AGENDA
CHANHASSEN PLANNING COMMISSION
TUESDAY, SEPTEMBER 15, 2026
CITY COUNCIL CHAMBERS, 7700 MARKET BOULEVARD

A. 6:00 P.M. - CALL TO ORDER

B. PUBLIC HEARINGS

B.1 Consider a front yard setback variance to construct a deck at 6871 Nez Perce Drive

B.2 Avienda Planned Unit Development (PUD) Ordinance Amendment

C. GENERAL BUSINESS

D. APPROVAL OF MINUTES

D.1 Approve Planning Commission Meeting Minutes dated July 7, 2026

E. COMMISSION PRESENTATIONS

F. ADMINISTRATIVE PRESENTATIONS

G. CORRESPONDENCE DISCUSSION

H. OPEN DISCUSSION

I. ADJOURNMENT

NOTE: Planning Commission meetings are scheduled to end by 9:00 p.m. as outlined in the official by-laws. We will make every attempt to complete the hearing for each item on the agenda. If, however, this does not appear to be possible, the Chairperson will notify those present and offer rescheduling options. Items thus pulled from consideration will be listed first on the agenda at the next Commission meeting.

If a constituent or resident sends an email to staff or the Planning Commission, it must be made part of the public record based on State Statute. If a constituent or resident sends an email to the Mayor and City Council, it is up to each individual City Council member and Mayor if they want it to be made part of the public record or not. There is no State Statute that forces the Mayor or City Council to share that information with the public or be made part of the public record. Under State Statute, staff cannot remove comments or letters provided as part of the public input process.

Planning Commission Item

September 15, 2026

Item	Consider a front yard setback variance to construct a deck at 6871 Nez Perce Drive	
File No.	Planning Case #26-12	**Item No:** B.1
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Carole Sullivan, Homeowner	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.37 Acres	
Density	N/A	
Applicable Regulations	Chapter 20 – Article 20-XII RSF Single-Family Residential Chapter 20 – Article 20-II – Division 20-II-3 Variances	

SUGGESTED ACTION

"The Chanhassen Planning Commission, acting as the Board of Appeals and Adjustments, approves the request for a front yard setback variance for the property located at 6871 Nez Perce Drive."

SUMMARY

The Applicant is requesting a variance to the required front setback to facilitate the construction of a deck on the existing lawful non-conforming home located at 6871 Nez Perce Drive.

BACKGROUND

This property is located in the Carver Beach neighborhood, platted in 1927. The home was constructed in 1930 according to Carver County data. Based on historical imagery, Ponderosa Drive was

constructed after the home; however, an exact year cannot be confirmed.

This property contains a single-family home, front deck, garage and driveway. Currently, the rear of the home has a stoop leading from the house to the backyard. The house is set back 18 feet from the southeast corner to the right-of-way; the current city code minimum requirement is a 30 foot setback, but allows for an encroachment of 5 feet for open decks. This home is considered lawful nonconforming for the front setback along Ponderosa Drive. The current property owner did not own the home at the time of construction and now faces challenges when constructing a deck, a reasonable and typical request for a home. The proposed location of the deck is also the most reasonable location based on interior layout of the home.

DISCUSSION

RECOMMENDATION

Staff recommends that the Chanhassen Planning Commission approves the requested front yard setback variance to construct the deck as demonstrated in the plan set.

ATTACHMENTS

Development Application
Narrative
Proposed Plan
Staff Report
Findings of Fact
Affidavit of Mailing

CITY OF CHANHASSEN
Development Review Application

COMMUNITY DEVELOPMENT DEPARTMENT | Planning Division
7700 Market Boulevard, Chanhassen, MN 55317 (P.O. Box 147)
Phone: (952) 227-1100 / Fax: (952) 227-1110

SECTION ONE: APPLICATION TYPE

Check all to apply. Refer to the appropriate Application Checklist for required submittal information that must accompany this application

- ☐ Comprehensive Plan Amendment $700
- ☐ Conditional Use Permit (CUP)
  - ☐ Single-Family Residence $400
  - ☐ All Others $600
- ☐ Interim Use Permit (IUP)
  - ☐ In conjunction with Single-Family Residence $400
  - ☐ All Others $600
- ☐ Rezoning (REZ) $600
- ☐ PUD - Major/Minor Amendment
  - ☐ Major Amendment to Existing PUD $750
  - ☐ Minor Amendment to Existing PUD $100
- ☐ Site Plan Review (SPR)
  - ☐ Administrative $100
  - ☐ Commercial/Industrial Districts $750
- ☐ Site Plan Agreement $500
  - ☐ Amendment to Site Plan Agreement $250
- ☐ Development Review Escrow $2,000
- ☐ Subdivision (SUB)
  - ☐ Plat 3 lots or less $500
  - ☐ Plat over 3 lots $1,250
  - ☐ Metes & Bounds (2 lots) $300
  - ☐ Consolidate Lots $150
  - ☐ Administrative Subd. (Line Adjustment) ... $150
  - ☐ Final Plat $500
- ☐ Vacation of Easements/Right-of-way (VAC) ... $300
  (Additional recording fees may apply)
- ☒ Variance (VAR) $250
- ☐ Wetland Alteration Permit (WAP)
  - ☐ Single-Family Residence $150
  - ☐ All Others $275
- ☐ Appeal of Administrative Decision $250
- ☐ Zoning Ordinance Amendment (ZOA) $500
- ☐ Development Contract $500
  - ☐ Amendment to Development Contract ... $250

***Note:** when multiple applications are processed concurrently, the appropriate fee shall be charged for each application.*

- ☒ Notification Sign *(city to install and remove)* $200
- ☐ Escrow for Recording Documents *(check all that apply)* ..... $ per document
  - ☐ Conditional Use Permit $50
  - ☐ Interim Use Permit $50
  - ☐ Site Plan Agreement $85
  - ☐ Wetland Alteration Permit $50
  - ☐ Easements (easements) $85
  - ☐ Vacation $85
  - ☒ Variance $50
  - ☐ Metes & Bounds Sub (2 deeds) $250
  - ☐ Deeds $100
  - ☐ Plats & related documents $450

TOTAL FEE: 500.00

*Additional escrow may be required for additional recording and attorney's fees.

DEVELOPMENT REVIEW APPLICATION

SECTION TWO: REQUIRED INFORMATION

Description of Proposal: Building new deck + stairs to house, back side 12 x 16

☐ *Check box if separate narrative is attached.*

Property Address or Location: 6871 Nez Perce Dr. Chanhassen

Parcel #: 25160 1320

Legal Description:

Total Acreage: 0.37 Wetlands Present? Yes ☐ No ☒

Present Land Use Designation: residential Requested Land Use Designation: same

Existing Use of Property: single home residential

DEVELOPMENT REVIEW APPLICATION

SECTION THREE: PROPERTY OWNER & APPLICANT INFORMATION (CONT.)

This application must be completed in full and be typewritten or clearly printed and must be accompanied by all information and plans required by applicable City Ordinance provisions. Before filing this application, refer to the appropriate Application Checklist and confer with the Planning Department to determine the specific ordinance and applicable procedural requirements.

A determination of completeness of the application shall be made within 15 business days of application submittal. A written notice of application deficiencies shall be mailed to the applicant within 15 business days of application.

PROJECT ENGINEER (if applicable)

Name: _____ Contact: _____

Address: _____ Phone: _____

City/State/Zip: _____ Cell: _____

Email: _____

SECTION FOUR: NOTIFICATION INFORMATION

Who should receive copies of staff reports?

☒ Property Owner Email: [redacted]

☐ Applicant Email: _____

☐ Engineer Email: _____

☐ Other *(list information below)*

Name: _____

Email: _____

Complete all necessary form fields, then select **SAVE FORM** to save a copy to your device or **PRINT FORM** to print a physical copy. To **SUBMIT YOUR APPLICATION**, please send this form and all associated documents to communitydevelopment@chanhassenmn.gov or deliver them to City Hall.

TO BE COMPLETED BY CITY STAFF

APPLICATION FOR DEVELOPMENT REVIEW

Submittal Date: _____ PC Date: _____ CC Date: _____ 60-Day Review Date: _____

Planning Case Number _____

DEVELOPMENT REVIEW APPLICATION

SECTION THREE: PROPERTY OWNER & APPLICANT INFORMATION

APPLICANT OTHER THAN PROPERTY OWNER: In signing this application, I, as applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. This application should be processed in my name and I am the party whom the city should contact regarding any matter pertaining to this application. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Company: _____ Contact Name: _____

Address: _____ Phone: _____

City/State/Zip: _____ Cell: _____

Email: _____

>> Signature: _____ Date: _____

PROPERTY OWNER: In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal periods. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Name: Carole Sullivan Contact: _____

Address: 6871 Nez Perce Drive Phone: _____

City/State/Zip: Chanhassen MN 55317 Cell: 406.223.0257

Email: [redacted]

>> Signature: Carole Sullivan Date: 8.17.26

6. Written justification of how request complies with the findings for granting a variance (pursuant to Section 20-58) as follows:

A. Variances shall only be permitted when they are in harmony with the general purposes and intent of this Chapter and when the variances are consistent with the comprehensive plan.

The variance is consistent with the plan

B. When there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Chapter. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

the sliding glass door that is currently on the house is only 18 ft from Ponderosa, not 30 ft.

C. That the purpose of the variation is not based upon economic considerations alone.

it is not based on economic considerations alone

D. The plight of the landowner is due to circumstances unique to the property not created by the landowner. it is unique to the property

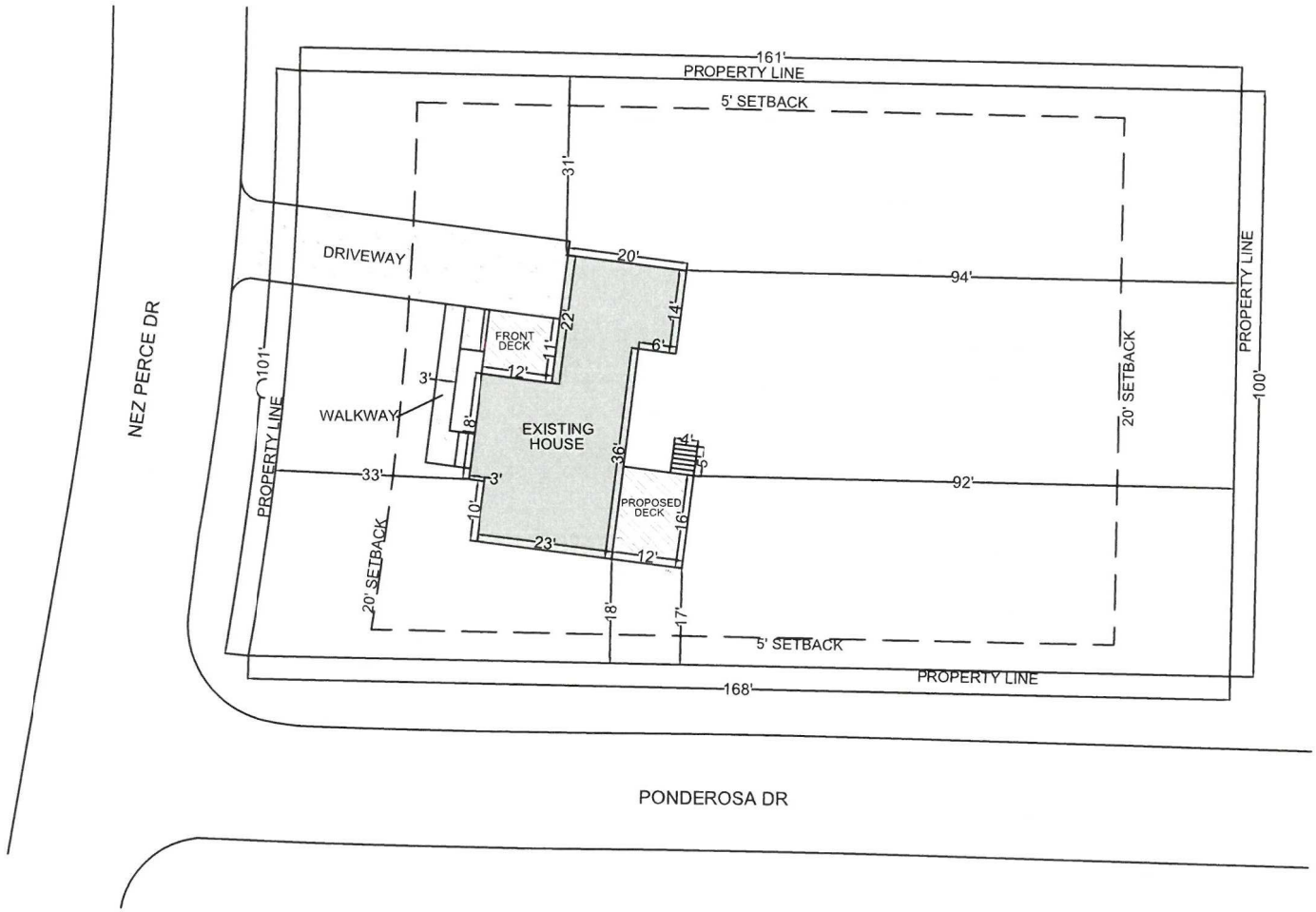
E. The variance, if granted, will not alter the essential character of the locality.

it will not alter the essential character of the locality

F. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes Section 216C.06, subdivision 14, when in harmony with this Chapter. N/A

IMPERVIOUS AREA CALCULATIONS:
EXISTING HOUSE = 1,109 SQ.FT
EXISTING DECK= 132 SQ.FT
PROPOSED DECK & STAIRS= 212 SQ.FT
EXISTING DRIVEWAY & SIDEWALK= 740 SQ.FT
TOTAL LOT AREA= 16,117 SQ.FT
TOTAL IMPERVIOUS AREA=2,193 SQ.FT = 13.60%
TOTAL FLOOR AREA= 1,109 SQ.FT
FLOOR AREA RATIO (FAR)= 6.88 %

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 8.5" x 11"



NOTES:

ADDRESS:
6871 NEZ PERCE DR
CHANHASSEN, MN 55317

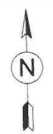
SITE PLAN

PARCEL ID: 25-1601320

LOT AREA: 0.37 ACRES

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1"=30'



CITY OF CHANHASSEN

A Community for Life

Application:	Variance (Planning Case #2026-12)
Staff Report Date:	September 9, 2026
Drafted By:	Rachel Arsenault, Planner II
Planning Commission Review Date:	September 15, 2026
60-Day Action Deadline:	October 13, 2026

PROPOSED MOTION:

"The Chanhassen Planning Commission approves the proposed front setback variance for a deck located at 6871 Nez Perce Drive."

SUMMARY OF REQUEST: The Applicant is requesting a variance to the required front setback for the property located at 6871 Nez Perce Drive to construct a deck and associated stairs.

LOCATION:	6871 Nez Perce Drive
PID:	251601320
OWNER:	Carole & Daniel Sullivan
PRESENT ZONING:	Single-Family Residential (RSF)
2040 LAND USE PLAN:	Residential Low Density
ACREAGE:	0.37 acres



LEVEL OF CITY DISCRETION IN DECISION-MAKING:
The city's discretion in approving or denying a **variance** is limited to whether the proposed project meets the standards in the zoning ordinance for a variance. The city has a moderate level of discretion with a variance because the applicant is seeking a deviation from established standards. This is a quasi-judicial decision.

Notice of this public hearing has been mailed to all property owners within 500 feet.

APPLICABLE REGULATIONS
Chapter 20 – Article 20-XII RSF Single-Family Residential
Chapter 20 – Article 20-II – Division 20-II-3 Variances

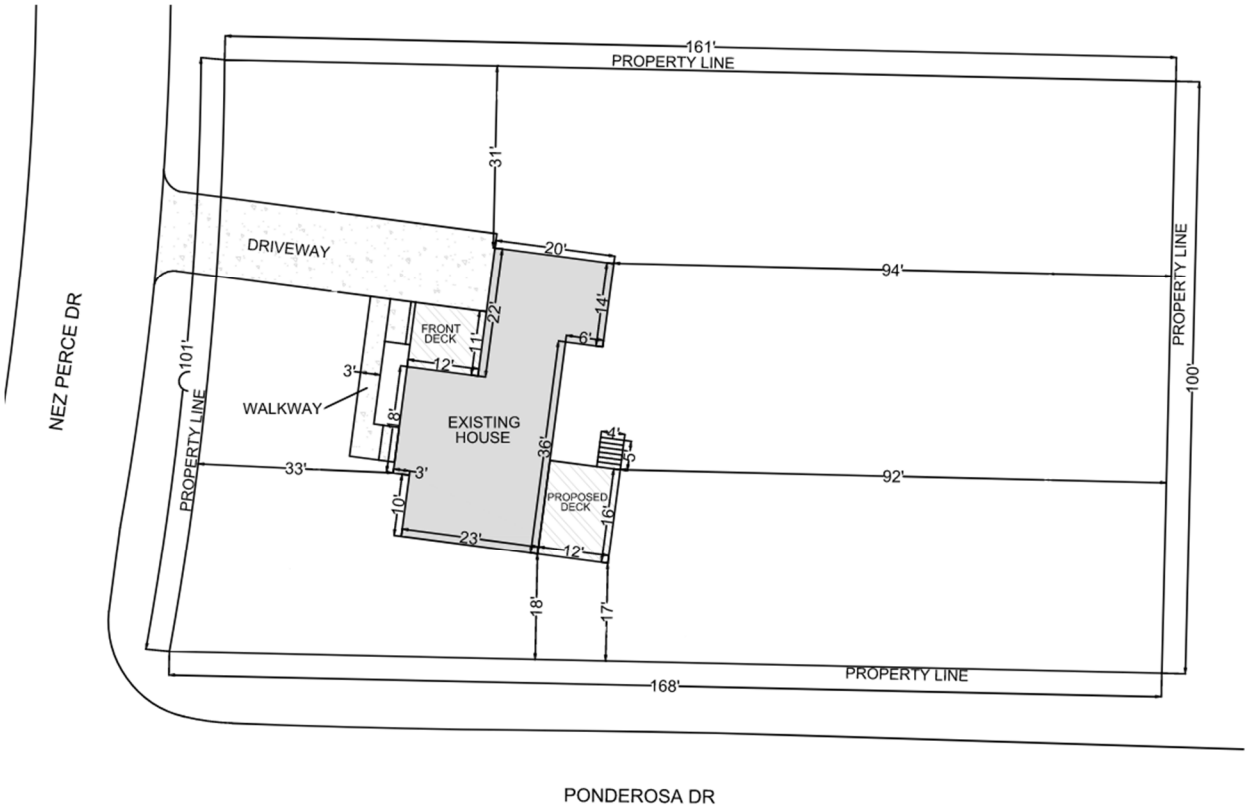
PROPOSAL/SUMMARY
The Applicant is requesting a variance to the required front setback to facilitate the construction of a deck on the existing lawful non-conforming home located at 6871 Nez Perce Drive.

BACKGROUND/ EXISTING CONDITIONS
This property is located in the Carver Beach neighborhood, platted in 1927. The home was constructed in 1930 according to Carver County data. Based on historical imagery, Ponderosa Drive was constructed after the home, however an exact year cannot be confirmed.

This property contains a single-family home, front deck, garage, and driveway. Currently the rear of the home has a stoop leading from the house to the backyard. The house is situated 18 feet from the south-east corner to the right-of-way; the current city code minimum requirement is 30 feet but allows for an encroachment of 5 feet for open decks. This home is considered lawful nonconforming for the front setback along Ponderosa Drive. The current property owner did not own the home at the time of construction and now faces challenges when constructing a deck, a reasonable and typical request for a home.

PROPOSED ADDITION
The property owner is proposing a 12-foot by 16-foot deck on the rear of the home, with stairs down to the backyard on the north side of the deck. Based on the angle of the home to the right-of-way the deck would be roughly 17 feet from the property line.
City code requires that lawful nonconformities shall not be expanded. This would require the deck to be built meeting today's code, 25 feet of setback from the property line on Ponderosa Drive.

	Single-Family Residential RSF Requirements	Existing	Proposed
Nez Perce Drive Setback	30 feet min (5-foot deck encroachment allowed)	32 feet	NA
Ponderosa Drive Setback	30 feet min (5-foot deck encroachment allowed)	18 feet	17 feet
Side Yard Setback	10 feet min	31 feet	NA



** This is an approximate site plan for the property, not an official survey. The property owner and contractor are responsible for ensuring the on-site conditions match the measurements of the variance approved by Planning Commission.

ANALYSIS VARIANCE CONDITIONS

Section 20-58 of the City Code provides the following criteria for the granting of a variance:

a. Variances shall only be permitted when they are in harmony with the general purposes and intent of this Chapter and when the variances are consistent with the Comprehensive Plan.

   Finding: *The variance is in harmony with the general purposes and intent of the chapter, as well as the comprehensive plan.*

b. When there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Chapter. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

   Finding: *The requested variance has practical difficulty in complying with the zoning ordinance due to the position of the home on the property not caused by the current*

property owner. The property owner is proposing a reasonable use of the property that requires a variance for construction.

c. That the purpose of the variation is not based upon economic considerations alone.

   Finding: *The variation is not based on economic considerations alone.*

d. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

   Finding: *The plight of the landowner is due to the unique placement of the home on the property, not created by the landowner.*

e. The variance, if granted, will not alter the essential character of the locality.

   Finding: *The variance, if granted, would not alter the essential character of the locality as this is a reasonable size deck on the back of an existing home.*

f. Variances shall be granted for earth-sheltered construction as defined in Minnesota Statutes Section 216C.06, subdivision 14, when in harmony with this Chapter.

   Finding: *The proposed is not an earth-sheltered construction and therefore not applicable.*

STAFF RECOMMENDATION

Staff recommends that the Chanhassen Planning Commission approves the requested front-yard setback variance to construct the deck as demonstrated in the plan set.

CONDITIONS

1. A building permit must be obtained before beginning any construction.
2. Building plans must provide sufficient information to verify that proposed building meets all requirements of the Minnesota State Building Code, additional comments or requirements may be required after plan review.
3. The plans must significantly conform to the plan set submitted with the variance application on 08/17/2026. The homeowner is responsible for ensuring the measurements on-site conform to those requested in this variance request.

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

FINDINGS OF FACT
AND DECISION

IN RE:

Application of Carole Sullivan for a front setback variance on a property zoned Single Family Residential District (RSF) – Planning Case 2026-12.

On September 15th, the Chanhassen Planning Commission, acting as the Board of Appeals and Adjustments, met at its regularly scheduled meeting to consider the application. The Planning Commission conducted a public hearing on the proposed variance preceded by published and mailed notice. The Board of Appeals and Adjustments makes the following:

FINDINGS OF FACT

1. The property is currently zoned Single Family Residential District (RSF).

2. The property is guided in the Chanhassen Comprehensive Plan for Residential Low Density.

3. The property legal description as described in Exhibit A.

4. Variance Findings – Section 20-58 of the City Code provides the following criteria for the granting of a variance:

    a. Variances shall only be permitted when they are in harmony with the general purposes and intent of this Chapter and when the variances are consistent with the Comprehensive Plan.

    Finding: *The variance is in harmony with the general purposes and intent of the chapter, as well as the comprehensive plan.*

    b. When there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Chapter. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

    Finding: *The requested variance has practical difficulty in complying with the zoning ordinance due to the position of the home on the property not caused by the current property owner. The property owner is proposing a reasonable use of the property that requires a variance for construction.*

c. That the purpose of the variation is not based upon economic considerations alone.

Finding: *The variation is not based on economic considerations alone.*

d. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding: *The plight of the landowner is due to the unique placement of the home on the property, not created by the landowner.*

e. The variance, if granted, will not alter the essential character of the locality.

Finding: *The variance, if granted, would not alter the essential character of the locality as this is a reasonable size deck on the back of an existing home.*

f. Variances shall be granted for earth-sheltered construction as defined in Minnesota Statutes Section 216C.06, subdivision 14, when in harmony with this Chapter.

Finding: *The proposed is not an earth-sheltered construction and therefore not applicable.*

5. The planning report #2026-12 dated September 9, 2026, prepared by Rachel Arsenault is incorporated herein.

DECISION

The Planning Commission approves the requested variance for a front yard setback subject to the conditions of the staff report.

ADOPTED by the Chanhassen Planning Commission this 15th day of September 2026.

CHANHASSEN PLANNING COMMISSION

BY: _____

Its Chairman

Exhibit A

Lots 1855-1859 and lots 1874-1877 Carver-Beach, according to the recorded plat thereof, Carver County, Minnesota.

CITY OF CHANHASSEN

AFFIDAVIT OF MAILING NOTICE

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

I, Jenny Potter, being first duly sworn, on oath deposes that she is and was on **September 3, 2026**, the duly qualified and acting City Clerk of the City of Chanhassen, Minnesota; that on said date she caused to be mailed a copy of the attached notice **Consider a request for a front setback variance to allow the construction of a deck with stairs. Applicant: Carole Sullivan** to the persons named on attached Exhibit "A", by mailing the notice on a postcard addressed to such owner, and depositing the postcards addressed to all such owners in the United States mail with postage fully prepaid thereon; that the names and addresses of such owners were those appearing as such by the records of the County Treasurer, Carver County, Minnesota, and by other appropriate records.

Jenny Potter, City Clerk

Subscribed and sworn to before me
this 3 day of September, 2026.

Notary Public

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

NOTICE OF PUBLIC HEARING
CHANHASSEN PLANNING COMMISSION MEETING

Date & Time:	Tuesday, September 15, 2026 at 6:00 p.m. This hearing may not start until later in the evening, depending on the order of the agenda.
Location:	City Hall Council Chambers, 7700 Market Blvd.
Proposal:	Consider a request for a front setback variance to allow the construction of a deck with stairs.
Applicant:	Carole Sullivan
Property Location:	6871 Nez Perce Drive **A location map is on the reverse side of this notice.**
What Happens at the Meeting:	The purpose of this public hearing is to inform you about the applicant's request and to obtain input from the neighborhood about this project. During the meeting, the Chair will lead the public hearing through the following steps: 1. Staff will give an overview of the proposed project. 2. The applicant will present plans for the project. 3. Planning Commission discusses the proposal. 4. Public hearing is opened taking comments from the public, up to 5 minutes per person. 5. Public hearing is closed and the Planning Commission continues discussion on the project prior to voting on the project.
Questions & Comments:	To view project information before the meeting, please visit the city's proposed development webpage: **www.chanhassenmn.gov/proposeddevelopments**

Sign up to receive email updates about this or other projects. Go to https://www.chanhassenmn.gov/i-want-to/subscribe

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Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

«Tax_name»
«Tax_add_l1»
«Tax_add_l2»



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«Next Record»«Tax_name»
«Tax_add_l1»
«Tax_add_l2»

Tax name	Tax add l1	Tax add l2
6829 YUMA LLC	4917 VINE HILL RD	EXCELSIOR MN 55331
ALLISON ALSTRIN	820 IMPERIAL DR	CHANHASSEN MN 55317
AMANDA BERGSTROM	6780 YUMA DR	CHANHASSEN MN 55317
AMBER BICKEL	895 CARVER BEACH RD	CHANHASSEN MN 55317
AMBJOR R BROWN	6800 RINGO DR	CHANHASSEN MN 55317
AUX FUNDING LLC	880 NORTHWOOD BLVD STE 3T	INCLINE VILLAGE NV 89451
BENJAMIN RICHARD CHRISTOFFERSON	6941 NEZ PERCE DR	CHANHASSEN MN 55317
BRENDA K BJORLIN TRUST	824 LONE EAGLE DR	CHANHASSEN MN 55317
BRIAN S THOMPSON	6899 YUMA DR	CHANHASSEN MN 55317
BRUCE & CHARLENE BURRINGTON	6869 YUMA DR	CHANHASSEN MN 55317
BRUCE D KOEHNEN	5810 DIVISION ST	EXCELSIOR MN 55331
BRYAN & CAROL MCGOVERN	900 PENAMINT CT	CHANHASSEN MN 55317
CHANHASSEN CITY	PO BOX 147	CHANHASSEN MN 55317
CHARLES R L WORSFOLD	PO BOX 267	DUNDAS MN 55019
CITYLINE HOMES INC	3111 OLD COUNTY ROAD 15	WAYZATA MN 55391
DALE J SANDERS	795 PONDEROSA DR	CHANHASSEN MN 55317
DANIEL SULLIVAN	6871 NEZ PERCE DR	CHANHASSEN MN 55317
DAVID R & ANN L MARSH	890 NEZ PERCE CT	CHANHASSEN MN 55317
DAWN ARTHUR	855 LONE EAGLE DR	CHANHASSEN MN 55317
ERIK JOHN DILORENZO	780 WOODHILL DR	CHANHASSEN MN 55317
ERIK R OVERLID	921 CARVER BEACH RD	CHANHASSEN MN 55317
ERIN KATHLEEN REESE	805 PONDEROSA DR	CHANHASSEN MN 55317
FRANKLIN & VICTORIA ERNST JT REV LIV TR	840 CREE DR	CHANHASSEN MN 55317
GARY S & CYNTHEA J COWLES	900 NEZ PERCE CT	CHANHASSEN MN 55317
GREGORY N MARGARET HARDIMAN BITTLE	6879 YUMA DR	CHANHASSEN MN 55317
JACK PETER LENSEGRAV	845 PONDEROSA DR	CHANHASSEN MN 55317
JAMES GRAINGER	6859 YUMA DR	CHANHASSEN MN 55317
JAMES J & AMY L DEBLOCK	902 PENAMINT CT	CHANHASSEN MN 55317
JANICE H TAYLOR	6890 NEZ PERCE DR	CHANHASSEN MN 55317
JOAN MARLA CRONSON	801 CREE DR	CHANHASSEN MN 55317
JOHN STUTZMAN	6901 YUMA DR	CHANHASSEN MN 55317
JOSEPH ALVAREZ	PO BOX 263	CHANHASSEN MN 55317

KAREN A WRIGHT	6911 YUMA DR	CHANHASSEN MN 55317
KATHRYN PETRICK	901 PENAMINT CT	CHANHASSEN MN 55317
KENNETH JEROME AND ANTOINETTE M LUCAS	6735 NEZ PERCE DR	CHANHASSEN MN 55317
KEVIN C & SHELBY A MANION	825 LONE EAGLE DR	CHANHASSEN MN 55317
KIMBERLEY MURPHY-WARNER AND JOHN WARNER	6870 NEZ PERCE DR	CHANHASSEN MN 55317
KIMBERLY DAWN CAVE	834 LONE EAGLE DR	CHANHASSEN MN 55317
KIRSTEN A PAULY REV TRUST	751 CARVER BEACH RD	CHANHASSEN MN 55317
LEE & DEBORAH PILLATZKI JT REV LIV TR	830 PONDEROSA DR	CHANHASSEN MN 55317
LUIS YANEZ	6800 YUMA DR	CHANHASSEN MN 55317
LUKE SELBY	6853 NEZ PERCE DR	CHANHASSEN MN 55317
LYNNE M DANA REVOCABLE TRUST	9740 COUNTY ROAD 43	CHASKA MN 55318
MARK A & JULIE C QUINER	6889 YUMA DR	CHANHASSEN MN 55317
MARK A STEINE	6865 NEZ PERCE DR	CHANHASSEN MN 55317
MARTIN P & AMY E JENSEN	770 CREE DR	CHANHASSEN MN 55317
MICHAEL CRANBROOK	911 PENAMINT CT	CHANHASSEN MN 55317
MICHAEL FERRIER	870 NEZ PERCE CT	CHANHASSEN MN 55317
MICHAEL FRANCIS	3662 118TH ST SE	WATERTOWN MN 55388
MICHAEL J & ELIZABETH M KOHANE	6870 YUMA DR	CHANHASSEN MN 55317
MICHELLE BETHKE-KALIHER	11255 FREEBORN PT	KENSINGTON MN 56434
NANCY C THURS KENNEDY	761 PONDEROSA DR	CHANHASSEN MN 55317
NICHOLAS BIRD SR	6880 NEZ PERCE DR	CHANHASSEN MN 55317
NICHOLAS M JOHNSON	920 PENAMINT CT	CHANHASSEN MN 55317
NOREEN R HOFT	832 WOOD HILL DR	CHANHASSEN MN 55317
ROBERT C MACFARLANE	6850 YUMA DR	CHANHASSEN MN 55317
ROBERT JOHN MOORE	6839 YUMA DR	CHANHASSEN MN 55317
SAMUEL R GILK	910 PENAMINT CT	CHANHASSEN MN 55317
SARA DE KAM	795 CARVER BEACH RD	CHANHASSEN MN 55317
TERRANCE & ELIZABETH MATTESON	833 CREE DR	CHANHASSEN MN 55317
THE KLAYSMAT REVOCABLE LIVING TRUST	800 WOOD HILL DR	CHANHASSEN MN 55317
THOMAS OPITZ	PO BOX 872	CHANHASSEN MN 55317
TIMOTHY J MCPHERSON	810 PONDEROSA DR	CHANHASSEN MN 55317
TYLER GROVE	6890 YUMA DR	CHANHASSEN MN 55317
WYATT CRANE	760 PONDEROSA DR	CHANHASSEN MN 55317

Planning Commission Item

September 15, 2026

Item	Avienda Planned Unit Development (PUD) Ordinance Amendment	
File No.	26-13	**Item No:** B.2
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	Eric Maass, Community Development Director	
Applicant	Hempel Real Estate Holdings, LLC	
Present Zoning	Planned Unit Development District (PUD)	
Land Use	Commercial	
Acerage		
Density		
Applicable Regulations	Chapter 20, Article 20-VIII Planned Unit Development District Ordinance No. 696	

SUGGESTED ACTION

"Motion to adopt the attached findings of fact and recommendation for approval of the proposed Avienda Planned Unit Development Ordinance with conditions as outlined in the staff report and stated by the Planning Commission."

SUMMARY

The Applicant has submitted a request to amend the Avienda Planned Unit Development (PUD) ordinance. Specifically, the Applicant has outlined eleven (11) amendment requests, which have been reviewed by city staff. Those requested amendments include the following:

1. Fuel Island within District 1

2. Stormwater pond expansion
3. Definition of “Entertainment” and removal of “Car Wash” as a permitted use
4. Sporting Goods & Entertainment Store Size
5. District 1 Use Amendment
6. District 1 and 2 Amendment for Housing
7. District 1 and 2 Signage
8. District 3 Signage
9. District 1 Setbacks
10. Buffer and Landscape Standards
11. Shared Parking

BACKGROUND

August 20, 2026: The Avienda development team recently hosted a public meeting at Chanhassen City Hall, where it shared an updated site plan and announced a grocery anchor for the development. You can download and view a copy of their presentation on the Avienda development page of our website (linked at the bottom of this section). Coborn's Market & Table is planned for Avienda, bringing the company’s newer grocery concept to Chanhassen. Coborn’s currently operates a Market & Table location in Plymouth.

August 13, 2026: The Developer hosted an open house on August 13 for anyone interested in the Avienda development plans. The open house was held at City Hall.

July 8, 2026: The City Council held a visioning session that included updated Avienda plans since the June 22, meeting with general discussion only and no formal action. The City Council expressed appreciation for updates made by the developer since the June 22 meeting, and that while the plan was headed in the right direction, additional refinement was necessary.

June 22, 2026: The City Council reviewed an updated sketch plan and anticipated PUD amendment requests at their work session. The City Council expressed concerns with the updated sketch plan, and both the developer and City Council agreed that a "visioning session" would be beneficial to move the project forward.

March 30, 2026: The City Council reviewed a revised sketch plan for Avienda’s retail area, which featured a more traditional layout anchored by a grocery store and organized around a central gathering space with retail, dining and service uses. Discussion focused on stormwater challenges, design feasibility and site layout questions, with the developer planning to submit a formal application in early April.

For further information on the Avienda development, including the presentation from the August 20 open house, please visit the Avienda development page.

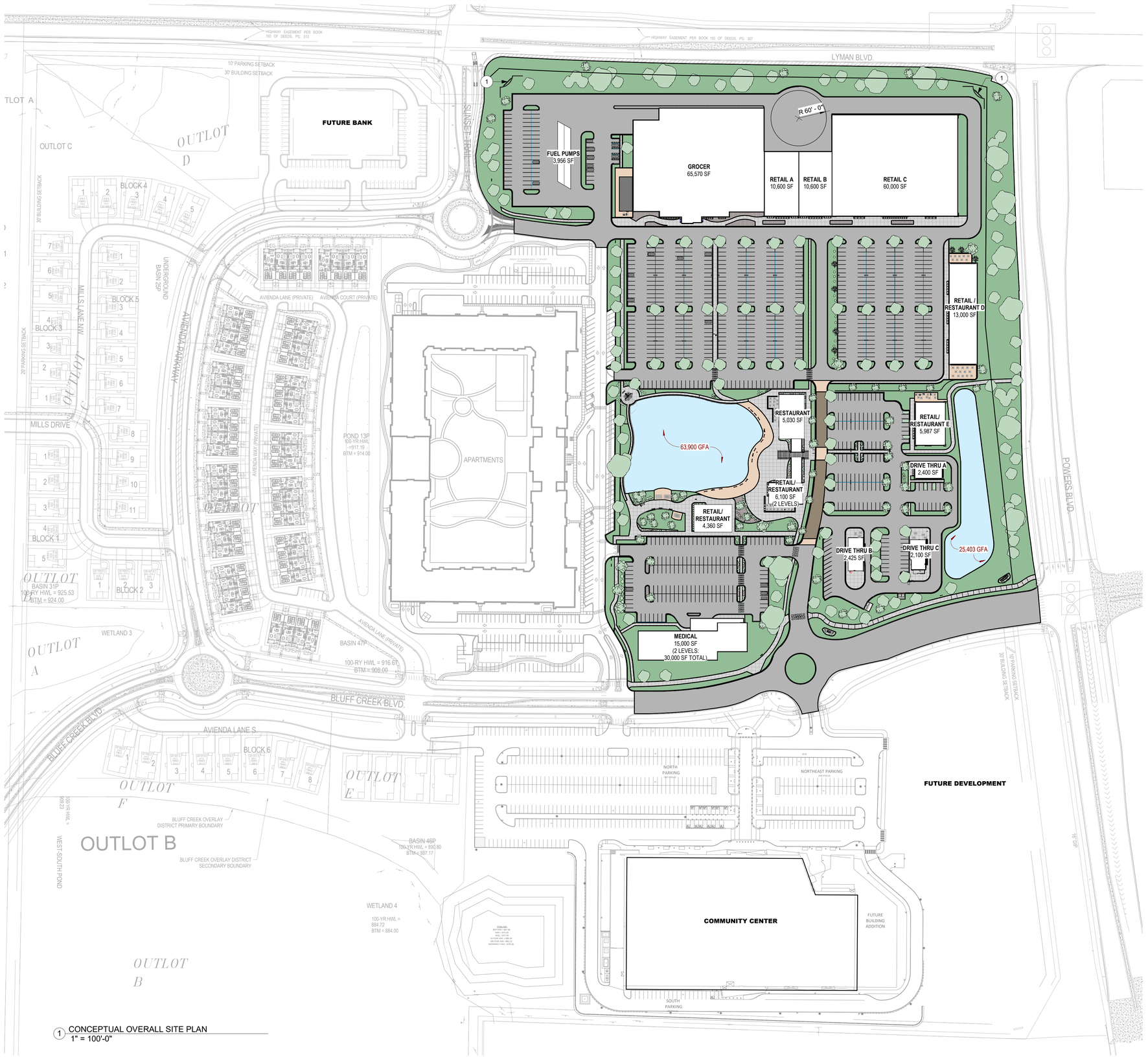
DISCUSSION

RECOMMENDATION

Staff recommends approval of the attached findings of fact and recommendation.

ATTACHMENTS

Avienda Architectural Site Plan and Renderings
Avienda Engineering Site Plan
Avienda PUD Amendment - Staff Report Planning Case 26-13
Avienda PUD Ordinance 2026
Findings of fact & recommendation
Affidavit of Mailing
Avienda Project Comment



1 CONCEPTUAL OVERALL SITE PLAN
1" = 100'-0"

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

AVIENDA
RETAIL CENTER

CHANHASSEN, MN 55319
CARVER COUNTY PID
251020020

ISSUE	DATE
CONCEPTUAL SITE PLAN	06-12-2026
PUD SUBMITTAL	08-14-2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL OVERALL SITE PLAN

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

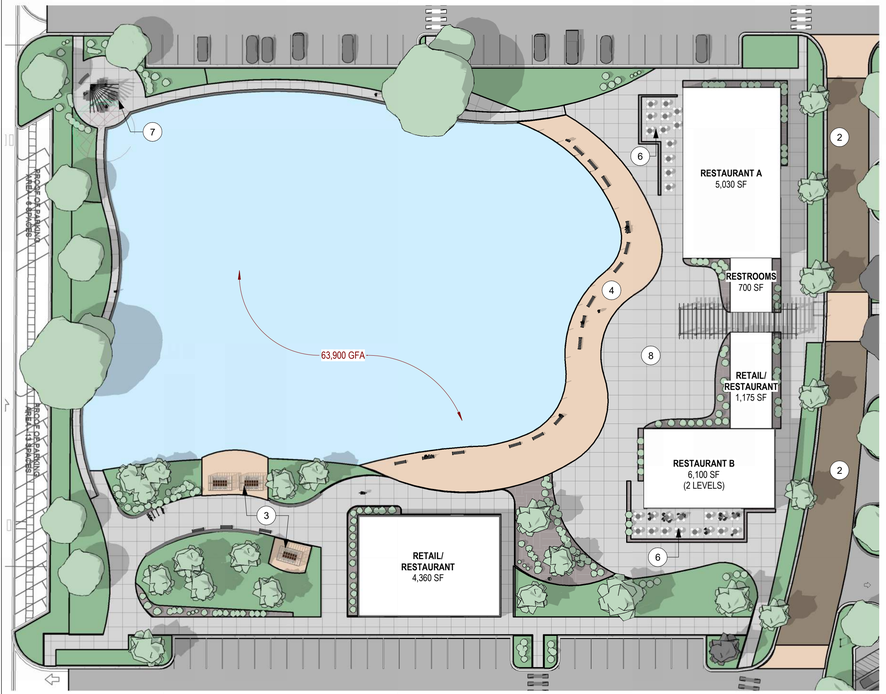
EX00

Scale **1" = 100'-0"**

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ENTERTAINMENT AREA

TYPE	AREA
ENTERTAINMENT_BOARDWALK/COLORED CONCRETE	6890 SF
ENTERTAINMENT_GRASS	1564 SF
ENTERTAINMENT_MULCH	3987 SF
	12442 SF



2 ENTERTAINMENT AREA - PLAN
1" = 40'-0"



1 CONCEPTUAL SITE PLAN
1" = 80'-0"

SITE PLAN KEYNOTES

1	MONUMENT SIGN LOCATION
2	TABLE TOP CROSSWALK
3	SEATING
4	COLORED CONCRETE
5	SIDEWALK
6	<varies>
7	PLAZA (SMALL)
8	PLAZA (LARGE)

CITY STAMP AREA

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Project Number	840_2026
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Drawn By	KPG
Checked By	KPG, KMT

EX01

Scale **As indicated**

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1 PEDESTRIAN CIRCULATION DIAGRAM
1 : 1440

PEDESTRIAN CIRCULATION KEY

- PROPOSED PUBLIC SIDEWALKS
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC TRAILS
- EXISTING PUBLIC TRAILS
- PROPOSED INTERNAL WALKS

CITY STAMP AREA

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

PEDESTRIAN CIRCULATION

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

EX02

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CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
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AVIENDA
RETAIL CENTER
CHANHASSEN, MN 55319
CARVER COUNTY PID
251020020

ISSUE	DATE
CONCEPTUAL SITE PLAN	06-12-2026
PUD SUBMITTAL	08-14-2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL 3D VIEWS

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

EX03

Scale

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CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

AVIENDA
RETAIL CENTER

CHANHASSEN, MN 55319
CARVER COUNTY PID
251020020

ISSUE	DATE
CONCEPTUAL SITE PLAN	06-12-2026
PUD SUBMITTAL	08-14-2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

CONCEPTUAL 3D VIEWS

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

EX04

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CITY STAMP AREA

THIELEN & GREEN
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WWW.TANDGARCH.COM

AVIENDA
RETAIL CENTER

CHANHASSEN, MN 55319
CARVER COUNTY PID
251020020

ISSUE	DATE
CONCEPTUAL SITE PLAN	06-12-2026
PUD SUBMITTAL	08-14-2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL 3D VIEWS

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

EX05

Scale

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THIELEN & GREEN

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

AVIENDA
RETAIL CENTER

CHANHASSEN, MN 55319
CARVER COUNTY PID
25102020

ISSUE	DATE
CONCEPTUAL SITE PLAN	06-12-2026
PUD SUBMITTAL	08-14-2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL 3D VIEWS

Project Number	840_2026
Date	07-27-2026
Drawn By	KPG
Checked By	KPG, KMT

EX06

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PRELIMINARY PLANS

FOR:

AVIENDA RETAIL CENTER

CLIENT:

HEMPEL REAL ESTATE - RICK MCKELVEY
800 LA SALLE AVE, SUITE 1250
MINNEAPOLIS, MN 55402
PH: 612-919-5294
EMAIL: RMCKELVEY@HEMPELCOMPANIES.COM

ENGINEER/LANDSCAPE ARCHITECT:

MEASURE GROUP - PETE MOREAU, PE
PO BOX 10
WAYZATA, MN 55391
PH: 612-440-0934
EMAIL: PMOREAU@MEASUREGRP.COM

MEASURE GROUP - JOSH MCKINNEY, PLA
PO BOX 10
WAYZATA, MN 55391
PH: 612-440-0934
EMAIL: JMCKINNEY@MEASUREGRP.COM

ARCHITECT:

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE 110
LINO LAKES, MN 55014
PH: 763-553-7927
EMAIL:



VICINITY MAP- NOT TO SCALE

SHEET INDEX:

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	NORTH WEST SITE PLAN
C3.2	NORTH EAST SITE PLAN
C3.3	WEST SITE PLAN
C3.4	EAST SITE PLAN
C3.5	SOUTH WEST SITE PLAN
C3.6	SOUTH EAST SITE PLAN
C4.0	GRADING PLAN OVERALL
C4.1	GRADING NORTHWEST
C4.2	GRADING NORTHEAST
C4.3	GRADING WEST
C4.4	GRADING EAST
C4.5	GRADING SOUTHWEST
C4.6	GRADING SOUTHEAST
C5.0	UTILITY PLAN OVERALL
C5.1	UTILITY NORTHWEST
C5.2	UTILITY NORTHEAST
C5.3	UTILITY WEST
C5.4	UTILITY EAST
C5.5	UTILITY SOUTHWEST
C5.6	UTILITY SOUTHEAST
C6.0	STORMWATER PLAN OVERALL
C6.1	STORMWATER NORTHWEST
C6.2	STORMWATER NORTHEAST
C6.3	STORMWATER WEST
C6.4	STORMWATER EAST
C6.5	STORMWATER SOUTHWEST
C6.6	STORMWATER SOUTHEAST
C7.0	PHASE 1 EROSION CONTROL
C7.1	PHASE 2 EROSION CONTROL
C7.2	SWPPP NARRATIVE
C7.3	SWPPP NOTES
C8.0	SITE DETAILS
C8.1	ADA DETAILS
C8.2	ADA DETAILS
C8.3	EROSION CONTROL DETAILS
C8.4	UTILITY DETAILS
C8.5	UTILITY DETAILS
C8.6	STORM SEWER DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN NORTHWEST
L1.2	LANDSCAPE PLAN NORTHEAST
L1.3	LANDSCAPE PLAN WEST
L1.4	LANDSCAPE PLAN EAST
L1.5	LANDSCAPE PLAN SOUTHWEST
L1.6	LANDSCAPE PLAN SOUTHEAST
L2.0	LANDSCAPE DETAILS AND NOTES
L2.1	LANDSCAPE DETAILS

