



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, July 13, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the June 8, 2022 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Variance for Clover Ridge Apartments/AV Development/PC #2022-42
 - 7.B. PUBLIC HEARING: Recommend Approval of the Final Site & Building Plan, Final Plat and Variances for The Gallery Apts/Chase Real Estate/PC #2022-43
 - 7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for Hidden Maples (fka Firemen's Park II)/Landmark Builders/PC #2022-44
 - 7.D. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45
 - 7.E. Recommend Approval of the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46
8. Other Business
 - 8.A. Receive Other Meeting Minutes
9. Adjourn

CHASKA PLANNING COMMISSION MINUTES JUNE 8, 2022

1. Call to Order

Chairperson Dahlke called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Olson, Gaare, Urbanski, Baswa, and Chairperson Dahlke.

Members absent: Commissioners Lacey and Rylee

Also present: Nate Kabat, Community Development Director (video conference); and, Liz Hanson, City Planner.

3. Adopt the Agenda

Chair Dahlke noted that he would like to add an agenda item related to e-mail communication with staff under #8.

Motion by Commissioner Brass, second by Commissioner Urbanski to adopt the agenda, as amended.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the May 11, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Aasen, to approve the minutes of the May 11, 2022 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Commissioner Olson noted that he would need to recuse himself from voting on item 6.c., but would like to ask staff a few questions related to traffic control. He asked at what point in time does the City designate where stop signs will go for these new developments, such as Oak Creek and both D.R. Horton developments.

City Planner Hanson stated that the City Engineer and Public Works crews would go out and evaluate those sections. She noted that they look to see if there are obvious signs that this is needed, but sometimes this evaluation takes place after the fact so they can see the traffic movements.

Commissioner Olson asked about sidewalks, specifically for Oak Creek, and how they would be maintained and controlled with the platting, for example, which side of the street. He gave the example of a City-owned lot right next to the sidewalk and questioned if that meant the City would be responsible for it and asked specifically about the long stretch that will have sidewalks on both sides of the street.

City Planner Hanson explained that typically the owner of the adjacent lot would maintain the sidewalk that is in front of them. She noted that there will be a portion that will be maintained by the homeowners along that stretch, but the remainder would fall on the Jonathan Association as the HOA of the developer.

Commissioner Olson commented on item 6.e., and explained that when this came through Planning and Concept, the traffic to the north was his big concern. He stated that at the Preliminary phase it was stated that the Commission could not make it a condition that they would have to work with the neighbors to the north to identify a solution to the problem and was only able to make this a recommendation. He noted that 6 months have passed and the City hasn't done anything and it wasn't until the neighbors were informed that this was coming for Consent that they were even notified of anything. He stated that he is disappointed in the City for not using this time in order to find a solution for resolution of the whole project so everyone can walk away knowing that they are being taken care of. He stated that to the Commission, 'Final' means that everything is final and all the T's have been crossed and the I's dotted, but this is one thing that still remains open and has since the Concept phase. He reiterated that he is disappointed in City staff for not addressing this over the last 6 months while Costco and the developers were coming through and addressing concerns within their property but not working with staff to address the issues with traffic with the neighbors to the north. He stated that he will be voting against that item because of staff's inability to take action in a timely manner.

Community Development Director Kabat stated that he does not feel it is accurate to say that staff has done nothing in this time period. He explained that while he would agree that it had not been resolved yet, staff has been working with MnDot. He stated that part of the challenge on this piece of property is that this is MnDot's road which means the City needs to work through their process in order to find a resolution. He stated that he would like it to be understood that staff has not been sitting on their hands and not doing anything but acknowledged that he understood Commissioner Olson's frustrations with the situation.

Chair Dahlke noted that the Commission would pull items c. and e. for separate votes.

Motion by Commissioner Brass, second by Commissioner Baswa, to approve the Consent Agenda items a, b, and d, as follows:

- a. Recommend Approval of the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34
- b. Recommend Approval of the Final Plat for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2022-37
- c. ~~Recommend Approval of the Final Plat for Oak Creek/DR Horton/PC #2022-39~~ - (Pulled for separate vote)
- d. Recommend Approval of the Final Plat for Rivertown Heights/DR Horton/PC #2022-38

- e. ~~Recommend Approval of the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-
RCA Oak Ridge LLC/PC #2022-36 – (Pulled for separate vote)~~

Motion carried.

Motion by Commissioner Brass, second by Commissioner Urbanski, to approve Consent Agenda item:

- c. Recommend Approval of the Final Plat for Oak Creek/DR Horton/PC #2022-39

Motion carried 6-0-1 (Commissioner Olson abstained)

Motion by Commissioner Urbanski, second by Commissioner Gaare, to approve Consent Agenda item:

- e. Recommend Approval of the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-
RCA Oak Ridge LLC/PC #2022-36

Motion carried 6-1 (Commissioner Olson opposed)

7. Action Items

- A. CONTINUED FROM MAY 11, 222 PLANNING COMMISSION MEETING: Recommend Approval of the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

City Planner Hanson presented the item to the Commission and noted that if recommended for approval, this item will be before the Council on June 20, 2022.

Commissioner Olson stated that this represents a significant change from the first presentation and the developer took some input from the parish on what direction they would like to go. He stated that he wanted to commend them for listening even though some of the decisions were not easy to make.

Dave Pokorney, Community Asset Development Group, explained that their three goals were to work with the church so they could continue to be viable, preserve the school buildings, and to come up with a project that supported the economic vitality of downtown while having the project remain economically viable. He noted that one thing that is a change in the plan that he does not want people to miss is that the alley will be shifting over about 20 feet in order to create space for parking.

Chair Dahlke stated that it is clear to him that there was a lot of compromise and work done in order to come up with this proposal. He stated that he understands it is not necessarily what Mr. Pokorney would prefer, but thanked for him for his work.

Commissioner Brass noted that this is a drastic change from what was presented at the last meeting which is not seen very often. He stated that it was nice to see that they listened to the voices of the people and the recommendations from staff and the Commission.

Commissioner Urbanski stated that this plan also saves the school which he is happy to see because once you start losing things like that, you lose the culture of the community.

Motion by Commissioner Urbanski, second by Commission Aasen, to recommend to City Council approval of the Concept Plan for Guardian Angels School & Convent Buildings and Block 42, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Concept Plan (pgs 1-14), submitted by Community Asset Development Group
2. Adherence with the City Engineer's Memo dated May 11, 2022.
3. Creation of a high-quality outdoor gathering space for the office use and to be shown at preliminary submittal.
4. Provision that the storage use is ancillary to the principal use in the convent building.
5. Provision that a definitive agreement, end user/owner, and defined uses occupying the gym space to be specifically defined at preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that Planting Islands Section 15.28.070.E4 will be met.
10. Provision that all multi-family uses meet Usable Open Space Section 15.28.120.F1. and be addressed at preliminary submittal.
11. Provision of a parking analysis be provided for the gym and office uses on where parking stalls will be accommodated, and to be submitted at preliminary submittal.
12. Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.
13. Provision to further explore 'paseo' concepts through the site and to be addressed at preliminary submittal.
14. Provision to further evaluate screening along the edges of the site and parking areas, and to be addressed at preliminary submittal.
15. Provision to provide a more detailed analysis of the 12 apartments parking stalls on the alleyway in terms of ownership/maintenance, snow removal, and designated signage, and to be addressed at preliminary submittal.
16. Provision to provide a more detailed analysis of the alleyway and who will be owning/maintaining it, and to be addressed at preliminary submittal.
17. Provision of a detailed analysis of the lot width and setback provisions for the site and the reasoning of such, and to be addressed at preliminary submittal.
18. Provision that the single-family homes meet R-2 zoning standards.

Motion carried.

- B. PUBLIC HEARING: Recommend Approval of the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35

City Planner Hanson presented the item to the Commission and noted that if recommended for approval would come before the City Council on June 20, 2022.

Commissioner Olson stated that it looked like they were using the precedent of Pioneer Vista as justification for granting the variance to the setback and asked how much of Pioneer Vista actually encroaches on the 20 feet. He noted that staff had also mentioned the two apartment complexes that are by Clover Ridge Elementary, which he feels is a completely different dynamic because now it is more in the 'close-knit' dynamic of Clover Ridge and you cannot drive fast there. He stated that he did not think using the three examples given by staff are reasonable to be used as precedent for what is before the Commission, which is a four-story apartment building. He stated that he does not believe it is reasonable to grant the variance for the size of the building because they had the opportunity to make a change. He stated that the building has not changed much from the Concept Phase to the current proposal and the Commission was not informed that a variance would be needed until tonight's meeting. He stated that now the Planning Commission has been put in a very difficult position and is being asked to make a decision on something that could have been addressed earlier on in the process. He stated that the most important thing is how much usable space there is and he feels with this project as well as others, the buildings are just too big for the size of the lot they are on. He stated that he feels it all comes down to interpretation and staff has said it meets the 'intent' but, to him, looking at what is written in the Zoning Ordinance, he feels it does not match or fit. He stated that he feels showing the actual numbers tonight shows how deficient they actually are. He stated that he believes there is enough here to make him question how it got to this point. He stated that this is supposed to be dotting the I's and crossing the T's, but he feels there is still a lot of questions and concerns about this request for a variance when the developer had the ability to adjust the size of the building to simply meet the standards.

Chair Dahlke stated that he recalled the variance being discussed last time so he would disagree with Commissioner Olson on that point. He noted that Commissioner Olson was the one who made the motion to approve the Preliminary Plan and nothing has changed since that point.

Commissioner Olson agreed that he had made that motion but pointed out that one of conditions was in relation to size. He stated that the developer simply changed the optics of the building and did not change the size. He explained that he had felt a little bit coerced because of the comment made by Chair Dahlke questioning whether he should recuse himself from this topic even though he was not within the boundaries, nor did staff ask him to recuse himself. He explained that this was why he had felt a little bit of pressure based on that comment, but with the condition included that they were supposed to address the size, he felt a bit more comfortable because he thought the building size would be adjusted in order to meet the setback. He referenced the previous agenda item where the developer went back and listened to the concerns and recommendations and changed their proposal where this applicant has not and now they are just asking the City to provide a variance so they can just continue with what they want to do.

Commissioner Brass asked what the actual deficiency is on the open space.

City Planner Hanson stated that it is closed to 33,000 square feet.

Commissioner Brass confirmed that this is being addressed because of the wetlands to the west as truncating the usable portion of the site. He stated that it should also be known that the Commission has all seen the correspondence from Wade Sorenson. He noted that with regard to the setback, he asked if he was seeing this correctly, that with the way he is reading through this information is that if they just arbitrarily chopped off 22 feet of the building, everything would be fine because it meets the ordinance.

Commissioner Olson agreed because it would meet the ordinance.

Commissioner Brass asked if the major discussion point was safety or just meeting the ordinance.

Chair Dahlke noted that he drove the site and thinks that the safety issue is non-existent.

Commissioner Brass noted that, to him, the amount of setback feels arbitrary in nature and wanted to understand what the argument would be for why the Commission would not approve the variance. He stated that he would like to be convinced on why he should not vote in favor of this.

Chairperson Dahlke opened the public hearing at 8:05 p.m.

Wade Sorenson, 1456 Sofia Drive, noted that there are two variances being discussed, but believes only one is on the table for tonight.

Chair Dahlke confirmed that this was correct.

Mr. Sorenson stated that the variance being discussed tonight is the setback and noted that the open space variance is being proposed as a 'future discussion point'. He stated that he thinks it is the opposite situation from what Commissioner Brass spoke about because it should not be his job to convince the Commission to vote 'against' it, but rather it should be the developers job to convince the Commission to vote 'for' it. He stated that he feels that they have not provided a sufficient enough argument to be granted a variance. He stated that having a very tall building abutting a road is causing the need for a variance and not because of the wetlands. He questioned the point of having the Code if the City was not going to follow it. He reiterated that he did not feel the applicant had provided an argument that would justify bypassing the code. He stated that with the example giving of lopping off a portion of the building in order to meet the setback requirements, that would still leave them with 35 to 36 units/acre which still gives them a very reasonable use out of the property. He noted that an economic consideration, per City Code, is not a sufficient reason for granting this variance. He stated that this building will be located on a substantial curve and noted that there are about 500 units being put into the area, which equates to about 4,000/day according to the traffic study. He stated that currently this is a pretty quiet street, but in three years, it will be bustling and very busy and this building is going to completely block the drivers' view around the corner and the closer it is to the street, the more the view will be blocked. He stated that he feels the safety improves the farther that building is setback. He noted that the townhomes mentioned by Commissioner Olson do not impact driver visibility at all because they are up on the hill and not in the site lines so he does not think that comparison matters at all. He explained that his key point, as a resident and parent in this neighborhood with all the new traffic that will be coming down this road, is that from a

safety perspective it is very important that it not be allowed to be pushed forward and does not believe any reason has been given that the City should not follow its code.

Commissioner Brass asked if Mr. Sorenson was saying his number one issue was related to safety.

Mr. Sorenson explained that the safety issue is his number one reason that the Commission should say no and reiterated that he did not think the applicant had provided any reason that the Commission should say yes to their request, other than economics.

Commissioner Brass explained that he was not familiar with the developers economics, but wanted to make sure that he understands Mr. Sorenson's concerns.

Mr. Sorenson outlined his concerns related to the visibility of the road because of the tall building and also noted that there will be a lot of kids in the neighborhood out exploring because there is not a tot lot. He noted that the need for a variance was first brought up as part of the City Council discussion and was not brought up at the Planning Commission level. He stated that more and more things are being crammed in, such as the additional trees between the building and the walking trail, that will limit visibility in the area.

Commissioner Aasen stated that he does not see the building being as much of an issue as all of the landscaping that is being proposed. He stated that he thinks the landscaping is going to cause more of a site visibility issue than the building.

Mr. Sorenson explained that he feels the further back the building is from the road, the safer it is because there is less chance that it will be impeding the site lines. He reiterated that he did not think it should be his job to convince the Commission to vote against this proposal.

Commissioner Brass stated that he understands Mr. Sorenson's concern and would be interested to see if the developer had any site line studies or what their feedback would be regarding this issue.

Mr. Sorenson referenced the last few paragraphs in the e-mail he had sent to the Commission that asked why this variance was coming at the 'final' stage and had not come earlier in the process. He asked the Commission to really think about this and not simply 'rubber stamp' it because he feels that this is a meaningful variance request and is probably much more important than they even realize.

Josh McKinney, Measure Group, 1130 Vagabond Lane, Plymouth, explained that he was assisting the developer. He noted that health, safety, and welfare is certainly something they are concerned about and would take into account as they proceed with their design. He explained that how the right-of-way is set is based on the speed of the road and they also take into account the site distances along with the width of the right-of-way in mind. He stated that they would defer to the City Engineer on whether or not this building would impact those site distances, but noted that they are pretty confident based on their past projects and work with their engineers that this building would not present any hazards over and above any other building close to the right-of-way would be.

Commissioner Brass stated that he thinks that height in this scenario is irrelevant.

Mr. McKinney stated that with regard to site triangles and distances that engineers would use to design roadways doesn't take into account any site distances either so he would agree that the setback is irrelevant with regard to site distances. He stated that he feels it is also important to recognize scale and the distance would be from the right-of-way line to the building and not from the street to the building. He stated that there will be a trail and a boulevard between their building and the curb line of the road. He explained that this is a 12 acre site that is essentially reduced to a 3.2 acre site and when they were siting the building, they tried to take as much of it off of Clover Ridge as possible. He reviewed an aerial photograph of the area and noted that they would have preferred to hide the parking behind the building but it did not work out that way. He stated that they feel the variance request is reasonable because it is so far back from other homes. He stated that they are basically forced by the wetland setback but also the need to provide further setback off of an existing City pond. He noted that they felt there were a lot of site constraints that pushed them in this direction which is why they felt comfortable proceeding with a building that was closer than the setback in that location. He explained that even though the Commission isn't specifically talking about the open space tonight, he noted that there are several constraints on this site in terms of what is developable. He stated that they felt really good about a 3.2 acre site providing over an acre as usable green space. He noted that City staff had worked very hard alongside them to try to add amenity to the site, given their constraints. He stated that contrary to Commissioner Olson's earlier statement, he feels they have taken feedback and have tried to enhance what they have to work with.

Commissioner Olson asked about the location for a tot lot.

Mr. McKinney explained that they had a tot lot located on the southern portion of the site near the public trail however, when they took those plans to their insurance company, they said no because it would end up being a de facto public space. He stated that they are still working with them to try and get them comfortable with something and explained that was why they were not currently showing a tot lot on their plans.

Commissioner Olson stated that was a discussion point from the Commission and he would assume also the City Council. He stated that even if this application was coming through without the variance, the fact that they have not addressed the specific items that should have been able to check the box is, in his opinion, reckless. He noted that Mr. McKinney just assured the Commission that they had listened to their feedback, but they have submitted a plan that did not address something that they were asked to take care of. He referenced the open space exhibit that was put in earlier this week and stated that he would really like the applicant to read the description for open space 3. He read aloud the description from the exhibit he had referenced which stated that the open space can be used for summer activities like open ball field and frisbee, however, there is no actual open space here because it is just a hill, plantings, and walking path.

Mr. McKinney stated that he would disagree because there is open space just south of the driveway that would be open for ball-type activities. He stated that Commissioner Olson is referring to its current condition and not the graded condition.

Commissioner Olson stated that he was referencing the landscape plan that was provided by the applicant that shows trees all through this area and is not open space.

City Planner Hanson clarified that 'open space' is not open, but is usable space.

Commissioner Olson referenced the description that he had read aloud from and reiterated that it says, 'such as a ball field, playing frisbee and for sledding.' He asked if someone would be able to sled down these hills with the trees and landscaping. He stated that he appreciates the fact that the applicant has put together the landscaping plans in order to check that box for the City, but when this is what has been submitted for approval and there are statements like what he has referenced, in his opinion, it doesn't fit. He stated that the Commission needs to be very clear about what they are approving because these little details come into play because these are the documents that will last a lifetime because the decisions they make will affect what will be standing here a lot longer than anyone on the Commission. He stated that he wants to make sure that the details are clear on every decision that the Commission makes. He stated that the items he has mentioned are little things, but they are important, and they seem to have been overlooked. He stated that it brings him back to the question of the variance and what impact it would have on the applicant to actually fit into the requirements of the ordinance.

Commissioner Brass asked if the plan was for the developer to pay park dedication fees.

City Planner Hanson stated that the applicant will be required to pay park dedication fees.

Mr. McKinney noted that they can continue working on their tot lot issue and explained that he did not want to put one on the plan and then not be able to commit to it and follow through with the plans. He stated that their insurance company would entertain the idea of the tot lot on the western portion of their building but they are constrained with hard cover and wetland setback on that side.

Commissioner Baswa asked about the open space plans and the landscaping plan that they had already created. He asked whether this would come back to the Planning Commission with various trees removed and noted that he just wanted to understand that situation.

Mr. McKinney stated that they would not want to go beneath the landscape requirement and would plan to shift trees in order to be able to be consistent with the City's requirement for tree placement and replacement. He stated that when they come forward with the variance for the open space, they can clarify exactly where the uses that are identified within the statement will be, but noted that they do have the flexibility to shift the trees around and adjust their species in order to make this fit. He explained that he was confident that they can make the placement of the tot lot work somehow.

Commissioner Brass stated that he is a huge fan of tot lots and asked if he was correct that the applicant had the right to forego putting one in and just pay fees to the City.

City Planner Hanson explained that even if the applicant provides a tot lot, they would not get park credit for it because it would be considered a private amenity.

Community Development Director Kabat stated that the Commission could add a new condition of approval that they include a tot lot.

Commissioner Brass asked if that should be done tonight since they are officially talking about the setback. He questioned whether the Commission should wait until this comes back before them regarding the open space.

Community Development Director Kabat noted that tonight's approval is for Final Site and Building Plan, so now would be the time to include that condition.

Commissioner Olson asked why this had not been tabled for a month in order for both variance requests to come before the Commission at one time.

Commissioner Brass noted that it does feel fragmented.

Commissioner Olson explained that his fear is that the Commission is going to make a decision on the setback, but then there will be another issue with the open space. He reiterated that he does not understand why this wasn't tabled in order to give the applicant time to address all the issues and come back with an actual final plan rather than moving it forward in a piecemeal fashion.

Community Development Director Kabat stated that the public hearing notice did not include the open space piece which was an administrative error. He stated that as staff was evaluating this project, the feedback that they had heard at Preliminary was that the site plan has remained the same with relation to the open space. He stated that at the Council level, there was some support expressed for the amenity being provided of the trail and the interaction with the wetland. He clarified that from staff's perspective, since nothing had really changed on that front, it seemed that they could move forward with this and try to provide the developer with as much progress as possible and give them assurances that they need in order to move forward with their project. He stated that the Commission could decide to table this item, but staff's interpretation is that the developer has made changes sufficient to meet those conditions.

There being no additional comment, Chairperson Dahlke closed the public hearing at 8:45 p.m.

Commissioner Baswa stated that basically the Commission is seeing similar issues with asking for a tot lot. He stated that it was asked for at the Concept Phase and again at the Preliminary phase and suggested that, in the future, staff bring this up with applicants so there is not this same kind of discussion with other applicants at the last minute, in their Final phase.

Commissioner Brass stated that rather than tabling the whole item, he would like the Commission to vote on what is before them tonight. He stated that this project is going to come back before the Commission regardless of what they do so he does not see a reason to table this

Chairperson Dahlke stated that he agreed that the Commission should act on this item tonight and reminded the Commission that they are just being asked to make a recommendation to the Council.

Commissioner Brass noted that he is in favor of adding some sort of requirement of either a tot lot or a basketball hoop that is for recreational use. He stated that it would also be nice to hear from the developer about what had been brought up by Commissioner Olson regarding open space ball field and frisbee use, because it would be nice to see where it actually is. He noted that he would agree that the plans make it seem like it will not be there, despite the narrative. He noted that related to the setback issue, he feels it is more arbitrary than it is anything else and does not feel it is a strong argument against granting the variance.

Vishal Dutt, 200 Oak Hill Drive, explained that he is the developer for this site and noted that he appreciated Commissioner Brass's comment about possible different iterations of 'tot lots'. He stated that they would like to get direction from the City on what they are actually looking for.

Commissioner Brass stated that he would personally give staff discretion on that item. He stated that he is not developing this lot, but knows that there will be children there. He explained that he used to live in this neighborhood and there is not a park very close, so he feels there needs to be a little something for a teenager or a kid, which could be a swing set and a basketball hoop.

Commissioner Baswa explained that the idea is to provide something so the kids don't go on the road.

Mr. Dutt stated that they will work with City staff on this issue.

Commissioner Olson stated that to address the setback issue, Commissioner Brass has expressed his opinion, but from the Commissions seat, their job is to take what is being presented and apply it to what the rules are, such as the ordinance. He referenced the Gallery apartment building which is quite large, but has met all the setback requirements and this is a design on the other side of the tracks that infringes on the setback requirements. He explained that, to him, it gets back to the consistency side of things and the idea of a 'reasonable variance'. He stated that more than 50% of what is expected, is probably not a reasonable variance. He stated that if they had come in asking for a 5 foot variance, he doesn't think there would be much pushback from anyone, but in this case, they are asking for over 50% of what is expected based on the size of their building. He stated that he feels that the developer has not done anything or made any changes to at least try to meet the setback. He explained that his fear is that if the Commission says yes to the variance, then this 'gives them' 20-23 feet to be able to go try to find some open space in order to meet the other requirement. He stated that this brings him back to his point about the reason for handling these separately, because to him, they should be combined together. He stated that the developer could meet the setback requirement by simply adjusting the size of the building by 5% which would equate to 6 units. He stated that it raises the question of why the City would grant a variance when the applicant can make a minor adjustment to their plan and meet the requirements. He stated that he also has concerns about future developments in the area coming in and asking for similar variances.

Chairperson Dahlke noted that the Commission has no clue about the finances for this project so to say an adjustment is 'minimal' is simply an opinion. He noted that the 5% referred to by Commissioner Olson may, in fact, be the profit margin for the entire project.

Commissioner Olson noted that economics is not a justification for a variance because they are still able to build a sizable building but still meet the setback requirements.

Commissioner Brass stated that he is trying to keep the economics out of his head and reiterated his earlier comment about the height of a building arbitrarily determining the setback but noted that Commissioner Olson has a point that they could just make the building smaller and meet the requirements.

Commissioner Olson referenced other examples where the Commission had granted variances when the ordinance didn't necessarily fit the intent but did not give them, for example, 50%. He stated that there have been situations where things have been close, so it was easier to give a variance because they were trying to make it work and in this case, they have not tried to make it work. He noted that this was also a request for a variance on setback not on something like landscaping.

Ashish Aggarwal, 16135- 55th Avenue N, explained that he is one of the partners in this development. He explained that if they push the building back 20 feet, they will lose 8 units which is financially significant in order to make the development work. He asked the Commission to think about what would happen if they pushed a u-shaped building 20 feet closer together and how things like the sun and air would be effected and noted that the courtyard area needs enough space to look nice and have sun shining and the air flowing.

Commissioner Olson asked about the statement that meeting the setback requirements would reduce the size of the building by 8 units and asked for an explanation of the math because he did not see how he came to 8 units.

Mr. Aggarwal stated that it could be more than 8 units because if they do what he is asking them and redesign the building with their architect, they could lose 12 or 15 units. He stated that these types of projects have a very tight budget, especially with construction costs as they are currently and losing even only 2-5 units could make or break the project.

Commissioner Olson stated that to agree with Commissioner Brass's point, the Commission needs to keep economics out of it, because, for example, they could have built 2 years ago. He stated that he understands that timing is everything, but this is at the 'final' stage. He stated that he was asking them to meet the setback and from what they had submitted, that would mean losing 6 units, but now Mr. Aggarwal is talking about changing the entire design which is not what they are asking for.

Mr. Aggarwal stated that they would have to change the design in order to meet the setback. He stated that they went with the direction they had gotten from the City Council and the Planning Commission and as the staff has said, there have been no changes. He stated that he is not able to dig down in the weeds and do all the math right now, but he thinks having 119 units on a 12 acre site will be beautiful for Chaska. He stated that he would ask the Commission to understand that there are constraints with this site and noted that they have been working for 6 months to make sure the building is designed nicely which is all a developer can do.

Commissioner Olson stated that they could also follow the ordinances.

Commissioner Urbanski stated that he feels this project is the perfect fit for this property and allows 119 more families to move into the City. He stated that while they still need to figure out the tot lot issue, he feels they have done a good job shoe-horning this project onto this piece of land considering all the constraints.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of the Clover Ridge Apartment Final Site & Building Plan and Final Plat for 119 units, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), prepared by AV Development, LLC, dated May 25, 2022
 - b. Final Plat (pgs 1-2), prepared by Sambatek, undated
 - c. Existing Conditions Survey, prepared by Sambatek, dated January 5, 2021
 - d. Construction Access Plan, undated
 - e. Photometric Site Plan, prepared by Mlazar Associates, dated March 7, 2022
 - f. Title Sheet (pg C1.01), prepared by Sambatek, dated May 3, 2022
 - g. Demolition Plan (pg C2.01), prepared by Sambatek, dated May 3, 2022
 - h. Site Plan (pg C3.01), prepared by Sambatek, dated March 31, 2022
 - i. Grading Plan (pg C4.01), prepared by Sambatek, dated May 3, 2022
 - j. Grading Notes (pg C4.02), prepared by Sambatek, dated May 3, 2022
 - k. Phase 1 Erosion Control (pg C5.01), prepared by Sambatek, dated May 3, 2022
 - l. Phase 2 Erosion Control (pg C5.02), prepared by Sambatek, dated May 3, 2022
 - m. Erosion Notes (pg C5.03), prepared by Sambatek, dated May 3, 2022
 - n. SWPP (pgs C5.04-C5.05), prepared by Sambatek, dated May 3, 2022
 - o. Utility Plan (pg C6.01), prepared by Sambatek dated May 3, 2022
 - p. Details (pgs C9.01-C9.03), prepared by Sambatek, dated May 3, 2022
 - q. Landscape Plan (pg L1.01), prepared by Sambatek, dated May 3, 2022
 - r. Landscape Details and Notes (pg L1.02), prepared by Sambatek, dated May 3, 2022
 - s. Fire Truck Turning Exhibit, prepared by Sambatek, dated March 7, 2022
 - t. Open Space Exhibit, prepared by Sambatek, dated March 31, 2022
 - u. Clover Ridge Apartments (pgs A101-A105), prepared by J Corp, dated January 28, 2022
 - v. Clover Ridge Apartments (pgs A201-A202), prepared by J Corp, dated March 7, 2022
 - w. Clover Ridge Apartments (pg A203), prepared by J Corp, dated March 31, 2022
2. Adherence to the following setbacks for Clover Field Apartments:
 - a. Front: 20 feet
 - b. Rear: 20 feet
 - c. Side: 10 feet
 - d. Side (corner): 20 feet
3. Provision of 360 degree architecture be used on all facades.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
7. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
8. Provision that mechanical equipment will be completely screened from view.
9. Provision that section 15.28 Special Regulations are complied with.
10. Provision that light poles do not exceed 25 feet in height and comply with zoning section

15.28.250.

11. Provision of a tot lot, or something similar, be incorporated into the plans and approved by the Planning Department.
12. Provision that the applicant obtain a variance for the Usable Open Space deviation (zoning section 15.28.120.F.1)

Motion carried 6-1 (Commissioner Olson opposed)

Motion by Commissioner Brass, second by Commission Gaare, to recommend approval of the Variance from Section 15.16.020.F.1.

Commissioner Olson stated that according to the information provide by staff, the applicant is lacking 33,000 square feet of required open space. He stated that by allowing this variance, the Commission would be allowing them to create space to be able to meet another requirement that they have. He stated that he does not believe that is correct, proper, or just. He stated that the City is allowing them to find space on their land by moving it forward. He stated that the only way to create open space is by reducing the size of the building and asked why the Commission would consider granting the variance setback and not require them to stay within the ordinances for the open space expectations for the property. He stated that he feels there is no reason why the Commission needs to give approval today for the setback variance. He stated that they can deny it because it will need to come back through and be addressed in their next version anyway when they have to change the size of their building to meet the conditions for the open space.

Commissioner Brass stated that they are not going to find 33,000 square feet for their open space which is why they will be coming back with a variance request.

Motion carried 6-1 (Commissioner Olson opposed)

C. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for 415 Walnut Street North/Chaska Moravian Church/PC #2022-33)

City Planner Hanson presented to the Commission.

Commissioner Brass asked if there was a legal order of how things appear on the agenda and noted that he would like to see something like this, which is more trivial and not controversial, to be placed earlier on the agenda, so they don't have to sit through other lengthy agenda items while they wait.

City Planner Hanson stated that she understands the concern and can consider this for future agenda items.

Chairperson Dahlke opened the public hearing at 9:20 p.m., there being no comment, he closed the public hearing.

Chairperson Dahlke noted that he has worked with His House in his role with the Chaska Lions Club and thinks they do fantastic work for the community.

Motion by Commissioner Urbanski, second by Commissioner Olson, to recommend to City Council

approval of the Conditional Use Permit for a professional services/offices use on the 415 Walnut Street North property, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Written Statement Describing the Intended Use of the Property;
 - b. Floor/Site Plan for 415 Walnut St N, including the house's square footage.
2. Any signs are required to submit a separate Sign Permit application and are regulated by Zoning Ordinance section 15.32.
3. As a locally designated historic property, any exterior alterations to the house will require submittal of a Site Alteration Permit subject to approval by the Chaska Heritage Preservation Commission.

Motion carried.

8. Other Business

A. Receive Other Meeting Minutes

- a. Receive the April 18, 2022 City Council Meeting Minutes
- b. Receive the April 4, 2022 EDA Meeting Minutes
- c. Receive the March 8, 2022 Park Board Meeting Minutes

B. Chair Dahlke – Email Discussion

Chair Dahlke explained that they had built a home outside of Chaska which means he will be leaving the Commission 6 months earlier than the length of his term. He stated that he had submitted a letter of resignation from his position addressed to staff but wanted to express his appreciation for the last 8.5 years serving on the Commission and the last 4 years serving as Chair. He thanked his fellow Commissioners and stated that he thinks this may be the most knowledgeable and talented group that has been put together to serve the City. He also expressed his thanks to all the past Commissioners including Mike Hahn who moved onto the City Council which is when he stepped into the role of Chair. He thanked City staff for all their work and made note of help he has received from Kevin Wright and Kevin Ringwald.

Chair Dahlke noted that because he is leaving there are some housekeeping duties that need to take place, such as making the Vice-Chair officially the Chair. He noted that he would like to suggest that Commissioner Lacey assume the role of Vice-Chair as Commissioner Brass steps into the role of Chair.

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend the City Council appoint Commissioner Brass to serve as Chair and Commissioner Lacey to serve as Vice-Chair of the Planning Commission.

Motion carried.

The Commission and City staff expressed their appreciation for Chair Dahlke's service to the City.

Commissioner Urbanski

- Noted that he sits on the Chaska Community Center Task Force and they are hosting an open house on June 15, 2022 from 6:00 p.m. to 8:00 p.m. to try to get feedback from the community about what they would like to see in the future.
- Asked about landscaping plans for various projects and noted that in a previous role on the Council in another city, they created a 'bank' type program that could be used in various parts of the neighborhood, to avoid a situation where they are overcrowding trees in order to get the required number in. He suggested that the City look at a similar program so they can avoid a situation where they are requiring someone to put in 4 trees within 4 feet of each other when they know that 3 of the trees are going to die.

There was consensus of the Commission that they would like to see something like a tree/landscaping bank program explored for the City.

City Planner Hanson stated that should be ways to look at making that work in the City and noted that it would just require some research by staff. She suggested that it may be a good discussion for a future work session.

Commissioner Aasen

- Stated that he took the tour of the City buildings and thinks there is a definite need for some improvements

Commissioner Brass

- Expressed his hope that people will not walk away from tonight's meeting where some of the Commissioners had differing opinions on some of the agenda items, because he thinks that kind of discussion is healthy

Community Development Director Kabat

- Noted that with the resignation of Chair Dahlke, that will move Commissioner Baswa into a role as a 'regular' Commissioner and Commissioner Aasen into the Alternate #1 position which means there will be a vacancy for the Alternate #2.
- Noted the intent to hold a joint work session with the City Council on July 18, 2022 and asked the Commission to let him know if they are able to attend

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adjourn the meeting at 9:46 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/13/2022

Subject: Clover Ridge Apartments – Variance

Applicant: AV Development, LLC

Location: South of Pioneer Trail, West of Clover Ridge Drive, North of Twin Cities & Western Railroad

Case No.: 2022-42

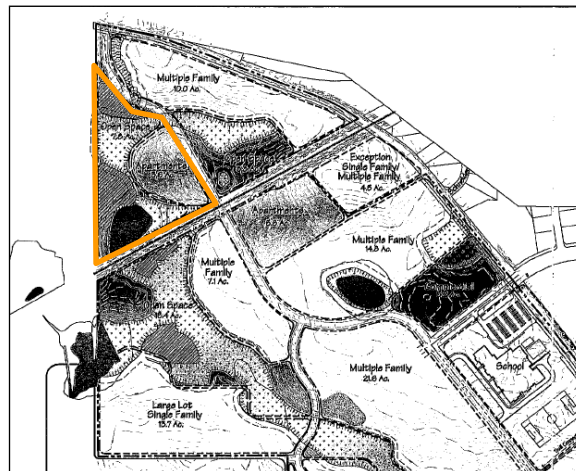
Synopsis: Applicant seeks to obtain approval of a Variance request from zoning section 15.28.120.F.1 regarding Usable Open Space

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Variance regarding Usable Open Space

BACKGROUND

Back in 2000 when the Clover Ridge development was being planned, the property just north of the Twin Cities & Western railroad was also conceptually looked at for use as multi-family and apartments. The site being reviewed this evening was guided for Apartments. See below.



In December 2021, the Concept Plan for Clover Ridge Apartments was approved. In April 2022, the Preliminary Site & Building Plan, Preliminary Plat and Rezoning were approved. In June 2022, the Final Site & Building Plan, Final Plat and Variance from PRD Building Setbacks were approved. During final approvals it was noted that the project would have to come back for a Variance on the Usable Open Space.

Comprehensive Plan & Land Use

The Comprehensive Plan guides this area to be High Density Residential and Open Space. The proposal tonight is consistent with this guidance.

The parcel of land that this development encompasses is currently zoned Planned Residential Development (PRD-84).

Adjacent properties

The site is bound on the south by the Twin Cities & Western railway and the Clover Ridge development; to the east by Clover Ridge Drive and Pioneer Vista; the north by Pioneer Trail; and the west by property owned by the Kelzer family.

Existing Conditions

The site is approximately 12 gross acres in size. A wetland complex exists over a majority of the site and leaves approximately 3.2 acres of land suitable for apartments, which is surrounded by the wetlands on the north, west, and south sides. These wetlands have been designated to be of a higher quality than most wetlands throughout the City and require a larger setback than most other wetlands. The property also contains a couple stormwater ponds that sprinkled along the north side of the property which were constructed as part of the development of Clover Ridge Drive. The site topography is challenging, but an ideal location for development exists upon a high point near Clover Ridge Drive, which then slopes gradually down towards the surrounding wetlands. The site offers beautiful and unobstructed views of the wetlands and woodlands beyond. These natural features will create a natural buffer for the project from surrounding land uses.

CURRENT PROPOSAL

The request is for a variance from City Code section 15.28.120.F.1 for Usable Open Space. The proposed Clover Ridge Apartment project will consist of approximately 119 market-rate units constructed upon 3.2 acres (38 units/acre net density) within a 12-acre gross site area.

The existing wetland complex will remain undisturbed. The existing stormwater ponds will also remain, though they might be expanded to incorporate this new development.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces.

The City Code calls for 1.8 acres of usable open space for an ordinary 12-acre site.

Evaluation of the Subject Property

In this instance, the subject property is approximately 12 acres in gross site area. The majority of the subject property is comprised of wetlands and stormwater ponds. The net site area, after excluding those wetlands and stormwater ponds, is 3.2 acres. The existence of wetland over the majority of the subject property is a feature that is unique to subject property and it presents a practical difficulty in achieving 1.8 acres of usable open space.

The proposed development includes 1.05 acres of usable open space, which is 0.75 acres (or 32,503 square feet) less than the amount required for an ordinary 12-acre site. Therefore, a variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space.

An ordinary 12-acre parcel, even with typical wetlands and stormwater ponds, would support multiple 4-story apartment buildings similar to the proposed development. Upon examination, staff finds that the inability to establish sufficient usable open space is a technical anomaly in applying the zoning code. This is because a majority of the gross site area contains a wetland. Conversely, when considering only the 3.2 acre buildable lot, the applicant achieves nearly 33% usable open space by allocating 1.05 acres of the proposed development. Clearly the existence of wetlands impacts the application of ordinance.

This amount of usable open space is in-line with other multi-family projects within the City, including Lake Jonathan Flats, which provides only 0.42 acres of usable open space for 117 dwelling units on a 2.8 acre site without any wetlands. Moreover, the amount of usable open space for the proposed development exceeds similar apartment buildings when evaluated as a ratio to dwelling units. As compared to the Lake Jonathan Flats, the proposed development provides more than double (2.4x) the usable open space per dwelling unit.

The proposed development shows four different areas for usable open space. One area is shown on the west side of the building for an outdoor patio, which can be accessed via the building. This patio space will be elevated over the underground parking area and contain seating and eating areas. The other patio near the southeast portion of the building will contain grilling area and picnic tables. The third area for usable open space is situated on the west portion of the site for a tot lot, which was added in response to the June 8, 2022 Planning Commission meeting. And lastly, the fourth area for usable open space is situated on the south portion of the site and will contain benches, pleasant views of the adjacent wetland area, and a natural path meandering through the landscaping. Staff believes the applicant is providing adequate usable open space amenities for the proposed development.

Variance from Zoning Section 15.28.120.F.1

The applicant is requesting a variance from zoning section 15.28.120.F.1. which speaks to Usable Open Space on Multi-Family Residential sites. The code states as follows: *A minimum of 15% of the gross site area shall be shared open space for sites 43,560 square feet (1 acre) and above in gross site area.* Based on this code section, the subject property would have to provide 1.8 acres of usable open space within the 12 acre gross site area. The site plan shows 1.05 acres of usable open space, which represents a deficiency of 0.75 acres from the usable open space regulation as applied to the subject property.

A variance may be granted if the following three findings are met:

- 1) characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) the proposed use, if granted will not alter the essential character of the locality.

The applicant states that the practical difficulty in this instance lies in the fact that 8.8 of the 12

acres that are being treated as the “gross site area” consist of wetlands that cannot be included in the usable open-space calculation. With all 1.8 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 1.4 acres, not including setbacks, and other wetland buffer or wetland setbacks that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Staff Analysis

Finding 1. The request to deviate from the usable open space is due to the presence of abnormally large wetlands on the subject property, which comprise a majority of the gross site area, and previously existing stormwater ponds. These wetlands are natural features and were not created by the property owner/applicant. Additionally, the stormwater ponds were created by the City, not the applicant, for the construction of Clover Ridge Drive. The wetland and ponding areas also take up more than half the site (8.8 acres), and as such, only 3.2 acres are left developable. Based on the gross site area (approximately 12 acres) the applicant must provide 1.8 acres of usable open space, which would then leave 1.4 acres for the apartment, parking and other site plan pieces. In staff’s opinion, the usable open space regulation (1.8 acres) has a disproportionate effect on the subject property as a result of the wetlands presents a practical difficulty to development of the site for multi-family use. Strict application of this code requirement would prevent its development for apartment housing, which is directly contrary to the Comprehensive Plan and zoning ordinances.

Similar multi-family developments within the City exist on smaller sites (like Lake Jonathan Flats) and achieve higher usable open space ratios, but (i) have a smaller amount of usable open space acreage and provide less (ii) on a per-unit basis. This demonstrates a technical problem with the zoning code, which would not exist but for the sizable wetlands on the subject property.

As noted by staff findings throughout this report, the requested variance is reasonable in light of the practical difficulty in complying with the ordinance. Staff finds that the 1st finding is met.

Finding 2. The Comprehensive Plan guides this area for Open Space and High Density Residential and the subject property is zoned to allow for multi-family apartment development. The subject property has been guided for multi-family development in concept plans since 2000. The subject property was rezoned during preliminary plat approval and is currently zoned as a Planned Residential District (PRD-84) to allow for apartment development. The applicant proposes to use the subject property to develop an apartment building, which is consistent with the general purpose and intent of both the Comprehensive Plan and zoning ordinance.

The intent of the ordinance regarding usable open space is to ensure the creation of sufficient outdoor usable open spaces for the residents of multi-family sites. Here, the applicant proposes four usable open spaces upon the subject property. The amount of usable open space provided by this proposed development is 1.05 acres, which is similar or greater than the amount of usable open space provided by other similarly sized multi-family developments within the City.

Additionally, the applicant's proposal provides a usable open space per dwelling unit ratio that exceeds other recent similarly sized multi-family developments.

As noted by staff findings throughout this report, the proposed use is consistent with, and meets the purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of apartment homes on the subject property and providing adequate usable outdoor space for residents. Staff finds that the 2nd finding is met.

Finding 3. The proposed use is consistent with the guidance under the Comprehensive Plan and adopted zoning, which calls for the construction of an apartment building. The proposed development will result in the proper placement of higher density development adjacent to Pioneer Trail and at the edges of existing single-family residential to the north and the Clover Ridge neighborhood to the east and south, which intentionally blends multi-family homes, single-family homes, and open spaces. This is consistent with the City's land-use planning for at least the last 20 years and is in harmony with the City's Comprehensive Plan for the subject property.

Additionally, the proposed use includes 1.05 acres of usable open space in conjunction with the expansive and undeveloped wetlands to the southwest of the subject property. The existence of 1.05 acres of usable open space is far greater than similarly sized apartment buildings throughout the City, which will not result in the proposed development altering the essential character of the locality.

As noted by staff findings throughout this report, the usable open space provided by the applicant's proposed use is sufficient to maintain, and does not conflict with, the essential character of the locality. Staff finds that the 3rd finding is met.

Accordingly, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 8.75%.

Schedule

The developer's goal is to start construction of the project in July 2022. The construction of the project takes approximately 18-20 months, with the anticipation to be completed by Spring of 2024.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from

15% down to 8.75%, based on the following findings:

- 1. Practical difficulties exist in complying with the zoning ordinance due to the significant wetlands and topography of the subject property, which are unique characteristics of the property and were not created by the applicant.**
- 2. The proposed use of the subject property is consistent with the general purpose and intent of the comprehensive plan and City zoning ordinances, which guide the subject property for multi-family development and the amount of usable open space provided is sufficient to allow residents to recreate and enjoy outdoor activities on properties with multi-family development.**
- 3. The proposed use, if granted, will not alter the essential character of the locality because the proposed development provides usable open spaces that are in scale with the surrounding neighborhood, which has guided the subject property for multi-family for nearly twenty years.**
- 4. The wetlands and City stormwater pond areas make up more than half the gross site area and create practical difficulties in complying with the usable open space standard and requiring 1.8 acres of usable open space on the subject property is disproportionate to the overall use of the property and surrounding neighborhood.**
- 5. The proposed 1.05 acres of usable open space is sufficient to serve the 119 dwelling units proposed by the applicant and meets the intent of the Usable Open Space ordinance.**

June 21, 2022

Elizabeth Hanson
City Planner
City of Chaska, Minnesota
One City Hall Plaza
Chaska, MN 55318

Re: Clover Ridge Apartments
Useable Open Space Variance Request
Sambatek Project No. 50521

Dear Ms. Hanson:

On behalf of our client, AV Development, LLC, we are submitting an application for a variance from zoning section 15.28.120.F.1. The site for this project is located South of Pioneer Trail, West of Clover Ridge Drive, North of Twin Cities & Western Railroad.

Background

The provisions of zoning section 15.28.120.F.1(a)(1) require a minimum of 15% of the "gross site area" as useable open space for "sites" consisting of 1 acre or more. AV Development, LLC, is platting approximately 12 acres as the Clover Ridge Apartments plat and subdividing that land into two lots: Lot 1, which will include the proposed apartment building and total approximately 3.2 acres, and Outlot A, which will include the City stormwater pond and wetlands and will total approximately 8.8 acres. Since the City is applying the open space requirement to the entire plat, the 15% open space requirement over the 12 acres will be 1.8 acres.

AV Development, LLC, is proposing to provide approximately 1 acre of useable open space on Lot 1, or 33% of the area of that lot.

Under section 15.28.120.F.1 wetlands and stormwater ponds cannot be included in an open-space calculation. The entirety of Outlot A contains either wetlands or stormwater ponds, with no opportunity to provide any useable open space. This means that the remaining 0.80 acres of useable open space needs to be located within Lot 1.

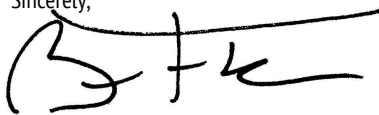
Practical Difficulties

Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; that the plight of the landowner is due to circumstances unique to his property not created by the landowner, and that the variance, if granted, will not alter the essential character of the locality.

The practical difficulty in this instance lies in the fact that 8.8 of the 12 acres that are being treated as the "gross site area" consist of wetlands that cannot be included in the useable open-space calculation. With all 1.8 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 1.4 acres, not including setbacks, and other wetland buffer or wetland setbacks that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Should you have any questions regarding any of the content within, please don't hesitate to contact me at 763.297.3654 or by email at bfrank@sambatek.com.

Sincerely,



Brian Frank, PE
Senior Project Manager

===== CHASKA LANDSCAPE CODE =====

- 750 SF
- THIS OPEN SPACE WILL CONSIST OF ROOF TOP PATIO SPACE WITH OUTDOOR FURNITURE, FOR OUTDOOR DINNING AND GATHERING.

- 611 SF
- THIS OPEN SPACE WILL CONSIST OF A GRILL STATION AND PICNIC TABLES.

- 41,891 SF
- THIS OPEN SPACE WILL CONSIST OF A BERM WITH A HIGH CONCENTRATION OF CONIFERS AND A LARGE FLAT GRASS AREA. THIS AREA WILL ALSO HAVE A WALKING TRAIL AND BENCHES THROUGH THE WOODLANDS AREA. THIS OPEN SPACE WILL BE USED FOR WINTER RECREATIONAL ACTIVITIES SUCH AS SLEDDING, AND SUMMER ACTIVITIES SUCH AS OPEN FIELD BALL SPORTS, AND FRISBEE.

- 480 SF
- LOCATED AT THE REAR OF THE BUILDING NEAR THE AMENITY BUMP-OUT. POSSIBLE ENHANCEMENTS INCLUDE EVERGREEN SCREENING AT THE REAR OF THE PLAYGROUND TO PROVIDE SEPARATION FROM THE WETLAND AND TRAIL CONNECTING GARAGE TO PLAY AREA.

OPEN SPACE CALCULATION		
BALCONIES (2,560 SF)		
OPEN SPACE A,B,C, AND D (43,732 SF)	REQUIRED	PROPOSED
TOTAL (CALCULATION: 46,292 SF/136,173 SF)	15% (20,876 SF)	33% (46,292 SF)

A north arrow pointing upwards, enclosed in a circle. Below it is a scale bar marked from 0 to 60 feet, with a midpoint at 30 feet. The scale bar is labeled "SCALE" at the beginning, "IN" at the midpoint, and "FEET" at the end.

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.

Print Name: _____ Johnnie R. Workman

Date _____ License # _____

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 50521



OPEN SPACE EXHIBIT

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET
1
1 OF 1
REV.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/13/2022

Subject: **The Gallery Chaska Apartments (fka Clover Field Apartments) – Final Site & Building Plan, Final Plat, and Variances**

Applicant: Chase Real Estate, Inc.

Location: West of Clover Ridge Drive, south of the Twin Cities & Western Railroad

Case No.: 2022-43

Synopsis: Applicant seeks to obtain approval of a 175-unit apartment building on land just west of Clover Ridge Drive and south of the Twin Cities and Western Railroad, and Variances from zoning sections 15.28.030.F (Required Number of Off-Street Parking Spaces) and 15.28.120.F.1 (Usable Open Space)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Final Site & Building Plan, Final Plat and Variances regarding Usable Open Space and Required Number of Off-Street Parking Spaces

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development, which included multi-family pads.

In December of 2021, the revised Concept Plan for Oak Creek (fka Sagewood 3rd Addition) and Clover Field Apartments was approved. The Concept Plan reviewed both projects together so that the property owners/developers could get an understanding of how a road extension could fit into the context of the future multi-family site where the Clover Field Apartments (now known as The Gallery Chaska Apartments) were proposed. The plan showed primary access to the Oak Creek development from a road extension off of Clover Ridge Drive at the intersection of Romeo Court. This road extension also showed an ingress/egress point for the apartment site. Both properties have since separated their applications. Oak Creek was approved as a single-family development on both the Kelzer property and a portion of the Chaska Investment property. The apartments were proposed entirely on the Chaska Investment property.

The Concept Plan for the Gallery Chaska Apartments showed a 4-story U-shaped building containing 162 units. The 4-story building also showed 2 levels of underground parking. In the review of the Concept Plan the Planning Commission/City Council provided feedback on the apartments to work on a couple things for Preliminary; design of the west façade (facing wetland) and breaking up the massing more, provide 360-degree architecture, and underground parking to be underground and not exposed on the west.

At the April 13, 2022 Planning Commission meeting the Preliminary Site & Building Plan and Preliminary plat for the Chaska Gallery Apartments was reviewed. It was tabled at this meeting

to work on design and landscaping concerns. The preliminary request came back in May 2022 where it was subsequently approved by Planning Commission and City Council. The preliminary conditions of approval stated that the project would require a variance on the parking allocation below the City's zoning requirements. The applicant has included the parking variance application as part of the submittal for approval of the final plat, site and building plan, along with a variance from the usable open space regulation.

CHANGES SINCE DECEMBER 2021 CONCEPT PLAN

The following changes have occurred since the December 2021 concept plan approvals:

- Apartment Unit Count & Building Layout; the revised plan shows a 4-story apartment building with 175-units, a pitched roof, and 1 level of underground parking. The apartment building proposed in the December 2021 concept plan showed 162 units, 4 stories, flat roof with elevator shaft, and 2 levels of underground parking. In addition, the building layout is very different compared to the previous concept plan. The previous plan showed a U-shaped building. The new plan shows an H-shaped building. This change helps break up the massing on all four sides, and more importantly on the west side, which faces the wetland and residential development. In addition, the majority of the underground parking level will be fully underground, which was a concern raised during the concept plan. Due to grade changes, there are some areas on the west that are exposed, however, a landscape plan will be implemented around the building.

CHANGES SINCE APRIL 13, 2022 PLANNING COMMISSION

The following changes have occurred since the April 13, 2022 Planning Commission meeting:

- Pedestrian Connections; a sidewalk connection was provided between the main entrance and south parking lot in line with staff's comments.
- Landscaping; the new plan shows the site meets the landscape ordinance. Additional landscaping was provided within the site, around the building, around the stormwater ponds, and the proposed regional trail.
- Building Design & Materials; the building's design/materials meets the requirements for Multi-Family Residential and has been changed to include the following:
 - Single-hung windows
 - 4 inch window trim at all openings
 - Added more locations with stone and window lintels
 - Added tower corner, siding and parapet details along roofline
 - Added entry door wood detailed canopy and stone
 - Added patios and enhanced bump-outs facing Clover Ridge Drive
 - More lap siding is used to reflect the surrounding context more
 - Colors have been changed to be lighter and reflect what's more predominantly found in Clover Ridge

CHANGES SINCE PRELIMINARY APPROVALS IN MAY 2022

The following changes have occurred since the preliminary approvals in May:

- Civil Plans Coordination; all plans reflect the accurate layout of the site. Previously the civil plans did not all show the complete revisions to the parking lot layout. Now all plans are the same.
- Landscape Plan; more plantings/trees have been added to the site to help with screening along the parking lot edges. Some trees have been bolstered in their size to meet landscape ordinance overstory caliper inch requirements. The calculations provided also show the distinction between proposed (new) and credited (existing) trees.
- Accessible Pedestrian Connections; it was noted in preliminary the concern to provide an accessible path for residents to the adjacent public trail on the west side of the site. The path on the northwest side of the building will meet ADA requirements to access the public trail.
- Tot Lot; the Gallery project is making a donation to the Jonathan HOA. Per discussion with the HOA President (Jeremy Ely), the donation will be utilized towards existing tot lots. This was determined to be the better strategy versus providing an additional tot lot on The Gallery property. Three neighboring tot lots (2 existing and 1 coming with DR Horton's project) surround the proposed development.
- Dog Run; a fenced in dog run has been included in the usable open space area west of the pool and near the regional trail.
- Neighborhood Meeting; the developer will have another neighborhood meeting on Saturday, July 9th. A summary of such meeting will be provided at the Planning Commission meeting.

ADHERENCE WITH SECTION 15.16.020.F PLANNED RESIDENTIAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*
 - **Proposed: Building height is 50 feet; the nearest setback to the property line which forms the perimeter of the total property is 81 feet.**
- **Lot Coverage.** *The total ground area occupied by buildings in a PRD shall not exceed 20 percent of the total site area in the project. If the total project is to be staged over a period of time, open space shall be provided so that the ground coverage of any one stage shall not exceed 30 percent of the applicable site.*
 - **Proposed: 4.5% (48,237 square foot building divided by 1,067,220 square foot total site area)**
- **Floor Area Ratio (FAR).** *There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
 - **Proposed: 0.18 (192,948 square foot floor area divided by 1,067,220 square foot gross area of the total site area)**
- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (70,000 square feet required for 175 units)*
 - **Proposed: ~832,000 square feet (includes plaza, trails, and wetland)**

Project Goals

The goals of the Gallery Apartments include the following:

- Provide Chaska and Clover Ridge an upscale residential complex
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby trails
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle

Comprehensive Plan & Clover Ridge Concept Plan

The Comprehensive Plan guides this area to be High Density Residential and Open Space. Density range allowed is 12 to 40 dwelling units per net residential acre including local access streets for High Density Residential. The proposal tonight is consistent with this guidance (31.25 dwelling units per net residential acre for the 5.6 acre apartment site). The Clover Ridge concept plan (approved in May 2000) also guided this area to be multi-family residential, which the proposal is consistent with.

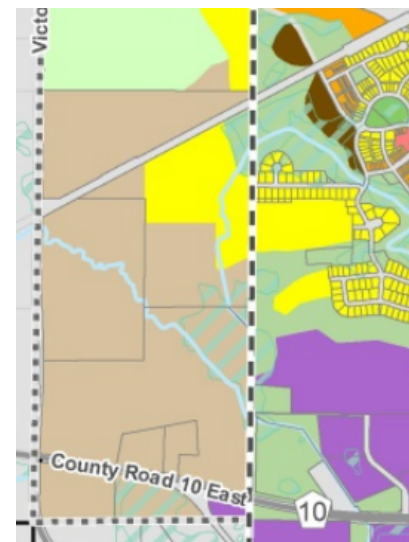
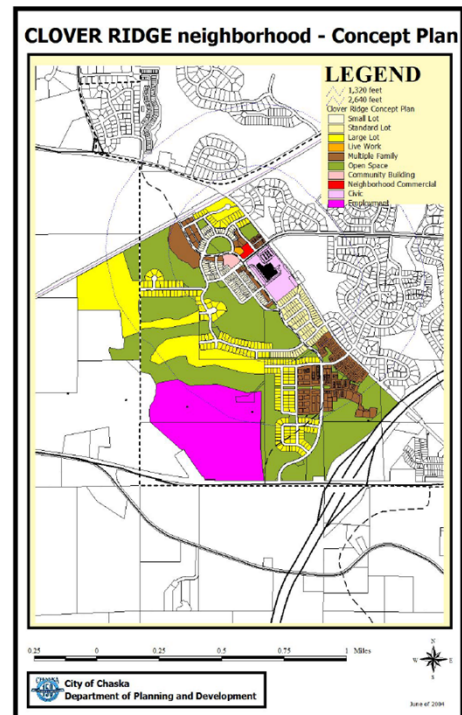
Use of the Comprehensive Plan

The Comprehensive Plan is primarily a general policy document for future growth and development within the City. Comprehensive Plan's are not binding, but rather guiding tools when development comes in. Chaska's Comprehensive Plan is intended to be flexible and responsive to changing conditions. It needs to be continually referenced, updated, and used as a guide. It functions as an overall course or path, and is intended to provide direction, rather than dictating specific activities or precise decision-making.

To that end, when development comes in, plans are looked at more closely and with more technical information to understand the raw details of a specific site (developability vs non-developability). The details that emerge from plans (i.e. wetland and wooded steep slope delineations) may differentiate from the layout/lines of the Comprehensive Plan. It is common, if not practical, that sites layouts, and lines, may change slightly from what the Comprehensive Plan shows based on what technical information reveals. Comprehensive Plans are not binding for that reason.

CURRENT PROPOSAL

Final Site & Building Plan, Final Plat, Variances from zoning sections 15.28.030.F (Required Number of Off-Street Parking Spaces) and 15.28.120.F.1 (Usable Open Space) are being requested for The Gallery Chaska Apartments. The 175-unit building on approximately 5.7



Excerpt from 2040 Land Use Plan

acres of property is located west of Clover Ridge Drive and south of the Twin Cities & Western railroad. The proposal also shows the road extension that will be coming off Clover Ridge Drive to access the Oak Creek development.

Adjacent properties

The site is bound on the north by the Twin Cities & Western railway; to the west by the proposed Oak Creek development; the south by the homes on Sophia Drive; the east by residential in Clover Ridge.

Existing Conditions

The proposed apartments will occupy approximately 5.7 acre parcel on the eastern edge of a 24.5 acre parcel owned by Chaska Investment (please note this gross site acreage total reflects the total area of The Gallery Apartments, minus Oak Creek Drive and the Oak Creek development). The site consists of an open field and green space which offers beautiful unobstructed views of the central wetlands area. Access to the wetlands currently exists for maintenance and will continue to be provided.

A Notice of Determination of wetlands for the access area on the Chaska Investment Property was received November 2020. This site contains an unusually large wetland complex with various upland areas. The proposed Oak Creek Drive to access the Oak Creek development will impact this wetland, but is not related to this application.

Land Use

The parcel of land that the apartment site is on is current zoned Planned Multi-Use District (PMD-15), which establishes the zoning regulations for Clover Ridge. The apartment use fits the guidance by the Comprehensive Plan and zoning for the site.

Layout

The apartment site will be directly accessed off the west side of Clover Ridge Drive. The proposed access road to Oak Creek will run along the north edge of the apartment site, known as Oak Creek Drive, will provide an additional ingress/egress to the proposed development. The building is H-shaped with the surface parking facing towards Clover Ridge Drive and Oak Creek Drive and away from the wetlands and residential developments to the west and south. The underground parking will be accessed on the north side of the building.

Building Design & Height

The building is primarily H-shaped with the front façade/entrance facing Clover Ridge Drive. The building will be four stories and contain 175 units. These units will be a mixture of one and two bedroom units. There will be one level of underground parking which will provide a minimum of one stall per unit. The underground parking is proposed to be below grade but some of the north side, south side and west sides will show portions of this level exposed due to the grading that will need to occur around the building. In essence the project will appear to be a 4.5-story apartment building from the west. The applicant is showing landscaping around this area to help soften up the edges.

The building is proposed to be constructed out of stone, brick (utility), fiber cement siding, glass, and rockface block. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials"

Building Materials	
Class I	Stone, Glass, fiber cement siding (82%)
Class II	Brick (utility), rockface block (18%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	82%; three different materials
CLASS III PROVIDED	None

The building is showing that it will meet the building design standards for multi-family buildings.

The building's exterior appearance appears to show a well-balanced application of materials and depth. 360 degree architecture is achieved throughout the building meaning that the articulation is consistent throughout each side. The west façade was the biggest concern in the Concept Plan due to its large linear expanse. The final plan being proposed is an H-shaped building, which creates significant breaking in the massing; the west façade in particular. Because of this, the expanse of the west wall feels more minimal and significantly articulated compared to what was shown during the concept plan.

Height & Building Separation from Adjacent Uses

The building's height was brought up as a concern during the Neighborhood Meeting that occurred on November 18, 2021. At the time of the meeting the Concept Plan section drawing of the building showed that two levels of underground parking would be exposed on the western edge (facing the wetland and Sophia Drive residences). The final plan shows a building with one level of underground parking. The west façade shows that some of this level will be exposed and may read as a 4.5-story building. However, the west facade will utilize a different material (rockface block) to differentiate from the overall building design and appear more like a retaining wall area. These "retaining wall" edges will also be softened up with landscaping and trees. The look and feel of this is no different than the edges adjacent to the public trail and lake of the Lake Jonathan Flats .

Per City Code definition, building height is *"the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. For buildings set back from the street line, the heights of the building shall be measured from the average elevation of the finished grade along the front of the building, provided its setback from the street line is not less than the height of such finished grade above the established curb level."*

The proposed building is setback at least 80 feet from the street line. Simply put, the measured height for this apartment building would be the vertical line on the front (east) façade between grade and the average point of the pitched roof, which is 50 feet.

For comparison, other apartment buildings within Clover Ridge are also four stories tall (i.e. Cloverfield Marketplace and Clover Condominiums). The Cloverfield Marketplace building is 55 feet at its tallest point (top of its pitched roof), however it measures out at 47.5 feet per City Code definition. The Clover Condominiums building is 47 feet at its tallest point. For further comparison, Lake Jonathan Flats is 87 feet from its lowest elevation to the top of its elevator shaft. This building is located on Lake Jonathan adjacent to a public trail. As it relates to apartments located near other single-family residential, there are other examples of this within the Clover Ridge development area. The intent of the Clover Ridge development is to provide for a variety of housing and densities. Many areas have a diverse mixture of housing side by side. To show perspective, the image below demonstrates the distance from the proposed development from nearby single-family homes and to show that blending housing styles and densities is common within Clover Ridge.



(Above: Proposed Gallery Apartments to Single-family residential)



(Above: Single-family home adjacent to Clover Field Condominiums)



Clover Field Apartments (Left: December 1, 2021 Section Drawing from Concept Plan; Right: Section Drawing from Preliminary Plan)

Setbacks

Namely, the front yard setback should be no less than 30 feet. The rear yard setback should be 20 feet. The side yard setback should be 20 feet. Corner lots should have a side yard setback of 20 feet. In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	Setback
Railway	50 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation/Traffic

313 parking spaces are proposed as a part of this project; 182 underground stalls and 131 above ground stalls. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res.	175 dwelling units	2ps/dwelling unit	350 parking spaces
		REQUIRED	350 parking spaces
		PROVIDED	313 parking spaces

According to this table the applicant is not meeting the required amount of parking spaces needed for the proposed use of the site. The site is providing 313 stalls (37 stall deficiency) and meets a 1.8 parking stall per dwelling unit ratio (0.2 ratio deficiency). The developer has developed numerous apartment projects in the twin cities area. In their suburban properties, they are typically right at 1.60 cars per apartment when the building is 100% full. So 1.8 is very comfortable for them at this apartment. Their more urban sites are 1.4 to 1. These are based on their actual property's numbers and are not estimates (they register every resident's car(s) across their 2,000 apartments.) In addition, the proposed development will have 215 total bedrooms, which equates to 1.5 parking spaces per bedroom, which exceeds the benchmark 1:1 ratio deemed acceptable by staff.

For comparison, Lake Jonathan Flats was approved for 117 dwelling units (156 total bedrooms) and a reduced amount of parking. Their site showed 199 stalls on site, which was equivalent to 1.7 parking stalls per dwelling unit. The Lake Jonathan Flats building has since been constructed and operating, and as of 2022 it was at 90% capacity. Staff has not noticed nor has been notified of any parking issues here.

During the analysis of the Lake Jonathan Flats building, staff considered whether a 1 parking stall per bedroom ratio was a sufficient method to analyze the need for parking for an apartment. A summary, included in that staff report, showed examples of other apartment complexes in the Twin Cities area. It identified the dwelling unit and bedroom counts and parking accommodations for each apartment complex to give a realistic understanding of the parking needs for this type of apartment product. Upon comparison, the Lake Jonathan Flats proposal met or exceeded the parking totals necessary for this type of product as related to parking stalls per dwelling unit and parking stalls per bedroom unit.

Staff also wanted to understand this 1:1 parking space to bedroom unit ratio first-hand by relating it to an existing project in the City. Staff looked at the Chaska Place Apartments (fka. North Meadows Apartments) located just west of the Fire Station on Engler Boulevard. The program make-up in this complex equals 127 units with a total of 259 bedrooms. By ordinance, this complex was required to provide 254 parking stalls, however, the total amount of parking provided was 259 stalls. If the amount of bedroom units dictated the amount of parking stalls required then this complex would be in compliance. By all accounts, this apartment complex provides adequate parking for their residents based on the notions that street parking has not been observed or a parking deficiency has not been brought up. With that in mind, staff finds that the parking space to bedroom ratio is a reasonable method to evaluate the adequacy of available off-street parking.

The mixture of dwelling units in the proposed development includes 9% studios, 68% one-bedroom, and 23% two-bedroom units (215 total bedrooms). For comparison, the Lake Jonathan Flats building incorporates 22% studios, 45% one-bedroom, and 33% two-bedroom units (156 total bedrooms).

Overall, the parking information provided by the applicant, field observations of existing examples (including Lake Jonathan Flats), and parking based on bedroom counts all suggest that the parking proposed will adequately accommodate The Gallery Chaska Apartments project. *The applicant has applied for a formal variance from the existing parking code, which is analyzed in this report.*

The access into the site will be from two ingress/egress points. The primary access will come directly from Clover Ridge Drive on its western edge. The second access will come from the north on the currently unbuilt Oak Creek Drive. This road extension will line up with Romeo Court to the east. The underground parking lot and surface parking lot can be accessed from the northern ingress/egress point.

A traffic study was completed for this project. The study concluded that the project will have appropriate access to the site and the surrounding roadway network. The traffic operational analysis indicates that the roadways surrounding the site have enough capacity to accommodate the additional traffic generated by the proposed development.

Construction access will enter and exit from Pioneer Trail to the north. Construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan.

Pedestrian Connections

Sidewalks currently exist on both sides of Clover Ridge Drive. A public trail extends off the westerly sidewalk as it nears the Twin Cities and Western railroad. Another multi-use trail stubs southeasterly of the apartment site. The developer is proposing to extend this trail to connect into the proposed Oak Creek Drive. The trail will then extend easterly to connect into the trail on Clover Ridge Drive, which ultimately provides a contiguous connection. The plan also shows internal sidewalks within the apartment site. These added trail and sidewalk connections will be an amenity for both the apartment residents and Clover Ridge residents, which will allow people to make better use of the outdoor space on the subject property and connect to additional outdoor amenities throughout the neighborhood. The plan shows a connection between the southeasterly parking lot and main entrance of the building, which was a change requested in the first round of preliminary review.

Landscaping

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	603 caliper inches	604 caliper inches (567 new; 37 existing)
Understory Trees	51	37
Shrubs	161	457

The landscape plan is sufficient in meeting the landscape ordinance. The understory trees will be 2.5 caliper inches each which is 0.5 more than the requirement for understory trees (2 inches required). In staff's opinion the understory category is being met with the increase in caliper size per tree.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces. The City Code calls for 3.68 acres of usable open space for an ordinary 24.5-acre site.

Evaluation of Subject Property

The subject property is approximately 24.5 acres in gross site area. The majority of the subject property, nearly 72%, is comprised of wetlands. The net site area, after excluding those wetlands and stormwater ponds, is 5.7 acres. The wetland is a unique and naturally occurring feature of subject property and it presents a practical difficulty in achieving 3.68 acres of usable open space.

The proposed development includes 1.35 acres of usable open space. *Therefore, a variance from zoning section 15.28.120.F.1 for usable open space will need to be obtained, which is evaluated later in this report.*

Because the proposed development is part of such a large gross site area, the applicant would need to provide 3.68 acres of usable open space (not including wetlands and stormwater ponds) to meet the Code requirement; the proposed development is currently providing 1.35 acres, which amounts to 24% of the 5.7 acre buildable site.

The applicant is showing a large plaza space with an outdoor pool in the large indent between the building. This pool will extend out past the building for several feet, which will provide expansive views of the adjacent wetland complex. In addition to the pool, the plaza will provide a landscaped courtyard, grilling stations, outdoor dining, fire pit, gazebo, and yard games. The plan is also showing the extension of the regional trail that stubs off on the south side of the proposed building. This extension will provide a contiguous loop into the regional trail that exists on the west side of Clover Ridge Drive. Internal connections from the apartment site will also connect into this trail at 3 different points.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting specs will meet this criteria. Light poles are shown at 25 feet in height.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant is showing ponding on the south side of the site. The applicant will work with the City to determine the drainage necessities for the site.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

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

Wetland Donation

Being that there is a large wetland complex on this site, there is a question on what happens with the remnant wetland moving forward. It is not a requirement for developers to give wetlands to the City once a development moves forward. That is up to the developer. In some

instances, these remnant areas are donated to the City as developers do not see a need to keep them. The City would be open to this opportunity if the developer wishes to donate. At this time, it is the developer's intention to donate the wetland area to the City.

Final Plat

The site will be platted into one lot for the apartment site. The following are the proposed outlots and their dispositions:

- Outlot A: stormwater pond to be owned by the developer
- Outlot B: wetland to be deeded to the City of Chaska

Variance from Zoning Section 15.28.030.F To Reduce the Required Number of Off-Street Parking Spaces from 350 to 313.

The applicant is requesting a variance from zoning section 15.28.030.F., which relates to Required Number of Off-Street Parking Spaces. The code states as follows: *Multiple family dwellings: (i.e., walkup apartments, garden apartments, condos, etc.) Two spaces per dwelling unit.* Based on this code section, the subject property would have to provide 350 parking spaces for 175 dwelling units. The site plan shows 313 parking spaces, which is a deficiency of 37 parking stalls.

A variance may be granted if the following three findings can be met:

- 1) Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) The proposed use, if granted will not alter the essential character of the locality.

The applicant states that the practical difficulty in this instance lies in the fact that they have parking data from their comparable apartment properties showing full occupancy with a lesser parking need. They state that car ownership rates have continued to decline over the years, apartment buildings today have smaller units and less bedrooms than decades ago. Because of this the parking need is lesser than before. Additionally, a parking ratio looking at parking stalls to bedroom counts is a better indicator of measuring parking needs. The Gallery Apartments proposes 215 bedrooms for a parking ratio of 1.46 stalls per bedroom. This variance will not alter the character of the development and has been previously reviewed and approved in the preliminary approvals of this proposed development by City Staff, Planning Commission and City Council.

Staff Analysis

Finding 1. The applicant's request to reduce the required number of off-street parking spaces results from practical difficulties created by the existing topography, significant wetlands, and curvilinear boundary features, which were not created by the applicant, are unique characteristics of the property, and have significant impacts on the applicants reasonable proposed use.

The wetlands require sizable setbacks and restrict the applicant's ability to configure the site plan while accounting for access to the roadways, location and shape of surface parking, trees

and landscaping, and mitigation of runoff. Further, the wetland boundary does not run in a straight line, but rather it curves and undulates across the subject property, and so does the required setback. To the east, Clover Ridge Drive curves both into, and away from, the subject property before straightening along the northern section of the easement property line. In addition, the southern portion of the property contains existing ponds that require additional setbacks.

The aforementioned factors present practical difficulties in constructing multi-family buildings, which are commonly built at 90 degree angles and taking the shape of squares and rectangles, and the required surface parking upon the subject property because of the limited ability to arrange the site plan to allow road way access, underground parking access, and building footprint. The subject property is specifically guided for development as an apartment building.

As analyzed by staff throughout this report, the requested variance is due to practical difficulties in complying with the ordinance that result from characteristics that are unique to the subject property and are not created by the applicant. Staff finds that the 1st finding is met.

Finding 2. The applicant intends to use the property in a reasonable manner that is consistent with the Comprehensive Plan and zoning ordinance. The Comprehensive Plan guides the subject property for Open Space and High Density Residential and it is currently zoned Planned Multi-Use District (PMD-15). The intent of the off-street parking ordinance is to prevent off-site spillover onto neighborhood streets. The proposed development includes 313 parking spaces for 175 dwelling units.

Staff has used a 1:1 parking space per bedroom ratio on similar developments within the City and found it to be a reliable and reasonable method of evaluating off-street parking requirements for multi-family developments. Here, staff has analyzed the parking spaces, dwelling units, and bedroom units of the proposed development and finds that the number of parking space per bedroom is 1.45, which greatly exceeds the 1:1 ratio used by the City as a benchmark for multi-family development. Additionally, this represents 1.8 parking spaces per dwelling unit, which is a small deviation from the code requirement given that 77% of the dwelling units are one-bedroom.

