRLICK FR CLOTHING
CHECK DATE: 06/16/2026									
IV298609		05/29/2026	061626	361164	879.50	06/29/2026	INV	PD	L. SCHMIDT FR CLOTHING
CHECK DATE: 06/16/2026									
IV298912		06/04/2026	061626	361164	316.84	07/04/2026	INV	PD	D. HUDRLIK FR CLOTHING
CHECK DATE: 06/16/2026									
IV298913		06/04/2026	061626	361164	621.00	07/04/2026	INV	PD	C. HORLAND FR CLOTHING
CHECK DATE: 06/16/2026									
					6,308.70				
107005 AMERICAN ENVIRONMENTAL LLC									
4718		05/13/2026	061626	361165	3,737.50	06/13/2026	INV	PD	CLOVER FIELD CIR SUMP LIN
CHECK DATE: 06/16/2026									
100089 AMERICAN PRESSURE INC									
159466		05/20/2026	061626	361166	145.88	06/20/2026	INV	PD	MSB PRESSURE WASHER SPRAY
CHECK DATE: 06/16/2026									
113593 ANDERSON, RYLEE									
156128		06/09/2026	061626	361167	90.49	07/09/2026	INV	PD	UE 80207031 1045 YELLOW B
CHECK DATE: 06/16/2026									
100119 SHAKOPEE VALLEY FORD									
428506FOW		05/28/2026	061626	361168	560.35	06/28/2026	INV	PD	#1227 ENGINE COOLING FAN
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

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CHECK DATE: 06/16/2026									
428811FOW		06/02/2026	061626	361168	38.46	07/02/2026	INV	PD	#1212 REAR CAMERA
CHECK DATE: 06/16/2026									
428814FOW		06/02/2026	061626	361168	162.94	07/02/2026	INV	PD	#1251 REAR BRAKE ROTORS
CHECK DATE: 06/16/2026									
FOCP144827		06/02/2026	061626	361168	1,027.42	07/02/2026	INV	PD	#1227 A/C REPAIR
CHECK DATE: 06/16/2026									
					1,816.89				
109198 ARCHER MECHANICAL									
35865		05/14/2026	061626	361169	990.90	06/14/2026	INV	PD	worked on chiller for AHU
CHECK DATE: 06/16/2026									
35907		05/14/2026	061626	361169	3,996.44	06/14/2026	INV	PD	Repaired leaking pipes fo
CHECK DATE: 06/16/2026									
35938		05/28/2026	061626	361169	955.00	06/28/2026	INV	PD	Repaired leaking pipes fo
CHECK DATE: 06/16/2026									
					5,942.34				
100146 ASPEN MILLS INC									
375893		05/20/2026	061626	361170	1,564.50	06/19/2026	INV	PD	DUTY UNIFORM-LEMRICH
CHECK DATE: 06/16/2026									
375894		05/20/2026	061626	361170	282.15	06/19/2026	INV	PD	DUTY UNIFORM-TREBIATOWSKI
CHECK DATE: 06/16/2026									
376192		05/27/2026	061626	361170	135.90	06/26/2026	INV	PD	DUTY UNIFORM-TOCZEK
CHECK DATE: 06/16/2026									
376193		05/27/2026	061626	361170	288.31	06/26/2026	INV	PD	DUTY UNIFORM-DECKER
CHECK DATE: 06/16/2026									
					2,270.86				
113579 AUTO-OWNERS INSURANCE COMPANY									
104075896 5/26/26		05/26/2026	060226-2	361141	454.00	06/15/2026	INV	PD	WC Ins for WI Residents
CHECK DATE: 06/02/2026									
105265 BEEBE, DENISE									
156096		05/22/2026	061626	361171	796.97	07/01/2026	INV	PD	Reimb-Mileage, Flight, Ch
CHECK DATE: 06/16/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100188 BERRY COFFEE COMPANY									
1114960		05/13/2026	061626	361172	33.60	06/13/2026	INV	PD	COFFEE CREAMER-FD
CHECK DATE: 06/16/2026									
1116694		05/29/2026	061626	361172	124.50	06/29/2026	INV	PD	Coffee-PD
CHECK DATE: 06/16/2026									
					158.10				
111676 BLOM, JOEL									
240001240-2026-1		05/07/2026	061626	361173	400.00	07/10/2026	INV	PD	MAY REBATE-HVAC
CHECK DATE: 06/16/2026									
102279 BOLTON & MENK INC									
0395271		05/19/2026	061626	361174	1,318.00	07/08/2026	INV	PD	MN River Bluffs Regional
CHECK DATE: 06/16/2026									
0395508		05/20/2026	061626	361174	1,866.00	06/22/2026	INV	PD	SW PARK FUNDING ASSISTANC
CHECK DATE: 06/16/2026									
0395983		05/26/2026	061626	361174	29,412.50	06/29/2026	INV	PD	Priority Transportation F
CHECK DATE: 06/16/2026									
0396273		05/29/2026	061626	361174	834.00	07/04/2026	INV	PD	WELL 4 REHABILITATION
CHECK DATE: 06/16/2026									
0396278		05/29/2026	061626	361174	635.00	07/04/2026	INV	PD	WATER AND SEWER GENERAL
CHECK DATE: 06/16/2026									
					34,065.50				
100214 BORDER STATES INDUSTRIES INC									
932528421		05/28/2026	061626	361175	652.72	06/29/2026	INV	PD	WO#310 PIPE FOR RISER POL
CHECK DATE: 06/16/2026									
932544167		06/01/2026	061626	361175	77.76	07/25/2026	INV	PD	DUCT SEAL
CHECK DATE: 06/16/2026									
932580649	260087	06/08/2026	061626	361175	1,020.00	07/25/2026	INV	PD	200 CONNECT COMP H-TAP 1/
CHECK DATE: 06/16/2026									
932580666	260086	06/08/2026	061626	361175	473.00	07/25/2026	INV	PD	100 CONNECT COMP C TAP 6
CHECK DATE: 06/16/2026									
					2,223.48				
100220 BOYER FORD TRUCKS INC									
XE2645		05/27/2026	061626	361176	91,973.00	06/27/2026	INV	PD	#144 2027 Freightliner Ch

City of Chaska

VENDOR INVOICE LIST

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CHECK DATE: 06/16/2026									
100226 BRAUN INTERTEC CORPORATION									
23520-0021-16		05/29/2026	061626	361177	2,000.00	06/30/2026	INV	PD	Public Safety Facility-Sp
CHECK DATE: 06/16/2026									
IN1015836		06/01/2026	061626	361177	6,000.00	06/30/2026	INV	PD	STOUGHTON AVE HOUSE
CHECK DATE: 06/16/2026									
					8,000.00				
113494 ELIZABETH A BROMMELSIEK									
155435		05/31/2026	061626	361178	144.00	06/30/2026	INV	PD	instruction/supplies Wate
CHECK DATE: 06/16/2026									
100254 BRYAN ROCK PRODUCTS INC									
74498		05/15/2026	061626	361179	1,496.36	06/15/2026	INV	PD	MEADOW PK TRAIL BASE
CHECK DATE: 06/16/2026									
113592 BUDAI, SIARHEI									
156127		06/09/2026	061626	361180	77.87	07/09/2026	INV	PD	UE 50081404 113 ASH ST
CHECK DATE: 06/16/2026									
100275 CALLAWAY GOLF									
942717510		05/29/2026	061626	361181	262.35	07/28/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
942732343		06/02/2026	061626	361181	480.16	08/01/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
					742.51				
113576 CANFIELD, CHERYL									
550300830-10009874		05/27/2026	061626	361182	114.43	06/27/2026	INV	PD	CREDIT BALANCE REFUND-500
CHECK DATE: 06/16/2026									
113598 CARDONA, SARAH									
156133		06/09/2026	061626	361183	216.02	07/09/2026	INV	PD	UE 60120060 820 MATTHEW D
CHECK DATE: 06/16/2026									
100302 CARVER COUNTY TIF/SA									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3711		05/07/2026	061626	361184	17,600.00	06/06/2026	INV	PD	2026 County TIF Admin Fee
CHECK DATE: 06/16/2026									
100314 CARVER COUNTY IS/GIS DEPT									
INTINV-765		06/08/2026	061626	361185	17,835.94	07/08/2026	INV	PD	ESRI ENTERPRISE LICENSE A
CHECK DATE: 06/16/2026									
100323 CDW GOVERNMENT INC									
AJ4TM6F		05/21/2026	061626	361186	1,876.28	06/20/2026	INV	PD	SURFACE-FINANCE
CHECK DATE: 06/16/2026									
AJ58B3Y		06/02/2026	061626	361186	110.41	07/02/2026	INV	PD	WRLS HEADSET-ADMIN
CHECK DATE: 06/16/2026									
AJ5TK6T		05/29/2026	061626	361186	1,965.36	06/28/2026	INV	PD	SURFACE-FD CAPTAIN
CHECK DATE: 06/16/2026									
AJ5V49H		05/30/2026	061626	361186	374.30	06/29/2026	INV	PD	TRIPP SMART UPS-IT
CHECK DATE: 06/16/2026									
AJ6FG1R		06/04/2026	061626	361186	2,008.95	07/04/2026	INV	PD	SURFACE-COMMUNICATIONS
CHECK DATE: 06/16/2026									
					6,335.30				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/MAY26		06/03/2026	061126	361154	2,335.02	07/01/2026	INV	PD	MAY 3210 CHASKA BLVD GAS
CHECK DATE: 06/11/2026									
120564141/MAY26		06/03/2026	061126	361154	19.34	07/01/2026	INV	PD	MAY 1599 OAK CREEK PASS G
CHECK DATE: 06/11/2026									
139150478/MAY26		06/03/2026	061126	361154	28.73	07/01/2026	INV	PD	MAY 3695 GRAND CHEVALLE P
CHECK DATE: 06/11/2026									
64030791582/MAY26		06/03/2026	061126	361154	13.85	07/01/2026	INV	PD	MAY 216 W 4TH ST GAS SVC
CHECK DATE: 06/11/2026									
64030828871/MAY26		06/03/2026	061126	361154	20.95	07/01/2026	INV	PD	MAY 423 N WALNUT ST GAS S
CHECK DATE: 06/11/2026									
					2,417.89				
100357 CHASKA FIGURE SKATING CLUB									
2016042.002		06/01/2026	061626	361187	68.00	06/30/2026	INV	PD	RENTAL TIME ADJUSTMENT
CHECK DATE: 06/16/2026									
100350 CHASKA, CITY OF									

City of Chaska

VENDOR INVOICE LIST

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CHASKA ROCKS 2026		05/19/2026	061626	361188	550.00	06/16/2026	INV	PD	CHASKA ROCKS CONCESSION C
CHECK DATE: 06/16/2026									
110240 CINTAS CORPORATION NO 2									
25773141/MAY2026		05/31/2026	060926	361151	1,882.98	06/10/2026	INV	PD	MAY RUG/MAT SVC
CHECK DATE: 06/09/2026									
106918 ARTHUR CLESEN INC									
32366-00		05/26/2026	061626	361189	69.80	06/25/2026	INV	PD	MAXI WIRE IRRIGATION
CHECK DATE: 06/16/2026									
112451 CLIFTONLARSONALLEN LLP									
L261318287		05/29/2026	061626	361190	8,515.50	06/29/2026	INV	PD	Audit Services for 12/31/
CHECK DATE: 06/16/2026									
L261318338		05/29/2026	061626	361190	1,050.00	06/29/2026	INV	PD	CFDRA Audit Services for
CHECK DATE: 06/16/2026									
					9,565.50				
100423 CLUB CAR LLC									
544828		06/03/2026	061626	361191	5,882.40	06/13/2026	INV	PD	GPS LEASE
CHECK DATE: 06/16/2026									
100430 COCA-COLA REFRESHMENTS USA INC									
52686136022		06/04/2026	061626	361192	305.04	06/05/2026	INV	PD	6-4-26 Coca-Cola Order
CHECK DATE: 06/16/2026									
112821 SCOTT COLTON									
20260004		05/29/2026	061626	361193	400.00	06/30/2026	INV	PD	BEAVER RELOCATION CASCADE
CHECK DATE: 06/16/2026									
100436 COMCAST CORPORATION									
0458587/JUN26		05/26/2026	061126	361155	241.52	06/20/2026	INV	PD	PSF CABLE
CHECK DATE: 06/11/2026									
112484 CONFLUENCE INC									
34752		05/29/2026	061626	361194	15,691.50	06/29/2026	INV	PD	SW Park Master Plan
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106301 CORE & MAIN LP									
V000038721		05/13/2026	061626	361195	123.33	06/13/2026	INV	PD	IRRIGATION FITTINGS
CHECK DATE: 06/16/2026									
V000040751	260081	05/21/2026	061626	361195	2,889.27	06/21/2026	INV	PD	INVENTORY-HYDRANT VALVES
CHECK DATE: 06/16/2026									
V000042710		06/01/2026	061626	361195	378.31	07/01/2026	INV	PD	PSF IRRIGATION SYS
CHECK DATE: 06/16/2026									
					3,390.91				
113590 CROLIUS, SHAUN									
156125		06/09/2026	061626	361196	129.26	07/09/2026	INV	PD	UE 91263009 285 CROSSTOWN
CHECK DATE: 06/16/2026									
100555 D R HORTON INC - MINNESOTA									
1124		05/14/2026	061626	361197	1,470,245.70	06/15/2026	INV	PD	Rivertown Hts Dev Reimbur
CHECK DATE: 06/16/2026									
110412 IMPERIAL BAG & PAPER CO LLC									
41936851		06/02/2026	061626	361198	79.37	07/02/2026	INV	PD	Part for KaiVac Machine
CHECK DATE: 06/16/2026									
100520 DEM CON COMPANIES LLC									
28479		05/31/2026	061626	361199	940.73	06/30/2026	INV	PD	FD OFFICE JUNK/GARBAGE
CHECK DATE: 06/16/2026									
113575 DILLON, TYLER									
91269924-41125		05/27/2026	061626	361200	194.17	06/27/2026	INV	PD	CREDIT BALANCE REFUND-362
CHECK DATE: 06/16/2026									
113369 DIVERZIFY BUYER LLC									
23520-0021-4		05/29/2026	061626	361201	1,700.00	06/30/2026	INV	PD	Public Safety Facility-Sa
CHECK DATE: 06/16/2026									
23520-0021-5		05/31/2026	061626	361201	16,135.70	06/30/2026	INV	PD	Public Safety Facility-Ca
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					17,835.70				
113603 DRAZICH, BRADY									
156142		06/09/2026	061626	361202	56.13	07/09/2026	INV	PD	UE 101392900 239 HIGHWOOD
CHECK DATE: 06/16/2026									
111462 POND & LIGHTING DESIGN INC									
12517		05/18/2026	061626	361203	3,394.15	06/18/2026	INV	PD	CLAYHOLE FOUNTAIN REPAIRS
CHECK DATE: 06/16/2026									
111282 CANNON TECHNOLOGIES INC									
957697994		06/03/2026	061626	361204	47,306.00	07/03/2026	INV	PD	ANNUAL YUKON HOSTING FEE,
CHECK DATE: 06/16/2026									
103919 EBERT INC									
23520-0021-15		05/29/2026	061626	361205	41,285.89	06/30/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 06/16/2026									
100591 ELECTRICAL PRODUCTION SERVICES INC									
155380		06/01/2026	060226-2	361142	55,250.61	06/30/2026	INV	PD	Refund Overbilled Electri
CHECK DATE: 06/02/2026									
24941		06/03/2026	061626	361206	4,456.00	07/03/2026	INV	PD	Fiber Svc City Hall-Cable
CHECK DATE: 06/16/2026									
					59,706.61				
110104 RAINY FALLS VENTURES LLC									
00001379		05/28/2026	061626	361207	3,204.50	06/27/2026	INV	PD	CLEANING OF GEAR
CHECK DATE: 06/16/2026									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11149		06/01/2026	061626	361208	9,250.69	07/06/2026	INV	PD	JUNE MONTHLY RETAINER
CHECK DATE: 06/16/2026									
113599 FARRAR, ANNE									
156138		06/09/2026	061626	361209	90.60	07/09/2026	INV	PD	UE 350042425 2755 FAULKNE
CHECK DATE: 06/16/2026									
113583 FAUTH, HANNAH									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2016046.002		06/03/2026	061626	361210	500.00	07/03/2026	INV	PD	RFD DAMAGE DEPOSIT-WEDDIN
CHECK DATE: 06/16/2026									
100649 FEDERAL EXPRESS CORPORATION									
9-315-00998		05/27/2026	060426	361147	48.54	06/11/2026	INV	PD	UB SHIPPING FROM US BANK
CHECK DATE: 06/04/2026									
112644 FERGUSON US HOLDINGS INC									
0312033		05/28/2026	061626	361211	355.00	06/28/2026	INV	PD	BRASS FITTINGS/HYDRANT MT
CHECK DATE: 06/16/2026									
100655 FERRELLGAS 7780961									
1133800686		05/06/2026	061626	361212	115.74	06/30/2026	INV	PD	PROPANE
CHECK DATE: 06/16/2026									
RN11405045		05/22/2026	061626	361212	12.00	06/22/2026	INV	PD	CYLINDER RACK 5/1/26-4/30
CHECK DATE: 06/16/2026									
RN11405046		05/22/2026	061626	361212	12.00	06/22/2026	INV	PD	33# TANK 5/1/26-4/30/24
CHECK DATE: 06/16/2026									
					139.74				
113327 FINNLYTECH INC									
2239		06/08/2026	061626	361213	257.00	07/08/2026	INV	PD	Software service
CHECK DATE: 06/16/2026									
100661 FIRE CATT LLC									
18051		05/29/2026	061626	361214	4,750.60	06/29/2026	INV	PD	Annual Fire & Ladder Test
CHECK DATE: 06/16/2026									
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00984590-1		06/01/2026	061126	361156	553.49	07/01/2026	INV	PD	JUN SEP PHONE BILL
CHECK DATE: 06/11/2026									
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278X0603226		05/25/2026	060426	361148	879.41	06/20/2026	INV	PD	MAY FIRSTNET MOBILE
CHECK DATE: 06/04/2026									
109838 FITTING REFLECTIONS LLC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3489		04/10/2026	061626	361215	741.71	06/22/2026	INV	PD	Svc Aeration Pump #3 Pond
CHECK DATE: 06/16/2026									
3490		04/24/2026	061626	361215	491.63	06/22/2026	INV	PD	#3 Pond Svc
CHECK DATE: 06/16/2026									
					1,233.34				
112118 FOCAL POINT FIXTURES INC									
23520-0021-10		05/27/2026	061626	361216	149.15	06/30/2026	INV	PD	Public Safety Facility-Ar
CHECK DATE: 06/16/2026									
23520-0021-11		05/27/2026	061626	361216	33,308.15	06/30/2026	INV	PD	Public Safety Facility-Ar
CHECK DATE: 06/16/2026									
					33,457.30				
100693 FS3 INC									
99093	260080	05/19/2026	061626	361217	24,768.00	06/27/2026	INV	PD	14,400' CONDUIT 3" CONTIN
CHECK DATE: 06/16/2026									
99218	260084	06/02/2026	061626	361217	16,512.00	07/02/2026	INV	PD	9,600' CONDUIT CONTINOUS
CHECK DATE: 06/16/2026									
					41,280.00				
110270 GARTNER REFRIGERATION INC									
12454959		05/29/2026	061626	361218	1,020.00	06/29/2026	INV	PD	Worked on float switch
CHECK DATE: 06/16/2026									
113431 GEARCO JV HOLDINGS LLC									
42217550		06/01/2026	061626	361219	531.68	06/30/2026	INV	PD	Curling Resale T-Shirts
CHECK DATE: 06/16/2026									
113577 GIL, ANTONIO									
359001010-41298		05/27/2026	061626	361220	147.28	06/27/2026	INV	PD	CREDIT BALANCE REFUND-160
CHECK DATE: 06/16/2026									
102574 GODINEZ, MARTIN									
156098		06/01/2026	061626	361221	54.99	07/08/2026	INV	PD	GTO Program-Welcome Cake
CHECK DATE: 06/16/2026									
101463 GOPHER STATE ONE CALL									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6050286		05/31/2026	061626	361222	816.75	06/30/2026	INV	PD	MAY LOCATES
CHECK DATE: 06/16/2026									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-22		05/27/2026	061626	361223	122,628.25	06/30/2026	INV	PD	Public Safety Facility-Pl
CHECK DATE: 06/16/2026									
100759 WW GRAINGER INC									
9900638678		05/01/2026	061626	361224	272.81	05/31/2026	INV	PD	FIREMANS BATH FAN
CHECK DATE: 06/16/2026									
9905302718		05/05/2026	061626	361224	190.24	06/04/2026	INV	PD	MIDDLE SCHOOL WEST IRRIGA
CHECK DATE: 06/16/2026									
9916233522		05/14/2026	061626	361224	53.86	06/13/2026	INV	PD	SPLASH PAD REPAIRS
CHECK DATE: 06/16/2026									
9921773181		05/19/2026	061626	361224	30.81	06/18/2026	INV	PD	WATER PH TEST STRIPS
CHECK DATE: 06/16/2026									
9928250605		05/26/2026	061626	361224	100.66	06/25/2026	INV	PD	FLOATS FOR ARENA TOWER SU
CHECK DATE: 06/16/2026									
9928397927		05/26/2026	061626	361224	85.00	06/25/2026	INV	PD	SPLASH PAD REPAIRS
CHECK DATE: 06/16/2026									
9928397935		05/26/2026	061626	361224	25.93	06/25/2026	INV	PD	SPLASH PAD REPAIRS
CHECK DATE: 06/16/2026									
9936851113		06/02/2026	061626	361224	837.42	07/02/2026	INV	PD	CLIPS FOR WATER METERS
CHECK DATE: 06/16/2026									
					1,596.73				
100764 GRAMITH, TIM									
156097		05/29/2026	061626	361225	1,914.00	07/08/2026	INV	PD	Tuition Reimbursement-Pen
CHECK DATE: 06/16/2026									
112120 GRAZZINI BROTHERS & COMPANY									
23520-0021-9		05/28/2026	061626	361226	38,683.32	06/30/2026	INV	PD	Public Safety Facility-Ti
CHECK DATE: 06/16/2026									
112121 H2I GROUP INC									
23520-0021-4		05/27/2026	061626	361227	3,090.00	06/30/2026	INV	PD	Public Safety Facility-Sy
CHECK DATE: 06/16/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113411 TITAN SERVICES SOLUTIONS									
3670		06/02/2026	061626	361228	4,330.00	07/02/2026	INV	PD	JUN CURL/EVENT CTR CLEANI
CHECK DATE: 06/16/2026									
3671		06/02/2026	061626	361228	3,962.70	07/02/2026	INV	PD	MAY EVENT LABOR
CHECK DATE: 06/16/2026									
					8,292.70				
111350 HANSONS SANDBLASTING LLC									
450686		06/01/2026	061626	361229	400.00	07/01/2026	INV	PD	WELLS #11 AND #12
CHECK DATE: 06/16/2026									
8456		05/29/2026	061626	361229	400.00	06/29/2026	INV	PD	WELL #11 & #12 SANDBLASTI
CHECK DATE: 06/16/2026									
					800.00				
100807 HARTMAN COMPANIES INC									
15545		05/21/2026	061626	361230	30,260.00	06/20/2026	INV	PD	SHADE TREES
CHECK DATE: 06/16/2026									
100810 HAWKINS INC									
7439786		05/28/2026	061626	361231	7,446.63	07/12/2026	INV	PD	WTP CHEMICALS
CHECK DATE: 06/16/2026									
113602 HAWTHORNE, BRANDI									
156141		06/09/2026	061626	361232	36.78	07/09/2026	INV	PD	UE 142700810 495 PLEASANT
CHECK DATE: 06/16/2026									
110461 HEARTLAND BUSINESS SYSTEMS LLC									
868021-RTN		04/27/2026	061626	361233	-12,585.80	05/27/2026	CRM	PD	WIRELESS NETWORK EQUIP-IT
CHECK DATE: 06/16/2026									
887482-H		05/27/2026	061626	361233	17,294.28	06/26/2026	INV	PD	EOL Network Switch Replac
CHECK DATE: 06/16/2026									
					4,708.48				
112819 MATTHEW HEGER									
1385		06/05/2026	061626	361234	126.08	07/05/2026	INV	PD	Concession Resale 6/5
CHECK DATE: 06/16/2026									
1386		06/09/2026	061626	361234	70.60	07/09/2026	INV	PD	June 8 Ice Cream Order