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

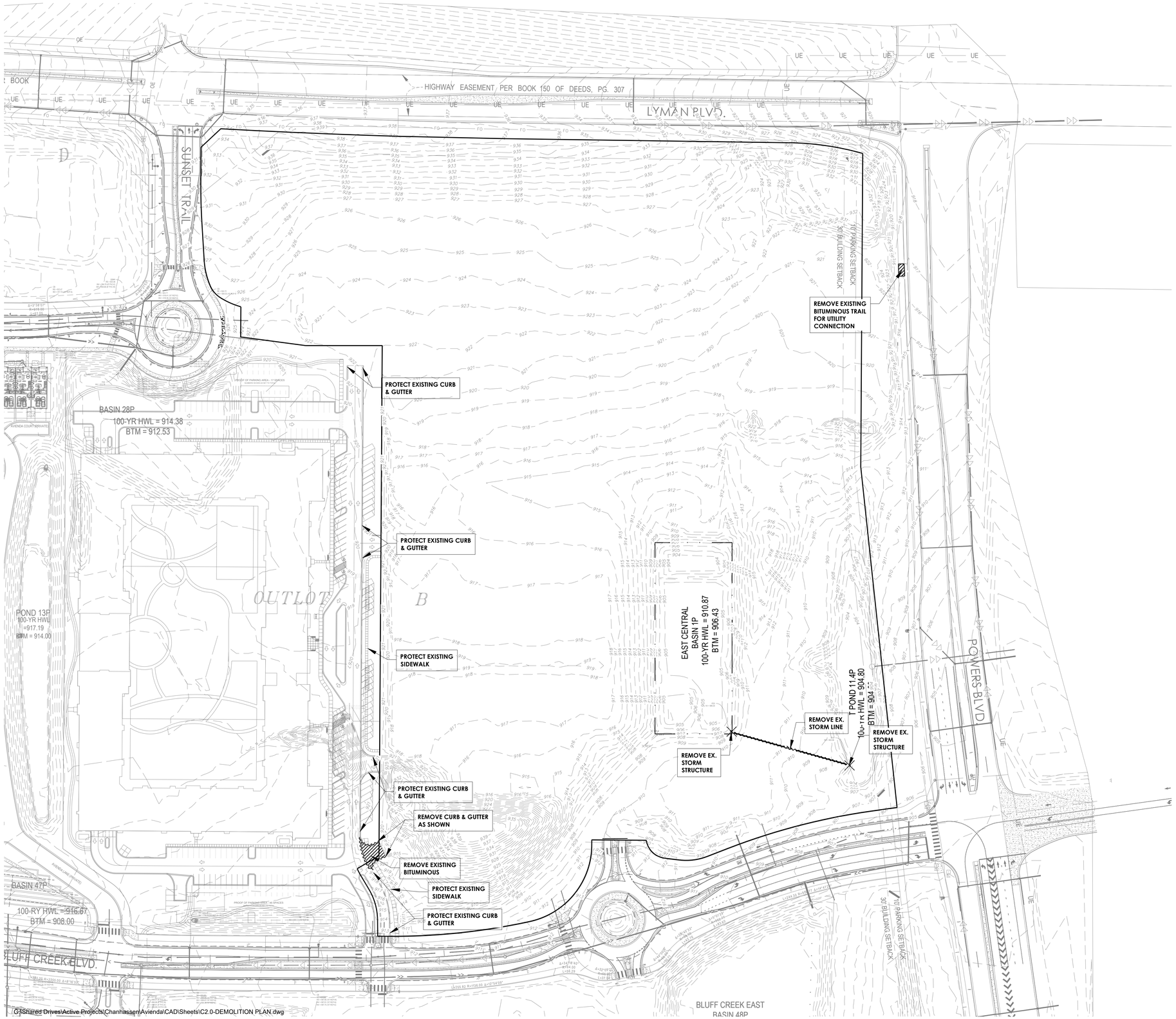
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Date: Lic. No.:

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Project #: 26-104
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Issue Date: 08/14/2026

Sheet Title:
COVER SHEET

Sheet:
C1.0



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LEGEND

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT LINE
		SETBACK LINE
		RIGHT OF WAY LINE
		EASEMENT
		STANDARD CURB AND GUTTER
		FENCE
		RETAINING WALL

DEMOLITION NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY XXXX DATED XX-XX-XXXX. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN ALOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. . CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
6. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
7. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR
   651-454-0002.
8. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
13. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
16. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

SCALE 0 80 160 FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

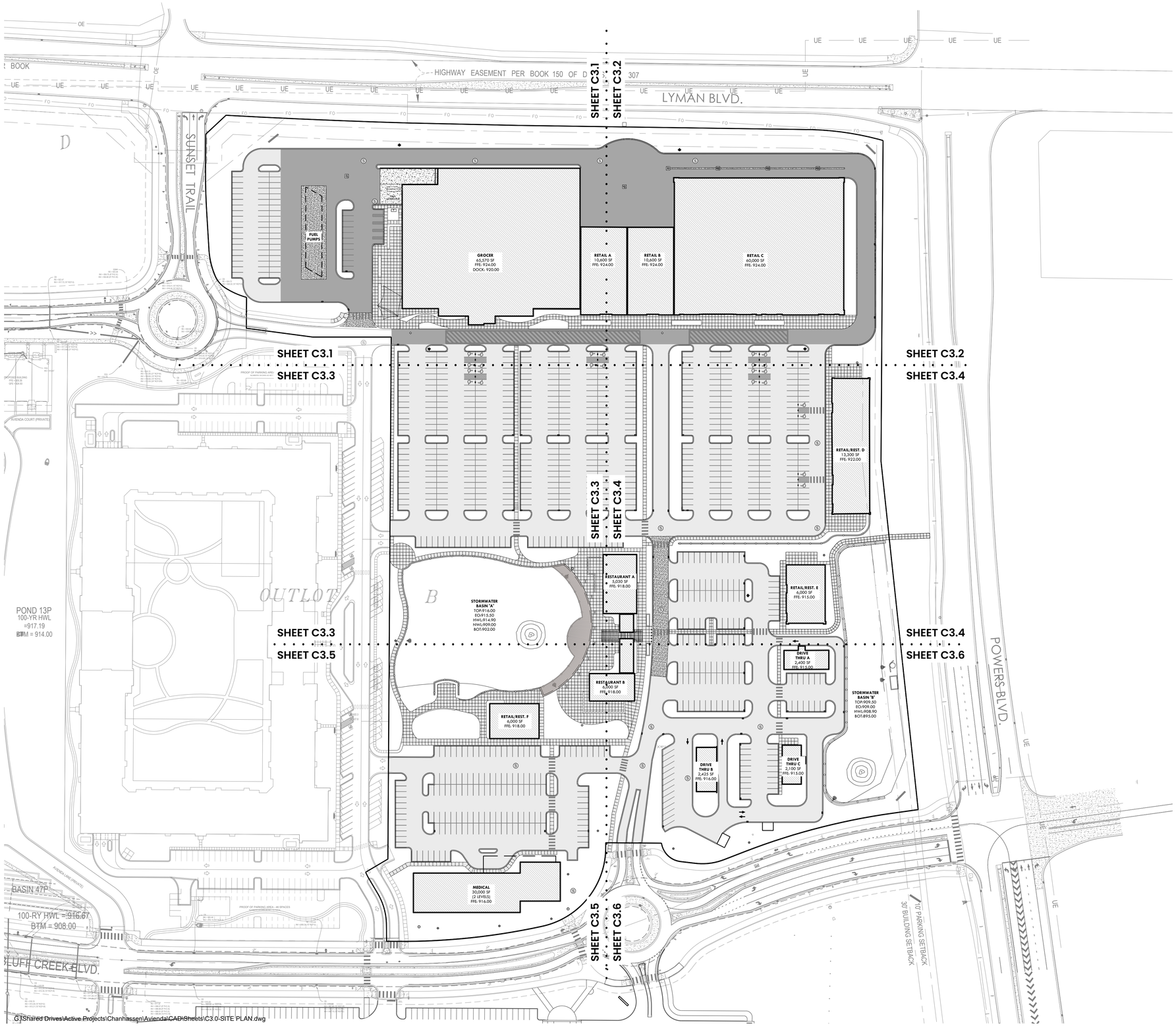
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
DEMOLITION PLAN

Sheet:
C2.0



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- FENCE
- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
- LIGHT POLE

SITE DATA

ZONING INFORMATION

CURRENT SITE ZONING:	PUD
PROPOSED SITE ZONING:	PUD

SITE DATA

TOTAL SITE AREA:	24.46 ACRES

BUILDING SETBACKS

FRONT:	30'
SIDE:	30'
REAR:	30'

*RETAIL D REQUIRES A DEVIATION FROM SETBACKS

PARKING

PARKING SETBACK	10'
STALL DIMENSIONS	9'x18'
DRIVE AISLE WIDTH	26' MIN.

IMPERVIOUS SURFACE

0 80 160
SCALE IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

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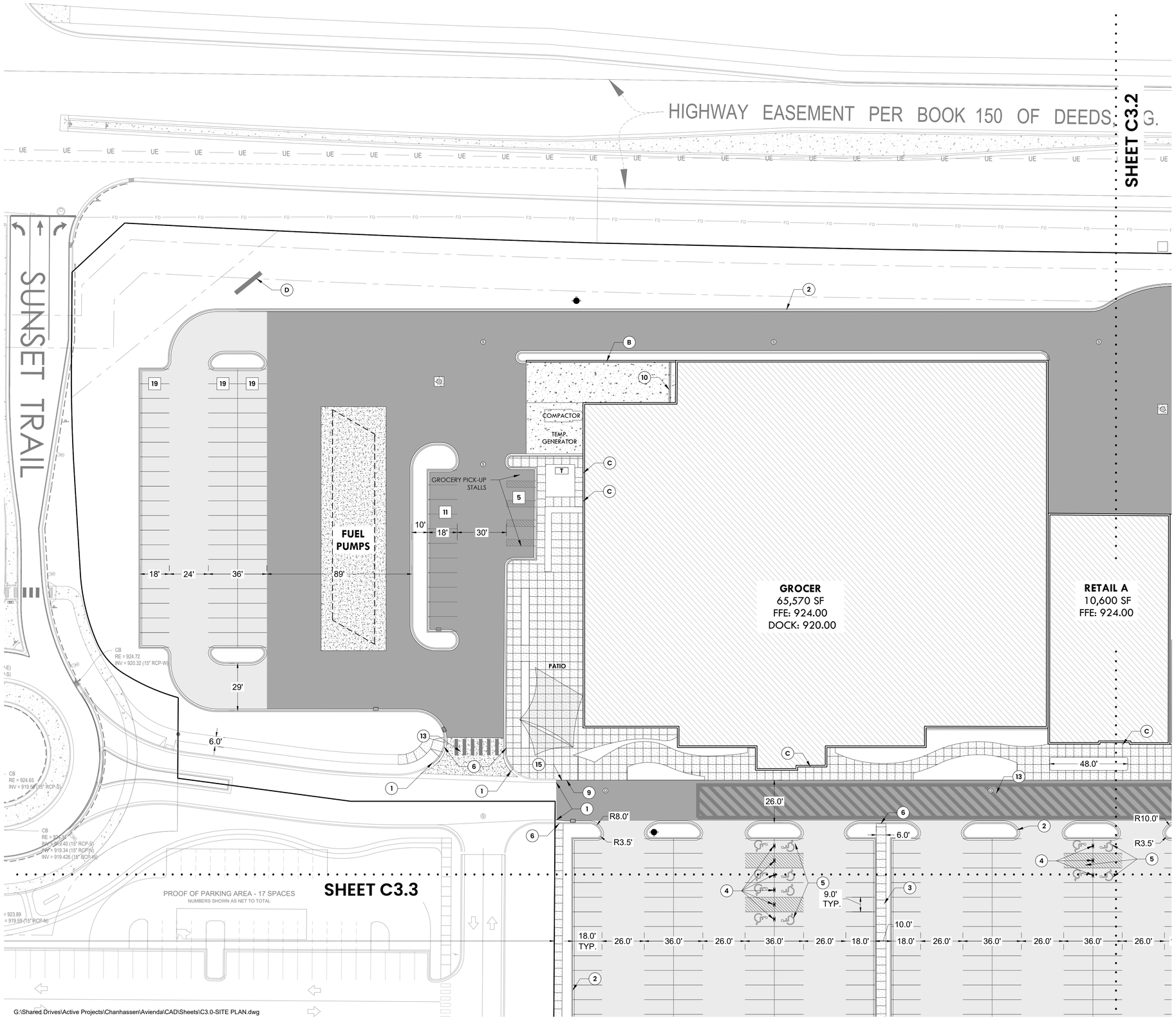
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Project #: 26-104
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Sheet Title:
OVERALL SITE PLAN

Sheet:
C3.0



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LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- FENCE
- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
- LIGHT POLE

KEYNOTES

1. MATCH EXISTING
2. B6-12 CURB & GUTTER
3. CONCRETE SIDEWALK
4. ADA SIGNAGE & BOLLARDS - SEE CIVIL DETAILS
5. ADA PARKING STRIPING - SEE CIVIL DETAILS
6. PEDESTRIAN RAMP WITH TRUNCATED DOMES
7. CURB TRANSITION- SEE GRADING PLAN
8. FLUSH CURB
9. INTEGRAL CURB
10. TRENCH DRAIN- SEE UTILITY PLAN
11. STOP SIGN
12. SAW CUT PAVEMENT - MEET AND MATCH
13. CROSSWALK STRIPING
14. B6-18 CURB & GUTTER
15. CURB TYPE TRANSITION
16. 18" PLANTER SEAT WALLS
17. ARCHITECTURAL BOLLARDS

DESIGN BY OTHERS

- A. LIGHT POLE WITH FOUNDATION
- B. RETAINING WALL WITH FENCE
- C. ARCHITECTURAL STOOP - COORDINATE WITH STRUCTURAL
- D. PROJECT IDENTIFICATION SIGN/OFF PREMISE DIRECTORY SIGNAGE
- E. TRASH ENCLOSURE
- F. DECKING
- G. ARCHITECTURAL RAILING

0 30 60
SCALE IN FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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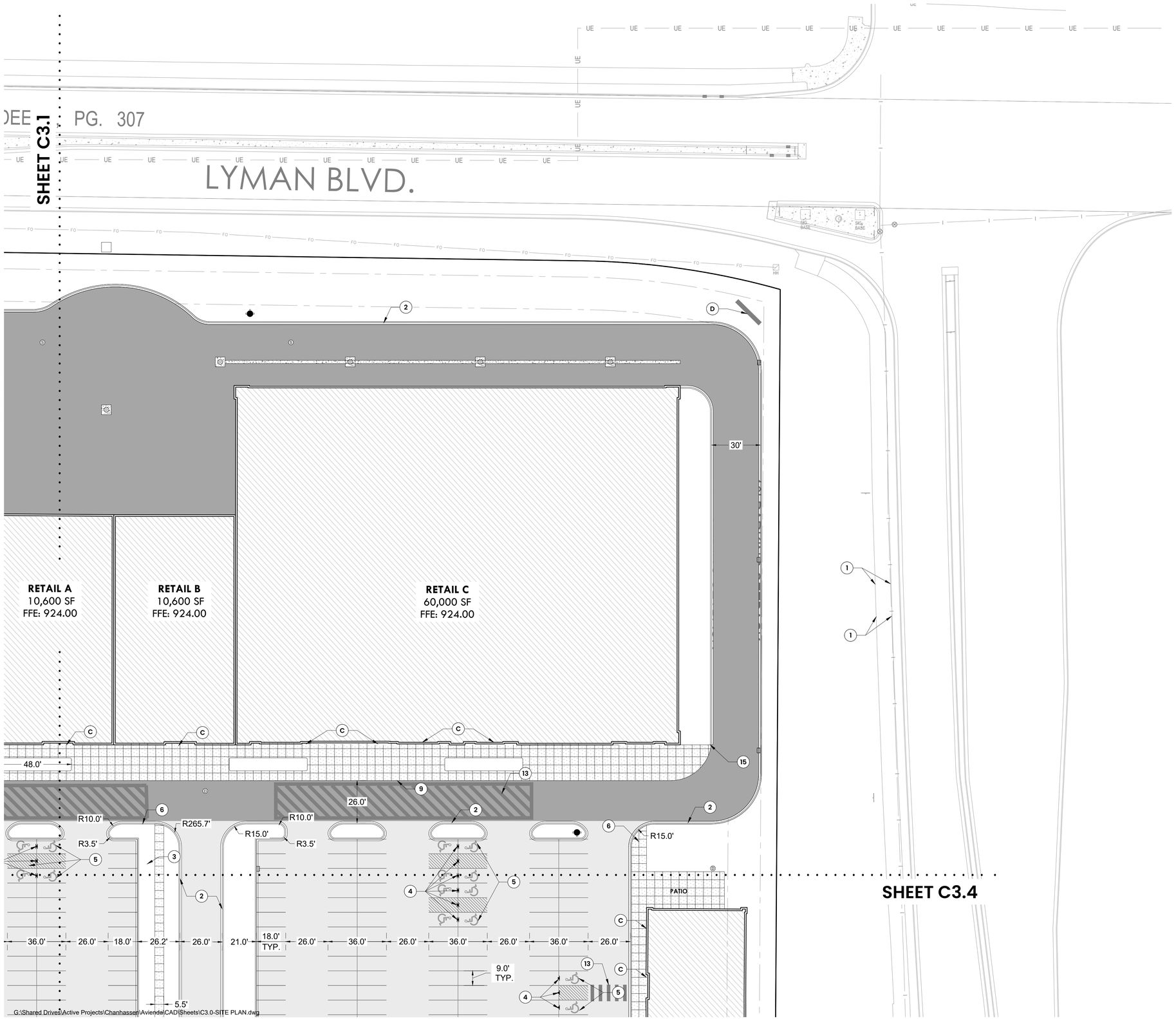
Peter S Moreau, PE
Date: Lic. No.: 53735

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	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026
Sheet Title:

NORTH WEST SITE PLAN

Sheet:
C3.1



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
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DESIGN BY OTHERS

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- B RETAINING WALL WITH FENCE
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- D PROJECT IDENTIFICATION SIGN/OFF PREMISE DIRECTORY SIGNAGE
- E TRASH ENCLOSURE
- F DECKING
- G ARCHITECTURAL RAILING
- H ARCHITECTURAL RAILING

SCALE 0 30 60 IN FEET

measure

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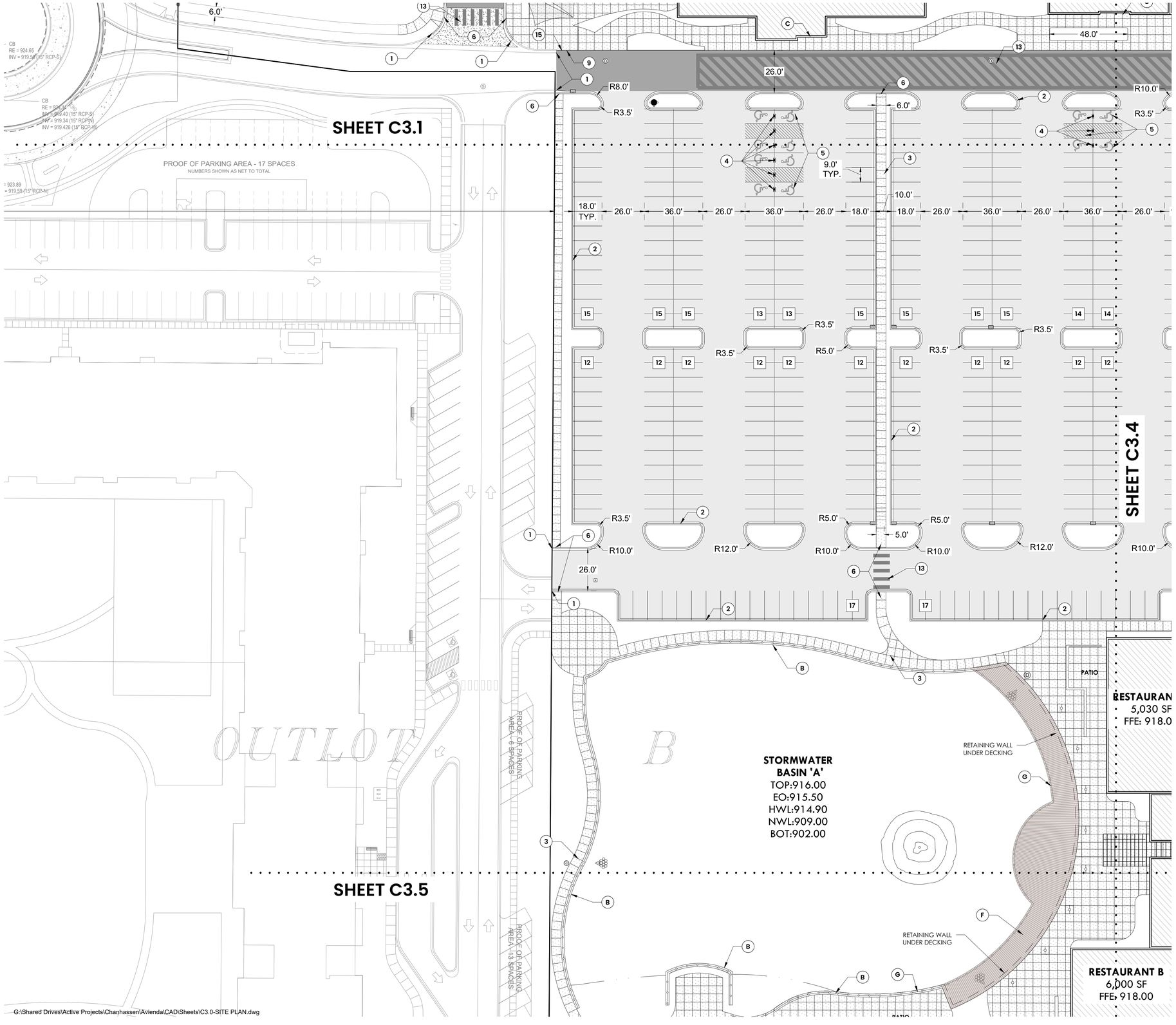
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Sheet Title:
NORTH EAST SITE PLAN

Sheet:
C3.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
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- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
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KEYNOTES

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DESIGN BY OTHERS

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- E. TRASH ENCLOSURE
- F. DECKING
- G. ARCHITECTURAL RAILING
- H. ARCHITECTURAL RAILING

0 30 60
SCALE IN FEET

measure

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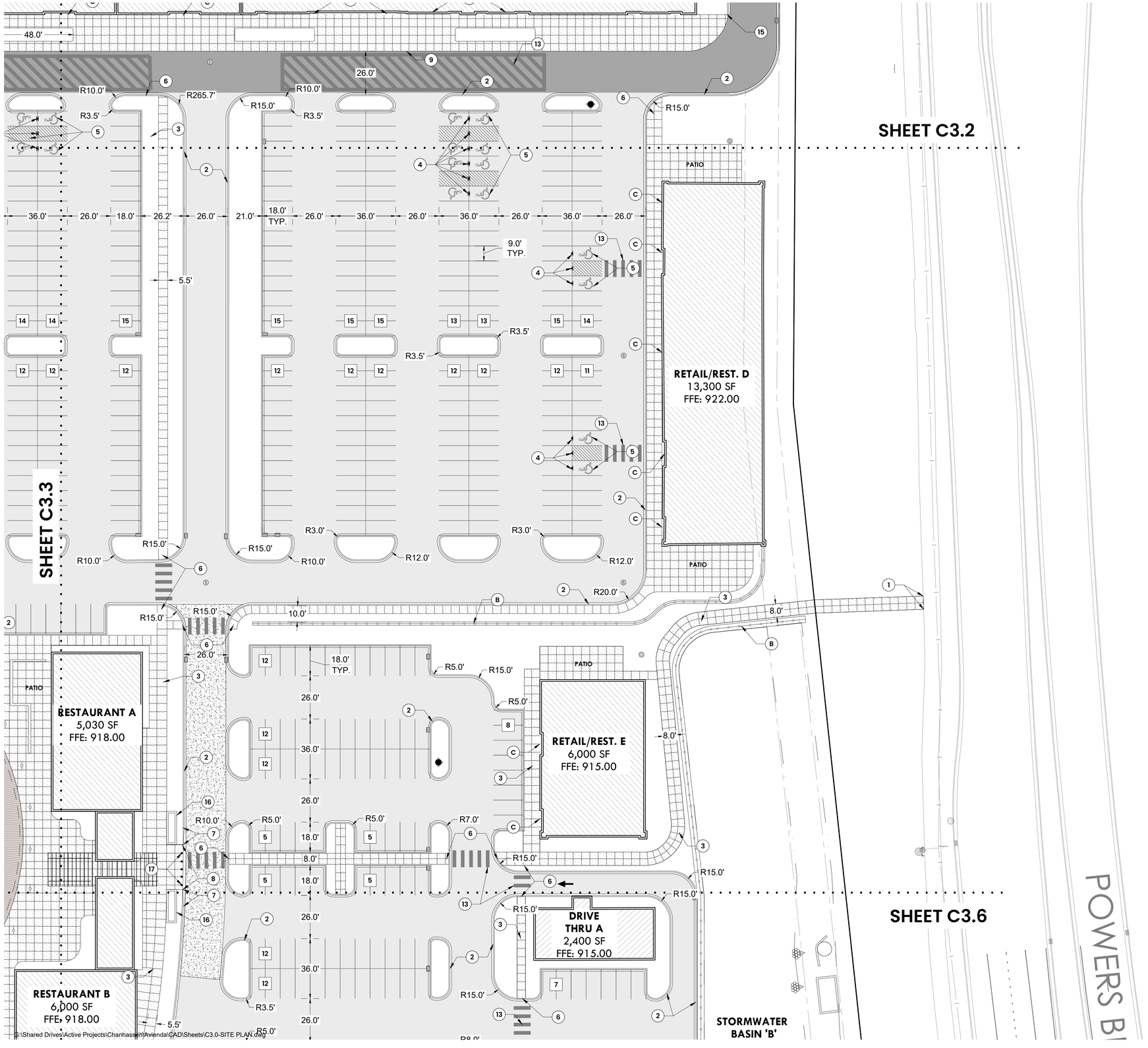
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Issue Date: 08/14/2026

Sheet Title:
WEST SITE PLAN

Sheet:
C3.3



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- FENCE
- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
- LIGHT POLE

KEYNOTES

1. MATCH EXISTING
2. B6-12 CURB & GUTTER
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15. CURB TYPE TRANSITION
16. 18" PLANTER SEAT WALLS
17. ARCHITECTURAL BOLLARDS

DESIGN BY OTHERS

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- E. TRASH ENCLOSURE
- F. DECKING
- G. ARCHITECTURAL RAILING
- H. ARCHITECTURAL RAILING

0 30 60
SCALE IN FEET

measure

Client:
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800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

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CHANHASSAN, MN

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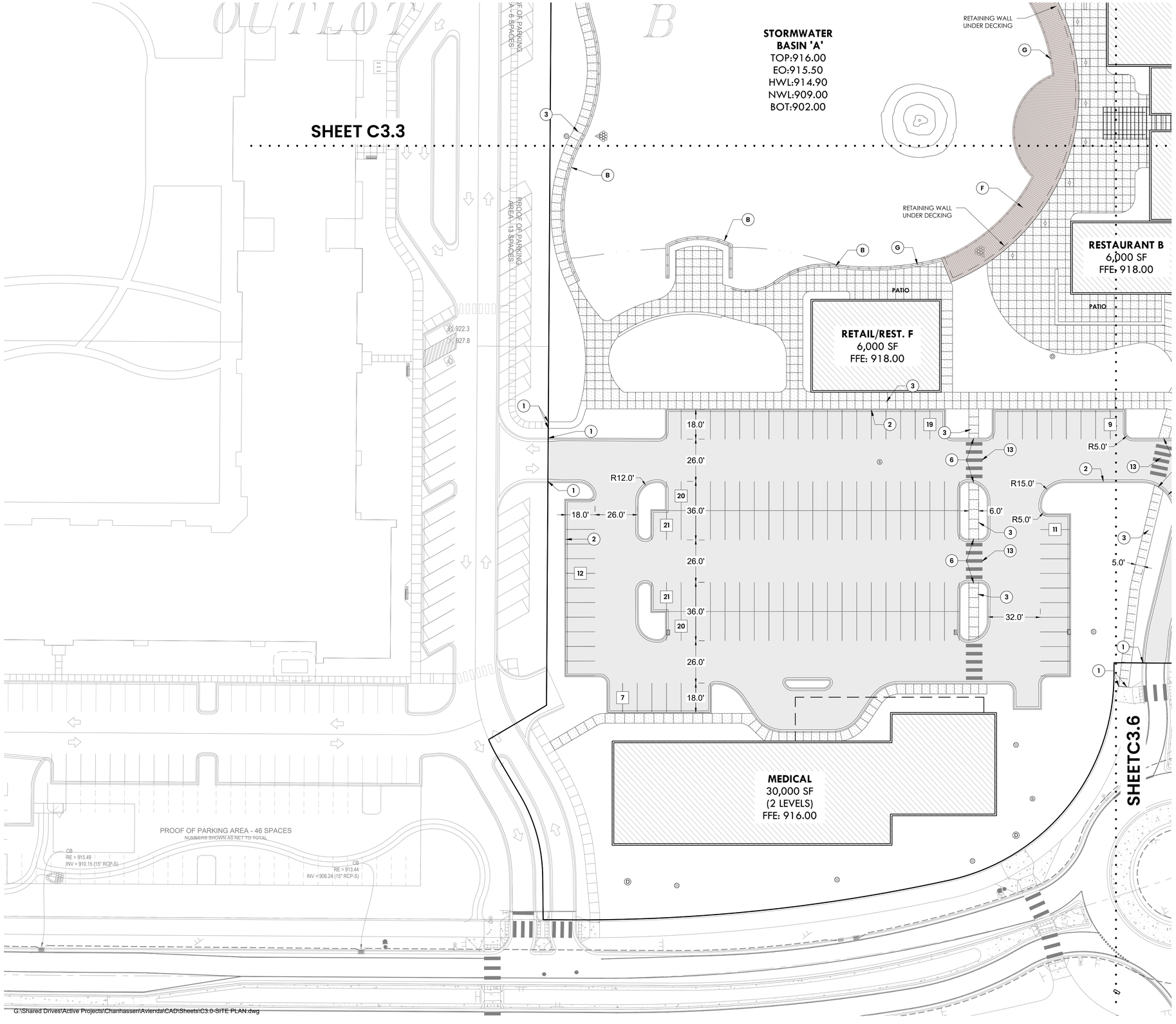
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Issue Date: 08/14/2026

Sheet Title:
EAST SITE PLAN

Sheet:
C3.4



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- FENCE
- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
- LIGHT POLE

KEYNOTES

1. MATCH EXISTING
2. B6-12 CURB & GUTTER
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- E. TRASH ENCLOSURE
- F. DECKING
- G. ARCHITECTURAL RAILING
- H. ARCHITECTURAL RAILING

SCALE 0 30 60 IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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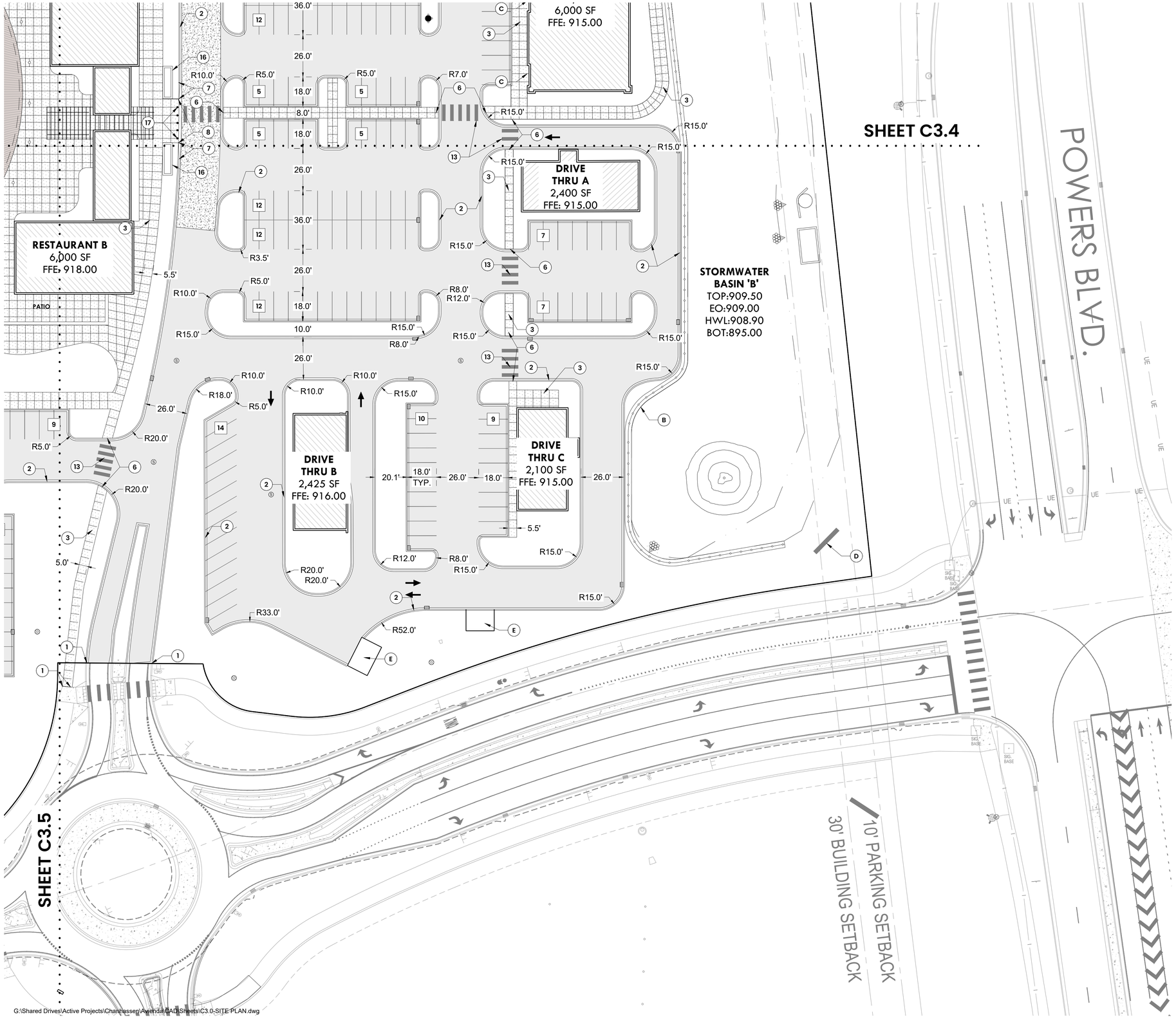
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Issue Date: 08/14/2026

Sheet Title:
SOUTH WEST SITE PLAN

Sheet:
C3.5



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- FENCE
- RETAINING WALL (BY OTHERS)
- TRAFFIC SIGN
- LIGHT POLE

KEYNOTES

1. MATCH EXISTING
2. B6-12 CURB & GUTTER
3. CONCRETE SIDEWALK
4. ADA SIGNAGE & BOLLARDS - SEE CIVIL DETAILS
5. ADA PARKING STRIPING - SEE CIVIL DETAILS
6. PEDESTRIAN RAMP WITH TRUNCATED DOMES
7. CURB TRANSITION- SEE GRADING PLAN
8. FLUSH CURB
9. INTEGRAL CURB
10. TRENCH DRAIN- SEE UTILITY PLAN
11. STOP SIGN
12. SAW CUT PAVEMENT - MEET AND MATCH
13. CROSSWALK STRIPING
14. B6-18 CURB & GUTTER
15. CURB TYPE TRANSITION
16. 18" PLANTER SEAT WALLS
17. ARCHITECTURAL BOLLARDS

DESIGN BY OTHERS

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- D. PROJECT IDENTIFICATION SIGN/OFF PREMISE DIRECTORY SIGNAGE
- E. TRASH ENCLOSURE
- F. DECKING
- G. ARCHITECTURAL RAILING
- H. ARCHITECTURAL RAILING

SCALE 0 30 60 IN FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Peter J. Moreau, PE
Date: Lic. No.: 53735

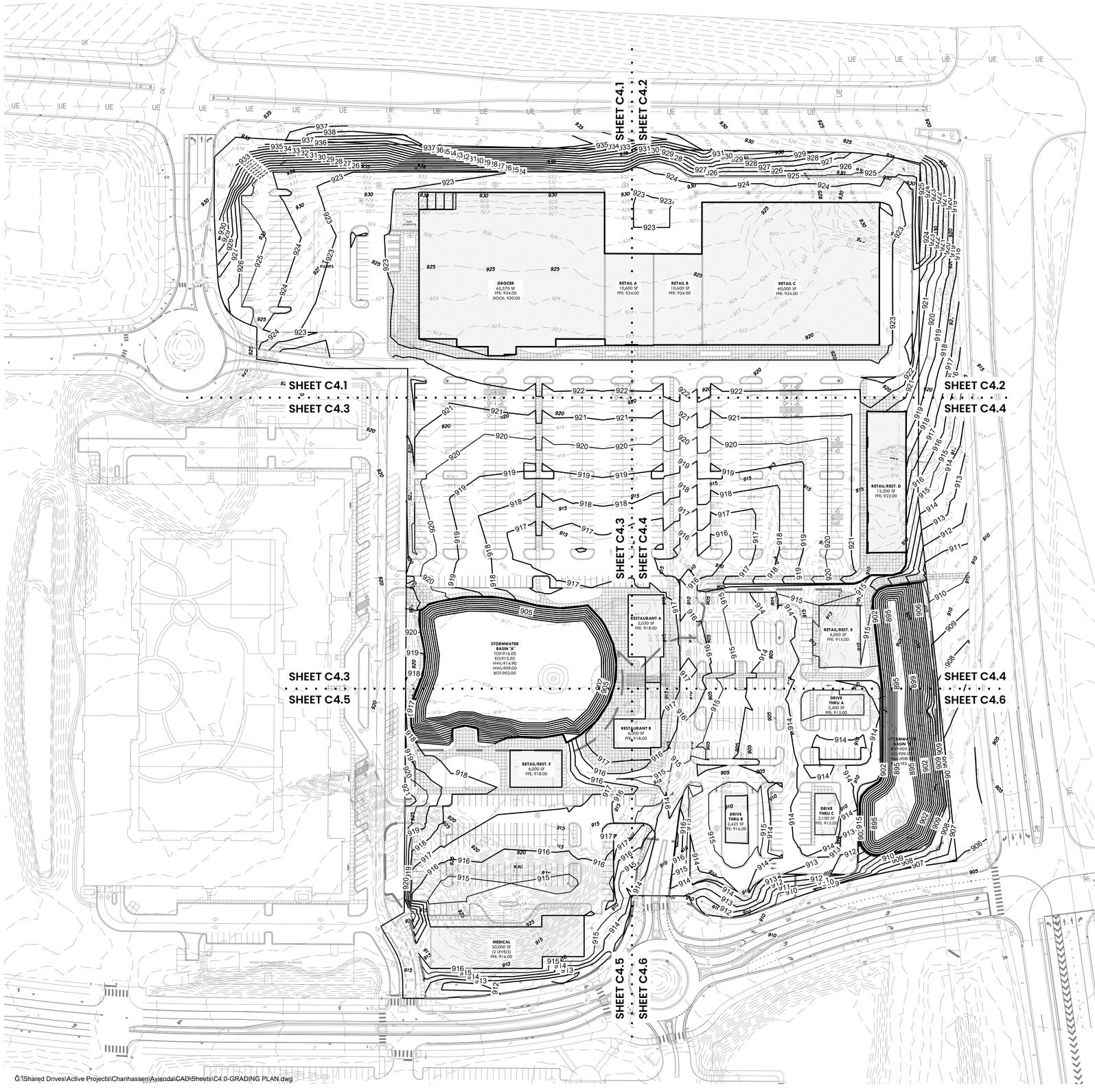
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Project #: 26-104
Drawn By: IF
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Issue Date: 08/14/2026

Sheet Title:
SOUTH EAST SITE PLAN

Sheet:
C3.6

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GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED**. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THEORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

0 80 160
SCALE IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

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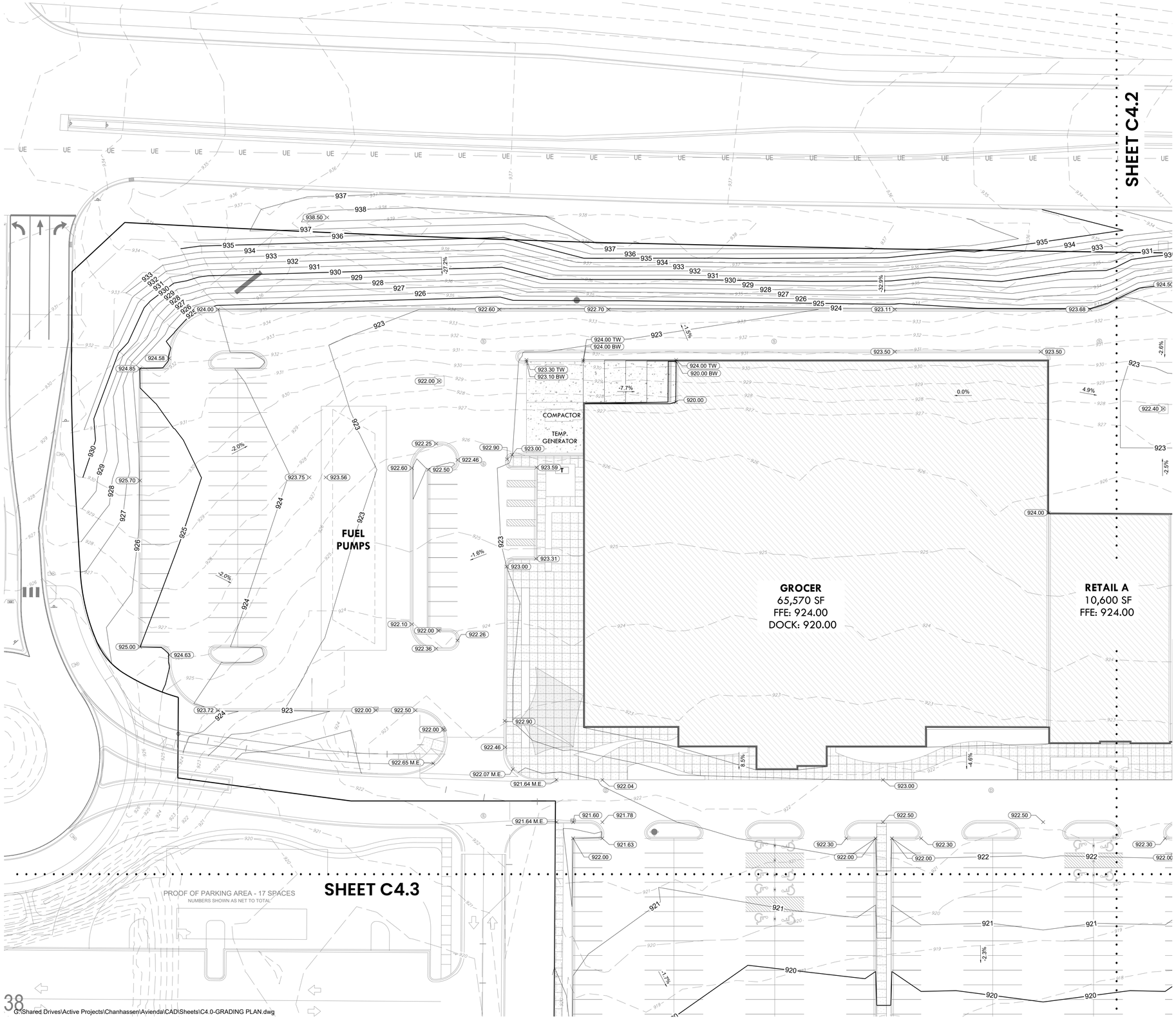
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Sheet Title:
GRADING PLAN OVERALL

Sheet:
C4.0



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- EMERGENCY OVERFLOW

SPOT ELEV. LABELS
M.E.=MATCH EXISTING
TW=TOP OF WALL
BW=BOTTOM OF WALL
TC=TOP OF CURB

0 30 60
SCALE IN FEET

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measure

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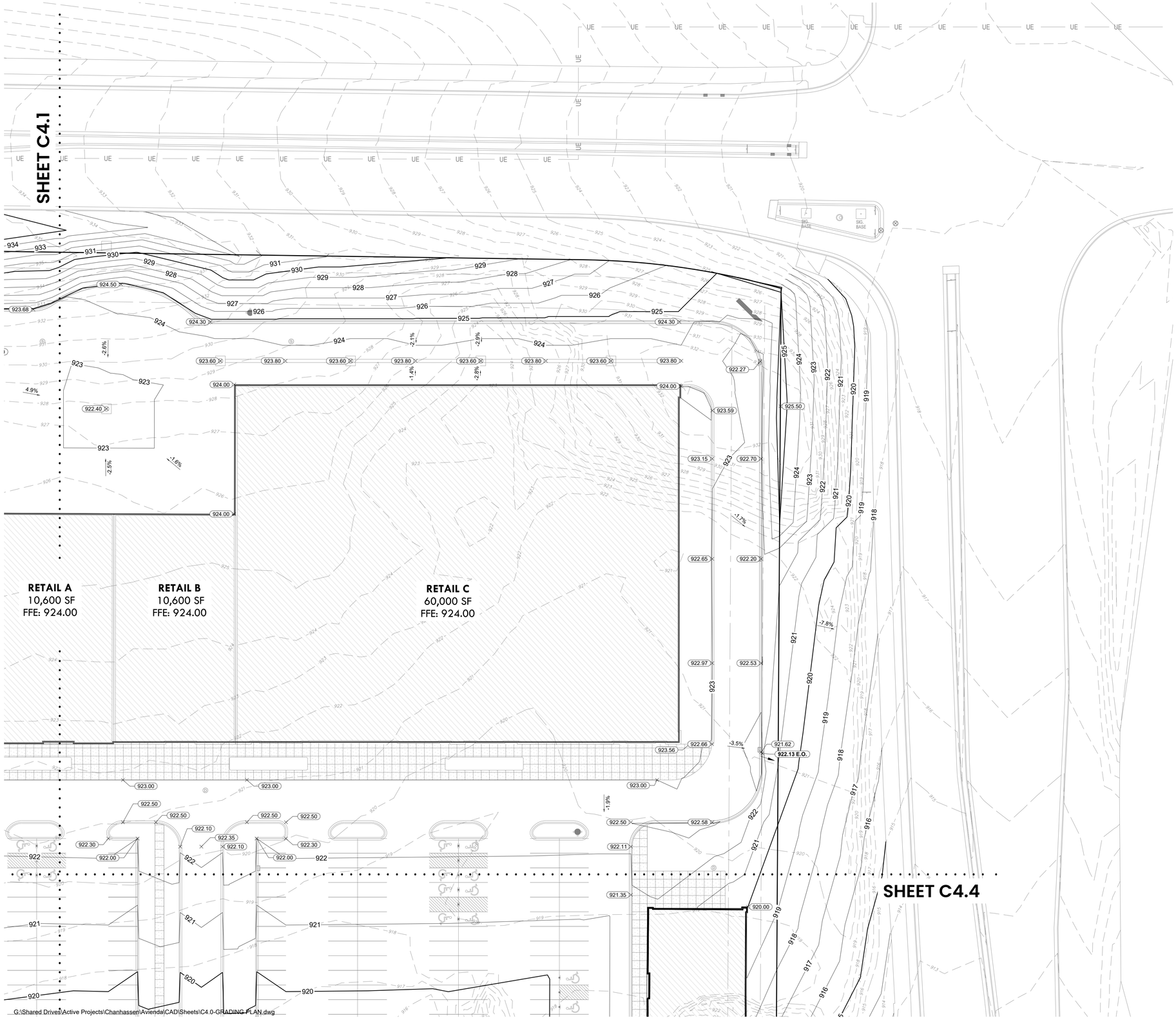
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Issue Date: 08/14/2026

Sheet Title:
GRADING NORTHWEST

Sheet:
C4.1



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
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- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- EMERGENCY OVERFLOW

LOD
×1000.00
-1.50%
E.O.