As analyzed by staff throughout this report, the proposed use is consistent with, and meets the purpose and intent of, the comprehensive plan and zoning ordinances by ensuring that proposed development will have adequate off-street parking to accommodate residents and guests. Staff finds that the 2nd finding is met.

Finding 3. The proposed use will not alter the essential character of the locality. The proposed use is consistent with the Comprehensive Plan, which calls for high density development on the subject property. An additional benefit of the requested variance is that it allows for the preservation of additional green space on the subject property and a reduction in the perceived height of the building, which benefits the residents, neighbors, and the wetland by beautifying the site and reducing the on-site hardcover.

The applicant proposes to provide an adequate amount of parking that staff considers to be sufficient to support the off-site parking demand on the subject property. Staff based its evaluation on comparison with other apartment projects by the applicant and similar multi-family developments in the City, which finds similar parking ratios and no apparent or reported problems with off-street parking.

As analyzed by staff throughout this report, the requested variance does not conflict with, and will not alter, the essential character of the locality. Staff finds that the 3rd finding is met.

Variance from Zoning Section 15.28.120.F.1 Usable Open Space

The applicant is requesting a variance from zoning section 15.28.120.F.1. which relates to Usable Open Space on Multi-Family Residential sites. The code states as follows: *A minimum of 15% of the gross site area shall be shared open space for sites 43,560 square feet (1 acre) and above in gross site area.* Based on this code section the subject property would need to provide 3.68 acres of usable open space. The site plan shows 1.35 acres, which is a deficiency of 2.33 acres from the usable open space regulation. Therefore, a variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space.

A variance may be granted if the following three findings are met:

- 1) characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) the proposed use, if granted will not alter the essential character of the locality.

The property owner states that the practical difficulty in this instance lies in the fact that 17.79 of the 24.5 acres are being treated as the "gross site area" consist of wetlands that cannot be included in the usable open-space calculation. With all 3.68 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 2.02 acres, not including setbacks, or other pieces that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Staff Analysis

Finding 1. The request to deviate from the usable open space is due to the presence of an extremely large wetland on site. The wetland is naturally occurring and was not created by the property owner/applicant. The wetland area (17.79 acres) accounts for approximately 80% of the gross site area (24.5 acres), and as such, only 5.7 acres are left developable. The subject property also includes several ponds which have setback and slopes that further reduce the building envelope on the subject property. Based on the gross site area (24.5 acres) the applicant must provide 3.68 acres of usable open space, which would then leave 2.02 acres for the apartment, parking and other site plan pieces.

The proposed development would easily meet the code requirement on a 24-acre site with typical wetlands. The same would be true on a 5-acre site without wetlands (which would require less usable open space than the current proposal). This demonstrates a technical problem with the zoning code as applied to this property and it is clear that the existing wetlands present a practical difficulty to the development of the subject property and require a disproportionate amount of the buildable lot—over 50%—to be usable open space. The sizable wetlands are a practical difficulty that prevent construction of the proposed development on the

subject property in strict compliance with zoning code. Variances exist in order to provide flexibility for exactly this scenario.

As noted by staff findings throughout this report, the requested variance is reasonable in light of the practical difficulties in complying with the ordinance. Staff finds that the 1st finding is met.

Finding 2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance. The Comprehensive Plan guides this area for Open Space and High Density Residential. The area is currently zoned Planned Multi-Use District (PMD-15). The applicant proposes to develop the subject property into apartment homes, which is a reasonable use that is consistent with the general purpose and intent of both the Comprehensive Plan and the established zoning. The intent of the usable open space ordinance is to provide sufficient outdoor usable open spaces for the residents of multi-family developments. This site will provide 1.35 acres of usable open space.

Similar multi-family developments within the City exist on smaller sites (like Lake Jonathan Flats) and achieve higher usable open space ratios, but (i) have a smaller total amount of usable open space acreage (ii) provide less usable open space on a per-unit basis, and (iii) contain a higher percentage of usable open space as a percentage of the lot. Specifically, Lake Jonathan Flats provides only 0.42 acres of usable open space for 117 dwelling units on a 2.8-acre site without significant wetlands as compared to 1.35 by the subject property. The proposed development exceeds similar apartment buildings when evaluated as a ratio usable open space per dwelling unit. As compared to Lake Jonathan Flats, the proposed development provides more than double (2.14x) the usable open space per dwelling unit. Additionally, in terms of the percentage of the lot, the proposed development allocates 24% of the lot area to usable open space, whereas Lake Jonathan Flats is only 15%. As a practical matter, the proposed development will provide its residents and the neighborhood with usable open space that exceeds the intent underlying the City code.

As shown by the applicant, the proposed development will include a variety of outdoor areas to lounge, cook, play, and walk around the subject property. Additionally, there is connectivity to the neighborhood amenities.

As noted by staff findings throughout this report, the proposed use is consistent with, and meets the general purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of apartment homes on the subject property while also providing adequate usable outdoor space for residents. Staff finds that the 2nd finding is met.

Finding 3. The proposed use is consistent with the guidance under the Comprehensive Plan and the established zoning, which calls for the construction of an apartment building and enough usable open space on-site for residents. The proposed development is a component of the vision underlying Clover Ridge, which intentionally blends together multi-family homes, single-family homes, and open spaces. This is consistent with the City's land-use planning for at least the last 20 years and is in harmony with the City's Comprehensive Plan for the subject property.

The wetlands create a practical difficulty in complying with the technical requirements of the code, but when reviewed as a practical matter, the resultant usable open space is fully compliant with the spirit and intent of the land use controls. The proposed use includes 1.35 acres of usable open space. Staff has shown that this is adequate to account for the needed of the residents. The existence of 1.35 acres of usable open space is far greater than similarly sized apartment buildings throughout the City, will not result in the proposed development altering the essential character of the locality, and will not harm the neighborhood.

As noted by staff findings throughout this report, the usable open space provided by the applicant's proposed use is sufficient to maintain, and does not conflict with, the essential character of the locality. Staff finds that the 3rd finding is met.

Accordingly, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 5.5%.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Final Site & Building Plan and Final Plat for a 175-unit apartment building, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative (pgs 1-18), prepared by Chase Real Estate, dated June 7, 2022
- b. Title Sheet (pg C1.0), prepared by James R. Hill, dated June 7, 2022
- c. Existing Conditions (pg C1.1), prepared by James R. Hill, dated June 7, 2022
- d. Site Information – Drainage Maps (pgs C1.2-C1.3), prepared by James R. Hill, dated June 7, 2022
- e. Erosion & Sediment Control Plan (pg C3.0), prepared by James R. Hill, dated June 7, 2022
- f. Erosion & Sediment Control Notes (pg C3.1-C3.2), prepared by James R. Hill, dated June 7, 2022
- g. Erosion & Sediment Control Details (pg C3.3), prepared by James R. Hill, dated June 7, 2022
- h. Grading & Drainage Plan (pgs C4.0-C4.2), prepared by James R. Hill, dated June 7, 2022
- i. Utility Plan (pg C5.0), prepared by James R. Hill, dated June 7, 2022
- j. Site Plan (pg C6.0), prepared by James R. Hill, dated June 7, 2022
- k. Overlay Plan (pg C6.1), prepared by James R. Hill, dated June 7, 2022
- l. Construction Details (pgs C7.0-C7.2), prepared by James R. Hill, dated June 7, 2022
- m. Landscape Plan (pg L101-L103), prepared by KW Architects, dated July 1, 2022
- n. Landscape Details (pgs L104-L105), prepared by KW Architects, dated July 1, 2022
- o. Turning Movement Exhibit, prepared by James R. Hill, dated June 7, 2022
- p. Photometric, prepared by Davis & Associates, Inc., dated February 25, 2022
- q. Final Plat, prepared by James R. Hill, undated

- r. Site Sections, undated
 - s. Exterior Elevations (pgs 1-2), prepared by KW Architects, undated
 - t. Exterior Materials, prepared by KW Architects, dated March 12, 2020
 - u. Exterior Materials – Precedents (pgs 1-2), prepared by KW Architects, undated
 - v. Floor Plans (pgs 1-5), prepared by KW Architects, dated March 23, 2022
2. Adherence with the City Engineer's Memo dated July 13, 2022.
 3. Adherence to the City's Boulevard Tree Policy and local street section design.
 4. Provision that boulevard trees are placed between the sidewalk and street.
 5. Provision of sidewalks on both sides of all local streets.
 6. Adherence to the following setbacks for The Gallery Chaska Apartments:
 - a. Front: 30 feet
 - b. Rear: 20 feet
 - c. Side: 20 feet
 - d. Side (corner): 20 feet
 - e. Wetland: 30 feet
 7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
 8. Provision of a storm water management plan meeting City and Carver County WMO standards.
 9. Provision that all mechanical equipment will be fully screened from view.
 10. Provision that section 15.28 Special Regulations are complied with.
 11. Provision of a Conservation Easement over the preserved wetland area, and to be addressed prior to final plat recording.
 12. Provision to comply with any applicable and surviving requirements imposed by prior developer's agreements for Clover Field, Clover Preserve, and Clover Preserve Second Additions.
 13. The resolution of any items of concern identified by the City Planner, City Engineer, or City Attorney prior to approval of the final plat.
 14. Provision of Drainage & Utility Easements over all of Outlots A & B on the final plat, and to be addressed prior to final plat recording.

Motion to recommend to City Council approval of the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) for The Gallery Apartments, based on the staff report and the following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance, which include the expansive wetlands, ponds, and also considering the curvilinear layout of Clover Ridge Drive.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance, which seeks to provide adequate on-site parking to support use of the subject property for apartment homes.
3. The proposed use, if granted will not alter the essential character of the locality because it provides sufficient off-street parking to accommodate the proposed use in a manner that is consistent with land use regulations.

Motion to recommend to City Council approval of the variance from zoning section 15.28.120.F.1 Usable Open Space for The Gallery Apartments, based on the staff report and the following findings:

- 1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the wetland area makes up more than $\frac{3}{4}$ of the gross site area and thus usable open space area is extremely difficult to achieve.**
- 2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance because the applicant will provide usable open space that is (i) a larger amount, (ii) higher percentage per dwelling unit, (iii) and higher percentage of lot size than similarly sized multi-family apartments developments throughout the City.**
- 3. The proposed use, if granted will not alter the essential character of the locality because the usable open space is adequate to serve the 175-unit apartment building and is consistent with the spirit and intent of the usable open space ordinance.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 13th, 2022
Subject: Gallery Chaska Apartments – Final Plat Plan

The planned development for the site proposes a new apartment building and parking lot along with site amenities. From an overall sewer and water standpoint, the use over the site is consistent with the City's comprehensive plan with capacity in the system to serve what's proposed. The storm water management plan, and grading plan must meet both the City and watershed requirements prior to grading occurring. Further, the wetland agency requirements remain outstanding for jurisdiction and boundaries. The wetland conservation act requirements must be met prior to final plat, site, and grading plan approvals. Prior to the plat being executed the developer will need to enter into a development agreement with the City.

The overarching traffic study that was completed to analyze the impacts concluded the development has appropriate access to the surrounding road network with no concern of operations at any of the surrounding intersections. While traffic will increase with development, no improvements are recommended due to the surrounding roadways having sufficient capacity.

Clover Field Apartments Development
City of Chaska – Planning Department

FINAL SITE PLAN and PLAT SUBMITTAL
“The Gallery Chaska”

June 7, 2022



Submitted By:
Chase Real Estate, Burnsville MN



June 7, 2022

Elizabeth Hanson, City Planner
City of Chaska, MN

RE: **'The Gallery Chaska' | Clover Ridge Apartments Proposal**
-FINAL Site Plan and Plat Applications-

Dear Ms. Hanson:

Please find attached our development applications for The Gallery Chaska development proposal. Below is the project narrative and building statistics (updated = highlighted since Prelim Submittals).

Here is a brief summary of updates addressed since our May 16th Prelim Council Meeting:

- Civil Plans Coordination: landscaping and parking lot design have been fully coordinated.
- Property Size Increased to 5.72 Acres from 5.62 Acres due to final wetland delineation.
- Entry off Clover Ridge Drive: eliminated the center island and monument sign to adequately provide enough turning radius for Fire Truck access. (Fire Marshall request). Added hydrant.
- Landscape plans now indicate size and location of trees being credited.
 - 4ft tall shrub Buffer screen facing Clover Ridge Drive will screen car head lights.
- Accessible Path to Regional Trail: our sidewalk at the NW bldg corner will meet accessibility.
- Tot Lot: the Gallery project is making a donation to the Jonathan HOA. Per discussion with the HOA President, the donation will be utilized towards existing tot lots. This was determined to be the better strategy versus providing an additional tot lot on The Gallery property. Three neighboring tot lots (2 existing and 1 coming with DR Horton's project) surround The Gallery.
- Neighborhood Meeting: an additional neighborhood meeting will be scheduled – and notices sent out two weeks in advance - for late June/early July prior to the July 13 PC Meeting.

Project Narrative:

The Gallery Chaska Apartments is an upscale, 4-story, 175-Unit market-rate apartment proposal with the goal of complimenting the City's master plan for the Clover Ridge neighborhood master development and offering Chaska residents a beautiful place to call home. The project is situated off Clover Ridge Drive with a welcoming front door and two-story lobby leading through to an expansive landscaped courtyard and pool facing south and west views of the existing wetlands and regional trail. Residents will enjoy various indoor and outdoor amenities, condo-style interior finishes and connections to the outdoors.

Goals of The Gallery Chaska Apartment Project:

- Provide Chaska and Clover Ridge an upscale residential property
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby regional trail.
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle.

Intended Use of the Property:

The property has been contemplated as a high-density apartment site since the May 2000 City Council approval of the Clover Ridge Concept Plan. The Gallery Chaska will provide Chaska residents – particularly empty nesters, retirees, renters-by-choice, and working adults with an upscale, amenity rich apartment home within a beautiful setting; abundant outdoor open space within a mixed-use residential neighborhood, overlooking nature, wetlands and having various connections to trails and outdoor amenities.

Existing Zoning Classification: PMD-15: Planned Multi-use Development District (High Density)

2040 Guide Plan: High Density Residential

Apartment Plans Unit Mix: A variety of one bedroom, one bedroom + dens and 2-bedroom apartments:

	<u>Qty:</u>	<u>Avg Size:</u>
1 Bed 1 Bath	95	720 SF
1 Bed + Den, 1 Bath	40	980 SF
2 Bed, 2 Bath	40	1,240 sf
Total:	175 Units	900 SF

Parking:

<u>Use</u>	<u>CITY CODE</u>	PROPOSED (175 Apartments)
Multi-family Residential	<u>2 Stalls / Unit</u>	<u>1.79 Stalls/Unit</u> 131 Surface 182 Garage
	PROVIDED: *Needed based on Owner Data:	= 313 parking stalls = 1.6 to 1.7
	REQUIRED:	= 350 parking stalls

*Owner/Developer Parking Data: (full occupancy) w/ similar Unit Mix in our suburban Locations:

Gallery on the Parkway - Burnsville	171 cars / 109 Units	= 1.57 stalls/unit
The Flats at Cedar Grove – Eagan	313 cars / 192 Units	= 1.63 stalls/unit
Victoria Park V2 – St. Paul	318 cars / 197 Units	= 1.61 stalls/unit
Lakeville Woods – Lakeville	132 cars / 77 Units	= 1.71 stalls/unit

Required Number of Off-Street Parking Stalls: Zoning Section: 9.2.6.1.C.

(Variance Required from Standard Zoning Code) Note: Property lies in Planned Mixed-Use Development.

The provisions in this section require Two Parking Spaces per Dwelling Unit.

The project proposes 1.79 Parking Stalls per Dwelling Unit or a 10% reduction.

Section 4.1.1. of Planned Development Districts or Planned Mixed-use Districts note the purpose of PMD's in new development as placing emphasis upon a more flexible regulatory process as compared to rather rigid development regulations. Benefits include an opportunity to protect and preserve valuable naturally resources and amenities.

Practical Difficulties

Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance <in this case; permitted by the flexible nature of a Planned Development> and that any variance, if granted, will not alter the essential character of the locality.

In this instance, Owner provided parking data of their comparable apartment properties showing fully occupied properties with a lesser need; car ownership rates has continued to decline over the years, apartment buildings today having smaller units overall on average and less bedrooms than decades ago.

A parking ratio to quantity of bedrooms being 1:1 is a better indicator of measuring parking needs. The Gallery Chaska proposes 215 bedrooms for a parking ratio of 1.46 stalls per bedroom.

The current parking code is excessive per today's actual needs. The City of Chaska's planned development code and the 2040 Plan note opportunities and allowances to reduce parking.

This practical variance will not alter the character of the development and have been previously reviewed reviewed and approved in the preliminary approvals of this proposed development by City Staff, Planning Commission and City Council.

Common Areas:

6,000 SF interior common space: 2-story Lobby, work-from-home space, club room, coffee lounge, cellar, gym, yoga and Sky Lounge.

16,000 SF landscaped courtyard: pool, grilling/outdoor dining, fire pit, gazebo, lawn games.

Describe how the Site Plan meets conditions laid out in Concept Plan Approval:

In December 2021, the Planning Commission and City Council approved the Concept Plan for an approximately 162-unit, four-story apartment building.

The development team has reviewed Items #1 - #34 of the Concept Plan Council Approval Resolution. The Gallery Chaska project will meet those conditions specific to the Apartment project and as additionally noted below:

#11: Adherence to the **Building Setbacks** for Clover Field Apartment Building: (See Civil Plans)

Setbacks:	Required	Provided
Front	30 ft	81 ft
Rear	20 ft	32+ ft
Sides	20 ft	85.4 ft

#18: Per City Meetings: the Final Wetland Delineation Report has been provided by the Property Owner and Westwood Engineers.

#26: Material samples and precedent material images will be provided to the City Planner for approval during building permit review to meet City's exterior materials requirements 9.11.14.

Building Materials	
Class I	Glass/Windows (30%), Stone (6%) CFP Lap Siding (46%),
Class II	Rock-face block (11%), Utility Brick (7%)
Class III	None
Class I Required	80%
Class I Provided:	82% ✓

#27 thru #30: Extensive number of new trees are to be planted to meet tree caliper code. Enhanced landscaping along west side of Apartment Building to buffer grade change.

#31: Useable Open Space 9.11.4.1.1: See Civil Plans.

15% Open Space Rule:	Required:	Provided:
Site = 5.72 Acres	15% =0.84 Acres	23.6% =1.35 Acres ✓ (In addition to Wetland and Regional Trail dedication)

Usable Open-Space per Zoning Section 15.28.120.F.1

(Variance Required from Standard Zoning Code) Note: Property lies in Planned Mixed-Use Development.

The provisions in this section require a minimum of 15% of the “gross site area” as usable open space for sites consisting of 1 acre or more. The Gallery Chaska project consists of platting an existing, approximately **24.5 Acre existing private property** and subdividing that land into three lots:

Parcel:	Use:	Acres:	Future Owner:
Lot 1 Block 1	PMD-15	5.72 Acres	Gallery Chaska Apartments
Outlot A	Storm water pond	0.97 Acres	City
Outlot B	Existing Wetlands	17.79 Acres	City

Since the City applies the open space requirement *to the entire 24.5 Acre Plat*, the 15% open space requirement results in 3.68 Acres: or nearly 2/3rds of the Apartment Parcel. If one were to include the additional net-losses to the buildable land <required building setbacks, parking setbacks, ROW, utility easements, etc> the Net Buildable Area would result in a useless piece of undevelopable property.

Practical Difficulty (Variance Request to impractical Code Requirement):

Under section 15.28.120.F, wetlands and stormwater ponds cannot be included in an open-space calculation. Outlots A and B contain mostly wetlands, stormwater ponds, and a regional trail. Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; that the plight of the landowner is due to circumstances unique to his property not created by the landowner, and that any variance, if granted, will not alter the essential character of the locality.

The practical difficulty in this instance lies in the fact that 3.68 acres would be required to fit on the 5.72 Acre Apartment Site, thus rendering the property useless for development as noted above. This result is outside the control of the developer and prohibits the lot from being developed.

This variance will not alter the character of the development and have been reviewed and approved in this project’s preliminary phase approvals by City Staff, Planning Commission and Council. The open space provided within **Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.**

The Gallery Chaska - Improvements from the December 2021 Approved Concept Plan:

While the building footprint has remained nearly the same, the proposed 'wrench shape' of the Gallery Chaska project has advantages over the U-Shaped Concept Plan:

- Building massing is more broken up; eliminates 360 ft of solid 5-story wall facing trail
- Better experience and landscaping along the Regional Trail
- Landscaped courtyard, outdoor amenities and pool facing the southwest Sun provides more green space for residents and active lifestyle
- More corner apartments and windows with better opportunities for Architectural variety
- Main Entry is closer and more visible to Clover Ridge and sidewalk access
- (3) Sidewalk connections to Regional Trail including (1) Accessible Path.
- Due to the 20' grade change from Clover Ridge Drive down westward to the regional trail:
At Site Plan Approval: A 5-story exposed building elevation was approved (in addition to a roof top patio = partially 6-stories); having one level of garage fully exposed and the 2nd lowest level of garage buried. The Gallery Chaska proposal will instead utilize a single level basement garage providing over 1:1 parking with an above 16,000 SF landscaped courtyard plaza for residents to enjoy in lieu of a large interior facing surface lot. This alleviates the challenge of burying a 6-story building along the regional trail.

Landscaping Requirements: Refer to submitted plans. Proposal meets code:

Screening of Car Head Lights:

Per code: proposed plans show a 4' height screen with 75% year-round opacity between parking lots and public streets. We are proposing a mix of Sea Green Juniper (Evergreen) and compact American Cranberry bush (Deciduous) to achieve the 75% year-round opacity requirement. This is intended to buffer headlights from our parking lot facing Clover Ridge Drive.

Also note: the elevation of the townhome 1st Floor windows across the street are 6ft above the Gallery's parking lot. **(Exhibit)**

Describe site access and how pedestrians utilize the building entries, plaza and surroundings.

The new road Oak Creek Drive will provide northern access adjacent to the building's basement garage door which coordinates well with the 10ft+ drop in grade change. The eastward access off Clover Ridge Drive will have view of the front lobby door.

Residents will be able to conveniently walk through the lobby to reach paths connecting to the city sidewalk; as well as walk through the commons through the pool courtyard through two stairs to access the Regional Trail. Additionally, a 3rd path that meets ADA Accessibility Code is proposed to connect to the Regional Trail from the northwest bldg. corner (near the west garage door).

Construction of The Gallery Chaska will include completing that stretch of Regional Trail on the property and connecting to Oak Creek Drive Right of Way.

Describe the sustainable initiatives incorporated into the project:

- 100% Energy Star Appliances
- High efficiency gas furnaces
- 100% LED light fixtures

How the plan minimizes light pollution:

- All exterior lights to be down-cast dark-sky fixtures (specs attached)
- Only Level 1 walk-out apartments will have patio lights (down cast)
- Parking lot light ballasts are LED, better directed light to prevent light pollution

DEVELOPMENT SCHEDULE:

- March 1 – Prelim Plat and Prelim Site Plan Review Submitted ✓
- April 13 – Planning Commission Meeting (Tabled) ✓
- May 11 – Prelim – Planning Commission Meeting (Approved) ✓
- May 16 – Prelim – City Council Meeting (Approved) ✓
- May 31 – Wetland Delineation Submitted to Carver County (Westwood/Property Owner) ✓
- July 9th – Neighborhood Meeting
- July 13 – Final - Planning Commission Meeting
- July 18 – Final - City Council Meeting
- July/Aug – Grading Permit (City Stormwater and Watershed approval req'd).
- August – County Plat Recording
- August – Excavation/Construction Commences (+/- 14 months construction)

Property Address: Not available. Proposed = 3200 Clover Ridge Drive

Submitted By:

Joe McElwain
Development Director
Gallery Apartments
Chase Real Estate
Burnsville, MN

GALLERY CHASKA

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

KNOW ALL PERSONS BY THESE PRESENTS: That Chaska Investment Limited Partnership, a Minnesota limited partnership, owner of the following described property:

Outlot A, CLOVER PRESERVE SECOND ADDITION, Carver County, Minnesota, EXCEPT that part platted as OAK CREEK, Carver County, Minnesota.

Has caused the same to be surveyed and platted as GALLERY CHASKA and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Chaska Investment Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Chaska Investment Limited Partnership
By: Primac Corporation, its Managing General Partner

By: _____
Michael D. Benson, its President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20____,
by Michael D. Benson, the President of Primac Corporation, a Minnesota corporation, and the Managing General Partner of Chaska Investment Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

County, _____ Printed Name
My commission expires _____

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

Dated this _____ day of _____, 20____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, Minnesota Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of GALLERY CHASKA was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of GALLERY CHASKA was filed this _____ day of _____, 20____, at _____ o'clock ____ M. as Document Number _____.

Kaaren Lewis, County Recorder

By: _____

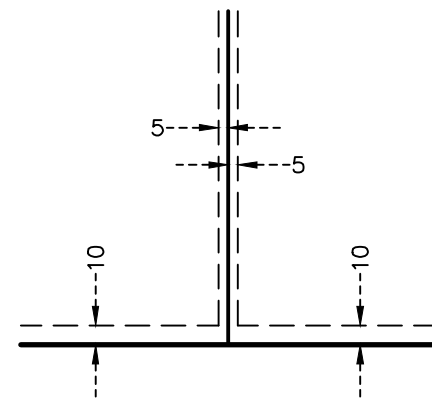


BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 13, T. 115, R. 24 WHICH IS A CARVER COUNTY BEARING OF S 00°26'07" W (NAD'83 1986)

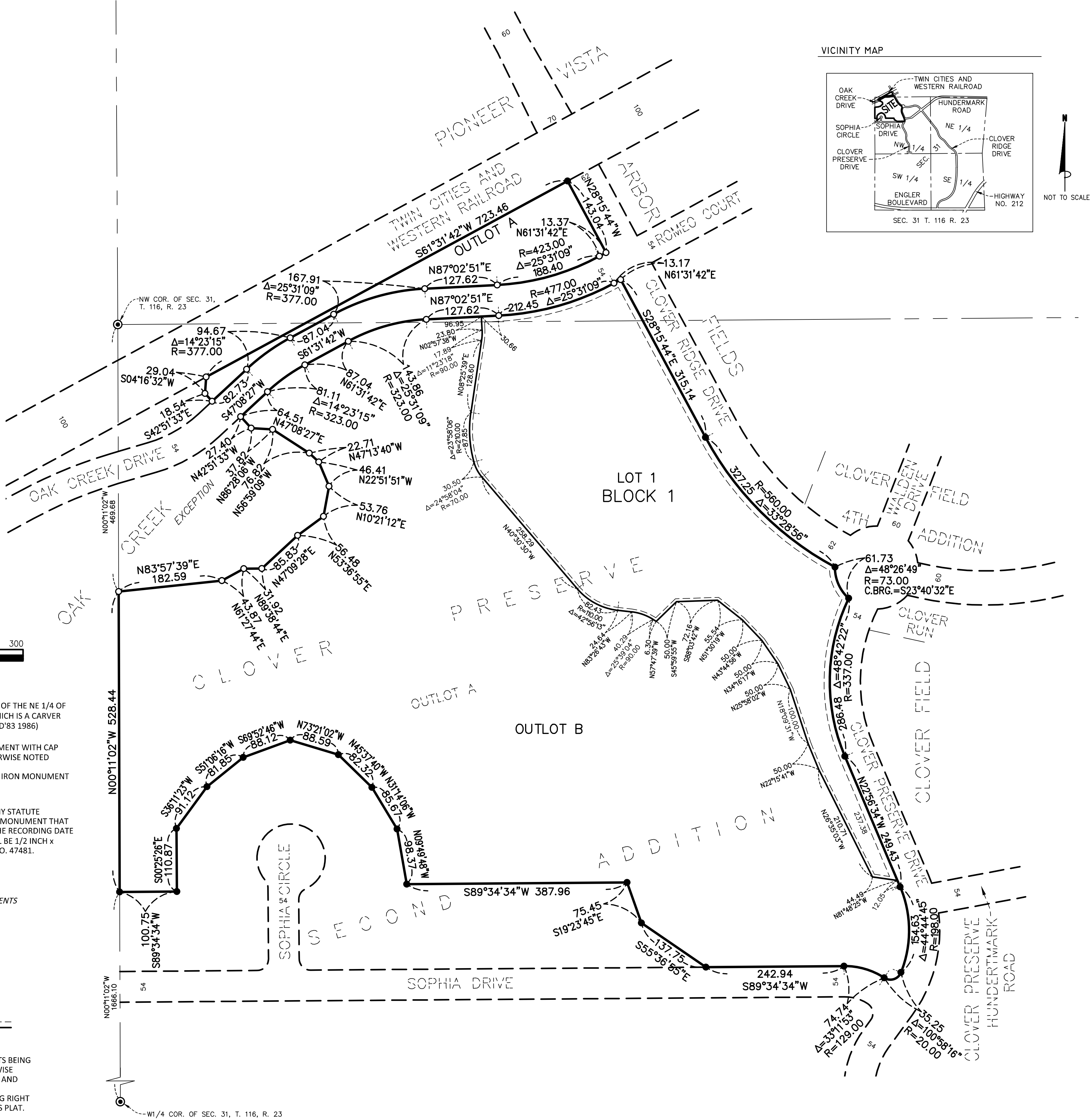
- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481 UNLESS OTHERWISE NOTED
- ⊙ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

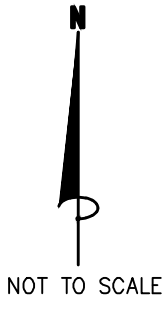
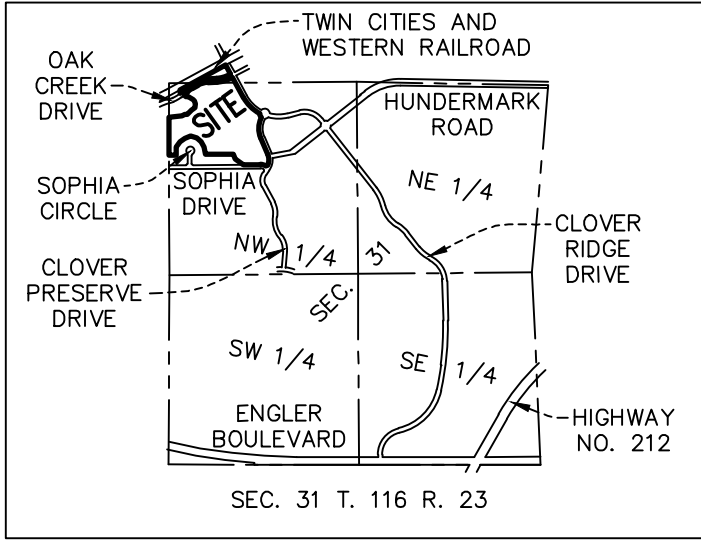
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

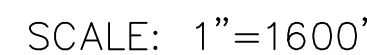


VICINITY MAP



JAMES R. HILL, INC.

N 44°49'10"
W 93°38'23"



CURRENT ZONING

PMD – PLANNED MULTI-USE DEVELOPMENT

TOTAL SITE AREA
LOT AREA
OUTLOT AREA

24.48 AC.
5.72 AC.
18.76 AC.

FRONT	30 FEET
SIDE (INTERIOR)	20 FEET
SIDE (STREET)	20 FEET
REAR	20 FEET
WETLAND	30 FEET
RAILROAD	50 FEET

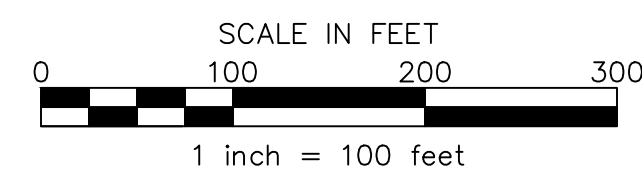
RIGHT OF WAY	10 FEET
INTERIOR	5 FEET

INDEX

TITLE SHEET	C1.0
EXISTING CONDITIONS	C1.1
SITE INFORMATION – DRAINAGE MAPS	C1.2–C1.3
EROSION & SEDIMENT CONTROL PLAN	C3.0
EROSION & SEDIMENT CONTROL NOTES	C3.1–C3.2
EROSION & SEDIMENT CONTROL DETAILS	C3.3
GRADING & DRAINAGE PLAN	C4.0–C4.2
UTILITY PLAN	C5.0
SITE PLAN	C6.0
OVERLAY PLAN	C6.1
CONSTRUCTION DETAILS	C7.0–C7.2

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING RAILROAD
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER SERVICE
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



PROJECT ENGINEER	ERIC FAGERBERG, P.E. – JAMES R. HILL, INC.	(952)–890–6044 (0)
DEVELOPER:	JOE MCLEWAIN – CHASE REAL ESTATE	(952)–898–5600 (0)
CITY ENGINEER:	MATT CLARK – CITY ENGINEER	(952)–227–7522 (0)
NPDES OFFICER:	JOSH NORMAN – MPCA	(651)–757–2389 (0)

GALLERY CHASKA
CHASKA, MINNESOTA
TITLE SHEET
FOR
CHASE REAL ESTATE, INC.

DRAWN BY
JEK

DATE
06/07/22

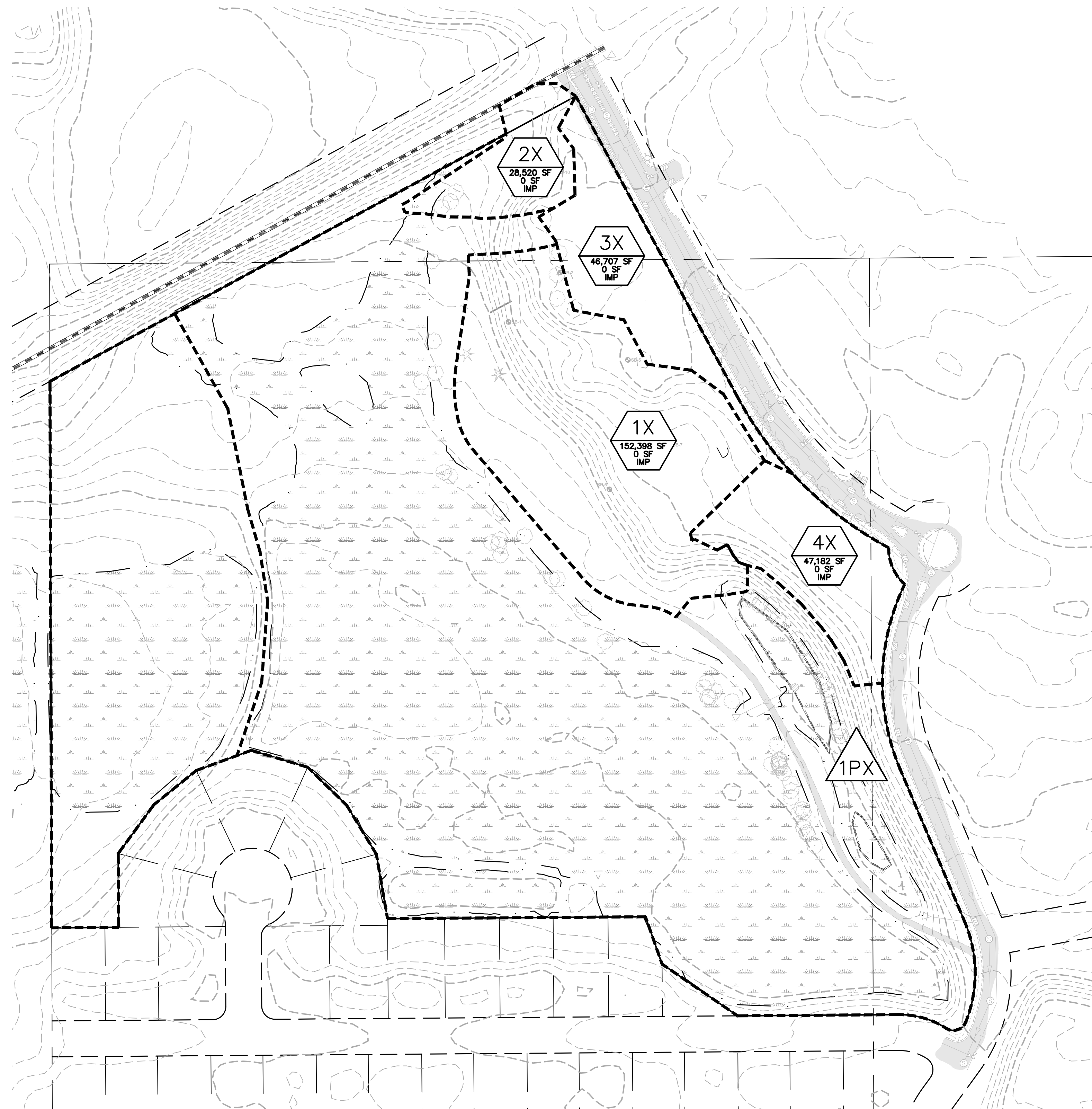
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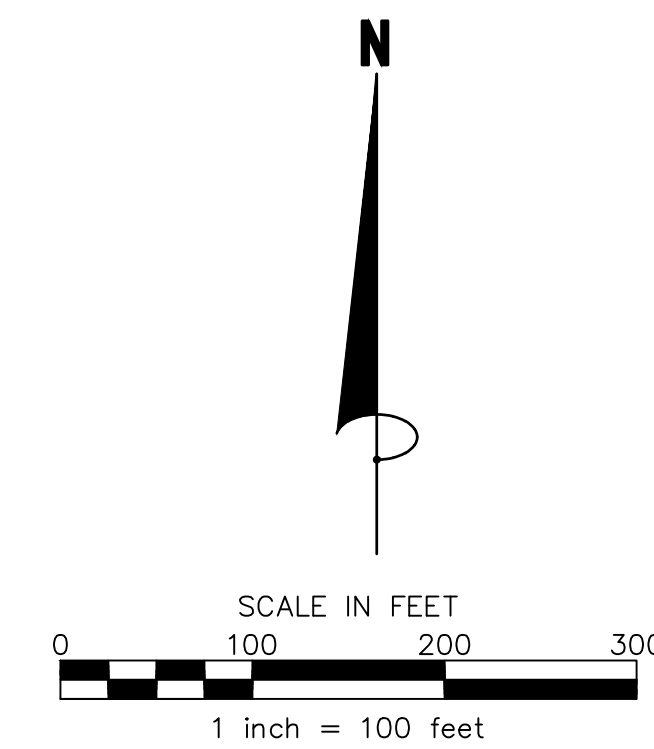
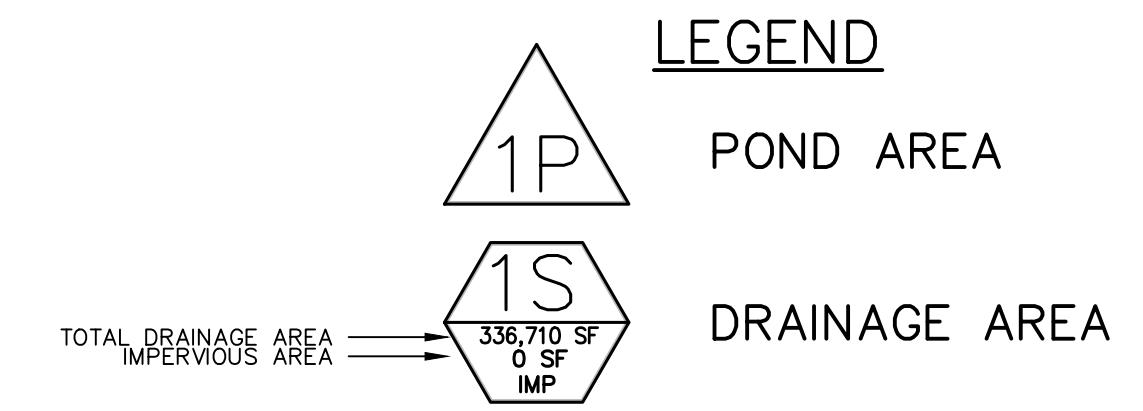
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EXISTING DRAINAGE MAP



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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 *Eric P. Fagberg*
ERIC P. FAGBERG, PE

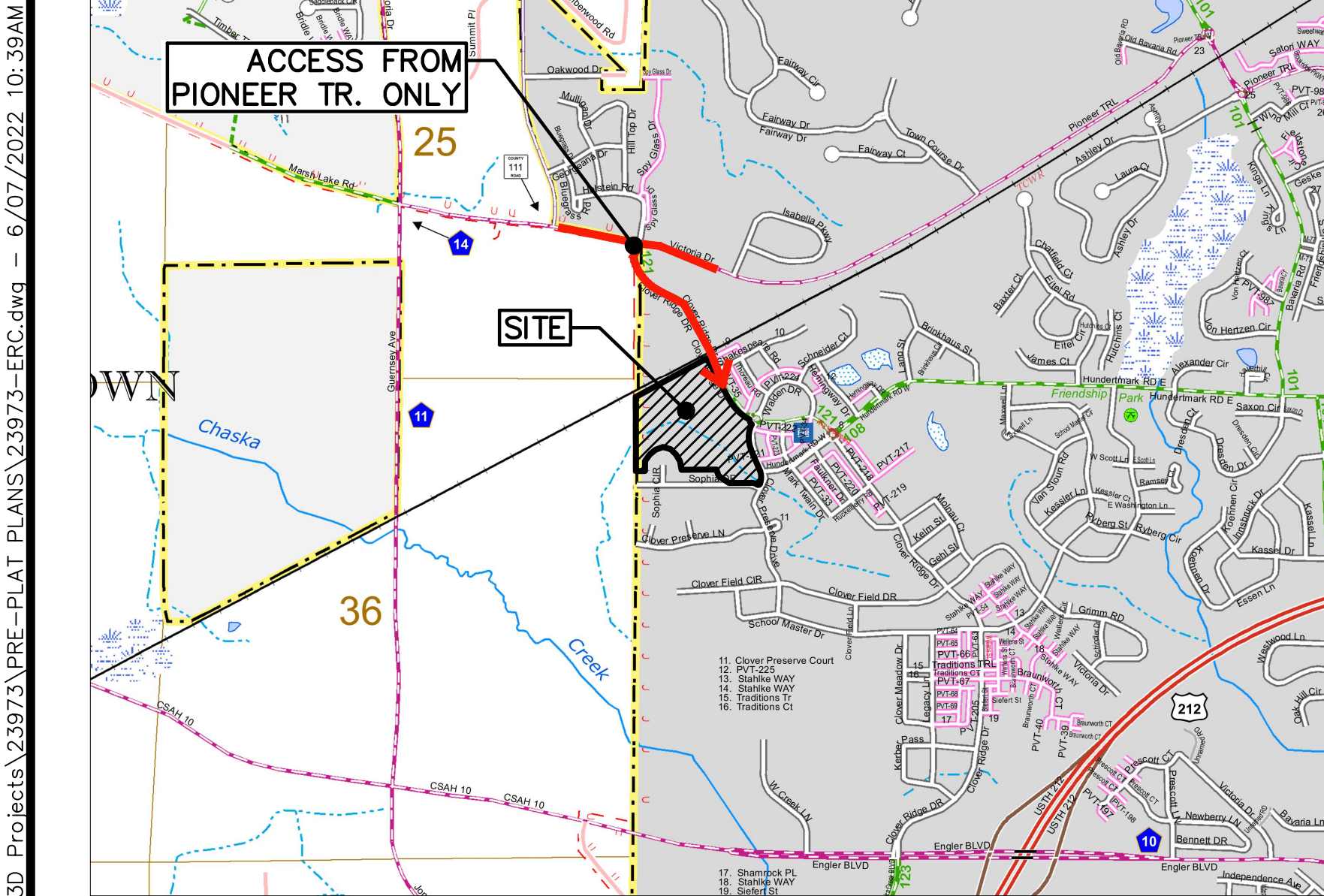
Date: 06/07/2022 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
SITE INFORMATION - EX DRAINAGE FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

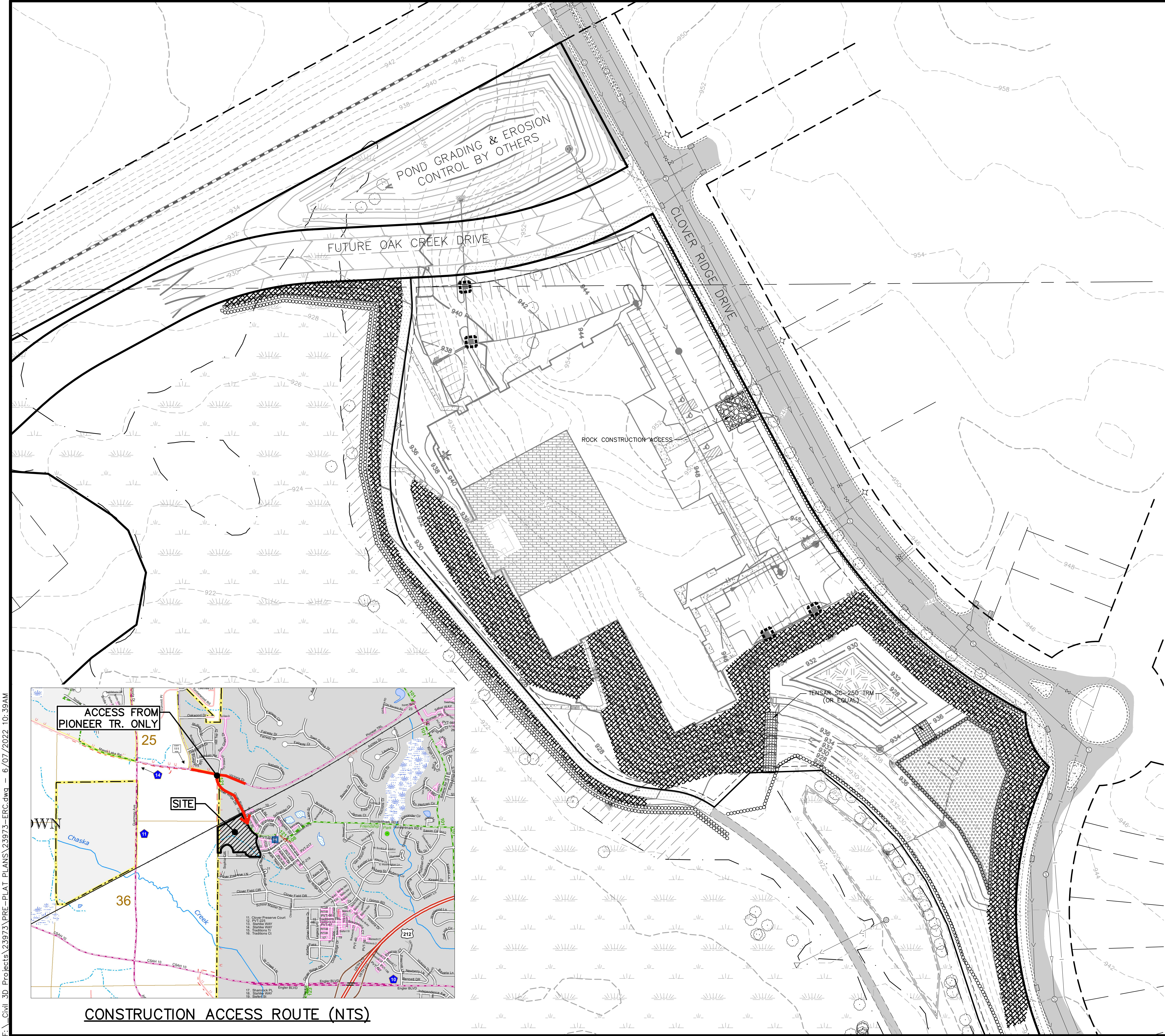
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06/07/22
REVISIONS
CAD FILE
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PROJECT NO.
23973
C1.2



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DATE 06/07/22
REVISIONS
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PROJECT NO. 23973
C1.3

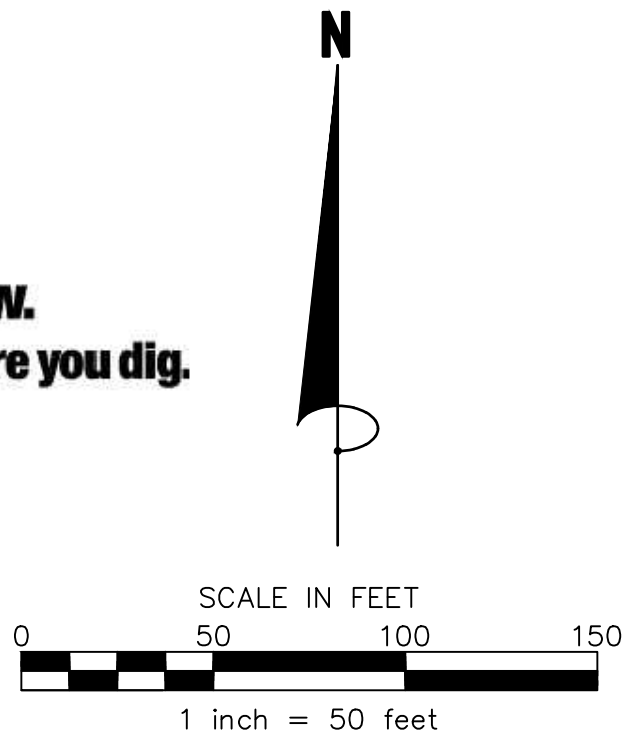


CONSTRUCTION ACCESS ROUTE (NTS)



LEGEND

EXISTING WATERMAIN	EXISTING WATERMAIN
EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
EXISTING STORM SEWER	EXISTING STORM SEWER
EXISTING UNDERGROUND GAS	EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC	EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE	EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC	EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD POWER LINE	EXISTING OVERHEAD POWER LINE
EXISTING LIGHT POLE	EXISTING LIGHT POLE
EXISTING TRANSFORMER	EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL	EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL	EXISTING TV PEDESTAL
EXISTING CURB & GUTTER	EXISTING CURB & GUTTER
EXISTING RETAINING WALL	EXISTING RETAINING WALL
EXISTING FENCE	EXISTING FENCE
EXISTING RAILROAD	EXISTING RAILROAD
EXISTING CONTOUR	EXISTING CONTOUR
EXISTING WETLAND EDGE	EXISTING WETLAND EDGE
EXISTING SOIL BORING LOCATION	EXISTING SOIL BORING LOCATION
EXISTING TREELINE/TREES	EXISTING TREELINE/TREES
EXISTING ASPHALT	EXISTING ASPHALT
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING GRAVEL	EXISTING GRAVEL
EXISTING WETLAND	EXISTING WETLAND
PROPOSED WATERMAIN	PROPOSED WATERMAIN
PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
PROPOSED SANITARY SERVICE	PROPOSED SANITARY SERVICE
PROPOSED WATER SERVICE	PROPOSED WATER SERVICE
PROPOSED STORM SEWER	PROPOSED STORM SEWER
PROPOSED DRAINTILE	PROPOSED DRAINTILE
PROPOSED PERFORATED DRAINTILE	PROPOSED PERFORATED DRAINTILE
PROPOSED CURB & GUTTER	PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL	PROPOSED RETAINING WALL
PROPOSED CONTOUR	PROPOSED CONTOUR
PROPOSED GRADING LIMITS	PROPOSED GRADING LIMITS
PROPOSED EMERGENCY OVERFLOW	PROPOSED EMERGENCY OVERFLOW
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE	PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN	PROPOSED SEDIMENT BASIN
PROPOSED INFILTRATION BASIN	PROPOSED INFILTRATION BASIN
PROPOSED SILT FENCE	PROPOSED SILT FENCE
PROPOSED SILT FENCE POST CONSTRUCTION	PROPOSED SILT FENCE POST CONSTRUCTION
PROPOSED SILT FENCE HEAVY DUTY	PROPOSED SILT FENCE HEAVY DUTY
PROPOSED WIMCO	PROPOSED WIMCO
POST STORM SEWER CONSTRUCTION	POST STORM SEWER CONSTRUCTION
PROPOSED YARD CB INLET PROTECTION	PROPOSED YARD CB INLET PROTECTION
POST STORM SEWER CONSTRUCTION	POST STORM SEWER CONSTRUCTION
PROPOSED DITCH CHECK - MnDOT TYPE 3	PROPOSED DITCH CHECK - MnDOT TYPE 3
POST GRADING/UTILITY CONSTRUCTION	POST GRADING/UTILITY CONSTRUCTION
PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE	PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
PROPOSED EROSION CONTROL BLANKET	PROPOSED EROSION CONTROL BLANKET
MnDOT CATEGORY 3	MnDOT CATEGORY 3
PROPOSED SEED & MULCH MIX	PROPOSED SEED & MULCH MIX
GENERAL ROADSIDE MnDOT 25-141	GENERAL ROADSIDE MnDOT 25-141
PROPOSED SEED & MULCH MIX	PROPOSED SEED & MULCH MIX
NATIVE PONDS & WET AREAS MnDOT 33-261	NATIVE PONDS & WET AREAS MnDOT 33-261



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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. J. R. Hill, P.E.
Date: 06/07/2024 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
FOR
EROSION & SEDIMENT CONTROL PLAN
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
06/07/22

REVISIONS

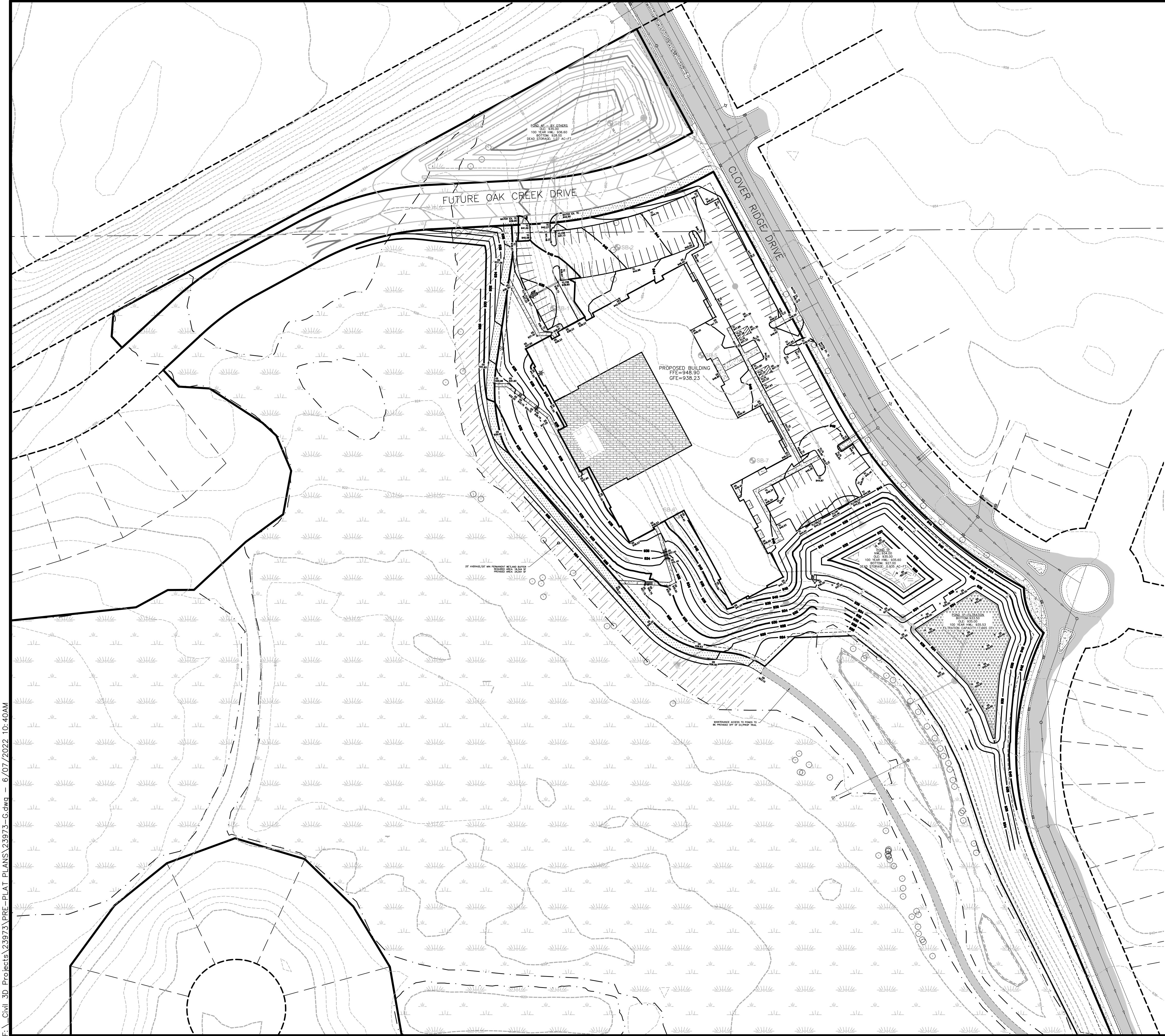
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PROJECT NO.
23973

C3.0

GALLERY CHASKA CHASKA, MINNESOTA		EROSION & SEDIMENT CONTROL DETAILS	
FOR		CHASE REAL ESTATE, INC. 2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337	
DRAWN BY AJA		DATE 06/07/22	
REVISIONS		CAD FILE 23973-ERD	
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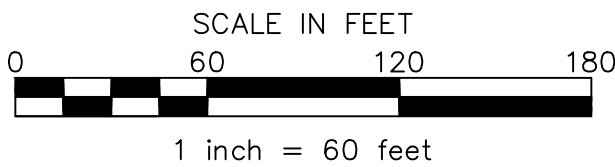


EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
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PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN

SB-1
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SB-100

STANDARD GRADING NOTES:
1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.3'. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 795 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS. A HIGHER MINIMUM OF 98% SHALL BE ATTAINED.
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES). IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:
1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY MINTOPO LIDAR ON FEBRUARY 21, 2022. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL. ADDITIONAL TOPOGRAPHY TO SUPPLEMENT THE LIDAR TO BE PROVIDED UPON SNOW MELT.



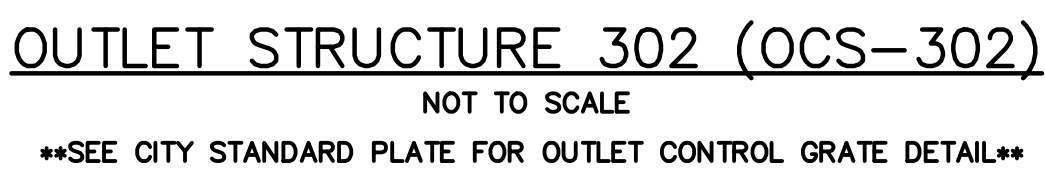
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
ERIC J. BERG, P.E.
Date: 06/07/2022 Reg No. 53772

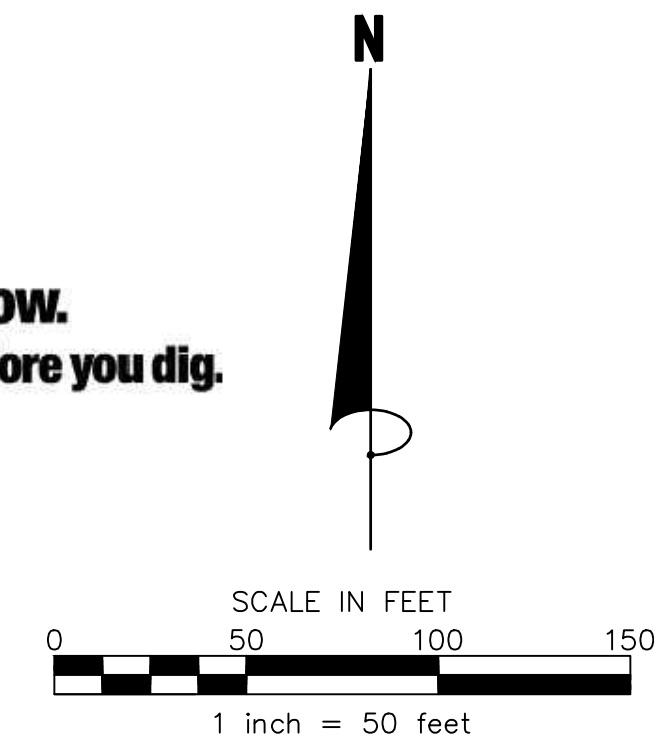
GALLERY CHASKA
CHASKA, MINNESOTA
GRADING & DRAINAGE PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55377

DRAWN BY
AJA
DATE
06/07/22
REVISIONS

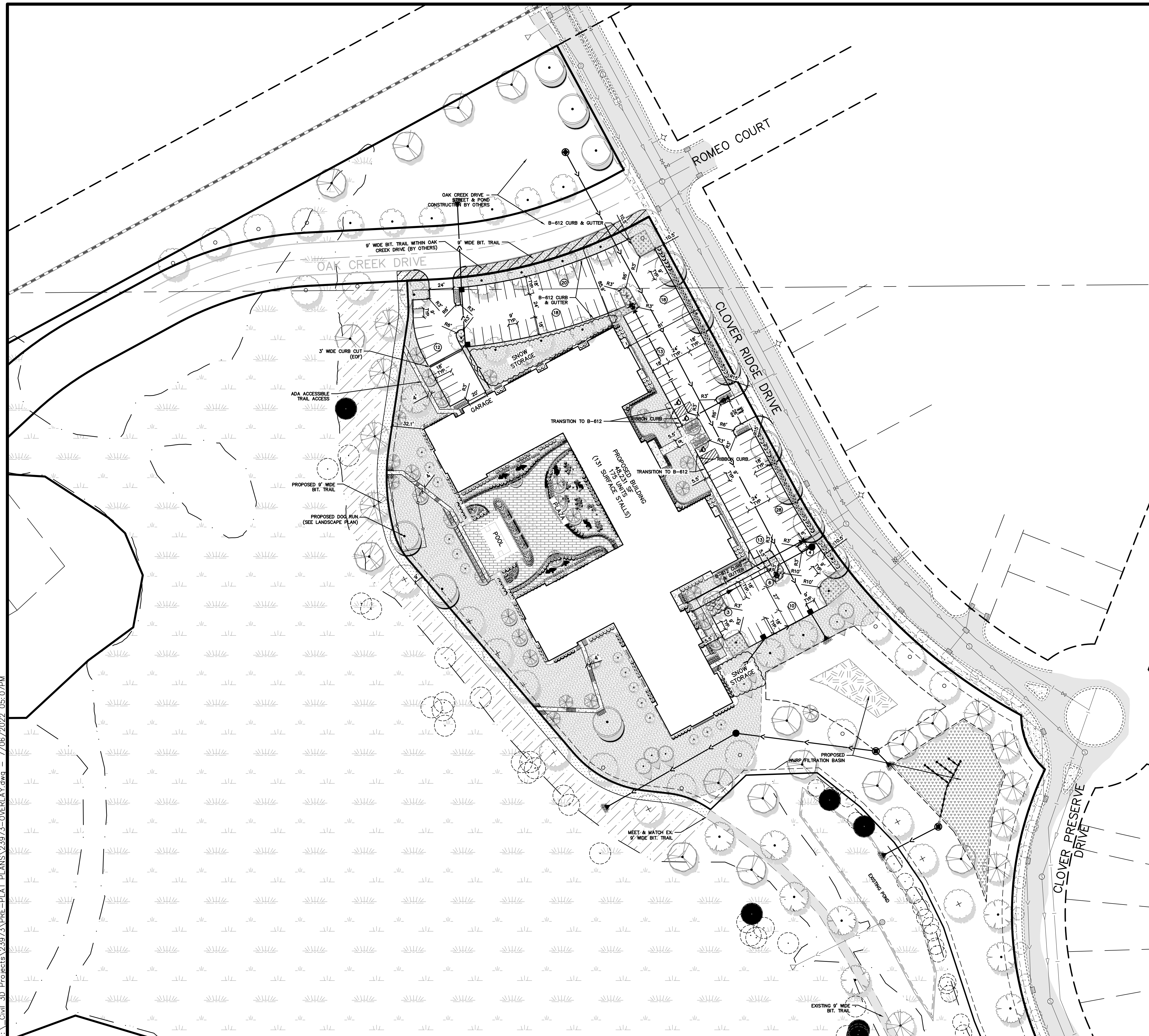
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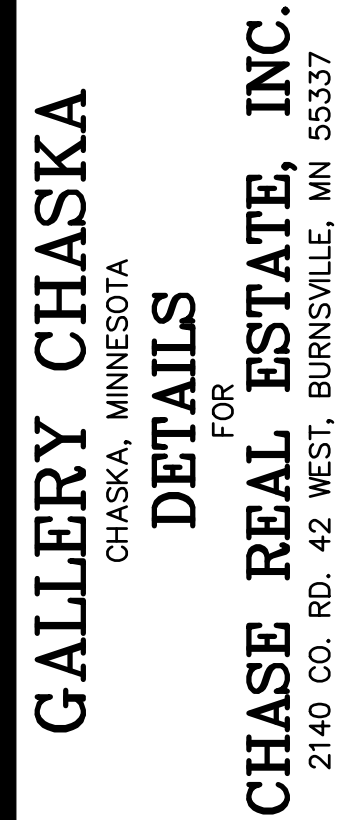


- 811** Know what's below.
Call 811 before you dig.



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DATE 06/07/22
REVISIONS
CAD FILE 23973-U
PROJECT NO. 23973
C5.0





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ERIC P. FAGERBERG, PE

Eric P. Fagerberg

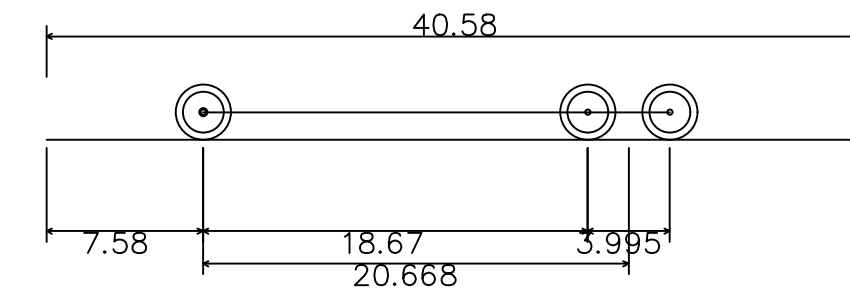
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Page 70 of 213



LEGEND

	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING RAILROAD
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL



Chaska Ladder
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

40.580ft
10.500ft
1.332ft
1.332ft
7.610ft
6.00s
36.00°

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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ERIC P. FAGERBERG, PE

GALLERY CHASKA
CHASKA, MINNESOTA

TURNING MOVEMENT EXHIBIT
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST BURNSVILLE, MN 55337

DRAWN BY JEK
DATE 06/07/22
REVISIONS

CAD FILE 23973-TURN
PROJECT NO. 23973
1.0

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	AA1	7	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328	1	189.54
	AA2	1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328	0.9	379.08
	W1	5	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913	0.9	24.42
	W2	12	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	1	5896	0.9	47.77

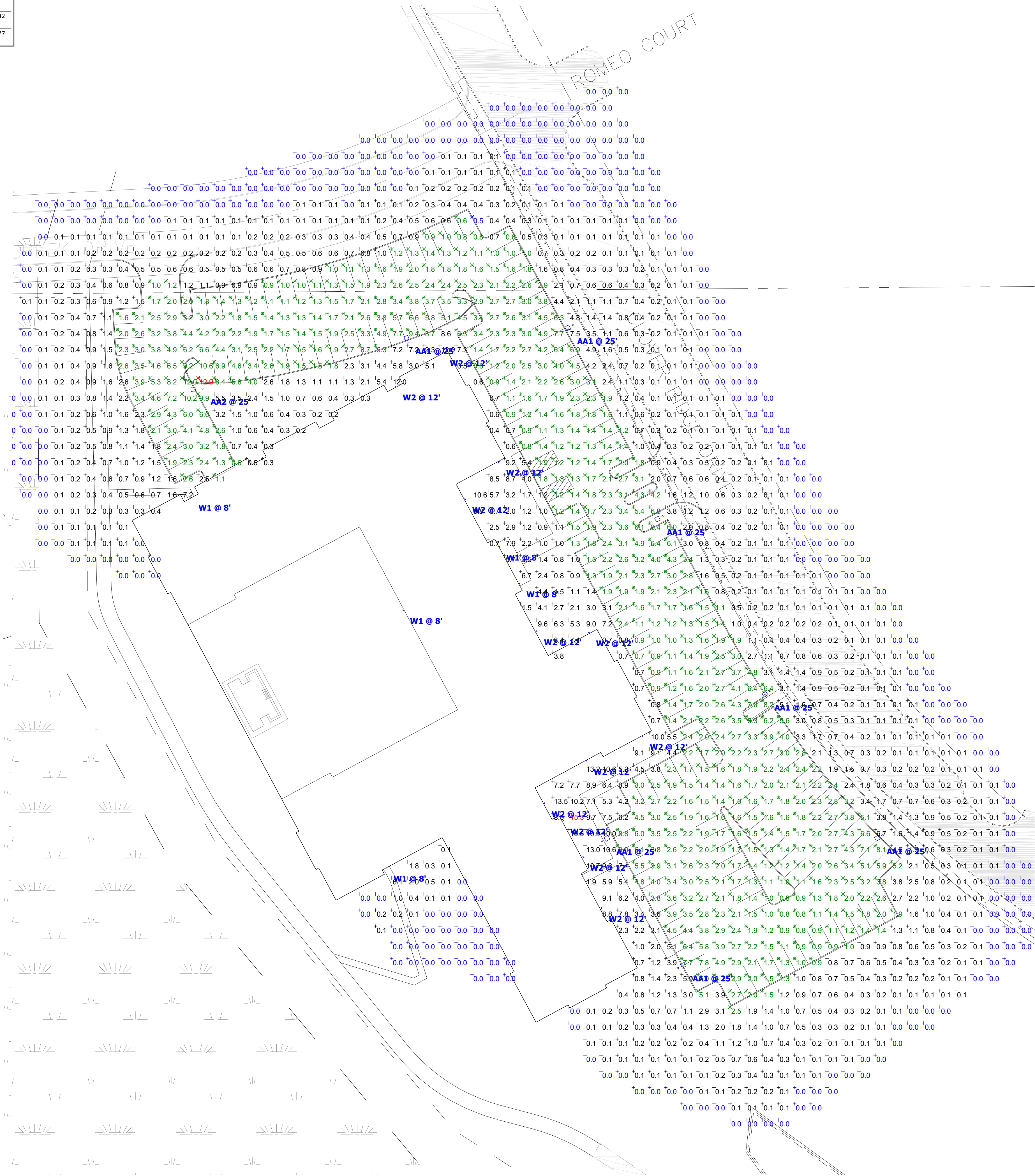
Note

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

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Parking and Drives	X	2.7 fc	12.9 fc	0.5 fc	25.8:1	5.4:1	
Total Area Calculated @ Grade	+	1.4 fc	15.3 fc	0.0 fc	N/A	N/A	



**Clover Ridge
Apartments**
Chaska, MN

Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

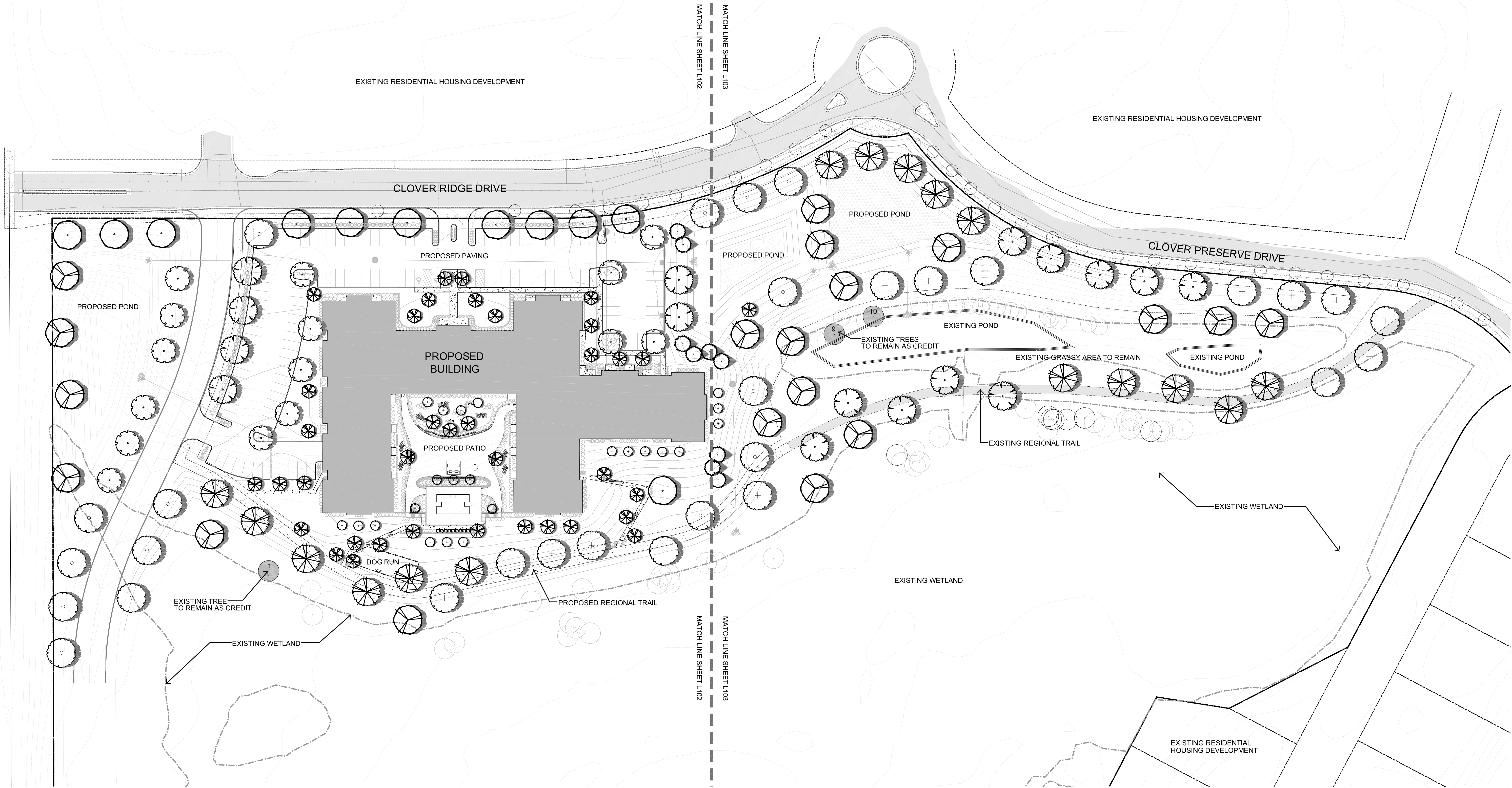
Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

Date	3-23-2022
4-06-2022	
4-29-2022	
5-05-2022	
5-24-2022	
6-07-2022	
6-28-2022	

Revision	City Resubmittal	City Resubmittal	City Resubmittal	City Resubmittal	Final Site Plan Approval	Final City Approvals
Rev. No.	1	2	3	4	5	6

**OVERVIEW
LANDSCAPE
PLAN**

L101

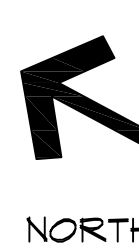
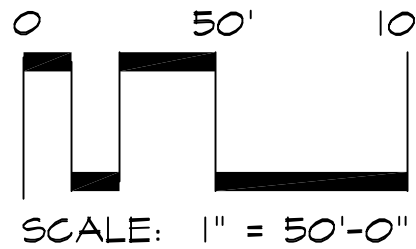


General Notes:

1. Refer to Sheets L101-L103 for Landscape Plans and L104-L105 for Details, Notes, and Schedules
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.