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
156163		06/09/2026	061626	361234	420.75	06/15/2026	INV	PD	Ice Cream Social Ice Crea
CHECK DATE: 06/16/2026									
					617.43				
104805 HELLO! BOOKING INC									
156079		06/08/2026	061626	361235	3,500.00	06/20/2026	INV	PD	Chaska Rocks Final Balanc
CHECK DATE: 06/16/2026									
100834 HENNEPIN COUNTY FIRE CHIEFS ASSOCIATION									
156077		06/05/2026	061626	361236	20.00	07/05/2026	INV	PD	2026 ANNUAL DUES
CHECK DATE: 06/16/2026									
100848 HIGH TECH CLEANING INC									
22538		05/19/2026	061626	361237	39.79	06/19/2026	INV	PD	PAPER TOWELS-PSF
CHECK DATE: 06/16/2026									
22550		05/26/2026	061626	361237	738.94	06/26/2026	INV	PD	CLEANING SUPPLIES-PSF
CHECK DATE: 06/16/2026									
22562		06/01/2026	061626	361237	3,392.82	07/01/2026	INV	PD	CITY HALL-CLEANING
CHECK DATE: 06/16/2026									
22563		06/01/2026	061626	361237	535.60	07/01/2026	INV	PD	COMMUNITY RM-CLEANING
CHECK DATE: 06/16/2026									
22564		06/01/2026	061626	361237	1,251.45	07/01/2026	INV	PD	HISTORY CENTER-CLEANING
CHECK DATE: 06/16/2026									
22565		06/01/2026	061626	361237	388.56	07/01/2026	INV	PD	IT DEPT-CLEANING
CHECK DATE: 06/16/2026									
22566		06/01/2026	061626	361237	190.55	07/01/2026	INV	PD	STANTEC-CLEANING
CHECK DATE: 06/16/2026									
22567		06/01/2026	061626	361237	684.95	07/01/2026	INV	PD	WTP-CLEANING
CHECK DATE: 06/16/2026									
22623		06/02/2026	061626	361237	2,603.86	07/02/2026	INV	PD	MSB-CLEANING
CHECK DATE: 06/16/2026									
22628		06/03/2026	061626	361237	12,153.00	07/03/2026	INV	PD	PS BUILDING-CLEANING
CHECK DATE: 06/16/2026									
					21,979.52				
106151 HOLT TOUR AND CHARTER INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
53891		05/21/2026	061626	361238	1,050.00	06/29/2026	INV	PD	transportation-Paramount-
CHECK DATE: 06/16/2026									
100879 PRAIRIE TECHNOLOGIES INC OF MN									
260405		04/30/2026	061626	361239	1,253.00	05/30/2026	INV	PD	AHU #5 PUMP CONTROLS
CHECK DATE: 06/16/2026									
104751 IMPACT MAILING OF MINNESOTA INC									
223680		06/04/2026	061626	361240	9,720.45	07/04/2026	INV	PD	MAY UTILITY BILLING
CHECK DATE: 06/16/2026									
223694		06/04/2026	061626	361240	1,522.26	07/04/2026	INV	PD	MAY REMINDER NOTICES
CHECK DATE: 06/16/2026									
223696		06/04/2026	061626	361240	648.41	07/04/2026	INV	PD	MAY FINAL BILLS
CHECK DATE: 06/16/2026									
					11,891.12				
112122 INDUSTRIAL CONSTRUCTION SPECIALISTS LLC									
23520-0021-13		05/26/2026	061626	361241	37,042.50	06/30/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 06/16/2026									
110528 INVOICE CLOUD INC									
3052-2026_5		05/31/2026	061626	361242	12,147.79	06/30/2026	INV	PD	MAY COLLECTION COMMISSION
CHECK DATE: 06/16/2026									
112068 I:SPACE FURNITURE INC									
37969		05/28/2026	061626	361243	1,184.79	06/27/2026	INV	PD	FD FURNITURE FF&E
CHECK DATE: 06/16/2026									
100972 JT SERVICES OF MINNESOTA									
JT26-152-02	260085	06/02/2026	061626	361244	2,945.24	07/08/2026	INV	PD	6 LENSE GLASS GRANVILLE
CHECK DATE: 06/16/2026									
113582 KADING, WAYNE									
2016047.002		06/03/2026	061626	361245	500.00	07/03/2026	INV	PD	RFD DAMAGE DEPOSIT-CELEBR
CHECK DATE: 06/16/2026									
113610 KAKAYEV, DOVLET									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
156149		06/09/2026	061626	361246	62.86	07/09/2026	INV	PD	UE 173201160 3000 CHESTNU
CHECK DATE: 06/16/2026									
102949 KENNEDY & GRAVEN CHARTERED									
193623		05/29/2026	061626	361247	550.00	07/05/2026	INV	PD	APR LEGAL-EMPLOYMENT & LA
CHECK DATE: 06/16/2026									
113607 KIRGISS, KAYLYN									
156146		06/09/2026	061626	361248	68.77	07/09/2026	INV	PD	UE 350032550 1987 CLOVER
CHECK DATE: 06/16/2026									
113596 KLEINDL, LUKE									
156131		06/09/2026	061626	361249	41.90	07/09/2026	INV	PD	UE 60119715 1132 CRYSTAL
CHECK DATE: 06/16/2026									
113573 KRAFT, HAYDEN									
142309450-41005		05/27/2026	061626	361250	116.82	06/27/2026	INV	PD	CREDIT BALANCE REFUND-155
CHECK DATE: 06/16/2026									
104024 LACHMAN, DAVID									
615019080-2026-1		04/28/2026	061626	361251	400.00	07/10/2026	INV	PD	MAY REBATE-HVAC
CHECK DATE: 06/16/2026									
101056 LEAGUE OF MINNESOTA CITIES									
4007906-6/4/26		06/04/2026	061626	361252	128,241.00	07/01/2026	INV	PD	Property/Casualty Coverag
CHECK DATE: 06/16/2026									
101057 LEAGUE OF MINNESOTA CITIES									
10002436-6/4/26		06/04/2026	061626	361253	106,377.00	07/01/2026	INV	PD	WC INS PREM
CHECK DATE: 06/16/2026									
101063 LEESCH, BRIAN									
155414		05/23/2026	061626	361254	79.99	06/23/2026	INV	PD	REIMB DUTY SHOES
CHECK DATE: 06/16/2026									
101071 LENZEN CHEVROLET BUICK INC									
339491		05/22/2026	061626	361255	664.25	06/22/2026	INV	PD	#305 A/C REPAIRS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
113588 LOAD'EM UP TRAILER RENTAL AND SALES									
RO-6615		03/18/2026	061626	361256	230.00	06/08/2026	INV	PD	Trailer Rental for CFD Mo
CHECK DATE: 06/16/2026									
101097 LOCATORS & SUPPLIES INC									
0327154-IN		05/27/2026	061626	361257	1,145.05	06/27/2026	INV	PD	ELEC LOCATING FLAGS
CHECK DATE: 06/16/2026									
110118 LOCKRIDGE GRINDAL NAUEN PLLP									
123721		06/01/2026	061626	361258	3,333.33	07/09/2026	INV	PD	JUN LOBBYIST FOR CITY SQU
CHECK DATE: 06/16/2026									
113572 LONGDON, CHRISTINA									
550300735-39586		05/27/2026	061626	361259	106.69	06/27/2026	INV	PD	CREDIT BALANCE REFUND-120
CHECK DATE: 06/16/2026									
105139 LUBE TECH & PARTNERS LLC									
4165652		05/20/2026	061626	361260	139.15	06/19/2026	INV	PD	USED ANTIFREEZE RECYCLING
CHECK DATE: 06/16/2026									
113608 LUTTRELL, CHRIS									
156147		06/09/2026	061626	361261	220.49	07/09/2026	INV	PD	UE 70185500 1254 PRAIRIE
CHECK DATE: 06/16/2026									
105710 MACQUEEN EMERGENCY GROUP									
INV461		05/14/2026	061626	361262	4,543.45	06/13/2026	INV	PD	GAS MONITORS
CHECK DATE: 06/16/2026									
INV563		05/15/2026	061626	361262	1,926.01	06/14/2026	INV	PD	FF DUTY BOOTS
CHECK DATE: 06/16/2026									
INV565		05/15/2026	061626	361262	648.41	06/14/2026	INV	PD	FF BOOTS
CHECK DATE: 06/16/2026									
INV594		05/15/2026	061626	361262	655.59	06/14/2026	INV	PD	FF BOOTS
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					7,773.46				
104521 MANGOLD GROUP LLC									
27659		06/01/2026	061626	361263	2,663.00	07/01/2026	INV	PD	MAY MOWING-MT. PLEASANT
CHECK DATE: 06/16/2026									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00395380		05/28/2026	061626	361264	27,783.03	06/27/2026	INV	PD	FUEL
CHECK DATE: 06/16/2026									
113587 MCINTYRE, ASHLEIGH									
156076		06/08/2026	061626	361265	236.97	07/08/2026	INV	PD	UE 60117303 1240 STOUGHTO
CHECK DATE: 06/16/2026									
101168 MELCHERT HUBERT SJODIN PLLP									
185456		05/29/2026	061626	361266	22,808.85	06/28/2026	INV	PD	MAY LEGAL BILL
CHECK DATE: 06/16/2026									
101183 METROPOLITAN COUNCIL									
MAY 2026 SAC		05/31/2026	061626	361267	2,460.15	06/30/2026	INV	PD	MAY SAC CHARGES
CHECK DATE: 06/16/2026									
101182 METROPOLITAN COUNCIL									
0001208332		06/04/2026	061626	361268	343,801.48	07/01/2026	INV	PD	JUL SEWER SERVICES FOR ME
CHECK DATE: 06/16/2026									
101187 METRO SALES INC									
INV3104146		06/01/2026	061626	361269	317.01	07/01/2026	INV	PD	Contract Invoice-PD
CHECK DATE: 06/16/2026									
INV3105133		06/02/2026	061626	361269	208.35	07/02/2026	INV	PD	Contract Invoice-PD
CHECK DATE: 06/16/2026									
INV3106089		06/03/2026	061626	361269	3,761.40	07/03/2026	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 06/16/2026									
					4,286.76				
101196 MID COUNTY COOP #122622									
84977		05/26/2026	061626	361270	1,296.98	06/30/2026	INV	PD	312 GLS GAS-TC
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
84978		05/26/2026	061626	361270	1,669.54	06/30/2026	INV	PD	351 GLS DIESEL-TC
CHECK DATE: 06/16/2026									
					2,966.52				
113414 MIDWEST SPECIALTY MAINTENANCE INC									
23520-0021-3 1C		05/31/2026	061626	361271	9,053.10	06/30/2026	INV	PD	Public Safety Facility-Fi
CHECK DATE: 06/16/2026									
112065 MINNEAPOLIS AREA SYNOD ELCA									
155374		05/30/2026	061626	361272	200.00	06/30/2026	INV	PD	Synod Senior Band Concert
CHECK DATE: 06/16/2026									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0529260015739009		05/29/2026	060226-2	361143	261.65	05/29/2026	INV	PD	052926 Payroll - Child Su
CHECK DATE: 06/02/2026									
PR0529260015806598		05/29/2026	060226-2	361143	461.46	05/29/2026	INV	PD	052926 Payroll - Child Su
CHECK DATE: 06/02/2026									
					723.11				
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
68958		06/04/2026	061626	361273	1,650.00	07/04/2026	INV	PD	2026 SUMMER CONFERENCE
CHECK DATE: 06/16/2026									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/MAY26		05/27/2026	060426	361149	1,776.00	06/22/2026	INV	PD	MAY ST LITES-TOWN COURSE
CHECK DATE: 06/04/2026									
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1082293		06/08/2026	061626	361274	2,112.00	07/08/2026	INV	PD	MONTHLY SUBSTATION MAINT
CHECK DATE: 06/16/2026									
105913 MIRACLE RECREATION EQUIPMENT COMPANY INC									
902427		05/13/2026	061626	361275	120.60	06/13/2026	INV	PD	SHADOWWOOD PK-PLUGS
CHECK DATE: 06/16/2026									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
PS2605-0016		05/31/2026	061626	361276	3,203.71	06/30/2026	INV	PD	MAY PERMIT SURCHARGES

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
113604 MONTAGUE, DANIEL									
156143		06/09/2026	061626	361277	82.18	07/09/2026	INV	PD	UE 615020515 1169 ROSEMAR
CHECK DATE: 06/16/2026									
105853 MOR GOLF AND UTILITY INC									
60957		05/15/2026	061626	361278	-700.00	06/15/2026	CRM	PD	RETURNED AS TRADE-IN FOR
CHECK DATE: 06/16/2026									
61325		05/31/2026	061626	361278	1,340.00	06/30/2026	INV	PD	RENTAL CARTS
CHECK DATE: 06/16/2026									
					640.00				
101320 MORRIS ELECTRONICS INC									
20127		05/18/2026	061626	361279	93.75	06/18/2026	INV	PD	State Router Relocation M
CHECK DATE: 06/16/2026									
103088 SID TOOL CO INC									
45853921		05/19/2026	061626	361280	35.51	06/19/2026	INV	PD	NUT INSERTS
CHECK DATE: 06/16/2026									
49029701		06/01/2026	061626	361280	70.20	07/01/2026	INV	PD	FIRE EXT MOUNTING BRACKET
CHECK DATE: 06/16/2026									
					105.71				
112127 MT CONTRACTING INC									
23520-0021-8		05/31/2026	061626	361281	81,105.73	06/30/2026	INV	PD	Public Safety Facility-Al
CHECK DATE: 06/16/2026									
101356 MTI DISTRIBUTING INC #31380									
1517873-00		05/22/2026	061626	361282	3,466.43	06/22/2026	INV	PD	#246 CONVEYOR BELT & BEAR
CHECK DATE: 06/16/2026									
1517873-01		05/26/2026	061626	361282	322.33	06/26/2026	INV	PD	#246 CONVEYOR SKIRTS/CHAI
CHECK DATE: 06/16/2026									
					3,788.76				
101354 MTI DISTRIBUTING INC #700767									
1522176-00		06/02/2026	061626	361283	532.58	07/02/2026	INV	PD	TRIPLEX TIRES
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103868 MUNICIPAL BUILDERS INC									
WELLS 11&12 PUMP-5		06/04/2026	061626	361284	358,441.07	07/05/2026	INV	PD	WELLS 11 & 12 PUMPING FAC
CHECK DATE: 06/16/2026									
113591 MUNIZ CONTRERAS, JOSE MANUEL									
156126		06/09/2026	061626	361285	75.00	07/09/2026	INV	PD	UE 91250138 133 CROSSTOWN
CHECK DATE: 06/16/2026									
112128 MUSKA ELECTRIC CO									
23520-0021-5		05/27/2026	061626	361286	320,257.76	06/30/2026	INV	PD	Public Safety Facility-Co
CHECK DATE: 06/16/2026									
112105 NEI ELECTRIC INC									
23520-0021-19		05/13/2026	061626	361287	61,900.69	06/30/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 06/16/2026									
23520-0021-20		05/22/2026	061626	361287	217,322.48	06/30/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 06/16/2026									
23520-0021-21		05/28/2026	061626	361287	31,492.00	06/30/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 06/16/2026									
23520-0021-22		05/29/2026	061626	361287	15,523.00	06/30/2026	INV	PD	Public Safety Facility-El
CHECK DATE: 06/16/2026									
					326,238.17				
113493 NORMANDY MACHINE COMPANY INC									
14145	260066	06/02/2026	061626	361288	33,900.31	07/08/2026	INV	PD	LTC CONTACT KIT FOR EMERG
CHECK DATE: 06/16/2026									
102654 NORTH AMERICAN SAFETY INC									
INV105167		12/29/2025	061626	361289	334.00	05/27/2026	INV	PD	SAFETY CLOTHING
CHECK DATE: 06/16/2026									
INV105227		12/29/2025	061626	361289	582.00	06/10/2026	INV	PD	SAFETY CLOTHING
CHECK DATE: 06/16/2026									
INV105282		12/31/2025	061626	361289	386.90	06/10/2026	INV	PD	L. KRAEMER INITIAL HIRE
CHECK DATE: 06/16/2026									
INV105640		01/13/2026	061626	361289	447.48	06/10/2026	INV	PD	L. KRAEMER INITIAL HIRE
CHECK DATE: 06/16/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113030 NORTH CENTRAL BUS & EQUIPMENT INC					1,750.38				
813501		05/28/2026	061626	361290	23,900.18	06/28/2026	INV	PD	New Squad 1264
CHECK DATE: 06/16/2026									
814607		05/28/2026	061626	361290	11,912.85	06/28/2026	INV	PD	New Squad 1262
CHECK DATE: 06/16/2026									
815076		05/28/2026	061626	361290	25,375.69	06/28/2026	INV	PD	Tear down-Squad 1263
CHECK DATE: 06/16/2026									
112102 NORTHLAND CONCRETE & MASONRY COMPANY LLC					61,188.72				
23520-0021-20		05/28/2026	061626	361291	159,412.46	06/30/2026	INV	PD	Public Safety Facility-Ma
CHECK DATE: 06/16/2026									
101407 NORTHWEST ASPHALT INC									
23520-0021-3		05/31/2026	061626	361292	57,855.00	06/30/2026	INV	PD	Public Safety Facility-As
CHECK DATE: 06/16/2026									
112748 OERTEL ARCHITECTS LTD									
25-07.14		06/09/2026	061626	361293	20,350.00	07/09/2026	INV	PD	Chaska Municipal Services
CHECK DATE: 06/16/2026									
113600 OPHEIM, DONALD									
156139		06/09/2026	061626	361294	178.08	07/09/2026	INV	PD	UE 183444101 2658 SHADOW
CHECK DATE: 06/16/2026									
101510 PERFORMANCE PLUS LLC									
05122029		05/20/2026	061626	361295	40.00	06/19/2026	INV	PD	FF FIT TESTING
CHECK DATE: 06/16/2026									
108000 DAKOTA CURLING SUPPLIES									
136943		05/15/2026	061626	361296	726.00	06/15/2026	INV	PD	BLADE SHARPENING
CHECK DATE: 06/16/2026									
101530 PING INC									
2026100315599		05/28/2026	061626	361297	17.00	11/24/2026	INV	PD	DEMO/RENTALS