SPOT ELEV. LABELS
M.E.=MATCH EXISTING
TW=TOP OF WALL
BW=BOTTOM OF WALL
TC=TOP OF CURB

0 30 60
SCALE IN FEET

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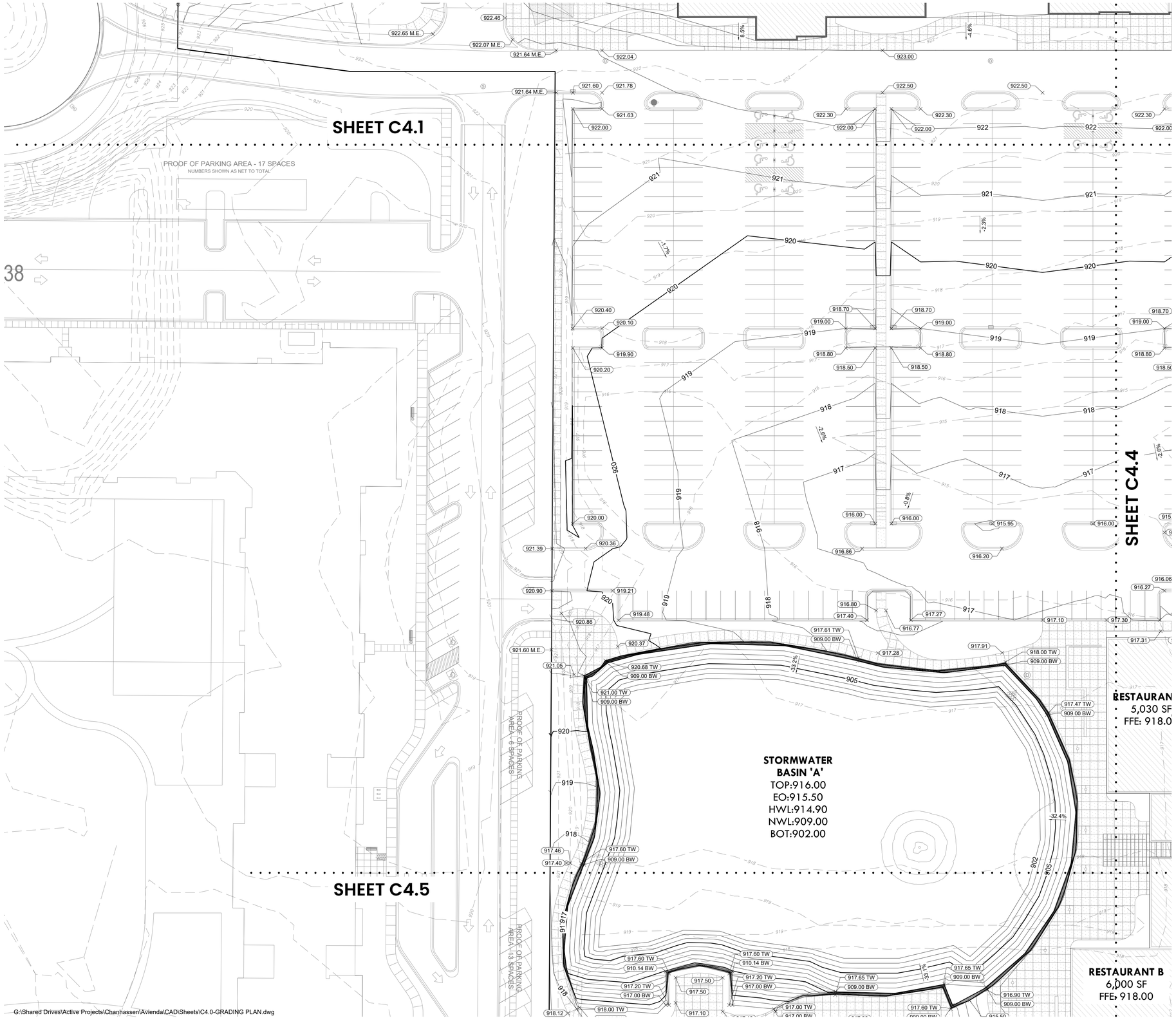
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Sheet Title:
GRADING NORTHEAST

Sheet:
C4.2



LEGEND

- PROPERTY BOUNDARY
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- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- GRADING LIMITS
- SPOT ELEVATION — LOD ×1000.00
- FLOW DIRECTION -1.50%
- EMERGENCY OVERFLOW E.O.

SPOT ELEV. LABELS
M.E.=MATCH EXISTING
TW=TOP OF WALL
BW=BOTTOM OF WALL
TC=TOP OF CURB

0 30 60
SCALE IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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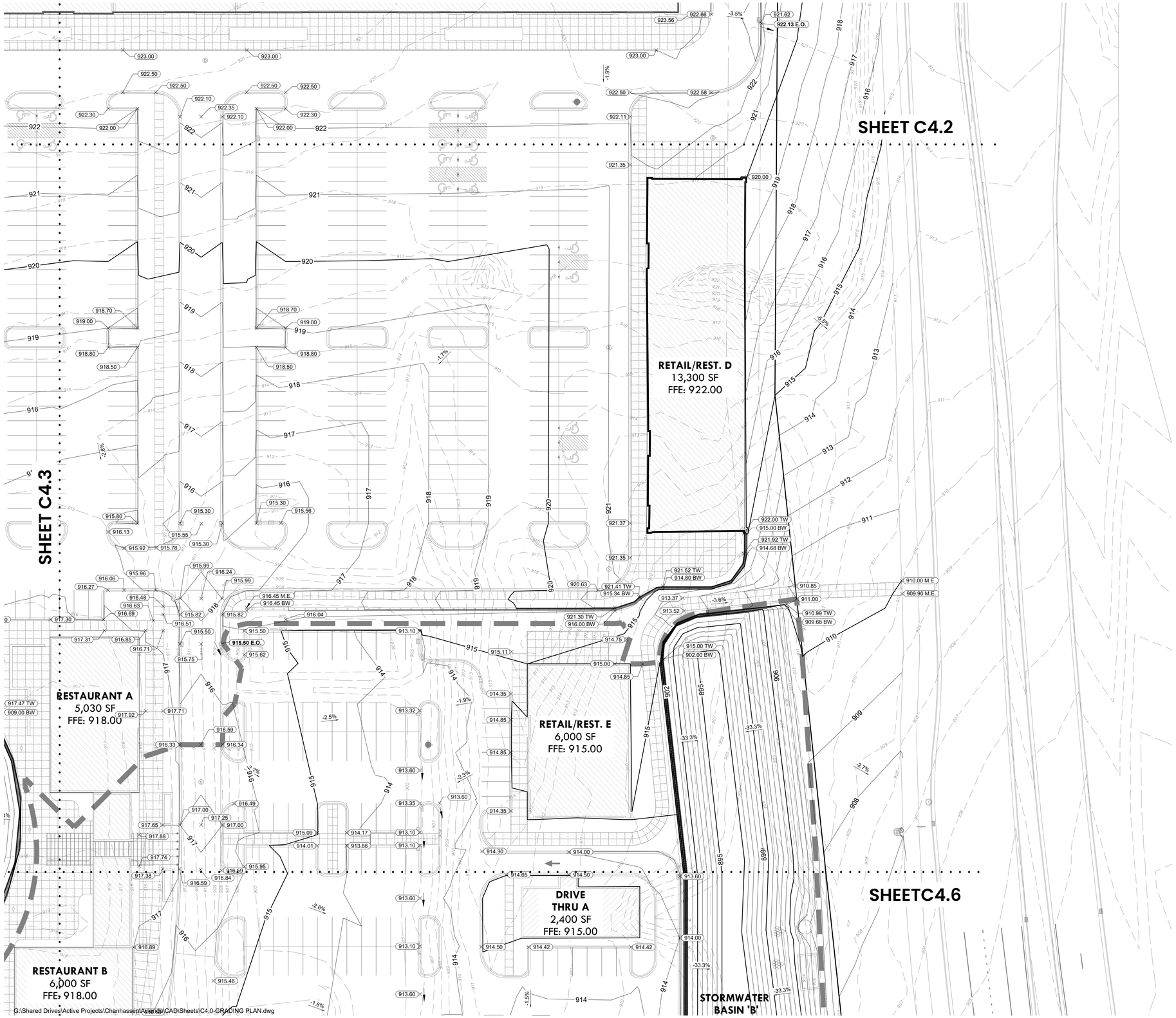
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
GRADING WEST

Sheet:
C4.3



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- EMERGENCY OVERFLOW

SPOT ELEV. LABELS
M.E.=MATCH EXISTING
TW=TOP OF WALL
BW=BOTTOM OF WALL
TC=TOP OF CURB

0 30 60
SCALE IN FEET

measure

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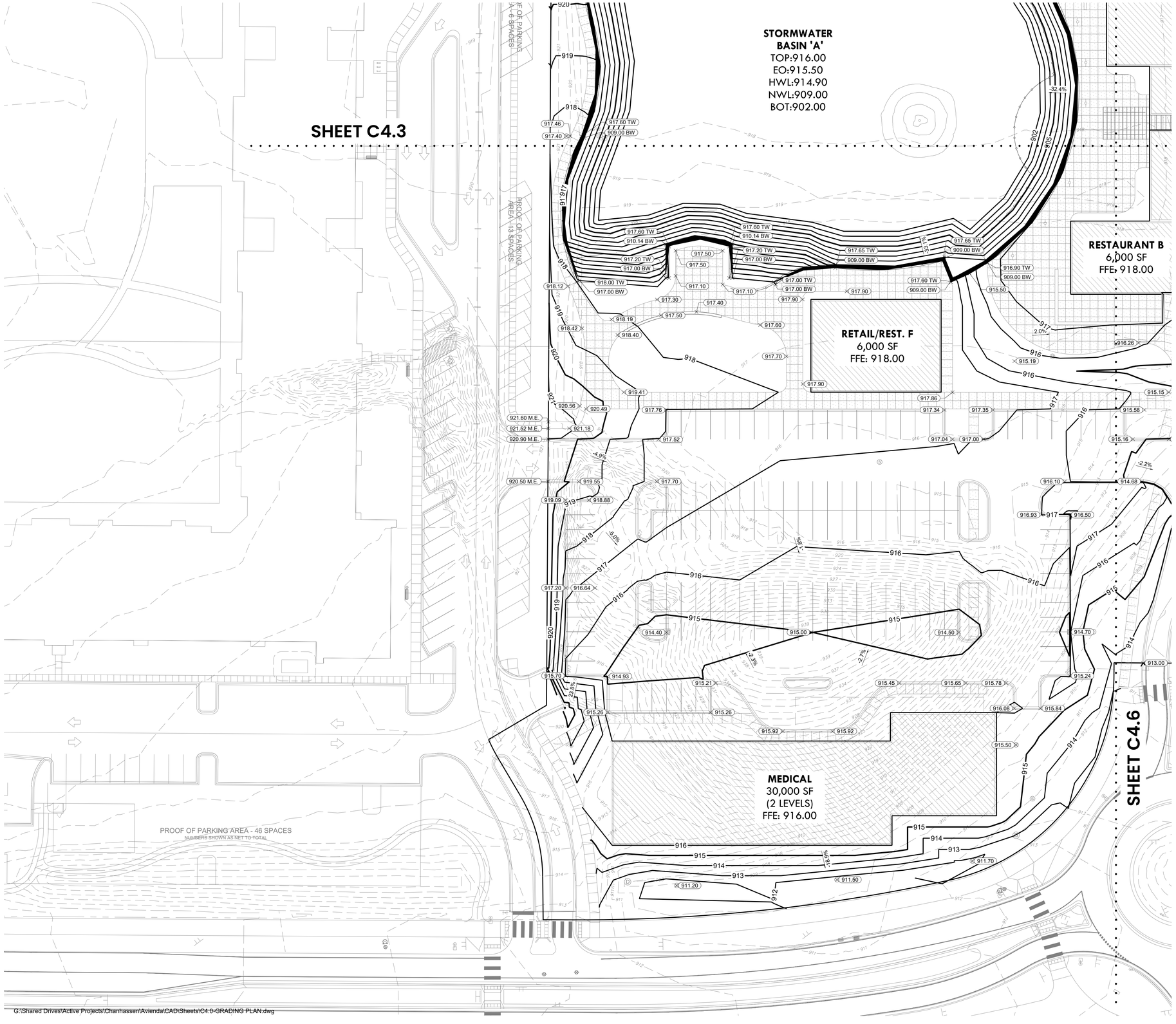
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Sheet Title:
GRADING EAST

Sheet:
C4.4

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LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
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- FLOW DIRECTION
- EMERGENCY OVERFLOW

LOD
×1000.00
-1.50%
E.O.

SPOT ELEV. LABELS
M.E.=MATCH EXISTING
TW=TOP OF WALL
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0 30 60
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Sheet Title:
GRADING SOUTHWEST

Sheet:
C4.5



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
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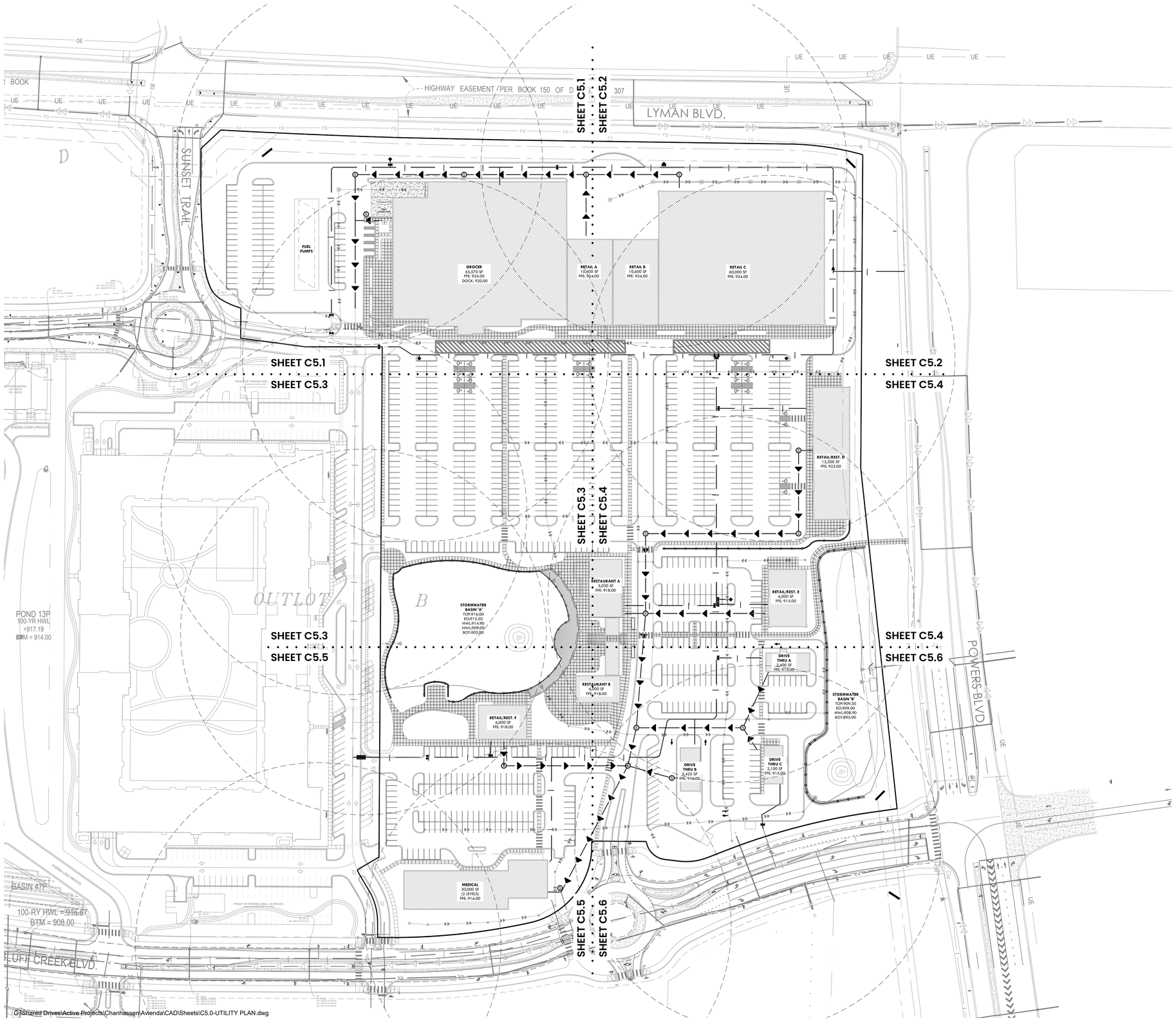
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Sheet Title:
GRADING SOUTHEAST

Sheet:
C4.6



UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD UTILITIES SPECIFICATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM).
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
8. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
9. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
10. WATERMAIN PIPE SHALL EITHER BE AWWA C900 PVC WITH DUCTILE IRON FITTINGS AND RISERS, OR DIP CLASS 52.
11. ALL WATER LINES SHALL HAVE 8' MINIMUM COVER (TOP OF PIPE TO FINISH GRADE). INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
12. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE THAT IS 8" OR GREATER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26. SCHEDULE 40 MUST BE USED IS THE PIPE IS 6" OR SMALLER. C900 IS REQUIRED FOR DEPTHS GREATER THAN 20 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED COMPLIANT TO CURRENT MINNESOTA PLUMBING CODE.
13. STORM SEWER PIPE:
    - 13.1. HDPE OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
    - 13.2. HDPE STORM PIPE 4- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2648. FITTINGS SHALL BE PER ASTM F2306 AND INSTALLED PER ASTM D2321.
    - 13.3. POLYPROPYLENE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2881. APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. AT PIPE JOINTS, THE SPIGOT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM F477. INSTALL IN ACCORDANCE WITH ASTM D2321.
    - 13.4. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    - 13.5. IF REQUIRED BY AHJ, REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
14. ALL PORTIONS OF SANITARY & STORM SEWER SYSTEMS, INCLUDING STRUCTURES, LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4714 AND CURRENT MINNESOTA PLUMBING CODE.

0 30 60
SCALE IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Peter J. Moreau, PE
Date: Lic. No.: 53735

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Project #: 26-104
Drawn By: IF
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Issue Date: 08/14/2026

Sheet Title:
UTILITY PLAN OVERALL

Sheet:
C5.0

LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

HIGHWAY EASEMENT PER BOOK 150 OF DEEDS, P. G.

SHEET C5.2

SUNSET TRAIL

SAN MH-101
RIM: 922.51
IE:911.25 (E)
IE:911.15(S)

HYDRANT
8"x6" TEE
6" GATE VALVE

8" 45° BEND

8" C900 PVC

8" C900 PVC

8" COMBINED FIRE & DOMESTIC SERVICE

8" GATE VALVE

197 LF - 8" PVC @ 1.0%

SAN MH-102
RIM: 923.56
IE:913.35 (E)
IE:913.25 (W)

197 LF - 8" PVC @ 1.0%

SAN MH-103
RIM: 924.25
IE:915.35 (E)
IE:915.35 (S)
IE:915.25 (W)

8" C900 PVC

75 LF - 8" PVC @ 1.0%

COMPACTOR

TEMP. GENERATOR

8" SANITARY SERVICE STUB
IE:911.30

44 LF - 8" PVC @ 2.0%

SAN MH-100
RIM: 922.78
IE:910.40 (N)
IE:910.40 (E)
IE:910.30 (S)

210 LF - 8" PVC @ 1.0%

100 LF - 8" PVC @ 2.0%

8" SANITARY SERVICE STUB
IE:917.35

FUEL PUMPS

GROCER
65,570 SF
FFE: 924.00
DOCK: 920.00

RETAIL A
10,600 SF
FFE: 924.00

CB
RE = 924.72
INV = 920.32 (15" RCP-W)

8" GATE VALVE

CONNECT TO EXISTING
8"' WATERMAIN STUB

CONNECT TO SANITARY STUB
IE:908.34*
*CONTRACTOR TO FIELD VERIFY INVERT

CB
RE = 924.65
INV = 919.58 (15" RCP-S)

CB
RE = 924.34
INV = 919.40 (15" RCP-S)
INV = 919.34 (15" RCP-N)
INV = 919.426 (18" RCP-W)

12" 45° BENDS (2)

CONNECT TO EXISTING
12" WATERMAIN

12" C900 PVC

HYDRANT
12"x6" TEE

12" C900 PVC

PROOF OF PARKING AREA - 17 SPACES
NUMBERS SHOWN AS NET TO TOTAL

SHEET C5.3

= 923.89
= 919.59 (15" RCP-N)

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0 30 60
SCALE IN FEET

measure

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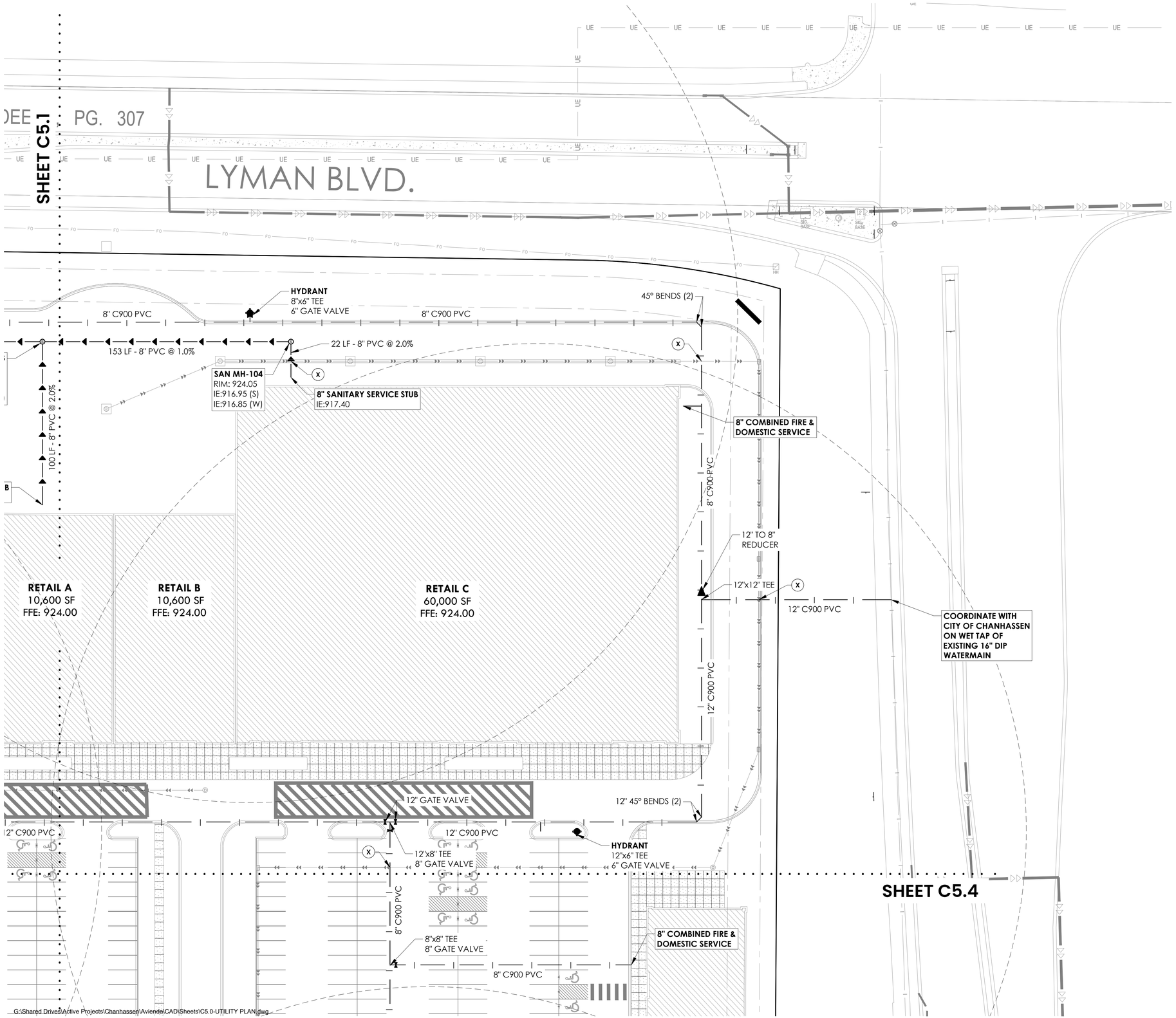
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Issue Date: 08/14/2026

Sheet Title:
UTILITY NORTHWEST

Sheet:
C5.1



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

0 30 60
SCALE IN FEET

measure

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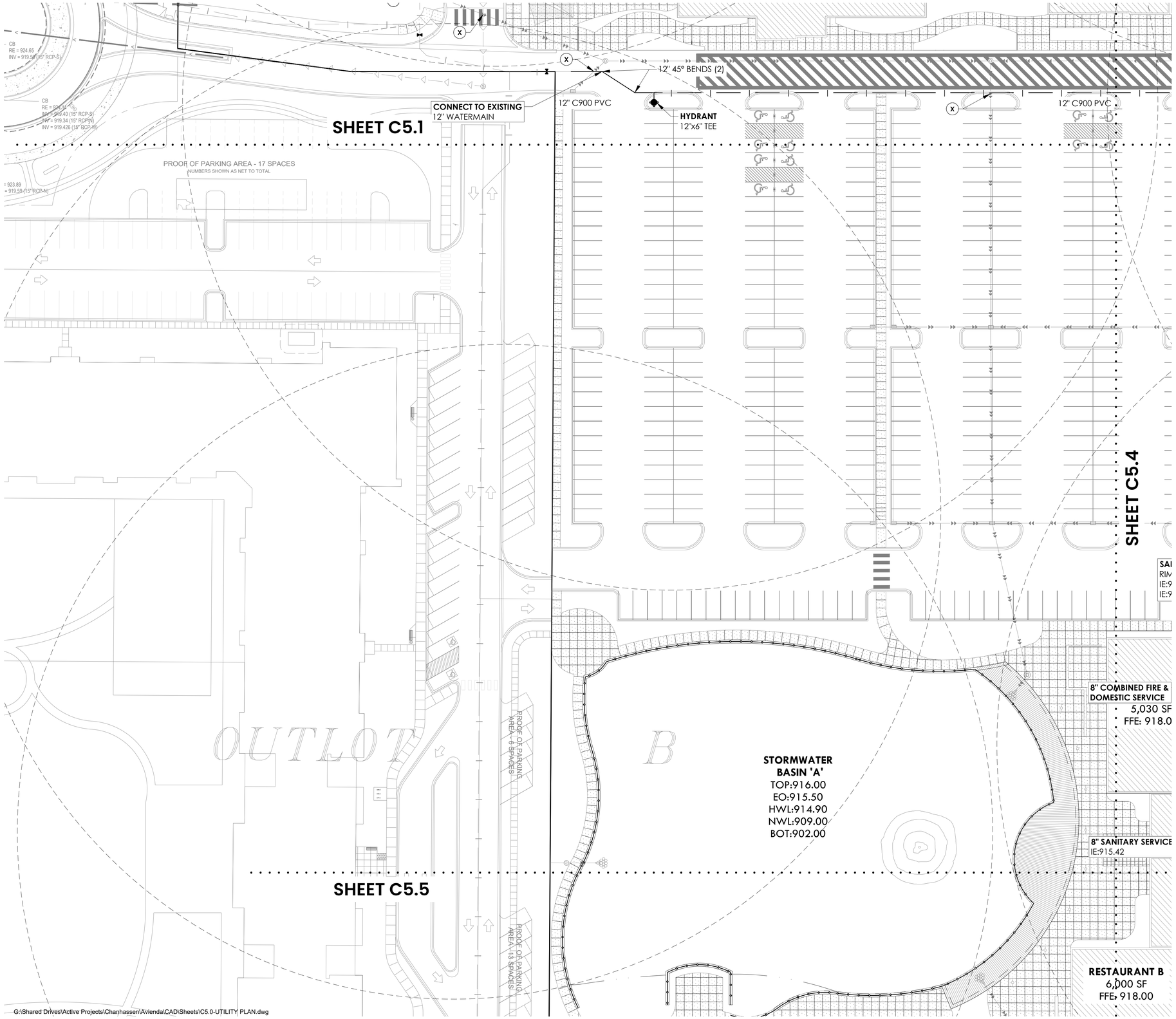
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Sheet Title:
UTILITY NORTHEAST

Sheet:
C5.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
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- WATER MAIN
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0 30 60
SCALE IN FEET

measure

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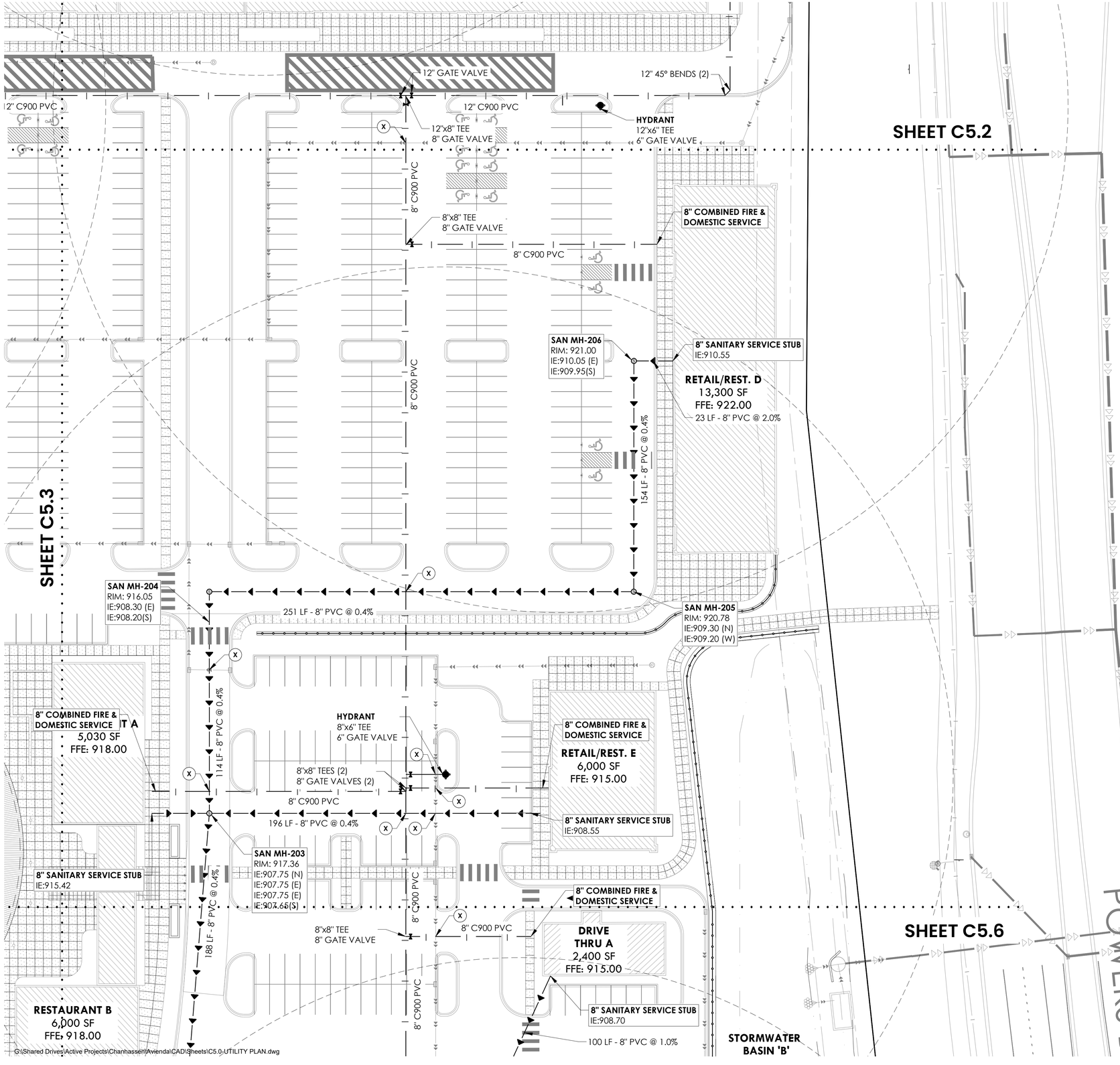
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Sheet Title:
UTILITY WEST

Sheet:
C5.3

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LEGEND

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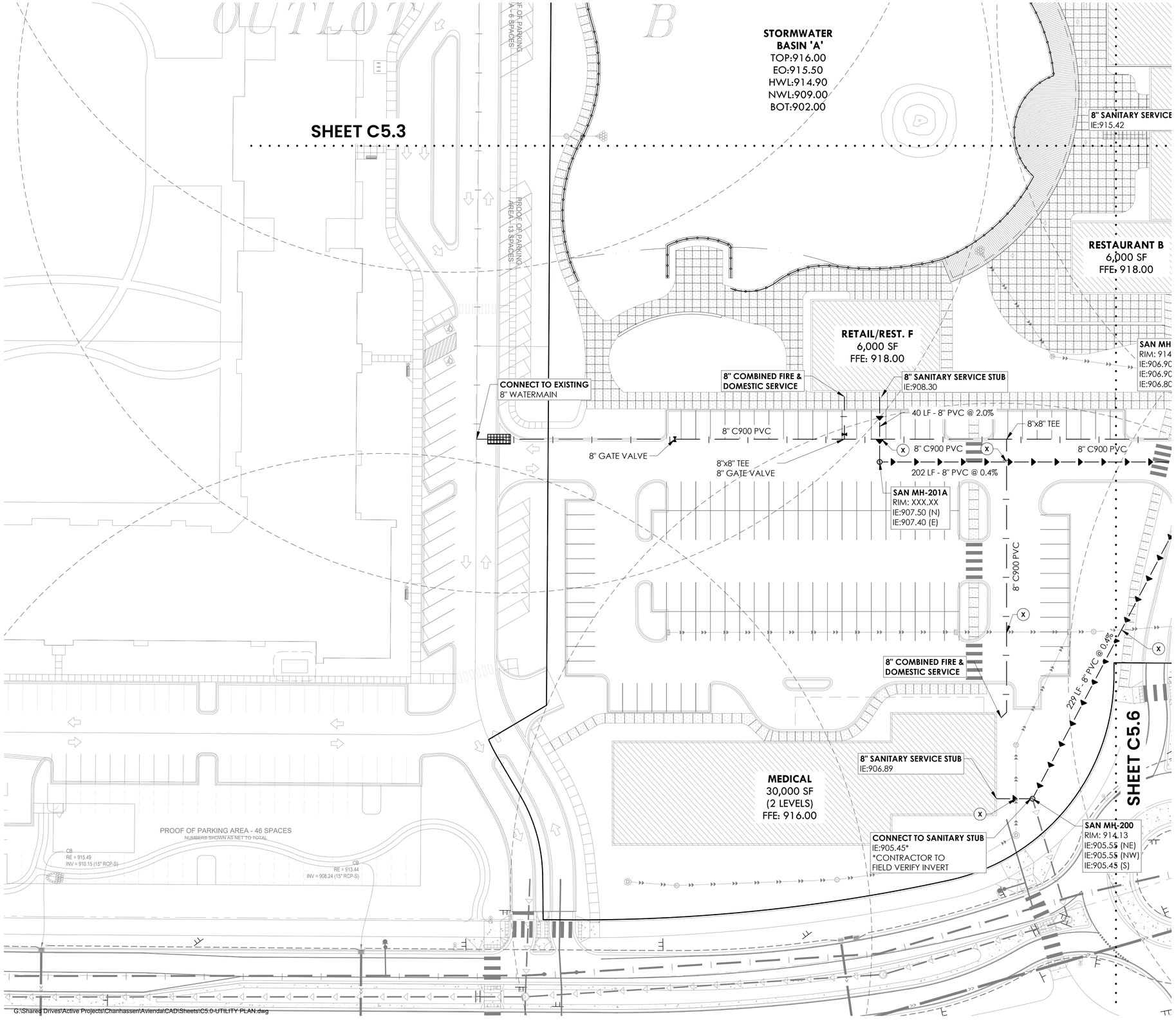
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Sheet Title:
UTILITY EAST

Sheet:
C5.4



LEGEND

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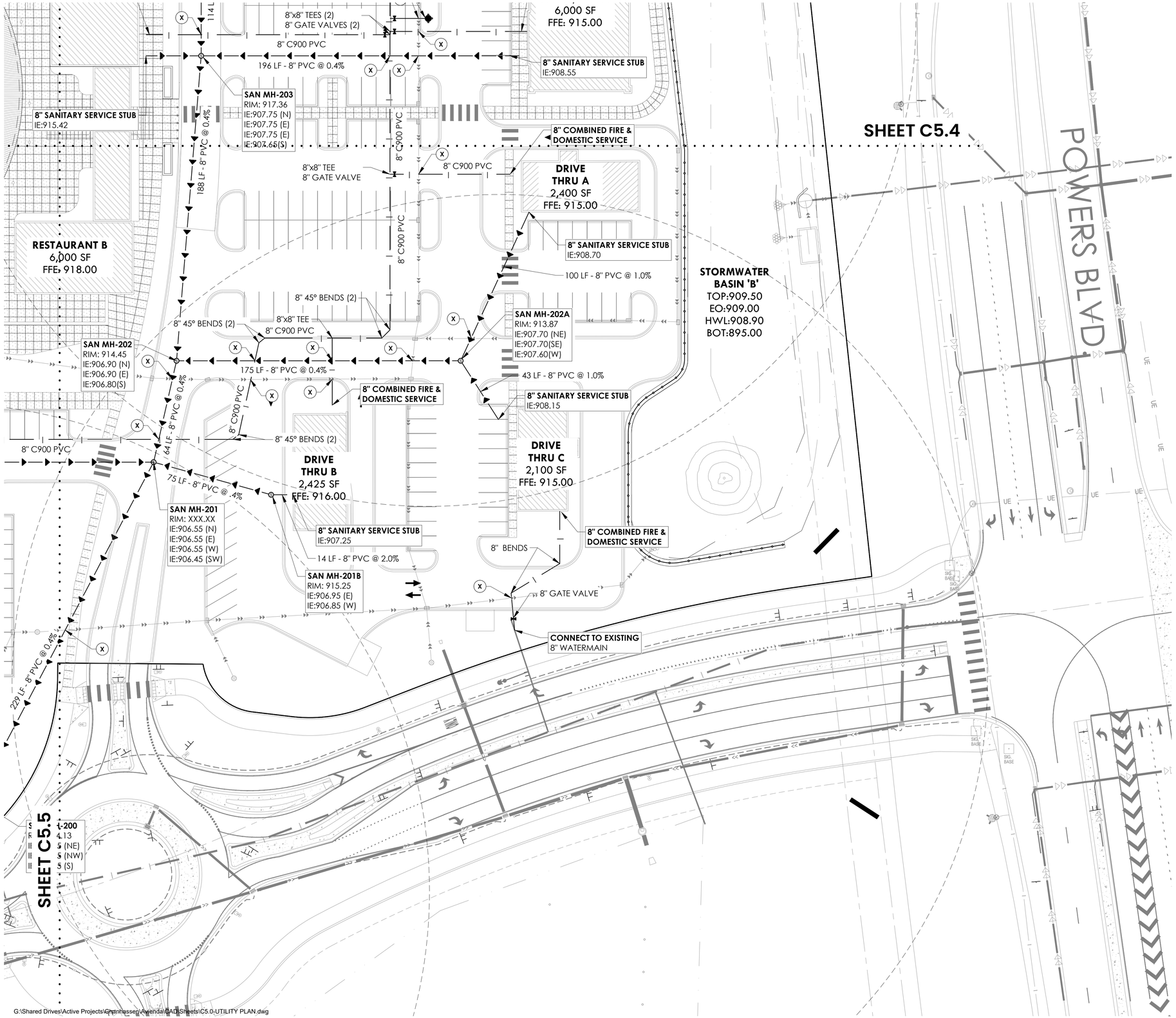
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LEGEND

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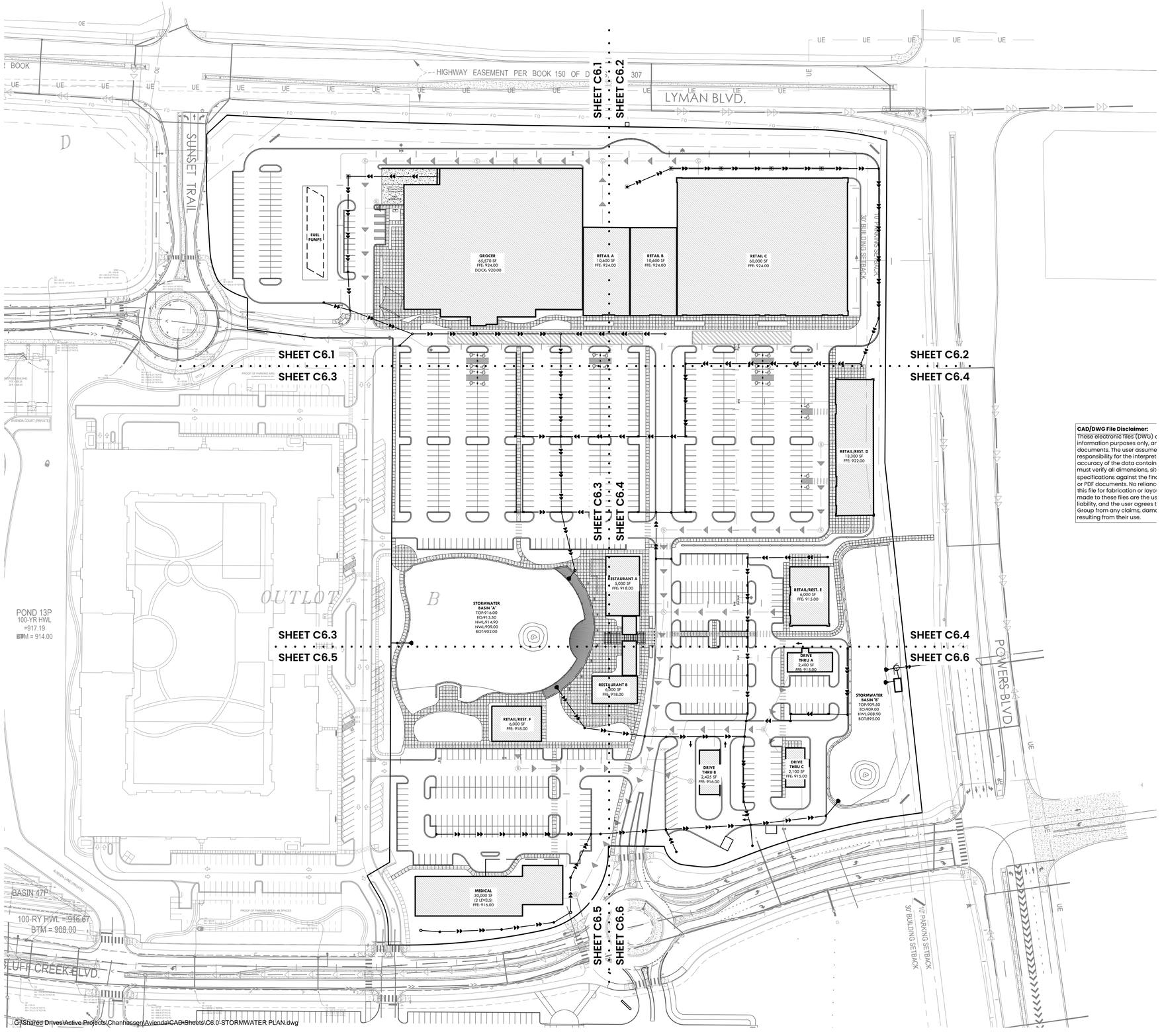
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Sheet Title:
UTILITY SOUTHEAST

Sheet:
C5.6



LEGEND

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STORM SEWER NOTES

1. STORM SEWER PIPE:
   - **1.1.** HDPE OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
   - **1.2.** HDPE STORM PIPE 4- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2648. FITTINGS SHALL BE PER ASTM F2306 AND INSTALLED PER ASTM D2321.
   - **1.3.** POLYPROPYLENE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2881. APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. AT PIPE JOINTS, THE SPIGOT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM F477. INSTALL IN ACCORDANCE WITH ASTM D2321.
   - **1.4.** PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
   - **1.5.** IF REQUIRED BY AHJ, REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
   - **1.6.** **STORM MANHOLE SIZES SHALL BE VERIFIED BY THE CONTRACTOR AND STRUCTURE SUPPLIER FOR COMPATIBILITY WITH CONNECTING PIPE SIZES.**

FOR GENERAL UTILITY NOTES, SEE SHEET C5.0.