City Landscape Requirements:

Proposed Site & Building Data		Landscape Calculations		Parking Island Area		Existing Tree Credits	
Site Perimeter: TBD		Overstory Tree Inches Owed:		Parking Island Calculation (needs to meet 10% of parking lot)		Total Credits: 37	
Building Footprint: 48,237 sq ft		Gross Square Footage / 320		Planting Island Area = 3,789 SF = 13.9%		Notes: Refer to civil plans for full tree inventory.	
Stories: 4 Stories		603 Caliper Inches - 37 Credits		Additional Requirements & Notes		Schedule of Existing Trees to Remain as Credit	
Gross Square Footage: 192,948 sq ft		566 Caliper Inches		Parking Lot Screening: 4' Height, 75% Opacity Year-Round		1. Elm 14"	
Credit for Existing Significant Trees		Minimum Overstory Tree Size:		Overstory Tree Diversity: No more than 50% same species		2. Boxelder 15" (Inside Wetland per New Delineation)	
Total caliper inches owed may be reduced by the total number of healthy significant inches to remain.		40% at 2.5" = 227 Caliper Inches = 91 Trees		Overstory Native Preference: All plantings shown are native or adapted natives		3. Willow 10" (Inside Wetland per New Delineation)	
Significant Trees:		20% at 3" = 111 Caliper Inches = 37 Trees		Coniferous Tree Height to Caliper Conversion: Hgt / 2.4 = Cal.		4. Willow 23" (Inside Wetland per New Delineation)	
Coniferous 12'+		10% at 3.5" = 57 Caliper Inches = 16 Trees		Site Triangles: 30'		5. Elm 10" (Inside Wetland per New Delineation)	
Overstory 10'+		10% at 4" = 57 Caliper Inches = 14 Trees				6. Willow 15" (Inside Wetland per New Delineation)	
Understory 6"+		10% at 4.5" = 57 Caliper Inches = 13 Trees				7. Willow 23" (Inside Wetland per New Delineation)	
Total Credits: 148*		10% at 5" = 57 Caliper Inches = 11 Trees				8. Willow 15" (Inside Wetland per New Delineation)	
*Refer to Civil Plans for Tree Inventory		Total Overstory Inches Owed: 566 Caliper Inches				9. Willow 11"	
		Total Overstory Inches Proposed: 567 Caliper Inches				10. Willow 12"	
		Total Overstory Trees Proposed: 148 Overstory Trees					
		Total Understory Trees Proposed: 37 Understory Trees					
		Shrubs Owed:					
		Bldg. Footprint / 300					
		48,237 / 300					
		161 Shrubs at 5 gal.					
		Total 5 gal. Shrubs Proposed: 457 Shrubs at 5 gal.					



Clover Ridge Apartments

Chaska, MN

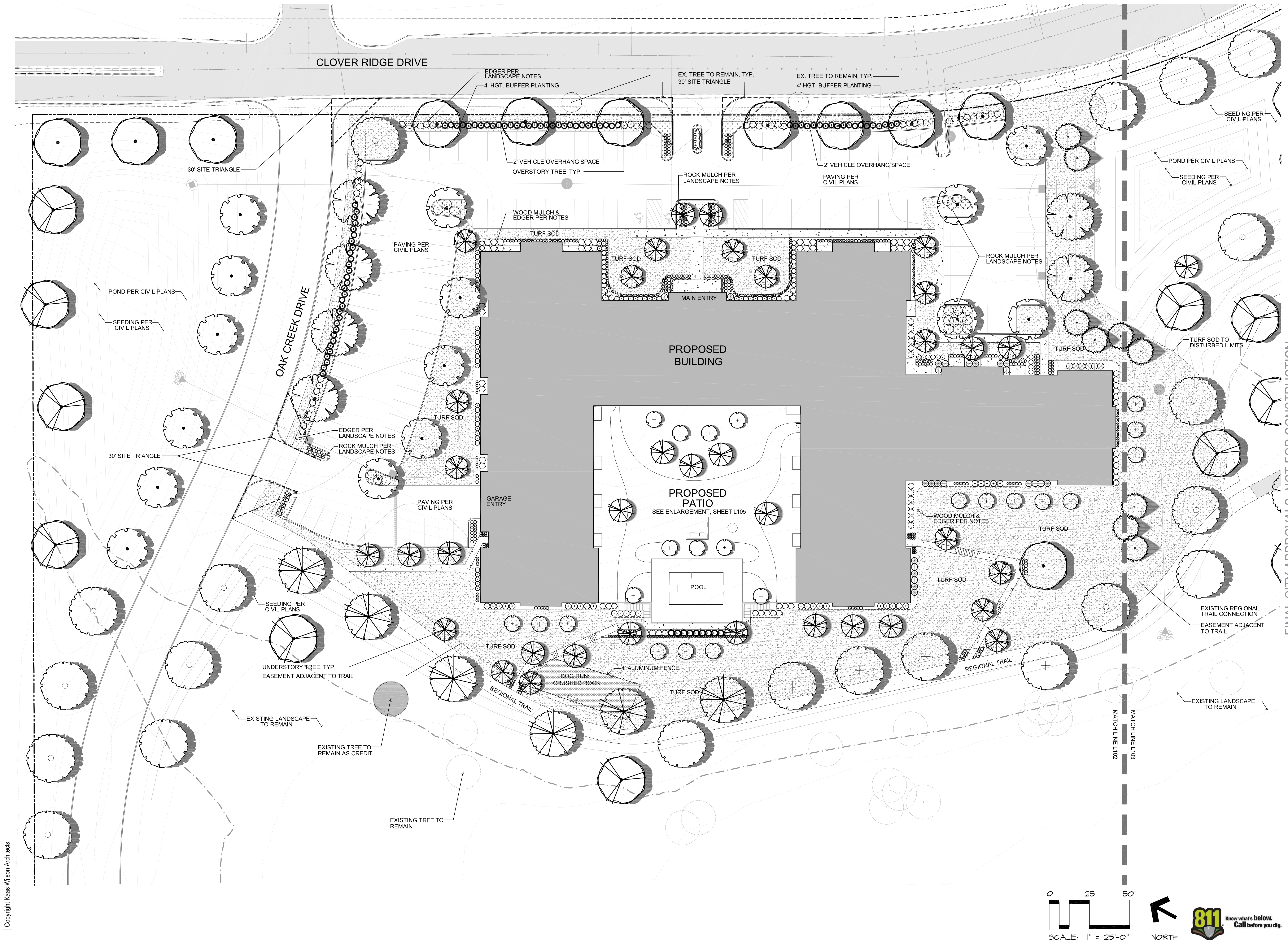
Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

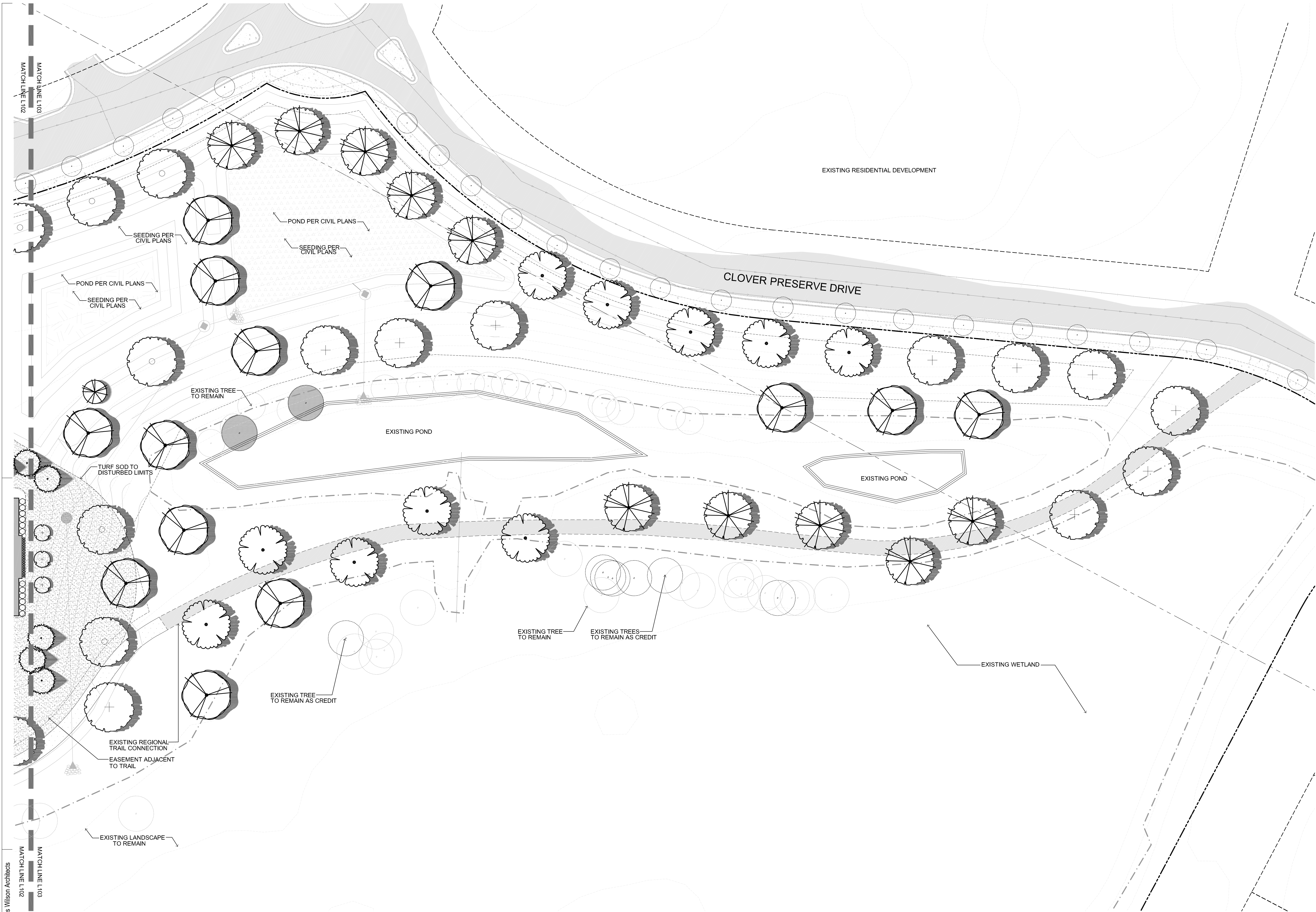
Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
4	City Resubmittal	5-05-2022
5	City Resubmittal	5-24-2022
6	Final Site Plan Approval	6-07-2022
7	Final City Approvals	6-28-2022

LANDSCAPE
PLAN - WEST

L102





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Civil Engineering:
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Phone: (952) 890-6044

Landscape Architect:
CALYX DESIGN GROUP
475 Cleveland Ave. N. Suite 101A
Saint Paul, MN 55104
(651) 788-9018

Clover Ridge Apartments

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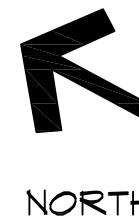
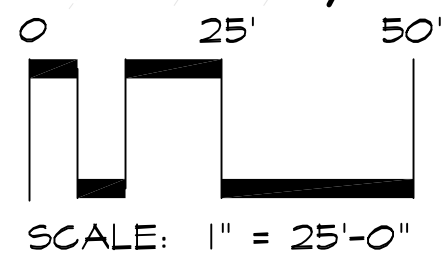
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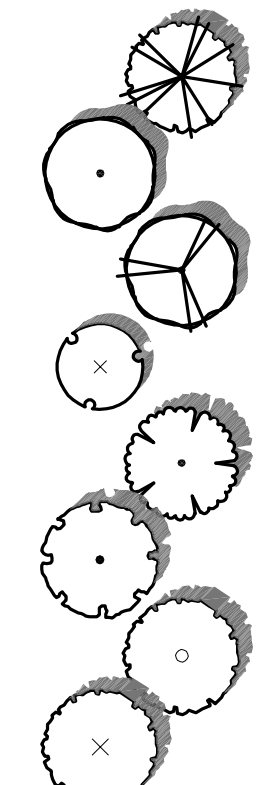
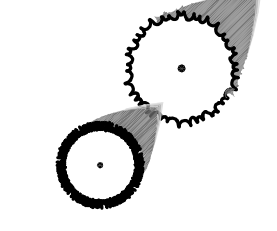
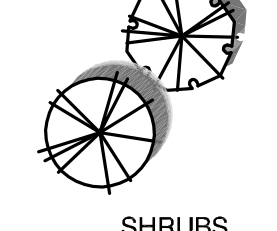
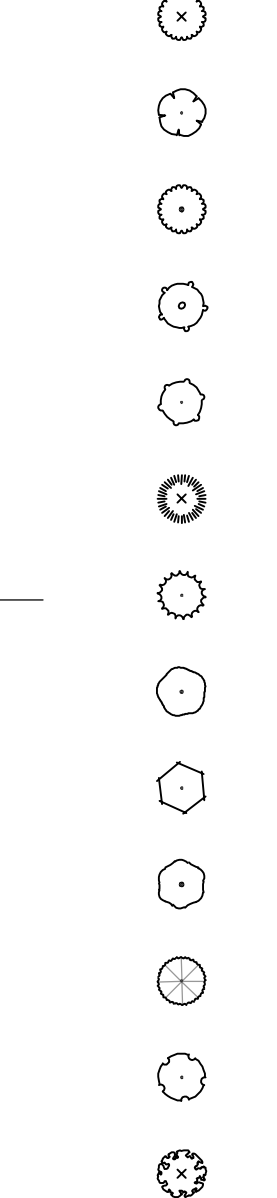
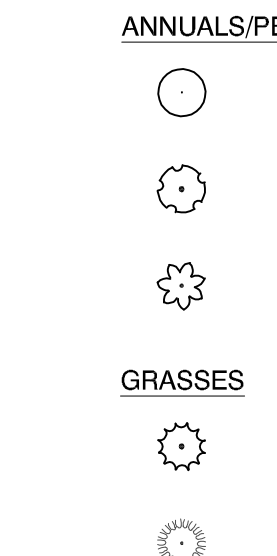
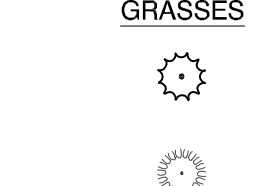
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LANDSCAPE PLAN - EAST

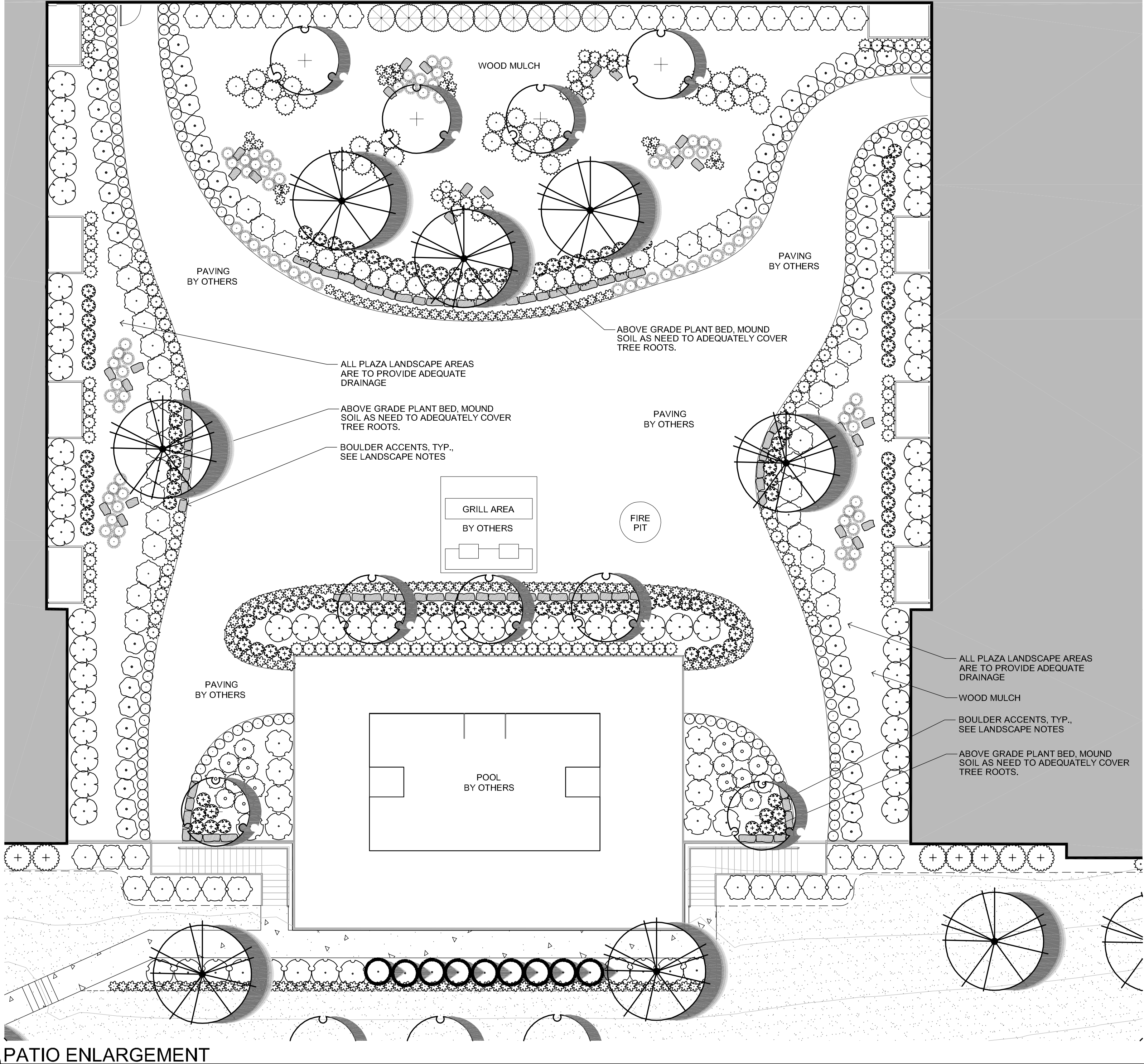
L103



PLANT SCHEDULE

DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ar	Acer rubrum	Red Maple	4" Cal.	B&B	16	
	Aa2	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	5" Cal.	B&B	11	
	Br	Betula nigra	River Birch	16' Ht.	B&B	19	Clump Form, Calculated as 4.5" cal.
	Bf	Betula platyphylla 'Fargo' TM	Dakota Pinnacle White Birch	3" Cal.	B&B	23	Single Stem
	Co	Celtis occidentalis	Common Hackberry	4" Cal.	B&B	16	
	Gd	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	4" Cal.	B&B	15	
	Ts	Tilia americana 'Sentry'	American Linden	4" Cal.	B&B	15	
	Ua	Ulmus x 'Accolade'	Accolade Elm	4" Cal.	B&B	15	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Pd	Picea glauca 'Densata'	Black Hills Spruce	8' Ht.	B&B	9	Calculated as 3" cal.
EVERGREEN TREES	Ta	Thuja occidentalis 'Art Boe' TM	North Pole Arborvitae	6' Hgt.	B&B	9	Calculated as 2.5" cal.
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ms	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B	17	
	Si	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	20	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	25	
	Cr	Cornus alba 'Regnzam'	Red Gnome Dogwood	5 gal.	Pot	70	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal.	Pot	81	
	Ec	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymus	3 gal.	Pot	36	
	He	Hydrangea macrophylla 'Bailmer' TM	Endless Summer	5 gal.	Pot	88	
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	79	
	Jc	Juniperus sabina 'Calgary Carpet' TM	Calgary Carpet Juniper	3 gal.	Pot	53	
	Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot	20	
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	30	
	Rd	Rosa x 'Dwarf Pavement'	Dwarf Pavement Rose	2 gal.	Pot	62	
	Tt2	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal. (Min. 18" Height)	Pot	39	
	Vb	Viburnum trilobum 'Bailey Compact'	Compact American Cranberry Bush	5 gal.	Pot	73	
	Wr	Weigela florida 'Rumba'	Rumba Weigela	2 gal.	Pot	128	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	269	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	157	
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	253	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	396	
	Ss	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Pot	88	
	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ANNUALS/PERENNIALS						
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	269	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	157	
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	Ss	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Pot	88	

1 PATIO ENLARGEMENT
L105 SCALE 1:10



FINAL CITY APPROVALS: NOT FOR CONSTRUCTION



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Landscape Architect:
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Clover Ridge
Apartments
Chaska, MN

Prepared for:
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2140 Co. Rd. 42 West
Burnsville, MN 55337

Project Number	22110
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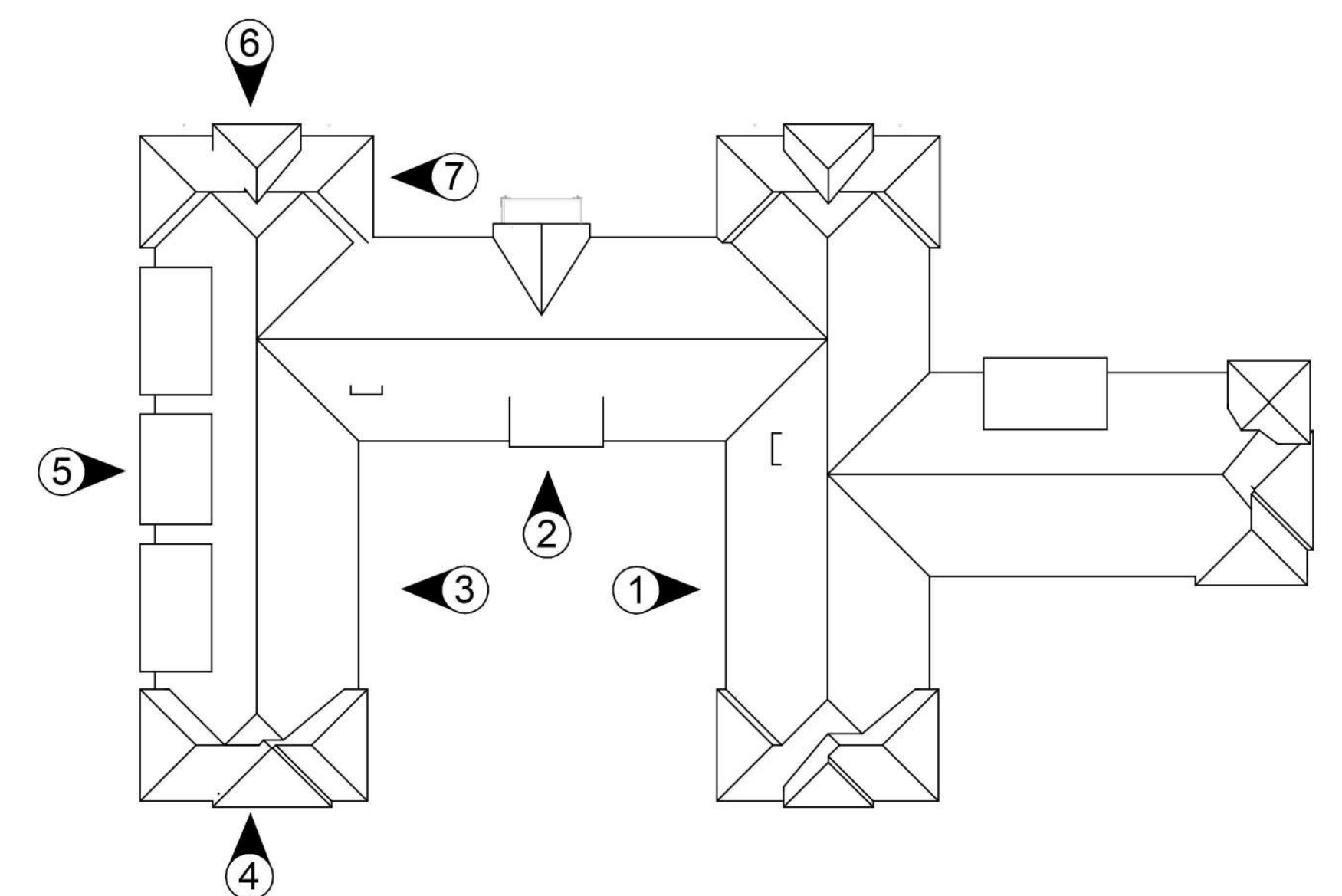
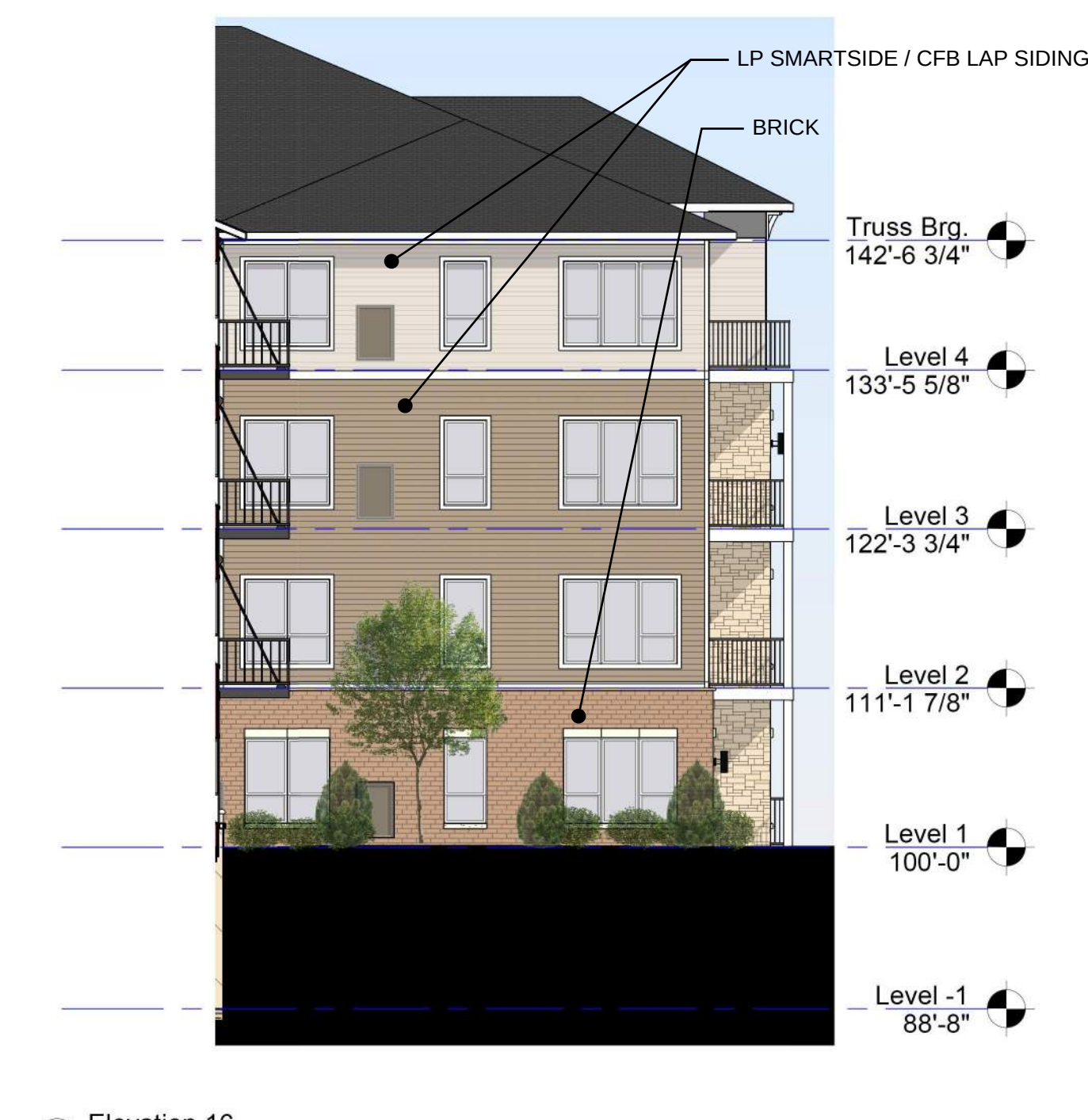
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LANDSCAPE
DETAILS

L105

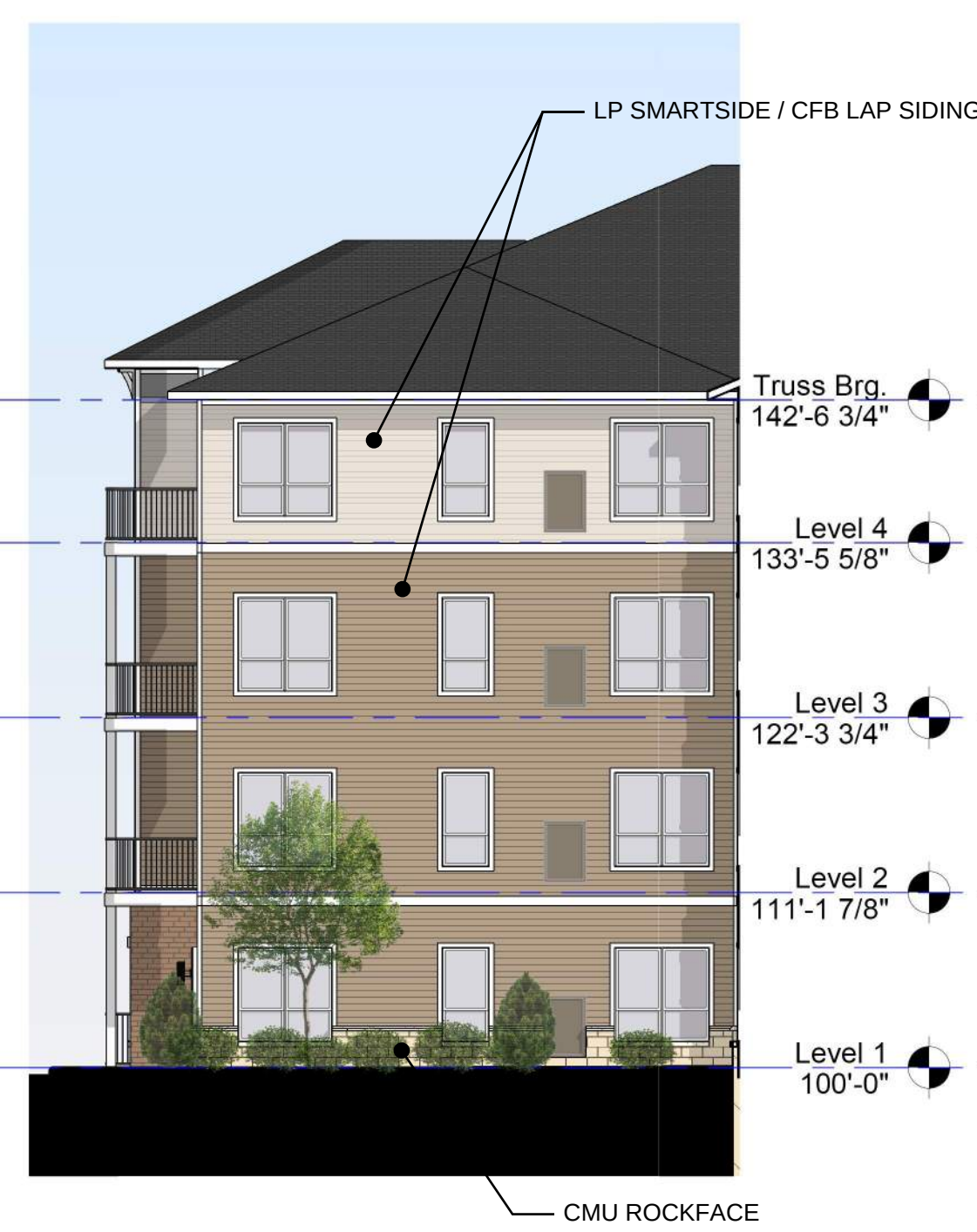


REFER TO SHEETS L101-L103 FOR LANDSCAPE LAYOUT PLAN

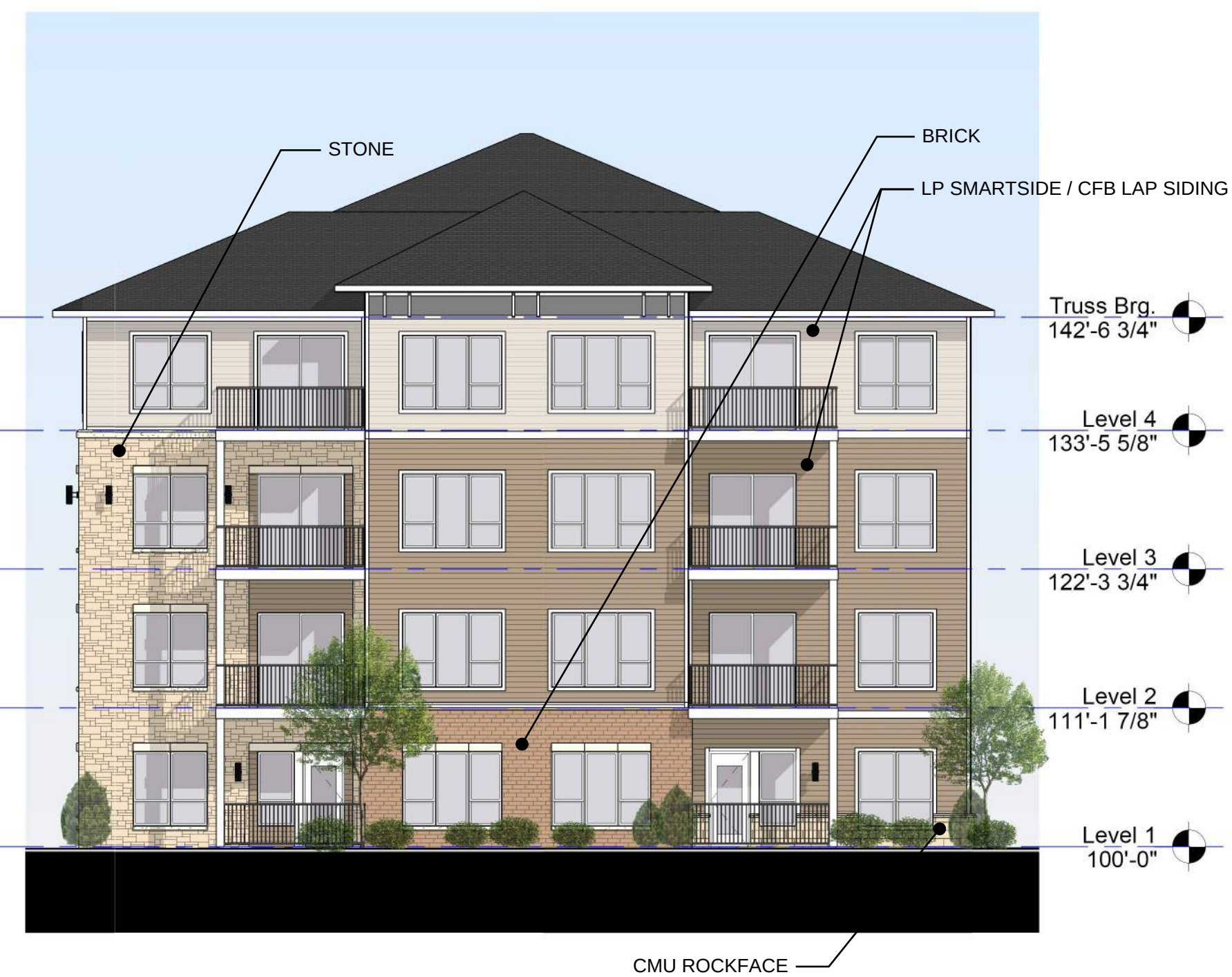




1 Elevation 1
3/32" = 1'-0"



2 Elevation 2
3/32" = 1'-0"



3 Elevation 3
3/32" = 1'-0"



4 Elevation 4
3/32" = 1'-0"



5 Elevation 5
3/32" = 1'-0"



6 Elevation 6
3/32" = 1'-0"



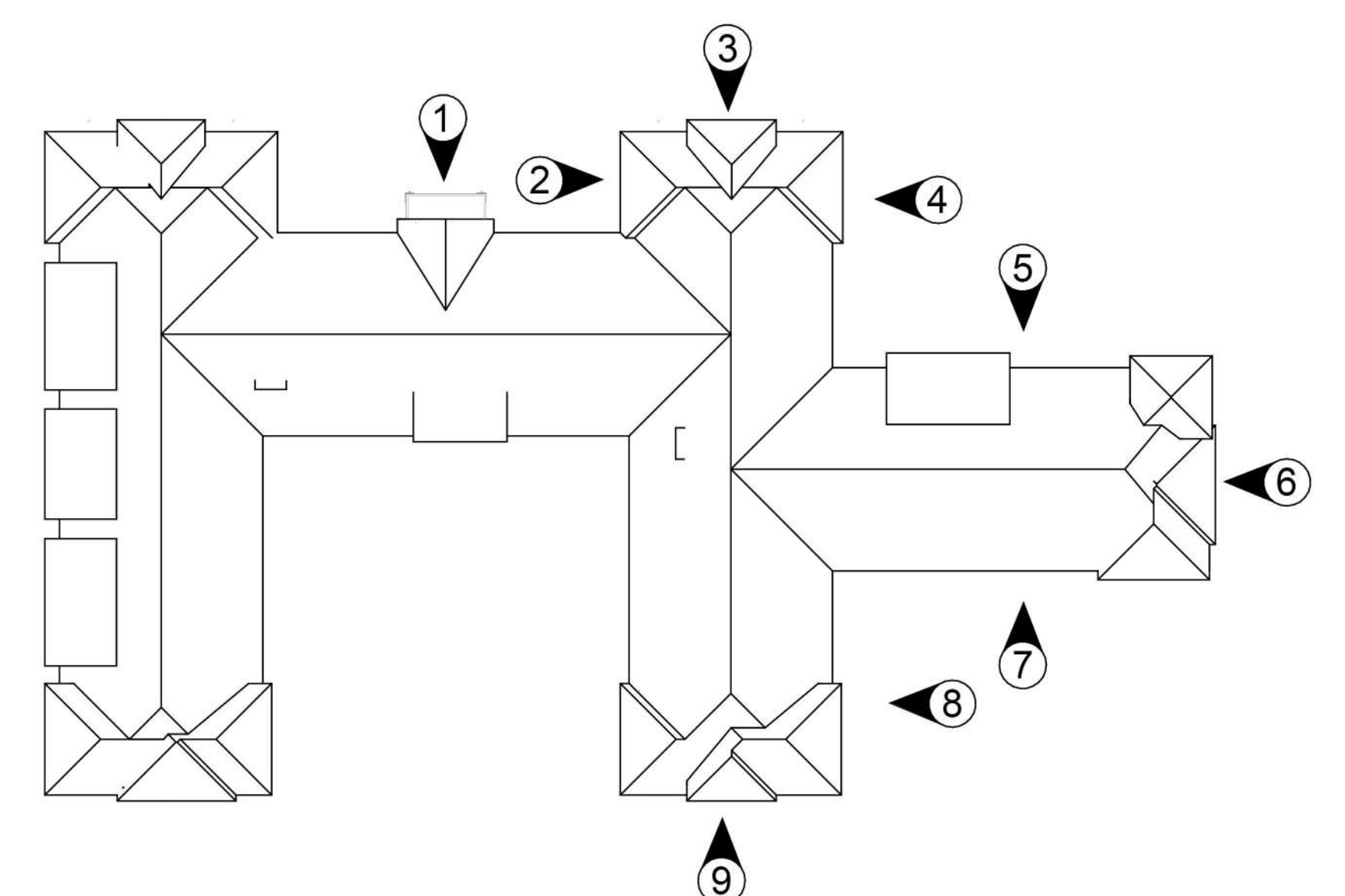
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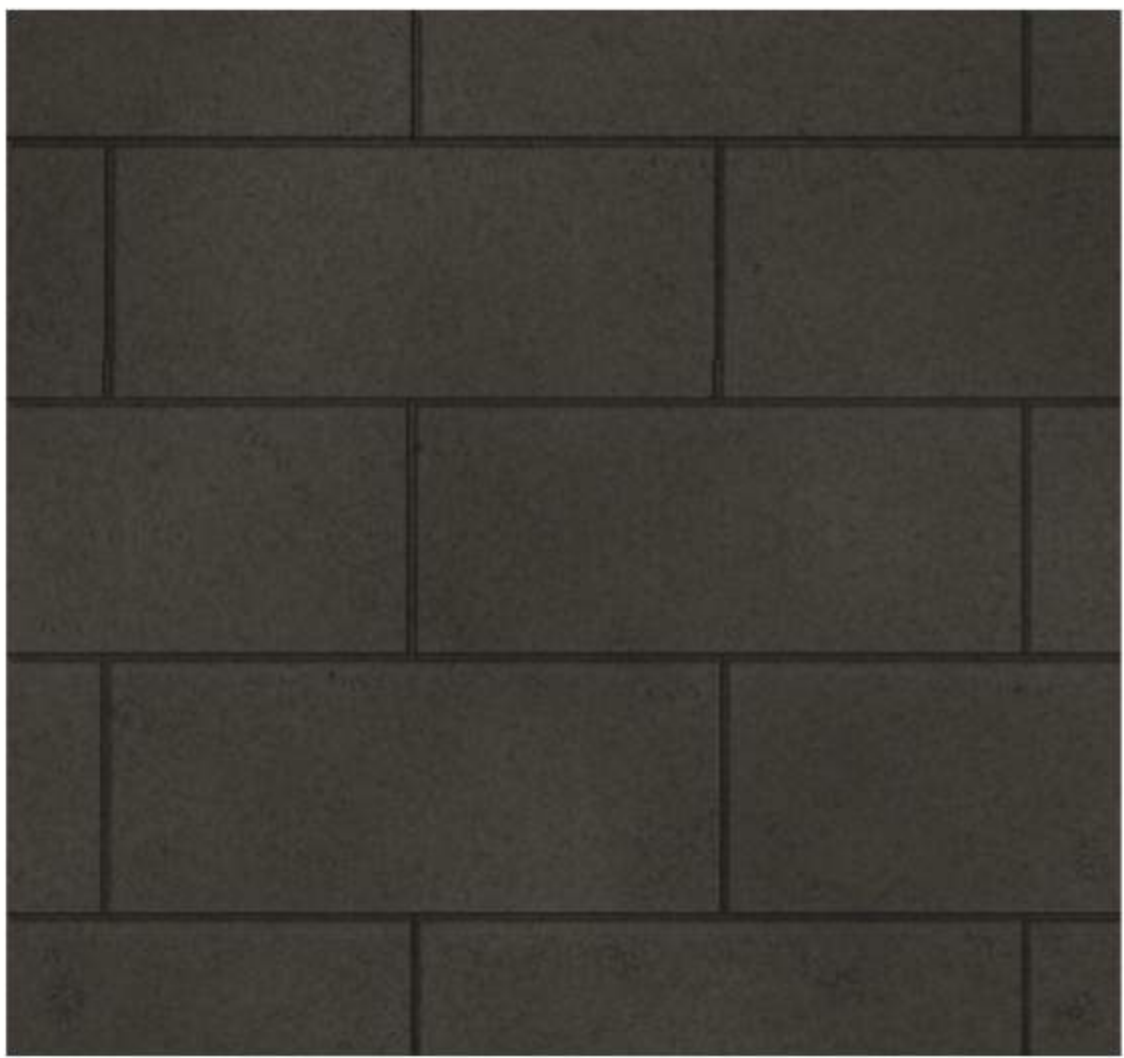
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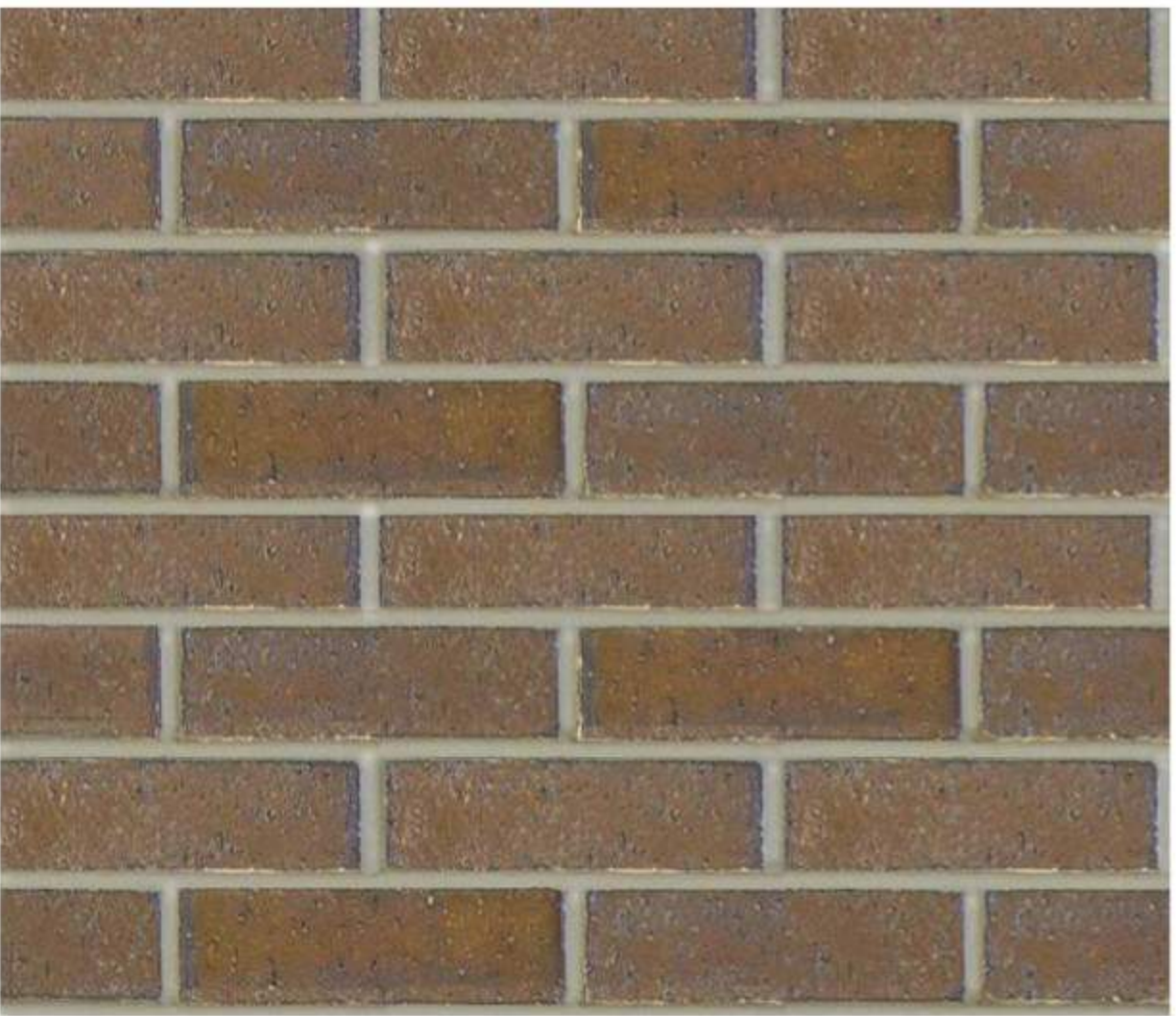
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EXTERIOR ELEVATIONS Gallery Chaska



ASPHALT SHINGLES



BRICK



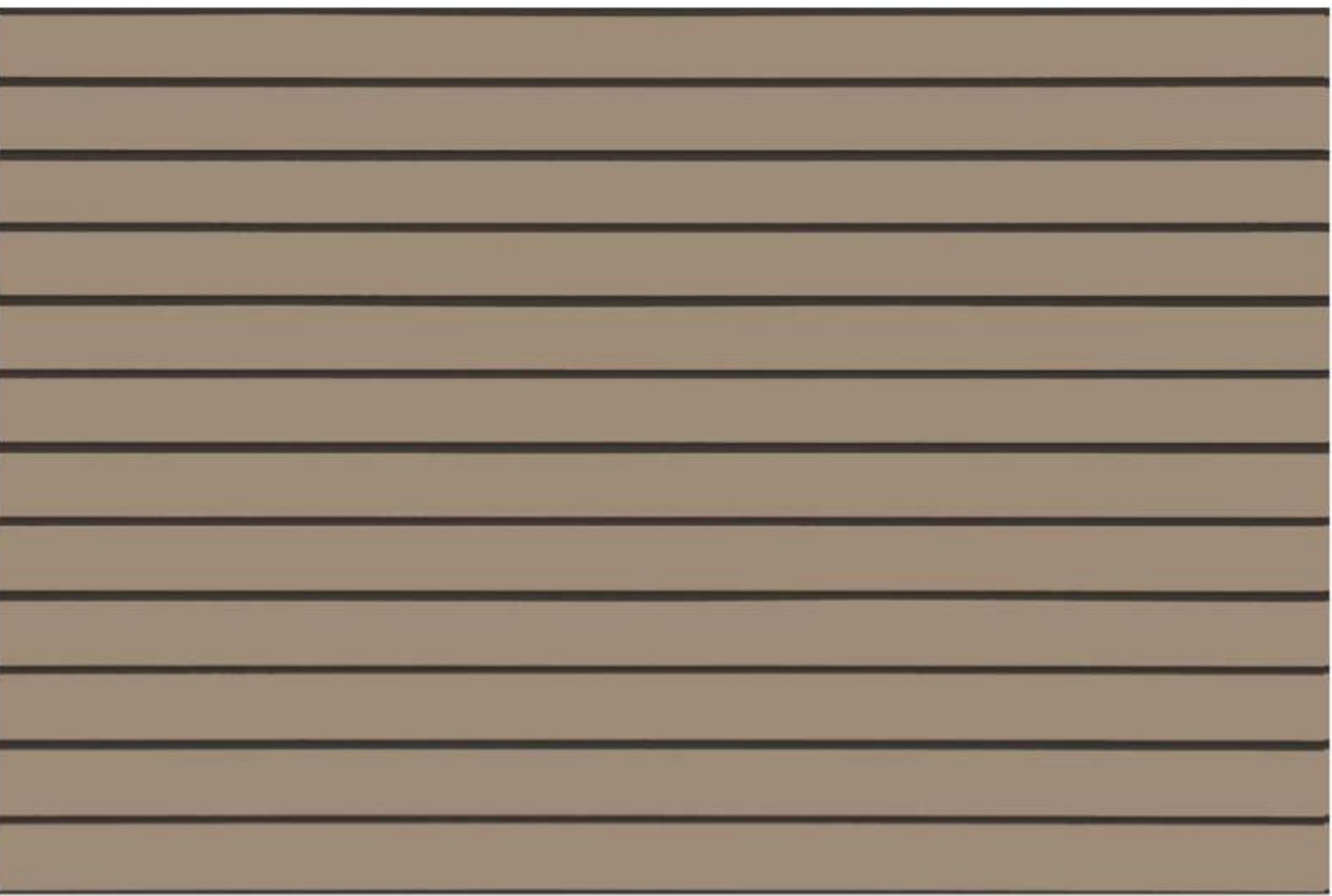
ROCKFACE CMU



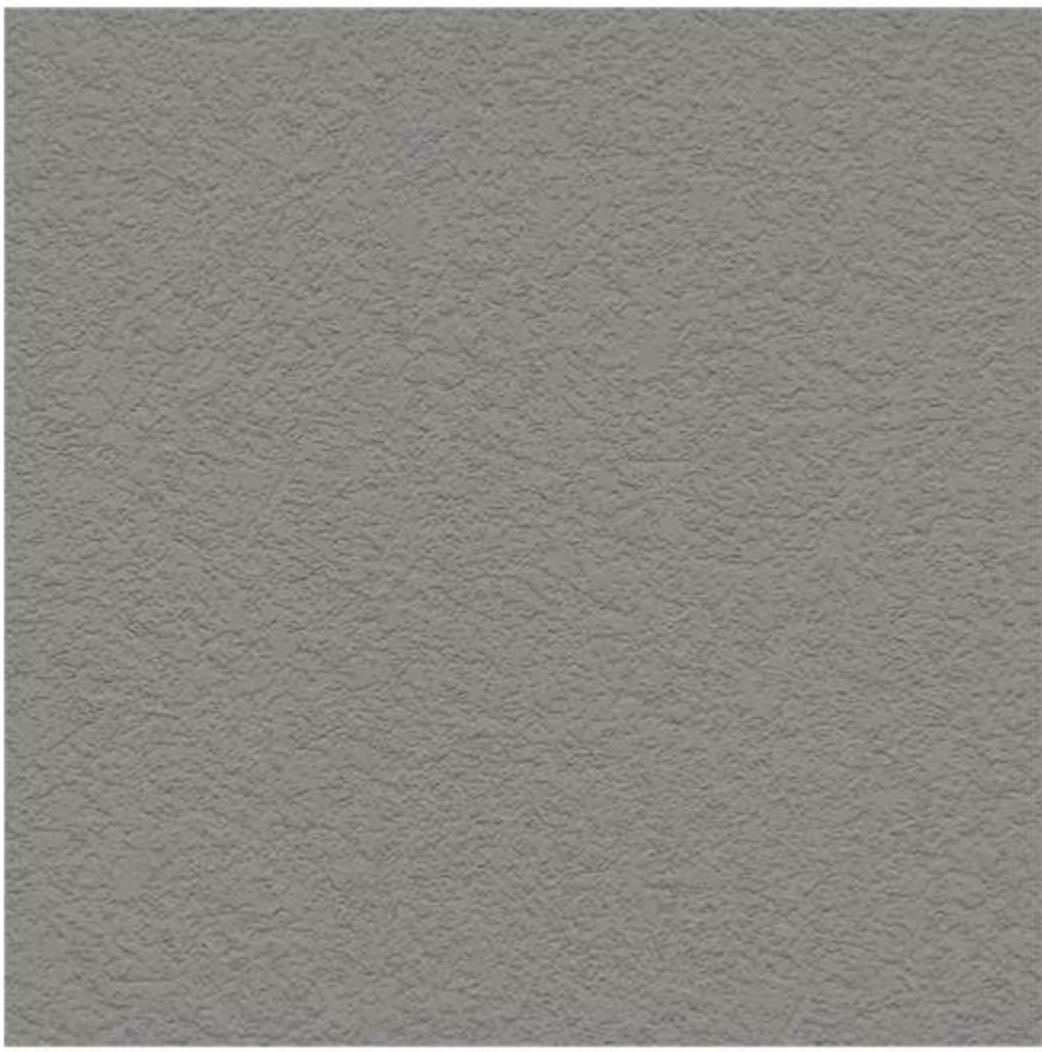
STONE



LP SMARTSIDE / CFB LAP SIDING



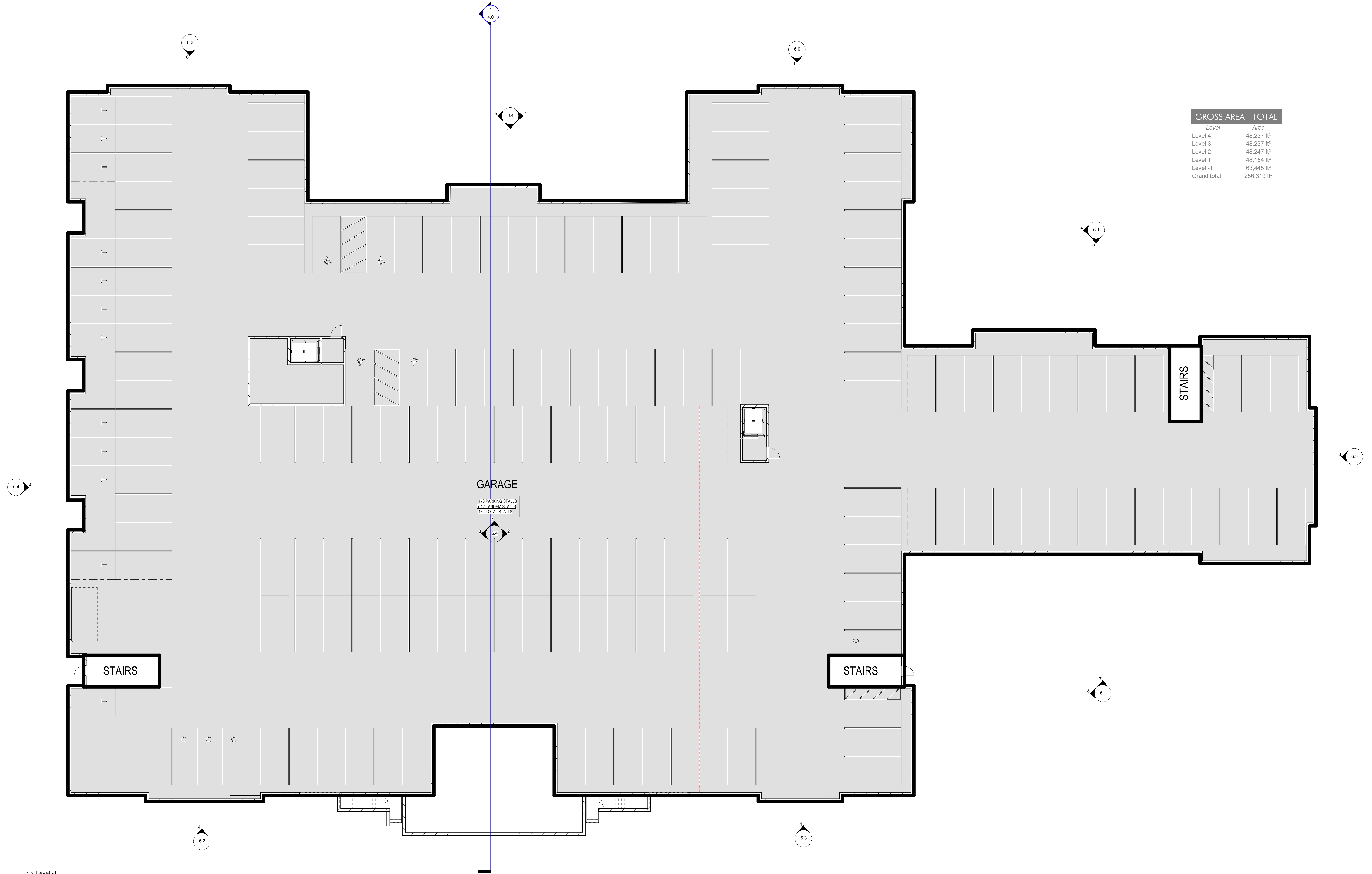
LP SMARTSIDE / CFB LAP SIDING

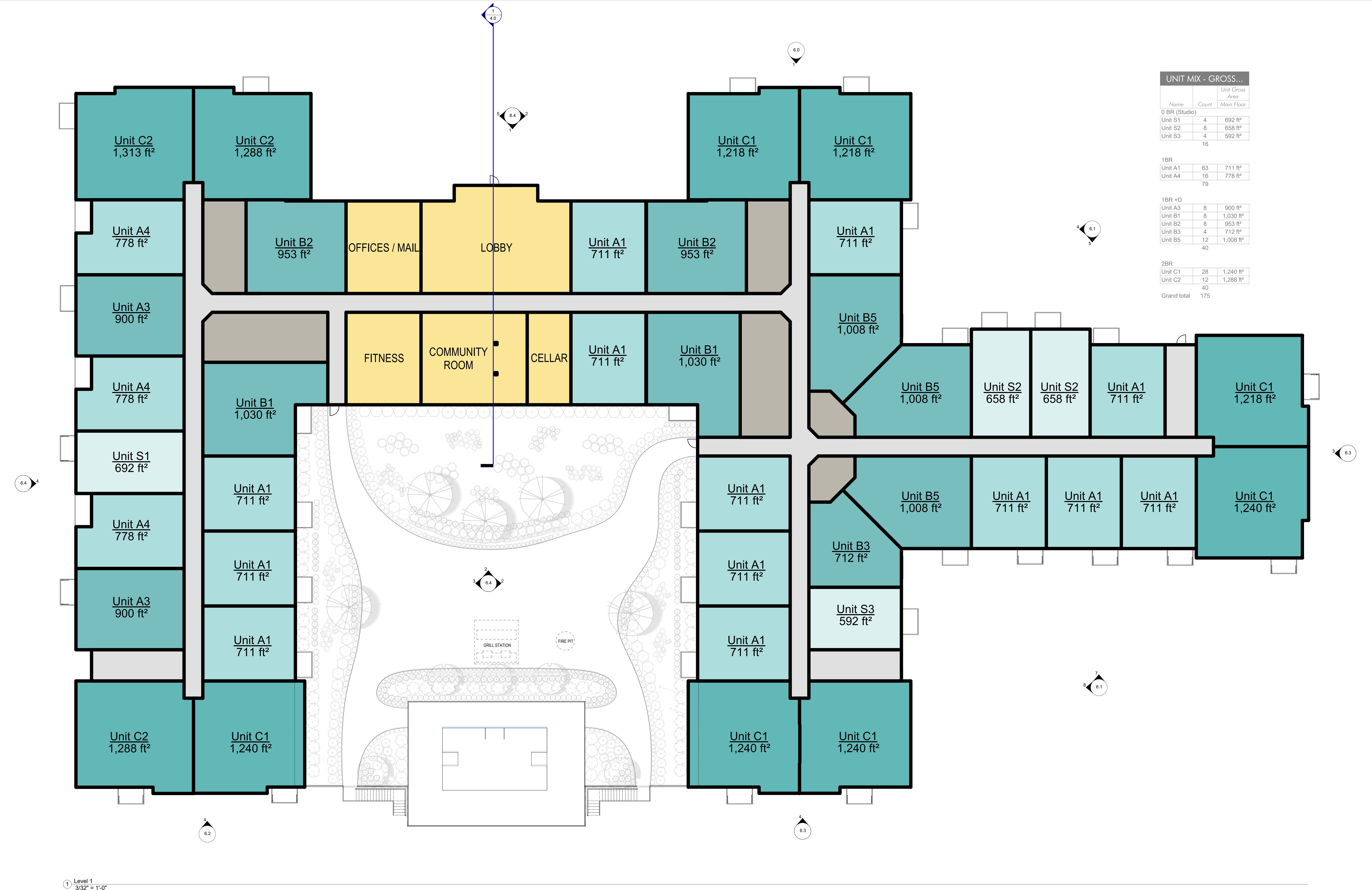


CFB PANEL SIDING

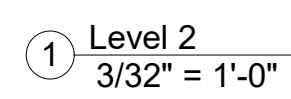
TOTAL BUILDING EXTERIOR MATERIALS SCHEDULE			
Exterior Materials	Area	Percent	Class
Stone	4,173	6%	Class I
LP Smartside / CFB Lap Siding	33,879	46%	Class I
Windows, Doors, Storefront	21,644	30%	Class I
	59,696	82%	Total Class I
Rockface CMU	8,135	11%	Class II
Rockface CMU - 12"x24"	-	0%	Class II
Utility Brick	5,150	7%	Class II
	13,285	18%	Total Class II
Grand Total:	72,981	100%	

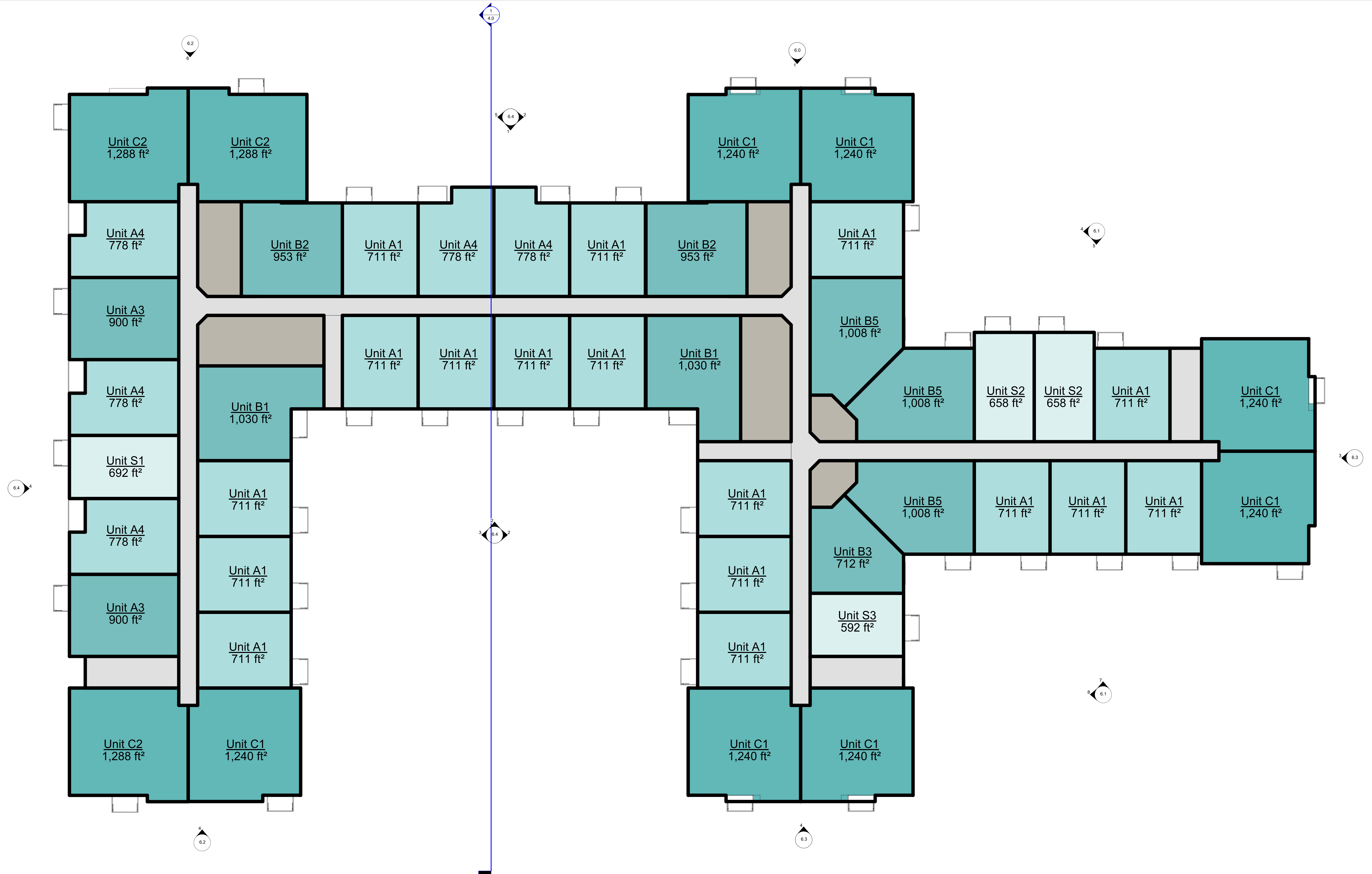
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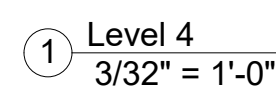


1 Level 1
3/32" = 1'-0"





① Level 3
3/32" = 1'-0"







REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/13/2022

Subject: Hidden Maples (former Firemen's Park II) – Preliminary Plat

Applicant: Landmark Builders Inc.

Location: East of Maple Street, South of 6th Street

Case No.: 2022-44

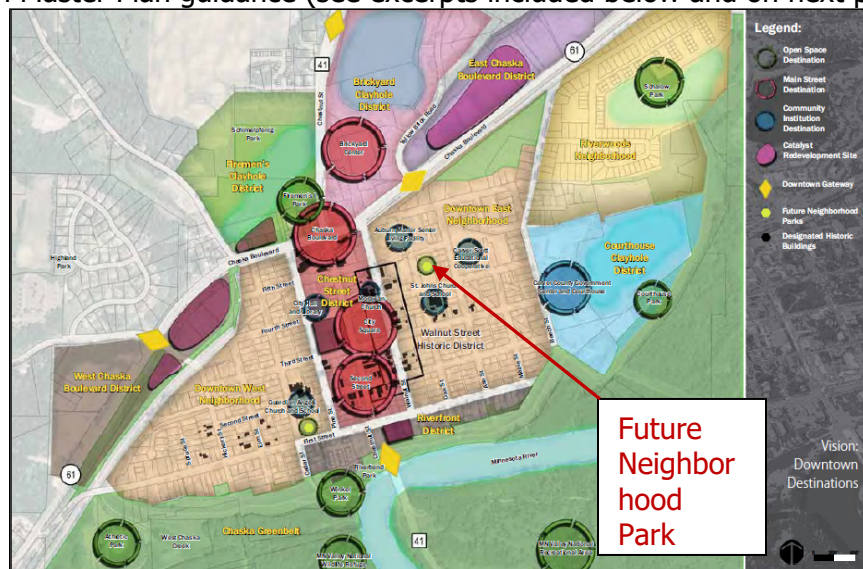
Synopsis: Applicant seeks to obtain approval of 4 single-family lots on approximately 1 acre of land in downtown Chaska

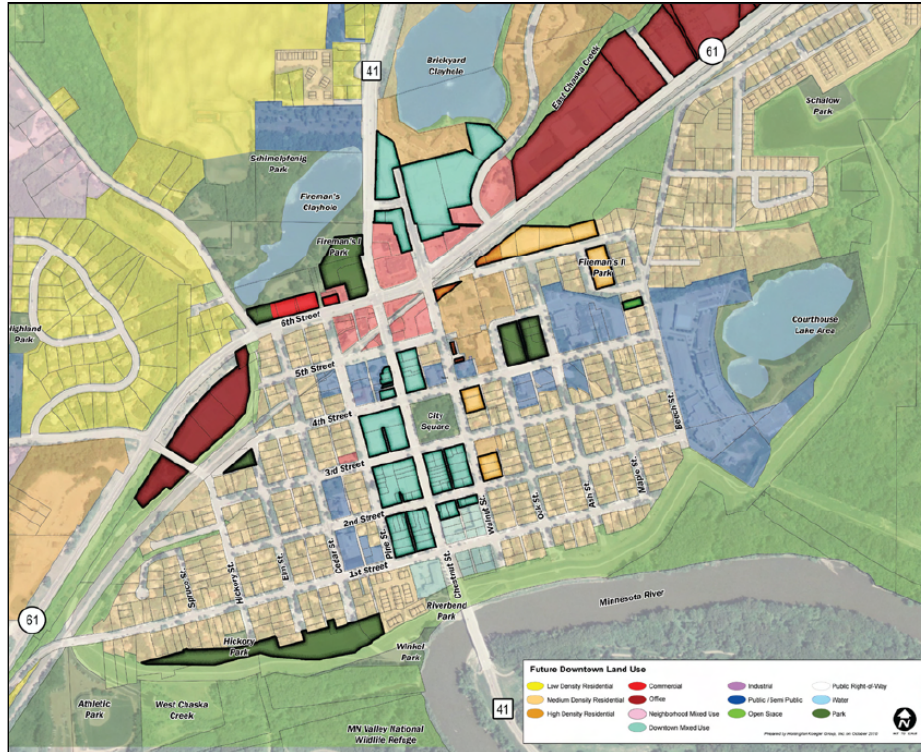
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The site being looked at this evening is the former site of Firemen's Park II in downtown Chaska. It was owned by the school district (ISD 112), and thus has never actually been a public park (although it previously looked and operated that way). The school district listed the site for sale a couple years ago, and it has since been purchased by a developer. Before the site was purchased by a developer the City was notified by the school and residents that the park was for sale. In fact, the City filed a "first right of refusal" on the property in order to be notified if an offer was made on the land. The Park and Recreation Commission reviewed the park at their March, April, and June 2019 meetings. It was determined at these meetings that the park was not desired to be pursued by the City. The park sign was also removed from the site shortly thereafter so as to not confuse residents or any interested parties. Discussions are ongoing with St. John's Lutheran Church to develop a neighborhood park near Oak Street and 4th Street East to serve east downtown, which is consistent with the City's Comprehensive Plan and Downtown Master Plan guidance (see excerpts included below and on next page).





(excerpt from Downtown Master Plan; Future Land Use Patterns)

The City's 2040 Comprehensive Plan also does not include this area as a part of the public parks system. The Comprehensive Plan references the Downtown Master Plan that was adopted in 2012 as it relates to goals, visions, and overall land use for Downtown Chaska. In essence, the Downtown Master Plan informs the direction for park space as it was noted above. The Downtown Master Plan highlights the site at Oak Street and 4th Street East as the future park space on the east side of downtown.



(excerpt from Ch. 7 Parks of 2040 Comprehensive Plan)

In January 2022, the project received Concept Plan approval for 5 single-family lots.

CHANGES SINCE CONCEPT PLAN APPROVAL

The following are changes done since Concept Plan approval:

- Lot Count: The lot count has changed from 5 lots to 4 lots. The southwest portion of the block is encumbered by Maple Street and 5th Street East where it curves around the corner. The 5th lot shown on the south side was difficult to get a reasonably-sized house pad on it due to setback constraints. The applicant has since eliminated this lot so that the 4 lots have ample space for house pads meeting setbacks.
- Right-of-Way (ROW) Dedication: The layout of the project shows the dedication of land for ROW for Maple Street and 5th Street East. The lot lines in the plat will reflect this.

Project Goals

The identified goals in creating this new neighborhood include the following:

- Create new single – family homes.
- Save trees and environmental features of the site where possible.
- Design these new homes with a sense of community and connection.
- Create a development for a unique, high-quality housing product that stands out in its custom designs while at the same time fits into Chaska’s sense of community and small-town values.

Comprehensive Plan

The Comprehensive Plan guides this area to be Medium Density Residential. The proposal tonight is consistent with this guidance.

CURRENT PROPOSAL

The preliminary plat of a 4-lot detached single-family proposal on approximately 1-acre of property is located east of Maple Street and south of 6th Street in downtown Chaska.

Adjacent properties

The site is bound on the north by 6th Street, an industrial building, and residential; to the west by Maple Street and residential; the south by Maple Street and Chaska Creek; and the east by residential.

Existing Conditions

The site is approximately 1 acre in size and is located on Block 16 of the City Lots of Chaska plat. The area is flat and currently contains a commercial playground and picnic table. Both of these items will be removed at the time development occurs. There are trees that exist on the back side (east) of the property. There are 14 trees on the front side of the property. The majority of these trees will be removed with the development and road construction happening along Maple Street and 5th Street East. Trees growing on the back side of the property mostly fall within City-owned right-of-way; the City will evaluate these trees to ensure they do not pose a hazard to the future development.