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
101532 PINNACLE WALL SYSTEMS INC									
23520-0021-3 & 4		05/27/2026	061626	361298	7,674.20	06/30/2026	INV	PD	Public Safety Facility-Ap
CHECK DATE: 06/16/2026									
101525 THE PITNEY BOWES BANK INC									
155409		05/22/2026	060426	361150	200.00	06/18/2026	INV	PD	Postage-PD
CHECK DATE: 06/04/2026									
101539 PLAISTED COMPANIES INC									
11050		05/23/2026	061626	361299	1,165.79	06/23/2026	INV	PD	BUNKER SAND
CHECK DATE: 06/16/2026									
11194		05/30/2026	061626	361299	1,325.65	06/30/2026	INV	PD	TOPDRESSING SAND
CHECK DATE: 06/16/2026									
					2,491.44				
113594 PLATT, CHASE									
156129		06/09/2026	061626	361300	185.12	07/09/2026	INV	PD	UE 359003170 3200 CLOVER
CHECK DATE: 06/16/2026									
105594 POMPS TIRE SERVICE INC									
210823920		05/21/2026	061626	361301	560.00	06/21/2026	INV	PD	TC & #240 TIRES
CHECK DATE: 06/16/2026									
101557 POWER SYSTEM ENGINEERING INC									
9064171		06/04/2026	061626	361302	9,182.50	07/04/2026	INV	PD	WO#15687 MRS 115 BREAKER
CHECK DATE: 06/16/2026									
9064172		06/04/2026	061626	361302	3,357.50	07/04/2026	INV	PD	WO#20878 WEST CREEK SUB E
CHECK DATE: 06/16/2026									
9064279		06/08/2026	061626	361302	132.50	07/08/2026	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 06/16/2026									
					12,672.50				
101571 PREMIUM WATERS INC									
417080-05-26		05/31/2026	061626	361303	148.02	06/30/2026	INV	PD	CLUBHOUSE WATER
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112131 PRINDLE PAINTING INC									
23520-0021-11		05/28/2026	061626	361304	20,447.20	06/30/2026	INV	PD	Public Safety Facility-Pa
CHECK DATE: 06/16/2026									
23520-0021-12		05/29/2026	061626	361304	408.00	06/30/2026	INV	PD	Public Safety Facility-Pa
CHECK DATE: 06/16/2026									
					20,855.20				
101576 FORNER ENTERPRISES INC									
20267465		05/30/2026	061626	361305	120.00	06/30/2026	INV	PD	#304 Graphics Change-CH1
CHECK DATE: 06/16/2026									
113605 PROTEAUX-POZHARNOV, CHLOE'									
156144		06/09/2026	061626	361306	165.75	07/09/2026	INV	PD	UE 152389604 112108 HAERI
CHECK DATE: 06/16/2026									
107855 STAPLES INC									
49023442		05/22/2026	061626	361308	25.65	06/22/2026	INV	PD	ELEC NOTE PADS
CHECK DATE: 06/16/2026									
49038616		05/26/2026	061626	361308	67.80	06/26/2026	INV	PD	11x17 COPY PAPER
CHECK DATE: 06/16/2026									
49054653-1		05/27/2026	061626	361307	112.48	06/26/2026	INV	PD	Copy Paper for City Hall
CHECK DATE: 06/16/2026									
49054653-2		05/27/2026	061626	361307	34.15	06/26/2026	INV	PD	Pens for workroom at City
CHECK DATE: 06/16/2026									
49054653-3		05/27/2026	061626	361307	8.54	06/26/2026	INV	PD	Mouse Pad for Vicki Schmi
CHECK DATE: 06/16/2026									
49054653-4		05/27/2026	061626	361307	13.22	06/26/2026	INV	PD	Febreeze for the women's
CHECK DATE: 06/16/2026									
49191276-1		06/08/2026	061626	361307	69.78	07/08/2026	INV	PD	Cups/lids and paper plate
CHECK DATE: 06/16/2026									
49191276-2		06/08/2026	061626	361307	73.92	07/08/2026	INV	PD	11 x 17 copy paper for Ci
CHECK DATE: 06/16/2026									
					405.54				
112914 STZR HOLDINGS LLC									
0093247-IN		06/02/2026	061626	361309	70.00	07/02/2026	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113580 RAGHUNANDAN, KESHAVAMURTHY									
2016041.002		06/01/2026	061626	361310	500.00	06/30/2026	INV	PD	DAMAGE DEPOSIT REFUND
CHECK DATE: 06/16/2026									
101605 RAINBOW TREE COMPANY									
543772		05/26/2026	061626	361311	2,988.27	06/26/2026	INV	PD	ELM TREES CITY SQ
CHECK DATE: 06/16/2026									
113601 RAISANEN, SCOTT									
156140		06/09/2026	061626	361312	714.48	07/09/2026	INV	PD	UE 50080500 217 N ASH ST
CHECK DATE: 06/16/2026									
101609 RANGE SERVANT AMERICA INC									
SI-1009267		05/27/2026	061626	361313	2,455.78	06/26/2026	INV	PD	RANGE TOKENS
CHECK DATE: 06/16/2026									
111900 SCP DISTRIBUTORS LLC									
543283		05/30/2026	061626	361314	429.00	06/30/2026	INV	PD	New ORP probe for Splash
CHECK DATE: 06/16/2026									
101631 REINDERS INC									
3414950-00		05/19/2026	061626	361316	10,875.50	06/18/2026	INV	PD	SEED/FERTILIZER SCHOOL DI
CHECK DATE: 06/16/2026									
3414951-00		05/19/2026	061626	361316	11,637.25	06/18/2026	INV	PD	GRASS SEED/FERTILIZER
CHECK DATE: 06/16/2026									
3417570-00		06/08/2026	061626	361315	945.74	07/08/2026	INV	PD	GRASS SEED, HERBICIDE
CHECK DATE: 06/16/2026									
					23,458.49				
109193 RJM CONSTRUCTION LLC									
2352002125		05/31/2025	061626	361317	185,079.23	06/30/2026	INV	PD	Chaska Public Safety Faci
CHECK DATE: 06/16/2026									
101668 ROBBS ELECTRIC INC									
1941		05/14/2026	061626	361318	4,284.52	06/26/2026	INV	PD	WO#18822 SANDY ACRES OH T
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1942		05/14/2026	061626	361318	3,711.93	06/26/2026	INV	PD	WO#18822 SANDY ACRES OH T
CHECK DATE: 06/16/2026									
1943		05/14/2026	061626	361318	3,936.85	06/26/2026	INV	PD	WO#18822 SANDY ACRES 1333
CHECK DATE: 06/16/2026									
1944		05/14/2026	061626	361318	3,988.94	06/26/2026	INV	PD	WO#18822 SANDY ACRES OH T
CHECK DATE: 06/16/2026									
103251 ROBERT THOMAS HOMES INC					15,922.24				
6566 HARVEST WAY		06/04/2026	061626	361319	2,500.00	07/04/2026	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/16/2026									
6660 HARVEST TRL		06/04/2026	061626	361319	2,500.00	07/04/2026	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/16/2026									
110677 HAJOCA CORPORATION					5,000.00				
S023452906.001		05/08/2026	061626	361320	48.76	06/08/2026	INV	PD	CMSW IRRIGATION SUPPLIES
CHECK DATE: 06/16/2026									
113597 ROSARIO MEDINA, ISHTAR									
156132		06/09/2026	061626	361321	289.49	07/09/2026	INV	PD	UE 40067438 220 WALNUT ST
CHECK DATE: 06/16/2026									
101859 S&P GLOBAL INC									
11521428		05/29/2026	061626	361322	45,360.00	06/29/2026	INV	PD	2026A S&P RATING FEE
CHECK DATE: 06/16/2026									
101703 SALVATION ARMY									
MAY/26 HS		05/31/2026	061626	361323	107.57	06/30/2026	INV	PD	MAY HEAT SHARE CONTRIBUTI
CHECK DATE: 06/16/2026									
101738 SCHILLING SUPPLY COMPANY									
1055050-00		06/04/2026	061626	361324	72.73	07/04/2026	INV	PD	disinfectant for the 3 co
CHECK DATE: 06/16/2026									
113595 SCHWICHTENBERG, ASHLEY									
156130		06/09/2026	061626	361325	82.51	07/09/2026	INV	PD	UE 359003610 3200 CLOVER

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
104827 ROHN INDUSTRIES									
0071814		05/11/2026	061626	361326	54.45	06/11/2026	INV	PD	Service Security Console
CHECK DATE: 06/16/2026									
101789 HYDES GROUP INC									
23520-0021-3		05/12/2026	061626	361327	30,498.80	06/30/2026	INV	PD	Public Safety Facility-Si
CHECK DATE: 06/16/2026									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
165923311-001		05/08/2026	061626	361328	550.52	06/08/2026	INV	PD	PS LANDSCAPING
CHECK DATE: 06/16/2026									
165923674-001		05/08/2026	061626	361328	139.69	06/15/2026	INV	PD	PS LANDSCAPING
CHECK DATE: 06/16/2026									
166126646-001		05/13/2026	061626	361328	688.03	06/15/2026	INV	PD	PS LANDSCAPING
CHECK DATE: 06/16/2026									
166188004-001		05/14/2026	061626	361328	412.52	06/15/2026	INV	PD	PS-FABRIC FOR LANDSCAPE
CHECK DATE: 06/16/2026									
166717083-001		05/27/2026	061626	361328	83.65	06/27/2026	INV	PD	IRRIGATION PARTS-TC
CHECK DATE: 06/16/2026									
166840787-001		05/29/2026	061626	361328	663.03	06/29/2026	INV	PD	IRRIGATION SUPPLIES
CHECK DATE: 06/16/2026									
167033844-001		06/02/2026	061626	361328	210.00	07/15/2026	INV	PD	ARBORJET TREE INJECTIONS
CHECK DATE: 06/16/2026									
167070697-001		06/03/2026	061626	361328	2,536.30	07/15/2026	INV	PD	SUPPLIES-TREATMENT ASH BO
CHECK DATE: 06/16/2026									
167099214-001		06/03/2026	061626	361328	322.50	07/15/2026	INV	PD	IRRIGATION SUPPLIES-PARKS
CHECK DATE: 06/16/2026									
					5,606.24				
106596 SIWEK LUMBER JORDAN INC									
128737		05/21/2026	061626	361329	272.95	06/20/2026	INV	PD	WALDEN PK PIER REPAIR
CHECK DATE: 06/16/2026									
101816 SONUS INTERIORS INC									
23520-0021-11		05/29/2026	061626	361330	34,002.30	06/30/2026	INV	PD	Public Safety Facility-Ac

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
112103 STANDARD IRON AND WIRE WORKS LLC									
23520-0021-23		05/20/2026	061626	361331	8,808.98	06/30/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 06/16/2026									
23520-0021-24		05/20/2026	061626	361331	111,404.45	06/30/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 06/16/2026									
23520-0021-25		05/29/2026	061626	361331	4,497.00	06/30/2026	INV	PD	Public Safety Facility-St
CHECK DATE: 06/16/2026									
					124,710.43				
101864 STAR TRIBUNE									
3609527-26		05/24/2026	060226-2	361144	348.82	06/08/2026	INV	PD	Annual Subscription City
CHECK DATE: 06/02/2026									
113574 STAUFFER, GRACE									
550301455-41081		05/27/2026	061626	361332	152.84	06/27/2026	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 06/16/2026									
101887 ARMOR INC									
70282		06/04/2026	061626	361333	150.00	07/08/2026	INV	PD	WO# 15122 BCS LTC REPAIR-
CHECK DATE: 06/16/2026									
111577 STORYBOOK THEATRE LLC									
156082		06/05/2026	061626	361334	1,550.00	06/08/2026	INV	PD	Storybook Theatre Camp Fi
CHECK DATE: 06/16/2026									
101888 STREICHER'S INC									
I1828719		05/26/2026	061626	361335	17,955.00	06/26/2026	INV	PD	MFF Uniforms - PS$
CHECK DATE: 06/16/2026									
I1829182		05/27/2026	061626	361335	117.00	06/27/2026	INV	PD	Godinez Uniform - Embroid
CHECK DATE: 06/16/2026									
I1829183		05/27/2026	061626	361335	373.94	06/27/2026	INV	PD	Uniforms - GTO Program
CHECK DATE: 06/16/2026									
I1829578		05/29/2026	061626	361335	2,026.00	06/29/2026	INV	PD	Martin Uniform - Vest Ini
CHECK DATE: 06/16/2026									
I1829682		05/29/2026	061626	361335	100.00	06/29/2026	INV	PD	Madden Uniform - Replacem