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Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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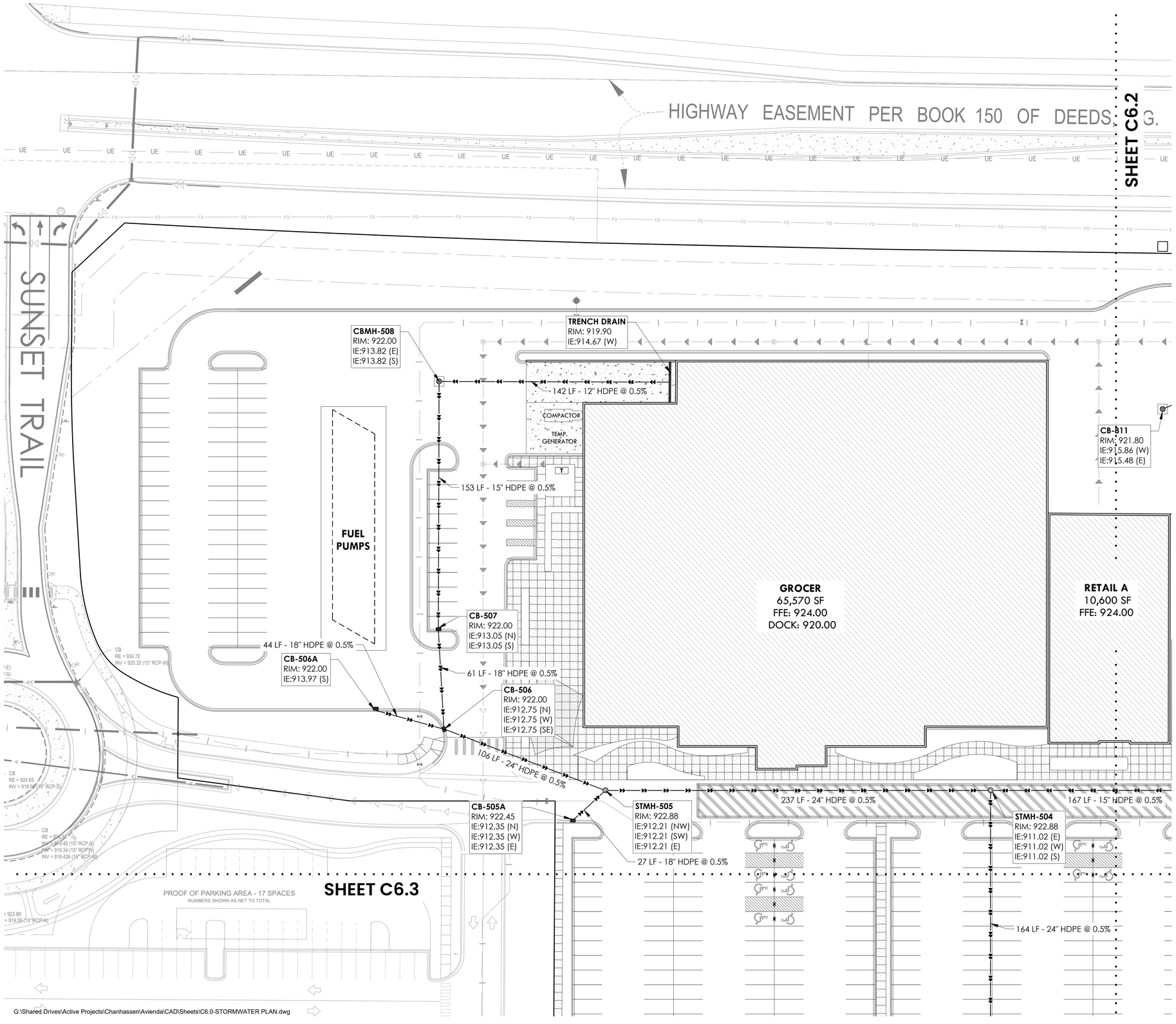
Peter S Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
STORMWATER PLAN OVERALL

Sheet:
C6.0



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LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

SCALE 0 30 60 IN FEET

measure

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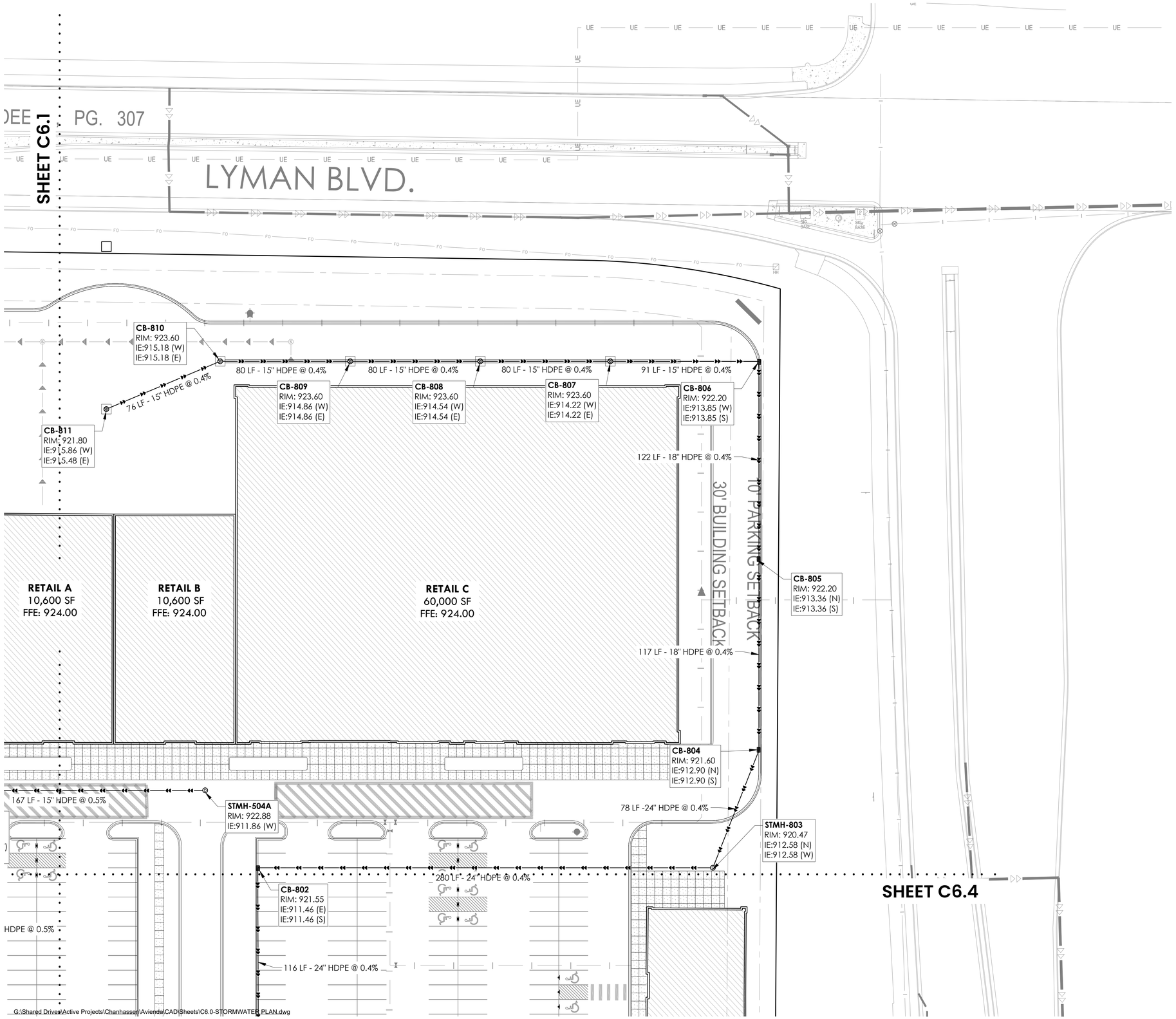
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Sheet Title:
STORMWATER NORTHWEST

Sheet:
C6.1



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
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- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
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- LIGHT POLE

0 30 60
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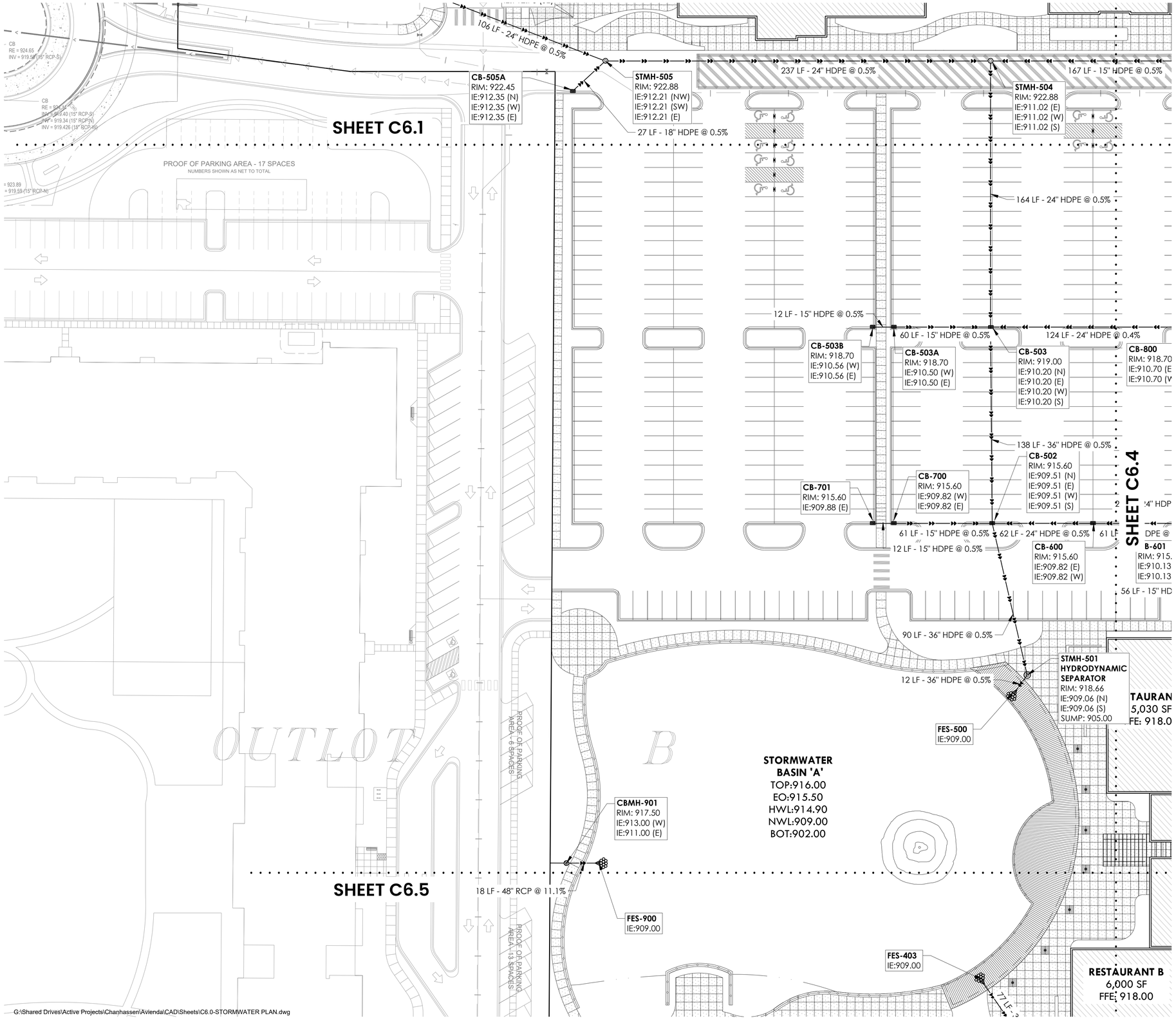
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Sheet Title:
STORMWATER NORTHEAST

Sheet:
C6.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

0 30 60
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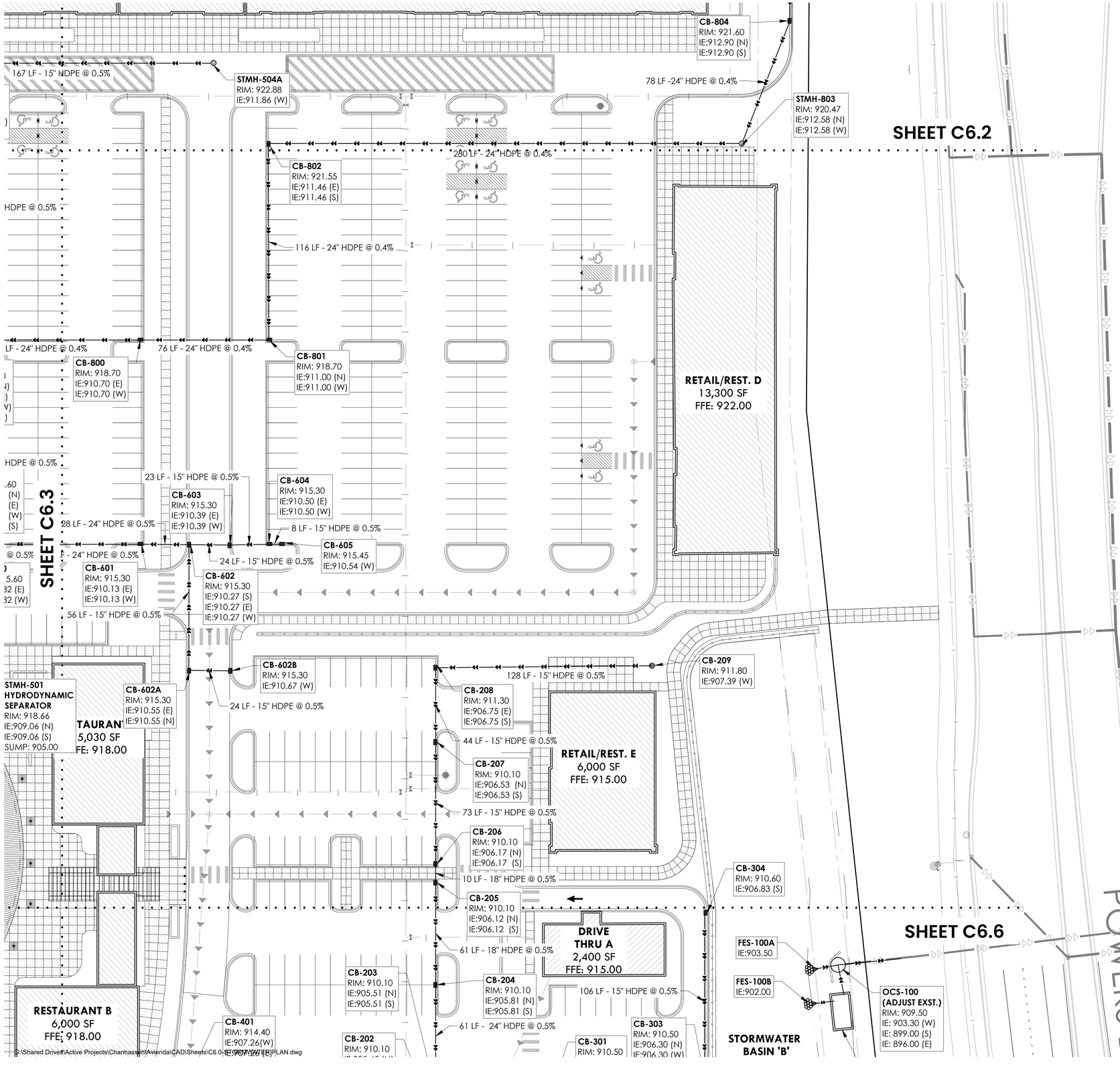
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Sheet Title:
STORMWATER WEST

Sheet:
C6.3



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

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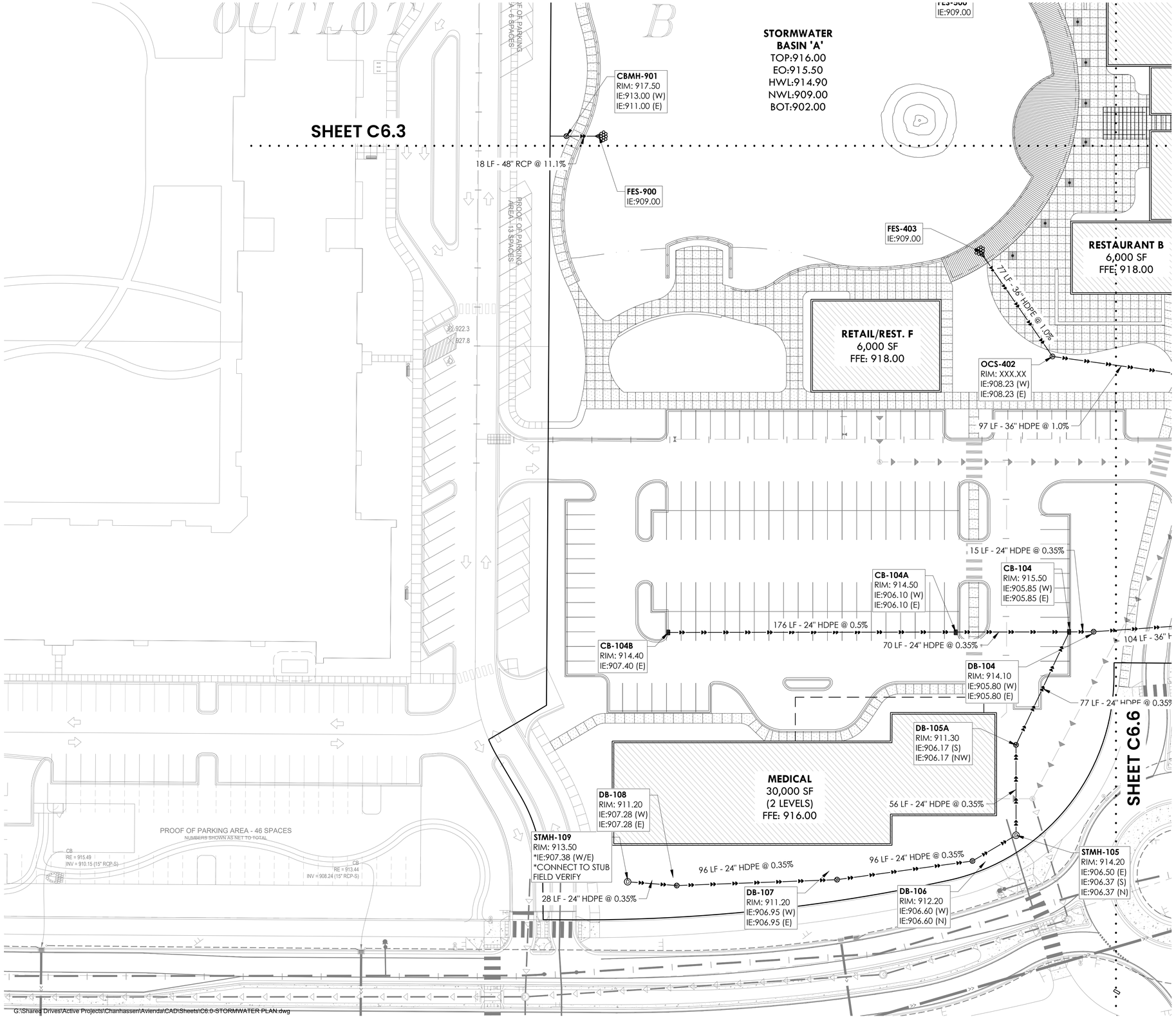
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Sheet Title:
STORMWATER EAST

Sheet:
C6.4



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

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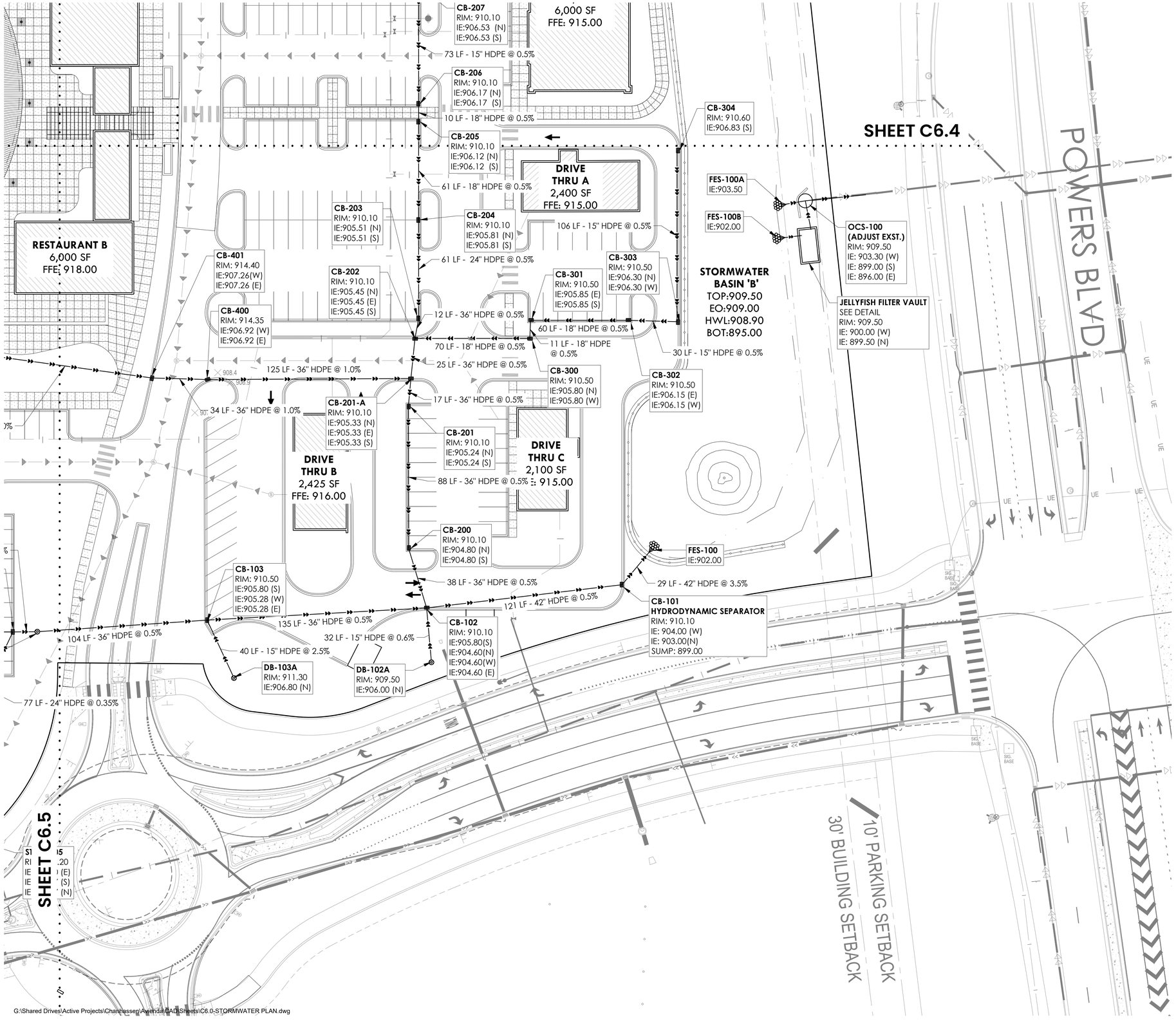
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Sheet Title:
STORMWATER SOUTHWEST

Sheet:
C6.5



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

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SCALE IN FEET

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Sheet Title:
STORMWATER SOUTHEAST

Sheet:
C6.6



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- INDEX CONTOUR
- INTERVAL CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- WATER MAIN
- SANITARY SEWER
- RETAINING WALL
- DRAINTILE
- LOD GRADING LIMITS
- INLET PROTECTION
- SILT FENCE

EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUNDCOVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BYTHE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACED WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPES OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING, OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

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Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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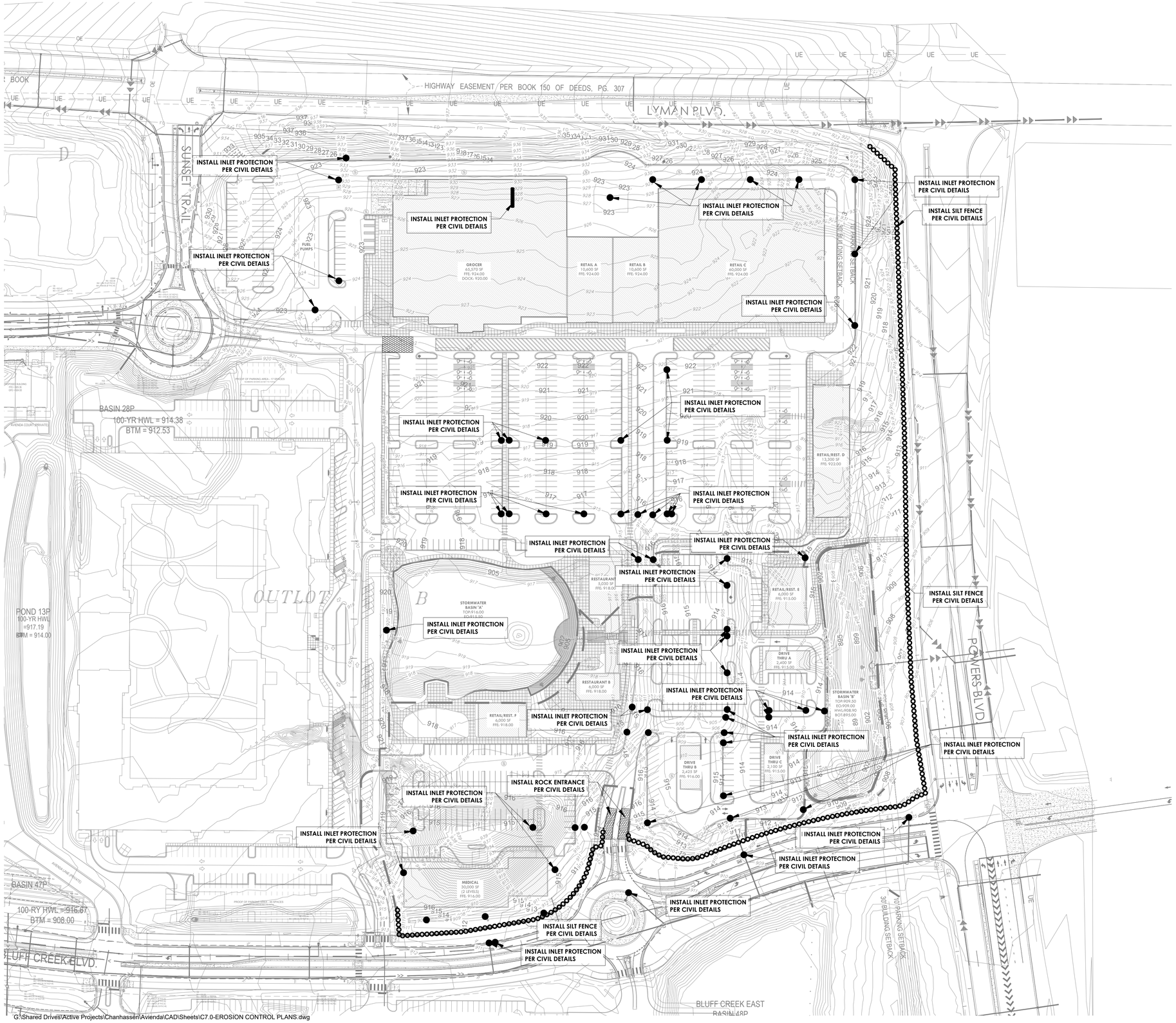
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Project #: 26-104
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Issue Date: 08/14/2026

Sheet Title:
PHASE 1 EROSION CONTROL

Sheet:
C7.0



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- LOD GRADING LIMITS
- 1000.00 SPOT ELEVATION
- -1.50% FLOW DIRECTION
- E.O. EMERGENCY OVERFLOW
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE

EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
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4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACED WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
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Sheet Title:
PHASE 2 EROSION CONTROL

Sheet:
C7.1

SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE JULY 31, 2023) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT AVIENDA RETAIL CENTER. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR AVIENDA RETAIL CENTER SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR AVIENDA RETAIL CENTER IN CHAMHASSEN, MINNESOTA. THE PROJECT SITE IS LOCATED ON 24.46 ACRES SE OF THE INTERSECTION OF LYMAN BLVD & POWERS BLVD.

PROJECT CONTACT INFORMATION
OWNER/DEVELOPER: HEMPEL REAL ESTATE
OWNER ADDRESS:
800 LA SALLE AVE. SUITE 1250
MINNEAPOLIS, MN 55402
OWNER EMAIL: RMCKELVEY@HEMPELCOMPAINES.COM
CONTRACTOR: TBD
COMPANY NAME: TBD

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

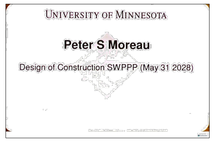
SWPPP DESIGNER: MEASURE GROUP, LLC

PETER MOREAU
PO BOX 10
WAYZATA, MN 55391
641-583-0173
PMOREAU@MEASUREGRP.COM

DESIGN OF CONSTRUCTION SWPPP, U OF M 05/31/28

SWPPP INSPECTION:
TBD

BMP INSTALLER:
TBD



OWNER/OPERATOR RESPONSIBILITIES

OWNER
- DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
- SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
- COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
- SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
- KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
- IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
- DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
- IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR
- COMPLETION OF AN ACCURATE NOI WITH THE OWNER
- COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
- KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
- COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION

THE SITE IS APPROXIMATELY 24.46 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO GRADING AND A RETENTION BASIN. THE PROPOSED PHASE OF THE DEVELOPMENT WILL CONSIST OF THE CONSTRUCITON OF A RETAIL CENTER DEVELOPMENT WITH ASSOCIATED BUILDING, PARKING LOT AND UTILITY INFRASTRUCTURE.

PROJECT AREA = 24.46 AC
DISTURBED AREA = X.XX AC
EXISTING IMPERVIOUS AREA = 0.0 AC (PHASE 1 & 2 DEVELOPMENTS)
PROPOSED IMPERVIOUS AREA = X.XX AC (PHASE 1 & 2 DEVELOPMENTS)

PRE-DEVELOPMENT SITE CONDITIONS
SITE IS GENERALLY CONSISTENT WITH HSG TYPE "D" SOILS. THE EXISTING SITE GENERALLY DRAINS FROM WEST TO EAST.

REFER TO GEOTECHNICAL REPORT DATED XX.XX.XX COMPLETED BY BRAUN INTERTEC.

POST-DEVELOPMENT SITE CONDITIONS
THE PROPOSED SITE MAINTAINS THE OVERALL EXISTING DRAINAGE PATTERNS. MOST OF THE SITE DRAINS FROM WEST TO EAST. THE RUNOFF FROM MOST OF THE SITE WILL BE DIRECTED THROUGH STORM SEWER TO THE RETENTION BASIN.

STORM WATER MANAGEMENT PLAN
- THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF GUIDELINES SET FORTH IN ITEMS 7 AND 8 OF THE SWPPP NOTES SECTION.
- THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF SURFACE DRAINAGE BY CURB AND GUTTER, SWALES AND STORM SEWER PIPE.
- THE SITE DRAINAGE WILL BE ROUTED TO PROPOSED STORM SEWER WHICH WILL DISCHARGE TO THE RETENTION BASIN .
- REFER TO THE PROJECT STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORM WATER MANAGEMENT CALCULATIONS.
- THE SITE STORM WATER RETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.
- TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT/DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT/DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT/DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OIL	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
`	CONTRACTOR	SECONDARY CONTAINMENT/DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING
SOIL AMENDMENTS	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE/MORTAR	MOBILE MIXER	S.C / WASHOUT AREA

CONSTRUCTION SEQUENCE

THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.), INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN, AND INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE THE SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER, AND UTILITY SERVICES.
8. INSTALL INLET PROTECTION AT CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED, AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

PRIOR TO START OF CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT ROCK CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

DURING CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN 7 DAYS OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-111, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SOD IS NOT USED FOR THE SITE.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN 7 DAYS.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

INLET SEDIMENT CONTROL BMP REMOVAL
IF INLET SEDIMENT CONTROLS (INLET FILTER BAG STRUCTURE INSERT TYPE) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

UPON COMPLETION OF CONSTRUCTION ACTIVITIES
PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES.

ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE:
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE:
- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:
1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE.TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES
THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO ½ HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO 1/2 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS -SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.
7. STREET SWEEPING IS REQUIRED ONE TIME PER WEEK AND AFTER RAINFALL OR MORE FREQUENTLY IF DIRECTED BY CITY ENGINEER.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS,LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE MPCA WITH THE NOT FORM AND IS SUBJECT TO MPCA APPROVAL.

METHODS TO MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL

APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, NO-TRAFFIC AREAS, ETC.) SHALL BE USED TO MINIMIZE EROSION, SOIL COMPACTION, AND PRESERVE TOPSOIL.

AREAS NOT TO BE DISTURBED (BUFFERS, INFILTRATION BASINS, ETC.) SHALL BE PROTECTED WITH CONSTRUCTION OR SILT FENCE BEFORE WORK BEGINS.

OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION (INCLUDING GRADING, UTILITY TRENCHES, SUBGRADE PREPARATION) AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.

TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.

DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS (UNLESS INFEASIBLE) TO CONTROL SEDIMENT.

WATERS WITHIN ONE MILE OF SITE

SWPPP BMP QUANTITIES

SILT FENCE	X,XXX LF	SOD	XX,XXX SF
BIO-ROLL	XX LF	EROSION CONTROL BLANKET	X,XXX SF
INLET PROTECTION	X EACH	ROCK CONSTRUCTION ENTRANCE	2 EACH
CULVERT/ FES PROTECTION	X EACH	STREET SWEEPING	1 EACH
TEMPORARY SEED MIX (22-111)	AS NEEDED		
PERMANENT SEED MIX	XX,XXX SF		

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter S Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
SWPPP NARRATIVE

Sheet:
C7.2

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM
AN OWNER HAS BEEN GIVEN.

1. IMPORTANT VEGETATION
- SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
- A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

2. DITCH PROTECTION (TEMPORARY OR PERMANENT)
- THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
- STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIP-RAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
- WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
- ALL DITCHES WILL BE STABILIZED WITHIN 7 DAYS.

3. WORK NEXT TO WETLANDS
- PRESERVE A 100' FROM SPECIAL WATERS) NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRADIENT AREAS.
- FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.

4. LONG-STEEP CUT/FILL SLOPES
- THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 7 DAYS
- PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
- LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

5.CULVERT INLET/OUTLET PROTECTION
- SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
- AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
- RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

6.STORM SEWER INLET PROTECTION
- STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
- INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
- INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
- DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

7.STORM WATER POND OUTLETS
- TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
- RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
- POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

8.TEMPORARY SEDIMENT BASINS
- TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO ACOMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
- SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.·
- TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF
- NECESSARY.
- THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.
- WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES ½ FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

9.DEEP UTILITIES: WATER AND SANITARY/GAS LINE
- SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
- DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
- THE UTILITY CONSTRUCTION SITE SHALL BE SEEDED WITH A TEMPORARY
- SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

10.STOCKPILES (TEMPORARY AND PERMANENT)
- LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
- TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
- IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

11.CONSTRUCTION DEWATERING
- DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE: (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT):

1. CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
2. USE A PORTABLE SEDIMENT TRAP SYSTEM.
3. APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
4. DISCHARGE THROUGH FIBERLOGS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
5. PUMP TO A TEMPORARY SEDIMENT BASIN.
6. ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
7. DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
8. ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

12.CONSTRUCTION ENTRANCES
- A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
- THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
- ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
- CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
- TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
- IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

13.CONCRETE TRUCK WASHOUT
- CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
- WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
- WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
- WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
- CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
- IMPERMEABLE LINER INCLUDES 10 MIL POLYLINER OR COMPACTED CLAY LINER.
- WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

14.VEHICLE MAINTENANCE
- ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
- VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF
- ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
- ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

15.FUELING
- ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
- FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
- ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
- ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

16.HAZARDOUS MATERIALS
- HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
- CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
- NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
- ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
- IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
- ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

17.CHEMICAL CONTAINMENT
- GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
- ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
- HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
- AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
- THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
- THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
- ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
- ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

18.SOLID WASTE
- SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
- CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
- MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
- SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

19.DUST CONTROL
- THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- RAPID STABILIZATION METHODS ON SLOPES
- WATER ON ROADWAYS AND GRADED AREAS
- ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
- ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

20.WINTER STABILIZATION
- COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
- ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
- ALL EXPOSED SOILS TO BE SEEDED WITH MNDOT SEED MIX 150
- ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
- PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
- PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
- INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
- IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
- ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

21.NON-STORMWATER DEWATERING
- HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
- THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
- POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

22.WORK NEAR OR IN IMPAIRED WATERS
- EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
- TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
- IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
- NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "IMPAIRED WATERS"
- SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS

23.INFILTRATION/FILTRATION AREAS
- FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
- EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
- DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
- DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
- ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
- IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

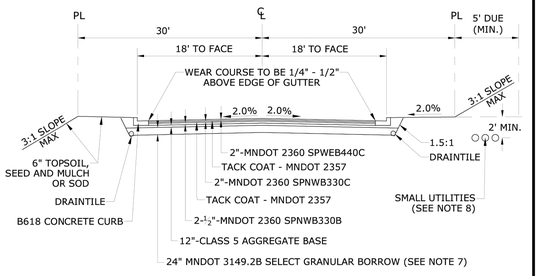
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
SWPPP NOTES

Sheet:
C7.3



(NOT TO SCALE)

NOTES

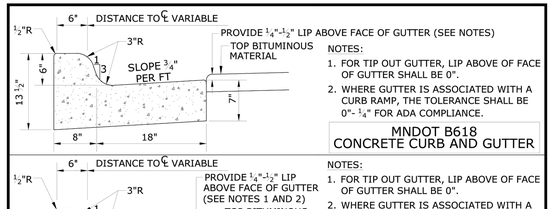
1. TYPICAL RIGHT-OF-WAY 60'.
2. MAXIMUM STREET GRADE 7.0%.
3. MINIMUM STREET GRADE 0.75%.
4. 6" TOPSOIL PLACED IN DISTURBED AREAS.
5. THE BITUMINOUS WEARING SURFACE SHALL BE PLACED THE NEXT CONSTRUCTION SEASON FOLLOWING PLACEMENT OF THE BITUMINOUS BASE.
6. A TEST ROLL OF THE PREPARED SUBGRADE AND AGGREGATE BASE SHALL BE PERFORMED IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION BASED ON THE TEST ROLL.
7. DRAINTILE SHALL BE PLACED ALONG BOTH SIDES OF ROADWAY. SEE DETAIL PLATE 5232 OR 5232A.
8. SMALL UTILITIES TO BE PLACED WITHIN THE PUBLIC DRAINAGE AND UTILITY EASEMENT (DUE).

CITY OF CHANHASSEN

TYPICAL COMMERCIAL/INDUSTRIAL STREET SECTION

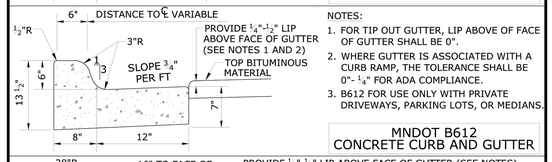
REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 5201

1 C8.0



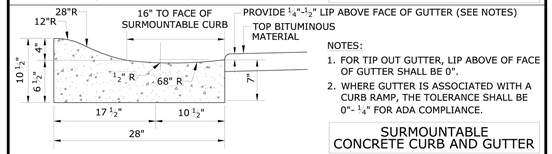
NOTES:
1. FOR TIP OUT GUTTER, LIP ABOVE OF FACE OF GUTTER SHALL BE 0".
2. WHERE GUTTER IS ASSOCIATED WITH A CURB RAMP, THE TOLERANCE SHALL BE 0"- 1/4" FOR ADA COMPLIANCE.

MNDOT B618
CONCRETE CURB AND GUTTER



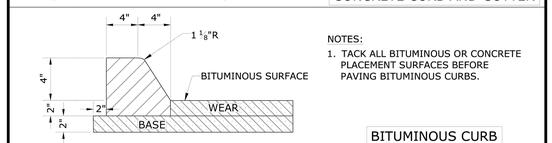
NOTES:
1. FOR TIP OUT GUTTER, LIP ABOVE OF FACE OF GUTTER SHALL BE 0".
2. WHERE GUTTER IS ASSOCIATED WITH A CURB RAMP, THE TOLERANCE SHALL BE 0"- 1/4" FOR ADA COMPLIANCE.
3. B612 FOR USE ONLY WITH PRIVATE DRIVEWAYS, PARKING LOTS, OR MEDIANS.

MNDOT B612
CONCRETE CURB AND GUTTER



NOTES:
1. FOR TIP OUT GUTTER, LIP ABOVE OF FACE OF GUTTER SHALL BE 0".
2. WHERE GUTTER IS ASSOCIATED WITH A CURB RAMP, THE TOLERANCE SHALL BE 0"- 1/4" FOR ADA COMPLIANCE.

SURMOUNTABLE
CONCRETE CURB AND GUTTER



NOTES:
1. TACK ALL BITUMINOUS OR CONCRETE PLACEMENT SURFACES BEFORE PAVING BITUMINOUS CURBS.

BITUMINOUS CURB
4" SHOE FORMED

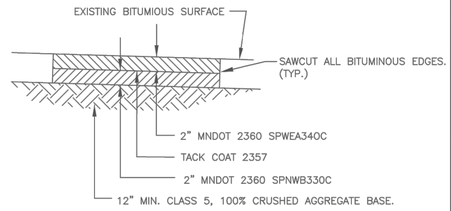
CITY OF CHANHASSEN

TYPICAL CURB AND GUTTER

REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 5203

2 C8.0

TYPICAL BITUMINOUS PATCH DETAIL



PATCHING NOTES:

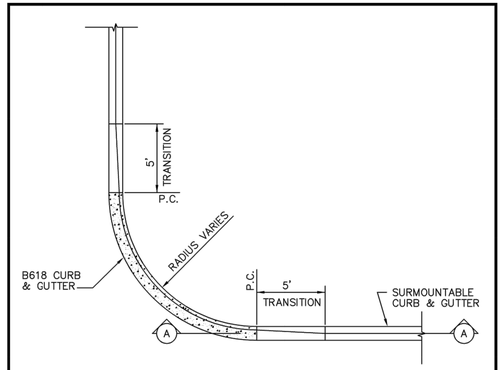
1. SAW CUT ALL EDGES, REMOVE BITUMINOUS PATCH AREA AND ENOUGH CLASS 5 MATERIAL TO ACCOMMODATE BITUMINOUS PATCH.
2. MECHANICAL COMPACTION OF GRAVEL BASE REQUIRED PRIOR TO PAVING.
3. APPLY TACK TO ALL EDGES. CONTRACTOR MAY USE WEAR COURSE MATERIAL IN LIEU OF BASE COURSE MATERIAL.
4. USE PLATE COMPACTOR TO CONSOLIDATE BASE COURSE PATCH.
5. ALLOW BASE COURSE TO FULLY COOL BEFORE PLACING WEAR COURSE.
6. RE-APPLY TACK TO ALL EDGES (IF NEEDED) AND PATCHED BASE AREA.
7. ROLL PATCH FROM EDGES TO CENTER. REMOVE OR ADD MATERIAL DURING ROLLING SO PATCH IS TRUE AND LEVEL WITH SURROUNDING SURFACES. CONTRACTOR TO STRINGLINE ALL PATCHES PRIOR TO APPROVAL.
8. MNDOT 2360-ORDINARY COMPACTION METHOD REQUIRED.
9. PATCHED AREAS SHALL MATCH ROADS EXISTING THICKNESS FOR SECTION.

CITY OF CHANHASSEN

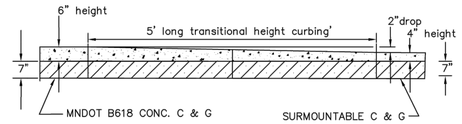
TYPICAL STREET PATCHING BITUMINOUS

REVISED: 3-19	ENGINEERING DEPARTMENT	PLATE NO.: 5202A
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TYPICAL RESIDENTIAL RADIUS – 20'
TYPICAL COLLECTOR RADIUS – 30'



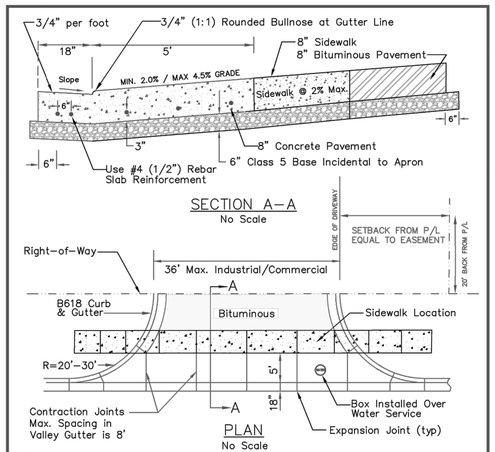
SECTION A-A

CITY OF CHANHASSEN

TYPICAL CURB RADIUS

REVISED: 3-16	ENGINEERING DEPARTMENT	PLATE NO.: 5204
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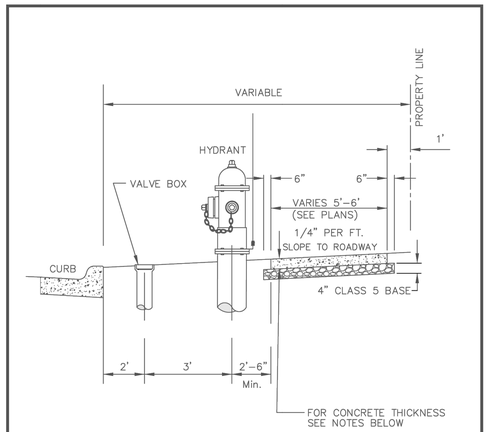
NOTE:
1. Use #4 (1/2") rebar slab reinforcement in R.O.W placed @ 6" in from each edge. Rebar is to be spaced 2' on centers, being 6" on center in the gutter.
2. Contraction joints shall be 1/3 the depth of the slab.
3. Maximum pavement slope allowed within 30' of the street is 4.5%.
4. All concrete mixes shall be as shown in Chanhassen Street Construction Specification under section 4.05.
5. If the water shutoff is located in the driveway pavement a cover as manufactured by Mcdonald 74M1A series with an 8" frame & cover or equal shall be installed.
6. MnDot B618 or B612 curbs must be poured monolithically with driveways,
7. Sidewalks shall take grade precedence through driveways.

CITY OF CHANHASSEN

COMMERCIAL/INDUSTRIAL CONCRETE DRIVEWAY APRON

REVISED: 2-22	ENGINEERING DEPARTMENT	PLATE NO.: 5207
FILE NAME: G:\ENG\SPECS\5207		

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NOTES:

1. TYPICAL 6" THICK CONCRETE SIDEWALK.
2. USE 8" THICK FOR COMMERICAL DRIVEWAY CROSSING. INCLUDE 1-5' LONG PANEL ON EACH SIDE OF DRIVEWAY TO BE 8" IN THICKNESS.
3. SAWED JOINT SPACING AT 5' INTERVALS. EXPANSION JOINT SPACING AT 100' INTERVALS AND WHEN ABUTTING EXISTING CONCRETE OR STRUCTURE.
4. SIDEWALKS GREATER THAN 6' IN WIDTH SHALL HAVE A SAWED JOINT DOWN THE CENTER OF EACH PANEL.
5. AGGREGATE USED IN THE CONCRETE MIX SHALL BE GRANITE.
6. SIDEWALKS SHALL TAKE GRADE PRECEDENCE THROUGH DRIVEWAYS.

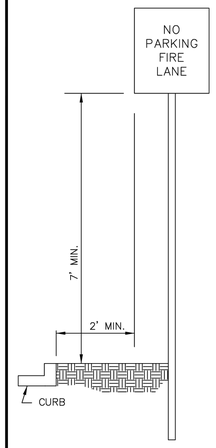
CITY OF CHANHASSEN

CONCRETE SIDEWALK

REVISED: 3-23	ENGINEERING DEPARTMENT	PLATE NO.: 5214
FILE NAME: G:\ENG\SPECS\5214		

6 C8.0

CHANHASSEN FIRE DEPARTMENT POLICY REQUIREMENTS FOR FIRE LANE SIGNAGE



NOTES:
1. SIGNS TO BE A MINIMUM OF 12" X 18".
2. RED ON WHITE IS PREFFERED.
3. 3M OR EQUAL ENGINEER'S GRADE REFLECTIVE SHEETING ON ALUMINUM IS PREFFERED.
4. WORDING SHALL BE:

NO
PARKING
FIRE
LANE

5. SIGNS SHALL BE POSTED AT EACH END OF THE FIRE LANE AND AT LEAST AT EVERY 75' INTERVALS ALONG THE FIRE LANE.
6. ALL SIGNS SHALL BE DOUBLE SIDED FACING THE DIRECTION OF TRAVEL.
7. POST SHALL BE SET BACK A MINIMUM OF 24" BUT NOT MORE THAN 36" FROM THE BACK OF CURB.
8. A FIRE LANE SHALL BE REQUIRED IN FRONT OF FIRE DEPARTMENT CONNECTIONS EXTENDING 5' ON EACH SIDE AND ALONG ALL AREAS DESIGNATED BY THE FIRE CHIEF.

CHANHASSEN FIRE DEPARTMENT
FIRE PREVENTION POLICY 06-1991
DATED JANUARY 15, 1991

ANY DEVIATION FROM THE ABOVE PROCEDURES SHALL BE SUBMITTED IN WRITING, WITH A SITE PLAN, FOR APPROVAL BY THE FIRE CHIEF. IT IS THE INTENTION OF THE FIRE DEPARTMENT TO ENSURE CONTINUITY THROUGHOUT THE CITY BY PROVIDING THESE PROCEDURES FOR MARKING OF FIRE LANES.

CITY OF CHANHASSEN

FIRE LANE SIGNAGE

REVISED: 1-10	ENGINEERING DEPARTMENT	PLATE NO.: 5218
FILE NAME: G:\ENG\SPECS\5218		

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter S Moreau, PE
Date: Lic. No.: 53735

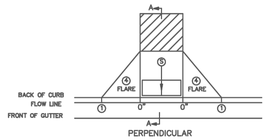
Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

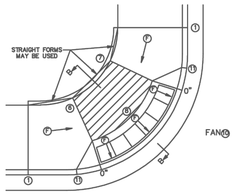
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Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

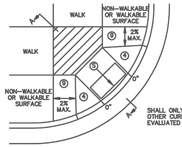
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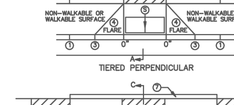
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NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE A RUNNING SLOPE GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15" FROM THE BACK OF CURB, WHICH IS FROM THE BACK OF CURB BEHIND THE DEPRESSED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP CURB RADIUS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. SIDE BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (5) BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LIFTINGS AT TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 5%) SHALL BE FORMED AND PLACED SEPARATELY AS AN INDEPENDENT PIECE. SEE STANDARD SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL REQUIREMENTS AROUND INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUE ACROSS EXTENDED A MIN. OF 24" PAST THE TRAVEL DISTANCE. WARNINGS SHALL NOT CROSS HIGH-TYPE, PAR MINIMUM SLOPES. DO NOT USE MORE THAN ONE TYPE OF DETECTABLE WARNING ON ANY ONE CURB RAMP. DETECTABLE WARNINGS SHALL BE INCLUDED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LIFTINGS AT TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 5%) SHALL BE FORMED AND PLACED SEPARATELY AS AN INDEPENDENT PIECE. SEE STANDARD SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL REQUIREMENTS AROUND INITIAL LANDINGS.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR, AND LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 6" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 6" MINIMUM TO 8" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, MOUNTABLE CURB, OR ROLL CURB SHALL BE USED WHEN GRADING IS NOT FEASIBLE. V CURB SHALL BE USED IN TRANSITION TO FLANKING CURB TYPES. V CURB WITH A RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "K" SLOPED ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
(11) INTERMATE CURB HEIGHT TAPER SHALL RISE AT 8–10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(T) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
JEFFREY PERSONS
OPERATIONS DIVISION

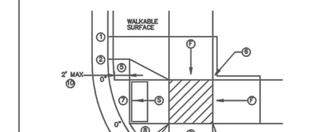
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

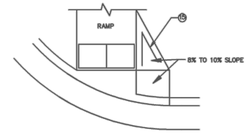
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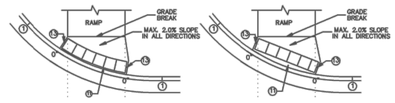
SHEET NO. 1 OF 6 SHEETS

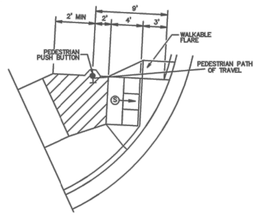
CITY OF CHANHASSEN	REVISED: 2–22	FILE NAME: G: \ENG\SPECS\5215	ENGINEERING DEPARTMENT	PLATE: 5215	PEDESTRIAN CURB RAMP DETAILS

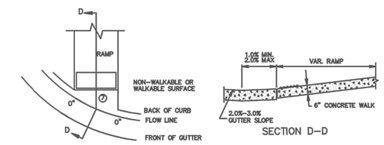
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NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE A RUNNING SLOPE GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15" FROM THE BACK OF CURB, WHICH IS FROM THE BACK OF CURB BEHIND THE DEPRESSED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP CURB RADIUS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. SIDE BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (5) BELOW.