Land Use

The proposed one-acre plan consists of 4 new single family lots with a lot size of 70-80 feet wide and approximately 145 feet deep (~0.23 acres). The existing homes in downtown are generally this size as well.

The parcel of land that this development encompasses are currently zoned Medium Density Residential (R-2). This proposed development seeks to maintain the existing zoning and meet minimum lot size regulations. The proposed lot sizes are meeting the R-2 standards.

Layout

The neighborhood will be accessed from Maple Street with all the proposed lots facing west. No new roads are proposed. There is a half block alleyway platted in between these lots and the existing homes on Beech Street, however, there is no alleyway installed here. This is due to the significant topographical change here. In that regard, the proposed lots will have front-loaded driveways, like two of the existing homes on Maple Street and the homes on Beech Street.

Transportation/ROW/Construction Traffic

The preliminary plan does not propose any new streets, and will utilize the existing street systems in downtown Chaska. The current plan appears to show road right-of-way widths that are consistent with the City's typical 80 foot wide ROWs found in downtown. As part of the proposed development, an 80' wide right-of-way (40' ½ right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements. The home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks. The preliminary plat addresses this layout by pulling back the lot lines appropriately.

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route. A construction traffic plan should be submitted for review in the final submittal.

Utilities

Sewer and water utilities are available. It should be noted that there is an existing sanitary sewer pipe that runs along the southwest portion of the site. The lot on the south side of the development appears to be encumbered by such. This lot shows an easement in the preliminary plans that encompasses this utility. The lot will still be able to provide a reasonable house pad that stays outside of this easement and meets setbacks.

There is an electric transmission line that runs along the west side of the property limits. The preliminary plat shows the lot lines outside of where the transmission towers are located.

Stormwater

There are no areas slated for additional ponding. The plan proposes to use the existing drainage facilities in the roadways. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

Minimum setbacks will meet R-2 standards, which are a front setback of 20 feet, rear setback of 25 feet, side setbacks of 5 feet, and corner setbacks are 20 feet.

In addition to the above, the development must meet the following setbacks:

SETBACKS	
Direction	Setback
Chaska Creek	50 feet from edge

Architecture & Anti Monotony

Landmark Builders will be the sole builder in this development. Pricing is anticipated to start in the mid \$500,000s.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires that homes provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages on homes within one home on each side and directly across the street. In addition, 360 architecture will be required on homes/elevations on corners and/or homes/elevations that abut major roadways. This ordinance has been very successful in other newer residential developments.

The applicant has provided house plans for all 4 homes. These will all be rambler style homes with no basements (in other words, slab on grade homes). The applicant will not be providing basements due to being in the flood zone. Flood zones have lower floor elevation limitations so that buildings mitigate potential flood hazards. The outer lots will have two-car garages, while the inner lots will have three-car garages. The homes are articulated with use of shakes, board & batten, and lap siding. Lots 2 & 4 are the same design besides the garages. Staff would advise to differentiate these two homes more to meet anti-monotony. Lot 4 shall also provide more articulation on the right elevation to meet 360-degree architecture.

Trails & Sidewalks

There are no trails proposed as a part of this development application therefore trail fees will be required. The Comprehensive Plan does not call out trail connections in this area.

The developer will be required to provide sidewalks on both sides of the streets per City policy and in accordance with the downtown street improvement plans. The developer has shown this in their preliminary submittal.

Landscaping & Tree Preservation

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Based on the construction plans for Maple Street and 5th Street East, there is no boulevard proposed as the sidewalk will go right up to the curb. Because of this trees are shown in the front yards of each lot. Staff is amenable to this approach to meet the intent of the policy.

There are 14 trees that exist on the west edge of the site. These trees will be required to be removed with the street reconstruction and development plans. There is one 4 inch tree that will remain on the corner of Maple Street and 6th Street East. There are additional trees on the east side of the property that fall within the City's ROW; these will remain.

Parkland

Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. The nearest neighborhood park is Schalow Park. As noted before the general area that this development sits in is slated as a future park search area. There will be a

closer park in the future when a site has been determined by the City, which is currently being evaluated near St. John's school.

Flood Plain

This site sits within FEMA Flood Zone X, is defined as having a *0.2% annual chance flood hazard and areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile*. This area is also at a reduced risk of flooding due to the Minnesota River levee. Flood Zone X is not regulated by Chaska Zoning Ordinance; however, Chaska stormwater standards require that the grading/building plans provide sufficient elevation above the regulatory flood protection elevation, which will be reviewed as part of the building permit process.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

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

Neighborhood Meeting

The developer conducted a neighborhood meeting on December 17, 2021 to go over the concept plan. The concerns raised at this meeting were building height, construction traffic, style of homes, playground removal, and proposed power line locations (these will stay as is).

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022.

Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

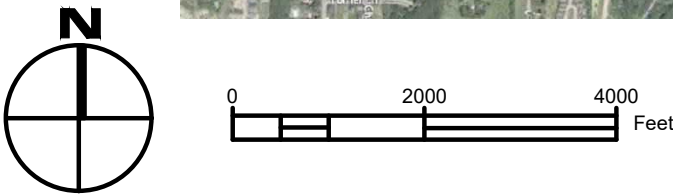
Motion to recommend to City Council approval of the preliminary plat for Hidden Maples, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated June 1, 2022
- b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated June 1, 2022
- c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated June 1, 2022
- d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated June 1, 2022
- e. Erosion & Sediment Control Plan (pg C6.01), submitted by Civil Methods, Inc., dated June 1, 2022
- f. SWPPP Narrative (pg C6.02), submitted by Civil Methods, Inc., dated June 1, 2022
- g. Details (pg C7.0X), submitted by Civil Methods, Inc., dated June 1, 2022
- h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated June 1, 2022
- i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated June 1, 2022
- j. House Plans (pgs 1-20), submitted by AGA Studio, dated May 21, 2022

- 2. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 3. Adherence to the following building setbacks:**
 - a. Front (house): 20 feet**
 - b. Rear: 25 feet**
 - c. Side(house/garage): 5 feet**
 - d. Side (corner): 20 feet**
 - e. Chaska Creek: 50 feet from edge**
- 4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).**
- 6. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 7. Provision of a construction traffic plan to be submitted at final submittal.**
- 8. Provision of a survey indicating certified flood protection elevations and to be submitted at preliminary submittal.**
- 9. Adherence with Zoning Code Section 15.20 Flood Protection.**
- 10. Provision of Lots 2 and 4 providing differentiated designs to meet zoning section 15.28.290.**
- 11. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.**
- 12. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.**

PRELIMINARY PLANS FOR
HIDDEN MAPLES
CHASKA, MN
JUNE 2022



VICINITY MAP

PROJECT TITLE

CONTACTS

INDEX

NOTES

OWNER:
Landmark Builders Inc.
Attn: Eugene Vorobey
Ph: 630.362.2696
eugene@landmarkbuilders.us

CITY / TOWNSHIP:
City Hall
1 City Hall Plaza
Chaska, MN 55318
Attn: Matt Clark, City Engineer
Ph: 952.448.9200
mclark@chaskamn.com

SURVEY:
Schoborg Land Services, Inc.
8997 Co. Rd 13 Se
Delano, MN 55328
Attn: Kelly Brouwer
Ph: 763.972.3221
kelly@schoborgland.com

CIVIL:
Civil Methods, Inc.
PO Box 28038
St. Paul, MN 55128
Attn: Dave Poggi, PE
Ph: 763.210.5713
dave.poggi@civilmethods.com

SHEET NO.	DESCRIPTION
C0.01	COVER SHEET
C1.01	EXISTING CONDITIONS & PRELIMINARY PLAT (SCHOBORG)
C2.01	SITE LAYOUT
C5.01	GRADING & UTILITY PLAN
C6.01	EROSION & SEDIMENT CONTROL PLAN
C6.02	SWPPP NARRATIVE
C7.0X	DETAILS
C8.01	TREE INVENTORY
C8.02	LANDSCAPING PLAN

THE EXISTING UTILITY INFORMATION SHOWN IN THIS PLAN HAS BEEN SURVEYED BY OTHERS; THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY 811 OR GOPHER STATE ONE CALL (1.800.252.1166).
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

- PLAN REFERENCES:
- CITY OF CHASKA ENGINEERING GUIDELINES.
 - MINNESOTA DEPT. OF TRANSPORTATION – STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 - CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS, LATEST EDITION.
 - UNREINFORCED CONCRETE PER ACI 330R-08 AND ACI 330.1-03.

LEGEND:

—————	PROPERTY LINE	=====	CURB & GUTTER	[Pattern]	STORMWATER POND
- - - - -	SETBACK	— >> —	STORM SEWER / CULVERT	[Pattern]	ROCK RIPRAP, RANDOM CRUSHED
- . - . -	EASEMENT	~~~~~	DRAINTILE	[Pattern]	EROSION CONTROL BLANKET
WET	WETLAND	— > —	SANITARY SEWER	[Pattern]	TURF REINFORCEMENT MAT
=====	CONTOUR	— —	WATERMAIN	[Pattern]	GEOGRID OR ARTICULATED CONCRETE
▲	SPOT ELEVATION	— o —	CLEANOUT	[Pattern]	STABILIZED CONST. ENTRANCE
→	DRAINAGE DIRECTION	[Symbol]	SANITARY MANHOLE	[Pattern]	SILT FENCE
[Pattern]	BITUMINOUS SURFACE	[Symbol]	WETLAND BUFFER	[Pattern]	SEDIMENT CONTROL LOG
[Pattern]	BITUMINOUS SURFACE, HEAVY	[Symbol]	BIORETENTION / INFILTRATION BASIN	[Pattern]	INLET PROTECTION
[Pattern]	CONCRETE SURFACE	[Symbol]	TREE LINE	[Pattern]	FENCE
				[Pattern]	RETAINING WALL



CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o: 763.210.5713 | www.civilmethods.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.

DAVID M. POGGI
DATE: 06-01-2022
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

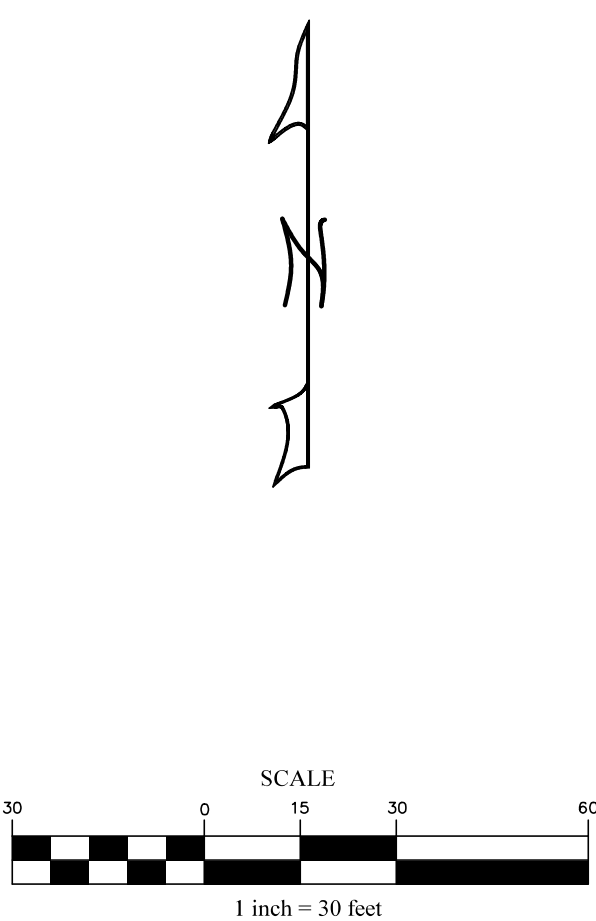
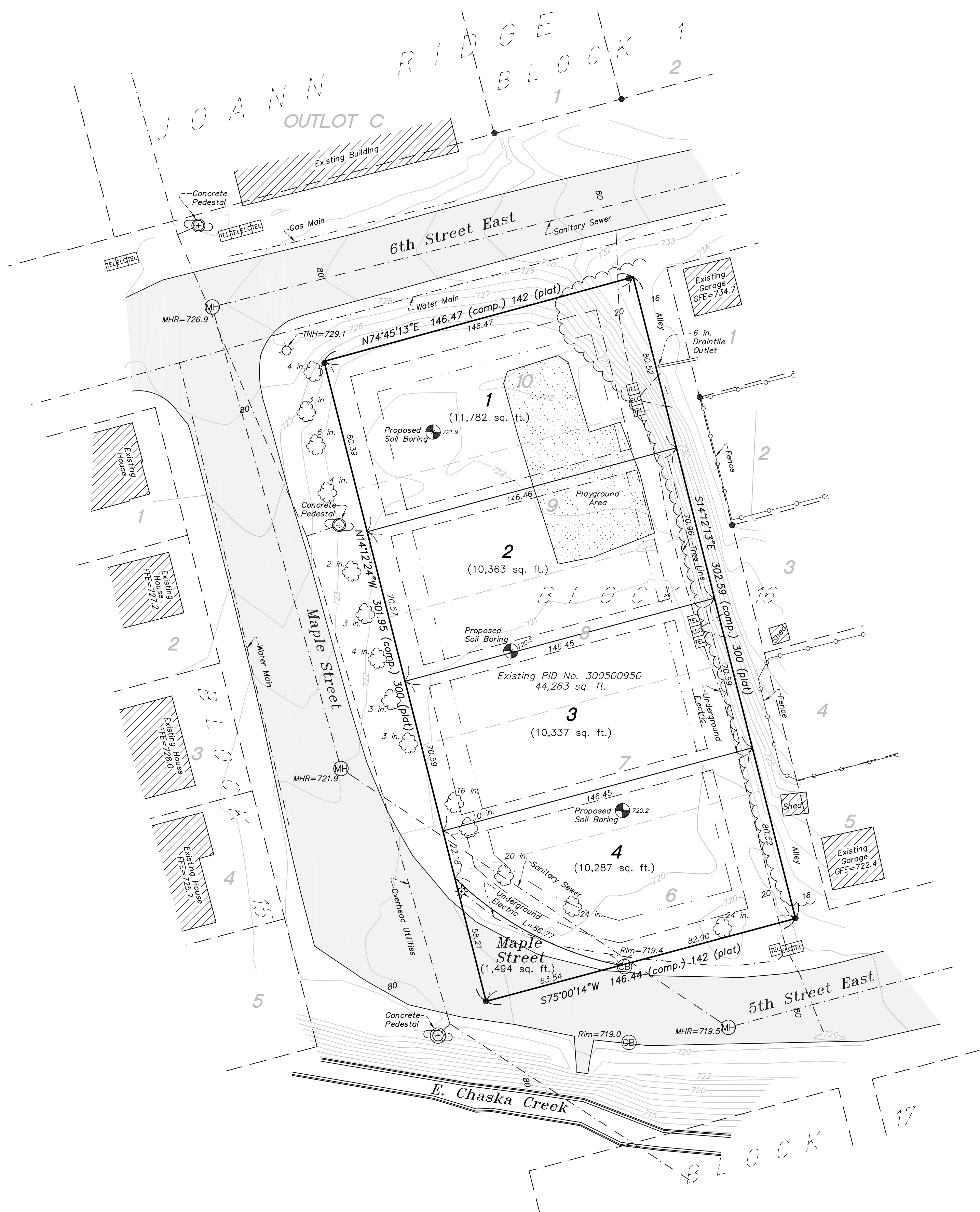
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

COVER SHEET

SHEET NO:
C0.01

EXISTING CONDITIONS & PRELIMINARY PLAT



- Legend**
- Found Iron Monument
 - Existing Contour
 - Soil Boring
 - Tree (deciduous)
 - Utility Pole
 - Manhole
 - Hydrant
 - Telephone Pedestal
 - Electrical Pedestal
 - Light Pole
 - Building Setback
 - Utility (see label)

PID No.: 300500950

Parcel Area: 44,263 sq. ft.

Zone: R2 - Medium Density Residence

Flood Zone: X

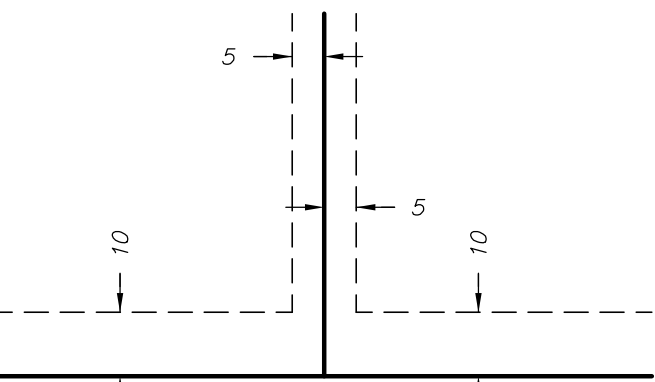
Benchmark:
MnDOT Geodetic Monument: 728 ADJ USGS
Elevation = 728.57 NAVD88 (per MnDOT)

Boundary Description (per Doc. No. A735934)
Lots 6-10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota.

Notes:
Underground utility locations were marked on site by other as the result of a Gopher State One Call request, Ticket No. 220690586.
Utilities that were marked include the following:
City of Chaska Electric
City of Chaska Water/Sewer
Comcast TV/Fiber Optic
Century Link Telephone

Proposed Building Setbacks:
Front Yard Setback: 20 ft.
Side Yard Setback: 5 ft.
Side Street Setback: 20 ft.
Rear Yard Setback: 25 ft.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

Basis of bearing statements: The north line of Lot 10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota is assumed to bear North 74 degrees 45 minutes 13 seconds East.

Bearings based on Carver County coordinate system. Elevations based on NAVD88 datum.

C1.01

SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

8997 Co. Rd. 13 SE
Delano, MN 55328

Prepared for:
Landmark Builders Inc.

Job Number:	9424
Survey Date:	3/16/22, 3/17/22
Drawing Name:	Landmark-PRELIM.dwg
Drawn by:	DMS
Revisions:	5-31-22 (rear D & U Easement)

Print Date: 7/5/2022 7:52 AM
File Loc: C:\CIVIL\Methods, Inc\CD\Drawings\08_DRAWINGS AND SPECIFICATIONS\CD\Sheets\PRELIMINARY\20_Layout.dwg

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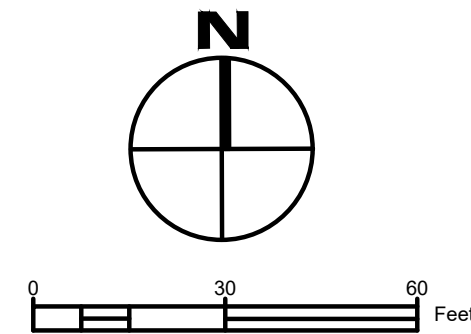
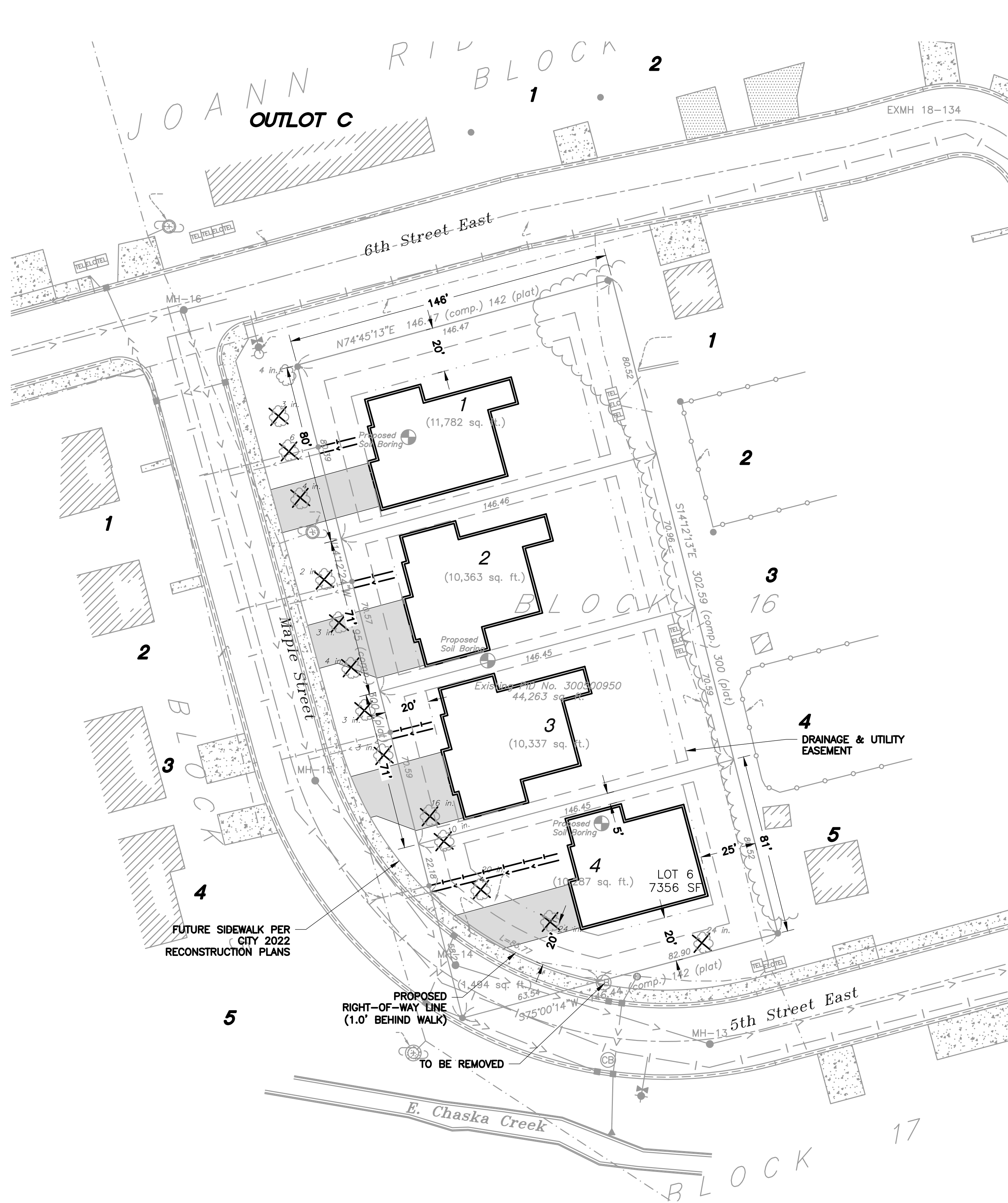
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DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SITE LAYOUT

SHEET NO:
C2.01



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

LEGEND:

PROPERTY LINE ———
SETBACK - - - - -
EASEMENT - - - - -
TREE REMOVAL X

SITE DATA:

ZONE: R2
MINIMUM LOT SIZE: 7200 SQ FT
MINIMUM LOT WIDTH: 60 FT
SETBACK:
FRONT 20 FT
SIDE CORNER 20 FT
SIDE 5 FT
REAR 25 FT

PROPOSED HARD SURFACE: ±18,000 SQ FT

NOTES:

1. MAPLE STREET ALIGNMENT, WALK AND UTILITY LINEWORK SHOWN REPRESENTS FUTURE CONDITION PER CITY 2022 DOWNTOWN RECONSTRUCTION PLANS.
2. PROPOSED HOME FOOTPRINT SHOWN REFLECTS CURRENT ARCHITECTURAL PLAN.

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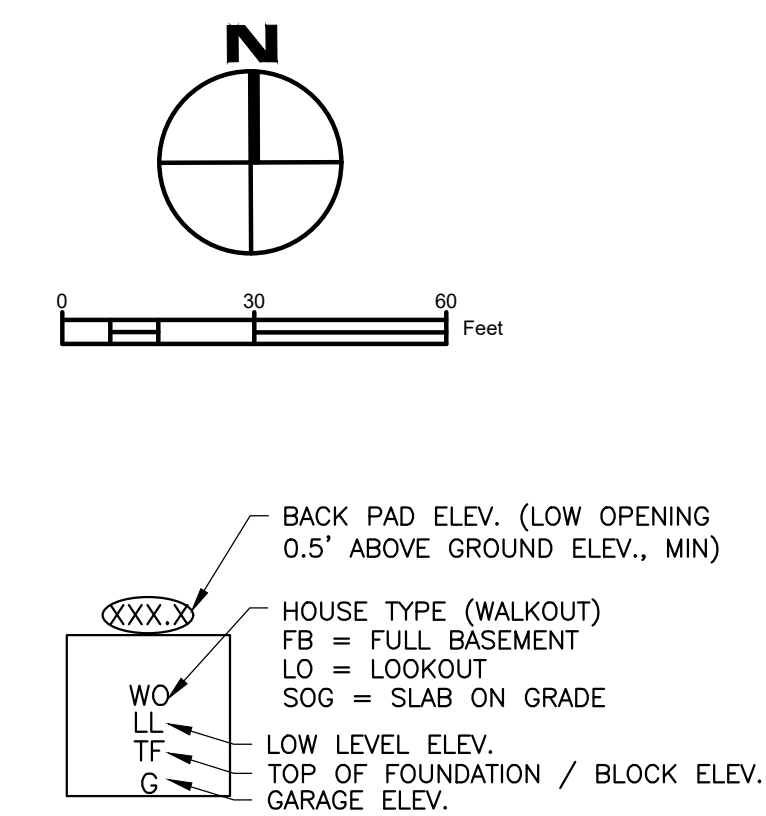
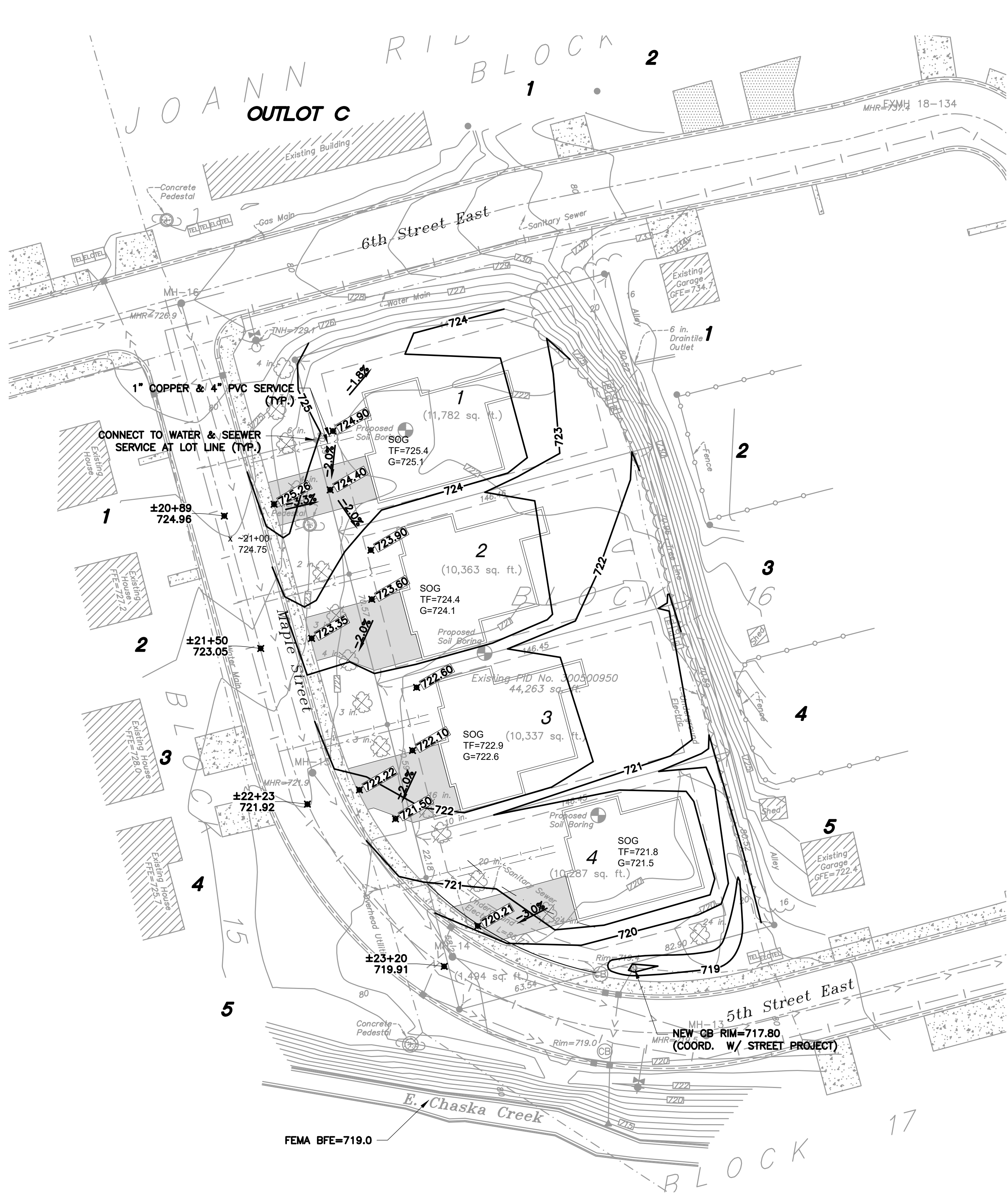
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CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

GRADING & UTILITY PLAN

SHEET NO:
C5.01



TYPICAL LOT & HOUSE PAD

GENERAL NOTES:

1. Unless otherwise noted, all proposed grades and elevations shown are to finished grade surface.
2. See architectural prints for detailed home information.
3. FEMA BFE=719.00; therefore, lowest allowable grade adjacent to home=721.0.
4. Maximum graded slope in green space to be 3:1.
5. Yard swales to have 1.5% grade, min.
6. Grading includes stripping topsoil and replacing subgrade at home pads with suitable material as recommended by geotechnical engineer.
7. At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
8. Topsoil shall be stockpiled and respread to minimum thickness of 6"; excess material hauled off as directed.
9. Maple Street centerline stationing and elevations are per City's 2022 Downtown Reconstruction Project plans (4-14-2022). Driveway grades reflect anticipated elevation at edge of sidewalk.
10. Compaction densities per Geotechnical Report. Contractor to coordinate testing with Owner & Engineer.
11. Field verify existing water and sewer service location, material, and condition. These services are to be installed from main to lot line with the City 2022 Downtown Reconstruction project.
12. Sanitary sewer services shall consist of solid-wall PVC SDR 26 / Schd 40 with joints of elastomeric or solvent cement as recommended by the manufacturer for water-tight connection. 4" service to be laid no flatter than 2.0%.
13. Water service to be 1" copper, Type K.
14. A minimum of 7.5 feet of cover shall be provided over all water main and service pipe.

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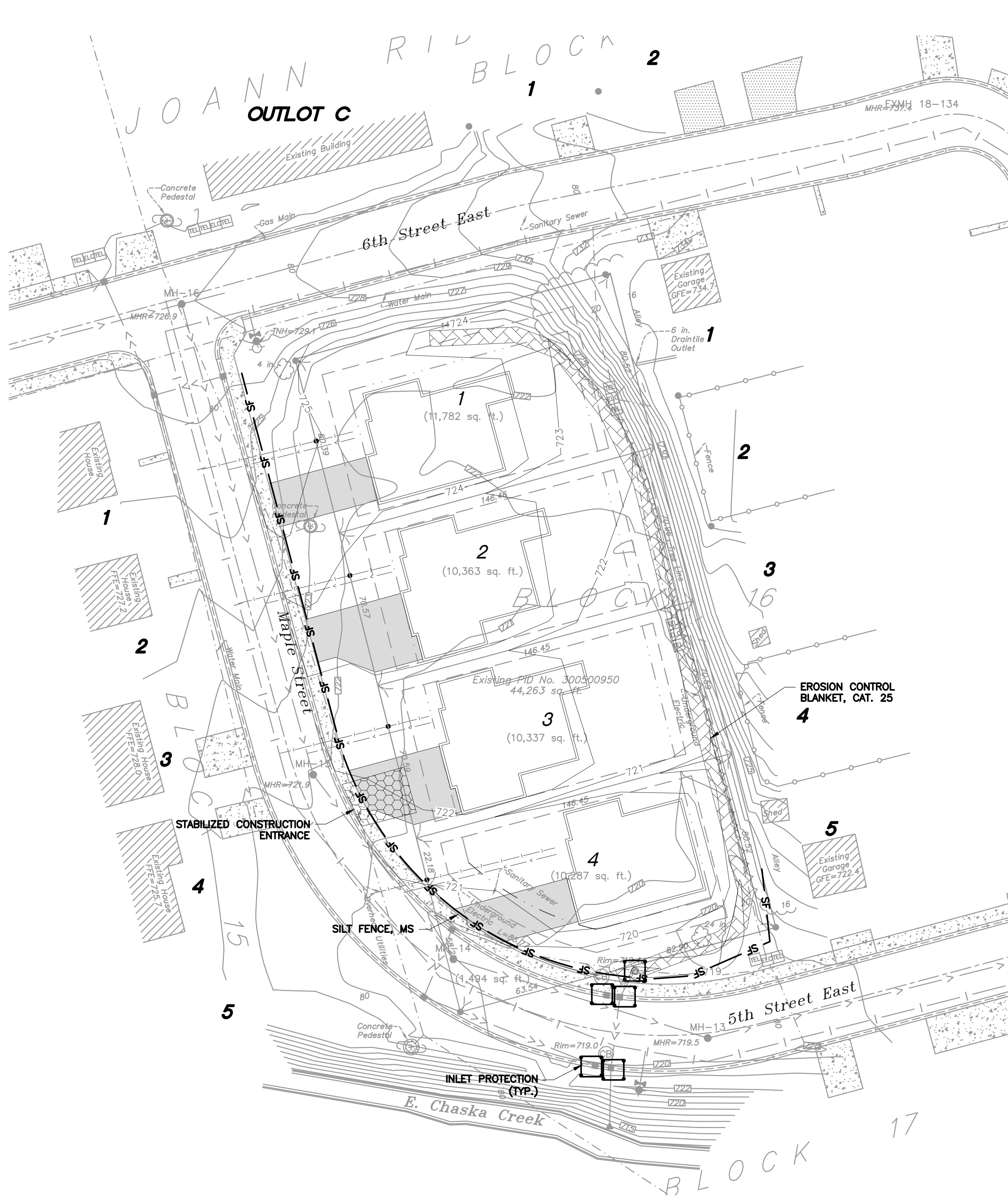
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DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

EROSION CONTROL PLAN

SHEET NO:
C6.01



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

SEDIMENT CONTROL & TURF RESTORATION NOTES:

1. Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high-flow bypass or overflow to prevent failure during significant rainfall. Devices shall not back water up on adjacent properties.
2. Inlet protection shall be installed at City catch basins adjacent to project site.
3. Install tree protection fence around drip line of trees to be saved, including those in R.O.W.
4. Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep at the end of work day.
5. Install silt fence or sediment control log around any soil stockpiles that will be present for more than 7 days.
6. Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
7. Accumulated sediment shall be removed from sediment control devices when $\frac{1}{3}$ of device height has been reached.
8. After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed or mulched (or sodded) as soon as practical or within 7 days. Areas not being actively worked must be covered with temporary seed within 7 days.
9. Seed in mowed areas shall be Mn/DOT Mix 25-151 (3876) residential turf or approved equal.
10. Turf shall be installed by a qualified professional and/or per the Mn/DOT Seeding Manual (latest edition), at rates indicated in the manual.
11. Perimeter sediment controls shall remain in place until vegetation is growing / established in all disturbed areas.
12. Erosion during construction shall be repaired by the Contractor within 24 hours of discovery.

ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S **GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES/SDS PROGRAM (MNR100001)**. All sheets of this planset, as well as the related Project SWMP, are hereby referenced as part of this SWPPP; any related pages shall be revised as appropriate for differing site conditions. Specific reference permit sections included in parentheses throughout.

SITE AND CONSTRUCTION DESCRIPTION:

This project includes site grading for a new residential subdivision in West Lakeland Township, Washington County, MN (Lat: 44.790012, Long: -93.595620).

The site work will include disturbance of approximately 1.06 acres for the construction of four single family homes. Approximately 5,000 CY of material will be moved on-site, and all areas will be stabilized and restored as indicated in the plans. Temporary erosion and sediment controls shall include rock construction entrance, silt fence and inlet protections on the property and adjacent downstream catch basins (Maple Street).

The existing site is a city park and no groundwater or soil contamination is anticipated (16.15).

The Contractor shall sign the MPCA NPDES Construction Stormwater Permit application as "Operator" and be solely responsible for meeting the erosion and sediment control requirements of the permit.

Disturbed Area: 1.06 acres
Pre-Construction Impervious Area: 0.00 acres
Post-Construction Impervious Area: 0.41 acres
Newly Created Impervious Area: 0.41 acres
Permanent Stormwater Treatment Required (If >1.0 acre): NO

PERMANENT STORMWATER MANAGEMENT:

Permanent stormwater management is not required by the MPCA, City of Chaska, or Lower Minnesota River Watershed District. Existing drainage patterns will be maintained, with runoff draining to Maple Street storm sewer.

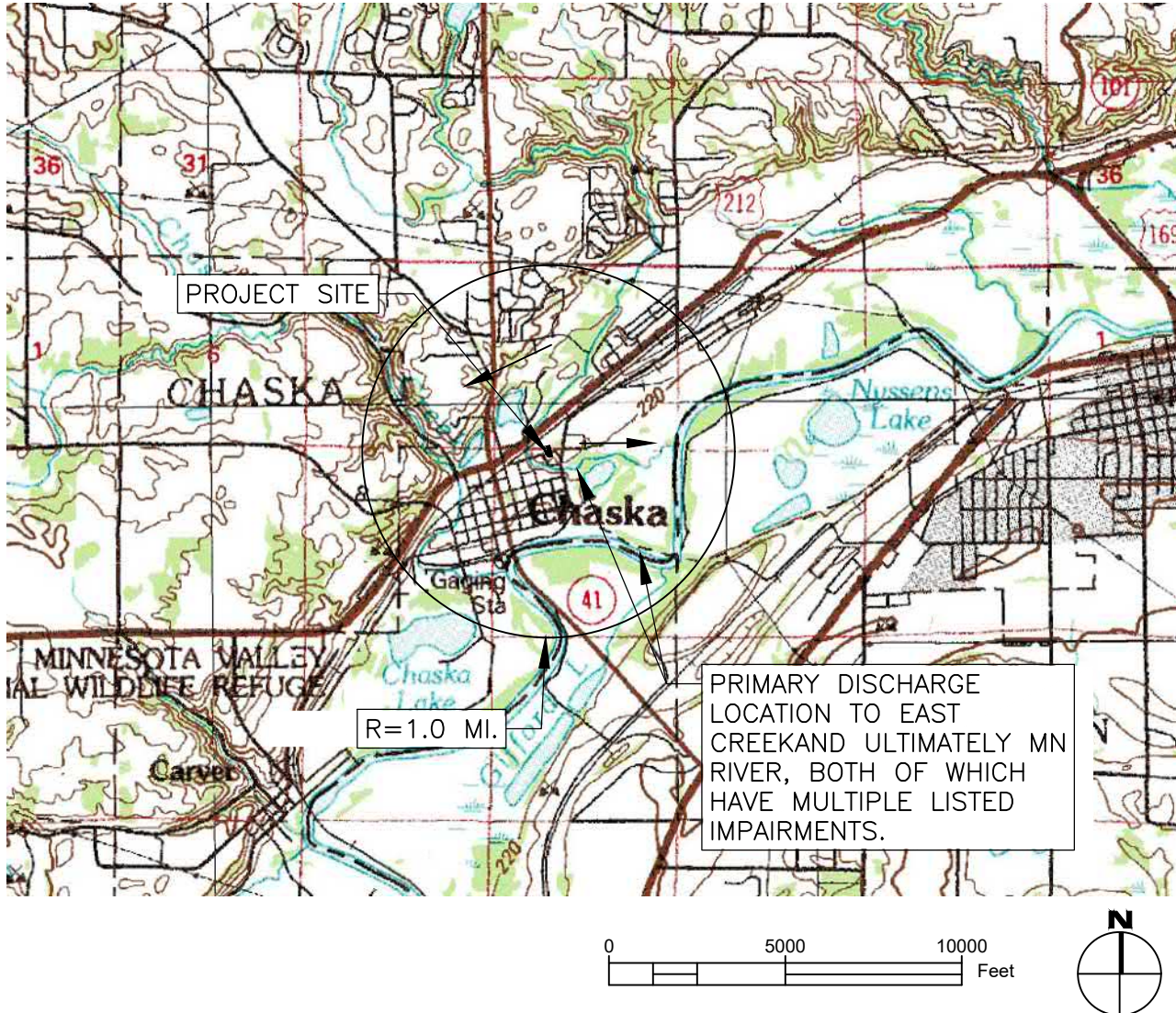
Seasonal high water table (SHWT) elevations have been approximated with soil borings indicating mottled soils. In addition, the site is adjacent to East Creek with a FEMA BFE=719.0.

The project site discharges to two Impaired Waters within 1 mile, as defined by the State's Impaired Waters List. These waters include East Creek and the Minnesota River. East Creek is impaired for fish bioassessments, fecal coliforms, and turbidity, while the MN River stretch is impaired for Mercury, Nutrients, PCBs and turbidity. Stabilization of exposed soils must be initiated immediately and completed within seven (7) days after construction activity in that portion of the site temporarily or permanently ceases.

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL QUANTITIES

EROSION & SEDIMENT CONTROL

- The contractor shall use phased construction whenever practical to minimize disturbed area at any one time.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- The following shall be installed within 24 hours of connection to surface water or property edge:
 - Energy dissipation (riprap) at all outlet aprons
 - Stabilization of temporary or permanent drainage swales within 200' of property boundary or connection to surface water (e.g., storm sewer inlet, drainage swale, etc.)
- A vehicle tracking BMP must be installed at the site entrance where haul vehicles are entering and exiting the site, including: rock pad, slash mulch, wash rack, etc. Streets must be swept within 24 hours of discovery of offsite tracking.
- Temporary stockpiles must have silt fence or other applicable sediment control device around the base of the pile.
- The Contractor shall be responsible to control sediment-laden surface water from leaving site. All mobilized sediment that has left the construction zone shall be collected by the contractor and properly disposed of at no additional cost to the owner.
- Any fines levied due to inadequate erosion or sediment control practices, sediment discharging from the site, etc., shall be the responsibility of the Contractor.
- Inlets shall be protected from sediment at all times, with appropriate protection installed for each phase of development.
- Adjacent roads must be inspected and kept clear of sediment; roads to be swept within 24 hours of tracked sediment discovery.
- Additional temporary BMPs may be required to reduce the potential for sediment transport during construction. If deemed necessary by onsite personnel, Engineer or Owner shall be contacted immediately for approval or guidance, if available. Otherwise best judgment shall be used to provide rapid stabilization or sediment controls as necessary to minimize potential pollutant discharge.

CONSTRUCTION IMPLEMENTATION SCHEDULE & PHASING

- Install perimeter silt fence / sediment logs, and construction entrance as shown prior to site disturbance.
- Complete soil stripping and rough grading of site.
- Replace topsoil and establish vegetative cover.
- Complete site restoration and final stabilization measures (remove temporary controls after construction activity has ceased and vegetation is established).
- Submit Notice of Termination (NOT) to MPCA within 30 days.

DEWATERING & BASIN DRAINING

- Dewatering water, if necessary, must be discharged to a temporary or permanent sediment basin when feasible; if not feasible, appropriate BMPs must be used to prevent sediment-laden water from discharging downstream.
- Use appropriate energy dissipation measures on all discharges to prevent erosion at discharge outlet. Discharge must not cause nuisance or erosive conditions to downstream properties or receiving channels. Excessive inundation of downstream wetlands is not permitted (if applicable).
- If filters with backwash water are used, all backwash water must be hauled offsite for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner not causing erosion.

INSPECTIONS & MAINTENANCE

- The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than 1/2" of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific radar rainfall summaries (11.11).
- All inspections and rainfalls > 1/2" must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed discharge/location/description, any proposed SWPPP amendments.
- Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.
- Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches 1/2 the height of the device, or if device becomes ineffective (by the end of the next business day following discovery).
- Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches 1/2 of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.
- Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery.
- Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize within 7 days.
- Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

POLLUTION PREVENTION

- All solid waste generated at the site must be disposed of in accordance with all applicable federal and state regulations.
- All hazardous materials must be properly stored/contained to prevent spills or leaks; materials must be properly disposed of per applicable regulations, including Minn. Rule Ch. 7045. Restricted access storage areas must be provided to prevent vandalism.
- Vehicle or equipment washing must be confined to a defined area (minimum of 100' from pond or drainage ditch); runoff containing any hazardous materials must be collected and properly disposed of. Defined area must be delineated with heavy-duty silt fence (incidental); no engine degreasing is allowed on-site.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover to prevent pollutant discharge, or protected by similar means to minimize potential contact with stormwater.
- Concrete and other washout waste must be effectively contained - solid and liquid washout waste must not contact ground and must be disposed of properly in compliance with MPCA rules. A sign must be installed at washout area requiring personnel to utilize the proper facilities for disposal of concrete and other wastes.
- The contractor is solely responsible for monitoring air pollution and ensuring that it does not exceed levels set by any agency or LGU. This includes dust created by work performed at the site; air pollution and dust control measures are incidental to the contract. The engineer may require additional dust control measures to be implemented, as necessary.
- Adequate temporary restroom facilities shall be present onsite in a stable and secure location during construction operations, and shall be maintained in an adequate functioning condition.

FINAL STABILIZATION

- The Contractor must ensure final site stabilization meets the Permit requirements, and submit the NOT within 30 days.
- Final stabilization includes uniform perennial vegetative cover of at least 70% of the expected final growth density over the entire previous surface area, or other equivalent cover to prevent soil erosion.
- All temporary synthetic and structural BMPs must be removed as part of final stabilization.

RECORD RETENTION

- The SWPPP, all revisions to it, and inspection & maintenance records are the responsibility of the Contractor and must remain at the site during construction hours. The materials may be kept in a field office, onsite vehicle, or "SWPPP Mailbox".
- Training documentation shall be provided by Contractor as outlined below and required.
- The SWPPP, project permits, inspection/maintenance logs, stormwater maintenance agreements, and stormwater management design calculations must be retained for 3 years after submittal of permit NOT. Contractor shall provide Owner or Engineer copies of inspection and maintenance logs prior to final payment.

TRAINING REQUIREMENTS

- The permittees must comply with the training requirements as outlined in Section 21 of the Permit. The Contractor shall have a trained individual performing BMP installations and inspections, as required.
- Training table (below) to be completed prior to construction, as appropriate.

RESPONSIBLE PARTIES & TRAINING SUMMARY

	COMPANY	CONTACT	PHONE	TRAINING DATE	COURSE / ENTITY	CONTENT
OWNER:				NA	NA	NA
SWPPP PREPARER:	CIVIL METHODS, INC.	KENT BRANDER, PE	763.210.5713	1/24/2022	UNIVERSITY OF MN	DESIGN OF CONSTR. SWPPPS
GENERAL CONTRACTOR / INSPECTOR:						
EROSION & SEDIMENT CONTROL INSTALLER:						
PERMANENT BMP OPERATOR / MAINTAINER:				NA	NA	NA

CIVIL METHODS, INC.

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St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.com

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DAVID M POGGI

DATE: 06-01-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES

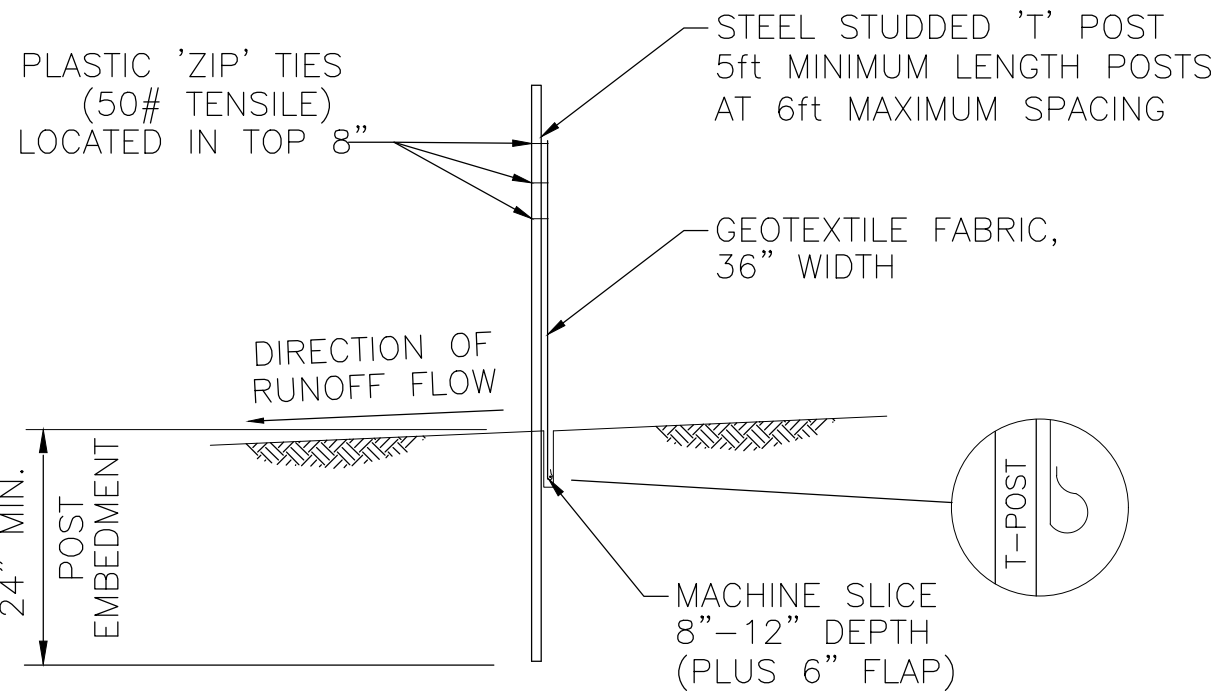
LANDMARK BUILDERS, INC.
CHASKA, MN

SWPPP

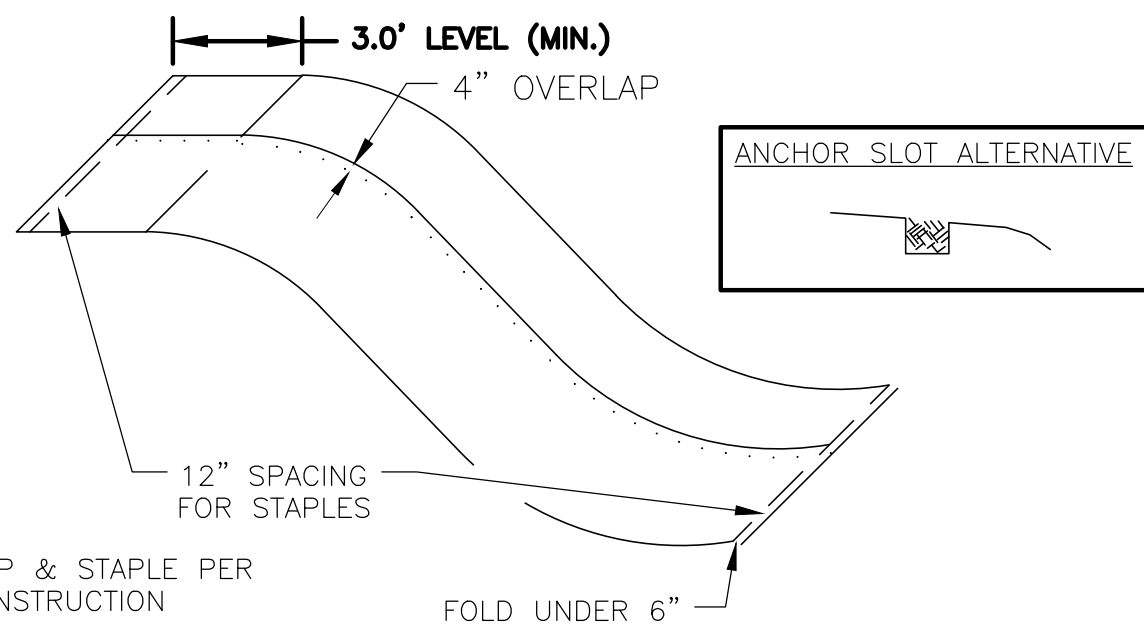
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C6.02

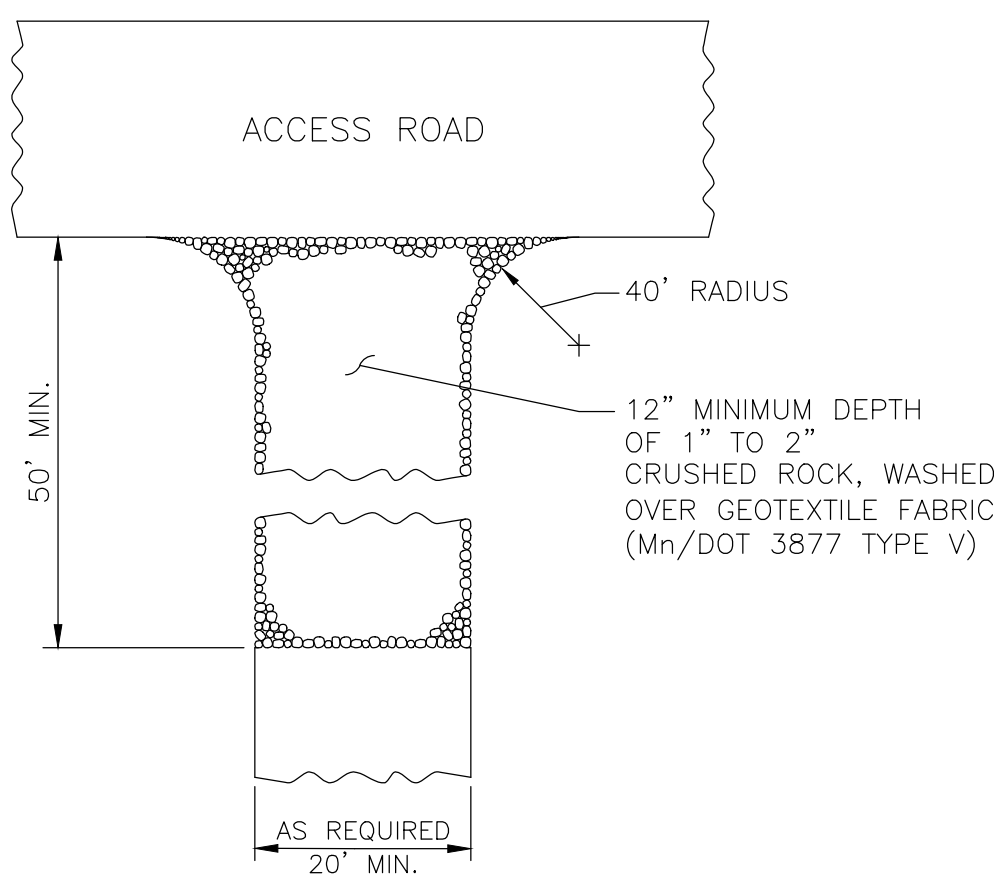
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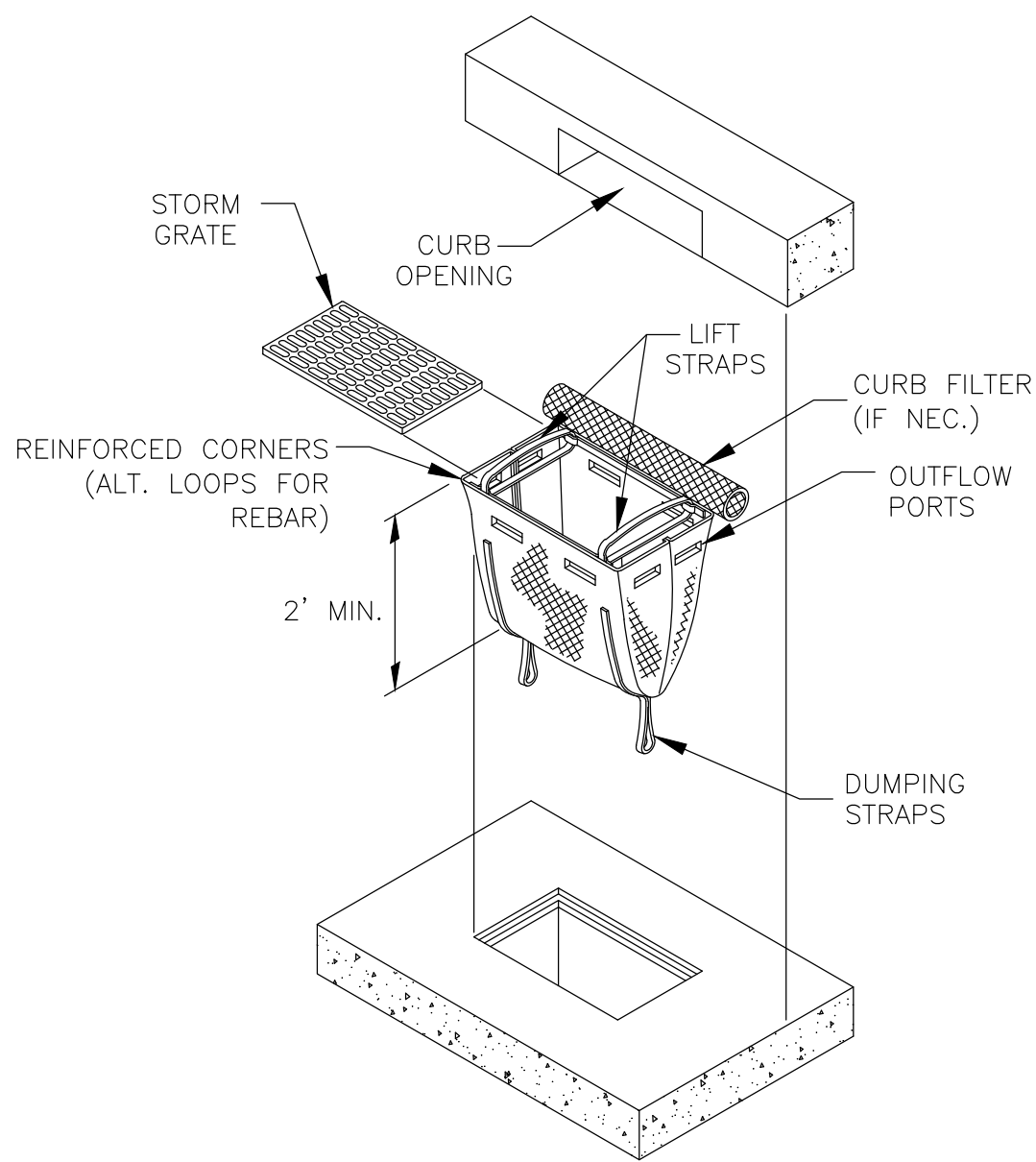
1 SILT FENCE—MACHINE SLICED



2 EROSION CONTROL BLANKET INSTALLATION



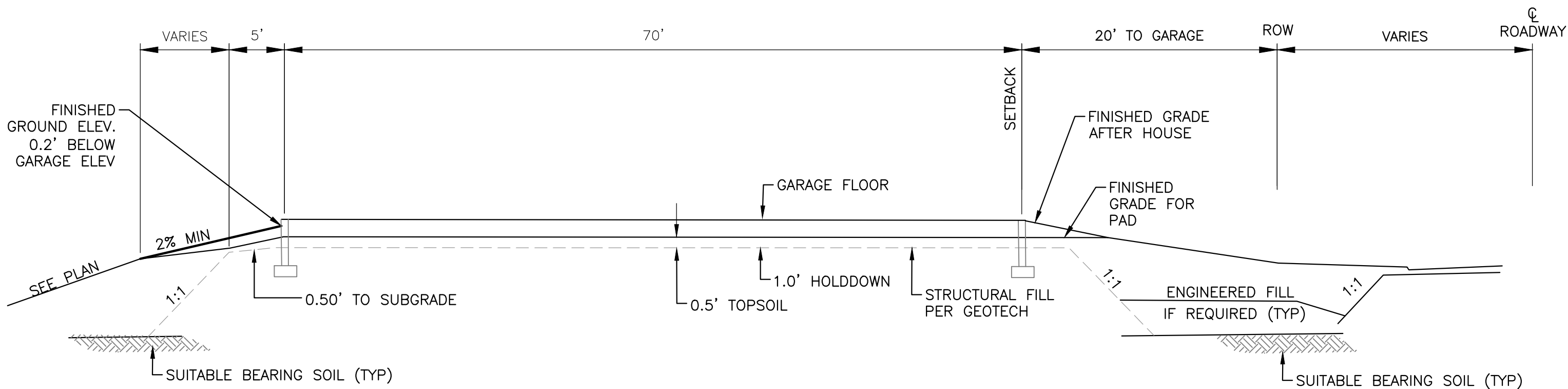
3 ROCK CONSTRUCTION ENTRANCE



4 INLET PROTECTION—SEDIMENT SACK

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 2766	KPa (psi)	8508 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4753	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2852 (70)
Permittivity	ASTM D 4491	Sec-1	0.90

NOTE:
RECTANGULAR DANDY SACK SHOWN. SIZE USED
SHALL MATCH OPENING; EQUIVALENT BAG UNIT MAY
BE USED (INCLUDE OVERFLOW PORTS)



5 SLAB ON GRADE (SOG)

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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

DETAILS

SHEET NO:
C7.01

Print Date: 7/5/2022 7:53 AM
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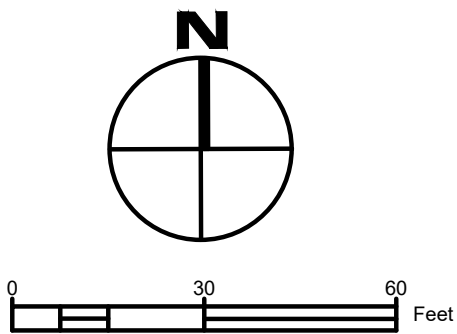
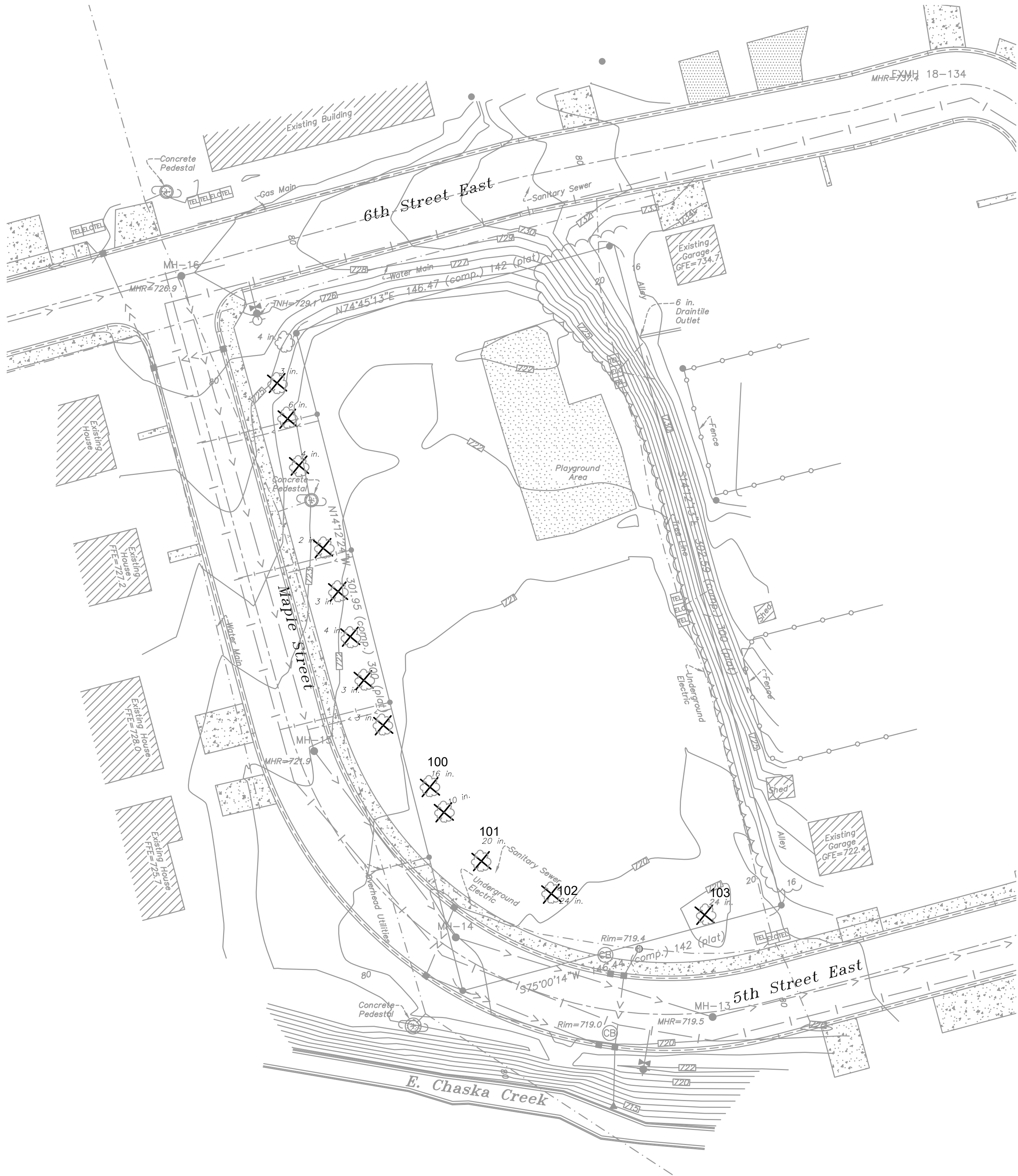
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06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

TREE INVENTORY

SHEET NO:
C8.01



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

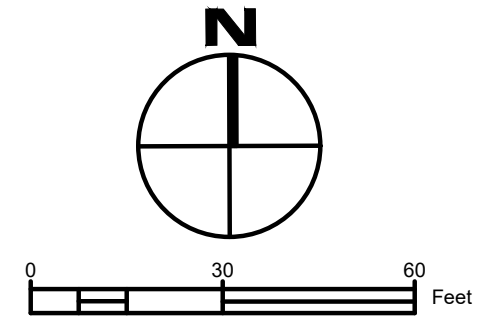
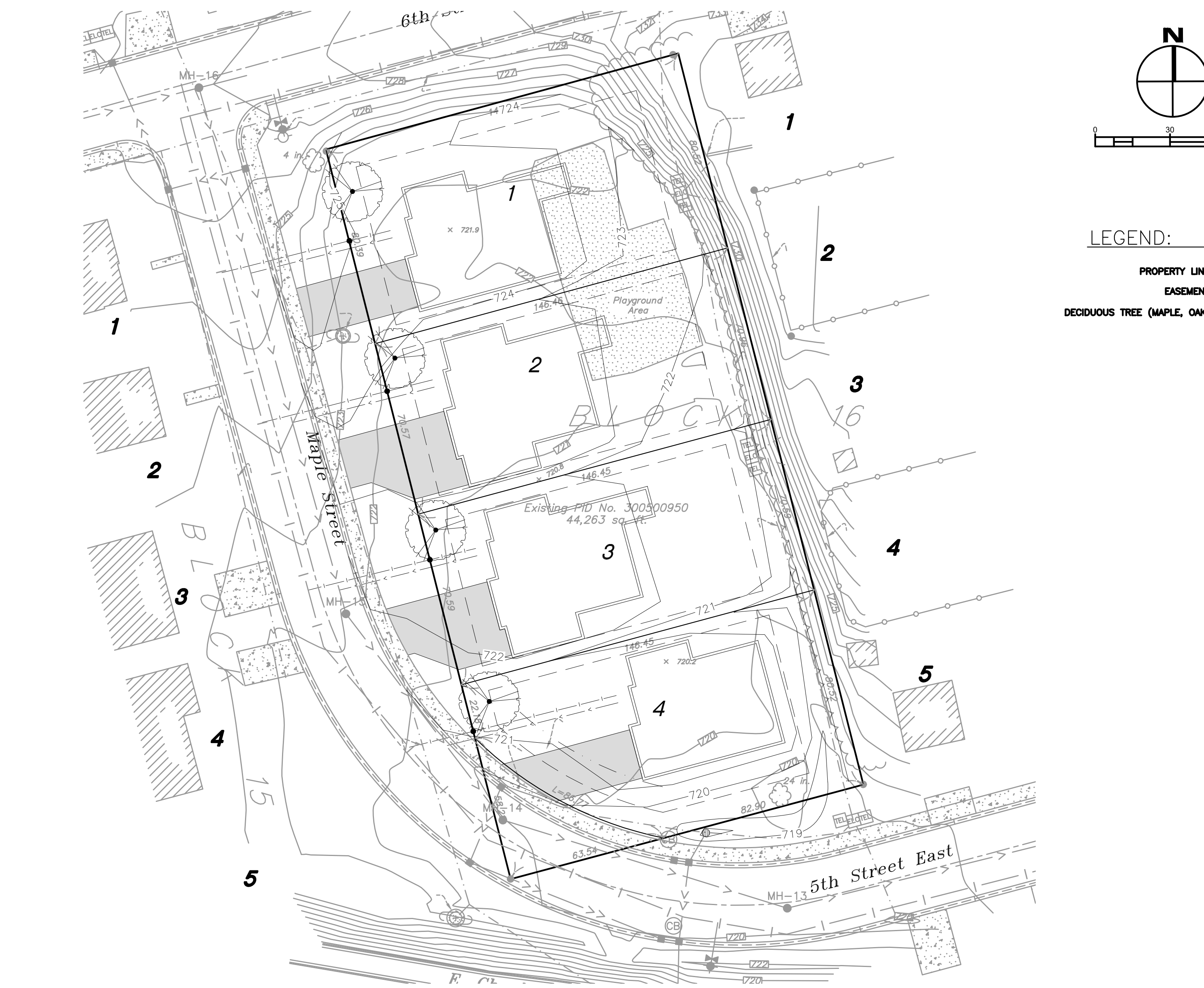
LEGEND:

PROPERTY LINE ———
SETBACK - - - - -
EASEMENT - - - - -
TREE REMOVAL X

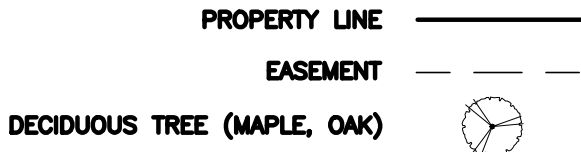
TREE INVENTORY			
I.D.	COMMON NAME	BOTANICAL NAME	SIZE, DBH
100	Amur Maple	Acer ginnala	16"
101	White Ash	Fraxinus americana	20"
102	White Ash	Fraxinus americana	24"
103	White Ash	Fraxinus americana	24"

*Identification by others

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LEGEND:



LANDSCAPING SUMMARY:

R2 - MEDIUM DENSITY RESIDENTIAL

1 TREE / LOT (40' MIN. SPACING)
REQUIRED: 4 TREES
PROVIDED: 4 TREES

PLANT SCHEDULE					
TREES					
KEY	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CAL/SIZE
NM	4	Northwood Red Maple	Acer rubrum 'northwood'	B&B	2.5"

NOTES:

1. CONTAINER STOCK MAY BE SUBSTITUTED FOR B&B AS APPROPRIATE.
2. CONIFEROUS TREES SHALL BE 6' TALL AND DECIDUOUS TREES 2.5" DIAMETER UPON INSTALLATION.
3. TREES AND SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER INSTALLATION. DEAD OR DISEASED PLANTS WITHIN THIS PERIOD SHALL BE REPLACED AT CONTRACTOR EXPENSE.
4. THE PLANTING DETAILS REPRESENT ADEQUATELY DRAINED SOIL CONDITIONS. THE CONTRACTOR SHOULD EXERCISE DISCRETION IN SETTING PLANTS 1"-3" HIGHER IN POORLY DRAINED SOILS.
5. ON 2:1 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.
6. ON WET, POORLY DRAINED SOILS, DO NOT CONSTRUCT WATERING BASIN.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE IN HEAVY POORLY DRAINED OR IMPERVIOUS SOILS.
8. PLANTS SHOULD BE SET AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE GROWN AT IN THE NURSERY. NOTE THAT THE ROOTS OF BALLED AND BURLAPPED PLANTS ARE UNACCEPTABLE WHEN THEY ARE COVERED BY MORE THAN 4" OF SOIL IN THE TOP OF THE BALL.
9. DELAY MULCH PLACEMENT IF NECESSARY TO ALLOW MORE TIME FOR EXCESS SOIL MOISTURE TO EVAPORATE FROM PLANTING AREAS BEFORE PLACING MULCH.