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2026									
I1830779		06/04/2026	061626	361335	45.97	07/04/2026	INV	PD	George Uniform - Vest
CHECK DATE: 06/16/2026									
					20,617.91				
101892 STUART C IRBY CO									
SO14585098.002	260083	05/27/2026	061626	361336	1,340.00	06/26/2026	INV	PD	1000' COND UD ALUM #2 STR
CHECK DATE: 06/16/2026									
102247 SUMMIT FIRE PROTECTION CO									
23520-0021-10		05/28/2026	061626	361337	3,385.80	06/30/2026	INV	PD	Public Safety Facility-Fi
CHECK DATE: 06/16/2026									
23520-0021-11		05/28/2026	061626	361337	24,578.20	06/30/2026	INV	PD	Public Safety Facility-Fi
CHECK DATE: 06/16/2026									
					27,964.00				
101911 SWANSON & YOUNGDALE INC									
23520-0021-11		05/29/2026	061626	361338	10,986.50	06/30/2026	INV	PD	Public Safety Facility-Ai
CHECK DATE: 06/16/2026									
109005 SYLVA CORPORATION INC									
97311		05/21/2026	061626	361339	3,240.00	06/21/2026	INV	PD	WOOD FIBER-PLAYGROUNDS
CHECK DATE: 06/16/2026									
110819 TAHO SPORTSWEAR INC									
26T03388		06/02/2026	061626	361340	816.20	07/02/2026	INV	PD	Youth Sports - Baseball -
CHECK DATE: 06/16/2026									
101932 TAYLOR MADE GOLF CO INC									
39208300		05/29/2026	061626	361341	524.80	06/28/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
39224067		06/02/2026	061626	361341	472.71	07/02/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
					997.51				
106829 ADAM DOUGLAS MARSHALL									
322		02/24/2026	061626	361342	375.00	06/23/2026	INV	PD	Tuesday Kids Concert 6/23
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113233 LAUREN FAHEY									
1474		06/04/2026	061626	361343	1,424.00	07/04/2026	INV	PD	Event Ctr uniforms
CHECK DATE: 06/16/2026									
1482		06/09/2026	061626	361343	156.06	07/09/2026	INV	PD	Linnertz Uniform - Embroi
CHECK DATE: 06/16/2026									
					1,580.06				
113586 TERRY JOSEPH SHANAHAN									
3009		05/28/2026	061626	361344	790.00	06/28/2026	INV	PD	PAINT/PRIME TRANSFORMER
CHECK DATE: 06/16/2026									
110934 THE TORO COMPANY									
413336112		06/01/2026	061626	361345	220.00	06/30/2026	INV	PD	JUN LOOP NSN IRRIGATION S
CHECK DATE: 06/16/2026									
101983 TOTAL CONTROL SYSTEMS INC									
12171		05/26/2026	061626	361346	17,023.00	06/26/2026	INV	PD	WELL #9 VFD REPLACEMENT
CHECK DATE: 06/16/2026									
108084 TOUR EDGE GOLF MFG INC									
IN-01816088		06/01/2026	061626	361347	202.20	07/01/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
101989 TOWN & COUNTRY GLASS INC									
25963		05/27/2026	061626	361348	12,100.00	06/27/2026	INV	PD	PRO SHOP/SIDE DOOR INSTAL
CHECK DATE: 06/16/2026									
105232 CLARK MACHTEMES									
156074		06/08/2026	061626	361349	750.00	06/15/2026	INV	PD	Thursday Concert in the P
CHECK DATE: 06/16/2026									
101994 TRAVISMATHEW LLC									
93465816		05/30/2026	061626	361350	2,372.16	06/29/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
93467260		06/01/2026	061626	361350	257.50	07/01/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113578 TUCKER, BRIAN					2,629.66				
91202101-10012968-1		05/27/2026	061626	361351	40.82	06/27/2026	INV	PD	CREDIT BALANCE REFUND-242
CHECK DATE: 06/16/2026									
91202101-10012968-2		05/27/2026	061626	361351	66.09	06/27/2026	INV	PD	CREDIT BALANCE REFUND-242
CHECK DATE: 06/16/2026									
102027 TWIN CITIES & WESTERN RAILROAD CO					106.91				
M900983-IN		05/20/2026	061626	361352	737.75	07/08/2026	INV	PD	RXR CROSSING ON LYMAN - U
CHECK DATE: 06/16/2026									
102026 API GARAGE DOOR INC									
447217006		03/16/2026	061626	361353	17,396.70	04/16/2026	INV	PD	Zamboni Roll-up Door, INT
CHECK DATE: 06/16/2026									
106577 TWIN CITY HARDWARE COMPANY									
23520-0021-15		05/31/2026	061626	361354	19,809.84	06/30/2026	INV	PD	Public Safety Facility-Do
CHECK DATE: 06/16/2026									
23520-0021-16		05/22/2026	061626	361354	29,810.25	06/30/2026	INV	PD	Public Safety Facility-Do
CHECK DATE: 06/16/2026									
PSI2397469		05/26/2026	061626	361354	723.45	06/26/2026	INV	PD	PD-KEYS
CHECK DATE: 06/16/2026									
110053 TX CHILD SUPPORT SDU					50,343.54				
PR0052926-0012725283		05/29/2026	060226-2	361145	115.38	05/29/2026	INV	PD	052926 Payroll - Child Su
CHECK DATE: 06/02/2026									
104522 US FOODS INC									
4995055		06/03/2026	061626	361355	508.69	07/03/2026	INV	PD	TOWELS & SOAP
CHECK DATE: 06/16/2026									
113581 USI CONSULTING GROUP INC									
90125771		05/31/2026	061626	361356	3,100.00	06/30/2026	INV	PD	Actuarial Valuation 2026-
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107815 UTILITY LOGIC LLC									
16231		05/27/2026	061626	361357	12,465.00	06/27/2026	INV	PD	NEW LOCATOR-ELEC
CHECK DATE: 06/16/2026									
102102 VERIZON WIRELESS									
6144212320		05/21/2026	060926	361152	10,262.45	06/13/2026	INV	PD	JUN CELLULAR SERVICE
CHECK DATE: 06/09/2026									
102115 VIKING AUTOMATIC SPRINKLER CO									
1025-F488053		05/22/2026	061626	361358	2,275.00	06/22/2026	INV	PD	HISTORY CTR SPRINKLER REP
CHECK DATE: 06/16/2026									
1025-F490294		06/04/2026	061626	361358	450.00	07/04/2026	INV	PD	MSB ANNUAL INSPECTION
CHECK DATE: 06/16/2026									
1025-F490839		06/08/2026	061626	361358	560.00	07/08/2026	INV	PD	ANNUAL INSP WET/FIRE-MSB
CHECK DATE: 06/16/2026									
					3,285.00				
106131 VINCENT K ROSE									
CH1002 6/18/26		06/08/2026	061626	361359	500.00	06/18/2026	INV	PD	Thursday Concert in the P
CHECK DATE: 06/16/2026									
102227 ONVOY LLC									
383007009486260601		06/01/2026	060926	361153	812.00	06/25/2026	INV	PD	JUN CITY HALL ETHERNET
CHECK DATE: 06/09/2026									
105146 ECM PUBLISHERS INC									
1101087		05/28/2026	061626	361360	307.00	06/28/2026	INV	PD	AMEND SIGNAGE DEV STANDAR
CHECK DATE: 06/16/2026									
1101088		05/28/2026	061626	361360	188.10	06/28/2026	INV	PD	AMEND SIGN CRITERIA PCD-1
CHECK DATE: 06/16/2026									
1101089		05/28/2026	061626	361360	77.90	06/28/2026	INV	PD	BLDG 1 BIG WOODS BUSINESS
CHECK DATE: 06/16/2026									
1101090		05/28/2026	061626	361360	184.50	06/28/2026	INV	PD	2026 DT RECON ASSESSMENT
CHECK DATE: 06/16/2026									
					757.50				
111278 WAGGLE GOLF LLC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
409240		05/15/2026	061626	361361	846.00	06/14/2026	INV	PD	RESALE
CHECK DATE: 06/16/2026									
102133 WAGNER PRESS & GRAPHICS									
39248		03/25/2026	061626	361362	3,520.31	04/24/2026	INV	PD	CHASKA TODAY POSTAGE, INT
CHECK DATE: 06/16/2026									
39434		06/02/2026	061626	361362	3,390.00	07/02/2026	INV	PD	WALKING TOUR MAPS
CHECK DATE: 06/16/2026									
39440		06/02/2026	061626	361362	42.00	07/02/2026	INV	PD	N. EBERT BUSINESS CARDS
CHECK DATE: 06/16/2026									
39441		06/02/2026	061626	361362	37.00	07/02/2026	INV	PD	Business Cards - Duzan
CHECK DATE: 06/16/2026									
39449		06/02/2026	061626	361362	78.00	07/02/2026	INV	PD	POSTCARD-PROP DEV BIG WOO
CHECK DATE: 06/16/2026									
					7,067.31				
102146 WATER SPECIALTY OF MINNESOTA INC									
13693		05/21/2026	061626	361363	1,118.48	06/21/2026	INV	PD	Chemicals for Splash Pad(
CHECK DATE: 06/16/2026									
113606 WATLEY, SONJA									
156145		06/09/2026	061626	361364	73.46	07/09/2026	INV	PD	UE 121700900 110507 FIELD
CHECK DATE: 06/16/2026									
112104 WEIDNER PLUMBING & HEATING CO									
23520-0021-21		05/31/2026	061626	361365	327,170.44	06/30/2026	INV	PD	Public Safety Facility-HV
CHECK DATE: 06/16/2026									
102189 WM MUELLER & SONS									
322435		05/04/2026	061626	361366	1,539.59	06/03/2026	INV	PD	VALLEY & LAKE HAZELTINE R
CHECK DATE: 06/16/2026									
323154		05/15/2026	061626	361366	90.07	06/18/2026	INV	PD	WO#20282 SAND
CHECK DATE: 06/16/2026									
323538		05/27/2026	061626	361366	96.12	06/26/2026	INV	PD	BEACH SAND
CHECK DATE: 06/16/2026									
323539		05/27/2026	061626	361366	319.01	06/26/2026	INV	PD	BLUFF PK PATCHES-OVERLAY
CHECK DATE: 06/16/2026									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
323604		05/28/2026	061626	361366	12,481.48	06/27/2026	INV	PD	BLUFF PK TRAIL PAVE
CHECK DATE: 06/16/2026									
323682		05/31/2026	061626	361366	1,174.43	06/30/2026	INV	PD	WM PATCHES LK HAZELTINE D
CHECK DATE: 06/16/2026									
323825		06/02/2026	061626	361366	230.23	07/02/2026	INV	PD	4TH & BEECH ALLEY
CHECK DATE: 06/16/2026									
					15,930.93				
113609 WORM, MELISSA									
156148		06/09/2026	061626	361367	94.13	07/09/2026	INV	PD	UE 359002550 3200 CLOVER
CHECK DATE: 06/16/2026									
113589 WOULARD, KALIN									
156124		06/09/2026	061626	361368	39.87	07/09/2026	INV	PD	UE 250001020 506 YELLOW B
CHECK DATE: 06/16/2026									
110790 JACLYN YEGO									
156072		01/26/2026	061626	361369	300.00	06/17/2026	INV	PD	Carver Vehicle Fair Face
CHECK DATE: 06/16/2026									
112641 ANNE JONES									
10013400-2026-1		05/21/2026	061626	361370	356.76	07/10/2026	INV	PD	MAY REBATE-NEW RTU
CHECK DATE: 06/16/2026									
		370 INVOICES			5,534,116.11				

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100927 INTERNAL REVENUE SERVICE									
155295		05/29/2026	052926-1	5288	191,009.74	05/29/2026	DIR	PD	052926 Payroll - SS, Medi
CHECK DATE: 05/29/2026									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
155296		05/29/2026	052926-1	5289	38,324.21	05/29/2026	DIR	PD	052926 Payroll - MN State
CHECK DATE: 05/29/2026									
100889 INTERNATIONAL CITY MANAGEMENT ASSN RETIREMENT CORP									
155294		05/29/2026	052926-1	5287	6,227.90	05/29/2026	DIR	PD	052926 Payroll - 457b & 4
CHECK DATE: 05/29/2026									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
155297		05/29/2026	052926-1	5290	14,730.84	05/29/2026	DIR	PD	052926 Payroll - 457b Con
CHECK DATE: 05/29/2026									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
155299		05/29/2026	052926-1	5292	10,403.31	05/29/2026	DIR	PD	052926 Payroll - Roth Con
CHECK DATE: 05/29/2026									
111003 NICOLET NATIONAL BANK									
2026/06/01 DS		05/29/2026	052926	5286	52,466.40	05/29/2026	DIR	PD	6/1 DS Pmt-2021 Bonds-Nic
CHECK DATE: 05/29/2026									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
155298		05/29/2026	052926-1	5291	139,719.82	05/29/2026	DIR	PD	052926 Payroll - PERA Con
CHECK DATE: 05/29/2026									
102066 US BANK									
2026/06/01DS1620-II2		05/29/2026	052926-2	5296	6,525.00	05/29/2026	DIR	PD	6/1 DS Pmt-2017A-USBank
CHECK DATE: 05/29/2026									
112849 VOYA INSTITUTIONAL TRUST COMPANY									
155300		05/29/2026	060126	5293	8,850.26	05/29/2026	DIR	PD	052926 Payroll - HCSP Con
CHECK DATE: 06/01/2026									

Report generated: 06/11/2026 14:36
User: 8482mrob
Program ID: apinvlst

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112884 VOYA INSTITUTIONAL TRUST COMPANY									
155301		05/29/2026	060126	5294	6,682.96	05/29/2026	DIR	PD	052926 Payroll - MNDCP Co
CHECK DATE: 06/01/2026									
110788 WEX HEALTH INC									
20260527-FSA		05/27/2026	052826-2	5284	1,250.00	05/28/2026	DIR	PD	5/28/26 FSA Reimb-Depende
CHECK DATE: 05/28/2026									
20260529-FSA		05/29/2026	060126-1	5295	312.50	06/01/2026	DIR	PD	6/1/26 FSA Reimb-Dependen
CHECK DATE: 06/01/2026									
20260529-FSA-2		05/29/2026	060226-3	5297	63.32	06/02/2026	DIR	PD	6/2/26 FSA Reimb-Healthca
CHECK DATE: 06/02/2026									
20260530-FSA		05/30/2026	060226-3	5298	1.47	06/02/2026	DIR	PD	6/2/26 FSA Reimb-Healthca
CHECK DATE: 06/02/2026									
20260602-FSA		06/02/2026	060326	5299	108.43	06/03/2026	DIR	PD	6/3/26 FSA Reimb-Healthca
CHECK DATE: 06/03/2026									
20260602-FSA-2		06/02/2026	060426-1	5300	840.98	06/04/2026	DIR	PD	6/4/26 FSA REIMB-HEALTHCA
CHECK DATE: 06/04/2026									
20260609-FSA		06/09/2026	060926-2	5301	17.30	06/09/2026	DIR	PD	6/9/26 FSA Reimb-Healthca
CHECK DATE: 06/09/2026									
					2,594.00				
17 INVOICES					477,534.44				

** END OF REPORT - Generated by Michelle Robbin **

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
ADMINISTRATION	2026/04/13	CYS BAR AND GRILL	704.44	Lunch for Council/Dept Head Retreat
ADMINISTRATION	2026/04/13	CUB FOODS	49.99	City Admin Appreciation Celebration
ADMINISTRATION	2026/04/13	CUB FOODS	19.44	Wellness Safety Luncheon Items
ADMINISTRATION	2026/04/14	SOUTHWEST METRO CHAMBER O	540.00	Registration for 9 staff members to attend First Responders Luncheon
ADMINISTRATION	2026/04/14	AMAZON.COM	37.99	Bags for Kevin Wrights Department
ADMINISTRATION	2026/04/14	CYS BAR AND GRILL	2,032.04	Wellness/Safety Luncheon
ADMINISTRATION	2026/04/14	MADDEN'S ON GULL LAKE	408.02	2026 MCMA CONFERENCE ROOM
ADMINISTRATION	2026/04/14	APPA	1,195.00	NATIONAL CONFERENCE 2026
ADMINISTRATION	2026/04/14	LEAGUE OF MINNESOTA CITIE	525.00	2026 MCMA ANNUAL CONFERENCE
ADMINISTRATION	2026/04/15	SOUTHWEST AIRLINES	617.41	GOVT SOCIAL MEDIA CONFERENCE AIRFARE-WRIGHT
ADMINISTRATION	2026/04/15	TIMESAVER OFF SITE SE	219.50	Council & EDA Minutes 3/30/26
ADMINISTRATION	2026/04/15	TIMESAVER OFF SITE SE	219.50	Planning Minutes 4/8/2026
ADMINISTRATION	2026/04/16	DELTA AIRLINES	951.60	AIR FARE GOVERNMENTAL MEDIA CONFERENCE - MARK
ADMINISTRATION	2026/04/16	MARRIOTT	839.61	APPA 2026 NATIONAL CONFERENCE - HOTEL
ADMINISTRATION	2026/04/17	AMAZON.COM	8.54	Card Holder for Building Inspections
ADMINISTRATION	2026/04/20	SOUTHWEST METRO CHAMBER O	60.00	Registered Martin Godinez for First Responders Luncheon
ADMINISTRATION	2026/04/21	AMAZON.COM	6.75	File Folders for Building Inspections
ADMINISTRATION	2026/04/22	AMAZON.COM	19.10	Wire Caddy Rack for Building Inspections
ADMINISTRATION	2026/04/30	COSTCO WHOLESALE	146.86	HOT DOGS & SNACKS FOR FIVE-O TRAILER-CARVER CTY FAMILY FUN NIGHT
ADMINISTRATION	2026/05/01	COSTCO WHOLESALE	499.29	FOOD BEVERAGES AND SUPPLIES FOR CHRISTMAS IN MAY
ADMINISTRATION	2026/05/01	AMAZON.COM	82.04	Supplies for Women's Bathroom at City Hall and Coffee
ADMINISTRATION	2026/05/01	TIMESAVER OFF SITE SE	219.50	Human Rights Minutes 4/23/2026
ADMINISTRATION	2026/05/01	TIMESAVER OFF SITE SE	241.50	Council & EDA Minutes 4/20/26
ADMINISTRATION	2026/05/01	SOUTHWEST RENTAL	751.97	RENT AND SET-UP OF TENT FOR CHASKA ROCKS EVENT
ADMINISTRATION	2026/05/04	SOUTHWEST AIRLINES	45.00	CHECKED BAG FEE
ADMINISTRATION	2026/05/04	CYS BAR AND GRILL	156.69	S & P Rating Mtg Box Lunches
ADMINISTRATION	2026/05/07	HILTON	522.31	GOVERNMENT SOCIAL MEDIA CONFERENCE - HOTEL WRIGHT
ADMINISTRATION	2026/05/07	HILTON	522.31	HOTEL GOVERNMENTAL MEDIA CONFERENCE - MARK
ADMINISTRATION	2026/05/07	CYS BAR AND GRILL	391.09	Lunch for staff for Christmas in May
ADMINISTRATION	2026/05/07	HOME DEPOT	43.31	CHRISTMAS IN MAY SUPPLIES
CCC	2026/04/13	W.W. GRAINGER	8.97	Eye station parts.
CCC	2026/04/13	KWIK TRIP	5.43	bananas for box lunch bingo
CCC	2026/04/14	NIHCA	15.25	NIHCA Rewards
CCC	2026/04/14	W.W. GRAINGER	8.73	Brass fittings.
CCC	2026/04/14	GEHL FOOD & BEVERAGE	200.00	Concession stand cheese dispenser.
CCC	2026/04/14	HOME DEPOT	167.62	Electrical and plumbing supplies.
CCC	2026/04/14	AMAZON.COM	9.89	Arena 1 Sound System Cable
CCC	2026/04/16	SMORE	228.00	newsletter subscription for Lodge (yearly)
CCC	2026/04/16	AMERICAN RED CROSS	42.00	ARC Certifications
CCC	2026/04/16	AMERICAN RED CROSS	126.00	ARC Certifications
CCC	2026/04/16	AMAZON.COM	-16.14	Credit of $16.14 for return of Arena 1 Sound System Cable
CCC	2026/04/17	CHANHASSEN DINNER THEATRE	460.00	Deposit for Annie Tickets - Chanhassen Dinner Theatre
CCC	2026/04/19	GOOGLE	6.49	Subscription for Nourish Move
CCC	2026/04/19	TARGET	33.75	twins hat, rootbeer, cards, and suncreen - expo prizes
CCC	2026/04/19	SAMS CLUB	196.83	juice, hydrangea, coffee, creams, cups (expo/lodge)
CCC	2026/04/20	CINTAS	94.91	CCC rug service.
CCC	2026/04/20	CINTAS	94.91	CCC rug service.
CCC	2026/04/20	CINTAS	94.91	CCC rug service.
CCC	2026/04/20	W.W. GRAINGER	128.47	Adhesive.
CCC	2026/04/20	AMAZON.COM	12.98	Supplies
CCC	2026/04/20	SIDEKICK THEATRE	1,377.00	tickets (27) for birthday candles show at Ives 4.30.26
CCC	2026/04/20	COSTCO WHOLESALE	159.75	muffins for Senior Expo
CCC	2026/04/20	SOOOL	269.94	Skimmer weirs for pools.
CCC	2026/04/21	THE WEBSTAURANT STORE	2,339.99	Concession stand equipment
CCC	2026/04/21	AMAZON.COM	11.69	Run 100 Supplies
CCC	2026/04/22	AMAZON.COM	36.78	Run 100 Supplies
CCC	2026/04/23	TARGET	6.38	ice cream sandwiches - lodge program
CCC	2026/04/23	ALDI SOUTH	30.68	salad, grapes, peppers - lodge program 4.24.26
CCC	2026/04/23	DOLLAR TREE	53.00	candy, popcorn bags, uno-yahtzee, solar latern for prizes
CCC	2026/04/23	COSTCO WHOLESALE	18.99	3 pack of annual plants (after hours prize)
CCC	2026/04/23	ULINE	285.09	Tables for The Lodge.
CCC	2026/04/24	W.W. GRAINGER	445.50	Plugs and gloves
CCC	2026/04/24	LITTLE CAESARS PIZZA	26.00	PNO Pizza (4) 4.24.26
CCC	2026/04/24	LITTLE CAESARS PIZZA	68.48	pizzas (7) lodge program
CCC	2026/04/25	MINNESOTA CLAY CO USA	272.49	pottery supplies: glazes & clay
CCC	2026/04/27	W.W. GRAINGER	17.25	Batteries
CCC	2026/04/27	SILVER SNEAKERS	2.00	Silver Sneakers Fitness Ball
CCC	2026/04/27	AMAZON.COM	202.32	Hand Sanitizer Refills.
CCC	2026/04/27	TARGET	279.98	TV and mount for concession stand.
CCC	2026/04/27	HOME DEPOT	121.77	Adhesive and caulking.
CCC	2026/04/28	SAMS CLUB	49.82	dessert, cookies, snack cakes for Lodge programs
CCC	2026/04/28	NORTHERN SAFETY AND INDUS	604.20	Gym Wipes.
CCC	2026/04/28	MDH CERT FOOD PROTECTION	1.08	Filing of Food Protection Manager Certification w/ MDHLS
CCC	2026/04/28	MDH CERT FOOD PROTECTION	50.00	Filing of Food Protection Manager Certification/License
CCC	2026/04/29	AMAZON.COM	156.60	Supplies for programs