TO ENSURE RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS OR SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, TOP OF CURB UPPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUE ACROSS EXTENDED A MIN. OF 24" PAST THE TRAVEL DISTANCE. WARNINGS SHALL NOT CROSS HIGH-TYPE, PAR MINIMUM SLOPES. DO NOT USE MORE THAN ONE TYPE OF DETECTABLE WARNING ON ANY ONE CURB RAMP. DETECTABLE WARNINGS SHALL BE INCLUDED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR, AND LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 8" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (2) & (3) FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

(1) MATCH FULL CURB HEIGHT.
(2) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(3) 3" MINIMUM CURB HEIGHT (3'-0" MIN. DISTANCE REQUIRED BETWEEN DOMES) 5" PREFERRED (7' MAX. DISTANCE REQUIRED BETWEEN DOMES).
(4) THE "RUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS DUE TO THE RAMP LOCATION ON SWITCH RAMP TO A FAN/DEPRESSED CORNER.
(5) WHEN USING DIRECTIONAL RAMP FLARES INSTEAD OF CONCRETE DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
(6) CREATING SWALE ALONG BACK OF CURB WITH SLOPES AT 2.0% OR MORE TO DRAIN WATER AWAY FROM THE SIDEWALK AND RAMP. A 2.0% SLOPE IS NOT ENOUGH TO DRAIN WATER AWAY FROM THE SIDEWALK. 3.0% SLOPES SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(7) MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED STRAIGHT WITH CURB AND GUTTER.
(8) 8% TO 10% WALKABLE FLARE.
(9) PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
(10) FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK A MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE. 8" MAXIMUM SETBACK FOR RADIAL DETECTABLE WARNINGS AND 6" MAXIMUM SETBACK FOR RECTANGULAR. MAINTAIN A 36" MINIMUM CLEAR WIDTH FROM THE BACK OF CURB TO ANY OBSTACLES THAT COULD INTERMENT BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
(11) RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 6" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. THIS IS ONLY ALLOWED IF THE APPROACH NOSE IS ROUNDED.
(12) FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNING SURFACE SHOULD EXTEND BEYOND THE WALK PATH TO ELIMINATE A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB FROM OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
(13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 2" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
(14) TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
(15) PLACE 2 NO. 4 BARS 4 INCHES FROM BOTH SIDES OF JOINING WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (HORIZONTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(T) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
JEFFREY PERSONS
OPERATIONS DIVISION

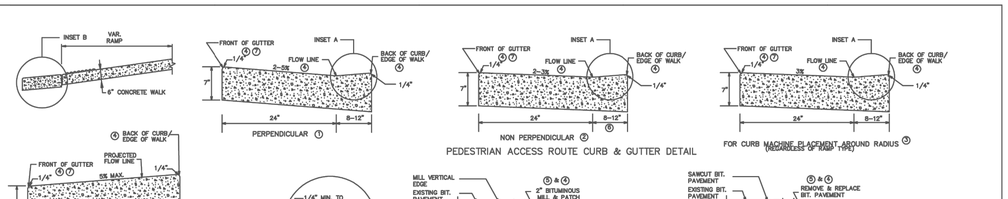
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

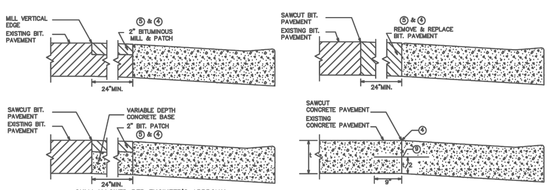
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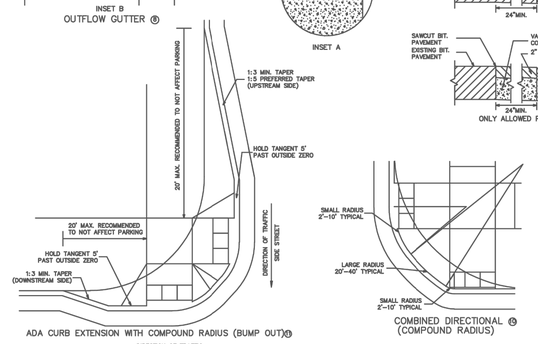
SHEET NO. 2 OF 6 SHEETS

CITY OF CHANHASSEN	REVISED: 2–22	FILE NAME: G: \ENG\SPECS\5215–A	ENGINEERING DEPARTMENT	PLATE: 5215–A	PEDESTRIAN CURB RAMP DETAILS

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NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
(9) DRILL AND GROUT NO. 4 EPOXY–COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.
(10) HELPS ENHANCE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON–STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERSONS
OPERATIONS DIVISION

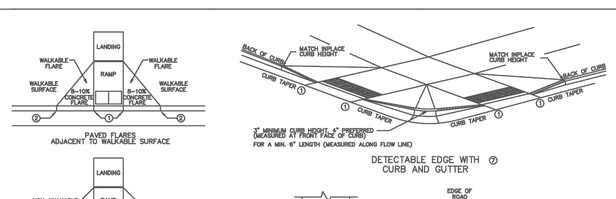
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

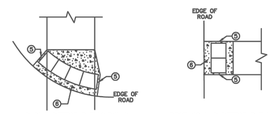
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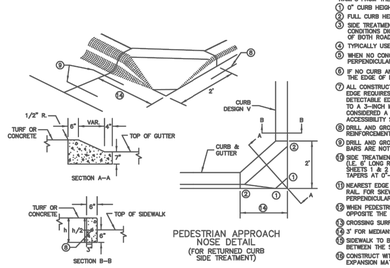
SHEET NO. 3 OF 6 SHEETS

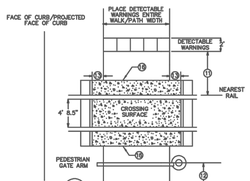
CITY OF CHANHASSEN	REVISED: 2–22	FILE NAME: G: \ENG\SPECS\5215–B	ENGINEERING DEPARTMENT	PLATE: 5215–B	PEDESTRIAN CURB RAMP DETAILS

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C8.1









NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8–10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON–WALKABLE SURFACES SHOULD BE LESS THAN 6' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

(1) 6" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
(2) FULL CURB HEIGHT.
(3) SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS INDICATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
(4) TYPICALLY USED FOR MEDIANS AND ISLANDS.
(5) WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
(6) IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED–USE PATH TO PROVIDE VISUAL CONTRAST.
(7) ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHENEVER THERE IS ZERO–INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3–INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
(8) DRILL AND GROUT 1 – NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
(9) DRILL AND GROUT 2 – NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
(10) SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6" LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"–3" AT 8–10%, THEN LESS THAN 8% FROM 3" CURB TO FULL CURB HEIGHT.
(11) NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12" MINIMUM TO 15" MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
(12) WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE (5).
(13) CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED–USE PATH.
(14) 2' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
(15) SIDEWALK TO BE PLACED 8.75" MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
(16) CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A–E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERSONS
OPERATIONS DIVISION

APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

STATE PROJ. NO.

SHEET NO. 4 OF 6 SHEETS

CITY OF CHANHASSEN	REVISED: 2–22	FILE NAME: G: \ENG\SPECS\5215–C	ENGINEERING DEPARTMENT	PLATE: 5215–C	PEDESTRIAN CURB RAMP DETAILS

4
C8.1

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter J. Moreau, PE
Date: Lic. No.: 53735

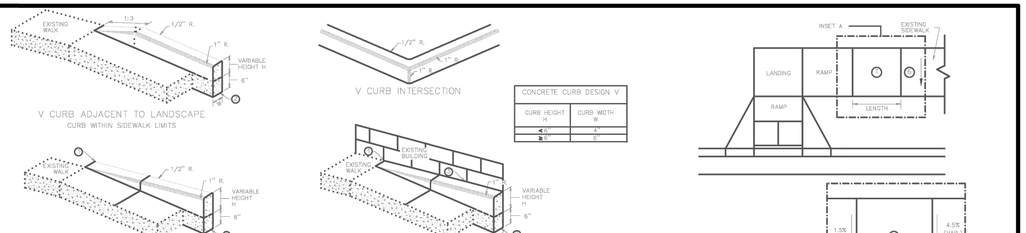
Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
ADA DETAILS

Sheet:
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APPROVED: 11–04–2021
JEFFREY R BOND
OPERATIONS DIVISION

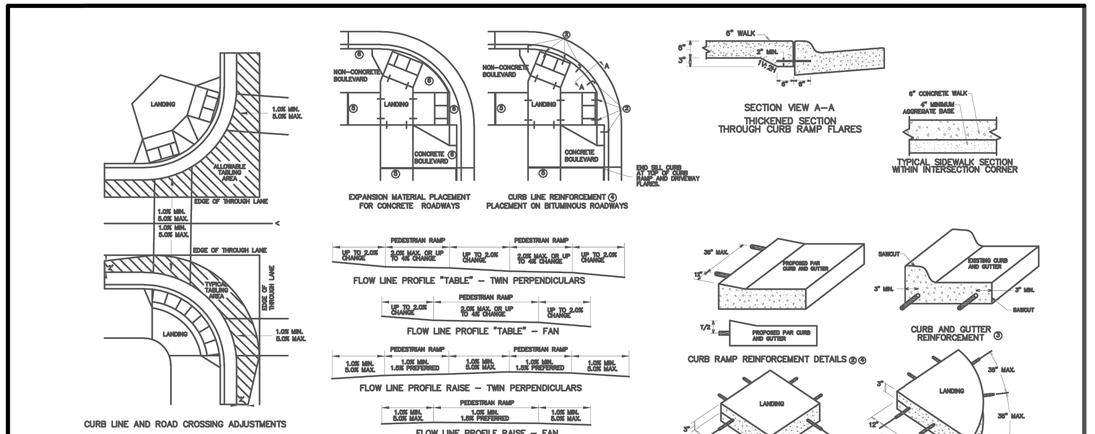
APPROVED: 11–04–2021
REVISED:
MINNESOTA DEPARTMENT OF TRANSPORTATION
THOMAS STYRBICKI
STATE BRIDGE ENGINEER

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SHEET NO. 1 OF 6 SHEETS

CITY OF CHANHASSEN | REVISED: 2–22 | FILE NAME: G:\ENG\SPECS\5215–D | ENGINEERING DEPARTMENT | PLATE: 5215–D | PEDESTRIAN CURB RAMP DETAILS

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C8.2



GENERAL NOTES:

"TABLING" OF CROSSFALLS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK. IS REGULARLY WHERE A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS REQUIRED WHEN THE EXISTING FLOW LINE IS WITHIN 1.0% OF THE RAMP SLOPE AND THE FLOW LINE EXTENDS INTO THE PEDESTRIAN LANE. TABLE THE FLOW LINE TO BE ON AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. CROSS–SLOPE OF THE ROAD
2) 5.0% MAX. CROSS–SLOPE OF THE ROAD
3) 1.0% MIN. FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND–ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE, HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL–DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS–SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (OR OTHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) FLOW RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 10' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL RETAIL LANDINGS AT A TOP OF A RAMPED SURFACE REGARDING SLOPE GREATER THAN 2ND SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED RETAIL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 – NO. 4 X 12" LONG (9" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3705 TYPES A–E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (0.4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11–04–2021
JEFFREY R BOND
OPERATIONS DIVISION

APPROVED: 11–04–2021
REVISED:
MINNESOTA DEPARTMENT OF TRANSPORTATION
THOMAS STYRBICKI
STATE DESIGN ENGINEER

STATE PROJ. NO.

SHEET NO. 6 OF 6 SHEETS

CITY OF CHANHASSEN | REVISED: 2–22 | FILE NAME: G:\ENG\SPECS\5215–E | ENGINEERING DEPARTMENT | PLATE: 5215–E | PEDESTRIAN CURB RAMP DETAILS

2
C8.2

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA
RETAIL CENTER
CHANHASSEN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

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ADA DETAILS

Sheet:
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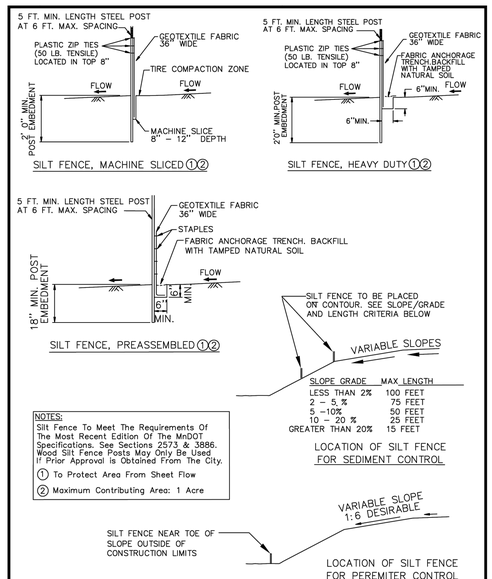
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EROSION AND SEDIMENT CONTROL STANDARD NOTES

1. EROSION CONTROL MUST BE INSTALLED AND INSPECTED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES INCLUDING TREE REMOVAL AND GRADING.
   1.1. CONTACT ENGINEERING DEPARTMENT TO SCHEDULE AN INSPECTION 952-227-1160 OR ENGDEPT@CHANHASSENMN.GOV
2. THE CONTRACTOR SHALL ABIDE BY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DICTATED BY THE CITY OF CHANHASSEN AND WATERSHED DISTRICT.
3. OPERATIONS MUST BE MANAGED TO ELIMINATE TRACK OUT OF MATERIAL ONTO RIGHT OF WAY.
4. STRAW MULCH SHALL NOT BE USED FOR TEMPORARY OR FINAL STABILIZATION UNLESS APPROVED BY THE CITY ENGINEER.
5. NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION ONSITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE.
6. ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT AND CITY STAFF MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
7. FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
8. CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE MUST BE PROPERLY MANAGED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE WATERSHED DISTRICT AND CITY STAFF.
10. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 1,400 KILOPASCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION.
11. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS ELSEWHERE.
12. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE WATERSHED DISTRICT AND CITY ON REQUEST.

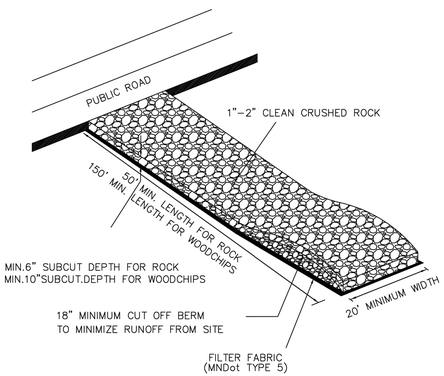
CITY OF CHANHASSEN	EROSION AND SEDIMENT CONTROL STANDARD NOTES		
	REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 5302D

1 C8.3



CITY OF CHANHASSEN	SILT FENCE		
REVISED: 1–21	ENGINEERING DEPARTMENT	PLATE NO.: 5300	
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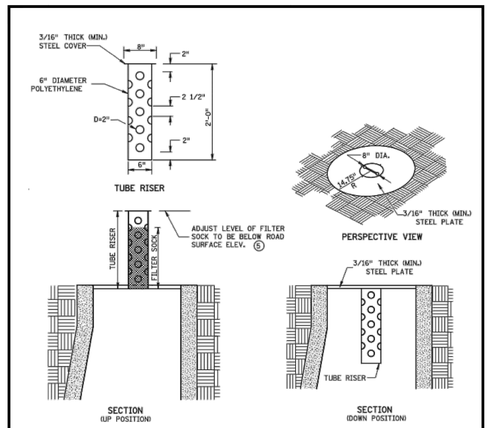
2 C8.3



NOTE: FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.

CITY OF CHANHASSEN	ROCK CONSTRUCTION ENTRANCE		
REVISED: 12–19	ENGINEERING DEPARTMENT	PLATE NO.: 5301	
FILE NAME: G:\ENG\SPECS\5301			

3 C8.3



POP-UP HEAD FILTER

GENERAL NOTES:

1. SEE MNDOT SPECIFICATIONS 2573.
2. POP–UP HEAD FILTER TO BE USED IN CONSTRUCTION WHERE STEEL PLATED STRUCTURES REQUIRE DRAINAGE.
3. FILTER SOCK SHALL BE INSPECTED DURING EROSION CONTROL INSPECTIONS. ANY DEFECTIVE OR DAMAGED MATERIALS MUST BE REPLACED WITHIN 24 HOURS.
4. POP–UP HEAD FILTER SOCK TO BE INSTALLED WITHIN 24 HOURS OF STRUCTURE PLACEMENT.
5. DEVICES SHALL BE INSTALLED & MAINTAINED TO PREVENT FLOODING OF ROADWAYS, DRIVEWAYS & PRIVATE PROPERTY.

CITY OF CHANHASSEN	TEMPORARY SEDIMENT CONTROL POP–UP FILTER HEAD		
REVISED: 3–22	ENGINEERING DEPARTMENT	PLATE NO.: 5302	
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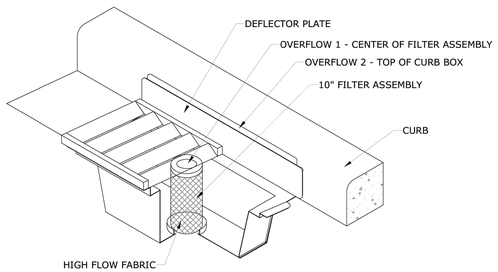
4 C8.3

SEDIMENT TRAP

MANUFACTURED BY WIMCO, LLC. - SHAKOPEE, MN., ESS BROS. - CORCORAN, MN. OR APPROVED EQUAL

SPECIFICATIONS AND STANDARDS:	DESIGN LOADS:	
AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION	ALLOWABLE AXLE WEIGHT LOAD	N/A
AWS STRUCTURAL WELDING CODE - STEEL. D1.1-94	SAFETY FACTOR	N/A
29 CRF 1926 - OSHA SAFETY AND HEALTH STANDARDS	WATER FLOW RATE (THROUGH TYPE FF FILTER)	0.707 CFS @ 3" HEAD
	MAXIMUM OVERFLOW RATE	5.94 CFS @ 15" HEAD

MODEL #CG 3067

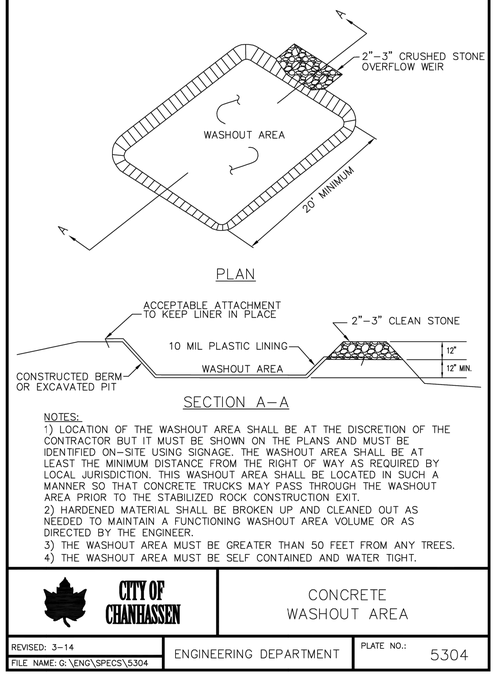


NOTES:

1. CLEAN FILTER MEDIA AFTER EACH RAIN EVENT AND REPLACE IF FILTER IS CLOGGED WITH SEDIMENT.
2. REMOVE DEBRIS/SEDIMENT FROM RECEPTACLE AFTER DEVICE IS 50% FULL.
3. ALTERNATIVE SEDIMENT TRAP DEVICES MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

CITY OF CHANHASSEN	CATCH BASIN SEDIMENT TRAP		
	REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 5302A

5 C8.3



NOTES:

1) LOCATION OF THE WASHOUT AREA SHALL BE AT THE DISCRETION OF THE CONTRACTOR BUT IT MUST BE SHOWN ON THE PLANS AND MUST BE IDENTIFIED ON–SITE USING SIGNAGE. THE WASHOUT AREA SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION. THIS WASHOUT AREA SHALL BE LOCATED IN SUCH A MANNER SO THAT CONCRETE TRUCKS MAY PASS THROUGH THE WASHOUT AREA PRIOR TO THE STABILIZED ROCK CONSTRUCTION EXIT.
2) HARDENED MATERIAL SHALL BE BROKEN UP AND CLEANED OUT AS NEEDED TO MAINTAIN A FUNCTIONING WASHOUT AREA VOLUME OR AS DIRECTED BY THE ENGINEER.
3) THE WASHOUT AREA MUST BE GREATER THAN 50 FEET FROM ANY TREES.
4) THE WASHOUT AREA MUST BE SELF CONTAINED AND WATER TIGHT.

CITY OF CHANHASSEN	CONCRETE WASHOUT AREA		
REVISED: 3–14	ENGINEERING DEPARTMENT	PLATE NO.: 5304	
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6 C8.3

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter S Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
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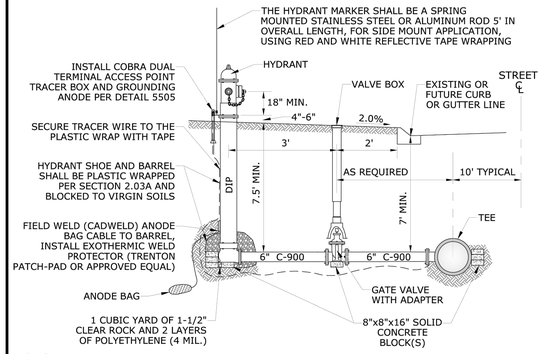
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
EROSION CONTROL DETAILS

Sheet:
C8.3

HYDRANTS SHALL BE CLOW MEDALLION (SHOWN)
MUELLER SUPER CENTURION OR WATEROUS PACER.

ALL HYDRANTS MUST BE PRE-APPROVED BY THE CITY

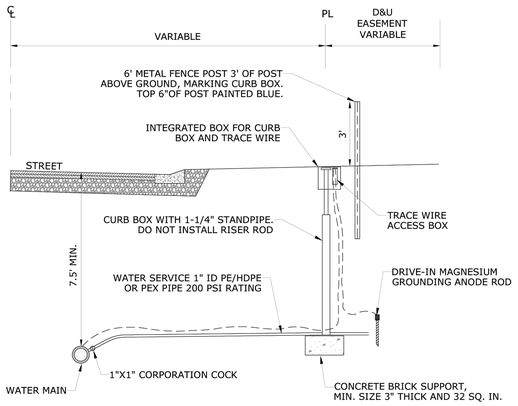


NOTES:

1. ALL HYDRANTS SHALL HAVE WEEP HOLES.
2. HYDRANT BURY DEPTH SHALL BE AS PER MANUFACTURES RECOMMENDATION WITH A MINIMUM OF 7.5' COVER OVER HYDRANT LEAD.
3. ALL PAINTED SURFACES SHALL BE SUBJECT TO TWO YEAR WARRANTY PERIOD AS NOTED IN SECTION 2.10 OF THE WATERMAIN SPECIFICATIONS.
4. HYDRANT INSTALLATION SHALL INCLUDE A HYDRANT MARKER.
5. ALL JOINTS SHALL BE RESTRAINED VIA MEGA-LUGS MECHANICAL JOINT RESTRAINT.
6. ALL HYDRANT TO BE PLUMB TO VERTICAL AXIS, MAXIMUM ALLOWABLE TO BE 1/2" PER FOOT OF HYDRANT.
7. HYDRANT TO BE SECURELY COVERED WITH PLASTIC WRAP OR BAG TO INDICATE THAT IT IS OUT OF SERVICE.
8. HYDRANT SHOE AND BARREL SHALL BE PLASTIC WRAPPED PER SPECIFICATION 2.03A.
9. ANODE BAG CABLE SHALL INSTALLED 1' BELOW THE DIP HYDRANT BARREL.

TYPICAL HYDRANT INSTALLATION		
REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 1004

1
C8.4

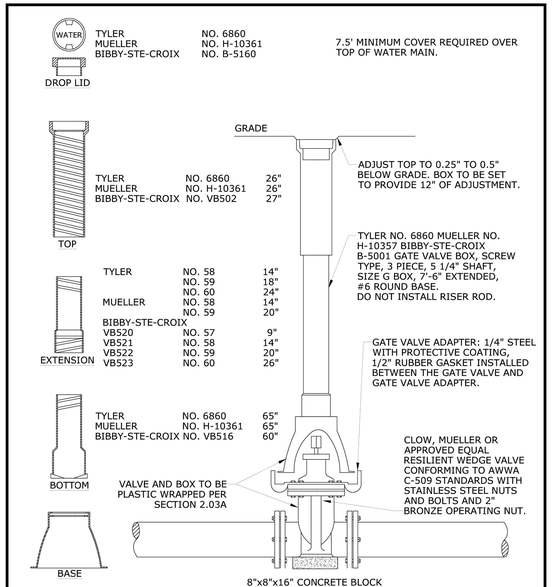


NOTES:

1. DO NOT PLUG END OF CURB STOP.
2. FOR COPPER TUBING ADD 6" CRIMPED PIGTAIL TO CURB STOP, IF PLASTIC SERVICE USE END CAP/PLUG OR BEND PIPE OVER AND TAPE END.
3. THE SERVICE LINE BETWEEN THE MAIN SHUTOFF CORP. AND CURB BOX SHALL BE ONE CONTINUOUS SEAMLESS PIECE OF PIPE, COUPLERS WILL NOT BE PERMITTED
4. CORPORATION COCK TO BE OF THE QUICK COMPRESSION TYPE AS STATED IN SECTION 2.11 OF THE WATERMAIN SPECIFICATIONS.
5. ALL TAPS REQUIRE USE OF STAINLESS STEEL SADDLES ON ALL MAINS.
6. SADDLES SHALL BE SMITH BLAIR 372 OR APPROVED EQUAL AS PER SECTION 2.14 OF THE WATERMAIN SPECIFICATIONS.
7. INSTALL TRACER WIRE SYSTEM AS PER DETAIL PLATE 5504.

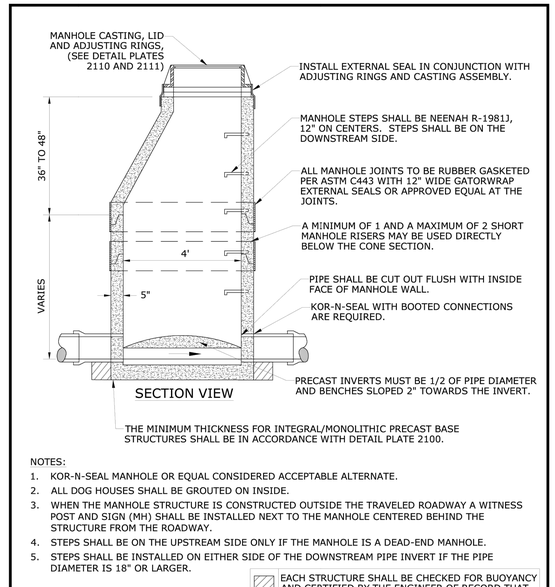
TYPICAL WATER SERVICE		
REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 1005

2
C8.4



TYPICAL GATE VALVE AND BOX INSTALLATION		
REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 1006

3
C8.4



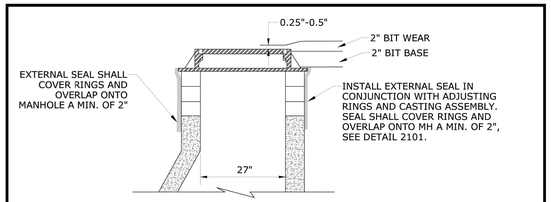
NOTES:

1. KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
2. ALL DOG HOUSES SHALL BE GROUTED ON INSIDE.
3. WHEN THE MANHOLE STRUCTURE IS CONSTRUCTED OUTSIDE THE TRAVELED ROADWAY A WITNESS POST AND SIGN (MH) SHALL BE INSTALLED NEXT TO THE MANHOLE CENTERED BEHIND THE STRUCTURE FROM THE ROADWAY.
4. STEPS SHALL BE ON THE UPSTREAM SIDE ONLY IF THE MANHOLE IS A DEAD-END MANHOLE.
5. STEPS SHALL BE INSTALLED ON EITHER SIDE OF THE DOWNSTREAM PIPE INVERT IF THE PIPE DIAMETER IS 18" OR LARGER.

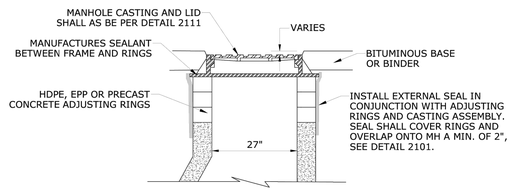
EACH STRUCTURE SHALL BE CHECKED FOR BUOYANCY AND CERTIFIED BY THE ENGINEER OF RECORD THAT FLOTATION WILL NOT OCCUR.

STANDARD SANITARY SEWER MANHOLE		
REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 2101

4
C8.4



BIT. WEAR COURSE ADJ. DETAIL



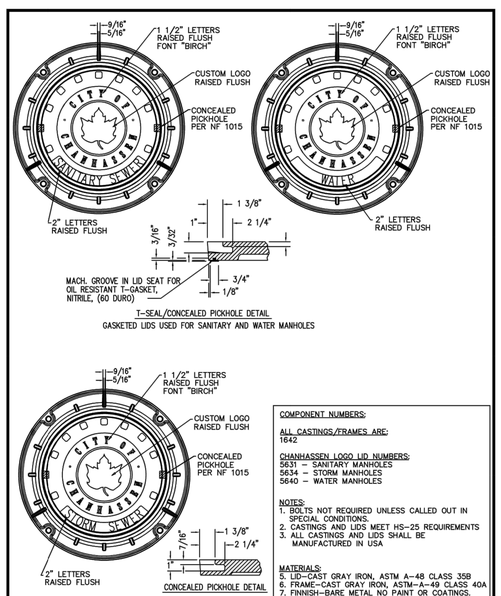
BIT. BASE OR BINDER COURSE ADJ. DETAIL

NOTES:

1. MINIMUM OF 2-2" ADJUSTING RINGS, MAXIMUM OF 3 ADJUSTING RINGS AND A TOTAL MAXIMUM STACK HEIGHT OF 12" FOR NEW CONSTRUCTION.
2. PRECAST CONCRETE ADJUSTING RINGS SHALL BE BEDDED WITH 1/4" TO 1/2" MORTAR.
3. HDPE AND EPP ADJUSTING RINGS SHALL BE INSTALLED WITH MANUFACTURES SEALANT OR APPROVED EQUAL.
4. ALL ADJUSTMENTS SHALL INCLUDE NEW RINGS FROM CASTING TO CONE.
5. WOOD SHIMS ARE NOT PERMITTED TO BE USED IN ADJUSTING RINGS.
6. WEAR COURSE SHALL USE STEEL ADJUSTING RING INSERTS PER MANUFACTURES SPECS. WITH ENGINEERS APPROVAL.
7. 2-PIECE COVER RISER RINGS ARE NOT ALLOWED.
8. TOTAL OFFSET FOR ALL RINGS SHALL NOT EXCEED 4" WITHOUT CITY ENGINEERS APPROVAL.

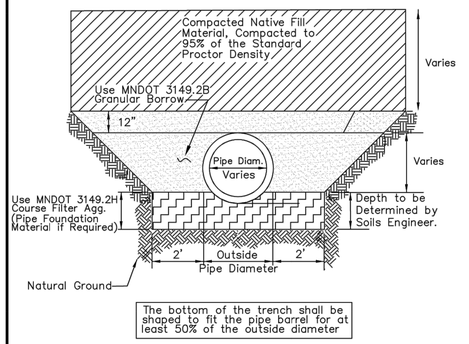
MANHOLE CASTING AND ADJUSTING DETAIL		
REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 2110

5
C8.4



CITY OF CHANHASSEN	MANHOLE CASTINGS AND LIDS DETAIL	
REVISED: 1-21	ENGINEERING DEPARTMENT	PLATE NO.: 2111
FILE NAME: G:\ENG\SPECS\2111		

6
C8.4

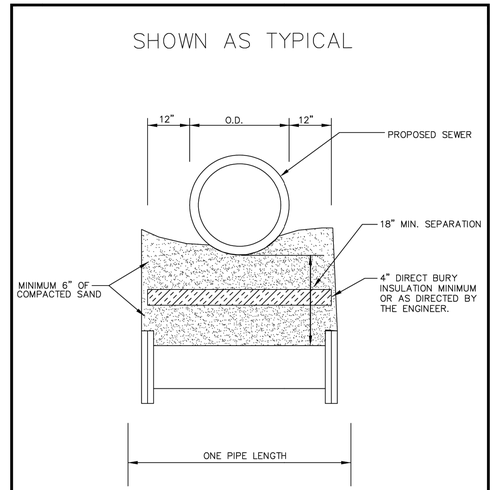


NOTES:

1. When existing soil conditions are not acceptable for backfill and/or compaction in the pipe zone, pipe bedding and backfill shall be used as shown above.
2. A soils engineer will be required to determine the depth of the pipe foundation embedment material if needed. Pipe foundation material shall be accordance with MNDOT 3149.2H course filter aggregate.
3. Trench slopes shall conform to current OSHA rules and regulations for excavations and trenches.

CITY OF CHANHASSEN	PIPE BEDDING IN POOR SOILS	
REVISED: 11-16	ENGINEERING DEPARTMENT	PLATE NO.: 2201
FILE NAME: G:\ENG\SPECS\2201		

7
C8.4



Notes:

1. INSULATION DETAILS SITE SPECIFIC, SEE ENGINEER FOR APPROVAL BEFORE CONSTRUCTION.
2. INSULATION AND COMPACTED SAND SHALL EXTEND 12" PAST OUTSIDE OF PIPE.
3. INSULATION SHALL OVERLAP AT JOINTS BY A MINIMUM OF 12".

CITY OF CHANHASSEN	INSULATED PIPE CROSSING	
REVISED: 11-19	ENGINEERING DEPARTMENT	PLATE NO.: 2204
FILE NAME: G:\ENG\SPECS\2204		

8
C8.4

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

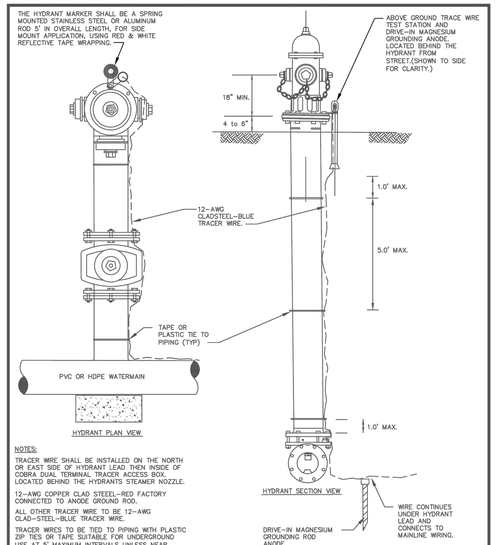
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
UTILITY DETAILS

Sheet:
C8.4



NOTES:

TRACER WIRE SHALL BE INSTALLED ON THE NORTH OR EAST SIDE OF HYDRANT LEAD THEN INSIDE OF COBRA DUAL TERMINAL TRACER ACCESS BOX. LOCATED BEHIND THE HYDRANTS STEAMER NOZZLE.

12-AWG COPPER CLAD STEEL-RED FACTORY CONNECTED TO ANODE GROUND ROD.

ALL OTHER TRACER WIRE TO BE 12-AWG CLAD-STEEL-BLUE TRACER WIRE.

TRACER WIRES TO BE TIED TO PIPING WITH PLASTIC ZIP TIES OR TAPE SUITABLE FOR UNDERGROUND USE AT 5' MAXIMUM INTERVALS UNLESS NEAR FITTINGS THEN SPACING IS 1' MAXIMUM.

THE CONNECTIONS MUST BE MADE WITH THE GAUGE APPROPRIATE COPPERHEAD SNAKEBITE LOCKING CONNECTORS OR APPROVED EQUAL.

Not to Scale

CITY OF CHANHASSEN

HYDRANT TRACER WIRE DETAIL

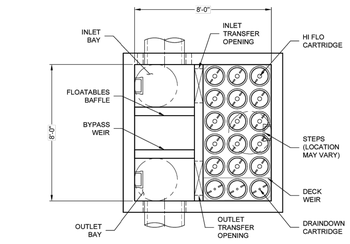
REVISED: 2-22

ENGINEERING DEPARTMENT

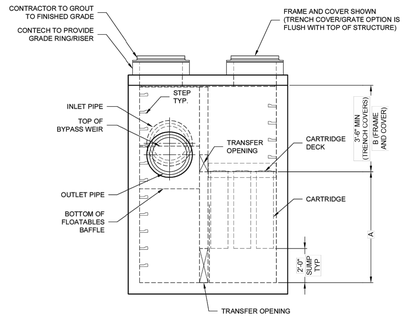
PLATE NO.: 5505

FILE NAME: G: \ENG\SPECS\5505

1
C8.5



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

I:\CONTECH\CAD\TREATMENT\13-JELLYFISH FILTER\MASTER STANDARD DRAWINGS\JFPD0808\JFPD0808-GTL-REV.DWG 12/20/2018 10:00 AM

Jellyfish® Filter

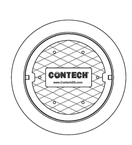
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,387,795; 8,221,618; US 8,123,936; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

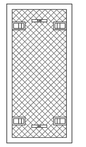
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	2.94	2.21	1.47	0.81
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 2' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0808
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

2
C8.5

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter J. Moreau, PE
Date: Lic. No.: 53735

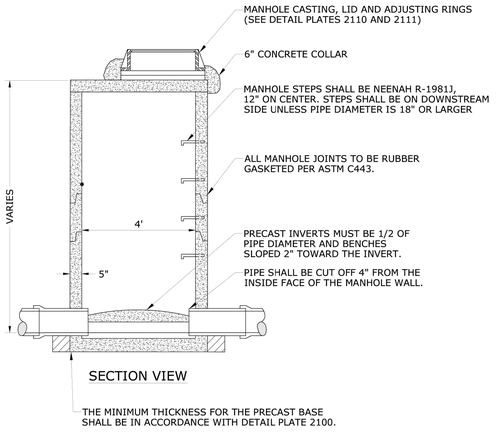
Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
UTILITY DETAILS

Sheet:
C8.5

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NOTES:
1. ALL DOG HOUSES SHALL BE GROUTED BOTH INSIDE AND OUTSIDE OF THE STRUCTURE.
2. WHEN THE MANHOLE OR CATCH BASIN STRUCTURE IS CONSTRUCTED OUTSIDE OF THE TRAVELED ROADWAY A WITNESS POST AND SIGN (MH) SHALL BE INSTALLED BEHIND THE MH.
3. IF A SUMP MH IS REQUIRED, A MINIMUM SUMP DEPTH OF 4' SHALL BE CONSTRUCTED BELOW THE LOWEST PIPE INVERT IN THE STRUCTURE.

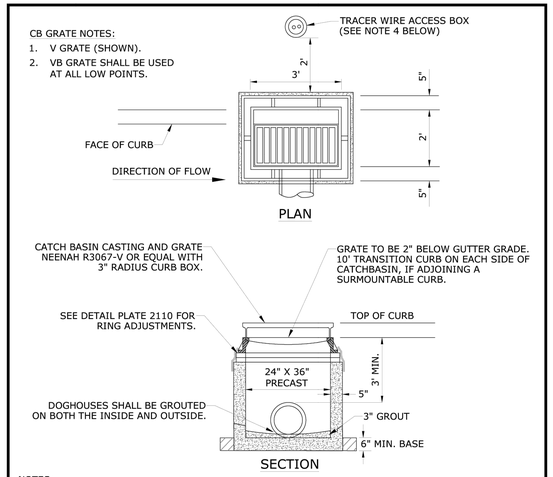
EACH STRUCTURE SHALL BE CHECKED FOR BUOYANCY AND CERTIFIED BY THE ENGINEER OF RECORD THAT FLOTATION WILL NOT OCCUR.

CITY OF CHANHASSEN

STANDARD STORM MANHOLE

REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3100

1 C8.6



NOTES:
1. STEPS SHALL BE PROVIDED IN ALL CATCH BASIN/MANHOLES AND STORM SEWER MANHOLES.
2. CASTING TO BE TOTALLY ENCASED IN CONCRETE CURB SECTION.
3. NO BLOCK STRUCTURES ARE ALLOWED.
4. ALL DRAINTILE INSTALLATIONS SHALL BE IN ACCORDANCE WITH DETAIL PLATES 5232-5234. ASSOCIATED TRACER WIRE ACCESS BOXES TO BE LOCATED 2' BEHIND CATCH BASIN CASTING WHERE APPLICABLE.

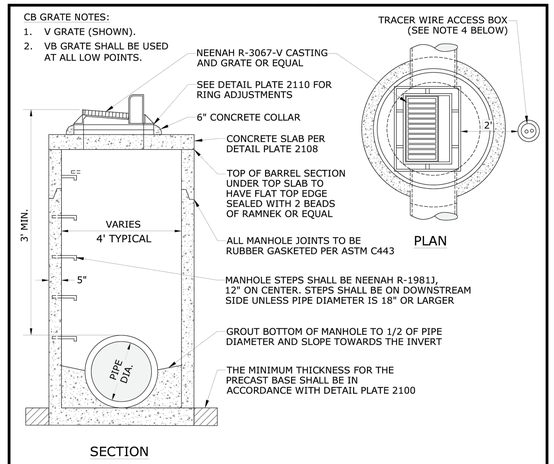
EACH STRUCTURE SHALL BE CHECKED FOR BUOYANCY AND CERTIFIED BY THE ENGINEER OF RECORD THAT FLOTATION WILL NOT OCCUR.

CITY OF CHANHASSEN

STORM SEWER CATCH BASIN 2' X 3' RECTANGULAR

REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3101

2 C8.6



NOTES:
1. DOGHOUSES SHALL BE GROUTED BOTH INSIDE AND OUTSIDE THE STRUCTURE.
2. NO BLOCK STRUCTURES ARE ALLOWED.
3. IF A SUMP IS REQUIRED, A MINIMUM SUMP DEPTH OF 4' SHALL BE CONSTRUCTED BELOW THE LOWEST PIPE INVERT IN THE STRUCTURE.
4. ALL DRAINTILE INSTALLATIONS SHALL BE IN ACCORDANCE WITH DETAIL PLATES 5232-5234. ASSOCIATED TRACER WIRE ACCESS BOXES TO BE LOCATED 2' BEHIND CATCH BASIN CASTING WHERE APPLICABLE.

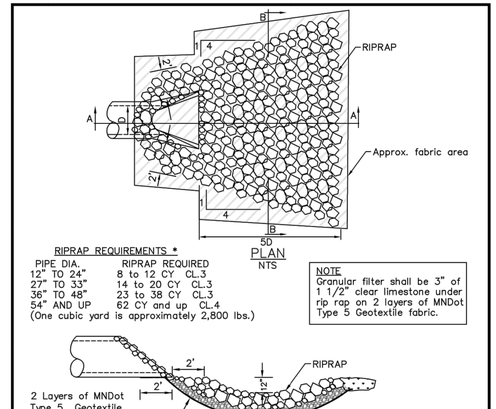
EACH STRUCTURE SHALL BE CHECKED FOR BUOYANCY AND CERTIFIED BY THE ENGINEER OF RECORD THAT FLOTATION WILL NOT OCCUR.

CITY OF CHANHASSEN

TYPICAL 4' DIAMETER CATCH BASIN MANHOLE

REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3102

3 C8.6



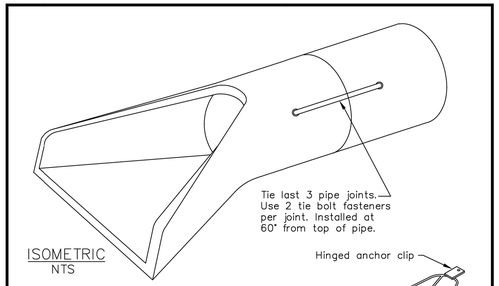
* For outlet velocities less than 10 Ft/Sec. Outlet velocities exceeding 10 Ft/Sec shall obtain prior approval by the engineer.

CITY OF CHANHASSEN

RIP RAP DETAIL

REVISED: 1-22	ENGINEERING DEPARTMENT	PLATE NO.: 3107
FILE NAME: G:\ENG\SPECS\3107		

4 C8.6



Provide 3 anchor clips to fasten trash guard to flared end section. Hot dip galvanize after fabrication.

TRASH GUARD SIZING

Pipe Size	Bars	'H'	Bolts
15"–18"	3/4"ø	4"	5/8"
21"–42"	1"ø	6"	3/4"
48"–72"	1 1/4"ø	12"	1"

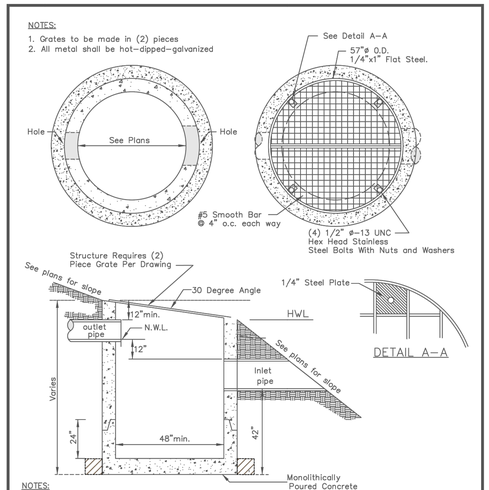
NOTES:
1. Trash guards shall only be placed when specified.
2. All new RC aprons connecting to new pipe shall have the joints tied back for the first 3 joints from the apron. When connecting new RC apron to existing pipe tie apron to first adjacent pipe.
3. All FES shall be delineated using a green 48" tall polyethylene marker post.
4. See City Plate No. 3107 for riprap placement.

CITY OF CHANHASSEN

FLARED END SECTION AND TRASH GUARDS

REVISED: 3-23	ENGINEERING DEPARTMENT	PLATE NO.: 3108
FILE NAME: G:\ENG\SPECS\3108		

5 C8.6



NOTES:
1. Standard pipe bedding required on both inlet & outlet pipes.
2. Tie last three joints. Use two tie bolt fasteners per joint.
3. The minimum thickness for the integral/monolithic precast bases shall be in accordance with detail #2100.
4. Evaluate #5 smooth bar 4" O.C. when in pedestrian accessible areas.

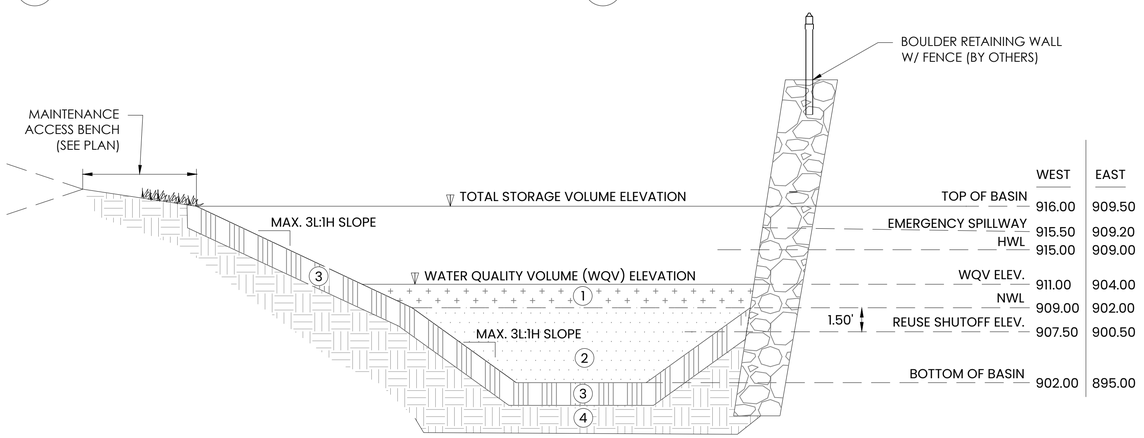
Each structure shall be checked for buoyancy and certified by the Engineer of record that flotation will not occur.