BALLED & BURLAPPED STOCK

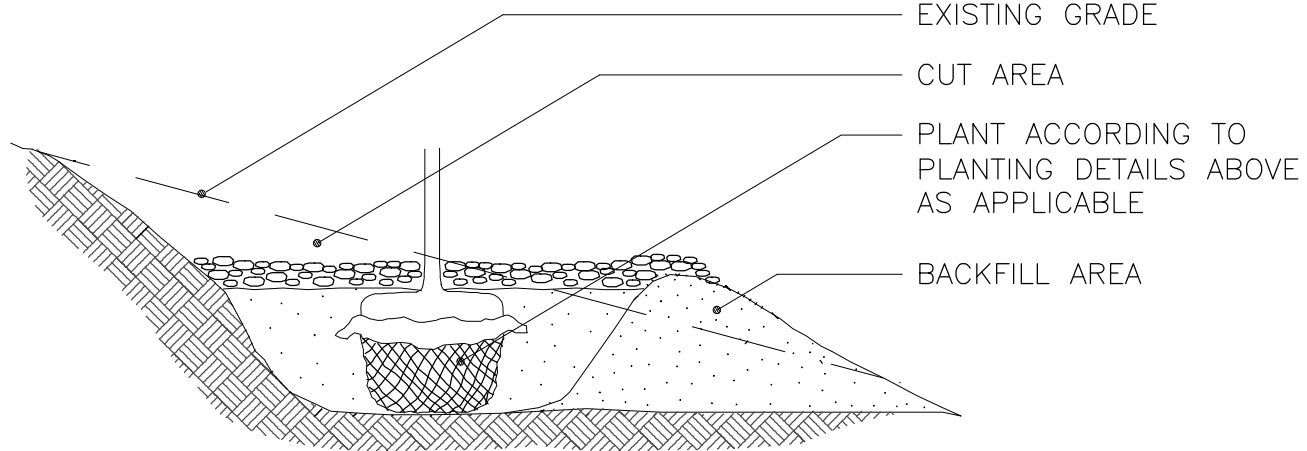
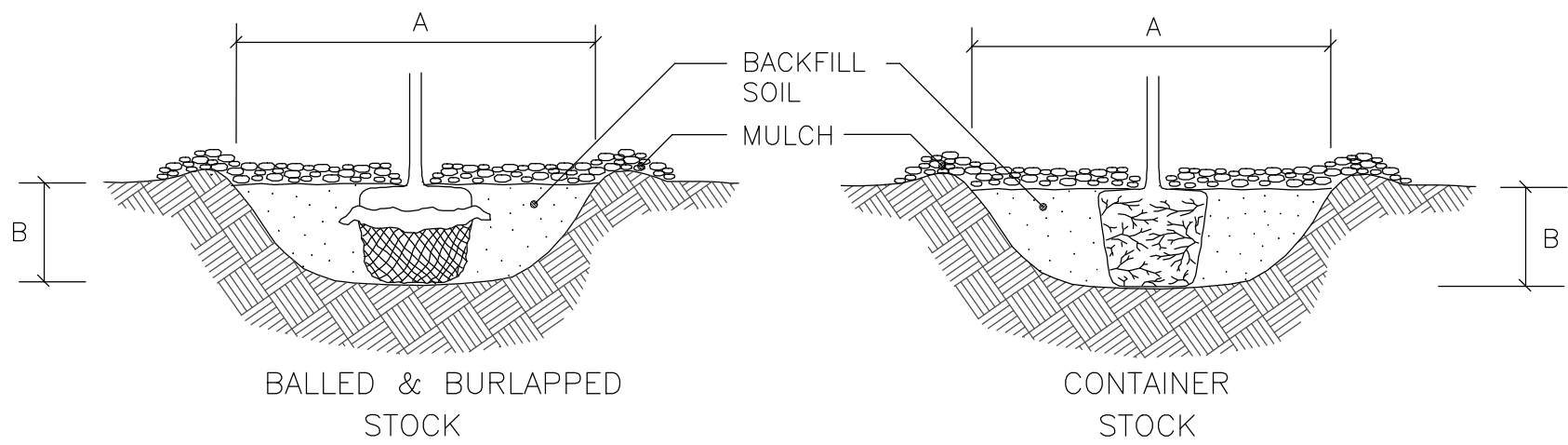
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS REQUIRED.
3. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
4. EXPOSE ROOT FLARE AND SET AT GRADE. REMOVE ALL BURLAP AND ROPES FROM TOP 1/3 OF ROOT BALL, CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. CONTRACTOR IS RESPONSIBLE TO MAINTAIN PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD.
5. APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. BIODEGRADABLE TWINE MAY BE LEFT ON AS SUPPORT BETWEEN THE ROOT BALL AND ROOT COLLAR UNTIL THE END OF THE PLANT ESTABLISHMENT PERIOD AT WHICH TIME IT MUST BE CUT AND TOTALLY REMOVED FROM THE ROOT COLLAR. THE TWINE MUST BE TIED OR RETIED TO MID-LEVEL LOOPS OR POINTS ON THE BASKET. USE OF NONBIODEGRADABLE TWINE IS PROHIBITED.

CONTAINER STOCK

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
3. REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
4. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
5. APPLY WATER TO SETTLE PLANTS, AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

PLANTING HOLE DIMENSIONS (MINIMUM WIDTH DOES NOT APPLY IN MASS PLANTING BEDS)			
PLANT TYPE	PLANT SIZE (UP TO AND INCLUDING)	MINIMUM APPROXIMATE HOLE WIDTH HOLE DEPTH (INCHES) (INCHES)	
		A	B
CONIFEROUS TREES	3' B.B.	42	11
	4' B.B.	51	13
	5' B.B.	60	13
	6' B.B.	66	15
	7' B.B.	72	16
	8' B.B.	81	18
CONTAINER GROWN PLANTS	9' B.B.	90	20
	10' B.B.	102	21
	#1 cont.	18	6
	#2 cont.	23	7.5
	#3 cont.	29	8.5
	#5 cont.	30	11
	#7 cont.	37	11
	#10 cont.	44	14
	#15 cont.	45	15
	#20 cont.	60	17
	#25 cont.	72	16

NOTE:
AT LEAST 1/3 OF ALL
CONIFER BRANCHES WILL
CONTAIN TERMINAL BUDS



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.

FOR STEEP SLOPES

1 ISOLATED PLANTINGS

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06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

LANDSCAPING PLAN

SHEET NO:

C8.02





1 3D View 1
12" = 1'-0"

PLAN INFORMATION

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE (2) - 2X10 U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).
- ALL FLOOR AND CEILING SYSTEMS TO CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. TRUSS PLANS TO BE ON SITE @ TIME OF FRAMING
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X8 MUD SILL. TREATED MEMBERS TO BE S.Y.P. #2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS WITH LATERAL LOADING:
 - a) 0'-0" - 4'-0" = 1 JACK STUD
 - b) 4'-0" - 8'-0" = 2 JACK STUDS
 - c) 8'-0" - 12'-0" = 3 JACK STUDS
 - d) GREATER THEN 12' = CONSULT ENGINEER.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THEN 3'-4"
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 4' O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE
- PAD FOOTINGS REINFORCEMENT IS TO BE LOCATED 3" FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- CONTRACTOR IS RESPONSIBLE FOR ALL STEEL REBAR SIZING PER STATE AND LOCAL BUILDING CODES
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS**

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO HAVE A MINIMUM RATING OF R-30
- SHEETROCK:**
 - ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD U.N.O.
 - ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD U.N.O.
 - GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" TYPE "X" GYPSUM BOARD U.N.O.
 - ALL EXTERIOR WALLS OF GARAGE AND HOUSE THAT ARE WITHIN 5' SETBACK TO HAVE 5/8" TYPE "X" EXTERIOR GRADE GYPSUM BOARD ON EXTERIOR SIDE OF WALL AND 5/8" TYPE "X" ON INTERNAL SIDE OF WALL.

DOORS AND WINDOWS:

- ALL WINDOWS AND DOORS TO NE DOUBLE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED
- ANY WINDOW ABOVE A TUB MUST BE TEMPERED
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED
- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THEN 44" ABOVE FINISHED FLOOR.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.

CODE INFORMATION

CODE INFORMATION:

- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2020 MINNESOTA STATE RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

- DESIGNED WITH 2000 PSF SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT MINIMUM.

WIND EXPOSURE:

- DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN IRC CODE REGULATIONS.

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER H LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOORS & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Roof Plan
A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
1918 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
566 SF	Main Level	Garage
126 SF	Main Level	Patio
50 SF	Main Level	Mech Room

LOT 1



AVA STUDIO

4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612.532.8159
EMAIL AVASTUDIO.AB1@GMAIL.COM

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Lot 6

Chaska
Cover Page

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A101

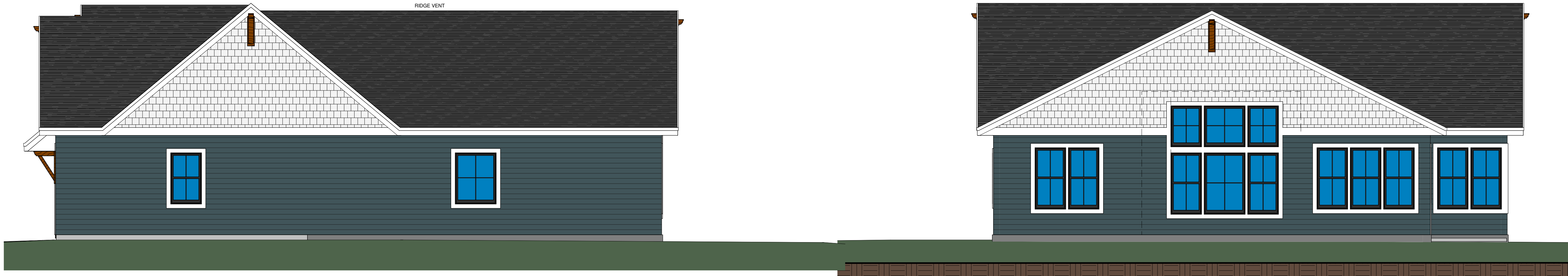
Scale 12" = 1'-0"

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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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Lot 6

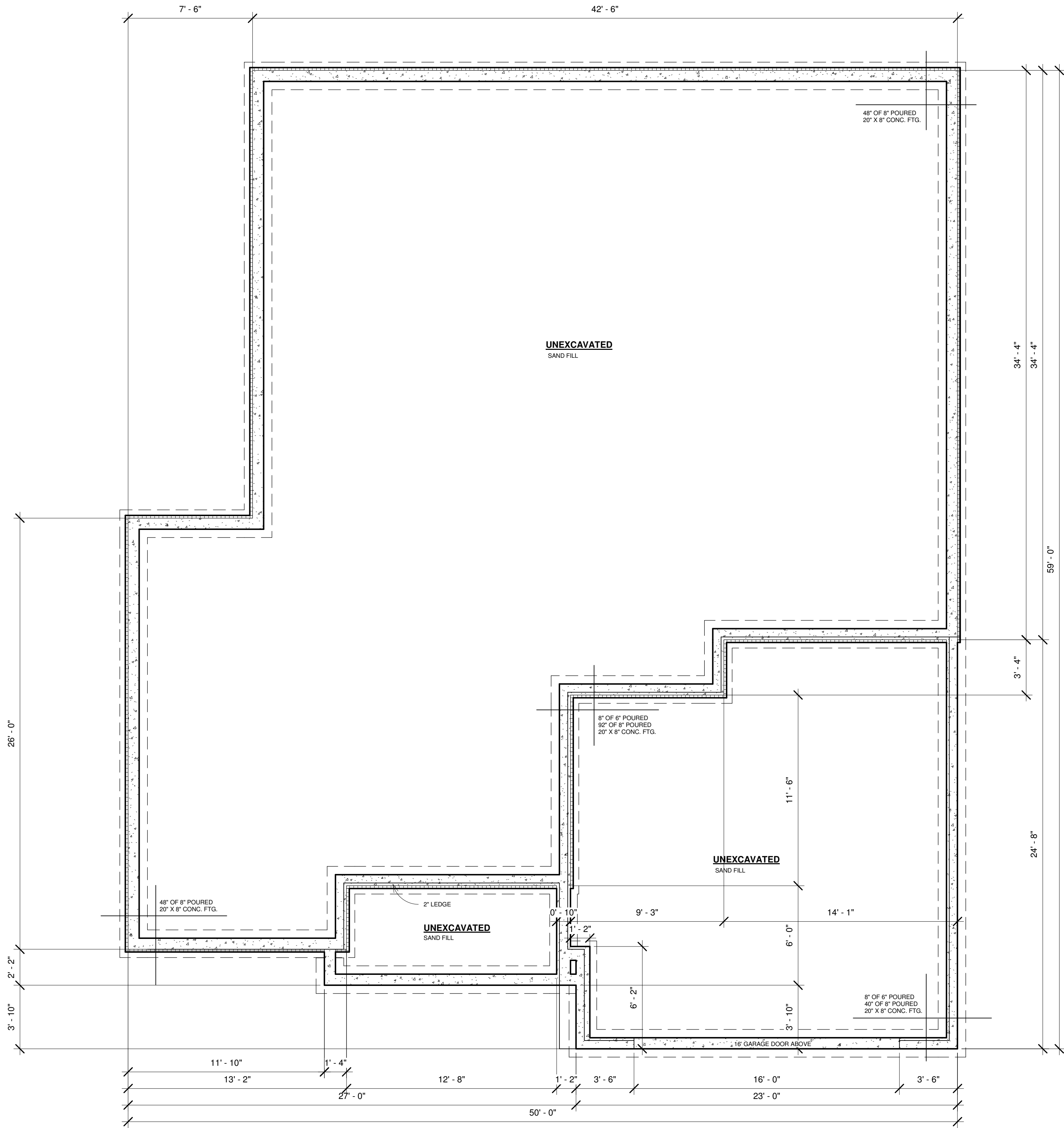
Chaska
Elevations

Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

A102

Scale	3/16" = 1'-0"
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5/21/2022 11:32:21 AM



① Foundation / Basement Level
1/4" = 1'-0"



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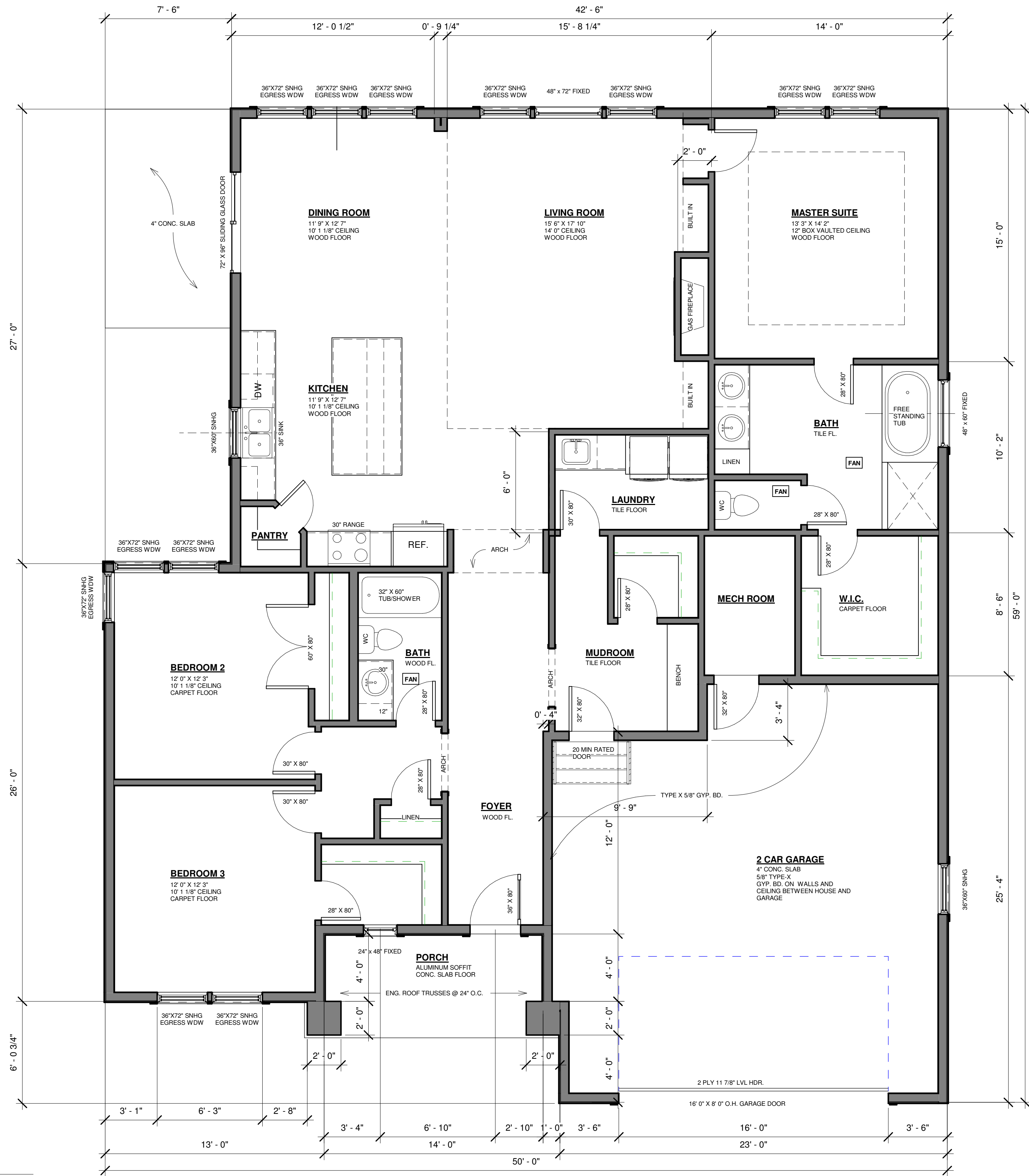
Lot 6
Chaska
Foundation Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A103

Scale 1/4" = 1'-0"

5/21/2022 11:32:22 AM



② Main Level
1/4" = 1'-0"



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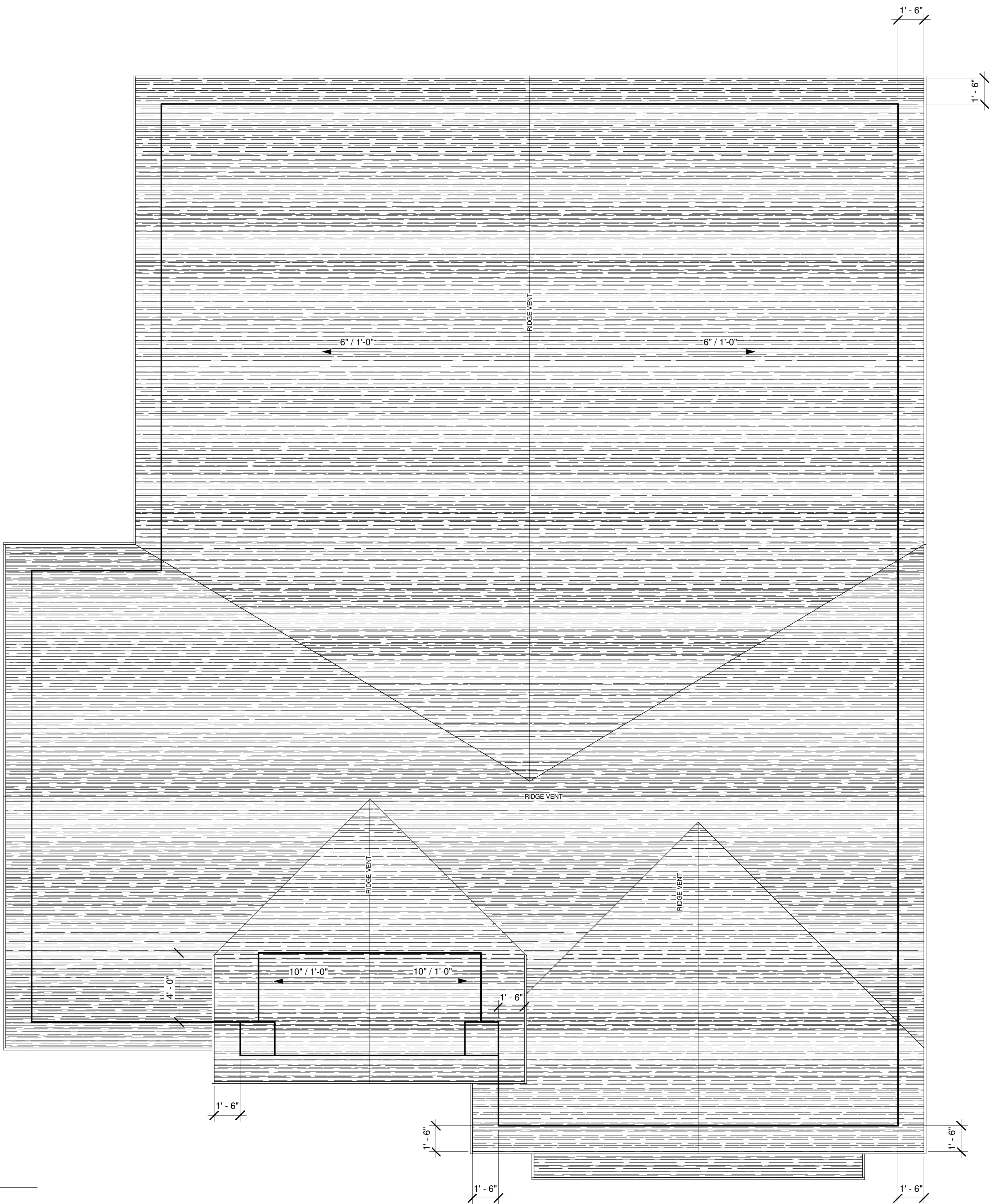
Lot 6
Chaska
First Floor Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A104

Scale 1/4" = 1'-0"

5/21/2022 11:32:22 AM



① Roof Plan
1/4" = 1'-0"



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Lot 6

Chaska
Roof Plan

Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

A105

Scale	1/4" = 1'-0"
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5/21/2022 11:32:22 AM



1 3D View 1
12" = 1'-0"

PLAN INFORMATION

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE (2) - 2X10 U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).
- ALL FLOOR AND CEILING SYSTEMS TO CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. TRUSS PLANS TO BE ON SITE @ TIME OF FRAMING
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X8 MUD SILL. TREATED MEMBERS TO BE S.Y.P. #2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS WITH LATERAL LOADING:
 - a) 0'-0" - 4'-0" = 1 JACK STUD
 - b) 4'-0" - 8'-0" = 2 JACK STUDS
 - c) 8'-0" - 12'-0" = 3 JACK STUDS
 - d) GREATER THEN 12' = CONSULT ENGINEER.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THEN 3'-4"
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 4' O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE
- PAD FOOTINGS REINFORCEMENT IS TO BE LOCATED 3" FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- CONTRACTOR IS RESPONSIBLE FOR ALL STEEL REBAR SIZING PER STATE AND LOCAL BUILDING CODES
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS**

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO HAVE A MINIMUM RATING OF R-30
- SHEETROCK:**
- ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD U.N.O.
- ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD U.N.O.
- GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" TYPE "X" GYPSUM BOARD U.N.O.
- ALL EXTERIOR WALLS OF GARAGE AND HOUSE THAT ARE WITHIN 5' SETBACK TO HAVE 5/8" TYPE "X" EXTERIOR GRADE GYPSUM BOARD ON EXTERIOR SIDE OF WALL AND 5/8" TYPE "X" ON INTERNAL SIDE OF WALL.

DOORS AND WINDOWS:

- ALL WINDOWS AND DOORS TO NE DOUBLE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED
- ANY WINDOW ABOVE A TUB MUST BE TEMPERED
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED
- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THEN 44" ABOVE FINISHED FLOOR.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.

CODE INFORMATION

CODE INFORMATION:

- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2020 MINNESOTA STATE RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

- DESIGNED WITH 2000 PSF SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT MINIMUM.

WIND EXPOSURE:

- DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN IRC CODE REGULATIONS.

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
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- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Roof Plan
A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
862 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room

LOT 2



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Lot 7

Chaska
Cover Page

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A101

Scale 12" = 1'-0"

5/21/2022 11:35:09 AM



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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Lot 7

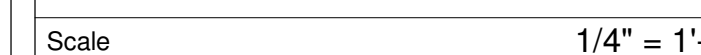
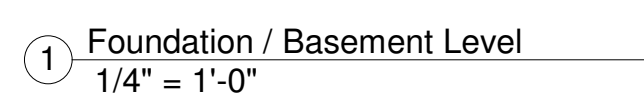
Chaska
Elevations

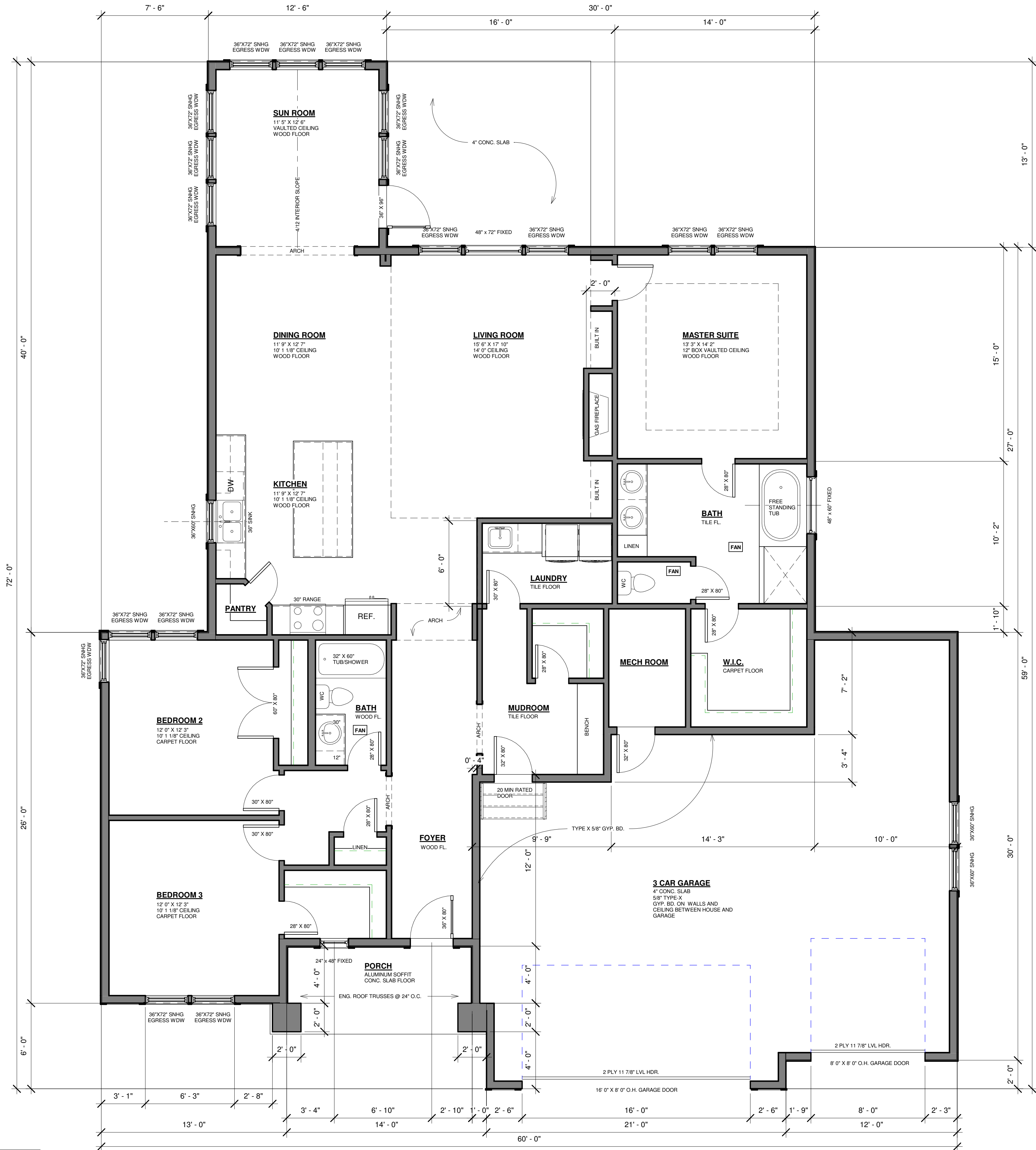
Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

A102

Scale	3/16" = 1'-0"
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5/21/2022 11:35:11 AM





② Main Level
1/4" = 1'-0"



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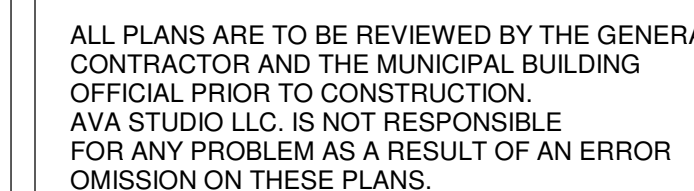
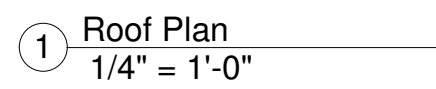
Lot 7
Chaska
First Floor Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A104

Scale 1/4" = 1'-0"

5/21/2022 11:35:12 AM



Scale	1/4" = 1'-0"
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1 3D View 1
12" = 1'-0"

PLAN INFORMATION

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- SHEETROCK:**
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

**WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER
GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

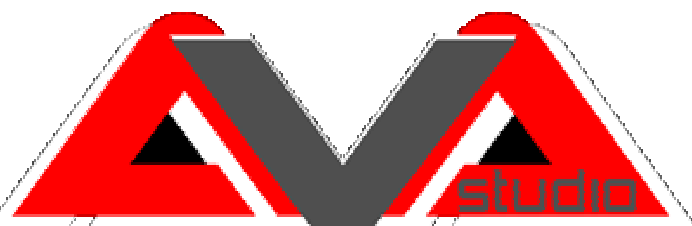
Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Roof Plan
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A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
862 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room

LOT 3



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Lot 8

Chaska
Cover Page

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A101

Scale 12" = 1'-0"

5/21/2022 11:38:35 AM



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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Lot 8

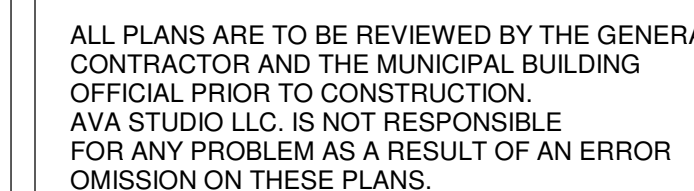
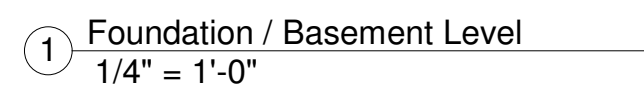
Chaska
Elevations

Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

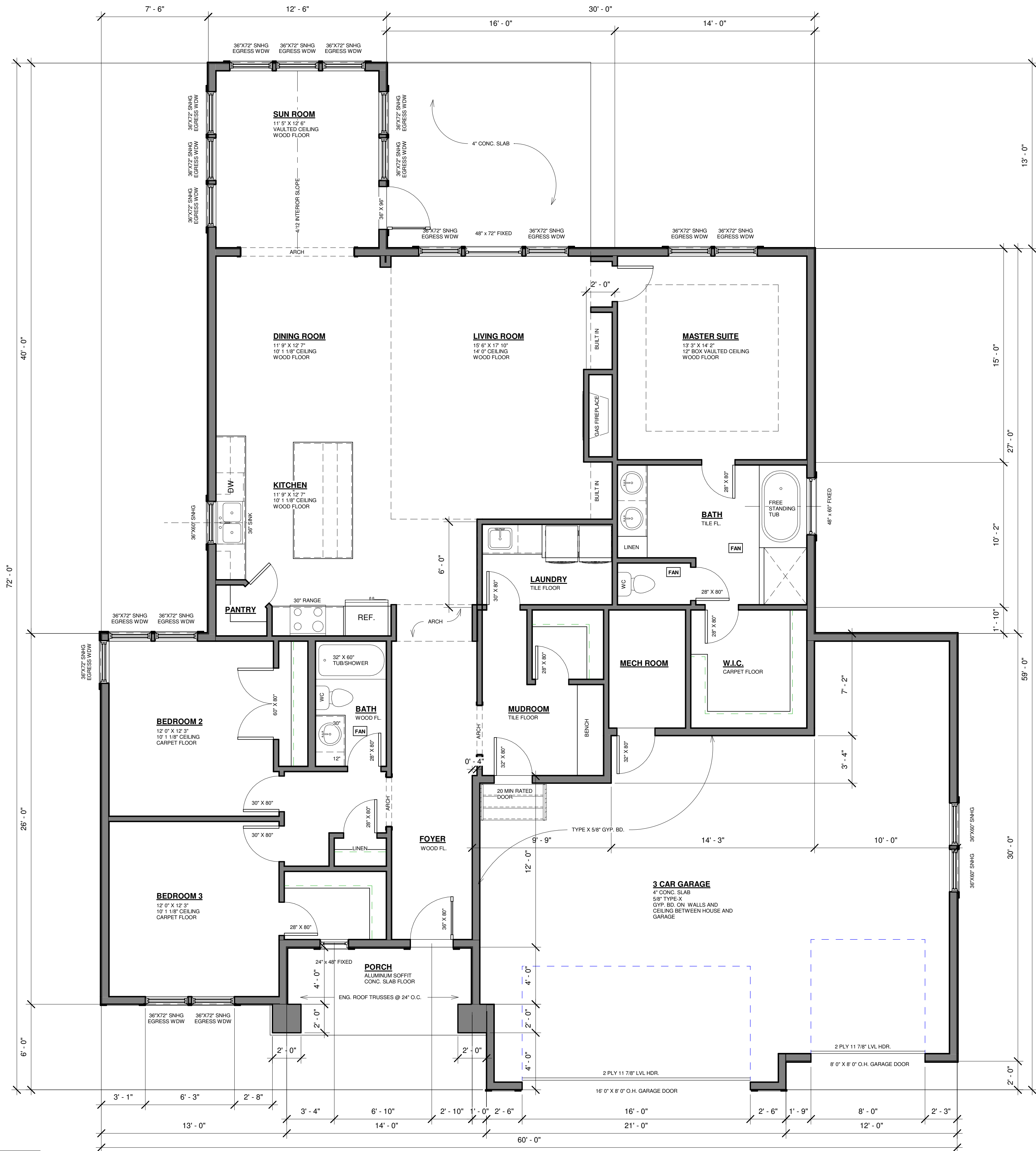
A102

Scale	3/16" = 1'-0"
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5/21/2022 11:38:37 AM



Scale	1/4" = 1'-0"
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② Main Level
1/4" = 1'-0"



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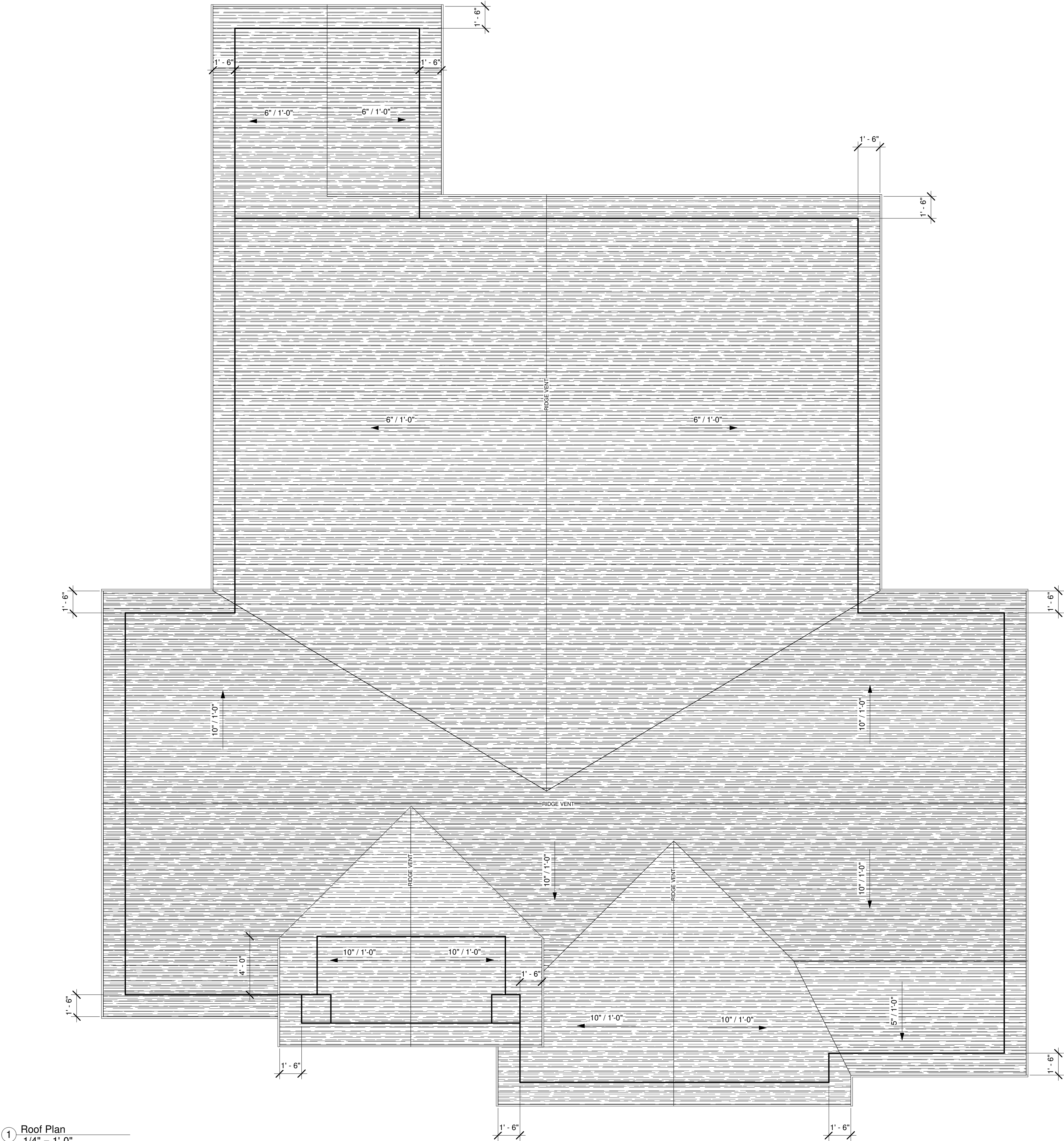
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Lot 8
Chaska
First Floor Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A104

Scale 1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"



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Lot 8

Chaska
Roof Plan

Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

A105

Scale	1/4" = 1'-0"
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5/21/2022 11:38:38 AM



① 3D View 1
12" = 1'-0"

PLAN INFORMATION

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INSULATION:

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- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THEN 44" ABOVE FINISHED FLOOR.
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MECHANICAL & ELECTRICAL:

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- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER H LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOORS & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

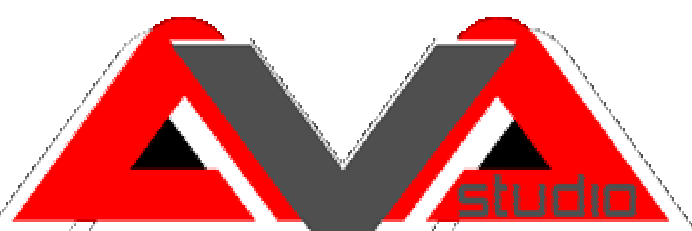
Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Roof Plan
A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
566 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room

LOT 4



AVA STUDIO

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ALL PLANS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE MUNICIPAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. AVA STUDIO LLC. IS NOT RESPONSIBLE FOR ANY PROBLEM AS A RESULT OF AN ERROR OMISSION ON THESE PLANS.

Lot 9

Chaska
Cover Page

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A101

Scale 12" = 1'-0"

5/21/2022 11:40:20 AM



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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Lot 9

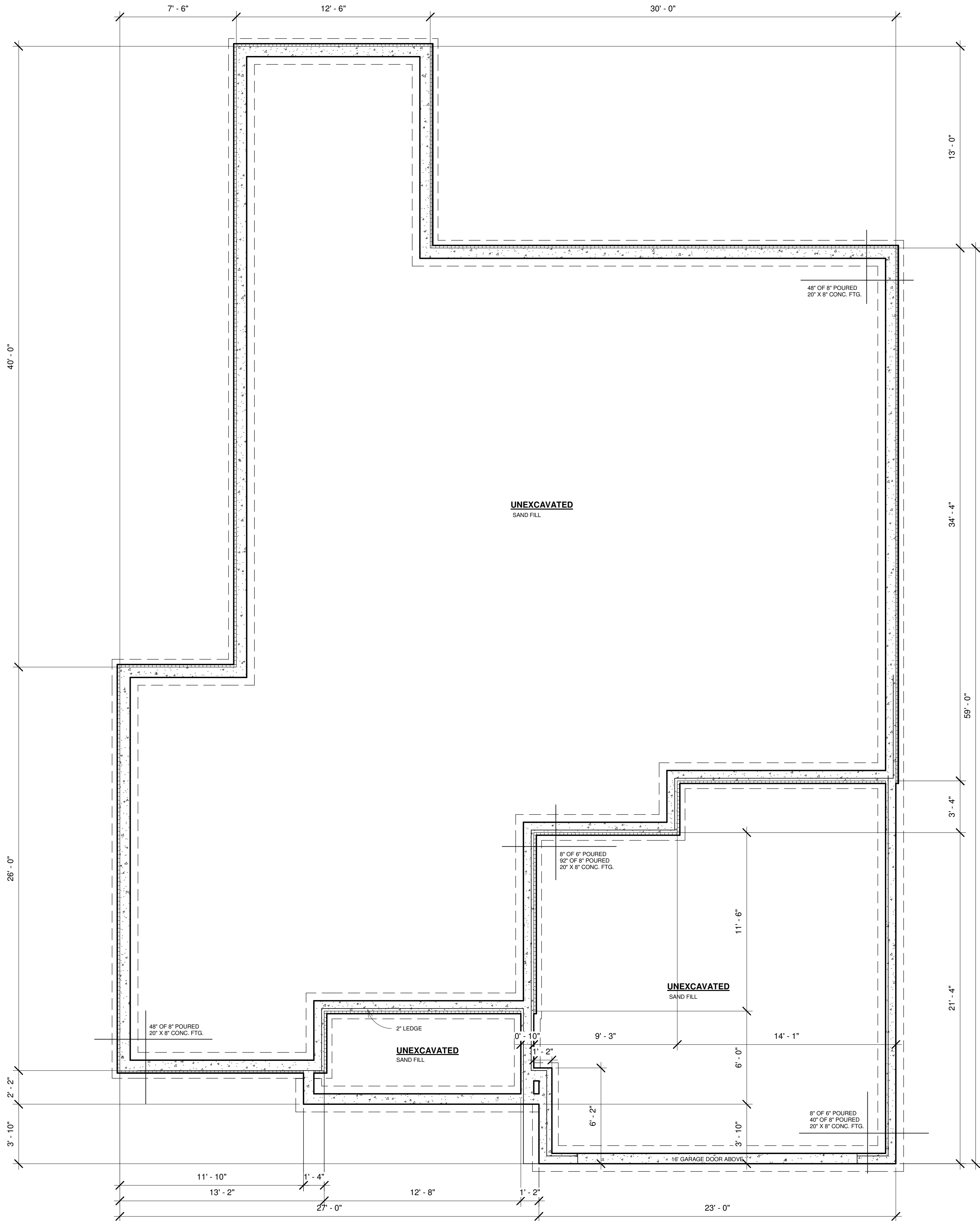
Chaska
Elevations

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A102

Scale 3/16" = 1'-0"

5/21/2022 11:40:23 AM



① Foundation / Basement Level
1/4" = 1'-0"



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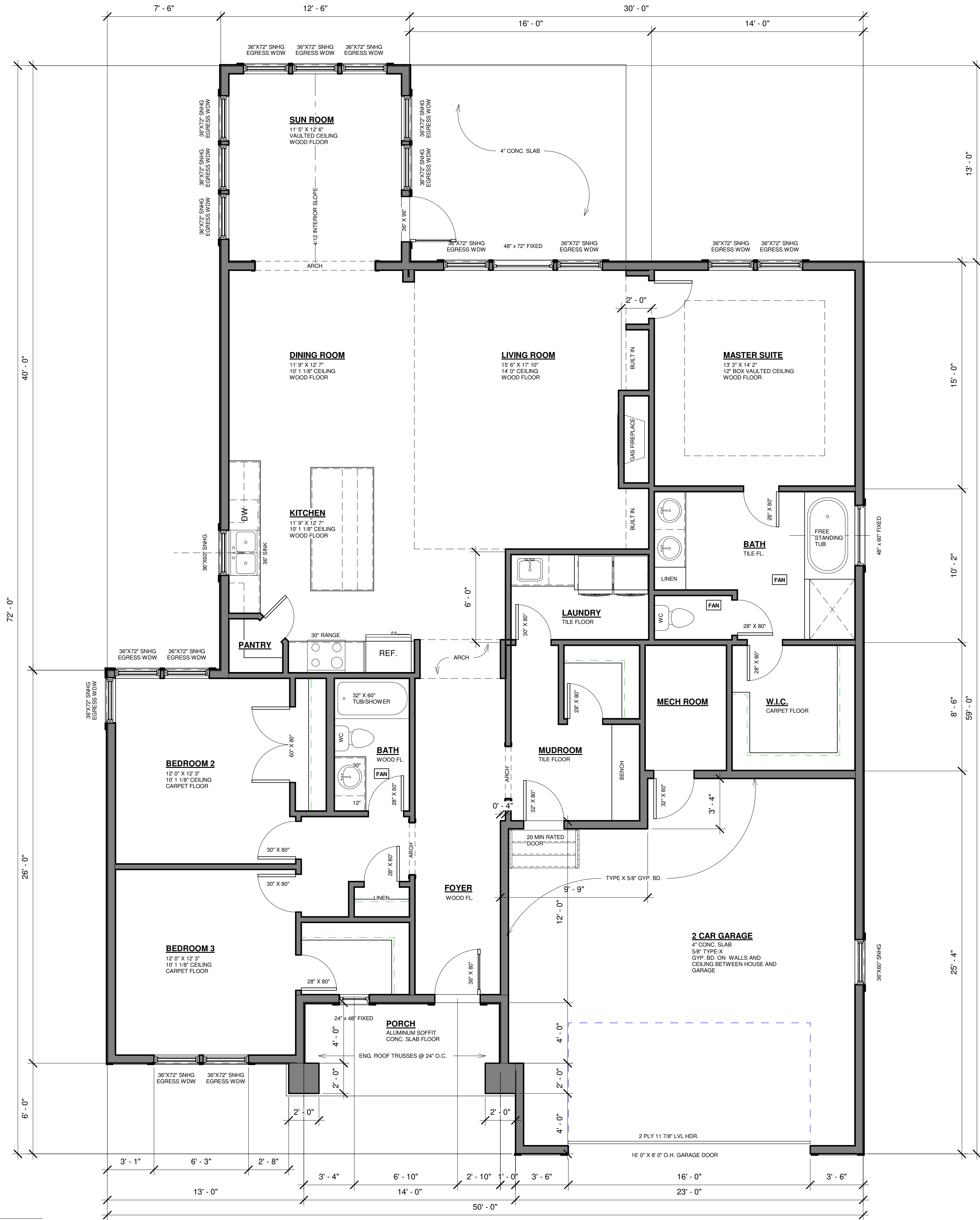
Lot 9
Chaska
Foundation Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A103

Scale 1/4" = 1'-0"

5/21/2022 11:40:23 AM



② Main Level
1/4" = 1'-0"



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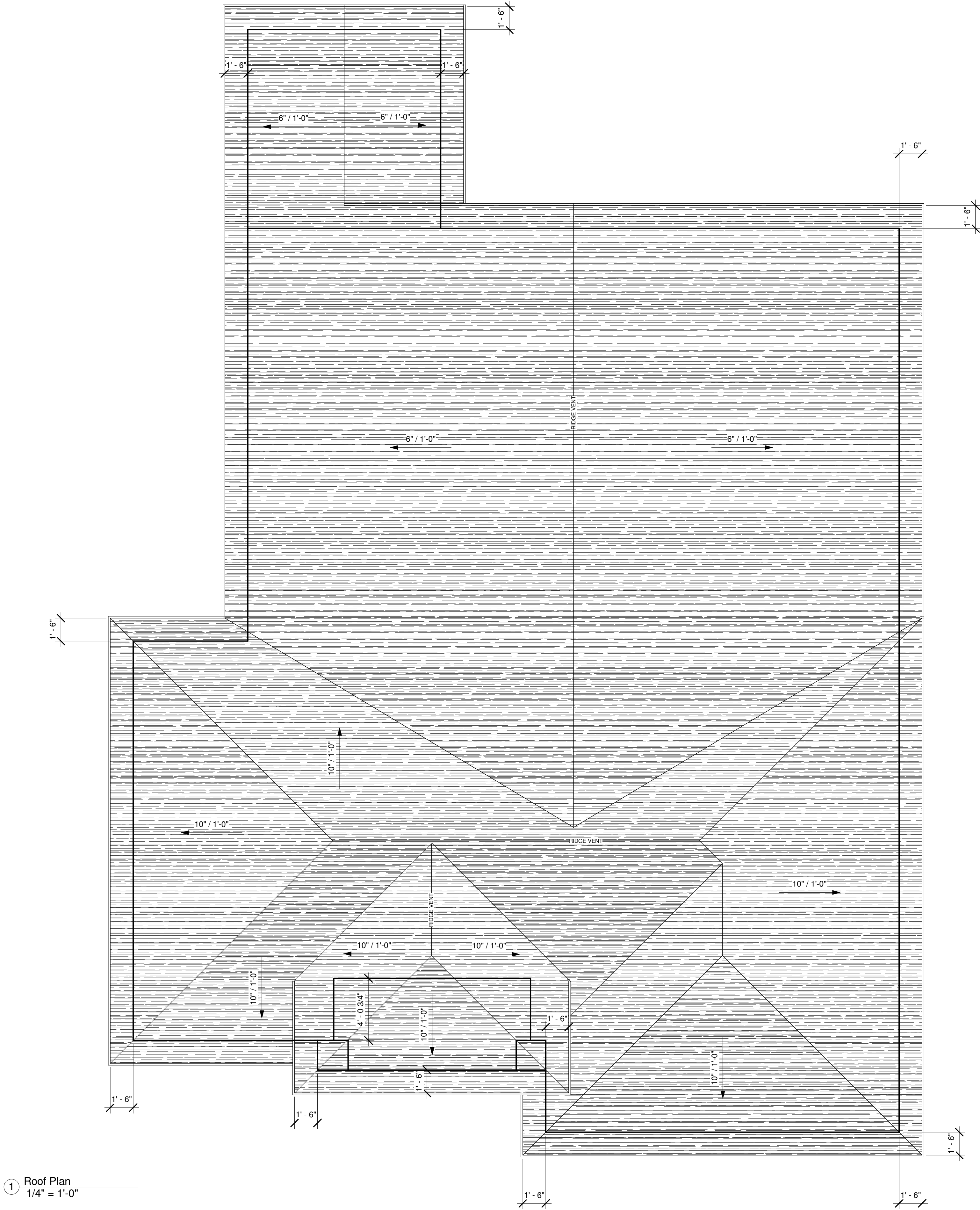
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Lot 9
Chaska
First Floor Plan

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A104

Scale 1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"



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Lot 9

Chaska
Roof Plan

Project number	Chaska
Date	5/21/2022
Drawn by	Alexander Bocharnikov

A105

Scale	1/4" = 1'-0"
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REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/13/2022

Subject: Kusske Estates Property (Club West 11th Addition) – Preliminary Plat and Rezoning

Applicant: Tradition Development

Location: East of Club West 3rd Addition, east end of Vista View Drive

Case No.: 2022-25

Synopsis: Applicant seeks to obtain approval of a preliminary plat and rezoning for a 19-lot single family residential development on 10.4 acres of land on a portion of the Kusske Estates property (35.19 acres) located west of Creek Road and east of the Club West 3rd Addition/Harvest neighborhood

Prepared By: Jeff Miller, HKGi (Interim Consulting Planner)

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

The Kusske Estates, Outlot A property, which is 35.19 acres, is located in the Southwest Chaska Growth and Development Plan area between Creek Road (east) and the developing Harvest neighborhood (west). Kusske Land Corporation is the property owner. Access to the property is from Creek Road and Vista View Drive (west). Site location map below shows the 35.19 acre Kusske Estates Outlot A property. The Kusske Estates Plat also includes two undeveloped lots southeast of Outlot A with access from Cascade Drive (misabeled as Founders Way below).



This property's existing land use on the western portion is agricultural, although this land has not been farmed for a number of years. The eastern portion was previously used for sand and clay mining and is currently undergoing land reclamation activities. Stands of mature trees are present along the adjacent ravines on the north and south portions of the property.

Tonight, we will be reviewing a proposed preliminary plat for a residential development for the western 10.4 acres of the property that will be an extension of the Harvest neighborhood and accessed from Vista View Drive. We will also be reviewing a proposed site plan and rezoning of the property from Open Development (O) to Planned Residential Development No. 62 (PRD-62). While the property proposed for development is currently owned by the Kusske Land Corporation, the applicant for the proposed concept plan is Tradition Development.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying north of CR 44 and east of Highway 212. Tradition Development intends to develop the home sites exclusively for the Robert Thomas Homes builder, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. Tradition Development believes this concept plan is consistent with the Southwest Chaska Growth and Development Plan in addition to the 2040 Comprehensive Plan.

PROJECT GOALS

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

- Connecting to the greater community
- Preserve vegetation
- Utilize site topography
- Creating community space
- Quality Architecture and Home Designs

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public

common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas adjacent to the home sites. It is also intended that the project direct stormwater toward bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a two acre park area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The park area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Comprehensive Plan

The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The applicant's proposal is consistent with this guidance.

The 2040 Comprehensive Plan defines the guided land uses as follows:

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Open Space

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.

PROPOSED PRELIMINARY PLAT AND SITE PLAN/REZONING

The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. The Chaska 2040 comprehensive plan guides these properties as Low Density Residential and Open Space use. Current zoning is O - Open Development.

Adjacent Properties

The proposed development site is bordered to the west by low density residential development (Club West 3rd Addition/Harvest neighborhood), to the south by a single one-acre residential lot and open space, to the east by a mining reclamation site, and to the north by open space.

Existing Conditions

This existing land use on the proposed development site is agricultural, although this land has not been farmed for a number of years. Stands of mature trees are present along the adjacent ravines on the north, south, and east portions of the property. The 10.4 acre site's topography currently varies from a peak elevation of 900 feet MSL near the western boundary to the lower elevations on the east at approximately 850 MSL. The site's topography is generally sloping downward to the east, north and south of the site.

The site currently has a 10" sanitary sewer trunk line extended through the property from west to east along the future extension of Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest neighborhood. An 8" watermain has been extended to the western edge of the property along Vista View Drive.

The eastern portion of the 35.19 acre site was previously used for sand and clay mining. Currently, no materials are being extracted from the site and according to the owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent occurring only as suitable materials become available. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

Land Use

The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. All of the homes are planned to have a minimum width of 75 feet to accommodate the Tradition Collection house plans by Robert Thomas Homes. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the west.

The land that this proposed development encompasses is currently zoned O – Open Development. The proposed rezoning is a Planned Residential Development (PRD) zoning district – PRD-62.

Site Plan

The Site Plan shows this new residential development as an extension of the Harvest neighborhood to the west via an extension of Vista View Drive. The entrance to the neighborhood will be from Vista View Drive and will end in a temporary cul-de-sac until the

extension of Vista View Drive to Creek Road in the future. The 19 single-family residential lots include 4 lots on the north side of Vista View Drive and 15 lots oriented to Vista View Court, a cul-de-sac street extending south from Vista View Drive. Most of the lots will have rear yards that back to wooded ravine areas.

Minimum yard setbacks are proposed to be:

- Front yard setback of 23 feet
- Side interior yard setback of 10 feet house/5 feet garage
- Side corner yard setback of 23 feet
- Rear yard setback of 30 feet

These somewhat reduced front and corner setbacks are intended to create a more active and pleasant neighborhood streetscape environment. The concept plan also shows typical house pads with a width of 60 ft. and depth of 65 ft.

In addition to these yard setbacks, there are other setbacks that apply to this site:

- Wooded Steep Slopes - 50 feet building and parking setback and 30 feet "no grade/mow" buffer area
- Wetland – 30 feet

The applicant has verified the wooded steep slope edges in the field and added a "wooded bluff line" delineation to the submitted plan exhibits. The applicable setbacks have also been added to the plan exhibits and the applicant has adjusted the proposed lot lines to be located outside of the 30-foot "no grade/mow" buffer area.

Three outlots are proposed in the preliminary plat and site plan:

- Outlot A – north edge for stormwater management and woodland conservation
- Outlot B – south and east edge for woodland and wetland conservation
- Outlot C - mining reclamation area and future development area

Transportation (Vehicle, Pedestrian, Bicycle)

The Site Plan proposes to provide for the extension of the Vista View Drive eastward approximately 382 LF. Vista View Court will connect to Vista View Drive extending south approximately 587 LF. Both street right-of-ways are proposed for a 60 ft. width, which is consistent with the adjacent Harvest residential development to the west. The temporary turnaround at the east end of Vista View Drive is shown with a 60 ft. radius. This turnaround is proposed on private property. This turnaround needs to be reviewed in more detail in terms of dedicated easements or locating it outside of private property lines. The applicant will have to address this in their final submittal.

The developer is proposing sidewalks for both sides of these two streets, which is consistent with the adjacent Harvest neighborhood streets. The 2040 Comprehensive Plan and the Southwest Chaska Growth and Development Plan also show a trail connection to Creek Road on Vista View Drive. A regional trail is planned for Creek Road. The developer will need to work with Staff to determine the need for a trail on Vista View Drive that ultimately connects to the planned regional trail on Creek Road. The applicant is proposing a pedestrian connection to the regional trail consisting of sidewalks on both sides of Vista View Drive. The Site Plan shows three trail access points to the adjacent bluff and woodland areas, to the south, east, and north. The developer will also need to coordinate with the City Engineer to ensure that the proposed streets align with City plans and policies.

Utilities

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Club West development provided a watermain stub at the western edge of the property on Vista View Drive.

Parkland

The 2040 Comprehensive Plan and Southwest Chaska Growth & Development Plan do not identify an additional public neighborhood park need on this site due to its proximity to an existing private shared neighborhood playground within walking distance in the adjacent residential development (Club West 3rd Addition) and a planned public community park which will serve the neighborhood's recreational needs at the west end of Vista View Drive.

The applicant's proposed park and open space includes the land surrounding the residential lots on the north, east, and south edges. The open space will provide conservation and access to the wooded steep slope natural areas adjacent to the ravines. It includes a proposed stormwater management area in the northeast corner. It also includes trail access points to the adjacent wooded bluff areas, to the south, east, and north. Parkland credit can be given for any land accepted by the City as usable for public parks, playgrounds, trails, or open space. Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right-of-way, or land area deemed undevelopable that may be dedicated to the City. Since both Outlots A and B are not developable for public parkland, Staff has determined that the required parkland dedication will be achieved through fees in lieu of land.

Stormwater and Wetlands

Stormwater ponding is proposed in the northeast corner of the development in Outlot A. The applicant has prepared a stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, and tree preservation. Ponding areas for the development's stormwater will need to limit impacts to the bluffs and ravines. The ravines serve a sizeable drainage area and are an important part of routing of the stormwater needs in southwest Chaska.

Four of the neighboring properties to the west have expressed an interest in having their rear yards regraded with the project to improve their stormwater drainage and usability of the yards. The applicant's proposed Grading Plan shows the backyards of Lots 1-4, Block 2 being regraded with the project. The applicant has offered the four residents an allowance for the modification of their irrigation systems and re-sodding of the areas to be disturbed by the grading. In the event that the owners do not wish to move forward with the regrading, the project plans will be modified to include a small retaining wall adjacent to the four properties. The retaining wall would allow for the adjacent yards to remain in their present condition without any impacts.

Wooded Steep Slopes, Bluffs, and Tree Preservation

Although tree areas are minimal in the areas proposed for development on this site, tree preservation is an important component of this development, specifically along areas where wooded steep slopes/bluffs are present. The applicant has provided a tree survey and tree

preservation plan to show how they are preserving trees on the site. 187 trees were surveyed. 26 trees will be removed as a part of the plan; only 2 of these trees are oaks and maples of small caliper (8 and 9 inches).

Architecture

The applicant intends to develop these residential lots exclusively for Robert Thomas Homes, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. The architecture for these homes will incorporate the following design standards:

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscape settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

The developer has provided examples of house front elevations and roof plans for the housing products that will be pursued.

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

- Lot 4, Block 1
- Lots 1 & 15, Block 2

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development costs 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 determine which of these are applicable and what those fees will be.

Adjacency to Mining Reclamation Site

The developer states that no materials are currently being extracted from the site and according to the property owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent, occurring only as suitable materials become available. The reclamation fill material is clean compactable fill that the owner acquires during his business activities from

off-site locations. Material is unloaded in dump trucks on the site until a workable volume of the material is accumulated. At that point, the material is relocated to locations within the property to build the site out to the restoration grades that were approved of during the planning for the trunk sanitary sewer back in 2013/14. The grading of the fill is carried out by a crew of one to two workers using a D6 dozer and a vibratory compactor. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

The applicant has provided the City with the original permit/CUP for the mining operation which was approved by Carver County in 1981. The CUP states that the CUP is required to be renewed annually. The applicant has also submitted CUP renewal documents, which show that the CUP was renewed a number of times with Carver County (1985, 1992, 1996, 1998). The CUPs include an Operation Plan/General Requirements, hours of operation, the operational phase, the restoration phase, and performance securities and insurance. No renewals since 1998 have been submitted by the applicant. This property, along with the remaining portion of Chaska Township, was annexed into the City of Chaska in 2005.

The City of Chaska requires a permit for any mining/land excavation and reclamation/filling in excess of 200 cubic yards but less than 2,000 cubic yards of material, which can be approved administratively by the Zoning Administrator. Any land excavation and reclamation/filling in excess of 2,000 cubic yards of material requires a Conditional Use Permit. The permit requires an existing conditions map on the site and within 300 feet of the site, an excavation/filling plan, identification of truck hauling routes, methods of controlling dust, hours and period of operation. Since this operation does not currently have such a permit with the City of Chaska, the property owner will need to work with Staff to obtain a Conditional Use Permit (CUP) prior to building permits being issued in the new development.

It should be noted that the reclamation area will eventually develop into single-family lots to tie into the Club West 11th development. A ghost plat has been provided showing that there is potential for 11 additional lots that will connect out to Creek Road; this area will need to come back in for all applicable approvals (Concept, Preliminary, Final, etc) when it's ready to develop. As the property owner works toward a CUP for the reclamation work it will be important to guide the work and conditions so that development remains a possibility with this site that is in line with the City's Comprehensive Plan

The developer states that the proposed residential development will be separated from the mining reclamation activities by a distance of over 200 feet from the nearest lot line. The developer is proposing to install trees as a natural screen to visually separate the residential lots from the adjacent reclamation activities. Provision of screening for Lot 4, Block 1, three coniferous trees on the east side of the lot, is shown on the landscaping plan. Additionally, screening should be provided on the north (backyard) and east sides of Lot 15, Block 1, and the north side (backyard) of Lot 14, Block1. The developer will also provide a disclosure in their sale documents to future residents indicating that there is a mining operation adjacent.

Phasing

The developer anticipates the project will be developed in one phase with site grading to begin in 2022 if possible.

Neighborhood Meeting

The developer conducted a neighborhood meeting on March 23, 2022 from 6-7pm at the Chaska Community Center. Approximately 20 people attended the neighborhood meeting throughout the hour and not everyone in attendance signed on the sign-in sheet. The developer presented a brief overview of the development project and housing product and then answered questions and explained the concept layout to the attendees. The main topics of concern and questions were related to:

- Plans for Creek Road and rumors of a cul-de-sac and converting the road to a trail
- Traffic coming east to Creek Road and connecting to Creek Road; it was explained that the street connection to Creek Road would be a future project and not part of the proposed development project
- Future extension of Vista View Drive shown connecting to Creek Road directly across from an existing house, safety and headlight concerns
- The need for an additional park area for this development, not enough park space in the development to the west
- Concern about construction traffic and how that traffic would enter the site; it was explained that construction traffic will be from the west and through the Harvest neighborhood
- The desire to preserve the existing trees on or near the property lines to the west bordering the Harvest neighborhood
- Concerns about topography and drainage along the western boundary to the existing lots
- Requests to grade the back yards of the existing homes bordering the project to have drainage directed to the rear property lines of the existing homes
- Concerns about the rear/easterly views over the open field being replaced by houses
- Expected schedule for the project start; it was explained that the project would start mid-summer at the earliest anticipating the preparation of engineering plans and the City PC and CC meeting schedules
- Question about the next steps for the project; it was explained that next steps are review and approval of the preliminary and final plat which will provide opportunities for residents to make comments at these meetings

Preliminary Plat

The overall site will be platted into 19 lots and 3 outlots. The following are the proposed outlots and their dispositions:

- Outlot A: stormwater management and wooded open space to be deeded to the City of Chaska
- Outlot B: wetland and wooded open space to be deeded to the City of Chaska
- Outlot C: mining reclamation area and future development area to be retained by the property owner (Kusske Land Corporation)

The plat is showing a 20 foot drainage and utility easement in between lots 7 and 8 of Block 2. This easement needs to be platted as a part of Outlot B.

Rezoning

The site is being rezoned from Open Development (O) to Planned Residential District No. 62 (PRD-62), which is the same zoning district as the Club West homes to the west of this site.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Monday, June 27, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Friday, August 26, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Tuesday, October 25, 2022. The City may, with the petitioner's consent, extend the review period beyond the Tuesday, October 25, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Club West 11th Addition Preliminary Plat for a 19-lot subdivision on 10.4 acres of land, subject to the following conditions:

1. Approvals shall be based on the following exhibits:

- a. Preliminary Plat Narrative (pages 1-6), prepared by Patrick Wrase, Tradition Development, dated June 23, 2022;
- b. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
- c. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
- d. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
- e. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
- f. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
- g. Grading Plan, prepared by Alliant Engineering, dated June 27, 2022;
- h. Grading Profiles (Vista View Drive and Vista View Court), prepared by Alliant Engineering, dated June 27, 2022;
- i. Filtration Basin Detail, prepared by Alliant Engineering, dated June 27, 2022;
- j. Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated June 27, 2022;
- k. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;
- l. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
- m. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;
- n. Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
- o. "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;

- p. Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;
 - q. Robert Thomas Homes' Tradition Collection House Base Plans
 - i. Augusta, Elevation A
 - ii. The Broadmoor, Elevation G
 - iii. The St. Charles, Elevation B.
- 2. Adherence with the City Engineer's Memo dated July 13, 2022
- 3. Provision of a 60 feet Right of Way width for all local streets.
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.
- 5. Provision of sidewalks on both sides of all local streets.
- 6. Provision of a connection to the planned regional trail on Creek Road.
- 7. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Rear: 30 feet
 - c. Side: 7.5 feet
 - d. Side (corner): 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - f. Wetlands: 30 feet
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
- 10. Preservation of the wooded steep slopes, including a 30-foot "no grade/mow" buffer and a 50-foot setback for buildings and parking from that wooded steep slope.
- 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 12. Provision for trail access points into the areas designated as open space to the north, south, and east.
- 13. Provision that the property owner obtain a Conditional Use Permit (CUP) for the reclamation work on Kusske's site and to be obtained prior to a building permit being issued for Club West 11th.
- 14. Provision of screening between the proposed residential development and the adjacent mining reclamation operation on the site.
- 15. Provision that the 20 foot drainage and utility easement between Lots 7 and 8 of Block 2 be platted as a part of Outlot B, and addressed on the final plans.
- 16. Provision that 360 degree architecture applies to these lots as shown on the preliminary plat:
 - a. Lot 4, Block 1
 - b. Lots 1 & 15, Block 2
- 17. Provision that the temporary turnaround be further evaluated to be located outside of private property lines, and to be addressed at final submittal.

Recommend approval of the rezoning from Open Development (O) to Planned Residential District No. 62 (PRD-62).



City of Chaska

Memorandum

To: Planning Commission
From: Matt Clark
Date: July 13th, 2022
Subject: Kusske Property Preliminary Plat

The development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. The topography of the site currently varies but is generally sloping downward to the east, north and south of the site. The site is bordered by two ravines that serve as primary stormwater routes of discharge with surrounding area development. The site plan proposes a connection and extension of Vista View Drive that is planned to ultimately connect with Creek Road. The road extension will be reviewed in more detail as this remains as key connection with the residential development that has occurred into downtown.

The road extension of Vista View drive will need to meet City's standard with a maximum grade of 8%. The extension of the Vista View Drive will require a turnaround that meets state standards for life safety and will need to be coordinated with the City Fire Marshall. Further, the turnaround is currently shown on private property which will need to be reviewed in more detail for dedicated easements should it fall outside City right of way.

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Clubs west provided a watermain stub at the western edge of the property on Vista View Drive.

Stormwater ponding is proposed for the development. The Kusske property has an stormwater permit with the Carver County Watershed Management to address storm water runoff over the property given current site conditions. The developer and property owner will need to work with the City and watershed to amend the permit based on the proposed plan. The stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation is required prior to site grading occurring.

A wetland delineation over the property identified one wetland on southwest corner of the site. The development site plan shows impacting the wetland which will require agency review and approval. Should the plan be found acceptable, a formal of notice of decision along with a mitigation plan must be reviewed and approved prior to site grading and final plat approval.



June 9, 2022

Revised June 23, 2022

Mr. Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Preliminary Plat Narrative – Club West 11th

Dear Mr. Kabat,

Tradition Development is providing the City of Chaska with a Preliminary Plat Submittal for a proposed single family residential development. The proposed project area is owned by one land owner, Kusske Land Corporation, and consists of the western 10.40 acres of the overall 35.29 acres of Outlot A of Kusske Estates. The site is located to the east of our Harvest neighborhood and west of Creek Road. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Tradition Development is pleased to submit for consideration to the City of Chaska our application for Preliminary Plat approval for a 10.40 acre single family residential development in the Southwest Chaska Growth Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area of Chaska. We believe this plan is consistent with the Southwest Area Master Plan in addition to the 2040 Comprehensive Plan.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying North of CR 44 and East of 212. We intend to develop the home sites exclusively for Robert Thomas Homes, an internal partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development.

Land Use

The project area has an existing Land Use designation of Agricultural and is guided as Low Density Residential per the 2040 Comprehensive Plan, allowing for two to five units per acre. The proposed Preliminary Plat Plan of single family residences on 75 foot wide lots is a permitted use and consistent with the proposed Land Use designations.

Existing Conditions

The proposed project area is approximately 10.40 acres and located east of our Harvest neighborhood between Painted Sky Trail to the west and Creek Road to the east. The Kusske business site will remain



between the proposed development and Creek Road. The project is confined to the south and north by wooded ravines. The land is comprised of a single parcel owned by Kusske Land Corporation.

The majority of the property is currently open farmland that has been set aside and has not been farmed for a number of years. There are stands of mature trees along the adjacent ravines to the north and south of the project area.

Portions of the site were previously used for aggregate mining. At the present, no aggregate is being extracted from the site and according to the owner there is no plan in the future for further mining. The owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed development area. The reclamation activities are infrequent occurring only as suitable materials become available.

The reclamation fill material is clean compactable fill that the owner acquires during his business activities from off-site locations. Material is unloaded in dump trucks on the site until a workable volume of the material is accumulated. At that point, the material is relocated to locations within the property to build the site out to the restoration grades that were approved of during the planning for the trunk sanitary sewer back in 2013/14. The grading of the fill is carried out by a crew of one to two workers using a D6 dozer and a vibratory compactor. The owner expects these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business location, the remaining portion of the parcel will be developed and connected to Creek Road.

Topography of the site currently varies from a peak elevation of 900 feet msl near the western boundary to the lower elevations on the east at approximately 850 msl. Topography of the site is generally sloping downward to the east, north and south of the site. Stormwater runoff will be treated and attenuated in a stormwater pond in the north east corner of the site and then directed to the east portion of the property.

The site currently has an existing 10" sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest development. An 8" watermain has been extended to the western edge of the property on Vista View Drive.

Preliminary Plat Plan

General Description

The preliminary plan proposes to provide for 19 single family homes. All of the homes are proposed to have a minimum width of 75 feet to accommodate the Tradition series homes by Robert Thomas. 14 of the home sites will have rear yards that back to wooded ravine areas. The entrance to the neighborhood will be from Vista View Drive and will end with a temporary turnaround until the extension of Vista View Drive to Creek Road in the future. Outlot B will remain in the ownership of Kusske Land Corporation for future development.

The proposed development will be an extension of The Harvest development that Tradition Development initiated nearly ten years ago. The development will utilize the existing monuments constructed at the entrances to the development off of County Road 44 and from Savanna Way for neighborhood identity.



The development will be separated from the mining reclamation activities by a distance of over two hundred feet from the nearest lot line. Additionally, the developer will install trees as a natural screen to visually separate the proposed development from the adjacent reclamation activities.

Four of the neighboring properties to the west have expressed an interest in having their rear yards regraded with the project to improve the drainage and usability of the yards. Our preliminary plan currently show the four yards being regraded with the project. We have offered the four residents an allowance for the modification of their irrigation systems and re-sodding the areas to be disturbed by the grading. In the event that the owners do not wish to move forward with the regrading, the project plans will be modified to include a small retain wall adjacent to the four properties. The retaining wall would allow for the adjacent yards to remain in their present condition without any impacts.

Dimensional Standards

The applicant is respectfully requesting consideration of the following dimensional standards associated with the current Preliminary Plan:

Lot Width	75' minimum
Lot depth	120' (minimum)
Pad Width	60'
Pad Depth	65'
Setbacks	
Front	23'
Side	7.5 (20' adjacent to ROW)
Rear	30'

Topography & Grading

The preliminary plan anticipates utilizing the sites existing ravines and woodlands, as natural amenities for the neighborhood. Several home sites will back up to these amenities providing expansive natural view fields. The common area and ponding Outlot at the north east portion of the project area will be accessed by sidewalk, allowing walkers/hikers to access to the Outlot and to the natural wooded and ravine areas.

Utilities

As previously stated, the site is served with a ten inch watermain and a ten inch sanitary sewer trunk line extended into the property along Vista View Drive. Both of these City services will be extended throughout the site.

Transportation

The Preliminary Plan proposes to extend Vista View Drive to the eastern edge of the property. A second street will extend south from Vista View to access the home sites in the southern portion of the parcel. The current Preliminary Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood.



Park and Open Space

The preliminary plan proposes to provide a common green area of approximately 1 acre that will be used for a stormwater ponding. The area is located adjacent to a wooded ravine to the north that is owned by the City of Chaska and would allow for access to the wooded ravine area for hikers and explorers. The Outlot will be dedicated to the City of Chaska.

Walks and Trails

The Preliminary Plan proposes to extend sidewalks in the development to the west through the project and to connect to the proposed park area. The park area will provide access to the city steep slope natural areas adjacent to the ravines. All streets within the project are proposed to be providing dual sidewalks. A stormwater Outlet is located on the south end of our proposed cul-de-sac. Access to a future ravine trail system can be accommodated through the Outlot.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. The builder will be Robert Thomas Homes and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front



elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas in the adjacent to the home sites. It is also intended that the project direct stormwater towards bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.



Creating Community Space

The project proposes creating a two acre open area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The open area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site grading by mid-summer of 2022. The project will be conducted in one phase.