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
CCC	2026/04/30	ULINE	479.96	Shelving
CCC	2026/05/01	CM2 SUPPLY	473.10	CO2 for Hot Spa.
CCC	2026/05/04	CONNECTEAM.COM	146.30	Scheduling Software
CCC	2026/05/04	CINTAS	94.91	CCC rug service.
CCC	2026/05/04	CINTAS	94.91	CCC rug service.
CCC	2026/05/04	CINTAS	690.00	AED maintenance.
CCC	2026/05/04	PARAMOUNT	1,090.00	tickets (34) for Mason-Dixon Line Show -
CCC	2026/05/05	MINNESOTA CLAY CO USA	176.34	pottery supplies: clay & glazes
CCC	2026/05/05	SAMS CLUB	17.25	creamer & flowers
CCC	2026/05/05	SAMS CLUB	243.08	coffee, dressing, corn, water, coleslaw
CCC	2026/05/05	HOMEDEPOT.COM	41.43	Trowels
CCC	2026/05/06	WASTE CONNECTIONS	902.72	Dicks Sanitation serv
CCC	2026/05/06	AMAZON.COM	16.47	Equipment Repair
CCC	2026/05/06	SOUTHWEST RENTAL	16.28	Floor Roller Rental.
CCC	2026/05/06	HOME DEPOT	9.97	Trowel.
CCC	2026/05/07	COMCAST	304.34	Equip fee box-cable
CCC	2026/05/07	COMCAST	42.40	Additions Outlet fees-Cable
CCC	2026/05/07	CONNECTEAM.COM	14.13	Scheduling Software
CCC	2026/05/07	AMAZON.COM	110.00	Supplies
CCC	2026/05/08	PARAMOUNT	32.00	(1) ticket Mason-Dixon Line for 5.21.26
CCC	2026/05/10	AMAZON.COM	19.85	Handwashing Training Gel Concession Stand
CCC	2026/05/11	SAMS CLUB	75.96	soda, salad, fruit (Box Lunch Bingo 5.11.26)
CCC	2026/05/11	AMAZON.COM	12.89	UV FLASHLIGHT BLACK LIGHT
COMMUNITY DEVELOPMENT	2026/04/15	URBAN WELLNESS	264.00	Ashley Cauley-Membership
COMMUNITY DEVELOPMENT	2026/04/20	CANVA INC	-1.00	CANVA PRO FREE TRIAL
COMMUNITY DEVELOPMENT	2026/04/20	CANVA INC	1.00	CANVA PRO FREE TRIAL
COMMUNITY DEVELOPMENT	2026/04/26	METHOD BOOK ROOST MANAGER	95.40	PLANNING CONFERENCE IN DETROIT
COMMUNITY DEVELOPMENT	2026/04/27	ITE-A COMMUNITY OF TRANSPORT PROF	495.00	Nate Kabat- Membership
COMMUNITY DEVELOPMENT	2026/04/27	METHOD BOOK ROOST MANAGER	90.59	PLANNING CONFERENCE IN DETROIT
COMMUNITY DEVELOPMENT	2026/04/27	UBER TECHNOLOGIES	52.94	PLANNING CONFERENCE IN DETROIT
CURLING CENTER	2026/04/13	FARM & FLEET	47.94	WATER FOR BE WELL LUNCHEON
CURLING CENTER	2026/04/17	KRISS PREMIUM PRODUCTS	575.34	CHEMICALS FOR CONDENSER CLEANING
CURLING CENTER	2026/04/17	KRISS PREMIUM PRODUCTS	547.01	CHEMICALS FOR CONDENSER CLEANING
CURLING CENTER	2026/04/17	GARTNER REFRIGERATION	510.00	REPAIR LEAK IN AMMONIA HOLDING TANK
CURLING CENTER	2026/04/20	SCHILLING SUPPLY COMPANY	949.90	CLEANING SUPPLIES
CURLING CENTER	2026/04/24	CHANHASSEN VACUUM SALES C	1,398.00	NEW UPRIGHT VACUUMS - CIP BUDGET
CURLING CENTER	2026/04/28	HOME DEPOT	108.76	OPERATING/CLEANING SUPPLIES
CURLING CENTER	2026/04/28	NATIONAL RECREATION PK AS	102.45	P&R MANAGEMENT BOOK FOR PROFESSIONAL DEVELOPMENT
CURLING CENTER	2026/04/28	NATIONAL RECREATION PK AS	345.00	ISAACSON-P&R CERTIFICATION APP AND EXAM
CURLING CENTER	2026/05/01	WASTE CONNECTIONS	1,280.07	GARBAGE/RECYCLING SERVICE
CURLING CENTER	2026/05/01	DELTA AIRLINES	676.80	FLIGHT TO NATIONAL PARK & REC CONF-ISAACSON
CURLING CENTER	2026/05/04	SCHILLING SUPPLY COMPANY	466.91	CLEANING SUPPLIES
CURLING CENTER	2026/05/07	FOAM FACTORY, INC.	351.97	FOAM FOR ARENA ICE
CURLING CENTER	2026/05/11	PER MAR SECURITY SERVICES	653.00	FIRE PANEL SIGNAL SERVICE REPAIR
CURLING CENTER	2026/05/11	NRPA CONFERENCE	795.00	ISAACSON-NRPA CONFERENCE ENROLLMENT
CURLING CENTER	2026/05/11	AJ SCHAAKE COMPANY-CLVR	60.00	TROPHY PLAQUES FOR BRICK CITY & CLUB NATIONALS
ELECTRIC	2026/04/13	ZORO TOOLS	1,279.65	FORESTRY HARD HATS
ELECTRIC	2026/04/14	DELTA AIRLINES	49.99	M. PODHRADSKY SEAT FEE
ELECTRIC	2026/04/14	DELTA AIRLINES	49.99	C. SCHMIEG SEAT FEE
ELECTRIC	2026/04/14	DELTA AIRLINES	49.99	C. SCHMIEG SEAT FEE
ELECTRIC	2026/04/14	DELTA AIRLINES	49.99	M. PODHRADSKY SEAT FEE
ELECTRIC	2026/04/14	DELTA AIRLINES	926.81	APPA CONFERENCE FLIGHT-MATT
ELECTRIC	2026/04/14	DELTA AIRLINES	926.81	APPA CONFERENCE FLIGHT-CRAIG
ELECTRIC	2026/04/15	APPA	1,195.00	NATIONAL CONFERENCE 2026 REGISTRATION
ELECTRIC	2026/04/16	AMAZON.COM	17.06	TOOL BOX
ELECTRIC	2026/04/16	HOME DEPOT	116.18	MINODE TOOLS
ELECTRIC	2026/04/17	MENARDS	9.64	BLUFF CREEK SUB REPAIR
ELECTRIC	2026/04/17	FARM & FLEET	150.02	BLUFF CREEK SUB REPAIRS
ELECTRIC	2026/04/22	AMAZON.COM	60.80	BOOT COVERS
ELECTRIC	2026/04/23	MENARDS	158.31	HAND WIPES & BROOM HANDLES
ELECTRIC	2026/04/24	SHERRILLTREE	169.05	CHAIN SAW SCABBARD
ELECTRIC	2026/04/27	HOME DEPOT	32.48	RACHET
ELECTRIC	2026/04/28	HOME DEPOT	81.37	HYDRANT BRUSHES & PAINT
ELECTRIC	2026/04/28	HACKSTOP	133.80	HACK SAW BLADES
ELECTRIC	2026/04/28	ALKOTA CLEANING SYSTEMS	1,845.20	UNIT #710 JETTER TIPS
ELECTRIC	2026/04/29	RAPIDRADIOS.COM	950.00	RAPID RADIO ANNUAL ACCESS FEE
ELECTRIC	2026/04/29	PATS PRINTING	35.00	M. STEINBAUER RETIREMENT SHIRT
ELECTRIC	2026/04/29	ZORO TOOLS	670.08	UNIT #733 HOSE REEL
ELECTRIC	2026/04/29	COSTCO WHOLESALE	22.99	COOKIES-M. STEINBAUER RETIREMENT
ELECTRIC	2026/05/01	HOME DEPOT	1,285.27	XMAS IN MAY SUPPLIES
ELECTRIC	2026/05/02	HOME DEPOT	560.07	XMAS IN MAY SUPPLIES
ELECTRIC	2026/05/04	HOME DEPOT	-253.83	XMAS IN MAY SUPPLIES-RETURN
ELECTRIC	2026/05/04	FARWEST LINE S	1,487.57	CRIMPER DIES
ELECTRIC	2026/05/04	ZORO TOOLS	697.02	PIPE WRENCHES
ELECTRIC	2026/05/05	HOME DEPOT	59.94	DRILL BITS

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
ELECTRIC	2026/05/05	ELECTRIC MOTOR REPAIR INC	971.81	BLUFF CREEK SUBSTATION-SUB MOTOR REPAIRS
ELECTRIC	2026/05/06	URBAN ARMOR GEAR	162.50	NEW IPAD CASE #3
ELECTRIC	2026/05/07	AMAZON.COM	13.99	NEW IPAD SCREEN PROTECTOR #3
ELECTRIC	2026/05/07	MENARDS	42.22	XMAS IN MAY 162 RIVERVIEW
ELECTRIC	2026/05/08	HOME DEPOT	9.75	XMAS IN MAY 1429 CREST DR
ELECTRIC	2026/05/08	HOME DEPOT	3,618.94	XMAS IN MAY 1429 CREST DRIVE
ELECTRIC	2026/05/08	HOME DEPOT	3,342.58	XMAS IN MAY 416 W 2ND STREET
ELECTRIC	2026/05/08	HOME DEPOT	2,720.60	XMAS IN MAY PARALLET ST
ELECTRIC	2026/05/08	HOME DEPOT	3,292.45	XMAS IN MAY 162 RIVERVIEW RD
ELECTRIC	2026/05/10	AMAZON.COM	14.28	XMAS IN MAY 1429 CREST DR
ELECTRIC	2026/05/12	AMAZON.COM	19.92	COMPUTER MOUSE
ELECTRIC	2026/05/12	AMAZON.COM	24.58	EAR PADS/USB
FINANCE	2026/04/13	PAYROLL HSG	1,289.60	PAYROLL CONGRESS - HOTEL TOKACH
FINANCE	2026/04/13	DELTA AIRLINES	132.40	PAYROLLORG CONFERENCE AIRFARE - TOKACH
FINANCE	2026/04/14	SUN COUNTRY AIRLINES	243.49	PAYROLLORG CONFERENCE AIRFARE - TOKACH
FINANCE	2026/04/14	PAYROLLORG	2,295.00	PAYROLLORG CONGRESS CONVENTION - TOKACH
FINANCE	2026/04/20	NORTHSTAR CHAPTER OF THE	35.00	CHAPTER MEETING 05.07.26
FINANCE	2026/04/28	AMAZON.COM	499.98	OFFICE CHAIR-Finance
FINANCE	2026/04/28	AMAZON.COM	37.94	OFFICE SUPPLIES-Finance
FINANCE	2026/04/29	AMAZON.COM	499.98	OFFICE CHAIR-Finance
FINANCE	2026/05/01	WI DEPT OF REVENUE	11.25	WI DEPT OF REVENUE REGISTRATION
FINANCE	2026/05/01	COSTCO WHOLESALE	520.00	MEMBERSHIP AUTO RENEWAL
FINANCE	2026/05/04	WALGREENS	19.50	BEVERAGES - S&P PRESENTATION AT PSF ON 05.04.26
FINANCE	2026/05/11	DELTA AIRLINES	45.00	BAG FEE
FINANCE	2026/05/12	UBER TECHNOLOGIES	43.93	UBER TRANSPORTATION CHARGE
FIRE	2026/04/13	TAYLORSTINS	50.00	NEW HELMET FRONTS
FIRE	2026/04/13	HOME DEPOT	2,524.80	CO AND SMOKE DETECTORS FOR CHRISTMAS IN MAY
FIRE	2026/04/14	AMAZON.COM	29.87	ZIPLOC BAGS, OVEN GLOVES, FACIAL TISSUE
FIRE	2026/04/14	AMAZON.COM	49.35	KITCHEN CUTTING BOARDS & KNIVES
FIRE	2026/04/14	AMAZON.COM	29.44	STORAGE FOR DESKS
FIRE	2026/04/15	FIRE LAW GROUP, LLC	195.00	TRAINING: FMLA, SICK LEAVE ABUSE & THE FIRE SERVICE
FIRE	2026/04/16	AMAZON.COM	16.64	CLEAN/DIRTY DISHWASHER MAGNETS
FIRE	2026/04/16	AMAZON.COM	19.99	RUBBER SHEET FOR SHELVES
FIRE	2026/04/16	MENARDS	207.79	EQUIPMENT TO BUILD OUT THE GEAR STORAGE AREA
FIRE	2026/04/16	MENARDS	16.91	SUPPLIES FOR THE GEAR STORAGE AREA
FIRE	2026/04/17	AMAZON.COM	37.66	BROOM AND DUST PANS FOR TRAINING AREA
FIRE	2026/04/17	AMAZON.COM	108.95	WATER PROOF TV COVER/HAMPER AND RACKS FOR GYM
FIRE	2026/04/18	AMAZON.COM	-18.98	REFUND-WAITING FOR INFO FROM ZACK
FIRE	2026/04/19	TAYLORSTINS	144.00	NEW HELMET FRONTS
FIRE	2026/04/19	AMAZON.COM	19.98	ENGRAVER FOR KEYS
FIRE	2026/04/19	AMAZON.COM	123.76	STORAGE ITEMS FOR GYM
FIRE	2026/04/19	LOVE'S TIRE CARE	81.54	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/20	AMAZON.COM	19.99	RUBBER SHEET FOR GYM
FIRE	2026/04/20	BOUND TREE MEDICAL LLC	619.99	POWERHEART G5 AED BATTERY
FIRE	2026/04/21	AMAZON.COM	8.95	STAMPS FOR MARKING KEY FOR BUILDING
FIRE	2026/04/21	AMAZON.COM	18.98	HAMPER FOR TOWELS IN GYM
FIRE	2026/04/22	AMAZON.COM	84.90	DUTY UNIFORM SHOES
FIRE	2026/04/23	OFFICE DEPOT	43.04	PRINTER PAPER
FIRE	2026/04/23	AMAZON.COM	28.99	OIL PADS FOR UNDER THE OLD TRUCKS
FIRE	2026/04/23	AMAZON.COM	34.99	HAMPER FOR TOWELS IN DECON ROOM
FIRE	2026/04/23	AMAZON.COM	163.90	BATTERIES FOR CHRISTMAS IN MAY
FIRE	2026/04/24	AMAZON.COM	158.80	BATTERIES FOR CHRISTMAS IN MAY
FIRE	2026/04/25	RP MARKET TOWER	84.00	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/25	MAPCO EXPRESS	56.25	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/25	CIRCLE K	55.98	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/25	SHERATON	1,804.14	TRAINING: FDIC HOTEL - K SMITH
FIRE	2026/04/25	SHERATON	1,804.14	TRAINING: FDIC HOTEL - S BAKKELUND
FIRE	2026/04/25	SHERATON	1,804.14	TRAINING: FDIC HOTEL - A SCHROECKENTHALER
FIRE	2026/04/25	SHERATON	1,804.14	TRAINING: FDIC HOTEL - S MUENCH
FIRE	2026/04/25	KWIK TRIP	1.17	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/25	KWIK TRIP	75.35	TRAINING: FDIC FUEL FOR DEPT VEHICLE
FIRE	2026/04/26	AMAZON.COM	25.64	CHALK MARKERS
FIRE	2026/04/27	AMAZON.COM	1,258.93	FLIR CAMERA FOR #301
FIRE	2026/04/27	BOUND TREE MEDICAL LLC	250.11	EMS GLOVES
FIRE	2026/04/27	MINN FIRE SVC CERT BOARD	52.50	FF CERTIFICATION RENEWAL
FIRE	2026/04/29	AMAZON.COM	21.99	GEAR KEEPER STRAP #307
FIRE	2026/05/02	COMCAST	6.90	MONTHLY CABLE BILL
FIRE	2026/05/04	COSTCO WHOLESALE	47.88	WATER FOR DEPARTMENT
FIRE	2026/05/04	COSTCO WHOLESALE	55.94	MEALS FOR FF FOR CHRISTMAS IN MAY
FIRE	2026/05/04	POWERCALL SIRENS	190.34	CAN'T READ DESCRIPTION-NO ORDER DETAILS
FIRE	2026/05/04	SARPINO'S PIZZERIA	314.85	SARPINO'S - CHRISTMAS IN MAY
FIRE	2026/05/08	ULINE	143.37	BINS FOR GEAR STORAGE AREA
FIRE	2026/05/08	AMAZON.COM	34.98	STORAGE FOR ITEMS IN GYM
FIRE	2026/05/08	SIGNATURE COINS	1,095.20	COINS FOR FIREFIGHTER RECOGNITION NIGHTS
FIRE	2026/05/12	AMAZON.COM	54.00	DUTY UNIFORM SHOES

PURCHASE CARD TRANSACTIONS
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Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
FIRE	2026/05/12	AMAZON.COM	26.64	CORD MANAGEMENT FOR OFFICES
HUMAN RESOURCES	2026/04/16	AMERICAN PLANNING ASSOCIATION	25.00	GIS ANALYST RECRUITMENT ADVERTISING
HUMAN RESOURCES	2026/04/16	ICMONLINE	75.00	EMPLOYMENT AD - ADMINISTRATION
HUMAN RESOURCES	2026/04/16	NICE HEALTHCARE MA	15.45	PAPER CHECK PROCESSING FEE
HUMAN RESOURCES	2026/04/28	SARPINO'S PIZZERIA	88.54	FIREFIGHTER TECHNICIAN INTERVIEWS
HUMAN RESOURCES	2026/04/30	OPENAI	61.52	CHAT GPT SUBSCRIPTION
HUMAN RESOURCES	2026/05/05	SARPINO'S PIZZERIA	103.05	FIREFIGHTER TECHNICIAN INTERVIEWS
HUMAN RESOURCES	2026/05/05	CHECKR INC	1,288.79	BACKGROUND CHECKS
HUMAN RESOURCES	2026/05/06	COSTCO WHOLESALE	144.07	POC FIREFIGHTER INFORMATION NIGHT
HUMAN RESOURCES	2026/05/08	STAR TRIBUNE MEDIA COMPANY LLC	1,490.47	2026 TOP WORKPLACES LUNCHEON
INFORMATION TECHNOLOGY	2026/04/16	ITUNES MUSIC STORE	9.99	Apple App Purchase for Fire Department
INFORMATION TECHNOLOGY	2026/04/16	AMAZON.COM	133.86	FF&E Privacy Screens for FD
INFORMATION TECHNOLOGY	2026/04/16	AMAZON.COM	67.61	FF&E Privacy Screens Purchase
INFORMATION TECHNOLOGY	2026/04/20	COSTCO WHOLESALE	-449.98	IT TV Purchase Refund
INFORMATION TECHNOLOGY	2026/04/21	AMAZON.COM	4.78	Replacement Laptop feet
INFORMATION TECHNOLOGY	2026/04/21	AMAZON.COM	67.61	Privacy screens for PSF
INFORMATION TECHNOLOGY	2026/04/22	AMAZON.COM	1,190.00	Wireless headsets for PSF
INFORMATION TECHNOLOGY	2026/04/23	AMAZON.COM	129.99	Keyboard Purchase for Building Maintenance
INFORMATION TECHNOLOGY	2026/04/24	AMAZON.COM	517.70	Amazon Cash Drawer Purchase for CCC POS
INFORMATION TECHNOLOGY	2026/04/24	HOME DEPOT	179.00	Blower for IT equipment
INFORMATION TECHNOLOGY	2026/04/27	PORKBUN.COM	11.08	Domain name yearly renewal for chaskacommunitycentermasterplan.com
INFORMATION TECHNOLOGY	2026/04/28	AMAZON.COM	1,996.27	CCC Receipt Printers Purchase
INFORMATION TECHNOLOGY	2026/04/28	AMAZON.COM	989.01	CCC POS Zebra Scanner Purchase
INFORMATION TECHNOLOGY	2026/04/29	AMAZON.COM	181.99	IT Hardware Purchase
INFORMATION TECHNOLOGY	2026/04/29	HOME DEPOT	29.47	IT Equipment Purchase
INFORMATION TECHNOLOGY	2026/04/29	HOME DEPOT	15.55	IT Equipment Purchase
INFORMATION TECHNOLOGY	2026/04/29	AMAZON.COM	109.00	CPD Records Headset replacement
INFORMATION TECHNOLOGY	2026/04/30	COSTCO WHOLESALE	916.91	FF&E TV Purchase
INFORMATION TECHNOLOGY	2026/05/05	HOME DEPOT	22.56	IT Equipment Purchase
INFORMATION TECHNOLOGY	2026/05/06	AMAZON.COM	372.78	Equipment Purchase for Fire Department
INFORMATION TECHNOLOGY	2026/05/11	AMAZON.COM	17.98	Vehicle Charger for Electric Surface
MSB	2026/04/13	EPASALES	77.57	#2092 TANK SITE GLASS LEVEL INDICATOR
MSB	2026/04/15	CUB FOODS	89.94	SAFETY MEETING FOOD - ELECTRIC DEPT
MSB	2026/04/15	AMAZON.COM	39.00	IPAD KEYBOARD
MSB	2026/04/15	HOME DEPOT	58.72	BATTERIES & GEN TOOLS
MSB	2026/04/16	AMAZON.COM	333.50	#921 TIRE PRESSURE INDICATOR
MSB	2026/04/17	USPS	17.70	PW BID PACKETS
MSB	2026/04/17	AMAZON.COM	75.00	WTP BACKUP BATTERY
MSB	2026/04/21	AMAZON.COM	79.52	DUST MASKS
MSB	2026/04/22	CUB FOODS	89.94	SAFETY MEETING FOOD - ELECTRIC DEPT
MSB	2026/04/22	NORTHERN TOOL EQUIP	592.48	#733 FUEL TRANSFER PUMP
MSB	2026/04/24	AMAZON.COM	99.99	#1253 AUTO STOP STARTER SAVER
MSB	2026/05/04	PLUNKETT'S PEST CONTROL	54.08	BLUFF CREEK SUBSTATION-PEST CONTROL
MSB	2026/05/04	PLUNKETT'S PEST CONTROL	350.03	LOVE INC-ANNUAL PEST CONTROL
MSB	2026/05/04	PLUNKETT'S PEST CONTROL	54.08	LAKE HAZELTINE SUBSTATION-PEST CONTROL
MSB	2026/05/04	PLUNKETT'S PEST CONTROL	54.08	WEST CREEK SUBSTATION-PEST CONTROL
MSB	2026/05/04	AMAZON.COM	25.38	AIR COMPRESSOR BLOWER NOZZEL FITTINGS
MSB	2026/05/04	HOME DEPOT	61.65	EYE BOLTS-FLOWER POT HANGERS
MSB	2026/05/05	AMAZON.COM	13.67	BOOT/SHOE COVERS
MSB	2026/05/05	WASTE CONNECTIONS	103.17	ATHLETIC PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	67.75	LION'S PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	236.78	VETERAN'S PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	61.30	MCKNIGHT PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	61.30	COMMUNITY PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	61.32	SUNSET PARK-GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	1,421.14	MSB GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	419.05	FIRE STATION GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	860.15	CITY HALL GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	70.46	TOWN COURSE GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	185.82	THE LOOP GARBAGE SERVICE
MSB	2026/05/05	WASTE CONNECTIONS	349.03	TOWN COURSE MAINTENANCE GARBAGE SERVICE
MSB	2026/05/06	AMAZON.COM	129.99	PIPE WRENCH
MSB	2026/05/07	TOUGH SEATS	172.12	#700 FORKLIFT SEAT BOTTOM
MSB	2026/05/07	AMAZON.COM	507.67	PORTABLE FUEL TANK
MSB	2026/05/08	AMAZON.COM	13.67	BATTERY ADAPTERS
MSB	2026/05/11	AMAZON.COM	82.38	BREAKROOM HYDRATION PACKETS-MSB
MSB	2026/05/11	AMAZON.COM	14.99	HYDRATION PACKETS-MSB
MSB	2026/05/12	AMAZON.COM	96.95	WTP BACKUP BATTERY
PARK & REC	2026/04/13	CUB FOODS	293.51	Sandwiches for Box Lunch BINGO
PARK & REC	2026/04/13	TARGET	39.81	Teen Chef Supplies
PARK & REC	2026/04/13	COSTCO WHOLESALE	71.95	After School Care snacks
PARK & REC	2026/04/14	AMAZON.COM	20.15	Treks & Trails Butterflies
PARK & REC	2026/04/14	LITTLE CAESARS PIZZA	6.50	Parents morning break pizza lunch
PARK & REC	2026/04/15	SIGNS	102.26	Birthday Party wristbands CCC
PARK & REC	2026/04/15	TARGET	22.00	Prize for Senior Expo