CITY OF CHANHASSEN

POND OUTLET CONTROL STRUCTURE

REVISED: 3-23	ENGINEERING DEPARTMENT	PLATE NO.: 3109
FILE NAME: G:\ENG\SPECS\3109		

6 C8.6



1. WATER QUALITY VOLUME
   NURP DESIGN LEVEL 3 (WQV > 1.5" x REGULATED IMPERVIOUS AREA)
2. DEAD POOL VOLUME (>1,800 C.F. PER TRIBUTARY AREA, 3' MIN. TO 10' MAX. DEPTH)
3. LINER MEETING MPCA LEVEL 1 REQUIREMENTS: MIN. 2' THICK CLAY LINER OR APPROVED EQUAL (COORDINATE WITH GEOTECHNICAL ENGINEER)
4. COMPACTED SUBGRADE (SEE STORMWATER MANUAL FOR SUBGRADE PREPARATION)

RETENTION BASIN GENERAL NOTES
1. In the event that sediment is introduced into the basin during or immediately following excavation, this material shall be removed from the basin prior to continuing construction.
2. Design is based on the WQV draining within 48 hours maximum.

RETENTION BASIN CONSTRUCTION SEQUENCING
1. Install appropriate temporary erosion control devices to prevent sediment from leaving or entering the practice during construction.
2. All down-gradient perimeter sediment control bmp's must be in place before any up gradient land disturbing activity begins.
3. Perform continuous inspections of erosion control practices, especially after each rainfall event.
4. Install all utilities (water, sanitary sewer, electric, natural gas, phone, fiber optic, etc) prior to setting final grade of basin.
5. Rough grade the site.
6. Complete, stabilize, and vegetate all other site improvements.
7. Construct and vegetate basin following stabilization of contributing drainage area. Ensure that critical elevations, such as underdrain invert (if applicable), aquatic bench, and invert of overflow structure (if present) are correct.
8. Remove temporary erosion control devices after the contributing drainage area is adequately vegetated.

RETENTION BASIN WITH STORMWATER REUSE

7 C8.6 NOT TO SCALE

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

I hereby certify that this plan, specifications 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.

NOT FOR CONSTRUCTION

Peter J. Moreau, PE
Date: Lic. No.: 53735

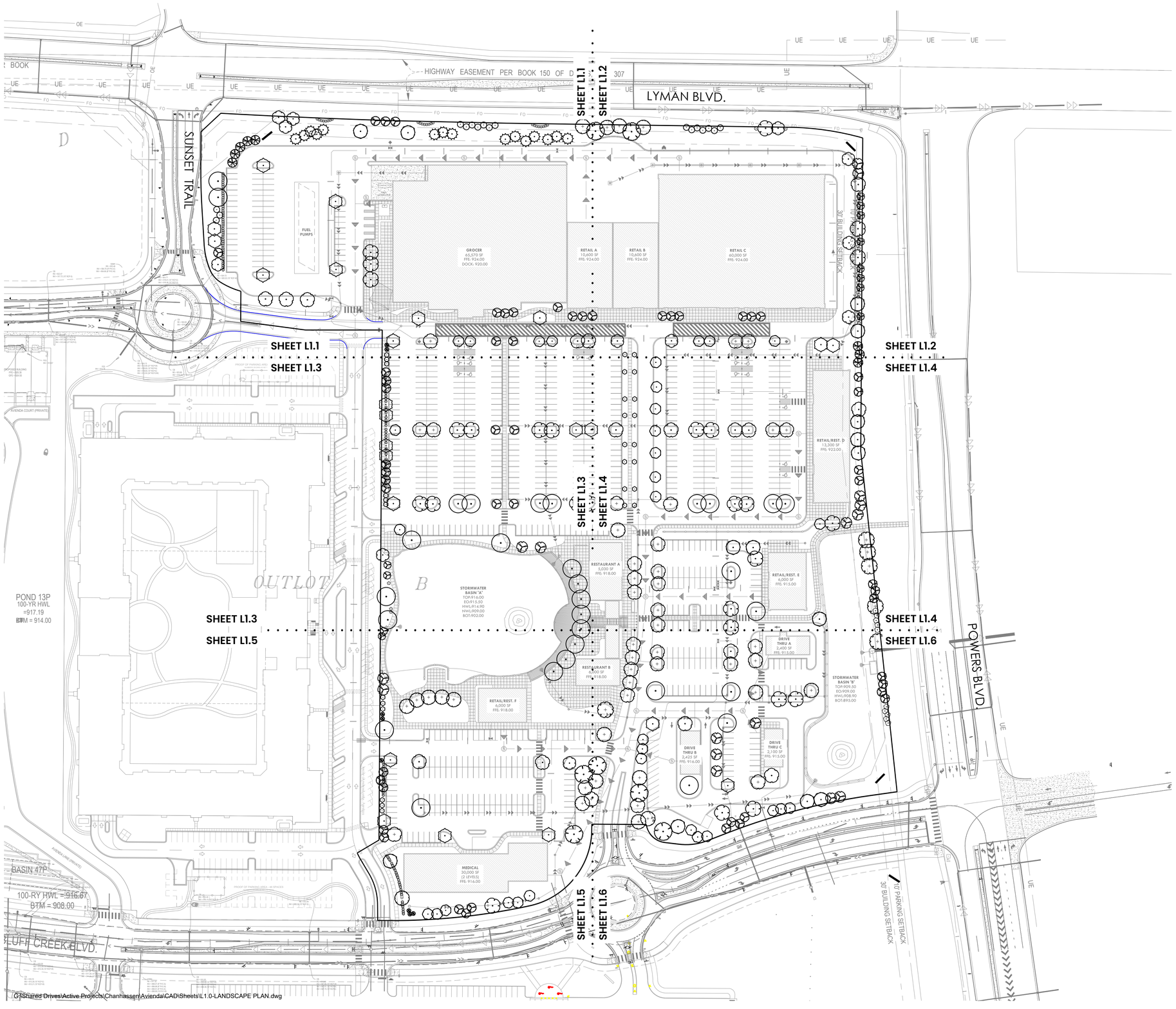
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Project #: 26-104
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Issue Date: 08/14/2026

Sheet Title:
STORM SEWER DETAILS

Sheet:
C8.6

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LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- FENCE
- TREE PROTECTION FENCE
- RETAINING WALL (BY OTHERS)
- SIGN
- LIGHT POLE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT

LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIRED:
357 TREES REQUIRED FOR THE LAKE SUSAN DRAINAGE AREA PER THE AVIENDA REGIONAL STORMWATER PLAN; SHEET L2.1 DATED 3/1/26 PREPARED BY LANDFORM.

74 TREES LOCATED WITHIN THE AVIENDA APARTMENTS PLAN; SHEET L1.0 DATED 6/25/25 PREPARED BY CIVIL SITE GROUP.

	REQUIRED	PROPOSED
TOTAL OVERSTORY TREES	**288**	**288**
COMMERCIAL SITE		
OVERSTORY TREES		288
CONIFEROUS TREES		16
ORNAMENTAL TREES		61
TOTAL TREES		**363**
PARKING LOT PLANTING AREA REQUIREMENT	**8%**	**10.3%**

LANDSCAPE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE

0 80 160
SCALE IN FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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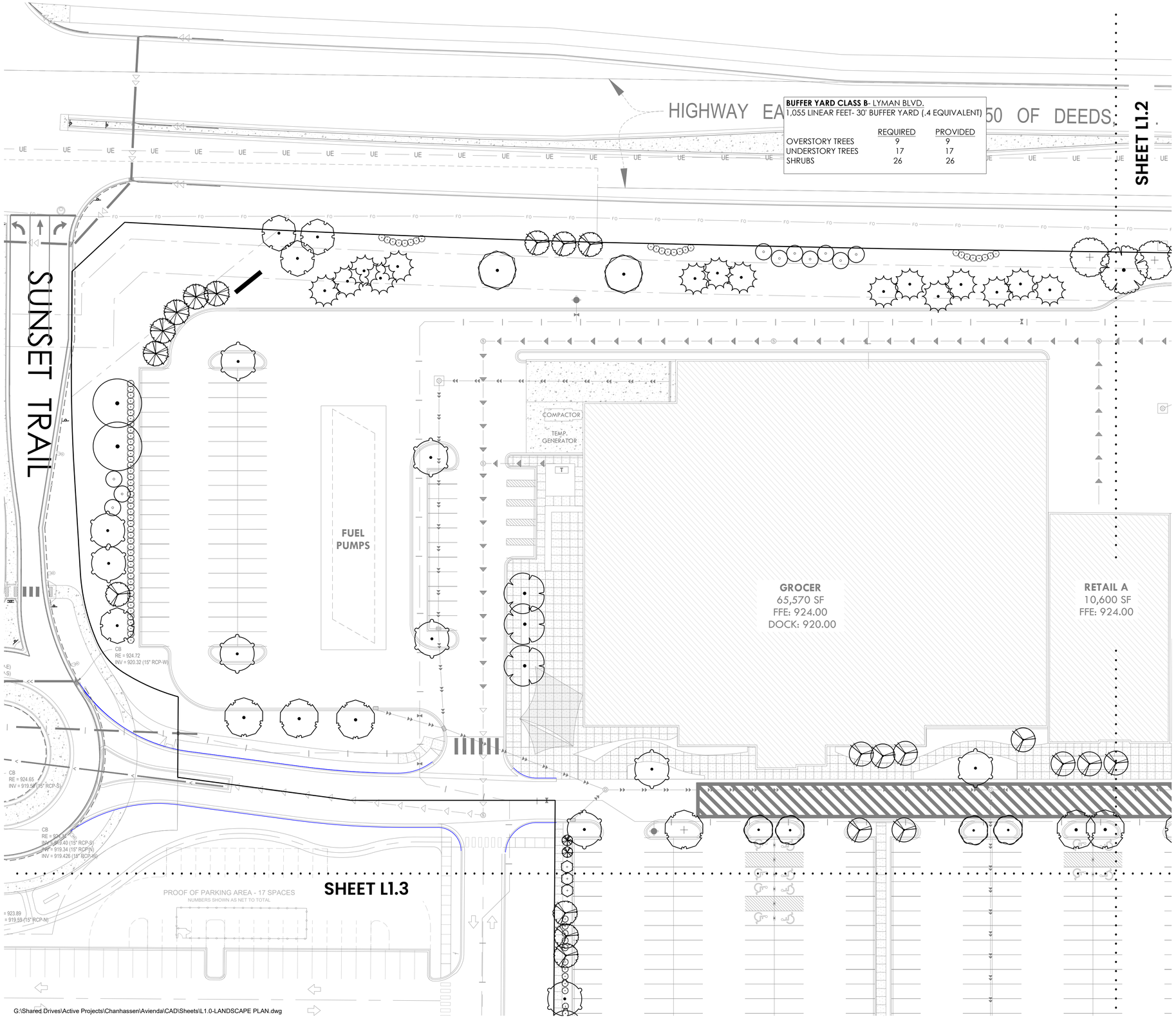
Jon M. Workman, PLA
Date: Lic. No.: 59119

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Project #: 26-104
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Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN - OVERALL

Sheet:
L1.0



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
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- EASEMENT
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- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT

SCALE 0 30 60 IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
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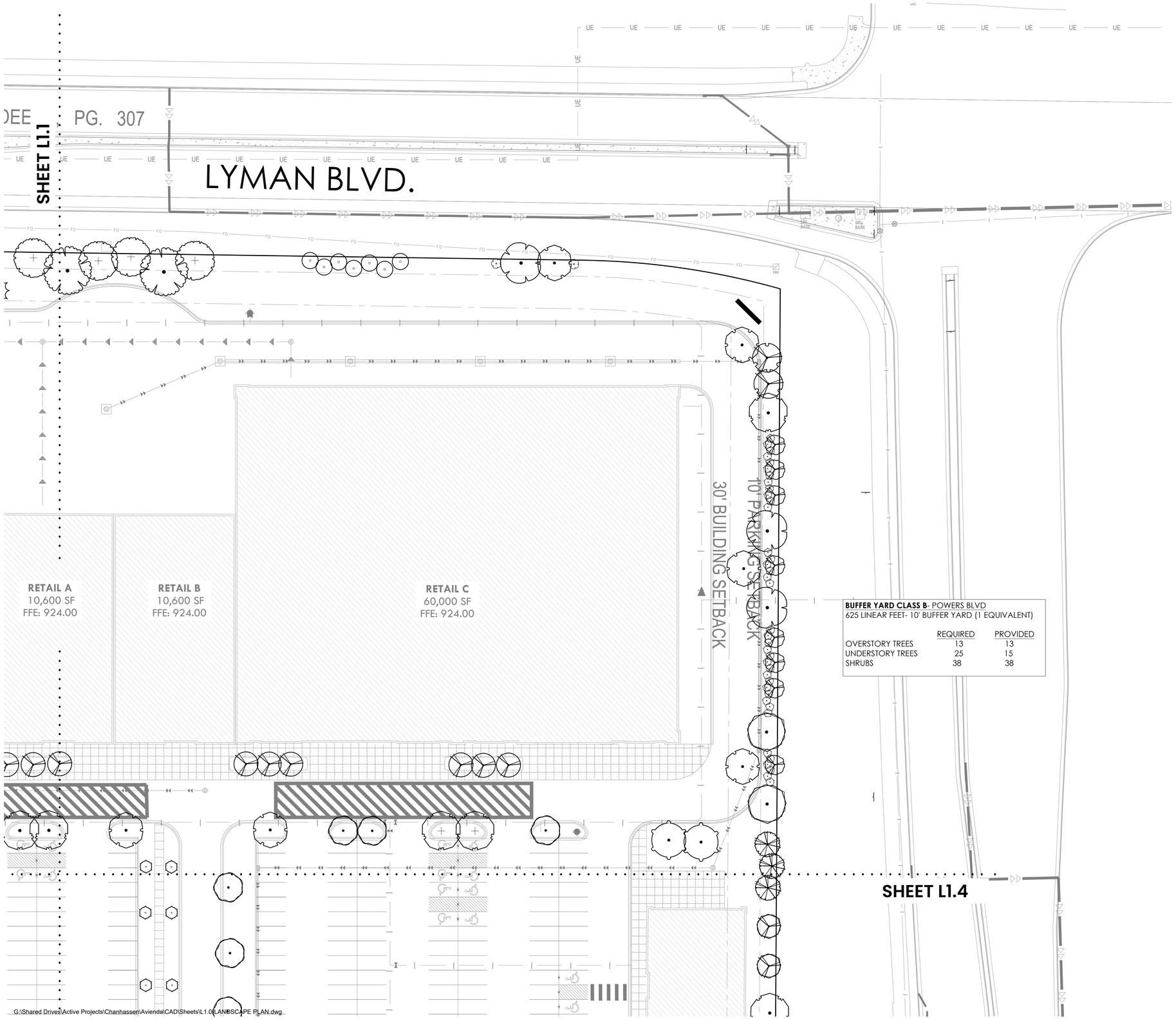
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Date: Lic. No.: 59119

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Project #: 26-104
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Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN NORTHWEST

Sheet:
L1.1



BUFFER YARD CLASS B- POWERS BLVD
625 LINEAR FEET- 10' BUFFER YARD (1 EQUIVALENT)

	REQUIRED	PROVIDED
OVERSTORY TREES	13	13
UNDERSTORY TREES	25	15
SHRUBS	38	38

LEGEND

PROPOSED

- PROPERTY BOUNDARY
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0 30 60
SCALE IN FEET

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measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

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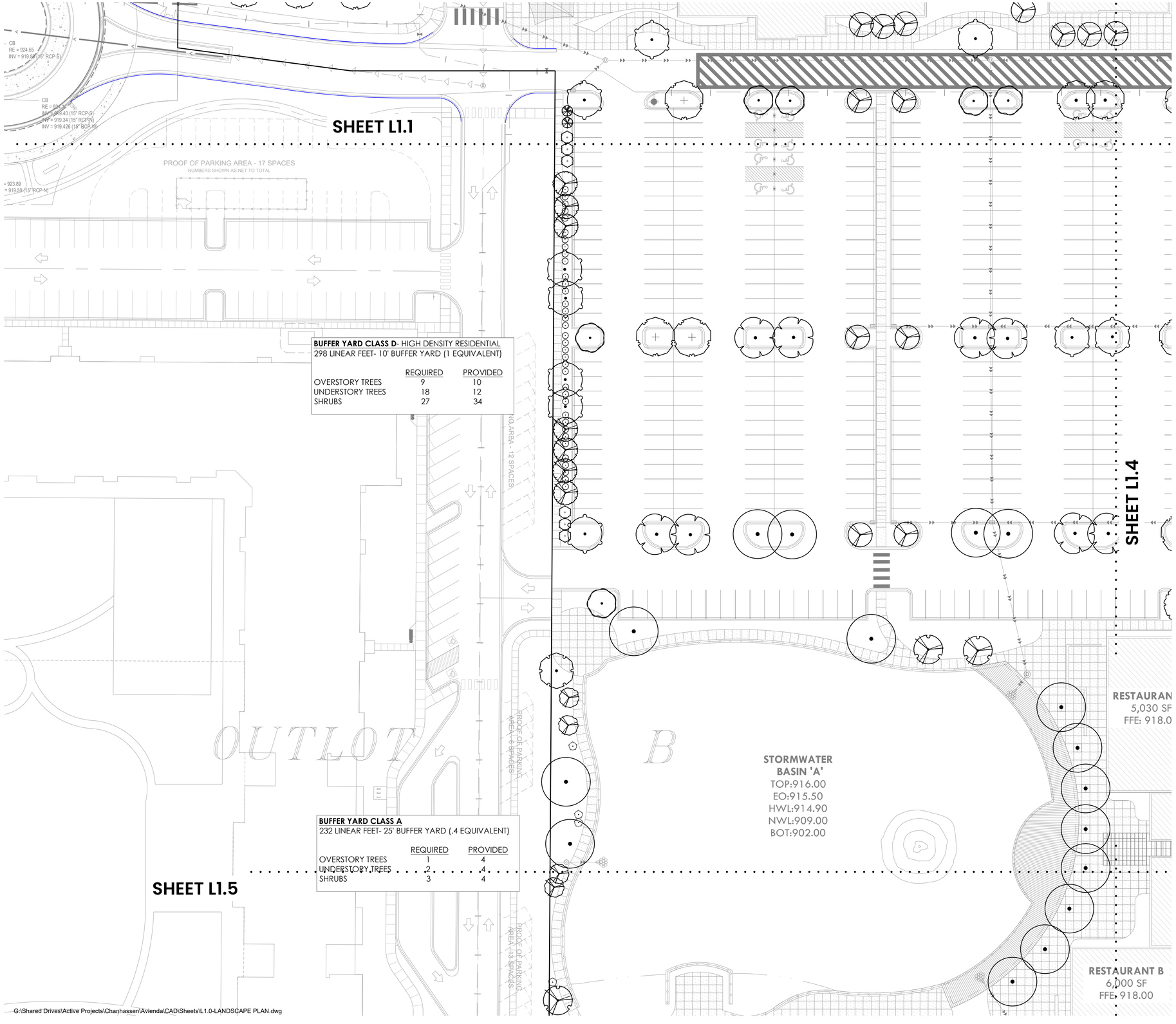
Joel T. Workman, PLA
Date: Lic. No.: 59119

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Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN NORTHEAST

Sheet:
L1.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
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0 30 60
SCALE IN FEET

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measure

Client:
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MINNEAPOLIS, MN

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CHANHASSAN, MN

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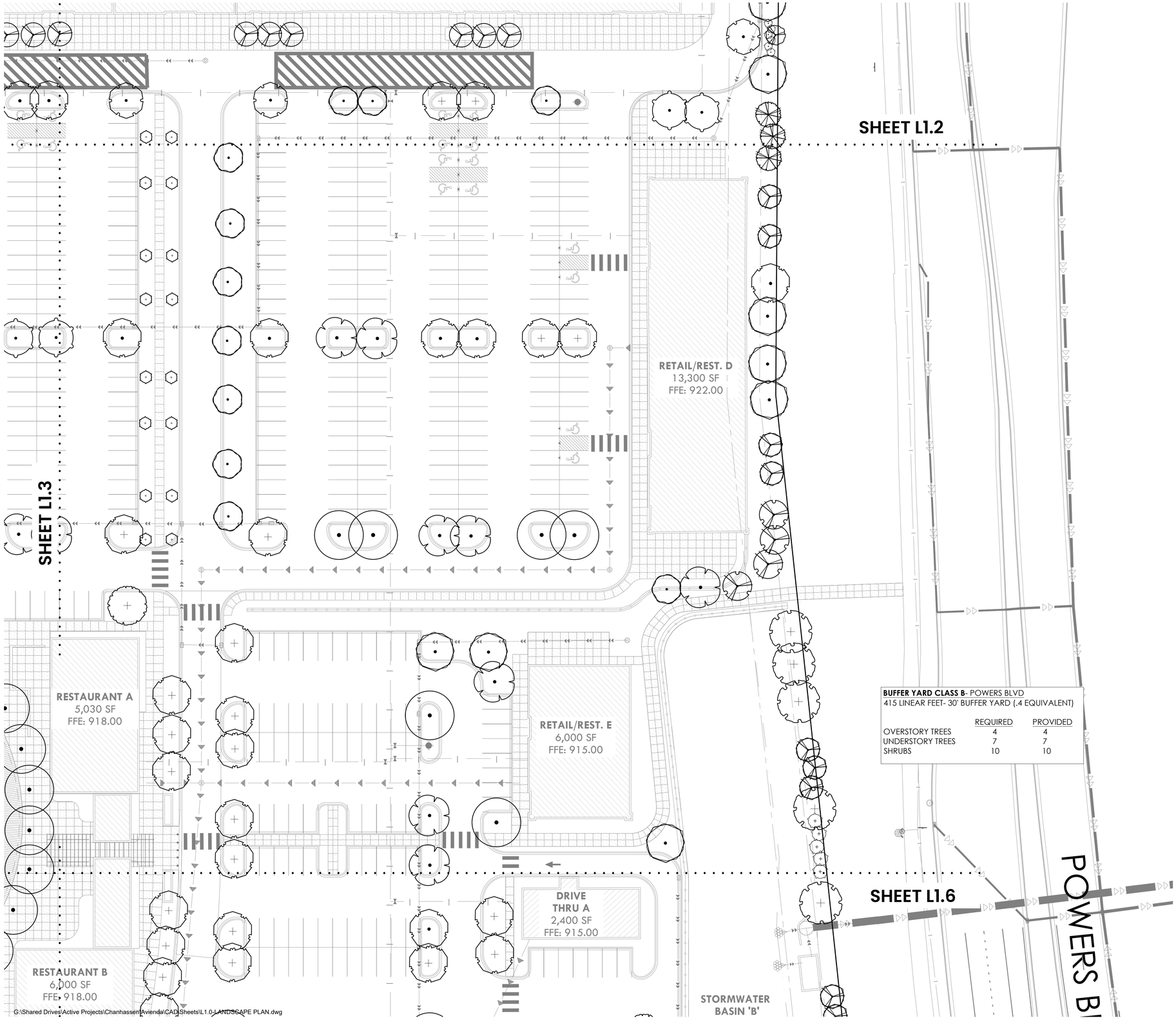
Jon F. Workman, PLA
Date: Lic. No.: 59119

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Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN WEST

Sheet:
L1.3



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- CURB AND GUTTER
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BUFFER YARD CLASS B- POWERS BLVD
415 LINEAR FEET- 30' BUFFER YARD (.4 EQUIVALENT)

	REQUIRED	PROVIDED
OVERSTORY TREES	4	4
UNDERSTORY TREES	7	7
SHRUBS	10	10

0 30 60
SCALE IN FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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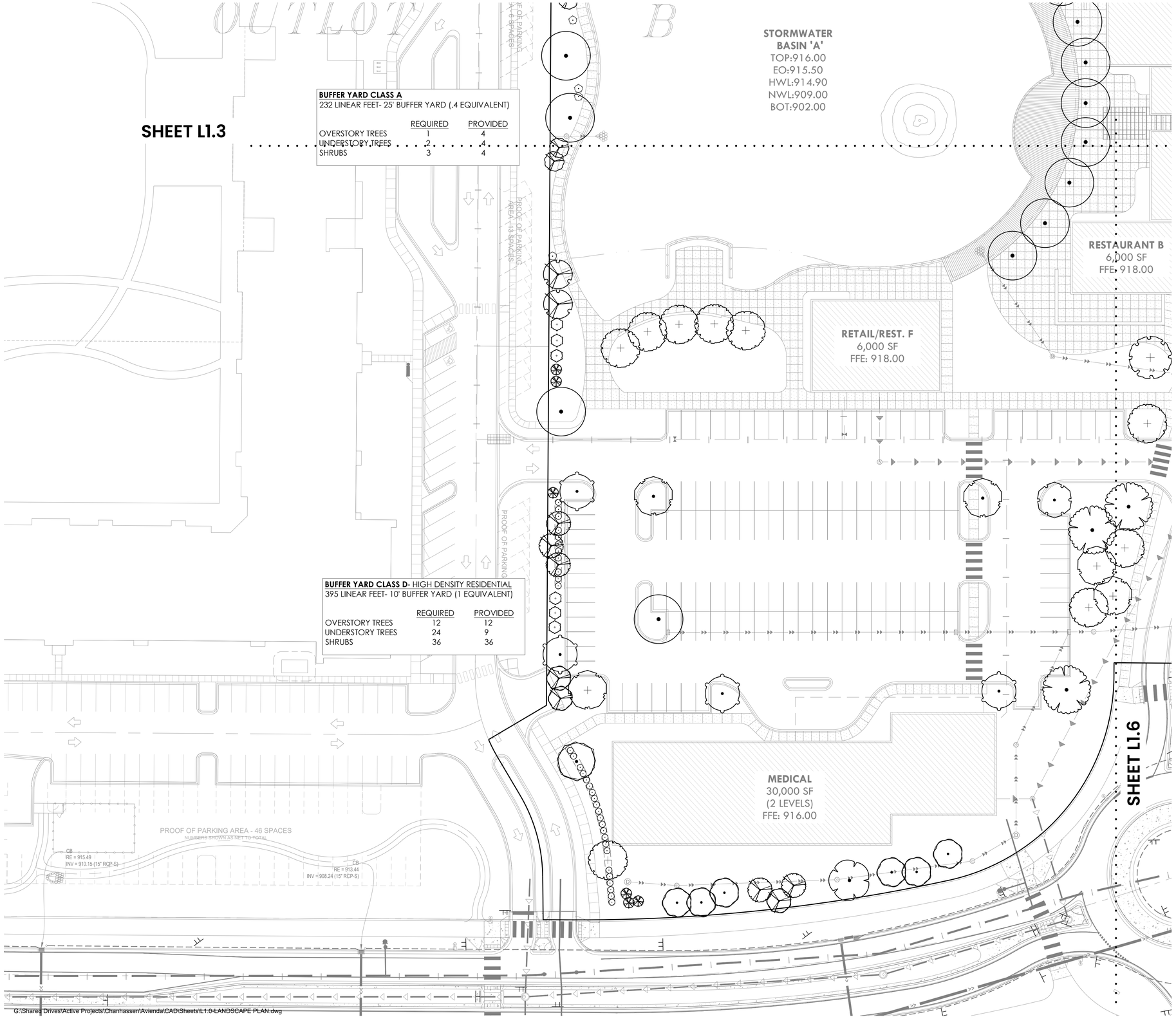
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Project #: 26-104
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Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN EAST

Sheet:
L1.4



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
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SCALE 0 30 60 IN FEET

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measure

Client:
HEMPEL COMPANIES
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MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Jon M. Workman, PLA
Date: Lic. No.: 59119

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
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Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN SOUTHWEST

Sheet:
L1.5



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LEGEND

PROPOSED

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0 30 60
SCALE IN FEET

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Joshua Workman, PLA
Date: Lic. No.: 59119

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Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN SOUTHEAST

Sheet:
L1.6

GENERAL NOTE:

ALL PLANT STOCK SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) SPECIFICATIONS

BALLED & BURLAPPED AND CONTAINER GROWN STOCK

A4. Plant Stock Specifications
a) All plant stock shall conform to American Standard for Nursery Stock.
b) A minimum of three structural roots reasonably distributed around the trunk shall be found in each plant.Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
c) The root crown must not be more than two inches below the soil line. The top two structural roots shall be no more than three inches below the soil line when measured four inches radial to the trunk. The top of the other structural root shall be no greater than five inches below the soil line when measured four inches radial to the trunk. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all circling roots above the structural roots across the top of the structural roots.
d) The root system shall be reasonably free of root defects including potentially stem-girdling roots above the root collar and main structural roots, vertical roots, and/or kinked roots from nursery production practices, including roots on the interior of the root ball.
e) Container-grown plants, in addition to the above requirement, should comply with the following:
   1. Container-grown plants may be permitted only when indicated on the drawing or specification.
   2. Container-grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its potting medium together but not so long as to have developed roots that are matted or circling around the edge or interior of the main root mass. Plants shall have been root pruned at each change in container size.
   3. Plants that fail to meet any of the above requirements shall be modified to correct deficiencies if approved by the engineer. Modification shall include the following:
      i. shaving all circling on the exterior of the root mass deep enough so that all cut roots' ends are roughly radial to the trunk.
      ii. removal of all roots above the top of the main structural roots and trunk flare including any roots that are imprints from previous smaller containers.
      iii. the above modifications shall not be cause to alter the warranty provisions of this specification.
f) The center of the trunk(s) or stem(s) of the plant shall be in the center of the root ball. A tolerance of 10% of the diameter of the root ball is the maximum deviation allowable (see figure 7) For example: For a plant with a 30" root ball, the center of the plant at ground level shall be within a three-inch circle 13 1/2 inches from the outer edge of the ball.
g) Measurement:
   Depth of the root ball is measured from the top of the ball, which in all cases shall begin at the root flare (see Figure 8). Soil above the root flare is from being deeply planted nursery as a young plant, as a result of maintenance practices in the nursery, or added during harvest, shall not be included in ball depth measurement, and should be removed.
h) Plants shall be true to species and variety specified and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least 2 years. They shall have been freshly dug (during the most recent favorable harvest season).
i) Plants shall be trained in development and appearance as to be unquestionably superior in form, compactness and symmetry. They shall be sound, healthy, vigorous, well branched and densely foliated when in leaf, and free of disease and insect adults, eggs, pupae or larvae. They shall have healthy, well-developed root systems and shall be free from physical damage or other conditions that would prevent thriving growth.
j) Trees with multiple leaders, unless specified, will be rejected. (See figure 6) Trees with a damaged, cut, or crooked leader, included bark, abrasion of bark, sunscald, disfiguring knots, insect damage, mold, prematurely opened buds, or cuts of limbs over 3/4" inch (2 cm) diameter that are not completely calloused are cause for rejection.
k) Balled and burlapped plants shall be dug with solid balls of standard size, the ball securely wrapped with non-synthetic, untreated, biodegradable burlap, and tightly bound with non-synthetic, biodegradable rope or twine. Alternatively they may be placed in wire basket lined non-synthetic, untreated, biodegradable burlap and tightly bound with non-synthetic, biodegradable rope or twine. Root collar shall be apparent at surface of ball. Bare root plants shall have a healthy, well branched root system characteristic of the species and with adequate spread.
l) Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the purchaser. Use of larger plants shall not increase the contract price nor allow the contractor to use smaller then specified material on other plants. If larger plants are approved, the root ball, root spread, or container shall be increased in proportion to the size of the plant.
m) Caliper measurements shall be taken on the trunk 6 inches (15 cm) above the root collar for trees up to 4 inches (10 cm) in caliper, and 12 inches (30 cm) above the root collar for trees over 4 inches (10 cm) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from the branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of size is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Plants that meet measurements but do not possess a normal balance between height and spread shall be rejected.

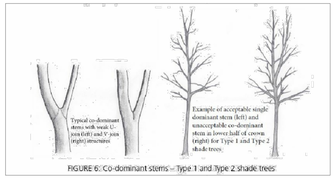


FIGURE 6: Co-dominant stems – Type 1 and Type 2 shade trees

DOMINANT & CO-DOMINANT STEMS

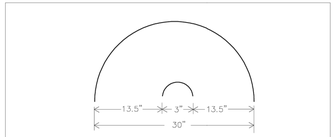


Figure 7 Center of plant in center of root ball

CENTER OF ROOT BALL

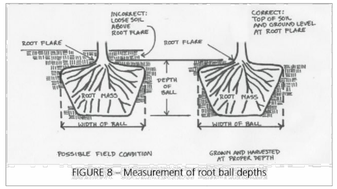


FIGURE 8 – Measurement of root ball depths

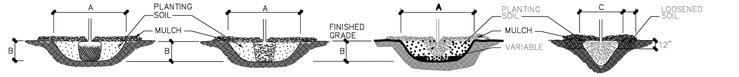
ROOT BALL DEPTHS

CITY OF CHANHASSEN	REVISED: 1–17	FILE NAME: G: \ENG\SPECS\5308	ENGINEERING DEPARTMENT	PLATE: 5308	NURSERY STOCK SPECIFICATIONS

1
L2.0

PLANTING HOLE DIMENSIONS
(MINIMUM WIDTH DOES NOT APPLY IN MASS PLANTING BEDS)
ALL VALUES ARE AS FOLLOWS:

PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH (1)
CONFEROUS TREES	(4") SEEDLING	(15")	(14")
	(9") SEEDLING	(18")	(14")
	(12") SEEDLING	(23")	(18")
	(2") B.B.	(36")	(10")
	(3) B.B.	(42")	(11")
	(4) B.B.	(51")	(12")
	(6) B.B.	(60")	(13")
	(6) B.B.	(72")	(15")
	(7) B.B.	(66")	(18")
	(8) B.B.	(81")	(18")
	(9) B.B.	(90")	(20")
	(10) B.B.	(102")	(21")
DECIDUOUS & ORNAMETAL TREES	(4") SEEDLING	(15")	(14")
	(12") SEEDLING	(23")	(16")
	(18") SEEDLING	(30")	(18")
	(2") SEEDLING	(36")	(19")
	(2.5) SEEDLING	(40")	(18")
	(3) B.R.	(48")	(10")
	(4) B.R.	(48")	(14")
	(7) B.R.	(48")	(14")
	(5) B.R.	(54")	(15")
	(6) B.R.	(15")	(16")
	(8) B.R.	(66")	(19")
	(0.75") B.R.	(48")	(12")
	(1") B.R.	(54")	(14")
	(1.25") B.R.	(60")	(14")
	(1.5") B.R.	(66")	(15")
	(1.75") B.R.	(72")	(16")
	(2") B.R.	(84")	(19")
	(2") B.B.	(72")	(16")
	(2.5") B.B.	(84")	(19")
	(3") B.B.	(96")	(20")
	(3.5") B.B.	(114")	(23")
	(4") B.B.	(126")	(26")
	(2") B.B.	(36")	(9")
	(3) B.B.	(48")	(12")
	(4) B.B.	(63")	(14")
	(18") SPR.B.B.	(30")	(8")
	(2) SPR.B.B.	(36")	(9")
	(2.5") SPR.B.B.	(42")	(11")
	(3") SPR.B.B.	(48")	(12")
CONFEROUS SHRUBS (UPRIGHT)	(18") B.R.	(30")	(8")
	(2) B.R.	(33")	(9")
	(3) B.R.	(42")	(11")
	(4) B.R.	(48")	(12")
	(5) B.R.	(54")	(14")
	(6) B.R.	(60")	(16")
	(18") B.B.	(27")	(7")
	(2) B.B.	(30")	(8")
	(3) B.B.	(36")	(9")
	(4) B.B.	(42")	(11")
	(5) B.B.	(48")	(12")
	(6) B.B.	(54")	(14")
CONFEROUS SHRUBS (SPREADING)	CELLPACKS	(6")	(2.5")
	(2.25") CONT.	(7")	(3")
	(3.5") CONT.	(10")	(3")
	(4") CONT.	(11")	(4")
	(4.5") CONT.	(13")	(4")
	(1.0") CONT.	(15")	(5.5")
DECIDUOUS SHRUBS	(#1) CONT.	(18")	(6")
	(#2) CONT.	(23")	(7.5")
	(#3) CONT.	(29")	(8.5")
	(#5) CONT.	(30")	(11")
	(#7) CONT.	(37")	(11")
	(#15) CONT.	(44")	(14")
	(#10) CONT.	(45")	(15")
	(#25) CONT.	(60")	(17")
CONTAINER GROWN PLANTS	(#25) CONT.	(72")	(16")
	1 YR.MED. B.R.	(19")	(11")
	1 YR.NO.1 B.R.	(17")	(14")
	2 YR. MED.B.R.	(33")	(12")
	2 YR. NO.1 B.R.	(42")	(15")
	(#1) CONT.	(18")	(6")
	(#2) CONT.	(23")	(7.5")
VINES	(#1) CONT.	(15")	(5.5")



BALLED & BURLAPPED STOCK

1.**SCARIFY SIDES AND BOTTOM OF HOLE.
2.**PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY THE ENGINEER
3.**SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED) , INTACT.
4.**BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. ALSO REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GURDLING ROOTS.
5.**PLUMB AND BACKFILL WITH THE PLANTING SOIL.
6.**WATER TO SETTLE PLANTS AND FILL VOIDS.
7.**WATER THOROUGHLY WITHIN 2 HOURS.
8.**PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
9.**STAKE AND GUY TO PROVIDE ADDITIONAL SUPPORT BETWEEN THE STEM AND ROOT BALL AS NECESSARY OR SPECIFIED.

CONTAINER STOCK

1.**SCARIFY SIDES AND BOTTOM OF HOLE.

2.**PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY THE ENGINEER.
3.**REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS, AS NECESSARY.

4.**SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE. REMOVE OR CORRECT STEM GIRGLING ROOTS.
5.**PLUMB AND BACKFILL WITH THE PLANTING SOIL.
6.**WATER TO SETTLE PLANTS AND FILL VOIDS.
7.**WATER THOROUGHLY WITHIN 2 HOURS.
8.**PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BARE ROOT STOCK

1.**SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2.**SCARIFY SIDES AND BOTTOM OF HOLE.
3.**PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY THE ENGINEER.
4.**TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH THE PLANTING SOIL.
5.**WATER TO SETTLE PLANTS AND FILL VOIDS.
6.**WATER THOROUGHLY WITHIN 2 HOURS.
7.**PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

STOCK(TREE SPADE) MACHINE-TRANSPLANT

1.**SCARIFY SIDES AND BOTTOM OF HOLE.
2.**PROCEED WITH CORRECTIVE PRUNING.
3.**SET PLANT ON NATIVE SOIL AT SAME DEPTH AS IT WAS PREVIOUSLY GROWN.
4.**PLUMB AND BACKFILL WITH THE PLANTING SOIL.
5.**WATER TO SETTLE PLANTS AND FILL VOIDS.
6.**AFTER PLANTING, LOOSEN THE SOIL IMMEDIATELY ADJACENT TO THE SPADE-MOVED SOIL TO A MINIMUM DISTANCE OF 18" AND A MINIMUM DEPTH OF 12".
7.**WATER THOROUGHLY WITHIN 2 HOURS

8.**PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

9.**STAKE AND GUY TO PROVIDE ADDITIONAL SUPPORT BETWEEN THE STEM AND ROOT BALL AS NECESSARY OR SPECIFIED.

MINIMUM TREE SPADE SIZE REQUIREMENTS

SPADE DIAMETER SIZE 'C'	OAK TREES, CALIPER	DECIDUOUS/ ORNAMENTAL TREES,CALIPER	CONIFEROUS TREES, HEIGHT
42"	1" to 1.5"	2" to 3"	5' to 7'
60"	1.5" to 2.5"	3" to 4"	7' to 9'
78"	2.5" to 3.5"	4" to 6"	9' to 14'
85"	3.5' to 5'	6' to 8'	14' to 18'

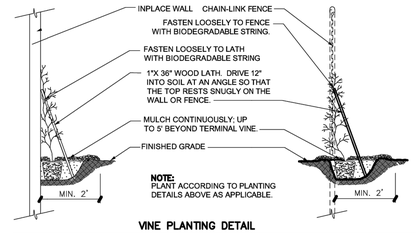
PLANTING DETAILS FOR ISOLATED PLANTING LOCATIONS

GENERAL NOTE:

ALL PLANT STOCK MUST BE ACCEPTED IN ACCORDANCE OF MnDOT 3861 PRIOR TO FOLLOWING THE STANDARD PLANTING DETAILS. PLANTING SOIL IS A COMBINATION OF THOROUGHLY MIXED EXISTING SOIL AND COMPOST MIX AND/OR ANY OTHER SPECIFIED AMENDMENTS.

NOTE:

1.**HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.



NOTE: PLANT ACCORDING TO PLANTING DETAILS ABOVE AS APPLICABLE.

VINE PLANTING DETAIL

CITY OF CHANHASSEN	REVISED: 1–10	FILE NAME: G: \ENG\SPECS\5309	ENGINEERING DEPARTMENT	PLATE: 5309	PLANTING DETAILS FOR TYPICAL INDIVIDUAL PLANTINGS

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LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE
4. LANDSCAPE BOULDERS TO BE GRANITE, APPROXIMATELY 36" IN DIAMETER.
5. ROCK MULCH TO BE 2" WASHED RIVER ROCK. INSTALL TO (3) THREE INCH DEPTH OVER NON-WOVEN GEOTEXTILE FABRIC.

PLANTING NOTES

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
9. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
10. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
11. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    11.1. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    11.2. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1

GROUNDCOVER INSTALLATION NOTES

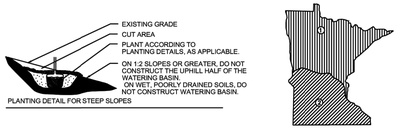
MAINTAINED TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

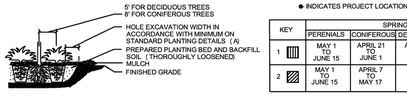
1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURES HALL BE APPLIED PER THE APPLICATION RATES FOUND IN THE TABLES ABOVE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

LOW MAINTENANCE TURF NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER
3. OVERSEED THIN,BARE SPOTS IN FALL
4. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON
5. IF SEEDED OUTSIDE OF SUMMER MONTHS, A COVER CROP OF WINTER WHEAT.



PLANTING DETAIL FOR STEEP SLOPES



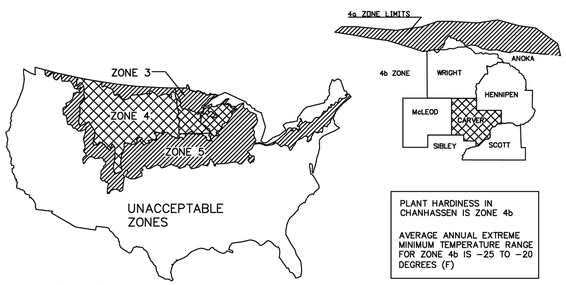
PLANTING DETAIL FOR MASS PLANTING BEDS

◆ INDICATES PROJECT LOCATION

NOTES:
1.**BARE ROOT PERENNIALS MUST BE INSTALLED IN THE SPRING BY JUNE 1ST. IF PLANTING IN FALL, FOLLOW FALL DECIDUOUS PLANTING DATES.
2.**ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
3.**FALL PLANTING MAY NOT BE RECOMMENDED OR ALLOWED. SEE SPECIAL PROVISIONS FOR SPECIFIC PROJECT REQUIREMENTS. THE FOLLOWING BARE ROOT PLANTS ARE NOT RECOMMENDED FOR FALL INSTALLATION: HAWTHORN, RUSSIAN OLIVE, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUM/CHERRY, OAKS, AND SUMAC.

KEY		SPRING			FALL		
		PERENIALS	CONIFEROUS	DECIDUOUS	SEEDLINGS	DECIDUOUS	CONIFEROUS
1		MAY 1 TO JUNE 15	APRIL 21 TO JUNE 1	APRIL 21 TO JUNE 1	APRIL 21 TO JUNE 1	OCT. 1 TO NOV. 1	AUG. 25 TO SEPT. 15
2		MAY 1 TO JUNE 15	APRIL 7 TO MAY 17	APRIL 7 TO JUNE 1	APRIL 7 TO MAY 17	OCT. 10 TO NOV. 15	AUG. 25 TO SEPT. 15

OPTIMUM PLANTING DATE ZONES IN MINNESOTA



PLANT HARDINESS IN CHANHASSEN IS ZONE 4b

AVERAGE ANNUAL EXTREME MINIMUM TEMPERATURE RANGE FOR ZONE 4b IS –25 TO –20 DEGREES (F)

ALL PLANT STOCK SHALL BE DEEMED ACCEPTABLE FOR HARDINESS:

1.**IF IT IS HARDY TO THE MINNESOTA ZONE 4b WHERE THE PROJECT SITE IS LOCATED AND:

A.**PLANT STOCK CAN BE DOCUMENTED AS CONTINUOUSLY GROWN FOR AT LEAST THE LAST TWO YEARS WITHIN THE ACCEPTABLE LIMITS ZONES 3,4 OR 5 SHOWN ON THE ACCEPTABLE PLANT STOCK GROWING RANGE ABOVE.

OR

B.**PLANT STOCK, IF GROWN OUTSIDE THE ACCEPTABLE GROWING RANGE LIMITS, CAN BE DOCUMENTED AS HAVING THE SEED SOURCE AND ROOT AND GRAFT STOCK ORIGINATING FROM WITHIN THE ACCEPTABLE GROWING RANGE LIMITS.

ACCEPTABLE PLANT STOCK GROWING RANGE LIMITS
SOURCE: U.S.D.A. PLANT HARDINESS ZONE MAP


INSTALL GRANULAR FILTER

1.**EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF ROOT MASS 1"-3" HIGHER THAN FINISHED GRADE.
2.**AUGER 8" DIAMETER HOLES ENTIRELY THROUGH IMPERVIOUS OR POORLY DRAINED HARD PAN SOIL LAYER TO ADEQUATELY DRAIN SUBSOIL.
3.**THOUROUGHLY BACKFILL AUGER HOLES WITH A UNIFORM INCORPORATED MIXTURE OF 50% SAND AND 50% INPLACE SOIL.
4.**COMPLETE PLANTING ACCORDING TO PLANTING DETAILS (SHEET A) .

NOTE:
THE NEED FOR USING ALTERNATIVE PLANTING DETAILS AND WHICH TYPE TO USE SHALL BE DETERMINED BY THE CONTRACTOR AND SUBJECT IO APPROVAL BY THE ENGINEER.

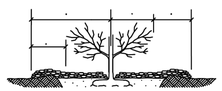

INSTALL TILE DRAINAGE

1.**EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF THE ROOT MASS 1"-3" HIGHER THAN FINISHED GRADE.
2.**INSTALL 4" MINIMUM DIAMETER DRAIN TILE DAYLIGHTING AT A LOWER GRADE, AS APPROVED BY THE ENGINEER.
3.**COMPLETE PLANTING ACCORDING TO PLANTING DETAILS (SHEET A) .


INSTALL MINI-BERM

1.**EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.
2.**SET ROOT MASS IN HOLE.
3.**CONSTRUCT BERM WITH SANDY LOAM TOPSOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.
4.**COMPLETE PLANTING ACCORDING TO PLANTING DETAILS (SHEET A) .

ALTERNATIVE PLANTING DETAILS FOR POORLY DRAINED SOIL


SUBSIDING OR DETERIORATING MULCH SHALL BE ACCEPTABLE THROUGHOUT THE CONTRACT PERIOD PROVIDED THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH AT ALL TIMES AND UPON FINAL ACCEPTANCE. REPLACEMENT MULCH SHALL BE REQUIRED WHEN THE CONTRACTOR'S OPERATIONS HAVE CONTAMINATED THE MULCH WITH SOIL.

NOTE:

1.**REMOVE MULCH PLACED TO A DEPTH GREATER THAN THAT SPECIFIED WHEN DIRECTED BY THE ENGINEER.

2.**PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM THE TRUNK

TYPE OF PLANT	W CENTER OF PLANT TO MULCH LINE	X EDGE OF BRANCHING TO MULCH LINE	Y DEPTH OF MULCH	Z DEPTH OF MULCH
CONIFEROUS TREES	VARIES	3' MIN.	4"- 6"	4"- 6"
DECIDUOUS TREES	3' MIN.	N/A	4"- 6"	4"- 6"
CONIFEROUS SHRUBS	VARIES	3' MIN.	3"- 4"	4"- 6"
DECIDUOUS SHRUBS	3' MIN.	N/A	4"- 6"	4"- 6"
VINES	2' MIN.	N/A	4"- 6"	4"- 6"
PERENIALS	VARIES	2' MIN.	2"- 4"	2"- 4"
MACHINE-TRANSPLANTED TREES	12" BEYOND EDGE OF HOLE		4"- 6"	4"- 6"

MULCH PLACEMENT DETAIL

CITY OF CHANHASSEN	REVISED: 3–14	FILE NAME: G: \ENG\SPECS\5310	ENGINEERING DEPARTMENT	PLATE: 5310	PLANTING DETAILS FOR STEEP SLOPES/MASS BED PLANTINGS

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Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

AVIENDA RETAIL CENTER
CHANHASSEN, MN

Project Title:

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

NOT FOR CONSTRUCTION

Jobert Workman, PLA
Date: Lic. No.: 59119

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE DETAILS AND NOTES

Sheet:
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1.**FORM A DOUBLE-LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".