Conclusion

Tradition Development sincerely appreciates the opportunity to present the Preliminary Plat plan and to receive any input the Planning Commission is able to provide. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

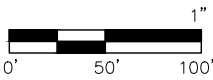
Tradition Development
Patrick Wrase

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AERIAL MAP EXHIBIT

CHASKA, MN



DATE: 6/22/2022
DRAWN BY: JP
SCALE: 1"=100'



Drawing name: X:\2013\130121\plan sheets\Preliminary Plat\130121\cover.dwg Jun 27, 2022 -- 4:00pm

CLUB WEST 11TH ADDITION

CHASKA, MINNESOTA

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

APPLICANT/OWNER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
CONTACT: PAT WRASE
PH: 952-332-8704
EM: patrick.wrase@traditiondevelopment.com

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

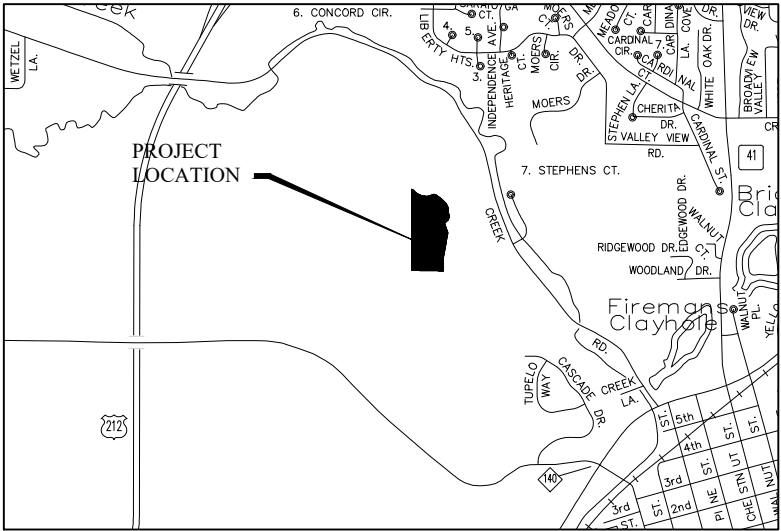
DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

CONTACT: PETER GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

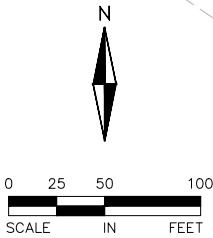
LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2
TREE INVENTORY	3-4
PRELIMINARY PLAT	5
SITE PLAN	6
EROSION AND SEDIMENT CONTROL PLAN	7
EROSION AND SEDIMENT CONTROL NOTES	8
GRADING PLAN	9
GRADING PROFILES	10
FILTRATION BASIN DETAIL	11
SANITARY SEWER AND WATERMAIN PLAN	12
STORM SEWER PLAN	13
CONSTRUCTION DETAILS	14-16
LANDSCAPE PLAN	17



CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

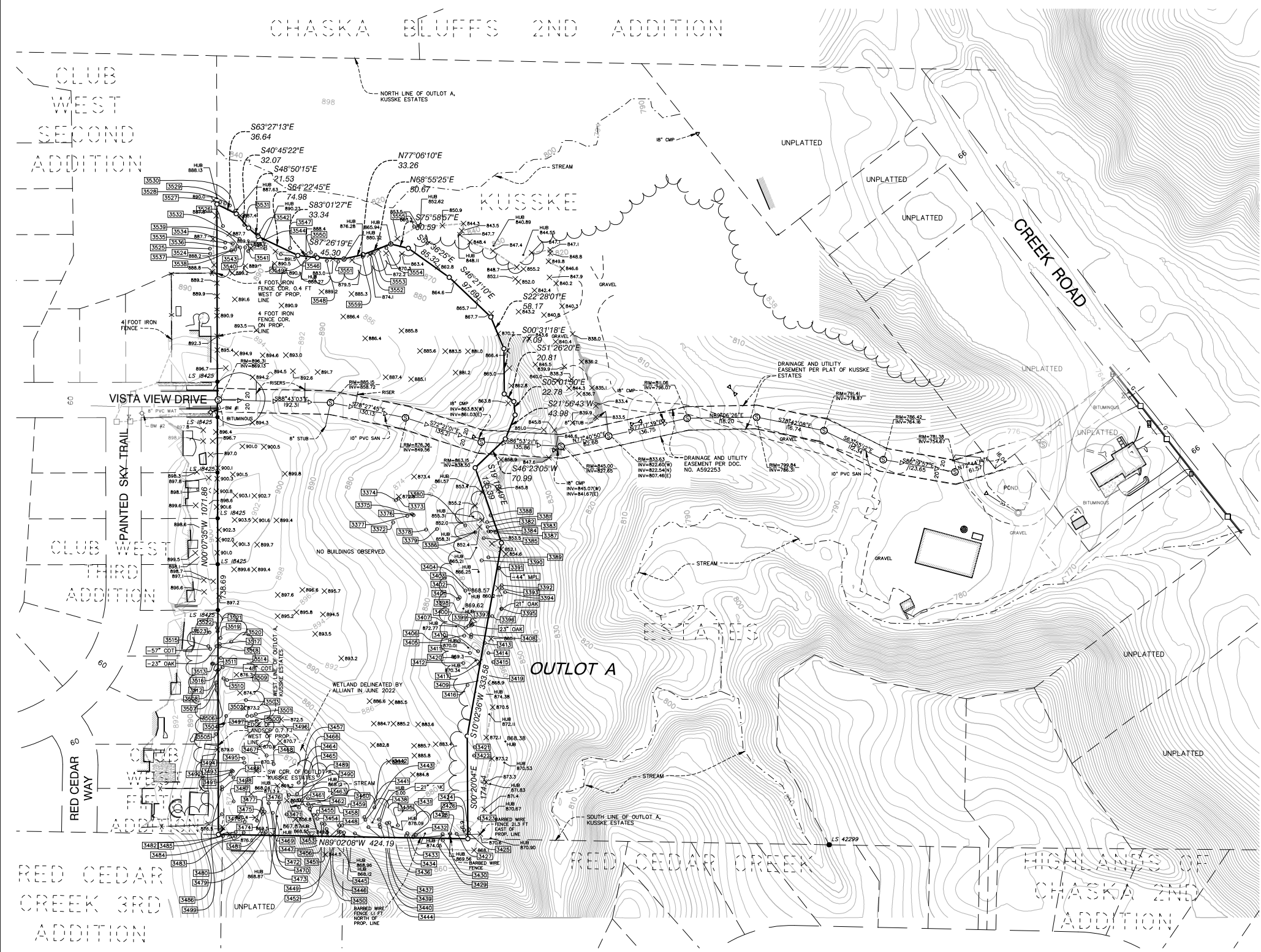
BY DATE

DATE	ISSUE
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS SURVEY



LEGAL DESCRIPTION

That part of Outlot A, KUSSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 63 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 64 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence South 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property.

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by CHB Title, LLC as agent for Old Republic National Title Insurance Company, file no. 55014, dated March 13, 2022.
- The locations of underground utilities are depicted based on information from Gopher State One Call system. The information was provided by a combination of available maps, proposed plans, city records, and field locations, which may not be exact. Verify all utilities critical to construction or design.
- The west line of Outlot A, KUSSKE ESTATES, is assumed to have a bearing of N00°07'35"W.
- All distances are in feet.
- The property has access to Vista View Drive, a public right-of-way.
- Contours shown within surveyed area are shown per field locates. Contours shown outside the surveyed area are shown per LIDAR information provided by the Minnesota Geospatial Information Office.
- The area of the property is 453,038 sq. ft. or 10.40 acres.
- Benchmark No. 1: Top Nut of Hydrant on the south side of Vista View Drive and located 11.6 feet west of the property has an elevation of 899.64 feet NGVD 29.
- Benchmark No. 2: Top Nut of Hydrant at the southeast quadrant of Vista View Drive and Paint Sky Trail has an elevation of 902.64 feet NGVD 29.

LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT
- ⊗ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊖ FIRE HYDRANT
- ⊗ CULVERT
- ⊙ COMMUNICATION HAND HOLE
- ⊕ COMMUNICATIONS PEDESTAL
- ⊖ SPOT ELEVATION
- ⊗ TREE TAG NO.
- COT COTTONWOOD
- ⊕ MPL MAPLE
- GAS
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- FENCE
- GRAVEL
- LIMITS OF SURVEYED PROPERTY
- TREE LINE
- CONCRETE



733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

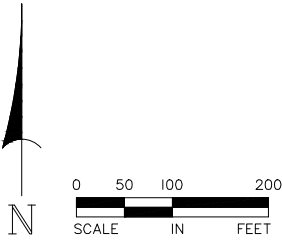
DANIEL P EKREM
Print Name
Signature
June 27, 2022
Date
57366
License Number

CLUB WEST 11TH

UNDEFINED ADDRESS

CHASKA, MN

DRAWN BY TC
CHECKED BY DPE
DATE ISSUED 6/27/22
SCALE 1"=100'
JOB NO. 213-0121
FIELDWORK BY RS,CN



EXISTING SIGNIFICANT TREE
EXISTING SIGNIFICANT TREE TO BE REMOVED
EXISTING TREE/SHRUB LINE
EXISTING TREE/SHRUBS TO BE CLEARED
EXISTING TREE DRIPLINE, FIELD LOCATED



PRELIMINARY PLAT

PROJECT NO: 213-0121

3

Drawing name: X:\2013\130121\oldn sheets\Preliminary Plot\130121tree.dwg Jun 27, 2022 -- 4:00pm

TAG #	DBH	Species	Comments/Notes	TAG #	DBH	Species	Comments/Notes
3373	12	Cottonwood (Populus deltoides)		3466	10	Green Ash (Fraxinus pennsylvanica)	
3373	11	American Elm (Ulmus americana)		3467	10	American Elm (Ulmus americana)	
3374	6	Northern Red Oak (Quercus rubra)		3468	17	American Elm (Ulmus americana)	
3376	8	Bur Oak (Quercus macrocarpa)		3469	12	Sugar Maple (Acer saccharum)	
3376	10	Black Walnut (Juglans nigra)		3470	14	Red Elm (Ulmus rubra)	
3377	10	American Elm (Ulmus americana)		3471	17	Basswood (Tilia americana)	
3378	6	American Elm (Ulmus americana)		3472	10	American Elm (Ulmus americana)	
3379	7	Boxelder (Acer negundo)		3473	16	Boxelder (Acer negundo)	
3380	10	Boxelder (Acer negundo)		3474	16	Boxelder (Acer negundo)	
3381	9	Cottonwood (Populus deltoides)		3475	8	American Elm (Ulmus americana)	
3382	11	Cottonwood (Populus deltoides)		3476	7	American Elm (Ulmus americana)	
3383	8	Cottonwood (Populus deltoides)		3477	7	American Elm (Ulmus americana)	
3384	10	Cottonwood (Populus deltoides)		3478	17	Boxelder (Acer negundo)	
3385	13	Cottonwood (Populus deltoides)		3479	18	Hackberry (Celtis occidentalis)	
3386	10	American Elm (Ulmus americana)		3480	18	Hackberry (Celtis occidentalis)	
3387	6	Cottonwood (Populus deltoides)		3481	8	American Elm (Ulmus americana)	
3388	8	Cottonwood (Populus deltoides)		3482	26	Boxelder (Acer negundo)	12X14
3389	8	Sugar Maple (Acer saccharum)	8X7	3483	12	Hackberry (Celtis occidentalis)	
3390	15	Sugar Maple (Acer saccharum)		3484	16	Green Ash (Fraxinus pennsylvanica)	
3391	47	Sugar Maple (Acer saccharum)		3485	11	Hackberry (Celtis occidentalis)	
3392	12	Northern Red Oak (Quercus rubra)		3486	14	American Elm (Ulmus americana)	
3393	10	Sugar Maple (Acer saccharum)		3487	16	Red Elm (Ulmus rubra)	
3394	20	American Elm (Ulmus americana)		3488	9	American Elm (Ulmus americana)	
3395	19	Northern Red Oak (Quercus rubra)		3489	10	Boxelder (Acer negundo)	
3396	10	Black Walnut (Juglans nigra)		3490	9	Sugar Maple (Acer saccharum)	
3397	22	Northern Red Oak (Quercus rubra)		3491	13	American Elm (Ulmus americana)	
3398	10	Bitterut Hickory (Carya cardiformis)		3492	10	Red Elm (Ulmus rubra)	
3399	19	Black Walnut (Juglans nigra)		3493	11	American Elm (Ulmus americana)	
3400	6	American Elm (Ulmus americana)		3494	17	American Elm (Ulmus americana)	
3401	7	Red Elm (Ulmus rubra)		3495	19	American Elm (Ulmus americana)	
3402	13	Sugar Maple (Acer saccharum)		3496	11	American Elm (Ulmus americana)	
3403	6	Sugar Maple (Acer saccharum)		3497	17	American Elm (Ulmus americana)	
3404	10	Bitterut Hickory (Carya cardiformis)		3498	9	Red Elm (Ulmus rubra)	
3405	11	Juniper (Juniperus virginiana)		3499	15	American Elm (Ulmus americana)	
3406	12	Northern Red Oak (Quercus rubra)		3500	8	American Elm (Ulmus americana)	
3407	11	Basswood (Tilia americana)		3501	10	American Elm (Ulmus americana)	
3408	7	American Elm (Ulmus americana)		3502	17	American Elm (Ulmus americana)	
3409	18	Northern Red Oak (Quercus rubra)		3503	10	American Elm (Ulmus americana)	
3410	44	Basswood (Tilia americana)		3504	17	Boxelder (Acer negundo)	
3411	15	Basswood (Tilia americana)		3505	17	Red Elm (Ulmus rubra)	
3412	12	Bur Oak (Quercus macrocarpa)		3506	16	Red Elm (Ulmus rubra)	
3413	19	Northern Red Oak (Quercus rubra)		3507	17	Sugar Maple (Acer saccharum)	
3414	8	Bitterut Hickory (Carya cardiformis)		3508	9	Red Elm (Ulmus rubra)	
3415	10	Basswood (Tilia americana)		3509	10	Red Elm (Ulmus rubra)	
3416	6	American Elm (Ulmus americana)		3510	6	American Elm (Ulmus americana)	
3417	10	Basswood (Tilia americana)		3511	12	American Elm (Ulmus americana)	
3418	10	Basswood (Tilia americana)		3512	10	American Elm (Ulmus americana)	
3419	8	Basswood (Tilia americana)		3513	60	Cottonwood (Populus deltoides)	30X30
3420	6	Bitterut Hickory (Carya cardiformis)		3514	18	Northern Red Oak (Quercus rubra)	
3421	15	Northern Red Oak (Quercus rubra)		3515	57	Cottonwood (Populus deltoides)	
3422	21	Northern Red Oak (Quercus rubra)		3516	14	Boxelder (Acer negundo)	
3423	48	Bur Oak (Quercus macrocarpa)		3517	25	Cottonwood (Populus deltoides)	
3424	8	Basswood (Tilia americana)		3518	8	Northern Red Oak (Quercus rubra)	
3425	17	Northern Red Oak (Quercus rubra)		3519	16	Boxelder (Acer negundo)	8X8
3426	13	Northern Red Oak (Quercus rubra)		3520	8	Northern Red Oak (Quercus rubra)	
3427	13	Northern Red Oak (Quercus rubra)		3521	12	American Elm (Ulmus americana)	
3428	15	Northern Red Oak (Quercus rubra)		3522	15	American Elm (Ulmus americana)	
3429	24	Northern Red Oak (Quercus rubra)	12X12	3523	8	American Elm (Ulmus americana)	
3430	12	Northern Red Oak (Quercus rubra)		3524	13	Basswood (Tilia americana)	
3431	9	Basswood (Tilia americana)		3525	12	Basswood (Tilia americana)	
3432	9	Northern Red Oak (Quercus rubra)		3526	10	Northern Red Oak (Quercus rubra)	
3433	20	Bur Oak (Quercus macrocarpa)		3527	32	Northern Red Oak (Quercus rubra)	16X16
3434	24	Basswood (Tilia americana)	16X8	3528	19	Northern Red Oak (Quercus rubra)	
3435	12	Green Ash (Fraxinus pennsylvanica)		3529	14	Northern Red Oak (Quercus rubra)	
3436	10	Green Ash (Fraxinus pennsylvanica)		3530	26	Basswood (Tilia americana)	14X12
3437	6	Green Ash (Fraxinus pennsylvanica)		3531	8	Northern Red Oak (Quercus rubra)	
3438	6	Green Ash (Fraxinus pennsylvanica)		3532	7	Northern Red Oak (Quercus rubra)	
3439	66	Basswood (Tilia americana)	18X18X15X15	3534	10	Northern Red Oak (Quercus rubra)	
3440	23	Northern Red Oak (Quercus rubra)		3535	9	Northern Red Oak (Quercus rubra)	
3441	7	Ironwood (Ostrya virginiana)		3536	12	Northern Red Oak (Quercus rubra)	
3442	8	Juniper (Juniperus virginiana)		3537	12	Northern Red Oak (Quercus rubra)	
3443	19	Northern Red Oak (Quercus rubra)		3538	9	Northern Red Oak (Quercus rubra)	
3444	13	Basswood (Tilia americana)		3539	10	Northern Red Oak (Quercus rubra)	
3445	12	Northern Red Oak (Quercus rubra)		3540	10	Northern Red Oak (Quercus rubra)	
3446	16	Basswood (Tilia americana)		3541	16	Northern Red Oak (Quercus rubra)	
3447	19	Basswood (Tilia americana)		3542	63	Northern Red Oak (Quercus rubra)	24X24X15
3448	16	Basswood (Tilia americana)		3543	9	Northern Red Oak (Quercus rubra)	
3449	10	Northern Red Oak (Quercus rubra)		3544	38	Northern Red Oak (Quercus rubra)	24X14
3450	22	Northern Red Oak (Quercus rubra)		3545	10	Northern Red Oak (Quercus rubra)	
3451	17	Northern Red Oak (Quercus rubra)		3546	10	Basswood (Tilia americana)	
3452	8	Bitterut Hickory (Carya cardiformis)		3547	34	Northern Red Oak (Quercus rubra)	18X16
3453	7	Bitterut Hickory (Carya cardiformis)		3548	16	Northern Red Oak (Quercus rubra)	
3454	6	Sugar Maple (Acer saccharum)		3549	45	Northern Red Oak (Quercus rubra)	25X20
3455	12	Green Ash (Fraxinus pennsylvanica)		3550	14	Northern Red Oak (Quercus rubra)	
3456	10	Sugar Maple (Acer saccharum)		3551	12	Northern Red Oak (Quercus rubra)	
3457	9	Sugar Maple (Acer saccharum)		3552	18	Basswood (Tilia americana)	10X8
3458	13	Green Ash (Fraxinus pennsylvanica)		3553	8	Basswood (Tilia americana)	
3459	17	Green Ash (Fraxinus pennsylvanica)		3554	16	Cottonwood (Populus deltoides)	
3460	6	American Elm (Ulmus americana)		3555	14	Cottonwood (Populus deltoides)	
3461	12	Sugar Maple (Acer saccharum)		3559	14	Northern Red Oak (Quercus rubra)	
3462	16	Sugar Maple (Acer saccharum)					
3463	20	Bitterut Hickory (Carya cardiformis)					
3464	9	Boxelder (Acer negundo)					
3465	16	American Elm (Ulmus americana)					

LEGEND:

_____ DENOTES TREE REMOVAL



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CLUB WEST 11TH ADDITION

CHASKA, MN

TREE INVENTORY

TREE INVENTORY

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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

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Drawing name: X:\2013\13012\plan sheets\Preliminary Plat\13012\preplat.dwg Jun 27, 2022 3:54pm

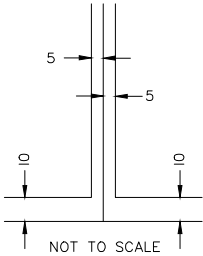
EXISTING LEGAL DESCRIPTION

That part of Outlot A, KUSKSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

1. Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 63 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 64 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence North 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW

Parcel Area Table		
PARCEL	Area (SF)	AREA (AC)
B1L1	16648.7	0.38
B1L2	13658.5	0.31
B1L3	12018.7	0.28
B1L4	11429.6	0.26
B2L1	14251.5	0.33
B2L2	11082.7	0.25
B2L3	11822.2	0.27
B2L4	12628.8	0.29
B2L5	12381.7	0.28
B2L6	10195.1	0.23
B2L7	13557.8	0.31
B2L8	16274.0	0.37
B2L9	21659.8	0.50
B2L10	15487.6	0.36
B2L11	11427.3	0.26
B2L12	12397.4	0.28
B2L13	14460.2	0.33
B2L14	15439.5	0.35
B2L15	16882.0	0.39
OUTLOT A	60262.3	1.38
OUTLOT B	64651.9	1.48
OUTLOT C	1084291.6	24.89

CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT

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DAVID NASH, PE

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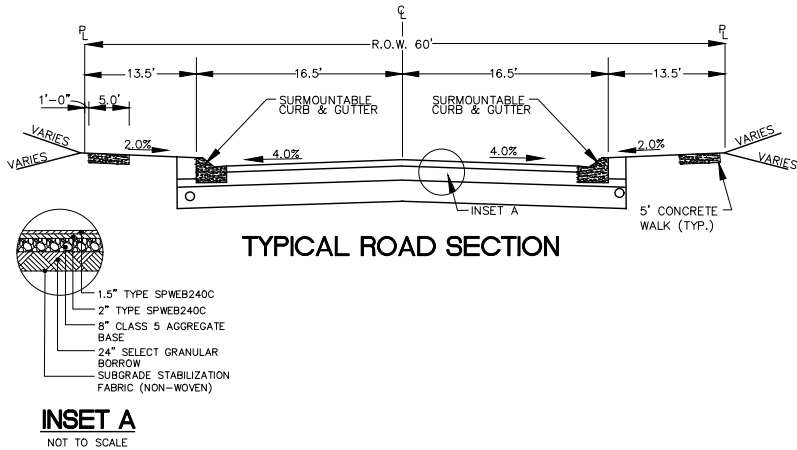
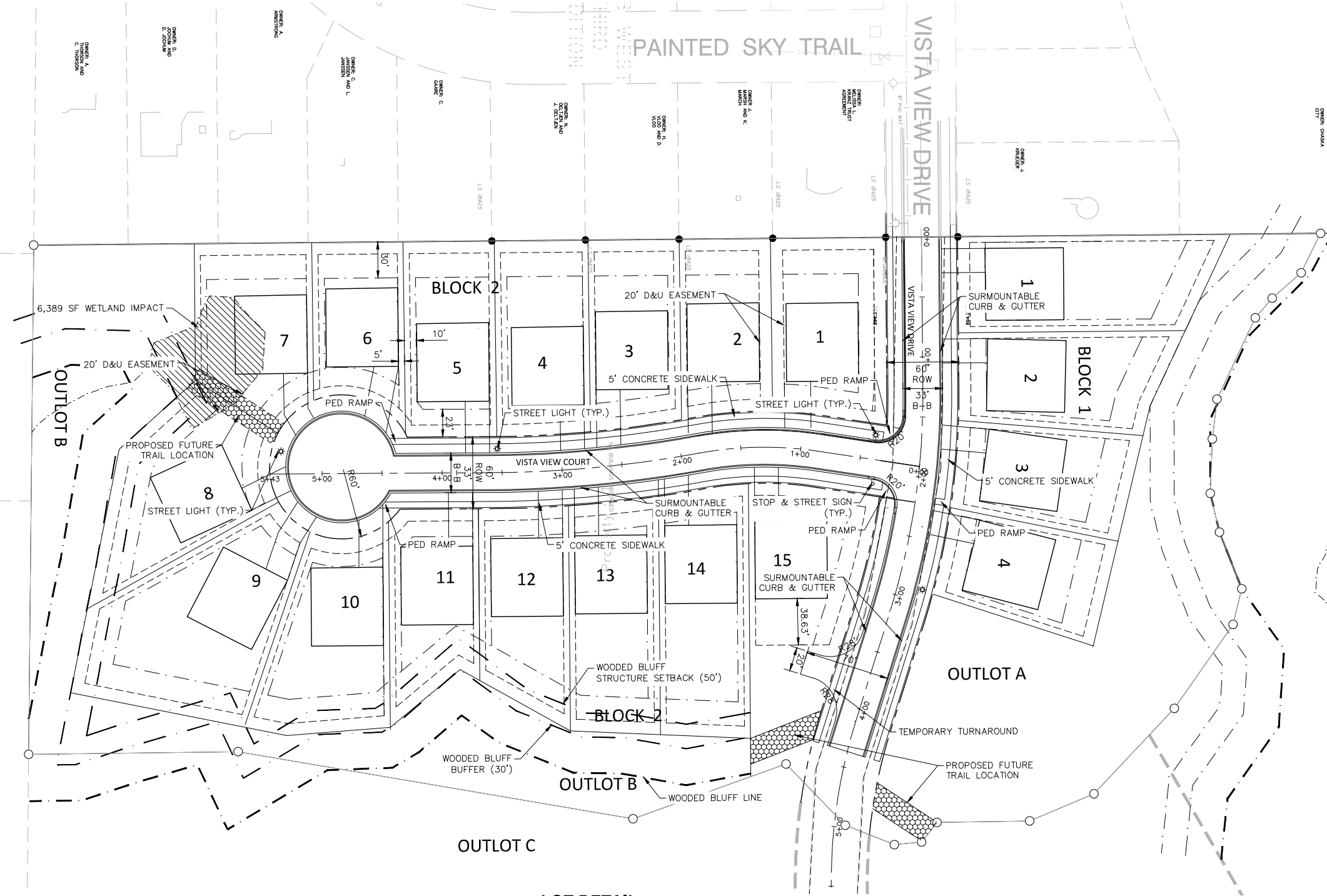
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

SHEET

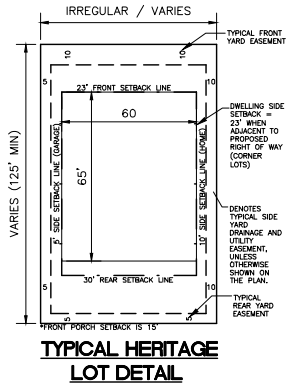
5 of 17

Page 148 of 213

Drawing name: X:\2013\13012\plan sheets\Preliminary Plat\13012\site.dwg Jun 27, 2022 4:04pm



LOT DETAIL



SITE DATA:

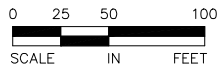
SITE DATA:	
SITE AREA (EXCLUDES OUTLOT B)	= 10.30 AC
TOTAL SINGLE FAMILY LOTS	= 19 (75' WIDE LOT MIN)
DENSITY	= 1.85 UNITS/ AC
LOT DATA:	
LOT AREA	= VARIES
LOT WIDTH	= VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 10' & 5'
REAR SETBACK	= 20' CORNER ON ROW
REAR SETBACK	= 30'
DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 30' F-F
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO BACK OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE.
- RETAINING WALLS, WHERE HEIGHT IS MORE THAN 30" FROM FINISHED GRADE, SHALL HAVE A 42" GUARDRAIL OR FENCE ATOP THE WALL UNLESS OTHERWISE NOTED ON PLANS.

LEGEND:

---	EASEMENT LINE
---	BUILDING SETBACK
---	PROPERTY LINE
---	LOT LINE
---	ROW
---	STREET LIGHT
---	STREET LIGHT
---	STOP AND STREET SIGN
---	WETLAND IMPACT
---	POTENTIAL TRAIL CONNECTION



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CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

SITE PLAN

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

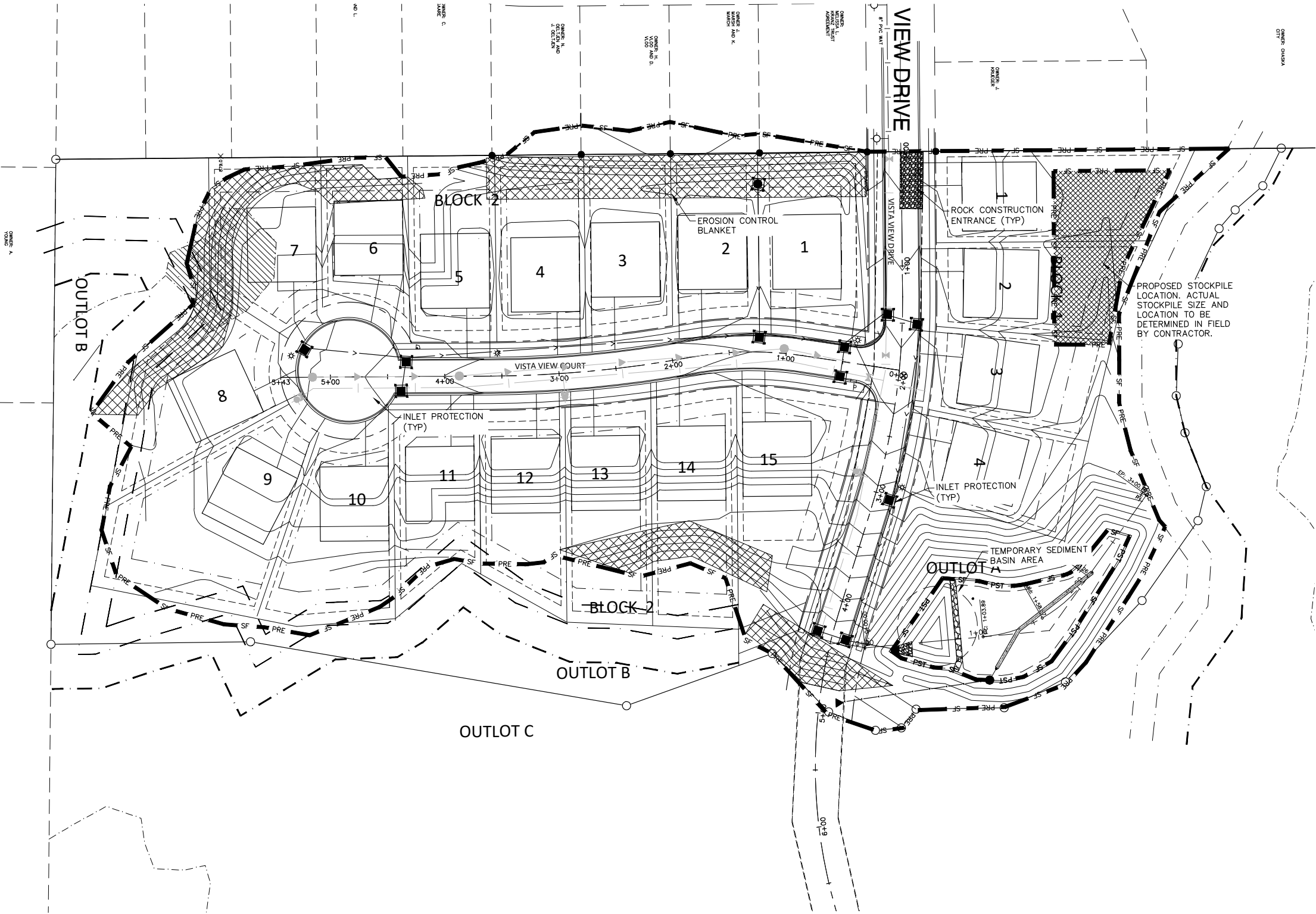
BY DATE

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6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

Drawing name: X:\2013\130121\plan_sheets\Preliminary Plot\130121lessp.dwg Jun 27, 2022 -- 4:01pm



LEGEND

- 886 EXISTING CONTOUR
- 886 PROPOSED CONTOUR
- SILT FENCE (PRELIMINARY)
- SILT FENCE (POST MASS GRADING)
- INLET PROTECTION
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- BIOROLL
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- DND DO NOT DISTURB AREA
- TREE PRESERVATION LIMIT

**SWPPP BMP QUANTITIES:
(PER PLAN)**

SILT FENCE	2,895 SF
SILT FENCE - POST GRADING	539 SF
INLET PROTECTION	12 EA
SEED/SOD POST GRADING AREA	
EROSION CONTROL BLANKET	30,517 SF

**EROSION CONTROL
RESPONSIBLE PARTY:**

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

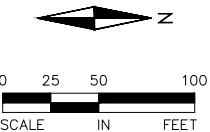
CURB LOGS / MULCH SOCKS	PAVEMENT (DRIVEWAY/ROADS)	TEMPORARY HYDROMULCH
SILT FENCE	SOD	EROSION CONTROL BLANKET
TEMPORARY MULCH COVER	STOCKPILES	ROCK DRIVEWAY / ROCK PADS
INLET PROTECTION DEVICES	BIFF/PORT-O-POTTY	SWP SIGN/MAILBOX

- PERMANENT SEED MIX/STABILIZATION**
- MnDOT 25-151 (RESIDENTIAL TURF)
 - SOD
- SEDIMENT BARRIERS**
- SILT FENCE (MnDOT 3886)
 - CURB LOG
 - ROCK WEEPER
- ANTI-TRACKING CONTROL**
- 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)
- TEMPORARY SEED MIX**
- MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
 - MnDOT-22-111 (1-2 YR. STABILIZATION)
- GRADING ACTIVITY**
- CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.
- INLET PROTECTION DEVICES**
- WMCO (MnDOT TYPE A & C)
 - INFRASAFE STORM DRAIN/CULVERT
 - SILT SACK (MnDOT TYPE A)
 - DANDY BAG (MnDOT TYPE B)
- STABILIZATION BMP'S**
- STRAW/HAY
 - MnDOT TYPE 1 MULCH
 - EROSION CONTROL BLANKET
 - MnDOT CAT. 3
 - HYDROMULCH
 - MnDOT TYPE 5
 - TURF REINFORCEMENT MAT
 - SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION.

PER THE GRADING PERMIT TERMS, THE DEVELOPER SHALL ALLOW THE CITY AND IT'S CONTRACTOR AND NPDES SUBDIVISION COVERAGE UNDER THE NPDES PERMIT TO COMPLETE THE STREET AND UTILITY WORK, UPON PROPER COMPLETION THE DEVELOPER CAN TERMINATE THE NPDES PERMIT.



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CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN

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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

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PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

Drawing name: X:\2013\130121\plan sheets\Preliminary Plat\130121escn.dwg Jun 27, 2022 - 4:01pm

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ST. MICHAEL AND ELM CREEK WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRILLLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION IMMEDIATELY OR AT A MINIMUM WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDDED (Mndot MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - A. DATE AND TIME OF INSPECTIONS;
 - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
 - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

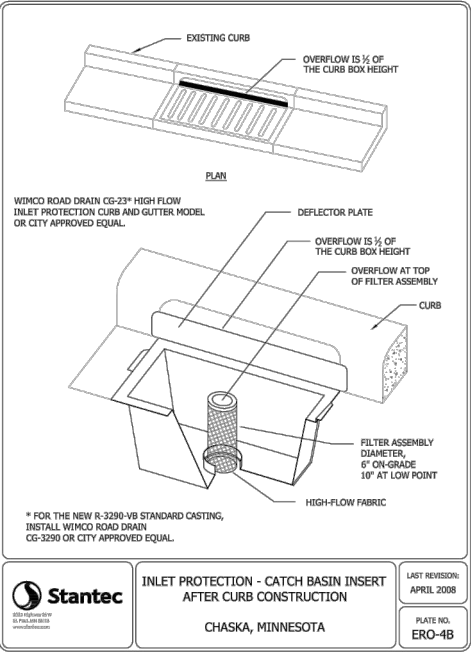
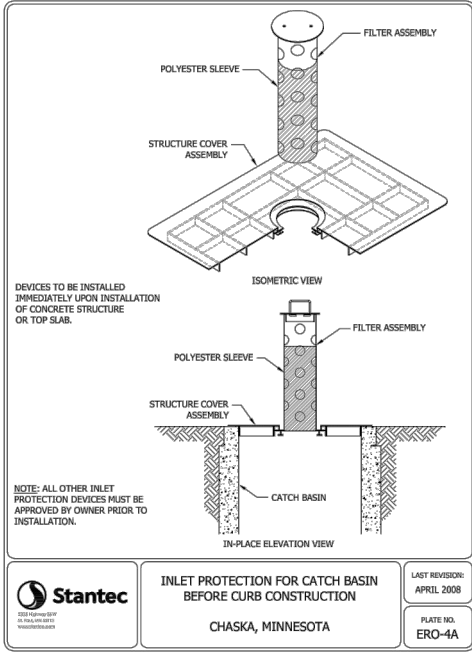
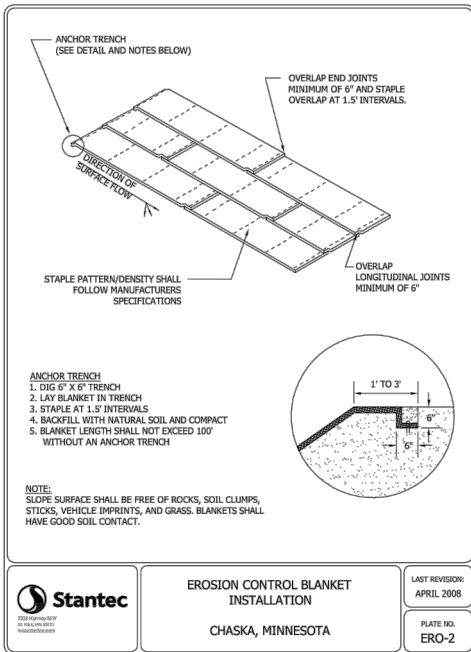
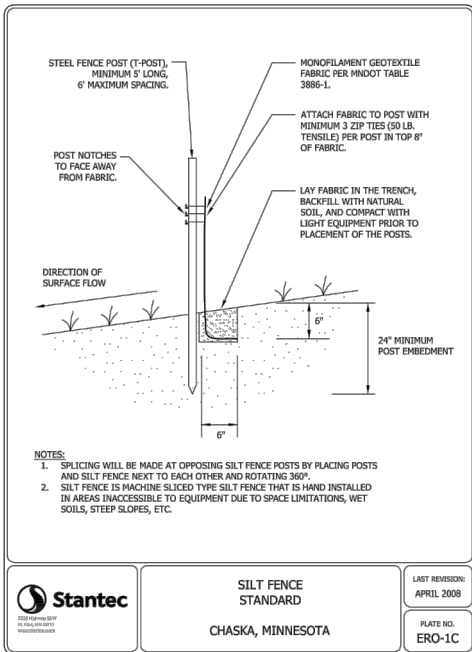
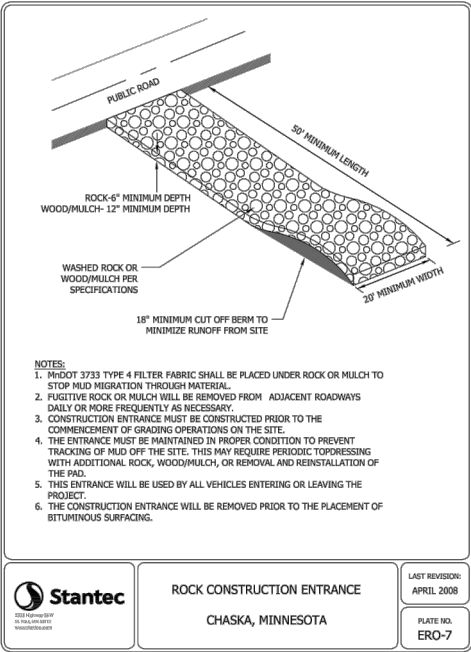
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:

- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
- C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.



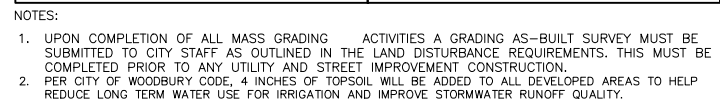


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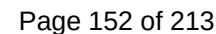
CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	219-0037



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GRADING PROFILES

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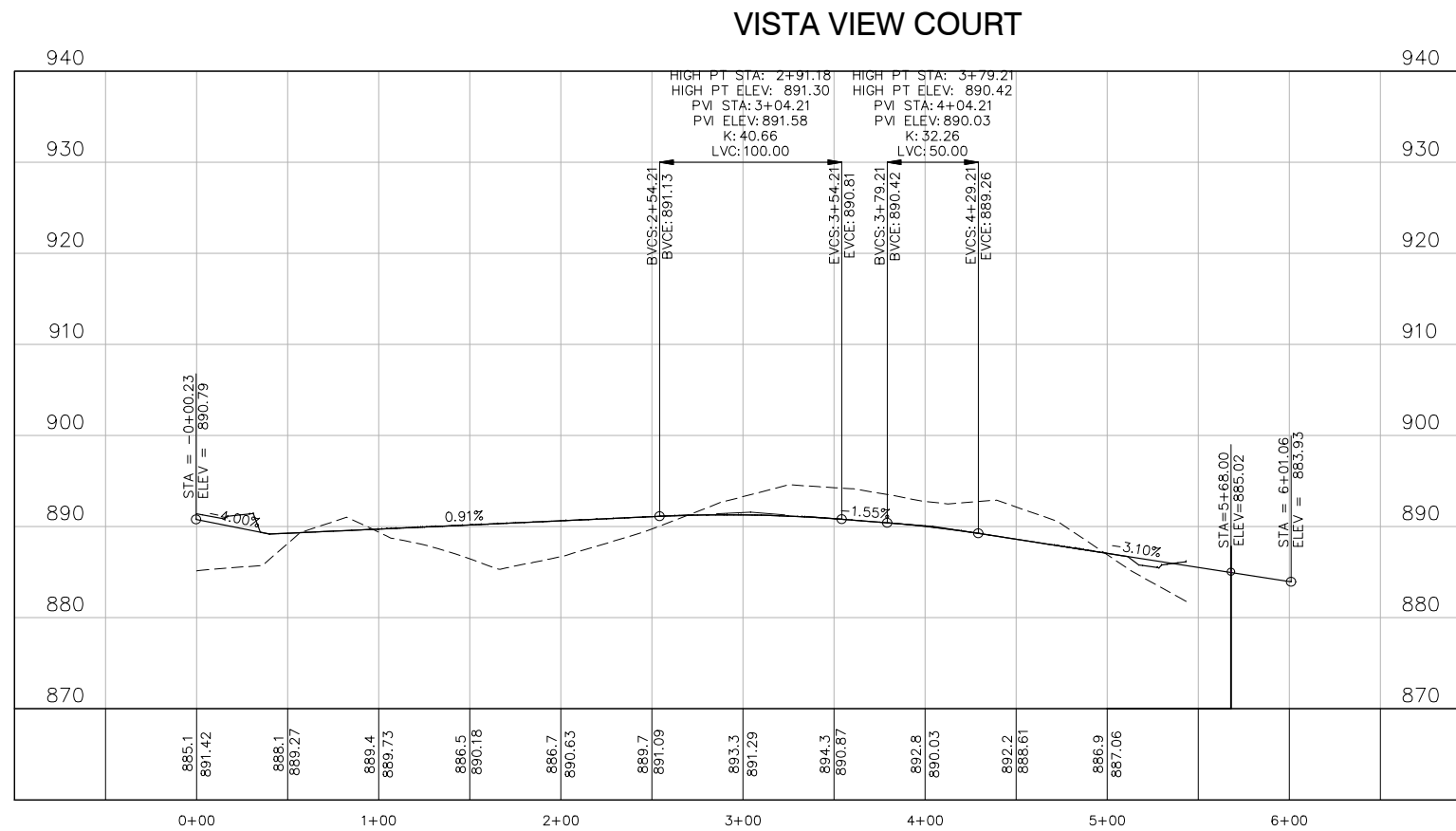
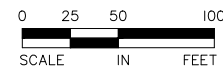
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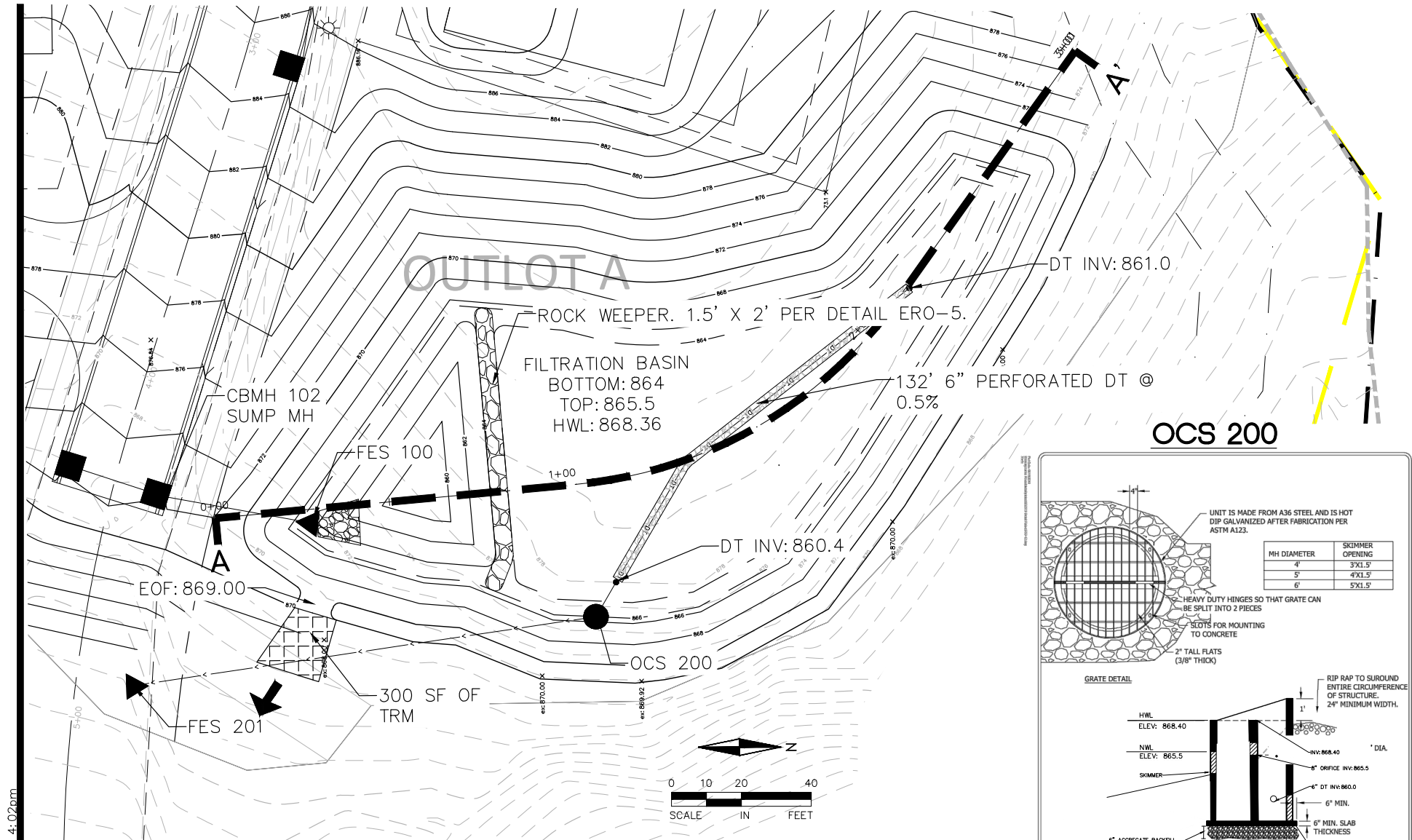
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

10

SHEET 10 of 17
Page 153 of 213

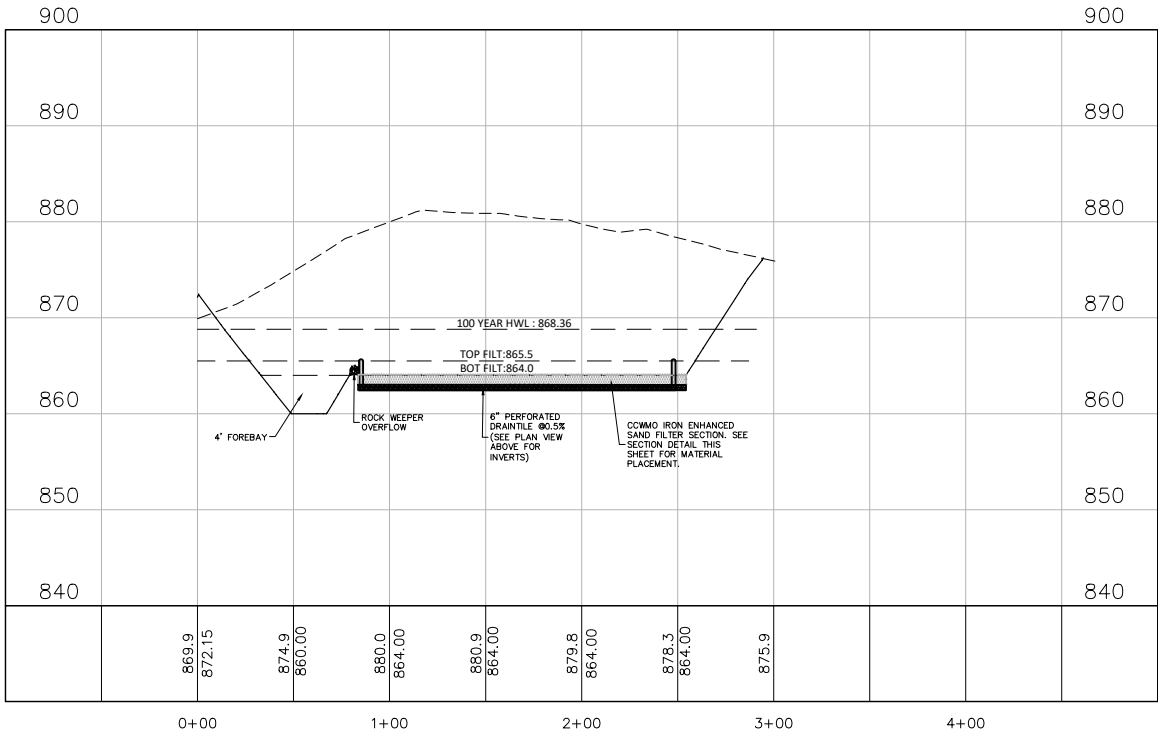


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IRON ENHANCED FILTRATION BASIN SECETION

A-A



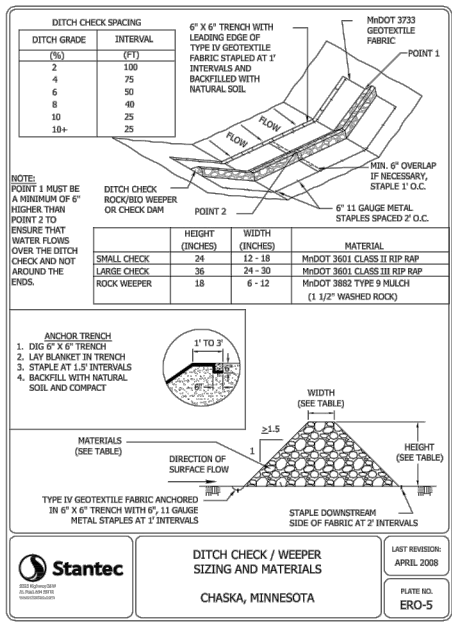
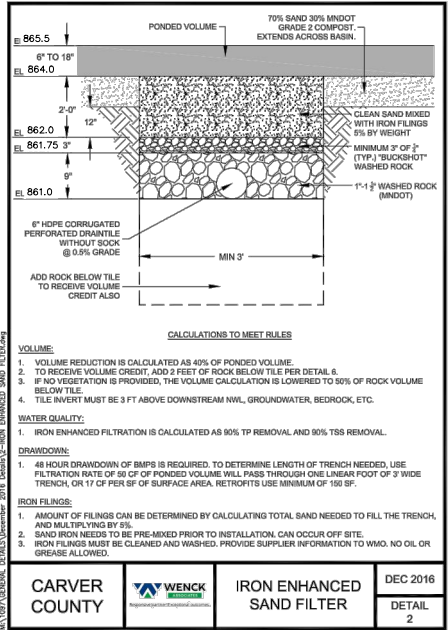
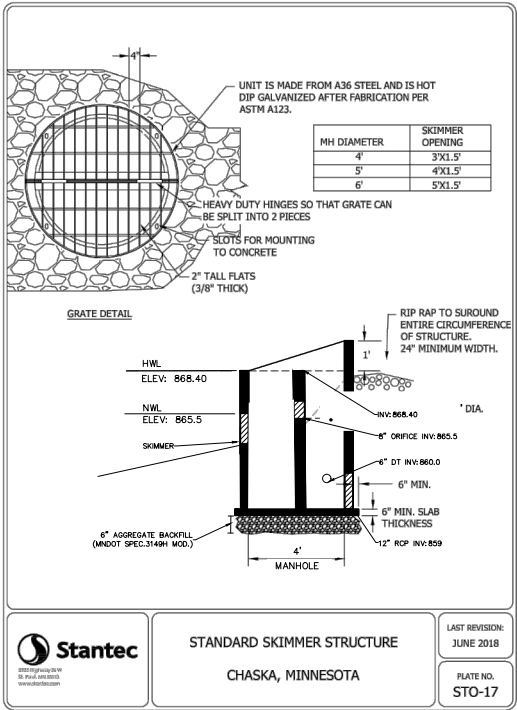
LEGEND:

- 886 --- EXISTING CONTOUR
- 886 — PROPOSED CONTOUR
- 2.00% DRAINAGE DIRECTION ARROW
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)

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IRON ENHANCED FILTRATION BASIN GENERAL NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASIN.
2. FILTRATION BASIN TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN. GRADE FILTRATION BASIN TO WITHIN 1-2' OF FINAL GRADE.
3. FINAL CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
4. COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE FILTRATION BASIN AREA, SHALL BE MINIMIZED. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.
5. IT IS REQUIRED THAT THE FILTRATION BASIN NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
6. UNDERDRAINS MUST BE CONSTRUCTED USING SCHEDULE 40 PVC PIPE OR APPROVED EQUAL
7. UNDERDRAIN MUST BE INSTALLED WITH A MINIMUM 0.5% SLOPE.
8. USE SOLID SECTIONS OF NON-PERFORATED PVC PIPING AND WATERTIGHT JOINTS WHEREVER THE UNDERDRAIN SYSTEM PASSES BELOW BERMS OR MAKES A CONNECTION TO A DRAINAGE STRUCTURE.
9. TWO CLEANOUTS FOR EACH UNDERDRAIN, ONE AT THE UPSTREAM END AND ONE AT THE DOWNSTREAM. CLEANOUTS SHOULD BE AT LEAST 4" DIAMETER VERTICAL NON-PERFORATED SCHEDULE 40 PVC PIPE AND EXTEND TO THE SURFACE. CLEANOUTS SHOULD BE CAPPED WITH A WATERTIGHT REMOVABLE CAP.
10. SCARIFY 8"-12" OF SOIL BENEATH DRAINTILE.



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FILTRATION BASIN DETAIL

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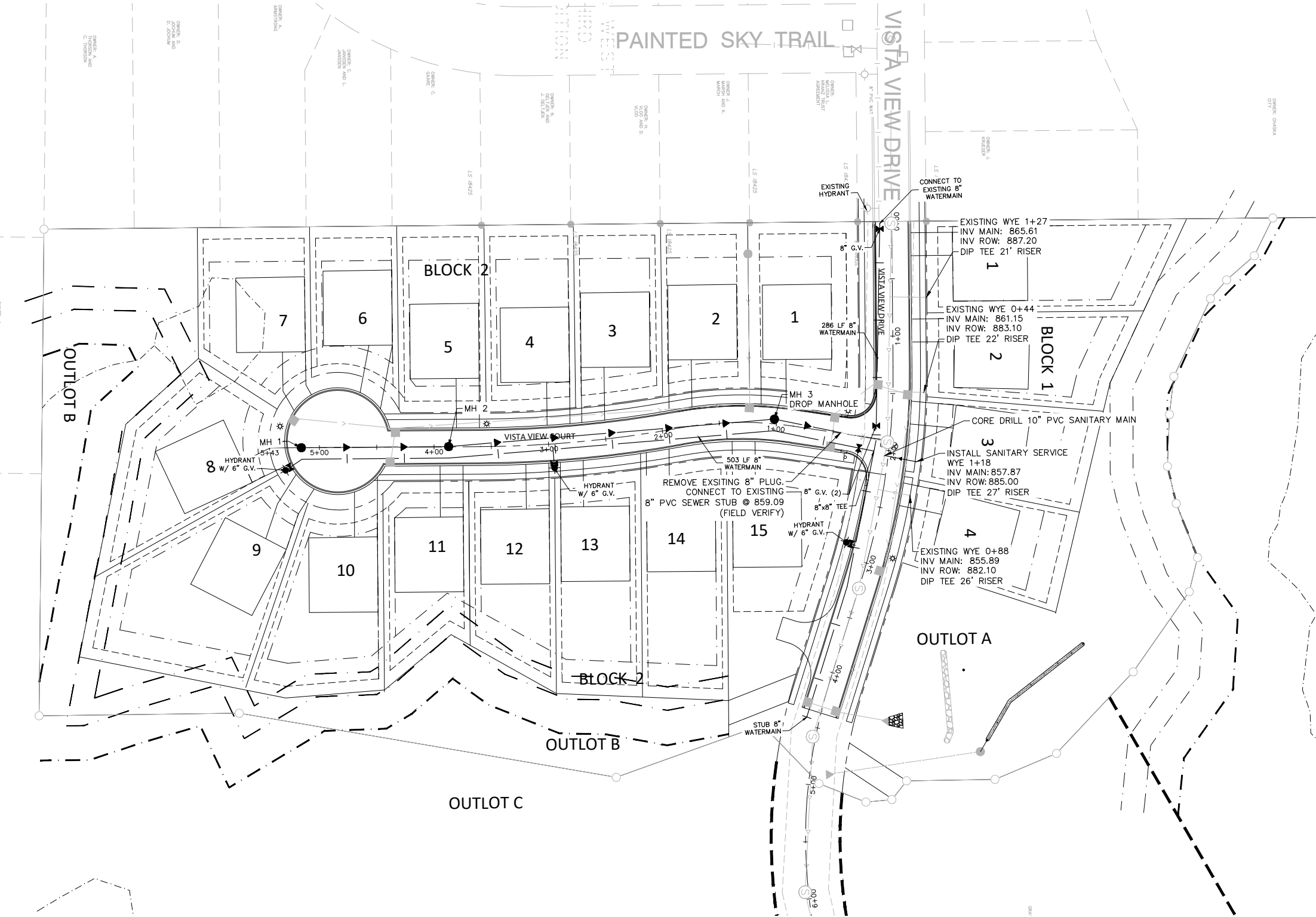
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6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

11

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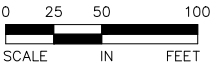
SANITARY SEWER SCHEDULE:

MH		PIPE	PIPE SLOPE	PIPE	INVERT	INVERT TO	RIM ELEV	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	[FT/FT]	LENGTH [FT]	FROM			SIZE [IN]	BUILD [FT]	
MH 1	MH 2	8	0.0040	128.5	876.04	875.53	886.04	48	10.00	SDR-35
MH 2	MH 3	8	0.0040	285.2	875.43	874.29	890.28	48	14.85	SDR-35
MH 3	EX 8" STUB	8	0.0093	58.9	859.64	859.09	889.58	48	29.94	C-900

LEGEND:

---	EASEMENT LINE
---	PROPERTY LINE
---	LOT LINE
---	ROW
○	EXISTING GATE VALVE
○	EXISTING HYDRANT
---	EXISTING WATERMAIN
○	EXISTING CATCH BASIN
○	EXISTING STORM MANHOLE
○	EXISTING STORM SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY SEWER
✕	PROPOSED GATE VALVE
+	PROPOSED HYDRANT
---	PROPOSED WATERMAIN
■	PROPOSED CATCH BASIN
●	PROPOSED STORM MANHOLE
●	PROPOSED STORM SEWER
●	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY SEWER
---	DIRECTIONAL BORE SANITARY SEWER
---	PROPOSED LIMITS OF CONSTRUCTION

- UTILITY NOTES:
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 - MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
 - ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
 - NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
 - PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
 - ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
 - WATER MAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 - ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
 - ALL WATER MAIN SHALL BE C900 PVC. WATER SERVICES INTO UNITS ARE 1.5" SERVICES.
 - ALL SANITARY SEWER TO BE PVC SDR-35 FROM 0-15 FEET, PVC SDR-26 FROM 15-21 FEET, AND C900 >21 FEET.



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CHASKA, MN

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SANITARY SEWER AND WATERMAIN PLAN

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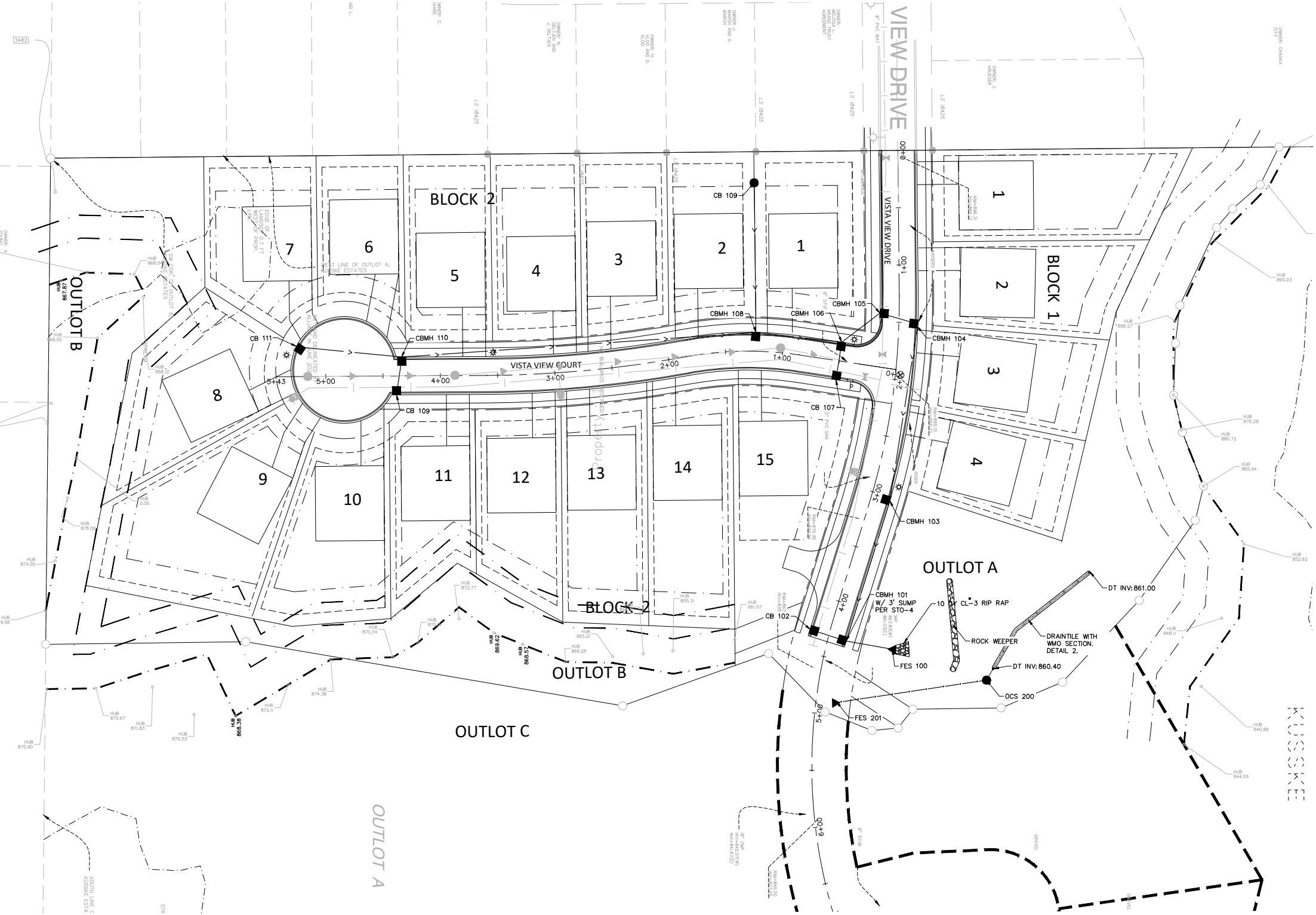
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12

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STORM SEWER SCHEDULE:

MH/CB		P. DIA.	P. SLOPE	P. TYPE	PIPE	PIPE	FROM	TO	RIM	STR.	CAST	BUILD
FROM	TO	D [IN]	S [%]		LENGTH [FT]	VEL. [FT/S]	INVERT	INVERT	ELEV	TYPE	TYPE	(FT)
CB 111	CBMH 110	12	2.05%	RCP	92.4	6.49	879.94	878.05	885.14	2x3	R-3067V	5.20
CB 109	CBMH 110	12	1.30%	RCP	33.3	5.17	884.43	884.00	888.63	2x3	R-3067V	4.20
CBMH 110	CBMH 108	15	1.62%	RCP	309.7	6.70	878.05	873.03	888.80	48	R-3067V	10.75
CB 109	CBMH 108	12	2.00%	RCP	130.7	6.42	882.01	879.40	887.21	48	R-4342	5.20
CBMH 108	CBMH 106	18	1.00%	RCP	75.3	5.94	873.03	872.28	889.10	48	R-3067V	16.07
CB 107	CBMH 106	12	2.00%	RCP	33.0	6.42	884.25	883.59	888.45	2x3	R-3067V	4.20
CBMH 106	CBMH 105	21	0.68%	RCP	42.0	5.43	872.28	871.99	888.45	48	R-3067V	16.17
CBMH 105	CBMH 104	21	0.85%	RCP	34.4	6.07	871.99	871.70	892.05	48	R-3067V	20.06
CBMH 104	CBMH 103	21	2.60%	RCP	156.2	10.62	871.70	867.64	891.79	48	R-3067V	20.09
CBMH 103	CBMH 101 W/SUMP	21	2.18%	RCP	128.2	9.73	867.64	864.84	884.92	48	R-3067V	17.28
CB 102	CBMH 101 W/SUMP	12	0.44%	RCP	33.0	3.01	868.14	867.99	872.54	2x3	R-3067V	4.40
CBMH 101 W/SUMP	FES 100	27	0.45%	RCP	77.2	5.23	864.34	864.00	871.75	48	R-3067V	10.41

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- LOT LINE
- ROW
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- DIRECTIONAL BORE SANITARY SEWER
- PROPOSED LIMITS OF CONSTRUCTION

UTILITY NOTES:

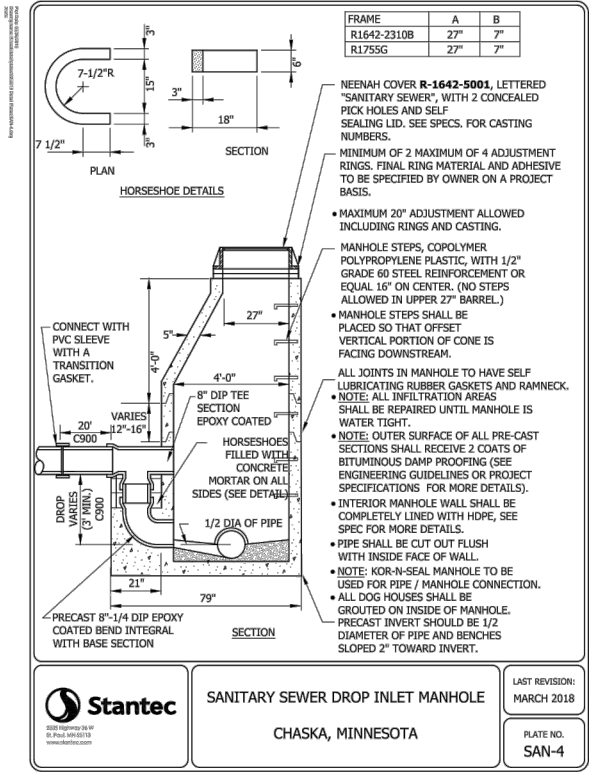
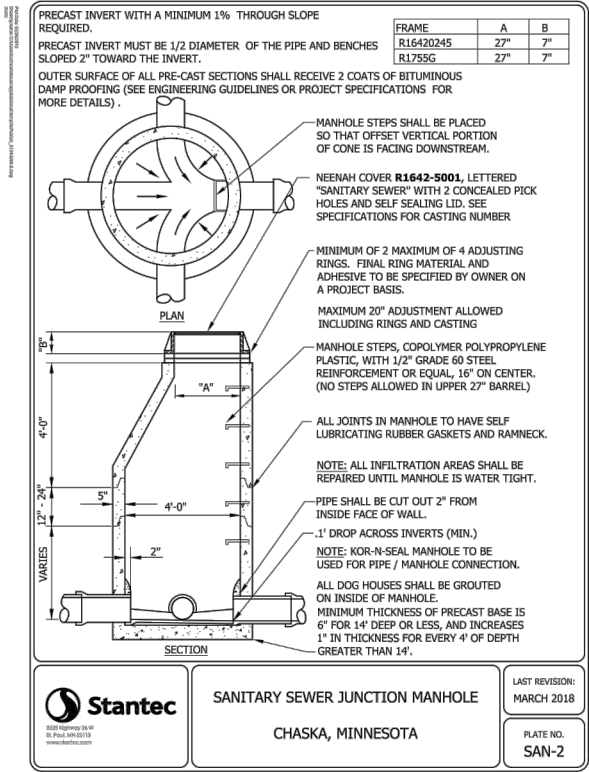
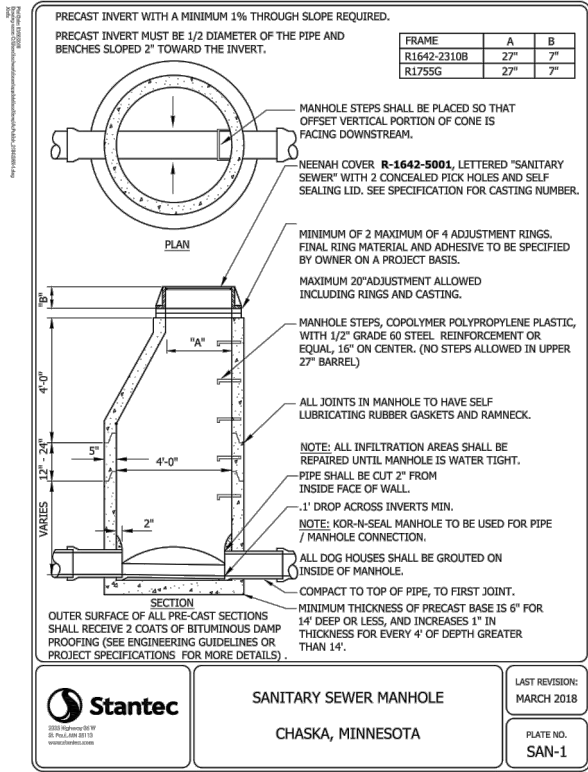
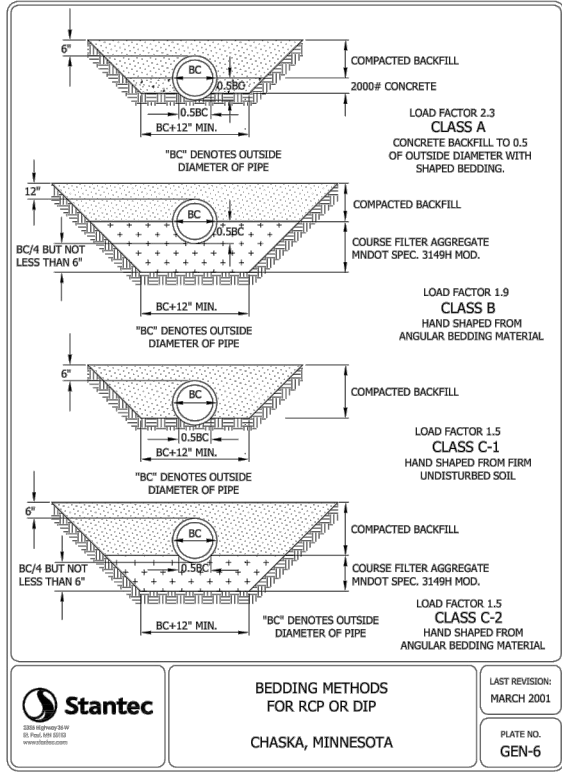
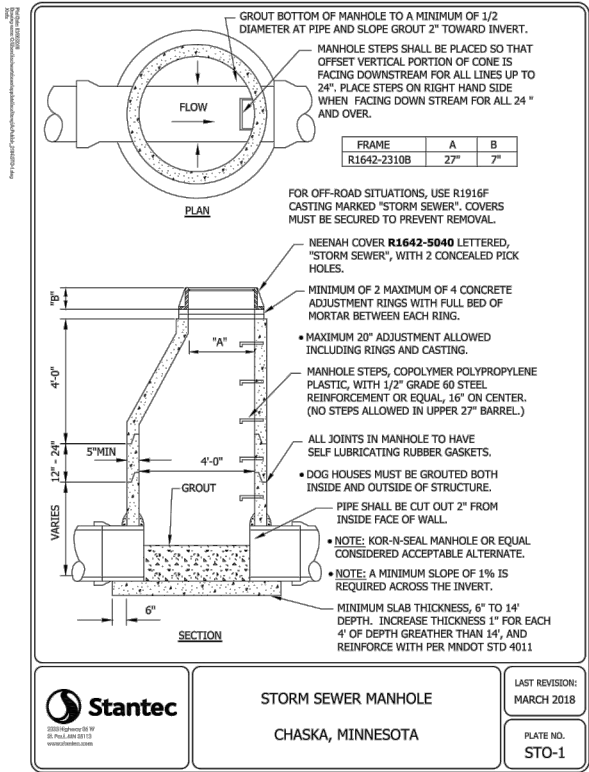
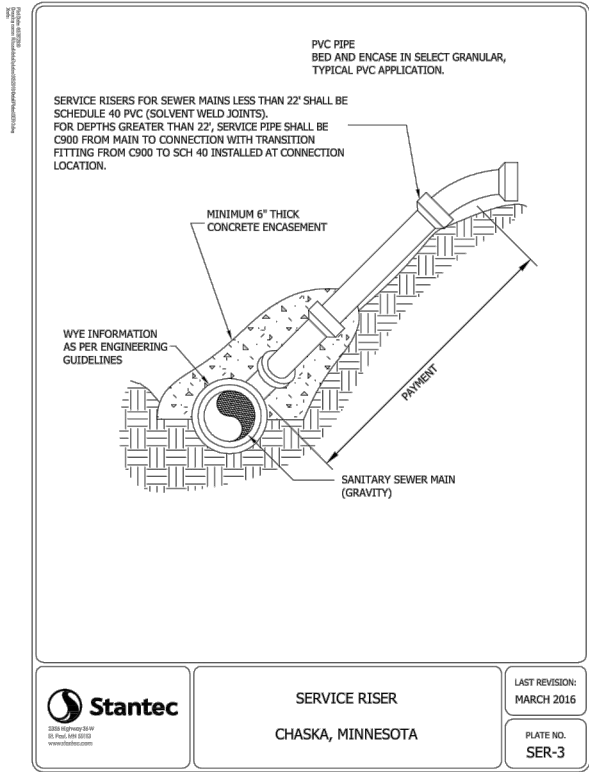
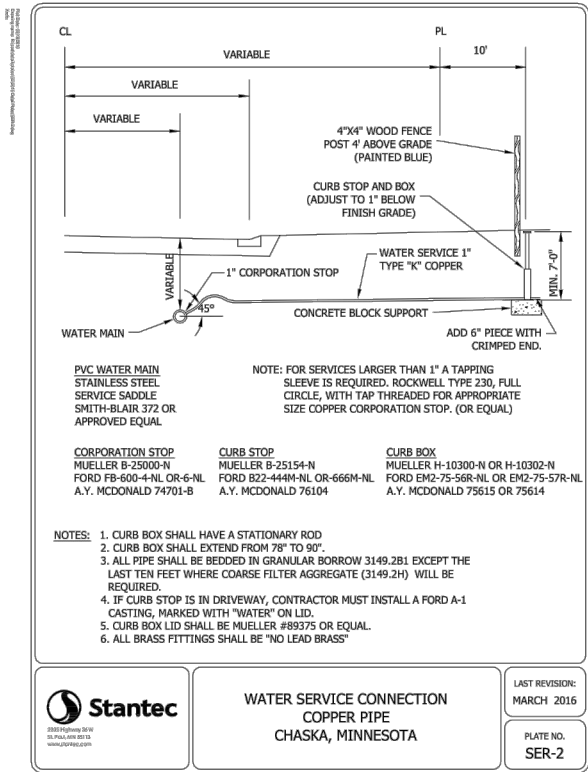
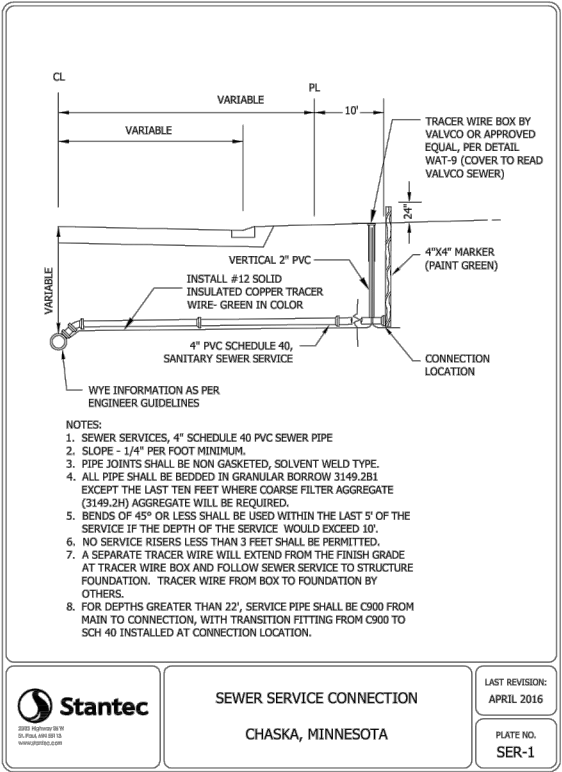
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS--FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATER MAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL WATER MAIN SHALL BE C900 PVC. WATER SERVICES INTO UNITS ARE 1.5" SERVICES.
- ALL SANITARY SEWER TO BE PVC SDR-35 FROM 0-15 FEET, PVC SDR-26 FROM 15-21 FEET, AND C900 >21 FEET.
- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE. CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PROVATE UTILITY CONTRACTOR AND HOME BUILDER.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVER AT 3' BELOW RIM.

CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN

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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE	
Date	License No.
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

Drawing name: X:\2013\13012\plan sheets\Preliminary Plat\130121deat.dwg Jun 27, 2022 - 4:02pm



CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

CONSTRUCTION DETAILS

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 under the laws of the State of MINNESOTA

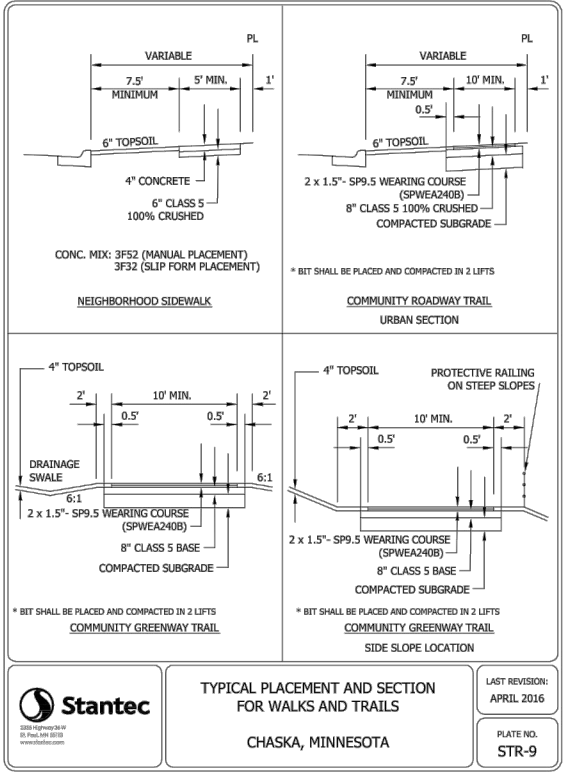
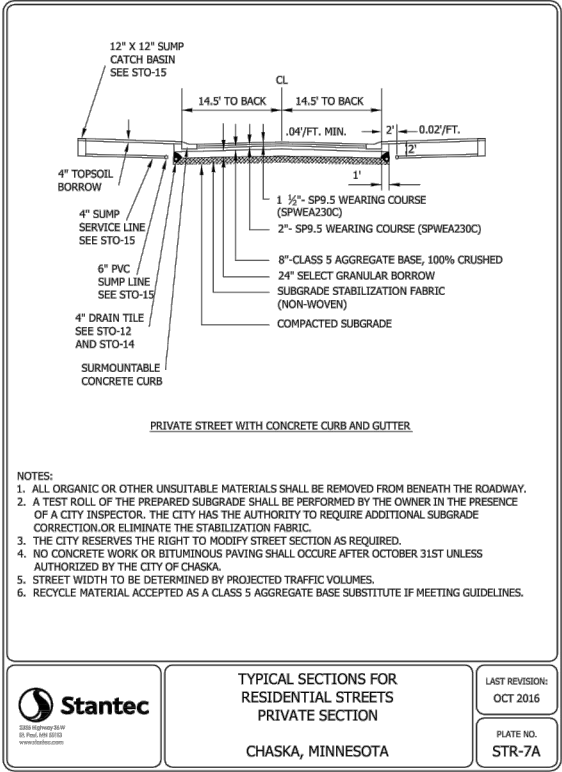
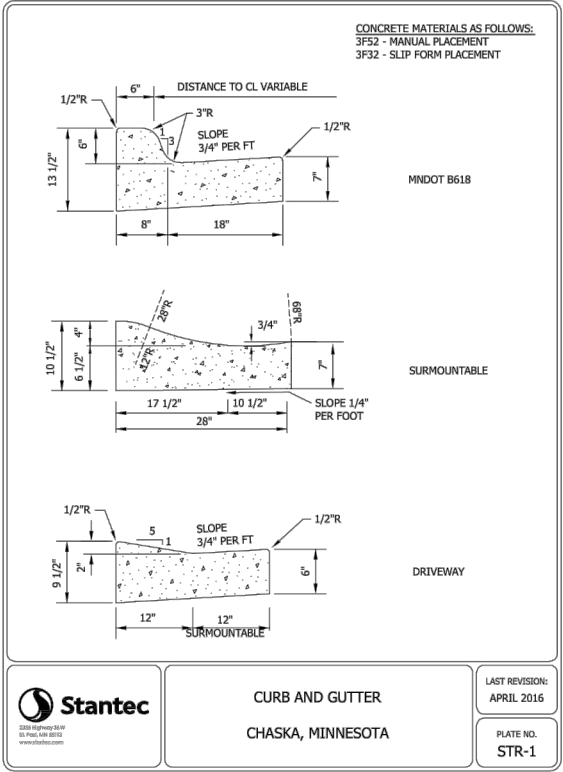
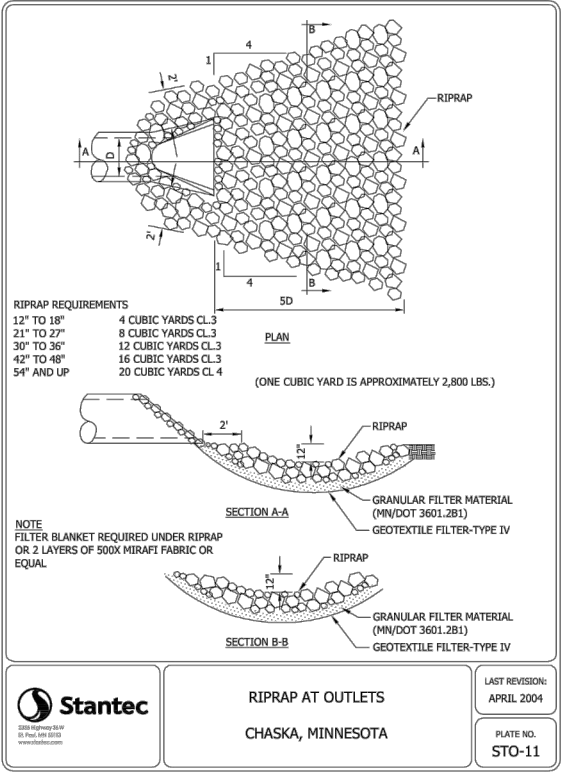
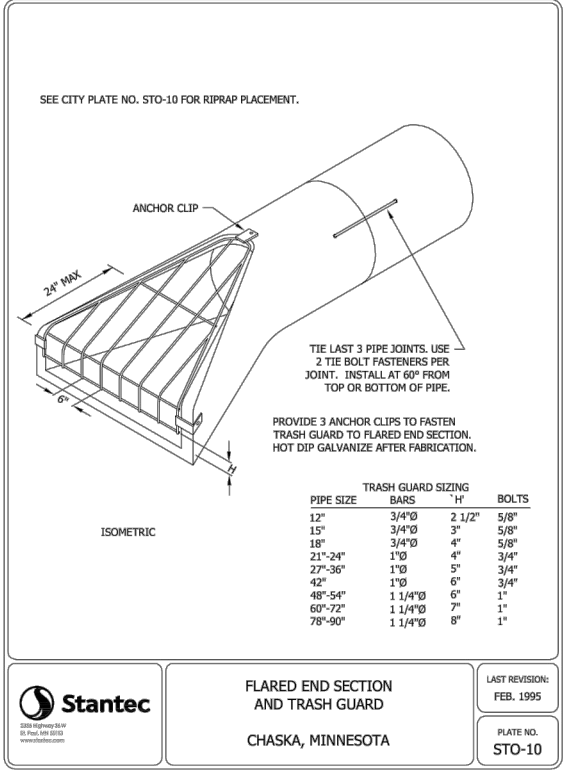
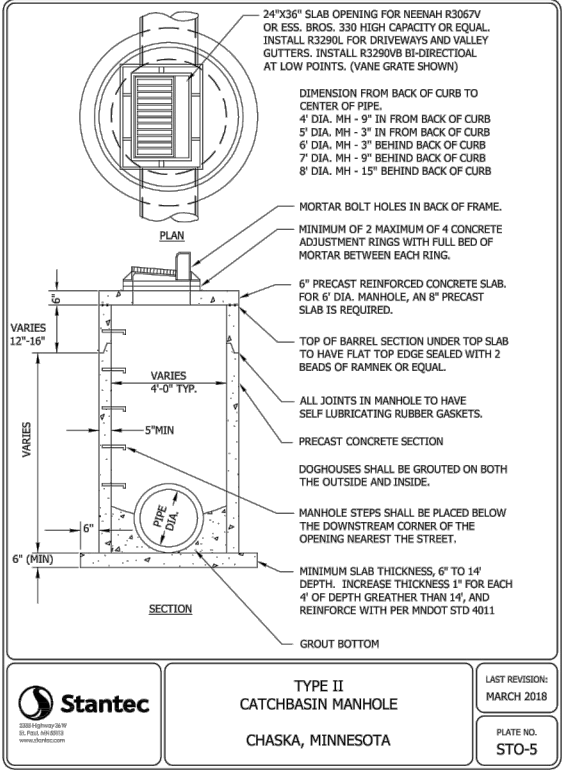
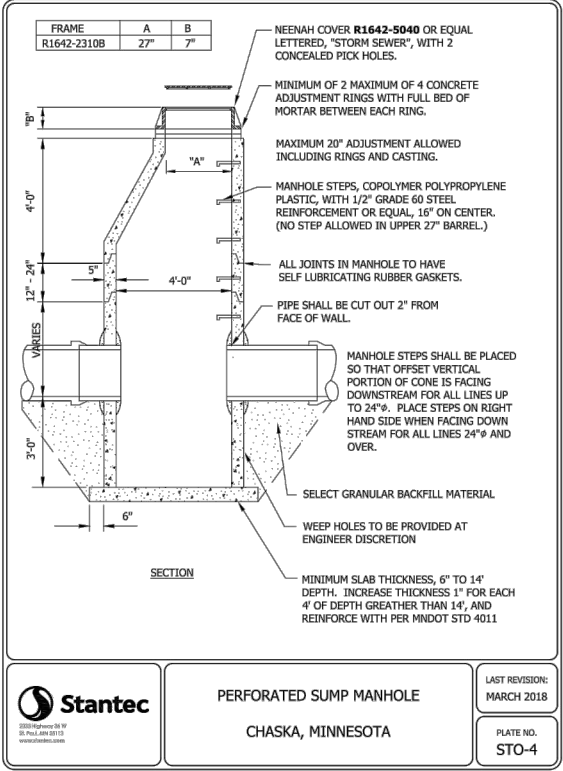
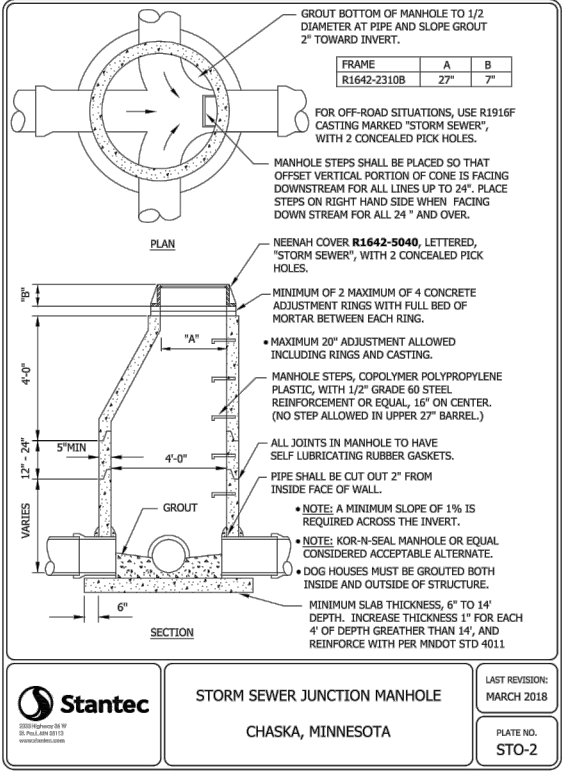
DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
5/7/2022 CITY SUBMITTAL
5/17/2022 CITY RESUBMITTAL
6/27/2022 CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

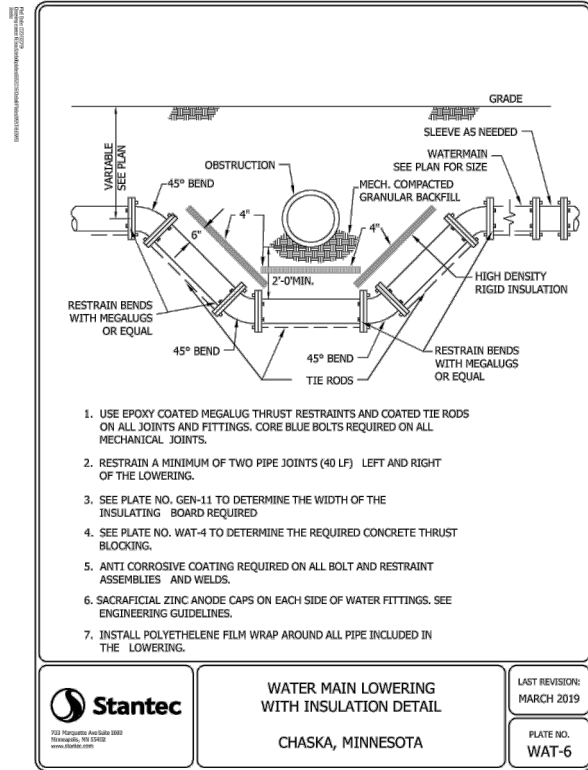
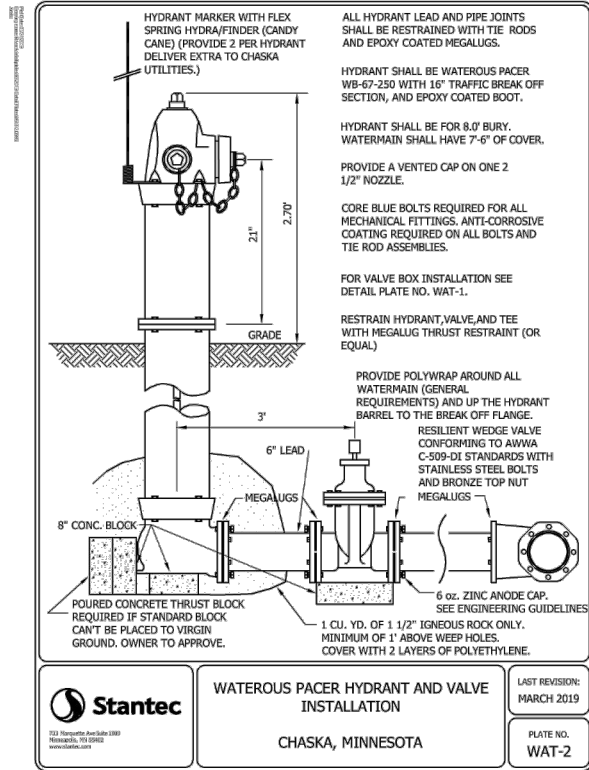
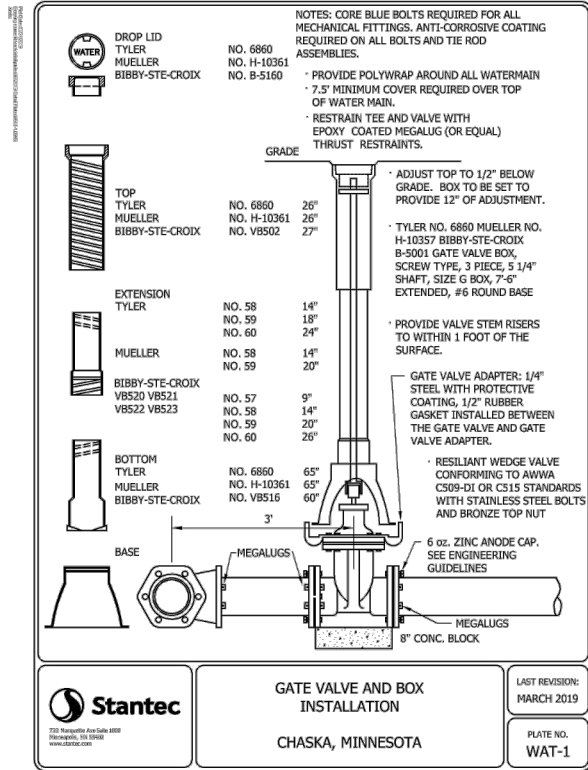
Date License No.

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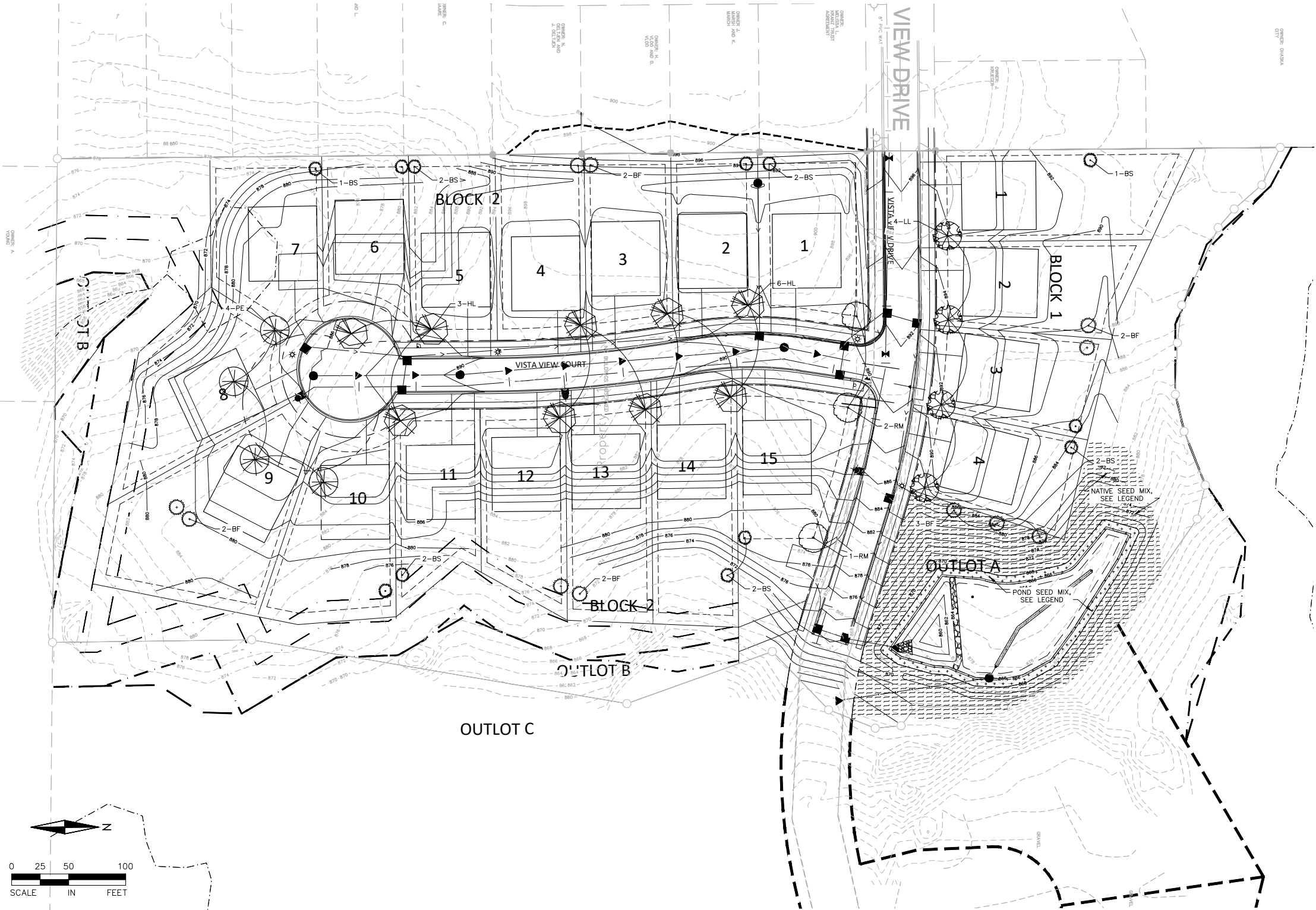
PROJECT TEAM DATA

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Drawing name: X:\2013\130121\plan sheets\ Preliminary Plat\130121land.dwg Jun 27, 2022 4:03pm



LANDSCAPE SCHEDULE

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
9	HL	Skyline Honeylocust	Gleditsia tricanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	LL	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	PE	Patriot Elm	Ulmus patriot	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	RM	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFEROUS TREES					
11	BF	Balsam Fir	Abies balsamea	6' Ht.	Full Form
12	BS	Black Hills Spruce	Picea glauca 'Densata'	6' Ht.	Full Form

Note: Plan supercedes schedule in event of a discrepancy

LEGEND:

- PROPOSED DECIDUOUS OVERSTORY TREE
- PROPOSED CONIFEROUS TREE
- NATIVE SEED MIX
MN SEED MIX #33-281,
SHORT NATIVE GRASS
- POND SEED MIX
MN SEED MIX #33-261,
STORMWATER SOUTH AND WEST-NATIVE

LANDSCAPE REQUIREMENTS

PER CHASKA CITY CODE:

- ONE OVERSTORY TREE PER 50' ALONG PUBLIC STREETS.
- EACH INTERSECTION MUST HAVE AN UNOBSTRUCTED SIGHT LINE OF 30' WITH NO PLANTING.
- REQUIRED TREES TO BE PLANTED WITHIN 6 MONTHS OF HOME OCCUPANCY.
- DECIDUOUS OVERSTORY TREES = 2 1/2" NO MORE THAN 5% OF A SPECIES. NATIVE PLANTS PREFERRED.
- CONIFEROUS = 6' HEIGHT (EQUIVALENT TO 2")

REQUIRED TREES: 43 TREES
(2,139 LNF/50)

PROPOSED TREES: 43 TREES

PLANTING NOTES

- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS, EXCEPT THAT INFILTRATION BASIN AREAS SHALL RECEIVE ONLY 3" TOP SOIL. FINE GRADE ALL SOD AND SEED AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE PLANTING LOCATION.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH, NATURAL COLOR, AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- PLANTING SOIL SHALL CONSIST OF 1:1:1 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER). EXCEPT THAT ALL BOULEVARD AND OUTLOT TREES (INCLUDING ORNAMENTAL TREES) SHALL HAVE A 2-YEAR ESTABLISHMENT PERIOD UPON APPROVAL OF WORK.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE ALL LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- SUPPLY DESIGN AND INSTALLATION FOR IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. PROVIDE RAIN SENSOR. COORDINATE WITH GENERAL CONTRACTOR ON LOCATION OF IRRIGATION.
- ALL BOULEVARDS AND OUTLOTS PLANTINGS SHALL BE LOCATED AND INSPECTED BY CITY STAFF PRIOR TO INSTALLATION.

SEEDING NOTES

NATIVE SEED MIX: MN STATE SEED MIX 35-221. SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED)

POND AREA SEED MIX: MN STATE SEED MIX 33-261. SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL.



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

LANDSCAPING PLAN

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.

DAVID NASH, PE
Date: 6/17/2022 License No. 0000000000

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.

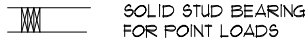
- * FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.

- * ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.

- * SOLID BLOCK FLUES AT FLOORS & CEILINGS.

- * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.

- * INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



- * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.

- * SEE PLANS FOR CEILING HEIGHTS.

- * ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- * NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.

- * TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.

- * ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.

- * EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.

- * ALL EXTERIOR PENETRATIONS WILL BE SEALED.

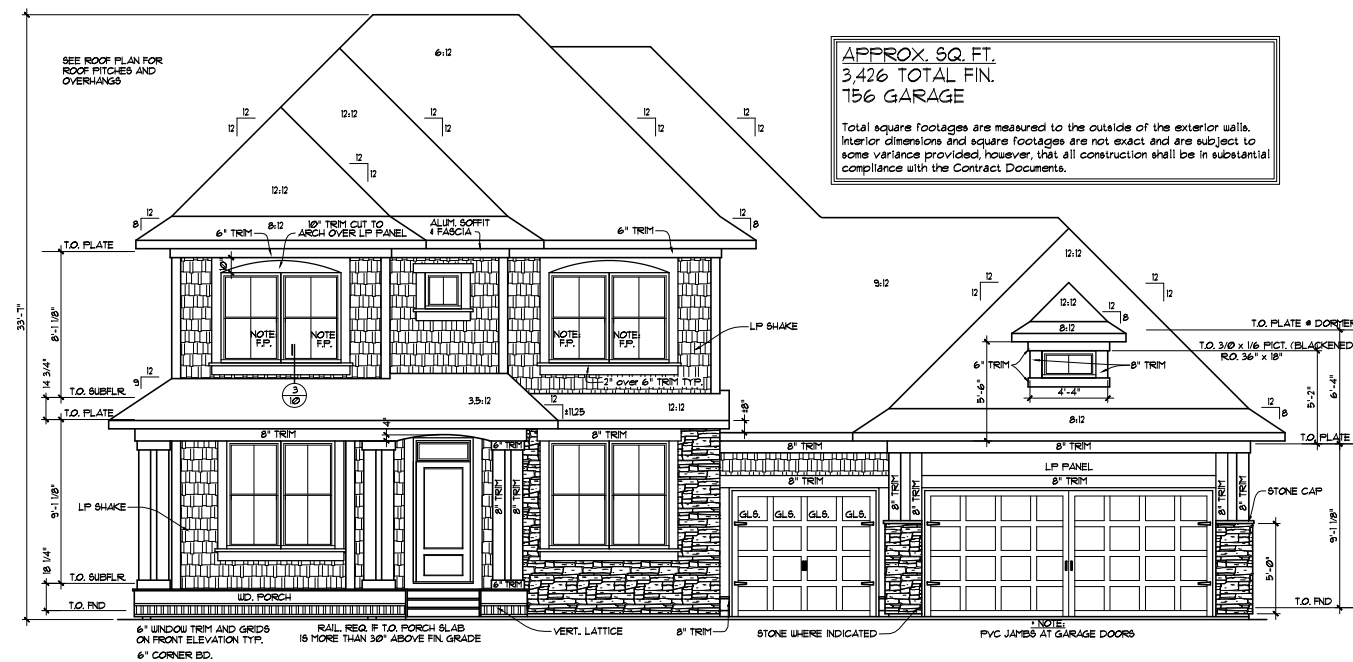
- * THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

- * AIR SEALING REQUIREMENTS:

- " HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
- " INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYTALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
- " POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
- " RIM JOIST WILL BE SEALED.
- " CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.

- * A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.

- " ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
- " ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM FLATES.
- " ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
- " VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
- " ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
- " FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

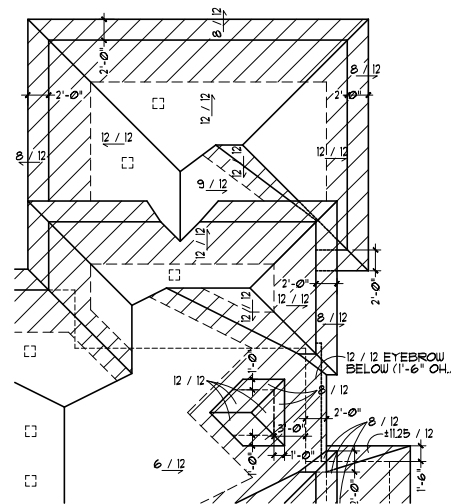


SCALE: 3/32" = 1'-0"

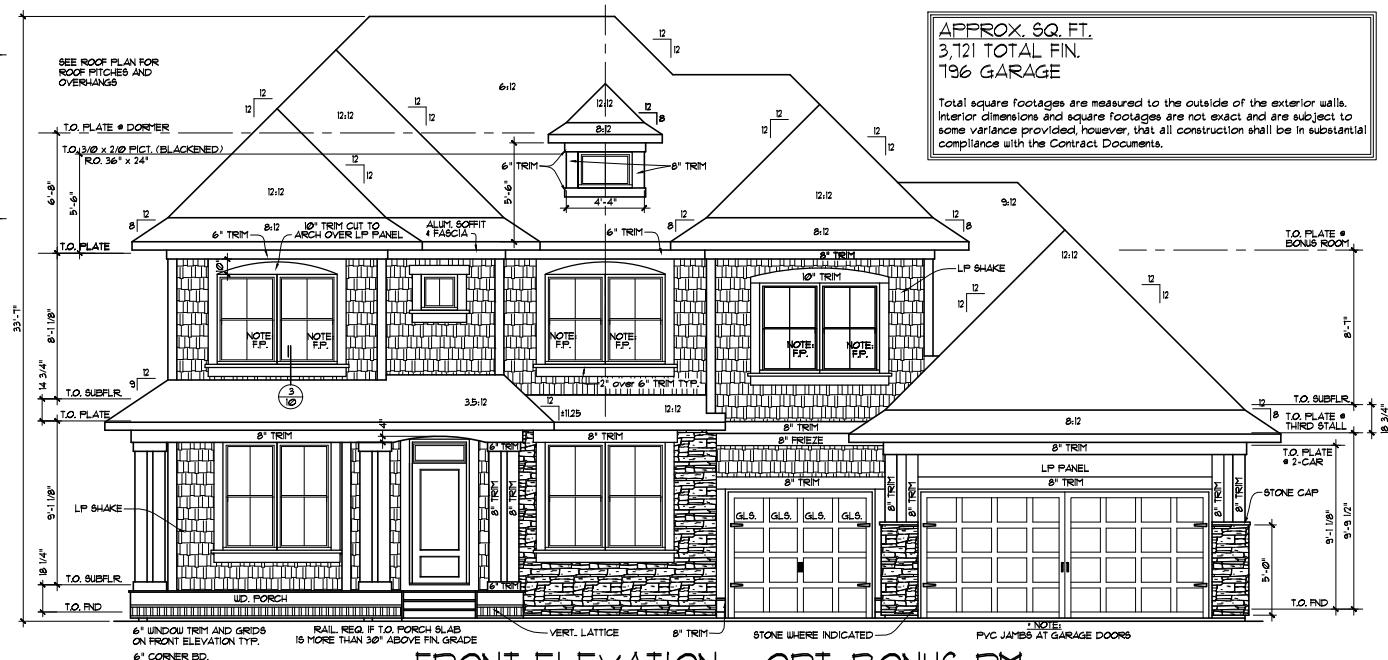
The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____



SCALE: 1/16" = 1'-0"



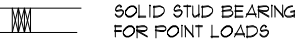
SCALE: 3/32" = 1'-0"

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REVISIONS:	DRAWN BY:	..
12/14/15	C.O. ..	..
1/15/16	CUSTOMER	..
9/19/16	C.O. ..	..
	PERMIT	..
	SHEET	
	1 of 13	
Page 16	of 213	

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
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- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

- AIR SEALING REQUIREMENTS:
 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ** ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - ** VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ** ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

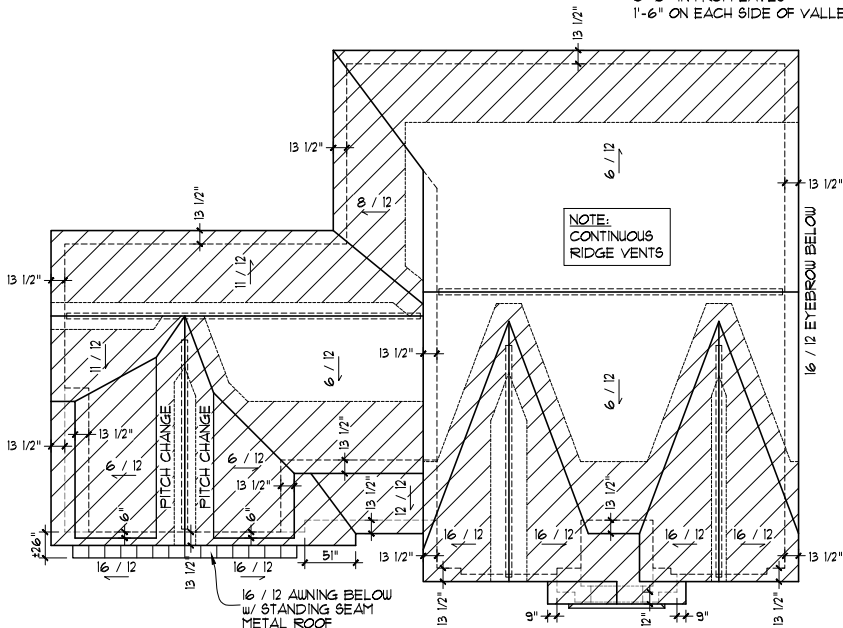
NOTE:
WHERE WALLS MEET ROOF
ICE & WATER SHIELD SHOULD
RUN UP WALL 1'-6" AND OUT
FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT
PROVIDED BY MANUFACTURER
FOR TRUSS DIRECTION
AND GIRDER LOCATIONS

NOTE:
OVERHANG DIMENSIONS ARE TO
OUTSIDE OF FASCIA BACKER

NOTE:
PROVIDE ATTIC VENTILATION
EQUAL TO 1/300th ATTIC AREA.

NOTE:
SHADED AREA SHOWS
ICE AND WATER SHIELD
6'-0" IN FROM EAVES
1'-6" ON EACH SIDE OF VALLEY



ROOF PLAN

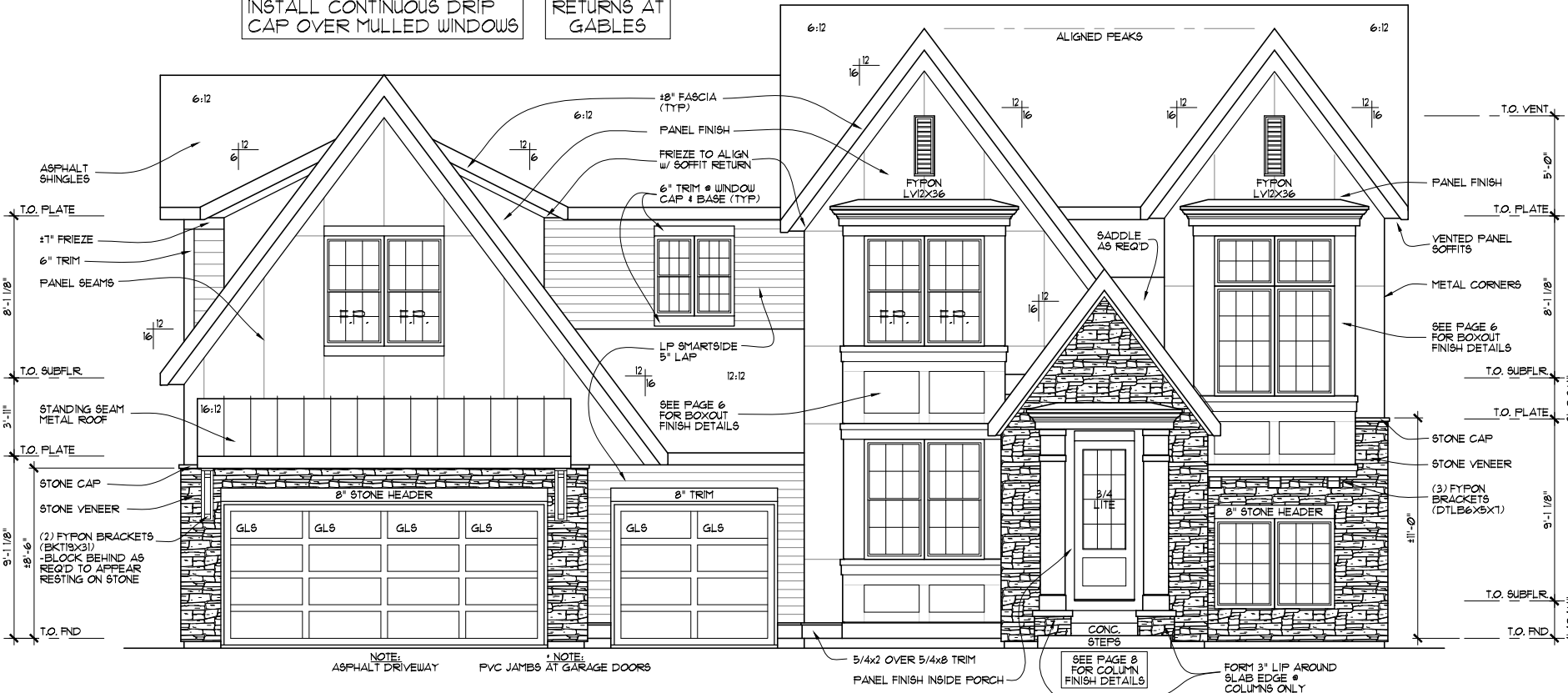
SCALE: 1/16" = 1'-0"

XTREMETRIM PANEL TRIM NOTE:
-SHMT1610 • VERTICAL SEAMS
-XZHT16 STANDARD HORIZONTAL Z
-XSS16 STARTER STRIP • BASE
-XTREMETRIM X1C16 • INSIDE CORNERS
-XOCLF16 • OUTSIDE CORNERS

NOTE:
LP FASCIA BD. w/ SIDERS EDGE
** OVERHANG SHINGLES AS REQ'D **

NOTE:
INSTALL CONTINUOUS DRIP
CAP OVER MULLED WINDOWS

NO BOX
RETURNS AT
GABLES



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	3,271 SQ. FT.
BELOW GRADE FINISHED	193 SQ. FT.
BELOW GRADE UNFINISHED	1,117 SQ. FT.
GARAGE	729 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

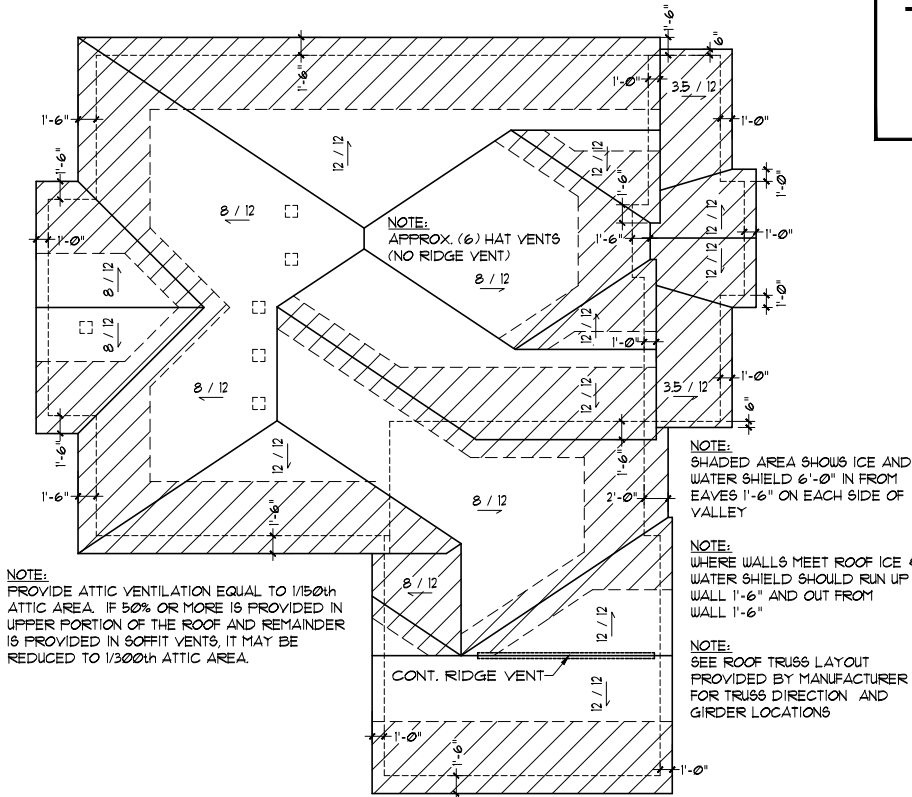
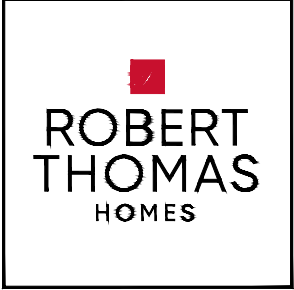
Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
11/19/21	C.O.
	CUSTOMER
	C.O.
	PERMIT
	SHEET
	1 OF 15

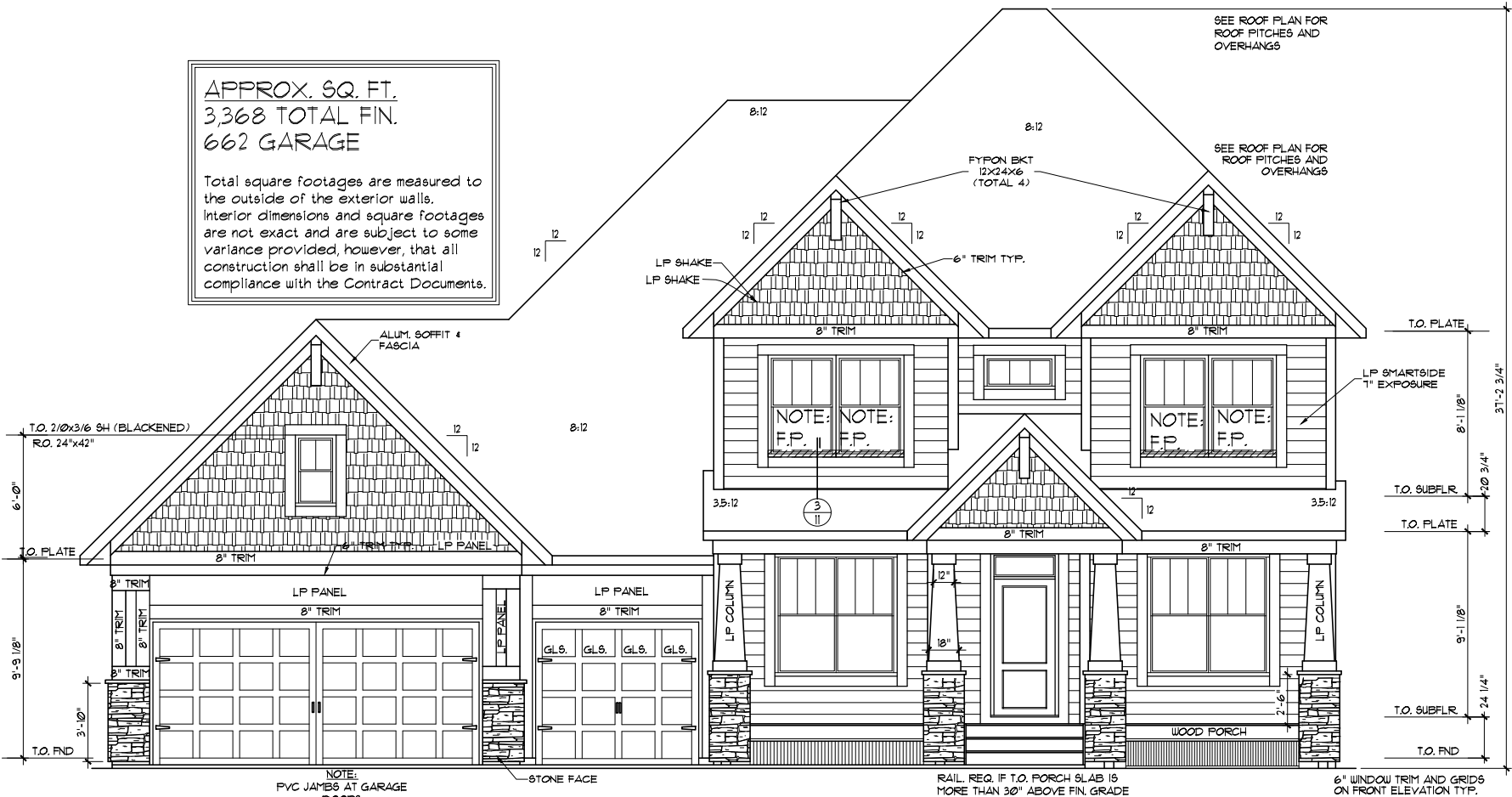
GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
 - PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
 - INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
 - FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
 - ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
 - SOLID BLOCK FLUES AT FLOORS & CEILINGS.
 - UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
 - INSTALL SHOWER HEADS AT 1'-0" HEIGHT.
 -  SOLID STUD BEARING FOR POINT LOADS
 - PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
 - SEE PLANS FOR CEILING HEIGHTS.
 - ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
 - TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
 - ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
 - EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
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ROOF PLAN

SCALE: 1/16" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

THE ST. CHARLES - ELEVATION B
BASE PLAN
TRADITION COLLECTION

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
7/13/16	C.O.
9/27/16	CUSTOMER
8/1/19 - 4 SEASON	C.O.
8/30/21	PERMIT
2/22/22 - LG. ISLAND	
3/7/22	

1

OF 14

Page 163 of 213

CITY OF CHASKA

ORDINANCE NO. xxx

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 924 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 924 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 Open (O) zoning district and rezoned to Planned Residential District No. 62 (PRD-62) for all of Blocks 1-2 of Club West 11th, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Club West 11th area:

1. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
2. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
3. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
4. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
5. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
6. Grading Plan, prepared by Alliant Engineering, dated June 27, 2022;
7. Grading Profiles (Vista View Drive and Vista View Court), prepared by Alliant Engineering, dated June 27, 2022;
8. Filtration Basin Detail, prepared by Alliant Engineering, dated June 27, 2022;
9. Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated June 27, 2022;
10. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;
11. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
12. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;

- 13.** Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
- 14.** "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;
- 15.** Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;

Section II. **PRD-62 District regulations.** Permitted uses and regulations applicable to the PRD-62 District is hereby amended to read as follows:

A. Intent

The intent of PRD-62 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.

- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Homeowner's Association

To create a sense of place within the Club West Partners neighborhood, a common open space, a landscaped median, monument signage and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-6 of the recorded plat of Club West First Addition, for all Blocks 1-4 of the recorded plat of Club West Second Addition, for all Blocks 1-3 of the recorded plat of Club West Third Addition, for all of Blocks 1-5 of the recorded plat of Club West Fourth Addition, for all of Block 1 of the recorded plat of Club West Fifth Addition, for all of Blocks 1-4 of the recorded plat of Club West Sixth Addition, for all of Blocks 1-4 of the recorded plat of Club West Seventh Addition, for all of Blocks 1-5 of the recorded plat of Club West Eighth Addition, for all of Blocks 1-2 of the recorded plat of Club West Ninth Addition, for all of Block 1 of the recorded plat of Club West Tenth Addition, and for all of Blocks 1-2 of Club West Eleventh Addition, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 15.12.050.B., Special uses shall be those as found in the zoning ordinance Section 15.12.050.C., and Accessory uses shall be as found in the zoning ordinance Section 15.12.050.D.
2. The principle building setbacks for Club West 1st Addition shall be:
 - a. Front, house: 23 feet
 - b. Front, unenclosed porch: 15 feet

- c. Rear: 30 feet
 - d. Side, house/garage: 7 feet
 - e. Side, corner: 23 feet
- 3. The principal building setbacks for Club West 2nd – 11th Additions, shall be:
 - a. Front, house: 23 feet
 - b. Front, unenclosed porch: 15 feet
 - c. Rear: 30 feet
 - d. Side, house: 10 feet
 - e. Side, garage: 5 feet
 - f. Side, corner: 23 feet
- 4. The accessory structure setbacks for the development shall be:
 - a. Front: 23 feet
 - b. Rear: 10 feet
 - c. Side, corner: 23 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
- 5. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
- 6. Preservation of the wetlands, including 30-foot buffer.
- 7. Individuals, builders or groups of builders shall not construct single-family home styles having substantially similar appearance (including two or more the following factors; articulation of front wall, number of full stories above grade, principal roof type, materials, and garage type) from the street to other single-family homes within two lots on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a single-family home inconsistent with this requirement.
- 8. The following ratios are to be used with respect to the positioning of the garage on all single-family lots:
 - a. A minimum of 50 percent of the single family homes will have garages that are recessed at least six feet from the front wall of the house, including a substantial porch; and
 - b. No garage shall protrude in excess of six feet beyond the front wall of the house, including a substantial porch, or side-load garages on lots that are wide enough to support such garage. Except, for walkout ramblers, where no garage shall protrude in excess of twelve feet beyond the front wall of the house, excluding the porch.
 - c. Substantial front porch shall be: unenclosed; have a minimum depth of 8 feet; extend across 50 percent of the front of house, excluding garage; and be located adjacent to the garage.
 - d. Side loaded garage shall: be designed to provide for dormers, bays and other architectural elements to be

utilized to break up the mass of the garage and the roof line; not to exceed 25 feet in depth; be perpendicular to the right-of-way; not visually terminate at a roadway; and not be adjacent nor directly across the street from other side loaded garages.

9. Garage walls shall not exceed 60 percent of the length of the front wall of the house. The length of the garage wall facing the street shall not be greater than sixty percent (60%) of the length of the entire front facade of the house and must comply with all three of the following conditions:
 - a. The second floor living space shall extend over the two-car portion of the garage; and
 - b. The garage doors shall be decorative and shall provide for strip windows along the upper edge of the garage door; and
 - c. Houses that provide for a three-car garage shall break the garage into two-car and one-car sections with the one-car section being recessed.
10. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, as identified by staff in the review of the application.
11. Developers shall prepare a plan for staff approval prior to the issuance of any building permits to comply with conditions 4, 5, 6 and 7 so as to create differentiation in the elevations of the single family housing units.
12. With the addition of an approved premium color palette, 4" window wrap on all elevations and the utilization of fiber cement siding on all front elevations, the following regulations are modified as follows:
 - a. Item 5a) has been eliminated.
 - b. Item 5c) shall be revised to: Substantial front porch shall be: unenclosed; have a minimum depth of 6 feet; and extend across 50 percent of the front of house, unless the front elevation includes an approved substantial architectural feature (i.e. a turret) that prevents the front porch from reaching the full 50 percent.
 - c. Item 6c) has been eliminated.
 - d. In addition, premium color packages (to be approved by staff) shall not be built next to one another on either side, nor directly across the street from one another.

F. Outlots

The following described real estate shall be limited in its use to Drainage Ponds/Permanent Open Space for all of Outlots A-E, all in the plat of Club West First Addition, all of Outlot A, all in the plat of Club West Second Addition, all of Outlots B-C and Outlots E-I in Harvest Phase II, Carver County, Minnesota;

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

Passed and adopted by the City Council of the City of Chaska, Minnesota
this 19th day of September, 2016.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

07/13/2022

Subject: Structures, Inc. – Concept Plan

Applicant: Jeremy Banken

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2022-46

Synopsis: The applicant is requesting approval of a Concept Plan to construct new office/warehouse buildings with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

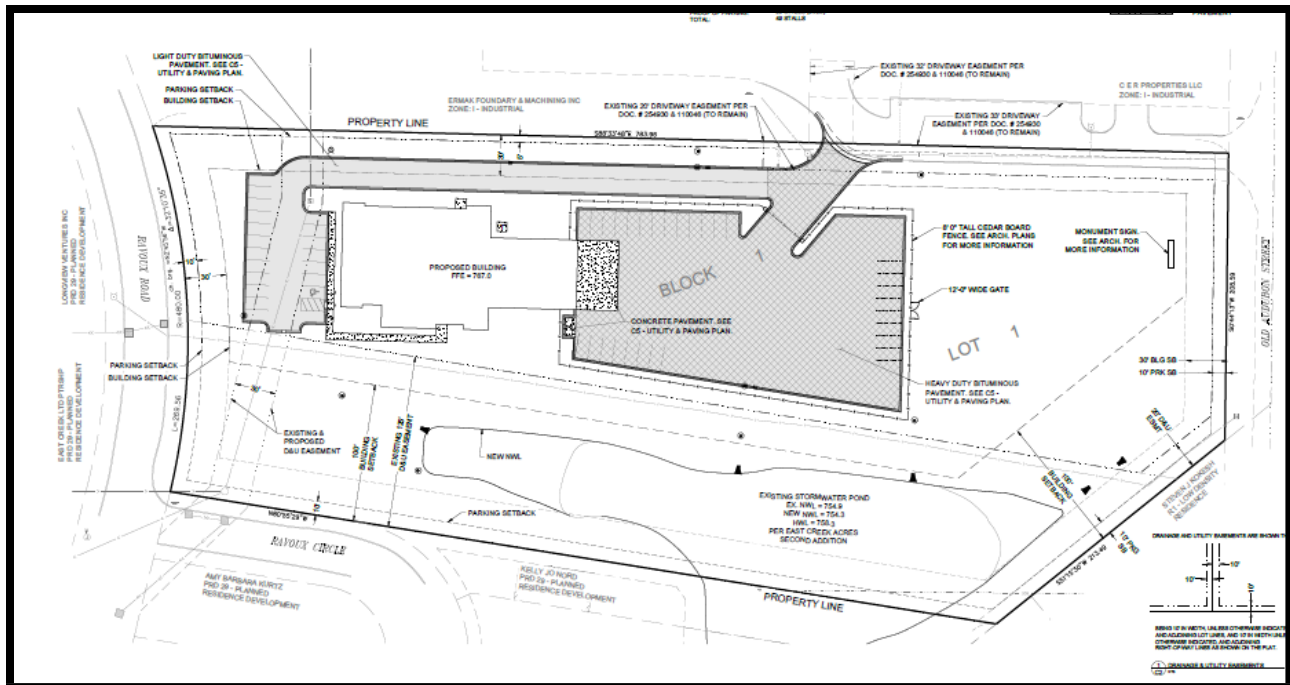
BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres). Tonight we are looking at a plan to develop north of the NSP highline in Outlot A.

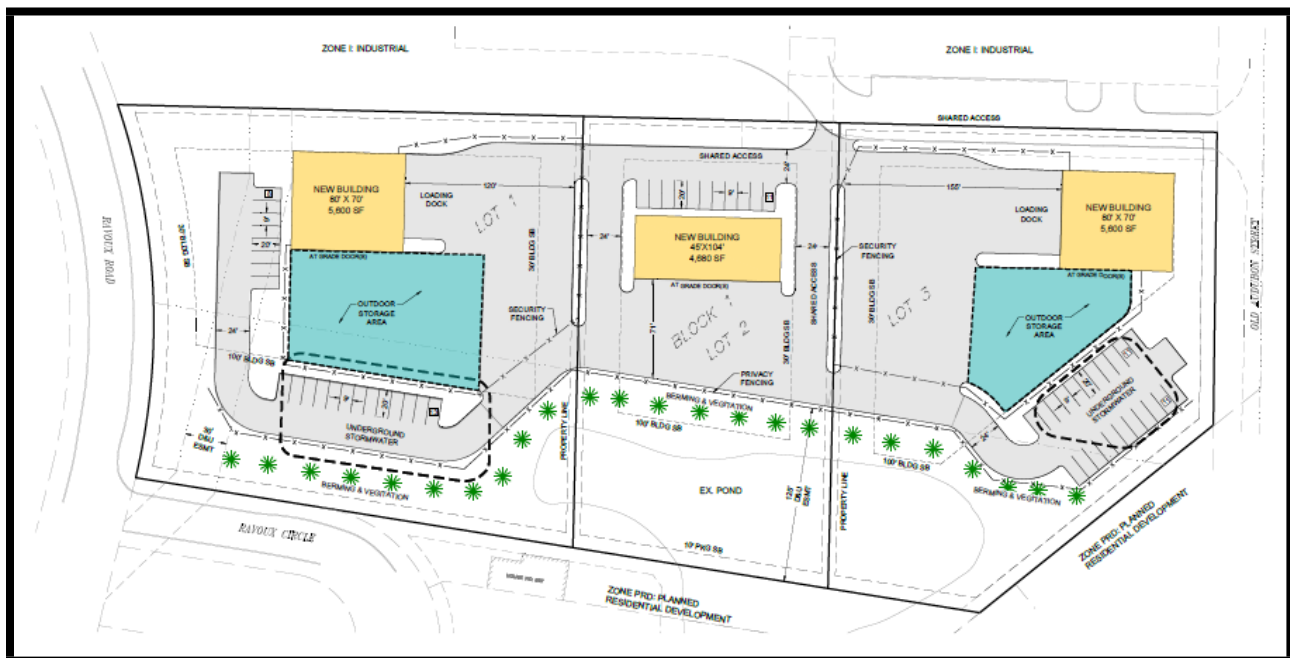
In December 2018, the Structures, Inc. original Concept Plan was approved. In April 2019, the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PID-9) were approved. These approvals showed the proposal of one building with parking and an exterior storage yard. After those approvals the applicant did soil testing and concluded that there are parts of the site with very poor soils. Because of this, the layout of the site has been carefully looked at to avoid poor soil areas for the building.

The applicant came back with a revised preliminary plan in May 2020 for a building and layout that better avoided the poor soils on site. This plan also showed the proposal of one building with parking and an exterior storage yard but re-oriented on the site (this plan is shown on the next page). After those approvals it was still determined that the site/layout proposed would generate significant costs to fix the soils to accommodate the development. The applicant decided to walk away from the previous approvals done in 2019 and 2020 to re-analyze the layout for the site that would be financially feasible.

Tonight we are looking at a new Concept Plan for the site, which shows 3 separate lots and buildings (this plan is also shown on the next page).



May 2020 Preliminary Plan

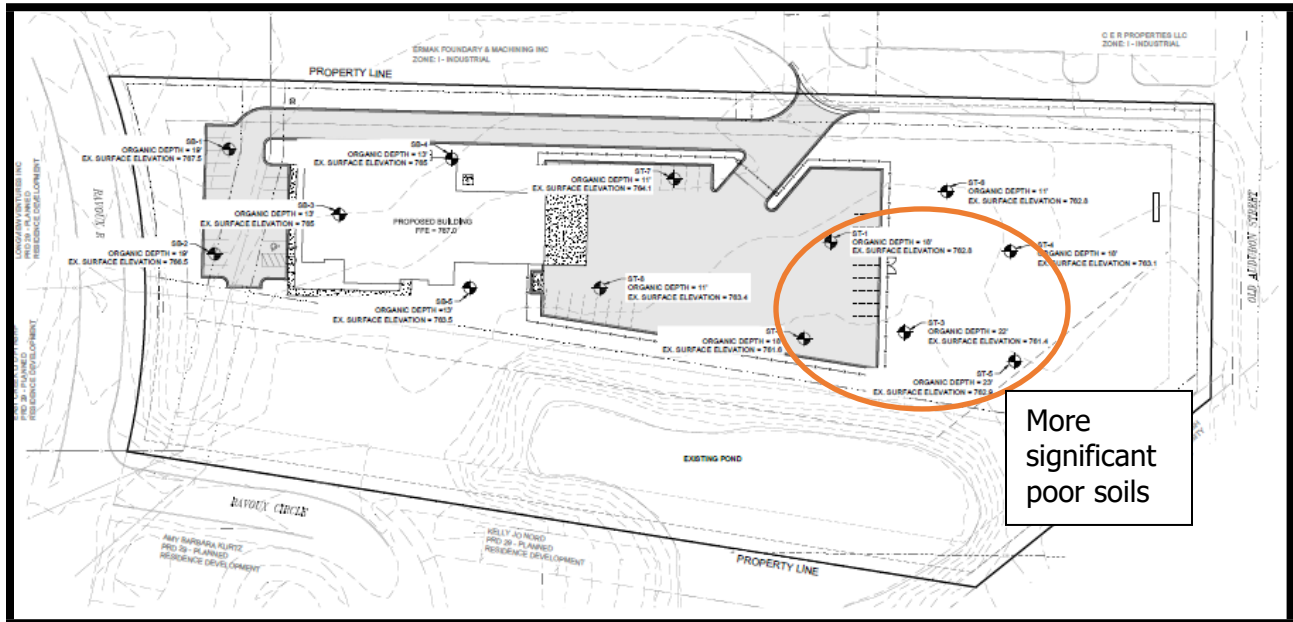


Concept Plan Proposed

Main Changes to Layout from 2020 Approvals

As stated above there were poor soils observed on the site. A previous exhibit provided showed where these poor soils were tested (see next page's exhibit). The east side of the site has more significant poor soils but everywhere is encumbered by this condition. Because of this, the revised 2020 plans proposed the building on the west side of the site. Even with the re-orientation of the building on the west side, the size of the building was still going to require

atypical foundation systems to support the building in the soils that are present on site. This proved to be financially unfeasible for the applicant.



Poor Soils Exhibit - 2020

Tonight we are looking at a new Concept Plan for 3 separate buildings and lots. The 3 building/lot layout would help avoid atypical foundation systems needed for larger buildings on poor soils.

Goals

The goals indicated by the applicant are to contribute to the economic vibrancy in the City, add new buildings that add to the architectural fabric of the area, provide an in-demand industrial need that will stimulate the local economy, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlier between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

NSP Highline Easement

The project proposes to encroach into the easement area for parking, landscaping and fencing purposes. The applicant has been in direct contact with Xcel Energy about their plans to encroach. The response from Xcel Energy has been favorable and they have no initial objections to the uses within the easement area. Confirmation of such is provided as a supplement in the packet. The applicant will need to continue to work with Xcel Energy on their encroachments.

CURRENT REQUEST

The request this evening is for Concept Plan approval for the construction of three new office/warehouse buildings and exterior storage yards for industrial businesses. Structures Inc. is proposing to split the property under consideration into three parcels. Structures will then construct the development in three phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses ranging from 4,500 SF to 7,000 SF.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

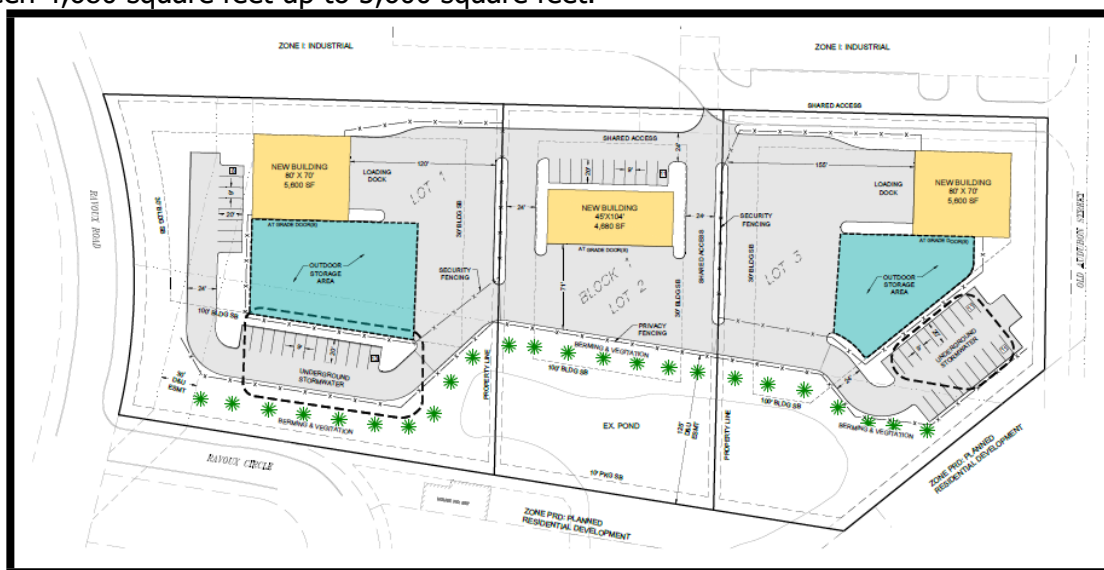
The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the current zoning in place Planned Industrial District (PID-9). PID-9 district standards allow for exterior storage as long as it meets the City's exterior storage requirements (i.e. screening).

Layout

The applicant has provided two different concepts for the Concept Plan submittal for staff/Commissions to react to; Concept A and Concept B.

Concept A

The layout of Concept A is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides shared accesses to all three lots/buildings. The buildings are situated more on the north side of the site with parking areas surrounding them. Exterior storage on the west and east lots are proposed directly south of the buildings. The middle lot would not have exterior storage. The three buildings would range between 4,680 square feet up to 5,600 square feet.



Concept A

The layout of Concept B is also showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway also provides shared accesses to all lots. Parking is proposed between the buildings and on the south sides of the site. Exterior storage areas are shown on the east and west lots; the west lot with storage south and west of the building facing Ravoux Road, and the east lot with storage north of the building facing Arbor Drive and Old Audubon Road. The three buildings would range between 5,800 square feet up to 6,400 square feet.



Concept A provides the buildings on the outer edges to be up near the streets, with exterior storage flush or setback from the principal buildings. Concept B has an opposite approach with the exterior storage areas oriented to the streets. From staff's perspective a more appealing site design is to push the building towards the edge and have exterior storage behind so that the buildings are the more prominent view and can help screen the storage. Concept A appears to meet that objective better (with some modifications to locate further back). With residential to the south of this site, buffer and landscaping will be important site components. Both concepts show similar landscaped edges, however, Concept A shows a wider separation and privacy fencing.

Building Location/Design

The proposed buildings will be spec buildings ranging from 4,500 SF to 7,000 SF. These buildings will roughly comprise of 15-20% office space with 80- 85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailers and trucks. Also, the back lots will be used for outdoor storage based on the ultimate use of the building(s).

The buildings will be attractive, yet simple, one-story structures characterized by two primary masses: one lower mass for office space, and one taller mass for the shop area. Building materials will be consistent throughout the three buildings to provide a cohesive industrial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at ¼" per foot. Skylights will sit over the open office spaces, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well. The exterior materials will be architectural metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces.

In addition to the buildings, the site is showing exterior storage yards on the west and east lots. These exterior areas are proposed to be secured off with privacy fencing.

The proposed design of the buildings are generally rectangular in footprint and one-story in height; at its tallest point it will be 26 feet where the shop space is. The buildings were designed to have more of a residential look so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent.

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

Building Materials	
Class I	Glass (unknown)
Class II	EIFs, Metal Panels (unknown)
Class III	unknown
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	unknown

The applicant will have to show in their preliminary submittal how they meet the Building Design ordinance. It appears that they only have one Class I material proposed, and they would have to add another Class I material to meet ordinance.

The applicant has also included a photo and plans of what the buildings could look like. Black and dark brown make up the majority of the building's colors from the metal panels and brick. This design is similar to what was previously approved in 2020.

Overall, the building provides a unique look. There are numerous masses and shapes to the building which provides interest. The fronts of the buildings on Ravoux Road and Old Audubon Road will be oriented to the street side in Concept A, which staff believes is an appropriate orientation to provide harmony between the industrial and residential context. The shop

space/loading dock will be oriented toward the rear and center of the site and thus will not be as cumbersome at the street level.

The exterior storage areas are proposed to be surrounded by security fencing and integrated into the loading areas of the outer lots. Privacy fencing is shown near the south property line and south portions of the project edge to help screen from adjacent residential. Staff would advise that the exterior storage areas are specifically delineated within the site and fenced off from all areas so that it's clear where the exterior storage areas are. Staff would also advise to locate the exterior storage areas so that they are setback from the principal building so as to not be as visible/prominent from the streets and adjacent residential areas. These items will need to be addressed during preliminary.

Parking/Access/Circulation

Based on Concept A, the site is proposing to incorporate 54 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Lot 1 (west lot)	5,600 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 13 parking spaces
Lot 2 (middle lot)	4,680 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 11 parking spaces
Lot 3 (east lot)	5,600 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 13 parking spaces
REQUIRED			49 parking spaces
PROVIDED			54 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site for Concept A. The one area of note, however, is that Lot 2 does not have sufficient parking for their lot within the property lines (deficient by 4 stalls). The applicant will need to address that in their preliminary submittal.

Based on Concept B, the site is proposing to incorporate 74 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Lot 1 (west lot)	6,400 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	5 parking spaces 15 parking spaces
Lot 2 (middle lot)	5,800 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	5 parking spaces 13 parking spaces
Lot 3 (east lot)	6,400 sf	1ps/250sf Office (20%)	5 parking spaces

		1ps/350sf Warehouse (80%)	15 parking spaces
		REQUIRED	58 parking spaces
		PROVIDED	74 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site for Concept B.

The project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be provided onto the Structures' property to access the three lots. There is shared access achieved on the north, south and central portions of the site that all three lots can use for both Concept A & Concept B. As noted earlier in this report, staff believes Concept A achieves the better layout from an access standpoint and thus this concept should be pursued. The applicant will have to create a cross access easement for the site so that the lots can have full movement across the sites and out to Old Audubon Road.

The shared driveway on Arbor Drive will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will need to be amended to include the Structures site.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The exterior storage areas must also comply with the aforementioned building setbacks. The site plan is showing compliance with these.

Landscaping & Screening

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED (CONCEPT A)		
	Required	Proposed
Overstory Trees	50 caliper inches (18 trees)	unknown
Understory Trees	5	unknown
Shrubs	70	unknown

LANDSCAPING REQUIREMENTS & PROPOSED (CONCEPT B)		
	Required	Proposed
Overstory Trees	58 caliper inches (21 trees)	unknown
Understory Trees	5	unknown
Shrubs	70	unknown

The applicant will have to show in their preliminary submittal how they meet the landscaping ordinance.

Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence on the south side of the site. Staff would require that this berming and landscaping be achieved on the west side of the property as it abuts Ravoux Road. In addition, the south side of the east parking lot shall also incorporate coniferous plantings that are shown along the south edge of the site to help buffer from the residential to the south. Adequate vegetation shall also be achieved on the east edge of the property near the parking lot and exterior storage area. Boulevard trees will be required along Ravoux Road and Old Audubon Road.

A privacy fence is proposed along the south side of the site to screen from the adjacent residential properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant will need to provide details of this in the preliminary.

Maximizing green space on the site as much as possible will be important. Staff would advise the applicant to further evaluate the layout to see where more green space between pavement areas can be achieved. Specifically, the landscape islands that exist on the sides of the middle lot; is there potential to expand these to the south to connect into the other green space areas. This would eliminate the south access points to each outer lot, however, there appears to be ample access to the north from the middle lot to access these sites.

Sidewalks and Pedestrian Connections

The site's perimeters do not show public sidewalks today. A sidewalk exists on the west side of Ravoux Road but the east and both sides of Old Audubon Road do not. It is possible that in the future the City will install sidewalks on the sides of streets where they are lacking. In that regard, it will be important for the site to analyze potential breakthroughs on the east and west sides that could connect to the streets. In addition, the site will need to further analyze pedestrian connections within the site as people are walking from their parking stalls and between sites.

Lighting

The applicant will need to provide a lighting plan and light specs during the preliminary submittal. All lighting must meet the City's zoning ordinance section 15.28.250.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. Signs will have to go through a separate sign permitting process.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. An underground stormwater retention system will be utilized and placed under proposed pavement to maximize the usable area of the lot. Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new underground storm system entirely. Site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities.

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards. An existing pond exists on the southeast portion of the property. As stated above it will not be used for the new lots. The existing pond should be placed in its own outlot, or under a drainage and utility easement, to be owned by the City. The plat will need to reflect this as they come in for those approvals.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. A future site visit is to be performed by Anderson Engineering's wetland scientists when conditions allow to confirm additional wetlands are not present on the site.

Platting

Platting will be pursued for this project. The layout shows three separate lots. It should be noted that the pond on the south side of the site will need to be contained in an outlot or by a Drainage & Utility easement for the City to access. In addition, an easement is needed on the north side of the site for the City's electrical distribution line.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on June 27, 2022 to introduce the concept plan to adjacent neighbors. One neighbor showed up to the meeting. The developer did not note any significant concerns.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The

City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Concept Plan for Structures, Inc., subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative – Concept Plan (pgs 1-3), submitted by Structures**
 - b. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019**
 - c. Site Forces Plan (pg C-100), submitted by Anderson, dated July 6, 2022**
 - d. Concept A, submitted by Anderson, dated June 7, 2022**
 - e. Concept B, submitted by Anderson, dated June 7, 2022**
 - f. Colored Site Plan, submitted by Anderson, dated June 2, 2022**
 - g. Main Floor Level (pg A2.1), submitted by HTG Architects, dated March 5, 2019**
 - h. Exterior Elevations (pg A3), submitted by HTG Architects, dated March 5, 2019**
- 2. Provision that vehicle access on Ravoux Road is prohibited.**
- 3. Compliance with section 15.28.120 Building Design/Materials and Site Design for all three buildings.**
- 4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.**
- 5. Provision that exterior storage will not exceed 8 feet in height.**
- 6. Provision that exterior storage areas are fully screened from view via fencing and landscaping and to be addressed at preliminary.**
- 7. Provision that all mechanical equipment will be fully screened from view.**
- 8. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, and to be shown on the plat.**
- 9. Coordination with the City Engineer for the provision of public utilities to the site.**
- 10. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 11. Provision of a wetland delineation report be submitted.**
- 12. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**
- 13. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.**
- 14. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**
- 15. Provision that all open storage areas shall be fully screened by a fence subject to the provisions of CZO 15.28.210 paragraph D,1, and be shown on the preliminary plans.**
- 16. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed, and be shown on the preliminary plans.**
- 17. Provision that open storage areas are completely delineated on the site plan via its own privacy fencing and to be shown on the preliminary plans.**
- 18. Provision of berming and landscaping on the west side of the site and to be addressed at preliminary submittal.**

- 19. Provision of coniferous trees to be added to the south side of the fence along the east parking lot, and to be addressed at preliminary submittal.**
- 20. Provision of boulevard trees along Ravoux Road and Old Audubon Road, and to be addressed at preliminary submittal.**
- 21. Provision of fence specs of all proposed fencing and to be submitted at preliminary.**
- 22. Provision to further evaluate additional greenspace areas between pavement and to be addressed at preliminary submittal.**
- 23. Provision of a truck turning exhibit to be provided at preliminary.**
- 24. Provision of cross access easements across all lots and to be executed prior to final plat recording.**
- 25. Provision of designated parking areas for each building that meet parking ordinance and to be addressed at preliminary submittal.**
- 26. Provision that further evaluation be done on pedestrian connections out of the site and within the site, and to be addressed at preliminary submittal.**

Narrative – Concept Plan / Rezoning

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. Structures Inc. is proud to call Chaska its home and is looking to develop land to provide opportunities for other companies to do the same.