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
PARK & REC	2026/04/15	ALDI SOUTH	32.40	Items for Door Prize for Expo
PARK & REC	2026/04/17	AMAZON.COM	5.39	Wristbands for birthday parties
PARK & REC	2026/04/17	AMAZON.COM	9.88	Wristbands for pool
PARK & REC	2026/04/17	AMAZON.COM	112.96	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/17	AMAZON.COM	24.98	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/18	AMAZON.COM	48.51	Wristbands for birthday parties CCC
PARK & REC	2026/04/18	AMAZON.COM	29.76	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/18	AMAZON.COM	364.05	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/20	AMAZON.COM	88.64	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/21	AMAZON.COM	8.99	Stand Offs for acrylic sign
PARK & REC	2026/04/21	AMAZON.COM	16.99	Dominoes for Lodge
PARK & REC	2026/04/21	AMAZON.COM	18.71	Replacement Battery for Elliptical Machine
PARK & REC	2026/04/21	TARGET	61.74	Treks & Trails Fruit, milk & plates/Teen Chefs
PARK & REC	2026/04/21	LITTLE CAESARS PIZZA	6.50	Parents Morning break pizza lunch
PARK & REC	2026/04/22	AMAZON PRIME VIDEO	21.66	Movie for Lodge After Hours
PARK & REC	2026/04/22	CUB FOODS	38.41	Treks & Trails Donuts and Bananas
PARK & REC	2026/04/22	SSI LIQUIDATING, INC.	510.00	Extreme Kids Summer Sports Equipment
PARK & REC	2026/04/22	AMAZON.COM	182.84	Basketballs
PARK & REC	2026/04/23	AMAZON.COM	5.08	Teen Chefs Supply
PARK & REC	2026/04/23	TARGET	30.79	Teen Chefs and After School Care Snacks
PARK & REC	2026/04/23	QUILL CORPORATION	367.64	Office Supply
PARK & REC	2026/04/23	CUB FOODS	14.99	Treks & Trails Donuts
PARK & REC	2026/04/24	ONEPLAN	984.00	Special Events Mapping tool
PARK & REC	2026/04/24	SAMS CLUB	192.72	Extreme Kids, Parents night out, Daycare, after school supplies
PARK & REC	2026/04/28	AMAZON.COM	31.34	Acrylic Sign Holders CCC
PARK & REC	2026/04/28	DOLLAR TREE	34.50	Treks & Trails Flower Pots
PARK & REC	2026/04/28	LITTLE CAESARS PIZZA	6.50	Parents Morning Break pizza lunch
PARK & REC	2026/04/29	AMAZON.COM	29.48	Treks & Trails Mother's Day Stickers
PARK & REC	2026/04/29	AMAZON.COM	27.96	Bike to School Day Prizes
PARK & REC	2026/04/30	AMAZON.COM	84.46	Treks & Trails Books and Canvas Hooks
PARK & REC	2026/04/30	AMAZON.COM	27.96	Bike to school Day Prizes
PARK & REC	2026/04/30	WYLDWOLF GAMES	162.00	Dungeons & Dragons- Instructor Payment
PARK & REC	2026/05/01	COGNITO LLC	9.57	Cognito Subscription
PARK & REC	2026/05/01	SAMS CLUB	302.68	After school care snacks
PARK & REC	2026/05/03	AMAZON.COM	22.09	To Go Containers for The Lodge
PARK & REC	2026/05/04	BCHEXBACKGROUND CHECKS	370.80	Background Checks for youth sports
PARK & REC	2026/05/04	TARGET	13.57	Gymnastics - Cleaning Supplies
PARK & REC	2026/05/05	WILDERNESS INQUIRY	400.00	Rest of Payment for Adaptive Canoeing Trip
PARK & REC	2026/05/05	COSTCO WHOLESALE	79.96	Bars for Chicken Dinner
PARK & REC	2026/05/05	AMAZON.COM	8.99	Treks & Trails Sunglasses
PARK & REC	2026/05/05	HOME DEPOT	59.74	Treks & Trails Flowers for Mother's Day
PARK & REC	2026/05/05	LITTLE CAESARS PIZZA	6.50	Parent's Morning Break Pizza Lunch
PARK & REC	2026/05/05	AMAZON.COM	149.94	Youth Sports - Soccer - Nets
PARK & REC	2026/05/06	TARGET	60.98	Plastic Containers and Prizes for The Lodge
PARK & REC	2026/05/06	CUB FOODS	592.94	Lodge Chicken Dinner & Volunteer Drinks
PARK & REC	2026/05/07	TARGET	8.58	Office Supply Sheet Protectors
PARK & REC	2026/05/08	AMAZON.COM	5.95	Bike to School Day Prizes
PARK & REC	2026/05/09	AMAZON.COM	5.95	Bike to school day prizes
PARK & REC	2026/05/11	DEPT HEALTH MORTUARY SCIENCE	65.00	Farmers Market MN Grown License
PARK & REC	2026/05/11	DEPT OF AGRICULTURE FEE	1.40	MN Grown Licensing FEE/Dept. of Agriculture fee
PARK & REC	2026/05/11	WAL-MART	77.60	After School Care snacks
PARK & REC	2026/05/11	SAMS CLUB	156.98	After School Care Snacks
POLICE	2026/04/13	HOME DEPOT	359.98	Shelving for Armory
POLICE	2026/04/13	AMAZON.COM	347.85	Hangers
POLICE	2026/04/13	ST CLOUD PARKING VIOLATIO	1.00	Parking Fee - ETI Conference
POLICE	2026/04/13	AMAZON.COM	626.65	Office supplies/kitchen supplies
POLICE	2026/04/14	AMAZON.COM	-106.33	REFUND - Magnets
POLICE	2026/04/14	AMAZON.COM	-9.99	REFUND - Magnets
POLICE	2026/04/14	TARGET	368.62	Kennel supplies and cleaning supplies
POLICE	2026/04/14	TARGET	234.98	Bissel floor cleaners
POLICE	2026/04/14	AMAZON.COM	24.62	Command Strips
POLICE	2026/04/14	AMAZON.COM	17.23	Desk Accessories
POLICE	2026/04/14	AMAZON.COM	13.90	Washable markers
POLICE	2026/04/15	BEST WESTERN	320.92	Lodging - ETI Conference #422
POLICE	2026/04/15	AMAZON.COM	45.98	Temporary Room Dividers
POLICE	2026/04/15	AMAZON.COM	29.88	Toner - SRO office
POLICE	2026/04/15	AMAZON.COM	22.48	Markers
POLICE	2026/04/15	DELTA AIRLINES	378.40	Air Fare -New Orleans - Social Media Conference - #413
POLICE	2026/04/16	AMAZON.COM	343.32	Trash Cans - FF&E
POLICE	2026/04/16	AMAZON.COM	74.51	Iphone charging cables
POLICE	2026/04/16	BEST WESTERN	481.38	Lodging ETI Conference
POLICE	2026/04/16	BEST WESTERN	481.38	Lodging ETI Conference
POLICE	2026/04/16	COUNTRY INN & SUITES	672.33	Lodging ETI Conference
POLICE	2026/04/16	AMAZON.COM	89.71	Storage, Paper punch, bulletin board/Cabinet locks
POLICE	2026/04/16	BEST WESTERN	481.38	Lodging - ETI Conference

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
POLICE	2026/04/17	CITYHOPKINS	54.00	Mobile Field Force Training - #412/#430
POLICE	2026/04/17	AMAZON.COM	80.52	Trash Cans - FF&E
POLICE	2026/04/17	AMAZON.COM	170.84	Dry Erase Markers,Holders
POLICE	2026/04/19	AMAZON.COM	107.33	Label maker
POLICE	2026/04/19	AMAZON.COM	212.78	Tool Sets/Cabel Ties
POLICE	2026/04/20	TWIN CITIES FANTASY F	1,500.00	Safety Camp- BMX Mega Jump
POLICE	2026/04/21	AMAZON.COM	136.42	Flash Drives
POLICE	2026/04/22	AMAZON.COM	1,249.00	Gas Grill - FF&E
POLICE	2026/04/23	AMAZON.COM	449.99	Weightlifting Set - FF&E
POLICE	2026/04/23	AMAZON.COM	70.19	Portfolios - SROs
POLICE	2026/04/23	AMAZON.COM	16.99	Planner - Melberg
POLICE	2026/04/23	OTCHEAP*CUSTOMPRINTS	-8.74	REFUND - CPS Banner
POLICE	2026/04/24	HOME DEPOT	50.15	DRONE Equipment
POLICE	2026/04/24	AMAZON.COM	338.75	Grilling Set/Cover/Timer/Bumper Pads - FF&E
POLICE	2026/04/24	AMAZON.COM	12.99	Planner - Linnertz
POLICE	2026/04/25	ONLINE LABELS, INC.	59.08	Labels
POLICE	2026/04/25	ULINE	43.50	Drone training equipment
POLICE	2026/04/25	TOLL GAS & WELDING SUPPLY	37.75	Hazardous Material Dump
POLICE	2026/04/27	AMAZON.COM	125.97	Flash Drives
POLICE	2026/04/27	AMAZON.COM	37.98	Magnets for whiteboards
POLICE	2026/04/28	AMAZON.COM	37.22	Label Tags
POLICE	2026/04/28	AMAZON.COM	39.80	Evidence Tap
POLICE	2026/04/28	COMCAST	80.91	Final cable bill - Old PD
POLICE	2026/04/28	PITNEY BOWES	50.00	Postage Fee - Unknown
POLICE	2026/04/28	AMAZON.COM	299.03	TV for back of Drone
POLICE	2026/04/29	AMAZON.COM	29.79	Tissue
POLICE	2026/04/29	AMAZON.COM	60.90	Writing pads
POLICE	2026/04/30	ULINE	1,152.98	Evidence Processing storage/work tables- FF&E
POLICE	2026/04/30	CUB FOODS	85.47	Refreshments for officer orientation
POLICE	2026/04/30	JERSEY MIKE'S	126.00	Refreshments for officer orientation
POLICE	2026/04/30	COSTCO WHOLESALE	-92.01	REFUND - Storage Rack and Bins
POLICE	2026/04/30	COSTCO WHOLESALE	-303.44	CREDIT - Tax charged for storage rack - No receipt was given - See Notes
POLICE	2026/04/30	COSTCO WHOLESALE	364.89	Storage Rack and Containers
POLICE	2026/04/30	COSTCO WHOLESALE	395.45	Storage rack and bins
POLICE	2026/05/01	PROTECTIVE LIFE CORPORATI	102.00	Martin Uniform - Initial Issue - BWC Body Mount - Plus 2 Extra
POLICE	2026/05/01	AMAZON.COM	9.48	Received Stamp
POLICE	2026/05/02	AMAZON.COM	47.55	Magnetic hooks
POLICE	2026/05/02	TRANSUNION	100.20	Data Processing
POLICE	2026/05/02	ADOBE CATERING	21.66	Adobe Subscription
POLICE	2026/05/02	AMAZON.COM	151.91	Shoe Buffer/Polisher - FF&E
POLICE	2026/05/03	CIRCLE K	20.00	Fleet Car Wash
POLICE	2026/05/03	AMAZON.COM	60.73	Closet dividers/Drip Tray - FF&E
POLICE	2026/05/03	CASEY'S GENERAL STORES	9.00	Water - Trainings
POLICE	2026/05/03	AMAZON.COM	743.59	Dishes, TVs, Mounts, Bedding
POLICE	2026/05/03	EXECUTIVE OFFICE OF THE S	450.00	POST License Renewal - #421/426/424/416/411
POLICE	2026/05/04	AMAZON.COM	-47.55	REFUND - Magnetic Hooks
POLICE	2026/05/04	AMAZON.COM	26.99	Desk Organizer
POLICE	2026/05/04	MN CRIME PREV ASSOC	375.00	Conference Registration
POLICE	2026/05/04	AMAZON.COM	51.98	Bike To School Event - Accessories
POLICE	2026/05/04	MARIE RIDGEWAY LICSW	500.00	Officer Wellness
POLICE	2026/05/05	SCHEELS	499.90	Front and Rear Sights for Rifles - PS$
POLICE	2026/05/05	ARNZEN ARMS	309.68	Front and Rear Sights for Rifles - PS$
POLICE	2026/05/06	CUB FOODS	9.73	Distilled water for gun cleaning machine
POLICE	2026/05/06	AMAZON.COM	29.98	GTO Cadets - Shirts
POLICE	2026/05/08	RUBBERSTAMPS.COM	25.97	Address Stamp
POLICE	2026/05/09	AMAZON.COM	157.66	Frames, packing tape
POLICE	2026/05/10	AMAZON.COM	417.10	Simulator Equipment and Guns - FF&E
POLICE	2026/05/11	AMAZON.COM	1,810.41	TVs/Mounts - FF&E
POLICE	2026/05/11	AMAZON.COM	60.28	Desk Accessories
PUBLIC WORKS	2026/04/13	HOME DEPOT	78.31	HARDWARE CLOTH & REPELLANT
PUBLIC WORKS	2026/04/13	HOME DEPOT	173.95	OUTLETS AND PLATES
PUBLIC WORKS	2026/04/13	MENARDS	229.85	HUNDERTMARK RD AND TRAILS
PUBLIC WORKS	2026/04/13	FARM & FLEET	414.87	SEED, MULCH & STRAW
PUBLIC WORKS	2026/04/15	HOME DEPOT	56.54	PLUMBING FITTINGS
PUBLIC WORKS	2026/04/16	HOME DEPOT	123.23	ELECTRICAL SUPPLIES
PUBLIC WORKS	2026/04/16	FARM & FLEET	6.96	ANTIFREEZE
PUBLIC WORKS	2026/04/16	HOME DEPOT	21.08	GARDEN HOSE PARTS
PUBLIC WORKS	2026/04/17	HOME DEPOT	27.97	FOLDING KNIFE
PUBLIC WORKS	2026/04/17	HOME DEPOT	71.84	PS GRADE STAKES
PUBLIC WORKS	2026/04/17	BECKER ARENA	195.08	#733 AUX FUEL TANK PROTECTOR
PUBLIC WORKS	2026/04/17	NORTHERN TOOL EQUIP	807.49	#733 AUX FUEL TANK TRANSFER
PUBLIC WORKS	2026/04/20	HOME DEPOT	17.96	STAKES
PUBLIC WORKS	2026/04/20	HOME DEPOT	76.86	HOSE FITTINGS FOR PK SHELTERS
PUBLIC WORKS	2026/04/22	AMAZON.COM	23.25	AIR CHUCK
PUBLIC WORKS	2026/04/23	HOME DEPOT	29.64	ELECTRICAL BUSHINGS-STOCK