2.**DRIVE TWO 1" x 1" OPPOSING HEARTWOOD WHITE OAK STAKES INTO THE GROUND 7" FROM THE CENTER OF THE TREE STEM.

3.**SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER, SCREWS AND WASHERS OR RATCHET-LOCK TIES. ALIGN THE OVERLAP EDGE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP.

**SCREWS SHALL BE ROUND HEAD GALVANIZED 1/8" DIA. x 3/4" LONG WITH WASHERS.

OR

**RATCHET-LOCK TIES SHALL BE NYLON AND AT LEAST 8" LONG.

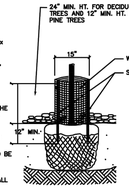
4.**BEND THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.

5.**CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. CUT THE STAKE FLUSH WITH THE TOP OF THE CYLINDER.

6.**MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.

7.**THE BOTTOM WHORL OF PINE BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.

INSTALL ON ALL DECIDUOUS AND PINE TREES. DO NOT INSTALL ON SPRUCE TREES.



RODENT PROTECTION DETAIL (OPTION 1)

1.**FOLD OVER THE TOP EDGE OF THE HDPE (HIGH DENSITY POLYETHYLENE) TOWARDS THE THREE BOTTOM TABS.

2.**BEND THE HDPE INTO A CIRCLE WITH THE SIDE TABS ON THE OUTSIDE OF THE CIRCLE.

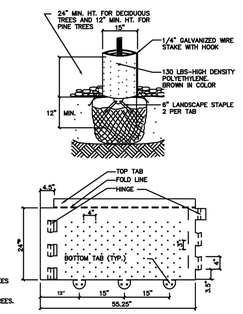
3.**ALIGN THE HINGES AND BEGIN SLIDING THE 1/4" GALVANIZED WIRE STAKE (WITH HOOK) THROUGH THE HINGES TO INTERCONNECT THE HDPE ALL OF THE WAY AROUND THE TREE. ONCE ALL OF THE HINGES TURN THE HOOK TOWARDS THE INSIDE OF THE HDPE.

4.**PUSH THE STAKE INTO THE GROUND, A MINIMUM OF 12". DRIVE SIX LANDSCAPE STAPLES (6" LENGTH, 2 PER TAB) THROUGH THE HOLES IN THE 3 BOTTOM TABS AT OPPOSITE ANGLES TO SECURE THE HDPE TO THE GROUND.

5.**MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.

6.**THE BOTTOM WHORL OF PINE BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.

7.**INSTALL ON ALL DECIDUOUS AND PINE TREES. DO NOT INSTALL ON SPRUCE TREES.



RODENT PROTECTION DETAIL (OPTION 2)

GENERAL NOTES	
SEE SPECIAL PROVISIONS FOR SPECIFIC PROJECT REQUIREMENTS.	
PLANTING HOLE AND BED CULTIVATION	THE PLANTING DETAILS REPRESENT ADEQUATELY DRAINED SOIL CONDITIONS. THE CONTRACTOR SHOULD EXERCISE DISCRETION IN SETTING PLANTS 1"–3" HIGHER IN POORLY DRAINED SOILS OR USING ALTERNATIVE PLANTING DETAILS ON SHEET 8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE IN HEAVY POORLY DRAINED OR IMPERVIOUS SOILS. LOOSEN ALL ISOLATED TREE PLANTING LOCATIONS AND PLANTING BEDS TO A MINIMUM DEPTH OF 12". SOIL AMENDMENTS SHALL BE APPLIED DURING CULTIVATION.
BACKFILL SOIL	USE CULTIVATED AND AMENDED SOIL EXCAVATED FROM PLANTING HOLES. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.
FERTILIZER	MN/DOT 3881
COMPOST	Mn/DOT 3890
MULCH MATERIAL	Mn/DOT 3882 TYPE 6 UNLESS OTHERWISE SPECIFIED.
MASS PLANTING	MASS PREPARE PLANT SPACING OF ____ OR LESS. PLANT IN STAGGERED ROWS ON THE PERIMETER FIRST, THEN UNIFORMLY FILL IN WITH REMAINING QUANTITY. USE TRIANGULAR SPACING, UNLESS SPECIFIED OTHERWISE. PROVIDE A 3' RADIUS CLEAR OF SHRUBS AROUND EACH DECIDUOUS TREE AND A 2' RADIUS CLEAR OF SHRUBS AROUND EACH CONIFER. THIS RADIUS (CLEARANCE) SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE SHRUB. NOTIFY ENGINEER OF GROSS PLANT QUANTITY SURPLUS OR DEFICIENCY IMMEDIATELY. MASS MULCH PLANT SPACINGS OF ____ OR LESS.
TREE PAINTING	PAINT OAKS, LINDENS, LOCUSTS, MAPLES, CRABAPPLES AND MOUNTAIN ASH ONLY UNDILUTED EXTERIOR WHITE LATEX PAINT IF ACCEPTABLE. PAINT TREE CIRCUMFERANCE FROM GROUND LINE TO FIRST MAJOR BRANCH.
PLANTING PLAN	RESPECT STATED DIMENSIONS BEFORE SCALING FROM PLAN.

WATERING GUIDELINES — PLANT TYPE	AVERAGE AMOUNT OF WATER PER APPLICATION IN GALLONS
MACHINE TRANSPLANTED TREES 42" AND UP	50 – 100
BARE ROOT TREES	15
BALLED & BURLAPPED SHRUBS	10
BARE ROOT OR CONTAINER SHRUBS	7
WOODY SEEDLINGS	4
PERENNIALS AND VINES	2

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR AND MAINTAIN SOIL MOISTURE AT ADEQUATE BUT NOT EXCESSIVE LEVELS. THE ABOVE LISTED APPLICATION AMOUNTS ARE GUIDELINES, NOT REQUIREMENTS.

PREVAILING WIND → 3.25" MIN.
NETTING
LASER LINE-PERFORATION
TUBE SHELTER
STAKE (LENGTH VARIES)
RELEASABLE RATCHET TIE TO SECURE STAKE IN FORMED TUBE RECESS
2'-0" MIN.
1" MIN.

1.**USE SEAMLESS, EXTRUDED, TWIN-WALL, RIGID AND SEMI TRANSLUCENT POLYPROPYLENE TUBES WITH A LASER LINE PERFORATION AND AN OUTWARD-FLARED TOP RIM.

2.**SECURE THE SHELTER MATERIAL WITH PVC-COATED STEEL TIES ATTACHED TO A 1"x1" WHITE OAK STAKE TO PREVENT DISLODGING OR TWISTING. IMBED THE BOTTOM OF THE TUBE A MINIMUM OF 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.

3.**INSTALL A PLASTIC PHOTODEGRADABLE NETTING COVER AND SLEEVE OVER THE TUBE SHELTER AND TIE TO PREVENT ENTANGLEMENT OF BIRDS. PULL NETTING DOWN AS SHOWN.

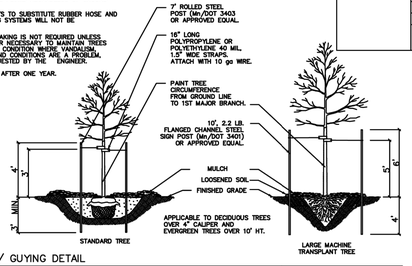
SEEDLING TREE SHELTER DETAIL

NOTES:
1.**STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.

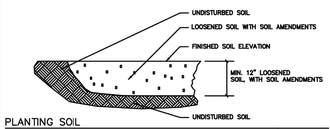
2.**REQUESTS TO SUBSTITUTE RUBBER HOSE AND WIRE GUYING SYSTEMS WILL NOT BE APPROVED.

3.**TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION WHERE VANDALISM, SOIL, OR WIND CONDITIONS ARE A PROBLEM, OR AS REQUESTED BY THE ENGINEER.

4.**REMOVE AFTER ONE YEAR.



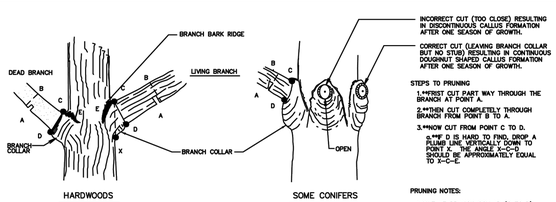
STAKING / GUYING DETAIL



PLANTING SOIL

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HARDWOODS SOME CONIFERS

STEPS TO PRUNING

1.**FIRST CUT PART WAY THROUGH THE BRANCH AT POINT A.

2.**THEN CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.

3.**NOW CUT FROM POINT C TO D.

4.**IF D IS HARD TO FIND, DROP A PLUMB LINE VERTICALLY DOWN TO THE BRANCH. ANGLES A AND B SHOULD BE APPROXIMATELY EQUAL TO X–C–E

PRUNING NOTES:

1.**LEAVE BRANCH COLLAR (C TO D)

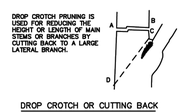
2.**DO NOT FLUSH CUT (C TO X)

3.**DO NOT LEAVE STUBS (B TO A)

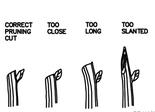
4.**BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.

5.**AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.

6.**IMMEDIATELY PAINT OAK WOUNDS MADE IN APRIL, MAY, JUNE OR JULY WITH LATEX PAINT OR SHELLAC.



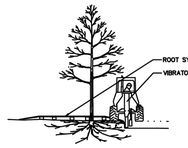
DROP CROTCH OR CUTTING BACK



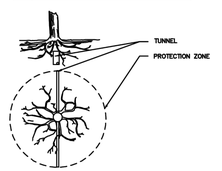
PRUNING SMALL BRANCHES

BRANCHES SMALLER THEN 2" IN DIAMETER SHOULD BE CUT JUST BEYOND A LATERAL BUD OR ANOTHER SMALL LATERAL BRANCH. THE IDEAL CUT SHOULD BE SHARP, CLEAN, AND MADE ON A SLIGHT ANGLE.

PRUNING DETAILS (Shigo Method)



ROOT SYSTEM BRIDGE AND VIBRATOROY PLOW



UTILITY INSTALLATION TUNNEL

NOTES:

1.**REDUCE COMPACTION ON ROOT SYSTEMS WHERE IT OCCURS BY DRILLING 50 mm (2") DIAM. HOLES IN THE SOIL TO A DEPTH OF 18" WITHIN THE UNDISTURBED PORTION OF THE IMPACTED TREE DRIPLINE.

2.**WATERING OF ROOT DAMAGED TREES WILL BE REQUIRED TO MAINTAIN ADEQUATE BUT NOT EXCESSIVE SOIL MOISTURE TO A DEPTH OF 18" WITHIN THE UNDISTURBED PORTION OF THE IMPACTED TREE DRIPLINE.

3.**A 6 INCH LAYER OF WOODCHIP MULCH PLACED OVER A TYPE III (3733) GEOTEXTILE FABRIC MAY BE USED IN LIEU OF THE ROOT SYSTEM BRIDGE.

4.**WHEN DESIGNATED IN THE PLAN OR WHEN DIRECTED BY THE ENGINEER, ALL TREE ROOTS AT THE CONSTRUCTION LIMITS SHALL BE CUT CLEANLY (TO THE MAXIMUM DEPTH NECESSARY FOR CONSTRUCTION), WITH A VIBRATORY PLOW OR OTHER APPROVED ROOT CUTTER PRIOR TO ANY EXCAVATION. ROOT SHALL BE CUT BY EXCAVATION ONLY WHEN SHALL BE DESIGNATED IN THE PLAN OR WHEN DIRECTED BY THE ENGINEER. EXCAVATION WITH A 6" LAYER OF ADJACENT SOIL, BACKFILL, REGRADE, OR INSTALL RETAINING WALL AS DESIGNATED IN THE PLAN OR WHEN DIRECTED BY THE ENGINEER.

5.**IF CONSTRUCTION VEHICLES MUST PASS OVER ROOTS AT THE CONSTRUCT ROOT SYSTEM BRIDGE WITH CONSTRUCTION MATS SUPPORTED ON WOOD TIMBERS PLACED RADIALLY TO THE TREE TRUNK.

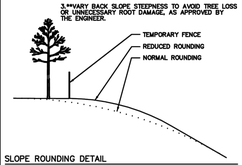
TREE PROTECTION ZONE	
TREE DIAMETER AT 4.5" ABOVE GROUND	* MINIMUM DISTANCE FROM FACE OF TREE TRUNK
0"–2"	2'
3"–5"	4'
5"–9"	6'
10"–14"	10'
15"–19"	14'
18"+	15'

*WHEN UTILITY INSTALLATIONS MUST OCCUR WITHIN THE TREE PROTECTION ZONE, AS DEFINED IN THE ABOVE CHART, THE CONTRACTOR SHALL BORE (TUNNEL) UNDER TREE ROOTS THAT ARE TO BE PRESERVED. THE CONTRACTOR SHALL BORE AT A MINIMUM DEPTH OF 24" BELOW THE GROUND SURFACE WITHIN THIS ZONE.

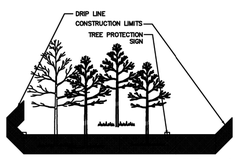
ROOT PROTECTION AND TRENCHING DETAILS

SIGNIFICANT TREES NEAR THE PROPOSED CONSTRUCTION LIMITS WILL BE IDENTIFIED IN THE PLAN OR BY THE ENGINEER AND PRESERVED BY THE CONTRACTOR.

NOTES:
1.**PLACE THE TEMPORARY FENCE.
2.**REDUCE SLOPE ROUNDING WHERE ROOT ZONES WILL BE DISTURBED BY NORMAL SLOPE ROUNDING, AS APPROVED BY THE ENGINEER.
3.**VARY BACK SLOPE STEEPNESS TO AVOID TREE LOSS OR UNNECESSARY ROOT DAMAGE, AS APPROVED BY THE ENGINEER.

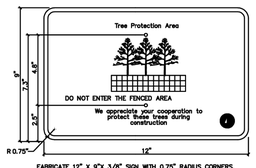


SLOPE ROUNDING DETAIL



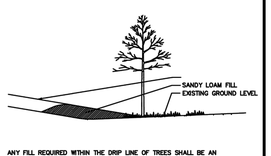
FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

TEMPORARY PROTECTION FENCE PLACEMENT DETAIL



FABRICATE 12" X 9"X 3/8" SIGN WITH 0.75" RADIUS CORNERS. SIGN SHALL BE WHITE WITH BLACK LETTERING. ATTACH SIGN TO POST USING 1" LENGTH WOOD SCREWS, PLACED AT 2.5" AND 7.3" RESPECTIVELY FROM THE BOTTOM EDGE OF THE SIGN.

TREE PROTECTION SIGN DETAIL



ANY FILL REQUIRED WITHIN THE DRIP LINE OF TREES SHALL BE AN UNCOMPACTED (WITH A COARSE SAND COMPONENT) SANDY LOAM TOPSOIL. EXCESSIVE FILL MAY REQUIRE INSTALLING PERFORATED PIPE WITH AT LEAST ONE DAYLIGHTED END OPENING AS AN AERATION SYSTEM.

SANDY LOAM FILL DETAIL

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QTY
TREES						
	SG	ACER FREEMANII `SIENNA GLEN`	SIENNA GLEN MAPLE	B & B	2.5"CAL	21
	ARR	ACER RUBRUM `RED ROCKET`	RED ROCKET RED MAPLE	2.5" CAL	B&B	28
	CM	ACER X FREEMANII `ARMSTRONG`	ARMSTRONG FREEMAN MAPLE	B & B	2.5"CAL	25
	RB	BETULA NIGRA `CULLY` TM	HERITAGE BIRCH	B & B	2.5"CAL	18
	DP	BETULA PLATYPHYLLA `FARGO` TM	DAKOTA PINNACLE BIRCH	2.5" CAL	B&B	13
	HB	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL	27
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	B & B	2.5"CAL	28
	IH	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	21
	GDU	GYMNOCLADUS DIOICUS `UMNSYNERGY`	TRUE NORTH™ KENTUCKY COFFEETREE	B & B	2.5"CAL	13
	SO	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"CAL	9
	BO	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"CAL	13
	RP	QUERCUS ROBUR X WAREI`LONG`	REGAL PRINCE OAK	2.5" CAL	B&B	28
	RO	QUERCUS RUBRA	RED OAK	B & B	2.5"CAL	8
	BL	TILIA AMERICANA `BOULEVARD`	BOULEVARD LINDEN	B & B	2.5"CAL	17
	PE	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	B & B	2.5"CAL	20
		SUBTOTAL:				289
CONIFERS						
	BS	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	B & B		15
		SUBTOTAL:				15
ORN. TREES						
	ACB	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2"CAL	12
	HT	CRATAEGUS CRUS-GALLI `INERMIS`	THORNLESS HAWTHORN	B & B	2.5"CAL	8
	CC	MALUS X `COARALBURST`	CORALBURST CRABAPPLE	B & B	2"CAL	11
	SS	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2"CAL	6
	JL	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	2"CAL	5
	IL	SYRINGA RETICULATA `IVORY SILK`	IVORY SILK JAPANESE TREE LILAC	B & B	2"CAL	19
		SUBTOTAL:				61

measure

Client:
HEMPEL COMPANIES
800 LA SALLE AVENUE, SUITE 1250
MINNEAPOLIS, MN

Project Title:
AVIENDA RETAIL CENTER
CHANHASSEN, MN

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

NOT FOR CONSTRUCTION

Jordan Workman, PLA
Date: Lic. No.: 59119

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE DETAILS

Sheet:
L2.1

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CITY OF CHANHASSEN

A Community for Life

Application: Planned Unit Development Amendment (Planning Case #2026-13)

Staff Report Date: September 9, 2026

Drafted By: Eric Maass, Community Development Director

Planning Commission Review Date: September 15, 2026

City Council Review Date: October 12, 2026

Summary of Request:

The Applicant has submitted a request to amend the Avienda Planned Unit Development (PUD) ordinance. Specifically, the Applicant has outlined eleven (11) amendment requests which have been reviewed by city staff. Those requested amendments include the following:

1. Fuel Island within District 1
2. Stormwater pond expansion
3. Definition of "Entertainment" and removal of "Car Wash" as a permitted use
4. Sporting Goods & Entertainment Store Size
5. District 1 Use Amendment
6. District 1 and 2 Amendment for Housing
7. District 1 and 2 signage
8. District 3 Signage
9. District 1 Setbacks
10. Buffer and Landscape Standards
11. Shared Parking

Applicant: Hempel Holdings LLC "Applicant"

Property Owner: Level 7 Development

Present Zoning: PUD-Regional Commercial

2040 Land Use Designation: Commercial

Acreage: 65.85

Location: Unassigned property address



PID: 25.1020020

Proposed Motion: Motion to adopt the attached Findings of Fact and Recommendation recommending approval of the requested Planned Unit Development Ordinance Amendment subject to the conditions included in the staff report dated September 9, 2026

LEVEL OF CITY DISCRETION IN DECISION-MAKING:

The city's discretion in approving or denying a **rezoning** is based on whether the requested zoning district is an eligible zoning district based on the land use designation for the property as identified by the City's Comprehensive Plan. The requested rezoning must be consistent with the City's Comprehensive Plan. This is a legislative decision.

COMMUNITY ENGAGEMENT

The Applicant held a neighborhood meeting on August 13, 2026. This neighborhood meeting was attended by approximately 100 attendees.

APPLICABLE REGULATIONS

- Chapter 20, Article 20-VIII Planned Unit Development District
- Ordinance No. 696

ENVIRONMENTAL PROTECTION DISTRICTS

- Wetland Protection – Wetlands are located south of the approved Chanhassen Community Center.
- Bluff Protection – No bluffs on the property.
- Shoreland Management – Not within a shoreland management district.
- Floodplain Overlay – Not within a floodplain overlay district.

LAND USE DESIGNATION

The property is designated as “Commercial” land use in the 2040 Future Land Use map.

EXISTING PUD ORDINANCE DISTRICT MAP



Modified PUD Ordinance District Map



Planned Unit Development (PUD) Request Analysis

Applicant Request 1: Amend Section C(7) of the PUD to permit fuel islands, defined as an island containing up to four fuel pumps with up to 8 individual vehicular fuel filling locations, as an accessory use to the grocery store within District 1. This use is consistent with modern grocery formats, is not considered a drive through accessory, and enhances convenience for patrons, as well as eliminates any reason for a freestanding gas station.

Staff Review: Amending to allow fuel pumps as an accessory use only to the principal grocery store use provides adequate restriction such that no standalone gas station would be permitted within the Avienda development.

Applicant Request 2: Amend the master plan to (i) allow the addition of a second primary regional stormwater pond in the central portion of District 2 and (ii) increase the size of the

existing regional stormwater pond located at the eastern edge of District 2. The central pond will be thoughtfully integrated with a surrounding pedestrian trail, enhanced landscaping, site lighting, restaurant(s), and a multi-purpose open plaza to create an amenity that serves both functional and placemaking purposes.

Staff Review: The currently approved master plan within the Avienda PUD anticipated underground stormwater vaults as part of the future stormwater management design. The proposed central stormwater pond, if properly designed and maintained, can serve as a community amenity while still fulfilling the necessary stormwater management functions. Pedestrian connections from the surrounding areas of development to this central pond and gathering area are crucial to maintaining the pedestrian appeal of the overall development.

Applicant Request 3: Revise Section B – Design Standards second sentence of the District 2 site development patterns to read: "Including 53 rowhomes and up to 417 apartments and the entertainment area as generally depicted on the plan in the area directly adjacent to district 2 central pond, including outdoor plaza, outdoor seating, walking trails, and restaurants; and revise section C – Development Plans and Regulations, Permitted Uses, Paragraph 1 to read "Entertainment: Amusement, recreation, hospitality, food service, outdoor public gathering space, and entertainment uses."; and; Remove Car Wash as an allowed use from Section B – Design Standards, site development patterns for District 3; and, Revise Section C – Development Plans and Regulations, Permitted Uses, Paragraph 8.a. to remove a car wash as a permitted use by deleting the words "except for one full service car wash in District 3".

Staff Review: Currently approved residential developments within District 2 already include 53 rowhomes and a 412-unit apartment building. Staff is supportive of the proposed amendment to Section B. Staff is also supportive of the proposed revisions to include uses as listed along with removal of "car wash" as an allowed use within District 3.

Applicant Request 4: Amend the Retail Sales standards to add a sporting goods store or entertainment use of up to 60,000 square feet of any single store. Contemporary sporting goods and entertainment retailers frequently incorporate experiential indoor and outdoor elements such as climbing walls, pickleball courts, bowling, batting and golf simulators, and interactive training areas-which necessitate additional floor area and outdoor space.

Staff Review: Staff is supportive of the proposed size of the co-anchor retail tenant space.

Applicant Request 5: Amend Section B – Design standards, site development patterns for District 1 to add at the end of the second sentence: "or a unit mixed-use (multi-family/commercial) building that includes no more than 200 dwelling units and not less than 7,500 square feet of commercial use that is open to the public."

Staff Review: Currently that section of the PUD reads as follows:
"District 1 – Retail – provides a location for larger-scale in-line and stand-alone retail entertainment uses. Could also include a 150-unit housing in the northwest corner."

The concept of allowing an apartment building with ground floor commercial space within District 1, outside of the northwest corner of the district, was not proposed for city or public review/comment prior to the formal application and is considered by the developer as an alternative to explore in the years to come in the event a second retail anchor is not secured. As a result, the below analysis is intended to review the residential aspects of Avienda as a whole. The current PUD allows for up to 768 housing units in the PUD.

Residential Projects	*Number of homes*
Avienda Villas	*39*
Avienda Rowhomes	*53*
Avienda Apartment	*412*
Total:	*504*

With the placement of the Chanhassen Community Center, the 300 units of senior housing anticipated within District 4 is no longer possible. Additionally, with the anticipated strictly commercial development in the northwest corner of District 1, up to 150 units of multifamily housing will also not be constructed in that area. Based on the maximum allowed housing units of 768, a total of 264 units have not been constructed.

The draft ordinance includes a conditional use of housing allowed in District 1 of up to 200 units with a minimum of 10,000 square feet of public leaseable space on the ground floor as a basis for discussion.

Staff will request feedback from the Planning Commission regarding its support, or concern, with this concept of a vertical mixed use building in District 1, including any potential special conditions such as amenities, affordability, unit mix, etc., which it may desire in order to support this portion of the amendment.

Applicant Request 6: Revise Section C – Development Plans and Regulations, Permitted Uses, Paragraph 6.d. to read "Apartment buildings, including mixed use buildings, with up to 417 dwelling units."

Staff Review: This proposed revision aligns with the proposed revision under request #5 and is dependent upon the city's support or lack thereof for that requested amendment. At this time, staff has included this language under a conditional use within the Avienda PUD ordinance.

Applicant Request 7: Amend Section H.2 to allow up to eight (8) individual tenant panels per off-premise directy sign, with a maximum combined tenant panel area of 64 square feet per sign. This modification improves wayfinding and tenant visibility while maintaining controlled sign scale. Signage design appearance shall remain consistent with the PUD, except for modification necessary to accommodate the signage panels.

Staff Review: The proposed revision to modify from three larger signs to eight signs using a similar total area of 64 square feet. Staff anticipates this being an improved sign aesthetic while also giving greater visibility to a greater number of future commercial tenants. The below image is included in the current Avienda PUD to demonstrate location of signage. Applicant to provide an update to this figure with proposed signage locations by sign type.



Applicant Request 8: Amend Section H to allow a "large off-premise directory sign", directly adjacent to the southernmost project identification sign at district 3. The large off-premises directory sign shall be constructed with design intent and materials consistent with the other off-premises directory signs. The large off premise directory sign shall be dedicated to commercial uses within district 1 and district 2. The large off premise directory sign shall have a maximum height of 30 feet and shall contain no more than 8 tenant sign panels. The individual sign panels shall not exceed 24 square feet, however, the anchor commercial tenant as designed

by the developer may combine two sign panels for a total of 48 square feet. The maximum combined tenant panel area of the large off premise directory sign is 192 square feet. This modification provides visibility to the existence of Avienda commercial uses at Highway 212.

Staff Review: The City currently does not allow for large off premise directory signage, i.e. billboards. Staff does not recommend this request be implemented with a PUD amendment.

Applicant Request 9: Retail building D requires a decreased setback to 15' to allow for a building depth that meets market requirements. The position of Building D also allows for increased green space at the central aisle while still preserving buffer area along Powers Blvd.

Staff Review: Staff supports a reduced setback for building D to expand green space and pedestrian connections within the Avienda development.

Applicant Request 10: The project will exceed the total amount of trees and shrubs required by city landscape ordinance; however, due to the desire for visibility of the commercial uses (less buffering), we are requesting a reduction in the quantity requirement of understory trees within the buffer yards as defined by City ordinance.

Staff Review: Staff supports the concept for the relocation of buffer plantings to the interior of the Avienda development to balance planting requirements with the desire for commercial building visibility to nearby roadways. Quantities of plantings will be determined during site plan review for specific components of the development.

Applicant Request 11: The PUD shall include flexibility to utilize shared parking at the developer's discretion. A reciprocal easement and operations agreement (REOA) was previously recorded and covers the entire commercial portion of the development and governs how parking and common spaces will be used and maintained.

Staff Review: Staff supports parking flexibility to utilize shared parking and maximize the use of planned surface parking spaces, and avoid unused parking spaces to the greatest extent practicable.

WATER RESOURCES ANALYSIS

The applicant is requesting a Planned Unit Developments (PUD) amendment for a retail center project located within the Avienda Development. The proposal includes improvements to the site consisting of commercial retail development and new regional stormwater management features. Plans prepared by Measure Group, and a Stormwater Report prepared by Landform Professional Services, LLC, both dated August 14, 2026, were reviewed by staff.

ACCESS

The project site is located in the south central portion of Chanhassen. The City of Chanhassen owns and maintains Sunset Trl and Bluff Creek Blvd adjacent to the site. Carver County owns and maintains Lyman Blvd (County Road 18) and Powers Blvd (County Road 17). Work proposed within or adjacent to this public right-of-way will likely require a permit from Carver County. The applicant shall coordinate with all applicable agencies to confirm permitting requirements. Proof that all required permits have been obtained shall be submitted prior to recording the final plat.

GRADING & DRAINAGE

The project area consists of a single parcel and is located off Bluff Creek Blvd south of Lyman Blvd and west of Powers Blvd. The site is an empty lot that was mass graded from earlier phases of the Avienda Development and contains two temporary stormwater basins. One basin is in the south central portion of the site and the other is in the southeastern portion of the site.

Under current conditions, the western 75% of the site drains to the temporary south central stormwater pond, while the eastern 25% of the site drains to the southeastern stormwater pond. The south central stormwater pond drains into the southeastern stormwater pond, which outlets to a culvert crossing located at the southeast corner of the property underneath Powers Blvd and eventually reaches Lake Susan. This site is part of the Avienda master regional stormwater plan. It is critical that Avienda Retail plan, the master stormwater plan, and any future site plan in the Avienda Development are all updated to show that the designs work together. As such the applicant shall submit an updated stormwater master plan with future submittals of the Avienda Retail Center. Plans must meet all applicable rules from the City and the watershed district.

Under proposed conditions, the site will be developed to accommodate a new retail center including parking lots and business buildings. Overall drainage patterns will remain generally consistent with post-mass grading conditions. Two regional stormwater basins are proposed to treat runoff from the new impervious surfaces. Stormwater from the northern two-thirds of the site will be collected by storm sewer and conveyed to the south central stormwater pond. This basin will discharge to the expanded southeast stormwater pond, which also collects stormwater from the southern third of the site via storm sewer. The site will discharge via the existing culvert crossing east of the southeast basin underneath Powers Blvd. Small portions of pervious areas around the perimeter of the site will drain offsite without treatment.

The applicant noted a potential need for a variance for floodplain storage requirements. If necessary, a future variance request will need to be coordinated with Riley Purgatory Bluff Creek Watershed District (RPBCWD) to confirm approval, as the variance is tied to both City and watershed rules.

EROSION CONTROL

The proposed development will exceed one (1) acre of disturbance and will, therefore, be subject to the General Permit Authorization to Discharge Stormwater Associated with Construction Activity Under the National Pollution Discharge Elimination/State Disposal System (NPDES Construction Permit). The applicant has submitted an erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP). No earth disturbing activities may occur until an approved SWPPP is developed. This SWPPP shall be a standalone document consistent with the NPDES Construction Permit and shall contain all required elements of the permit. The SWPPP will need to be updated as the plans are finalized when the contractor and their sub-contractors are identified and as other conditions change. An approved SWPPP shall be submitted prior to recording the final plat. All erosion control shall be installed and inspected prior to initiation of site grading activities.

STORM WATER MANAGEMENT

Article VII, Chapter 19 of the City Code establishes the required stormwater management development standards. Section 19-141 states that these standards must be reflected in plans prepared by developers and project proposers in the design and layout of site plans, subdivisions, and water management features. The standards require abstraction of runoff and water quality treatment sufficient to achieve removal of 90 percent total suspended solids (TSS) and 60 percent total phosphorus (TP).

The proposed project is located within the jurisdiction of the Riley Purgatory Bluff Creek Watershed District (RPBCWD) and is therefore subject to the watershed's rules and regulations. A RPBCWD permit from the watershed district will be required for final plat approval. A Stormwater Management Report has been submitted for review to verify compliance with all applicable stormwater management requirements, including rate control, volume abstraction, and water quality treatment. All review comments from both the City and the watershed district must be addressed prior to approval.

A PUD amendment was requested for stormwater pond expansion, including adding a second regional stormwater pond and increasing the size of the existing regional basin. The regional stormwater plan included use of one large regional basin for irrigation reuse for the site. It is unclear in proposed conditions if both ponds will be used for reuse or only the south central basin. The applicant shall provide supporting documentation including water balance and irrigation calculations to confirm irrigation capacity that will be stored within the reuse basin. It is recommended to follow Carver County Watershed Management Organization standards for irrigation reuse, which accounts for different rainfall conditions and assumes irrigation of 1" per week over pervious surfaces. The applicant shall also confirm that each of the proposed regional basins are sized appropriately for their respective tributary drainage area. Please confirm private maintenance responsibility and ownership of the stormwater ponds, as maintenance demands on two basins will generally be more than that of one basin. The basins

shall have proper graded maintenance access. These things shall be provided prior to PUD amendment approval.

The site is proposing to meet rate control, water quality, and volume abstraction through two regional stormwater basins and a Jellyfish structure. Additional information on the reuse basins and the Jellyfish filter is needed from the applicant. Provide documentation from the supplier for the Jellyfish Filter mechanical treatment device TP and TSS removals to confirm the removal percentages claimed. Please confirm if the southeast stormwater basin is a reuse basin or not, and update the plans, SWMP, and associated water quality models accordingly.

Required freeboard is currently met for the adjacent on-site buildings from the stormwater ponds, though freeboard shall be analyzed for all low points onsite including storm sewer inlets. The applicant shall submit final versions of the stormwater modeling (HydroCAD) and the Stormwater Management Report addressing all outstanding comments and confirming compliance with rate control, volume abstraction, and water quality standards as part of final plat approval.

Stormwater discharged from the site is routed directly to right-of-way areas owned by Carver County. As a result, permits will likely be required from this agency to verify that stormwater requirements are met and that the proposed design will not adversely impact downstream systems. The applicant shall provide proof of all required permits prior to final plat approval

The applicant shall prepare an Operation and Maintenance (O&M) Plan for the private stormwater infrastructure onsite. Maintenance of private stormwater systems is required in perpetuity. The O&M Plan must be approved by the Water Resources Engineer, or their designee, and recorded against the benefiting property. Drainage and Utility (D&U) easements encompassing the HWLs of BMPs along with emergency overflow routes shall be recorded. The applicant shall also provide an encroachment agreement and documentation for private ownership of the retaining wall that is proposed in the stormwater ponding areas. The stormwater O&M plan and agreement, D&U easements, and encroachment agreement shall be recorded prior to approving the final plat.

RECOMMENDATION

Staff recommends approval of the requested PUD Amendment as outlined by this staff report.

Staff Conditions

1. Applicant to provide a rendered site plan for the entirety of Avienda to be included as a reference in the Avienda Ordinance under section C. Development Plans and Regulations as an update to the current Development Plan DP8.2 dated September 8, 2022, which is currently referenced in the ordinance.

2. Avienda Retail Center Development Plan dated August 14, 2026 prepared Measure Group and submitted as part of the PUD amendment shall be updated as follows:
    a. Sidewalks on the west side of the plan shall be updated to connect with planned and constructed sidewalks from the Avienda Apartments development.
    b. The primary pedestrian path between the central pond area and the Grocer building shall have landscaping along the entire corridor as well as intermittent pergola or other shade structures. A marked crosswalk should be shown where this primary pedestrian connection would direct people to the grocer building.
    c. Sidewalk shall be added on the east side of the main drive aisle west of the Drive Thru B building and a crosswalk shall be added connecting the Drive Thru B area with the central pond/retail/restaurant area at the southernmost part of the "tabletop" portion of the roadway.
    d. Trail to be added on south side of Lyman Boulevard as well as sidewalk on the eastern side of Sunset Trail.
    e. Site furnishings, including but not limited to benches and bike racks, will be reviewed during individual site plan review to determine the most appropriate number and locations.
3. Applicant to provide an updated site plan for Avienda identifying requested sign locations by sign type to be included in the ordinance.
4. Relocate Bluff Creek Blvd and Powers Blvd Buffer Yard planting tables on landscaping plan sheet L1.6 viewport so they are completely visible.
5. Planting schedule to be reviewed for conformance with diversity requirements during site plan review.
6. At site plan review, the applicant shall provide irrigation calculations to confirm irrigation capacity utilizing the stormwater reuse basin, confirm that each of the proposed regional basins are sized appropriately for their respective tributary drainage area, and confirm private maintenance responsibility and ownership of the stormwater ponds prior to PUD amendment approval.
7. The applicant and their design Engineer shall work with City staff in amending the plans, dated August 14, 2026, prepared by Measure Group, to fully satisfy plan comments and concerns. Final construction plans will be subject to review and approval by staff.
8. It is the applicant's responsibility to ensure that permits are received from all other applicable agencies with jurisdiction over the project (i.e. Army Corps of Engineers, DNR, MnDOT, Carver County, RPBC Watershed District, Board of Water and Soil Resources, MDH, MPCA, etc.). The applicant shall submit verification that all applicable permits have been secured prior to commencement of construction activities.
9. The applicant shall provide an updated set of master stormwater plans to verify the design of the Avienda Retail site works with the overall stormwater buildout. The updated plans shall be submitted as part of future submittals of the Avienda Retail Center.
10. The applicant will be required to secure conditional approval from the watershed district prior to submitting final plat application to the City.
11. At site plan review, the applicant shall provide additional design information including documentation from the supplier for the Jellyfish Filter mechanical treatment device TP and TSS removals to confirm the removal percentages claimed.

12. At site plan review, the applicant shall provide final versions of hydrologic and hydraulic (H&H) and water quality modelling with the final plat submittal.
13. With subdivision and site plan review, the applicant shall develop an Operations and Maintenance plan and agreement for all proposed private BMPs onsite. The plan shall include the inspection frequency, maintenance schedule, and responsible party. An Operations and Maintenance plan shall be submitted with the final plat, and the agreement recorded prior to final plat approval.
14. At subdivision or site plan review, the applicant shall provide drainage and utility easements encompassing high water levels (HWLs) of BMPs and emergency overflow routes prior to final plat approval.
15. At subdivision or site plan review, the applicant shall provide an encroachment agreement and documentation for private ownership of the retaining wall that is proposed in the stormwater ponding areas. The encroachment agreement shall be recorded prior to final plat approval.

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CHAPTER 20 OF THE CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE, BY AMENDING THE AVIENDA PLANNED UNIT DEVELOPMENT AND STANDARDS AND GUIDELINES FOR REGIONAL/LIFESTYLE CENTER COMMERCIAL PLANNED UNIT DEVELOPMENTS

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Chapter 20 of the Chanhassen City Code, the City's zoning ordinance, is amended by amending the Avienda Planned Unit Development Design Standards in its entirety as follows:

DEVELOPMENT DESIGN STANDARDS

A. Intent

The use of Planned Unit Developments (PUD) for regional/lifestyle center commercial purposes should result in a reasonable and verifiable exchange between the city and the developer. This district is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services, and services to the traveling public near freeway interchanges. It shall strive to create a self-sustaining pattern of land uses with cultural, employment, entertainment, housing, shopping, and social components.

The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors. It shall be designed to serve pedestrian and mass transit users as well as automobile traffic. Centers of this type, generally, have at least two major retail anchors and are characterized by the diversity of mixed retail and service uses. Uses within this district should complement existing retail users in the other commercial districts. Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting, and trash collection, and surrounding residential uses. Such centers shall be designed with one theme, similar architectural style, similar exterior building materials, and a coordinated landscaping theme, but shall avoid monotony in design and visual appearance. Vehicle and pedestrian access are coordinated and logically linked to provide a comprehensive circulation system.

B. Design Standards

Unless otherwise provided in the PUD, the design standards shall follow the Chanhassen City Code Chapter 20, Article VIII Division 1 . 20-509. - STANDARDS AND GUIDELINES FOR REGIONAL/LIFESTYLE CENTER COMMERCIAL PLANNED UNIT DEVELOPMENTS and

Article XXIII, DIVISION 7. - DESIGN STANDARDS FOR COMMERCIAL, INDUSTRIAL AND OFFICE-INSTITUTIONAL DEVELOPMENTS. Applies to District 1~~,~~and 2~~ and 3~~.

Chapter 20 DIVISION 9. - DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENTS and the Avienda Development Design Guidelines. Applies to Districts 3 and 4~~ and 5~~.





September ~~8~~15, ~~2022~~2026

The Master Plan identifies four~~five~~ distinct districts within Avienda. Each of these districts (outlined on the plan above~~below~~) is defined by specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The districts are shown on the attached District Map above. They include:

- ***District 1*** **– Retail Village –** provides the widest variety, highest density, and greatest intensity of development with extensive pedestrian connectivity and a minimum of two seated restaurants in addition to other fast casual restaurants. One sit down restaurant adjacent to the central stormwater feature shall be approved for constructed prior to approvals being given for an accessory drive thru for a coffee, café, or fast casual restaurant. The central stormwater feature shall have at least one fountain and shall be maintained at all times, free of standing algae.
- ***District 2*** **– Institutional and Commercial Entertainment –** This area will be anchored by a city owned and operated community center and could be surrounded by additional entertainment opportunities, commercial service or retail businesses, lodging and sit down restaurants.
- ***District 3*** **– Multi-Family** – provides an opportunity for high density housing including up to 412 apartments.

- ***District 4* – Low Density Residential** – provides opportunities for small lot homes including 39 townhomes and 53 rowhomes.

- ~~***District 1*** - Retail – provides a location for larger-scale in-line and stand-alone retail entertainment uses. Could also include a 150-unit housing in the north west corner.~~
- ~~***District 2*** - The Village – provides the broadest variety, highest density, and greatest intensity of development, encouraging both vertical and horizontal mixed use. Including 53 rowhomes and up to 417 Apartments, with a minimum of 25,000 square feet of entertainment. Common/public space shall be included in this district as well as two seated restaurants in addition to other fast casual restaurants.~~
- ~~***District 3*** Mixed Use - 10 acres or approximately 60 percent of the area in District 3 shall be developed as amusement/recreation/entertainment use. These uses include golf entertainment, hockey rinks, indoor amusement arcades, convention/ performance center. The principal amusement/recreation/ entertainment use shall be constructed prior to the approval of any accessory uses; hotel, retail/restaurant, carwash, or office use.~~
- ~~***Sub-District 4*** - Multi-Family – provides opportunities for high density senior or rental apartments. Includes up to 300 Senior Housing units.~~
- ~~***Sub-District 5*** - Low Density Residential – provides opportunities for small lot homes. Includes 39 townhomes that have received preliminary plat approval.~~

C. Development Plans and Regulations

The PUD must be maintained in accordance with the following development plans which are on file with the city, and which are incorporated herein:

1. Final Plat dated October 28, 2021
2. Development Plan DP8.2 dated September 8, 2022
3. Avienda Design Guidelines updated September 8, 2022

Permitted Uses

1. *Entertainment:*
   Amusement/recreation/entertainment use or substantially similar as reviewed by ~~the Design Review Committee (DRC) and~~ the Community Development Director.

2. *Retail sales:*
   a. Department stores not to exceed 25,000 square feet per store, stores that carry an assortment of merchandise from all the other categories. Such establishments may include but are not limited to department stores~~, discount stores,~~ and similar establishments.
   ~~a.~~b. Sporting goods store or indoor entertainment use of up to 60,000 square feet of any single store or use.
   ~~b.~~c. Supermarkets and other food and grocery stores such as butcher shops and fish markets, fruit and vegetable markets, dairy products stores, candy, nut, and confectionery stores and retail bakeries ~~not to exceed a total of 98,000 square feet~~.
   ~~c.~~d. Apparel and accessory stores not to exceed 20,000 square feet per store.

~~d.~~e. Home furnishing stores selling interior decorating supplies, such as paint, light fixtures, and décor. Such stores may not exceed 40,000 square feet for any single store.
~~e.~~f. Clothing and apparel stores, including shoes, jewelry, accessories, etc.
~~f.~~g. Drug stores and pharmacies.
~~g.~~h. One home and furniture store which includes furniture store, home improvement center, electronic store, appliance store, and similar establishments not to exceed 50,000 square feet.
~~h.~~i. Farmers market.

3. *Hospitality and food service establishments including:*
   a. Bars and taverns.
   b. Cafes, delicatessens, food catering establishments.
   c. Coffee shops and cafes.
   d. Patio/al fresco dining facilities; Accessory to a principal use.
   e. Restaurants.

4. *Hotels:*
   a. One hotel is permitted in either District 1 or District 2.~~in the Mixed-Use District.~~

5. *Services:*
   a. Personal Services
      i. Professional offices: banking, insurance, legal services, and real estate, etc.
      ii. Financial institutions.
      iii. Health and recreation clubs, industries, and services.
      iv. Health services: Offices of doctors, dentists, optometrists, etc.
      v. Dry cleaning, laundry, and garment services.
   b. ~~One d~~Daycare center, childcare centers, preschools and Montessori school~~, not to exceed a total of 16,000 square feet for all such uses~~.

6. *Housing:*
   Residential development in the regional/lifestyle center commercial PUD may only occur in multiple-family dwellings.
   ~~a. Senior housing developments are limited to two sites and are not to exceed 150 units per building. Senior housing (55 Plus) includes owner, rental or service enriched.~~
   ~~b.~~a. Low Density Residential homes, District ~~4~~5, shall be a Density of 3-6 units an acre and can include detached townhomes and twin homes.
   ~~c.~~b. Fifty-three (53) rowhomes density of 8 units an acre in part of District ~~4~~2.
   ~~d.~~c. Apartments units with number of 412 in District 3.
   ~~e.~~d. The total number of housing units in the PUD shall not exceed 768.

7. *Other uses:*
   a. Retail businesses or service establishments that generally provide commodities or services and that are judged by the Community Development Director (1) to be similar in character and operation to the permitted uses described above; (2) to be closely complementary and to enhance the permitted uses; and (3) to be compatible with the intent and purposes of the Avienda Village Regional Lifestyle Center PUD.

b. Drive-through accessory to a permitted use. ~~(~~A maximum of four shall be permitted in Avienda. ~~In District 1 the two permitted drive-throughs can be associated with the grocery or pharmacy or bank.~~

~~b.~~c. Fuel islands allowed as an accessory use and defined as containing up to four fuel pumps with up to eight individual vehicular fuel filling locations, as an accessory use to the grocery store within District 1. The fuel island accessory use is not considered a drive thru accessory use.

Conditional Uses

1. Housing
    a. One vertical mixed use apartment building with up to 200 units allowed within District 1 with a minimum of 10,000 square feet of public leasable commercial space on the ground floor.
2. Entertainment
    a. Outdoor entertainment within District 2, east of the Chanhassen Community Center.

Prohibited Uses

1. Auto related including stand alone gas stations, tires, repair, car wash, etc. ~~except *for* one full-service car wash in District 3.~~
2. Truck, motorcycles, boats, etc. sales.
3. Club warehouse including wholesale.
4. Gaming Establishments

~~Other comparable or superior materials may be approved by the DRC and the Community Development Director.~~

D. Minimum Setbacks

Building setbacks shall follow Chapter 20, Article VIII Division 1. 20-509. - STANDARDS AND GUIDELINES FOR REGIONAL/LIFESTYLE CENTER COMMERCIAL PLANNED UNIT DEVELOPMENTS. Setbacks may be waived or reduced by the City Council when it is demonstrated that pedestrian connectivity, environmental protection, or ~~and~~ design will be enhanced.

E. Development Site Coverage and Building Height

1. The PUD standard for hard surface coverage is 70% for the overall development. Individual lots may exceed this threshold.
2. More than one (1) principal structure may be placed on one (1) platted lot.
3. The maximum building height shall be:
    a. District 1 - Retail Village ~~District – 1 story~~
        1) Hotel – 4 stories (excluding underground parking)
        2) Offices – 3 stories (excluding underground parking)
        3) Apartment - 5 stories (excluding underground parking but not first floor commercial)
        4) Commercial Services/Commercial Retail - 2 story
        5) Restaurants - 2 story
        ~~1)~~6) Entertainment - 2 story
    b. District 2 - Institutional and Commercial Entertainment~~Village District~~
        1) Hotel – 4 stories (excluding underground parking)

~~1)~~2) Community Center – 2 stories
~~2) Apartment - 5 stories (excluding underground parking)~~
3) ~~-~~Retail - ~~1~~2 story
4) ~~-~~Restaurants - ~~1~~2 story
5) ~~-~~Entertainment - 2 story

~~e. Mixed Use District~~
~~- Hotel - 3 stories (excluding underground parking)~~
~~- Retail - 1 story~~
~~- Offices - 3 stories (excluding underground parking)~~

d. District 3 - Multi-family ~~District~~
1. Apartment - 5 stories (excluding underground parking)

~~the combined senior housing shall not exceed five (5) stories in height.~~

e. District 4 - Low Density Housing District~~ - 35 feet~~
1. Detached townhomes and rowhomes – 35 feet

F. Parking Requirements

1. Parking shall follow Chanhassen City Code ARTICLE XXIV. - OFF-STREET PARKING AND LOADING. Shared parking between complementary uses shall be accepted throughout the development to minimize surface parking.
2. There is no minimum parking setback when it abuts, without being separated by a street, another off-street parking area.
3. Code Drive-Through Facilities. Drive-throughs must comply with the standard of the City Code 20-963 and where appropriate, the city and developer may prepare a vehicle stacking study to determine whether more or~~f~~ less stacking shall be required for a particular use.