Structures Inc. is proposing to split the property under consideration into three parcels. Structures will then construct the development in three phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses ranging from 4,500 SF to 7,000 SF. These building will roughly comprise of 15-20% office space with 80-85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailer and trucks. Also, the back lots will be used for outdoor storage based off of the ultimate use of the building(s).

The buildings will be an attractive, yet simple one-story structures characterized by two primary masses: one lower one for office space, and one taller for the shop area. Building material will be consistent throughout the three buildings to provide a cohesive commercial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at $\frac{1}{4}$ " per foot. Skylights will sit over the open office spaces, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well. The exterior materials will be metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces. An image has been attached to this narrative to give a sense of what the buildings will look like.

Screening of the back lots will consist of vegetation, berming, trees and a pre-finished privacy fence to hide and secure the back lot spaces. Trash and recycling dumpsters, and transformers will be located within enclosures that will be made of materials that match the buildings.

Important features that will be designed in relation to the exterior finishes are:

1. To have a street presents that will tie into the local existing structures with a very timeless and updated design to bring an uplift to Old Audubon Road.
2. It is very important to obtain properly divided outside storage that can be secured and somewhat hidden from the rest of the neighborhood with design of structure and landscape.
3. Office and employee parking for this new concept with access from Old Audubon Road and will be fluent with the neighbors that currently exist.
4. The landscape will tie into the heavily wooded area and buffer to feel more residential than commercial.
5. The exterior finishes will be very progressive with Stone, Efis, metal color clad siding with a contemporary application.

Rezoning Request

The property under consideration is currently zoned PRD – Planned Residential Development, but Structures Inc. is asking that the property be rezoned to PID – Planned Industrial Development so that it may build facilities on the site that would be comprised of both office and shop space. The property to the south of the lot is zoned PRD, but properties to the north and east are zoned PID, so the rezoning is consistent with current zoning districts in the area. The development will transform a currently vacant lot into a useful and economically relevant piece of property.

Site Features

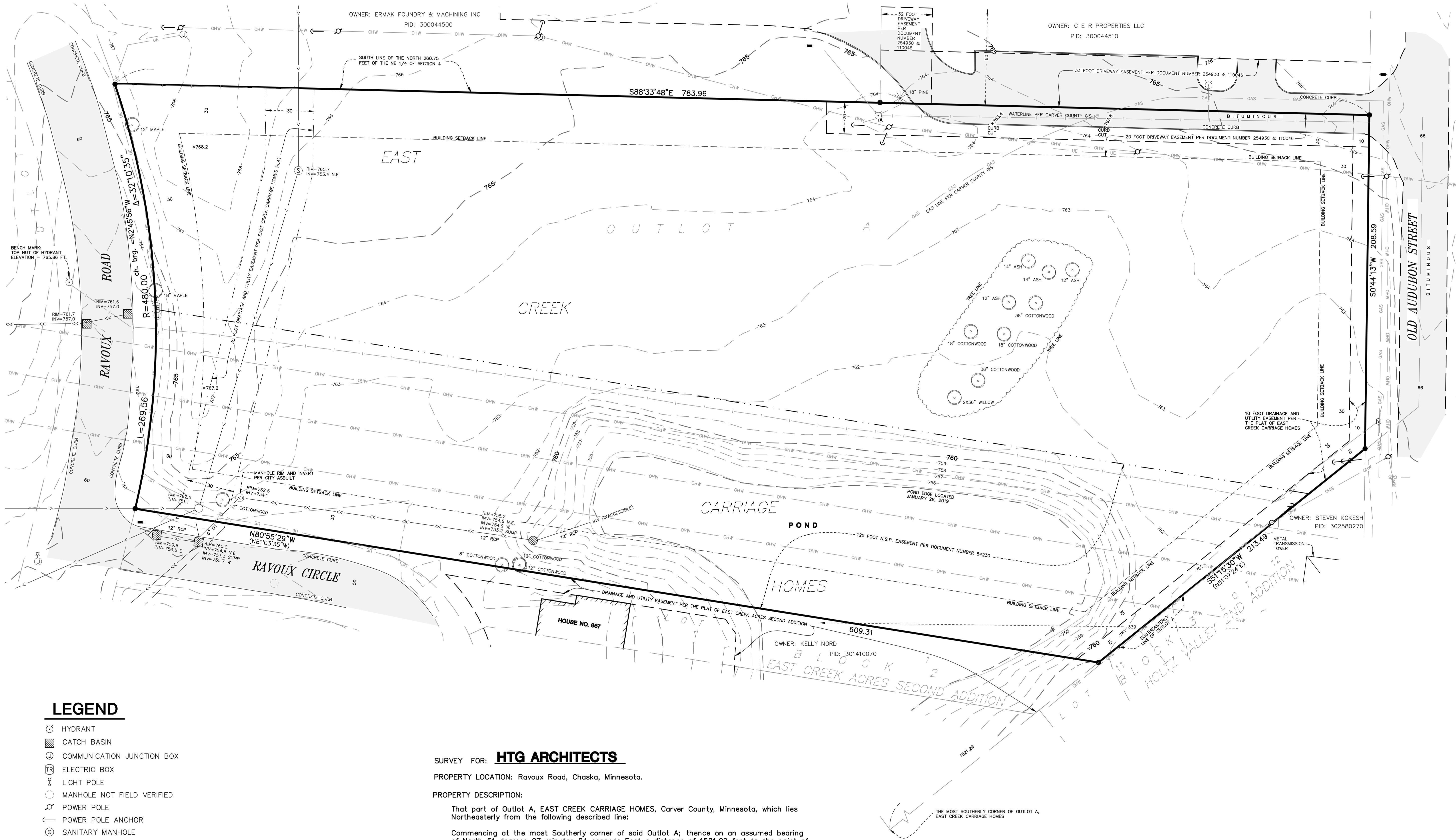
Currently the parcel is a vacant lot that historically, has been used for agricultural purposes. There is a 125' power line easement that runs the entirety of the south property line. Within this easement lies a regional stormwater pond that serves both the properties to the north and a portion of the residential area to the south. Utility services for the new buildings will connect directly to the city water and sewer lines that run east/west and north/south respectively through the site. Layout of the new buildings and pavement areas have been arranged to avoid these numerous site constraints.

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. An underground stormwater retention system will be utilized and placed under proposed pavement to maximize the usable area of the lot. Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new underground storm system entirely. Site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities.

Conclusion

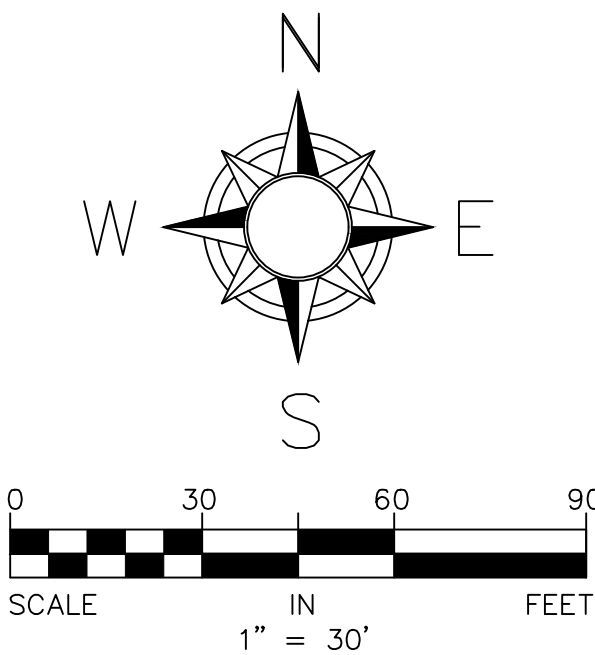
By locating the new warehouse buildings in Chaska, Structures Inc. will contribute to the economic vibrancy of the city, and the new buildings will add to the architectural fabric. Structures will be providing an in-demand commercial need that will stimulate the local economy. We feel this location brings many features to the city block, as well as a more fluent operation for businesses and will be a potential employment opportunity for Chaska Residents.





LEGEND

- HYDRANT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC BOX
- LIGHT POLE
- MANHOLE NOT FIELD VERIFIED
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- DECIDUOUS TREE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE



SURVEY FOR: HTG ARCHITECTS

PROPERTY LOCATION: Ravoux Road, Chaska, Minnesota.

PROPERTY DESCRIPTION:

That part of Outlot A, EAST CREEK CARRIAGE HOMES, Carver County, Minnesota, which lies Northeasterly from the following described line:

Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

The property is currently zoned PRD (Planned Residence Development) and has the following building setbacks.

BUILDING SETBACKS:

Front = 30 feet
Side = 30 feet
Rear = 30 feet

Building setbacks are 30 feet from all property lines or the height of the building, whichever is greater.

NOTES:

- The horizontal datum is the Carver County Coordinate System, NAD 83 (2011) adjustment.
- The vertical datum is NAVD88. The site bench mark is the top nut of the hydrant, located on the west side of Ravoux Road and 135 feet north of the intersection of Ravoux Circle and Ravoux Road depicted hereon, Bench Mark Elevation = 765.86 feet.
- The area of the property described hereon is 228,908 square feet or 5.2550 acres.
- The location and extent of underground utilities, are based upon Gopher State One Call locate ticket no. 190230413; existing drawings provided by the City of Chaska and above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The legal description and easement information depicted is based on Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment No. 55102, issued by its Commercial Partners Title, LLC, and dated October 1, 2018. Additional easements and/or encumbrances could be present.
- At the time of this survey, portions of the subject property were covered in significant amounts of snowfall, snow piles and ice. Some improvements may not be depicted.



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Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.
2/12/19	

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

Julie Burk
REG. NO. 20281 DATE 2.12.2019

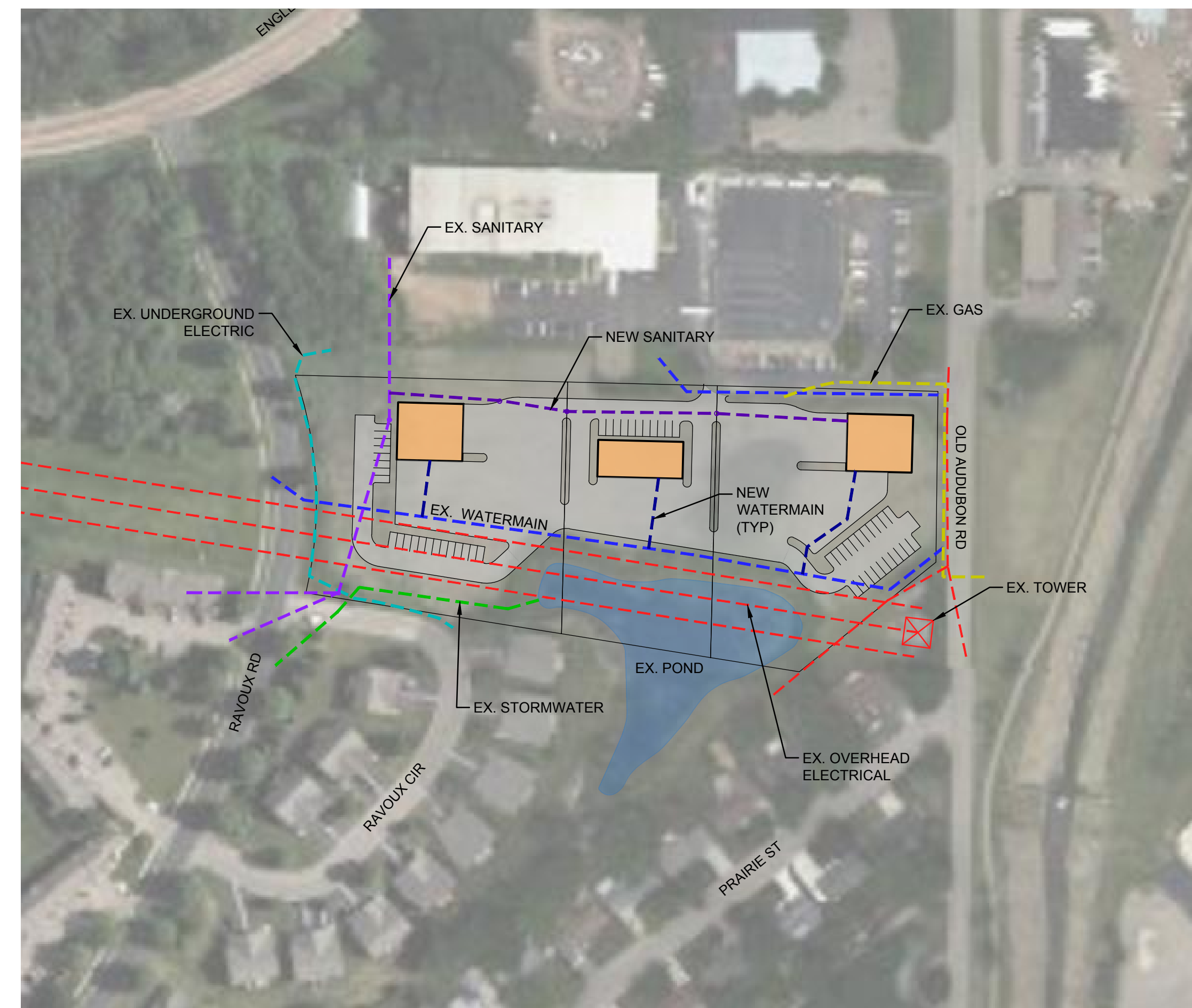
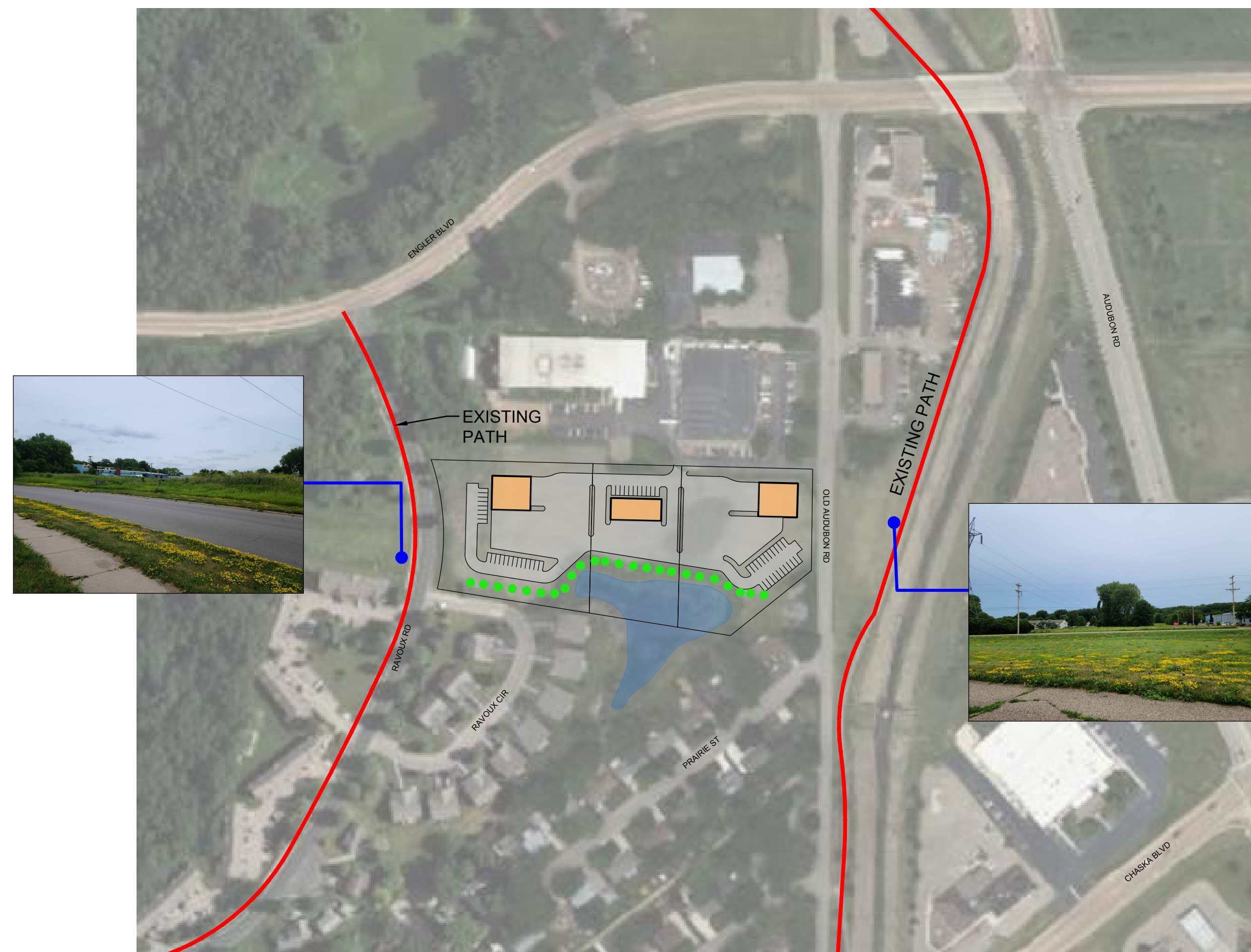
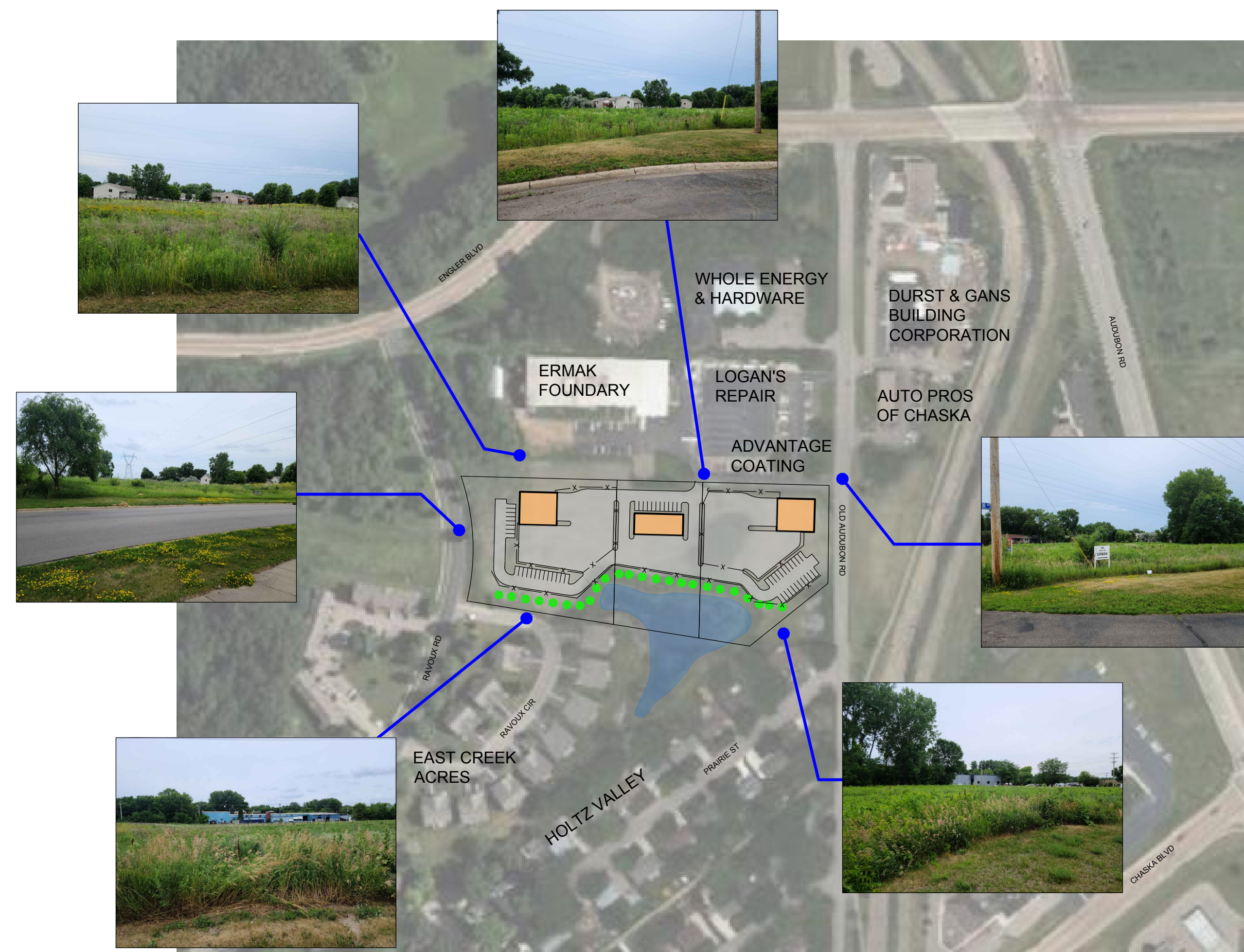
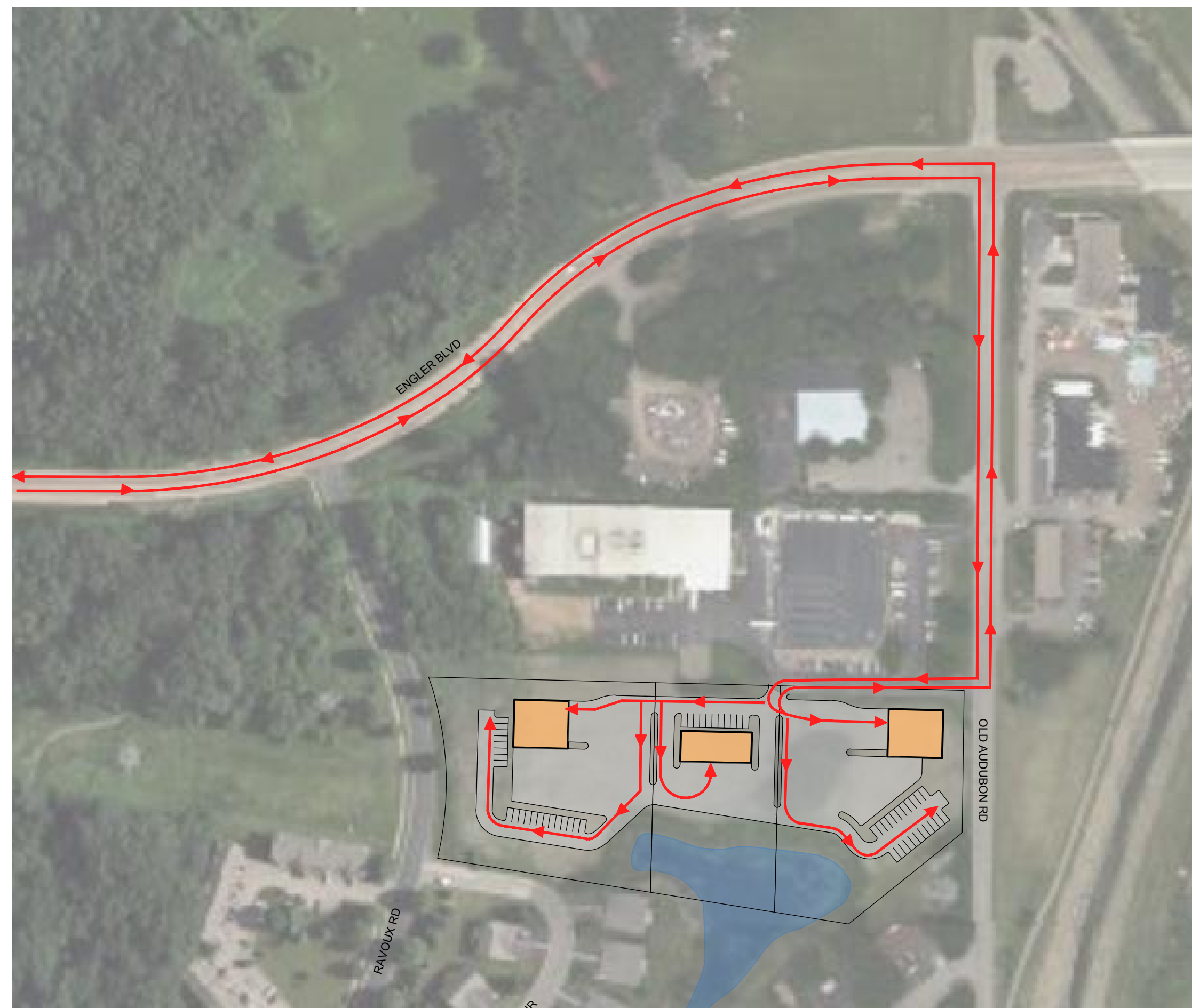


13605 1st Ave N. #100
Plymouth, MN 55441
P 763.412.4000 | ae-mn.com

EXISTING
CONDITIONS
SURVEY

DRAWN BY: JML CHECKED BY: JSB

C1



STRUCTURES INC.
THREE LOT SPLIT

CHASKA, MINNESOTA

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 07/06/2022 LICENSE NO. 57224

REVISION LOG

[illegible]

JULY 6, 2022

DESIGNED: BJF	DRAWN: MLT	CHECKED BY: BJF
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DRAWING TITLE

SITE FORCES PLAN

DRAWING NO.

C-100

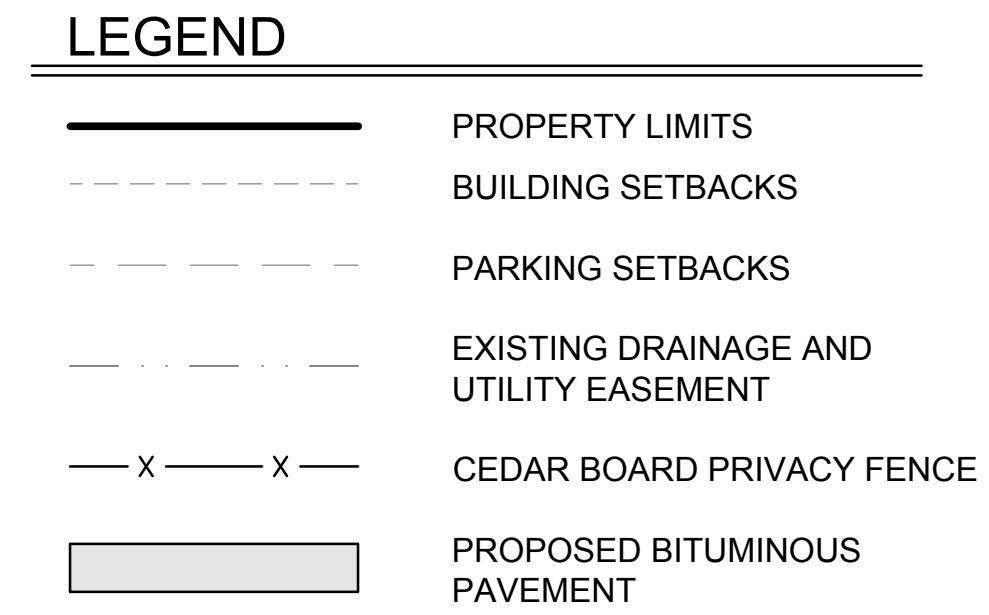
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Page 187 of 21

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<u>EXISTING</u>	
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PID:	301460020
EX. PARCEL AREA:	5.25 ACRE
ZONING:	PRD - PLANNED RESIDENCE DEVELOPMENT
2040 COMP. PLAN:	I - INDUSTRIAL
<u>PROPOSED</u>	
ZONING:	PID - PLANNED INDUSTRIAL DEVELOPMENT
<u>BUILDING SETBACKS</u>	
FRONT YARD:	30 FEET
REAR YARD:	30 FEET
SIDE YARD NORTH:	30 FEET
SIDE YARD SOUTH:	100 FEET
<u>PARKING SETBACKS</u>	
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REAR:	5 FEET
SIDE NORTH:	5 FEET
SIDE SOUTH:	10 FEET



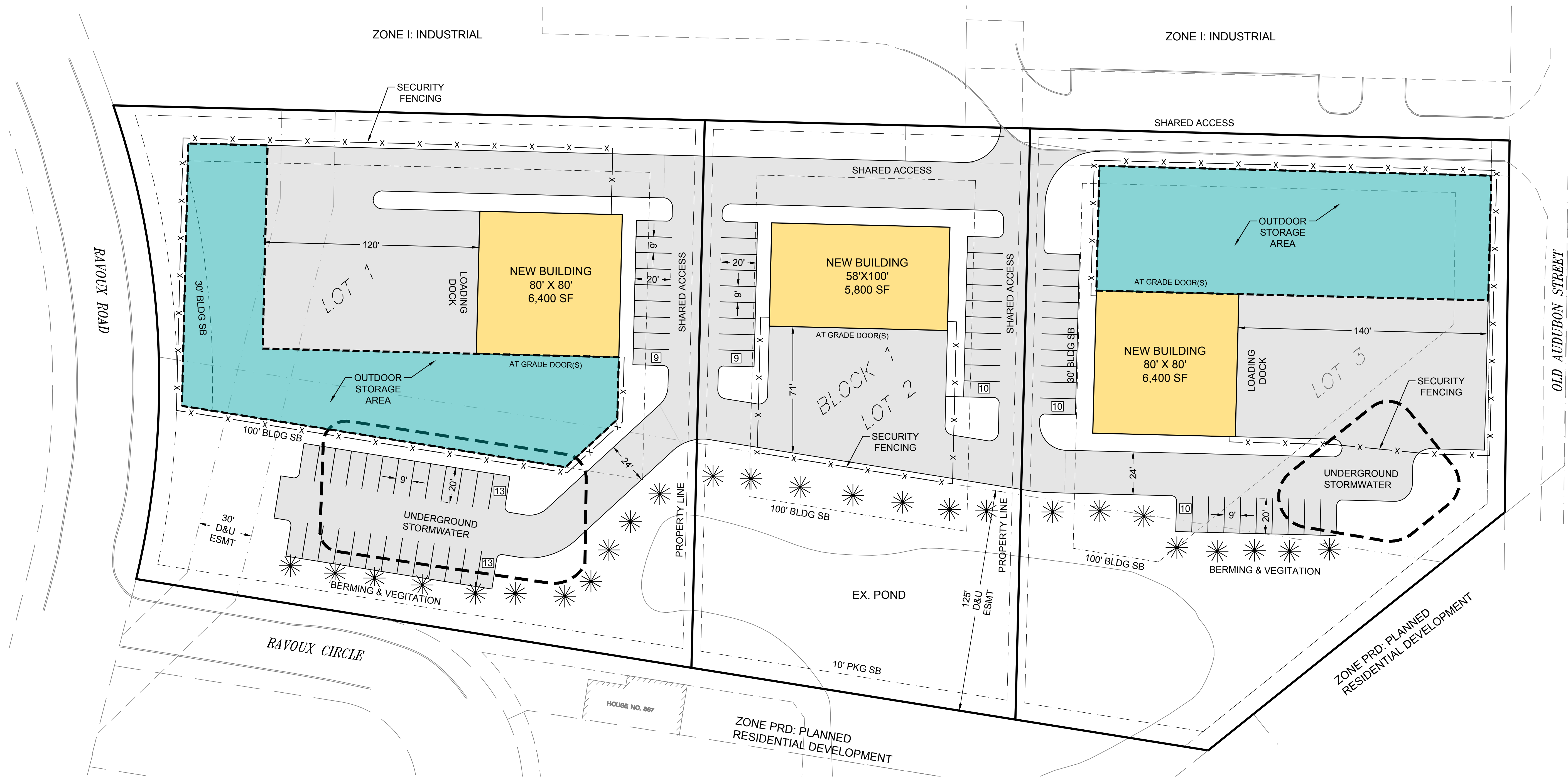
CHASKA, MINNESOTA

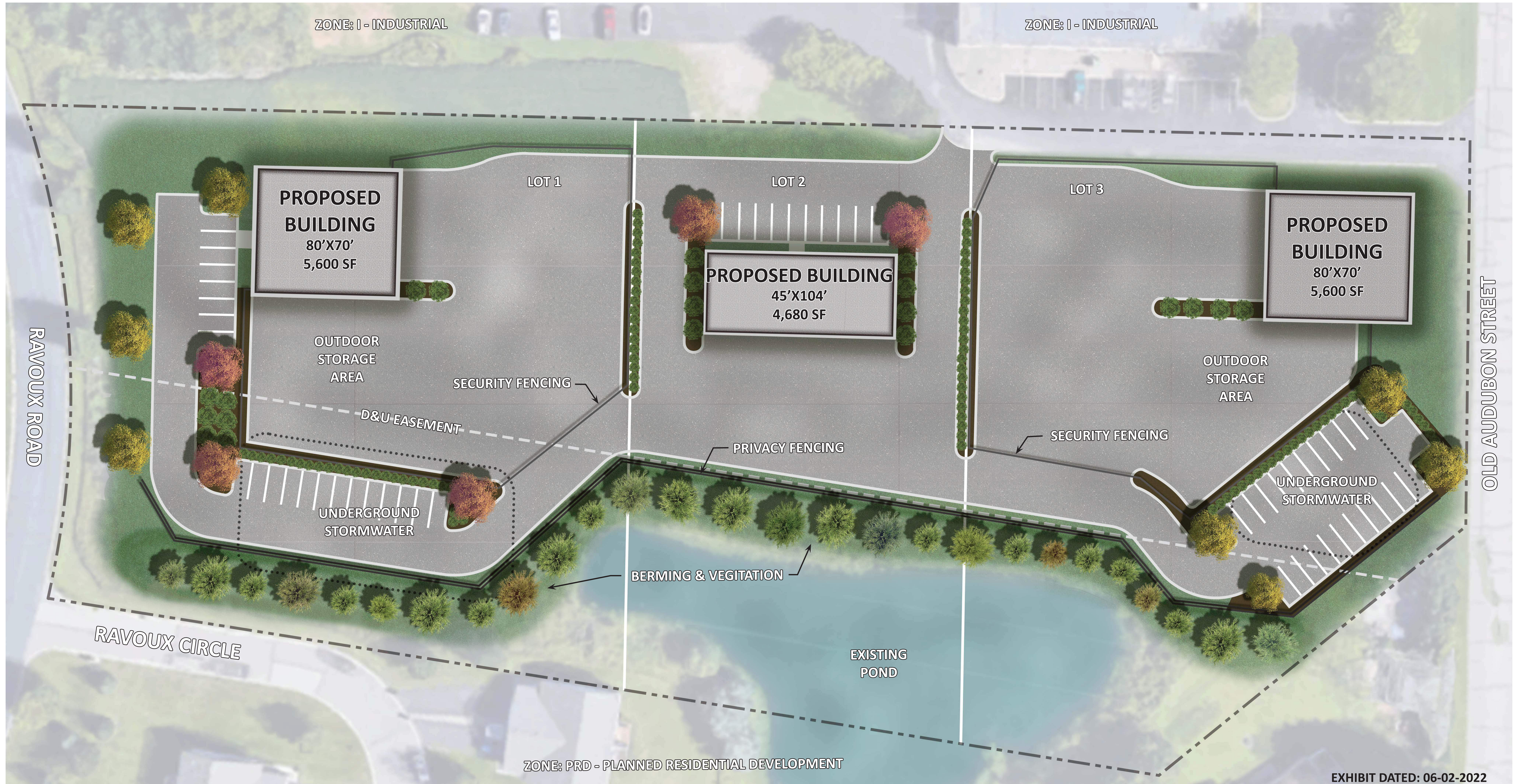
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DESIGNED: BJF	DRAWN: MLT	CHECKED BY: BJF
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B

COMM. NO.	15311
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Structures Inc.

Chaska, MN 55318

ANDERSON

13605 1st Ave. N. #100 Plymouth, MN 55441
P 763.412.4000 | F 763.412.4090 | ae-mn.com



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Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET 3/5/19

REVISIONS

DATE NO

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

Tom Moorse

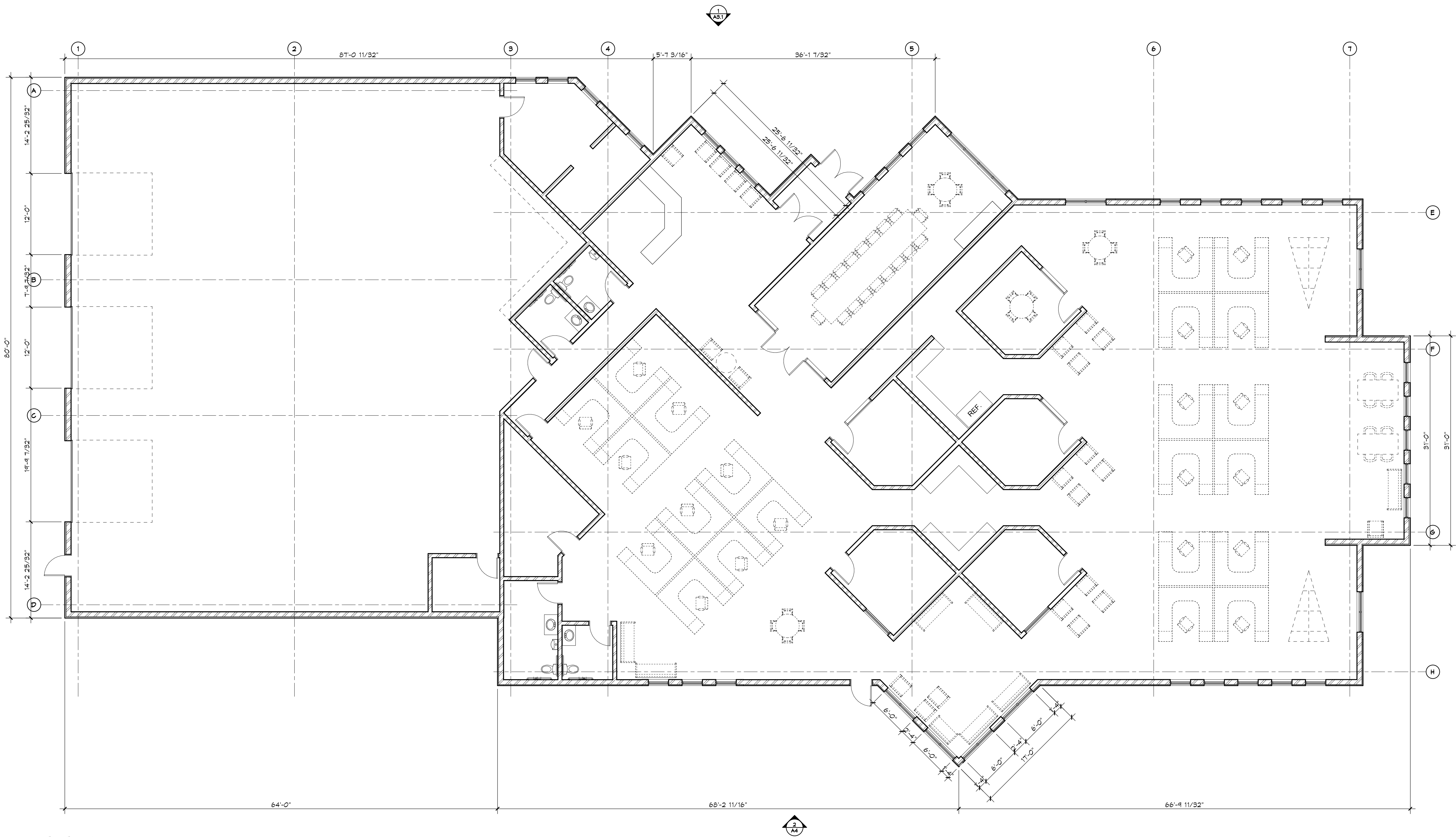
Reg No. 3/5/19 Date

MAIN LEVEL FLOOR PLAN

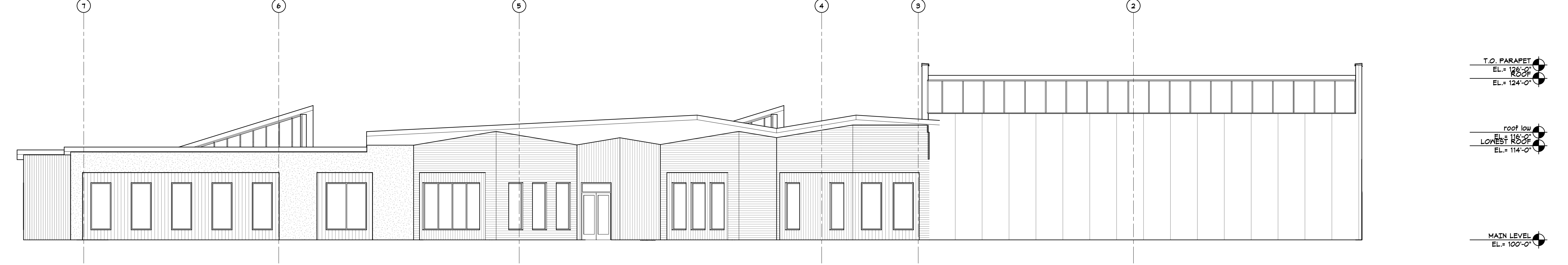
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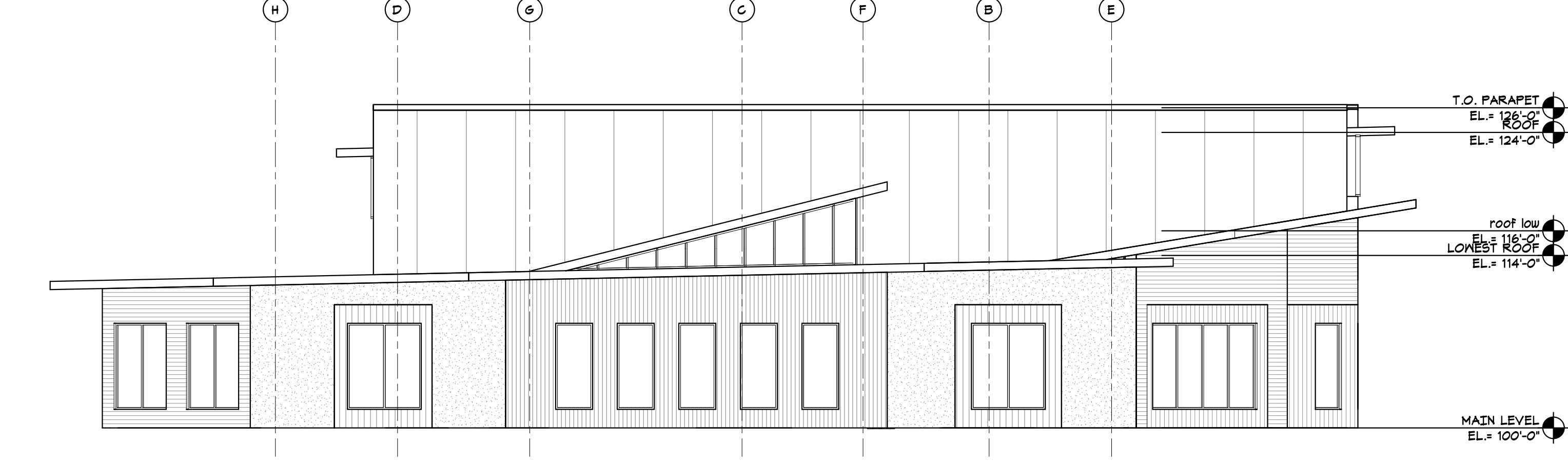
Project Number
COPYRIGHT © HTG ARCHITECTS



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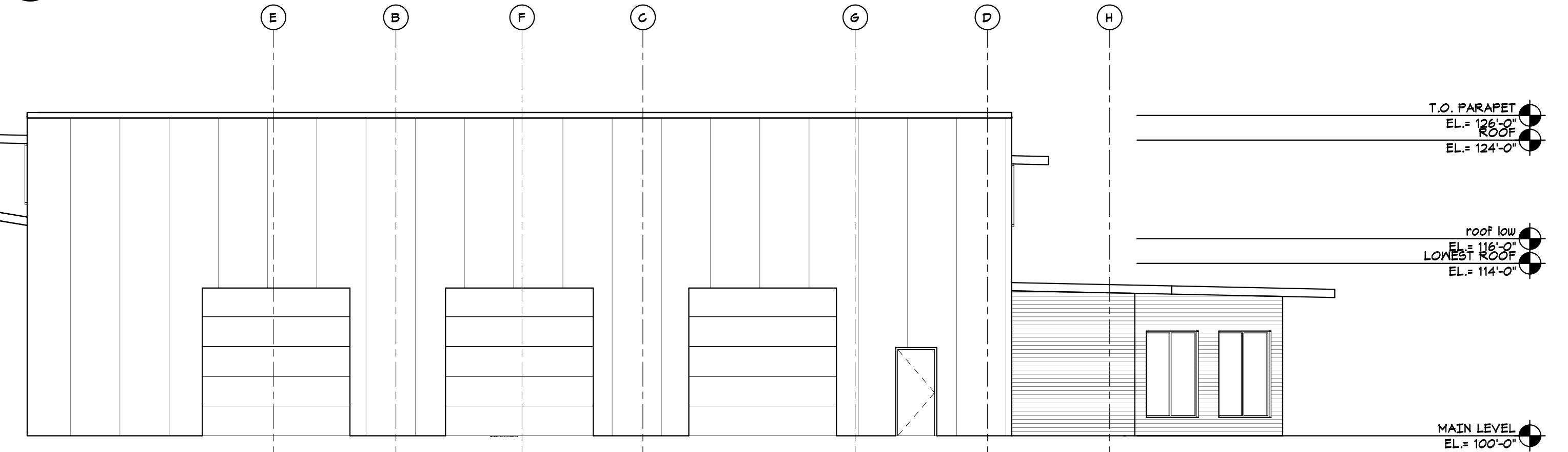
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A3 1/8" = 1'-0"



1 EAST ELEVATION
A3 1/8" = 1'-0"



3 SOUTH ELEVATION
A3 1/8" = 1'-0"



4 WEST ELEVATION
A3 1/8" = 1'-0"



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Minneapolis Tampa Bismarck

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Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET 3/5/19

REVISIONS

DATE NO

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

Tom Moorse

3/5/19
Reg No. Date

EXTERIOR ELEVATIONS

Drawn By: Author Checked By: Checker

A3

Project Number
COPYRIGHT © HTG ARCHITECTS

Elizabeth Hanson

From: Jeremy Banken <jbanken@structures.build>
Sent: Wednesday, June 15, 2022 12:51 PM
To: Elizabeth Hanson
Cc: Brian Field
Subject: [EXTERNAL]FW: Chaska Transmission Line
Attachments: 20220608085626602.pdf

See below

Jeremy Banken | President
Structures, Inc. | 117 Peavey Circle- Chaska, MN 55318
Cell 612.363.6111 | Direct 952.300.9451 | Fax 952.294.4595
JBanken@Structures.Build | www.Structures.Build
Minneapolis · Cincinnati · Salt Lake City · Newark

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From: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Sent: Wednesday, June 15, 2022 12:21 PM
To: Jeremy Banken <jbanken@structures.build>
Subject: RE: Chaska Transmission Line

Jeremy, Xcel Energy has no objections to the proposed use within existing NSP easements for citation creek development. Conditional approval is granted, Xcel encroachment team will need to review final plans per its encroachment process and may have comments if any conflicts are found. Please use this email as conditional approval for the City permit process, they can contact me if needed.

Thanks,

Seth Wight
Xcel Energy
Land Rights Agent
414 Nicollet Mall, Minneapolis, MN 55401
P: 612.342.8926 C: 651.955.5104
E: seth.j.wight@xcelenergy.com

From: Jeremy Banken <jbanken@structures.build>
Sent: Wednesday, June 15, 2022 9:20 AM
To: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Subject: RE: Chaska Transmission Line

EXTERNAL - STOP & THINK before opening links and attachments.

Morning

Any chance to review and put preliminary comments together?

Jeremy Banken | President
Structures, Inc. | 117 Peavey Circle- Chaska, MN 55318
Cell 612.363.6111 | Direct 952.300.9451 | Fax 952.294.4595
JBanken@Structures.Build | www.Structures.Build
Minneapolis · Cincinnati · Salt Lake City · Newark

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From: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Sent: Wednesday, June 8, 2022 2:41 PM
To: Scott Quiring <squiring@amconconstruction.com>; Jeremy Banken <jbanken@structures.build>
Subject: RE: Chaska Transmission Line

Already spoke with him and he is forwarding me information.

Seth

From: Scott Quiring <squiring@amconconstruction.com>
Sent: Wednesday, June 8, 2022 2:41 PM
To: Wight, Seth J <Seth.J.Wight@xcelenergy.com>; Jeremy Banken (<jbanken@structures.build>)
Subject: Chaska Transmission Line

EXTERNAL - STOP & THINK before opening links and attachments.

Hello Seth,

I am reaching out to help Jeremy identify who he should talk to regarding a transmission line on his property in Chaska. Can you help point him in the right direction or help answer his questions.

Thanks,



Scott Quiring
Partner

D 651-379-9027 | C 952-200-4823 | O 651-379-9090
squiring@amconconstruction.com
6121 Baker Road, Suite 101, Minnetonka, MN 55345
amconconstruction.com

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CITY OF CHASKA

ORDINANCE NO. 963

MOTION BY COUNCILMEMBER Grau, SECOND BY COUNCILMEMBER Bostrom

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District 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 Planned Residential District (PRD-29) zoning district and rezoned to Planned Industrial District No. 9 (PID-9) for all of Lot 1, Block 1 of the Structures, Inc., Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Structures, Inc. area:

1. Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
2. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
3. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
4. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
5. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
6. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
7. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
8. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
9. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
10. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
11. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
12. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019

13. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
14. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
15. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
16. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019

Section II. **PID-9 District regulations.** Permitted uses and regulations applicable to the PID-9 District is hereby amended to read as follows:

A. Intent

The intent of PID-9 is to create an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the residential area to the south.

It is intended that development within PID-9 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which 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

Permitted uses shall be the following:

1. Lot 1, Block 1, Structures, Inc.:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-9 District

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 9 of the zoning ordinance.
2. Signs as regulated by Section 10 of the Zoning Ordinance

3. Open storage as regulated by Section 3.1.10.5 of the Zoning Ordinance

D. Building Setbacks

Minimum building and open storage setbacks shall be as follows:

1. From Property Lines Abutting Residential: 100 feet
2. East and West Property Lines: 30 feet
3. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Property Lines Abutting Residential: 10 feet
2. From Right-of-Way (ROW): 10 feet
3. Interior Property Lines: 5 feet

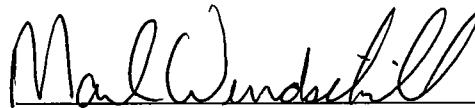
E. Development Standards:

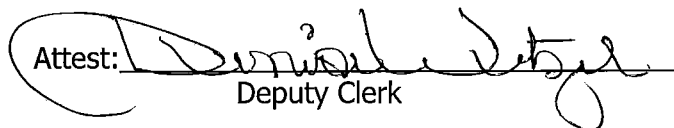
Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks, open storage and landscaping shall apply to the PID-9 District. Development standards shall also include the following:

1. Vehicle access on Ravoux Road shall be prohibited

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.


Mark Windschitl, Mayor

Attest: 
Deputy Clerk

**- MINUTES -
CHASKA CITY COUNCIL
MAY 2, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

None.

6. Consent Agenda

None.

7. Action Items

7.A. Adopt Resolution 2022-50, Award Bid for 2022 Downtown Street Project

City Administrator Podhradsky introduced this item. He noted they will be meeting with the developer regarding the timing of this project to make sure it doesn't impact certain events and peoples schedules.

Mayor Windschitl asked if they have figured out how many houses can potentially go in after this project is complete.

City Engineer Clark stated this project won't preclude housing from happening.

City Administrator Podhradsky stated they want the housing project to not be impacted by this project and instead have it go through the normal planning process and allow the Council to decide how to proceed.

Motion by Councilmember Grau, second by Councilmember Hubbard to Motion to adopt Resolution 2022-50, awarding the bid for the 2022 Downtown Street Reconstruction Project to GMH Asphalt Corporation, in the low bid total amount of \$3,735,808.88.
Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 5-2-2022

Council requested further information on page 3.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business

9.A. City Administrator's Report

9.A.i. Bi-Weekly Report May 2, 2022

9.B. Other Reports

9.B.i. Hawk Pride Recap

Councilmember Hatfield:

- Wished everyone a Happy Mother's Day on May 8th
- Noted this Saturday is Jonathan Spring Clean-up Day and Christmas in May
- Stated Thursday is the first Cubs game and has free admission
- Wished Councilmember Hubbard a Happy Birthday

Councilmember Hubbard:

- Stated the Carver County Leaders Group met recently and discussed redistricting and road work projects

Councilmember Huang:

- Noted the following events; May 7th Jonathan Spring clean-up day, May 14th Jonathan festival of Garage Sales, May 11th Taste of Chaska, May 13th Chaska Hawks Fundraiser, and River City Days on July 29-31 at City Square Park
- Thanked Kevin Abraham for his dedication to the City and hard work and wished him well in his retirement
- Congratulated Chaska Hawks Robotics Team for making it to semi-finals
- Congratulated the Knowledge Bowl Team on taking 3rd place at State
- Stated Chaska Theatre did a great job on the Sound of Music production
- Congratulated Kevin Krause on his new position as Fire Chief position
- SouthWest Transit has narrowed down to 3 candidates for CEO

Councilmember Grau:

- Acknowledged that May is Asian Pacific American Heritage month and today, May 2nd marks the end of Ramadan
- Wished Councilmember Hubbard a Happy Birthday

City Administrator Podhradsky:

- Congratulated Curlers Cole Thurston who won the Gold medal and is going to Worlds, and Ally and Brooke from the Sub Zero Team who won the Silver medal

Mayor Windschitl:

- Wished everyone a Happy Mother's Day on May 8th
- Stated Fishing opener is on the 14th
- Encouraged everyone to go and enjoy the Taste of Chaska events
- Noted the Rotary Club has a Shredding event this weekend from 4-8pm at the Athletic Center

10. Adjourn

Motion by Councilmember Hubbard second by Councilmember Grau to adjourn the meeting at 7:19 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
MAY 16, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:01 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Mayor Windschitl, and Grau arrived late and recused himself from voting on 9A.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as presented.

Motion carried.

5. Proclamation

5.A. Recognition of Poppy Days - Chaska American Legion Auxiliary - Unit 57

Mayor Windschitl read a Proclamation In Recognition of Chaska American Legion Auxiliary, Unit 57 declaring May 26, 27 and 28, 2022 as Poppy Days as a symbol of hope for all veterans who served this great country through military service and pay tribute to the war dead and aid the living veterans and their families.

6. Visitor Presentation

6.A. State of the Library 2022 Presentation - Heidi Hoks & Jodi Edstrom

Ms. Hoks and Ms. Edstrom addressed the Council and provided a presentation on the ways the library has changed in the past few years due to the pandemic and shared the events they have had recently.

7. Minutes

7.A. Approve April 18, 2022 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of April 18, 2022 City Council meeting.

Motion carried.

8. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through L:

A. 2022-2023 Liquor License Renewals

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2022 through June 30, 2023, with contingencies as noted.

B. Consider Letter of Support for SouthWest Transit's FTA Program Applications

Motion to accept the Letter of Support for SouthWest Transit's FTA Program Applications.

C. Adopt Resolution 2022-51, Accepting Gifts and Donations

Motion to adopt Resolution No. 2022-51 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2022 through March 31, 2022.

D. Adopt Resolution 2022-52, Interconnection Process

Motion to Adopt Resolution No. 2022-52 Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities for the City's Electric Utility.

E. Adopt Resolution 2022-53, Ratifying 2022 Cogeneration of Small Power Production Tariff for the City's Electric Utility

Motion to Adopt Resolution No. 2022-53 Ratifying 2022 Cogeneration and Small Power Production Tariff for the City's Electric Utility.

F. Adopt Resolution 2022-54, Support the Laketown Township State Bonding Request for the "201" System Feasibility Study

Motion to Adopt Resolution No. 2022-54, supporting Laketown Townships in the request for funds to be appropriated for the study in the upcoming State bonding bill.

G. Adopt Resolution 2022-55, Fair Housing Policy

Motion to Adopt Resolution No. 2022-55, approving a stand-alone Fair Housing Policy for the City of Chaska.

H. Adopt Resolution 2022-56, Creek Road Sewer Phase II – Congressional Support

Motion to Adopt Resolution No. 2022-56, approving support for congressionally directed support for the Phase II Creek Road sanitary sewer project.

I. Approval of Adjustments to Pension Benefits for Chaska Fire Department Relief Association

Motion to approve a Chaska Fire Department Relief Association benefit structure and related By-Law amendments first payable as of June 1, 2022, based on a benefit of \$3,400 per month of service for the monthly benefit and a benefit of \$9,304 per year of service for the lump sum benefit. Mayor Windschitl abstained voting on this item.

J. Adopt Resolution 2022-57, Approval for Tax Forfeited Land Sale Parcels

Motion to approve Resolution Number 2022-57 Providing approval for tax forfeited land sale parcels and authorizing the City Administrator to execute documents relates to sale of the parcels.

K. Property Easement Agreement - Creek Road Trunk Sewer Extension Street & Utility Improvements

Motion to Approve and Authorize Payment to Acquire Fee Title and Various Easement for Roadway, Sidewalk, Trail, Drainage and Utility Purposes Over Certain Property.

L. Adopt Resolution 2022-65, Authorizing the Commencement of Eminent Domain to Acquire Fee Title and Various Easement

Motion to adopt Resolution No. 2022-65, authorizing eminent domain acquire fee title and various easements for new street and utility improvements over certain property described herein.

M. Adopt Resolution 2022-58, Approving the Final Site & Building Plan and Final Plat for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-29

Motion to adopt Resolution No. 2022-58 approving the Chaska Creek Industrial Phase 3 (aka Chaska Club West Industrial) (PC #2022-29).

N. Adopt Resolution 2022-59, Approving the Final Site & Building Plan, Final Plat and Sale of Excess City Land for West Creek Apartments/Community Asset Development Group/PC #2022-32

Motion to adopt Resolution No. 2022-59 approving the Final Site & Building Plan, Final Plat, and Sale of Excess City Land for West Creek Apartments (PC #2022-32).

O. Adopt Resolution 2022-60, Approving the Final Site & Building Plan for the Fieldhouse Addition at Southwest Christian High School/Southwest Christian/PC #2022-28

Motion to adopt Resolution No. 2022-38, authorizing City staff to send offer letters to the affected property owners for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.

Motion carried.

9. Action Items

9.A. Adopt Resolution 2022-61, Approving the Preliminary Site & Building Plan and Preliminary Plat for The Gallery Chaska Apartments/Chase Real Estate/PC #2022-21

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Councilmember Hubbard asked how snow removal will be handled and why they don't have a playground in their plan.

Joe McElwain with Gallery Apartments and Chase Real Estate addressed the Council. He stated they will notify the residents a day prior to move the vehicles and if there is an ordinance or something prohibiting the parking on the streets they will address that accordingly. He stated they don't have a playground because their demographics don't support the need for a playground.

Councilmember Hubbard stated she feels strongly that they provide some sort of playground or tot lot for the residents especially because of the housing shortage there are many times families may need to rent short term and they should have a safe place to allow their kids to play.

McElwain with Gallery Apartments stated he understands her concern and will do some research and see what the costs and space needs would be to put in a tot lot and get back to the Council with that information.

Councilmember Hubbard stated they continually get emails and calls from residents saying they weren't aware this building was being put up and she would like to know what their plan is to inform people of these projects.

City Administrator Podhradsky stated they are planning to have a work session in the next month or two on this issue. He noted the Community Development staff has been extremely inundated the past few months. He stated its important to review this with the planning commission so they are all on the same page. He added it is important to note that even with plenty of notice and sending notices they will always get feedback that they didn't know. They are meeting with other cities now to see what they are doing to address this issue and will find a way to incorporate those ways in Chaska.

Travis Olson, 1439 Sofia Drive, addressed the Council and stated the issue he has is that the things that were originally approved by the Council in 2020 such as the wetland being deeded to the City are not part of the plan. He stated the communication has been lacking and the neighborhood meeting held recently was more of the developer explaining what they are going to do and not having a conversation with people to get feedback. He noted there is confusion regarding multiple parking lot proposals in the plans, the open spaces, trails that include stairs which means residents with disabilities wouldn't be able to use the trail, the absence of a tot lot, and the number of trees being preserved and planted.

Wade Sorenson, 1456 Sofia Drive, addressed the Council and stated the size of the building is gigantic and the location isn't appropriate for it. He stated the building size is too big for the parcel size they are building on and the open space requirements seem inconsistent with the ordinances. He stated a lot of people have invested a lot of money into their land and it is going to be ruined by this building.

City Engineer Clark stated it the 17 acres are a single parcel and one PID. He noted if they wanted to make it two they would need to go through the subdivision process.

Councilmember Hatfield stated she understands the building is bigger but it is the type of housing the City needs and they want to be able to provide housing for everyone.

Councilmember Huang stated there are statements of fact and statements of opinion, and he would like to see a clear transparent view of this plan. He stated he feels the building is pretty large and that is his opinion but if they can make it work in the space they are proposing, then that is good because it is something the community needs. He noted there are a lot of things that need to be cleaned-up so they can clearly see the plan.

Beth Sanchez, Sofia Drive addressed the Council. She stated she did get a notice about the Planning Commission meeting in April but wasn't ever notified about the meeting in May. She stated she took it upon herself to print out flyers with the information about this project and knocked on doors of neighbors to make sure everyone was informed of what was happening. She noted the crosswalks need to be looked at and trails. She stated a reasonable size is 3 stories for the apartment building.

Greg Butler, 1355 Romeo Court, addressed the Council and stated he is concerned about the amount of traffic that will be coming through his neighborhood as a result of this project. He stated he requested a copy of the traffic analysis study and upon review asked a few questions and received no response. He noted if they proceed with this plan based on the traffic study

outcome, they would be approving a plan that is not accurate. He stated he finds it unusual that the traffic study was done in one day

Administrator Podhradsky stated even though they are done by the developers they are given to the City for their engineers to review for accuracy.

Councilmember Grau stated this conversation is very frustrating and wants to remind everyone why they are here, they all want the best for the City. He stated there is a lot of speculation being put out there and would like the tone to remain non-accusatory. He stated he is recusing himself from the vote since he was late to the meeting tonight.

Councilmember Hatfield stated it seems some people are splitting hairs over 3 units, and that won't make a difference. She stated the numbers will change again before the next meeting and it will be reviewed again, the pieces are always moving.

Community Development Director Kabat stated the purpose of the traffic study is to say that when at full capacity the roads could handle the amount of traffic there whenever that may be down the road in a year or two etc.

Jennifer Stoltz, Clover Preserve Drive addressed the Council. She stated she got the April notice in the mail about the meeting and that is the only communication she received for this building. She stated she is concerned about the traffic and speeding and adding the additional traffic. She noted she has seen Clover field grow over the years, and is all for growth but with the large proposed building there is going to be traffic and safety issues for their kids.

Jeremy Ely, 1368 Romeo Court, and Jonathan Board member addressed the Council. He stated he thinks the Council needs to understand that the sensitivity is coming from people not being informed of what is going on because they are not within the statutory distance to be informed of such projects. He stated he applauds the Council for addressing that issue. He stated he would like to know how he can help as an advocate and work with the City to help with safety of the kids in the area. He noted he doesn't think the building is too big and thinks the developers did a good job to match what the others look like in the area.

City Administrator Podhradsky stated they have spoke with Clover Ridge School and they discussed that the school has a high number of drop-offs and the traffic needs to be split between the north and south parking lot, so that is something they are working on and it should help.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2022-61 approving the Preliminary Site and Building Plan and Preliminary Plat for a 175-unit apartment building for the Gallery Chaska Apartments (PC #2022-21).
Motion carried.

Council recessed at 9:40 pm.

The meeting reconvened at 9:46 pm.

9.B. Adopt Resolution 2022-63, Approving the Preliminary Plat for the Eitel House/Jonathan Association/PC #2022-27

City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation on this item.

Councilmember Hubbard asked if they would need a variance to build a garage.

City Planner Hanson stated no, the garage would sit facing the house.

Councilmember Hatfield stated she hopes they can sell to someone who is going to care and love the house.

Ely stated they are prohibited from selling to a company or corporation. As a homeowners association they would want to sell to a person not a company.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-63 approving the Preliminary Plat for the Eitel House (PC #2022-27).

Motion carried.

9.C. Adopt Resolution 2022-62 and Ordinance 1017, Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for the Chaska Tech Center/Amcon Construction/PC #2022-26

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

The developer addressed the Council and thanked them for working with them and would like to ask that they can use a class 2 material to be used as a class 1 material. He showed the stone they would like to use.

The Council stated they would take it under advisement and let them know.

The Owner address the Council and stated they have seen a 28% increase on the materials and will need the proposed siding approved to move forward with the project, so he hopes they can make it work. He stated the next steps are that they will make a purchase agreement and developers agreement.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2022-62 approving the Preliminary Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center) (PC #2022-26).

Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Ordinance No. 1017 approving the Zoning Ordinance Amendment (ZOA) to PMD-21.

Motion carried.

9.D. Adopt Resolution 2022-64, Approving the Concept Plan for Kusske Estates Property (Extension of The Harvest Neighborhood)/Tradition Development/PC #2022-25

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Pat Wrase with Tradition Development addressed the Council. He stated they have had some prelim grading done and they are showing the site is fairly balanced so they don't need to do any of that necessarily.

Motion by Councilmember Huang, seconded by Councilmember Grau to adopt Resolution No. 2022-64 approving the Concept Plan for Kusske Estates Property, based on the conditions listed therein.

Motion carried.

10. Bills

10.A. Accounts Payable Council Roster 5-16-2022

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

11. Other Business

11.A. City Administrator's Report

11.A.i. Bi-Weekly Report April 4, 2022

11.B. Other Reports

11.B.i. 1st-Qtr 2022 Investment Report dated May 16th, 2022

11.B.ii. Financial Rpts-Q1

11.C. Other Meeting Minutes

11.C.i. Planning Commission Meeting Minutes April 13, 2022

11.C.ii. Human Rights Commission Minutes 12-16-2021

11.C.iii. Human Rights Commission Minutes 02-24-2022

Councilmember Hatfield:

- Stated the Taste of Chaska is 5-9pm on Wednesday
- There is a Food Distribution at 12pm on Thursday
- Stated there are Open House tours Thursday 5:30-7:30pm and Saturday 10-12pm at City Hall
- Noted there is a Microchip, license Wellness and Vaccine Clinic for pets at Valley Free Church May 19th 3-6pm

Councilmember Hubbard:

- Stated there is a MN Arboretum open house on Thursday May 26th 4:30-6:30pm

- Noted she wants to send wishes and honor those who served and wish everyone a safe Memorial Day

Councilmember Huang:

- Thanked everyone for coming out and helping with Christmas in May
- Stated Chaska Bash fundraiser went well
- Noted June celebrates 50 years of Chaska women high school sports
- Stated they are having the CEO candidate interviews for SouthWest Transit on Thursday

Councilmember Grau:

- Noted the Chaska Classic went really well and thanked the parks and city works for cleaning up so well
- Stated congratulations to his son's team, the Chaska Boys 9AA team for winning

Mayor Windschitl:

- Stated on June 5th they are having a Fishing with Friends event
- Stated the Vets Club does a great job setting up Memorial Day events and encourages everyone to get out and see those starting at 10am

11. Adjourn

Motion by Councilmember Hatfield second by Councilmember Hubbard to adjourn the meeting at 11:24 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 6, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Huang, and Mayor Windschitl

Absent: Councilmember Hubbard

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hatfield second by Councilmember Grau to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. Growth Through Opportunity Youth Swearing in Ceremony

Police Chief Seibert addressed the Council and provided some information on the Growth through Opportunity Youth program who is working with the Empower Inclusion program and introduced both cadets of the program; Jordan Moore and Mitchell Scott.

Alex Oladoyin with Empower Inclusion addressed the Council and stated they are excited to partner with the City and noted it is going to provide the cadets with a great variety of job experience and exposure to many different City areas. She thanked the City and stated it is going to be a positive experience.

Mayor Windschitl swore in Jordan Moore and Mitchell Scott as honorary Police Cadets for the City of Chaska, County of Carver, State of Minnesota.

6. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through H:

A. Temporary On-Sale Intoxicating for Chaska Rotary Foundation

Motion to approve Temporary On-Sale Intoxicating License TW 22.02 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska City River Days, on July 29th – 31st, 2022.

B. Accept Human Rights Commission Resignation - Emily Filmore

Motion to accept the resignation of Emily Filmore from the Chaska Human Rights Commission and open the seat to applications.

C. Approval of 2021 Interfund Transfers

Motion to approve 2021 interfund transfers to be reported as Other Financing Sources and Uses in the 2021 Annual Comprehensive Financial Report.

D. Accept Terms of Mediated Settlement Agreement

Motion to approve the terms of the settlement and authorize the City Administrator to sign the Settlement Agreement once the final document is complete.

E. Adopt Resolution 2022-67, to Approve 2022 Bid for Lions Park Shelter

Motion to approve Resolution 2022-67 awarding the bid for the 2022 Bid for Lions Park Shelter to Theis Construction Co Inc. in the low bid amount of \$446,951.19.

F. Letter of Support - Grant Application CSAH 11 & 44 Packet Page 1 of 101 Agenda Page 2

Motion to authorize the Mayor to sign a letter of support for Carver County's HSIP application for the CSAH 11 and 44 intersection.

G. Adopt Resolution 2022-68, Approving Plans & Specifications and Authorizing Bids Creek Road Trunk Sewer Ext Street and Utility Improvement Project

Motion to adopt Resolution No. 2022-68, approving the construction documents for the Creek Road Trunk Sewer Extension Street and Utility Improvement Project, and authorizing the solicitation of public bids.

H. Adopt Resolution 2022-69, Scheduling Public Improvement Hearing on July 11th Creek Road Trunk Sewer Extension Street and Utility Improvements

Motion to approve Resolution 2022-69 Scheduling the Public Improvement Hearing for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.

Motion carried.

7. Action Items

7.A. Adopt Resolution 2022-66, Award Bid for Hundertmark Tower Rehabilitation

City Administrator Podhradsky introduced this item.

Matt Haefner, Water & Sewer Director, provided a presentation and background on this item. He stated bids have been received and noted they came in lower than budgeted. He stated it will take 15 weeks to complete the project.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-66 awarding the bid for the Hundertmark Water Tower Rehabilitation, in the low bid of \$1,297,700.000.

Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 6-6-2022

Council requested further information on pages 6 and 14.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business

9.A. City Administrator's Report

9.A.i. Bi-Weekly Report June 6, 2022

9.B. Other Reports

9.B.i. Bi-Weekly Report 06-06-2022

9.C. Other Meeting Minutes

9.C.i. Human Rights Commission Minutes 03-24-2022

9.C.ii. Human Rights Commission Minutes 04-28-2022

Councilmember Hatfield:

- Thanked Officer Jenke and the Cert Team for their hard work
- Noted the Pride Picnic is this Sunday at 3pm, they need volunteers still
- Noted there is a Food Distribution on June 16th at 12pm

Councilmember Grau:

- Stated there has been resident outreach regarding the City putting a "how to read your bill" on electric statements so they can understand them better and he agreed that would be helpful and would like the City to look into that
- Noted he is very happy that the City is supportive and has a Pride Picnic and wished everyone a Happy Pride Month

Councilmember Huang:

- Stated the Memorial Day Ceremony at the VFW was a great event and thanked all who served the US
- Stated the Chaska Community Master Plan Open House is on June 15th from 6-8pm at the Community Center and added there will be free ice cream
- Noted the Picnic with the Police is on July 21st from 5:30-8:30pm at Veterans Park
- Stated August 2nd is Night to Unite
- Wished everyone a Happy Father's Day on June 19th
- Congratulated Stephen Kraus on his first day as Fire Chief
- Stated the Cert dinner was great and thanked the volunteers who contribute their time and energy to the Community
- Congratulated Eric Chiles for making it to the PGA Senior Tournament
- Congratulated Pam Schmillen, Chaska Girls Golf Coach was inducted in to the Minnesota Golf Hall of Fame
- Noted the Flags of Honor Car Show is on August 6th from 10am-2pm at City Square Park
- Congratulated the 2022 Graduates

Mayor Windschitl:

- Stated the Fishing with Friends Annual Clinic went really well
- Noted he attended the groundbreaking at Southwest Christian school for their field house
- Noted the Chaska Cubs are playing and you can visit chaskacubs.com for the schedule
- Congratulated all 2022 Graduates, his Grandson included
- Stated Chaska is in the Top 175 Workplaces again, thanked everyone for their input on the surveys
- Wished everyone a Happy Father's Day on June 19th

City Administrator Podhradsky:

- Congratulated the 2022 Graduates
- Stated they are looking for dates to hold the Engagement for Building Study; there will be 4 dates and they will be open houses in the park with ice cream and some sort of games and/or activities

10. Adjourn

Motion by Councilmember Huang second by Councilmember Grau to adjourn the meeting at 7:40 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MAY 16, 2022

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 11:24 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Grau, Hubbard, Huang, and President Windschitl.

Absent: Commissioner Hatfield

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hubbard, second by Commissioner Huang adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes 4-4-2022

Motion by Commissioner Hubbard, second by Commissioner Grau to approve the April 4, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5.A. Authorize Letter of Intent for TIP Assistance for Proposed Chaska Creek Industrial Phase 3/Oppidan Project

Assistant Executive Director Durbin presented this item to the Commission and provided some background.

Executive Director Podhradsky stated

Jay with Oppidan provided some details on the phase timelines for the plan.

Motion by Commissioner Huang, second by Commissioner Hatfield authorizing the EDA Director to execute the Letter of Intent for TIF assistance to the proposed Chaska Creek Industrial Phase 3/Oppidan project.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Hubbard to adjourn the meeting at 11:34 pm.

Motion carried.