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
PUBLIC WORKS	2026/04/23	SUBURBAN CHEVROLET	93.15	#1222 AIR INTAKE DUCT
PUBLIC WORKS	2026/04/23	AMAZON.COM	11.98	VALVE ADAPTER
PUBLIC WORKS	2026/04/23	AMAZON.COM	279.36	SHOVELS
PUBLIC WORKS	2026/04/23	HOME DEPOT	103.85	PAINT BRUSHES AND STEP LADDER
PUBLIC WORKS	2026/04/23	FARM & FLEET	128.16	GRASS SEED FOR PARKS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	106.23	HVAC FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	72.06	B.BASKET HVAC FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	72.05	LIONS PK FURNACE FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	72.05	STANTEC FURNACE FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	72.05	HISTORY CENTER FURNACE FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	91.86	CLOVER RIDGE FURANCE FILTERS
PUBLIC WORKS	2026/04/24	CAMFIL USA INC	116.21	FURANCE FILTERS
PUBLIC WORKS	2026/04/24	HOME DEPOT	458.88	CATCH BASIN REPAIRS
PUBLIC WORKS	2026/04/24	AMAZON.COM	255.63	DRINKING FOUNTAIN FILTERS
PUBLIC WORKS	2026/04/24	AMAZON.COM	103.00	COIL CLEANER SPRAYER
PUBLIC WORKS	2026/04/28	CAMFIL USA INC	1,238.56	HVAC FILTERS
PUBLIC WORKS	2026/04/28	HOME DEPOT	63.94	ANCHORING ADHESIVE
PUBLIC WORKS	2026/04/28	CHEMTEK INC	558.45	STORM SUPPLIES
PUBLIC WORKS	2026/04/28	DYNAMIC FASTENER	152.02	SHELTER ANCHOR BOLTS
PUBLIC WORKS	2026/04/28	HOME DEPOT	12.00	SCREWS
PUBLIC WORKS	2026/04/29	HOME DEPOT	81.15	SHINGLES AND LUMBER
PUBLIC WORKS	2026/04/29	AMAZON.COM	34.19	WHEEL REPLACEMENT
PUBLIC WORKS	2026/04/29	HOME DEPOT	63.94	PAINT STRIPING SUPPLIES
PUBLIC WORKS	2026/04/30	HOME DEPOT	100.92	OUTLETS & COVERS-VETS PK
PUBLIC WORKS	2026/04/30	HOME DEPOT	30.72	WASHERS
PUBLIC WORKS	2026/04/30	SHERWIN WILLIAMS	337.25	BOARDWALK STAIN
PUBLIC WORKS	2026/04/30	HOME DEPOT	10.98	GROUT CLEANER FOR BATHROOM
PUBLIC WORKS	2026/05/01	HOME DEPOT	35.92	SCRUB BRUSH, CLEANER AND GROUT
PUBLIC WORKS	2026/05/04	MN RECREATION AND PARK	745.00	A. ROBB-PLAYGROUND SCHOOL
PUBLIC WORKS	2026/05/04	HOME DEPOT	13.78	CLEANING SUPPLIES FOR PK SHELTERS
PUBLIC WORKS	2026/05/06	DK HARDWARE SUPPLY LLC	213.30	PS KEY BLANKS
PUBLIC WORKS	2026/05/06	DK HARDWARE SUPPLY LLC	8.79	PS KEY BLANK SHIPPING ONLY
PUBLIC WORKS	2026/05/06	HOME DEPOT	137.17	XMAS IN MAY SUPPLIES
PUBLIC WORKS	2026/05/06	HOME DEPOT	24.25	XMAS IN MAY SUPPLIES
PUBLIC WORKS	2026/05/06	FARM & FLEET	122.78	STRAPS/KEROSENE
PUBLIC WORKS	2026/05/07	CAMFIL USA INC	4,944.96	HVAC FILTERS
PUBLIC WORKS	2026/05/07	HOME DEPOT	73.61	XMAS IN MAY SUPPLIES
PUBLIC WORKS	2026/05/07	HOME DEPOT	10.88	XMAS IN MAY SUPPLIES
PUBLIC WORKS	2026/05/08	HOME DEPOT	33.21	WEST IRRIGATION PARTS
PUBLIC WORKS	2026/05/11	AMAZON.COM	58.44	WRENCH SET
THE LOOP	2026/04/17	PEPSI	734.36	PEPSI PRODUCTS FOR RESALE
THE LOOP	2026/04/25	AMAZON.COM	-31.14	RANGE TEE NETTING REFUND - BALANCE FROM LAST MONTH
THE LOOP	2026/04/29	COSTCO WHOLESALE	326.95	CONCESSIONS FOR RESALE/CLEANING SUPPLIES
THE LOOP	2026/05/05	OFFICE MAX	79.99	WHITE DRY ERASE BOARD
TOWN COURSE	2026/04/14	COSTCO WHOLESALE	672.41	OAK 19 MEAT SLICER
TOWN COURSE	2026/04/15	MOTOROLA	175.00	COURSE RADIOS
TOWN COURSE	2026/04/16	AMAZON.COM	31.98	COFFEE CREAMER-TC
TOWN COURSE	2026/04/16	AMAZON.COM	43.69	TOILET BRUSHES - RETURNED
TOWN COURSE	2026/04/17	AMAZON.COM	234.96	URINAL SCREENS
TOWN COURSE	2026/04/17	AMAZON.COM	62.95	COFFEE CUPS
TOWN COURSE	2026/04/17	CARVER COUNTY ENVIRONMENT	42.00	RECYCLE OLD REFRIGERATOR
TOWN COURSE	2026/04/17	AMAZON.COM	72.63	CHARGING CORDS
TOWN COURSE	2026/04/18	AMAZON.COM	-43.69	TOILET BRUSHES REFUND
TOWN COURSE	2026/04/18	AMAZON.COM	40.92	TOILET BRUSHES
TOWN COURSE	2026/04/20	CULLIGAN WATER	47.12	CTC MAINTENANCE WATER
TOWN COURSE	2026/04/21	CULLIGAN WATER	14.47	LOOP MAINTENANCE WATER
TOWN COURSE	2026/04/21	BUGG PRODUCTS, LLC	278.95	BUGSPRAY FOR RESALE
TOWN COURSE	2026/04/22	HOME DEPOT	64.94	RAKES
TOWN COURSE	2026/04/22	AMAZON.COM	169.99	LOOP COFFEE URN
TOWN COURSE	2026/04/22	AMAZON.COM	11.59	COFFEE DRIP TRAY
TOWN COURSE	2026/04/25	UNDERHILL	109.00	GULP PRO SYRINGE
TOWN COURSE	2026/04/26	GOOGLE	59.59	YOUTUBE TV SUBSCRIPTION - CANCELED FUBO
TOWN COURSE	2026/04/28	HOME DEPOT	68.38	HOSES & NOZZLES
TOWN COURSE	2026/04/28	AMAZON.COM	99.90	RESALE M.O.M.
TOWN COURSE	2026/04/30	CODEIFIED	670.43	WINDOW CLEANING
TOWN COURSE	2026/04/30	AMAZON.COM	81.20	PIN EVENT TAPE MEASURES
TOWN COURSE	2026/05/05	GOLF USA	3,021.00	ALPHARD-CYBERCARTS(2) FOR RESALE
TOWN COURSE	2026/05/06	PARSONS XTREME GOLF, LLC	205.00	LOOP RESALE
TOWN COURSE	2026/05/07	HOME DEPOT	273.54	WIRE & TAPE
TOWN COURSE	2026/05/07	HOME DEPOT	51.29	SPRAY PAINT
TOWN COURSE	2026/05/11	PST	858.00	POS SOFTWARE
WATER/SEWER	2026/04/13	PAPA JOHNS	54.13	WESTON RIDGE WM BREAK
WATER/SEWER	2026/04/13	PAPA JOHNS	27.09	WESTON RIDGE WM BREAK
WATER/SEWER	2026/04/13	HOME DEPOT	55.48	RATCHET STRAPS & BALL VALVE
WATER/SEWER	2026/04/16	FARM & FLEET	144.00	BOOTS-per contract

PURCHASE CARD TRANSACTIONS
MAY 2026 STATEMENT

Department	Transaction Date	Merchant DBA Name	Amount	Charge Desc.
WATER/SEWER	2026/04/23	FARM & FLEET	101.25	I. JONES MUCK BOOTS
WATER/SEWER	2026/04/24	FASTENAL COMPANY	145.24	CONCRETE ANCHOR BOLTS
WATER/SEWER	2026/04/27	FARM & FLEET	180.00	MUCK BOOTS
WATER/SEWER	2026/05/01	FARM & FLEET	24.98	USED OVER SEED-WM BREAK
WATER/SEWER	2026/05/01	HARBOR FREIGHT TOOLS	139.99	TORQUE WRENCH
ELECTRIC			-24.58	LESS CREDITS AFTER STATEMENT DATE: AMAZON
ELECTRIC			-19.92	LESS CREDITS AFTER STATEMENT DATE: AMAZON
POLICE			106.33	PLUS CREDITS FROM PREVIOUS MONTH: AMAZON
POLICE			9.99	PLUS CREDITS FROM PREVIOUS MONTH: AMAZON
			149,171.25	

Biweekly Report

June 15, 2026

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

June 15th: We will have a Work Session before the meeting on Monday to interview Downtown Masterplan Task Force members. During the meeting we will also be considering the preliminary planning approvals for the Big Woods Business Park, choosing an architect for the Library building, holding our Assessment Hearing for this summer's downtown street reconstruction project, accepting the bids for construction of the North Water Treatment Plant facility, accepting bids for the reconstruction of City Hall Plaza and approving the financing we just sold this past week for the construction of the new Municipal Services Building.

June 29th: We will have a Work Session prior to the meeting to interview the candidates for the Library Design Task Force. We would hope to move forward with appointing the members of the group that evening.

Just a reminder that since we are having 3 meetings in June, we will forego the meeting on July 6th as it falls at the end of a long 4th of July weekend.

If you are unable to make it to any of these meetings, please just let me know.

Financing for MSB and City Hall Plaza

At the last meeting, I shared with you that we were successful in having our Bond Rating reconfirmed as we were leading up to our selling our debt to finance the construction of the new MSB and the reconstruction of City Hall Plaza. This past Wednesday, we went to the market for a public sale of this debt. I am very happy to say that we were very successful in the market, getting a rate of 4.399% compared to the 4.8% that we were projecting. Because of that, we consider this a very successful sale, getting rates not that far above what an AAA rated agency would have received on the same day. Small changes in rate like that, especially when they are for larger issuance amounts like a new building, have a significant impact on our overall financing of our Building Improvement program, and provide us with significant saving over what we anticipated paying.

Noel will be present on Monday to explain this sale in greater detail and to make recommendations for how to move forward. In the meantime, we are very pleased with this sale and look forward to completing the transaction.

MSB CONSTRUCTION UPDATE

If you were to have driven past the new MSB site over the last week, you would have seen that our contractors have officially started construction on the new building following receiving our final permit from the Caver County WMO. They are currently starting with earthwork on the western side of the site and will soon be starting work on the east side of the site where the new fueling station will be located. As a part of this summer's work, we are hoping that they can complete work on the fueling station yet this year, and ahead of our winter plowing season. Our current fueling station is very old and we do not have confidence that it can make it another plowing season. With a desire not to put more money back into the current station we will soon be abandoning, it would be our hope to start using this new station this next winter to avoid having to purchase fuel at retail if our current system were to fail.

Just like the Public Safety Facility, I will be keeping you informed through the course of this construction project on the progress that is being made. We will also make sure to take tours out to the site at different times to give you the opportunity to season the progression of major milestones during the construction of the building. If you do have any questions, do not hesitate to let me know.

SOUTHWEST CHASKA PARK UPDATE

Staff continue to move forward with final pricing of the preferred plan for the park and working to fit the construction of the new park within the budget we established for the project. This past week, the Park Board was able to see the estimates for the project along with recommendations from Staff on how to move forward and generally felt the final plan was heading in the right direction. They had some feedback on what they would like to see as a final plan for the shelter building in the park, wanting to make sure there is programming space and year-round shelter potential, especially if we are going to try to attract year-round activities like a sledding hill in the park. We are working on consolidating that feedback and looking at how we can accomplish this goal within the budget established for the project. We will be bringing back our answers to this feedback at their July meeting, which will be prior to the July 20th meeting we plan to bring our recommendations back to Council in a work session.

We are still working on the goal of trying to start grading this park this year, with construction of the amenities during the summer of 2027. If you have any questions about this, just let me know.

TOP 200 EMPLOYER AWARD

Previously I shared with you that we had received notification from the Star Tribune that we were among the Top 200 Employers in the State, a designation that is determined by our employees through an Engagement Survey, and a designation we have received for the past 8 years. On Thursday, 10 employees and I were able to go to the luncheon to officially get recognized for this accomplishment. We have taken a different group of employees each year to this luncheon to give as many people as possible the ability to celebrate this award. While receiving the designation is rewarding and helps us as we recruit for different open positions, the primary reason we participate in this program is to have access to a regular and consistent feedback survey each year. The survey tool allows us to break down specific work groups within the City and understand what people are specifically feeling in different parts of the organization. After we receive the results each year, HR, myself and the leadership from the different departments sit down to review the results, being able to see what people are

perceiving works well within the group and what may need work. While not a perfect survey, it provides us with discipline to do this every year and provides us with a way to compare data in a consistent way from year to year. It provides great feedback to see where we may need to continue to work to address issues that might otherwise be in our "blind spots".

If you have any questions about program or the award, please let me know. Thanks to all the employees who participated in the survey (we had over 90% again), and to the Department Heads who also have a commitment to taking this information not as just a criticism but a way to know how we can continue to get better.

DATA CENTER INFORMATION

I just wanted to share with Council that as we have received more inquiries about data centers over the past couple of weeks, we have enhanced the information on our web site to answer the most commonly asked questions we have received from residents. We have also had a discussion with Cloud HQ but to understand their timing and how people can get their questions answered about this proposed project. First, Cloud HQ has indicated that it is unlikely that we will see them move forward with request for final approvals yet this year, since they still have two significant transmission studies that need to be completed by Xcel. It is expected that we will not see these complete before the end of 2026. At the same time, they really cannot fully market the site to an end-user until this is done, because the power load availability will determine what type of end-users are able to go on this site. While it is likely that nothing will occur this year, Cloud HQ has encouraged us to provide their contact information to residents who do have questions/concerns and would like to talk about this. At the same time, they have said that when and if they move forward, they will be committed to holding a community meeting at that time to give residents an opportunity to get questions answered. They have indicated that they would do this prior to submitting a final application. Finally, City Staff have been answering questions and taking down comments from residents and meeting personally with any residents that may have the desire to do so.

As things progress on this project, I will continue to keep you informed. In the meantime, please feel free to contact me with any questions.

COMMUNITY CENTER PROGRESS

While not having much new to report, I did want to let the Council know that we are scheduled to meet with a Communications/Public Education firm that specializes in public education with Sales Tax Referendum projects. At the same time, we do now have Baker-Tilley working on updating our Sales Tax collection projections if we were to see a referendum passed by our residents. We will also be working with the U of Mn to complete a similar survey. This is a requirement of the State of Minnesota to be considered for granting of a sales tax referendum option. We are doing all this to prepare for the 2027 Legislative Session, which will be a year several communities will be seeking this support since the Legislature didn't consider it during this last session.

If you have any questions about this, just let me know.

FIREWORKS-1ST OF JULY

I Just wanted to remind the Council that our 4th of July Fireworks will not be on Saturday July 4th this year, but instead will be held on Wednesday, July 1st. This change was necessitated

because our normal Fireworks vendor could not keep our time this year because so many communities are doing large scale fireworks because of America's 250th birthday. Getting them directly on the 4th was cost-prohibitive and we also have our 2 large fireworks shows the following weekend at the Fire and Ice Festival. The show will still be at McKnight Park and will start at 10 pm. We will be marketing this, and it is our hope that with many being gone for the long weekend that this will give them a chance to see a show in town before they leave for wherever they are going.

If you have any questions about this, please let me know.

Upcoming Activities

Farmer's Market: The summer farmer's market will start on June 18th (because it rained on the 11th) and be every Thursday though the summer. This will be put on in the Paseo on the East side of 41

Juneteenth: Just a reminder that the Juneteenth Holiday will be on Friday June 19th. City offices will be closed that day

Chaska Rocks Music Fest: This is the annual music festival put on by the City and the Chaska Rotary to raise money for community projects. This was moved from September to June this year and will feature multiple bands between 4 pm-11 pm on June 20th.

Chaska Fire and Ice Celebration: This will happen on the weekend of July 10-12th, with the major bands and fireworks occurring the nights of July 10 and 11.

River City Days: This will happen the weekend of July 24-26th, with this being their 50th anniversary. They will once again be in Lion's Park

City of Chaska
Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: June 12, 2026

RE: Financial Reports – Year-To-Date (YTD) as of April 30, 2026

FINACIAL REPORTS

Attached are year-to-date financial reports as of April 30, 2026.

Each fund includes the adopted budget compared to YTD actuals and the resulting variance.

Prior year revenues and expenditures/expenses are reported to allow comparisons of current year and prior year activity.

These draft reports include the following revenues and expenditures/expenses as of the report date:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll expenditures.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the June 15th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue
- Depreciation and amortization expense (recorded at year-end)

GENERAL FUND

REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
REVENUES:					
Property Taxes *	$ 18,635,272	$ -	$ (15,797,690)	0%	$ -
Franchise Fees	1,030,000	15,865	(764,135)	2%	-
Licenses	225,812	166,760	(53,789)	76%	134,957
Permits:					
Building	1,800,282	412,409	(913,851)	31%	677,170
Other Permits	59,380	49,453	(8,754)	85%	124,000
Intergovernmental:					
Federal	-	-	-		4,983
State	789,801	125,994	(1,025,292)	11%	124,867
Regional, County, School & Local	173,160	43,504	(131,596)	25%	41,987
Charges For Services:					
General Government	6,851,754	2,054,248	(4,394,931)	32%	1,882,329
Public Safety	43,062	2,475	(47,854)	5%	2,826
Public Works, Admin and Streets	17,174	31,558	15,477	196%	25,652
Parks & Recreation and Park Maint.	761,261	158,078	(525,705)	23%	167,608
Fines And Forfeitures	43,860	19,293	(23,707)	45%	16,987
Investment Earnings	25,000	-	(25,000)	0%	-
Other Revenue	303,232	86,236	(116,747)	42%	48,105
TOTAL REVENUES	30,759,050	3,165,873	(23,813,574)	12%	3,251,471
EXPENDITURES:					
General Government:					
Mayor & Council	167,483	66,200	134,021	33%	76,118
Communications	448,049	153,157	203,078	43%	94,519
Administration	1,212,972	380,016	660,179	37%	123,171
Human Resources	619,151	244,874	366,171	40%	195,768
Elections	48,335	20,893	(20,893)		7,139
Finance/Admin Services	2,213,041	985,425	1,212,561	45%	868,110
Information Services & Fiber Sys.	1,550,461	334,771	1,192,888	22%	468,010
Legal - City Attorney	145,725	30,751	114,249	21%	57,058
Community Development	725,215	183,686	404,701	31%	188,460
Engineering	739,453	225,451	514,407	30%	224,488
Government Buildings	242,231	71,169	156,497	31%	72,167
Facility Maintenance	864,175	263,080	575,182	31%	239,720
Total General Government	8,976,291	2,959,473	5,513,041	35%	2,614,728
Public Safety:					
Police	7,834,036	2,340,922	4,895,265	32%	2,230,155
Fire	3,759,164	936,054	2,317,483	29%	915,054
Public Safety Facility	185,000	109,921	75,079	59%	-
Building Inspections (Comm.Dev)	893,697	315,815	(75,543)	131%	273,131
Civil Defense	5,901	148	(37)	133%	148
Total Public Safety	12,677,798	3,702,860	7,212,247	35%	3,418,488
Public Works:					
Administration	497,672	169,038	310,190	35%	150,014
Streets & Alleys	3,159,679	489,871	1,732,433	22%	418,691
Snow Removal	383,418	290,678	91,441	76%	135,059
Signs	13,070	1,198	10,872	10%	7,980
Municipal Services/Building	409,882	82,013	328,116	20%	209,338
Tree Maintenance	102,289	47,973	38,266	56%	27,598
Total Public Works	4,566,010	1,080,771	2,511,318	30%	948,680
Parks & Recreation:					
Administration	842,075	204,677	599,971	25%	220,845
Community Events	222,125	58,152	150,637	28%	46,033
Programs (Youth/Teen/Adult/Sr.)	889,401	230,147	568,452	29%	213,315
Beach/Firemen's Park	113,094	5,265	105,109	5%	3,184
Hockey & Skating Rinks	7,391	3,505	2,037	63%	7,091
Park Maintenance	1,883,810	471,289	1,227,158	28%	452,122
Total Parks & Recreation	3,957,896	973,035	2,653,364	27%	942,590
Unallocated	685,000	-	300,000	0%	-
Debt Service	281,055	67,356	182,849	27%	52,460
TOTAL EXPENDITURES	31,144,050	8,783,495	18,372,819	33%	7,976,946
OTHER FINANCING SOURCES (USES):					
Transfers In	5,806,000	1,479,760	(3,747,240)	28%	1,486,770
Transfers Out	(5,421,000)	-	4,547,446	0%	(355,000)
NET TRANSFERS	385,000	1,479,760	800,206		1,131,770
NET CHANGE IN FUND BALANCES	$ -	$ (4,137,862)	$ (4,640,549)		$ (3,593,705)

* Tax settlements are received from Carver County in June/July and December.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
REVENUES:					
Property Taxes *	$ 6,000	$ -	$ (6,000)	0%	$ -
Charges For Services/Lot Sales	2,400	1,200	(1,200)	50%	750
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	1,200	(7,500)	14%	750
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	13,500	640	12,860	5%	-
NET CHANGE IN FUND BALANCES	$ (4,800)	$ 560	$ 5,360		$ 750

* Tax settlements are received from Carver County in June/July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 04/30/26 AND 04/30/25