~~3.~~4. Parking lots are not permitted to have individual dumpster or trash enclosures. Management of dumpsters and trash shall be managed internally to principal structures.

G. Landscaping Plan

An overall landscaping plan is required. The plan shall contain the following:

1. Boulevard plantings. Located in front yards shall require a mix of over-story trees and other plantings consistent with the site. Landscaped berms shall be provided to screen the site from major roadways, railroads, and less intensive land uses. In place of mass grading for building pads and roads, stone or decorative block retaining walls shall be employed as required to preserve mature trees and the site's natural topography.

2. Exterior landscaping and double-fronted lots. Landscaped berms shall be provided to buffer the site and lots from major roadways, railroads, and less intensive uses. Similar measures shall be provided for double-fronted lots. Where necessary to accommodate this landscaping, additional lot depth may be required.

3. Foundation and yard plantings. A minimum budget or plan for foundation plants shall be established and approved by the City. As each parcel is developed in the PUD, the builder shall be required to install plant materials meeting or exceeding the required budget or prior to issuance of certificate of occupancy or provide financial guarantees acceptable to the City.

4. Tree preservation. Tree preservation is a primary goal of the PUD. A detailed tree survey should be prepared during the design of the PUD and the plans should be developed to maximize tree preservation.

5. No fences shall be permitted between the required landscape buffer and arterial and collector roads.

~~5.~~6. Bufferyard Plantings. Bufferyard plantings may be relocated internally to the development site to preserve visibility to commercial businesses from those collector roadways.

H. Signage



The intent of this section is to establish an effective means of communication in the development, maintain and enhance the aesthetic environment and the business's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, to minimize the possible adverse effect of signs on nearby public and private property, and to enable the fair and consistent enforcement of these sign regulations. It is the intent of this section, to promote the health, safety, general welfare, aesthetics, and image of the community by regulating signs that are intended to communicate to the public, and to use signs which meet the city's goals:

a) Establish standards which permit businesses a reasonable and equitable opportunity to advertise their name and service.
b) Preserve and promote civic beauty and prohibit signs which detract from this objective because of size, shape, height, location, condition, cluttering or illumination.
c) Ensure that signs do not create safety hazards.
d) Ensure that signs are designed, constructed, installed, and maintained in a manner that does not adversely impact public safety or unduly distract motorists.
e) Preserve and protect property values.
f) Ensure signs that are in proportion to the scale of, and are architecturally compatible with, the principal structures.

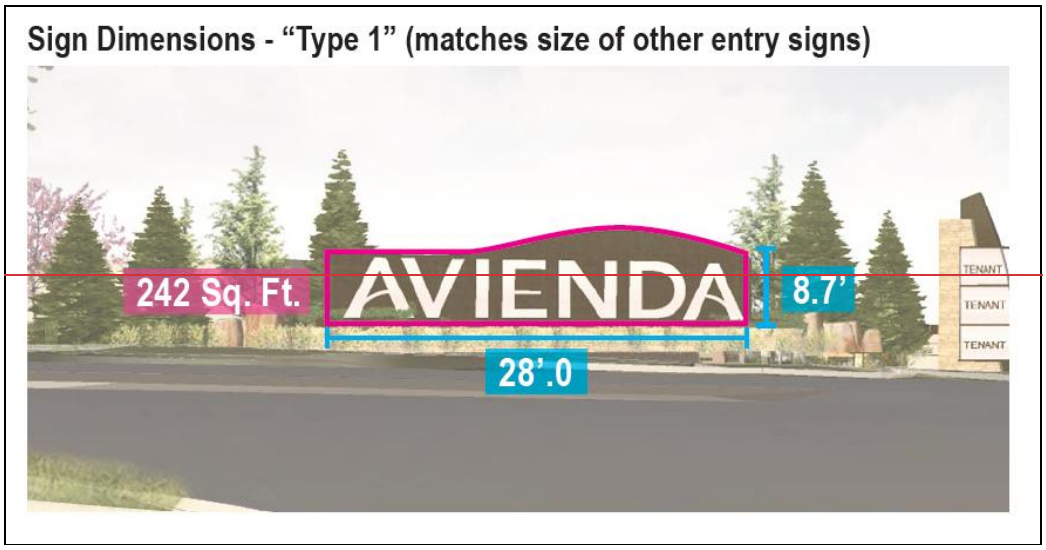
g) Limit temporary commercial signs and advertising displays which provide an opportunity for grand opening and occasional sales events while restricting signs which create continuous visual clutter and hazards at public right-of-way intersections.
h) All signs shall comply with the city sign ordinance ARTICLE XXVI. – SIGNS unless otherwise permitted in this document.
~~h)~~i) If signs are located within public drainage and utility easements, an encroachment agreement will be required.

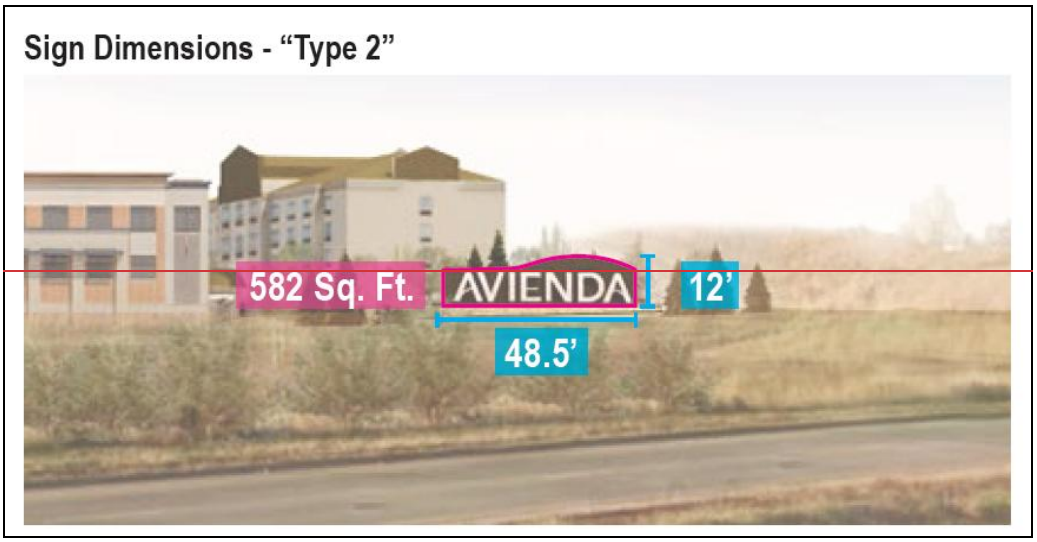
1. Project Identification Sign A

Six project identification signs shall be permitted for the development. The location of the Project Identification signs shall be as follows:

a) Southwest and southeast of the intersection of Sunset Trail and Lyman Boulevard.
b) Southwest of the intersection of Powers and Lyman Boulevards.
c) Northwest and southwest of the intersection of Powers and Bluff Creek Boulevards.
d) ~~The most southeasterly corner of the development facing the Highway 212.~~

The design and dimensions of the sign shall be identical throughout the development ~~with exception of the larger sign facing south on to Highway 212~~.





2. Off-Premise Directory Sign B

Three off-premise directory signs shall be permitted for the development. The location of the off-premise directory signs shall be as follows:

a) Southeast of the intersection of Avienda Parkway and Sunset Trail.
b) Northwest and southwest of the intersection of Bluff Creek Boulevard and Sunset Trail.

The sign architectural structure shall not exceed 19 feet in height and shall be built in accordance with the dimensions and design shown and labeled below.

a) The individual tenant sign panel area shall not exceed eight (8) square feet~~, six (6) feet wide and 1' 4" high,~~
~~a)~~b) N~~n~~o more than eight~~three~~ tenant panels per off-premise directional sign.
~~b)~~c) The overall sign tenant panel area shall not exceed 64~~58~~ square feet inclusive of all tenant sign panels. Individual tenant panels may not be combined.
~~c)~~d) The sign shall be located outside of the sight triangle and shall not interfere with the driver's intersection sight distance.
~~d)~~e) The sign shall maintain a minimum of 10 feet from the back of the curb.
~~e)~~f) The sign shall maintain a 1.5-foot separation from trails/sidewalks.
~~f)~~g) The sign shall not interfere with snow removal operations.
~~g)~~h) The sign shall only include the names and logos of the businesses.
~~h)~~i) The sign design shall compliment the design and materials of the proposed buildings.

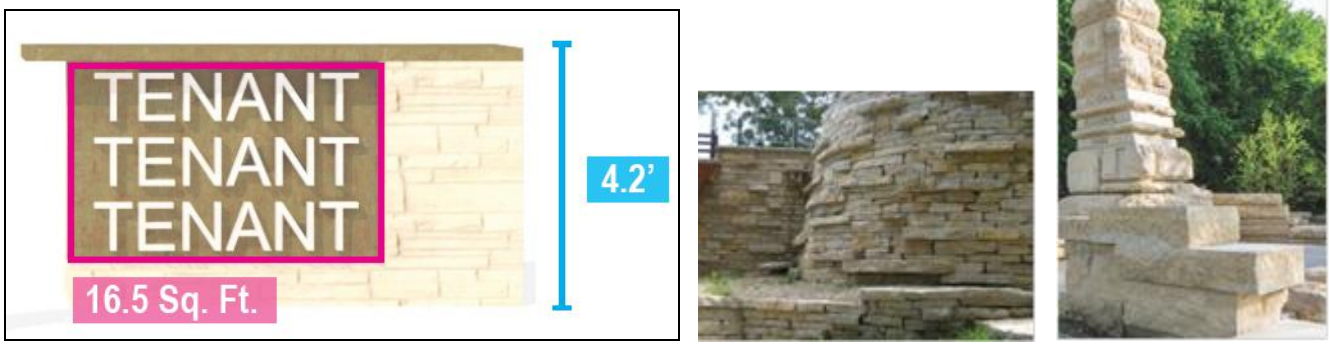
Project identification sign area shall not exceed 80 square feet in sign display area nor be greater than eight (8) feet in height. The sign shall be setback a minimum of 10 feet from the property line and be located outside the sight distance triangle.

3. Monument Sign C

a. Each lot shall be permitted one monument sign. One monument sign shall be permitted per lot with the exception of Lots 1 and 2, Block 2. These signs shall not exceed 24 square feet in

sign display area nor be greater than five (5) feet in height. If more than one building is on a lot, the sign must be shared.

b. All monument signs shall maintain a uniform architectural design that complements the architecture of the buildings.
c. These signs shall be set back a minimum of 10 feet from the property line and be located outside the sight triangle.
d. All monument signs shall face the internal streets (Avienda Parkway and Bluff Creek Boulevard).



~~4.~~5. Wayfinding Signs D

Wayfinding signs shall be permitted along the internal street located within Lots 1 and 2, Block 5.



a. The sign shall not exceed eight (8) feet in height.
b. The sign area shall not exceed 32 square feet.
c. The sign shall be located outside of the sight triangle and shall not interfere with the driver's intersection sight distance.
~~d. The sign shall maintain a minimum of 10 feet from the back of the curb.~~
~~e.~~d. The sign shall maintain a 1.5-foot separation from trails and sidewalks.

~~f.~~e. The sign shall not be illuminated.
~~g.~~f. The sign shall not interfere with snow removal operations.
~~h.~~g. The sign lettering shall not exceed six inches and shall have a uniform style.
~~i.~~h. The sign shall only include the names and logos of the businesses and a directional arrow.
~~j.~~i. The sign design shall compliment the design and materials of the proposed building.
~~k.~~j. The sign shall not obstruct drivers' views of any city-owned street signage or railroad signage.
~~l.~~k. ~~The sign will be owned and maintained by the developer.~~
~~m.~~l. ~~The applicant shall construct the sign.~~

5. Wall Signs

a. The location of letters and logos shall be restricted to the approved building sign bands, the tops of which shall not extend above parapet height. The letters and logos shall be restricted to a maximum of 30 inches in height. All individual letters and logos comprising each sign shall be constructed of wood, metal, or translucent facing.
b. Second story illuminated signs that can be viewed from neighborhoods outside the PUD site, are prohibited.
c. Tenant signage shall consist of store identification only. Copy is restricted to the tenant's proper name and major product, or service offered. Corporate logos, emblems, and similar identifying devices are permitted provided they are confined within the signage band and do not occupy more than 30% of the sign area unless the logo is the sign.
d. Wall signs are limited to two elevations per building unless the area of square footage exceeds 25,000 or above in a single use.
e. Single tenant buildings shall be permitted wall signs on two elevations only unless the area of square footage exceeds 25,000 or above in a single use. The size of the sign shall be based on Table 1.
f. Halo Lit signs are permitted consistent with the wall area criteria, including maximum nits and only white.



Example:
Storefront dimensions = 12'-0" x 90'-0" = 1,080 s.f. x 15% = 162 s.f. total allowable signage on all sides

Table 1	
Max. Percent of Wall Area	Wall Area in Square Feet (sq. ft.)
15%	0-600
13%	601-1,200
~~11%~~	~~1,201-1,800~~
9&	1,801-2,400
7%	2,401-3,200
5%	3,201-4,500
3%, not to exceed 275 sq. ft.	4,500+

Table 1	
Wall Area in Square Feet (sq. ft.)	Max. Percent of Wall Area
0 - 600	9%
601 - 1,200	8%
1,201 - 1,800	7%
1,801 - 2,400	6%
2,401 – 3,200	5%
3,201 – 4,500	4%
4,500+	3% not to exceed 275 sq ft

6. Projecting Sign (Wall)

   a. Shall be limited to the District 1 and 2~~Village Retail District~~.
   b. Sign area shall not exceed six (6)~~two (2)~~ square feet and not project more than four (4) ~~two (2)~~ feet from the building.

7. Festive Flags/Banners

   a. Flags and banners shall be permitted on approved standards attached to the building facade and on standards attached to pedestrian area lighting.
   b. Flags and banners shall be constructed of fabric or vinyl.
   c. Banners shall not contain advertising for individual users, businesses, services, or products.
   d. Flags and banners shall project from buildings a maximum of two (2) feet.
   f. Flags and banners shall have a maximum area of 10 square feet.
   g. Flags and banners which are torn or excessively worn shall be removed at the request of the city.



8. Building Directory

    a. In multi-tenant buildings, one building directory sign may be permitted. The directory sign shall not exceed eight square feet.

9. On-Premise Directional Signs

    a. On-premise signs shall not be larger than four (4) square feet. The maximum height of the sign shall not exceed five (5) feet from the ground. The placement of directional signs on the property shall be so located such that the sign does not adversely affect adjacent properties (including site lines or confusion of adjoining ingress or egress) or the general appearance of the site from public right-of-way. No more than four (4) signs shall be allowed per lot. The City Council may allow additional signs in situations where access is confusing, or traffic safety could be jeopardized.

    b. Bench signs are prohibited except at transit stops as authorized by the local transit authority.

    c. Signs and Graphics. Wherever possible, traffic control, directional, and other public signs should be consolidated and grouped with other street fixtures and furnishings to reduce visual clutter and to facilitate vehicular and pedestrian movement. A system of directional signs should also be established to direct traffic within the commercial area and away from residential areas.

10. Prohibited Signs

    a. Pylon signs.
    b. Back lit awnings.
    c. Window signs are prohibited except for company logo/symbol and not the name. Such logo shall not exceed 10% of a window area.
    d. Menu signs.
    e. Signs on roofs, dormers, and balconies.
    f. Billboards.
    g. Interchangeable letter boards or panels.

h. Flashing signs.
~~h.~~i. Ground mounted flag or banners.

11. Sign Design and Permit Requirements

a. The sign treatment is an element of the architecture and thus should reflect the quality of the development. The signs should be consistent in color, size, and material and height throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout.
b. All signs require a separate sign permit.
c. Wall business signs shall comply with the City's sign ordinance for the neighborhood business district for determination of maximum sign area. Wall signs may be permitted on the "street" front and primary parking lot front of each building.

I. Public Realm, Streetscape

The site development, streetscape character, building placement, pedestrian realm, material expression and color, stormwater utilization, building interest, lighting and walking paths shall be consistent with the Avienda Development Guidelines ~~Dated September 8, 2022~~ and reviewed with request for site plan approval for individual components of the development.~~.~~ A minimum of four public art pieces shall be incorporated into the development, which may include murals or sculptures, all of which are to be privately owned and maintained. The development shall also offer restrooms accessible to the public as part of the central gathering and entertainment area in addition to garbage and recycling bins, with locations to be determined at site plan review.

J. Engineering Conditions

1. The applicant shall update the traffic analysis completed for the 2016 AUAR Update based on the approved land uses for the development.
2. Each subsequent plat and/or site plan will be required to complete a Traffic Impact Study for the abutting local road network to identify capacity deficiencies at affected intersections and to help identify feasible solutions to identified deficiencies. This shall also include; an assessment of internal circulation for vehicles and pedestrians; the interface between public and private streets and trails and their respective maintenance operations; and emergency service access and circulation.
~~3. The access point east of the most eastern round-a-bout on Bluff Creek Boulevard, as depicted in Development Plan 8.1 dated July 15, 2022, is not approved.~~
~~4.~~3. An updated capacity analysis shall be provided based on the approved land uses to determine if the municipal utilities to service the development are adequate.

Section 2. Chapter 20 Section 509 of the Chanhassen City Code, the City's zoning ordinance, is amended as follows:

a) *Intent*.
1) The use of planned unit developments for regional/lifestyle center commercial purposes should result in a reasonable and verifiable exchange between the city and the developer. This district is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services and services to the traveling

public near freeway interchanges. It shall strive to create a self-sustaining pattern of land uses with cultural, employment, entertainment, housing, shopping and social components.

2) The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors. It shall be designed to serve pedestrian and mass transit users as well as automobile traffic. Centers of this type, generally, have at least two major retail anchors and are characterized by the diversity of mixed retail and service uses. Uses within this district should complement existing retail users in the other commercial districts.

3) Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection and surrounding residential uses. Such centers shall be designed with one theme, with similar architectural style, similar exterior building materials, and a coordinated landscaping theme, but shall avoid monotony in design and visual appearance. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

b) *Minimum lot size:* 10,000 square feet

c) *Minimum lot width at building setback:* 100 feet.

d) *Minimum lot depth:* 100 feet.

e) *Minimum setbacks:* Building setbacks are also a function of the building height. As a building's height increases above 35 feet, the front, rear and project perimeter setback shall increase on a one to one basis. The increased setback shall only apply to that portion of the building that exceeds 35 feet, e.g., a 40-foot tall building would be set back ten feet (front or rear) at that point where the building height equals 40 feet. A building height may step back, providing the setback/building height ratio is maintained.

~~1)~~ *PUD exterior:* 30 feet. The 30-foot PUD exterior setback may be changed, increased or decreased, by the city council as part of the approval process when it is demonstrated that pedestrian connectivity, environmental protection or development design will be enhanced. ~~Building setbacks adjacent to exterior development lot lines abutting an area designated for residential use in the comprehensive plan shall be 50 feet, unless unique circumstances are found which would allow the city to reduce the setback requirement.~~

~~2)~~

~~3)~~1) *Front yard:* 5 feet.

~~4)~~2) *Rear yard:* 5 feet.

~~5)~~3) *Side yard:* 0.

~~6)~~4)

Parking:	Setbacks	(feet):

	Front:	10
	Side:	10
	Rear:	10

~~7)~~5) *Parking setback exemptions:*

1. There is no minimum parking setback when it abuts, without being separated by a street, another off-street parking area.

2. Parking along public streets shall provide an appropriate transition, which shall incorporate such elements as landscaping, decorative fencing, public art, berming, etc.

3. Parking setbacks adjacent to exterior development lot lines abutting an area designated for residential use in the comprehensive plan shall be 50 feet unless unique circumstances are found which would allow the city to reduce the setback requirement. Unique circumstances include site elevation, separation by natural features such as wetlands or stands of mature trees or substantial visual screening through berming and landscaping.

~~8)~~6) Parking standards shall comply with City Code for type and location.

(f) Maximum building height

Commercial—retail	2 stories
Commercial—services	2~~3~~ stories
Office	3~~5~~ stories
Residential	5 stories
Hotel	4 stories

f) *Protection and preservation of natural features*. The applicant must demonstrate that the flexibility provided by the PUD is used to protect and preserve natural features such as tree stands, wetlands, ponds and scenic views. These areas are to be permanently protected as public or private tracts or protected by permanently recorded easements.

g) *Landscaping plan*. An overall landscaping plan is required. The plan shall contain the following:

1) *Boulevard plantings*. Located in front yards shall require a mix of over-story trees and other plantings consistent with the site. Landscaped berms shall be provided to screen the site from major roadways, railroads and less intensive land uses. In place of mass grading for building pads and roads, stone or decorative blocks retaining walls shall be employed as

required to preserve mature trees and the site's natural topography.

2) *Exterior landscaping and double-fronted lots*. Landscaped berms shall be provided to buffer the site and lots from major roadways, railroads, and less intensive uses. Similar measures shall be provided for double-fronted lots. Where necessary to accommodate this landscaping, additional lot depth may be required.

3) *Foundation and yard plantings*. A minimum budget or plan for foundation plants shall be established and approved by the city. As each parcel is developed in the PUD, the builder shall be required to install plant materials meeting or exceeding the required budget or prior to issuance of certificate of occupancy or provide financial guarantees acceptable to the city.

4) *Tree preservation*. Tree preservation is a primary goal of the PUD. A detailed tree survey should be prepared during the design of the PUD and the plans should be developed to maximize tree preservation.

~~4)~~5) Bufferyard Plantings. Bufferyard plantings, may be relocated internally to the development site to preserve visibility to commercial businesses from those collector roadways.

h) *Architectural standards*. The applicant should demonstrate that the PUD will provide for a high level of architectural design and building materials. While this requirement is not intended to minimize design flexibility, a set of architectural standards should be prepared for city approval. The primary purpose of this section is to assure the city that high quality design will be employed and that home construction can take place without variances or impact to adjoining lots. The PUD agreement should include the following:

1) Standards for exterior architectural treatments;

2) Streetscape requirements:

1. Every building shall incorporate a streetscape, public realm space between the building the roadway. The use of canopies, awnings or arcades is encouraged in these interfaces.

2. Outdoor seating areas must be in a controlled or cordoned area with at least one access to an acceptable pedestrian walk. Seating areas may be shared by multiple uses. When a liquor license is involved, an enclosure is required around the outdoor seating area and the enclosure shall not be interrupted; access to such seating area must be through the principle building. Outdoor seating areas must be located and designed so as not to interfere with pedestrian and vehicular circulation.

3. Streetscape elements shall include: Landscaping, lighting and street furniture such as benches, bus shelters, kiosks, planters, public art, tables and chairs, etc.

PASSED AND ADOPTED by the Chanhassen City Council this the day on October 12, 2022.

ATTEST:

Jenny Potter, City Clerk	Elise Ryan, Mayor

(Published in the Sun Sailor on _____)

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

FINDINGS OF FACT
AND RECOMMENDATION

IN RE: Application of Hempel Real Estate Holdings, LLC – Planning Case No. 2026-13, Avienda Planned Unit Development (PUD), for a PUD Amendment.

On September 15, 2026, the Chanhassen Planning Commission met at its regularly scheduled meeting to consider the application of Hemepl Real Estate Holdings, LLC for amendent to the Avienda PUD zoning ordinance.

The Planning Commission conducted a public hearing on the proposed development, preceded by a published and mailed notice. The Planning Commission heard testimony from all interested persons wishing to speak and now makes the following:

FINDINGS OF FACT

1. The property is currently zoned Planned Unit Development – Regional Lifestyle.

2. The property is guided in the Land Use Plan for Commercial Use.

3. The legal description of the properties is described in Exhibit A.

ZONING ORDINANCE AMENDMENT FINDINGS

a) The proposed PUD Ordinance Amendment is consistent with the City's Comprehensive Plan.
b) The proposed PUD Ordinance Amendment is compatible with the present and future land uses of the area.
c) The proposed PUD Ordinance Amendment conforms to all performance standards contained in the Zoning Ordinance.
d) The proposed PUD Ordinance Amendment will not tend to or actually depreciate the area in which it is proposed.
e) The proposed PUD Ordinance Amendment can be accommodated with existing and planned public services and will not overburden the city's service capacity.
f) Traffic generation by the proposed use within the zoning district is within capabilities of streets serving the property.

***Finding**: The proposed PUD Ordinance Amendment is consistent with the city's Comprehensive Plan, present and future land uses in the area, the zoning ordinance, does not tend to or actually depreciate the area its proposed, can be accommodated with public services and streets. Staff is recommending approval of the request with conditions.*

3. The planning report #2026-13 dated September 9, 2026, prepared by Eric Maass, is incorporated herein.

RECOMMENDATION AND ACTION

The Planning Commission recommends approval of the proposed Avienda PUD ordinance amendment to the City Council.

ADOPTED by the Chanhassen Planning Commission this 15th day of September, 2026.

CHANHASSEN PLANNING COMMISSION

BY:_____
Eric Noyes, Chair

Exhibit A

Outlot B, Avienda, Carver County, MN; and

Lot 1, Block 1, and Outlot D, Avienda Apartments, Carver County, Mn; and

Outlot D, Outlot C, and Outlot F, The Villas at Avienda, Carver County, Mn; and

Lots 1-5 Block 1, Lots 1-3 Block 2, Lots 1-7 Block 3, Lots 1-5 Block 4, Lots 1-11 Block 5, and Lots 1-8 Block 6, The Villas at Avienda, Carver County, Mn; and

Outlot A, Avienda Rowhomes, Carver County, Mn; and

Lots 1-4 Block 1, Lots 1-4 Block 2, Lots 1-4 Block 3, Lots 1-4 Block 4, Lots 1-3 Block 5, Lots 1-4 Block 6, Lots 1-4 Block 7, Lots 1-4 Block 8, Lots 1-4 Block 9, Lots 1-3 Block 10, Lots 1-4 Block 11, Lots 1-4 Block 12, Lots 1-3 Block 13, and Lots 1-4 Block 14, Avienda Rowhomes, Carver County, Mn; and

Lot 1, Block 1, Outlot A, Outlot B, and Outlot C, Chanhassen Bluffs, Carver County Mn.

CITY OF CHANHASSEN

AFFIDAVIT OF MAILING NOTICE

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

I, Jenny Potter, being first duly sworn, on oath deposes that she is and was on **September 3, 2026**, the duly qualified and acting City Clerk of the City of Chanhassen, Minnesota; that on said date she caused to be mailed a copy of the attached notice **Consider a request to amend the Avienda Planned Unit Development, including modifications to the site plan, permitted uses, setbacks, shared parking, landscaping and design standards. Applicant: Hempel Holdings LLC** to the persons named on attached Exhibit "A", by mailing the notice on a postcard addressed to such owner, and depositing the postcards addressed to all such owners in the United States mail with postage fully prepaid thereon; that the names and addresses of such owners were those appearing as such by the records of the County Treasurer, Carver County, Minnesota, and by other appropriate records.

Jenny Potter, City Clerk

Subscribed and sworn to before me
this 3 day of September, 2026.

Amy K Weidman
Notary Public

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

NOTICE OF PUBLIC HEARING
CHANHASSEN PLANNING COMMISSION MEETING

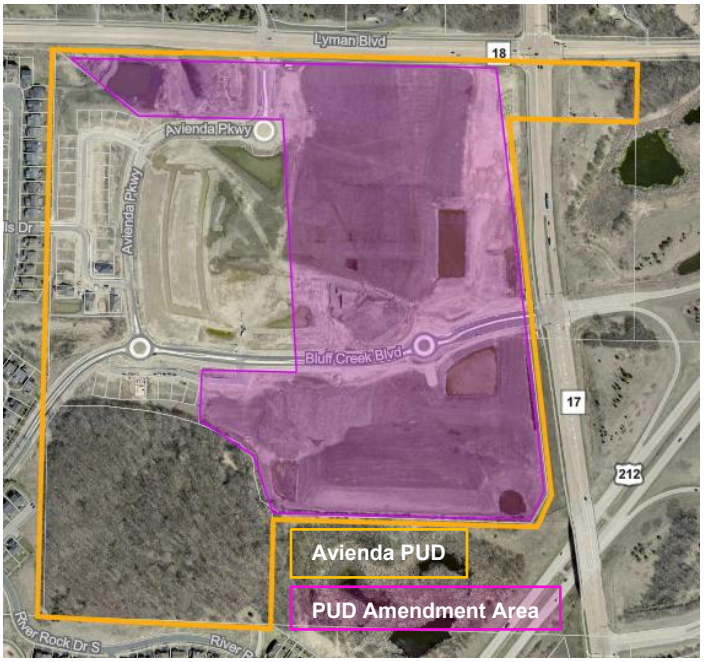
Date & Time:	Tuesday, September 15, 2026 at 6:00 p.m. This hearing may not start until later in the evening, depending on the order of the agenda.
Location:	City Hall Council Chambers, 7700 Market Blvd.
Proposal:	Consider a request to amend the Avienda Planned Unit Development, including modifications to the site plan, permitted uses, setbacks, shared parking, landscaping and design standards.
Applicant:	Hempel Holdings LLC
Property Location:	**A location map is on the reverse side of this notice.**
What Happens at the Meeting:	The purpose of this public hearing is to inform you about the applicant's request and to obtain input from the neighborhood about this project. During the meeting, the Chair will lead the public hearing through the following steps: 1. Staff will give an overview of the proposed project. 2. The applicant will present plans for the project. 3. Planning Commission discusses the proposal. 4. Public hearing is opened taking comments from the public, up to 5 minutes per person. 5. Public hearing is closed and the Planning Commission continues discussion on the project prior to voting on the project.
Questions & Comments:	To view project information before the meeting, please visit the city's proposed development webpage: **www.chanhassenmn.gov/proposeddevelopments**

Sign up to receive email updates about this or other projects. Go to https://www.chanhassenmn.gov/i-want-to/subscribe

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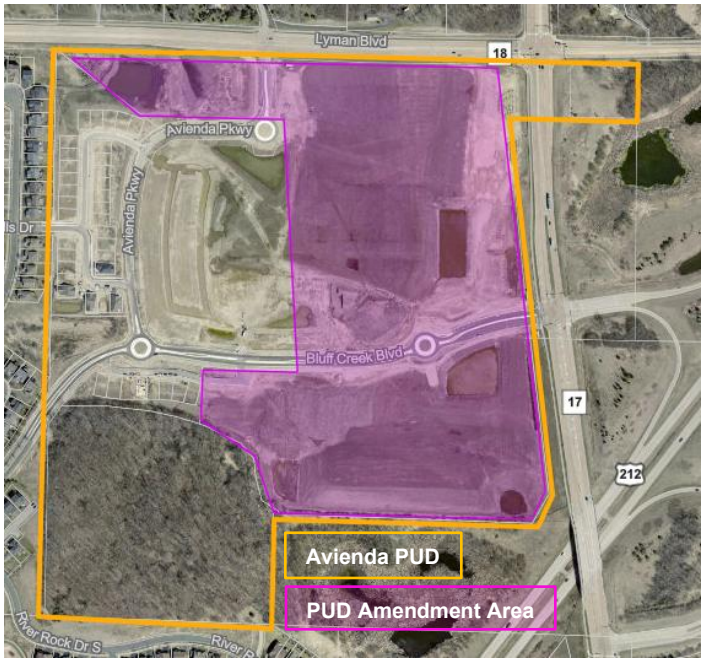
Sign up to receive email updates about this or other projects. Go to https://www.chanhassenmn.gov/i-want-to/subscribe



Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

«Tax_name»
«Tax_add_l1»
«Tax_add_l2»



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«Next Record»«Tax_name»
«Tax_add_l1»
«Tax_add_l2»

Tax name	Tax add l1	Tax add l2
AVIENDA APARTMENTS OWNER LLC	100 LAKE ST W STE 200	WAYZATA MN 55391
AVIENDA VILLAS I ASSOCIATION	15050 23RD AVE N	MINNEAPOLIS MN 55447
AVIENDA VILLAS II ASSOCIATION	6438 CITY WEST PKY STE 200	EDEN PRAIRIE MN 55344
BETH M SMITH TR	9085 MILLS LN	CHANHASSEN MN 55317
BRIAN C ANDERSON	6357 COTEAU TRL	EDEN PRAIRIE MN 55344
BRIAN R PARTRIDGE	9144 MILLS DR	CHANHASSEN MN 55317
CARA L BLACK REVOCABLE TRUST	1530 AVIENDA LN	CHANHASSEN MN 55317
CHARLES AND DEBORA BUSCH FAM TR	18061 LANGFORD BLVD	JORDAN MN 55352
CITY OF CHANHASSEN	7700 MARKET BLVD	CHANHASSEN MN 55317
CITY OF CHANHASSEN	PO BOX 147	CHANHASSEN MN 55317
CRAIG J PETERSON REVOCABLE LIVING TRUST	1340 OAKSIDE CRK	CHANHASSEN MN 55317
CYNTHIA J WOLFE	9105 MILLS LN	CHANHASSEN MN 55317
DAVID HENRIKSON	4755 SHINNECOCK HILLS CT # 202	NAPLES FL 34112
DEBRA A JUNGCLAUS REV TR	4407 SE HAIG POINT CT	STUART FL 34997
DENNIS H HEPPELMANN	9065 MILLS LN	CHANHASSEN MN 55317
JAMES SVOBODA	1300 OAKSIDE CIR	CHANHASSEN MN 55317
JEFFREY S & LEE ANN FRANZ	8950 SUNSET TRL	CHANHASSEN MN 55317
JENNIFER MAY HANSON REV INTERVIVOS TR	8955 SUNSET TRL	CHANHASSEN MN 55317
K DENNIS KIM REV TR	1510 AVIENDA LN	CHANHASSEN MN 55317
KELLY PATTON	7051 MILLCREEK LN	EXCELSIOR MN 55331
LEVEL 7 DEVELOPMENT LLC	4600 KINGS POINT RD	MINNETRISTA MN 55331
LISA M LUND REV TR	6340 OXBOW RD	CHANHASSEN MN 55317
LUKE REV TR	11509 CAMDEN PARK DR	WINDERMERE FL 34786
MARK RONALD KEATING	6926 VALLEY VIEW RD	EDINA MN 55439
MINH CAM & MARGARET ANN TRAN	1330 LYMAN BLVD	CHANHASSEN MN 55317
PAGE WORTHINGTON ARLT	9165 MILLS DR	CHANHASSEN MN 55317
PAUL JAY GLASER	9070 MILLS LN	CHANHASSEN MN 55317
ROBERT STEINLE	9155 MILLS DR	CHANHASSEN MN 55317
RONALD GJERDE & SUSAN GJERDE REV LIV TR	9174 MILLS DR	CHANHASSEN MN 55317
SARAH SCHLIESMAN	9054 MILLS LANE	CHANHASSEN MN 55317
SHARON PICKLE	17564 ALCOVE CIR	EDEN PRAIRIE MN 55347
STATE OF MINNESOTA - DOT	1500 COUNTY ROAD B2 W	ROSEVILLE MN 55113

SUSAN E HAMILTON TR	1540 AVIENDA LN	CHANHASSEN MN 55317
THE BOBERTZ LIVING TRUST	5395 ROBINWOOD CT	VICTORIA MN 55318
TODD D MICHELS REV TR	9194 MILLS DR	CHANHASSEN MN 55317
TR ROBERT AND JENIFER PRINCE	9184 MILLS DR	CHANHASSEN MN 55317
TRUST OF BRENT R MILLER	1200 LYMAN BLVD	CHANHASSEN MN 55317
TUOI VAN & VEN THI TO TRAN	8900 SUNSET TRL	CHANHASSEN MN 55317
VALERIE AGNEW	9164 MILLS DR	CHANHASSEN MN 55317
WENDY ERICKSON SULLIVAN	9044 MILLS LN	CHANHASSEN MN 55317
WRAY R HILLER & PAMELA S HILLER REVOC TR	9154 MILLS DR	CHANHASSEN MN 55317

From: [redacted]
To: DL Projects Public Comments
Subject: Avienda Project Comment
Date: Thursday, August 20, 2026 2:26:41 PM

I didn't see EV charging anywhere? Is there anything planned by the coborns gas pumps or the restaurant area? That seems like something easier to add today than it will be later.

Eden Priaire has EV charging at their city offices and also a Tesla charging stations at the Cub foods by the EP mall. It would be nice if Chanhassen could also have something nice? (I mean we are already getting a sub-standard community center based on what is available in surrounding communities - no pool but ice for the <1% of people who want to skate vs 100% of people who could use a pool, but I digress).

Planning Commission Item

September 15, 2026

Item	Approve Planning Commission Meeting Minutes dated July 7, 2026	
File No.		**Item No:** D.1
Agenda Section	**APPROVAL OF MINUTES**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

"The Chanhassen Planning Commission approves its July 7, 2026 meeting minutes."

SUMMARY

BACKGROUND

DISCUSSION

RECOMMENDATION

"The Chanhassen Planning Commission approves its June 2, 2026 meeting minutes."

ATTACHMENTS

Planning Commission Minutes July 7, 2026

CHANHASSEN PLANNING COMMISSION
REGULAR MEETING
MINUTES
JULY 7, 2026

CALL TO ORDER:
Chair Noyes called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Chair Eric Noyes, Vice Chair Steve Jobe, Jeremy Rosengren, Ryan Soller, and Dave Grover.

MEMBERS ABSENT: Katie Trevena and Mike Olmstead.

STAFF PRESENT: Rachel Jeske, Planner II; Eric Maass, Community Development Director; and Gwen Kelley, Planning Intern.

PUBLIC PRESENT:

Jim Boeshans	6651 Pawnee Drive
Kory Yamada	7024 Dakota Avenue

PUBLIC HEARINGS:

1. CONSIDER A FRONT YARD SETBACK VARIANCE FOR A FENCE AT 7024 DAKOTA AVE (PLANNING CASE #26-09)

Gwen Kelley, Planning Intern, reviewed the front yard setback variance request for 7024 Dakota Avenue. She noted that the property had a unique slope exceeding 14 percent. She summarized the proposed setback for the fence installation, which would have a 20-foot setback from the property line. She said that the staff calculated the sight triangle distance and found no issues regarding the proposed fence location. She commented that the variance criteria had been met, and the staff supported their request.

Chair Noyes said that the property was unique in its layout and topography.

Commissioner Rosengren asked about the existing temporary wire fence on the north side of the property. He asked if the new fence would replace the temporary fence. Rachel Jeske, Planner II, responded that chain link fences did not have the same requirements as privacy fences. She was not certain that there was an existing fence in the location.

Commissioner Rosengren questioned the mature trees and asked if the fence would be placed behind the trees. He asked if trees were being removed as part of the project. Ms. Jeske answered that trees were not proposed for removal, but that the property owners retain the right to remove trees on their property.

Commissioner Rosengren asked if the findings of fact documents need to be updated. Ms. Jeske responded that the comments had been resolved and had since been finalized in the packet.

Commissioner Soller questioned whether the 20 feet was the initially requested setback for the project, or if more was initially requested. Ms. Kelley responded that the fence would fall within the character of the neighborhood.

Ms. Jeske commented that the fence was the originally requested fence by the applicant. The sight distance triangles are evaluated when considering the reasonableness of the request for variance.

Eric Maass, Community Development Director, noted that the staff would work with the applicant to ensure the proposal to meet the requirements if necessary.

Chair Noyes opened the public hearing.

Kory Yamada, 7024 Dakota Avenue, clarified that there was a line on the plans for a previous privacy fence that was located around the former pool for safety. The portion of the fence was removed when the pool was taken out. She noted that they would not remove any trees.

Chair Noyes closed the public hearing.

Commissioner Grover moved, Commissioner Soller seconded that the Chanhassen Planning Commission, acting as the Board of Adjustments and Appeals, approves the requested front setback variance for the property at 7024 Dakota Avenue and adopts the attached Findings of Fact and Decision. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

2. ORDINANCE XXX: AMENDING CHAPTERS 10, 12, 16, AND 20, MINOR CODE AMENDMENT

Mr. Maass noted that the only chapters applicable to the Planning Commission were Chapters 18 and 20, but they would review the entire ordinance prior to bringing it to the City Council.

Commissioner Soller asked why the amendments to Chapter 10 were not in their purview, since they previously reviewed the short-term rental ordinance. Mr. Maass answered that the short-term rental regulations were initially located in Chapter 20, but the most recent revision updated the language and placed short-term rentals in Chapter 10, since that chapter is where all other licenses are located.

Ms. Kelley provided an overview of the amendments that the staff was recommending. She summarized the amendments for Section 10-230 for Short Term Rental Licensing; Section 16-21 Container Storage; Section 20-645(e) Lot Requirements and Setbacks; Section 20-905 Single-Family Dwellings; Section 20-921(e) Pervious Pavement; Section 20-1176 Intent, Scope, and Compliance; Section 20-1256 and Section 20-1275; and Section 12-13 No Parking, Stopping, or Standing Zones.

Commissioner Rosengren asked about Section 20-645 and the adjustment to the lot requirements and setbacks. He asked about the minimum separation between structures being 15 feet with a setback of up to five feet, and how this would be determined with adjacent properties. Mr. Maass answered that it would be applicable to the low- to medium-density residential zoning district, and that staff would mediate setback issues across different properties. He noted that the 15-foot setback was for fire safety.

Referencing Section 20-1176, Commissioner Rosengren discussed the diagram that was removed and whether the symbols were necessary or referenced elsewhere. Ms. Kelley noted that the fences themselves were outdated, but the symbols were referenced within the code.

Referencing Section 12-13, Commissioner Rosengren asked if the Public Works Director currently made the decision of when and where to block traffic for the parade. Mr. Maass said that that has been past practice and that he worked with Lieutenant Stahn and the Public Works Director to determine the proposed language, as the City Code did not clarify how or who could block the streets off on a temporary basis.

Referencing Section 20-1176, Commissioner Jobe asked if it was six or eight feet for the fencing. Ms. Jeske responded that the F-4 and F-5 categories had similar standards, but they correlated with landscaping standards. She noted that contractors were required to install 8-foot privacy fencing.

Commissioner Jobe questioned whether a resident could install a seven-foot fence. Ms. Jeske answered that 6.5 feet was the maximum height in residential areas.

Mr. Maass responded that the height and opacity listed were the maximum.

Ms. Jeske responded that the purpose of the section was to buffer between incompatible uses.

Referencing Section 20-645(e), Commissioner Grover asked about a five-foot setback on each side if there was no adjacent property. Mr. Maass responded that if they had two vacant lots, they always had a five-foot minimum for drainage and utility easements.

Commissioner Grover asked what would keep someone from having five-foot setbacks on each side if there are no adjacent structures. Mr. Maass stated that the total amount of home and driveway would not increase based on a setback modification.

Commissioner Soller questioned whether there was a first-mover advantage to build the first house before other structures existed.

Mr. Maass noted that the medium density was tighter lots that were detached townhomes often developed in concert with one another by a single developer. He commented that they would not propose this setback for a residential single-family setback.

Referencing Section 16-20, Commissioner Jobe asked if the container storage was related to all residents in Chanhassen or a specific subgroup. Ms. Kelley responded that it applied to all sections.

Commissioner Jobe questioned how leaving trash cans out by the garage would play into the code. Mr. Maass responded that the City Code enforcement was completed on a complaint basis only.

Referencing Section 20-905, Commissioner Soller asked about a two-car garage being required in a single-family structure. He requested additional context behind the requirement. Ms. Kelley responded that they discussed individual property rights, especially for smaller houses that might not need a two-car garage.

Mr. Maass responded that property owners might want a different number of garages, so they wanted to provide additional flexibility to property owners.

Commissioner Jobe questioned whether there were parking ordinances that would require driveways to be a certain length for cars to be parked. Mr. Maass answered that the front property line and garage required enough space to park a vehicle in addition to the driveway portion that would be public right-of-way.

Chair Noyes expressed concerns about houses that would be less desirable, as garages store things in addition to cars. He asked if there was an outside influence on this decision. He asked what other communities were doing. Mr. Maass responded that there were no outside influences on this ordinance.

Commissioner Grover asked if someone could build a home without a garage. Mr. Maass responded that he would need to ask the building official, but they did have a minimum requirement for parking. He noted that they did not allow parking on the street in the winter months.

Commissioner Soller asked if it was considered that this would allow for no garages to be built. Mr. Maass responded that the elimination of the 2-car garage requirement was not that there would be no garages. They wanted to remove the requirement to allow for different numbers of garages to be built.

Referencing Section 20-921(e), Commissioner Soller clarified that the 25 percent lot cover for shoreline management only pertained to PUDRs. Mr. Maass answered that pervious pavers were regulated in the ordinance, and they wanted the code to be consistent with the rest of the code.

Referencing Section 20-1176, Commissioner Rosengren asked about the minimum opacity of 95 percent for fencing. Ms. Jeske commented that some wood fences had small gaps, so they did not have the fencing at 100 percent opacity.

Chair Noyes opened the public hearing. There were no public comments.

Chair Noyes closed the public hearing.

Referencing Section 12-13, Commissioner Soller discussed Section C for parking and whether it was redundant. Mr. Maass responded that Section B was for a temporary section, and Section C was at the request of the sheriff's office so that they could utilize it for necessary parking citations.

Commissioner Jobe commented that it seemed redundant because of State-wide regulations. Mr. Maass answered that he would defer to the Carver County Sheriff, who requested the regulation.

Commissioner Soller questioned a sign in the library parking ramp that limited the spots for city vehicles. Mr. Maass noted that those vehicles were now parked underneath the City Hall.

Referencing Section 20-905, Commissioner Grover asked if it was necessary to add language that clarified that homes provide parking spots if they did not have a garage.

Commissioner Jobe questioned if there was nothing in the permitting process to prohibit it, it would be allowed. Mr. Maass answered that if a permit request met the City Code, the Planning Department would approve.

Commissioner Rosengren noted that it did not seem necessary to put into the City Code what would be common sense.

Commissioner Soller asked if that was the case, why would Section G exist.

Commissioner Jobe moved, Commissioner Grover seconded that the Chanhassen Planning Commission recommends the City Council adopt the ordinance amendments as proposed. All voted in favor and the motion carried unanimously with a vote of 5 to 0.

APPROVAL OF MINUTES:

1. APPROVAL OF PLANNING COMMISSION MINUTES DATED JUNE 2, 2026

Commissioner Soller moved, Commissioner Rosengren seconded to approve the Chanhassen Planning Commission summary minutes dated June 2, 2026, as presented. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

COMMISISON PRESNETATIONS: None.

ADMINISTRATIVE PRESENTATIONS:

Mr. Maass noted that the City Council would meet with Avienda developers for a work session on July 8, 2026, and anticipated a Planned Unit Development Amendment within four to six weeks, and a grocer after this was received.

He said that the 2050 Comprehensive Plan Community Engagement started at various events, and the project webpage was available on the website. Stakeholders would be identified for an interview in July. He discussed the two Think Tank events and the Future Summit for the 2050 Comprehensive Plan discussion.

He commented that the Harlow Building was anticipated to open in December 2026, and the Bennett Building was anticipated to open for renters in the summer of 2027.

Commissioner Soller asked if the timeline for those buildings was similar to the commercial timelines. Mr. Maass noted that the city's lever was the certificate of occupancy for each space and that the commercial spaces still needed to be built out by individual tenants.

Mr. Maass commented that Samantha DiMaggio, Economic Development Manager, would depart the city staff on Friday.

Commissioner Soller asked about the timeline for the Civic Campus. Mr. Maass responded that he would get an updated timeline to provide to the Planning Commission.

CORRESPONDENCE DISCUSSION: None.

OPEN DISCUSSION: None.

ADJOURNMENT:

Commissioner Jobe moved, Commissioner Rosengren seconded to adjourn the meeting. All voted in favor and the motion carried unanimously with a vote of 5 to 0. The Planning Commission meeting was adjourned at 7:12 p.m.

Submitted by Eric Maass
Community Development Director