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
REVENUES:					
Property Taxes *	$ 249,217	$ -	$ (249,217)	0%	$ -
Charges For Services	355,705	118,568	(237,137)	33%	115,115
Investment Earnings	15,000	-	(15,000)	0%	-
Other Revenue	34,800	-	(34,800)		-
TOTAL REVENUES	654,722	118,568	(536,154)	18%	115,115
EXPENDITURES:					
Current:					
Administration:					
Professional Services	31,537	10,421	21,116	33%	3,818
Other Charges and Special Events	471,074	4,670	466,404	1%	147,900
Economic Development Projects/Programs:					
Supplies	-	198	(198)		-
Professional Services	62,230	29,222	33,008		29,050
Other Charges and Special Events	219,970	104,666	115,304	48%	-
TOTAL EXPENDITURES	784,811	149,177	635,634	19%	180,768
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(130,089)	(30,609)	99,480		(65,653)
OTHER FINANCING SOURCES (USES):					
Transfers In / (Out)	200,000	-	(200,000)		-
NET CHANGE IN FUND BALANCES	$ 69,911	$ (30,609)	$ (100,520)		$ (65,653)

* Tax settlements are received from Carver County in June/July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
REVENUES:					
Property Taxes *	$ 4,244,121	$ -	$ (4,244,121)	0%	$ -
Charges For Services	30,500	-	(30,500)	0%	-
Interest Earnings	-	209,678	209,678		273,672
Leases (tower)	154,000	-	(154,000)	0%	-
Other Revenue	-	-	-		32,651
TOTAL REVENUES	4,428,621	209,678	(4,218,943)	5%	306,323
EXPENDITURES:					
Current:					
General Government	10,000	53,740	(43,740)	537%	139,712
Public Safety	-	11,160	(11,160)		66,694
Debt Service:					
Issuance Costs & Fiscal Agent Fees	455,000	-	455,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	30,500	43,078	(12,578)	141%	33,839
Human Resources	-	-	-		27,961
Information Technology	52,000	-	52,000	0%	141,914
Engineering	-	-	-		-
City Buildings	-	8,877	(8,877)		-
Police	149,000	28,749	120,251		103,093
Fire	236,000	-	236,000		36,953
Building Inspections	-	-	-		90,924
Public Works	518,500	-	518,500	0%	505,112
TOTAL EXPENDITURES	1,451,000	145,604	1,305,396	10%	1,146,202
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,977,621	64,074	(2,913,547)		(839,879)
OTHER FINANCING SOURCES (USES):					
Transfers In	36,000	-	(36,000)	0%	-
Transfers Out	(3,313,621)	-	3,313,621	0%	-
Bonds Issued	300,000	-	(300,000)	0%	-
Subscriptions Issued	-	-	-		189,326
Sale of Capital Assets	-	230	230		-
TOTAL OTHER FINANCING SOURCES (USES)	(2,977,621)	230	2,977,851		189,326
NET CHANGE IN FUND BALANCES	$ -	$ 64,304	$ 64,304		$ (650,553)

*** Tax settlements are received from Carver County in June/July and December.**

ELECTRIC FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/25

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Residential & Senior Sales	$ 12,091,000	$ 3,522,486	$ (8,568,514)	29%	$ 3,269,348
Commercial Sales	1,430,000	441,304	(988,696)	31%	434,805
Industrial Sales	37,729,000	9,486,419	(28,242,581)	25%	9,585,867
Other Charges and Sales	3,365,350	3,177,551	(187,799)	94%	3,812,233
TOTAL OPERATING REVENUES	54,615,350	16,627,760	(37,987,590)	30%	17,102,253
OPERATING EXPENSES:					
Purchased Power	31,384,000	10,111,094	21,272,906	32%	10,704,583
Distribution:					
Personnel Services	2,853,045	767,263	2,085,782	27%	740,331
Supplies, Services & Other Charges	1,189,031	337,998	851,033	28%	418,750
Administration:					
Personnel Services	585,674	156,806	428,868	27%	143,111
Supplies, Services & Other Charges	4,121,965	1,343,879	2,778,086	33%	1,339,073
Utility Billing:					
Personnel Services	405,746	123,307	282,439	30%	126,791
Supplies, Services & Other Charges	426,395	94,036	332,359	22%	115,592
Conservation Programs	342,690	62,619	280,071	18%	177,940
Capital Outlay	4,679,000	635,713	4,043,287	14%	1,100,202
TOTAL OPERATING EXPENSES	45,987,546	13,632,715	32,354,831	30%	14,866,373
OPERATING INCOME	8,627,804	2,995,045	(5,632,759)		2,235,880
NON-OPERATING REVENUES:					
Investment Earnings	26,900	11,084	(15,816)	41%	-
Intergovernmental	-	-	-		95
TOTAL NON-OPERATING REVENUES	26,900	11,084	(15,816)		95
NON-OPERATING EXPENSES:					
Debt Service	720,050	97,888	622,162	14%	107,587
Debt Service - Agent Fees	1,000	1,700	(700)	170%	-
TOTAL NON-OPERATING EXPENSES	721,050	99,588	621,462	14%	107,587
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	7,933,654	2,906,541	(5,027,113)		2,128,388
CAPITAL CONTRIBUTIONS	2,277,200	64,917	(2,212,283)		504,436
TRANSFERS IN (OUT):					
Transfers Out	(9,458,100)	(1,479,760)	7,978,340	16%	(1,486,770)
CHANGE IN NET POSITION	$ 752,754	$ 1,491,698	$ 738,944		$ 1,146,054

WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Residential Sales	$ 1,907,000	$ 430,597	$ (1,476,403)	23%	$ 393,684
Commercial Sales	1,522,000	342,287	(1,179,713)	22%	286,156
Industrial Sales	1,041,000	316,257	(724,743)	30%	276,093
Other Sales & Charges	1,252,040	218,586	(1,033,454)	17%	386,677
TOTAL OPERATING REVENUES	5,722,040	1,307,727	(4,414,313)	23%	1,342,610
OPERATING EXPENSES:					
Pumping	422,611	126,447	296,164	30%	118,475
Treatment	584,643	140,006	444,637	24%	143,358
Distribution:					
Personnel Services	815,741	263,107	552,634	32%	240,378
Supplies, Services & Other Charges	373,849	104,643	269,206	28%	76,592
Administration:					
Personnel Services	182,678	50,491	132,187	28%	47,669
Supplies, Services & Other Charges	843,815	278,161	565,654	33%	262,845
Utility Billing:					
Personnel Services	72,456	22,016	50,440	30%	22,641
Supplies, Services & Other Charges	92,310	23,942	68,368	26%	19,586
Capital Outlay	355,000	396,140	(41,140)	112%	683,822
TOTAL OPERATING EXPENSES	3,743,103	1,404,953	2,338,150	38%	1,615,366
OPERATING INCOME (LOSS)	1,978,937	(97,226)	(2,076,163)	-5%	(272,756)
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
TOTAL NON-OPERATING REVENUES	50,500	-	(50,500)	0%	-
NON-OPERATING EXPENSES:					
Debt Service	2,216,375	284,347	1,932,028	13%	250,580
Issuance Costs & Fiscal Agent Fees	1,000	378	622	38%	-
Old Wtr Trmt Plant/Bountiful Basket	1,952	987	965	51%	373
TOTAL NON-OPERATING EXPENSES	2,219,327	285,712	1,933,615	13%	250,953
INCOME (LOSS) BEFORE TRANSFERS	(189,890)	(382,938)	(193,048)		(523,709)
TRANSFERS IN (OUT):					
Transfers In	938,000	-	(938,000)	0%	-
Transfers (Out)	(391,900)	-	391,900	0%	-
NET TRANSFERS IN (OUT)	546,100	-	(546,100)		-
CHANGE IN NET POSITION	$ 356,210	$ (382,938)	$ (739,148)		$ (523,709)

SEWER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2026

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Residential Sales	$ 2,904,100	$ 920,107	$ (1,983,993)	32%	$ 836,373
Commercial Sales	1,936,500	664,034	(1,272,466)	34%	568,090
Industrial Sales	2,207,300	700,235	(1,507,065)	32%	611,309
Other Sales & Charges	2,057,050	699,239	(1,357,811)	34%	622,226
TOTAL OPERATING REVENUE	9,104,950	2,983,615	(6,121,335)	33%	2,637,998
OPERATING EXPENSES:					
Pumping	33,503	8,839	24,664	26%	10,212
Treatment (Met Council)	4,365,618	1,819,007	2,546,611	42%	1,655,687
Collection:					
Personnel Services	815,745	253,939	561,806	31%	238,560
Supplies, Services & Other Charges	164,597	63,261	101,336	38%	73,778
Administration:					
Personnel Services	182,674	50,491	132,183	28%	47,669
Supplies, Services & Other Charges	824,159	275,924	548,235	33%	260,484
Utility Billing:					
Personnel Services	72,456	22,016	50,440	30%	22,641
Supplies, Services & Other Charges	72,561	23,500	49,061	32%	19,486
Capital Outlay	825,000	117,663	707,337	14%	419,217
TOTAL OPERATING EXPENSES	7,356,313	2,634,640	4,721,673	36%	2,747,734
OPERATING INCOME (LOSS)	1,748,637	348,975	(1,399,662)		(109,736)
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	-
Intergovernmental	-	-	-		83
TOTAL NON-OPERATING REVENUES	6,700	-	(6,700)	0%	83
NON-OPERATING EXPENSES:					
Debt Service	571,400	383,848	187,552	67%	378,521
Issuance Costs & Fiscal Agent Fees	1,000	245	755	25%	-
TOTAL NON-OPERATING EXPENSES	572,400	384,093	188,307	67%	378,521
INCOME (LOSS) BEFORE TRANSFERS	1,182,937	(35,118)	(1,218,055)		(488,174)
TRANSFERS IN (OUT):					
Transfers In	55,000	-	(55,000)	0%	-
Transfers (Out)	(484,900)	-	484,900	0%	-
TOTAL TRANSFERS IN (OUT)	(429,900)	-	429,900		-
CHANGE IN NET POSITION	$ 753,037	$ (35,118)	$ (788,155)		$ (488,174)

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Admissions	$ 442,200	$ 182,610	$ (259,590)	41%	$ 156,803
Memberships	1,389,199	431,354	(957,845)	31%	488,291
Rentals	1,127,622	468,708	(658,914)	42%	456,694
Charges for Services/Lessons	408,024	126,722	(281,302)	31%	121,356
Other Revenue	363,539	20,540	(342,999)	6%	18,712
TOTAL OPERATING REVENUE	3,730,584	1,229,934	(2,500,650)	33%	1,241,856
OPERATING EXPENSES:					
Personnel Services	2,821,830	887,920	1,933,910	31%	821,961
Operating Supplies	252,998	94,301	158,697	37%	84,276
Professional & Other Services	1,012,039	298,655	713,384	30%	303,515
Other Charges	230,577	191,248	39,329	83%	123,882
Capital Outlay	270,000	-	270,000	0%	103,110
TOTAL OPERATING EXPENSES	4,587,444	1,472,124	3,115,320	32%	1,436,744
OPERATING INCOME (LOSS)	(856,860)	(242,190)	614,670		(194,888)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(52,324)	2,548	54,872	-5%	3,137
NON-OPERATING EXPENSES:					
Debt Service	564,783	1,873	562,910	0%	2,211
Issuance Costs & Fiscal Agent Fees	4,000	532	3,468	13%	-
TOTAL NON-OPERATING EXPENSES	568,783	2,405	566,378	0%	2,211
INCOME (LOSS) BEFORE TRANSFERS	(1,477,967)	(242,047)	1,235,920		(193,962)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	-	(1,535,111)	0%	-
CHANGE IN NET POSITION	$ 57,144	$ (242,047)	$ (299,191)		$ (193,962)

THE LOOP AT CHASKA

REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 04/30/2026 AND 04/30/25

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Green Fees	$ 474,350	$ 76,195	$ (398,155)	16%	$ 68,274
Cart Rental	16,480	1,024	(15,456)	6%	1,316
Merchandise & Other Sales	37,914	2,055	(35,859)	5%	509
TOTAL OPERATING REVENUES	528,744	79,274	(449,470)	15%	70,099
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	234,975	59,768	175,207	25%	64,087
Supplies, Services & Other Charges	50,868	21,172	29,696	42%	21,798
Golf - Club House:					
Personnel Services	158,216	26,448	131,768	17%	23,312
Supplies, Services & Other Charges	54,192	15,051	39,141	28%	19,552
Merchandise for Resale	15,075	3,994	11,081	26%	6,052
Capital Outlay	10,000	-	10,000	0%	-
TOTAL OPERATING EXPENSES	523,326	126,433	396,893	24%	134,801
OPERATING INCOME (LOSS)	5,418	(47,159)	(52,577)		(64,702)
NON-OPERATING REVENUES:					
Investment Earnings	515	-	(515)	0%	-
NON-OPERATING EXPENSES:					
Debt Service	249,933	2,073	247,860	1%	2,394
INCOME (LOSS) BEFORE TRANSFERS	(244,000)	(49,232)	194,768		(67,096)
TRANSFERS IN (OUT):					
Transfers In	244,000	-	(244,000)	0%	-
CHANGE IN NET POSITION	$ -	$ (49,232)	$ (49,232)		$ (67,096)

CHASKA TOWN COURSE FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Green Fees	$ 2,031,000	$ 258,923	$ (1,772,077)	13%	$ 246,955
Driving Range	190,550	31,113	(159,437)	16%	36,621
Golf Rentals	386,000	31,025	(354,975)	8%	29,936
Merchandise	412,000	70,182	(341,818)	17%	68,568
Other Sales	225,570	112,240	(113,330)	50%	109,494
TOTAL OPERATING REVENUE	3,245,120	503,483	(2,741,637)	16%	491,574
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	887,261	188,463	698,798	21%	184,915
Supplies, Services & Other Charges	384,081	96,363	287,718	25%	126,370
Golf - Club House:					
Personnel Services	787,593	160,145	627,448	20%	148,364
Supplies, Services & Other Charges	563,996	138,969	425,027	25%	107,773
Merchandise for Resale	300,000	249,348	50,652	83%	245,291
Capital Outlay	320,000	154,355	165,645	48%	73,610
TOTAL OPERATING EXPENSES	3,242,931	987,643	2,255,288	30%	886,323
OPERATING INCOME (LOSS)	2,189	(484,160)	(486,349)		(394,749)
NON-OPERATING REVENUES:					
Investment Earnings	6,180	-	(6,180)	0%	-
Gain on Disposal of Capital Assets	-	6,536	6,536		-
Bond Proceeds	117,000	-	(117,000)	0%	-
TOTAL NON-OPERATING REVENUES	123,180	6,536	(116,644)		-
NON-OPERATING EXPENSES:					
Debt Service	312,800	50,013	262,787	16%	263,913
TOTAL NON-OPERATING EXPENSES	312,800	50,013	262,787	16%	263,913
CHANGE IN NET POSITION	$ (187,431)	$ (527,637)	$ (340,206)		$ (658,662)

TURBINE GENERATOR FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE PERIOD ENDED 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET RECEIVED/ EXPENDED	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET		ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Lease Revenue *	$ 2,486,184	$ 849,460	$ (1,636,724)	34%	$ 849,460
OPERATING EXPENSES:					
Professional Services **	108,000	6,723,313	(6,615,313)	6225%	163,040
Other Charges	229,895	114,946	114,949	50%	113,448
TOTAL OPERATING EXPENSES	337,895	6,838,259	(6,500,364)	2024%	276,488
OPERATING INCOME	2,148,289	(5,988,799)	(8,137,088)		572,972
NON-OPERATING REVENUES:					
Investment Earnings	-	3,277	3,277		3,250
Lease interest	-	-	-		4,620
Interfund Loan Payments	104,219	-	(104,219)	0%	-
Insurance Claim Proceeds	-	5,956,180	5,956,180		-
TOTAL NON-OPERATING REVENUES	104,219	5,959,457	5,855,238	5718%	7,870
NON-OPERATING EXPENSES:					
Debt Service	2,074,250	224,625	1,849,625	11%	263,375
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,078,750	224,625	1,854,125	11%	263,375
CHANGE IN NET POSITION	$ 173,758	$ (253,967)	$ (427,725)		$ 317,467

* Lease Revenue includes payments applied to lease receivable

** Includes insurance claims of $6.5 million

STORM WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Residential Sales	$ 1,389,000	$ 482,928	$ (906,072)	35%	$ 456,763
Industrial Sales	976,000	333,783	(642,217)	34%	318,710
All Other Receipts	3,000	2,492	(508)	83%	2,330
TOTAL OPERATING REVENUE	2,368,000	819,203	(1,548,797)	35%	777,803
OPERATING EXPENSES:					
Collections:					
Personnel Services	389,354	98,532	290,822	25%	118,973
Supplies, Services & Other Charges	278,574	52,129	226,445	19%	82,969
Administration:					
Personnel Services	264,632	80,024	184,608	30%	76,347
Supplies, Services & Other Charges	495,107	167,545	327,562	34%	159,551
Utility Billing:					
Personnel Services	28,982	8,807	20,175	30%	9,054
Supplies, Services & Other Charges	87,955	23,395	64,560	27%	20,451
Capital Outlay	788,000	685,743	102,257	87%	93,944
TOTAL OPERATING EXPENSES	2,332,604	1,116,175	1,216,429	48%	561,289
OPERATING INCOME	35,396	(296,972)	(332,368)		216,514
NON-OPERATING REVENUES:					
Investment Earnings	50,000	-	(50,000)	0%	-
Intergovernmental	-	386,627	386,627		-
Bond Proceeds	475,000	-	(475,000)		-
TOTAL NON-OPERATING REVENUES	525,000	386,627	(138,373)		-
NON-OPERATING EXPENSES:					
Debt Service	394,200	240,455	153,745	61%	235,581
Issuance Costs & Fiscal Agent Fees	500	264	236	53%	-
TOTAL NON-OPERATING EXPENSES	394,700	240,719	153,981	61%	235,581
INCOME BEFORE TRANSFERS	165,696	(151,064)	(316,760)		(19,067)
TRANSFERS IN (OUT):					
Transfers In	299,600	-	(299,600)	0%	-
Transfers (Out)	(411,000)	-	411,000	0%	-
NET TRANSFERS IN (OUT)	(111,400)	-	111,400		-
CHANGE IN NET POSITION	$ 54,296	$ (151,064)	$ (205,360)		$ (19,067)

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 04/30/2026 AND 04/30/2025

	2026			PERCENT OF BUDGET	2025
	BUDGET	ACTUAL AS OF 4/30/2026	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 4/30/2025
OPERATING REVENUES:					
Memberships	$ 161,710	$ 62,200	$ (99,510)	38%	$ 55,864
Rentals	237,385	58,185	(179,200)	25%	52,878
Lessons	230,000	114,800	89,550	50%	97,759
Leagues	190,962	-	(190,962)	0%	13,483
Leases	326,200	84,944	(241,256)	26%	106,347
Other Revenue	51,635	12,608	(39,027)	24%	10,867
TOTAL OPERATING REVENUES	1,197,892	332,737	(660,405)	28%	337,198
OPERATING EXPENSES:					
Administration:					
Personnel Services	476,213	149,805	326,408	31%	137,619
Supplies, Services & Other Charges	498,099	120,867	377,232	24%	122,110
Event Center:					
Personnel Services	29,123	4,203	24,920	14%	3,870
Supplies, Services & Other Charges	29,989	16,536	13,453	55%	13,440
Curling Center:					
Personnel Services	236,008	87,317	148,691	37%	80,027
Supplies, Services & Other Charges	108,311	32,839	75,472	30%	42,663
Crooked Pint	62,135	14,670	47,465	24%	17,222
Capital Outlay	294,500	254,577	39,923	86%	260
TOTAL OPERATING EXPENSES	1,734,378	680,814	1,053,564	39%	417,211
OPERATING INCOME (LOSS)	(536,486)	(348,077)	393,159		(80,013)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,000)	13,398	63,398	-112%	17,466
NON-OPERATING EXPENSES:					
Debt Service	1,081,111	836,016	245,095	197%	1,321,239
Issuance Costs & Fiscal Agent Fees	1,600	4,332	(2,732)	271%	3,400
TOTAL NON-OPERATING EXPENSES	1,082,711	840,348	242,363	197%	1,324,639
INCOME (LOSS) BEFORE TRANSFERS	(1,669,197)	(1,175,027)	698,920		(1,387,186)
TRANSFERS IN (OUT):					
Transfers In	1,677,500	840,000	(837,500)	47%	1,320,500
CHANGE IN NET POSITION	$ 8,303	$ (335,027)	$ (138,580)		$ (66,686)